



CITY OF HARRISONBURG
**PUBLIC
WORKS**

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April 23, 2024

John Cavan IV, PE
Wells + Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

RE: Granite Farm Traffic Impact Analysis

Mr. Cavan,

The City of Harrisonburg staff along with Rockingham County and VDOT staff have reviewed the TIA (Traffic Impact Analysis) submitted for the Granite Farm Development submitted April 1st, 2024. Public Works offers the following comments:

1. For the intersection of Shenstone Drive and Stonechris Drive, the traffic calming measures proposed are for an all-way stop. Per the MUTCD, stop signs shall not be used for traffic calming purposes. Installation of all-way stop controlled intersections must be warranted: Either provide warrant based on projected volumes or remove the proposed all-way stop recommendation.
2. Intersection 2 is incorrectly labeled on tables 3-1 and 4-1.
3. Conclusion #3, in section 7 of the TIA states that the development is expected to be developed in one phase. This is inconsistent with other statements and figures within the TIA. While phasing of the development would not have a significant impact on the results of the TIA, it may impact later aspects of the development. Please revise the statement.

While City Staff is accepting this TIA, there is still the expectation that a Street Improvement Agreement will be established between the city and the property owner(s) which would reinforce the conditions evaluated within the TIA.

Thank you for your work on this TIA. If there are any questions or if a call is needed to review these comments, please let us know.

Timothy Mason

Timothy Mason

Public Works – Transportation Systems Specialist