



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

August 17, 2020

Herndon Farm

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2020-137
Division: 8
County: Chatham



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Herndon Farm

SC-2020-137

Chapel Hill

Chatham County

Per your request, the Congestion Management Section (CMS) of the Transportation Mobility and Safety Division has completed a review of the subject site. The comments and recommendations contained in this review are based on data for background conditions presented in the Traffic Impact Analysis (TIA) and are subject to the approval of the local District Engineer's Office and appropriate local authorities.

Date Initially Received by CMS	7/20/20	Date of Site Plan	7/06/20
Date of Complete Information	7/20/20	Date of Sealed TIA	7/20/20

Proposed Development

The TIA assumes the development is to be constructed by 2025 and is to consist of the following:

Land Use	Land Use Code	Size
Senior Adult Housing – Detached	251	170 d.u.
Congregate Care Facility	253	125 d.u.
Day Care Center	565	10,000 s.f.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	88	103	191
PM Peak Hour	111	98	209
Daily Trips			1,628

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepl/Topics/C-37/C-37.html>
Once the driveway permit has been approved and issued, a copy of the final driveway permit requirements should be forwarded to this office. If we can provide further assistance, please contact the Congestion Management Section.

Improvements By Others

The analysis includes background improvements by others. If these improvements are not in place at the time of construction, the site should provide these improvements or analysis demonstrating mitigation is not necessary.

Signalization









We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization.

Median Break

The TIA proposes changes to the median. This report is a review of the submitted analysis and should not be construed as support for this design. The developer should submit plans illustrating that the median break will not cause operational issues with future plans for US 15-501.

Herndon Farm
 Chapel Hill, Chatham County
 SC-2020-137

No Median Break Option

-  Existing Laneage
-  Recommended Laneage
-  Laneage Built By Others
-  NCDOT Recommendation
-  Existing Signal
-  Signal Proposed By Others
-  Recommended Signal
-  NCDOT Planned Improvement
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

