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From: **Betty Tustin** <btustin@trafficgroup.com>

Date: Wed, Nov 15, 2023 at 12:58 PM

Subject: Coastal Square

To: Chris Carbaugh - Atlantic Group @ Associates, Inc. (carbaugh@the-atlanticgrp.com) <carbaugh@the-atlanticgrp.com>

Chris,

I have reviewed the traffic volumes anticipated to be generated by Phases 1 through 4 of the proposed Coastal Square Development. Phases 1 through 4 will consist of 147 townhomes/duplexes and 72 apartments. Access will be provided on Fairgrounds Road. As the project moves forward into additional phases, additional accesses will be provided onto State maintained Roads.

The attached pdf "TRIPS – Residential (Phases 1-4)" provides the peak hour trips anticipated for the proposed development in Phases 1 through 4.

These trips have been distributed to proposed access on Fairgrounds Road as shown in the pdf "Volume Diagram – VA 126 at Site Access". This pdf also shows the projected 2039 peak hour traffic volumes on Fairgrounds Road. (A 1% growth rate was assumed). Therefore, the peak hour volumes projected for the site access on Fairgrounds Road are relatively low and one access point can easily handle this volume of traffic.

From an operational perspective, one access on Fairgrounds Road is sufficient to handle the peak hour trips anticipated for Phases 1 through 4.

As noted in VDOT's Road Design Manual, Appendix F, care should be taken to minimize the number of accesses or intersections on a State maintained roadway. From a safety perspective, additional site accesses creates additional conflict points which increases the potential for crashes. Therefore, from a safety perspective, one access on Fairgrounds Road is sufficient to handle the peak hour trips anticipated for Phases 1 through 4.

With kind Regards,

Betty



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