



STATE OF NORTH CAROLINA  
**DEPARTMENT OF TRANSPORTATION**

MICHAEL F. EASLEY  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

December 27, 2006

**ORANGE COUNTY**

Scott Radway, AICP  
Radway Design Associates  
505 Westminster Drive  
Chapel Hill, NC 27514

Subject: Proposed Chapel Hill North Residential Development  
Located Near NC 86, (MLK Jr. Blvd.) and SR 1733, (Weaver  
Dairy Road)

Dear Mr. Radway,

Per your request, this office has reviewed the Traffic Impact Analysis and revised site plan for the above proposed development. Upon review of the information provided and additional discussion with you and the Town of Chapel Hill, we provide the following comments and necessary traffic impact mitigation measures.

**General**

The site is located in the Chapel Hill North Development located at the northeast quadrant of the intersection of MLK Jr. Blvd and Weaver Dairy Road. It is comprised of 123 multifamily dwelling units. The site has direct access to Perkins Drive, (non-system) and access to MLK Jr. Blvd and Weaver Dairy Road via Perkins Drive. The revised site plan provides a means for future connectivity with properties to the East. The site is adjacent to NCDOT project U-3306. U-3306 proposes to widen Weaver Dairy Road to a multilane divided facility with limited access. Under U-3306, the intersection of Perkins Drive and Weaver Dairy Road will be modified to right in- right out operations only. Right of way acquisition is underway for this project with construction currently scheduled to begin in 2009.

## **Required Road Improvements**

The following road improvements will be required of the Developer in order to mitigate the anticipated traffic impacts of the development.

### **NC 86, (MLK Jr. Blvd.) and Perkins Drive Intersection**

#### Westbound Perkins Drive

Modify the existing lane geometry to provide one ingress lane and an exclusive left turn egress lane and a shared left turn/right turn egress lane. Perform appropriate traffic signal modifications to accommodate the revised intersection geometry.

### **SR 1733, (Weaver Dairy Road) and Perkins Drive Intersection**

Convert the existing intersection to right in- right out only operation via the construction of appropriate concrete islands on Weaver Dairy Road. Provide appropriate signage and pavement marking modifications to accommodate the revised intersection geometry. The concrete island shall extend along Weaver Dairy Road no less than 150' on either side of the intersection.

## **General Requirements**

All pavement markings shall be long life thermoplastic. Pavement markers shall be installed if they previously existed on the roadway.

The Developer shall be responsible for the installation and relocation of any additional highway signs that may be necessary due to these improvements and shall comply with the requirements of the MUTCD.

The developer shall dedicate any additional right of way necessary to accommodate the road improvements.

It is necessary to obtain an approved driveway permit and/or encroachment agreement prior to performing work on the NCDOT right of way. An approved permit will be issued upon receipt of approved roadway and signal construction plans, inspection fee, and any necessary performance and indemnity bonds.

It is necessary to submit traffic signal construction and/or modification plans for review and approval prior to construction.

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The Developer is expected to cooperate fully with state forces as well as others performing while working within the right of way.

Feel free to contact me if you have any questions.

Please share this information with your client.

Sincerely,

C. N. Edwards Jr., PE  
District Engineer

Cc: J. M. Mills, PE  
Gene Poveromo, Town of Chapel Hill, Planning Department