



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

June 23, 2021

**Herndon Farm – Alternative Site
Access
Traffic Impact Analysis Review Report
Congestion Management Section**

TIA Project: SC-2020-137R1
Division: 8
County: Chatham



Doumit Y. Ishak, Regional Engineer
Braden M. Walker, P.E. Project Design Engineer

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Website: www.ncdot.gov

Herndon Farm – Alternative Site Access

SC-2020-137R1	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	5/26/21	Date of Site Plan	N/A
Date of Complete Information	5/26/21	Date of Sealed TIA	5/19/21

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	161 d.u.
Congregate Care Facility	253	140 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	104	192
PM Peak Hour	111	98	209
Daily Trips			1,616

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepp/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.

Herndon Farm
Chapel Hill, Chatham County
SC-2020-137R1



-  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

