

### Agenda

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Invocation
- 4. Proclamations and Awards
  - 4.a. Proclamation Recognizing Rolesville High School Lady Rams Basketball Team.
  - 4.b. Proclamation Recognizing Arbor Day.
- 5. Consider Approval of the Agenda.
- 6. Consider Approval of the Consent Agenda:
  - 6.a. Minutes of March 5, 2024 and March 19, 2024.
  - 6.b. Budget Amendment Comprehensive Land Use Plan/Economic Development.
  - 6.c. Voluntary Annexation Petition ANX24-01, Hills at Harris Creek Call for Clerk to Investigate Sufficiency / Call for Legislative Hearing on May 7, 2024.
  - 6.d. Reclassification of Senior Planner to Assistant Planning Director.
  - 6.e. Recommended High School Parks & Recreation Advisory Board Applicant.
- 7. Public Invited to be Heard.

Individuals wishing to speak during the Public Invited to be Heard proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

- 8. Town Board Liaison Reports
  - 8.a. Commissioner Alston Veterans
  - 8.b. Commissioner Long Public Safety
  - 8.c. Commissioner Paul Senior Citizens
  - 8.d. Commissioner Sneed Planning Board
  - 8.e. Commissioner Vilga Parks & Recreation Advisory Board
- 9. Communication from Town Staff
  - 9.a. Planning

- 9.b. Economic Development/Communications
- 10. Old Business

NONE

11. New Business

11.a.

### <u>Hearings</u>

### 11.a.1. Legislative Hearing(s): MA22-08/ANX22-05 Harris Creek Farms

### End of Hearings

- 11.b. Planning Department Rezoning Briefing.
- 11.c. Grant Administration Program Updates.
  - 11.c.1. Accessibility for Parks Grant Mill Bridge Nature Park Amphitheater Renovations
  - 11.c.2. Community Project Funding.
  - 11.c.3. Department for Environmental Quality EV Charging Grant.

### 12. Communications

- 12.a. Town Attorney
- 12.b. Interim Town Manager
- 12.c. Town Board

### 13. Adjourn

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on the Thursday prior to the meeting to make arrangements.

Future Meetings Calendar



## Proclamation of the Town of Rolesville

### RECOGNIZING ROLESVILLE HIGH SCHOOL LADY RAMS



WHEREAS, the 2023-2024 Rolesville High School Lady Rams Basketball Team, consisted of:

Players	Coaches	Managers
Kayla Bush	Nikita Warren	Hailey Barr
Justice Everette	Aysia Robinson	Trey Carless
Dacota Hubbard	Michael Jones	Jaiden Harris
Aminata Jatta	April Cooper	
Caitlyn Jones	Charlene Dukes	
Camryn Lee		
Laila Lewis		
Daenna Nesbitt		
Taliya Rowe		
Meadow Thomas		

and;

WHEREAS, the team's 2023-2024 Achievements consisted of:

- NCHSAA 4A State Championship
- Eastern Regional 4A State Championship
- NC 6 Conference Champions 10-0 (10-0 undefeated season)
- Caitlyn Jones was named NCHAA 4A State Champion MVP, recorded her 1,000<sup>th</sup> point, named MVP NAC 6, 1<sup>st</sup> Team All-Conference, 1<sup>st</sup> Team All-District and 2<sup>nd</sup> Team All-State
- Kayla Bush was named NCHSAA 4A State Champion Most Outstanding Player
- Laila Lewis recorded her 600<sup>th</sup> rebound, was 1<sup>st</sup> Team All-Conference, and 2<sup>nd</sup> Team All-District(5).
- Taliya Rowe was 2<sup>nd</sup> Team All-Conference and 3<sup>rd</sup> Team All-District
- The Team had a season record of 27-5

**NOW THEREFORE BE IT RESOLVED** that I, Ronnie I. Currin, Mayor of the Town of Rolesville, do hereby extend to the Rolesville High School Lady Rams Basketball Team sincere congratulations on the above outstanding accomplishments, and call upon the citizens of Rolesville to recognize the hard work and success of these young women, coaches, and managers.

Ronnie I. Currin Mayor



## \*\*\* OFFICIAL PROCLAMATION \*\*\*

WHEREAS	in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, <i>and</i>			
WHEREAS	this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, <i>and</i>			
WHEREAS	Arbor Day is now observed throughout the nation and the world, <i>and</i>			
WHEREAS	trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, <i>and</i>			
WHEREAS	trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, <i>and</i>			
WHEREAS	trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, <i>and</i>			
WHEREAS	trees — wherever they are planted — are a source of joy and spiritual renewal.			
NOW, THEREFORE,	I,Ron Currin, Mayor of the City of Rolesville, do hereby proclaimApril 26, 2024as ARBOR DAY In the City ofRolesville, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, <i>and</i>			
FURTHER,	I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.			
DATED THIS	day of,			
	Mayor			

Arbor Day Foundation®



### **Minutes**

Present: Mayor Ronnie Currin Commissioner Dan Alston Commissioner Michael Paul Interim Town Manager Eric Marsh Town Attorney Dave Neill Police Captain Richard Haynes Parks & Rec Director June Greene Mayor Pro Tem April Sneed Commissioner Lenwood Long Commissioner Paul Vilga Town Clerk Robin Peyton Finance Director Amy Stevens Planning Director Meredith Gruber

- 1. Call to Order <u>Mayor Currin called the meeting to order at 7:00 p.m.</u>
- 2. Pledge of Allegiance <u>Mayor Currin led the Pledge of Allegiance.</u>
- 3. Invocation –Pastor Tyler Williams, Village Church Rolesville <u>Pastor Williams gave the invocation</u>.
- 4. Proclamations and Awards <u>Proclamation Recognizing North East Wake Backpack Buddies.</u>

Mayor Currin read aloud the Proclamation honoring North East Wake Backpack Buddies then presented the Proclamation to the North East Wake Backpack Buddies Board Members who were present to receive it.

5. Consider Approval of the Agenda.

Moved by Commissioners Vilga and Long to approve the meeting agenda as presented; seconded by Commissioner Paul. Motion to approve agenda carried by unanimous vote.

6. Consider Approval of the Consent Agenda:

Moved by Commissioner Vilga to approve the Consent Agenda as presented and consisting of the following:

- 6.a. Minutes of February 6, 2024 and February 20, 2024.
- 6.b. Audit Contract for FY23-24.
- 6.c. Resolution 2024-R-05 Resolution to Amend the Personnel Policy regarding the Juneteenth Holiday.
- 6.d. Resolution 2024-R-06 Resolution to Amend the Purchasing Policy regarding Purchase Orders.

- 6.e. Dispose of Continued Legislative Hearing for ANX22-05 Harris Creek Farms and Call for Legislative Hearing for ANX22-05 Harris Creek Farms for April 2, 2024.
- 6.f. Waive Alcoholic Beverages Provision for Town Events.
- 6.g. 2024-R-04 Resolution Awarding Service Weapon to Lieutenant Roy Holloway on His Retirement.
- 6.h. Parks and Recreation Advisory Board By-Laws Amendment.

## Motion to approve Consent Agenda seconded by Commissioner Long and carried by unanimous vote.

- 7. Public Invited to be Heard. NONE
- 8. Town Board Liaison Reports
  - 8.a. <u>Commissioner Alston Veterans</u>
    - Coffee with a Veteran meets every Saturday of each month at 9:00 a.m. at ARISE Co-working Center, 300 Southtown Circle, Rolesville. The date for this month is March 16<sup>th</sup> and it is open to all Veterans, spouses, caregivers, and active-duty military personnel.
    - The Veterans Fellowship Breakfast meets the last Wednesday of each month at 9:00 a.m. at IHOP, 6707 Knightdale Boulevard, Knightdale. The next breakfast will be held on March 27<sup>th</sup>. Contact Retired M.Sgt. Jerry Mangum at <u>jmangum07@yahoo.com</u> for more information.
    - On April 27<sup>th</sup> from 8:30 a.m. to 1:30 p.m., The Family Life Center at Grey Stone Church, 2601 Hillsborough Road, Durham, will host a free Veterans Resource Fair open to any Veteran needing assistance in employment, housing, trauma response, suicide prevention as well as Veterans Administration benefits.
    - The Sugar Bear Foundation, in honor of Lieutenant Colonel Mario Cara will hold a Lunch-and-Learn on Wednesday, March 13<sup>th</sup> at 11:00 a.m. to 1:30 p.m. at the North Carolina National Guard Joint Force Headquarters, 1636 Gold Star Drive, Raleigh. The event is for Gold Star surviving spouses, active-duty and service-connected losses of children, guardians, and support coordinators and will provide information on programs, services, and the registration process. Free lunch will be served.
    - Consider participating in the Rolesville Military Banner program. The deadline for application is March 30, 2024. For more information or to apply: https://www.rolesvillenc.gov/community-resources/veterans-resources
    - USMC Command Sergeant Retired Paul Berry, Strategic Partnerships Senior Director for Veterans Bridge Home, will host Jaime Upchurch, Women Veterans Program Director at Durham VA Health Center, as a guest speaker. A Lunch-and-Learn will also be held for Gold Star survivors.
    - In 1987 Congress declared March as National Women's History Month. A special Proclamation honoring all the women who have served in the armed forces is issued each year. To see this year's Proclamation visit: <u>https://www.whitehouse.gov/briefing-room/presidential-actions/2024/02/29/a-</u> proclamation-on-womens-history-month-2024/
    - Representative James Roberson awarded a \$100,000 grant to the Disabled American Veterans for reconstruction of the interior of their building.

- A response was received from the US Navy regarding the Navy National Defense Cadet Corps. about starting a program at Rolesville High School. The board is expected to decide at its March 15<sup>th</sup> meeting.
- 8.b. <u>Commissioner Long Public Safety</u>
  - The Police Department will be looking at the usage of drones and software updates in the upcoming budget.
  - The department is recruiting for a Community Resource Officer to help with the D.A.R.E. program and in local schools.
  - The Rolesville Rural Fire Department switched to pod-style sleeping arrangements as the department now has its first full-time female member and two volunteer female members.
  - The RRFD board met and is moving closer to unification with the town.
- 8.c. <u>Commissioner Paul Senior Citizens</u>
  - Commissioner Paul reported that Rolesville is fortunate to have several senior organizations helping seniors including Seniors Helping Seniors, SING, and Senior Network.
  - Senior Network is hosting several events called "Sharing with Seniors". One such event is scheduled for March 13<sup>th</sup> from 1:00 p.m. to 2:00 p.m. at The Grande at Granite Falls, 400 Grand Rock Way, Rolesville, NC.
  - Paul shared that the Rolesville Parks & Recreation Department holds senior events which may be found on the town's website.
  - The Senior Network is hosting a Senior Golf Tournament to raise funds. The tournament will be held at Heritage Golf Course on Thursday, September 12, 2024. Please visit their website for more information.
- 8.d. <u>Mayor Pro Tem Sneed Planning Board</u>
  - New board member Erol Ozan was welcomed to the Planning Board at the recent meeting.
  - Planning Director Meredith Gruber gave an overview of the Planning Board's responsibilities. More training is to come.
  - Gruber also provided an update on the affordability housing stakeholders engagement meeting.
  - Commissioner Sneed attended one of the stakeholders' meetings and reported the consultant TPMA did an amazing job...
  - A link to a survey has gone out via Newsblast asking for input on the Rolesville Affordable Housing plan.
  - The Planning Board will periodically review the Land Development Ordinance (LDO) updates.
  - Next meeting is March 25<sup>th</sup>.
- 8.e. <u>Commissioner Vilga Parks & Recreation Advisory Board</u>
  - The meeting was held on February 28th.
  - Discussion of upcoming events was held at the meeting.
  - Updates to the parks including water fountain bottle filling stations, new bulletin board, fresh paint, etc. were provided.
  - Further discussion about the Parks & Recreation Department mission statement.
  - The board reviewed the Hills at Harris Creek and Merritt Properties for greenway and bike lane recommendations.
- 9. Communication from Town Staff
  - 9.a. <u>Finance</u>

Finance Director Amy Stevens presented how the sales tax revenue is moderating as inflation begins to drop by month/year and in response to census information.

### 9.b. <u>Human Resources</u>

- Human Resource Director Lisa Alston reported on new town employees.
- Also reported was the employee turnover, retention, acceptance, and absenteeism rate since last reported in October.
- Alston reported on The Employment Experience Program and its five principles: Model the Way, Challenge the Process, Inspire a Shared Vision, Enable Others to Act, and Encourage the Heart.
- The Human Resources Department is working on Focusing on Organizational Culture.
- R.I.S.E. = Rolesville Inspiring Stellar Employees is a continuing project.
- 9.c. <u>Main Street Project Update</u>.
  - Interim Town Manager Eric Marsh introduced the Main Street Project Update and reminded everyone of the purpose and goals of the project.
  - Marsh reported on stormwater, widening, paving and curb and gutter.
  - Burlington Mills realignment is about 40% complete. Activity will begin at Wallbrook as well as the Main Street and Young Street intersection.
  - Economic Development Manager Mical McFarland reported on community awareness efforts surrounding the project and traffic impacts. Efforts have included recently held open houses.
  - Page created on the Town website specifically for the project.
- 10.Old Business

NONE

11. New Business

### <u>Hearings</u>

Legislative Hearing(s): ANX23-01/REZ23-02 Woodlief Assemblage.

### Mayor Currin opened the legislative hearing at 7:55 p.m.

Commissioner Michael Paul asked the board that he be recused as he represents three of the property owners for the property under hearing. The board honored Commissioner Paul's request and he stepped down from the dais.

Planning Director Meredith Gruber provided a staff introduction and overview of the requested zoning change and the conditions of approval.

Matt Peach of Stantec Engineering provided an overview of the Traffic Impact Analysis (TIA) conducted on behalf of the town and explained his role as traffic engineer working for the town.

Mark Frederick, Parker, Poe, 301 Fayetteville Street, Raleigh spoke on behalf of the applicant. Mr. Federick reiterated the scope of the project and oriented the board members and the public with the location of the parcels via a map on the overhead monitors. Mr. Frederick reported on how the projects align with the town's comprehensive plan. After his presentation, Mr. Frederick answered questions posed by board members. Collier Marsh, Parker, Poe, 301 Fayetteville Street, Raleigh spoke to questions regarding price points for the affordable housing units and the number of units the developer felt could be provided and townhome units over single family units.

SPEAKING IN FAVOR NONE

### SPEAKING IN OPPOSITION

Margaret Watkins ,407 Belmellen Court, Wake Forest

Ms. Watkins noted that an older map showed fewer townhomes and asked that the Comprehensive Plan be updated before this development is considered. Watkins stated that there is nowhere to walk to from the development and that she was under the impression that the project was to be a retirement community. Ms. Watkins recommended an extra 10' buffer around the stream areas, water-resistant materials for the greenway, and suggested the greenway driveway be considered in the traffic study.

Attorney Frederick responded to Ms. Watkins' public comments.

## There being no one remaining to speak, Mayor Currin closed the legislative hearing at 8:39 p.m.

Commissioner Vilga pointed out that commercial development was approved around the development under hearing and that the greenway included in the proposed development will become part of a future major greenway network.

Moved by Commissioner Vilga to approve rezoning request REZ23-02 Woodlief Assemblage with the included conditions of approval and concept site plan; seconded by Mayor Pro Tem Sneed. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Long, Noes: Alston

Moved by Commissioner Sneed to adopt the plan consistency statement and statement of reasonableness for REZ23-02; seconded by Commissioner Vilga. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Long Noes: Alston

Moved by Commissioner Vilga to approve the voluntary annexation petition received under G.S. 160A-31 for Annexation A23-01 Woodlief Assemblage; seconded by Mayor Pro Tem Sneed. Motion to approve carried by the following vote:

Ayes: Vilga, Sneed, Long Noes: Alston

### End of Hearings

Commissioner Paul rejoined the Town Board at the dais.

### 12. Communications

12.a. Town Attorney

Mediated Settlements have been scheduled for March 21<sup>st</sup> and March 22<sup>nd</sup> for which Attorney Neill stated he would be sending an email to the board members asking for their availability.

Discussion of the Town's Noise Ordinance has been scheduled for the next Work Session.

The Planning Board is working on Rules of Procedure which are being prepared by Deputy Town Attorney Erin Catlett and modeled on the School of Government's recommended rules. The Town Board can expect to be able to review the proposed rules around April.

- 12.b. Interim Town Manager
- 12.c. Town Board

Commissioner Vilga promoted the Military Banner Program and stated his hopes that Granite Falls Boulevard be filled with Military Banners along its entirety on both sides of Rogers Road.

Mayor Currin reported that Jim Lindsey with Arden Senior Living will be a guest on the upcoming Mayors Show as well as Alicia Kozak who is a past kidnapping victim now motivational speaker and advocate for missing persons.

### 13. Adjourn

There being no additional business before the board, Mayor Currin adjourned the meeting at 8:58 p.m.

Ronnie I. Currin, Mayor

ATTEST:

Robin E. Peyton, Town Clerk



**Board of Commissioners** 

Work Session

### March 19, 2024

### 6:00 p.m.

### MINUTES

Present: Mayor Ronnie Currin Commissioner Dan Alston Commissioner Michael Paul Interim Town Manager Eric Marsh Town Attorney Dave Neill Police Chief David Simmons Mayor Pro Tem April Sneed Commissioner Lenwood Long Commissioner Paul Vilga Town Clerk Robin Peyton Econ Dev Mgr. Michael McFarland Planning Director Meredith Gruber

### Mayor Currin called the meeting to order at 6:06 p.m.

1. <u>Habitat for Humanity</u>

Michael McFarland introduced Jacquie Ayala, Advocacy Director for Habitat for Humanity for Wake County who gave a presentation as Rolesville is the only municipality in Wake County that does not have a Habitat for Humanity house. Ms. Ayala also provided an update on the affordable housing plan being worked on by Wake County.

2. McAdams/The Farm

June Greene introduced Eddie Henderson, Project and Facilities Coordinator who provided the history and an update on The Farm project.

Following Mr. Henderson's introduction, Schweta Nanekar, Eric Domonell, and Fred Boone from McAdams provided more specific details on the project.

3. Consideration of Future of 6.5-Acre Parcel Behind Town Hall

Eric Marsh provided an introduction of the subject of the parcel followed by Mical McFarland who provided more specific details on interest in the property, and potential use of the property to include affordable housing.

Commissioner Michael Paul reminded everyone of the rent increase experienced by the 47 residents at The Grande at Granite Falls Apartments, a senior living complex in Rolesville. The owners of The Grande proposed raising rent upwards of 70% which led to the displacement of 10-12 residents. Following intervention by several organizations, the owners decided to only raise the rent by \$100. Commissioner Paul stated that that is a win but only for now and wonders what is going to happen in the future.

Commissioner Paul reported that about 20% of Rolesville's population is senior and about 50% of those persons coming to the Raleigh-Durham area of seniors. To serve this existing and growing population, Commissioner Paul spoke with several developers about looking at the property from the perspective of senior affordable housing which would include freezing the rental rates for the life of the property. Discussion was held on proposed two-bedroom duplexes. To make it affordable, the town would contribute to the project.

### 4. Closed Session

Moved by Commissioner Long that the Board go into Closed Session to consult with the town attorney in order to preserve the attorney-client privilege. The Board would enter Closed Session pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes. The Board expects to receive information regarding the following eminent domain proceedings:

- Eddins Family, LLC;
- Khalil; and
- Privette Properties, LLC

### Motion to go into Closed Session seconded by Commissioner Vilga and carried by unanimous vote. Commissioner Paul asked to be recused from the entirety of the Closed Session to which the board agreed.

Interim Town Manager Eric Marsh reported that, with assistance from Congresswoman Deborah Ross, the Town of Rolesville received funding from the Community Funding Award. The \$325,000 being awarded will go towards site development of a new library in Rolesville. \$406,000 of the award will go towards Main Street Park improvements.

### 5. Adjourn

## There being no further business before the board, Mayor Currin adjourned the meeting at 9:30 p.m.

Ronnie I. Currin, Mayor

ATTEST:

Robin E. Peyton, Town Clerk



Planning

## Memo

То:	Mayor Currin and Town Board of Commissioners
From:	Meredith Gruber, Planning Director
Date:	April 2, 2024
Re:	Ordinance to Amend the 2023-2024 Fiscal Yer Budget Ordinance for the Comprehensive Plan Update

### Background

Rolesville's Comprehensive Plan was adopted in October 2017 and needs an update to better reflect the Town Board of Commissioners' vision, and the community's vision, for our town. On March 12, 2024, The Town of Rolesville released a request for proposals to update the Comprehensive Plan as well as the Economic Development Strategic Plan. Responses were due on Monday, April 1, 2024, and a staff team will begin review of the proposals shortly. The Comprehensive Plan Update project will kickoff in May or June and take about eight months to complete.

### **Budget Amendment Request**

Earlier this year, Planning staff surveyed consultants who work on Comprehensive Plans to determine needed funds for the Comprehensive Plan and Economic Development Strategic Plan Update project. Based on the average amount provided from the inquiries, staff believes a reasonable budget to create the product the Town of Rolesville needs is \$200,000. There is \$32,500 from the original appropriation for the Comprehensive Plan Update; therefore, the budget amendment request is for \$167,500.

### Attachment

Ordinance to Amend the 2023-2024 Fiscal Year Budget Ordinance for the Comprehensive Plan Update

### AN ORDINANCE TO AMEND THE 2023-2024 FISCAL YEAR BUDGET ORDINANCE

**BE IT ORDAINED**, by the Board of Commissioners of the Town of Rolesville, North Carolina that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024:

1. To appropriate funds for an expanded Comprehensive Land Use Plan update.

		<u>Change</u>
<u>Revenue</u> 100-000-6900-0000	Fund Balance Appropriation	\$55,000
<u>Expenditure</u>		
100-190-5399-0000	Contingency	-\$110,000
100-210-5262-0000	Contracted Services	\$165 <i>,</i> 000

This will result in a net increase of \$55,000 in both revenues and expenditures of the General Fund.

Adopted this 2<sup>nd</sup> day of April 2024

Ronnie I. Currin Town of Rolesville Mayor

Attest:

Robin E. Peyton Town Clerk



# Memo

То:	Mayor and Town Board of Commissioners
From:	Meredith Gruber, Planning Director
Date:	April 2, 2024
Re:	ANX-24-01, Hills at Harris Creek – Direct Town Clerk to Investigate Sufficiency and Call for Legislative Hearing on May 7, 2024

### **Summary Information**

A voluntary annexation for the same properties noted in the following paragraph was previously considered under case number ANX-22-04 and was associated with rezoning applications MA-22-01 and REZ-23-03. MA-22-01 was withdrawn; REZ-23-03 and ANX-22-04, Hills at Harris Creek, were denied by the Town Board of Commissioners on November 8, 2023. The applicant has submitted a new rezoning application, case number REZ-24-02, and the new case number for the associated voluntary annexation is ANX-24-01.

The Town of Rolesville has received a non-contiguous voluntary annexation petition for four parcels totaling 132.66 acres located at 3645 Rock Farm Road and 5333 Mitchell Mill Road, as well as two unaddressed properties on Mitchell Mill Road, with Wake County PINs 1757761273, 1757778982, 1758850520, and 175758529, to be annexed into the Town of Rolesville Town Limits. These same four parcels comprise the subject property of the Hills at Harris Creek rezoning case, REZ-24-02.

The petition should be investigated by the Town Clerk as to its sufficiency of meeting G.S. 160A-31.

### Recommendation

Staff recommends the Town Board of Commissioners direct the Town Clerk to investigate the sufficiency of ANX 24-01 and the Town Board of Commissioners schedule a legislative hearing on May 7, 2024, for ANX 22-04, both as per the petition received under G.S. 160A-31.

### **Suggested Motion**

Motion to direct the Town Clerk to investigate sufficiency and schedule a legislative hearing for ANX 24-01, Hills at Harris Creek, on May 7, 2024.

### Attachments

ANX 24-01 Petition for Annexation and Attachments



The items below are required in order to complete your application and shall be submitted when the application if filed.

- 1. A complete copy of the last deed of record for proof of ownership
- 2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
- 3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

#### SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. 🛛 Yes 🛛 or 🛛 No Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

#### SECTION 2 – VESTED RIGHTS

NC General Statues require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No No

### SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757761273	0443802	DB016701	PG 00363	10.48	\$ 196,750
		DB	PG		\$
		DB	PG		S

#### SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

with		3/21/22
Signature of Owner #1	Randall & Laura Watkins 3544	Date Signed
Marto	Donlin Dr, Wake Forest NC 27587	21 Mar 2022
Signature of Owner #2		Date Signed

Signature of Owner #2

Name of Corporation

If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina - Office of the Secretary of State)

Printed Name of Registered Agent Signature of Registered Agent Address, State, Zip of Registered Office: CALIFIC ØB45 , a Notary Public for said County and State, do hereby certify that the above signed individual(s) oppeared before are this day and signed the foregoing instrument. Witness say kins Stabel Notary Public My commission expires: 10/7/26 11111111



The items below are required in order to complete your application and shall be submitted when the application if filed.

- 1. A complete copy of the last deed of record for proof of ownership
- An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a
  professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
- 3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

#### SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary.  $\Box$  Yes or  $\boxtimes$  No Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Catolina General Statute §160-131(1).

#### **SECTION 2 - VESTED RIGHTS**

NC General Statues require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?  $\Box$  Yes or  $\boxtimes$  No

### **SECTION 3 · PROPERTY DETAILS**

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757778982	0443803	DB20-E	PG 114	97.41	\$ 1,954,590
1757750520	0074789	DB20-E	PG 114	0.69	\$ 179,871
		DB	PG		S

### SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

Jank D With	All a way to be a second and a se	31
Signature of Owner #1	3609 Rock Farm Rd, Wake	Date Si
DonnaMliaHum	Forest NC 27587-6872	3-1
Signature of Owner #2		Date Si

15/2022 gned 5-2022

 If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation		
Printed Name of Registered Agent	Signature of Registered Agent	TE H. Day
Address, State, Zip of Registered Office:		B NOTARL
Carolinu, <u>Ulake</u> County	y and State, Shorte certification the the order signed individual(s) appeared before a	
ess my hand and official seal, this day of Marc	B NOTA JANN. THE	A CHELIC C
Notare Soci	Notary Hublic My compussion expires: D	7, 202 France COUNT
	A Second Second	



The items below are required in order to complete your application and shall be submitted when the application if filed.

- 1. A complete copy of the last deed of record for proof of ownership
- 2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
- 3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

### SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary.  $\Box$  Yes or  $\boxtimes$  No Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

#### SECTION 2 - VESTED RIGHTS

NC General Statuces require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?  $\Box$  Yes or  $\boxtimes$  No

#### **SECTION 3 - PROPERTY DETAILS**

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757778982	0443803	DB20-E	PG 114	97.41	\$ 1,954,590
1757750520	0074789	DB20-E	PG 114	0.69	\$ 179,871
		DB	PG		S

#### SECTION 4 - SIGNATURES AND VERIFICATION

Alla

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above he annexed and mode part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

alan Mathine		
Signature of Owner #1		3609 Rock Farm Rd,
Malady E. Lalat	K-mo)	Wake Forest, NC
Signature of Owner #2	C	27587-6872

3/15/2022 Date Signed 3/15/2022 Date Signed

 If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

1 vanie	or corp	manon	

Name of Comparation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office: North Capatinga. <u>Market</u> County 1. <u>Hart A Withow AK/MS</u> , a Natary Public for said County and State, do hereby certify that the above signed individual(s) appeared before are this day and signed Witness my handhald official we file a file a file a day of <u>Marta</u> 20 <u>Notary Public</u> NOTAR <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b> <b>OTAR</b>	ed the foregoing instrumant.
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### SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757758529	0493307	DB 018421	PG 00370	24.08	\$
		DB	PG		\$
		DB	PG		\$

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• If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

Signature of

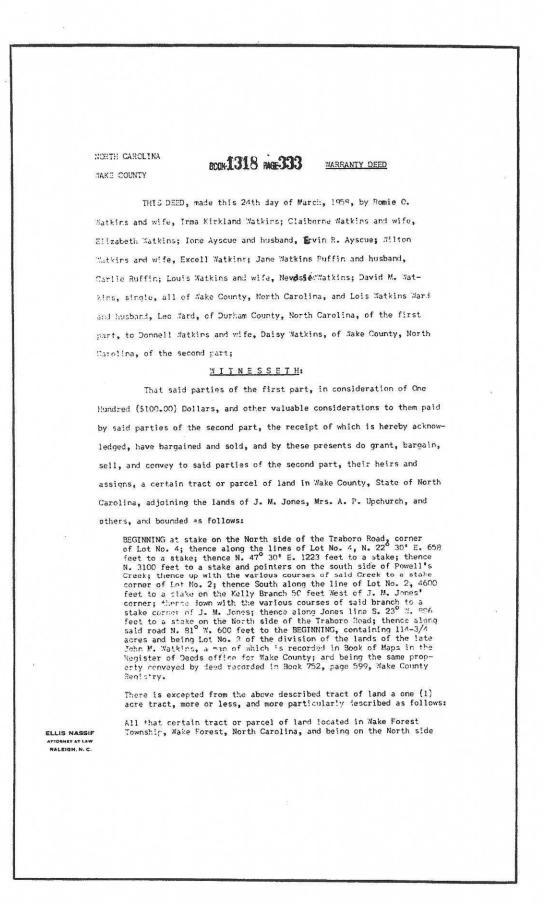
Date Signed

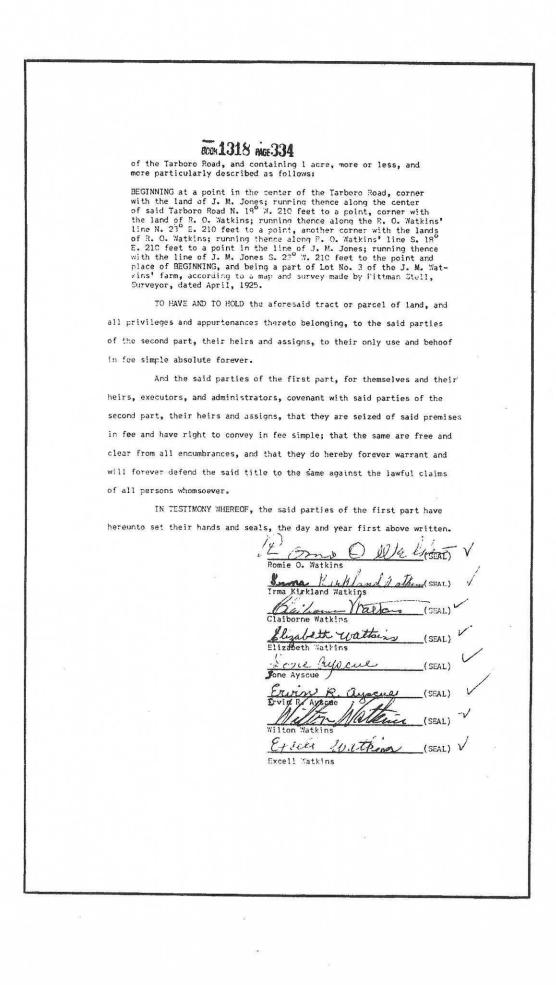
Signature of Owner #2

Date Signed

• If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Ellis Land Investment Company Name of Corporation Stephen Ellis Signature of Registered Agent Printed Name of Registered Agent 6801 Falls of Newse Rd. Suite 108 Raleigh, NC 27615 Address, State, Zip of Registered Office: ounty ANNE O ANNE O A solution of A signed the foregoing instrument. A solution of A signed the foregoing instrument. North Carolina, \_\_\_\_Wake AnneB. Oakler Witness my hand and official seal, this, Notary Public Notary Seal the commission expires TREMEREE



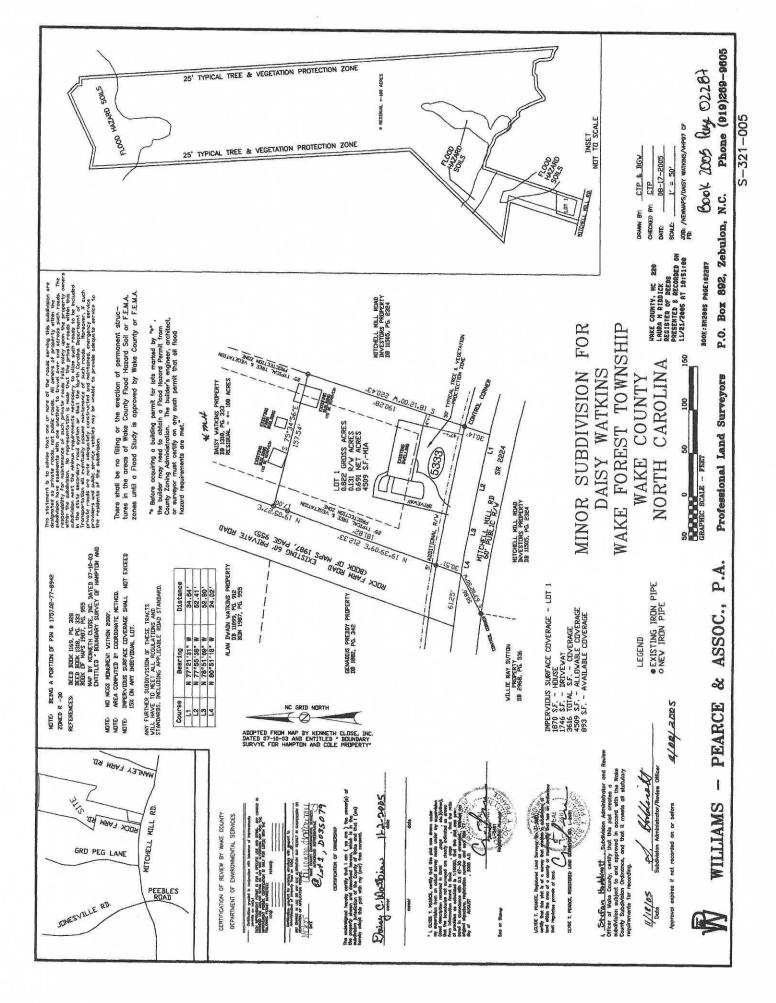


BOOK 1318 PAGE 335 (SEAL) (SEAL) (SEAL) (SEAL) " (SEAL) David M. Watkins alth Pain W. \_(SEAL) Lois Watkins Ward · Ce (SEAL) ili. Leo Ward NORTH CAROLINA WAKE COUNTY I, DITTED OF MERCENCE, Notary Public, do hereby certify that Romie O. Watkins, Irma Kirkland Watkins, Claiborne Watkins, Elizabeth Watkins, Ione Ayscue, Wilton Watkins, Excell Watkins, Jane Watkins Ruffin, Louis Watkins, Nevess Watkins, David M. Watkins, Lois Watkins Ward, and Leo Ward, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument. SITNESS my hand and Notarial seal, this the <u>31</u> day of March, Bettie Jermanie My commission extress Mar - 23, 1959 NORTH CAROLINA DURHAM COUNTY mar S. Sellere I, \_\_\_\_\_, Notary Fublic, do hereby that frvin R. Ayscue personally appeared before me this day and ged the due execution of the foregoing instrument. ITNESS my hand and Notarial scal, this the 25 day of March, mae A. Sellen Notary Public A SPINT My commission expires: 9-13-59

er flata d

NEXTH CAROLINA - Hanser COINTY CCCK 1318 PAGE 336 1, There y are Short, Notary Public, do hereby cartify that Carlie Suffin personally appeared before me this day and acknowledged the due execution of the foregoing instrument. WITNESS my hand and Notarial seal, this the 26 day of March, ACT Idenny di sac Phrase Notary Public ission expires: 2-1- 196 STATE OF NORTH CAROLINA: Wake County: The foregoing Certificate(s) of Bettie Jerniga A Notary Public of Wake County, State of North Caroline Mac A. Mellanda A Notary Public of Durker County, State of North Carolina Henry Lanac Rhocks Atom Fills Allendaryour at Anis di marine are adjudged to be in due form and correct. Let the instrument, with the certificate be registered. Witness my hand this the \_\_\_\_ day of \_\_\_\_\_ 195 8 Level 2 Level Tel. A. County, N. C. 22 Filed for registration at 1: VOP. June 1018 \_o'clock 6 \_day of Rake and registered in the office of the Register of Deeds for ... County, in Book 1318 Page 333 254 Paio Register of Deeds Probate Registration \$

STATE	OF NORTH CAROLINA	FROM KOMie O. Watkins
JIAID		PROM D C. C. C. C. C. C.
	WAKE COUNTY	To homa Kirkeans Watking
THIS DEF	D. Made this 25th Day of Ver	hum 103 P by
	n Iomie O. 2	Valking)
of	Valke County and State of	North Carolin of the first part, to Onma King
Walkins,	for the period of her natural life.	there equally to her children who survive her
of	Ke County and State of	North Careling, of the second part:
WITNESSI	TH, They said Omia O. Wat	trinel
in consideration	E)	e love and appertion Bolle
nun	paid by Orma Kirkla	~ Watking
the receipt of w	high is hereby acknowledged, had bargained and sol	d, and by these presents do 2 grant, bargain, sell and convey to said
	Ina Kickland Watkins, for	
parcel of land i	S.M. Jones Mrs. a. P.	nty State of Abr To Carolina, adjoining the lan
	// //	and others, and bounded as follows
- /	Beginning at stake on the N.s	ide of the l'Arbore Road, corner of lot No.4; thence at
$\mathcal{O}$	lines of lot No.4, N. 22 deg. 30	' E. 658' to a stake; thence N. 47 deg. 30' E. 1223' t
		take and pointers on the south side of Fowell's Creek;
		es or said Creek to a stake corner of lot Nc.2; thence
		' to a stake on the Kelly Branch 50' West of J. M. Jon
		ious courses of said Branch to a stake corner of T. M.
		g. W. 886' to a stake on the north side of the farboro
		. W. 600' to the beginning, containing one wundred and
	fourteen and three-fourths acres	(114法) and being lot No.3 or the Division or the lands
		of which is recorded in the book of maps in the Regist
	Deeds office for Wake County .	
	*	
		*
TO HAVE	AND TO HOLD the aforesaid tract or parcel of land, i	and all privileges and appurtenances thereto belonging, to the said
TO HAVE	a forme O. Walking A	heirs and assigns, to the formation only use and behoof for the self
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BKBM2005PG02287

WAKE COUNTY, NC TAMMY L. BRUNNER REGISTER OF DEEDS PRESENTED & RECORDED ON 02-16-2022 AT 12:53:17 STATE OF NC REAL ESTATE EXCISE TAX: \$1,445.00 BOOK: 018921 PAGE: 00370 - 00374

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1445.00

Wake County REID Out of 0046970

Mail/Box to: Grantee

This instrument was prepared by: Kenneth L. Eagle, 105 Weston Estates Way, Cary, NC 27513

Brief description for the Index: 25.125 Acres, north side of Mitchell Mill Road (NCSR 2224)

THIS DEED	made this <u>15</u> day of February 2022, by and	between	
	GRANTOR		GRANTEE
	Road Investors LLC, ina limited liability company		vestment Company, LLC, ina limited liability company
Address:	105 Weston Estates Way Cary, NC 27513	Address:	6801 Falls of Neuse Road, Suite 108 Raleigh, NC 27615

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake Forest Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

### SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.

The Property was acquired by Grantor by instrument recorded in Book 11505, Page 2324.

None of the Property herein conveyed includes the primary residence of Grantor.

<u>Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.</u>

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1. Ad valorem property taxes for 2022 and subsequent years.
- 2. Right of way of Mitchell Mill Road (North Carolina Secondary Road 2224).
- 3. All rights of way, easements, restrictions, agreements, and other matters of record affecting the Property recorded in the office of the Register of Deeds for Wake County, North Carolina, including, without limitation, the following:
  - a. Easement to Carolina Power and Light Company recorded in Book 2830, Page 24.
  - b. Rights of others entitled thereto in and to the continued uninterrupted flow of any portion of Kelly Branch on or adjoining the Property.
  - c. Riparian or littoral rights incident to any branches, creeks, streams, or other waters on or adjoining the Property.
  - d. Rights of adjoining property owners in and to any ditches on or adjoining the Property.
  - e. Matters that would be shown by a current survey of the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its company name by its duly authorized official, as of the day and year first above written.

Mitchell Mill Road Investors LLC, a North Carolina limited liability company

Bv: Name:

Title: Vice President

Wake County, North Carolina

I certify that the following person personally appear foregoing Deed: <u>TIMOTHY</u> R. SMITH	red before me this day and acknowledged to me that he executed the
Date: February 15, 2022 (affix seal or stamp here) $NOTAP_L$	Hammy L. Ward Notary Public Printed/Typed Name: Lauren L. Ward My Commission Expires: Aug. 3, 2024

### EXHIBIT A PROPERTY DESCRIPTION

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the right of way of Mitchell Mill Road (North Carolina Secondary Road 2224), and being more particularly described as follows (all recording references are to the office of the Register of Deeds for Wake County, North Carolina):

BEGINNING at an iron pipe found in the north right-of-way line of Mitchell Mill Road, said point being a common corner with the southeast corner of property owned now or formerly by Donnell Watkens (see Deed Book 1318, Page 333); then running along the following lines:

With the eastern boundary line of Watkens, North 18 degrees 12 minutes 00 seconds East 893.03 feet to an iron pipe set;

Continuing with the eastern boundary line of Watkens, North 18 degrees 12 minutes 00 seconds East 50.00 feet to a point in the Kelly Branch;

The along center line of Kelly Branch:

North 39 degrees 14 minutes 44 seconds East 7.31 feet; South 56 degrees 54 minutes 35 seconds East 48.61 feet; South 70 degrees 54 minutes 35 seconds East 24.61 feet; North 70 degrees 48 minutes 45 seconds East 25 .45 feet; South 40 degrees 27 minutes 21 seconds East 28.19 feet; South 89 degrees 23 minutes 35 seconds East 32.88 feet; South 36 degrees 29 minutes 25 seconds East 17.15 feet; North 87 degrees 07 minutes 56 seconds East 15.72 feet: South 51 degrees 42 minutes 06 seconds East 21.14 feet; South 89 degrees 24 minutes 42 seconds East 33.05 feet; South 02 degrees 01 minutes 35 seconds East 17.48 feet; South 81 degrees 55 minutes 17 seconds East 15.31 feet; North 69 degrees 56 minutes 02 seconds East 14.47 feet; South 47 degrees 41 minutes 48 seconds East 9.88 feet; South 10 degrees 48 minutes 42 seconds West 17.64 feet; South 60 degrees 44 minutes 48 seconds East 46.31 feet; South 37 degrees 39 minutes 08 seconds East 49.81 feet; South 12 degrees 22 minutes 12 seconds East 24.12 feet; South 29 degrees 48 minutes 24 seconds East 30.28 feet; South 82 degrees 27 minutes 46 seconds East 31.99 feet; South 59 degrees 14 minutes 13 seconds East 17.52 feet; South 84 degrees 17 minutes 27 seconds East 25.35 feet; South 34 degrees 56 minutes 33 seconds East 75.35 feet; South 76 degrees 29 minutes 04 seconds East 27.94 feet; South 53 degrees 56 minutes 59 seconds East 23.48 feet; North 62 degrees 42 minutes 03 seconds East 27.98 feet; South 12 degrees 06 minutes 52 seconds East 39.01 feet; South 19 degrees 20 minutes 23 seconds East 50.44 feet;

South 77 degrees 09 minutes 16 seconds East 19.10 feet; South 07 degrees 23 minutes 00 seconds East 8.05 feet; South 27 degrees 33 minutes 46 seconds West 17.80 feet; South 02 degrees 52 minutes 45 seconds East 17.25 feet; South 56 degrees 32 minutes 15 seconds East 19.64 feet; South 12 degrees 52 minutes 10 seconds East 26.30 feet; South 77 degrees 21 minutes 17 seconds East 19.17 feet; South 22 degrees 18 minutes 41 seconds East 19.39 feet; South 65 degrees 53 minutes 52 seconds East 24.78 feet; South 19 degrees 31 minutes 10 seconds West 13.15 feet; South 71 degrees 14minutes 44 seconds East 11.65 feet; North 78 degrees 16 minutes 05 seconds East 30.35 feet: North 66 degrees 40 minutes 56 seconds East 29.69 feet; North 52 degrees 43 minutes 45 seconds East 52.03 feet; South 84 degrees 05 minutes 40 seconds East 20.63 feet; North 75 degrees 05 minutes 35 seconds East 16.99 feet; South 68 degrees 27 minutes 23 seconds East 16.87 feet; North 81 degrees 44 minutes 06 seconds East 14.34 feet; South 74 degrees 50 minutes 19 seconds East 19.97 feet; North 49 degrees 38 minutes 31 seconds East 44.60 feet; South 62 degrees 45 minutes 51 seconds East 22.37 feet; North 57 degrees 04 minutes 06 seconds East 21.98 feet; South 85 degrees 24 minutes 11 seconds East 37.57 feet; North 62 degrees 13 minutes 03 seconds East 23 .16 feet; South 54 degrees 59 minutes 08 seconds East 19.65 feet; South 15 degrees 17 minutes 54 seconds East 38.18 feet; South 05 degrees 38 minutes 36 seconds East 33.15 feet; South 15 degrees 59 minutes 03 seconds West 8.22 feet; South 53 degrees 28 minutes 36 seconds West 20. 78 feet; South 27 degrees 04 minutes 40 seconds East 79.74 feet; North 82 degrees 47 minutes 20 seconds East 21.90 feet; South 66 degrees 58 minutes 30 seconds East 28.16 feet; South 81 degrees 40 minutes 19 seconds East 27.96 feet; South 51 degrees 33 minutes 15 seconds East 16.75 feet; South 06 degrees 37 minutes 45 seconds West 10.90 feet; South 19 degrees 04 minutes 40 seconds West 14.50 feet; South 48 degrees 42 minutes 21 seconds East 17.71 feet; South 61 degrees 22 minutes 03 seconds East 39.43 feet; and

South 36 degrees 38 minutes 48 seconds East 39.44 feet to a point in the center line of Kelly Branch, in the western boundary line of property owned now or formerly by Joseph H. Wagner (see deeds recorded in Book 5816, Page 277 and Book 2619, Page 775 and maps recorded in Book of Maps 1985, Page 2212 and Book of Maps 1993, Page 446);

then leaving the center line of Kelly Creek and running with the western boundary line of said property of Wagner along the following two (2) lines:

South 01 degrees 27 minutes 33 seconds East 19.71 feet; and

South 00 degrees 27 minutes 33 seconds East 10.00 feet to a point in the eastern boundary line of the Property herein described and a common corner with the southwest corner of said property of Wagner and with the northwest corner of property owned now or formerly by Charles Spencer Jones (see deed recorded in Book 10112, Page 1534);

then with the western boundary line of said property of Jones, along the following two (2) lines:

South 00 degrees 27 minutes 33 seconds East 10.00 feet; and

South 00 degrees 27 minutes 33 seconds East 552.55 feet to a spike set in the centerline of Mitchell Mill Road;

then along the centerline of Mitchell Mill Road the following lines:

North 71 degrees 32 minutes 39 seconds West 24.07 feet; North 74 degrees 13 minutes 18 seconds West 51.42 feet; North 75 degrees 48 minutes 52 seconds West 259.87 feet; North 75 degrees 14 minutes 33 seconds West 152.68 feet; North 74 degrees 15 minutes 20 seconds West 51.96 feet; North 74 degrees 59 minutes 06 seconds West 50.07 feet; North 74 degrees 05 minutes 27 seconds West 50.77 feet; North 73 degrees 34 minutes 20 seconds West 50.77 feet; North 73 degrees 34 minutes 20 seconds West 52.88 feet; North 73 degrees 37 minutes 20 seconds West 98.57 feet; North 73 degrees 31 minutes 11 seconds West 98.57 feet; North 75 degrees 15 minutes 51 seconds West 96.96 feet; North 75 degrees 39 minutes 32 seconds West 100.00 feet; North 76 degrees 39 minutes 32 seconds West 154.21 feet; North 76 degrees 20 minutes 42 seconds West 100.91 feet; North 77 degrees 07 minutes 54 seconds West 104.34 feet; and North 77 degrees 21 minutes 31 seconds West 70.97 feet to a

North 77 degrees 21 minutes 31 seconds West 70.97 feet to a spike set in the centerline of Mitchell Mill Road, a common corner with the southeast corner of the aforesaid property owned now or formerly by Watkens;

then with the eastern boundary line of said property of Watkens, North 18 degrees 12 minutes 00 seconds East 30.14 feet to the point and place of BEGINNING,

and being Tract 1, containing a total of 25.125 acres (1.043 acres in the right of way of Mitchell Mill Road and 24.082 outside of the right of way of Mitchell Mill Road), as shown on a survey entitled "Boundary Survey of Hampton and Cole Property", prepared by Kenneth Close, Inc., dated July 10, 2003.

BOOK: 016701 PAGE: 00363 - 00364

Excise Tax: \$0 Parcel# 443802

Prepared By: Gwynn & Edwards, P.A. (without title exam or tax advice)

Mail After Recording to: GRANTEE

### NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this <u>15</u> day of February, 2017, by and between **DAISY WATKINS**, *GRANTOR, to* **RANDALL WATKINS and wife, LAURA WATKINS, GRANTEES**, whose mailing address is 3278 Landing Falls Lane, Raleigh, NC 27616.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING ALL OF TRACT 1 containing 10.524 gross acres as shown on map entitled "Exempt Subdivision for Randall Watkins, Wake Forest Township, Wake County, North Carolina" by Williams-Pearce and Assoc., Professional Land Surveyors, P.A., dated 12/08/2016 and recorded in Book of Maps 2017, Page 218, Wake County Registry.

This deed was prepared without a title search and drafting attorney makes no representation as to title or estate.

This is not the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons

Submitted electronically by "Gwynn & Edwards, PA" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds. whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1. 2017 ad valorem taxes; and
- 2. Any rights of way and easements of record, if any.

The property hereinabove described was conveyed to Grantor by instrument recorded in Book 1318, Page 333, Wake County Registry.

A map of the above-described property is recorded in Book of Maps 2017, Page 218, Wake County Registry.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

- da io:6SEAb)ic Pa. MILLIOATA CAROLI DAISY WATKINS

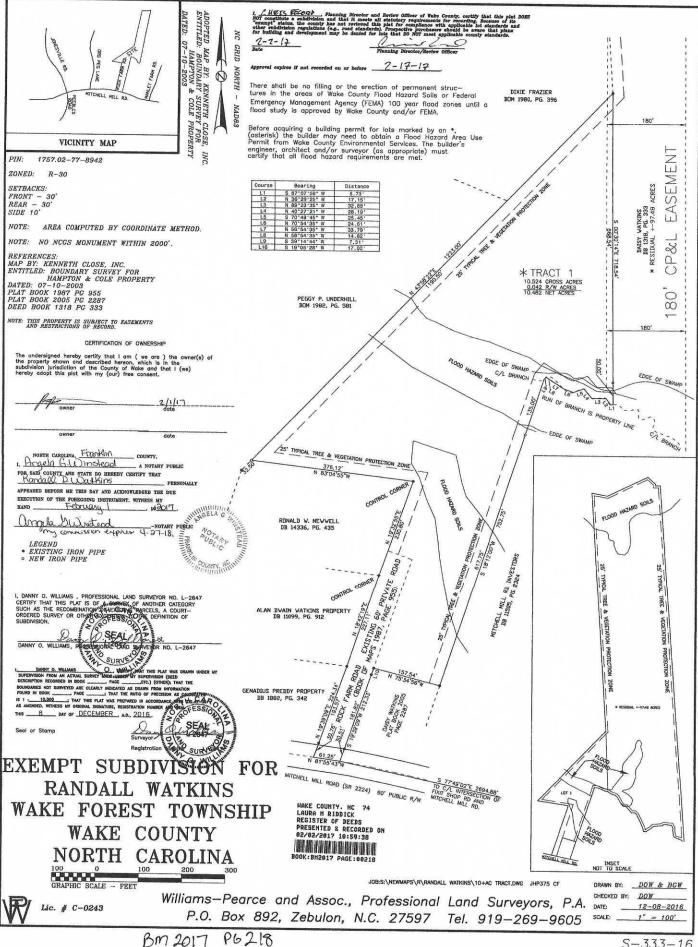
STATE OF NORTH CAROLINA

I, a Notary Public of the County and State aforesaid, certify that DAISY WATKINS personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>/</u>S day of FEBRUARY, 2017.

Notary Public Pranklin Count xpires: 7 Notary Public

NOTARY LIC

CHANGETTE L. THOXTON



3KBM2017PG00218

### **LEGAL DESCRIPTIONS**

### 5333 Mitchell Mill Road, Wake Forest, NC 27587 (PIN: 1757750520; REID: 0074789)

BEING all of Lot 1 as shown on that plat titled "Minor Subdivision for Daisy Watkins" by Williams-Pearce & Assoc., P.A., recorded in Book of Maps 2005, Page 2287, Wake County Registry.

### 3645 Rock Farm Road, Wake Forest, NC 27587 (PIN: 1757761273; REID: 0443802)

BEING all of Tract 1 containing 10.524 gross acres as shown on map entitled "Exempt Subdivision for Randall Watkins, Wake Forest Township, Wake County, North Carolina" by Williams-Pearce and Assoc., Professional Land Surveyors, P.A., dated 12/08/2016 and recorded in Book of Maps 2017, Page 218, Wake County Registry.

### **<u>0 Mitchell Mill Road, Wake Forest, NC 27587</u>** (PIN: 1757778982; REID: 0443803)

BEGINNING at stake on the North side of the Traboro Road corner of Lot No. 4; thence along the lines of Lot No. 4, N. 22° 30' E. 658 feet to a stake; thence N. 47° 30' E. 1223 feet to a stake; thence N. 3100 feet to a stake and pointers on the south side of Powell's Creek; thence up with the various courses of said Creek to a stake corner of Lot No. 2; thence South along the line of Lot No. 2, 4600 feet to a stake on the Kelly Branch 50 feet West of J.M. Jones' corner; thence down with the various courses of said branch to a stake corner of J.M. Jones; thence along stake on the North side of the Traboro Road; thence along said road N. 81° W. 600 feet to the BEGINNING, containing 114-3/4 acres and being Lot No. 3 of the division of the lands of the late John M. Watkins, a map of which is recorded in Book of Maps in the Register of Deeds office for Wake County; and being the same property conveyed by deed recorded in Book 752, Page 599, Wake County Registry.

There is excepted from the above described tract of land a one (1) acre tract, more or less, and more particularly described as follows:

All that certain tract or parcel of land located in Wake Forest Township, Wake Forest, North Carolina, and being on the North side of the Tarboro Road, and containing 1 acre, more or less, and more particularly described as follows:

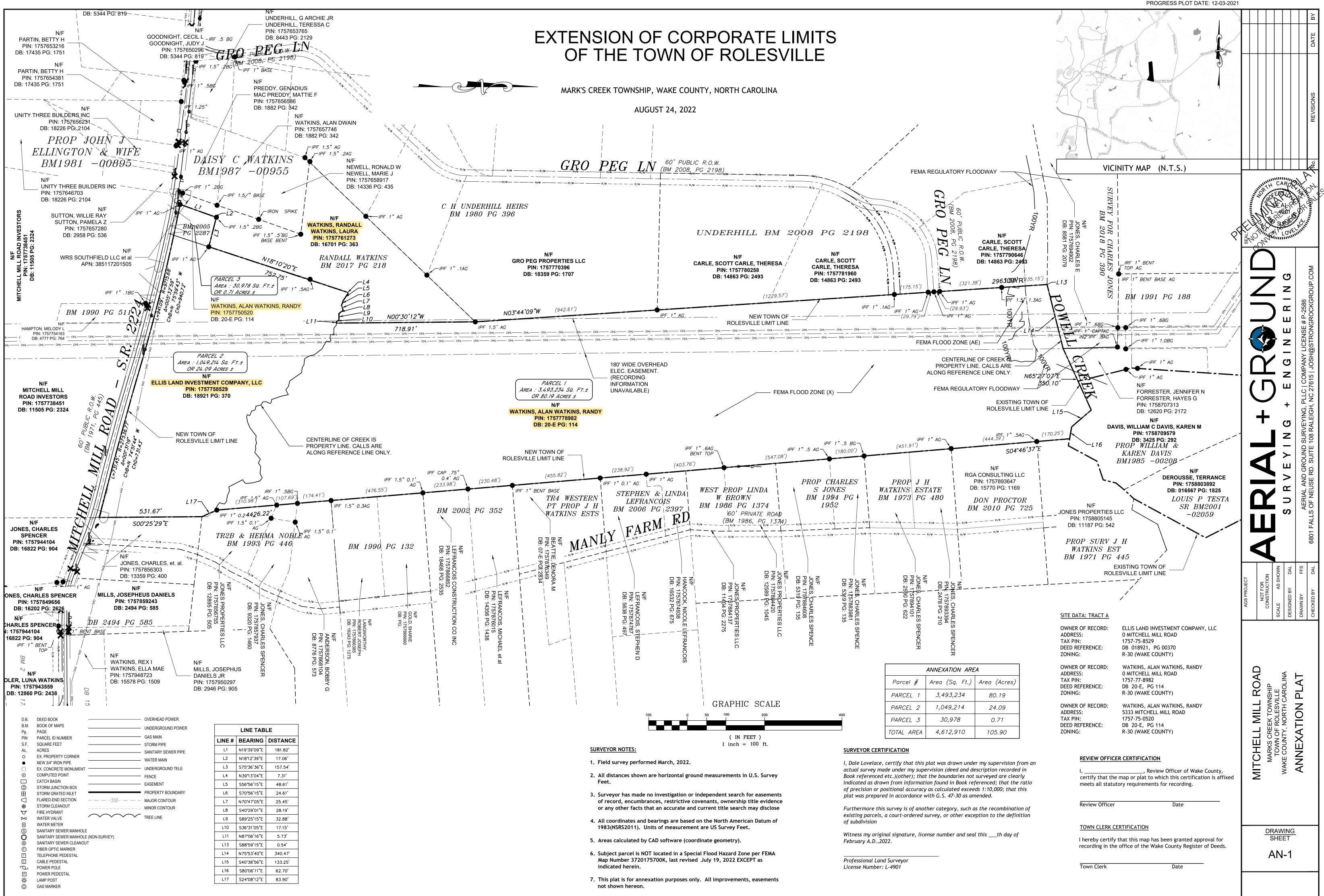
BEGINNING at a point in the center of the Tarboro Road, corner with the land of J.M. Jones; running thence along the center of said Tarboro Road N. 18° W. 210 feet to a point, corner with the land of R.O. Watkins; running thence along the R.O. Watkins' line N. 23° E. 210 feet to a point, another corner with the lands of R.O. Watkins; running thence along R.O. Watkins' line S. 18° E. 210 feet to a point in the line of J.M. Jones; running thence with the land of J.M. Jones S. 23° W. 210 feet to the point and place of BEGINNING, and being a part of Lot No. 3 of the J.M. Watkins' farm, according to a map and survey made by Pittman Stell, Surveyor, dated April, 1925.

### 5326 Mitchell Mill Road, Wake Forest, NC 27587 (PIN: 1757738648; REID: 0046970)

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the right of way of Mitchell Mill Road (North Carolina State Road 2224), and being more particularly described as follows:

#### TRACT ONE:

BEGINNING at an iron pipe found in the north right-of-way line of Mitchell Mill Road, said point being the common corner of Lois Jones Merriman Heirs' property and the southeast corner of Donnell Watkens (Deed Book 1318, Page 333, Wake County Registry); thence North 18 degrees 12 minutes 00 seconds East 893.03 feet to an iron pipe set; thence North 18 degrees 12 minutes 00 seconds East 50.00 feet to a point in the Kelly Branch the following courses and distances: North 39 degrees 14 minutes 44 seconds East 7.31 feet; South 56 degrees 54 minutes 35 seconds East 48.61 feet; South 70 degrees 54 minutes 35 seconds East 24.61 feet; North 70 degrees 48 minutes 45 seconds East 25.45 feet; South 40 degrees 27 minutes 21 seconds East 28.19 feet; South 89 degrees 23 minutes 35 seconds East 32.88 feet; South 36 degrees 29 minutes 25 seconds East 17.15 feet; North 87 degrees 07 minutes 56 seconds East 15.72 feet; South 51 degrees 42 minutes 06 seconds East 21.14 feet; South 89 degrees 24 minutes 42 seconds East 33.05 feet; 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South 48 degrees 42 minutes 21 seconds East 17.71 feet; South 61 degrees 22 minutes 03 seconds East 39.43 feet; South 36 degrees 38 minutes 48 seconds East 39.44 feet; South 00 degrees 27 minutes 33 seconds East 19.71 feet; South 00 degrees 27 minutes 33 seconds East 10.00 feet; South 00 degrees 27 minutes 33 seconds East 10.00 feet; then South 00 degrees 27 minutes 33 seconds East 552.55 feet to a spike set in the centerline of Mitchell Mill Road; thence along the centerline of Mitchell Mill Road the following courses and distances: North 71 degrees 32 minutes 39 seconds West 24.07 feet; North 74 degrees 13 minutes 18 seconds West 51.42 feet; North 75 degrees 48 minutes 52 seconds West 259.87 feet; North 75 degrees 14 minutes 33 seconds West 152.68 feet; North 74 degrees 15 minutes 20 seconds West 51.96 feet; North 74 degrees 59 minutes 06 seconds West 50.07 feet; North 74 degrees 05 minutes 27 seconds West 50.77 feet; North 73 degrees 34 minutes 20 seconds West 99.95 feet; North 72 degrees 45 minutes 42 seconds West 52.88 feet; 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То:	Town of Rolesville Board of Commissioners via Eric Marsh
From:	Lisa Alston
Date:	February 8, 2024
Re:	Consent Agenda, Approval of Position Reclassification

As detailed in the Economic Development Strategic Plan, the Town of Rolesville has experienced substantial growth which is expected to continue. For that reason, we have thoroughly evaluated the current structure of our Planning Department. We have determined that the current structure no longer allows for the most effective, efficient delivery of service to citizens and customers. Therefore, we are requesting your approval of the reclassification of the current Senior Planner position to that of Assistant Planning Director.

The Senior Planner position falls within pay grade 19 with a minimum annual salary of \$70,935 and a maximum of \$104,984. We are requesting that the Assistant Planning Director position be assigned to grade 22 which has a minimum salary of \$82,116 and a maximum of \$121,532.

The employee currently in this position attends/facilitates meetings in the Planning Director's absence, leads the Technical Review Committee. If approved, the Assistant Planning Director would directly supervise the positions of Planner II and Development Support Specialist.

This reclassification will not only allow staff to satisfy the current demand for services, but it will also accommodate new and expanded service needs as the Town continues to grow. In addition, the reclassification will enable us to be more proactive with identifying and satisfying the needs of our growing community. The salary increase will be absorbed by lapsed salary.

In order to provide a broader and more enhanced scope of service, we are requesting that the reclassification be approved effective March 1, 2024.

Thank you for your consideration.



### **CLASSIFICATION DESCRIPTION**

JOB TITLE:	Assistant Planning Director	JOB CODE:	
DEPARTMENT:	Planning	GRADE:	22
<b>REPORTS TO:</b>	Planning Director	DATE:	3/1/24

#### **SUMMARY:**

Performs supervisory, administrative, and professional planning work in managing the planning division while assisting the Planning Director to stimulate and promote a vibrant economy, protect neighborhoods from incompatible development, reduce or eliminate detrimental environmental impacts, and conserve natural resources.

#### **ESSENTIAL FUNCTIONS:**

This class specification lists the major duties and requirements of the job and is not all-inclusive. Incumbent(s) may be expected to perform job-related duties other than those contained in this document and may be required to have specific job-related knowledge and skills.

- Manages the Development Services division of the department which includes development services, plan review, permitting, zoning administration, and code enforcement.
- Responsible for agenda preparation for the Planning Board, Technical Review Committee, and the Board of Adjustment.
- Resolves sensitive and complex development and zoning related issues.
- Handles division personnel matters.
- Develops and implements the annual operating budget for the applicable department divisions.
- Oversees consultant contracts.
- Develops and processes LDO and text amendments.
- Prepares biannual and annual development reports.
- Serves as or manages the technical adviser to the Planning Board, Board of Adjustment, and Technical Review Committee, other Town departments and civic groups on planning, zoning code enforcement, and related matters
- Advises the Town Manager and other Town officials on planning and development matters in the absence of the Planning Director.
- Directs and participates in the development, preparation, and maintenance of feasibility studies and other plans and studies as directed by the Planning Director or Town Manager.
- Recommends planning policies for approval by Town officials.
- Consults with officials of the municipality, county, state, and federal government in order to coordinate all phases of Town planning and development processes.
- Performs related duties as required.
- Promotes and supports the overall mission of the Town by demonstrating courteous and cooperative behavior when interacting with public and staff; acts in a manner that promotes a harmonious and effective workplace environment.

#### Assistant Planning Director

#### JOB DESCRIPTION

#### **QUALIFICATIONS:**

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

#### **Education and Experience:**

- Bachelor's degree in urban and regional planning, geography, landscape architecture, or a related field;
- Four (4) years of supervisory experience in professional planning;
- OR an equivalent combination of education, training and experience.

#### **Required Certificates, Licenses, and Registrations:**

Continued employment is contingent upon all required licenses and certificates being maintained in active status without suspension or revocation.

• Driver's license.

#### **Required Knowledge and Skills**

Required Knowledge:

- Advanced principles and practices of planning, code enforcement, and community development.
- Economics, municipal finance, and sociology as they apply to planning and community development.
- Principles and practices of civil engineering, statistics, and landscape architecture as they relate to planning and subdivision design and control.
- GIS technology.
- Current literature and recent developments in planning.
- Land use, physical design, demographic, environmental, and socioeconomic concepts as applied to the planning process.
- Statistical analysis and mathematical concepts.
- Applicable State, and local laws, rules, and regulations influencing local government fiscal operations.
- Administrative principles and practices, including goal setting, budgeting and purchasing, program development, implementation and evaluation, and the management of employees.
- Principles and practices of developing teams, motivating employees and managing in a team environment.
- Computer applications related to the work.
- Records management principles and practices.
- Techniques for dealing with a variety of individuals, at all levels of responsibility.
- Principles and techniques of making effective oral presentations.
- Correct business English, including spelling, grammar and punctuation.

#### Assistant Planning Director

#### JOB DESCRIPTION

**Required Skills:** 

- Planning, organizing, and administering a comprehensive and varied planning, zoning and land use management support function.
- Effective and efficient management of programs and staff.
- Training others in policies and procedures related to the work.
- Developing and implementing goals, objectives, policies, procedures, and work standards.
- Developing effective work teams and motivating individuals to meet goals and objectives and provide customer services in the most cost effective and efficient manner.
- Performing professional-level planning and zoning management duties in a variety of assigned areas.
- Interpreting, applying and explaining applicable laws, codes, and regulations.
- Maintaining accurate records and files.
- Providing consulting services to supervisors and managers.
- Preparing clear and concise reports, correspondence and other written materials.
- Using initiative and sound judgment within established procedural guidelines.
- Using tact, discretion, and prudence in working with those contacted in the course of the work.
- Performing effective oral presentations to large and small groups.
- Contributing effectively to the accomplishment of team or work unit goals, objectives and activities.
- Establishing and maintaining effective working relationships with a variety of individuals contacted in the course of the work.

#### **PHYSICAL/MENTAL REQUIREMENTS:**

The physical demands described herein are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Mobility to work in an office setting, use standard office equipment and stamina to sit for extended periods of time; strength to lift and carry up to 20 pounds; vision to read printed materials and computer screens, to perform visual inspections and use measurement devices; and hearing and speech to communicate in person or over the telephone.

#### WORKING ENVIRONMENT:

Work is performed in an office setting. Travel required to locations throughout the ETJ.

#### ΜΕΜΟ

January 29, 2024

#### **Re: Michael Elabarger Promotion Request**

To: Lisa Alston, Human Resources Director

From: Meredith Gruber, Planning Director

Over the last year, Michael Elabarger has demonstrated commitment to the Town of Rolesville, leadership of the Planning Department, and overall effort far beyond his position of Senior Planner. Following are several examples of Mike's commitment, leadership, and extra effort:

- Mike fully covered at least half a dozen Town Board and Planning Board meetings that I was unable to attend in 2023. This coverage involved additional coordination with developers/applicants, additional work with tight deadlines, and additional presentations to the Town Board of Commissioners and Planning Board on top of Mike's regular workload.
- 2. Mike has trained (and continues to train) Michele Raby in current planning work. Michele has been able to take on additional responsibilities and move up to Planner II status due to Mike's investment in her.
- Not only does Mike lead a diverse group of professionals known as Rolesville's Technical Review Committee (TRC), but he also continues to improve the collaboration among, and processes followed by this group. Mike has learned to empower TRC members to be an extension of Rolesville's staff, so they work together more effectively.
- 4. Mike has had the opportunity to participate in more leadership level meetings and lends much needed realism and clarity to staff discussions.
- 5. The above items have been achieved on top of Mike performing all the necessary duties of a Senior Planner in an exemplary way.

For these reasons, I request that Michael be promoted to Assistant Planning Director with a paygrade of 22; this is the same grade as a Police Captain. The Assistant Planning Director position would supervise the Planner II – Current Planning position as well as the Development Support Specialist. Please let me know what additional information you may need from me.

#### Entry #: 94 - 3/21/2024 Status: Submitted Submitted: 3/21/2024 4:40 PM

The Town Clerk will acknowledge receipt and you will be contacted to schedule an interview regarding available position on the board you have chosen.

Qualifications: Some advisory boards require residency within the Town of Rolesville or its ETJ.

Candidates may be invited to meet with an interview panel and appointments are made by the Town Board as a whole.

Name	
Lukas Marquardt	
Physical Address	
252 Character Drive	
Mailing Address	
252 Character Drive	
Phone	Phone
(919) 348-6130	(919) 348-6130
Email	
Imhockey07@icloud.com	
Points of Interest	
Parks and Recreation Advisory Board	
How long have you lived in Rolesville?	
5 years	
What is your formal education?	
Junior in High School	
Current Occupation	Employer
Student	St. Thomas More Academy
Posidos vous socidos os usbat soci actato do vou ours in Polos	ville and within its planning invisition?
Besides your residence, what real estate do you own in Roles	vine and within its planning jurisdiction?
None	
Do you have any business relationships in the Rolesville area	?
No	
Have you ever served on any boards or committees in Rolesv	ille or other towns? (If so please list)
No	

Date

3/21/2024

#### Why do you want to serve on a Town of Rolesville board or committee?

I want to give the input of younger people to the board, and to use my position to make Rolesville more enjoyable for people around my age.

#### What is your "vision" for Rolesville?

I want Rolesville to be a place where me and my friends can come and have fun, rather than having to drive 30+ minutes to another area. I believe the current building projects are a good first step, but I think that in addition to that, there need to be more events that appeal to young people. I would look at Wake Forest's Friday Night on White event as a good example of one of these events. Especially once the construction projects in Main Street are finished, I think that an event like that could bring a lot of people to Rolesville, and boost the personality of our town. With the rapidly booming population, I believe that we should take advantage of that to turn Rolesville into a more vibrant community, and make it stand out among all the other rural towns of NC.

# Briefly, explain what you believe are the two most important issues facing this advisory board, and how do you believe this board should address each issue?

#### 1)

I would say that the most important problem right now is that there isn't enough advertising of current Parks and Rec programs. People can't participate in programs they didn't realize existed. I think that the board should spread awareness in the school system, because each school is a huge concentration of the target audience for sports programs especially.

#### 2)

The second most important issue is that many celebrations and events currently hosted by the Parks and Rec department have an audience that is aging. Even though large amounts of younger people are moving into Rolesville, the majority of people at public events in the town seem to be older. Again, I believe this is a problem of awareness, possibly mixed with the fact that the events are simply geared more towards an older population. Newer families in the area need to be made aware of the opportunities right in front of them, and the events, if they are to attract younger audiences, need to be less about watching main event, and more about the social aspects of meeting up for that event.

# Please specify any activities, which might create a conflict of interest that would prevent you from official action should you be appointed to this advisory board:

In the fall, I have travel hockey, which may prevent me from being at a meeting, but I would most likely skip practice if it was on the same day as a board meeting.

# Please specify any activities, which might create a conflict of interest that would prevent you from official action should you be appointed to this advisory board:

No other conflicts of interest

#### Have you attended a meeting of the board you are applying to or talked to anyone currently on the board?

Yes

#### Comments

All applicants are strongly encouraged to attend a regularly scheduled meeting of the advisory board for which they are applying.

I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application.

Signature

**Date** 3/21/2024



502 Southtown Circle • P.O. Box 250 • Rolesville, NC 27571 • P: 919.556.3506 • F: 919.556.6852

www.rolesvillenc.gov



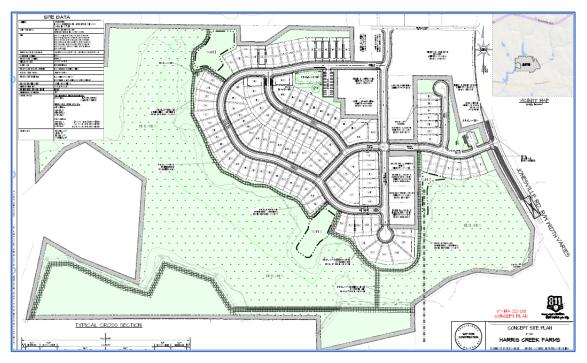
# Memo

To:	Mayor Currin and Town Board of Commissioners
From:	Meredith Gruber, Planning Director & Michael Elabarger, Senior Planner
Date:	April 2, 2024
Re:	Harris Creek Farm Rezoning (MA 22-05) and Annexation (ANX 22-05)

#### Background

Rezoning – MA 22-05

The Town of Rolesville Planning Department received a Rezoning (Map Amendment) application in August of 2022 for approximately 93 acres consisting of nineteen tracts of land on the western side of Jonesville Road near Universal Drive. After several revisions, the application request is to change the zoning from Wake County's Residential-30 (R-30) Zoning District to the Town's Land Development Ordinance (LDO) Residential Medium Density Conditional Zoning District (RM-CZ). Below is an image from the Concept Site Plan (Attachment 5), which proposes a maximum of 120 single family detached (SFD) lots. The Concept Site Plan also indicates an intent to provide at least a minimum of forty percent (40%) gross acreage preserved as undisturbed open space; this indicates the Applicant seeks to subdivide the project utilizing LDO Section 3.1.B., Cluster Development; based on the timing of this submittal, that entails the lot dimensions that existed in the LDO before TA 23-02 was adopted on 04/04/2023.



The Rezoning application includes a set of Conditions of Approval (see Attachment 8) and a Concept Site Plan (see Attachment 5).

#### Voluntary Annexation Petition ANX 22-05

A non-contiguous, voluntary Annexation Petition was submitted, reviewed, and processed simultaneously with the Rezoning application request. There will be a combined Legislative hearing at the Town Board of Commissioners' meeting. The Town Clerk investigated the Sufficiency of the request on December 7, 2022. See Attachment 13 for these files.

#### **Neighborhood Meetings**

The Applicant conducted a neighborhood meeting on July 12, 2023, at which there were 24 attendees. The Applicant held an additional Meeting on October 24, 2023, at which there were 10 attendees; see Attachment 9.

#### **Comprehensive Plan**

#### Land Use

The 2017 Comprehensive Plan Future Land Use map designates the subject property, and the entire area south of Harris Creek to Mitchell Mill Road, as appropriate for *Medium Density Residential* type of land uses, which it describes / defines as:

Predominantly single-family residential uses with portion of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five (3-5) dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

As stated in Land Development Ordinance (LDO) Section 3.1.2.A., Purpose and Intent: "*RM* [*Residential Medium Density zoning district*] implements the Medium Density Residential future land use designation at a density range of three (3) to five (5) dwelling units per acre."

#### **Community Transportation Plan**

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections. There are no plans for new Collector roadways in the vicinity of the subject property, but there is this Thoroughfare Recommendation (page 79/131):

• Jonesville Road is planned to be a 2-lane (with Two Way Left Turn Lane), curb and gutter, bike lanes, and Sidewalks.

Per the Concept Site Plan, the project is proposing one new primary site access (Street A) to Jonesville Road, located south of where Universal Drive lies and the Harris Creek bridge crossing.

Intersection Recommendations

• There are no intersection recommendations associated with the subject property.

• The closest intersection recommendations are located at Mitchell Mill and Rolesville Roads, for an intersection realignment.

#### Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian routes are shown in the following locations:

• A ten-foot (10') private maintained Greenway trail with public access easement, turns into a twenty-foot (20') trail easement before returning to a ten-foot (10') private maintained greenway trail with public access easement is shown on the northwest side of the property, along Harris Creek.

#### Consistency

The Applicant's rezoning request is consistent with the Town of Rolesville's Comprehensive Plan for the following reasons:

- The RM district is a direct fulfillment of the Medium Density Residential land use description.
- The proposed 120 Single-family detached lots/units fulfill the core intent of detached dwelling units in the Medium Density Residential land use description.
- The proposed vehicular circulation network is in harmony with / of no conflict with the Town's Community Transportation Plan.
- The proposed Greenways establish pedestrian connections as recommended by Rolesville's Greenway Plan.

#### Traffic

#### Traffic Impact Analysis

The consulting firm, Ramey Kemp Associates (now DRMP), performed the Traffic Impact Analysis (TIA) for this project on behalf of the Town. The TIA was done at the time that the application was requesting development of 68 Single Family Detached and 81 Single family Attached (townhome) housing units. As noted at the top of this Memo, the project conceived in the application has been scaled back to a maximum of 120 single family detached units, replacing 81 Townhome units with 52 single family detached units.

A trip generation letter (Attachment 12) was prepared by DRMP on March 27, 2024; the contents document the change in land use type and density of the proposed Harris Creek Farm rezoning application. The table below compares the trip generation between the approved TIA Concept Site Plan and the latest Concept Site Plan. The table shows a decrease in the total daily trips and a very small increase in the PM peak hour trips upon entering the site.

Land Use (ITE Code)	Intensity	Daily Traffic	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
		(vpd)	Enter	Exit	Enter	Exit
Approved TIA Site Plan						
Single-Family Detached Housing (210)	68 DU	708	13	39	44	25
Single-Family Attached Housing (215)	81 DU	568	9	27	26	19
TOTAL		1,276	22	66	70	44
Latest Site Plan						
Single-Family Detached Housing (210)	120 DU	1,193	22	66	74	44
Difference		-83	0	0	4	0

Table 1: Trip Generation Comparison

Attachment 10 is the Final Sealed Report dated May 08, 2023. Traffic conditions during weekday AM and PM peak hours were looked at in four (4) scenarios: 2022 Existing Traffic Conditions, 2027 No-build Traffic Conditions, 2027 Build Traffic Conditions and 2027 Build-Improved Traffic Conditions. See excerpted Table E-1 from the TIA report:

	Table L-1	. Site II	ih genei	ation				
Land Use (ITE Code)	Intensity		Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
		<mark>(vpd)</mark>	Enter	Exit	Total	Enter	Exit	Total
Single-Family Home (210)	68 DU	708	13	39	52	44	25	69
Single Family Attached (215)	81 DU	568	9	27	36	26	19	45
<b>Total Primary Trips</b>		1,276	22	66	88	70	44	114

#### Table E-1: Site Trip Generation

Four intersections were studied for capacity analysis and Level of Service (LOS) impact of this development – US 401 Bypass and Jonesville Road; US 401 Bypass and Eastern U-turn location; Mitchell Mill Road and Jonesville Road / Peebles Road and Jonesville Road and Universal Drive.

TIA Summary – Intersection	Improvements
	Recommendations
Future Traffic Conditions A growth rate of 0% was used due to the number of developments included in the background traffic and the proximity of some of these developments to the proposed development. The following adjacent developments were identified to be considered under future conditions:	<ul> <li>Cobblestone Crossing Mixed-Use (Cobblestone)</li> <li>Young Street PUD (The Point)</li> <li>Wheeler Tract (Rolesville Crossing)</li> <li>Louisbury Road Assemblage</li> <li>Kalas / Watkins Family Property (Kalas Falls)</li> <li>5109 Mitchell Mill</li> <li>Hills at Harris Creek</li> </ul>
US 401 Bypass and Jonesville Road	<ul> <li>Conduct a full signal warrant analysis prior to Full Build- out of the proposed development and install a traffic signal if warranted and approved by NCDOT and Town.</li> </ul>
	<ul> <li>Construct a south-bound (Jonesville Rd) left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.</li> <li>It should be noted that this improvement was also identified by the 5109 Mitchell Mill Rd and Hills at Harris Creek TIA.</li> </ul>
Mitchell Mill Road and Jonesville Road / Peebles Road	<ul> <li>Construct an eastbound (Mitchell Mill Rd) left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.</li> <li>It should be noted that this improvement was also identified by the 5109 Mitchell Mill Rd TIA.</li> </ul>
	<ul> <li>Construct a westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate deceleration and taper.</li> <li>It should be noted that this improvement was also identified by the Hills at Harris Creek TIA.</li> <li>Conduct a full signal warrant analysis prior to Full Buildout of the proposed development and install a traffic signal if warranted and approved by NCDOT and Town.</li> </ul>
Jonesville Road and Site Drive	<ul> <li>Construct the eastbound approach (Site Drive) with one ingress lane and one egress lane.</li> <li>Provide stop control for the eastbound approach (Site Drive).</li> </ul>

#### **Development Review**

The Technical Review Committee (TRC) reviewed three versions of the Rezoning application, with all comments pertinent to the consideration of the proposed districts and the general development plan being resolved. Note that the TRC review of the Concept Site Plan (Attachment 5) was not an LDO subdivision and/or site development regulation review, as it is only a conceptual plan, and not an engineered and dimensioned layout. Should the proposed Zoning Districts be approved, the project would next process an administratively

reviewed/approved Major Preliminary Subdivision Plat (PSP) application, followed by Construction Infrastructure Drawings (CID).

#### Planning Board Recommendation

At the Planning Board meeting on December 18, 2023, there were eight public speakers in opposition to the rezoning request. One person submitted a letter in support if the rezoning application.

The Planning Board recommended approval of MA 22-08 with a vote of 3 - 1. The dissenting vote was due to the inclusion of townhomes in the proposed Concept Site Plan.

Since the Planning Board meeting in December, the applicant has revised the application to include single family detached lots only.

#### **Staff Analysis and Recommendation**

The proposed RM District is committing to far less than the LDO stated maximum densities and far less than the theoretical by-right subdivision yields. Collectively, the gross density of the proposed 120 dwelling units over 93 acres = 1.29 units per acre. The proposed housing type is consistent with the Comprehensive Plan Future Land Use designation of Medium Density Residential, and the proposed density matches the Low Density Future Land Use category.

Staff finds the proposed Rezoning request MA 22-08 is consistent with the Comprehensive Plan and recommends Approval.

#### **Consistency and Reasonableness**

As noted above under the Comprehensive Plan section of this report, the rezoning request for the subject parcel is consistent with Rolesville's vision. Map Amendment MA 22-08 is thus consistent with the Comprehensive Plan and other applicable Plans and is therefore reasonable.

#### **Proposed Motions**

- 1. Motion to (approve or deny) rezoning Map Amendment request MA 22-08 Harris Creek Farms.
- 2. (Following Approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for MA 22-08.
- 3. Motion to (approve or deny) the Voluntary Annexation Petition received under G.S. 160A-31 for ANX 22-05 Harris Creek Farms.

Or

4. Motion to continue the legislative hearing for MA 22-08 and ANX 22-05 to a future Town Board of Commissioners' meeting.

#### Attachments

- 1 Vicinity Map
- 2 Zoning Map
- 3 Future Land Use Map
- 4 Map Amendment Application
- 5 Concept Site Plan, December 15, 2023
- 6 Zoning District Boundaries

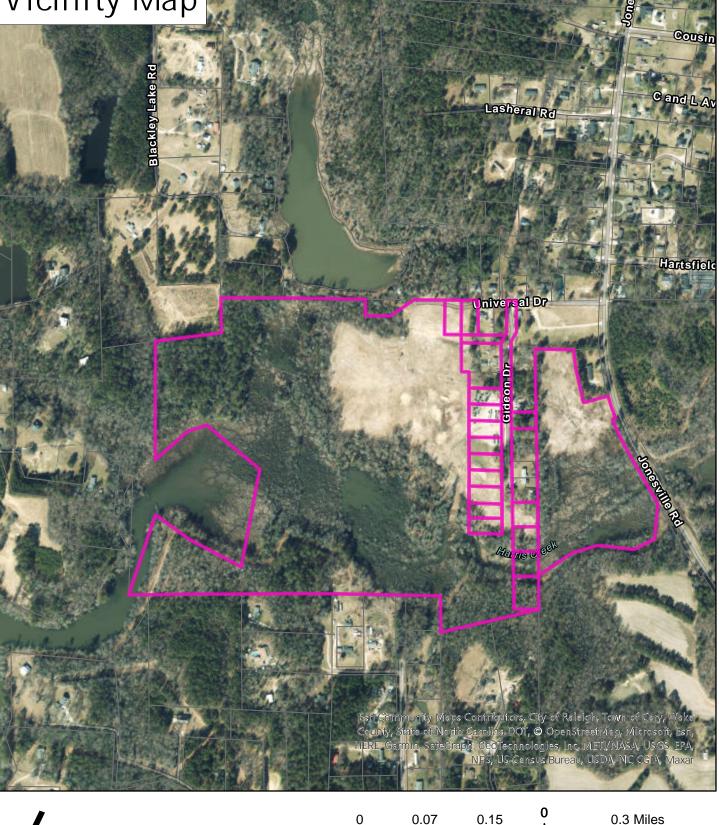
- Zoning District Legal Descriptions 7
- Proposed Conditions of Approval 8
- Neighborhood Meeting Package, July 12, 2023 and October 14, 2023 9
- 10
- Traffic Impact Analysis (TIA), sealed dated May 8, 2023 Traffic Impact Analysis (TIA NCDOT Congestion Management report, June 5, 2023 11
- Traffic Impact Analysis (TIA), Trip Generation Letter, March 27, 2024 12
- 13 Annexation Petition and Attachments
- Applicant Presentation 12

#### Attachment #1



Case: MA 22-08 ANX 22-05 Harris Creek Farms Address: 4928 Universal PIN: 1757277811, 1757375276, 1757375365, 1757375464, 1757375575, 1757375665, 1757375765, 1757375865, 1757375975, 1757385064, 1757384572, 1757383572, 1757368816, 1757378013, 1757378109, 1757378303, 1757377990, 1757471559, 1757385349 Date: 2022.09.12

# Vicinity Map

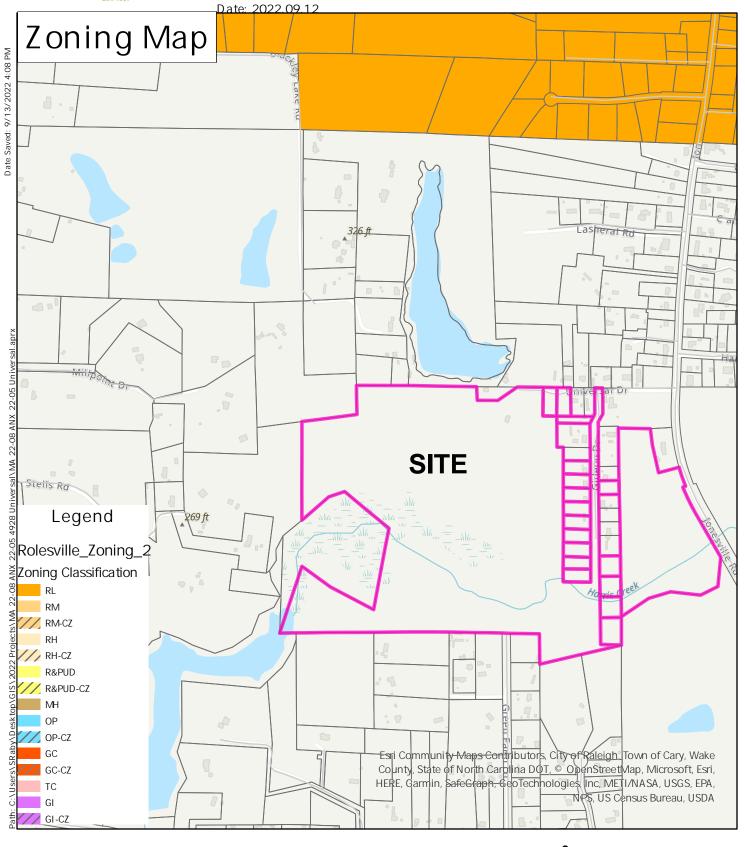


Miles

Attachment #2



Case: MA 22-08 ANX 22-05 Harris Creek Farms Address: 4928 Universal PIN: 1757277811, 1757375276, 1757375365, 1757375464, 1757375575, 1757375665, 1757375765, 1757375865, 1757375975, 1757385064, 1757384572, 1757383572, 1757368816, 1757378013, 1757378109, 1757378303, 1757377990, 1757471559, 1757385349

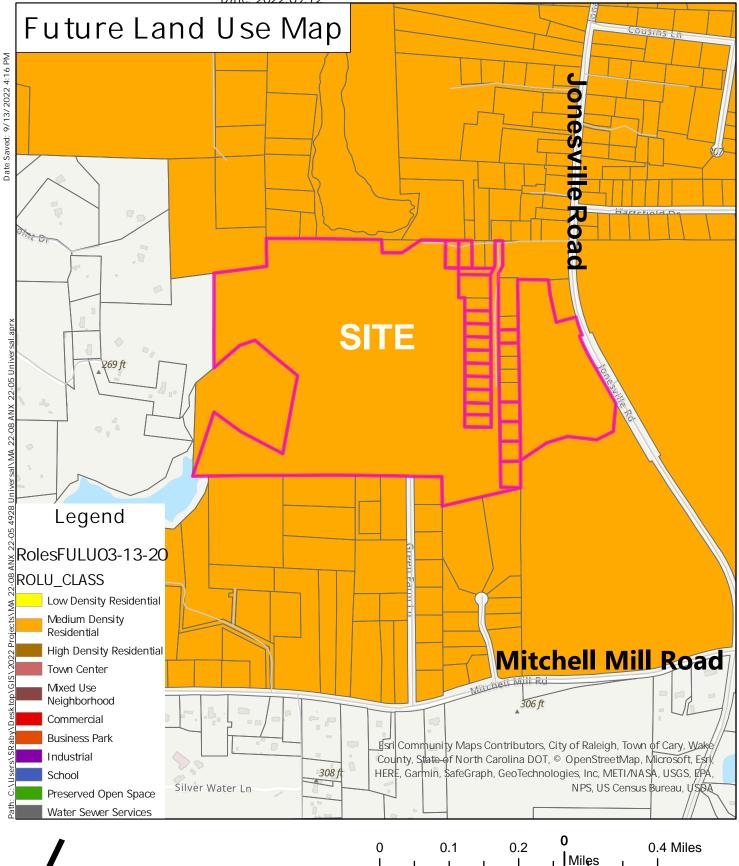


\*Site is approximately 1 mile from Carlton Pointe 00.04 0.08 0.16 Miles

Attachment #3



Case: MA 22-08 ANX 22-05 Harris Creek Farms Address: 4928 Universal PIN: 1757277811, 1757375276, 1757375365, 1757375464, 1757375575, 1757375665, 1757375765, 1757375865, 1757375975, 1757385064, 1757384572, 1757383572, 1757368816, 1757378013, 1757378109, 1757378303, 1757377990, 1757471559, 1757385349 Date: 2022.09.12







Case No.<u>MA 22-08</u> Date <u>rcvd 8-1-2022</u>

# **Map Amendment Application**

### **Contact Information**

Property Owner CHEN, PING	
Address 10030 GREEN LEVEL CHURCH RD STE 802	City/State/Zip CARY NC 27519-8195
Phone 919-798-0429	Email ping@thecscgrp.com
Developer The CSC Group, LLC	
Contact Name Ping Chen	
Address 10030 GREEN LEVEL CHURCH RD STE 802	City/State/Zip CARY NC 27519-8195

### **Property Information**

Address 4928 UNIVERSAL DR.				
Wake County PIN(s)	1757277811, 1757375276, 1757375366, 1757375464, 1757375665, 1757375665, 1757375665, 1757375665, 1757375675, 175738664, 1757384572, 1757386372, 1757368816, 1757378013, 1757378108, 1757378303, 1757377890, 1757377890, 1757377890, 1757378108, 1757378303, 1757378303, 175737890, 1757378003, 1757478003, 175748037, 17574803			
Current Zoning Distric	t R-30 Requested Zoning District RM and RH			
Total Acreage 93.22				

### **Owner Signature**

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the

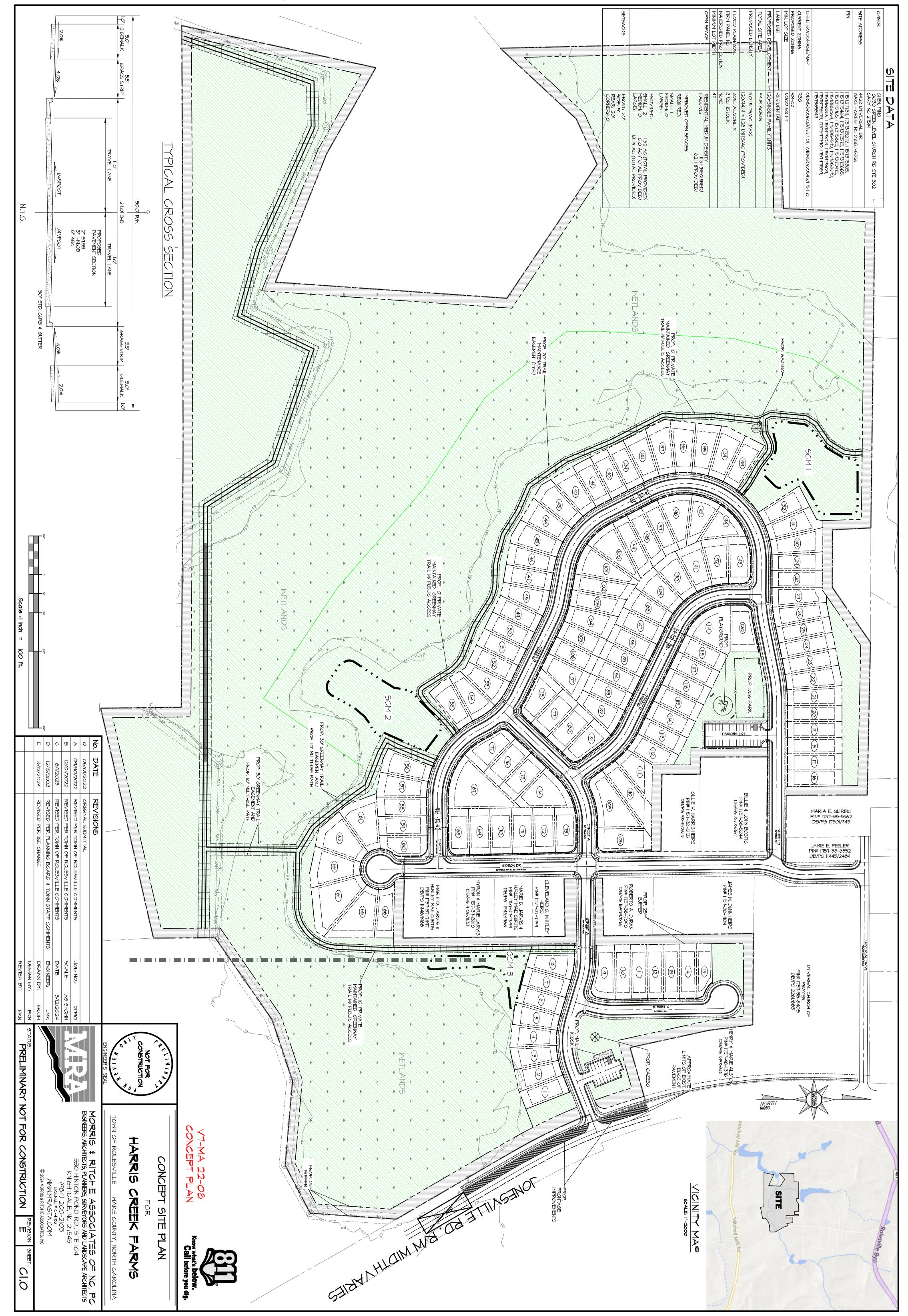
Board may be invalidated.				11000
Signature			Date	0/8/2022
STATE OF NORTH CAROLINA				
COUNTY OF AF Wake	/			
I, a Notary Public, do hereby certify that				
personally appeared before me this day and ackno	wiedged the du	le execution of	the foregoing in	nstrument. This
the8.7%	day of	June	20_2	2
My commission expires 10/22/2024	·		Vichetib Wateon	
Signature Roula Alphatip matsa	M Seal	Walc	ARY PUBLIC a County, NC Expires October 22, 202	4

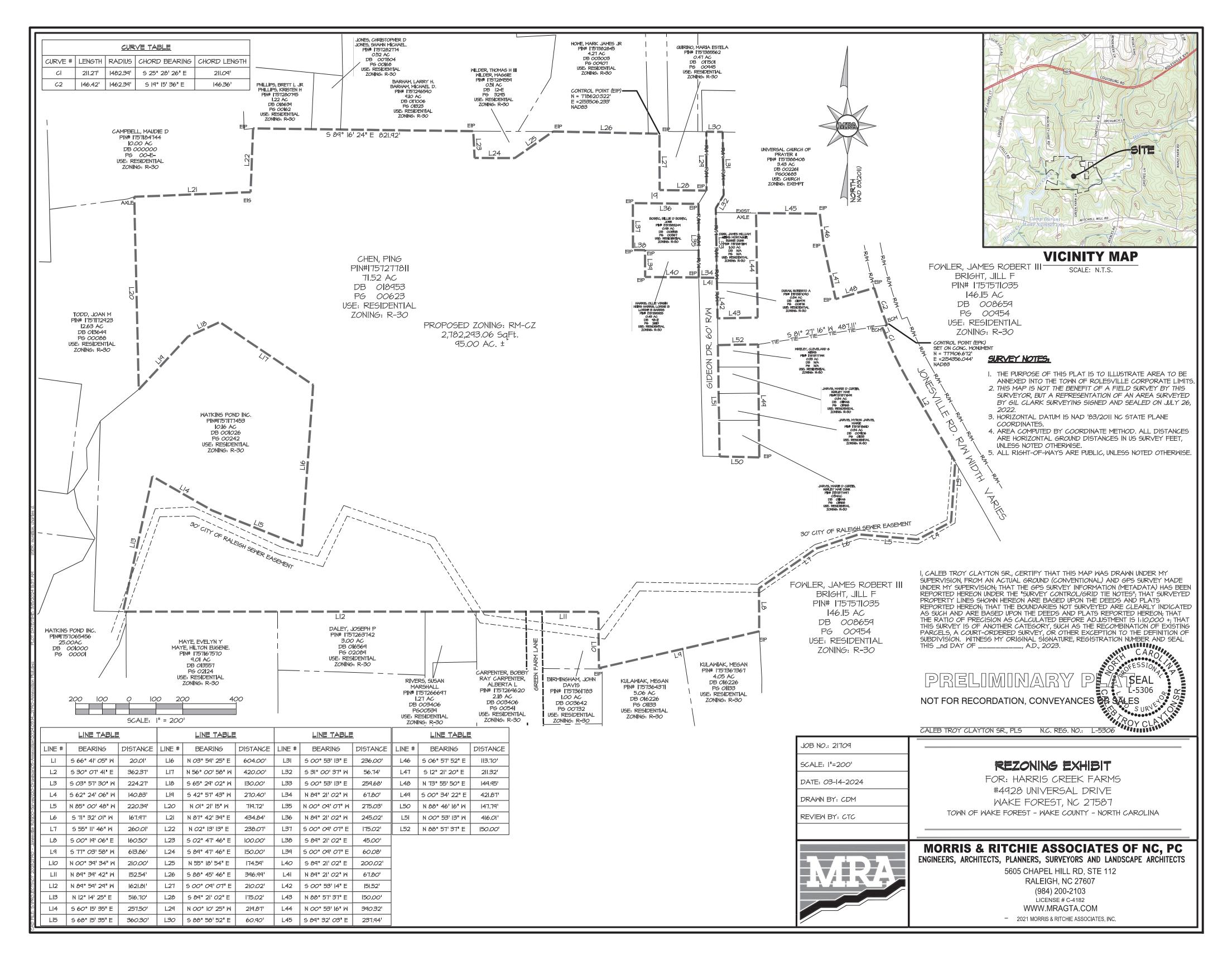
Town of Rolesville Planning PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

# ATTACHMENT 5 - CONCEPT PLAN

CAD FILE: S:\PROJECTS\CY 2021\21790 - Jonesville Rd\20-LDE\10 Prelim\PLOT\CI-OVERALL SITE PLAN.dwg

PLOT DATE/TIME: 3/15/2024 11:35 AM USER: mcmillan, charles d.





## V8 - MA 22-08

### **MORRIS & RITCHIE ASSOCIATES OF NC, PC**

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



#### <u>Legal Description – Exhibit "B"</u> 63.87 Acres Portion of Lands of Ping Chen Wake Forest Township – Wake County, North Carolina

All that certain parcel of land lying generally easterly of Jonesville Road, being located in Wake Forest Township, Wake County, North Carolina and being a portion of those lands described in deed dated January 24, 2023 from Ping Chen and Fanxing Li, Grantor to Kenneth Investment, LLC. and recorded in the Land Records of Wake County, North Carolina in Deed Book 19248, page 1884, being more particularly described as follows, to wit:

**Beginning** at a PK nail set in an existing concrete monument on the Southwestern right-of-way of Jonesville Road, having North Carolina state plane coordinates N: 777,906.672 E: 2,154,356.044. Thence, with said right-of way, South 66°41'05" West 20.01 feet to a concrete monument on the Southwestern right-of-way line of Jonesville Road; thence, with said right-ofway and along a curve with a cord bearing distance South 25°28'26" East 211.09 feet and a radius of 1,482.39 feet to an iron pipe; thence along said right-of-way, South 30°07'41" East 362.37 feet to an iron pipe; thence leaving said right-of-way, South 03°57'30" West 224.27 feet to a point; thence, South 62°24'06" West 140.83 feet to a point; thence, North 85°00'48" West 220.39 feet to a point; thence, South 71°32'01" West 167.97 feet to a point; thence, South 55°11'46" West 260.01 feet to a point; thence South 00°19'06" East 160.50 feet to an iron pipe; thence, South 77°03'58" West 613.86 feet to an iron pipe; thence, North 00°39'34" West 210.00 feet to an iron pipe; thence, North 89°39'42" West 152.54 feet to a point; thence, North 89°59'29" West 1,621.81 feet to an iron pipe; thence, North 12°14'25" East 516.70 feet to an iron pipe; thence, South 60°15'35" East 257.50 feet to an iron pipe; thence, South 68°15'35" East 360.30 feet to an iron pipe; thence, North 03°59'25" East 604.00 feet to an iron pipe; thence, North 56°00'58" West 420.00 feet to an iron pipe; thence, South 65°29'02" West 130.00 feet to an iron pipe; thence, South 42°57'43" West 270.40 feet to an iron pipe; thence, North 01°21'15" West 719.72 feet to an axle; thence, North 87°42'39" East 434.84 feet to an iron pipe; thence, North 02°13'13" East 238.07 feet to an iron pipe; thence, South 89°16'24" East 821.92 feet to an iron pipe; thence, South 02°47'46" East 100.00 feet to an iron pipe; thence, South 89°47'46" East 150.00 feet to an iron pipe; thence, North 55°18'54" East 174.59 feet to an iron pipe; thence, South 88°45'46" East 396.99 feet to an iron pipe; thence, South 00°09'07" East 210.02 feet to an iron pipe; thence, South 89°21'02" East 175.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence with said right-of-way, North 00°10'25" West 219.87 feet to a point; thence leaving said right of way, South 88°58'52" East 60.90 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way South 00°53'13" East 236.00 feet to a point; thence, South 31°00'37" West 56.74 feet to a point; thence, South 00°53'13" East 259.68 feet to a point; thence, crossing said right-of-way, South 89°21'02" East 67.80 feet to an iron pipe; thence, with said right-of-way North 00°09'07" West 275.03 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence, leaving said right-of-way, North 89°21'02" West 245.02 feet to an iron pipe; thence, South 00°09'07 East 175.02 feet to an iron pipe; thence, South 89°21'02" East 45.00 feet to an iron pipe; thence,

#### **MORRIS & RITCHIE ASSOCIATES OF NC, PC** AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



South 00°09'07" East 60.08 feet to an iron pipe; thence, South 89°21'02" East 200.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence, leaving said right-of-way, South 89°21'02" East 67.80 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way, South 00°53'14" East 151.52 feet to a point; thence leaving said right of way, North 88°57'37" East 150.00 feet to a point; thence, North 00°53'16" West 390.32 feet to an axle; thence, South 89°32'03" East 237.94 feet to an iron pipe; thence, South 06°57'52" East 113.70 feet to a point; thence, South 12°21'20" East 211.32 feet to an iron pipe; thence, North 73°55'50" East 149.95 feet to an iron pipe on the Southwestern right-of-way of Jonesville Road; thence, with said right-of-way and along a curve with a bearing and distance of South 19°15'36" East 146.36 feet and a radius of 1,462.39 feet to the point of beginning. Containing 95.00 AC.±.

Less than and except the following four (4) parcels; 1757-37-7799, 1757-37-7699, 1757-37-8610, and 1757-37-7497, being more particularly described as follows, to wit:

Commencing at a PK nail set in an existing concrete monument on the Southwestern right-ofway of Jonesville Road, having North Carolina state plane coordinates N: 777,906.672 E: 2,154,356.044. Thence, South 81°27'16" West 487.11 feet to the point of beginning; thence, South 00°34'22" East 421.87 feet to a point; thence, North 88°46'16" West 147.79 feet to a point; thence, North 00°53'13" West 416.01 feet to a point; thence North 88°57'37" East 150.00 feet to the point of beginning.

The total area of the **Exhibit "B"** herein described being a portion of Tract 1 as described in deed dated January 24, 2023 from Ping Chen and Fanxing Li, Grantor to Kenneth Investment, LLC. and recorded in the Land Records of Wake County, North Carolina in Deed Book 18953, page 592 and page 623, and containing a total area of 95.00 AC.± and being subject to any and all matters of which a current title package would disclose.



530 Hinton Pond Rd., Suite 104, Knightdale, NC 27545 (984) 200-2103 www.mragta.com Abingdon, MD 
Baltimore, MD 
Laurel, MD 
Towson, MD 
Georgetown, DE 
New Castle, DE 
Leesburg, VA 
Raleigh, NC (410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103 ATTACHMENT 8 - MA 22-08

## HARRIS CREEK FARMS

# **VOLUNTARY REZONING CONDITIONS**

1. The subject property shall be developed in general compliance with the map amendment (conditional rezoning) concept plan, dated 3/1/2024.

2. The development shall consist of maximum of 120 single-family detached dwelling units/lots as detailed in the map amendment (conditional rezoning) concept plan, dated 3/1/2024.

3.Single family detached dwelling unit facade anti-monotony: in order to promote variation in home appearance, no single-family front façade shall be duplicated for three (3) lots in a row, or directly across the street. For corner lots, this shall apply to the lots diagonally across the intersection.

4.All garage doors shall either contain windows or carriage style adornments.

### 5. Single-family detached dwelling units shall:

- A. Be a minimum of 1,500 heated square feet.
- **B**. Have cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features
- **C**. Have at least two types of finishes on the front: lap siding, masonry, shakes, and board and batten.

7.A homeowners' association (HOA) shall be created, and all open spaces observed in map amendment (conditional rezoning) concept plan, dated 3/1/2024, shall be owned and maintained by the HOA.

8. **Foundations:** All foundations are to be monolithic poured slab foundations. Top of slabs shall be elevated a minimum of 18 inches above finished grade for all dwelling units. All foundations shall be treated with masonry on the front and street-facing sides for a minimum of 10".

9. **Recreational amenities:** the following recreational amenities shall be constructed as observed in map amendment (conditional rezoning) concept plan, dated 3/1/2024. Public greenway (approximately 5,600 linear feet), private multi-use paths (approximately 410 linear feet), gazebos, playgrounds, and a dog park. Amenities shall be built prior to the issuance of the building permit for the 70<sup>th</sup> lot.

10. **Landscaping**. At least twenty percent (20%) of all landscaping required by the LDO, that does not already qualify under LDO Section 6.2, shall utilize plant materials that are listed as native pollinator plants by the North Carolina Wildlife Federation. Where evergreen plantings or street trees are required by the LDO, native pollinator plantings shall not be required. Such plantings shall be clearly shown in construction drawings and installed as part of subdivision infrastructure. Nothing herein shall be constructed to limit the plant materials permitted on individual residential lots.

11. <u>Sidewalk Easement</u>. The development shall attempt to procure an easement from the owners of those properties with PINs 1757-48-1376 (Deed Book 19407, Page 984, Wake County Registry) and 1757-38-8408 (Deed Book 2261, Page 683, Wake County Registry), in order to provide a 5'-wide sidewalk running from the development's proposed access to Jonesville Road to the intersection with Universal Drive. If the development procures easements from both property owners, the sidewalk shall be located within said easements and constructed consistent with the Town of Rolesville Transportation Plan, and shall be completed prior to the issuance of the one hundredth (100<sup>th</sup>) building permit. If the development is unable to procure an easement from either property owner prior to the issuance of the first (1<sup>st</sup>) building permit, then the development shall pay a fee-in-lieu for the sidewalk construction to the Town of Rolesville. The fee-in-lieu shall be paid prior to the issuance of the one hundredth (100<sup>th</sup>) building permit.

12. <u>Universal Drive</u>. The development shall attempt to procure a minimum 20'-wide access easement (the "<u>Easement</u>") from the owner of that property with PIN 1757-38-8408 (Deed Book 2261, Page 683, Wake County Registry) for vehicular ingress and egress to and from Gideon Drive and Jonesville Road (the "<u>Easement Area</u>"). This Easement shall be recorded with the Wake County Registry. If the Easement is obtained and recorded, the development shall pave the Easement Area with a 20'-wide asphalt surface coat over top of the existing private gravel access drive. The paving shall be completed prior to the issuance of the development's one hundredth (100<sup>th</sup>) building permits. Following completion of the paving, the development shall be responsible for maintenance of the Easement Area; this maintenance responsibility shall expire if Universal Drive is dedicated as public right-of-way. If the development can not obtain and record the Easement before the issuance of the first (1<sup>st</sup>) building permit, then the development shall have no obligation to perform any work described in this Condition.

13. Prior to issuance of the first building permit for a dwelling unit, the development shall donate thirty-five thousand dollars and no cents (\$35,000.00) to Homes for Heroes.

Reviewed and Acknowledged by the Property Owner or Applicant:

Printed Name

Signature

Date

#### REZONING AND ANNEXATION OF PROPERTY CONSISTING OF +/- 93.609 ACRES, LOCATED SOUTHWEST OF THE JONESVILLE ROAD AND UNIVERSAL DRIVE INTERSECTION, IN THE TOWN OF ROLESVILLE

# REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON JULY 12, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning and annexation with adjacent neighbors on Wednesday, July 12, 2023, at 6:00 p.m. The property considered for this potential rezoning totals approximately 93.609 acres, and is located along southwest of the Jonesville Road and Universal Drive intersection, in the Town of Rolesville. This meeting was held at virtually via a Zoom Meeting. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

#### **EXHIBIT A – NEIGHBORHOOD MEETING NOTICE**



To: Neighboring Property Owners and Tenants
 From: Samuel Morris
 Date: June 23, 2023
 Re: Virtual Neighborhood Meeting for Annexation and Rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08)

You are invited to attend a virtual meeting to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). We have scheduled an informational meeting with surrounding neighbors on <u>Wednesday</u>, July 12, 2023 from 6:00 PM until <u>7:00 PM</u>. This meeting will be held virtually. You can participate online or by telephone.

To join with video:

https://zoom.us/ Meeting ID: 871 7347 4235 Password: 922539

To join by telephone:

+1 646 558 8656 Meeting ID: 871 7347 4235 Password: 922539

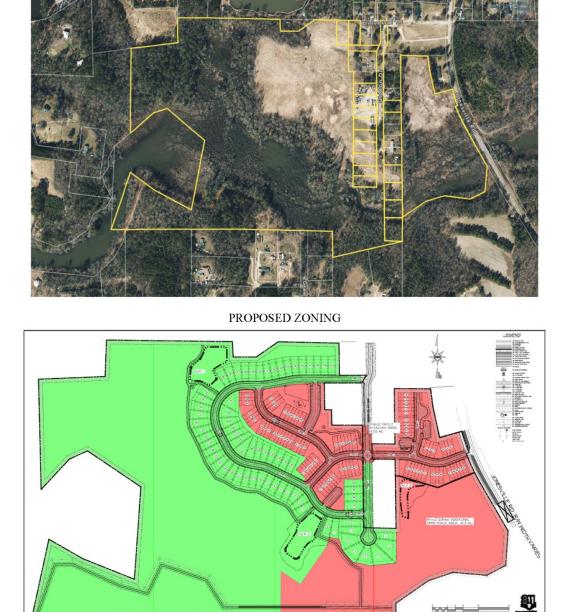
The purpose of this meeting is to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). The property assemblage totals approximately 93.609 acres in size and is located southwest of the Jonesville Road and Universal Drive intersection.

The property is currently zoned Residential-30 (R-30) under Wake County zoning. The proposed rezoning would change the zoning to Residential Medium Density Conditional Zoning and Residential High Density Conditional Zoning (RM-CZ & RH-CZ) under the Town of Rolesville zoning. The purpose of the rezoning is to allow for the development of single family homes and townhomes.

The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties during the rezoning process. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5438 and <u>smorris@longleaflp.com</u>. Also, for more information about the rezoning, you may visit <u>https://www.rolesvillenc.gov/projects/harris-creek-farm-fka-4928-universal</u> or contact the Town of Rolesville Planning Department at 919.554.6517.

> Attached to this invitation are the following materials: 1.Subject Property Current Aerial 2.Proposed Zoning Map



OVERALL ZONING PLAN

MRA

30 10 - 2/140 16A.5 46 546 OCIATES OF NC. PC

IN B C1.7

 DEVELOPED
 AREA:
 UNITS:
 DENSITY:

 19.3 ACRES
 61.06 ACRES
 60 SF UNITS
 64/61.08 \* ULUNITS

61 TH UNITS

DATE REVERCE 495/2022 REVERDIER TOHI OF ROLESVILE COMMITS 220/2022 REVERDIER TOHI OF ROLESVILE COMMITS

14.02ACRE5 32.5 ACRE5

RESIDENTIAL MEDIUM DENSIT CONDITIONAL ZONINS: RESIDENTIAL HIGH DENSITY-CONDITIONAL ZONING:

RESCENTIAL MEDIAN DEBILITY OPEN RPACE RESCENTIAL HIGH DEBILITY OPEN RPACE REGISED, 110 AC REVIDED, 4404 AC REVIDED, 4404 AC REGISED, 313 AC (46.5 ADDITONS, ACRE)

CURRENT PROPERTY MAP

#### **EXHIBIT B – NOTICE LIST**

HUNT, FERDINAND V HUNT, LYDIA L 1000 SIMPSON ST APT 6B BRONX NY 10459-3348

JARVIS, MARIE D CURTIS, HURLEY MAE 3704 GIDEON DR WAKE FOREST NC 27587-6360

> WATKINS POND INC ANTHONY BRIDGES 98 BERKSHIRE LN HAMPSTEAD NC 28443-0480

WILDER, THOMAS H III WILDER, MAGGIE 104 DARTMOUTH RD APT 326 RALEIGH NC 27609-8409

> FERRELL, BRIAN L 3807 JONESVILLE RD WAKE FOREST NC 27587-8181

> BIRMINGHAM, JOHN D 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

RIVERS, SUSAN MARSHALL 3627 GREEN FARM LN WAKE FOREST NC 27587-6828

MCGEE, LORIE ANN MCGEE, BILLY RAY 3621 GREEN FARM LN WAKE FOREST NC 27587-6828

FOWLER, JAMES ROBERT III BRIGHT, JILL F 7400 FOWLER RD ZEBULON NC 27597-8318

> CARTER, LISA CAROL 3604 GREEN FARM LN WAKE FOREST NC 27587-6827

FERRELL, CHARLES E FERRELL, GRETTA L 3805 JONESVILLE RD WAKE FOREST NC 27587-8181

JARVIS, MARIE D CURTIS, HURLEY MAE 3704 GIDEON DR WAKE FOREST NC 27587-6360

> TODD, JOAN M 4180 STELLS RD WAKE FOREST NC 27587-6306

> HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

> BIRMINGHAM, JOHN DAVIS 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

WW OVERTIME LLC 3728 GIDEON DR WAKE FOREST NC 27587-6360

LEE, BRENDA HEIRS BRENDEX MEEKS 3861 JONESVILLE RD WAKE FOREST NC 27587-8181

ALSTON, HENRY ALSTON, MARIE F 3741 JONESVILLE RD WAKE FOREST NC 27587-8179

BOSTIC, BILLIE D BOSTIC, JOHN J 9413 WHITE CARRIAGE DR WAKE FOREST NC 27587-7046

BIRMINGHAM, JOHN D 3636 GREEN FARM LN WAKE FOREST NC 27587-6827 HOWE, MARK JAMES JR PO BOX 61122 RALEIGH NC 27661-1122

DONAN, JESUS CORDON, LUCY DONAN 3617 GREEN FARM LN WAKE FOREST NC 27587-6828

POWER ELEVEN CONSTRUCTION LLC 4125 DURHAM CHAPEL HILL BLVD STE 8A DURHAM NC 27707-2666

> BOUTAVONG, KIT 3521 WOOD DUCK LN WAKE FOREST NC 27587-6874

PEELER, JAMIE ELIZABETH 313 SHERWEE DR RALEIGH NC 27603-3521

BOYD, KATHERINE B PAYNE, M TRAVIS 4220 MILLPOINT DR WAKE FOREST NC 27587-6377

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN HOPE 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> PULLEN, MAGGIE H C/O SAREN GILMORE 3833 JONESVILLE RD WAKE FOREST NC 27587-8181

WATKINS POND INC ANTHONY BRIDGES 98 BERKSHIRE LN HAMPSTEAD NC 28443-0480

JARVIS, MYRON JARVIS, MARIE 3704 GIDEON DR WAKE FOREST NC 27587-6360 BURNHAM, ABRAHAM T BURNHAM, KYLA L 3803 JONESVILLE RD WAKE FOREST NC 27587-8181

HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B LORINE B HARRIS PO BOX 225 FRANKLINTON NC 27525-0225

> DALEY, JOSEPH P 3619 GREEN FARM LN WAKE FOREST NC 27587-6828

PHILLIPS, BRETT LEE JR PHILLIPS, KRISTEN HOPE 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> QUIRINO, MARIA ESTELA 4916 UNIVERSAL DR WAKE FOREST NC 27587-6356

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

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KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195 DUNN, JAMES WILLIAM HEIRS MONTAGUE, BUNNIE DUNN 2390 W RIVER RD FRANKLINTON NC 27525-7217

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

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KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN 3636 BRIDGES POND WAY WAKE FOREST NC 27587-5611 WHITLEY, CLEVELAND G HEIRS DEBRA WHITLEY 3720 GIDEON DR WAKE FOREST NC 27587-6360

KULAWIAK, MEGAN 3533 WOOD DUCK LN WAKE FOREST NC 27587-6874

BARHAM, LARRY H. BARHAM, MICHAEL D. 5821 WILD ORCHID TRL RALEIGH NC 27613-8549

> SMARTT, COLLIN 147 ROLLING CREEK CIR CLAYTON NC 27520-5132

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

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KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

> WILSON, TIMOTHY LEE 5409 KNOLLWOOD RD RALEIGH NC 27609-4552

BLACKLEY LAKE FISHING CLUB C/O GLENN BARHAM 9001 BLACKLEY LAKE RD WAKE FOREST NC 27587-8110

CURTIS, HENDELL HEIRS 4917 UNIVERSAL DR WAKE FOREST NC 27587-6357

KULAWIAK, MEGAN 3533 WOOD DUCK LN WAKE FOREST NC 27587-6874 JP MORGAN MORTGAGE ACQUISITION CORP 4817 LONG GREEN DR WAKE FOREST NC 27587-5244

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

FERRELL, BRIAN L 3807 JONESVILLE RD WAKE FOREST NC 27587-8181

CARPENTER, BOBBY RAY CARPENTER, ALBERTA L 3629 GREEN FARM LN WAKE FOREST NC 27587-6828

> HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

UNIVERSAL CHURCH OF PRAYER & 4912 UNIVERSAL DR WAKE FOREST NC 27587-6356

GHOLSON, RYAN PATRICK 7924 MANDREL WAY RALEIGH NC 27616-9503

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

JONES, CHRISTOPHER D JONES, SHAWN MICHAEL 5108 CHRISTIAN SCHOOL RD PANTEGO NC 27860-9255

FERRELL, CHARLES E FERRELL, SHARON R 3805 JONESVILLE RD WAKE FOREST NC 27587-8181

> RIVERS, SUSAN M 3627 GREEN FARM LN WAKE FOREST NC 27587-6828

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN 3636 BRIDGES POND WAY WAKE FOREST NC 27587-5611

MAYE, EVELYN Y MAYE, HILTON EUGENE 4725 MITCHELL MILL RD WAKE FOREST NC 27587-7240

SUAREZ, HELENA TRUSTEE THE HELENA SUAREZ FAMILY TRUST 9660 FALLS OF NEUSE RD # 138-286 RALEIGH NC 27615-2473

> GARCIA, SALVADOR 4901 OLD POOLE RD RALEIGH NC 27610

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

HOLLOWAY, ROY D HOLLOWAY, MARTHA L 3613 GREEN FARM LN WAKE FOREST NC 27587-6828

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

> NC FARM AND FORAGE LLC 9261 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

### **EXHIBIT C – MEETING MINUTES**

- What is proposed timing for construction to start on the development
  - Developer and attorney explained proposed timeline with development plan and permits
- Would you have plans to do with the area that isn't a part of development?
  - Developer explained that wetland and southern land will remain the way it is (no development)
- How do we plan to avoid pollution from construction to the wells.
  - Developer and engineer explained their precautions in the construction process and state level regulations
- What about the blacktop water runoff and drying wells
  - Engineer explains storm drainage system and pond that will be on site state mandated process that requires permit from town to avoid flooding downstream properties.
- Worried about runoff into Watkins Pond What guarantee that it won't "get dirtied up".
  - Engineer explains codes and state mandated permits required to help control effects to the pond. Municipality will also come out to inspect site and silt fence.
- Who is the Developer on this project
  - Attorney explained who the client is and their members
- What is the price point of the townhomes and single-family homes
  - Developer explained projections on cost per unit. Do not have final pricing due to market changes and upgrades
- Will there be any fencing on the wooded areas into the private properties to separate the areas. Worried about people passing through to private property with greenways. Worried about "higher quality resident"
  - Developer and attorney explained Not projecting fencing due to where the wetlands are. Town of Rolesville will have public easement regarding the greenway it is up to the Town of Rolesville regarding fencing. Unlikely due to natural features.
- What is going to happen to the property that is not accessible from the road and is not in the wetlands? Will this ever be developed?
  - Developer explains it will not be developed and remained untouched. Units will not be added later to the plan.
- Will the land owner that is located along road next to development be able to access the road?
  - Attorney and developer explained that they will have access in and out as it is today. It is a public road
- The buffer at the NE corner of the development, where the words Universal Dr are on the map, appears to back up to the front yard at 4921 (the last home on the right). Will access to that end of Universal Dr beyond Gideon be cut off?
  - Attorney explained that the owners will still have access to their property. We are not allowed to cut off access. The scope of the rezoning should not effect that.

- Does this project have anything to do with the greenway plan?
  - Attorney explained that we do not have control of greenway development we give easement to the Town of Rolesville.
- Concerted that diesel fuel will get into the Watkins Pond
  - Engineer explained that the control of the fuel tank will be mandated at a state level by the contractor this is handled at the construction phase.
- Is the town mandating the developer to address the traffic concerns?
  - Attorney and Developer explained that an Impact analysis was done by Ramey Kemp. The NCDOT signed off on this. Based on increased trips and conditions on site they make recommendations on monitoring and approved intersections. The results will be included in the request. The Town of Rolesville contracts that traffic engineer and the developer and are not associated with the developer
- Are there plans to pave Universal Dr as well as Gideon?
- The town is requiring developer to pave all of Gideon Drive, not Universal
- Concerned about increased traffic load on Universal Drive
  - Developer explained access points to the development and town requirements
- Will Universal not be eligible for paving?
  - Engineer explained it has not been required by the town to be paved for this development. Not anticipate increased traffic to Universal due to it being unpaved. It is not a public road.
- Who sends out the meeting notifications for the City of Rolesville public hearings?
  - Attorney explained the notices will be coming from the Town of Rolesville. Mailed and signs are typical notification types as well as posted on their website.
- Will there be an HOA with this development?
  - Developer explained there will be an HOA that will maintain open areas as well as amenities.
- Where will the amenities be located within the development?
  - Engineer explained what amenities they are expecting to create and location of same.
- What type of barriers do you see with the proposal plan?
  - Developer and attorney explained that they have met with staff and made modification to address any of these concerns. Also explained there is a good path forward considering policies and overall plan for the Town of Rolesville
- If the church gave permission to be paved on Universal, could it be paved? Do we need to request it be paved with the Town of Rolesville?
  - Attorney explained that yes you can pave it if is your private road
- Residents on Jonesville Road Concerned about safety on this road for children there are no sidewalks. How do we get sidewalks put in on that road
  - Attorney and engineer explained improvements can only be made on our property. We can not take other people's property to create sidewalks. We are only required to improve along out frontage. We are building roadway and sidewalk on the property.
- Will school busses be stopping on Jonesville Road or will it go into the development? Will the roads be able to accommodate this?

- Engineer and developer explained the education department will be making that decision later on in the process. We have not control/make on that decision.
- Has any analysis been done regarding any wildlife in the wetlands on the property?
  - Attorney and engineer explained the open space requirements as well as the other preliminary environmental analysis that are required. The development will be predominantly be taking place in the already cleared areas.
- What measure will be taking place for privacy to neighboring properties? Will there be n natural buffers?
  - Attorney, developer and engineer explained the tree preservation areas and that they will keep trees where they can. There will be vegetative buffers and open space around property line.
- Is there a sidewalk plan along the eastern portion of Gideon Drive?
  - The engineer explained the town street requirements will require sidewalk improvements.
- What is the architectural design for the homes in the development?
  - Developer explained that they will be colonial type design that generally matches other developments in the area. This will not be mandated affordable housing but will be market rate but not luxury
- Neighbors are worried that the prices of the homes are not in line with others in the area they are too inexpensive compared to the "nice homes" in the area. We are worried about property value decreasing based on this development.
  - Developer and attorney explained that the prices will change in the future based on market rate. It depends on what the market will be like in the next 3-5 years. There will be a range depending on the home type (townhomes and single family).
- Is there a date on the next meeting?
  - Attorney and developer explained that there has not been a meeting set yet. More documentation must be submitted. A link for the Town's portal was shared in the Zoom chat

### **EXHIBIT D – MEETING ATTENDEES**

- 1. Sam Morris (Attorney with Longleaf Law Partners)
- 2. Kaline Shelton (Assistant at Longleaf Law Partners)
- 3. Steven George (Development Team)
- 4. Jeremy Keeny (Engineer)
- 5. Joan Todd
- 6. Natasha Hayes Smart
- 7. Marie Jarvis
- 8. Helena Suarez
- 9. Collin Smartt
- 10. Bill Harrell
- 11. Bryan Yaborough
- 12. Jackie
- 13. Lorine Harris
- 14. Steve
- 15. Brett
- 16. 919-453-4522
- 17.919-602-5532
- 18.919-621-1068
- 19. 984-204-0897
- 20. 434-265-0618
- 21. 919-272-1335
- 22. 919-438-9979
- 23. 919-491-6535
- 24. 919-827-5639



To:	Neighboring Property Owners and Tenants
From:	Samuel Morris
Date:	October 13, 2023
Re:	Neighborhood Meeting for Annexation and Rezoning of Harris Creek Farm (f.k.a. 4928
	Universal) (ANX 22-05 & MA 22-08)

You are invited to attend a meeting to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). We have scheduled an informational meeting with surrounding neighbors on <u>October 24, 2023 from 5:30 PM until 6:30 PM</u> at the following location:

#### Rolesville Community Center 514 Southtown Circle Rolesville, NC 27571

The purpose of this meeting is to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). The property assemblage totals approximately 93 acres in size and is located southwest of the Jonesville Road and Universal Drive intersection.

The property is currently zoned Residential-30 (R-30) under Wake County zoning. The proposed rezoning would change the zoning to Residential Medium Density Conditional Zoning and Residential High Density Conditional Zoning (RM-CZ & RH-CZ) under the Town of Rolesville zoning. The purpose of the rezoning is to allow for the development of single family homes and townhomes.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5438 and <u>smorris@longleaflp.com</u>. Also, for more information about the rezoning, you may visit <u>https://www.rolesvillenc.gov/projects/harris-creek-farm-fka-4928-universal</u> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials: 1.Subject Property Current Aerial 2.Proposed Zoning Map

#### CURRENT PROPERTY MAP



PROPOSED ZONING



JONES, CHARLES ALFONSO JONES, ALLIE V 3800 JONESVILLE RD WAKE FOREST NC 27587-8180

HUNT, FERDINAND V HUNT, LYDIA L 1000 SIMPSON ST APT 6B BRONX NY 10459-3348

> HOWE, MARK JAMES JR PO BOX 61122 RALEIGH NC 27661-1122

DONAN, JESUS CORDON, LUCY DONAN 3617 GREEN FARM LN WAKE FOREST NC 27587-6828

> TODD, JOAN M 4180 STELLS RD WAKE FOREST NC 27587-6306

CHAPPELL, CONNIE B PERRY, BETTY ANN BLACKLEY 4025 LOUISBURY RD WAKE FOREST NC 27587-8118

WILDER, THOMAS H III WILDER, MAGGIE 104 DARTMOUTH RD APT 326 RALEIGH NC 27609-8409

GILMORE, JOSEPH H GILMORE, SARAH L 3833 JONESVILLE RD WAKE FOREST NC 27587-8181

ASWELL, FREDRICA T

WAKE FOREST NC 27587-9638

3508 GREEN FARM LN WAKE FOREST NC 27587-6825

JEFFERYS, CHRISTOPHER JEFFERYS, STEPHANIE MAYE, HILTON EUGENE MAYE, EVELYN YOUNG 2933 CANDLEHURST LN 4725 MITCHELL MILL RD RALEIGH NC 27616-6250 WAKE FOREST NC 27587-7240

HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

BADGETT, ROBIN D BADGETT, TANA F 4817 MITCHELL MILL RD WAKE FOREST NC 27587-7242

WALKER, ALESHIA FERRELL WALKER, AARON 5012 HARTSFIELD DR WAKE FOREST NC 27587-9638

JARVIS, MARIE D CURTIS, HURLEY MAE 3704 GIDEON DR **WAKE FOREST NC 27587-6360** 

PRUDENT, VIRGINIA PRUDENT, ULRICK JR 3104 BILLIARD CT WAKE FOREST NC 27587-9388

> PERRY, LISA R PO BOX 581 ROLESVILLE NC 27571-0581

SESSOMS, JOHN B 5021 HARTSFIELD DR WAKE FOREST NC 27587-9638

BROWN, JAMES A BROWN, SHELBY W 4141 STELLS RD WAKE FOREST NC 27587-5242

> GASPER, REGUGIO TECHICAC 7817 S COLORADO DR RALEIGH NC 27616-0905

BERRY, WILLIAM ROSSER BERRY, JULIA D 9249 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

WATKINS POND INC ANTHONY BRIDGES 98 BERKSHIRE LN

JONES, CHARLES E JONES, DARLENE C

3816 JONESVILLE RD

WAKE FOREST NC 27587-8180

FERRELL, CHARLES E FERRELL, GRETTA L

3805 JONESVILLE RD

WAKE FOREST NC 27587-8181

JARVIS, MARIE D CURTIS, HURLEY MAE

3704 GIDEON DR

FERRELL, BRIAN L 3807 JONESVILLE RD WAKE FOREST NC 27587-8181

POWER ELEVEN CONSTRUCTION LLC 4125 DURHAM CHAPEL HILL BLVD STE 8A DURHAM NC 27707-2666

CHRIST HOLINESS CHURCH NUMBER 1 C/O WILIAM WHITFIELD 5016 HARTSFIELD DR

WAKE FOREST NC 27587-6360

HAMPSTEAD NC 28443-0480

HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

BOUTAVONG, KIT 3521 WOOD DUCK LN WAKE FOREST NC 27587-6874

BROWN, JAMES ALLEN BROWN, SHELBY W 4141 STELLS RD WAKE FOREST NC 27587-5242

> HARTSFIELD, MARY HEIRS C/O KAREN BUTLER 3816 7TH ST NW WASHINGTON DC 20011-5902

> REEVES, LISA CAROL CARTER 3604 GREEN FARM LN WAKE FOREST NC 27587-6827

BROWN, WILHELMINIA ANNETTE 7506 LINNET RD WENDELL NC 27591-7279

LEITSCHUH, KARI DAWN 4605 MITCHELL MILL RD WAKE FOREST NC 27587-7239

> MILLER, BERNARD 3516 WOOD DUCK LN

WAKE FOREST NC 27587-6873

PERRY, JAMES DONNELL PERRY, CYNTHIA D 3869 JONESVILLE RD WAKE FOREST NC 27587-8181

> JONES, ERNESTINE 3848 JONESVILLE RD WAKE FOREST NC 27587-8180

MEDLIN, LISA C 3520 BRIDGES POND WAY WAKE FOREST NC 27587-5606

MCDANIEL, STEPHEN MCDANIEL, SHARON K 4213 MILLPOINT DR WAKE FOREST NC 27587-5239

MAYE, HILTON EUGENE MAYE, EVELYN RUTH 4725 MITCHELL MILL RD WAKE FOREST NC 27587-7240

> BROWN, WILHELMINIA ANNETTE 7506 LINNET RD WENDELL NC 27591-7279

RUIZ, ALICIA GUADALUPE 3857 JONESVILLE RD WAKE FOREST NC 27587-8181

PRINCE, TINA ATKINS ATKINS, JEFFREY RAY PO BOX 111 WILLOW SPRING NC 27592-0111 BLACKMON, JOE 4805 MITCHELL MILL RD WAKE FOREST NC 27587-7242

TOUTLOFF, KENNETH S TOUTLOFF, BILLIE ANNE 3512 WOOD DUCK LN WAKE FOREST NC 27587-6873

> CHRIST HOLINESS CHURCH 5016 HARTSFIELD DR WAKE FOREST NC 27587-9638

4821 MITCHELL MILL RD WAKE FOREST NC 27587-7242

DUNN, WILLIE JEAN

FERRELL, BENJAMIN C/O JESSE FERRELL 248 CALIFORNIA AVE PROVIDENCE RI 02905-2815 HOLLINGSWORTH, JACOB BROOKS 3509 WOOD DUCK LN WAKE FOREST NC 27587-6874

> BUGG, SAMUEL WILLIAM 9245 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

FERRELL, BRIAN L 3807 JONESVILLE RD WAKE FOREST NC 27587-8181

BIRMINGHAM, JOHN DAVIS 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> BIRMINGHAM, JOHN D 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

> WW OVERTIME LLC 3728 GIDEON DR WAKE FOREST NC 27587-6360

COVINGTON, LINDA MANNING 3812 JONESVILLE RD WAKE FOREST NC 27587-8180

BOYD, KATHERINE B PAYNE, M TRAVIS 4220 MILLPOINT DR WAKE FOREST NC 27587-6377 RIVERS, SUSAN MARSHALL 3627 GREEN FARM LN WAKE FOREST NC 27587-6828

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN HOPE 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> COTTON, DIANE MAYO 5020 MISTLETOE DR WAKE FOREST NC 27587-6373

CARPENTER, BOBBY RAY CARPENTER, ALBERTA L 3629 GREEN FARM LN WAKE FOREST NC 27587-6828

> CARELOCK, TABATHA R 3513 GREEN FARM LN WAKE FOREST NC 27587-6826

> PAYNE, JEFFREY 3808 JONESVILLE RD WAKE FOREST NC 27587-8180

> VAN GORDER, JAMES 3200 MAYEVILLE LN WAKE FOREST NC 27587-5637

BOSTIC, BILLIE D BOSTIC, JOHN J 9413 WHITE CARRIAGE DR WAKE FOREST NC 27587-7046

BIRMINGHAM, JOHN D 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

FERRELL, CHARLES E FERRELL, SHARON R 3805 JONESVILLE RD WAKE FOREST NC 27587-8181 RIVERS, SUSAN M 3627 GREEN FARM LN WAKE FOREST NC 27587-6828

MCGEE, LORIE ANN MCGEE, BILLY RAY 3621 GREEN FARM LN WAKE FOREST NC 27587-6828

LEE, WILLIE O'KELLY LEE, EDITH M 3845 JONESVILLE RD WAKE FOREST NC 27587-8181

CHRIST HOLINESS CHURCH # 1 C/O WILIAM WHITFIELD 5016 HARTSFIELD DR WAKE FOREST NC 27587-9638

FOWLER, JAMES ROBERT III BRIGHT, JILL F 7400 FOWLER RD ZEBULON NC 27597-8318

MARTINEZ, ROBERTO ZETINA SANDOVAL, MARIA DE LOS ANGELES ORTIZ 4916 LASHERAL RD WAKE FOREST NC 27587-6375

JONES, CHRISTOPHER D JONES, SHAWN MICHAEL 5108 CHRISTIAN SCHOOL RD PANTEGO NC 27860-9255

> WATKINS POND INC ANTHONY BRIDGES 98 BERKSHIRE LN HAMPSTEAD NC 28443-0480

JARVIS, MYRON JARVIS, MARIE 3704 GIDEON DR WAKE FOREST NC 27587-6360

BURNHAM, ABRAHAM T BURNHAM, KYLA L 3803 JONESVILLE RD WAKE FOREST NC 27587-8181 LEE, BRENDA HEIRS BRENDEX MEEKS 3861 JONESVILLE RD WAKE FOREST NC 27587-8181

BERGDOLT, BRIAN H 3612 MEDLIN WOODS RD WAKE FOREST NC 27587-7202

PULLEN, MAGGIE H C/O SAREN GILMORE 3833 JONESVILLE RD WAKE FOREST NC 27587-8181

CARELOCK, TABATHA R 3513 GREEN FARM LN WAKE FOREST NC 27587-6826

JONES, TANYA ELISHA 3517 WOOD DUCK LN WAKE FOREST NC 27587-6874

HOLDEN, MARCIE L 3524 WOOD DUCK LN WAKE FOREST NC 27587-6873

HOCUTT, JOHN E 3517 GREEN FARM LN WAKE FOREST NC 27587-6826

CARTER, LISA CAROL 3604 GREEN FARM LN WAKE FOREST NC 27587-6827

BLACKLEY LAKE FISHING CLUB C/O GLENN BARHAM 9001 BLACKLEY LAKE RD WAKE FOREST NC 27587-8110

JONES, CHARLES E JONES, DARLENE 3816 JONESVILLE RD WAKE FOREST NC 27587-8180 WHITLEY, CLEVELAND G HEIRS DEBRA WHITLEY 3720 GIDEON DR WAKE FOREST NC 27587-6360

HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B LORINE B HARRIS PO BOX 225 FRANKLINTON NC 27525-0225

> KULAWIAK, MEGAN 3533 WOOD DUCK LN WAKE FOREST NC 27587-6874

BARHAM, LARRY H. BARHAM, MICHAEL D. 5821 WILD ORCHID TRL RALEIGH NC 27613-8549

> PERRY, ELWOOD RYAN 2004 TRAWICK RD RALEIGH NC 27604-3841

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

**KENNETH INVESTMENT LLC** 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

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KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

CURTIS, HENDELL HEIRS 4917 UNIVERSAL DR WAKE FOREST NC 27587-6357

CHRIST HOLINESS CHURCH NUMBER 1 5016 HARTSFIELD DR WAKE FOREST NC 27587-9638

> GREENE, JOE L 6415 HAWTHORNE ST HYATTSVILLE MD 20785-1711

PHILLIPS, BRETT LEE JR PHILLIPS, KRISTEN HOPE 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> ALSTON, CHRISTOPHER 2172 WARRENTON RD **HENDERSON NC 27537-9359**

> > 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

> > > KENNETH INVESTMENT LLC

10030 GREEN LEVEL CHURCH RD STE 802

CARY NC 27519-8195

KENNETH INVESTMENT LLC

DALEY, JOSEPH P 3619 GREEN FARM LN **WAKE FOREST NC 27587-6828** 

KULAWIAK, MEGAN 3533 WOOD DUCK LN WAKE FOREST NC 27587-6874

HAUFLER, DARREL EUGENE

4340 MILLPOINT DR

WAKE FOREST NC 27587-6384

DUNN, JAMES WILLIAM HEIRS MONTAGUE, **BUNNIE DUNN** 2390 W RIVER RD

FRANKLINTON NC 27525-7217

QUIRINO, MARIA ESTELA

4916 UNIVERSAL DR

WAKE FOREST NC 27587-6356

CARY NC 27519-8195

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

HOLLOWAY, ROY D HOLLOWAY, MARTHA L 3613 GREEN FARM LN WAKE FOREST NC 27587-6828 SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN 3636 BRIDGES POND WAY WAKE FOREST NC 27587-5611

KENNETH INVESTMENT LLC

10030 GREEN LEVEL CHURCH RD STE 802

CARY NC 27519-8195

WILSON, TIMOTHY LEE 5409 KNOLLWOOD RD RALEIGH NC 27609-4552

SUAREZ, HELENA TRUSTEE THE HELENA SUAREZ FAMILY TRUST 9660 FALLS OF NEUSE RD # 138-286 RALEIGH NC 27615-2473

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN 3636 BRIDGES POND WAY WAKE FOREST NC 27587-5611

> BERRY, WILLIAM R BERRY, JULIA D 9241 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

NC FARM AND FORAGE LLC

9261 BLACKLEY LAKE RD

WAKE FOREST NC 27587-8196

ROUSE, ELLEN CURTIS 4009 TRESCO XING RALEIGH NC 27616-8473

KELLY, NICOLAS KELLY, PEARLINE L 5025 HARTSFIELD DR WAKE FOREST NC 27587-9638

> GHOLSON, RYAN PATRICK 7924 MANDREL WAY RALEIGH NC 27616-9503

TYNER, BRENDA W TRUSTEE NANCY H WATKINS IRREVOCABLE TRUST PO BOX 221 ROLESVILLE NC 27571-0221

> GARCIA, SALVADOR 4901 OLD POOLE RD RALEIGH NC 27610

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

MAYE, EVELYN Y MAYE, HILTON EUGENE 4725 MITCHELL MILL RD WAKE FOREST NC 27587-7240

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

UNIVERSAL CHURCH OF PRAYER & 4912 UNIVERSAL DR WAKE FOREST NC 27587-6356 4817 LONG GREEN DR WAKE FOREST NC 27587-5244

INTROINVEST LLC

4921 UNIVERSAL DR

WAKE FOREST NC 27587-6357

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H

9237 BLACKLEY LAKE RD

WAKE FOREST NC 27587-8196

JP MORGAN MORTGAGE ACQUISITION CORP

#### REZONING AND ANNEXATION OF PROPERTY CONSISTING OF +/- 93 ACRES, LOCATED SOUTHWEST OF THE JONESVILLE ROAD AND UNIVERSAL DRIVE INTERSECTION, IN THE TOWN OF ROLESVILLE

# REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON OCTOBER 24, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning and annexation with adjacent neighbors on Tuesday, October 24, 2023, at 5:30 p.m. The property considered for this potential rezoning totals approximately 93 acres and is located southwest of the Jonesville Road and Universal Drive intersection, in the Town of Rolesville. This meeting was held at the Rolesville Community Center. All owners and tenants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

### **EXHIBIT A – NEIGHBORHOOD MEETING NOTICE**



To:	Neighboring Property Owners and Tenants
From:	Samuel Morris
Date:	October 13, 2023
Re:	Neighborhood Meeting for Annexation and Rezoning of Harris Creek Farm (f.k.a. 4928
	Universal) (ANX 22-05 & MA 22-08)

You are invited to attend a meeting to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). We have scheduled an informational meeting with surrounding neighbors on <u>October 24, 2023 from 5:30 PM until 6:30 PM</u> at the following location:

#### Rolesville Community Center 514 Southtown Circle Rolesville, NC 27571

The purpose of this meeting is to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). The property assemblage totals approximately 93 acres in size and is located southwest of the Jonesville Road and Universal Drive intersection.

The property is currently zoned Residential-30 (R-30) under Wake County zoning. The proposed rezoning would change the zoning to Residential Medium Density Conditional Zoning and Residential High Density Conditional Zoning (RM-CZ & RH-CZ) under the Town of Rolesville zoning. The purpose of the rezoning is to allow for the development of single family homes and townhomes.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5438 and <u>smorris@longleaflp.com</u>. Also, for more information about the rezoning, you may visit <u>https://www.rolesvillenc.gov/projects/harris-creek-farm-fka-4928-universal</u> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials: 1.Subject Property Current Aerial 2.Proposed Zoning Map

#### CURRENT PROPERTY MAP



PROPOSED ZONING



### **EXHIBIT B – NOTICE LIST**

JONES, CHARLES ALFONSO JONES, ALLIE V 3800 JONESVILLE RD WAKE FOREST NC 27587-8180

HUNT, FERDINAND V HUNT, LYDIA L 1000 SIMPSON ST APT 6B BRONX NY 10459-3348

> HOWE, MARK JAMES JR PO BOX 61122 RALEIGH NC 27661-1122

DONAN, JESUS CORDON, LUCY DONAN 3617 GREEN FARM LN WAKE FOREST NC 27587-6828

> TODD, JOAN M 4180 STELLS RD WAKE FOREST NC 27587-6306

CHAPPELL, CONNIE B PERRY, BETTY ANN BLACKLEY 4025 LOUISBURY RD WAKE FOREST NC 27587-8118

WILDER, THOMAS H III WILDER, MAGGIE 104 DARTMOUTH RD APT 326 RALEIGH NC 27609-8409

GILMORE, JOSEPH H GILMORE, SARAH L 3833 JONESVILLE RD WAKE FOREST NC 27587-8181

ASWELL, FREDRICA T

WAKE FOREST NC 27587-9638

3508 GREEN FARM LN WAKE FOREST NC 27587-6825

JEFFERYS, CHRISTOPHER JEFFERYS, STEPHANIE MAYE, HILTON EUGENE MAYE, EVELYN YOUNG 2933 CANDLEHURST LN 4725 MITCHELL MILL RD RALEIGH NC 27616-6250 WAKE FOREST NC 27587-7240

HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

BADGETT, ROBIN D BADGETT, TANA F 4817 MITCHELL MILL RD WAKE FOREST NC 27587-7242

WALKER, ALESHIA FERRELL WALKER, AARON 5012 HARTSFIELD DR WAKE FOREST NC 27587-9638

JARVIS, MARIE D CURTIS, HURLEY MAE 3704 GIDEON DR **WAKE FOREST NC 27587-6360** 

PRUDENT, VIRGINIA PRUDENT, ULRICK JR 3104 BILLIARD CT WAKE FOREST NC 27587-9388

> PERRY, LISA R PO BOX 581 ROLESVILLE NC 27571-0581

SESSOMS, JOHN B 5021 HARTSFIELD DR WAKE FOREST NC 27587-9638

BROWN, JAMES A BROWN, SHELBY W 4141 STELLS RD WAKE FOREST NC 27587-5242

> GASPER, REGUGIO TECHICAC 7817 S COLORADO DR RALEIGH NC 27616-0905

BERRY, WILLIAM ROSSER BERRY, JULIA D 9249 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

WATKINS POND INC ANTHONY BRIDGES 98 BERKSHIRE LN

JONES, CHARLES E JONES, DARLENE C

3816 JONESVILLE RD

WAKE FOREST NC 27587-8180

FERRELL, CHARLES E FERRELL, GRETTA L

3805 JONESVILLE RD

WAKE FOREST NC 27587-8181

JARVIS, MARIE D CURTIS, HURLEY MAE

3704 GIDEON DR

FERRELL, BRIAN L 3807 JONESVILLE RD WAKE FOREST NC 27587-8181

POWER ELEVEN CONSTRUCTION LLC 4125 DURHAM CHAPEL HILL BLVD STE 8A DURHAM NC 27707-2666

CHRIST HOLINESS CHURCH NUMBER 1 C/O WILIAM WHITFIELD 5016 HARTSFIELD DR

WAKE FOREST NC 27587-6360

HAMPSTEAD NC 28443-0480

HARTSFIELD, ROZELIA J HEIRS HATTIE SMITH 2450 MINERAL SPRINGS RD BOYDTON VA 23917-4404

BOUTAVONG, KIT 3521 WOOD DUCK LN WAKE FOREST NC 27587-6874

BROWN, JAMES ALLEN BROWN, SHELBY W 4141 STELLS RD WAKE FOREST NC 27587-5242

> HARTSFIELD, MARY HEIRS C/O KAREN BUTLER 3816 7TH ST NW WASHINGTON DC 20011-5902

> REEVES, LISA CAROL CARTER 3604 GREEN FARM LN WAKE FOREST NC 27587-6827

BROWN, WILHELMINIA ANNETTE 7506 LINNET RD WENDELL NC 27591-7279

LEITSCHUH, KARI DAWN 4605 MITCHELL MILL RD WAKE FOREST NC 27587-7239

> MILLER, BERNARD 3516 WOOD DUCK LN

WAKE FOREST NC 27587-6873

PERRY, JAMES DONNELL PERRY, CYNTHIA D 3869 JONESVILLE RD WAKE FOREST NC 27587-8181

> JONES, ERNESTINE 3848 JONESVILLE RD WAKE FOREST NC 27587-8180

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MCDANIEL, STEPHEN MCDANIEL, SHARON K 4213 MILLPOINT DR WAKE FOREST NC 27587-5239

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> BROWN, WILHELMINIA ANNETTE 7506 LINNET RD WENDELL NC 27591-7279

RUIZ, ALICIA GUADALUPE 3857 JONESVILLE RD WAKE FOREST NC 27587-8181

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> CHRIST HOLINESS CHURCH 5016 HARTSFIELD DR WAKE FOREST NC 27587-9638

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> BUGG, SAMUEL WILLIAM 9245 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

FERRELL, BRIAN L 3807 JONESVILLE RD WAKE FOREST NC 27587-8181

BIRMINGHAM, JOHN DAVIS 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H 9237 BLACKLEY LAKE RD WAKE FOREST NC 27587-8196

> BIRMINGHAM, JOHN D 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

> WW OVERTIME LLC 3728 GIDEON DR WAKE FOREST NC 27587-6360

COVINGTON, LINDA MANNING 3812 JONESVILLE RD WAKE FOREST NC 27587-8180

BOYD, KATHERINE B PAYNE, M TRAVIS 4220 MILLPOINT DR WAKE FOREST NC 27587-6377 RIVERS, SUSAN MARSHALL 3627 GREEN FARM LN WAKE FOREST NC 27587-6828

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CARPENTER, BOBBY RAY CARPENTER, ALBERTA L 3629 GREEN FARM LN WAKE FOREST NC 27587-6828

> CARELOCK, TABATHA R 3513 GREEN FARM LN WAKE FOREST NC 27587-6826

> PAYNE, JEFFREY 3808 JONESVILLE RD WAKE FOREST NC 27587-8180

> VAN GORDER, JAMES 3200 MAYEVILLE LN WAKE FOREST NC 27587-5637

BOSTIC, BILLIE D BOSTIC, JOHN J 9413 WHITE CARRIAGE DR WAKE FOREST NC 27587-7046

BIRMINGHAM, JOHN D 3636 GREEN FARM LN WAKE FOREST NC 27587-6827

FERRELL, CHARLES E FERRELL, SHARON R 3805 JONESVILLE RD WAKE FOREST NC 27587-8181 RIVERS, SUSAN M 3627 GREEN FARM LN WAKE FOREST NC 27587-6828

MCGEE, LORIE ANN MCGEE, BILLY RAY 3621 GREEN FARM LN WAKE FOREST NC 27587-6828

LEE, WILLIE O'KELLY LEE, EDITH M 3845 JONESVILLE RD WAKE FOREST NC 27587-8181

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BERGDOLT, BRIAN H 3612 MEDLIN WOODS RD WAKE FOREST NC 27587-7202

PULLEN, MAGGIE H C/O SAREN GILMORE 3833 JONESVILLE RD WAKE FOREST NC 27587-8181

CARELOCK, TABATHA R 3513 GREEN FARM LN WAKE FOREST NC 27587-6826

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**KENNETH INVESTMENT LLC** 10030 GREEN LEVEL CHURCH RD STE 802 CARY NC 27519-8195

KENNETH INVESTMENT LLC 10030 GREEN LEVEL CHURCH RD STE 802

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CARY NC 27519-8195

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SUAREZ, HELENA TRUSTEE THE HELENA SUAREZ FAMILY TRUST 9660 FALLS OF NEUSE RD # 138-286 RALEIGH NC 27615-2473

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> GARCIA, SALVADOR 4901 OLD POOLE RD RALEIGH NC 27610

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9237 BLACKLEY LAKE RD

WAKE FOREST NC 27587-8196

JP MORGAN MORTGAGE ACQUISITION CORP

#### **EXHIBIT C – MEETING MINUTES**

#### • <u>Introduction of Development Team</u>:

 Developer Steve George with The CSC Group, Attorney Samuel Morris with Longleaf Law Partners, and Engineer Jeremy Keeney with Morris & Ritchie Associates.

#### • <u>Development Team Presentation</u>:

- Purpose of this neighborhood meeting and past meetings.
- o Discussion regarding rezoning and annexation process in Rolesville.
- Description and location of the Subject Property.
- Discussion regarding current zoning of the property under Wake County.
- Discussion regarding Rolesville Future Land Use Map and Comprehensive Plan guidance
- Description of proposed rezoning and reasons for the request.
- Explanation of proposed building types and densities on the Subject Property.
- Discussion regarding wetlands and open space that will be preserved on the property.
- Forecast future meetings and public hearings.

#### • <u>Q & A</u>:

- What is the name of the development company?
  - The CSC Group, which is a local real estate development group.
- What is the price point and square footage of the townhomes and single-family <u>homes</u>?
  - Developer explained potential projections on cost per unit for townhouses and detached units. They will likely be between 1,800 and 3,000 square feet. Do not have final pricing due to potential market changes.
- Was there a traffic impact analysis?
  - The development team explained that a Traffic Impact Analysis was done by Ramey Kemp, who was retained by the Town. The NCDOT signed off on this. Based on increased trips and conditions on site they make

recommendations on monitoring and approved intersections. The results and requirements have been included in the rezoning request.

- Will Universal Dr Gideon Dr be paved/improved?
  - The town is requiring the developer to pave and improve all of Gideon Drive, not Universal, but we are working privately with the Church regarding Universal Drive.
- What measure will be taking place for privacy to neighboring properties? Will there be any natural buffers?
  - The development team explained that there will be 25' vegetative buffers around all adjacent private property.
- Will there be sidewalks Gideon Drive?
  - The engineer explained the town street requirements will require sidewalk improvements along Gideon.
- What is proposed timeline for the development?
  - Development team explained the typical rezoning timeline with development plan and permits, and that construction would not likely occur over a year.
- Inquiry regarding the size, location, and purpose of stormwater ponds.
  - The engineer explained the details and purpose of the proposed stormwater pond.
- Questions regarding density, configuration, and approval process for nearby Mitchell Mill Reserve development.
  - The development team explained the details and nature of the approved Mithcell Mill Reserve case. Engineer explained that background traffic data from that rezoning was considered and used during our TIA.
- Will the homes be built-to-rent, or will they be for sale? What is to stop an owner from renting out a unit that they purchase?
  - The homes will be for sale. NC law limits the ability to prohibit people from leasing their property. Individual owners could buy a unit as an investment.

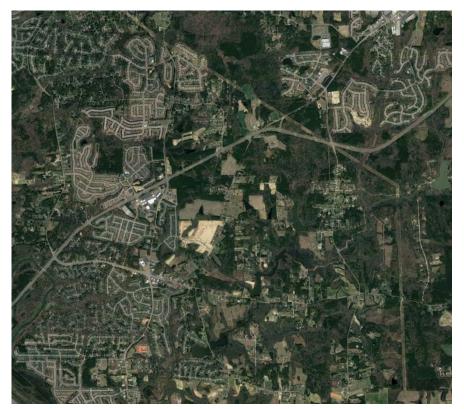
#### **EXHIBIT D – MEETING ATTENDEES**

- 1. Sam Morris
- 2. Steven George
- Jeremy Keeny
   John Birmingham
   Guy Jones
   Myron Jarvis
   Marie Jarvis

- 8. Matthew Jarvis
- 9. Darlene Jones
- 10. Bryan Harris

### **RAMEY KEMP ASSOCIATES**

TOGETHER WE ARE LIMITLESS







Harris Creek Farm **Traffic Impact Analysis Rolesville, North Carolina** 



rameykemp.com

# TRAFFIC IMPACT ANALYSIS

FOR

# HARRIS CREEK FARM

LOCATED

IN

# **ROLESVILLE, NORTH CAROLINA**

Prepared For: Town of Rolesville 502 Southtown Circle Rolesville, NC 27571

Prepared By: Infrastructure Consulting Services, Inc. *dba* **Ramey Kemp Associates** 5808 Faringdon Place Raleigh, NC 27609 License #F-1489



MAY 2023

Prepared By: DAR

Reviewed By: <u>JAE</u>

RKA Project No. 20498 - 009

## TRAFFIC IMPACT ANALYSIS HARRIS CREEK FARM ROLESVILLE, NORTH CAROLINA

#### **EXECUTIVE SUMMARY**

#### 1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Harris Creek Farm development in accordance with the Town of Rolesville (Town) Land Development Ordinance (LDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development, anticipated to be completed in 2027, is to be located on the west side of Jonesville Road near Universal Drive in Rolesville, NC. The proposed development is expected to consist of 68 single-family homes and 81 townhomes. Site access is proposed via two (2) fullmovement driveway connections: one on Universal Drive and one on Jonesville Road approximately 700 feet south of Universal Drive.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions
- 2027 Build-Improved Traffic Conditions

### 2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- US 401 Bypass and Jonesville Road
- US 401 Bypass and Eastern U-Turn Location
- Mitchell Mill Road and Jonesville Road / Peebles Road
- Jonesville Road and Universal Drive



Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed above except for Jonesville Road and Universal Drive, in November of 2021 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session for in-person learning.

Existing peak hour turning movement volumes at the intersection of Jonesville Road and Universal Drive were estimated by generating and assigning trips for the nine (9) homes that are accessed via Universal Drive. It was estimated that there will be 8 AM trips: 2 enter 6 exit and 10 PM trips: 7 enter 3 exit. The trips were distributed to the north and south along Jonesville Road the same as site trips. Through traffic volumes were balanced from the Mitchell Mill Road/Jonesville Road intersection.

Previously collected counts from the year 2021 were projected to the 2022 existing analysis year using a compounded annual growth rate of 2%. Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate.

#### 3. Site Trip Generation

The proposed development is assumed to consist of 68 single-family homes and 81 townhomes,. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition. Table E-1 provides a summary of the trip generation potential for the site.

Land Use (ITE Code)	Intensity Daily		Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
		(vpd)	Enter	Exit	Total	Enter	Exit	Total
Single-Family Home (210)	68 DU	708	13	39	52	44	25	69
Single Family Attached (215)	81 DU	568	9	27	36	26	19	45
Total Primary Trips		1,276	22	66	88	70	44	114

**Table E-1: Site Trip Generation** 



#### 4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 0% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes. A growth rate of 0% was used due to the number of developments included in the background traffic and the proximity of some of these developments to the proposed development. The following adjacent developments were identified to be considered under future conditions:

- Cobblestone Crossing Mixed-Use (Cobblestone)
- Young Street PUD (The Point)
- Wheeler Tract (Rolesville Crossing)
- Louisbury Road Assemblage
- Kalas / Watkins Family Property (Kalas Falls)
- 5109 Mitchell Mill
- Hills at Harris Creek

#### 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2022 existing, 2027 no-build, 2027 build, and 2027 build-improved conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

#### 6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

#### **Recommended Improvements by Developer**

#### US 401 Bypass and Jonesville Road

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.



#### US 401 Bypass and Eastern U-Turn Location

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

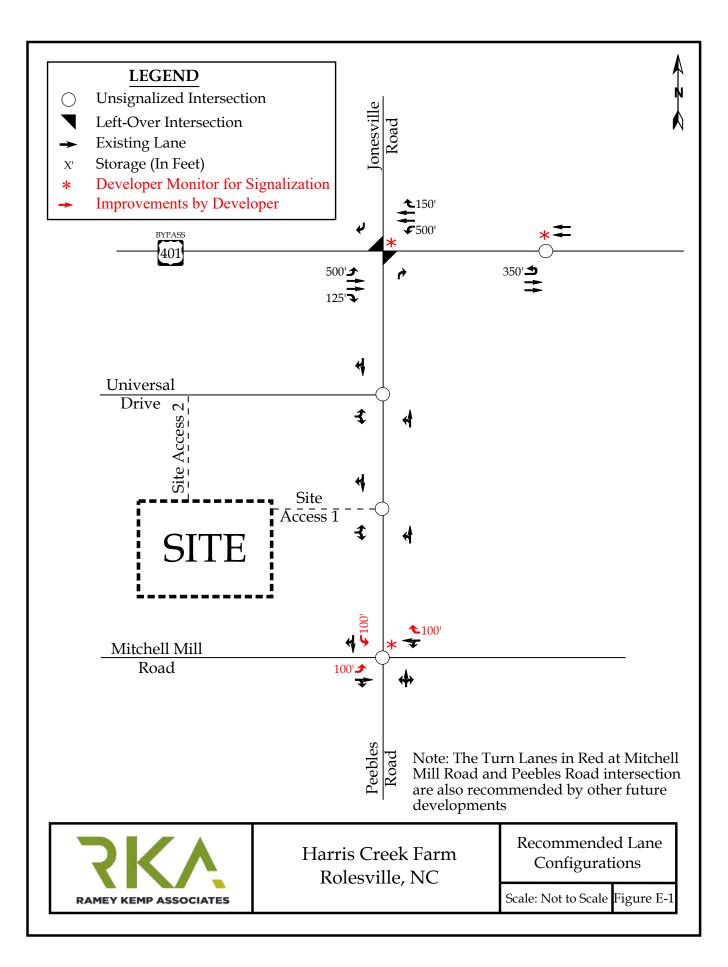
#### Mitchell Mill Road and Jonesville Road / Peebles Road

- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the 5109
     Mitchell Mill Road TIA and Hills at Harris Creek TIA
- Construct a westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the Hills at Harris Creek TIA
- Construct an eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the 5109
     Mitchell Mill Road TIA
- Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### Jonesville Road and Site Drive

- Construct the eastbound approach (Site Drive) with one ingress lane and one egress lane.
- Provide stop-control for the eastbound approach (Site Drive).





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Table 9: Analysis Summary of Jonesville Road and Site Drive



#### **TECHNICAL APPENDIX**

- Appendix A: Scoping Documentation
- Appendix B: Traffic Counts
- Appendix C: Adjacent Development Information
- Appendix D: Capacity Calculations US 401 Bypass & Jonesville Road
- Appendix E: Capacity Calculations US 401 Bypass & Eastern U-Turn Location
- Appendix F: Capacity Calculations Mitchell Mill Road & Jonesville Road / Peebles Road
- Appendix G: Capacity Calculations Jonesville Road & Universal Drive
- Appendix H: Capacity Calculations Jonesville Road & Site Drive
- Appendix I: Turn Lane Warrants
- Appendix J: MUTCD / ITRE Signal Warrant Analysis



## TRAFFIC IMPACT ANALYSIS HARRIS CREEK FARM ROLESVILLE, NORTH CAROLINA

#### 1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Harris Creek Farm development in Rolesville, North Carolina. The proposed development, anticipated to be completed in 2027, is to be located on the west side of Jonesville Road near Universal Drive in Rolesville, NC. The proposed development is expected to consist of 68 single-family homes and 81 townhomes. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

### 1.1. Site Location and Study Area

The proposed development is to be located on the west side of Jonesville Road near Universal Drive in Rolesville, NC. Refer to Figure 1 for the site location map. The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Rolesville (Town) and consists of the following existing intersections:

- US 401 Bypass and Jonesville Road
- US 401 Bypass and Eastern U-Turn Location
- Jonesville Road and Universal Drive
- Mitchell Mill Road and Jonesville Road / Peebles Road

Refer to Appendix A for the approved scoping documentation.



#### 1.2. Proposed Land Use and Site Access

The site is to be located on the west side of Jonesville Road near Universal Drive. The proposed development is anticipated to be completed in 2027, and is assumed to consist of the following uses:

- 68 single-family homes
- 81 townhomes

Site access to the proposed development is expected to be provided via two (2) full-movement driveway connections: one on Universal Drive and one on Jonesville Road approximately 700 feet south of Universal Drive. Refer to Figure 2 for a copy of the preliminary site plan.

#### 1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of undeveloped land and residential development.

#### 1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

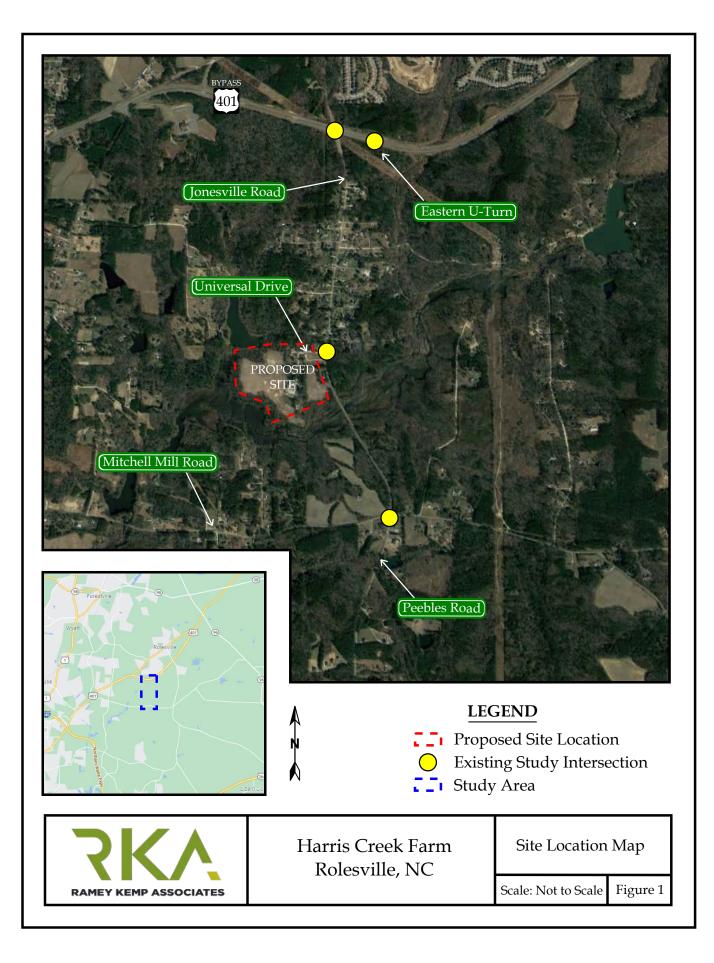


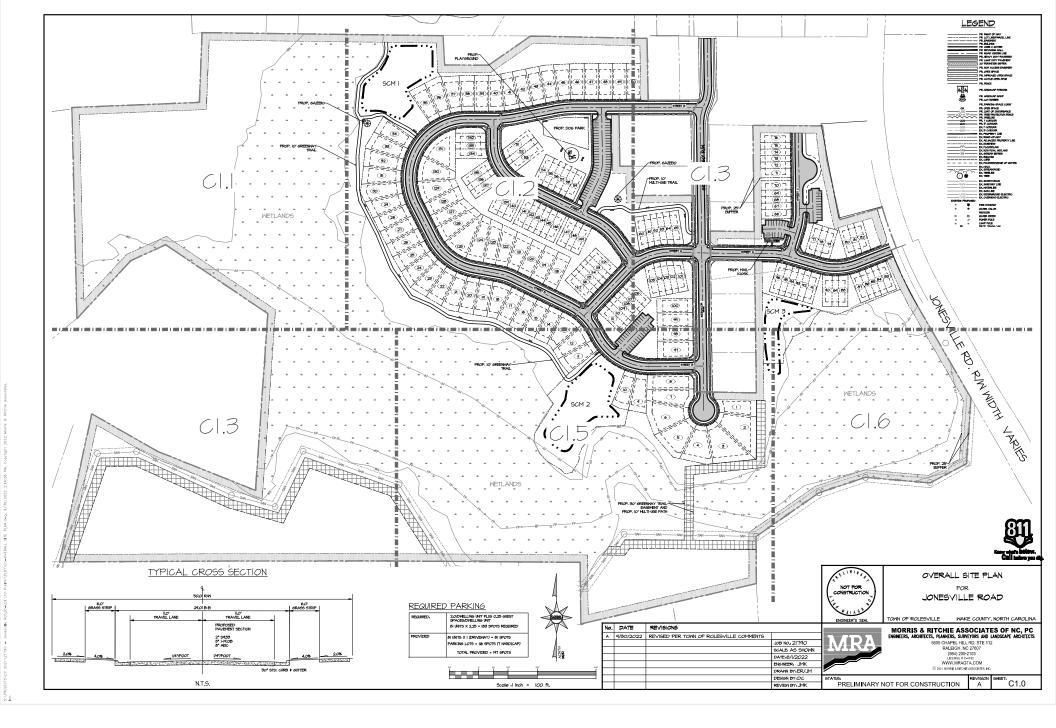
Road Name	Road Name Route C Number Se		Speed Limit	Maintained By	2019 AADT (vpd)
US 401 Byp	Dass	4-lane divided	55 mph	NCDOT	17,500
Jonesville Road	wille Road SR 2226		35 mph / 45 mph	NCDOT	2,210*
Mitchell Mill Road	SR 2224		45 mph	NCDOT	4,000
Peebles Road SR 2929		2-lane undivided	45 mph	NCDOT	1,700*

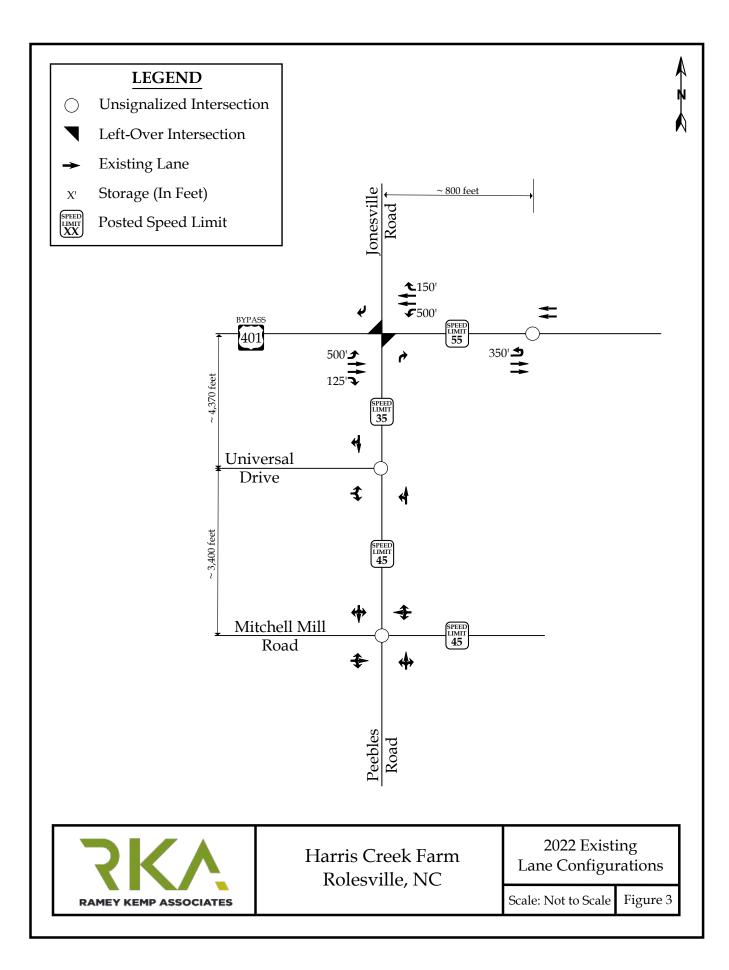
**Table 1: Existing Roadway Inventory** 

\*ADT based on 2022 existing traffic volumes and assuming the weekday PM peak hour volume is 10% of the average daily traffic.









#### 2. 2022 EXISTING PEAK HOUR CONDITIONS

#### 2.1. 2022 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on previously collected traffic counts conducted at the study intersections listed below, in November of 2021 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session for in-person learning:

- US 401 Bypass and Jonesville Road
- US 401 Bypass and Eastern U-Turn Location
- Mitchell Mill Road and Jonesville Road / Peebles Road

Previously collected counts from the year 2021 were projected to the 2022 existing analysis year using a compounded annual growth rate of 2%.

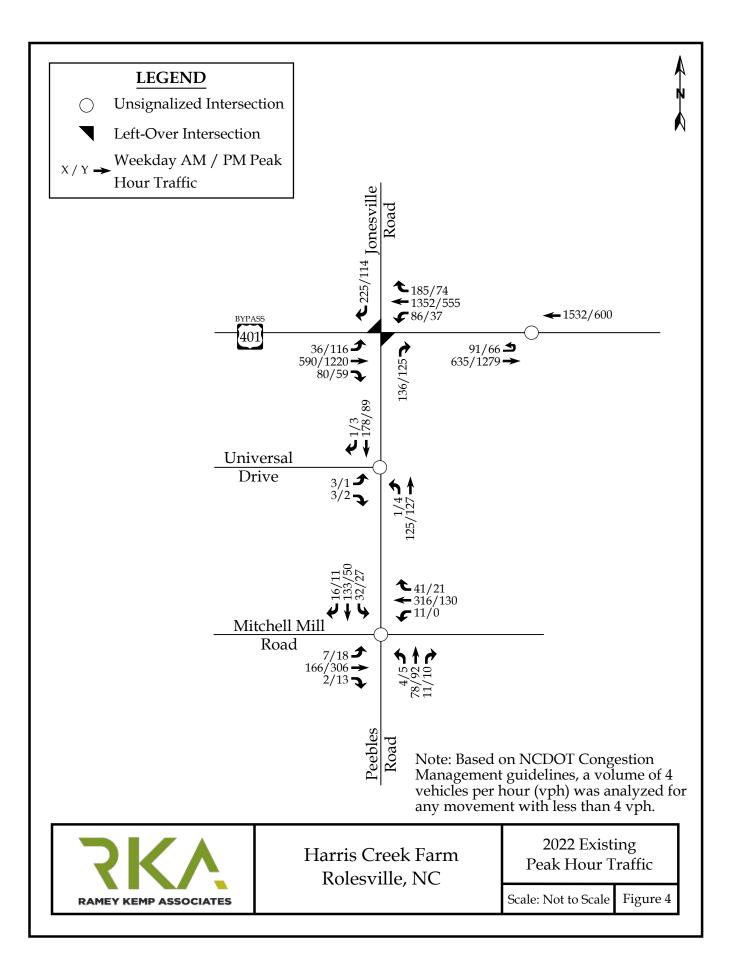
Existing peak hour turning movement volumes at the intersection of Jonesville Road and Universal Drive were estimated by generating and assigning trips for the nine (9) homes that are accessed via Universal Drive. It was estimated that there will be 8 AM trips: 2 enter 6 exit and 10 PM trips: 7 enter 3 exit. The trips were distributed to the north and south along Jonesville Road the same as site trips. Through traffic volumes were balanced from the Mitchell Mill Road/Jonesville Road intersection.

Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2022 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

#### 2.2. Analysis of 2022 Existing Peak Hour Traffic Conditions

The 2022 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The results of the analysis are presented in Section 7 of this report.





#### 3. 2027 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, nobuild traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

#### 3.1. Ambient Traffic Growth

Through coordination with NCDOT and the Town, it was determined that an annual growth rate of 0% would be used to generate 2027 projected weekday AM and PM peak hour traffic volumes. A growth rate of 0% was used due to the number of developments included in the background traffic and the proximity of some of these developments to the proposed development. Refer to Figure 5 for 2027 projected peak hour traffic.

#### 3.2. Adjacent Development Traffic

Through coordination with NCDOT and the Town, the following adjacent developments were identified to be included in this study:

- Cobblestone Crossing Mixed-Use (Cobblestone)
- Young Street PUD (The Point)
- Wheeler Tract (Rolesville Crossing)
- Louisbury Road Assemblage
- Kalas / Watkins Family Property (Kalas Falls)
- 5109 Mitchell Mill
- Hills at Harris Creek

Table 2, on the following page, provides a summary of the adjacent developments. Adjacent development trips are shown in Figure 6. Adjacent development information can be found in Appendix C.



Development Name	Location	Build- Out Year	Out Year Intensity	
Cobblestone Crossing Mixed- Use	Northwest quadrant of the intersection of Main Street and Young Street	2023	180 multi-family homes 18,200 sq. ft. municipal flex space 50,000 sq. ft. general retail	March 2021 by RKA
Young Street PUD	Along both sides of US 401 Bypass west of Young Street	2025	96 single-family homes 525 single-family homes 320 multi-family homes 122,800 sq. ft. general retail	June 2019 by Kimley Horn
Wheeler Tract	Northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road	2026	233 single-family homes 125 multi-family homes	June 2019 by RKA
Louisbury Road Assemblage	West of Louisbury Road and south of Stells Road	2025	152 single-family homes	May 2020 by RKA
Kalas / Watkins Family Property	Along the west side of Rolesville Road, north of Mitchell Mill Road	2025	439 single-family homes 96 multi-family homes	August 2019 by Stantec
5109 Mitchell Mill	Along both sides of Jonesville Road north of Mitchell Mill Road	2028	69 single-family homes 195 single-family homes 129 multi-family homes 50,000 sq. ft. shopping center	August 2022 by RKA
Hills at Harris Creek	North of Mitchell Mill Road, west of Manly Farm Road and east of Gro Peg Lane	2027	211 single-family homes 109 multi-family homes 25,400 sq. ft. general retail	May 2022 by RKA

**Table 2: Adjacent Development Information** 



#### 3.3. Future Roadway Improvements

Based on coordination with NCDOT and the Town, it was determined there were two previously approved TIA's that recommended roadway improvements that were considered under future conditions with this study. Both developments are to construct improvements at the intersection of Jonesville Road and Mitchell Mill Road. An exclusive eastbound left-turn lane was identified in the 5109 Mitchell Mill Road TIA. An exclusive westbound right-turn lane was identified in the Hills at Harris Creek TIA. In both the 5109 Mitchell Mill Road TIA and the Hills at Harris Creek TIA an exclusive southbound left-turn lane improvement was identified. It should be noted that per the Rolesville Community Transportation Plan (dated May 2022), the ultimate cross-section of Jonesville Road is identified as a 2-lane roadway with a center two-way-left-turn-lane (TWLTL) and Mitchell Mill Road is identified as a 4-lane median-divided roadway.

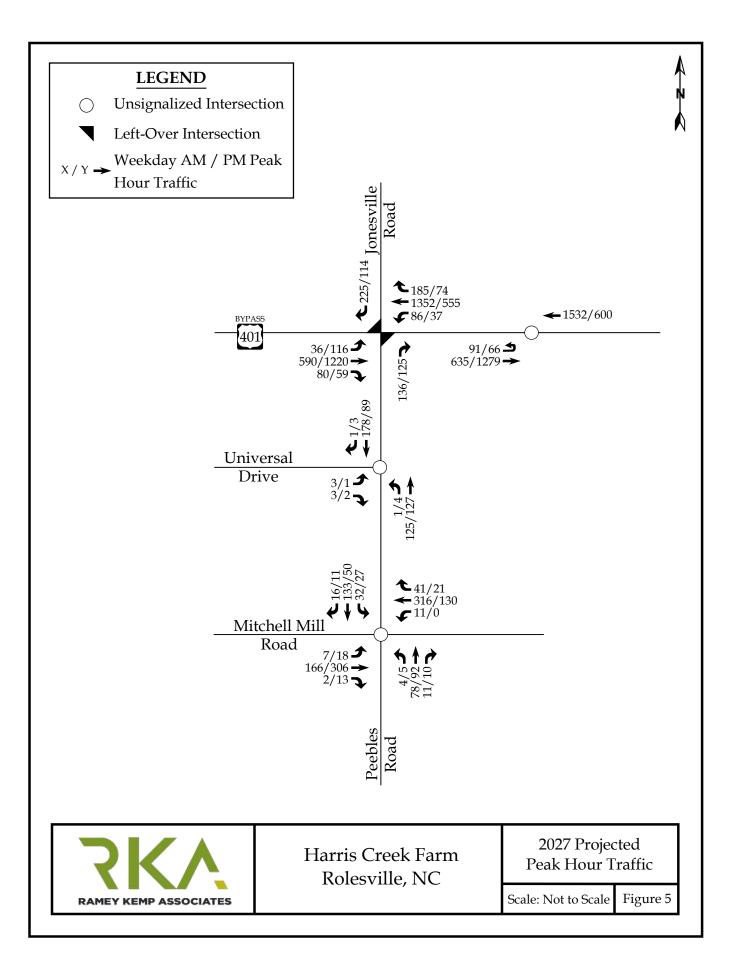
## 3.4. 2027 No-Build Peak Hour Traffic Volumes

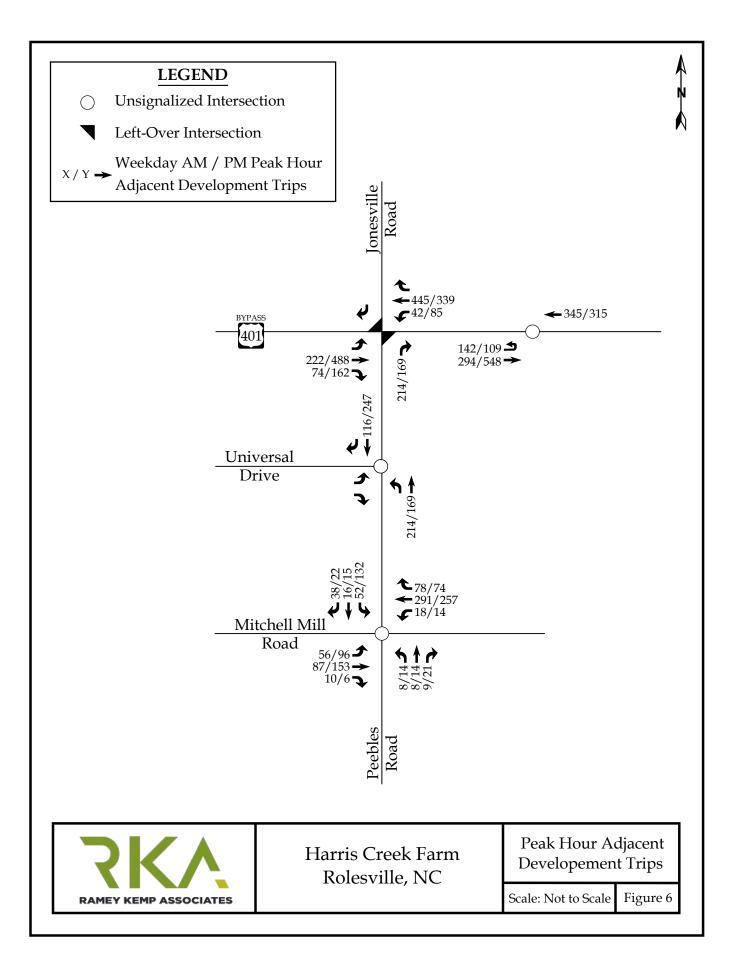
The 2027 no-build traffic volumes were determined by projecting the 2022 existing peak hour traffic to the year 2027 and adding the adjacent development trips. Refer to Figure 7 for an illustration of the 2027 no-build peak hour traffic volumes at the study intersections.

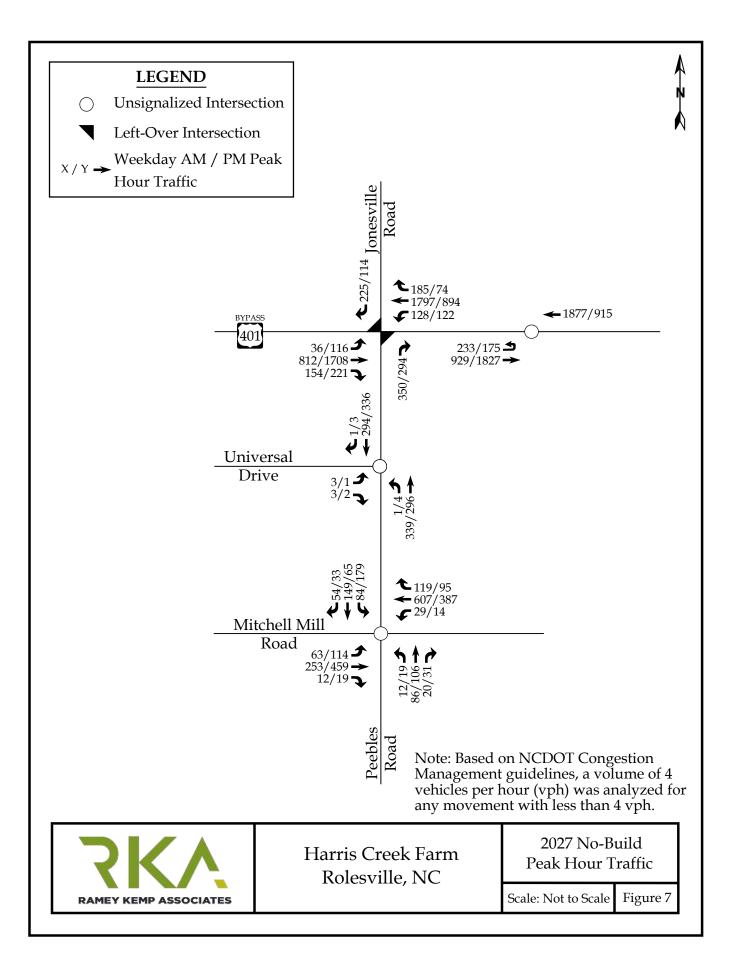
# 3.5. Analysis of 2027 No-Build Peak Hour Traffic Conditions

The 2027 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with existing geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.









#### 4. SITE TRIP GENERATION AND DISTRIBUTION

#### 4.1. Trip Generation

The proposed development is assumed to consist of 68 single-family homes and 81 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11th Edition. Table 3 provides a summary of the trip generation potential for the site.

Land Use (ITE Code)	Intensity	Daily Traffic	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
		(vpd)	Enter	Exit	Total	Enter	Exit	Total
Single-Family Home (210)	68 DU	708	13	39	52	44	25	69
Single Family Attached (215)	81 DU	568	9	27	36	26	19	45
Total Primary Trips	1,276	22	66	88	70	44	114	

**Table 3: Trip Generation Summary** 

It is estimated that the proposed development will generate approximately 1,276 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 88 trips (22 entering and 66 exiting) will occur during the weekday AM peak hour and 114 trips (70 entering and 44 exiting) will occur during the weekday PM peak hour.



### 4.2. Site Trip Distribution and Assignment

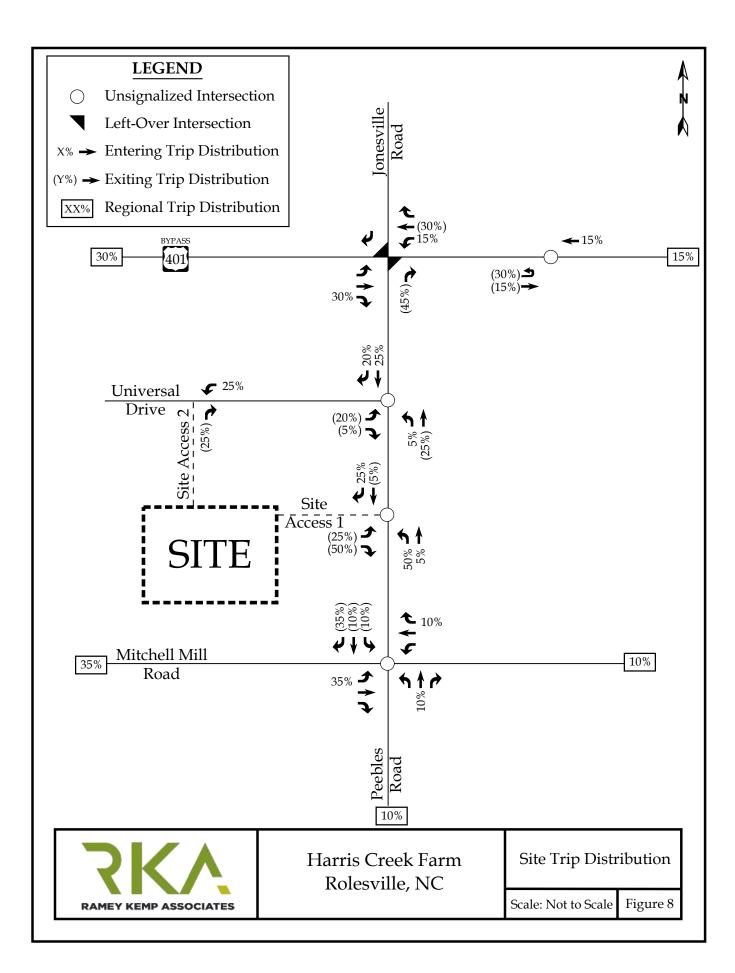
Trip distribution percentages used in assigning site trips for this development were approved during the scoping process and were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

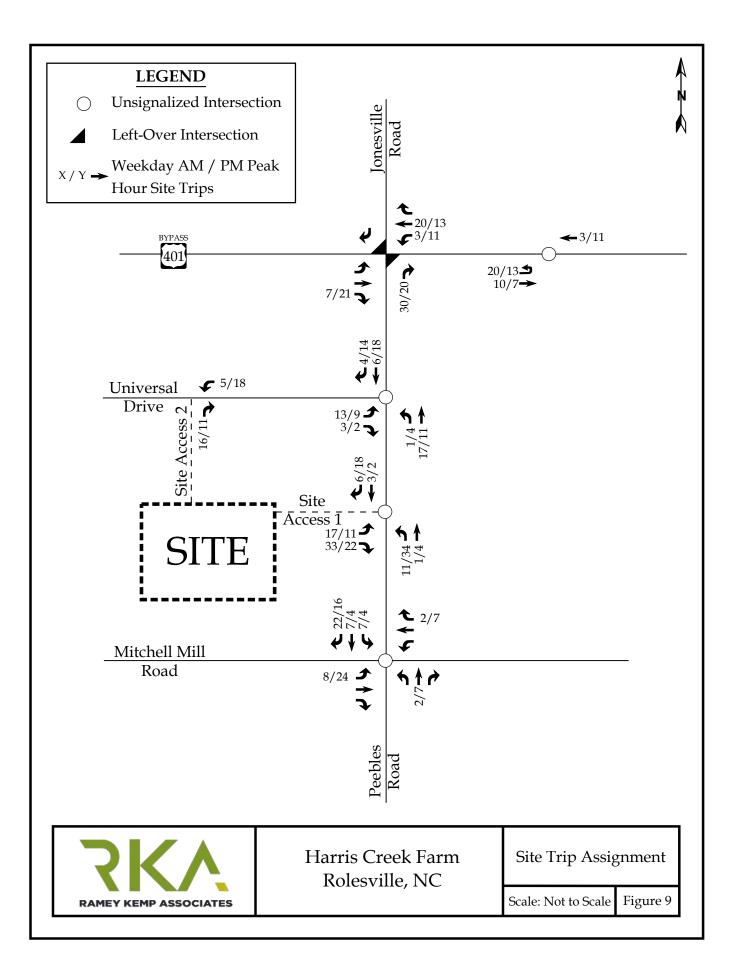
It is estimated that the residential site trips will be regionally distributed as follows:

- 35% to/from the west via Mitchell Mill Road
- 30% to/from the west via US 401 Bypass
- 15% to/from the east via US 401 Bypass
- 10% to/from the south via Peebles Road
- 10% to/from the east via Mitchell Mill Road

The site trip distribution is shown in Figure 8 and the peak hour site trip assignment is shown in Figure 9.







#### 5. 2027 BUILD TRAFFIC CONDITIONS

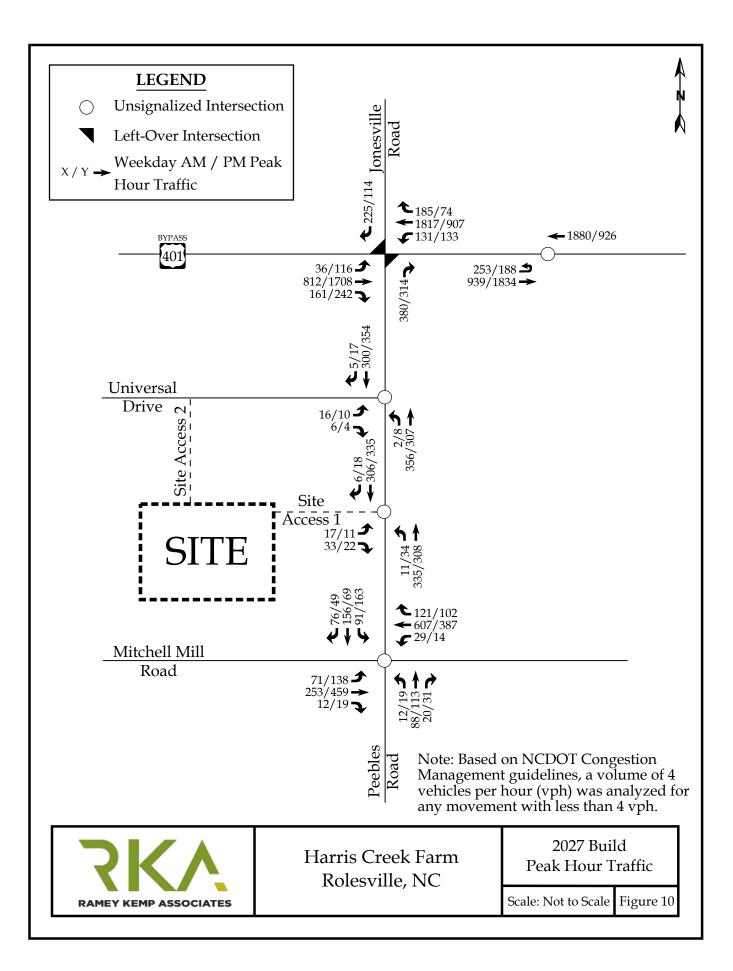
#### 5.1. 2027 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2027 no-build traffic volumes to determine the 2027 build traffic volumes. Refer to Figure 10 for an illustration of the 2027 build peak hour traffic volumes with the proposed site fully developed.

#### 5.2. Analysis of 2027 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2027 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.





#### 6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions, and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where breakdown conditions are evident. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay." An average control delay of 50 seconds at a signalized intersection results in LOS "D" operation at the intersection.

UNSIGN	ALIZED INTERSECTION	SIGNALIZED INTERSECTION			
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)		
А	0-10	А	0-10		
В	10-15	В	10-20		
С	15-25	С	20-35		
D	25-35	D	35-55		
Е	35-50	E	55-80		
F	>50	F	>80		

Table 4: Highway Capacity Manual – Levels-of-Service and Delay

#### 6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to Town LDO and NCDOT Congestions Management Guidelines.



### 7. CAPACITY ANALYSIS

#### 7.1. US 401 Bypass and Jonesville Road

The existing unsignalized intersection of US 401 Bypass Road and Jonesville Road was analyzed under 2022 existing, 2027 no-build, and 2027 build traffic conditions with the lane configurations and traffic control shown in Table 5. Refer to Table 5 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

ANALYSIS	A P P R	LANE	PEAK	DAY AM HOUR F SERVICE	WEEKDAY PM PEAK HOUR LEVEL OF SERVICE		
SCENARIO	O A C H	CONFIGURATIONS	Approach	Overall (seconds)	Approach	Overall (seconds)	
	EB WB* NB	2 TH, 1 RT 1 LT 1 RT	 C <sup>1</sup> B <sup>2</sup>	N/A	 E <sup>1</sup> C <sup>2</sup>	N/A	
2022 Existing	EB** WB SB	1 LT 2 TH, 1 RT 1 RT	F <sup>1</sup>  E <sup>2</sup>	N/A	C <sup>1</sup>  B <sup>2</sup>	N/A	
	EB WB* NB	2 TH, 1 RT 1 LT 1 RT	 D <sup>1</sup> D <sup>2</sup>	N/A	 F <sup>1</sup> F <sup>2</sup>	N/A	
2027 No-Build	EB** WB SB	1 LT 2 TH, 1 RT 1 RT	F <sup>1</sup>  F <sup>2</sup>	N/A	E <sup>1</sup>  B <sup>2</sup>	N/A	
2027 R .:11	EB WB* NB	2 TH, 1 RT 1 LT 1 RT	 D <sup>1</sup> D <sup>2</sup>	N/A	 F <sup>1</sup> F <sup>2</sup>	N/A	
2027 Build	EB** WB SB	1 LT 2 TH, 1 RT 1 RT	F <sup>1</sup>  F <sup>2</sup>	N/A	E <sup>1</sup>  B <sup>2</sup>	N/A	
2027 Build-	EB WB* NB	2 TH, 1 RT 1 LT 1 RT	B B B	B (16)	B D C	C (23)	
Improved	EB** WB SB	1 LT 2 TH, 1 RT 1 RT	F <sup>1</sup>  F <sup>2</sup>	N/A	E <sup>1</sup>  B <sup>2</sup>	N/A	

Table 5: Analysis Summary of US 401 Bypass and Jonesville Road

\*Synchro analyzed the WB left-turns as SB through movements due to the nature of the superstreet and synchro limitations.

\*\*Synchro analyzed the EB left-turns as NB through movements due to the nature of the superstreet and synchro limitations.

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.



Capacity analysis of 2022 existing traffic conditions indicates that the major-street left-turn movements and minor-street approaches are expected to operate at LOS D or better with the exception of the eastbound left-turn movement during the weekday AM peak hour (LOS F), the westbound left-turn movement during the weekday PM peak hour (LOS E), and the southbound minor-street approach during the weekday AM peak hour (LOS E).

Under 2027 no-build and 2027 build traffic conditions, the major-street left-turn movements are expected to operate at LOS E/F during the weekday AM and PM peak hours with the exception of the westbound left-turn movement during the weekday AM peak hour (LOS D) under 2027 no-build and 2027 build traffic conditions. The minor-street approaches are expected to operate at LOS E/F during the weekday AM and PM peak hours with the exception of the northbound approach during the weekday AM peak hour (LOS D) and the southbound approach during the weekday PM peak hour (LOS B) under 2027 no-build and 2027 build traffic conditions. It should be noted that the proposed development is expected to account for approximately 2% of the overall traffic at this intersection during the weekday AM and PM peak hours. The proposed development is expected to account for 8% and 6% of the northbound right movements during the AM and PM peak hours, respectively.

Due to the poor levels-of-service expected at this intersection, a traffic signal was considered under 2027 build traffic conditions to achieve acceptable levels of service. Weekday AM and PM peak hour traffic volumes were utilized in evaluating the potential need for signalization based on the guidelines contained within the *Manual on Uniform Traffic Control Devices* (MUTCD) and within the *Guidelines for Signalization of Intersections with Two or Three Approaches Final Report*, published by ITRE. Based on a review of the peak hour signal warrant at this intersection, the intersection is expected to meet the peak hour warrant for both the weekday AM and PM peak hours under 2027 no-build and 2027 build traffic conditions. It is not expected that this intersection would satisfy the MUTCD 8-hour (warrant 1) or 4-hour (warrant 2) warrants, which NCDOT favors for installation of a traffic signal. These longer period warrants are not typically met for residential areas due to the distinct peak traffic periods for these types of development. Based on a review of ITRE 95<sup>th</sup> percentile queue length calculations, the northbound right-turn movement demand is expected to be over 85%



capacity during the weekday AM peak hour and exceed capacity during the weekday PM peak hour under 2027 no-build and 2027 build traffic conditions. Refer to Appendix J for a copy of the MUTCD warrants and the ITRE 95<sup>th</sup> percentile queue length calculations.

Based on the Town's LDO, improvements must be identified to maintain no-build levels-ofservice under build traffic conditions or to limit the degradation to less than a five percent increase in total delay on any approach for those operating at failing levels-of-service under no-build traffic conditions. Therefore, additional turn-lanes were considered for the northbound right-turn and westbound left-turn movements at this intersection to achieve acceptable operation per the Town's LDO. However, additional turn-lanes are not a realistic or practical improvement at an unsignalized intersection operating with superstreet configurations.

Based on the Town's LDO, it is recommended that this intersection be monitored for signalization and a full signal warrant analysis be conducted prior to the full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT. With signalization, it is expected that this intersection will operate at acceptable levels-of-service during the weekday AM and PM peak hours.



#### 7.2. US 401 Bypass and Eastern U-Turn Location

The existing unsignalized intersection of US 401 Bypass and Eastern U-Turn Location was analyzed under 2022 existing, 2027 no-build, and 2027 build traffic conditions with the lane configurations and traffic control shown in Table 6. Refer to Table 6 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

ANALYSIS	A P P R	LANE	PEAK	DAY AM HOUR SERVICE	WEEKDAY PM PEAK HOUR LEVEL OF SERVICE		
SCENARIO	O A C H	CONFIGURATIONS	Approach	Overall (seconds)	Approach	Overall (seconds)	
2022 Existing	EB* WB	1 UT 2 TH	C1	N/A	B1	N/A	
2027 No-Build	EB* WB	1 UT 2 TH	F <sup>1</sup>	N/A	C1	N/A	
2027 Build	EB* WB	1 UT 2 TH	F <sup>1</sup>	N/A	C <sup>1</sup>	N/A	
2027 Build – Improved	EB* WB	1 UT 2 TH	D B	C (21)	B A	B (11)	

 Table 6: Analysis Summary of US 401 Bypass and Eastern U-Turn

 Location

\*Synchro analyzed the EB u-turn as a NB left-turn movement due to the nature of the superstreet and synchro limitations.

1. Level of service for major-street u-turn movement.

Capacity analysis of 2022 existing and 2027 no-build traffic conditions indicates that the major-street u-turn movement is expected to operate at LOS C or better during the weekday AM and PM peak hours, with the exception of the weekday AM peak hour under 2027 no-build conditions (LOS F).

Under 2027 build traffic conditions, the major-street u-turn movement is expected to operate at LOS F during the weekday AM peak hour and at LOS C during the weekday PM peak hour. It should be noted that the proposed development is expected to account for approximately 1% of the overall traffic at this intersection during the weekday AM and PM peak hours. The proposed development is expected to account for approximately 8% and 7%



of the overall eastbound u-turn movements at this intersection during the weekday AM and PM peak hours, respectively.

Due to the poor levels-of-service expected at this intersection, a traffic signal was considered under 2027 build traffic conditions to achieve acceptable levels of service. Weekday AM and PM peak hour traffic volumes were utilized in evaluating the potential need for signalization based on the guidelines contained within the Manual on Uniform Traffic Control Devices (MUTCD) and within the Guidelines for Signalization of Intersections with Two or Three Approaches Final Report, published by ITRE. Based on a review of signal warrants at this intersection, the peak hour warrant (warrant 3) from the MUTCD is expected to be met for the weekday AM peak hour under 2027 no-build and build traffic conditions. It is not expected that this intersection would satisfy the MUTCD 8-hour (warrant 1) or 4-hour (warrant 2) warrants, which NCDOT favors for installation of a traffic signal. These longer period warrants are not typically met for residential areas due to the distinct peak traffic periods for these types of development. Based on a review of ITRE 95th percentile queue length calculations, the eastbound u-turn movement demand is expected to exceed capacity during the weekday AM peak hour under 2027 no-build and 2027 build traffic conditions. Refer to Appendix J for a copy of the MUTCD warrants and the ITRE 95th percentile queue length calculations.

Based on the Town's LDO, improvements must be identified to maintain no-build levels-ofservice under build traffic conditions or to limit the degradation to less than a five percent increase in total delay on any approach for those operating at failing levels-of-service under no-build traffic conditions. Therefore, additional turn-lanes were considered for the eastbound u-turn movement at this intersection to achieve acceptable operation per the Town's LDO. However, additional turn-lanes are not a realistic or practical improvement at an unsignalized intersection operating with superstreet configurations.

Based on the Town's LDO, it is recommended that this intersection be monitored for signalization and a full signal warrant analysis be conducted prior to the full build-out of the proposed development and install a traffic signal if warranted and approved by the Town



and NCDOT. With signalization, it is expected that this intersection will operate at acceptable levels-of-service during the weekday AM and PM peak hours.



### 7.3. Mitchell Mill Road and Jonesville Road / Peebles Road

The existing unsignalized four-way stop intersection of Mitchell Mill Road and Jonesville Road / Peebles Road was analyzed under 2022 existing, 2027 no-build, and 2027 build traffic conditions with the lane configurations and traffic control shown in Table 7. Refer to Table 7 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

ANALYSIS	A P P R LANE		PEAK	DAY AM HOUR SERVICE	WEEKDAY PM PEAK HOUR LEVEL OF SERVICE		
SCENARIO O A C	A	CONFIGURATIONS	Approach	Overall (seconds)	Approach	Overall (seconds)	
2022 Existing	EB WB NB SB	1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT 1 LT-TH-RT	$egin{array}{c} B^1 \ B^1 \ B^1 \ B^1 \ B^1 \end{array}$	B (13)	$\begin{array}{c} B^1\\ A^1\\ A^1\\ A^1\end{array}$	B (11)	
2027 No-Build	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT, 1 TH-RT	$\begin{array}{c} C^1 \\ F^1 \\ C^1 \\ C^1 \end{array}$	F (95)	$F^1 \\ E^1 \\ C^1 \\ C^1$	F (57)	
2027 Build	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT, 1 TH-RT	$\begin{array}{c} C^1 \\ F^1 \\ C^1 \\ C^1 \end{array}$	F (104)	$F^1 \\ F^1 \\ C^1 \\ C^1$	F (61)	
2027 Build - Improved	EB WB NB SB	1 LT, 1 TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT, 1 TH-RT	A B B C	B (14)	B B B B	B (13)	

Table 7: Analysis Summary of Mitchell Mill Road and Jonesville Road / Peebles Road

1. Level of service for all-way stop controlled approach.

Capacity analysis of 2022 existing indicates that the intersection is expected to operate at an overall LOS B or better during the weekday AM and PM peak hours. Under 2027 no-build and 2027 build traffic conditions, this intersection is expected to operate at an overall LOS F during the weekday AM and PM peak hours. It should be noted that the proposed development is expected to account for approximately 3% and 4% of the overall traffic at this



intersection during the weekday AM and PM peak hours, respectively. The proposed development is expected to account for approximately 11% and 17% of the eastbound left movement and 17% and 7% of the westbound right movements during the weekday AM and PM peak hours, respectively.

Several turn lanes expected to be constructed by adjacent developments were included in the 2027 no-build and 2027 build scenarios. An exclusive eastbound left-turn lane was identified in the 5109 Mitchell Mill Road TIA. An exclusive westbound right-turn lane was identified in the Hills at Harris Creek TIA. In both the 5109 Mitchell Mill Road TIA and the Hills at Harris Creek TIA an exclusive southbound left-turn lane improvement was identified.

Due to the poor levels-of-service expected at this intersection, a traffic signal was considered under 2027 build traffic conditions to achieve acceptable levels-of-service. The peak hour warrant (warrant 3) from the *Manual on Uniform Traffic Control Devices* (MUTCD) was considered. Based on a review of the peak hour signal warrant at this intersection, the intersection is expected to meet the peak hour warrant for both the weekday AM and PM peak hours under 2027 no-build and 2027 build traffic conditions. It is not expected that this intersection would satisfy the MUTCD 8-hour (warrant 1) or 4-hour (warrant 2) warrants, which NCDOT favors for installation of a traffic signal. These longer period warrants are not typically met for residential areas due to the distinct peak traffic periods for these types of development. Refer to Appendix J for a copy of the MUTCD warrants.

Based on the Town's LDO, it is recommended that this intersection be monitored for signalization and a full signal warrant analysis be conducted prior to the full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT. With signalization, it is expected that this intersection will operate at acceptable levels-of-service during the weekday AM and PM peak hours.



#### 7.4. Jonesville Road and Universal Drive

The existing unsignalized intersection of Jonesville Road and Universal Drive was analyzed under 2027 build traffic conditions with the lane configurations and traffic control shown in Table 8. Refer to Table 8 for a summary of the analysis results. Refer to Appendix G for the synchro capacity analysis reports.

ANALYSIS	A P P R	LANE	PEAK	DAY AM HOUR SERVICE	WEEKDAY PM PEAK HOUR LEVEL OF SERVICE		
SCENARIO	O A C H	CONFIGURATIONS	Approach	Overall (seconds)	Approach	Overall (seconds)	
2022 Existing	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	A <sup>2</sup> A <sup>1</sup>	N/A	A <sup>2</sup> A <sup>1</sup>	N/A	
2027 No-Build	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B <sup>2</sup> A <sup>1</sup>	N/A	B <sup>2</sup> A <sup>1</sup>	N/A	
2027 Build	EB NB SB	1 LT-RT 1 LT-TH 1 TH-RT	B <sup>2</sup> A <sup>1</sup>	N/A	B <sup>2</sup> A <sup>1</sup>	N/A	

Table 8: Analysis Summary of Jonesville Road and Universal Drive

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of 2027 build traffic conditions indicates that the major-street left-turn movement is expected to operate at LOS A during the weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS B or better during the weekday AM and PM peak hours.

Right and left-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Based on the estimated low volume of right-turn and leftturn movements into the proposed development at this intersection, exclusive right-turn and left-turn lanes are not recommended. Refer to Appendix I for a copy of the turn lane warrants. No improvements are recommended by the developer.



#### 7.5. Jonesville Road and Site Drive

The proposed intersection of Jonesville Road and Site Drive was analyzed under 2027 build traffic conditions with the lane configurations and traffic control shown in Table 9. Refer to Table 9 for a summary of the analysis results. Refer to Appendix H for the synchro capacity analysis reports.

A P P ANALYSIS SCENARIO O A C H		LANE	PEAK	DAY AM HOUR SERVICE	WEEKDAY PM PEAK HOUR LEVEL OF SERVICE		
		CONFIGURATIONS	Approach	Overall (seconds)	Approach	Overall (seconds)	
	EB	1 LT-RT	B <sup>2</sup>		B <sup>2</sup>		
2027 Build	NB	1 LT-TH	$A^1$	N/A	$A^1$	N/A	
	SB	1 TH-RT					

Table 9: Analysis Summary of Jonesville Road and Site Drive

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of 2027 build traffic conditions indicates that the major-street left-turn movement is expected to operate at LOS A during the weekday AM and PM peak hours. The minor-street approach is expected to operate at LOS B or better during the weekday AM and PM peak hours.

Right and left-turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Based on the estimated low volume of right-turn and leftturn movements into the proposed development at this intersection, exclusive right-turn and left-turn lanes are not recommended. Refer to Appendix I for a copy of the turn lane warrants. No improvements are recommended by the developer.



## 8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed Harris Creek Farm development to be located on the west side of Jonesville Road near Universal Drive in Rolesville, North Carolina. The development is expected to consist of 68 single-family homes and 81 townhomes and to be built-out in 2027. Site access is proposed via two (2) full-movement driveway connections: one on Universal Drive and one on Jonesville Road approximately 700 feet south of Universal Drive.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

#### Trip Generation

It is estimated that the proposed development will generate approximately 1,276 site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 88 trips (22 entering and 66 exiting) will occur during the weekday AM peak hour and 114 trips (70 entering and 44 exiting) will occur during the weekday PM peak hour.

#### Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

#### Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of those identified in Section 7 of this report.



### 9. **RECOMMENDATIONS**

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configurations for the proposed development.

#### **Recommended Improvements by Developer**

US 401 Bypass and Jonesville Road

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### US 401 Bypass and Eastern U-Turn Location

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### Mitchell Mill Road and Jonesville Road / Peebles Road

- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the 5109
     Mitchell Mill Road TIA and Hills at Harris Creek TIA
- Construct a westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the Hills at Harris Creek TIA
- Construct an eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the 5109
     Mitchell Mill Road TIA

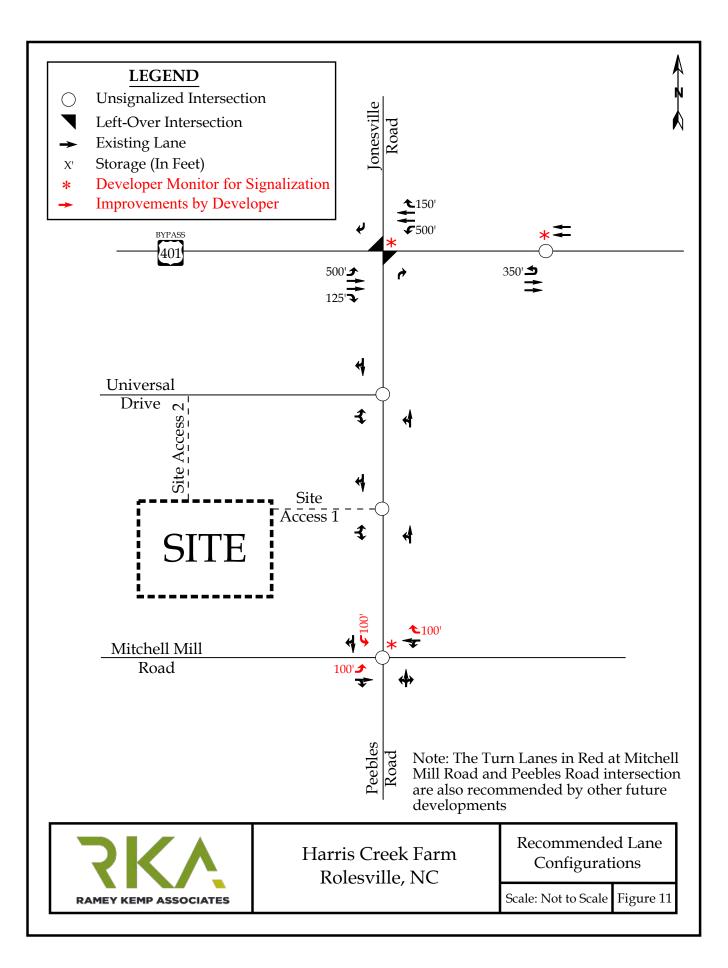


• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### Jonesville Road and Site Drive

- Construct the eastbound approach (Site Drive) with one ingress lane and one egress lane.
- Provide stop-control for the eastbound approach (Site Drive).





# **TECHNICAL APPENDIX**

# **APPENDIX A**

**SCOPING DOCUMENTATION** 

# **RAMEY KEMP ASSOCIATES**

TOGETHER WE ARE LIMITLESS

T 919 872 5115 5808 Faringdon Pl, Raleigh, NC 27609

JKV

March 17, 2023

Jeremy L. Warren, PE NCDOT District 1 Engineer 4009 District Drive Raleigh, NC 27507 <u>jlwarren@ncdot.gov</u> [Sent via Email]

Reference:	Harris Creek Farm
	Rolesville, North Carolina

Subject: Memorandum of Understanding for TIA Report

Dear Mr. Warren:

The following is a Memorandum of Understanding (MOU) outlining the proposed scope of work and assumptions related to the Traffic Impact Analysis (TIA) for the proposed Harris Creek Farm development in Rolesville, North Carolina. The proposed development is to be located on the west side of Jonesville Road near Universal Drive in Rolesville, NC. The development is expected to consist of 68 single-family homes and 81 townhomes and is anticipated to be built out by 2027. Refer to the attached site location map. Site access to the proposed development is expected to be provided via two (2) full-movement driveway connections: one on Jonesville Road and one on Universal Drive. Refer to the attachments for a copy of the preliminary site plan.

#### Study Area

The study area is proposed to consist of the following intersections:

- Mitchell Mill Road & Jonesville Road / Peebles Road (unsignalized)
- US 401 Bypass and Jonesville Road (unsignalized)
- US 401 Bypass and Eastern U-Turn Location (unsignalized)
- Jonesville Road and Universal Drive (unsignalized)
- Jonesville Road and Site Driveway (unsignalized)

# Existing Traffic Volumes

Existing peak hour traffic volumes will be determined based on previously collected traffic counts at the study intersections below, in November 2021 during typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools were in session for in-person learning:

- Mitchell Mill Road & Jonesville Road / Peebles Road
- US 401 Bypass and Jonesville Road
- US 401 Bypass and Eastern U-Turn Location

These previously collected counts will be projected to the year 2022 using a compounded annual growth rate of 2%.

Existing peak hour turning movement volumes at the intersection of Jonesville Road and Universal Drive will be estimated by generating and assigning trips for the nine (9) homes that are accessed via Universal Drive (AM trips: 2 enter 6 exit and PM trips: 7 enter 3 exit, distributed to the north and south along Jonesville Road the same as site trips). Through traffic volumes will be balanced from the Mitchell Mill Road/Jonesville Road intersection.

Refer to the attachments for an illustration of 2022 existing peak hour traffic volumes.

#### **Background Traffic Volumes**

Background traffic volumes will be determined by projecting 2022 existing traffic volumes to the year 2027 using a 0% annual growth rate. A growth rate of 0% will be used due to the number of developments included in the background traffic and the proximity of some of these developments to the proposed development. It is assumed that the following adjacent developments are to be included in this study:

- Cobblestone Crossing Mixed-Use (Cobblestone)
- Young Street PUD (The Point)
- Wheeler Tract (Rolesville Crossing)
- Louisbury Road Assemblage
- Kalas / Watkins Family Property (Kalas Falls)
- 5109 Mitchell Mill
- Hills at Harris Creek

#### Future Roadway Improvements

There are no future roadway improvements within the study area to consider under future traffic conditions.



## Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition. Refer to Table 1, on the following page, for a summary of the proposed site trip generation for full buildout of the proposed development.

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Single-Family Home (210)	68 DU	710	13	39	52	44	25	69
Multi-Family Home (Low-Rise) (220)	81 DU	568	9	27	36	26	19	45
Total Trips	1,268	22	66	88	70	44	114	

# Table 1: Trip Generation Summary

It is estimated that the proposed development will generate approximately 1,268 site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 88 trips (22 entering and 66 exiting) will occur during the weekday AM peak hour and 114 trips (70 entering and 44 exiting) will occur during the weekday PM peak hour.

#### Trip Distribution and Assignment

Site trips are distributed based on the locations of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. A summary of the overall distributions is below.

Residential

- 30% to/from the west via US 401 Bypass
- 15% to/from the east via US 401 Bypass
- 10% to/from the south via Peebles Road
- 35% to/from the west via Mitchell Mill Road
- 10% to/from the east via Mitchell Mill Road

Refer to the attached site trip distribution figure.



### Analysis Scenarios

All capacity analyses will be performed utilizing Synchro (Version 11). All study intersections will be analyzed during the weekday AM and PM peak hours under the following proposed traffic scenarios:

- 2022 Existing Traffic Conditions
- 2027 No-Build Traffic Conditions
- 2027 Build Traffic Conditions

# <u>Report</u>

The TIA report will be prepared based on the Town and NCDOT requirements.

If you find this memorandum of understanding acceptable, please let me know so that we may include it in the TIA report. If you have any questions or concerns, please do not hesitate to contact me.

Sincerely, Ramey Kemp Associates,

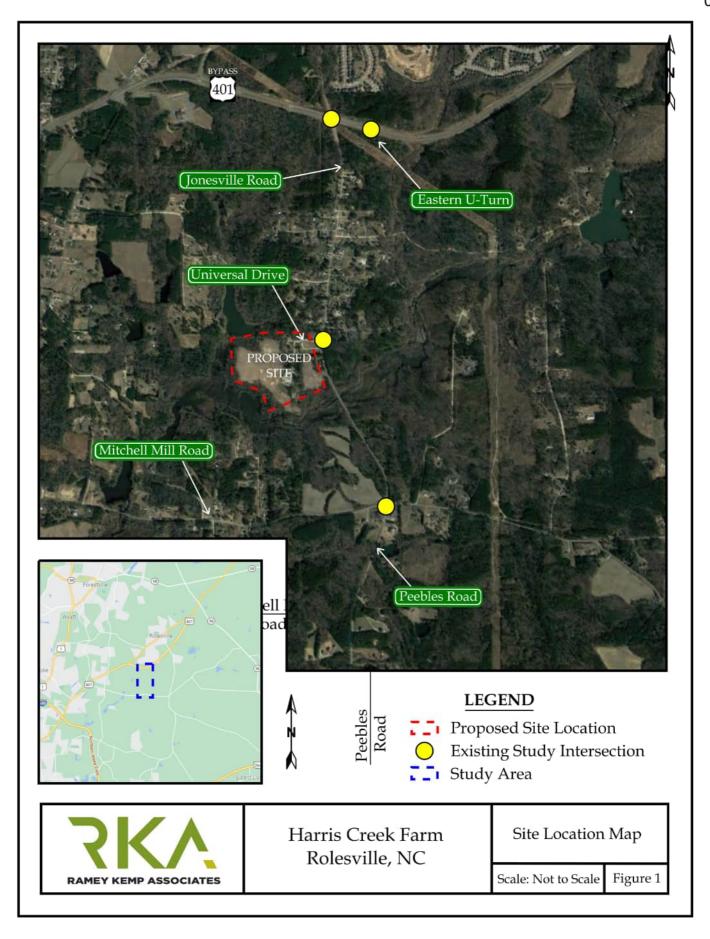
Andraw Eagle

J. Andrew Eagle, PE, PTOE Senior Traffic Engineering Project Manager

Attachments: Site Location Map Site Plan 2022 Existing Traffic Volumes Figure Proposed Site Trip Distribution Figure

cc: Matthew J. Nolfo, NCDOT Holt Willis, NCDOT Clarence Bunting, NCDOT Nicholas Lineberger, NCDOT Daniel Collins, NCDOT Meredith Gruber, Town of Rolesville Michael Elabarger, Town of Rolesville





## AGENCY CONTACTS

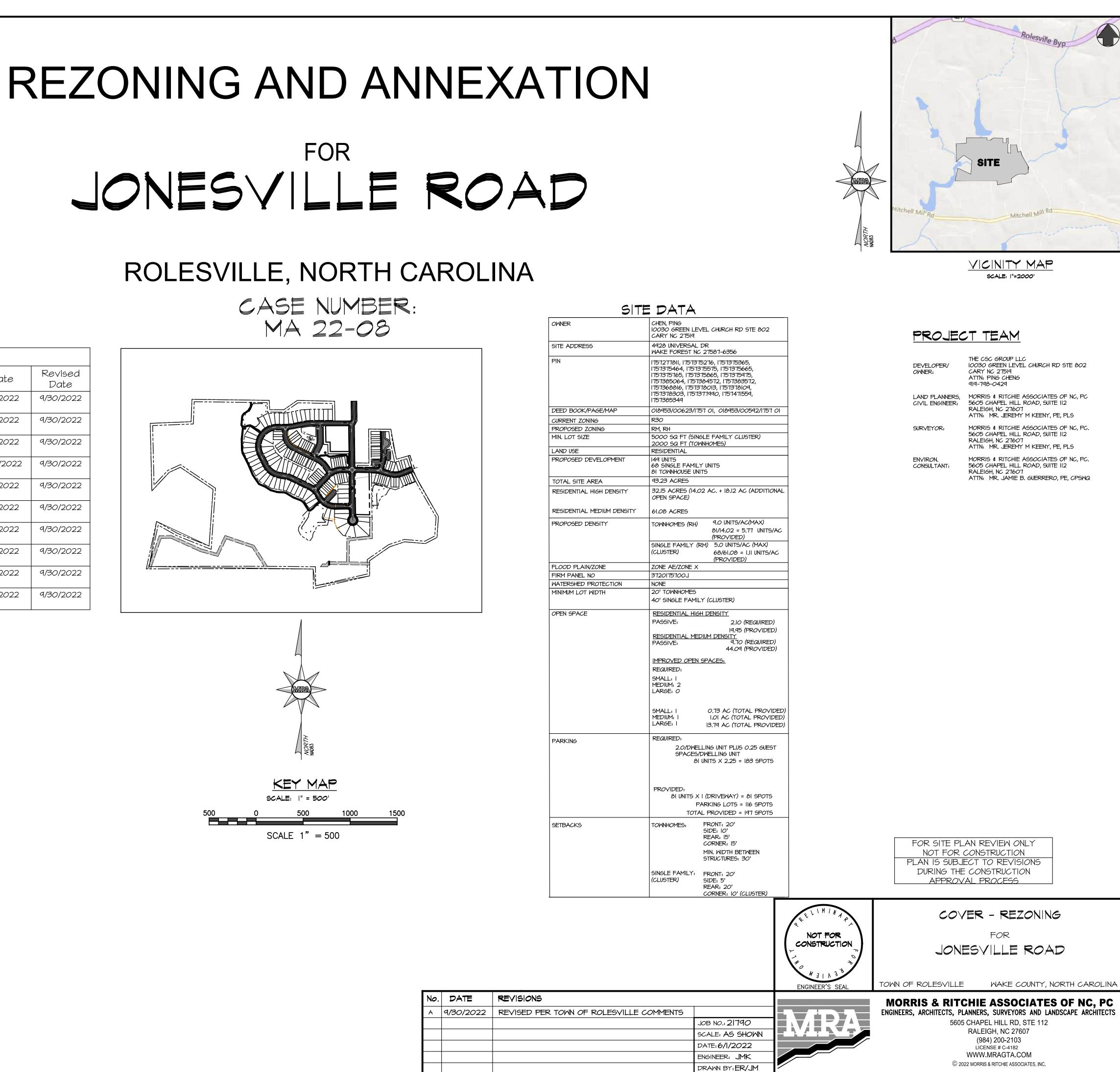
- A. Town of Rolesville Planning Department 502 Southtown Circle Rolesville, NC 27571
- B. Wake County Watershed Management Waverly F. Akins Building 337 S. Salisbury St Raleigh, NC 27601 Contact: Karyn Pageau Phone: (919)-796-8769 Email: karyn.pageau@wakegov.com

C. City of Raleigh Public Utilities Department Oné Exchangé Plaza Suite 620 Raleigh, NC 27601 P.O.Box 590 Raleigh, NC 27602 Phone: 919-996-3245 Email: publicutilityinfo@raleighnc.gov

D. NCDOT Division 5, District | Office 4009 District Drive Raleigh, NC 27607 Contact: Amy Neidringhaus, District Engineer Phone: 919-733-3213 Email: anneidringhaus@ncdot.gov

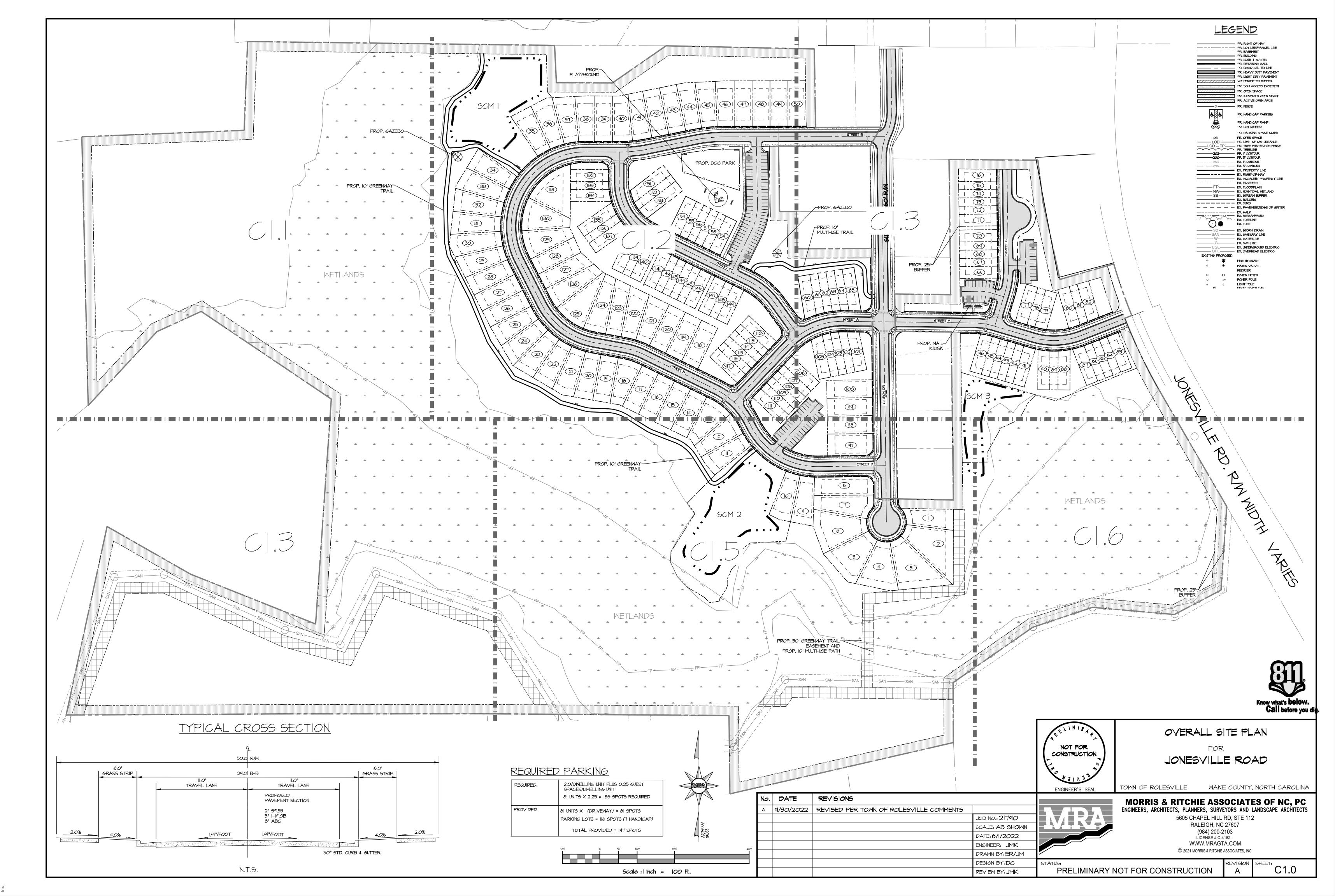
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STREET A	1,200 LF
STREET B	2,368 LF
STREET C	450 LF
STREET D	743 LF

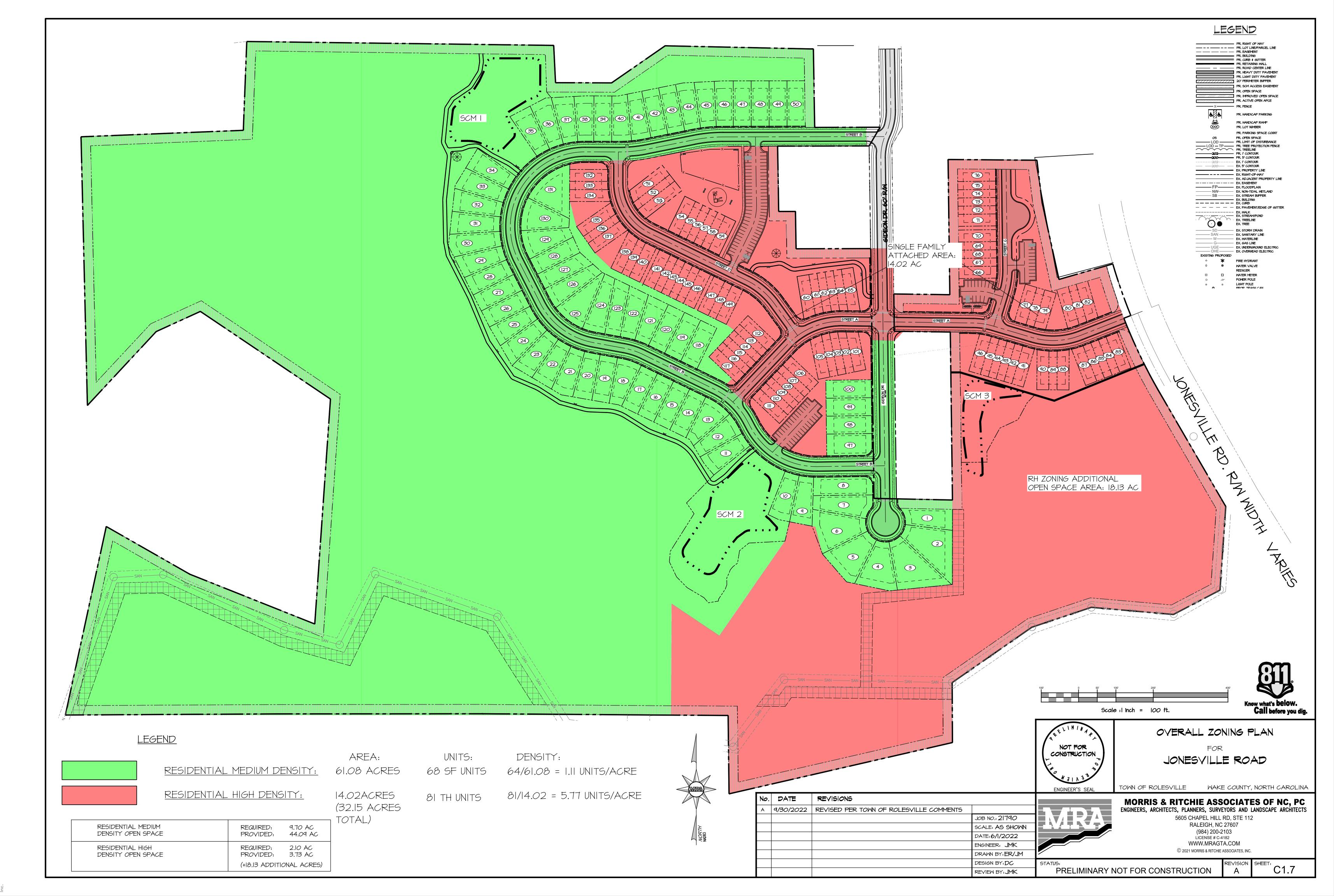
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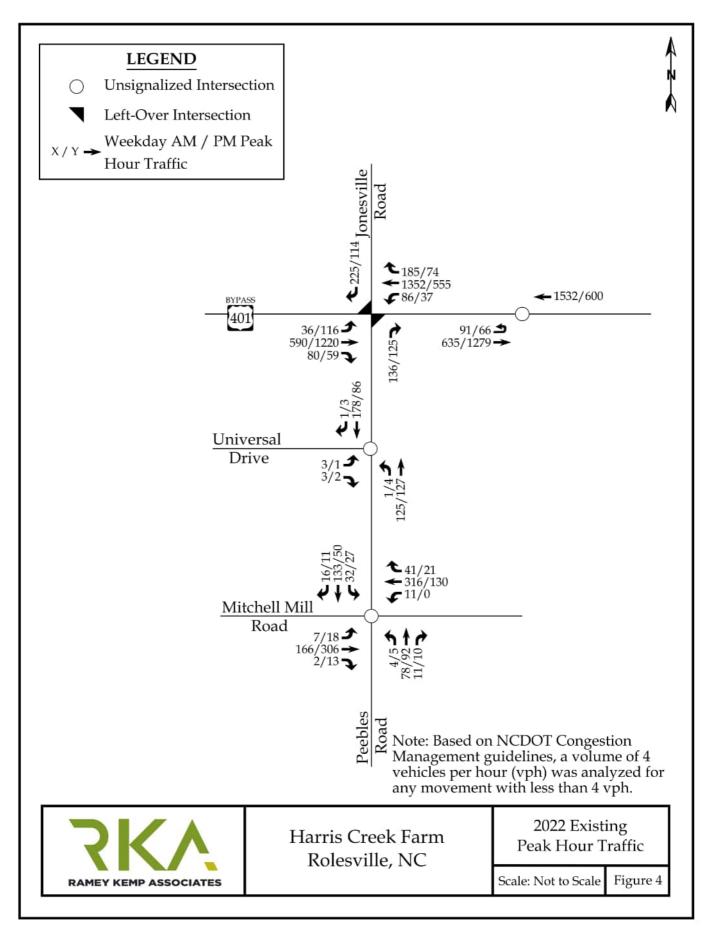


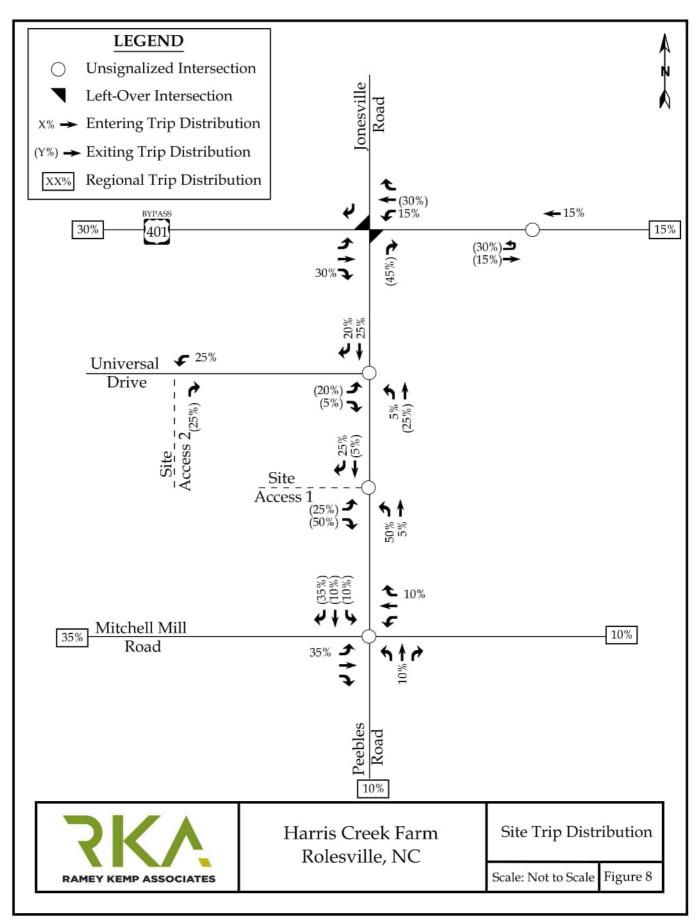
_		
No.	DATE	REVISIONS
А	9/30/2022	REVISED PER TOWN OF ROLESVILLE

DESIGN BY: DC		REVISION	SHEET:
REVIEW BY: JMK	PRELIMINARY NOT FOR CONSTRUCTION	A	C0.0









# **APPENDIX B**

**TRAFFIC COUNTS** 



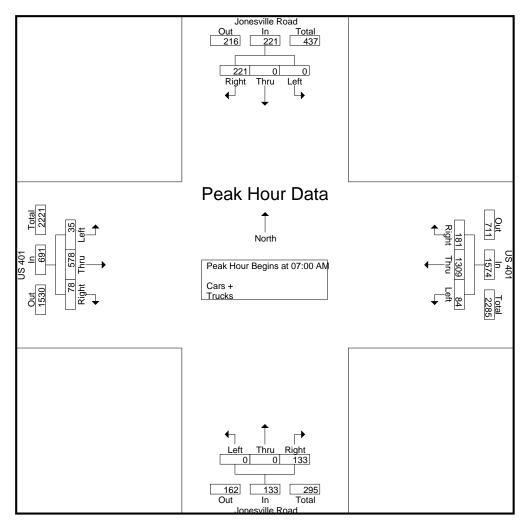
File Name : Rolesville(US 401 and Jonesville)AM Peak Site Code : Start Date : 11/9/2021 Page No : 1

		Jonesvil		d		US	401			Jonesvi		d			401		
		South	bound			West	bound			North	bound		Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	63	0	0	63	24	380	21	425	23	0	0	23	18	182	3	203	714
07:15 AM	42	0	0	42	39	362	24	425	37	0	0	37	11	125	7	143	647
07:30 AM	51	0	0	51	80	318	23	421	48	0	0	48	24	136	15	175	695
07:45 AM	65	0	0	65	38	249	16	303	25	0	0	25	25	135	10	170	563
Total	221	0	0	221	181	1309	84	1574	133	0	0	133	78	578	35	691	2619
08:00 AM	01	0	0	<b>C1</b>		000	13	075	23	0	0	22	30	100	10	100	540
	61	0	0	61	26	236		275		0	0	23		120	10	160	519
08:15 AM	36	0	0	36	12	233	9	254	16	0	0	16	13	94	9	116	422
08:30 AM	24	0	0	24	10	213	5	228	9	0	0	9	6	91	3	100	361
08:45 AM	28	0	0	28	9	145	5	159	10	0	0	10	11	85	2	98	295
Total	149	0	0	149	57	827	32	916	58	0	0	58	60	390	24	474	1597
Grand Total	370	0	0	370	238	2136	116	2490	191	0	0	191	138	968	59	1165	4216
Apprch %	100	0	0	570	9.6	85.8	4.7	2430	100	0	0	131	11.8	83.1	5.1	1105	4210
			-	0.0				50.4		0	0	4 5			-	07.0	
Total %	8.8	0		8.8	5.6	50.7	2.8	59.1	4.5	0		4.5	3.3	23	1.4	27.6	
Cars +	366	0	0	366	233	2094	114	2441	188	0	0	188	135	916	57	1108	4103
% Cars +	98.9	0	0	98.9	97.9	98	98.3	98	98.4	0	0	98.4	97.8	94.6	96.6	95.1	97.3
Trucks	4	0	0	4	5	42	2	49	3	0	0	3	3	52	2	57	113
% Trucks	1.1	0	0	1.1	2.1	2	1.7	2	1.6	0	0	1.6	2.2	5.4	3.4	4.9	2.7



File Name : Rolesville(US 401 and Jonesville)AM Peak Site Code : Start Date : 11/9/2021 Page No : 2

		Jonesvi	lle Roa	d		US 401				Jonesville Road				US 401			
		South	bound			Westbound			Northbound				Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Ana	alysis Fro	om 07:0	0 AM t	o 08:45 A	M - Pea	ak 1 of 1			-				-				
Peak Hour for	Entire In	tersection	on Beg	ins at 07:	00 AM												
07:00 AM	63	0	0	63	24	380	21	425	23	0	0	23	18	182	3	203	714
07:15 AM	42	0	0	42	39	362	24	425	37	0	0	37	11	125	7	143	647
07:30 AM	51	0	0	51	80	318	23	421	48	0	0	48	24	136	15	175	695
07:45 AM	65	0	0	65	38	249	16	303	25	0	0	25	25	135	10	170	563
Total Volume	221	0	0	221	181	1309	84	1574	133	0	0	133	78	578	35	691	2619
% App. Total	100	0	0		11.5	83.2	5.3		100	0	0		11.3	83.6	5.1		
PHF	.850	.000	.000	.850	.566	.861	.875	.926	.693	.000	.000	.693	.780	.794	.583	.851	.917





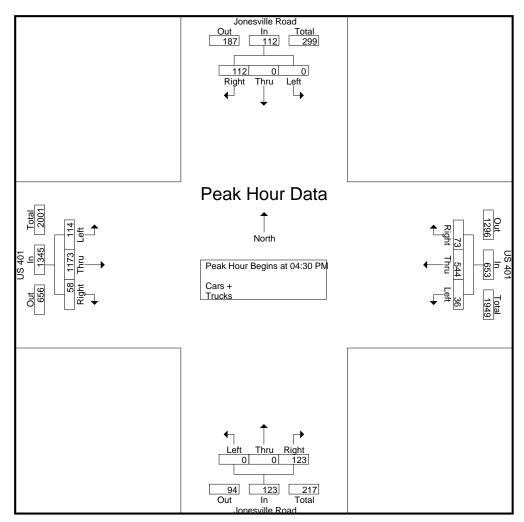
File Name : Rolesville(US 401 and Jonesville)PM Peak Site Code : Start Date : 11/9/2021 Page No : 1

		Jonesvi	lle Roa	d			401	linted O		Jonesville Road US 401							
		South	bound			West	bound			North	bound			East	bound		
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
04:00 PM	47	0	0	47	13	124	6	143	21	0	0	21	37	217	22	276	487
04:15 PM	34	0	0	34	13	119	6	138	26	0	0	26	15	231	20	266	464
04:30 PM	30	0	0	30	19	118	12	149	32	0	0	32	12	291	28	331	542
04:45 PM	15	0	0	15	22	137	6	165	32	0	0	32	8	303	30	341	553
Total	126	0	0	126	67	498	30	595	111	0	0	111	72	1042	100	1214	2046
									1								I
05:00 PM	37	0	0	37	10	143	7	160	23	0	0	23	23	322	30	375	595
05:15 PM	30	0	0	30	22	146	11	179	36	0	0	36	15	257	26	298	543
05:30 PM	39	0	0	39	20	145	3	168	34	0	0	34	23	262	14	299	540
05:45 PM	24	0	0	24	10	112	9	131	22	0	0	22	11	227	21	259	436
Total	130	0	0	130	62	546	30	638	115	0	0	115	72	1068	91	1231	2114
Oren d Tetal	050	0	0	250	100	1011	60	1000	222	0	0	220	444	0140	101	0445	4400
Grand Total	256	0	0	256	129	1044		1233	226	0	0	226	144	2110	191	2445	4160
Apprch %	100	0	0	0.0	10.5	84.7	4.9	<u> </u>	100	0	0	- 4	5.9	86.3	7.8	50.0	
Total %	6.2	0	0	6.2	3.1	25.1	1.4	29.6	5.4	0		5.4	3.5	50.7	4.6	58.8	1000
Cars +	252	0	0	252	127	1020	60	1207	223	0	0	223	142	2051	191	2384	4066
<u>% Cars +</u>	98.4	0	0	98.4	98.4	97.7	100	97.9	98.7	0	0	98.7	98.6	97.2	100	97.5	97.7
Trucks	4	0	0	4	2	24	0	26	3	0	0	3	2	59	0	61	94
% Trucks	1.6	0	0	1.6	1.6	2.3	0	2.1	1.3	0	0	1.3	1.4	2.8	0	2.5	2.3



File Name : Rolesville(US 401 and Jonesville)PM Peak Site Code : Start Date : 11/9/2021 Page No : 2

		Jonesvi	lle Roa	d		US 401			Jonesville Road				US 401				]
		South	bound			Westbound			Northbound				Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Ana	ilysis Fro	om 04:0	0 PM t	o 05:45 P	M - Pea	ak 1 of 1			-				-				
Peak Hour for	Entire In	tersection	on Beg	ins at 04:	30 PM												
04:30 PM	30	0	0	30	19	118	12	149	32	0	0	32	12	291	28	331	542
04:45 PM	15	0	0	15	22	137	6	165	32	0	0	32	8	303	30	341	553
05:00 PM	37	0	0	37	10	143	7	160	23	0	0	23	23	322	30	375	595
05:15 PM	30	0	0	30	22	146	11	179	36	0	0	36	15	257	26	298	543
Total Volume	112	0	0	112	73	544	36	653	123	0	0	123	58	1173	114	1345	2233
% App. Total	100	0	0		11.2	83.3	5.5		100	0	0		4.3	87.2	8.5		
PHF	.757	.000	.000	.757	.830	.932	.750	.912	.854	.000	.000	.854	.630	.911	.950	.897	.938





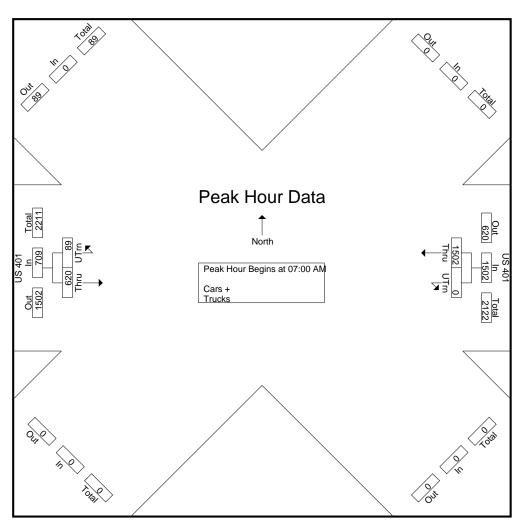
File Name : Rolesville(US 401 and Eastern U Turn)AM Peak Site Code : Start Date : 11/9/2021 Page No : 1

		US 401			US 401		
		Westbound			Eastbound		
Start Time	Thru	UTrn	App. Total	Thru	UTrn	App. Total	Int. Total
07:00 AM	421	0	421	198	12	210	631
07:15 AM	410	0	410	136	24	160	570
07:30 AM	392	0	392	149	36	185	577
07:45 AM	279	0	279	137	17	154	433
Total	1502	0	1502	620	89	709	2211
08:00 AM	253	0	253	130	20	150	403
08:15 AM	243	0	243	98	13	111	354
08:30 AM	223	0	223	94	7	101	324
08:45 AM	147	0	147	85	9	94	241
Total	866	0	866	407	49	456	1322
Grand Total	2368	0	2368	1027	138	1165	3533
Apprch %	100	0		88.2	11.8		
Total %	67	0	67	29.1	3.9	33	
Cars +	2318	0	2318	973	136	1109	3427
% Cars +	97.9	0	97.9	94.7	98.6	95.2	97
Trucks	50	0	50	54	2	56	106
% Trucks	2.1	0	2.1	5.3	1.4	4.8	3



File Name : Rolesville(US 401 and Eastern U Turn)AM Peak Site Code : Start Date : 11/9/2021 Page No : 2

		US 401					
		Westbound					
Start Time	Thru	UTrn	App. Total	Thru	UTrn	App. Total	Int. Total
Peak Hour Analysis From 07:00	0 AM to 08:45 AM	- Peak 1 of 1					
Peak Hour for Entire Intersection	on Begins at 07:00	AM					
07:00 AM	421	0	421	198	12	210	631
07:15 AM	410	0	410	136	24	160	570
07:30 AM	392	0	392	149	36	185	577
07:45 AM	279	0	279	137	17	154	433
Total Volume	1502	0	1502	620	89	709	2211
% App. Total	100	0		87.4	12.6		
PHF	.892	.000	.892	.783	.618	.844	.876





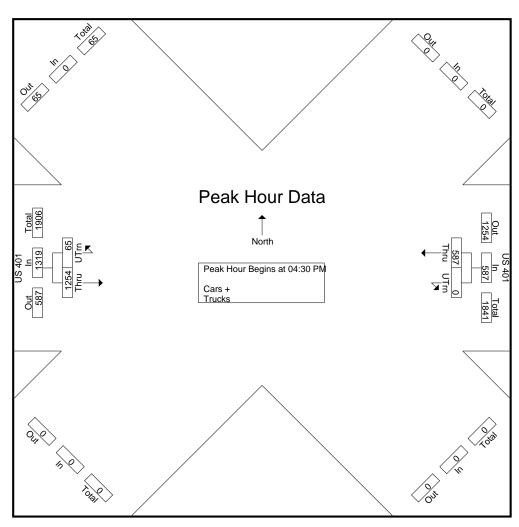
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		US 401		110010	US 401		
		Westbound			Eastbound		
Start Time	Thru	UTrn	App. Total	Thru	UTrn	App. Total	Int. Total
04:00 PM	130	0	130	240	12	252	382
04:15 PM	128	0	128	237	15	252	380
04:30 PM	129	0	129	311	19	330	459
04:45 PM	149	0	149	317	19	336	485
Total	536	0	536	1105	65	1170	1706
05:00 PM	149	0	149	342	8	350	499
05:15 PM	160	0	160	284	19	303	463
05:30 PM	161	0 0	161	273	22	295	456
05:45 PM	120	0	120	235	12	247	367
Total	590	0	590	1134	61	1195	1785
Grand Total	1126	0	1126	2239	126	2365	3491
Apprch %	100	0		94.7	5.3		
Total %	32.3	0	32.3	64.1	3.6	67.7	
Cars +	1101	0	1101	2175	125	2300	3401
% Cars +	97.8	0	97.8	97.1	99.2	97.3	97.4
Trucks	25	0	25	64	1	65	90
% Trucks	2.2	0	2.2	2.9	0.8	2.7	2.6



File Name : Rolesville(US 401 and Eastern U Turn)PM Peak Site Code : Start Date : 11/9/2021 Page No : 2

		US 401					
		Westbound					
Start Time	Thru	UTrn	App. Total	Thru	UTrn	App. Total	Int. Total
Peak Hour Analysis From 04:00	OPM to 05:45 PM	Peak 1 of 1					
Peak Hour for Entire Intersection	on Begins at 04:30	PM					
04:30 PM	129	0	129	311	19	330	459
04:45 PM	149	0	149	317	19	336	485
05:00 PM	149	0	149	342	8	350	499
05:15 PM	160	0	160	284	19	303	463
Total Volume	587	0	587	1254	65	1319	1906
% App. Total	100	0		95.1	4.9		
PHF	.917	.000	.917	.917	.855	.942	.955





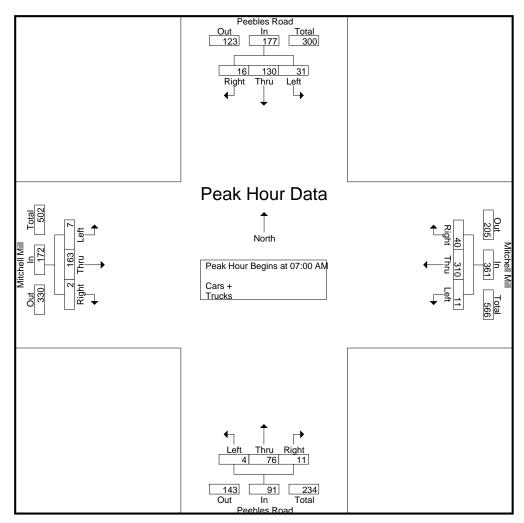
File Name : Rolesville(Jonesville and Mitchell Mill)AM Peak Site Code : Start Date : 11/30/2021 Page No : 1

		Peeble	s Road	ł			ell Mill	linted O		Peeble	s Road	1					
		South	bound			West			North	bound							
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
07:00 AM	4	17	13	34	8	73	5	86	6	11	3	20	0	74	1	75	215
07:15 AM	4	36	7	47	8	101	2	111	3	26	1	30	0	32	1	33	221
07:30 AM	6	34	5	45	16	87	3	106	0	24	0	24	1	33	1	35	210
07:45 AM	2	43	6	51	8	49	1	58	2	15	0	17	1	24	4	29	155
Total	16	130	31	177	40	310	11	361	11	76	4	91	2	163	7	172	801
									1								I.
08:00 AM	7	31	12	50	4	53	1	58	1	8	2	11	0	28	3	31	150
08:15 AM	12	17	3	32	1	37	1	39	1	7	0	8	1	24	1	26	105
08:30 AM	6	4	2	12	3	49	2	54	1	4	2	7	0	19	0	19	92
08:45 AM	1	13	3	17	4	32	1	37	1	3	1	5	1	18	2	21	80
Total	26	65	20	111	12	171	5	188	4	22	5	31	2	89	6	97	427
	10	405	- 4		50	404	40	540	4.5	~~	0	400		050	40		4000
Grand Total	42	195	51	288	52	481	16	549	15	98	_ 9	122	4	252	13	269	1228
Apprch %	14.6	67.7	17.7		9.5	87.6	2.9		12.3	80.3	7.4		1.5	93.7	4.8		
Total %	3.4	15.9	4.2	23.5	4.2	39.2	1.3	44.7	1.2	8	0.7	9.9	0.3	20.5	1.1	21.9	
Cars +	42	195	50	287	52	479	16	547	15	98	9	122	4	249	13	266	1222
% Cars +	100	100	98	99.7	100	99.6	100	99.6	100	100	100	100	100	98.8	100	98.9	99.5
Trucks	0	0	1	1	0	2	0	2	0	0	0	0	0	3	0	3	6
% Trucks	0	0	2	0.3	0	0.4	0	0.4	0	0	0	0	0	1.2	0	1.1	0.5



File Name : Rolesville(Jonesville and Mitchell Mill)AM Peak Site Code : Start Date : 11/30/2021 Page No : 2

	Peebles Road						ell Mill				s Road			]			
		South	bound			West	bound			North	bound						
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Ana	eak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																
Peak Hour for	Entire In	tersecti	on Beg	ins at 07:	00 AM												
07:00 AM	4	17	13	34	8	73	5	86	6	11	3	20	0	74	1	75	215
07:15 AM	4	36	7	47	8	101	2	111	3	26	1	30	0	32	1	33	221
07:30 AM	6	34	5	45	16	87	3	106	0	24	0	24	1	33	1	35	210
07:45 AM	2	43	6	51	8	49	1	58	2	15	0	17	1	24	4	29	155
Total Volume	16	130	31	177	40	310	11	361	11	76	4	91	2	163	7	172	801
% App. Total	9	73.4	17.5		11.1	85.9	3		12.1	83.5	4.4		1.2	94.8	4.1		
PHF	.667	.756	.596	.868	.625	.767	.550	.813	.458	.731	.333	.758	.500	.551	.438	.573	.906





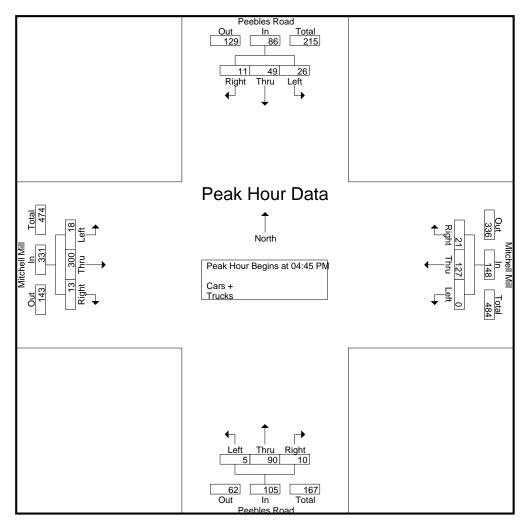
File Name : Rolesville(Jonesville and Mitchell Mill)PM Peak Site Code : Start Date : 11/30/2021 Page No : 1

		Peeble	s Road bound	ł		Mitch	ell Mill bound	ninea o		Peeble	s Roac bound	I					
Stort Time	Dialat			• <b>T</b> · · ·	Diaht			·	Dialat			A	Dialet		bound	• <b>T</b> · · ·	Int. Total
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
04:00 PM	7	11	13	31	6	25	1	32	1	14	1	16	2	44	6	52	131
04:15 PM	6	11	4	21	2	27	2	31	1	17	3	21	1	62	4	67	140
04:30 PM	3	13	3	19	4	30	2	36	0	27	1	28	3	64	3	70	153
04:45 PM	2	8	5	15	4	37	0	41	3	18	0	21	3	71	3	77	154
Total	18	43	25	86	16	119	5	140	5	76	5	86	9	241	16	266	578
05:00 PM	1	15	6	22	5	31	0	36	3	19	2	24	1	78	5	84	166
05:15 PM	3	15	6	24	4	23	0	27	3	26	1	30	4	89	7	100	181
05:30 PM	5	11	9	25	8	36	0	44	1	27	2	30	5	62	3	70	169
05:45 PM	1	7	4	12	2	21	1	24	2	13	2	17	1	55	6	65	118
	10	48	25	83	19	111	1	131	9	85	7		14	284	21		634
Total	10	40	25	03	19		I	131	9	60	1	101	14	204	21	319	034
Grand Total	28	91	50	169	35	230	6	271	14	161	12	187	23	525	37	585	1212
Apprch %	16.6	53.8	29.6		12.9	84.9	2.2		7.5	86.1	6.4		3.9	89.7	6.3		
Total %	2.3	7.5	4.1	13.9	2.9	19	0.5	22.4	1.2	13.3	1	15.4	1.9	43.3	3.1	48.3	
Cars +	28	91	50	169	35	229	6	270	14	161	12	187	23	524	37	584	1210
% Cars +	100	100	100	100	100	99.6	100	99.6	100	100	100	100	100	99.8	100	99.8	99.8
Trucks	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	1	2
% Trucks	0	0	0	0	0	0.4	0	0.4	0	0	0	0	0	0.2	0	0.2	0.2



File Name : Rolesville(Jonesville and Mitchell Mill)PM Peak Site Code : Start Date : 11/30/2021 Page No : 2

	Peebles Road				Mitch	ell Mill			Peeble	s Road			]				
		South	bound			West	bound			North	bound						
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Ana	eak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																
Peak Hour for	eak Hour for Entire Intersection Begins at 04:45 PM																
04:45 PM	2	8	5	15	4	37	0	41	3	18	0	21	3	71	3	77	154
05:00 PM	1	15	6	22	5	31	0	36	3	19	2	24	1	78	5	84	166
05:15 PM	3	15	6	24	4	23	0	27	3	26	1	30	4	89	7	100	181
05:30 PM	5	11	9	25	8	36	0	44	1	27	2	30	5	62	3	70	169
Total Volume	11	49	26	86	21	127	0	148	10	90	5	105	13	300	18	331	670
% App. Total	12.8	57	30.2		14.2	85.8	0		9.5	85.7	4.8		3.9	90.6	5.4		
PHF	.550	.817	.722	.860	.656	.858	.000	.841	.833	.833	.625	.875	.650	.843	.643	.828	.925



# **APPENDIX C**

# ADJACENT DEVELOPMENT INFORMATION

# **TRAFFIC IMPACT** ANALYSIS

FOR

## **COBBLESTONE CROSSING MIXED-USE**

#### **LOCATED**

IN

### **ROLESVILLE, NORTH CAROLINA**

Prepared For: Town of Rolesville 502 Southtown Circle Rolesville, NC 27571

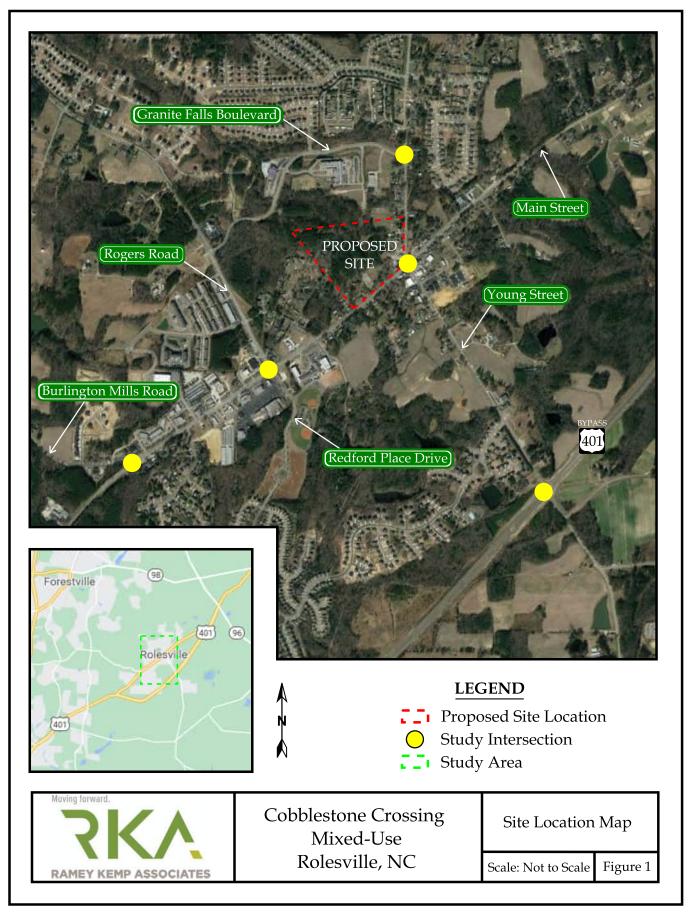
Prepared By: Ramey Kemp & Associates, Inc. 5808 Faringdon Place, Suite 100 Raleigh, NC 27609 License #C-0910

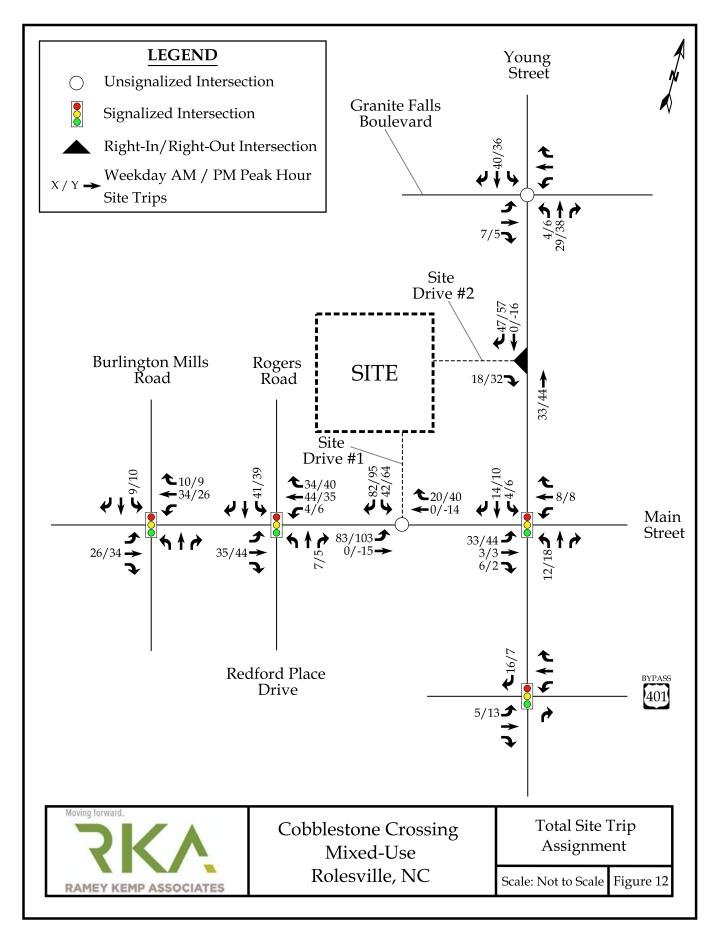
**MARCH 2021** 



Prepared By: TF Reviewed By: MK

RKA Project No. 20498





#### 9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 14 for an illustration of the recommended lane configuration for the proposed development.

#### **Improvements by STIP U-6241**

STIP U-6241 is expected to realign Burlington Mills Road and install a traffic signal at the relocated intersection on Main Street. STIP U-6241 is also expected to provide improvements to the pedestrian and bike facilities along Main Street and add a concrete median island along Main Street west of Rogers Road. These improvements associated with STIP U-6241 will alter the existing lane configurations at the study intersections along Main Street.

#### **Recommended Improvements by Developer**

Main Street and Site Drive 1

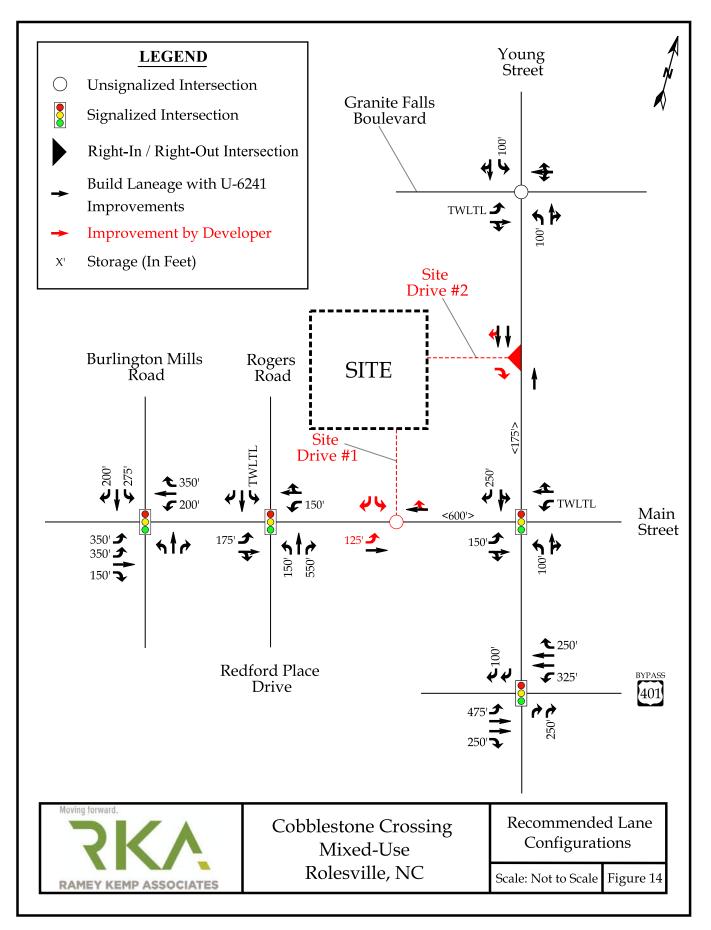
- Construct the southbound approach with one ingress and two egress lanes.
- Provide stop control for the southbound approach. ٠
- Install an eastbound left-turn lane with at least 125 feet of storage and appropriate decel ٠ and taper.

#### Young Street and Site Drive 2

- Construct the eastbound approach with one ingress and egress lane. •
- Provide stop control for the eastbound approach.



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**Revised Traffic Impact Analysis for** 

### **Young Street PUD**

**Rolesville, North Carolina** 

Prepared for: Ashton Woods Raleigh, North Carolina

**Prepared by:** 

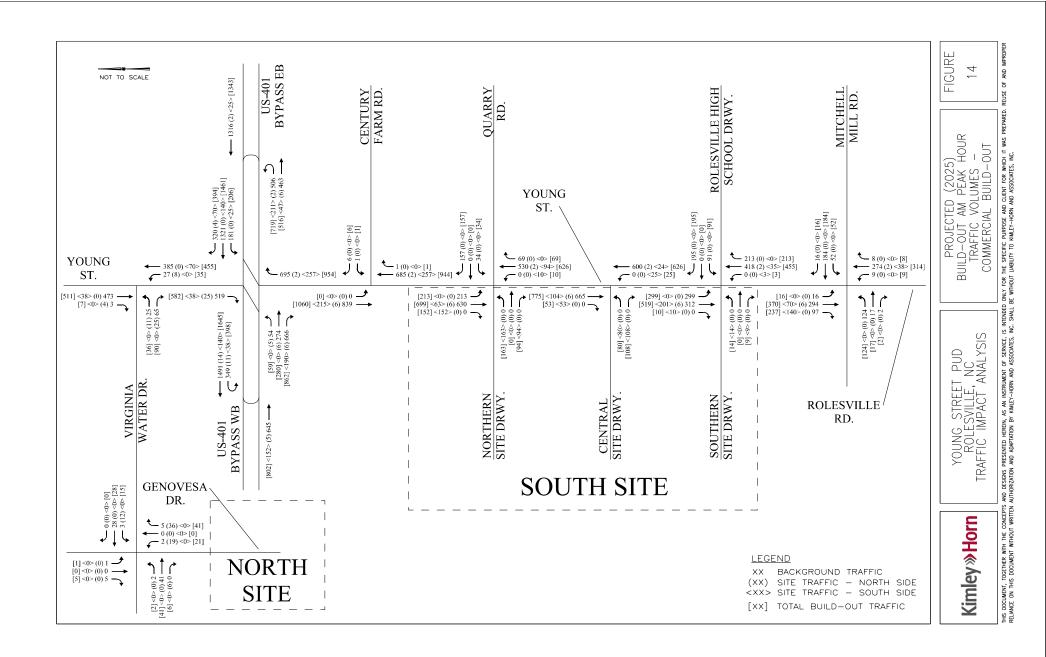
Kimley-Horn and Associates, Inc. NC License #F-0102 421 Fayetteville Street, Suite 600 Raleigh, NC 27601 (919) 677-2000

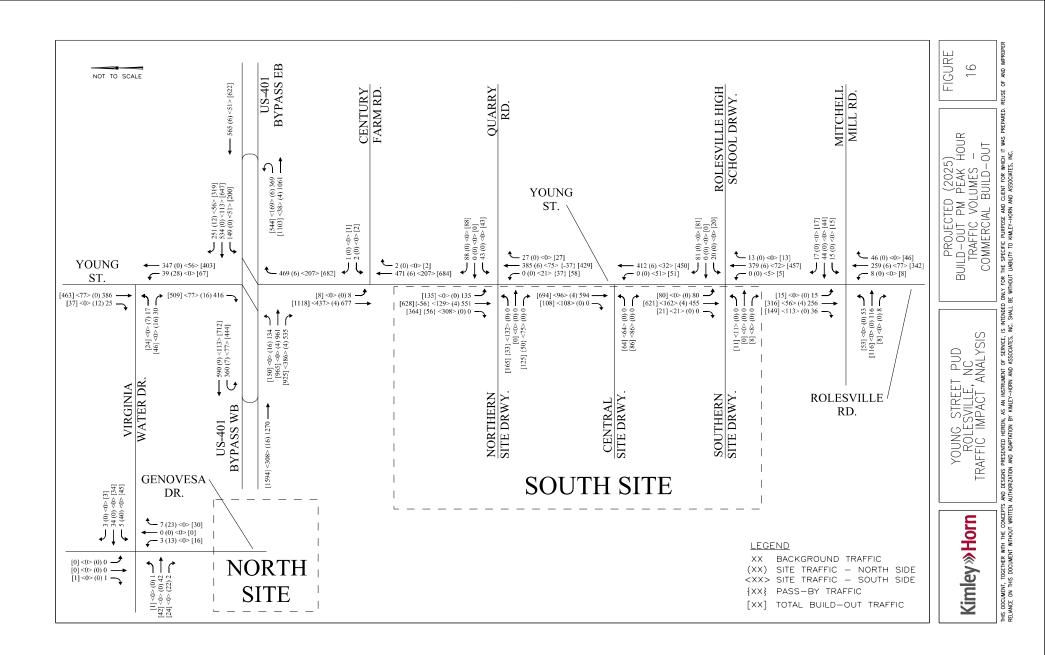
> June 2019 015956012





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#### 7.0 Recommendations

#### **Residential Build-out**

The following improvements are recommended to be performed to accommodate projected site traffic volumes at build-out of the residential portion of the development:

#### US 401 Bypass:

• Coordinate the traffic signals at the intersections of US 401 at Young Street and the Superstreet U-turns

#### Young Street at Quarry Road/North Site Driveway:

- Construct a northbound left-turn lane on Young Street with 100 feet of storage and appropriate tapers
- Construct a southbound right-turn lane on Young Street with 100 feet of storage and appropriate tapers
- Restripe the existing westbound left-turn lane on Quarry Road to a shared left/through lane
- Provide an exclusive left-turn lane with 275 feet of storage and appropriate tapers and a shared through/right lane on the North Site Driveway
- Install a traffic signal when warranted

#### Young Street at Central Site Driveway:

- Construct a northbound left-turn lane on Young Street with 100 feet of storage and appropriate tapers
- Construct a southbound right-turn lane on Young Street with 100 feet of storage and appropriate tapers
- Provide exclusive left and right-turn lanes on the Central Site Driveway with 125 feet of storage and appropriate tapers for the left-turn lane

#### Young Street at Rolesville High School Driveway/South Site Driveway:

- Construct a northbound left-turn lane on Young Street with 50 feet of storage and appropriate tapers
- Provide one egress lane on the South Site Driveway

#### Rolesville Road at Mitchell Mill Road:

• Install a traffic signal when warranted

Analyses indicate that with the recommended improvements in place, all of the study intersections except for Young Street at Century Farm Road and Young Street at Rolesville High School Driveway/South Site Driveway are expected to operate at an acceptable LOS at build-out of the residential-only phase of the development.

### Kimley »Horn

Analyses indicate that the intersection of Young Street at Century Farm Road is expected to operate with long delays on the minor street approach (Century Farm Road) in the AM peak hour at project build-out. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours while the majority of the traffic moving through the intersection on the major street experiences little or no delay. SimTraffic traffic simulations indicate that no queuing issues are expected at this intersection.

Analyses indicate that the intersection of Young Street at the Rolesville High School Driveway/South Site Driveway is expected to operate with long delays on the minor street approach (Rolesville High School Driveway) in the AM peak hour and school PM peak hour with or without the proposed project in place in the study year 2025. SimTraffic traffic simulations also indicate the possibility of long queues on the westbound left-turn movement at this intersection in the AM peak hour and school PM peak hour. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. This intersection is not expected to meet 4-hour or 8-hour MUTCD traffic signal warrants.

#### **Commercial Build-out**

The following additional improvements are recommended to be performed in addition to those recommended above for the residential phase to accommodate projected site traffic volumes when the retail portion of the site is developed:

US 401 Bypass Eastbound at Young Street:

• Extend the storage of the existing eastbound right-turn lane on US 401 Bypass by approximately 175 feet to provide 400 feet of storage and appropriate tapers

Young Street at Quarry Road/North Site Driveway:

- Construct a northbound right-turn lane on Young Street with 100 feet of storage and appropriate tapers
- Modify the traffic signal to accommodate the additional laneage

Analyses indicate that with the recommended improvements in place, all of the study intersections except for Young Street at Century Farm Road, Young Street at the Central Site Driveway, and Young Street at Rolesville High School Driveway/South Site Driveway are expected to operate at acceptable LOS at commercial build-out of the development.

Analyses indicate that the intersection of Young Street at Century Farm Road is expected to operate with long delays on the minor street approach (Century Farm Road) in the AM peak hour at project build-out. It is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. SimTraffic

### Kimley »Horn

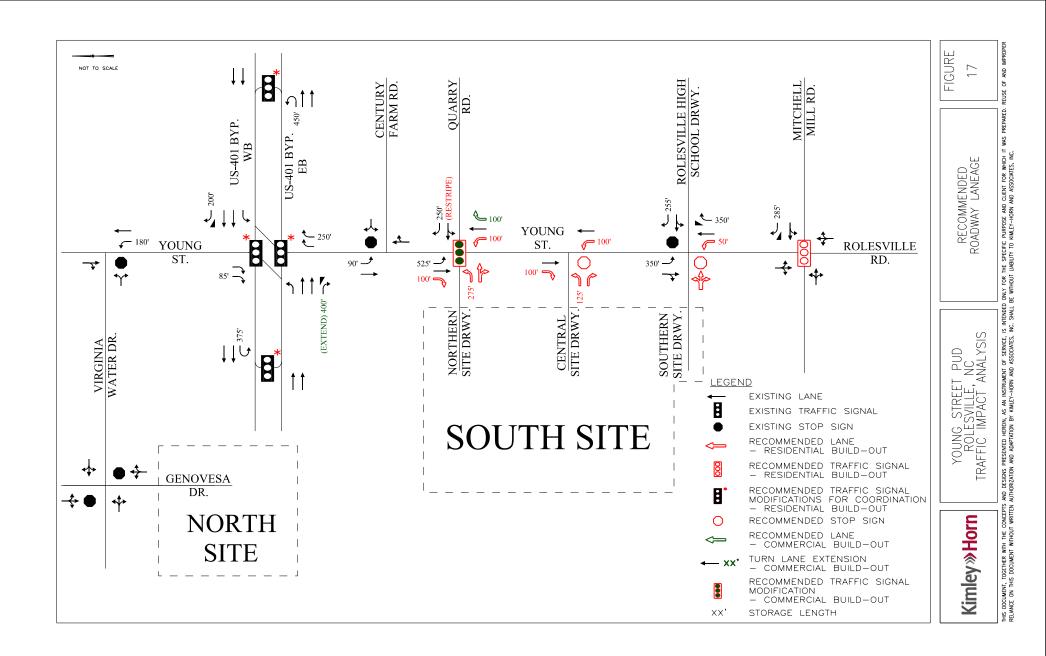
traffic simulations indicate that short queues are likely on the minor street approach in the AM peak hour at commercial build-out.

Analyses indicate that the intersection of Young Street at the Central Site Driveway is expected to operate with long delays on the minor street approach (Central Site Driveway) in the AM peak hour in the commercial build-out traffic condition. It is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. SimTraffic traffic simulations indicate the possibility of long queues on the eastbound left-turn movement at this intersection in the AM peak hour in the commercial build-out condition.

Analyses indicate that the intersection of Young Street at the Rolesville High School Driveway/South Site Driveway is expected to operate with long delays on the minor street approach (Rolesville High School Driveway) in the AM peak hour and school PM peak hour with or without the proposed project in place in the study year 2025. SimTraffic traffic simulations also indicate the possibility of long queues on the westbound left-turn movement at this intersection in the AM peak hour and school PM peak hour. However, it is typical for stop sign controlled side streets and driveways intersecting major streets to experience long delays during peak hours, while the majority of the traffic moving through the intersection on the major street experiences little or no delay. This intersection is not expected to meet 4-hour or 8-hour MUTCD traffic signal warrants.

As shown in the analysis, the impact of site traffic associated with the commercial build-out of this proposed PUD is generally consistent with the currently-approved PUD for the site. The proposed PUD is expected to generate no more than 50 additional peak hour trips in each of the studied peak hours compared to the approved PUD, and delays at commercial build-out of both plans are generally consistent at each of the study intersections.

The recommended laneage for the development is shown on Figure 17.



# TRAFFIC IMPACT ANALYSIS

FOR

### WHEELER TRACT

LOCATED

IN

### **ROLESVILLE, NC**

Prepared For: Hopper Communities 173 Paraggi Court Clayton, NC 27527

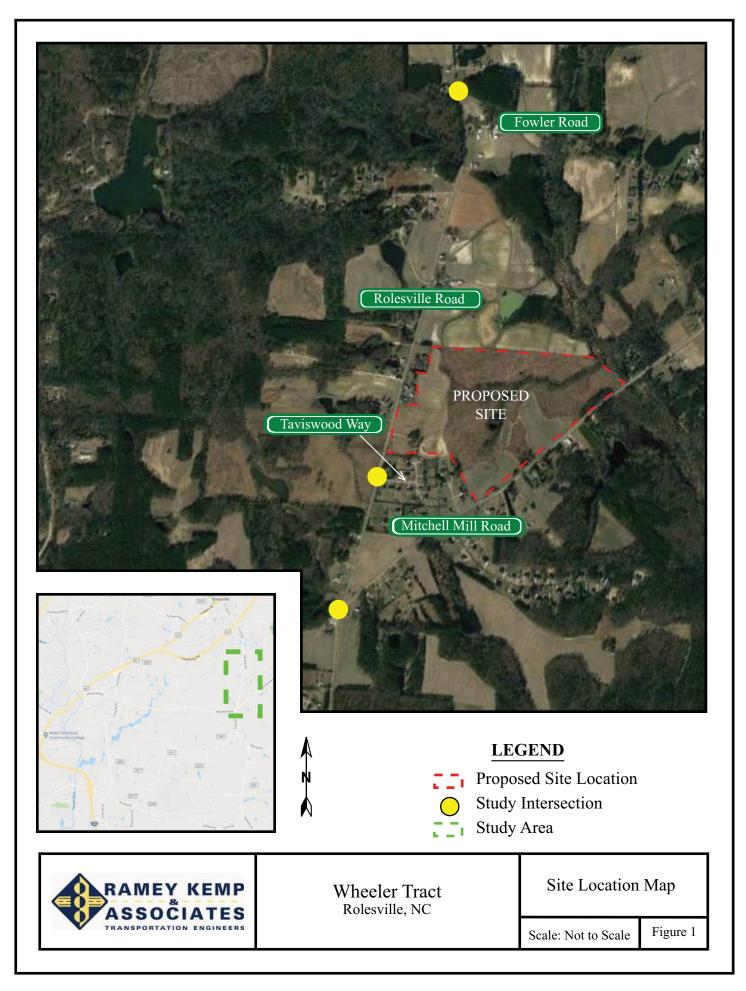
Prepared By: Ramey Kemp & Associates, Inc. 5808 Faringdon Place, Suite 100 Raleigh, NC 27609 License #C-0910

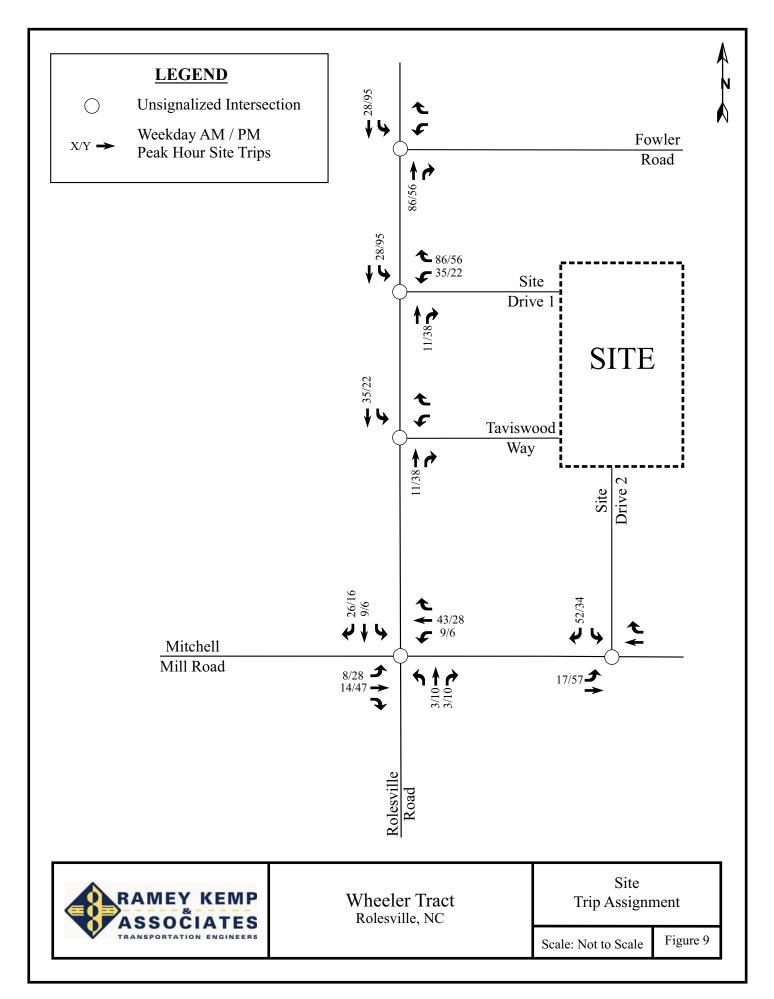
June 2019



Prepared By: <u>CAB</u> Reviewed By: JTR

RKA Project No. 19045





#### 9. **RECOMMENDATIONS**

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configuration for the proposed development.

#### **Recommended Improvements by Developer**

Rolesville Road and Mitchell Mill Road

• Monitor intersection for signalization.

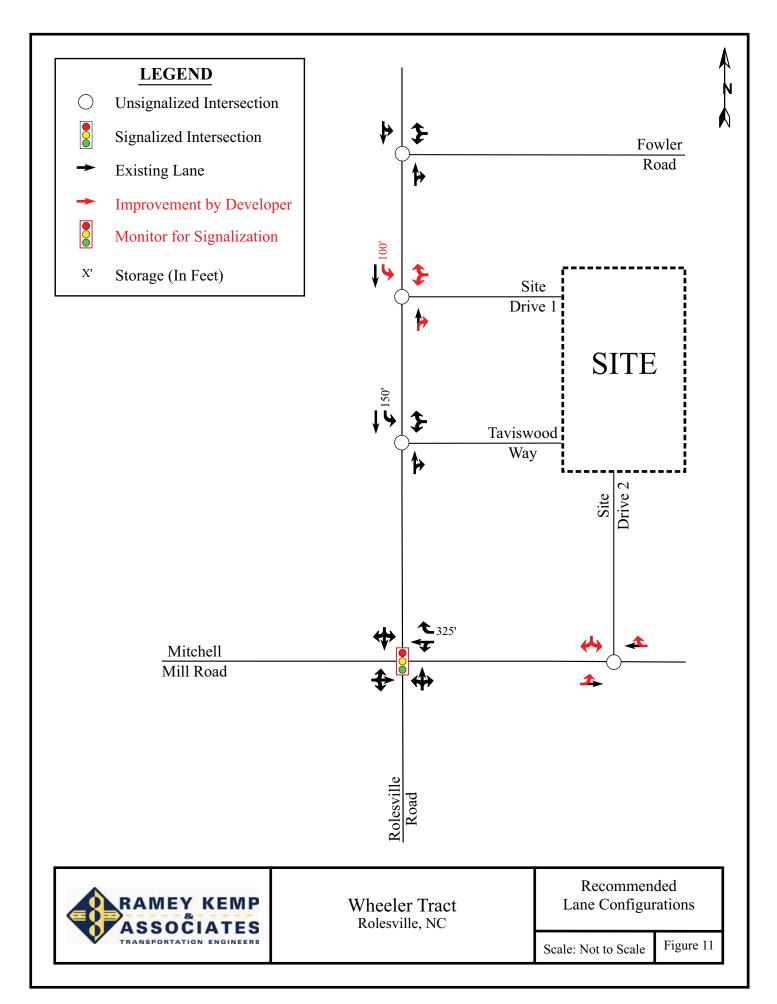
#### Rolesville Road and Site Drive 1

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for westbound Site Drive 1 approach.
- Provide a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

#### Mitchell Mill Road and Site Drive 2

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for southbound Site Drive 2 approach.





# TRAFFIC IMPACT ANALYSIS

FOR

# LOUISBURY ROAD ASSEMBLAGE

LOCATED

IN

### **RALEIGH, NC**

Prepared For: McAdams Company 2905 Meridian Parkway Durham, NC 27713

Prepared By: Ramey Kemp & Associates, Inc. 5808 Faringdon Place, Suite 100 Raleigh, NC 27609 License #C-0910

andrew Ryle Rithe

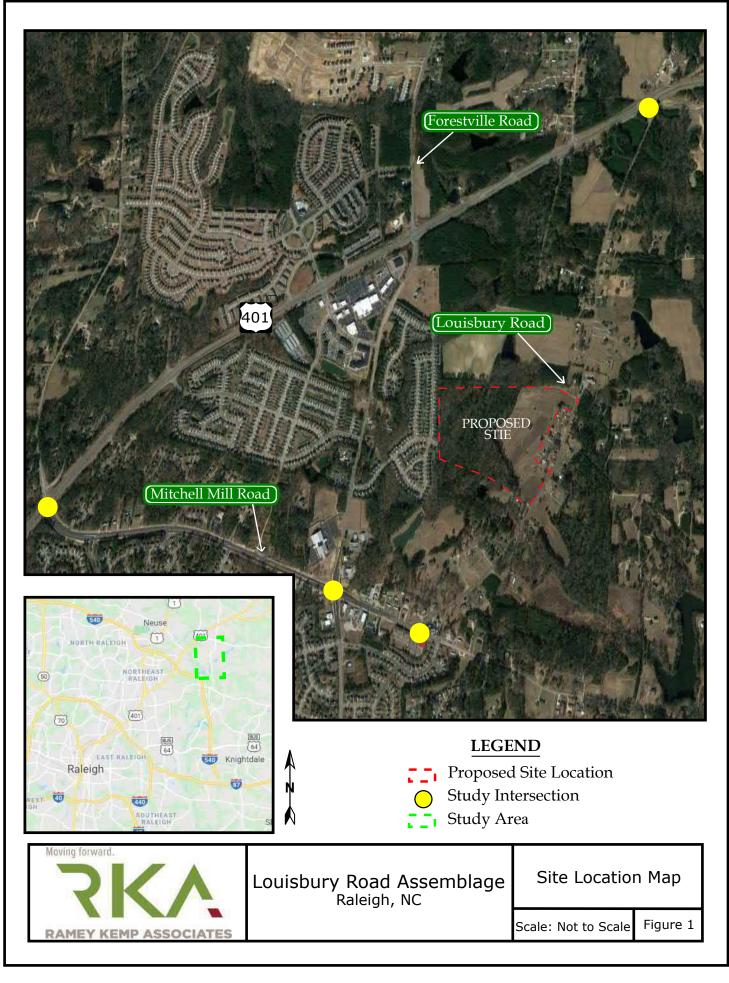
SEAL 047058 5/8/2020

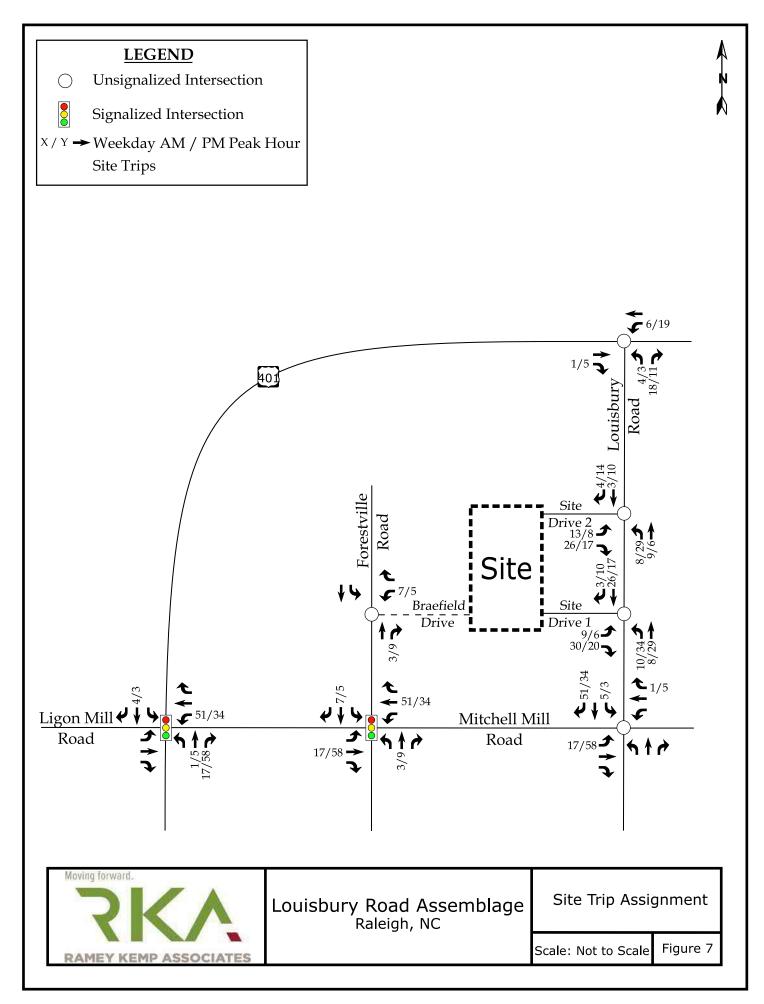
May 2020

Prepared By: <u>DT</u>

Reviewed By: DR

RKA Project No. 19418





#### **12. RECOMMENDATIONS**

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 9 for an illustration of the recommended lane configuration for the proposed development.

#### **Recommended Improvements by Developer**

Mitchell Mill Road and Louisbury Road

• Monitor for signalization after site is constructed.

#### US 401 and Louisbury Road

- Per NCDOT, extend northbound left turn lane to 175' of storage.
- Monitor for signalization after site is constructed.

#### Louisbury Road and Site Drive 1

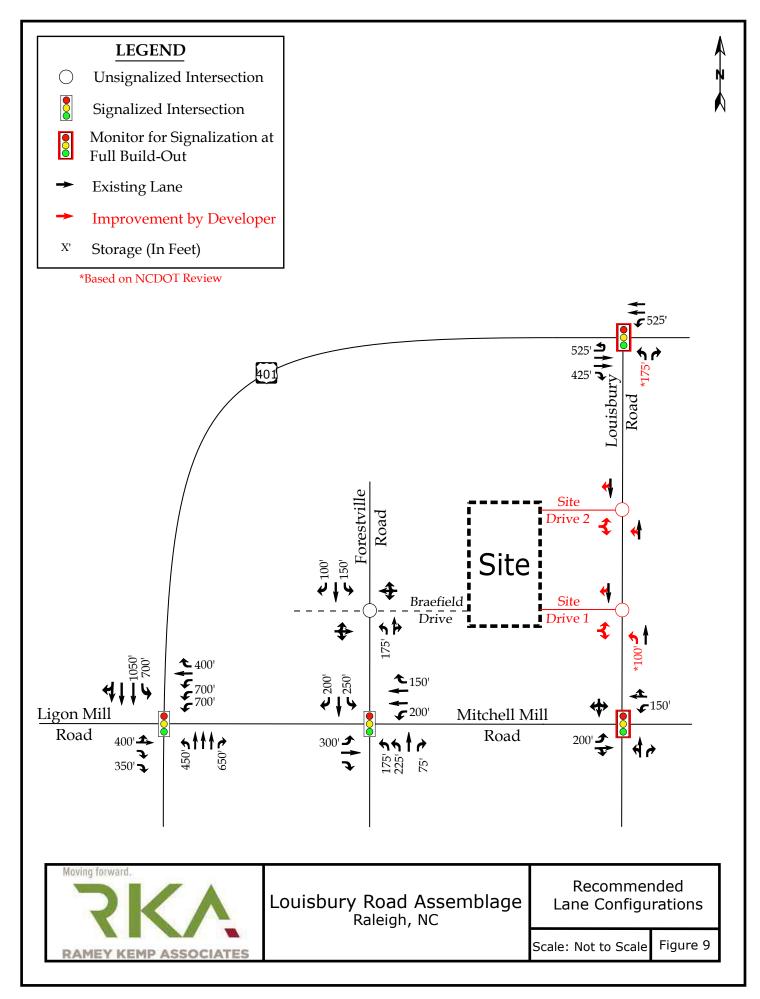
- Provide site access via full movement intersection with one (1) ingress lane and one (1) egress lane.
- Per NCDOT, provide northbound left turn lane with 100' of storage.
- Provide stop control for eastbound approach.

#### Louisbury Road and Site Drive 2

- Provide site access via full movement intersection with one (1) ingress lane and one (1) egress lane.
- Provide stop control for eastbound approach.



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#### Kalas / Watkins Family Property Traffic Impact Analysis

Rolesville Road, Rolesville, North Carolina

August 24, 2019

Prepared for:

Mitchell Mill Road Investors LLC PO Box 3557 Cary, NC 27519

Prepared by:

Stantec Consulting Services Inc.

801 Jones Franklin Road Suite 300 Raleigh, NC 27606

#### Sign-off Sheet

This document entitled Kalas / Watkins Family Property Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Mitchell Mill Road Investors LLC (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by

(signature)

Maggie Rogers

Reviewed by \_\_

2

(signature)

Matt Peach, PE, PTOE une Approved by

(signature)

Christa Greene, PE



Introduction August 24, 2019

### **1.0 INTRODUCTION**

The purpose of this report is to evaluate the transportation impacts of the proposed Kalas / Watkins Family Property development located on the west side of Rolesville Road just north of Mitchell Mill Road in Rolesville, NC. The project location is shown below in Figure 1.

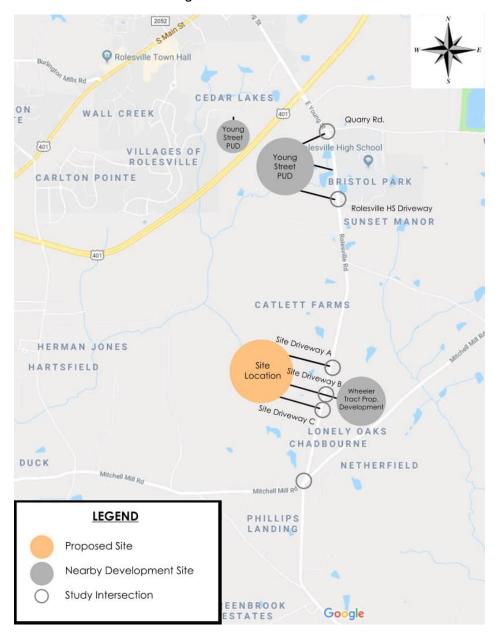


Figure 1: Site Location

#### KALAS / WATKINS FAMILY PROPERTY TRAFFIC IMPACT ANALYSIS

Trip Generation and Distribution August 24, 2019

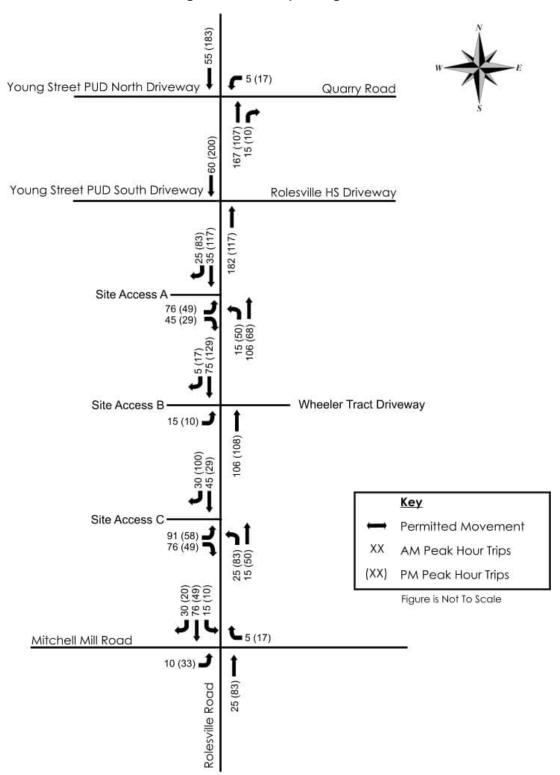


Figure 6: Site Trip Assignment

Traffic Analysis August 24, 2019

#### 5.4 2025 BUILD WITH IMPROVEMENTS

Geometric improvements such as the installation of turn-lanes are recommended and therefore analyzed in this scenario. These items are listed below as well as in the recommendations section.

#### Rolesville Road at Site Driveway A

- Construct Driveway A as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane.
- Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway A.
- Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.

#### Rolesville Road at Site Driveway B / Wheeler Tract Driveway

- Construct Driveway B as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane.
- Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- Construct an exclusive southbound right-turn lane with 50 feet of full-width storage and appropriate taper on Rolesville Road.

#### Rolesville Road at Site Driveway C

- Construct Driveway C as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane.
- Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway C.
- Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.

Accordingly, all study area intersections and approaches operate at acceptable levels of service with the following exceptions:

- The east and westbound approaches to the intersection of Rolesville Road at Rolesville High School Driveway / Young Street PUD Southern Driveway operates at LOS F in the AM peak hour. This causes high overall delays at the intersection. Furthermore, the eastbound approach operates at LOS F and westbound approach operates at LOS E in the PM peak hour.
- The east and westbound approaches at the intersection of Rolesville Road at Site Driveway B / Wheeler Tract Driveway operate at LOS E in the AM peak hour.

The east and westbound approaches to the intersection of Rolesville Road at Rolesville High School Driveway / Young Street PUD Southern Driveway performs unacceptably across analysis scenarios. These delays can be



#### KALAS / WATKINS FAMILY PROPERTY TRAFFIC IMPACT ANALYSIS

Traffic Analysis August 24, 2019

attributed to both the Young Street PUD and High School traffic on the side street approaches. The Kalas / Watkins development is projected to only add through volumes to the intersection and are anticipated to have a minimal impact on overall delays at this intersection.

Delays on the eastbound approach of Site Driveway B at Rolesville Road can be attributed to high thru volumes on Rolesville Road during the AM peak hour. Traffic volumes using this approach are anticipated to be minor (i.e. 15 vehicles in the AM peak hour and 10 vehicles in the PM peak hour) and side street delays should dissipate after High School Traffic passes through the network. Table 8 lists the results of the capacity analysis under the 2025 build-improved traffic conditions. The recommended improvements are illustrated in figure 14.

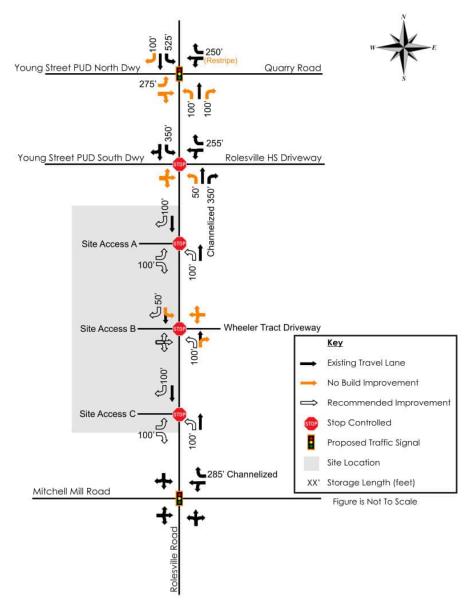


Figure 14: Recommended Improvements



# TRAFFIC IMPACT ANALYSIS

FOR

# **5109 MITCHELL MILL ROAD**

#### LOCATED

IN

## **ROLESVILLE, NORTH CAROLINA**

Prepared For: Town of Rolesville 502 Southtown Circle Rolesville, NC 27571



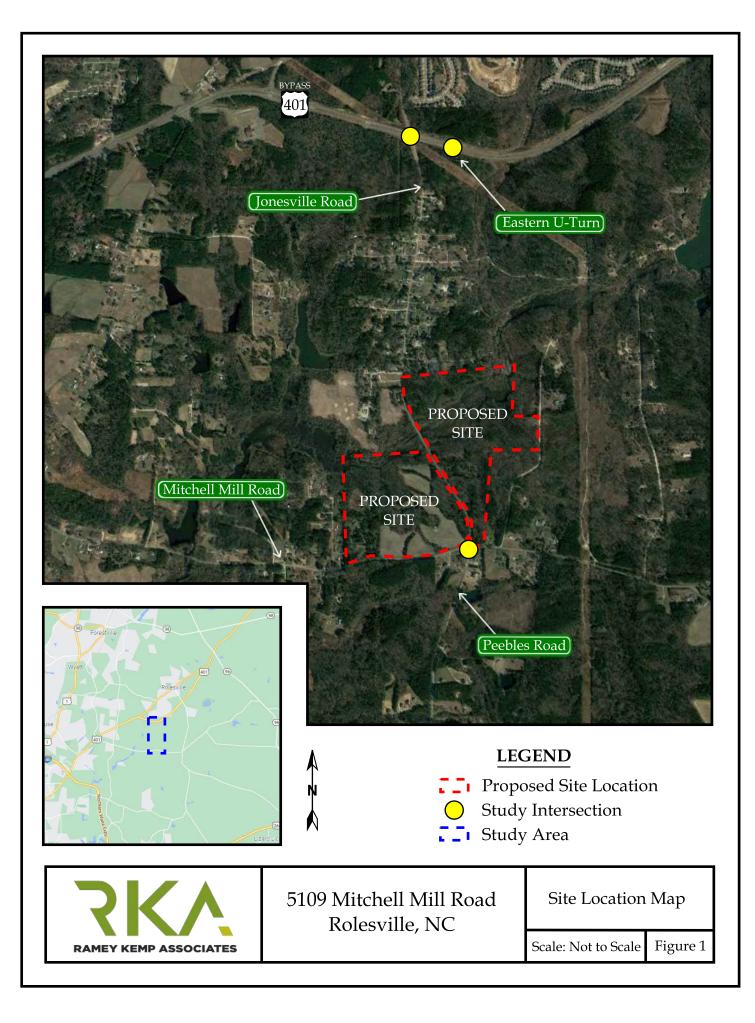
Prepared By: Infrastructure Consulting Services, Inc. *dba* **Ramey Kemp Associates** 5808 Faringdon Place Raleigh, NC 27609 License #F-1489

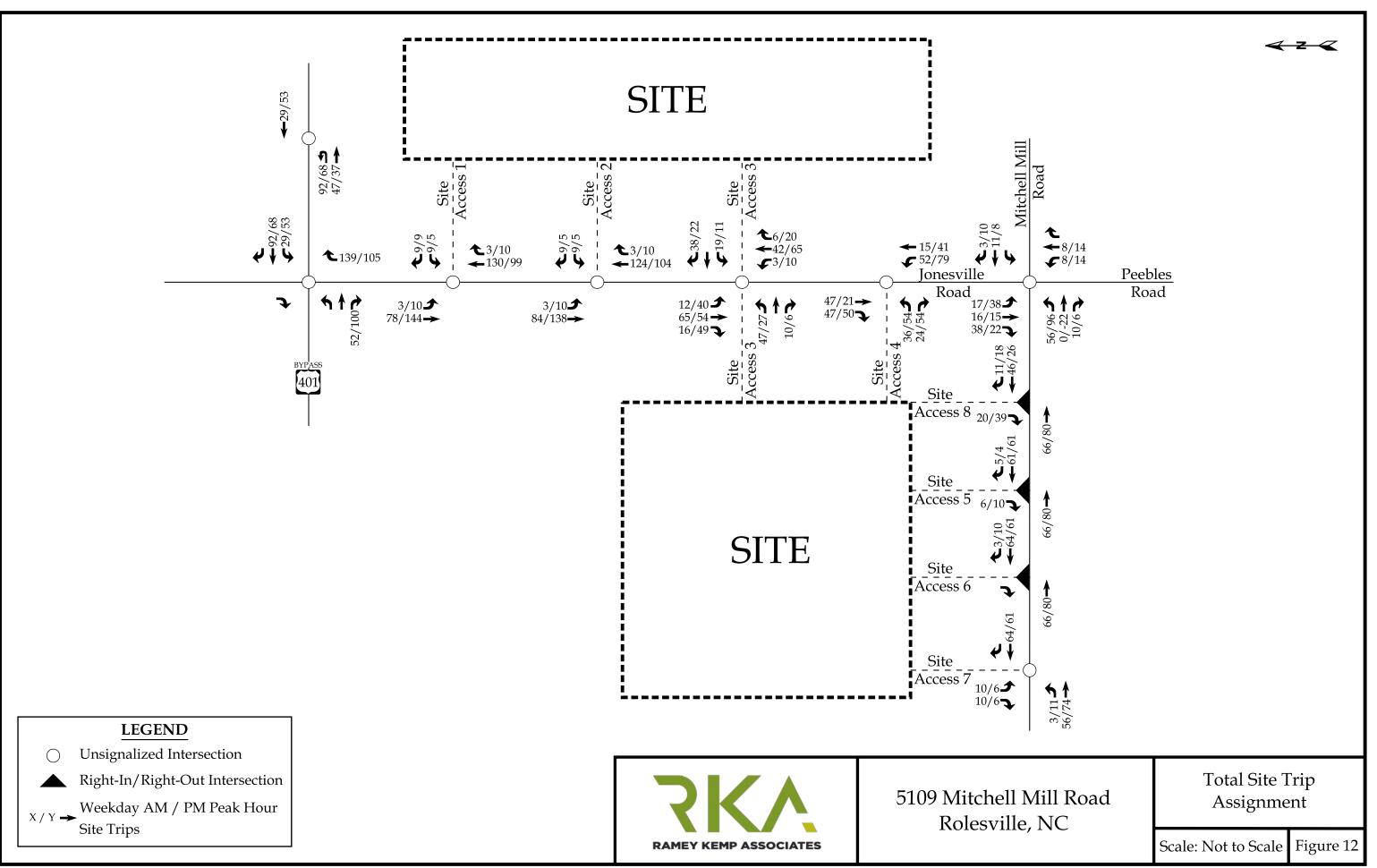
AUGUST 2022

RKA Project No. 20498 - 004

Prepared By: TF

Reviewed By: CH





#### 9. **RECOMMENDATIONS**

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 14 for an illustration of the recommended lane configurations for the proposed development.

#### **Recommended Improvements by Developer**

Required Frontage Improvements per Rolesville Community Transportation Plan

- Widen Jonesville Road along the site frontage between Site Access 1 and Mitchell Mill Road to this roadway's ultimate section (2-lane w/ TWLTL).
- Widen one-half section of Mitchell Mill Road along the site frontage to this roadway's ultimate section (4-lane median divided).

#### US 401 Bypass and Jonesville Road

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### US 401 Bypass and Eastern U-Turn Location

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### Mitchell Mill Road and Jonesville Road / Peebles Road

- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Construct an eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.



#### Jonesville Road and Site Access 1

- Construct the westbound approach (Site Access 1) with one ingress lane and one egress lane.
- Provide stop-control for the westbound approach (Site Access 1).
- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.

#### Jonesville Road and Site Access 2

- Construct the westbound approach (Site Access 2) with one ingress lane and one egress lane.
- Provide stop-control for the westbound approach (Site Access 2).
- Construct a northbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.

#### Jonesville Road and Site Access 3

- Construct the eastbound and westbound approaches (Site Access 3) with one ingress lane and one egress lane.
- Provide stop-control for the eastbound and westbound approaches (Site Access 3).
- Construct a northbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Construct a northbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Construct a southbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.



#### Jonesville Road and Site Access 4

- Construct the eastbound approach (Site Access 4) with one ingress lane and one egress lane.
- Provide stop-control for the eastbound approach (Site Access 4).
- Construct a northbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Construct a southbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.

#### Mitchell Mill Road and Site Access 5

- Construct the southbound approach (Site Access 5) with one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach (Site Access 5). This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.

#### Mitchell Mill Road and Site Access 6

- Construct the southbound approach (Site Access 6) with one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach (Site Access 6). This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.

#### Mitchell Mill Road and Site Access 7

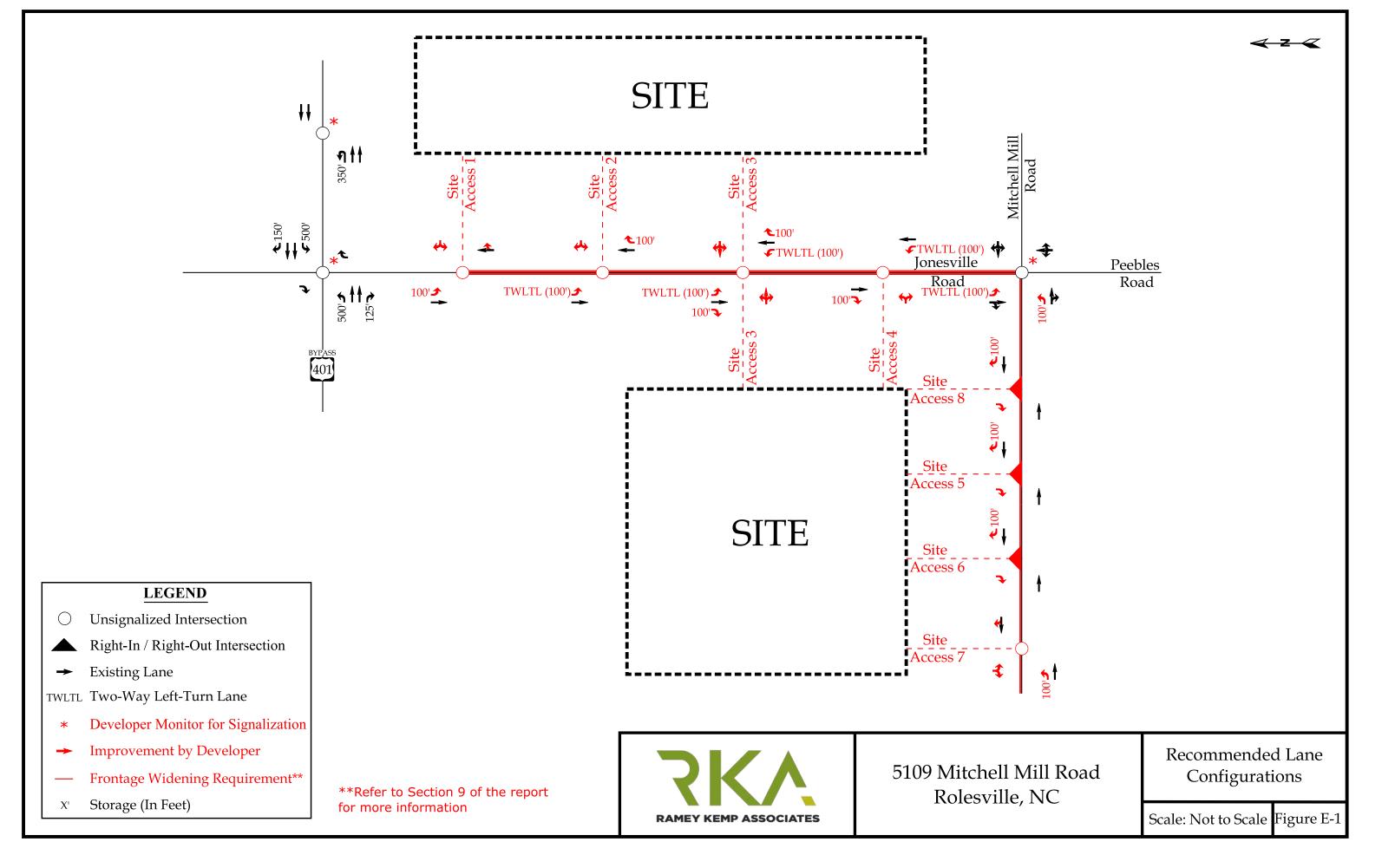
- Construct the southbound approach (Site Access 7) with one ingress lane and one egress lane.
- Provide stop-control for the southbound approach (Site Access 7)
- Construct an exclusive eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.



#### Mitchell Mill Road and Site Access 8

- Construct the southbound approach (Site Access 8) with one ingress lane and one egress lane striped as an exclusive right-turn lane.
- Provide stop-control for the southbound approach (Site Access 8). This proposed intersection will be restricted to right-in/right-out operations.
- Construct an exclusive westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.





# TRAFFIC IMPACT ANALYSIS

FOR

# **HILLS AT HARIS CREEK**

#### LOCATED

IN

### **ROLESVILLE, NORTH CAROLINA**

Prepared For: Town of Rolesville 502 Southtown Circle Rolesville, NC 27571

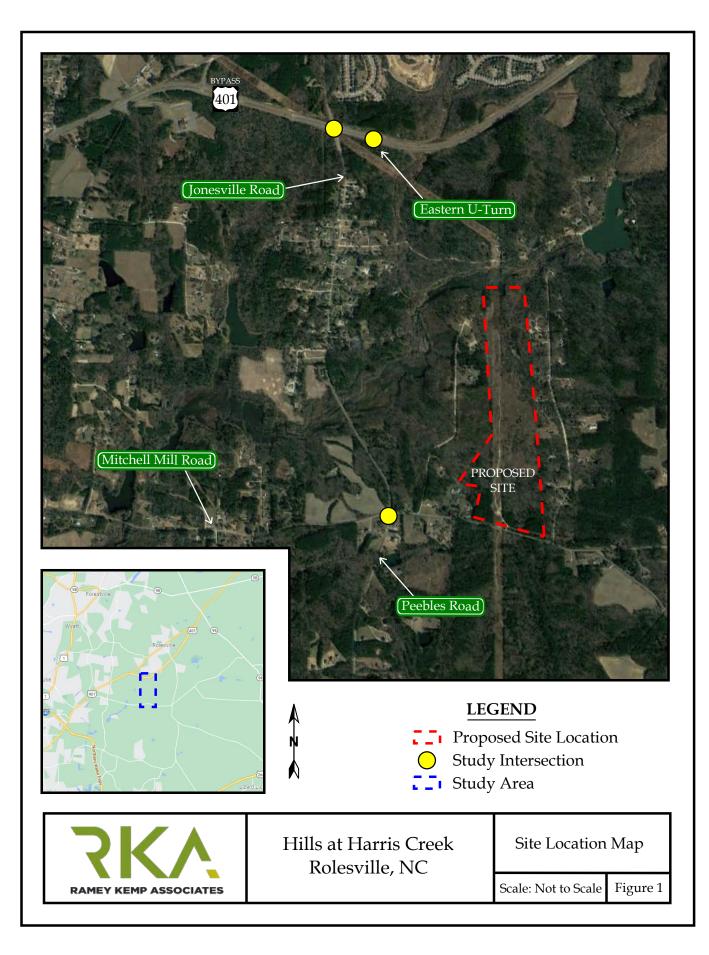
Prepared By: Ramey Kemp & Associates, Inc. 5808 Faringdon Place, Suite 100 Raleigh, NC 27609 License #C-0910

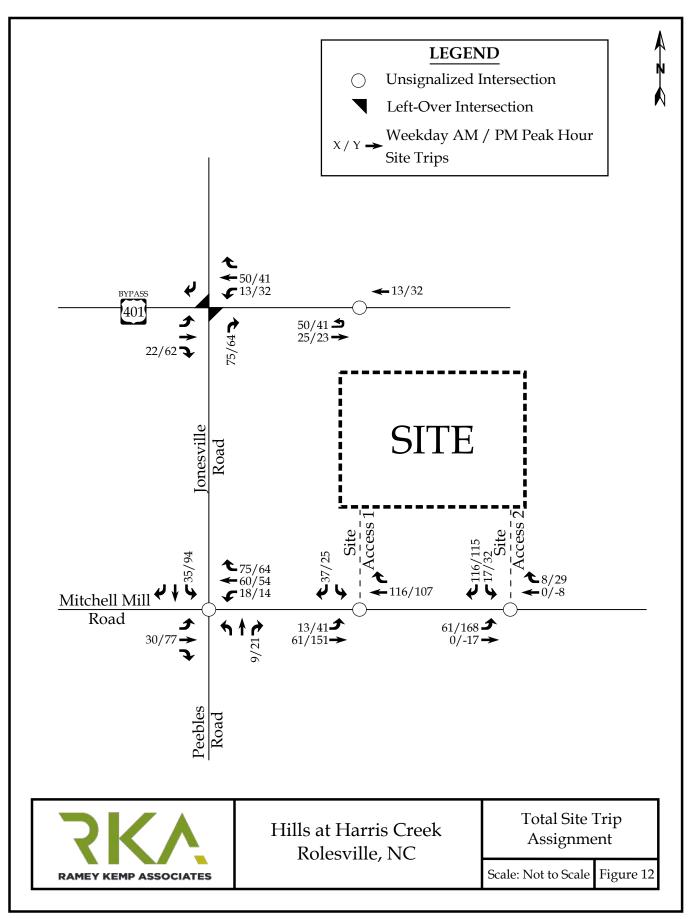


MAY 2022

Prepared By: <u>TF</u> Reviewed By: <u>JMC</u>

RKA Project No. 20498 - 005





#### 9. **RECOMMENDATIONS**

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 14 for an illustration of the recommended lane configurations for the proposed development.

#### **Recommended Improvements by Developer**

Required Frontage Improvements per Rolesville Community Transportation Plan

• Widen one-half section of Mitchell Mill Road along the site frontage to this roadway's ultimate section (4-lane median divided).

#### US 401 Bypass and Jonesville Road

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### US 401 Bypass and Eastern U-Turn Location

• Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.

#### Mitchell Mill Road and Jonesville Road / Peebles Road

- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
  - It should be noted that this improvement was also identified by the 5109
     Mitchell Mill Road TIA.
- Construct a westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Conduct a full signal warrant analysis prior to full build-out of the proposed development and install a traffic signal if warranted and approved by the Town and NCDOT.



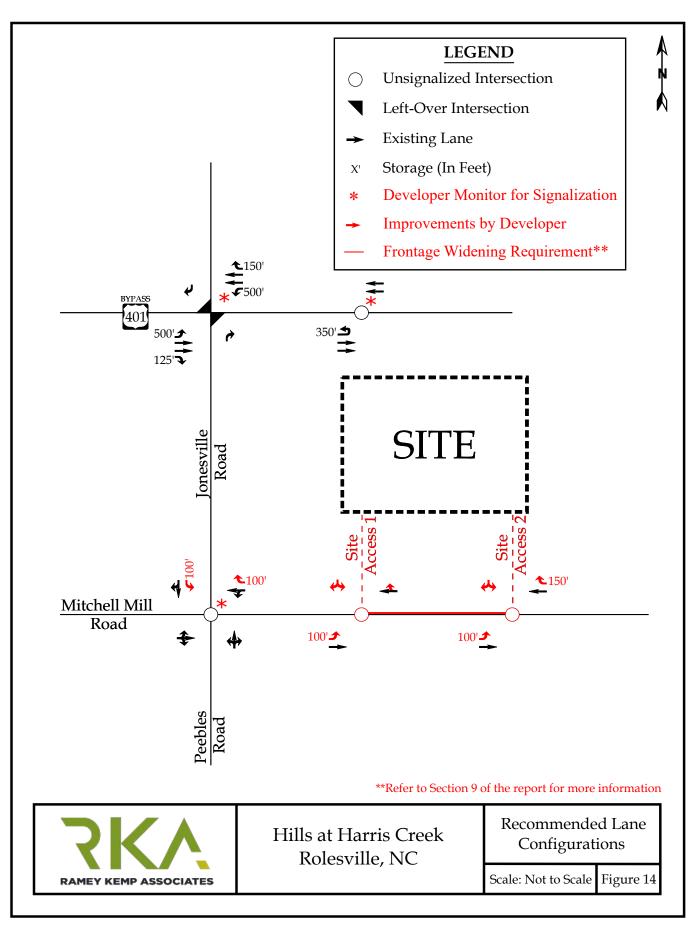
#### Mitchell Mill Road and Site Access 1

- Construct the southbound approach (Site Access 1) with one ingress lane and one egress lane.
- Provide stop-control for the southbound approach (Site Access 1).
- Construct an eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.

#### Mitchell Mill Road and Site Access 2

- Construct the southbound approach (Site Access 2) with one ingress lane and one egress lane.
- Provide stop-control for the southbound approach (Site Access 2).
- Construct an eastbound (Mitchell Mill Road) left-turn lane with at least 150 feet of storage and appropriate decel and taper.
- Construct a westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.





# **APPENDIX D**

# CAPACITY ANALYSIS CALCULATIONS US 401 BYPASS & JONESVILLE ROAD

#### Intersection

Int Delay, s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations				WDL		WDIX	NDL		<b>ND</b> I	ODL			
•	•	TT	00	0	•	0	•	•	400	•	T	0	
Traffic Vol, veh/h	0	590	80	0	0	0	0	0	136	0	86	0	
Future Vol, veh/h	0	590	80	0	0	0	0	0	136	0	86	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	125	-	-	-	-	-	0	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	656	89	0	0	0	0	0	151	0	96	0	

Major/Minor	Major1					Minor	1		Ν	/linor2				
Conflicting Flow All	-	0	0				-	-	328	-	656	-		
Stage 1	-	-	-				-	-	-	-	0	-		
Stage 2	-	-	-				-	-	-	-	656	-		
Critical Hdwy	-	-	-				-	-	6.94	-	6.54	-		
Critical Hdwy Stg 1	-	-	-				-	-	-	-	-	-		
Critical Hdwy Stg 2	-	-	-				-	-	-	-	5.54	-		
Follow-up Hdwy	-	-	-				-	-	3.32	-	4.02	-		
Pot Cap-1 Maneuver	0	-	-				0	0	668	0	384	0		
Stage 1	0	-	-				0	0	-	0	-	0		
Stage 2	0	-	-				0	0	-	0	460	0		
Platoon blocked, %		-	-											
Mov Cap-1 Maneuver	-	-	-				-	-	668	-	384	-		
Mov Cap-2 Maneuver	-	-	-				-	-	-	-	384	-		
Stage 1	-	-	-				-	-	-	-	-	-		
Stage 2	-	-	-				-	-	-	-	460	-		
Approach	EB					Ν	3			SB				
HCM Control Delay, s	0					1	2			17.5				
HCM LOS							3			С				
Minor Lane/Major Mvn	nt N	BLn1	EBT	EBR	SBLn1		_							
Capacity (veh/h)		668	-	-	384									
HCM Lane V/C Ratio	(	0.226	-	-	0.249									
HCM Control Delay (s)	)	12	-	-	17.5									
HCM Lane LOS		В	-	-	С									
HCM 95th %tile Q(veh	)	0.9	_	-	1									

#### Intersection

Int Delay, s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		††	1						1	-	Ť	-
Traffic Vol, veh/h	0	1220	59	0	0	0	0	0	125	0	37	0
Future Vol, veh/h	0	1220	59	0	0	0	0	0	125	0	37	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Stop								
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None
Storage Length	-	-	125	-	-	-	-	-	0	-	-	-
Veh in Median Storage,	,# -	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	1356	66	0	0	0	0	0	139	0	41	0

Major/Minor	Major1					Mino	r1		Ν	/linor2				
Conflicting Flow All	-	0	0				-	-	678	-	1356	-		
Stage 1	-	-	-				-	-	-	-	0	-		
Stage 2	-	-	-				-	-	-	-	1356	-		
Critical Hdwy	-	-	-				-	-	6.94	-	6.54	-		
Critical Hdwy Stg 1	-	-	-				-	-	-	-	-	-		
Critical Hdwy Stg 2	-	-	-				-	-	-	-	5.54	-		
Follow-up Hdwy	-	-	-				-	-	3.32	-	4.02	-		
Pot Cap-1 Maneuver	0	-	-				0	0	395	0	148	0		
Stage 1	0	-	-				0	0	-	0	-	0		
Stage 2	0	-	-				0	0	-	0	216	0		
Platoon blocked, %		-	-											
Mov Cap-1 Maneuver	-	-	-				-	-	395	-	148	-		
Mov Cap-2 Maneuver	-	-	-				-	-	-	-	148	-		
Stage 1	-	-	-				-	-	-	-	-	-		
Stage 2	-	-	-				-	-	-	-	216	-		
Approach	EB					Ν	١B			SB				
HCM Control Delay, s	0						19			38.4				
HCM LOS							С			Е				
Minor Lane/Major Mvm	nt N	BLn1	EBT	EBR	SBLn1									
Capacity (veh/h)	-	395	-	-	148								 	
HCM Lane V/C Ratio	(	0.352	-	-	0.278									
HCM Control Delay (s)		19	-	-	38.4									
HCM Lane LOS		C	-	-	E									
HCM 95th %tile Q(veh)	)	1.6	-	-	1.1									

#### Intersection

Int Delay, s/veh

Lane Configurations       Image: configuration in the image: configuration	Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Traffic Vol, veh/h       0       812       154       0       0       0       0       350       0       128       0         Future Vol, veh/h       0       812       154       0       0       0       0       350       0       128       0         Conflicting Peds, #/hr       0 </td <td></td> <td>EDL</td> <td></td> <td>EDK</td> <td>VVDL</td> <td>VVDI</td> <td>VVDR</td> <td>INDL</td> <td>INDI</td> <td>NDR</td> <td>SDL</td> <td>SDI</td> <td>SDK</td> <td></td>		EDL		EDK	VVDL	VVDI	VVDR	INDL	INDI	NDR	SDL	SDI	SDK	
Future Vol, veh/h       0       812       154       0       0       0       0       350       0       128       0         Conflicting Peds, #/hr       0	Lane Configurations		11	r						r		T.		
Conflicting Peds, #/hr       0 <td>Traffic Vol, veh/h</td> <td>0</td> <td>812</td> <td>154</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>350</td> <td>0</td> <td>128</td> <td>0</td> <td></td>	Traffic Vol, veh/h	0	812	154	0	0	0	0	0	350	0	128	0	
Sign ControlFreeFreeFreeStopStopStopStopStopStopStopStopStopRT ChannelizedYieldNoneNoneNoneStorage Length1250Veh in Median Storage, #0000-Grade, %-000-0-Peak Hour Factor9090909090909090909090	Future Vol, veh/h	0	812	154	0	0	0	0	0	350	0	128	0	
RT Channelized       -       -       Yield       -       -       None       -       -       None         Storage Length       -       -       125       -       -       -       0       -       -       0         Veh in Median Storage, #       0       -       -       0	Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Storage Length       -       -       125       -       -       -       0       -	Sign Control	Free	Free	Free	Stop									
Veh in Median Storage, #       0       -       -       0       -       -       0       -       0       -         Grade, %       -       0       -       -       0       -       -       0       -       -       0       -         Peak Hour Factor       90	RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None	
Grade, % - 0 0 0 0 - Peak Hour Factor 90 90 90 90 90 90 90 90 90 90 90 90	Storage Length	-	-	125	-	-	-	-	-	0	-	-	-	
Peak Hour Factor 90 90 90 90 90 90 90 90 90 90 90 90 90	Veh in Median Storage.	,# -	0	-	-	0	-	-	0	-	-	0	-	
	Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Hence $V$ (objection $V$ ) $2$ $2$ $2$ $2$ $2$ $2$ $2$ $2$ $2$ $2$	Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
	Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow 0 902 171 0 0 0 0 389 0 142 0	Mvmt Flow	0	902	171	0	0	0	0	0	389	0	142	0	

Major/Minor	Major1				Minor1		Ν	/linor2			
Conflicting Flow All	-	0	0		-	-	451	-	902	-	
Stage 1	-	-	-		-	-	-	-	0	-	
Stage 2	-	-	-		-	-	-	-	902	-	
Critical Hdwy	-	-	-		-	-	6.94	-	6.54	-	
Critical Hdwy Stg 1	-	-	-		-	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-		-	-	-	-	5.54	-	
Follow-up Hdwy	-	-	-		-	-	3.32	-	4.02	-	
Pot Cap-1 Maneuver	0	-	-		0	0	556	0	276	0	
Stage 1	0	-	-		0	0	-	0	-	0	
Stage 2	0	-	-		0	0	-	0	355	0	
Platoon blocked, %		-	-								
Mov Cap-1 Maneuver	-	-	-		-	-	556	-	276	-	
Mov Cap-2 Maneuver	-	-	-		-	-	-	-	276	-	
Stage 1	-	-	-		-	-	-	-	-	-	
Stage 2	-	-	-		-	-	-	-	355	-	
Approach	EB				NB			SB			
HCM Control Delay, s	0				25.2			31.1			 
HCM LOS	v				D			D			
					5			5			
Minor Long/Maigr Mur	at N		ГРТ	EBR SBLn1							
Minor Lane/Major Mvn	nt N	IBLn1	EBT								
Capacity (veh/h)		556	-	- 276							
HCM Lane V/C Ratio		0.699	-	- 0.515							
HCM Control Delay (s)	)	25.2	-	- 31.1							
HCM Lane LOS		D	-	- D							

2.7

\_

5.5

HCM 95th %tile Q(veh)

#### Intersection

Int Delay, s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
	EDL	EDI	EDR	VVDL	VVDI	VVDN	INDL	INDI	NDR	SDL	SDI	JDR	
Lane Configurations		TT.	r						r		Ť		
Traffic Vol, veh/h	0	1708	221	0	0	0	0	0	294	0	122	0	
Future Vol, veh/h	0	1708	221	0	0	0	0	0	294	0	122	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Stop									
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	125	-	-	-	-	-	0	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	1898	246	0	0	0	0	0	327	0	136	0	

Major1			Minor1	ľ	Minor2		
-	0	0	-	- 949	- 1898	-	
-	-	-	-		- 0	-	
-	-	-	-		- 1898	-	
-	-	-	-	- 6.94	- 6.54	-	
-	-	-	-			-	
-	-	-	-		- 5.54	-	
-	-	-	-	- 3.32	- 4.02	-	
0	-	-	0	0 ~ 261	0 ~ 69	0	
0	-	-	0	0 -	0 -	0	
0	-	-	0	0 -	0 ~116	0	
	-	-					
	-	-	-	- ~261	- ~69	-	
· -	-	-	-		- ~69	-	
-	-	-	-			-	
-	-	-	-		- ~116	-	
EB			NB		SB		
0			180.2	\$	579.5		
			F		F		
	- - - - - - - 0 0 0 0 0 0 0 0	- 0       0 - 0 - 0 -	- 0 0        0 0 0 0 	-       0       0       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         0       -       -       0         0       -       -       0         0       -       -       0         0       -       -       0         -       -       0       -         -       -       -       0         -       -       -       0         -       -       -       0         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       -       -       -         -       <	-       0       0       -       -       949         -       -       -       -       -       -       -         -       -       -       -       -       -       -       -         -	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

Minor Lane/Major Mvmt	NBLn1	EBT	EBR SBLn1		
Capacity (veh/h)	261	-	- 69	1	
HCM Lane V/C Ratio	1.252	-	- 1.965		
HCM Control Delay (s)	180.2	-	-\$ 579.5		
HCM Lane LOS	F	-	- F		
HCM 95th %tile Q(veh)	15.9	-	- 12.4		
Notes					
-: Volume exceeds capacity	/ \$: De	lav exc	eeds 300s	+: Computation Not Defined	*: All major volume in platoon

#### Intersection

Int Delay, s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		11	1						1		Ť		
Traffic Vol, veh/h	0	812	161	0	0	0	0	0	380	0	131	0	
Future Vol, veh/h	0	812	161	0	0	0	0	0	380	0	131	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Stop									
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	125	-	-	-	-	-	0	-	-	-	
Veh in Median Storage,	# -	0	-	-	-	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	902	179	0	0	0	0	0	422	0	146	0	

Major/Minor I	Major1				Minor1		Ν	/linor2			
Conflicting Flow All	-	0	0		-	-	451	-	902	-	
Stage 1	-	-	-		-	-	-	-	0	-	
Stage 2	-	-	-		-	-	-	-	902	-	
Critical Hdwy	-	-	-		-	-	6.94	-	6.54	-	
Critical Hdwy Stg 1	-	-	-		-	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-		-	-	-	-	5.54	-	
Follow-up Hdwy	-	-	-		-	-	3.32	-	4.02	-	
Pot Cap-1 Maneuver	0	-	-		0	0	556	0	276	0	
Stage 1	0	-	-		0	0	-	0	-	0	
Stage 2	0	-	-		0	0	-	0	355	0	
Platoon blocked, %		-	-								
Mov Cap-1 Maneuver	-	-	-		-	-	556	-	276	-	
Mov Cap-2 Maneuver	-	-	-		-	-	-	-	276	-	
Stage 1	-	-	-		-	-	-	-	-	-	
Stage 2	-	-	-		-	-	-	-	355	-	
Approach	EB				NB			SB			
HCM Control Delay, s	0				29.1			31.7			
HCM LOS	0				23.1 D			D			
					U			U			
Minor Lane/Major Mvm	nt NB	BLn1	EBT	EBR SBLn1							
Capacity (veh/h)		556	-	- 276							
HCM Lane V/C Ratio		759	-	- 0.527							
HCM Control Delay (s)		29.1	-	- 31.7							
HCM Lane LOS		D	-	- D							

6.7

HCM 95th %tile Q(veh)

2.9

#### Intersection

Int Delay, s/veh

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		11	٢						٢		Ť		
Traffic Vol, veh/h	0	1708	242	0	0	0	0	0	314	0	133	0	
Future Vol, veh/h	0	1708	242	0	0	0	0	0	314	0	133	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Free	Free	Free	Stop									
RT Channelized	-	-	Yield	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	125	-	-	-	-	-	0	-	-	-	
Veh in Median Storage,	# -	0	-	-	-	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	1898	269	0	0	0	0	0	349	0	148	0	

Major/Minor N	/lajor1				Minor1		Ν	linor2			
Conflicting Flow All	-	0	0		-	-	949	-	1898	-	
Stage 1	-	-	-		-	-	-	-	0	-	
Stage 2	-	-	-		-	-	-	-	1898	-	
Critical Hdwy	-	-	-		-	-	6.94	-	6.54	-	
Critical Hdwy Stg 1	-	-	-		-	-	-	-	-	-	
Critical Hdwy Stg 2	-	-	-		-	-	-	-		-	
Follow-up Hdwy	-	-	-		-	-	3.32	-		-	
Pot Cap-1 Maneuver	0	-	-		0	0 ·	~ 261	0	~ 69	0	
Stage 1	0	-	-		0	0	-	0	-	0	
Stage 2	0	-	-		0	0	-	0	~ 116	0	
Platoon blocked, %		-	-								
Mov Cap-1 Maneuver	-	-	-		-		~ 261	-	••	-	
Mov Cap-2 Maneuver	-	-	-		-	-	-	-	~ 69	-	
Stage 1	-	-	-		-	-	-	-	-	-	
Stage 2	-	-	-		-	-	-	-	~ 116	-	
Approach	EB				NB			SB			
HCM Control Delay, s	0				213			\$ 655			
HCM LOS					F			F			
Minor Lane/Major Mvm	t NBL	n1 EB	T EE	3R SBLn1							
Capacity (veh/h)		61	-	- 69							
HCM Lane V/C Ratio	1.3	37	-	- 2.142							
HCM Control Delay (s)		13	-	- \$655							
HCM Lane LOS		F	-	- F							
HCM 95th %tile Q(veh)	18	3.2	-	- 13.8							

Notes ~: Volume exceeds capacity

+: Computation Not Defined \$: Delay exceeds 300s

\*: All major volume in platoon

#### Lanes, Volumes, Timings 1: Jonesville Road/WB Left-Over & US 401 Bypass EB

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		11	1						*		Ť	
Traffic Volume (vph)	0	812	161	0	0	0	0	0	380	0	131	0
Future Volume (vph)	0	812	161	0	0	0	0	0	380	0	131	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		125	0		0	0		0	0		0
Storage Lanes	0		1	0		0	0		1	0		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850						0.865			
Flt Protected												
Satd. Flow (prot)	0	3539	1583	0	0	0	0	0	1611	0	1863	0
Flt Permitted												
Satd. Flow (perm)	0	3539	1583	0	0	0	0	0	1611	0	1863	0
Right Turn on Red			No			No			No	No		No
Satd. Flow (RTOR)												
Link Speed (mph)		55			55			35			45	
Link Distance (ft)		278			727			1295			275	
Travel Time (s)		3.4			9.0			25.2			4.2	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	902	179	0	0	0	0	0	422	0	146	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	902	179	0	0	0	0	0	422	0	146	0
Turn Type		NA	Perm						Prot		NA	
Protected Phases		2							4		4	
Permitted Phases			2									
Detector Phase		2	2						4		4	
Switch Phase												
Minimum Initial (s)		14.0	14.0						7.0		7.0	
Minimum Split (s)		21.0	21.0						14.0		14.0	
Total Split (s)		28.0	28.0						32.0		32.0	
Total Split (%)		46.7%	46.7%						53.3%		53.3%	
Maximum Green (s)		21.0	21.0						25.0		25.0	
Yellow Time (s)		5.0	5.0						5.0		5.0	
All-Red Time (s)		2.0	2.0						2.0		2.0	
Lost Time Adjust (s)		-2.0	-2.0						-2.0		-2.0	
Total Lost Time (s)		5.0	5.0						5.0		5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0	3.0						3.0		3.0	
Recall Mode		None	None						Min		Min	
Act Effct Green (s)		20.8	20.8						20.4		20.4	
Actuated g/C Ratio		0.40	0.40						0.40		0.40	
v/c Ratio		0.63	0.28						0.66		0.20	
Control Delay		15.5	13.2						18.6		11.0	
Queue Delay		0.0	0.0						0.0		0.0	
Total Delay		15.5	13.2						18.6		11.0	
LOS		В	В						В		В	
Approach Delay		15.1						18.6			11.0	
Approach LOS		В						В			В	

2027 Build AM Harris Creek Farm - Rolesville, NC 11:36 am 01/05/2023 2027 Build - Improved RKA

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#### Lanes, Volumes, Timings 1: Jonesville Road/WB Left-Over & US 401 Bypass EB

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Lane Group	EBL E	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBF
Queue Length 50th (ft)		114	36						107		30	
Queue Length 95th (ft)		194	84						187		59	
Internal Link Dist (ft)		198			647			1215			195	
Turn Bay Length (ft)			125									
Base Capacity (vph)	16	629	728						870		1006	
Starvation Cap Reductn		0	0						0		0	
Spillback Cap Reductn		0	0						0		0	
Storage Cap Reductn		0	0						0		0	
Reduced v/c Ratio	0	).55	0.25						0.49		0.15	
Intersection Summary												
Area Type: C	Other											
Cycle Length: 60												
Actuated Cycle Length: 51.4												
Natural Cycle: 40												
Control Type: Actuated-Unco	ordinated											
Maximum v/c Ratio: 0.66												
Intersection Signal Delay: 15		tersection										
Intersection Capacity Utilizati	on 58.7%			IC	U Level c	of Service	В					
Analysis Period (min) 15												
Splits and Phases: 1: Jone	esville Road/W	/B Left	-Over & I	JS 401 B	ypass EB							

⇒Ø2	<b>↓↑</b> <sub>04</sub>	<u> </u>
28 s	32.5	

#### Lanes, Volumes, Timings 1: Jonesville Road/WB Left-Over & US 401 Bypass EB

	٩	<b>→</b>	7	4	←	٩	1	t	1	1	ţ	~
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		11	r						*		Ť	
Traffic Volume (vph)	0	1708	242	0	0	0	0	0	314	0	133	0
Future Volume (vph)	0	1708	242	0	0	0	0	0	314	0	133	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		125	0		0	0		0	0		0
Storage Lanes	0		1	0		0	0		1	0		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850						0.865			
Flt Protected												
Satd. Flow (prot)	0	3539	1583	0	0	0	0	0	1611	0	1863	0
Flt Permitted												
Satd. Flow (perm)	0	3539	1583	0	0	0	0	0	1611	0	1863	0
Right Turn on Red			No			No			No	No		No
Satd. Flow (RTOR)												
Link Speed (mph)		55			55			35			45	
Link Distance (ft)		278			727			1295			275	
Travel Time (s)		3.4			9.0			25.2			4.2	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	1898	269	0	0	0	0	0	349	0	148	0
Shared Lane Traffic (%)	-			-	-	-	-	-		-		-
Lane Group Flow (vph)	0	1898	269	0	0	0	0	0	349	0	148	0
Turn Type		NA	Perm	•	· ·	•	•	•	Prot	•	NA	
Protected Phases		2							4		4	
Permitted Phases		_	2								-	
Detector Phase		2	2						4		4	
Switch Phase		_									-	
Minimum Initial (s)		14.0	14.0						7.0		7.0	
Minimum Split (s)		21.0	21.0						14.0		14.0	
Total Split (s)		40.0	40.0						20.0		20.0	
Total Split (%)		66.7%	66.7%						33.3%		33.3%	
Maximum Green (s)		33.0	33.0						13.0		13.0	
Yellow Time (s)		5.0	5.0						5.0		5.0	
All-Red Time (s)		2.0	2.0						2.0		2.0	
Lost Time Adjust (s)		-2.0	-2.0						-2.0		-2.0	
Total Lost Time (s)		5.0	5.0						5.0		5.0	
Lead/Lag		0.0	0.0						0.0		0.0	
Lead-Lag Optimize?												
Vehicle Extension (s)		3.0	3.0						3.0		3.0	
Recall Mode		None	None						Min		Min	
Act Effct Green (s)		35.0	35.0						15.0		15.0	
Actuated g/C Ratio		0.58	0.58						0.25		0.25	
v/c Ratio		0.92	0.29						0.87		0.32	
Control Delay		20.8	7.3						46.6		20.6	
Queue Delay		0.0	0.0						0.0		0.0	
Total Delay		20.8	7.3						46.6		20.6	
LOS		20.0 C	7.3 A						40.0 D		20.0 C	
Approach Delay		19.1	A					46.6	U		20.6	
Approach LOS		19.1 B						40.0 D			20.6 C	
		D						U			U	

2027 Build PM Harris Creek Farm - Rolesville, NC 11:14 am 04/14/2023 2027 Build - Improved RKA

## Lanes, Volumes, Timings 1: Jonesville Road/WB Left-Over & US 401 Bypass EB

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)		285	43						121		44	
Queue Length 95th (ft)		#481	78						#254		87	
Internal Link Dist (ft)		198			647			1215			195	
Turn Bay Length (ft)			125									
Base Capacity (vph)		2064	923						402		465	
Starvation Cap Reductn		0	0						0		0	
Spillback Cap Reductn		0	0						0		0	
Storage Cap Reductn		0	0						0		0	
Reduced v/c Ratio		0.92	0.29						0.87		0.32	
Intersection Summary												
Area Type:	Other											
Cycle Length: 60												
Actuated Cycle Length: 60												
Natural Cycle: 60												
Control Type: Actuated-Un	coordinated											
Maximum v/c Ratio: 0.92												
Intersection Signal Delay: 2	22.8			In	Itersectior	LOS: C						
Intersection Capacity Utilization	ation 75.0%			IC	CU Level o	of Service	D					
Analysis Period (min) 15												
# 95th percentile volume	exceeds cap	bacity, qu	eue may	be longer	r.							
Queue shown is maxim	um after two	cycles.										
Splits and Phases: 1: Jo	nesville Roa	d/WB Lef	t-Over &	US 401 B	Sypass EE	}						17

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## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations					11	1		Ť		-	-	1	
Traffic Vol, veh/h	0	0	0	0	1352	185	0	36	0	0	0	225	
Future Vol, veh/h	0	0	0	0	1352	185	0	36	0	0	0	225	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None										
Storage Length	-	-	-	-	-	150	-	-	-	-	-	0	
Veh in Median Storage,	# -	1	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	0	1502	206	0	40	0	0	0	250	

Major/Minor		Ν	/lajor2		Mi	inor1			Mi	Minor2	Minor2
Conflicting Flow All			-	-	0	-	1708	-		-	
Stage 1			-	-	-	-	0	-		-	
Stage 2			-	-	-	-	1708	-		-	
Critical Hdwy			-	-	-	-	6.54	-		-	
Critical Hdwy Stg 1			-	-	-	-	-	-	-		-
Critical Hdwy Stg 2			-	-	-	-	5.54	-	-		-
Follow-up Hdwy			-	-	-	-	4.02	-	-		-
Pot Cap-1 Maneuver			0	-	-	0	90	0	0		0
Stage 1			0	-	-	0	-	0	0		0
Stage 2			0	-	-	0	145	0	0		0
Platoon blocked, %				-	-						
Mov Cap-1 Maneuver			-	-	-	-	90	-	-		-
Mov Cap-2 Maneuver			-	-	-	-	90	-	-		-
Stage 1			-	-	-	-	-	-	-		-
Stage 2			-	-	-	-	145	-	-	-	
Approach			WB			NB			SB		
HCM Control Delay, s			0			73.7			36.5		
HCM LOS						F			Е		
Minor Lane/Major Mvmt	NBLn1	WBT	WBR \$	SBLn1							
Capacity (veh/h)	90	-	-	353							
HCM Lane V/C Ratio	0.444	-	-	0.708							
HCM Control Delay (s)	73.7	-	-	36.5							
HCM Lane LOS	F	-	-	Е							
HCM 95th %tile Q(veh)	1.9	-	-	5.2							

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations					11	1		Ť				1	
Traffic Vol, veh/h	0	0	0	0	555	74	0	116	0	0	0	114	
Future Vol, veh/h	0	0	0	0	555	74	0	116	0	0	0	114	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None										
Storage Length	-	-	-	-	-	150	-	-	-	-	-	0	
Veh in Median Storage,	# -	1	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	0	617	82	0	129	0	0	0	127	

Major/Minor		N	Major2		Mi	inor1		Mi	nor2			
Conflicting Flow All			-	-	0	-	699	-	-	-	309	
Stage 1			-	-	-	-	0	-	-	-	-	
Stage 2			-	-	-	-	699	-	-	-	-	
Critical Hdwy			-	-	-	-	6.54	-	-	-	6.94	
Critical Hdwy Stg 1			-	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2			-	-	-	-	5.54	-	-	-	-	
Follow-up Hdwy			-	-	-	-	4.02	-	-	-	3.32	
Pot Cap-1 Maneuver			0	-	-	0	362	0	0	0	687	
Stage 1			0	-	-	0	-	0	0	0	-	
Stage 2			0	-	-	0	440	0	0	0	-	
Platoon blocked, %				-	-							
Mov Cap-1 Maneuver			-	-	-	-	362	-	-	-	687	
Mov Cap-2 Maneuver			-	-	-	-	362	-	-	-	-	
Stage 1			-	-	-	-	-	-	-	-	-	
Stage 2			-	-	-	-	440	-	-	-	-	
Approach			WB			NB			SB			
HCM Control Delay, s			0			20.3			11.4			
HCM LOS						С			В			
Minor Lane/Major Mvmt	NBLn1	WBT	WBR	SBLn1								
Capacity (veh/h)	362	-	-	687								
HCM Lane V/C Ratio	0.356	-	-	0.184								
HCM Control Delay (s)	20.3	-	-	11.4								
HCM Lane LOS	С	-	-	В								
HCM 95th %tile Q(veh)	1.6		_	0.7								

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations	202	201			11	1	TIDE .	•		000		1	
Traffic Vol, veh/h	0	0	0	0	1797	185	0	36	0	0	0	225	
Future Vol, veh/h	0	0	0	0	1797	185	0	36	0	0	0	225	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	150	-	-	-	-	-	0	
Veh in Median Storage,	# -	1	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	0	1997	206	0	40	0	0	0	250	

Major/Minor		I	Major2		М	inor1		М	inor2				
Conflicting Flow All			-	-	0	-	2203	-	-	-	999		
Stage 1			-	-	-	-	0	-	-	-	-		
Stage 2			-	-	-	-	2203	-	-	-	-		
Critical Hdwy			-	-	-	-	6.54	-	-	-	6.94		
Critical Hdwy Stg 1			-	-	-	-	-	-	-	-	-		
Critical Hdwy Stg 2			-	-	-	-	5.54	-	-	-	-		
Follow-up Hdwy			-	-	-	-	4.02	-	-	-	3.32		
Pot Cap-1 Maneuver			0	-	-	0	44	0	0		~ 242		
Stage 1			0	-	-	0	-	0	0	0	-		
Stage 2			0	-	-	0	81	0	0	0	-		
Platoon blocked, %				-	-								
Mov Cap-1 Maneuver			-	-	-	-	44	-	-	-	~ 242		
Mov Cap-2 Maneuver			-	-	-	-	44	-	-	-	-		
Stage 1			-	-	-	-	-	-	-	-	-		
Stage 2			-	-	-	-	81	-	-	-	-		
Approach			WB			NB			SB				
HCM Control Delay, s			0			250.5		1	10.8				
HCM LOS						F			F				
Minor Lane/Major Mvmt	NBLn1	WBT	WBR S	BLn1									
Capacity (veh/h)	44	-	-	242									
HCM Lane V/C Ratio	0.909	-	-	1.033									
HCM Control Delay (s)	250.5	-	-	110.8									
HCM Lane LOS	F	-	-	F									
HCM 95th %tile Q(veh)	3.6	-	-	10.2									
Notes													
~: Volume exceeds capacity	\$: De	lay exc	eeds 30	0s	+: Comp	utation	Not De	fined	*: All m	ajor v	olume in	platoon	

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations					††	1		<b>↑</b>				1	
Traffic Vol, veh/h	0	0	0	0	894	74	0	116	0	0	0	114	
Future Vol, veh/h	0	0	0	0	894	74	0	116	0	0	0	114	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	150	-	-	-	-	-	0	
Veh in Median Storage,	# -	1	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	0	993	82	0	129	0	0	0	127	

Major/Minor		Ν	/lajor2		М	inor1		M	inor2			
Conflicting Flow All				-	0	-	1075	-	-	-	497	
Stage 1			-	-	-	-	0	-	-	-	-	
Stage 2			-	-	-	-	1075	-	-	-	-	
Critical Hdwy			-	-	-	-	6.54	-	-	-	6.94	
Critical Hdwy Stg 1			-	-	-	-	-	-	-	-	-	
Critical Hdwy Stg 2			-	-	-	-	5.54	-	-	-	-	
Follow-up Hdwy			-	-	-	-	4.02	-	-	-	3.32	
Pot Cap-1 Maneuver			0	-	-	0	218	0	0	0	519	
Stage 1			0	-	-	0	-	0	0	0	-	
Stage 2			0	-	-	0	294	0	0	0	-	
Platoon blocked, %				-	-							
Mov Cap-1 Maneuver			-	-	-	-	218	-	-	-	519	
Mov Cap-2 Maneuver			-	-	-	-	218	-	-	-	-	
Stage 1			-	-	-	-	-	-	-	-	-	
Stage 2			-	-	-	-	294	-	-	-	-	
Approach			WB			NB			SB			
HCM Control Delay, s			0			42.9			14.2			
HCM LOS						Е			В			
Minor Lane/Major Mvmt	NBLn1	WBT	WBR	SBLn1								
Capacity (veh/h)	218	-	-	519								
HCM Lane V/C Ratio	0.591	-	-	0.244								
HCM Control Delay (s)	42.9	-	-	14.2								
HCM Lane LOS	E	-	-	В								
HCM 95th %tile Q(veh)	3.3	-	-	0.9								

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations					<u>†</u> †	1		Ť				1	
Traffic Vol, veh/h	0	0	0	0	1817	185	0	36	0	0	0	225	
Future Vol, veh/h	0	0	0	0	1817	185	0	36	0	0	0	225	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	150	-	-	-	-	-	0	
Veh in Median Storage,	# 147	45600	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	0	2019	206	0	40	0	0	0	250	

Major/Minor		1	Major2		Μ	linor1		Μ	linor2				
Conflicting Flow All			-	-	0	-	2225	-	-	-	1010		
Stage 1			-	-	-	-	0	-	-	-	-		
Stage 2			-	-	-	-	2225	-	-	-	-		
Critical Hdwy			-	-	-	-	6.54	-	-	-	6.94		
Critical Hdwy Stg 1			-	-	-	-	-	-	-	-	-		
Critical Hdwy Stg 2			-	-	-	-	5.54	-	-	-	-		
Follow-up Hdwy			-	-	-	-	4.02	-	-	-	3.32		
Pot Cap-1 Maneuver			0	-	-	0	43	0	0		~ 238		
Stage 1			0	-	-	0	-	0	0	0	-		
Stage 2			0	-	-	0	79	0	0	0	-		
Platoon blocked, %				-	-								
Mov Cap-1 Maneuver			-	-	-	-	43	-	-	-	~ 238		
Mov Cap-2 Maneuver			-	-	-	-	43	-	-	-	-		
Stage 1			-	-	-	-	-	-	-	-	-		
Stage 2			-	-	-	-	79	-	-	-	-		
Approach			WB			NB			SB				
HCM Control Delay, s			0		-	260.9		·	116.8				
HCM LOS						F			F				
Minor Lane/Major Mvmt	NBLn1	WBT	WBR S	SBLn1									
Capacity (veh/h)	43	-	-	238									
HCM Lane V/C Ratio	0.93	-	-	1.05									
HCM Control Delay (s)	260.9	-	-	116.8									
HCM Lane LOS	F	-	-	F									
HCM 95th %tile Q(veh)	3.7	-	-	10.5									
Notes													
~: Volume exceeds capacity	\$: De	lay exc	eeds 30	)0s	+: Comp	utation	Not De	fined	*: All m	najor vo	olume in	platoon	

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations					11	1		<b>^</b>			•= ·	1	
Traffic Vol, veh/h	0	0	0	0	907	74	0	116	0	0	0	114	
Future Vol, veh/h	0	0	0	0	907	74	0	116	0	0	0	114	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	150	-	-	-	-	-	0	
Veh in Median Storage,	# 747	71104	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	0	1008	82	0	129	0	0	0	127	

Major/Minor		N	Major2		Mi	inor1		Mi	I	nor2	nor2
Conflicting Flow All			-	-	0	-	1090	-		-	
Stage 1			-	-	-	-	0	-		-	
Stage 2			-	-	-	-	1090	-		-	
Critical Hdwy			-	-	-	-	6.54	-	-		-
Critical Hdwy Stg 1			-	-	-	-	-	-	-		-
Critical Hdwy Stg 2			-	-	-	-	5.54	-	-		-
Follow-up Hdwy			-	-	-	-	4.02	-	-		-
Pot Cap-1 Maneuver			0	-	-	0	214	0	0		0
Stage 1			0	-	-	0	-	0	0		0
Stage 2			0	-	-	0	289	0	0		0
Platoon blocked, %				-	-						
Mov Cap-1 Maneuver			-	-	-	-	214	-	-		-
Mov Cap-2 Maneuver			-	-	-	-	214	-	-		-
Stage 1			-	-	-	-	-	-	-	-	•
Stage 2			-	-	-	-	289	-	-	-	
Approach			WB			NB			SB		
HCM Control Delay, s			0			44.4			14.3		
HCM LOS						Е			В		
Minor Lane/Major Mvmt	NBLn1	WBT	WBR S	SBLn1							
Capacity (veh/h)	214	-	-	513							
HCM Lane V/C Ratio	0.602	-	-	0.247							
HCM Control Delay (s)	44.4	-	-	14.3							
HCM Lane LOS	E	-	-	В							
HCM 95th %tile Q(veh)	3.4	-	-	1							

# **APPENDIX E**

## CAPACITY ANALYSIS CALCULATIONS US 401 BYPASS & EASTERN U-TURN LOCATION

Int Delay, s/veh	1.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				11	1	
Traffic Vol, veh/h	0	0	0	1532	91	0
Future Vol, veh/h	0	0	0	1532	91	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage,	# 2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	1702	101	0

Major/Minor	Ν	Major2		Minor1	
Conflicting Flow All		-	-	851	-
Stage 1		-	-	0	-
Stage 2		-	-	851	-
Critical Hdwy		-	-	6.84	-
Critical Hdwy Stg 1		-	-	-	-
Critical Hdwy Stg 2		-	-	5.84	-
Follow-up Hdwy		-	-	3.52	-
Pot Cap-1 Maneuver		0	-	299	0
Stage 1		0	-	-	0
Stage 2		0	-	379	0
Platoon blocked, %			-		
Mov Cap-1 Maneuver		-	-	299	-
Mov Cap-2 Maneuver		-	-	299	-
Stage 1		-	-	-	-
Stage 2		-	-	379	-
Approach		WB		NB	
HCM Control Delay, s		0		23.1	
HCM LOS		•		C	
				•	
		WDT			
Minor Lane/Major Mvmt	NBLn1	WBT			
Capacity (veh/h)	299	-			
HCM Lane V/C Ratio	0.338	-			
HCM Control Delay (s)	23.1	-			
HCM Lane LOS	C	-			
HCM 95th %tile Q(veh)	1.4	-			

Int Delay, s/veh	1.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				11	1	
Traffic Vol, veh/h	0	0	0	600	66	0
Future Vol, veh/h	0	0	0	600	66	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage,	# 2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	667	73	0

Major/Minor	Ν	Major2	Ν	/linor1	
		najurz			
Conflicting Flow All		-	-	334	-
Stage 1		-	-	0	-
Stage 2		-	-	334	-
Critical Hdwy		-	-	6.84	-
Critical Hdwy Stg 1		-	-	-	-
Critical Hdwy Stg 2		-	-	0.01	-
Follow-up Hdwy		-	-	3.52	-
Pot Cap-1 Maneuver		0	-	636	0
Stage 1		0	-	-	0
Stage 2		0	-	697	0
Platoon blocked, %			-		
Mov Cap-1 Maneuver		-	-	636	-
Mov Cap-2 Maneuver		-	-	636	-
Stage 1		-	-	-	-
Stage 2		-	-	697	-
Ammanah					
Approach		WB		NB	
HCM Control Delay, s		0		11.4	
HCM LOS				В	
Minor Lane/Major Mvmt	NBLn1	WBT			
Capacity (veh/h)	636	-			
HCM Lane V/C Ratio	0.115				
HCM Control Delay (s)	11.4	-			
HCM Lane LOS	11.4 B	-			
	в 0.4	-			
HCM 95th %tile Q(veh)	0.4	-			

Int Delay, s/veh 16.8 EBT EBR WBL WBT NBL NBR Movement **††** 1877 Lane Configurations ካ 233 Traffic Vol, veh/h 0 0 0 0 Future Vol, veh/h 0 0 0 1877 233 0 0 Conflicting Peds, #/hr 0 0 0 0 0 Sign Control Stop Stop Free Free Stop Stop RT Channelized None -None None --Storage Length 0 -----Veh in Median Storage, # 2 --0 0 -Grade, % 0 0 0 ---Peak Hour Factor 90 90 90 90 90 90 Heavy Vehicles, % 2 2 2 2 2 2 Mvmt Flow 0 0 0 2086 259 0

Major/Minor	Ν	/lajor2	Minor	1		
Conflicting Flow All		-	- 1043	3 -		
Stage 1		-	- (	) -		
Stage 2		-	- 1043	3 -		
Critical Hdwy		-	- 6.84	1 -		
Critical Hdwy Stg 1		-	-			
Critical Hdwy Stg 2		-	- 5.84			
Follow-up Hdwy		-	- 3.52			
Pot Cap-1 Maneuver		0	- ~ 22	5 0		
Stage 1		0		- 0		
Stage 2		0	- 30	) 0		
Platoon blocked, %			-			
Mov Cap-1 Maneuver		-	- ~ 22			
Mov Cap-2 Maneuver		-	- ~ 22	5 -		
Stage 1		-	-			
Stage 2		-	- 30	) -		
Approach		WB	N	3		
HCM Control Delay, s		0	15	2		
HCM LOS				-		
Minor Lane/Major Mvmt	NBLn1	WBT				
Capacity (veh/h)	225	-				
HCM Lane V/C Ratio	1.151	-				
HCM Control Delay (s)	152	-				
HCM Lane LOS	F	-				
HCM 95th %tile Q(veh)	12.2	-				
Notes						
~: Volume exceeds capacity	\$: De	lay exce	eds 300s	+: Comp	outation Not Defined	*: All major volume in platoon

Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				<b>†</b> †	7	
Traffic Vol, veh/h	0	0	0	915	175	0
Future Vol, veh/h	0	0	0	915	175	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage,	# 2	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	1017	194	0

Major/Minor	Ν	Major2	I	Minor1				
Conflicting Flow All			-		-			
Stage 1		-	-	0	-			
Stage 2		-	-	509	-			
Critical Hdwy		-	-	6.84	-			
Critical Hdwy Stg 1		-	-	-	-			
Critical Hdwy Stg 2		-	-	5.84	-			
Follow-up Hdwy		-	-	3.52	-			
Pot Cap-1 Maneuver		0	-	494	0			
Stage 1		0	-	-	0			
Stage 2		0	-	569	0			
Platoon blocked, %			-					
Mov Cap-1 Maneuver		-	-	494	-			
Mov Cap-2 Maneuver		-	-	494	-			
Stage 1		-	-	-	-			
Stage 2		-	-	569	-			
Approach		WB		NB				
HCM Control Delay, s		0		16.9				
HCM LOS				С				
Minor Lane/Major Mvmt	NBLn1	WBT						
Capacity (veh/h)	494	-						
HCM Lane V/C Ratio	0.394	-						
HCM Control Delay (s)	16.9	-						
HCM Lane LOS	10.3 C	-						
HCM 95th %tile Q(veh)	1.9	_						
	1.5							

Int Delay, s/veh	22.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				††	1	
Traffic Vol, veh/h	0	0	0	1880	253	0
Future Vol, veh/h	0	0	0	1880	253	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage,	# -	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	2089	281	0

Major/Minor	N	Major2	Minor1			
Conflicting Flow All		-	- 1045	-		
Stage 1		-	- 0	-		
Stage 2		-	- 1045	-		
Critical Hdwy		-	- 6.84	-		
Critical Hdwy Stg 1		-		-		
Critical Hdwy Stg 2		-	- 5.84			
Follow-up Hdwy		-	- 3.52			
Pot Cap-1 Maneuver		0	- ~224	0		
Stage 1		0		•		
Stage 2		0	- 300	0		
Platoon blocked, %			-			
Mov Cap-1 Maneuver		-	- ~ 224			
Mov Cap-2 Maneuver		-	- ~224	-		
Stage 1		-		-		
Stage 2		-	- 300	-		
Approach		WB	NB			
HCM Control Delay, s		0	189.6			
HCM LOS			F			
Minor Lane/Major Mvmt	NBLn1	WBT				
Capacity (veh/h)	224	-				
HCM Lane V/C Ratio	1.255	-				
HCM Control Delay (s)	189.6	-				
HCM Lane LOS	F	-				
HCM 95th %tile Q(veh)	14.4	-				
Notes						
~: Volume exceeds capacity	\$: De	lay exce	eds 300s	+: Comp	utation Not Defined	*: All major volume in platoon

Int Delay, s/veh	3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				11	1	
Traffic Vol, veh/h	0	0	0	926	188	0
Future Vol, veh/h	0	0	0	926	188	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage	, # -	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	1029	209	0

Major/Minor	Ν	/lajor2	Ν	1inor1	
Conflicting Flow All		-	-	515	-
Stage 1		-	-	0	-
Stage 2		-	-	515	-
Critical Hdwy		-	-	6.84	-
Critical Hdwy Stg 1		-	-	-	-
Critical Hdwy Stg 2		-	-	5.84	-
Follow-up Hdwy		-	-	3.52	-
Pot Cap-1 Maneuver		0	-	489	0
Stage 1		0	-	-	0
Stage 2		0	-	565	0
Platoon blocked, %			-		
Mov Cap-1 Maneuver		-	-	489	-
Mov Cap-2 Maneuver		-	-	489	-
Stage 1		-	-	-	-
Stage 2		-	-	565	-
Approach		WB		NB	
HCM Control Delay, s		0		17.7	
HCM LOS				С	
Minor Lane/Major Mvmt	NBLn1	WBT			
Capacity (veh/h)	489	-			
HCM Lane V/C Ratio	0.427	-			
HCM Control Delay (s)	17.7	-			
HCM Lane LOS	С	-			
HCM 95th %tile Q(veh)	2.1	-			

		7	1	←	1	1
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations				11	1	
Traffic Volume (vph)	0	0	0	1880	253	0
Future Volume (vph)	0	0	0	1880	253	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	1.00	1.00
Frt	1.00	1.00	1.00	0.00	1.00	1.00
Flt Protected					0.950	
Satd. Flow (prot)	0	0	0	3539	1770	0
Flt Permitted	0	0	0	0000	0.950	0
Satd. Flow (perm)	0	0	0	3539	1770	0
Right Turn on Red	0	No	U	0000	No	No
Satd. Flow (RTOR)		INU			NU	NU
Link Speed (mph)	55			55	45	
Link Distance (ft)	55 520			55 1076	45 100	
( )						
Travel Time (s)	6.4	0.00	0.00	13.3	1.5	0.00
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	2089	281	0
Shared Lane Traffic (%)	^	^	^	0000	004	^
Lane Group Flow (vph)	0	0	0	2089	281	0
Turn Type				NA	Prot	
Protected Phases				6	8	
Permitted Phases				-	_	
Detector Phase				6	8	
Switch Phase						
Minimum Initial (s)				14.0	7.0	
Minimum Split (s)				21.0	14.0	
Total Split (s)				44.0	16.0	
Total Split (%)				73.3%	26.7%	
Maximum Green (s)				37.0	9.0	
Yellow Time (s)				5.0	5.0	
All-Red Time (s)				2.0	2.0	
Lost Time Adjust (s)				-2.0	-2.0	
Total Lost Time (s)				5.0	5.0	
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)				3.0	3.0	
Recall Mode				None	Min	
Act Effct Green (s)				39.0	11.0	
Actuated g/C Ratio				0.65	0.18	
v/c Ratio				0.91	0.87	
Control Delay				16.9	53.0	
Queue Delay				0.0	0.0	
Total Delay				16.9	53.0	
LOS				B	D	
Approach Delay				16.9	53.0	
Approach LOS				10.9 B	55.0 D	
Queue Length 50th (ft)				280	100	
				#513	#221	
Queue Length 95th (ft)	110					
Internal Link Dist (ft)	440			996	20	

2027 Build AM Harris Creek Farm - Rolesville, NC 11:36 am 01/05/2023 2027 Build - Improved RKA

		7	•	←	1	1
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Turn Bay Length (ft)						
Base Capacity (vph)				2300	324	
Starvation Cap Reductn				0	0	
Spillback Cap Reductn				0	0	
Storage Cap Reductn				0	0	
Reduced v/c Ratio				0.91	0.87	
Intersection Summary						
Area Type:	Other					
Cycle Length: 60						
Actuated Cycle Length: 60						
Natural Cycle: 60						
Control Type: Actuated-Un	coordinated					
Maximum v/c Ratio: 0.91						
Intersection Signal Delay:	21.2			Int	tersection	LOS: C
Intersection Capacity Utiliz	ation 74.3%			IC	U Level o	f Service D
Analysis Period (min) 15						
# 95th percentile volume	exceeds cap	acity, qu	eue may	be longer		
Queue shown is maxim	um after two	cycles.				
Splits and Phases: 2: Ea	astern U-Turr	& US 4	01 Rynas	s WB		

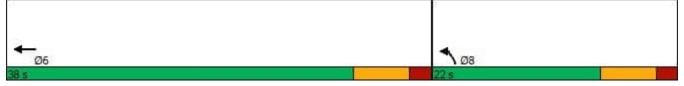
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44 s	16.5

		7	•	<	1	1
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations			TTDL		ň	NDR
Traffic Volume (vph)	0	0	0	926	188	0
Future Volume (vph)	0	0	0	920	188	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	0.95	1.00	1.00
Frt	1.00	1.00	1.00	0.95	1.00	1.00
Fit Protected					0.950	
	0	0	0	2520		0
Satd. Flow (prot)	0	0	0	3539	1770	0
Flt Permitted	•	•	•	0.500	0.950	•
Satd. Flow (perm)	0	0	0	3539	1770	0
Right Turn on Red		No			No	No
Satd. Flow (RTOR)						
Link Speed (mph)	55			55	45	
Link Distance (ft)	520			1076	100	
Travel Time (s)	6.4			13.3	1.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	0	0	0	1029	209	0
Shared Lane Traffic (%)	-					-
Lane Group Flow (vph)	0	0	0	1029	209	0
Turn Type	v	U	U	NA	Prot	U
Protected Phases				6	8	
Permitted Phases				0	0	
				6	8	
Detector Phase				6	ð	
Switch Phase				44.0	7.0	
Minimum Initial (s)				14.0	7.0	
Minimum Split (s)				21.0	14.0	
Total Split (s)				38.0	22.0	
Total Split (%)				63.3%	36.7%	
Maximum Green (s)				31.0	15.0	
Yellow Time (s)				5.0	5.0	
All-Red Time (s)				2.0	2.0	
Lost Time Adjust (s)				-2.0	-2.0	
Total Lost Time (s)				5.0	5.0	
Lead/Lag						
Lead-Lag Optimize?						
Vehicle Extension (s)				3.0	3.0	
Recall Mode				None	Min	
Act Effct Green (s)				22.7	12.7	
Actuated g/C Ratio				0.50	0.28	
v/c Ratio				0.59	0.42	
Control Delay				9.9	17.9	
Queue Delay				0.0	0.0	
Total Delay				9.9	17.9	
LOS				А	В	
Approach Delay				9.9	17.9	
Approach LOS				А	В	
Queue Length 50th (ft)				87	43	
Queue Length 95th (ft)				157	111	
Internal Link Dist (ft)	440			996	20	

2027 Build PM Harris Creek Farm - Rolesville, NC 11:14 am 04/14/2023 2027 Build - Improved RKA

		7	•	←	1	1
Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Turn Bay Length (ft)						
Base Capacity (vph)				2642	680	
Starvation Cap Reductn				0	0	
Spillback Cap Reductn				0	0	
Storage Cap Reductn				0	0	
Reduced v/c Ratio				0.39	0.31	
Intersection Summary						
Area Type:	Other					
Cycle Length: 60						
Actuated Cycle Length: 45	5.7					
Natural Cycle: 40						
Control Type: Actuated-Ur	ncoordinated					
Maximum v/c Ratio: 0.59						
Intersection Signal Delay:					tersection	
Intersection Capacity Utiliz	zation 44.3%			IC	U Level o	f Service A
Analysis Period (min) 15						

Splits and Phases: 2: Eastern U-Turn & US 401 Bypass WB



# **APPENDIX F**

## CAPACITY ANALYSIS CALCULATIONS MITCHELL MILL ROAD & JONESVILLE ROAD / PEEBLES ROAD

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eh 12.7
B
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			4			4	
Traffic Vol, veh/h	7	166	2	11	316	41	4	78	11	32	133	16
Future Vol, veh/h	7	166	2	11	316	41	4	78	11	32	133	16
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	184	2	12	351	46	4	87	12	36	148	18
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	10.8			14.8			10.1			11.4		
HCM LOS	В			В			В			В		

1	NDL 4	EDL -4		0014
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	4%	4%	3%	18%
Vol Thru, %	84%	95%	86%	73%
Vol Right, %	12%	1%	11%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	93	175	368	181
LT Vol	4	7	11	32
Through Vol	78	166	316	133
RT Vol	11	2	41	16
Lane Flow Rate	103	194	409	201
Geometry Grp	1	1	1	1
Degree of Util (X)	0.168	0.294	0.576	0.318
Departure Headway (Hd)	5.843	5.438	5.074	5.691
Convergence, Y/N	Yes	Yes	Yes	Yes
Сар	612	659	711	631
Service Time	3.897	3.483	3.111	3.736
HCM Lane V/C Ratio	0.168	0.294	0.575	0.319
HCM Control Delay	10.1	10.8	14.8	11.4
HCM Lane LOS	В	В	В	В
HCM 95th-tile Q	0.6	1.2	3.7	1.4

В

## Intersection

Intersection Delay, s/veh Intersection LOS

10.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			4			4	
Traffic Vol, veh/h	18	306	13	0	130	21	5	92	10	27	50	11
Future Vol, veh/h	18	306	13	0	130	21	5	92	10	27	50	11
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	340	14	0	144	23	6	102	11	30	56	12
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB				WB		NB			SB		
Opposing Approach	WB				EB		SB			NB		
Opposing Lanes	1				1		1			1		
Conflicting Approach Left	SB				NB		EB			WB		
Conflicting Lanes Left	1				1		1			1		
Conflicting Approach Right	NB				SB		WB			EB		
Conflicting Lanes Right	1				1		1			1		
HCM Control Delay	12.2				9.4		9.5			9.4		
HCM LOS	В				А		А			А		

Lane	NBLn1	EBLn1	WBLn1	SBLn1	
Vol Left, %	5%	5%	0%	31%	
Vol Thru, %	86%	91%	86%	57%	
Vol Right, %	9%	4%	14%	12%	
Sign Control	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	107	337	151	88	
LT Vol	5	18	0	27	
Through Vol	92	306	130	50	
RT Vol	10	13	21	11	
Lane Flow Rate	119	374	168	98	
Geometry Grp	1	1	1	1	
Degree of Util (X)	0.175	0.488	0.227	0.146	
Departure Headway (Hd)	5.3	4.694	4.868	5.368	
Convergence, Y/N	Yes	Yes	Yes	Yes	
Сар	669	760	730	660	
Service Time	3.395	2.76	2.948	3.464	
HCM Lane V/C Ratio	0.178	0.492	0.23	0.148	
HCM Control Delay	9.5	12.2	9.4	9.4	
HCM Lane LOS	А	В	А	А	
HCM 95th-tile Q	0.6	2.7	0.9	0.5	

## Intersection

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95.4
```

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	2	T			4	1		4		2	T	
Traffic Vol, veh/h	63	253	12	29	607	119	12	86	20	84	149	54
Future Vol, veh/h	63	253	12	29	607	119	12	86	20	84	149	54
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	70	281	13	32	674	132	13	96	22	93	166	60
Number of Lanes	1	1	0	0	1	1	0	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			1			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			2			2			2		
HCM Control Delay	19.9			170.3			16.1			17.2		
HCM LOS	С			F			С			С		

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	10%	100%	0%	5%	0%	100%	0%
Vol Thru, %	73%	0%	95%	95%	0%	0%	73%
Vol Right, %	17%	0%	5%	0%	100%	0%	27%
Sign Control	Stop						
Traffic Vol by Lane	118	63	265	636	119	84	203
LT Vol	12	63	0	29	0	84	0
Through Vol	86	0	253	607	0	0	149
RT Vol	20	0	12	0	119	0	54
Lane Flow Rate	131	70	294	707	132	93	226
Geometry Grp	6	7	7	7	7	7	7
Degree of Util (X)	0.302	0.152	0.597	1.372	0.229	0.215	0.476
Departure Headway (Hd)	9.162	8.438	7.887	6.988	6.248	9.036	8.326
Convergence, Y/N	Yes						
Сар	395	428	462	516	570	399	435
Service Time	7.162	6.138	5.587	4.777	4.036	6.736	6.026
HCM Lane V/C Ratio	0.332	0.164	0.636	1.37	0.232	0.233	0.52
HCM Control Delay	16.1	12.6	21.6	200.1	10.9	14.2	18.4
HCM Lane LOS	С	В	С	F	В	В	С
HCM 95th-tile Q	1.3	0.5	3.8	31.9	0.9	0.8	2.5

## Intersection

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57.2
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	2	T			4	1		4		2	T	
Traffic Vol, veh/h	114	459	19	14	387	95	19	106	31	159	65	33
Future Vol, veh/h	114	459	19	14	387	95	19	106	31	159	65	33
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	127	510	21	16	430	106	21	118	34	177	72	37
Number of Lanes	1	1	0	0	1	1	0	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			1			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			2			2			2		
HCM Control Delay	90.6			50			19.2			17.4		
HCM LOS	F			E			С			С		

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	12%	100%	0%	3%	0%	100%	0%
Vol Thru, %	68%	0%	96%	97%	0%	0%	66%
Vol Right, %	20%	0%	4%	0%	100%	0%	34%
Sign Control	Stop						
Traffic Vol by Lane	156	114	478	401	95	159	98
LT Vol	19	114	0	14	0	159	0
Through Vol	106	0	459	387	0	0	65
RT Vol	31	0	19	0	95	0	33
Lane Flow Rate	173	127	531	446	106	177	109
Geometry Grp	6	7	7	7	7	7	7
Degree of Util (X)	0.429	0.289	1.13	0.95	0.204	0.443	0.251
Departure Headway (Hd)	9.353	8.206	7.661	7.994	7.251	9.428	8.662
Convergence, Y/N	Yes						
Сар	388	438	473	459	498	385	417
Service Time	7.353	5.959	5.414	5.694	4.951	7.128	6.362
HCM Lane V/C Ratio	0.446	0.29	1.123	0.972	0.213	0.46	0.261
HCM Control Delay	19.2	14.3	108.8	59	11.8	19.4	14.2
HCM Lane LOS	С	В	F	F	В	С	В
HCM 95th-tile Q	2.1	1.2	18.4	11.3	0.8	2.2	1

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	T			4	1		4		2	ħ	
Traffic Vol, veh/h	71	253	12	29	607	121	12	88	20	91	156	76
Future Vol, veh/h	71	253	12	29	607	121	12	88	20	91	156	76
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	79	281	13	32	674	134	13	98	22	101	173	84
Number of Lanes	1	1	0	0	1	1	0	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			1			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			2			2			2		
HCM Control Delay	20.8			191.1			16.7			19		
HCM LOS	С			F			С			С		

Lane	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	10%	100%	0%	5%	0%	100%	0%
Vol Thru, %	73%	0%	95%	95%	0%	0%	67%
Vol Right, %	17%	0%	5%	0%	100%	0%	33%
Sign Control	Stop						
Traffic Vol by Lane	120	71	265	636	121	91	232
LT Vol	12	71	0	29	0	91	0
Through Vol	88	0	253	607	0	0	156
RT Vol	20	0	12	0	121	0	76
Lane Flow Rate	133	79	294	707	134	101	258
Geometry Grp	6	7	7	7	7	7	7
Degree of Util (X)	0.313	0.176	0.611	1.43	0.244	0.234	0.545
Departure Headway (Hd)	9.455	8.699	8.147	7.283	6.541	9.17	8.414
Convergence, Y/N	Yes						
Сар	383	415	448	502	553	394	430
Service Time	7.455	6.399	5.847	4.983	4.241	6.87	6.114
HCM Lane V/C Ratio	0.347	0.19	0.656	1.408	0.242	0.256	0.6
HCM Control Delay	16.7	13.2	22.8	225.3	11.3	14.6	20.7
HCM Lane LOS	С	В	С	F	В	В	С
HCM 95th-tile Q	1.3	0.6	4	34.3	1	0.9	3.2

## Intersection

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60.9
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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	T			4	1		4		2	T+	
Traffic Vol, veh/h	138	459	19	14	387	102	19	113	31	163	69	49
Future Vol, veh/h	138	459	19	14	387	102	19	113	31	163	69	49
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	153	510	21	16	430	113	21	126	34	181	77	54
Number of Lanes	1	1	0	0	1	1	0	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			1			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			2			2			2		
HCM Control Delay	96.6			54.4			20.2			18		
HCM LOS	F			F			С			С		

Lana	NBLn1	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Lane							
Vol Left, %	12%	100%	0%	3%	0%	100%	0%
Vol Thru, %	69%	0%	96%	97%	0%	0%	58%
Vol Right, %	19%	0%	4%	0%	100%	0%	42%
Sign Control	Stop						
Traffic Vol by Lane	163	138	478	401	102	163	118
LT Vol	19	138	0	14	0	163	0
Through Vol	113	0	459	387	0	0	69
RT Vol	31	0	19	0	102	0	49
Lane Flow Rate	181	153	531	446	113	181	131
Geometry Grp	6	7	7	7	7	7	7
Degree of Util (X)	0.455	0.358	1.159	0.973	0.225	0.459	0.304
Departure Headway (Hd)	9.533	8.403	7.857	8.211	7.466	9.559	8.735
Convergence, Y/N	Yes						
Сар	380	428	462	446	484	379	414
Service Time	7.533	6.158	5.612	5.911	5.166	7.259	6.435
HCM Lane V/C Ratio	0.476	0.357	1.149	1	0.233	0.478	0.316
HCM Control Delay	20.2	15.8	119.9	65.1	12.3	20.1	15.2
HCM Lane LOS	С	С	F	F	В	С	С
HCM 95th-tile Q	2.3	1.6	19.3	11.9	0.9	2.3	1.3

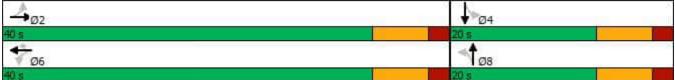
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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	7	To			4	1		4		7	T	
Traffic Volume (vph)	71	253	12	29	607	121	12	88	20	91	156	76
Future Volume (vph)	71	253	12	29	607	121	12	88	20	91	156	76
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		100	0		0	100		0
Storage Lanes	1		0	0		1	0		0	1		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993				0.850		0.978			0.951	
Flt Protected	0.950				0.998			0.995		0.950		
Satd. Flow (prot)	1770	1850	0	0	1859	1583	0	1813	0	1770	1771	0
Flt Permitted	0.247				0.976			0.946		0.785		
Satd. Flow (perm)	460	1850	0	0	1818	1583	0	1723	0	1462	1771	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1536			1126			1017			1092	
Travel Time (s)		23.3			17.1			15.4			16.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	79	281	13	32	674	134	13	98	22	101	173	84
Shared Lane Traffic (%)												
Lane Group Flow (vph)	79	294	0	0	706	134	0	133	0	101	257	0
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6		6	8			4		
Detector Phase	2	2		6	6	6	8	8		4	4	
Switch Phase												
Minimum Initial (s)	12.0	12.0		12.0	12.0	12.0	7.0	7.0		7.0	7.0	
Minimum Split (s)	19.0	19.0		19.0	19.0	19.0	14.0	14.0		14.0	14.0	
Total Split (s)	40.0	40.0		40.0	40.0	40.0	20.0	20.0		20.0	20.0	
Total Split (%)	66.7%	66.7%		66.7%	66.7%	66.7%	33.3%	33.3%		33.3%	33.3%	
Maximum Green (s)	33.0	33.0		33.0	33.0	33.0	13.0	13.0		13.0	13.0	
Yellow Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0			-2.0	-2.0		-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0		5.0	5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None	None	Min	Min		Min	Min	
Act Effct Green (s)	26.5	26.5			26.5	26.5		13.3		13.3	13.3	
Actuated g/C Ratio	0.53	0.53			0.53	0.53		0.26		0.26	0.26	
v/c Ratio	0.33	0.30			0.74	0.16		0.29		0.26	0.55	
Control Delay	10.9	7.4			14.4	6.5		19.1		19.1	23.0	
Queue Delay	0.0	0.0			0.0	0.0		0.0		0.0	0.0	
Total Delay	10.9	7.4			14.4	6.5		19.1		19.1	23.0	
LOS	В	A			В	А		В		В	С	
Approach Delay		8.2			13.2			19.1			21.9	
Approach LOS		A			В			В			С	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	12	45			150	19		32		24	67	
Queue Length 95th (ft)	37	81			258	40		80		65	147	
Internal Link Dist (ft)		1456			1046			937			1012	
Turn Bay Length (ft)	100					100				100		
Base Capacity (vph)	333	1342			1319	1148		536		455	552	
Starvation Cap Reductn	0	0			0	0		0		0	0	
Spillback Cap Reductn	0	0			0	0		0		0	0	
Storage Cap Reductn	0	0			0	0		0		0	0	
Reduced v/c Ratio	0.24	0.22			0.54	0.12		0.25		0.22	0.47	
Intersection Summary												
Area Type:	Other											
Cycle Length: 60												
Actuated Cycle Length: 50.	2											
Natural Cycle: 50												
Control Type: Actuated-Un	coordinated											
Maximum v/c Ratio: 0.74												
Intersection Signal Delay: 1	4.4			In	tersectior	LOS: B						
Intersection Capacity Utilization	ation 76.2%			IC	U Level o	of Service	D					
Analysis Period (min) 15												

## Splits and Phases: 3: Peebles Road/Jonesville Road & Mitchell Mill Road



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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	N.	ħ			ŧ	ř		4		N.	ef.	
Traffic Volume (vph)	138	459	19	14	387	102	19	113	31	163	69	49
Future Volume (vph)	138	459	19	14	387	102	19	113	31	163	69	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	100		0	0		100	0		0	100		0
Storage Lanes	1		0	0		1	0		0	1		0
Taper Length (ft)	100			100			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994				0.850		0.975			0.938	
Flt Protected	0.950				0.998			0.994		0.950		
Satd. Flow (prot)	1770	1852	0	0	1859	1583	0	1805	0	1770	1747	0
Flt Permitted	0.436				0.973			0.951		0.728		
Satd. Flow (perm)	812	1852	0	0	1812	1583	0	1727	0	1356	1747	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)						-			-			
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1536			1126			1017			1092	
Travel Time (s)		23.3			17.1			15.4			16.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	153	510	21	16	430	113	21	126	34	181	77	54
Shared Lane Traffic (%)				-		-				-		
Lane Group Flow (vph)	153	531	0	0	446	113	0	181	0	181	131	0
Turn Type	Perm	NA	-	Perm	NA	Perm	Perm	NA	-	Perm	NA	-
Protected Phases		2			6			8			4	
Permitted Phases	2			6		6	8			4		
Detector Phase	2	2		6	6	6	8	8		4	4	
Switch Phase												
Minimum Initial (s)	12.0	12.0		12.0	12.0	12.0	7.0	7.0		7.0	7.0	
Minimum Split (s)	19.0	19.0		19.0	19.0	19.0	14.0	14.0		14.0	14.0	
Total Split (s)	36.0	36.0		36.0	36.0	36.0	24.0	24.0		24.0	24.0	
Total Split (%)	60.0%	60.0%		60.0%	60.0%	60.0%	40.0%	40.0%		40.0%	40.0%	
Maximum Green (s)	29.0	29.0		29.0	29.0	29.0	17.0	17.0		17.0	17.0	
Yellow Time (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	-2.0	-2.0			-2.0	-2.0		-2.0		-2.0	-2.0	
Total Lost Time (s)	5.0	5.0			5.0	5.0		5.0		5.0	5.0	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None	None	Min	Min		Min	Min	
Act Effct Green (s)	21.1	21.1			21.1	21.1		13.9		13.9	13.9	
Actuated g/C Ratio	0.46	0.46			0.46	0.46		0.31		0.31	0.31	
v/c Ratio	0.41	0.62			0.53	0.15		0.34		0.44	0.25	
Control Delay	12.4	13.1			11.6	8.0		15.8		18.1	14.8	
Queue Delay	0.0	0.0			0.0	0.0		0.0		0.0	0.0	
Total Delay	12.4	13.1			11.6	8.0		15.8		18.1	14.8	
LOS	В	В			В	A		В		В	В	
Approach Delay		12.9			10.9			15.8		_	16.7	
Approach LOS		B			В			В			В	
		-						-			-	

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Length 50th (ft)	23	92			73	15		34		35	24	
Queue Length 95th (ft)	68	198			160	41		95		101	71	
Internal Link Dist (ft)		1456			1046			937			1012	
Turn Bay Length (ft)	100					100				100		
Base Capacity (vph)	581	1326			1297	1133		758		595	766	
Starvation Cap Reductn	0	0			0	0		0		0	0	
Spillback Cap Reductn	0	0			0	0		0		0	0	
Storage Cap Reductn	0	0			0	0		0		0	0	
Reduced v/c Ratio	0.26	0.40			0.34	0.10		0.24		0.30	0.17	
Intersection Summary												
Area Type:	Other											
Cycle Length: 60												
Actuated Cycle Length: 45.	5											
Natural Cycle: 40												
Control Type: Actuated-Unc	coordinated											
Maximum v/c Ratio: 0.62												
Intersection Signal Delay: 1	3.2			In	tersectior	LOS: B						
Intersection Capacity Utiliza	ation 81.0%			IC	CU Level o	of Service	D					
Analysis Period (min) 15												
Splits and Dhasas: 2: Day	oblas Daad/	1		N 411 - 11 - 11 - 11 - 11 - 11 - 11 - 11								

## Splits and Phases: 3: Peebles Road/Jonesville Road & Mitchell Mill Road

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# **APPENDIX G**

## CAPACITY ANALYSIS CALCULATIONS Jonesville Road & Universal Drive

Int Delay, s/veh	0.2						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	ł
Lane Configurations	Y			4	ħ		
Traffic Vol, veh/h	3	3	1	125	178	1	
Future Vol, veh/h	3	3	1	125	178	1	
Conflicting Peds, #/hr	0	0	0	0	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free	;
RT Channelized	-	None	-	None	-	None	ļ
Storage Length	0	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-	-
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	90	90	90	90	90	90	1
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	3	3	1	139	198	1	

Major/Minor	Minor2	ļ	Major1	Ν	1ajor2	
Conflicting Flow All	340	199	199	0	-	0
Stage 1	199	-	-	-	-	-
Stage 2	141	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy		3.318		-	-	-
Pot Cap-1 Maneuver	656	842	1373	-	-	-
Stage 1	835	-	-	-	-	-
Stage 2	886	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	655	842	1373	-	-	-
Mov Cap-2 Maneuver	655	-	-	-	-	-
Stage 1	834	-	-	-	-	-
Stage 2	886	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	9.9		0.1		0	
HCM LOS	А					
Minor Lane/Major Myr	nt	NRI		EBI n1	CBT	SBD

Minor Lane/Major Mvmt	NBL	NBT E	EBLn1	SBT	SBR	
Capacity (veh/h)	1373	-	737	-	-	
HCM Lane V/C Ratio	0.001	-	0.009	-	-	
HCM Control Delay (s)	7.6	0	9.9	-	-	
HCM Lane LOS	A	А	А	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	ħ	
Traffic Vol, veh/h	1	2	4	127	89	3
Future Vol, veh/h	1	2	4	127	89	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	141	99	3

Major/Minor	Minor2		Major1	Ν	/lajor2	
Conflicting Flow All	250	101	102	0	-	0
Stage 1	101	-	-	-	-	-
Stage 2	149	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	739	954	1490	-	-	-
Stage 1	923	-	-	-	-	-
Stage 2	879	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver		954	1490	-	-	-
Mov Cap-2 Maneuver	737	-	-	-	-	-
Stage 1	920	-	-	-	-	-
Stage 2	879	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s			0.2		0	
HCM LOS	A 5.2		0.2		U	
	~ ~					
Minor Lane/Major Mvi	mt	NBL	NBTI	EBLn1	SBT	SBR
Capacity (veh/h)		1490	-	869	-	-
HCM Lane V/C Ratio		0.003	-	0.004	-	-

	1100	v				
HCM Lane V/C Ratio	0.003	- 0.0	)04	-	-	
HCM Control Delay (s)	7.4	0 9	9.2	-	-	
HCM Lane LOS	А	А	А	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	ħ	
Traffic Vol, veh/h	3	3	1	339	294	1
Future Vol, veh/h	3	3	1	339	294	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	1	377	327	1

Major/Minor	Minor2	I	Major1	Ν	lajor2	
Conflicting Flow All	707	328	328	0	-	0
Stage 1	328	-	-	-	-	-
Stage 2	379	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy		3.318	2.218	-	-	-
Pot Cap-1 Maneuver	402	713	1232	-	-	-
Stage 1	730	-	-	-	-	-
Stage 2	692	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver		713	1232	-	-	-
Mov Cap-2 Maneuver		-	-	-	-	-
Stage 1	729	-	-	-	-	-
Stage 2	692	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s			0		0	
HCM LOS	B		0		0	
	D					
Minor Lane/Major Mvi	mt	NBL	NBT E	EBLn1	SBT	SBR

Minor Lane/Major Wivmt	INBL	INB LEBEU L	SBI	SBR	
Capacity (veh/h)	1232	- 514	-	-	
HCM Lane V/C Ratio	0.001	- 0.013	-	-	
HCM Control Delay (s)	7.9	0 12.1	-	-	
HCM Lane LOS	Α	A B	-	-	
HCM 95th %tile Q(veh)	0	- 0	-	-	

Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	ħ	
Traffic Vol, veh/h	1	2	4	296	336	3
Future Vol, veh/h	1	2	4	296	336	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	329	373	3

Major/Minor	Minor2		Major1	Majo	or2	
Conflicting Flow All	712	375	376	0	-	0
Stage 1	375	-	-	-	-	-
Stage 2	337	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	399	671	1182	-	-	-
Stage 1	695	-	-	-	-	-
Stage 2	723	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	397	671	1182	-	-	-
Mov Cap-2 Maneuver	397	-	-	-	-	-
Stage 1	692	-	-	-	-	-
Stage 2	723	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	11.6		0.1		0	
HCM LOS	В					

Minor Lane/Major Mvmt	NBL	NBT I	EBLn1	SBT	SBR
Capacity (veh/h)	1182	-	546	-	-
HCM Lane V/C Ratio	0.004	-	0.006	-	-
HCM Control Delay (s)	8.1	0	11.6	-	-
HCM Lane LOS	А	Α	В	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	ħ	
Traffic Vol, veh/h	16	6	2	356	300	5
Future Vol, veh/h	16	6	2	356	300	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	7	2	396	333	6

Major/Minor	Minor2		Major1	Majo	or2	
Conflicting Flow All	736	336	339	0	-	0
Stage 1	336	-	-	-	-	-
Stage 2	400	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy		3.318		-	-	-
Pot Cap-1 Maneuver	386	706	1220	-	-	-
Stage 1	724	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver		706	1220	-	-	-
Mov Cap-2 Maneuver		-	-	-	-	-
Stage 1	723	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Approach	EB		NB	:	SB	
HCM Control Delay, s	13.7		0		0	
HCM LOS	В					

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1220	-	439	-	-
HCM Lane V/C Ratio	0.002	-	0.056	-	-
HCM Control Delay (s)	8	0	13.7	-	-
HCM Lane LOS	А	А	В	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Int Delay, s/veh	0.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			4	ħ	
Traffic Vol, veh/h	10	4	8	307	354	17
Future Vol, veh/h	10	4	8	307	354	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	4	9	341	393	19

Major/Minor	Minor2	l	Major1	Ν	/lajor2	
Conflicting Flow All	762	403	412	0	-	0
Stage 1	403	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	373	647	1147	-	-	-
Stage 1	675	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	369	647	1147	-	-	-
Mov Cap-2 Maneuver	369	-	-	-	-	-
Stage 1	668	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s			0.2		0	
HCM LOS	13.9 B		0.2		0	
	D					
Minor Lane/Major Mvn	nt	NBL	NBT E	BLn1	SBT	SBR
Canagity (yeh/h)		11/7		101		

Capacity (veh/h)	1147	- 421	-	-	
HCM Lane V/C Ratio	0.008	- 0.037	-	-	
HCM Control Delay (s)	8.2	0 13.9	-	-	
HCM Lane LOS	А	A B	-	-	
HCM 95th %tile Q(veh)	0	- 0.1	-	-	

# **APPENDIX H**

# CAPACITY ANALYSIS CALCULATIONS Jonesville Road &

**Site Drive** 

#### Intersection

Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		1	<b>†</b>	ħ	
Traffic Vol, veh/h	17	33	11	335	306	6
Future Vol, veh/h	17	33	11	335	306	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	37	12	372	340	7

Major/Minor	Minor2		Major1	Ν	/lajor2	
Conflicting Flow All	740	344	347	0	-	0
Stage 1	344	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy				-	-	-
Pot Cap-1 Maneuver	384	699	1212	-	-	-
Stage 1	718	-	-	-	-	-
Stage 2	680	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver		699	1212	-	-	-
Mov Cap-2 Maneuver		-	-	-	-	-
Stage 1	711	-	-	-	-	-
Stage 2	680	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s			0.3		0	
HCM LOS	B		0.0		Ū	
	2					
	. 1				ODT	000
Minor Lane/Major Mvr	mt	NBL	NBL	EBLn1	SBT	SBR
Capacity (veh/h)		1212	-	544	-	-

Capacity (ven/n)	1212	- 544	-	-	
HCM Lane V/C Ratio	0.01	- 0.102	-	-	
HCM Control Delay (s)	8	- 12.4	-	-	
HCM Lane LOS	А	- B	-	-	
HCM 95th %tile Q(veh)	0	- 0.3	-	-	

#### Intersection

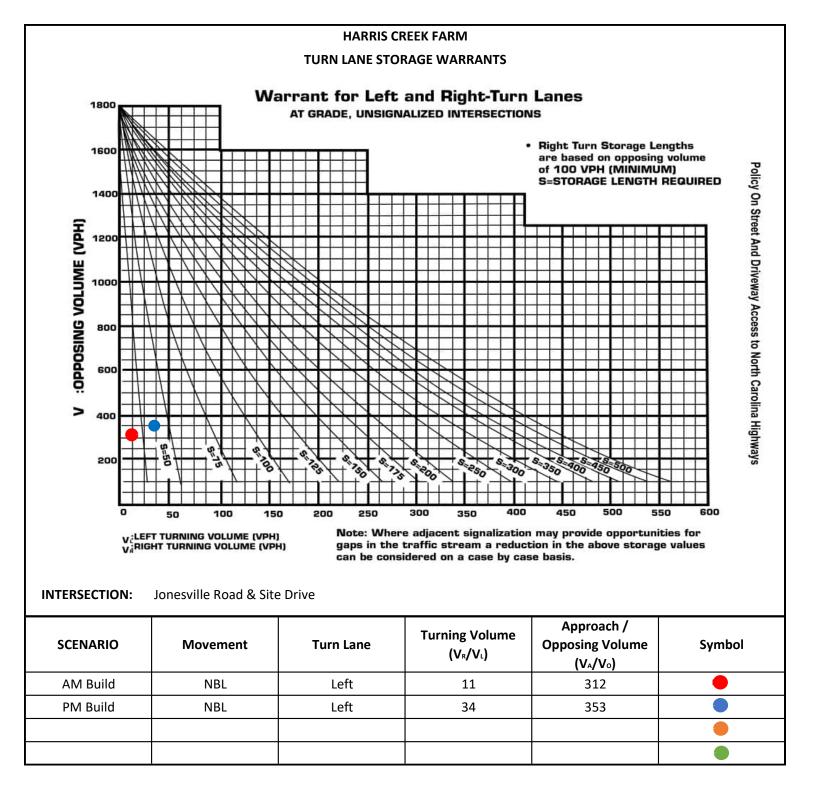
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y		3	Ť	ħ	
Traffic Vol, veh/h	11	22	34	308	335	18
Future Vol, veh/h	11	22	34	308	335	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	50	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	24	38	342	372	20

Minor2	1	Major1	Ν	/lajor2	
800	382	392	0	, <u>-</u>	0
382	-	-	-	-	-
418	-	-	-	-	-
6.42	6.22	4.12	-	-	-
5.42	-	-	-	-	-
5.42	-	-	-	-	-
3.518	3.318	2.218	-	-	-
354	665	1167	-	-	-
690	-	-	-	-	-
664	-	-	-	-	-
			-	-	-
342	665	1167	-	-	-
342	-	-	-	-	-
667	-	-	-	-	-
664	-	-	-	-	-
FR		NR		SB	
		0.0		U	
0					
nt	NBL	NBT E	BLn1	SBT	SBR
	1167	-	506	-	-
	800 382 418 6.42 5.42 5.42 3.518 354 690 664 342 342 667 664 EB 12.7 B	800       382         382       -         418       -         6.42       6.22         5.42       -         5.42       -         3.518       3.318         354       665         690       -         664       -         342       665         342       -         667       -         667       -         667       -         664       -         12.7       B         att       NBL	800         382         392           382         -         -           418         -         -           6.42         6.22         4.12           5.42         -         -           3.518         3.318         2.218           354         665         1167           690         -         -           664         -         -           342         665         1167           342         -         -           667         -         -           664         -         -           8         NB         12.7         0.8           8         -         -           12.7         0.8         B           1167         -         -	800         382         392         0           382         -         -         -           418         -         -         -           6.42         6.22         4.12         -           5.42         -         -         -           5.42         -         -         -           3.518         3.318         2.218         -           354         665         1167         -           690         -         -         -           354         665         1167         -           664         -         -         -           342         665         1167         -           342         665         1167         -           664         -         -         -           664         -         -         -           664         -         -         -           8         -         -         -           12.7         0.8         -         -           9         -         -         -         -           1167         -         506         -	800         382         392         0         -           382         -         -         -         -         -           418         -         -         -         -         -         -           6.42         6.22         4.12         -         -         -         -         -           5.42         -         -         -         -         -         -         -         -         -         -         5.42         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         3.518         3.318         2.218         -         -         -         -         -         -         -         -         -         -         -         -         -         6690         -

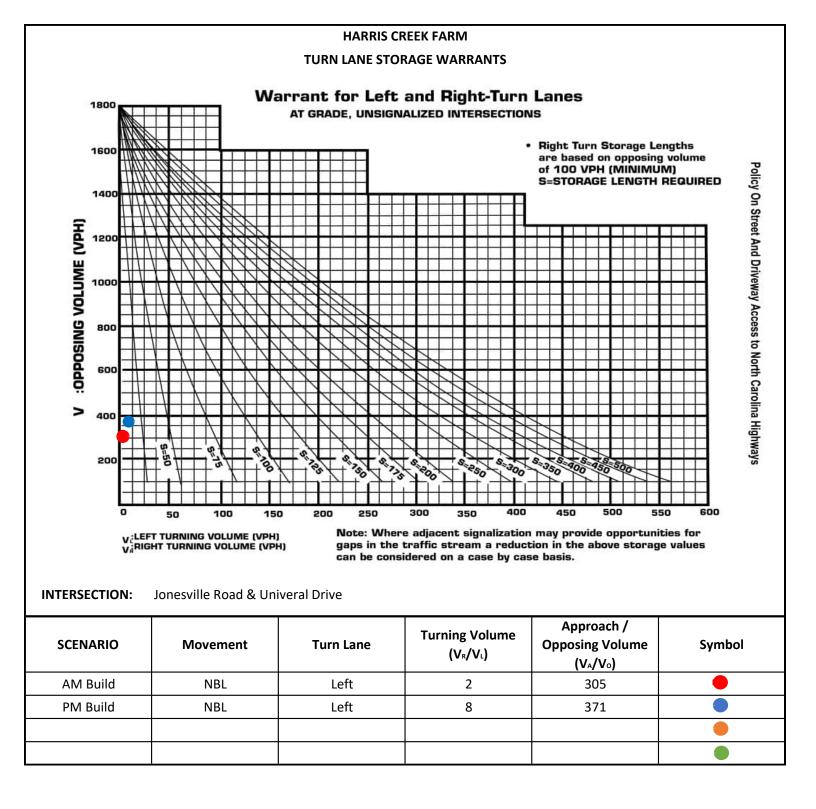
HCM Lane V/C Ratio	0.032	- 0.072	-	-
HCM Control Delay (s)	8.2	- 12.7	-	-
HCM Lane LOS	А	- B	-	-
HCM 95th %tile Q(veh)	0.1	- 0.2	-	-

# **APPENDIX I**

**TURN LANE WARRANTS** 



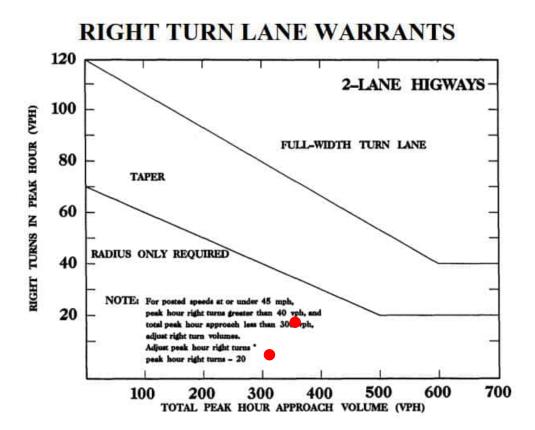






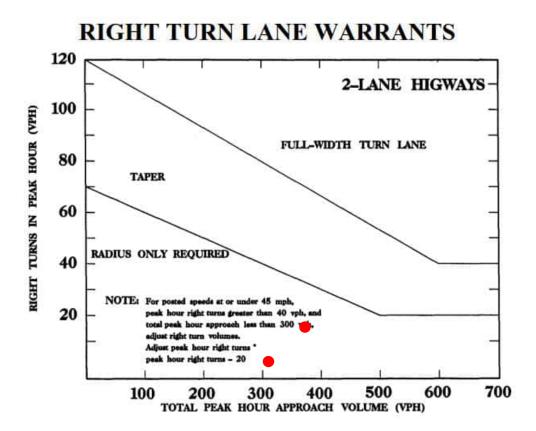
#### Jonesville Road and Site Drive

2027 Build						
Peak Hour	Approach	Right Turn Volume	Approach Volume	Warranted?		
AM	Southbound	6	312	No		
PM	Southbound	18	353	No		



#### Jonesville Road and Universal Drive

2027 Build						
Peak Hour	Approach	Right Turn Volume	Approach Volume	Warranted?		
AM	Southbound	5	305	No		
PM	Southbound	17	371	No		



# **APPENDIX J**

# MUTCD / ITRE SIGNAL WARRANT ANALYSIS

## Warrants 1 - 3 (Volume Warrants)

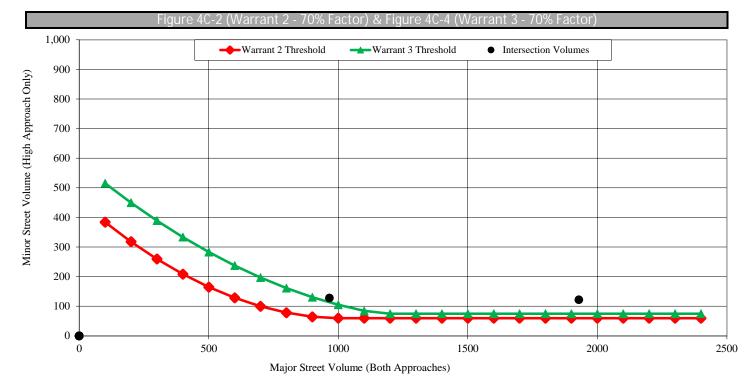
Project Name	Harris C	Harris Creek Farm					
Project/File #	204	98 - 09	7				
Scenario	2027	]					
Intersection Information							
Major Street (E/W Road)	US 401 Bypass	Minor Street (N/S Road)	Jonesville Road / WB Left-Over				
Analyzed with	2 or more approach lanes	Analyzed with	1 Approach Lane				
Total Approach Volume	2895 vehicles	Total Approach Volume	894 vehicles				
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings				
Right turn reduction of	0 percent applied	Right turn reduction of	100 percent applied				

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant 1, Eight Hour Vehicular Volume						
	Condition A	Condition B	Condition A+B*			
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied			
Required values reached for	2 hours	2 hours	2 (Cond. A) & 2 (Cond. B)			
Criteria - Major Street (veh/hr)	420	630	336 (Cond. A) & 504 (Cond. B)			
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)			

Warrant 2, Four Hour Vehicular Volume						
Condition Satisfied?	Not Satisfied					
Required values reached for	2 hours					
Criteria	See Figure Below					

Warrant 3, Peak Hour Vehicular Volume							
	Condition A	Condition B					
Condition Satisfied?	Not Satisfied	Satisfied					
Required values reached for	2051 total, 122 minor, 0 delay	2 hours					
Criteria - Total Approach Volume (veh in one hour)	800						
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below					
Criteria - Minor Street High Side Delay (veh-hrs)	4						



## Warrants 1 - 3 (Volume Warrants)

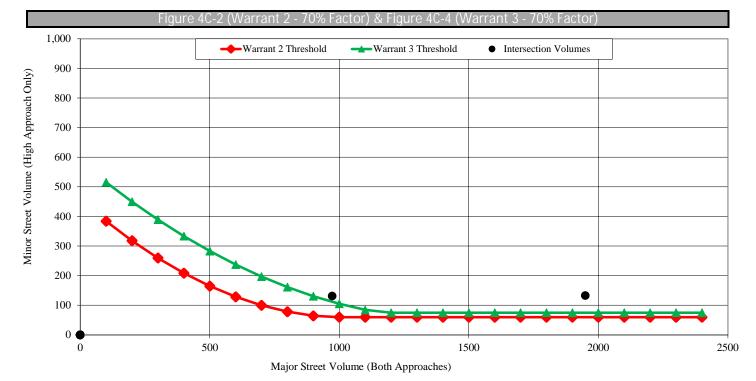
Project Name	Harris Creek Farm		7	
Project/File #	204	20498 - 09		
Scenario	2027 Build		]	
Intersection Information				
Major Street (E/W Road)	US 401 Bypass	Minor Street (N/S Road)	Jonesville Road / WB Left-Over	
Analyzed with	2 or more approach lanes	Analyzed with	1 Approach Lane	
Total Approach Volume	2923 vehicles	Total Approach Volume	958 vehicles	
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings	
Right turn reduction of	0 percent applied	0 percent applied Right turn reduction of		

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant 1, Eight Hour Vehicular Volume				
Condition A Condition B Condition A+B*				
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied	
Required values reached for	2 hours	2 hours	2 (Cond. A) & 2 (Cond. B)	
Criteria - Major Street (veh/hr)	420	630	336 (Cond. A) & 504 (Cond. B)	
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)	

Warrant 2, Four Hour Vehicular Volume			
Condition Satisfied?	Not Satisfied		
Required values reached for	2 hours		
Criteria	See Figure Below		

Warrant 3, Peak Hour Vehicular Volume			
	Condition A	Condition B	
Condition Satisfied?	Not Satisfied	Satisfied	
Required values reached for	2083 total, 133 minor, 0 delay	2 hours	
Criteria - Total Approach Volume (veh in one hour)	800		
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below	
Criteria - Minor Street High Side Delay (veh-hrs)	4		



## Warrants 1 - 3 (Volume Warrants)

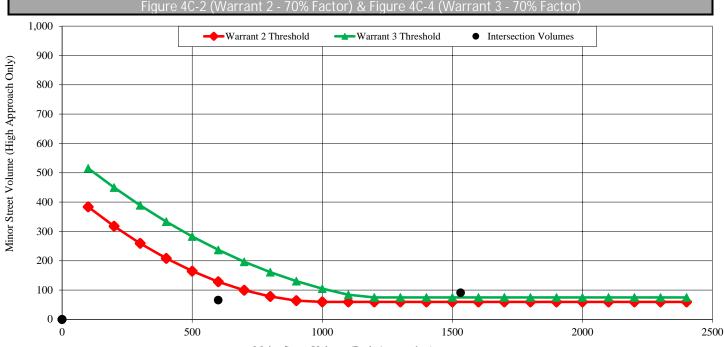
Project Name Project/File # Scenario	Harris Creek Farm 20498 - 09 2022 Existing		
Intersection Information			- Fostern II Turn Location
Major Street (E/W Road) Analyzed with	US 401 Bypass 2 or more approach lanes	Minor Street (N/S Road) Analyzed with	Eastern U-Turn Location 1 Approach Lane
Total Approach Volume	2132 vehicles Total Approach Volume		157 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	0 percent applied Right turn reduction of	

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant T, Eight Hour Vehicular Volume				
	Condition A	Condition B	Condition A+B*	
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied	
Required values reached for	0 hours	1 hour	1 (Cond. A) & 2 (Cond. B)	
Criteria - Major Street (veh/hr)	420	630	336 (Cond. A) & 504 (Cond. B)	
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)	

Warrant 2, Four Hour Venicular Volume			
Condition Satisfied?	Not Satisfied		
Required values reached for	1 hour		
Criteria	See Figure Below		

vvarrant 3, Peak Hour venicular volume			
Condition A Condition B			
Condition Satisfied?	Not Satisfied	Satisfied	
Required values reached for	1623 total, 91 minor, 0 delay	1 hour	
Criteria - Total Approach Volume (veh in one hour)	650		
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below	
Criteria - Minor Street High Side Delay (veh-hrs)	4		



Major Street Volume (Both Approaches)

## Warrants 1 - 3 (Volume Warrants)

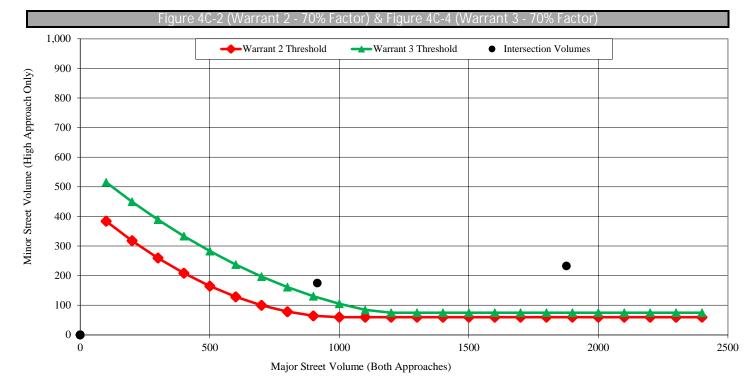
Project Name	Harris Creek Farm		
Project/File #	204	20498 - 09	
Scenario	2027 No-Build		
	Intersectio	on Information	
Major Street (E/W Road)	US 401 Bypass	Minor Street (N/S Road)	Eastern U-Turn Location
Analyzed with	2 or more approach lanes	Analyzed with	1 Approach Lane
Total Approach Volume	2792 vehicles	Total Approach Volume	408 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	Right turn reduction of	0 percent applied

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant 1, Eight Hour Vehicular Volume				
Condition A Condition B Condition A+B*				
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied	
Required values reached for	2 hours	2 hours	2 (Cond. A) & 2 (Cond. B)	
Criteria - Major Street (veh/hr)	420	630	336 (Cond. A) & 504 (Cond. B)	
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)	

Warrant 2, Four Hour Vehicular Volume			
Condition Satisfied?	Not Satisfied		
Required values reached for	2 hours		
Criteria	See Figure Below		

Warrant 3, Peak Hour Vehicular Volume			
	Condition A	Condition B	
Condition Satisfied?	Not Satisfied	Satisfied	
Required values reached for	2110 total, 233 minor, 0 delay	2 hours	
Criteria - Total Approach Volume (veh in one hour)	650		
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below	
Criteria - Minor Street High Side Delay (veh-hrs)	4		



## Warrants 1 - 3 (Volume Warrants)

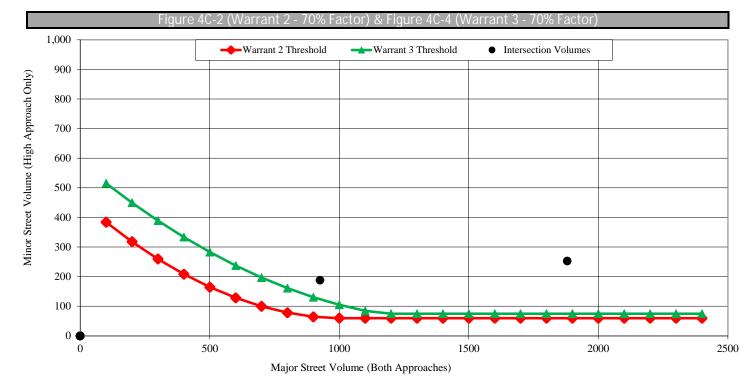
Project Name	Harris Creek Farm		7
Project/File #	2049	20498 - 09	
Scenario	2027 Build		]
	Intersectio	on Information	
Major Street (E/W Road)	US 401 Bypass	Minor Street (N/S Road)	Eastern U-Turn Location
Analyzed with	2 or more approach lanes	Analyzed with	1 Approach Lane
Total Approach Volume	2806 vehicles	Total Approach Volume	441 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	Right turn reduction of	0 percent applied

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant 1, Eight Hour Vehicular Volume				
Condition A Condition B Condition A+B*				
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied	
Required values reached for	2 hours	2 hours	2 (Cond. A) & 2 (Cond. B)	
Criteria - Major Street (veh/hr)	420	630	336 (Cond. A) & 504 (Cond. B)	
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)	

Warrant 2, Four Hour Vehicular Volume			
Condition Satisfied?	Not Satisfied		
Required values reached for	2 hours		
Criteria	See Figure Below		

Warrant 3, Peak Hour Vehicular Volume			
Condition A Condition			
Condition Satisfied?	Not Satisfied	Satisfied	
Required values reached for	2133 total, 253 minor, 0 delay	2 hours	
Criteria - Total Approach Volume (veh in one hour)	650		
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below	
Criteria - Minor Street High Side Delay (veh-hrs)	4		



## Warrants 1 - 3 (Volume Warrants)

Project Name Project/File #	Harris Creek Farm 20498 - 09 2022 Existing		
Scenario			
	Intersec	tion Information	
Major Street (E/W Road)	Mitchell Mill Road	Minor Street (N/S Road)	Jonesville Road
Analyzed with	1 approach lane	Analyzed with	1 Approach Lane
Total Approach Volume	1031 vehicles	Total Approach Volume	469 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied Right turn reduction of		0 percent applied

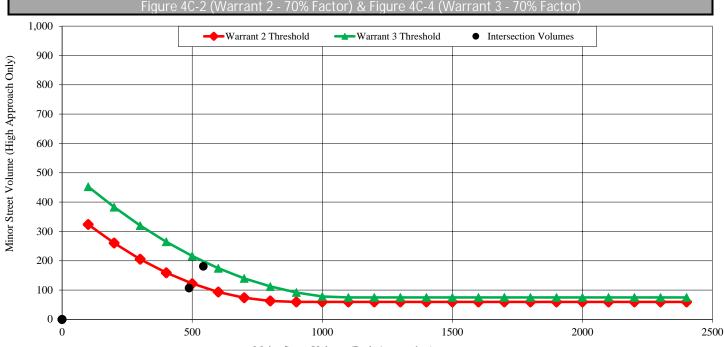
No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant T, Eight Hour Vehicular Volume				
	Condition A	Condition B	Condition A+B*	
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied	
Required values reached for	2 hours	1 hour	2 (Cond. A) & 2 (Cond. B)	
Criteria - Major Street (veh/hr)	350	525	280 (Cond. A) & 420 (Cond. B)	
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)	

\* Should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

Warrant 2, Four Hour Vehicular Volume				
Condition Satisfied?	Not Satisfied			
Required values reached for	1 hour			
Criteria	See Figure Below			

warrant 3, Peak Hour venicular volume			
Condition A Condition B			
Condition Satisfied?	Not Satisfied	Not Satisfied	
Required values reached for	817 total, 181 minor, 0 delay	0 hours	
Criteria - Total Approach Volume (veh in one hour)	800		
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below	
Criteria - Minor Street High Side Delay (veh-hrs)	4		



Major Street Volume (Both Approaches)

## Warrants 1 - 3 (Volume Warrants)

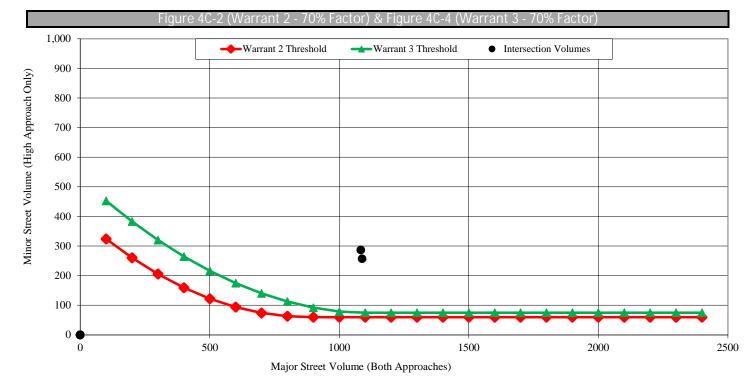
Project Name	Harris Creek Farm		
Project/File #	20498 - 09		
Scenario	2027 No-Build		
	Intersect	tion Information	
Major Street (E/W Road)	Mitchell Mill Road	Minor Street (N/S Road)	Jonesville Road
Analyzed with	1 approach lane	Analyzed with	1 Approach Lane
Total Approach Volume	2171 vehicles	Total Approach Volume	818 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied Right turn reduction of		0 percent applied

No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant 1, Eight Hour Vehicular Volume				
Condition A Condition B Condition A+B*				
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied	
Required values reached for	2 hours	2 hours	2 (Cond. A) & 2 (Cond. B)	
Criteria - Major Street (veh/hr)	350	525	280 (Cond. A) & 420 (Cond. B)	
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)	

Warrant 2, Four Hour Vehicular Volume			
Condition Satisfied?	Not Satisfied		
Required values reached for	2 hours		
Criteria	See Figure Below		

Warrant 3, Peak Hour Vehicular Volume			
	Condition B		
Condition Satisfied?	Not Satisfied	Satisfied	
Required values reached for	1488 total, 287 minor, 0 delay	2 hours	
Criteria - Total Approach Volume (veh in one hour)	800		
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below	
Criteria - Minor Street High Side Delay (veh-hrs)	4		



## Warrants 1 - 3 (Volume Warrants)

Project Name	Harris		
Project/File #	20	9498 - 09	
Scenario	2027 Build		
	Intersec	tion Information	
Major Street (E/W Road)	Mitchell Mill Road	Minor Street (N/S Road)	Jonesville Road
Analyzed with	1 approach lane	Analyzed with	1 Approach Lane
Total Approach Volume	2212 vehicles	Total Approach Volume	887 vehicles
Total Ped/Bike Volume	0 crossings	Total Ped/Bike Volume	0 crossings
Right turn reduction of	0 percent applied	Right turn reduction of	0 percent applied

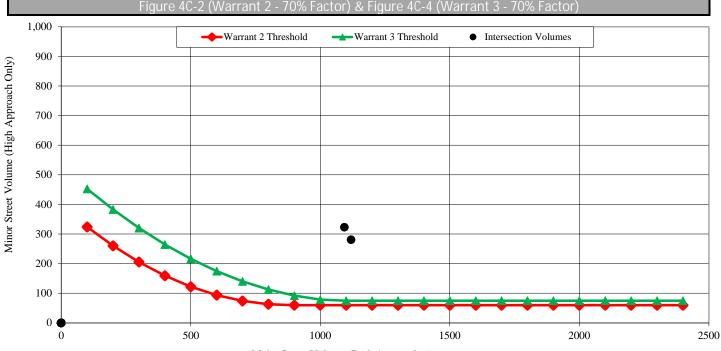
No high speed or isolated community reduction applied to the Volume Warrant thresholds.

Warrant 1, Eight Hour Vehicular Volume					
Condition A Condition B Condition A+B*					
Condition Satisfied?	Not Satisfied	Not Satisfied	Not Satisfied		
Required values reached for	2 hours	2 hours	2 (Cond. A) & 2 (Cond. B)		
Criteria - Major Street (veh/hr)	350	525	280 (Cond. A) & 420 (Cond. B)		
Criteria - Minor Street (veh/hr)	105	53	84 (Cond. A) & 42 (Cond. B)		

\* Should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

Warrant 2, Four Hour Vehicular Volume		
Condition Satisfied?	Not Satisfied	
Required values reached for	2 hours	
Criteria	See Figure Below	

Warrant 3, Peak Hour Vehicular Volume				
	Condition A	Condition B		
Condition Satisfied?	Not Satisfied	Satisfied		
Required values reached for	1536 total, 323 minor, 0 delay	2 hours		
Criteria - Total Approach Volume (veh in one hour)	800			
Criteria - Minor Street High Side Volume (veh in one hour)	100	See Figure Below		
Criteria - Minor Street High Side Delay (veh-hrs)	4			



Major Street Volume (Both Approaches)

#### US 401 Bypass & Jonesville Road [Minor-Street Right-Turn] [No-Build]

#### AM Peak Hour

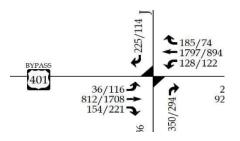
vph	g/c	а	b	С
720	0.7	0.00004	0.0108	0.2587
812	0.7	3.5E-05	0.010033	0.310936
900	0.7	0.00003	0.0093	0.3609

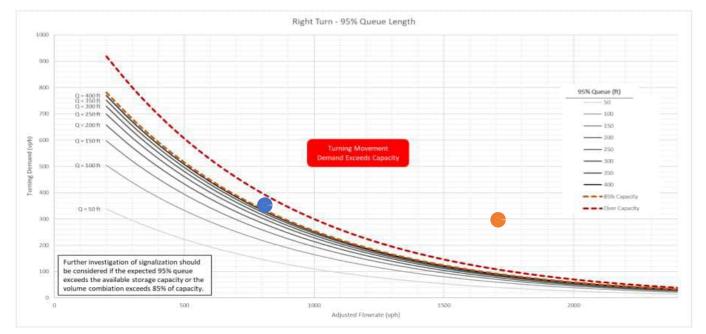
PM Pea	ak Hour			
vph	g/c	а	b	С
1620	0.7	0.00004	0.0108	0.2587
1708	0.7	3.5E-05	0.010067	0.308664
1800	0.7	0.00003	0.0093	0.3609

Distance to Upstream Signal	8800	ft
Posted Speed Limit	55	mph
Travel Time	109.09	S

CVAF	1
Conflicting Volume (vph)	812
Adjusted Conflicting (vph)	812
Turning Volume (vph)	350

CVAF		1	
Cor	flicting Volume (vph)		1708
Adju	usted Conflicting (vph)		1708
Τι	Irning Volume (vph)		294





#### US 401 Bypass & Jonesville Road [Minor-Street Right-Turn] [Build]

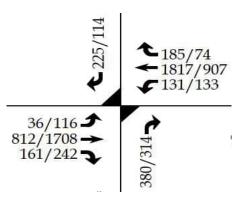
AM Pea	ak Hour			
vph	g/c	а	b	С
720	0.7	0.00004	0.0108	0.2587
812	0.7	3.5E-05	0.010033	0.310936
900	0.7	0.00003	0.0093	0.3609

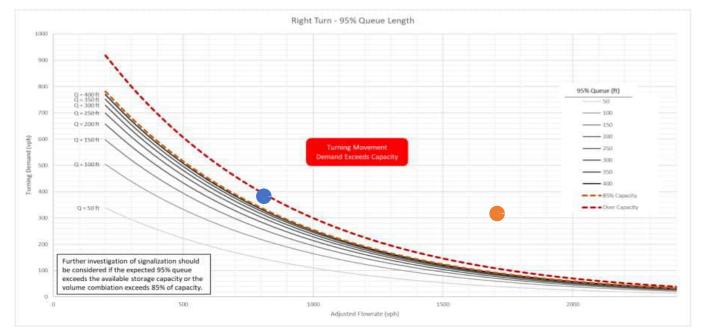
PM Pea	ak Hour			
vph	g/c	а	b	С
1620	0.7	0.00004	0.0108	0.2587
1708	0.7	3.5E-05	0.010067	0.308664
1800	0.7	0.00003	0.0093	0.3609

Distance to Upstream Signal	8800	ft
Posted Speed Limit	55	mph
Travel Time	109.09	S

CVAF	1
Conflicting Volume (vph)	812
Adjusted Conflicting (vph)	812
Turning Volume (vph)	380

CVAF	1
Conflicting Volume (vph)	1708
Adjusted Conflicting (vph)	1708
Turning Volume (vph)	314





#### US 401 Bypass & Jonesville Road [Major-Street Left-Turn] [No-Build]

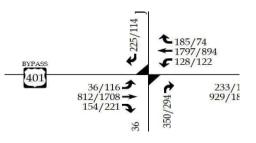
AM Pea	ak Hour			
vph	g/c	а	b	С
900	0.7	0.00004	0.0097	0.4284
966	0.7	4.0E-05	0.00915	0.46261
1080	0.7	0.00004	0.0082	0.5217

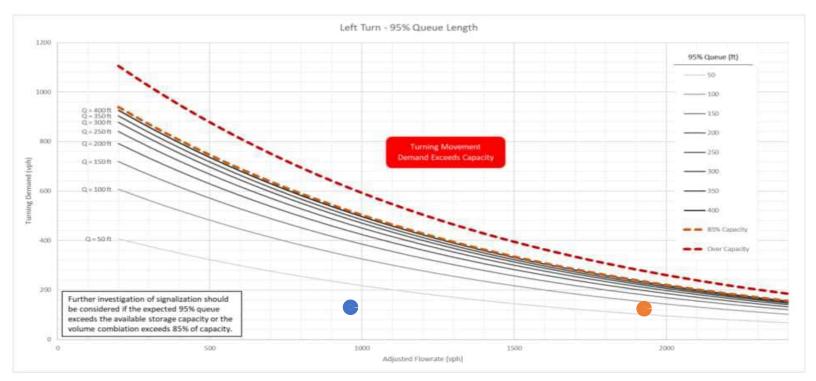
PM Pea	ak Hour			
vph	g/c	а	b	С
1800	0.7	0.00004	0.0097	0.4284
1929	0.7	4.0E-05	0.008625	0.495265
1980	0.7	0.00004	0.0082	0.5217

Distance to Upstream Signal	8800	ft
Posted Speed Limit	55	mph
Travel Time	109.09	S

CVAF	1
Conflicting Volume (vph)	966
Adjusted Conflicting (vph)	966
Turning Volume (vph)	128

CVAF	1
Conflicting Volume (vph)	1929
Adjusted Conflicting (vph)	1929
Turning Volume (vph)	122





#### US 401 Bypass & Jonesville Road [Major-Street Left-Turn] [Build]

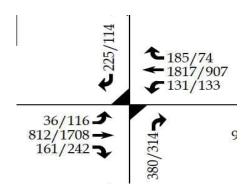
AM Pea	ak Hour			
vph	g/c	а	b	С
900	0.7	0.00004	0.0097	0.4284
973	0.7	4.0E-05	0.009092	0.466238
1080	0.7	0.00004	0.0082	0.5217

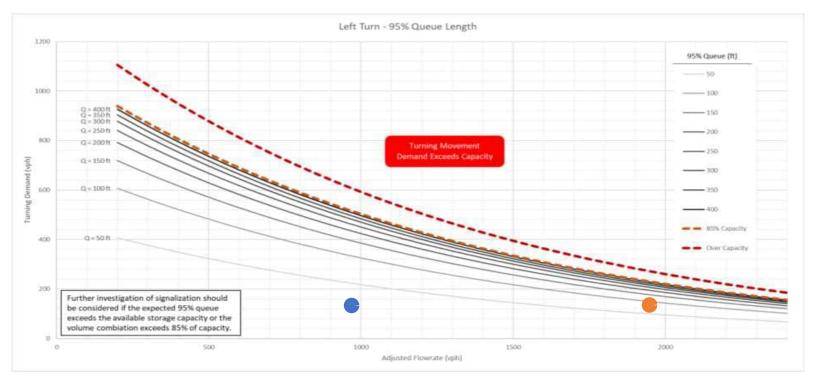
PM Pea	ak Hour			
vph	g/c	а	b	С
1800	0.7	0.00004	0.0097	0.4284
1950	0.7	4.0E-05	0.00845	0.50615
1980	0.7	0.00004	0.0082	0.5217

Distance to Upstream Signal	8800	ft
Posted Speed Limit	55	mph
Travel Time	109.09	S

CVAF	1
Conflicting Volume (vph)	973
Adjusted Conflicting (vph)	973
Turning Volume (vph)	131

CVAF	1
Conflicting Volume (vph)	1950
Adjusted Conflicting (vph)	1950
Turning Volume (vph)	133





#### US 401 Bypass & Eastern U-Turn Location [Major-Street U-Turn] [No-Build]

#### AM Peak Hour

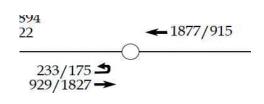
vph	g/c	а	b	С
1800	0.7	0.00003	0.0072	0.5106
1877	0.7	3.0E-05	0.007114	0.522064
1980	0.7	0.00003	0.007	0.5374

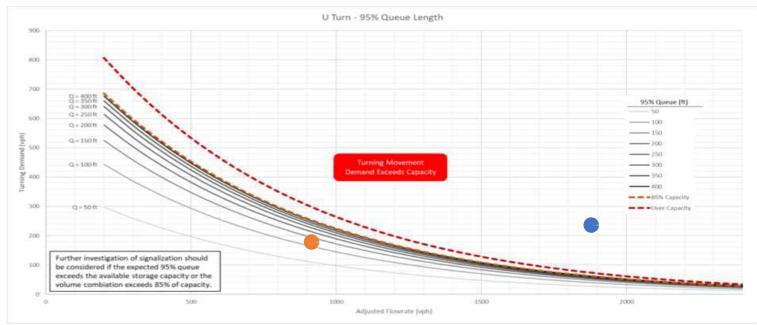
PM Pea	ak Hour			
vph	g/c	а	b	С
900	0.7	0.00003	0.0072	0.5106
915	0.7	3.0E-05	0.007183	0.512833
1080	0.7	0.00003	0.007	0.5374

Distance to Upstream Signal	10000	ft
Posted Speed Limit	55	mph
Travel Time	123.97	S

CVAF	1
Conflicting Volume (vph)	1877
Adjusted Conflicting (vph)	1877
Turning Volume (vph)	233

CVAF	1
Conflicting Volume (vph)	915
Adjusted Conflicting (vph)	915
Turning Volume (vph)	175





#### US 401 Bypass & Eastern U-Turn Location [Major-Street U-Turn] [Build]

#### AM Peak Hour

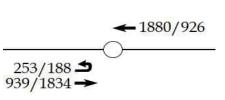
vph	g/c	а	b	С
1800	0.7	0.00003	0.0072	0.5106
1880	0.7	3.0E-05	0.007111	0.522511
1980	0.7	0.00003	0.007	0.5374

#### **PM Peak Hour** vph g/c b а С 900 0.7 0.00003 0.0072 0.5106 0.514471 926 0.7 3.0E-05 0.007171 0.5374 1080 0.7 0.00003 0.007

Distance to Upstream Signal	10000	ft
Posted Speed Limit	55	mph
Travel Time	123.97	S

CVAF	1
Conflicting Volume (vph)	1880
Adjusted Conflicting (vph)	1880
Turning Volume (vph)	253

CVAF	1
Conflicting Volume (vph)	926
Adjusted Conflicting (vph)	926
Turning Volume (vph)	188







### STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

Roy Cooper Governor J. Eric Boyette Secretary

June 5, 2023

# Harris Creek Farm Development

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project:	SC-2023-115
Division:	5
County:	Wake



Nicholas C. Lineberger, P.E. Regional Engineer Charles V. Sorrell, Project Engineer Daniel W. Collins, Project Design Engineer

Mailing Address: NC DEPARTMENT OF TRANSPORTATION OFFICE OF THE CHIEF ENGINEER 1536 MAIL SERVICE CENTER RALEIGH, NC 27699-1536 *Telephone* 919-707-2500 *Fax:* 919-733-9428 *Customer Service:* 1-877-368-4968

Location: 1 SOUTH WILMINGTON STREET RALEIGH, NC 27601

Website: www.ncdot.gov

# Harris Creek Farm Development SC-2023-115 Rolesville Wake 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	05/08/23	Date of Site Plan	09/30/22
Date of Complete Information	05/08/23	Date of Sealed TIA	05/08/23

Proposed Development				
The TIA assumes the development is completed by 2027 and consists of the following:				
Land Use Land Use Code Size				
Single-Family Detached Housing	210	68 d.u.		
Single-Family Attached Housing 215 81 d.u.				

Trip Generation - Unadjusted Volumes During a Typical Weekday							
	IN	OUT	TOTAL				
AM Peak Hour	22	66	88				
PM Peak Hour	70	44	114				
Daily Trips			1,276				

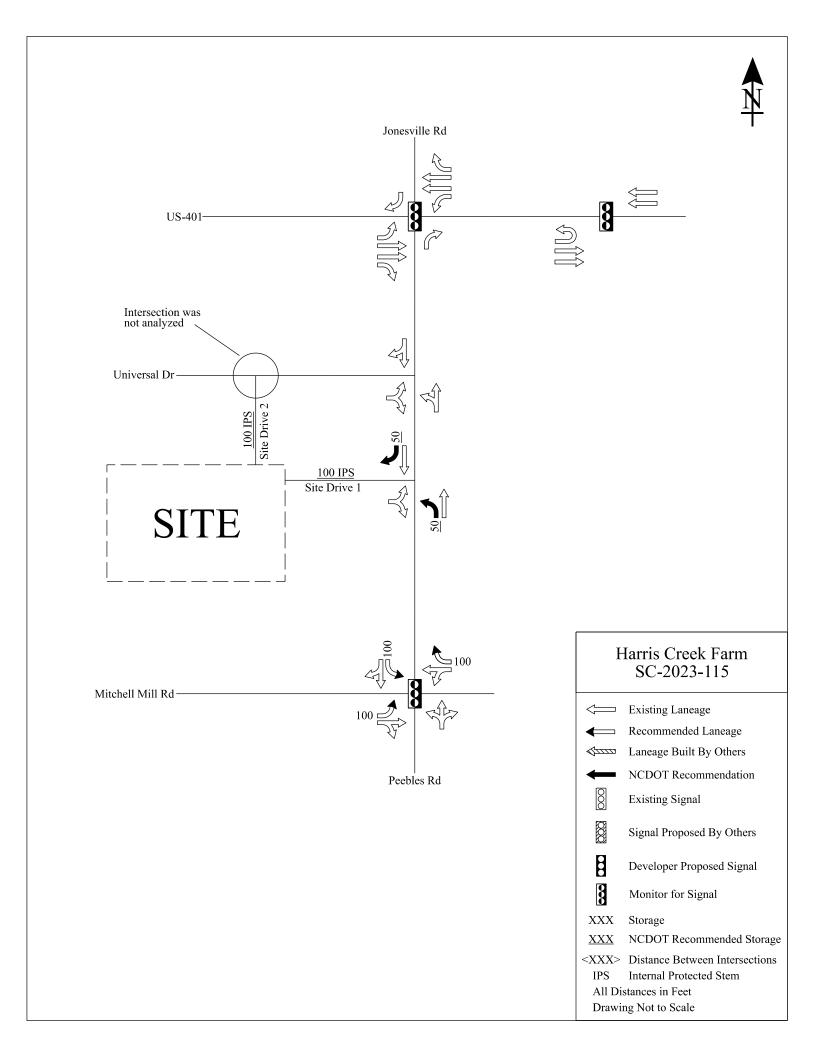
## **General Reference**

For reference to various documents applicable to this review please reference the following link: *https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx* 

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.

### Signalization

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



#### **ATTACHMENT 12**



DRMP, Inc. 8210 University Executive Park Drive, Suite 220 Charlotte, North Carolina 28262

March 27, 2024

Meredith Gruber, PLA, AICP Town of Rolesville 502 Southtown Circle Rolesville, NC 27571 P: 919-554-6517 E: Meredith.gruber@rolesville.nc.gov

## Reference: Harris Creek Farm – Rolesville, NC

Subject: Trip Generation

Dear Ms. Gruber:

The contents of this letter document the change in land use type and density of the proposed Harris Creek Farm development. A traffic impact analysis (TIA) for this development was sealed on May 8, 2023 and subsequently approved by the North Carolina Department of Transportation (NCDOT). The TIA assumed the development would consist of 68 single-family detached homes, and 81 townhomes. The site plan has changed, and now proposes 120 single-family detached homes. This letter compares the trip generation used in the TIA with new calculations based on the latest site plan.

#### Site Location and Development Plan

The site is located on the west side of Jonesville Road near Universal Drive. Two driveways are proposed: one on Jonesville Road, and one on Universal Drive. Both are full access intersections with stop control on the driveway. The development proposes 120 single-family detached homes. The latest site plan is attached.

#### **Trip Generation Comparison**

The trip generation used in the approved TIA was compared with new calculations based on the latest site plan. The approved TIA assumed the development would consist of 68 single-family detached homes, and 81 townhomes. The site plan has changed, and now proposes 120 single-family detached homes.

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 11.1 Edition. Table 1 provides a trip generation comparison between the approved TIA site plan and the latest site plan.



### Table 1: Trip Generation Comparison

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)				
			Enter	Exit	Enter	Exit			
Approved TIA Site Plan									
Single-Family Detached Housing (210)	68 DU	708	13	39	44	25			
Single-Family Attached Housing (215)	81 DU	568	9	27	26	19			
TOTAL		1,276	22	66	70	44			
Latest Site Plan									
Single-Family Detached Housing (210)	120 DU	1,193	22	66	74	44			
Difference		-83	0	0	4	0			

The trip generation based on the latest site plan is nearly the same as that used in the approved TIA. Daily trips are 83 vehicles lower. The number of trips entering during the PM peak hour are 4 vehicles higher. This increase is not enough to change the recommendations of the approved TIA. All other values are the same.

# 

#### Conclusion

A TIA for this development was sealed on May 8, 2023 and subsequently approved by NCDOT. The TIA assumed the development would consist of 68 single-family detached homes, and 81 townhomes. The site plan has changed, and now proposes 120 single-family detached homes. The trip generation used in the approved TIA was compared with new calculations based on the latest site plan. The latest site plan is expected to generate 83 fewer daily trips. The number of trips entering during the PM peak hour are expected to be 4 vehicles higher. This increase is not enough to change the recommendations of the approved TIA. All other trip generation values are equal.

If you should have any questions regarding this analysis, please contact me at (704) 549-4260.

Sincerely,

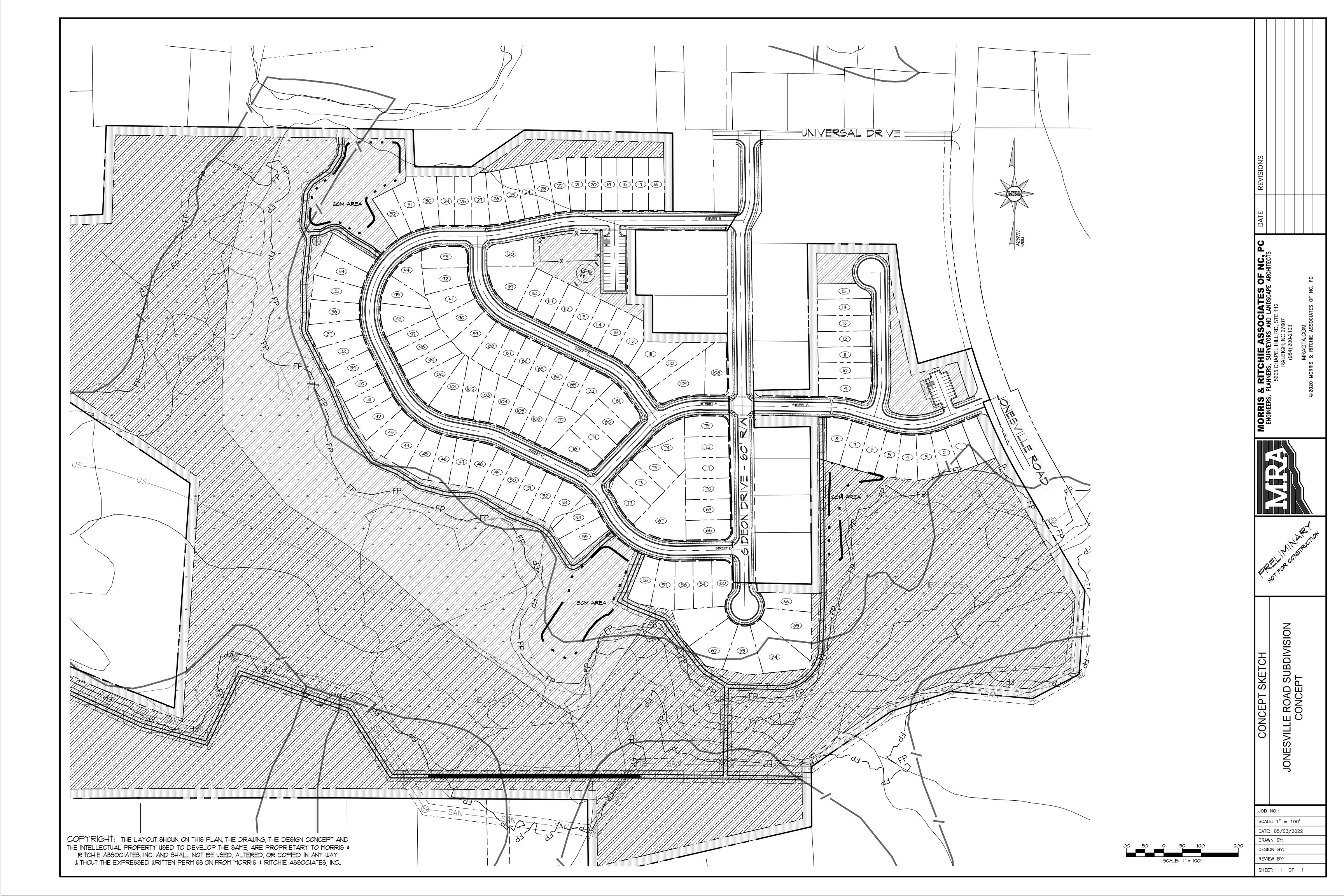
rdraw *Eagle* 

J. Andrew Eagle, PE, PTOE Senior Traffic Engineering Project Manager DRMP, Inc. License #F-1489

#### Attachments

• Latest Site Plan







## TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application if filed.

- 1. A complete copy of the last deed of record for proof of ownership
- 2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
- 3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

#### SECTION 1 -

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary.  $\Box$  Yes or  $\boxtimes$  No Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

#### **SECTION 2 – VESTED**

NC General Statues require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you

declare vested rights for the property subject to this petition?  $\Box$  Yes or  $\bigotimes$  No

#### SECTION 3 - PROPERTY

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757277811	0057413	DB 018953	PG 00623	71.52	\$1,061,940
1757375276	0057448	DB 018953	PG 00623	0.44	\$8,000
1757375365	0057447	DB 018953	PG 00623	0.41	\$8,000
1757375464	0057446	DB 018953	PG 00623	0.48	\$8,000
1757375575	0057445	DB 018953	PG 00623	0.45	\$19,200
1757375665	0057444	DB 018953	PG 00623	0.46	\$19,200
1757375765	0057443	DB 018953	PG 00623	0.46	\$19,200
1757375865	0057442	DB 018953	PG 00623	0.46	\$19,200
1757375975	0057441	DB 018953	PG 00623	0.46	\$19,200
1757385064	0057440	DB 018953	PG 00623	0.45	\$19,200
1757384572	0057429	DB 018953	PG 00623	0.49	\$19,200
1757383572	0057430	DB 018953	PG 00623	0.48	\$19,200
1757368816	0057438	DB 018953	PG 00623	0.69	\$8,000
1757378013	0057437	DB 018953	PG 00623	0.54	\$8,000
1757378109	0057436	DB 018953	PG 00623	0.53	\$8,000
1757378303	0057435	DB 018953	PG 00623	0.53	\$8,000
1757377990	0057431	DB 018953	PG 00623	0.35	\$19,200
1757471559	0345866	DB 018963	PG 00592	14.90	\$187,099
1757385349	0057439	DB 018953	PG 00623	0.28	\$19,200

#### SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

• If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

618/2022 Date Signed Signature of Owner #1 CHEN, PING 10030 GREEN LEVEL CHURCH RD STE 802 Date Signed Signature of Owner #2 CARY NC 27519-8195

 If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

NA County North Carolina 1. Sogla Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. 8th Witness my hand and official seal, this\_ day of 14ne . 20 22.

Notary Public Ny commission expires: 10/22/2024

Roula Alkhatib Watson NOTARY PUBLIC Wake County, NC My Commission Expires October 22, 2024

## **MORRIS & RITCHIE ASSOCIATES OF NC, PC**

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



#### <u>Legal Description - New Parcel</u> 93.609 Acres Portion of Lands of Ping Chen Wake Forest Township – Wake County, North Carolina

All that certain parcel of land lying generally easterly of Jonesville Road, being located in Wake Forest Township, Wake County, North Carolina and being a portion of those lands described in deed dated March 11, 2022 from Jerri Jo Miller, Tammy Gower Batts, Clifton Edward Blackley and spouse Joetta May Blackley, Grantor to Ping Chen and recorded in the Land Records of Wake County, North Carolina in Deed Book 18953, page 592 and page 623, being more particularly described as follows, to wit:

**Beginning** at a PK nail set in an existing concrete monument on the Southwestern right-of-way of Jonesville Road, having North Carolina state plane coordinates N: 777,906.672 E: 2,154,356.044. Thence, with said right-of way, South 68°36'32" West 20 feet to a concrete monument on the Southwestern right-of-way line of Jonesville Road; thence, with said right-ofway and along a curve with a cord bearing distance South 25°28'26" East 211.09 feet and a radius of 1,482.39 feet to an iron pipe; thence along said right-of-way, South 30°07'39" East 362.89 feet to an iron pipe; thence leaving said right-of-way, South 03°57'31" West 224.45 feet to a point; thence, South 62°24'06" West 140.83 feet to a point; thence, North 85°00'48" West 220.39 feet to a point; thence, South 71°32'01" West 167.97 feet to a point; thence, South 55°11'46" West 260.01 feet to a point; thence South 00°19'06" East to an iron pipe; thence, South 77°03'58" West 613.86 feet to an iron pipe; thence, North 00°39'34" West 210.00 feet to an iron pipe; thence, North 89°39'42" West 210.07 feet to an iron pipe; thence, North 89°33'15" West 60.01 feet to an iron pipe; thence, North 89°33'15" West 194.65 feet to an iron pipe; thence, North 89°37'28" West 192.36 feet to an iron pipe; thence, South 89°58'04" West 545.58 feet to an iron pipe; thence, South 89°41'47" West 571.90 feet to an iron pipe; thence, North 12°14'25" East 513.70 feet to an iron pipe; thence, South 60°15'35" East 257.50 feet to an iron pipe; thence, South 68°15'35" East 360.30 feet to an iron pipe; thence, North 03°35'25" East 604.00 feet to an iron pipe; thence, North 56°00'58" West 420.00 feet to an iron pipe; thence, South 65°29'02" West 130.00 feet to an iron pipe: thence, South 42°57'43" West 270.40 feet to an iron pipe; thence, North 01°21'15" West 719.72 feet to an axle; thence, North 87°42'39" East 434.84 feet to an iron pipe; thence, North 02°13'13" East 238.07 feet to an iron pipe; thence, South 89°16'24" East 821.92 feet to an iron pipe; thence, South 02°47'46" East 100.00 feet to an iron pipe; thence, South 89°47'46" East 150.00 feet to an iron pipe; thence, North 55°18'54" East 174.59 feet to an iron pipe; thence, South 88°45'46" East 396.99 feet to an iron pipe; thence, South 00°09'07" East 210.02 feet to an iron pipe; thence, South 89°21'02" East 175.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence with said right-of-way, South 31°00'37" West 57.95 feet to an iron pipe; thence leaving said right of way, North 89°21'02" West 245.02 feet to an iron pipe; thence, South 00°09'07" East 175.02 feet to an iron pipe; thence, South 89°21'02" East 45.00 feet to an iron pipe; thence, South 00°09'07" East 100.01 feet to an iron pipe; thence, South 89°21'02" East 200.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence with said right-of-way, South 01°21'41" East

5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 www.mragta.com

## **MORRIS & RITCHIE ASSOCIATES OF NC, PC**

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



667.14 feet to a point; thence crossing and leaving said right of way, South  $88^{\circ}47'24"$  East 210.08 feet to an iron pipe; thence North  $00^{\circ}34'22"$  West 421.87 feet to a point; thence, South  $88^{\circ}57'37"$  West 150.00 feet to a point on the Eastern right-of-way of Gideon Drive; thence with said right-of-way, North  $00^{\circ}53'13"$  West 100.00 feet to a point; thence leaving said right-of-way, North  $88^{\circ}57'37"$  East 150.00 feet to a point; thence, North  $00^{\circ}53'16"$  West 390.32 feet to an axle; thence, South  $89^{\circ}32'03"$  East 237.94 feet to a point; thence, South  $06^{\circ}57'52"$  East 113.70 feet to a point; thence, South  $12^{\circ}21'20"$  East 211.32 feet to an iron pipe; thence, North  $73^{\circ}55'50"$  East 149.95 feet to an iron pipe on the Southwestern right-of-way of Jonesville Road; thence, with said right-of-way and along a curve with a bearing and distance of South  $19^{\circ}15'36"$  East 146.36 feet and a radius of 1,462.39 feet to the point of beginning. Containing **93.609** AC.±.

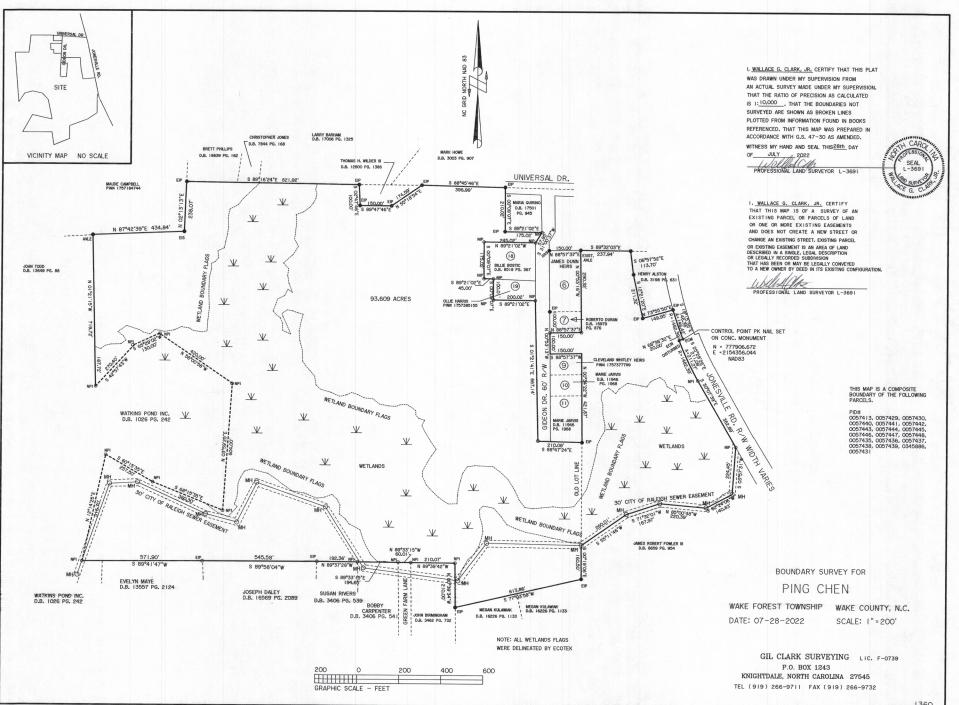
The total area of the **New Parcel 1** herein described being a portion of Tract 1 as described in deed dated March 11, 2022 from Jerri Jo Miller, Tammy Gower Batts, Clifton Edward Blackley and spouse Joetta May Blackley, Grantor to Ping Chen and recorded in the Land Records of Wake County, North Carolina in Deed Book 18953, page 592 and page 623, and containing a total area of **93.609 AC.**± and being subject to any and all matters of which a current title package would disclose.



5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 www.mragta.com

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 Towson, MD
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 (410) 821-1690
 (302) 855-5734
 (302) 326-2200
 (703) 994-4047
 (984) 200-2103



WAKE COUNTY, NC TAMMY L. BRUNNER REGISTER OF DEEDS PRESENTED & RECORDED ON 01-26-2023 AT 10:04:04

BOOK: 019248 PAGE: 01884 - 01887

### NORTH CAROLINA

#### GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Recording Time, Book and Page

Account No. Parcel Identifier No. 0057413, 0057429, 0057430, 0057431, 0057435, 0057436, 0057437, 0057438, 0057439, 0057440, 057441, 0057442, 057443, 0057444, 0057445, 0057446, 0057447, 0057448, 0345866 and 0122598

Mail after recording to: GRANTEES @ 10030 Green Level Church Road Suite 802, #149, Cary, NC 27519

This instrument was prepared by: Ewing Law Center, P.C. (Carey L. Ewing, Esq.) without benefit of a title examination.

THIS DEED made this day of • , 2023 by and between

#### GRANTOR

Ping Chen and Fanxing Li, a Married Couple 10030 Green Level Church Road Suite 802, #149, Cary, NC 27519

#### GRANTEE

### Kenneth Investment, LLC, a North Carolina Limited Liability Company 10030 Green Level Church Road Suite 802, #149, Cary, NC 27519

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

#### SEE ATTACHED EXHIBIT A

The described property is more commonly known as:

TRACT 1: All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 18953, Page 623, Wake County Registry. A map showing the above described property is recorded in Book of Maps 1971, Volume II, Page 127, Wake County Registry.

TRACT 2: All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 18953, Page 592, Wake County Registry. A map showing the above described property is recorded in Book of Maps 2007, Page 1224, Wake County Registry.

**TRACT 3:** All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 18943, Page 2656, Wake County Registry. A map showing the above described property is recorded in Book of Maps 1982, Page 473, Wake County Registry.

The above described property 🗌 does 🕺 does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenants with the Grantee, that Grantors are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: NONE KNOWN.

IN WITNESS WHEREOF, the Grantors has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

A Fanxing Li **Ping** Chen

STATE OF NORTH CAROLINA COUNTY OF DURHAM

I, CAREY L. EWING, a Notary Public for DURHAM County, State of NORTH CAROLINA, certify that Ping Chen and Fanxing Li, personally appeared before me this day, acknowledging to me that he/she/they signed the foregoing document: <u>NORTH CAROLINA GENERAL WARRANTY DEED</u>. Witness my hand and official stamp or seal, this the

24 day of Druary , 2023.

My Commission Expires: 06/13/2027

Carell NOTARY PUBLIC:

Carey L. Ewing NOTARY PUBLIC Durham County, N.C.

## Exhibit "A"

### TRACT 1:

BEGINNING at a new iron pipe located in a gravel private road known as "Universal Road", which iron pipe is located South 85° 36' 09" East 766.15 feet from the intersection of the center lines of Jonesville Road and Universal Road; thence South 4° 41' 55" West 210.02 feet to a new iron pipe; thence South 84° 30' 00" East 175.02 feet to a new iron pipe; then South 35° 51' 39" West 57.95 feet to a new iron pipe; thence 84° 30' 00" East 175.02 feet to a new iron pipe; thence North 84° 30' 00" West 245.02 feet to a new iron pipe; thence South 04° 41' 55" West 175.03 feet to a new iron pipe; thence South 84° 30' 00" East 45.00 feet to a new iron pipe; thence South 04° 41' 55" West 100.01 feet to a new iron pipe; thence South 84° 30' 00" East 200.02 feet to a new iron pipe; thence 04° 41' 55" West 669.02 feet to a new iron pipe; thence South 84° 30' 00" East 200.00 feet to a new iron pipe; thence South 04° 41' 55" West 649.26 feet to an existing iron pipe; thence South 80° 50' 51" West 613.86 feet to an existing iron pipe; thence North 04° 00' 42" East 221.14 feet to a new iron pipe; thence North 84° 47' 09" West 656.86 feet to an existing iron pipe; thence North 85° 13' 27" West 545.51 feet to an existing iron pipe; thence North 85° 27' 18" West 571.35 feet to an existing iron pipe; thence North 16° 54' 52" East 516.50 feet to a new iron pipe; thence South 55° 35' 08" East 257.50 feet to a new iron pipe; then South 63° 35' 08" East 360.30 feet to a new iron pipe; thence North 08° 39' 52" East 604.00 feet to appoint; thence North 51° 35' 08" West 420.00 to a point; thence South 69° 54' 52" West 130.00 feet to a point; thence South 47° 24' 52" West 270.50 feet to a point; thence North 03° 24' 52" East 719.72 to an existing iron bar; thence South 87° 31' 14" East 434.72 to an existing iron pipe; thence North 06° 54' 46" East 238.00 feet to a new iron pipe; thence South 84° 30' 00" East 850.00 feet to a new iron pipe; thence South 02° 30' 00" West 100.00 feet to a new iron pipe; thence South 84° 30' 00" East 150.00 feet to a new iron pipe; thence North 02° 30' 00" East 100.00 feet to a new iron pipe; thence South 84° 30' 00" East 542.15 feet to a new iron pipe, the point and place of beginning, and being that tract of 78.289 acres in size, more or less, as shown on that map entitled "Survey for June M. Privette Heirs", prepared by W. Graham Cawthorne, Jr., R.L.S., and dated April 28, 1993.

In addition, being all of that real property described as Lot 8 according to that map entitled "Plot of farm belonging to June M. and Mary C. Privette", prepared by Pittman Estelle on February 6, 1947, and revised by T.M. Arrington, Jr., R.L.S., on March 18, 1964, and March 26, 1969, a copy of which is recorded in Wake County Book of Maps 1971, Volume II, Page 127.

Parcel ID #: 0057413, 0057429, 0057430, 0057431, 0057435, 0057436, 0057437, 0057438, 0057439, 0057440, 057441, 0057442, 057443, 0057444, 0057445, 0057446, 0057447, 0057448.

#### TRACT 2:

BEING all of that certain tract of land containing 14.90 acres and being designated as Lot No. 1, according to map recorded in Book of Maps 2007, Page 1224, Wake County Registry.

Parcel ID #: 0345866

#### TRACT 3:

BEING all of Tract 4, as depicted on a map entitled "Property Surveyed for Leonard Dean Estate", dated February 16, 1982, prepared by Mullen, Williamss, & Pearce, P.A., Registered Land Surveyors, and recorded in Book of Maps 1982, Page 473, Wake County Registry.

Parcel # 0122598

## CERTIFICATE OF SUFFICIENCY

## ANX22-05 - Harris Creek Farm

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, <u>Robin E. Peyton</u>, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

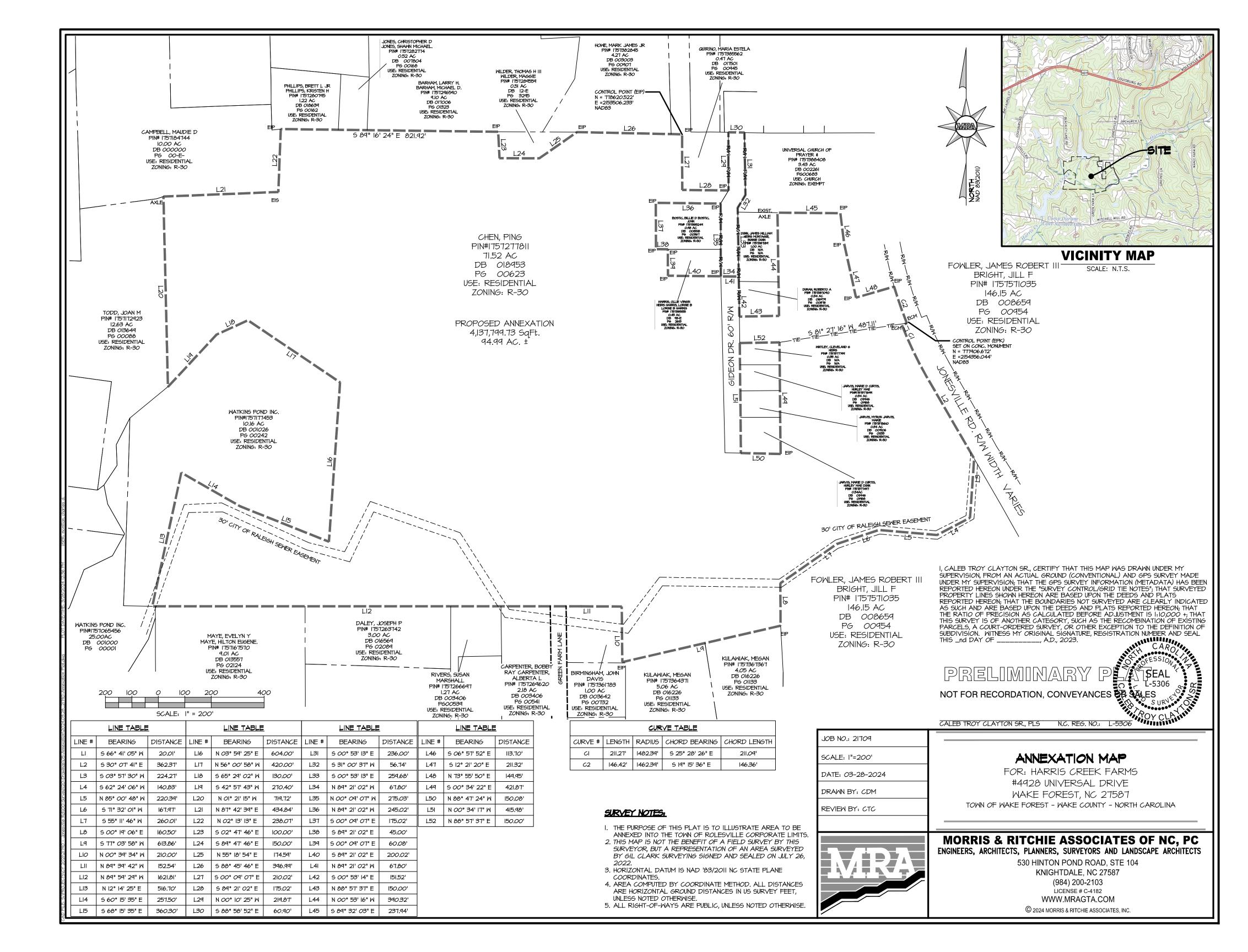
- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 7th day of December, 2022



Robin C, Peyton

Robin E. Peyton Town Clerk



**MORRIS & RITCHIE ASSOCIATES OF NC, PC** AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING & LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION AND LANDSCAPE ARCHITECTS



## <u>Legal Description – Annexation Map</u> 94.99 Acres Portion of Lands of Ping Chen Wake Forest Township – Wake County, North Carolina

All that certain parcel of land lying generally easterly of Jonesville Road, being located in Wake Forest Township, Wake County, North Carolina and being a portion of those lands described in deed dated January 24, 2023 from Ping Chen and Fanxing Li, Grantor to Kenneth Investment, LLC. and recorded in the Land Records of Wake County, North Carolina in Deed Book 19248, page 1884, being more particularly described as follows, to wit:

**Beginning** at a PK nail set in an existing concrete monument on the Southwestern right-of-way of Jonesville Road, having North Carolina state plane coordinates N: 777,906.672 E: 2,154,356.044. Thence, with said right-of way, South 66°41'05" West 20.01 feet to a concrete monument on the Southwestern right-of-way line of Jonesville Road; thence, with said right-ofway and along a curve with a cord bearing distance South 25°28'26" East 211.09 feet and a radius of 1,482.39 feet to an iron pipe; thence along said right-of-way, South 30°07'41" East 362.37 feet to an iron pipe; thence leaving said right-of-way, South 03°57'30" West 224.27 feet to a point; thence, South 62°24'06" West 140.83 feet to a point; thence, North 85°00'48" West 220.39 feet to a point; thence, South 71°32'01" West 167.97 feet to a point; thence, South 55°11'46" West 260.01 feet to a point; thence South 00°19'06" East 160.50 feet to an iron pipe; thence, South 77°03'58" West 613.86 feet to an iron pipe; thence, North 00°39'34" West 210.00 feet to an iron pipe; thence, North 89°39'42" West 152.54 feet to a point; thence, North 89°59'29" West 1,621.81 feet to an iron pipe; thence, North 12°14'25" East 516.70 feet to an iron pipe; thence, South 60°15'35" East 257.50 feet to an iron pipe; thence, South 68°15'35" East 360.30 feet to an iron pipe; thence, North 03°59'25" East 604.00 feet to an iron pipe; thence, North 56°00'58" West 420.00 feet to an iron pipe; thence, South 65°29'02" West 130.00 feet to an iron pipe; thence, South 42°57'43" West 270.40 feet to an iron pipe; thence, North 01°21'15" West 719.72 feet to an axle; thence, North 87°42'39" East 434.84 feet to an iron pipe; thence, North 02°13'13" East 238.07 feet to an iron pipe; thence, South 89°16'24" East 821.92 feet to an iron pipe; thence, South 02°47'46" East 100.00 feet to an iron pipe; thence, South 89°47'46" East 150.00 feet to an iron pipe; thence, North 55°18'54" East 174.59 feet to an iron pipe; thence, South 88°45'46" East 396.99 feet to an iron pipe; thence, South 00°09'07" East 210.02 feet to an iron pipe; thence, South 89°21'02" East 175.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence with said right-of-way, North 00°10'25" West 219.87 feet to a point; thence leaving said right of way, South 88°58'52" East 60.90 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way South 00°53'13" East 236.00 feet to a point; thence, South 31°00'37" West 56.74 feet to a point; thence, South 00°53'13" East 259.68 feet to a point; thence, crossing said right-of-way, South 89°21'02" East 67.80 feet to an iron pipe; thence, with said right-of-way North 00°09'07" West 275.03 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence, leaving said right-of-way, North 89°21'02" West 245.02 feet to an iron pipe; thence, South 00°09'07 East 175.02 feet to an iron pipe; thence, South 89°21'02" East 45.00 feet to an iron pipe; thence,

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South 00°09'07" East 60.08 feet to an iron pipe; thence, South 89°21'02" East 200.02 feet to an iron pipe on the Western right-of-way of Gideon Drive; thence, leaving said right-of-way, South 89°21'02" East 67.80 feet to a point on the Eastern right-of-way of Gideon Drive; thence, with said right-of-way, South 00°53'14" East 151.52 feet to a point; thence leaving said right of way, North 88°57'37" East 150.00 feet to a point; thence, North 00°53'16" West 390.32 feet to an axle; thence, South 89°32'03" East 237.94 feet to an iron pipe; thence, South 06°57'52" East 113.70 feet to a point; thence, South 12°21'20" East 211.32 feet to an iron pipe; thence, North 73°55'50" East 149.95 feet to an iron pipe on the Southwestern right-of-way of Jonesville Road; thence, with said right-of-way and along a curve with a bearing and distance of South 19°15'36" East 146.36 feet and a radius of 1,462.39 feet to the point of beginning. Containing 94.99 AC.±.

Less than and except the following four (4) parcels; 1757-37-7799, 1757-37-7699, 1757-37-8610, and 1757-37-7497, being more particularly described as follows, to wit:

Commencing at a PK nail set in an existing concrete monument on the Southwestern right-ofway of Jonesville Road, having North Carolina state plane coordinates N: 777,906.672 E: 2,154,356.044. Thence, South 81°27'16" West 487.11 feet to the point of beginning; thence, South 00°34'22" East 421.87 feet to a point; thence, North 88°47'24" West 150.08 feet to a point; thence, North 00°34'17" West 415.98 feet to a point; thence North 88°57'37" East 150.00 feet to the point of beginning.

The total area of the **Exhibit "B"** herein described being a portion of Tract 1 as described in deed dated January 24, 2023 from Ping Chen and Fanxing Li, Grantor to Kenneth Investment, LLC. and recorded in the Land Records of Wake County, North Carolina in Deed Book 18953, page 592 and page 623, and containing a total area of 94.99 **AC.** and being subject to any and all matters of which a current title package would disclose.



530 Hinton Pond Rd., Suite 104, Knightdale, NC 27545 (984) 200-2103 www.mragta.com Abingdon, MD 
Baltimore, MD 
Laurel, MD 
Towson, MD 
Georgetown, DE 
New Castle, DE 
Leesburg, VA 
Raleigh, NC (410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103

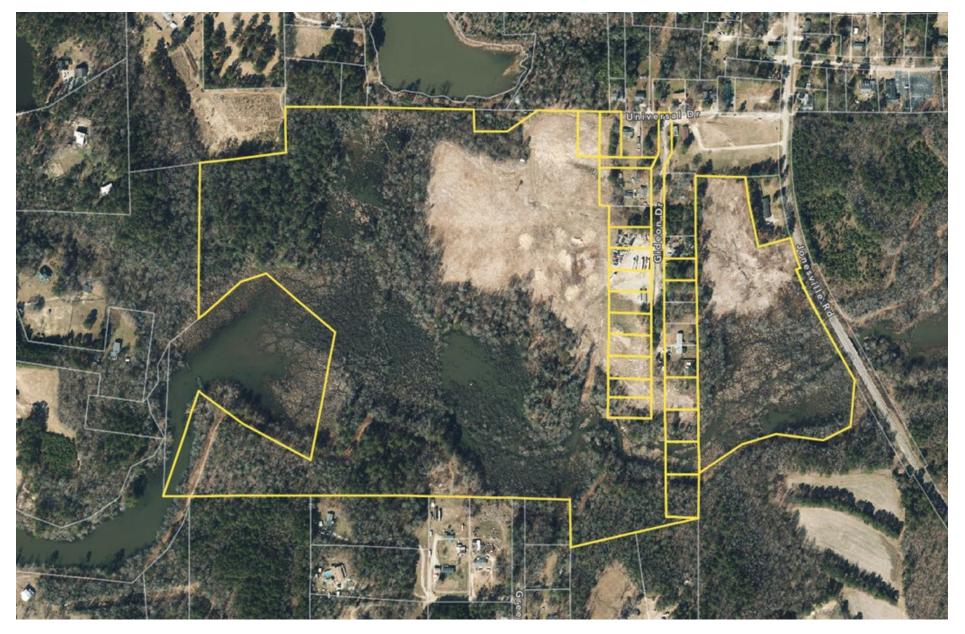
# Harris Creek Farm ANX 22-05 & MA 22-08

Town of Rolesville Board of Commissioners April 2, 2024

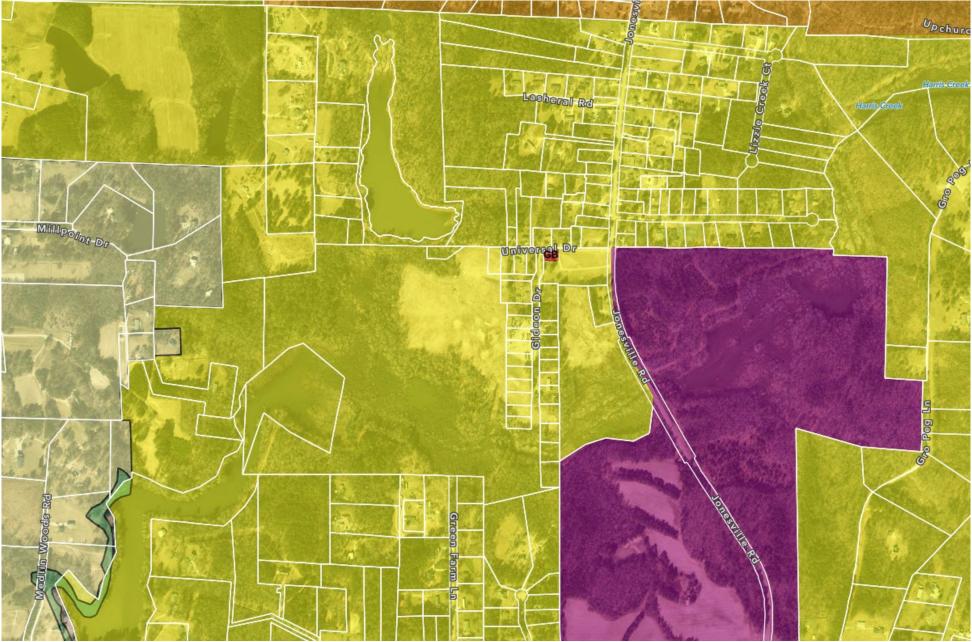
# Overview

- <u>Property Size</u>: Approximately 94.19 acres
- <u>Street Frontage</u>: Jonesville Road
- <u>Current Zoning</u>: R-30 (Wake County)
- <u>Future Land Use</u>: Moderate Scale Residential
- <u>Proposed Zoning</u>: Residential Medium Density Conditional Zoning (RM-CZ)
- Request is *consistent* with Rolesville Comprehensive Plan

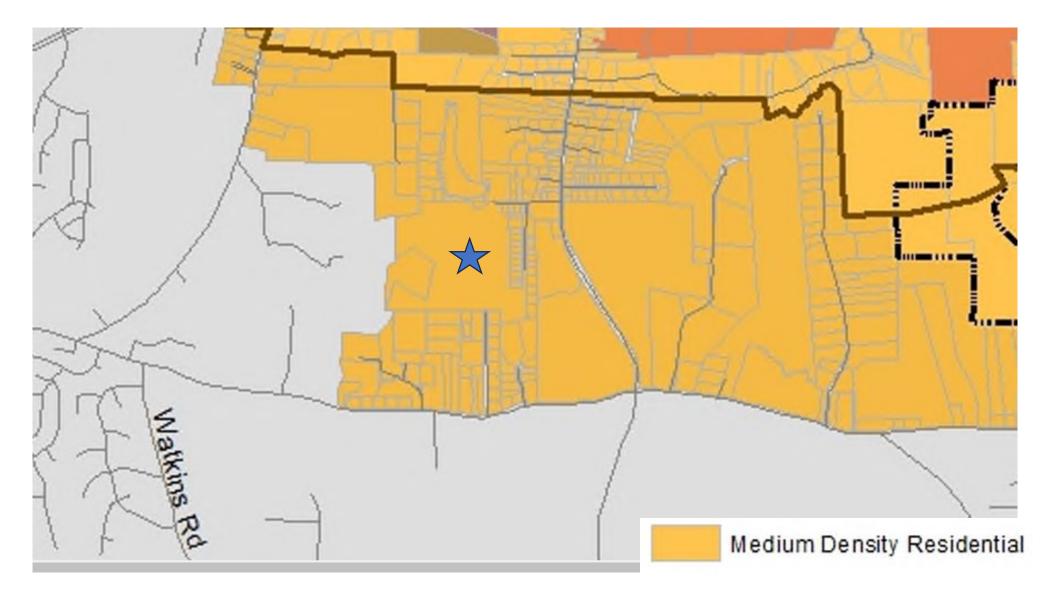
# Existing Conditions

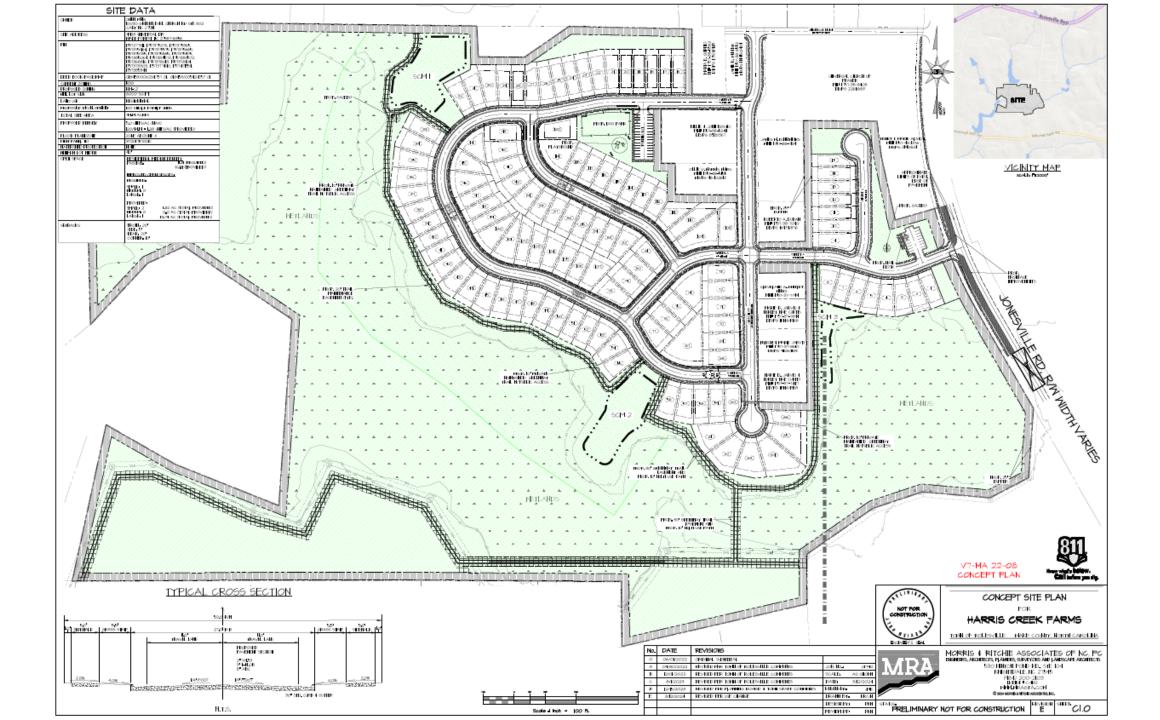


## **Current Zoning**



## Future Land Use Map





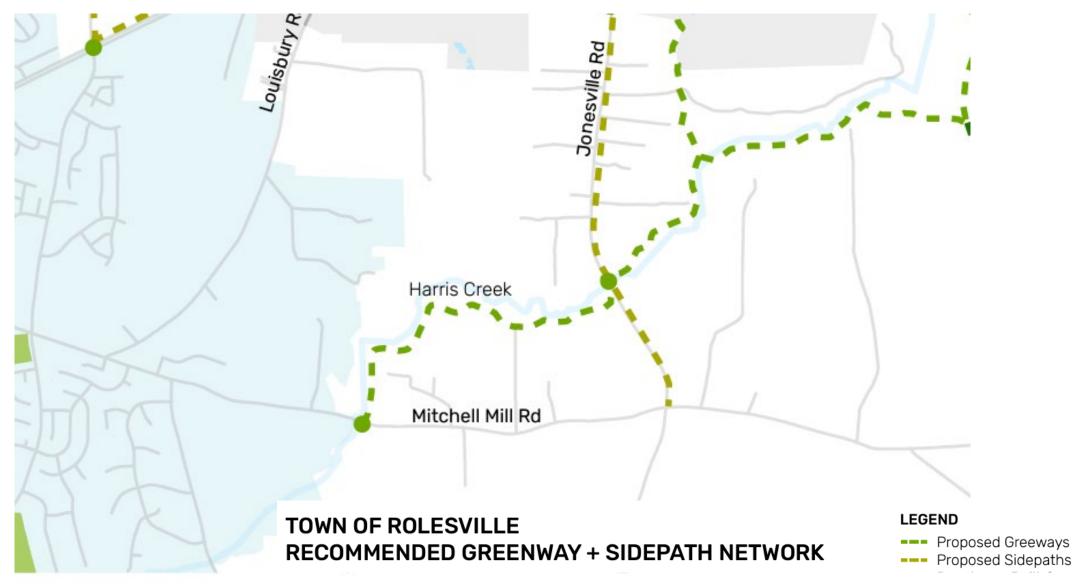
## Reserve at Mitchell Mill (Approved Jan. 2023)

## 141 Acres

- 379 Residential Units
- 119 Townhomes
- 260 Single Family Homes



## Greenway Map



## HARRIS CREEK FARMS

## VOLUNTARY REZONING CONDITIONS

 The subject property shall be developed in general compliance with the map amendment (conditional rezoning) concept plan, dated 3/1/2024.

The development shall consist of maximum of 120 single-family detached dwelling units/lots as detailed in the map amendment (conditional rezoning) concept plan, dated 3/1/2024.

3.Single family detached dwelling unit facade anti-monotony: in order to promote variation in home appearance, no single-family front façade shall be duplicated for three (3) lots in a row, or directly across the street. For corner lots, this shall apply to the lots diagonally across the intersection.

4.All garage doors shall either contain windows or carriage style adornments.

#### 5.Single-family detached dwelling units shall:

A. Be a minimum of 1,500 heated square feet.

- B. Have cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features
- C. Have at least two types of finishes on the front: lap siding, masonry, shakes, and board and batten.

7.A homeowners' association (HOA) shall be created, and all open spaces observed in map amendment (conditional rezoning) concept plan, dated 3/1/2024, shall be owned and maintained by the HOA.

8. Foundations: All foundations are to be monolithic poured slab foundations. Top of slabs shall be elevated a minimum of 18 inches above finished grade for all dwelling units. All foundations shall be treated with masonry on the front and street-facing sides for a minimum of 10".

9.<u>Recreational amenities:</u> the following recreational amenities shall be constructed as observed in map amendment (conditional rezoning) concept plan, dated 3/1/2024. Public greenway (approximately 5,600 linear feet), private multi-use paths (approximately 410 linear feet), gazebos, playgrounds, and a dog park. Amenities shall be built prior to the issuance of the building permit for the 70<sup>th</sup> lot.

10. <u>Landscaping</u>. At least twenty percent (20%) of all landscaping required by the LDO, that does not already qualify under LDO Section 6.2, shall utilize plant materials that are listed as native pollinator plants by the North Carolina Wildlife Federation. Where evergreen plantings or street trees are required by the LDO, native pollinator plantings shall not be required. Such plantings shall be clearly shown in construction drawings and installed as part of subdivision infrastructure. Nothing herein shall be constructed to limit the plant materials permitted on individual residential lots.

11. <u>Sidewalk Easement</u>. The development shall attempt to procure an easement from the owners of those properties with PINs 1757-48-1376 (Deed Book 19407, Page 984, Wake County Registry) and 1757-38-8408 (Deed Book 2261, Page 683, Wake County Registry), in order to provide a 5'-wide sidewalk running from the development's proposed access to Jonesville Road to the intersection with Universal Drive. If the development procures easements from both property owners, the sidewalk shall be located within said easements and constructed consistent with the Town of Rolesville Transportation Plan, and shall be completed prior to the issuance of the one hundredth (100<sup>th</sup>) building permit. If the development is unable to procure an easement from either property owner prior to the issuance of the first (1<sup>st</sup>) building permit, then the development shall pay a fee-in-lieu for the sidewalk construction to the Town of Rolesville. The fee-in-lieu shall be paid prior to the issuance of the one hundredth (100<sup>th</sup>) building permit.

12. <u>Universal Drive</u>. The development shall attempt to procure a minimum 20'-wide access easement (the "<u>Easement</u>") from the owner of that property with PIN 1757-38-8408 (Deed Book 2261, Page 683, Wake County Registry) for vehicular ingress and egress to and from Gideon Drive and Jonesville Road (the "<u>Easement Area</u>"). This Easement shall be recorded with the Wake County Registry. If the Easement is obtained and recorded, the development shall pave the Easement Area with a 20'-wide asphalt surface coat over top of the existing private gravel access drive. The paving shall be completed prior to the issuance of the development's one hundredth (100<sup>th</sup>) building permits. Following completion of the paving, the development shall be responsible for maintenance of the Easement Area; this maintenance responsibility shall expire if Universal Drive is dedicated as public right-of-way. If the development can not obtain and record the Easement before the issuance of the first (1<sup>st</sup>) building permit, then the development shall have no obligation to perform any work described in this Condition.

 Prior to issuance of the first building permit for a dwelling unit, the development shall donate thirty-five thousand dollars and no cents (\$35,000.00) to Homes for Heroes.





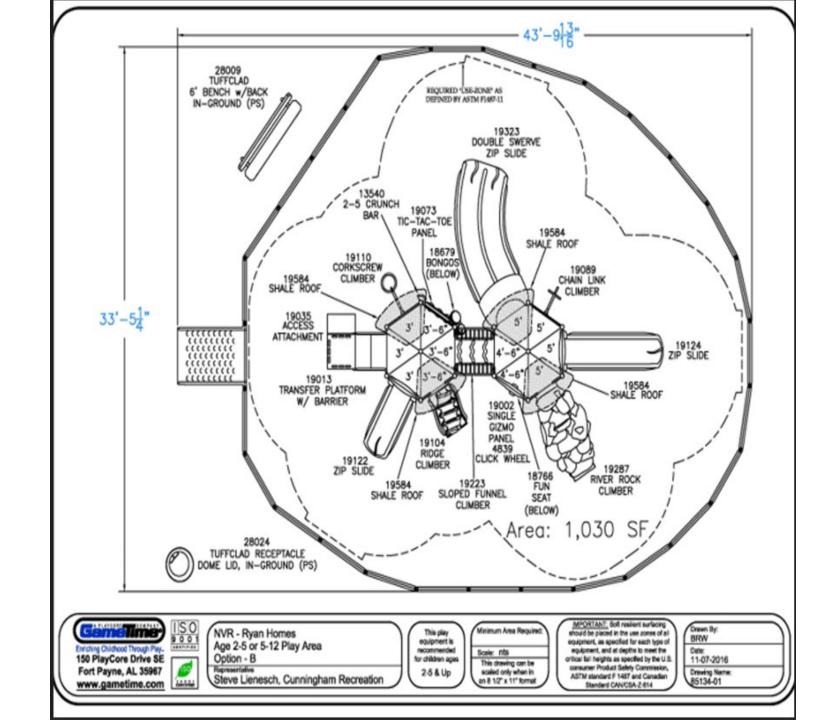


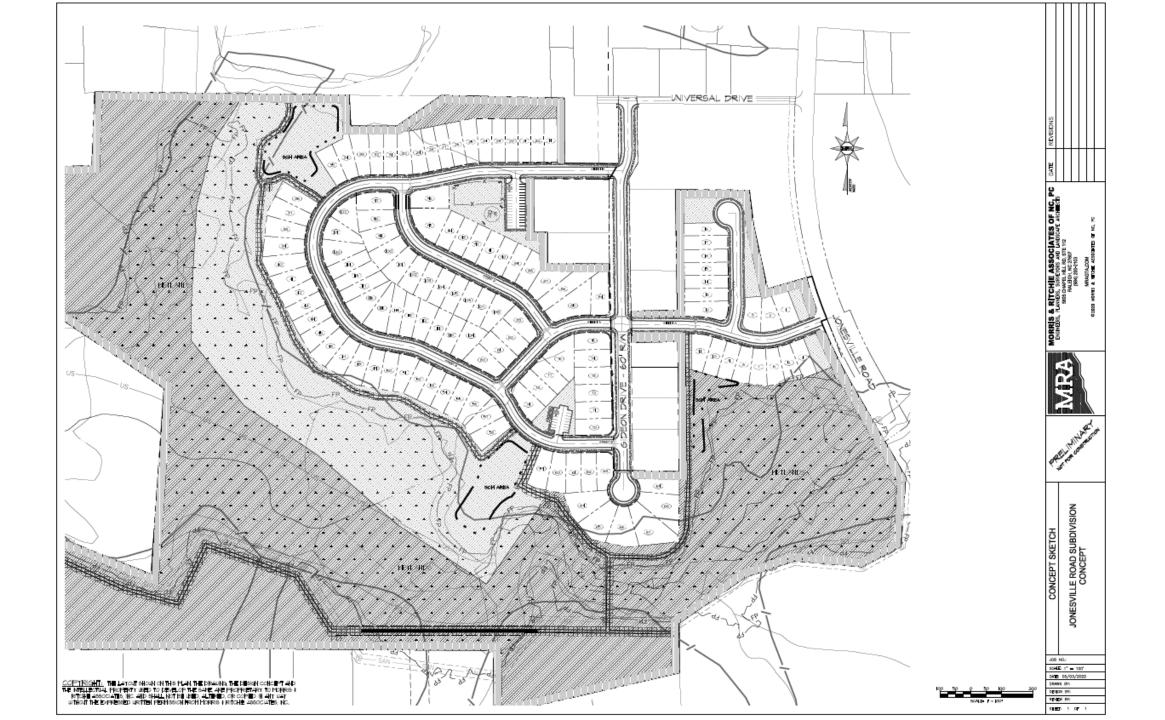














## Memorandum

- To: Town Board
- **CC:** June Greene
- **From:** Eddie Henderson
- **Date:** 3/14/24

**Re:** Accessibility for Parks Grant – Mill Bridge Nature Park Amphitheater Renovations

Over the past few months, staff have been working closely with our civil engineering consultant to develop a concept plan and construction documents for a renovated amphitheater at Mill Bridge Nature Park that meets the current needs of the Town: lower maintenance, ADA accessible and an overall more user-friendly space.

The concept plan includes the following:

- An ADA accessible ramp to the stage
- An ADA accessible viewing area
- A ramp to the seating area
- An enlarged stage that is shifted slightly to better align with the open area
- Stone seating which has been set further back for better acoustics
- Stairs in the center of the seating to allow for easier access
- Improved grading at this site to help with current water runoff and drainage issues

Staff are looking to apply for the Accessibility for Parks Grant since many of the improvements to this site are directly involved with making the site more ADA accessible. This memo serves as a notice to the Board that Parks and Recreation staff plan to apply for this grant on May 1, 2024.



## CONCEPT 1

MILL BRIDGE AMPHITHEATER RENOVATION | ROLESVILLE, NC | 10.11.23

(T) 1" = 30'





## FUTURE TOWN BOARD MEETINGS (Please note this schedule is subject to change)

April 16, 2024	Town Board Work Session – 6:00 p.m.
	Noise Ordinance Discussion
May 7, 2024	<ul> <li>Town Board Regular Meeting – 7:00 p.m. (Staff Reporting: PR/PW)</li> <li>Consent: Minutes of April 2<sup>nd</sup> and April 16<sup>th</sup></li> <li>Proclamation: National Small Business Week</li> <li>Legislative Hearings - Hills at Harris Creek – ANX-24-01 and REZ-24-02</li> <li>Legislative Hearing - 111/113/115 W. Young Street – REZ-23-07</li> </ul>
May 21, 2024	Town Board Work Session – 6:00 p.m. Present FY24/25 Budget
June 4, 2024,	<ul> <li>Town Board Regular Meeting – 7:00 p.m. (Staff Reporting: PD)</li> <li>Consent: Minutes of May 7<sup>th</sup> and May 21<sup>st</sup>.</li> <li>Consent: Powell Bill Adoption.</li> <li>Budget Public Hearing</li> </ul>
June 18, 2024	Town Board Work Session – 6:00 p.m.
July 9, 2024	<ul> <li>Town Board Regula Meeting – 7:00 p.m. (Staff Reporting: FI/HR)</li> <li>Consent: Minutes of June 4<sup>th</sup> and June 18<sup>th</sup>.</li> </ul>
July 16, 2024	Town Poord Work Socian 6:00 nm

July 16, 2024 Town Board Work Session – 6:00 p.m.

Planning Items to be Scheduled by Planning Director:

- REZ23-01 Averette and Jones Dairy Mixed Use Legislative Hearing.
- REZ-23-05/ANX23-04 Scarboro Apartments/201 S. Main Street Legislative Hearing
- REZ-24-01 / ANX-24-02 Merritt Property Rezoning & Annexation
- TA-24-01 Residential Urban District Text Amendment
- LDO Text Amendments Next Round TBD