



March 28, 2018

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Reference: Sam Newell Road Development
Matthews, North Carolina

Subject: **Technical Traffic Memorandum**

Dear Mr. Fiorenza,

The contents of this letter present the findings of a technical memorandum that was completed for the proposed development located along both sides of Sam Newell Road, south of Keziah Road in Matthews, North Carolina. The purpose of this technical memorandum is to determine if a Traffic Impact Analysis (TIA) is required for the proposed development.

Site Location and Development Plan

The proposed development is to be located along both sides of Sam Newell Road, south of Keziah Road in Matthews, North Carolina. The site is currently undeveloped. One right-in / right-out driveway is proposed on the east side of Sam Newell Road. A full access driveway is proposed on Sam Newell Road; providing access to both sides of the development. Three full access driveways are proposed on Keziah Road. One full access driveway is proposed on Lakeview Circle. Approximately 75 single family homes are proposed on the east side of the development and 40 on the west side. Two proposed site plans are attached.

Traffic Volumes

Trip generation for the development was completed utilizing the 9th Edition of the *ITE Trip Generation* manual. Trips were generated using ITE land use code 210. Refer to Table 1 below for an illustration of the trip generation for the proposed Sam Newell Road development.

CURRENT 2018-680
3/28/2018

**Table 1
Proposed Trip Generation**

LAND USE	SIZE	DAILY TRIPS (VPD)	PEAK HOUR TRIPS (VPH)			
			AM		PM	
			ENTER	EXIT	ENTER	EXIT
Single Family Detached Home (210)	115 DU	1,096	22	64	72	43

(1) Based on *ITE Trip Generation* – 9th Edition

Traffic Impact Analysis Thresholds

The North Carolina Department of Transportation (NCDOT) and the Town of Matthews may require a Traffic Impact Analysis for a proposed development based on the number of trips generated by the site. The NCDOT threshold for a TIA study is 3,000 daily trips generated. The Town of Matthews threshold for a TIA study is 150 peak hour trips generated.

The proposed Sam Newell Road development does not meet the thresholds for a TIA based on NCDOT and the Town of Matthews thresholds. Because the trips generated by the proposed development do not meet the threshold levels, a TIA is not recommended to be completed by the developer.

Conclusions

Based on the findings of this technical memorandum, a TIA is not recommended for the proposed Sam Newell Road development. The trip generation for the development does not meet the NCDOT or Town of Matthews threshold levels for a required TIA.

Please feel free to contact me with any questions or comments regarding this letter.

Sincerely,
Ramey Kemp & Associates, Inc.



J. Andrew Eagle, PE, PTOE
Senior Transportation Engineer

Attachments

- Site Plans

