

CHAS. H. SELLS, INC.

Consulting Engineers, Surveyors & Photogrammetrists

PRINCIPALS
STEVEN W. SMITH, P.E.
SUSAN K. FASNACHT, P.E.
MOSE D. BUONOCORE, P.E.
THOMAS NOVELLINO, C.P., P.P.S.
SENIOR ASSOCIATES
C. ROSS MASSEY, P.E.
DAVID K. BRUBAKER, P.L.S.
DAN E. BREWER, P.E.

January 24, 2006

Mr. Roger Henderson
Kimley-Horn and Associates
3001 Weston Parkway
Cary, NC 27513

SUBJECT: Comment Responses to SW Durham Collector Street Plan

Dear Mr. Henderson:

On behalf of Pulte Homes, who is developing parcels in the SW Durham Collector Street Plan study area, Chas. H. Sells, Inc. submits the following comment responses for your use and review.

General:

1. Durham needs to redefine the collector standards and cross section. At the moment, there is only one type of collector and it is more of an industrial type collector with a 60 foot right-of-way (ROW) and a 41 foot back-of-curb to back-of-curb (B-B) section with striping for three lanes. This type of collector is not appropriate for residential neighborhoods. The residential collector section should be similar to the Residential Major Street Section with a 32/33 foot B-B section inside of a 50 foot ROW. This should accomplish what the plan is calling for and these types of street are acting like collectors all over Durham at the present time.
2. There needs to be language in the plan that dictates that the lines are not static as they pertain to entrance and exit onto a certain property or development. In essence, if developers can achieve putting a collector street on their project, they should be able to and not have to pertain to the exact locations of the lines on the map.
3. It seems that there are too many lines on the map and collector street plan should just be a simple grid with no more than 2 or 3 north-south collectors and 2-3 east-west collectors.

Alternative A:

1. It is unlikely that the collector that is shown west of the Pulte site (King Property Townhomes) will be useful as it goes through an environmentally sensitive area.
2. The collectors tend to bend on this alternative. Straighter less curvilinear north-south collectors are needed to carry traffic on a continuous movement to the south to NC 54.

January 24, 2006
Mr. Roger Henderson
Kimley-Horn and Associates

Page 2 of 2

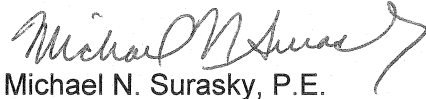
Alternative B:

1. Although this alternative is simpler, it shows SW Durham Drive and a collector street going through the environmentally sensitive area near the west side of the Pulte site.
2. There is still some disconnect on the north-south collectors.

Alternative C:

1. This alternative is our preference of the 3 presented as the developer can have some flexibility on where the collectors enter and exit their sites. A critical concept is that flexibility is needed to locate the collector roadway corridor at site plan/preliminary plat stage when additional detail development information is evaluated with respect to development constraints.

Sincerely,
Chas. H. Sells, Inc.



Michael N. Surasky, P.E.
Project Manager

c: Mark Farrell, Pulte Homes
Andy Henry, City of Durham Transportation
Felix Nwoko, City of Durham Transportation