

TRAFFIC IMPACT STUDY

Prepared For
BRENT HOLDINGS, LLC

NEWBERRY ESTATES
SENOIA, GA

October 10, 2022



Impact Study Certification

TRAFFIC IMPACT STUDY CERTIFICATION SHEET

Newberry Estates

85

Coweta

Name of Development

State Route No.

County

Certification By Traffic Engineer:

I hereby certify that this study conducted for the above named development, for which a preliminary site plan is included herewith, has been conducted in accordance with industry-accepted standards. I further certify that I have compared the access/egress configuration for the proposed development as shown on the preliminary site plan and the conditions conform to the Georgia DOT Regulations for Driveway and Encroachment Control, 2001 to the following extent.

Check the applicable Category.

The development as shown on the preliminary site plan:

COMPLIES

DOES NOT COMPLY

With the requirements of the GDOT Regulations for Driveway and Encroachment Control, Current Edition.

If the site plan does not comply, list the exceptions to the GDOT Driveway Regulations that must be allowed in order to approve the project.

Northbound left turn lanes and southbound

right turn lanes are required at both site

driveways based on GDOT's driveway

manual

Engineer's Stamp and Signature



RECOMMENDATIONS

Based on the findings from the study, the recommendations are as follows:

- SR 85 and Seavy Street (refer to Figure 17 on page 44)
 - Realign Seavy Street with SR 85 to create a 90-degree intersection.
 - Install a traffic signal.
 - The northbound left turn should have a leading protected-permissive phase.
 - Install a northbound left turn lane with a minimum full-width storage length of 360 feet.
 - Install a southbound right turn lane with a minimum full-width storage length of 300 feet.
 - Install an eastbound right turn lane with a minimum full-width storage length of 150 feet.

- SR 85 and Driveway 1 (refer to Figure 18 on page 44)
 - Install Driveway 1 under minor street stop control.
 - Install a northbound left turn lane with a minimum full-width storage length of 360 feet.
 - Install a southbound right turn lane with a minimum full-width storage length of 300 feet.
 - Install an eastbound right turn lane with a minimum full-width storage length of 150 feet.

- SR 85 and Driveway 2 (refer to Figure 19 on page 45)
 - Install Driveway 2 under minor street stop control.
 - Install a northbound left turn lane with a minimum full-width storage length of 360 feet.
 - Install a southbound right turn lane with a minimum full-width storage length of 300 feet.
 - Install an eastbound right turn lane with a minimum full-width storage length of 150 feet.

FIGURE 17: RECOMMENDATIONS – SR 85 & SEAVY ST



FIGURE 18: RECOMMENDATIONS – SR 85 & DW 1



FIGURE 19: RECOMMENDATIONS – SR 85 & DW 2





PREPARED BY: _____

Date: 10/10/2022

Speedy Boutwell, PE, PTOE

RECOMMENDED BY: _____

Date: _____

Coweta County

RECOMMENDED BY: _____

Date: _____

District Traffic Engineer

RECOMMENDED BY: _____

Date: _____

State Traffic Engineer

APPROVED BY: _____

Date: _____

Director of Operations