



Nick Robinson <robinson@bradshawrobinson.com>

FW: [External] RE: Vickers Bennett Preliminary Site Plan Modification - Chatham County development on US 15-501 between SR 1717 and SR 1719

1 message

Chase Smith <csmith@rameykemp.com>
To: Nick Robinson <robinson@bradshawrobinson.com>

Mon, Jun 28, 2021 at 3:27 PM

Chase Smith, PE

Traffic Engineering Project Manager

D 336 714 0112 | T 336 725 5470

rameykemp.com

From: Britt, Jennifer L <jlbritt@ncdot.gov>
Sent: Wednesday, April 7, 2021 10:43 AM
To: Chase Smith <csmith@rameykemp.com>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>; Willett, David B <dbwillett@ncdot.gov>
Subject: RE: [External] RE: Vickers Bennett Preliminary Site Plan Modification - Chatham County development on US 15-501 between SR 1717 and SR 1719

Chase,

Yes to both of your below understandings. If you have any questions, please call or email me.

Jen

From: Chase Smith <csmith@rameykemp.com>
Sent: Thursday, April 1, 2021 3:00 PM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>; Willett, David B <dbwillett@ncdot.gov>; Walker, Braden M <bmwalker1@ncdot.gov>
Subject: [External] RE: Vickers Bennett Preliminary Site Plan Modification - Chatham County development on US 15-501 between SR 1717 and SR 1719

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Just to make sure that I am understanding correctly.

1 – you are fine with the access shift

2 – you are not fine with the new location of the RIRO?

- That should be eliminated, so they would only have the one access onto Jack Bennett?

Thanks!

Chase Smith, PE

Traffic Engineering Project Manager

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From: Britt, Jennifer L <jlbritt@ncdot.gov>

Sent: Thursday, April 1, 2021 2:55 PM

To: Chase Smith <csmith@rameykemp.com>

Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>; Willett, David B <dbwillett@ncdot.gov>; Walker, Braden M <bmwalker1@ncdot.gov>

Subject: Vickers Bennett Preliminary Site Plan Modification - Chatham County development on US 15-501 between SR 1717 and SR 1719

Chase,

After a review of the proposed changes, we offer the following comments for your use:

1. There is no anticipated updated TIA requirement regarding the 50 ft shift to the west of the proposed main driveway connecting to Jack Bennett.
2. Eliminate the new proposed westernmost driveway which would introduce new conflict points onto Jack Bennett between the main driveway and the signalized intersection. Continue to design and plan for an internal service to parcel #2.

If you have any questions, please call or email me.

Jen

Division 8, District 1
300 DOT Drive
Asheboro, NC 27204
336.318.4004 direct

From: Britt, Jennifer L
Sent: Wednesday, March 31, 2021 2:38 PM
To: Chase Smith <csmith@rameykemp.com>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>
Subject: RE: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

Hi Chase. We are in receipt of your submittal and are taking a look at how it would affect the TIA. We will let you know something soon.

Thanks,

Jen

From: Chase Smith <csmith@rameykemp.com>
Sent: Wednesday, March 31, 2021 2:23 PM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Subject: RE: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

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Good Afternoon,

Just following up on this.

Thanks!

Chase Smith, PE

Traffic Engineering Project Manager

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rameykemp.com

From: Chase Smith

Sent: Wednesday, March 24, 2021 1:20 PM

To: Britt, Jennifer L <jlbritt@ncdot.gov>

Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>

Subject: RE: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

Good Afternoon Jen,

The development team for the Vickers Bennett property on US 15-501 between Vickers Road and Jack Bennett Road reached out to me this morning with a modified access plan, and I wanted to run it by you to make sure you were okay with it and did not need any changes to the TIA or some kind of addendum. The attached site plan is the one that we were working off of in the TIA, but I have made some revisions [in red] to illustrate the access revisions. To summarize:

- The main access point on Jack Bennett will be shifted west by a short distance to allow for a straight connection through the site between Vickers and Jack Bennett
- The easternmost full access will be removed, but will come back to life as a RIRO access for the commercial property only.

Thanks in advance for your comments!

Chase Smith, PE

Traffic Engineering Project Manager

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From: Britt, Jennifer L <jlbritt@ncdot.gov>

Sent: Monday, February 15, 2021 10:15 AM

To: Chase Smith <csmith@rameykemp.com>

Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>

Subject: RE: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

Chase,

We expect there may be a change in traffic volume or patterns, etc. around this Summer when the weather warms. If you have a development submitting a TIA prior to that, the 2019 counts are probably still the closest example of a "back to normal" scenario currently. We would entertain any reasonable traffic count scenario.

If you have any other questions, please call or email me.

Jen

From: Chase Smith <csmith@rameykemp.com>
Sent: Friday, February 12, 2021 9:32 AM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Subject: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

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Good Morning Jenn,

Sorry I missed your call yesterday. I am locked up with scheduled phone calls and meetings today, so thought would reach out through email again.

Basically just wanted to make sure that the counts that we collected in October 2019 and used for the Vickers Bennett TIA were still viable for use for any traffic study within the area. Typically we would do new counts, but over the course of the past year with COVID, we have been able to use previously collected data within recent years and just project volumes to the existing year. Ultimately just curious if those October 2019 counts would be able to be used if we had a developer looking for a traffic study within the area?

Does that help explain what I am after?

Chase Smith, PE

Traffic Engineering Project Manager

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From: Chase Smith
Sent: Thursday, February 11, 2021 10:56 AM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Subject: RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

Hey Jen,

Hope you are doing well this morning! I don't know if you remember the Vickers Bennett Development TIA that we had submitted in the early half of 2020, but I had a question about the traffic counts that were conducted as part of that TIA. Are those still viable for use since they were collected in October 2019?

Thanks a bunch!

Chase Smith, PE

Traffic Engineering Project Manager

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From: Britt, Jennifer L <jlbritt@ncdot.gov>

Sent: Tuesday, June 23, 2020 12:02 PM

To: Chase Smith <csmith@rameykemp.com>

Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Ishak, Doumit Y <dishak@ncdot.gov>; Walker, Braden M <bmwalker1@ncdot.gov>

Subject: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

Chase,

We have considered your inquiry and offer the following:

As Vickers Rd is not planned for extension in the future (as far as currently known), and given the relatively low through volume on Vickers Rd we will consider a reduction of the right turn lane requirement from 100ft of storage to a 50ft taper into the site.

If you have any other questions, please call or email me.

All my best,

Jen Britt, EI

Assistant District Supervisor

Division 8, District 1

300 DOT Drive

Asheboro, NC 27204

336.318.4004 office

336.402.3490 cell

From: Chase Smith <csmith@rameykemp.com>
Sent: Friday, June 12, 2020 9:10 AM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Mary Lynn Smith <msmith@rameykemp.com>
Subject: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

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Good Morning Jennifer,

Just wanted to follow up on our conversation from Wednesday.

Thanks a bunch!

Chase Smith, PE

Traffic Engineering Project Manager

D 336 714 0112 | T 336 725 5470

rameykemp.com

From: Chase Smith
Sent: Wednesday, June 10, 2020 8:58 AM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Mary Lynn Smith <msmith@rameykemp.com>
Subject: Re: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

The congestion management comments are showing an NCDOT recommendation of a 100 ft right turn lane at site drive 2 on vickers. It is shown on the files that you had sent to Mary Lynn.

Thanks,

Chase Smith

On Jun 10, 2020, at 08:49, Britt, Jennifer L <jlbritt@ncdot.gov> wrote:

Chase,

I may need some more information. Is the right turn lane recommendation you're seeing from the Conceptual design for the US 15-501 corridor? There is a right turn lane on US 15-501 NB into Vickers existing. I don't see a turn lane recommendation on Vickers Rd itself.

Jen

From: Chase Smith <csmith@rameykemp.com>
Sent: Tuesday, June 9, 2020 7:10 PM
To: Britt, Jennifer L <jlbritt@ncdot.gov>
Cc: Mary Lynn Smith <msmith@rameykemp.com>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Ishak, Doumit Y <dishak@ncdot.gov>
Subject: [External] RE: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

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Good Evening Jennifer,

Thank you for providing comments on the Vickers Bennett TIA. One question we have is about the right turn that is being recommended on Vickers Road. Is there a reason that a right turn lane is being recommended at the site access with so little traffic on Vickers Road? Based on Google Earth, it looks like Vickers Road is also a dead end.

Thanks a bunch!

Chase Smith, PE

Traffic Engineering Project Manager

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From: Britt, Jennifer L <jlbritt@ncdot.gov>
Sent: Wednesday, June 03, 2020 4:38 PM
To: Mary Lynn Smith <msmith@rameykemp.com>
Cc: Monroe, Roosevelt J <rjmonroe@ncdot.gov>; Ishak, Doumit Y <dishak@ncdot.gov>
Subject: Vickers Bennett TIA Review Transmittal - Chatham County development on US 15-501 between SR 1717 and SR 1719

Mary Lynn,

Please see attached NCDOT review and comment for the subject TIA. Bulb-out location is subject to maintaining offset distances from intersections and other design factors.

Also, I am sharing NCDOT US 15-501 corridor conceptual plan excerpts (attached) for your use with the Vickers Bennett development plans.

If you have any questions, please call or email me.

All my best,

Jen Britt, EI

Assistant District Supervisor

Division 8, District 1

300 DOT Drive

Asheboro, NC 27204

336.318.4004 office

336.402.3490 cell

From: Britt, Jennifer L
Sent: Monday, March 30, 2020 5:03 PM
To: Mary Lynn Smith <msmith@rameykemp.com>
Cc: Bunting, Clarence B <cbunting@ncdot.gov>; Walker, Braden M <bmwalker1@ncdot.gov>; Ishak, Doumit Y <dishak@ncdot.gov>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Subject: Vickers Bennett TIA Received - Chatham County development on US 15-501 between SR 1717 and SR 1719

Thank you Mary Lynn. We are in receipt of the subject TIA. Call or email if you have any questions in the meantime.

All my best,

Jen Britt, EI

Assistant District Supervisor

Division 8, District 1

300 DOT Drive

Asheboro, NC 27204

336.318.4004 office

336.402.3490 cell

From: Mary Lynn Smith <msmith@rameykemp.com>
Sent: Monday, March 30, 2020 4:39 PM
To: Britt, Jennifer L <jlbritt@ncdot.gov>; Bunting, Clarence B <cbunting@ncdot.gov>; Walker, Braden M <bmwalker1@ncdot.gov>; cara.russell@chathamnc.org; Ishak, Doumit Y <dishak@ncdot.gov>; Monroe, Roosevelt J <rjmonroe@ncdot.gov>
Cc: Chase Smith <csmith@rameykemp.com>
Subject: [External] Vickers Bennett TIA

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Good afternoon all –

Please use the following link to access the TIA and related files for the proposed Vickers Bennett development in Chatham County:

https://rameykempassoc-my.sharepoint.com/:f/g/personal/msmith_rameykemp_com/EjxIDw-9Nv5OsKB2LHL-0dIBa8zyM5raFat2GdPMcP1uVA?e=Sd0zb0 [rameykempassoc-my.sharepoint.com]

Let me know if you have any difficulties accessing the above link and feel free to reach out with any questions.

Thank you and hope you all are staying safe!

Mary Lynn Smith, EI
Traffic Engineering Associate

T 919 872 5115 | D 919 872 0642

<image001.jpg>

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15-501 COMPACT COMMUNITY CONCEPT PLAN

CHATHAM COUNTY, NC
MARCH 26, 2020

SITE DATA:
 ZONING: R-1 & CD-1B
 TOTAL TRACT AREA: 3.954 AC



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