



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

February 3, 2022

Rowan County

Subject: Long Ferry Road Site- Red Rocks Development

Red Rock Investment Partners, LLC
328 Prestwick Dr
Hoschton, GA 30548

Mr. Jay Matey,

The Department has completed a review of the Traffic Impact Analysis (TIA) for the proposed Long Ferry Road Site located in Rowan County. Based on the TIA findings and in accordance with the guidelines set forth by the NCDOT Policy on Street and Driveway Access Manual, the following improvements shall be required to mitigate the traffic impacts of the proposed development on NCDOT facilities:

Phase I:

Long Ferry Road and Access A

- Construct a Long Ferry Rd eastbound left turn lane with 150' of storage and the appropriate taper.
- Construct a site access on the north side of Long Ferry Rd with one ingress and two egress lanes. Provide 125' of storage and internal protected stem.

Long Ferry Road and Access B

- Construct a Long Ferry Rd eastbound left turn lane with 200' of storage and the appropriate taper.
- Construct a Long Ferry Rd eastbound right turn lane with 150' of storage and the appropriate taper.
- Construct a Long Ferry Rd westbound left turn lane with 100' of storage and the appropriate taper.

- Construct a site access on the north side of Long Ferry Rd with one ingress and two egress lanes. Provide 125' of storage and internal protected stem.
- Construct a site access on the south side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and internal protected stem.
- Monitor for signalization at full build out.

Long Ferry Road and Access C

- Construct a Long Ferry Rd eastbound right turn lane with 200' of storage and the appropriate taper.
- Construct a site access on the south side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and internal protected stem.

Long Ferry Road and Front Creek Road

- Install a traffic signal.
- Construct a Long Ferry Rd westbound left turn lane with 100' of storage and the appropriate taper.
- Construct a Long Ferry Rd eastbound left turn lane with 100' of storage and the appropriate taper.
- Extend the eastbound right turn lane on Long Ferry Rd from I-85 NB ramps to Front Creek Rd intersection.
- Construct a Front Creek Rd northbound dedicated left turn, along with a combination left-thru-right lane with 350' of storage and the appropriate taper.

Long Ferry Road and I-85 NB Ramps

- Install a traffic signal.
- Extend the westbound right turn lane on Long Ferry Rd from I-85 NB ramps to Front Creek Rd intersection.
- Construct an I-85 NB ramp northbound right turn lane with 500' of storage and appropriate taper.
- Restripe the Long Ferry Rd eastbound left turn lane to provide 175' of storage and the appropriate taper.

Long Ferry Road and I-85 SB Ramps

- Install a traffic signal.
- Extend the westbound left turn lane on Long Ferry Rd to provide 350' of storage and appropriate taper.
- Construct an additional Long Ferry Rd westbound left turn lane with 100' of storage and appropriate taper.
- Extend the I-85 SB ramp southbound left turn lane to provide 475' of storage and appropriate taper.
- Construct an additional lane on the I-85 SB on-ramp to receive the dual left turning movements.

Phase II:

Long Ferry Road and Access A

- Construct a Long Ferry Rd eastbound right turn lane with 100' of storage and the appropriate taper.
- Construct a Long Ferry Rd westbound left turn lane with 100' of storage and the appropriate taper.
- Construct a site access on the south side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and 200' of internal protected stem.

Phase III:

Long Ferry Road and Access D

- Construct a Long Ferry Rd eastbound right turn lane with 100' of storage and the appropriate taper.
- Construct a site access on the north side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and internal protected stem.

Long Ferry Road and Access E

- Construct a Long Ferry Rd eastbound right turn lane with 100' of storage and the appropriate taper.

- Construct a site access on the north side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and internal protected stem.

Long Ferry Road and Access F

- Construct a Long Ferry Rd eastbound right turn lane with 100' of storage and the appropriate taper.
- Construct a site access on the north side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and internal protected stem.

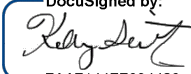
Long Ferry Road and Access G

- Construct a Long Ferry Rd eastbound right turn lane with 100' of storage and the appropriate taper.
- Construct a site access on the north side of Long Ferry Rd with one ingress and two egress lanes. Provide 100' of storage and internal protected stem.

The above referenced improvements shall be designed and submitted as part of the NCDOT Driveway Permit Application package. This TIA and the recommended improvements have been analyzed based on the land-use, size, and phases of the proposed facility. If any of these factors change as the development progresses, the Department reserves the right to require an updated traffic study and/or additional roadway improvements to mitigate the site's traffic. Please reach out to the NCDOT District Office to discuss potential changes to this development proposal and what impacts it may have on improvements listed above.

If you have any questions or concerns regarding these requirements, please contact our office at 704-630-3200.

Sincerely yours,

DocuSigned by:

 7AA7144FE694423...
 Kelly Seitz, PE
 District Engineer

PKS: etg

Attachments(s)

cc: Mr. Ed Muire, Rowan County Planning & Zoning
 Mr. Shane Stewart, Rowan County Planning & Zoning
 Mr. Greg Edds, Rowan County Commissioners Chairman
 Mr. S.P. Ivey, PE, Division Engineer
 Mr. J.P. Couch, PE, Division Traffic Engineer
 Mr. Randy Goddard, PE, Design Resource Group
 Mr. Brian Crutchfield, PE, Timmons Group
 Mr. Todd Ward, Red Rock Investment Partners

