

# 4263 Dobys Bridge Road Traffic Evaluation and Site Visit

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From: **Michael Wickline** | Michael@drgrp.com

January 4, 3:14 PM

To: **Jim Kittridge** | jim@rothcapital.com, **Kevin Brown** | kbrown150@gmail.com

Good afternoon Kevin and Jim,

As discussed, I have completed my evaluation of the attached site plan, access location, and existing traffic conditions on Dobys Bridge Road for the 4263 Dobys Bridge Road Property. Below is a summary of my findings:

## Site Plan

- The site plan appears to have an appropriate circular pattern which suggests a one way circulation pattern which will help to provide better flow of traffic throughout the internal parking lot
- The access drive provides approximately 250' of internal protected stem length which will assist in preventing stacking or queuing concerns on the internal site as well as on Dobys Bridge Road
- Based on the UDO requirements parking and drop-off requirements appear to be met

## Driveway Location:

- The eastern most property line appears to be the best location for the proposed access to Dobys Bridge Road (as shown in the attached plan)
- I performed a site visit on 12/14/22 to determine if the proposed driveway location would meet the sight distance requirements set forth in the SCDOT ARMS Manual.
- I checked the following sight distance requirements
  - 1. Sight distance from the site access looking east (towards US 521) – vehicle exiting site
  - 2. Sight distance from the site access looking west (towards Courage Lane) – vehicle exiting site
  - 3. Sight distance from Dobys Bridge Road looking west (towards Courage Lane) – vehicle turning into site from westbound Dobys Bridge Road
- It appears that sight distance for 1 and 3 above are adequately met, but will need to be verified during the site design and permitting process
- It appears the sight distance for 2 above can be met with clearing of vegetation along the current site frontage, but this will also need to be verified during the site design and permitting process
- Per coordination and conversations with Lancaster and SCDOT staff, the attached access alternative (latest plan) was determined to be the preferred location and configuration

## Existing Traffic Conditions:

- In addition to the sight distance evaluations, I also observed traffic operations along Dobys Bridge Road during the AM peak hour drop-off for Indian Land Elementary School on 12/14/22.
- According to the school information, the school starts at 7:30 AM. Before the site visit, I verified the week of 12/12-12/16 was a normal full week of school with no early dismissals, workdays, etc.
- I arrived to the site 30 minutes before the school bell of 7:30 AM (based on my firms experience as Charlotte Mecklenburg Schools' (CMS) on call traffic consultant, this is the typical timeframe for school observations).
- Overall, the school operations were satisfactory and there appears to be a very well maintained circulation pattern for the drop off process.
  - Parents enter along the River Road access (near US 521) and circulate internal to the school
  - After drop off the parents exit via Indian Land Schools Maintenance Drive (opposite Point Carpenter Road)
  - I was on site approximately an hour from around 7:00-8:00 AM, and did not witness any queueing or blocking concerns on Dobys Bridge Road or near the proposed site access location.
- It should be noted I did not have any issues entering or exiting from the existing site's access on the multiple occasions that I did so during these observations

Please let me know if you have any questions or if you would like any additional information or details as it relates to the evaluation that I have performed.

Thank you,

**MICHAEL WICKLINE > PE**

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