



November 19, 2018

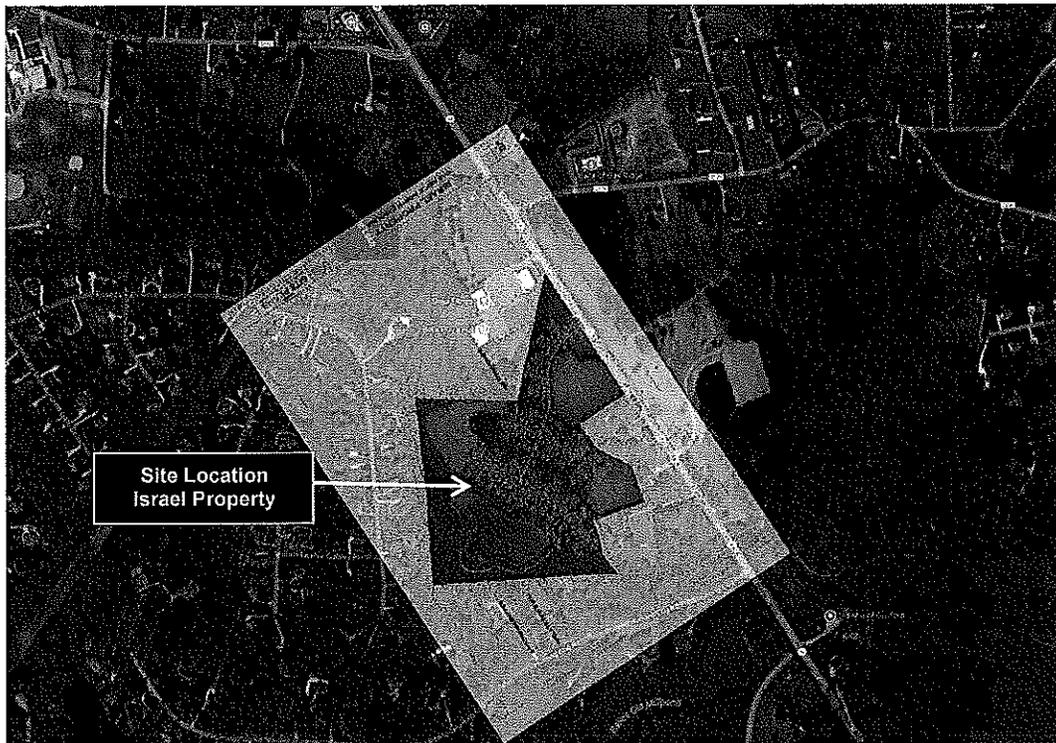
Paul G. Milam
Henson Realty LLC
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Greensboro, NC 27408
Phone: (336) 707-9799
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Email: paulgmilam@gmail.com

Re: Sight Distance Assessment – Israel Property
(DAVENPORT Project Number 180009)

Dear Mr. Milam:

Per your request, DAVENPORT has revised the site distance requirements for the proposed Israel Property's Site Access based on the new speed limit of 45 MPH. DAVENPORT performed a review of the sight distance requirements based on the North Carolina Department of Transportation (NCDOT) Driveway Manual earlier this year for the Israel Property Transportation Impact Analysis (TIA). However, since the completion the TIA, NCDOT has been working with the Town of Oak Ridge to implement a new ordinance to reduce the speed limit on Old Oak Ridge Road to 45 MPH from 0.11 miles South of Fogleman Road to Alcorn Road (see supporting documents).

As currently planned, the proposed Israel Property is to be located on the west side of NC 68, between SR 2129 (Fogleman Road) and SR 2093 (Hunting Cog Road) in Oak Ridge, NC. The development is planned for forty-eight (48) senior-age-targeted townhomes and one (1) senior-age-targeted single-family detached home. The proposed site access is to be located approximately 1,000 feet south of NC 68's intersection with Fogleman Road. The site plan for the proposed apartments is included in the following page.



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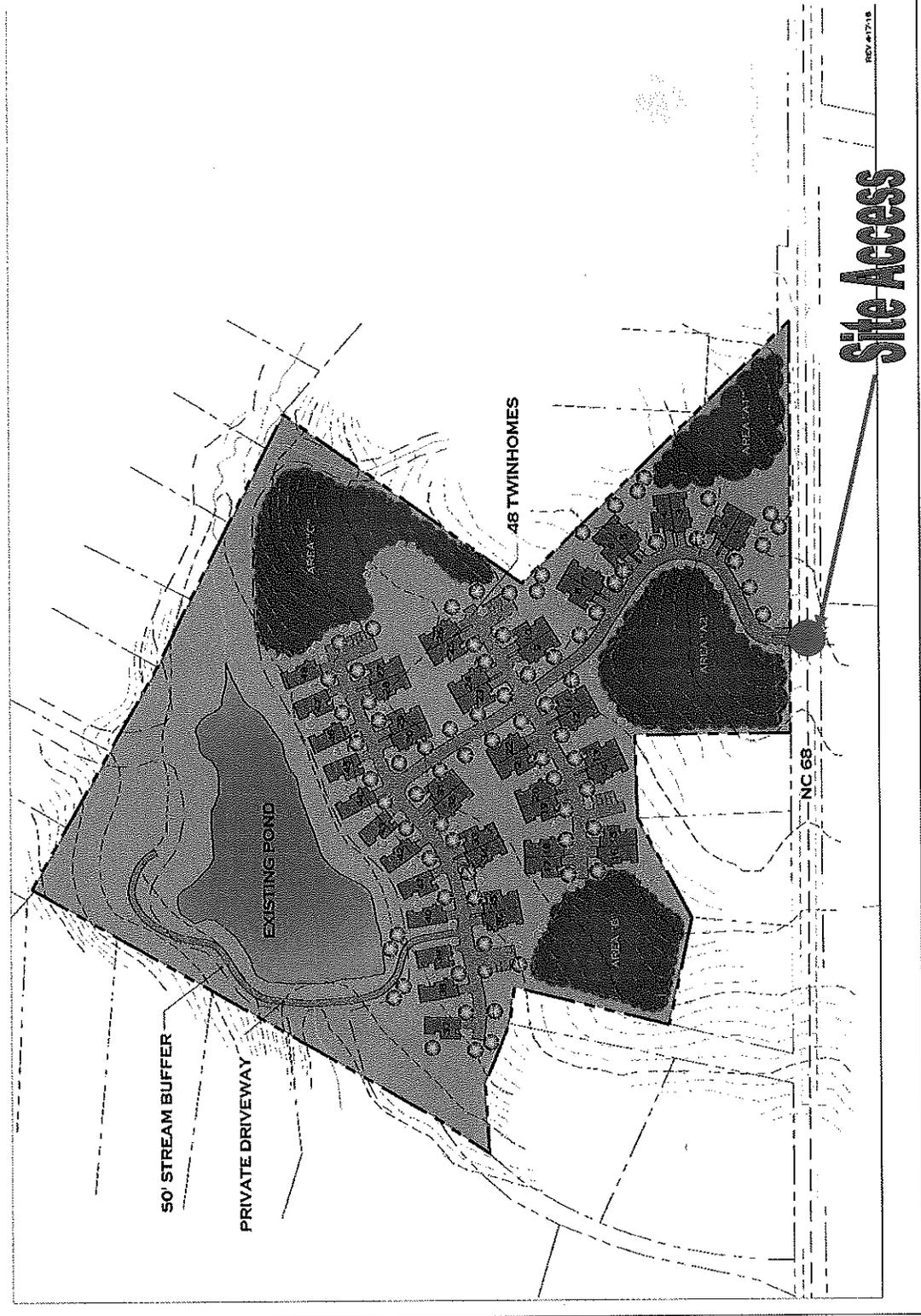


FIGURE 1
SITE PLAN

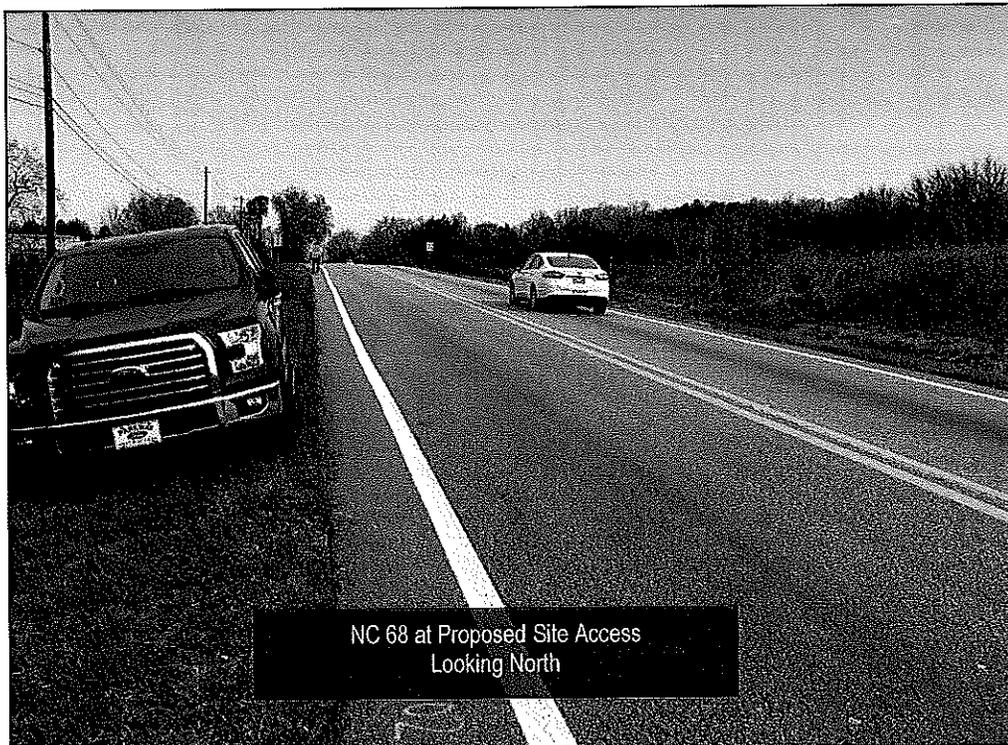
Site Distance Assessment

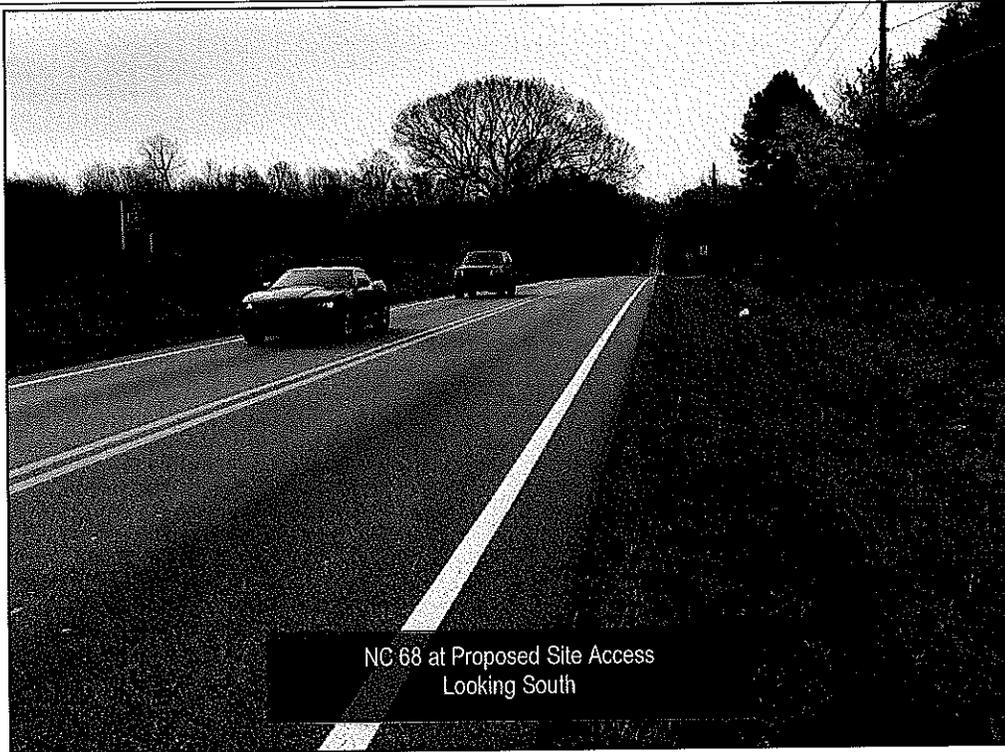
A field investigation was conducted by DAVENPORT staff to determine the available sight distances in each direction on Old Oak Ridge Road from the proposed Site Access on April 16, 2018. Old Oak Ridge Road is a two-lane undivided roadway with a posted speed of 50 MPH. However, NCDOT proposes to begin the process of lowering the speed limit on Old Oak Ridge Road to 45 MPH from 0.11 miles South of Fogleman Road to Alcorn Road when the Driveway Permit is approved by NCDOT for the proposed development. Therefore, a 45 MPH posted speed limit was utilized for the purposes of determining the necessary sight distance.

For a design speed of 50 mph (speed limit plus 5 mph), the NCDOT-required sight distances is 500 feet. Based on field measurements, the available sight distance is approximately 715 feet looking north, and approximately 692 feet looking south from the site access location. These sight distances meet the NCDOT requirements and exceed the minimum sight distance requirements by approximately 215 feet (+43%) looking north, and 192 feet (+38%) looking south. Table 1 below compares the NCDOT standard for appropriate site distances at design speeds, in feet, with the existing conditions of the road.

Table 1 – Sight Distance Review			
Direction	Existing Sight Distance *	NCDOT Required for a Passenger Vehicle**	Excess Sight Distance Available for a Passenger Vehicle
Looking North	715 feet	500 feet	215 feet (+43%)
Looking South	692 feet	500 feet	192 feet (+38%)

* Approximate Per Field Measurements.
 ** 50 mph Design Speed Passenger Vehicle 100 linear feet per 10 mph of design speed



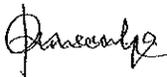


Summary and Conclusion

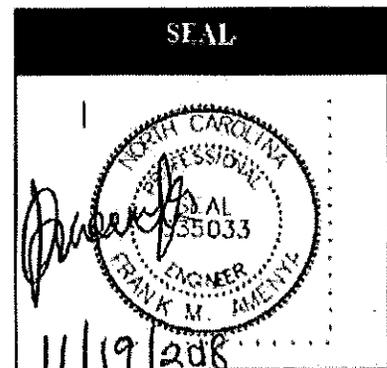
The purpose of this letter was to revise the site distance requirements for the proposed Israel Property's Site Access based on the new speed limit of 45 MPH on Old Oak Ridge Road. Based on the review, the available sight distance at Site Access exceeds 500 feet in both directions and is therefore considered adequate. This information is based on the latest site plan layout as provided by you. Any changes to the site plan, such as changes to proposed site access location, can result in different sight distance requirements.

If you need additional information or have any questions, please feel free to contact me at (336) 744-1636.

Sincerely,



Frank Amenya, PE, PTOE





Supporting Documents

From: FromBrotherDevice@brother.com &
Subject: From_BrotherDevice
Date: October 12, 2018 at 4:32 PM
To: paulmilam@gmail.com

Image data has been attached.

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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
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JAMES H. TROGDON, III
SECRETARY

October 2, 2018

Paul Milam
NextHome in the Triad
2800 Lawndale Drive #101
Greensboro, NC 27408

Mr. Milam

This letter is in reference to the speed limit study for NC 68, within the Town of Oak Ridge. The North Carolina Department of Transportation is currently working with the Town of Oak Ridge to implement a new ordinance to reduce the speed limit from 45 mph to 35 mph from a point 0.11 miles South of Fogleman Road to a point 0.20 miles North of NC 150.

The section of NC 68, from a point 0.11 south of Fogleman Road, will remain at its current posted speed limit of 50 mph. The posted 50 mph speed limit will remain until such time as you have an approved Driveway permit for your development on NC 68, that is proposed to be located approximately 1000 feet south of Fogleman Road. Once your Driveway permit has been approved the North Carolina Department of Transportation will begin the process to lower the speed limit to 45 mph. This new 45 mph speed limit will be reduced from a point 0.11 South of Fogleman Road to Alcorn Road.

If you have any further questions please feel to contact Ms. Dawn M. McPherson, Division Traffic Engineer at (336) 487-0175.

Sincerely,

J.M. Mills, P.E.
Division Engineer

JMM/dmm

Cc: P.D. Wilson, P.E.
D.M. McPherson
B.L. Norris P.E.