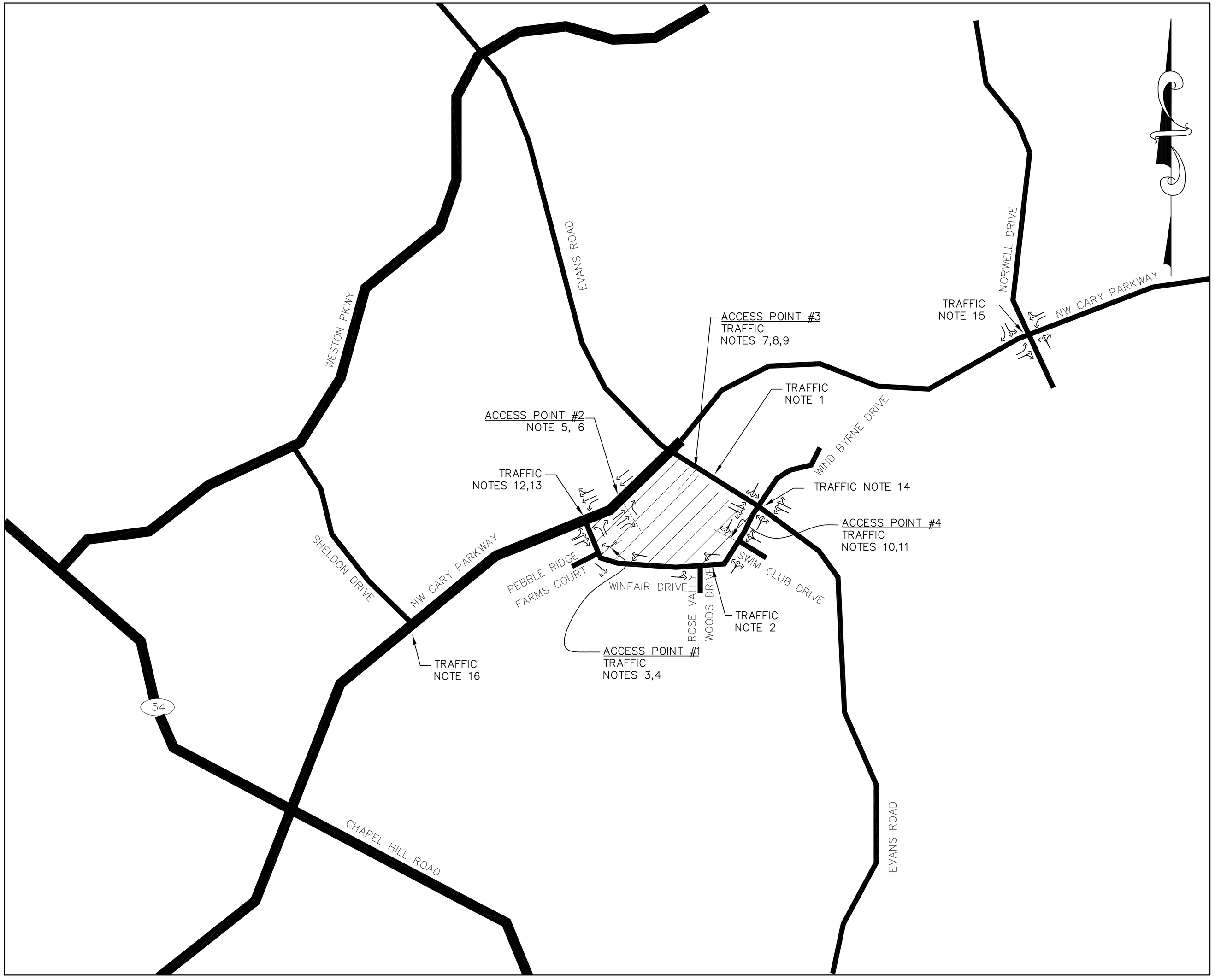

***TRAFFIC STUDY MITIGATIONS*:**

BY REFERENCE OF THE TOWN OF CARY TRAFFIC ANALYSIS REPORT 09-TAR-315 JULY 30, 2009, AND SUBSEQUENT LETTER FROM MARTIN/ ALEXIOU/ BRYSON (MAB) DATED SEPTEMBER 30,2009 BASED ON THE SITE PLAN PROVIDED BY SINGH DEVELOPMENT. THE FOLLOWING TRAFFIC STUDIES AND/OR IMPROVEMENTS TO OCCUR AS FOLLOWS:

EVANS ROAD

1. WIDEN THE SECTION OF EVANS ROAD ALONG THE FRONTAGE OF THE PROPOSED DEVELOPMENT TO HALF OF THE CROSS-SECTION REQUIRED BY THE TOWN OF CARY.

WINFAIR DRIVE

2. WIDEN THE SECTION OF WINFAIR DRIVE ALONG THE FRONTAGE OF THE PROPOSED DEVELOPMENT TO HALF OF THE CROSS-SECTION REQUIRED BY THE TOWN OF CARY (WAIVER REQUESTED ON 10-1-09, ANTICIPATED APPROVAL FEB 2010).

WINFAIR DRIVE AND PEBBLE RIDGE FARMS COURT/ACCESS #1(UNSIGNALIZED)

3. PER THE SITE PLAN, CONSTRUCT THE SOUTHBOUND ACCESS #1 APPROACH TO PROVIDE FOR A RIGHT TURN OUT/EXIT ONLY DRIVEWAY.
4. PROVIDE SIGNING ON THE SITE ACCESS APPROACH TO PROHIBIT THE LEFT TURN MOVEMENT OUT OF THE SITE.

CARY PARKWAY AND ACCESS #2

5. CONSTRUCT THE NORTHBOUND ACCESS #2 APPROACH TO PROVIDE FOR ONE INGRESS LANE AND ONE EGRESS LAND SO AS TO FORM A RIGHT-IN/RIGHT-OUT ACCESS POINT AT THIS LOCATION. (DONE PER PLAN)
6. WIDEN THE NORTH BOUND APPROACH OF CARY PARKWAY TO PROVIDE FOR A RIGHT-TURN LANE WITH 100 FEET OF STORAGE LENGTH.

EVANS ROAD AND ACCESS #3

7. CONSTRUCT THE EASTBOUND ACCESS #3 APPROACH TO PROVIDE FOR ONE INGRESS LANE AND ONE EGRESS LANE SO AS TO FORM A RIGHT-IN/RIGHT-OUT ACCESS POINT AT THIS LOCATION.
8. STRIPE THE REQUIRED WIDENING ALONG EVANS ROAD TO PROVIDE FOR AN EXCLUSIVE RIGHT-TURN LANE ALONG THE SOUTHBOUND EVANS ROAD THAT PROVIDES AT LEAST 150 FEET OF STORAGE.
9. CONSTRUCT A CONCRETE MEDIAN IN FRONT OF THIS SITE ACCESS TO ENHANCE ACCESS CONTROL. (A FULL MEDIAN WILL BE CONSTRUCTED PER PLAN)

WINFAIR DRIVE AND SWIM CLUB DRIVE/ACCESS #4

10. PER THE SITE PLAN, CONSTRUCT THE SOUTHBOUND ACCESS #4 APPROACH TO PROVIDE FOR ONE INGRESS LANE ONLY. STRIPE THE REQUIRED WIDENING ALONG WINFAIR DRIVE TO PROVIDE FOR AN EXCLUSIVE RIGHT TURN LANE WESTBOUND ALONG WINFAIR DRIVE. (DONE PER PLAN)
11. PROVIDE SIGNAGE DESIGNATING SAID STREET ONE WAY - INBOUND ONLY. (DONE PER PLAN)

CARY PARKWAY AND WINFAIR DRIVE (UNSIGNALIZED)

12. RESTRIPE THE WEST BOUND WINFAIR DRIVE APPROACH AT THIS LOCATION TO PROVIDE FOR AN EXCLUSIVE LEFT-TURN AND EXCLUSIVE RIGHT TURN LANE.
13. THE DEVELOPER AGREES TO INITIATE A SIGNAL WARRANT ANALYSIS FOR THIS INTERSECTION TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING COMPLETED.

EVANS ROAD AND WINFAIR DRIVE/WINDBYRNE DRIVE

14. CONSTRUCT AN EXCLUSIVE RIGHT-TURN LANE (WITH AT LEAST 150 FEET OF STORAGE). (A DEDICATED RIGHT TURN LANE IS PROPOSED TO BE CONSTRUCTED ALONG THE ENTIRE EVANS ROAD FRONTAGE PER PLAN).

CARY PARKWAY AND NORWELL BOULEVARD/SILVERROCK COURT (UNSIGNALIZED)

15. BASED ON PEAK HOUR SIGNAL WARRANT ANALYSES (APPENDIX F) AND THE GOOD INTERSECTION SPACING AT AT THIS LOCATION, IMPLEMENTATION OF A SIGNAL IS RECOMMENDED. HOWEVER, A FULL SIGNAL WARRANT ANALYSIS IS RECOMMENDED PRIOR TO INSTALLATION.

CARY PARKWAY AND SHELDON DRIVE (UNSIGNALIZED)

16. NO IMPROVEMENTS ARE RECOMMENDED AT THIS TIME. HOWEVER, TRAFFIC SHOULD BE MONITORED AT THIS LOCATION IN THE FUTURE FOR THE POSSIBILITY OF SIGNALIZATION.

TRIP BANK

TOTAL ALLOWED PER TRAFFIC ANALYSIS REPORT 09-TAR-315 DATED 7-30-09

USE CODE	USE	UNITS	AM PEAK	PM PEAK
220	MULTI-FAMILY	198 UNITS	101	127
710	OFFICE	16,100 SF	25	24
820	RETAIL	16,800 SF	54	193
932	RESTAURANT	12,200 SF	165	226
		TOTAL =	345	570

TRIPS PROPOSED AS PART OF THIS DEVELOPMENT

USE CODE	USE	UNITS	AM PEAK	PM PEAK
220	MULTI-FAMILY	184 UNITS	94	118
710	OFFICE	16,100 SF	25	24
820	RETAIL	16,800 SF	54	193
932	RESTAURANT	12,200 SF	165	226
		TOTAL =	338	561

TRIPS REMAINING

USE CODE	USE	UNITS	AM PEAK	PM PEAK
220	MULTI-FAMILY	7 UNITS	7	9
710	OFFICE	0 SF	0	0
820	RETAIL	0 SF	0	0
932	RESTAURANT	0 SF	0	0
		TOTAL =	7	9

09-MU-002
APPROVED
TOWN OF CARY

Approved by _____Date _____
Planning _____Date_____
Engineering_____Date_____

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

53445 Grand River
New Hudson, MI 48165
(248) 667-9248 Phone
(248) 667-9254 Fax

ANC Engineering, Inc.
Civil Engineers & Land Surveyors

48 HOURS BEFORE YOU DIG CALL NC ONE CALL 1.800.632.4949 (TOLL FREE)

CLIENT: SINGH DEVELOPMENT COMPANY

TRAFFIC MITIGATION PLAN

SINGH MIXED USE

TOWN OF CARY
WAKE COUNTY
NORTH CAROLINA

REVISED

12-23-09 PER TOWN REVIEW
11-12-09 PER TOWN REVIEW
10-1-09 PER TOWN REVIEW

DATE: 7-24-09
DRAWN BY: DJL
CHECKED BY: DJL

0 250 500

FBK:
CHF:
SCALE HOR 1"= 500 FT.
VER 1"= - FT.

15
08-113