October 27, 2020

Tony Berry
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Reference: Matthews-Mint Hill Road Multifamily
Matthews, North Carolina

Subject: Technical Traffic Memorandum

Dear Mr. Berry,

The contents of this letter present the findings of a technical memorandum that was completed for the proposed development located on Matthews-Mint Hill Road, south of Kimway Court 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 on Matthews-Mint Hill Road, south of Kimway Court in Matthews, North Carolina. The site is currently undeveloped. A full access driveway is proposed on Matthews-Mint Hill Road. The site will consist of approximately 36 townhomes and 26 duets. A proposed site plan is attached.

Traffic Volumes

Trip generation for the development was completed utilizing the 10th Edition of the ITE Trip Generation manual. Trips were generated using ITE land use code 220. Refer to Table 1 below for an illustration of the trip generation for the proposed Matthews-Mint Hill Road Multifamily development.

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>SIZE</th>
<th>DAILY TRIPS (VPD)</th>
<th>PEAK HOUR TRIPS (VPH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Housing (Low-Rise) (220)</td>
<td>62 DU</td>
<td>428</td>
<td>AM: ENTER 7</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>AM: EXIT 23</td>
</tr>
</tbody>
</table>

(1) Based on ITE Trip Generation – 10th 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 Matthews-Mint Hill Road Multifamily 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 Matthews-Mint Hill Road Multifamily development. The trip generation for the development does not meet the NCDOT or Town of Matthews threshold levels for a required TIA. A TIA can be required by NCDOT and/or the Town of Matthews for other reasons, but is not recommended due to the low peak hour trip generation.

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 Traffic Engineering Project Manager

Attachments
- Site Plans
10'00" 16' x 38' Townhomes - Front Load

Setbacks
F: 20' from Back of Sidewalk
R: 10'

20.00' 16.00' 38.00'

DECK (TYP.) OVERHANG (TYP.) DRIVEWAY (TYP.) 5' PLANT. STRIP (TYP.) 5' SIDE. (TYP.)

PRIVATE STREET

NOTES:
1. SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET A MINIMUM OF 5' FROM BACK OF CURB. IN AREAS WHERE PARALLEL PARKING IS PROVIDED, SIDEWALK SHALL BE LOCATED AT BACK OF CURB.
2. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY TOWN OF MATTHEWS BASED ON SPECIFIC TRAFFIC PARAMETERS.
3. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN OF EQUAL OR GREATER STRENGTH TO DIRECTOR OF ENGINEERING FOR APPROVAL.

W/ PARALLEL PARKING ON ONE SIDE

STANDARD CURB AND GUTTER

51' ALLEY (TYP.) PRIVATE STREET

ON-STREET PKG. (TYP.)

5' PLANT. STRIP (TYP.) 5' SIDE. (TYP.)

NOTE:
1. CURB AND GUTTER STREETS MAY USE VALLEY GUTTER OR STANDARD CURB AND GUTTER ALTERNATIVE.
2. CEMENT CURB AND GUTTER ALTERNATIVE MANDATORY.
3. DEVELOPER TO PROVIDE PLANTING DESIGN OF EQUAL OR GREATER STRENGTH TO SUBMIT TO ENGINEERING DEPARTMENT FOR APPROVAL.
4. "3" CURB ON PARALLEL STREET TO BE 4' FOR 1 FT.
5. IF CURB IS REQUIRED AROUND THE BULL OF THE CUL-DE-SAC.
6. MINIMUM CURB-ISLE LENGTHS ARE 8 FT FOR CUL DE SAC STREETS AND 12 FT FOR STREET WITH 12 FT ISLANDS ONLY.
7. "3" CURB IS REQUIRED ON STREET SECTION BEHIND CUL-DE-SAC.