STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

January 19, 2021

Jason Clapp, P.E. – Ramey Kemp
Prepared for:
Project AV2
Samet Corporation
309 Gallimore Dairy Road, Suite 102
Greensboro, NC

SUBJECT: ****FINAL DECISION** *Project AV2 Development-*** US-19/23 (Smokey Park Hwy) development TIA and Site Plan review located in Candler, Buncombe County Division 13.

The District Office has performed a TIA and Site Plan review of the subject commercial development located off US-19/23 and the proposed Enka Heritage Rd shortcut in Candler, Buncombe County.

The District Office has determined the following listed improvement(s) and analysis (please see attached document) provided in the TIA are required to be done in accordance with the *Policy on Street and Driveway Access to North Carolina Highways*. All improvements and documentation shall be shown on the plans and provided as part of the package submitted to the NCDOT District Office for review and approval of a Driveway Access Permit.

All work is to be done in strict compliance with the North Carolina Department of Transportation Standards and Specifications. At your convenience, please submit for a driveway access permit in accordance and provide all necessary documentation. Feel free to give us a call at the District Office (828) 298-2741 if you would like to discuss further.

Sincerely,

DocuSigned by:
6D92D71E27C94A3...
Christopher D. Medlin, P.E.
District Engineer

CDM/nkd
Attachments

NC DEPARTMENT OF TRANSPORTATION
DIVISION 13 DISTRICT II OFFICE
ASHEVILLE, NC 28802

Telephone: (828) 298-2741
Fax: (828) 299-3747
Customer Service: 1-877-368-4968

11 OLD CHARLOTTE HWY.
ASHEVILLE, NC 28803

Website: www.ncdot.gov

PROJECT AV2 (FORMERLY ENKA CENTER) TIA CURSORY REVIEW

BULLET LIST OF NCDOT COMMENTS AND CONCERNS (SC-2015-010R1)

January 19, 2021

The Department of Transportation (NCDOT) has performed a cursory review of the Project AV2 (formerly Enka Center) traffic impact assessment (TIA) prepared by Ramey Kemp & Associates, sealed November 13, 2020. This proposed development to be located in the southwest quadrant of US 19/23 (Smokey Park Hwy) and the proposed Enka Heritage Rd shortcut in Candler, Buncombe County. The traffic impact assessment states that the full build-out of the development is to be constructed by 2021 and is to consist of an industrial development. Based on our cursory review, we have the following comments at this time:

General

- TIP Projects U-6230, U-6251, and U-6047 are in the immediate area of this project. The scoping documents indicate that TIP Design Year Analyses will not be provided and that a rezoning request will NOT be made for this project. **Justification has been provided for Design Year Analyses exclusion.** [Observation]

Trip Generation and Adjustments

- Trip generation appears reasonable
- Volume calculations appear reasonable.

Trip Distribution

- Figure 8 trip distribution figure does not match with figure in the scoping documents within the Appendix. The figure in the appendix is correct with the total sum of both entering and exiting distribution movements and origin/destination points being 100 percent.

Synchro Coding

- For the future no build and build Synchro files, the dual north bound left-turn lanes on Enka Heritage Dr only contains 1 storage lane (one 300' left-turn lane, 1 continuous left-turn lane); the future build geometric diagram (Figure 11) in the TIA states that there will be dual 300' left-turn lanes. **For future TIAs, please ensure the Synchro models match with the most accurate geometric diagram(s) that are based off the most up-to-date site and offsite improvements (e.g. offsite development, TIP Projects).**
- The "Code Error Check" should be run in Synchro before finalizing the analysis, and any errors or warnings should be justified or corrected prior to activating SimTraffic.
- Any significant imbalances between intersections between Jacob Holm Way and Walk Off Way should be explained and justified in the TIA. [Observation]
- Movements that appear to contain trucks and other heavy vehicles were analyzed in Synchro using a 10 percent Heavy Vehicle percentage in the volume settings. [Observation]

Geometric Suggestions

- Internal Protected Stem lengths for each proposed driveway should be provided in the TIA in conformance with requirements in the NCDOT Driveway Manual. Minimum suggested length is 100 feet.
- The TIA assumes all geometric improvements provided by TIP U-6230 and U-6251. **If these TIP improvements are not in place by development buildout, a revised TIA will be necessary, or the developer may be responsible for providing these improvements.**
- **For safety precautions, it is suggested to have the intersection of Enka Heritage Dr & Walk Off Way as an all way stop-controlled intersection.**

    - **In conclusion, based on our cursory review, the other recommendations in the traffic impact assessment (sealed November 13, 2020) appear reasonable.**

□