

From: Dean, Kevin <kevin.dean@kimley-horn.com>
Sent: Tuesday, October 26, 2021 12:17 PM
To: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Cc: MT Blake <mtblake@outlook.com>; Lesley McAdams <lmcadams@rmreim.com>; Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>; Chance Mullis <chance.mullis@chathamcountync.gov>; Brandon Dawson <brandon.dawson@chathamcountync.gov>
Subject: RE: Herndon Farm - Alternative Site Access

WARNING: This message originated from outside the Chatham County email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason,

Apologies for missing your call – I’ve been stuck on calls today and couldn’t switch over.

In the original TIA we proposed that the northern site driveway on US 15/501 would be a directional crossover (left-in/right-in/right-out), but NCDOT indicated in their review that they did not support a left-in at that location and preferred that the site driveways along US 15/501 were limited to right-in/right-out access (2020-09-03... file attached).

In our subsequent analysis (the May 2021 file you attached, which I’ve reattached here to keep all in one place) we considered the impact of traffic if the site only had access onto US 15/501 and, consistent with the first NCDOT review, if those driveways were limited to right-in/right-out access only. In that case, traffic would enter the site via one of those two right-in/right-out driveways but would make U-turn movements at either Vickers Road (entering traffic coming from the north) or at Poplar Street (exiting site traffic wishing to travel south). The “Final Herndon Farm” attachment (dated June 23, 2021) from NCDOT confirms that in that access scenario no additional improvements would be necessary to accommodate site traffic (beyond the turn lanes identified at the site driveways on US 15/501) as site traffic is expected to have a minor impact on the network.

I would note that NCDOT does have long-term plans to convert US 15/501 to a “synchronized street” (the new name for “superstreets”), and it’s our understanding that the access they required along US 15/501 for our project was aimed at working in harmony with those future plans.

Hopefully that helps. I’d be happy to discuss further.

Kevin Dean, P.E.

Kimley-Horn | 300 Main Street, Suite 212, Holly Springs, NC 27540
Direct: 919-678-4185 | Mobile: 919-810-2021 | www.kimley-horn.com

From: Jason Sullivan <jason.sullivan@chathamcountync.gov>
Sent: Tuesday, October 26, 2021 12:02 PM
To: Dean, Kevin <kevin.dean@kimley-horn.com>
Cc: MT Blake <mtblake@outlook.com>; Lesley McAdams <lmcadams@rmreim.com>; Kimberly Tyson <kimberly.tyson@chathamcountync.gov>; Angela Plummer <angela.plummer@chathamcountync.gov>; Chance Mullis <chance.mullis@chathamcountync.gov>; Brandon Dawson <brandon.dawson@chathamcountync.gov>
Subject: FW: Herndon Farm - Alternative Site Access

Kevin,

I just left you a voicemail and am following up with an email about the Herndon Farms TIA. I've been reviewing the various documents and am trying to understand the proposed access to the site from 15-501. An earlier version (2020) TIA which was included with the digital documents submitted with the First Plat application shows a left-hand turn from US 15-501 S crossing the median to access to the north access drive, but later versions don't show the turn lane. The hard copy of the TIA Review Report from NCDOT Congestion Management dated August 17, 2020 was included in the application packet, but NCDOT staff provided an updated letter dated June 23, 2021 that we've only received from NCDOT via email. Can you confirm how traffic travelling southbound on US 15-501 will access Herndon Farms and likewise the turning movement for traffic leaving the site will head southbound on US 15-501? Thanks

Jason Sullivan
Planning Director
Chatham County
P.O. Box 54
80-A East St.
Pittsboro, NC 27312
Office: 919/542-8233
Fax: 919/542-0527

In keeping with the NC Public Records Law, e-mails, including attachments, may be releases to others upon request for inspection and copying.