



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

October 1, 2025

Wait Avenue Mixed-Use

Traffic Impact Analysis Review Report

Congestion Management Section

TIA Project: SC-2025-182
Division: 5
County: Wake



Clarence B. Bunting, P.E. Regional Engineer
Trevor S. Darnell, Project Design Engineer

Wait Avenue Mixed-Use

SC-2025-182

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	08/07/25	Date of Site Plan	01/31/25
Date of Complete Information	08/07/25	Date of Sealed TIA	08/07/25

Proposed Development

The TIA assumes the development is completed by 2031 and consists of the following:

Land Use	Land Use Code	Size
Mini-Warehouse	151	107,049 sq.ft.
Single-Family Detached Housing	210	300 d.u.
Shopping Plaza (40-150k)	821	84,600 sq.ft.
Convenience Store/Gas Station- VFP (9-15)	945	5,000 sq.ft.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	383	411	794
PM Peak Hour	689	647	1,336
Daily Trips			14,353

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.

Access A

The proposed Access A is in close proximity to the Wait Avenue / Carrie May Lane / Access B intersection. If operational issues develop, access may need to be restricted. Care should be taken to maximize the distance between these two intersections.

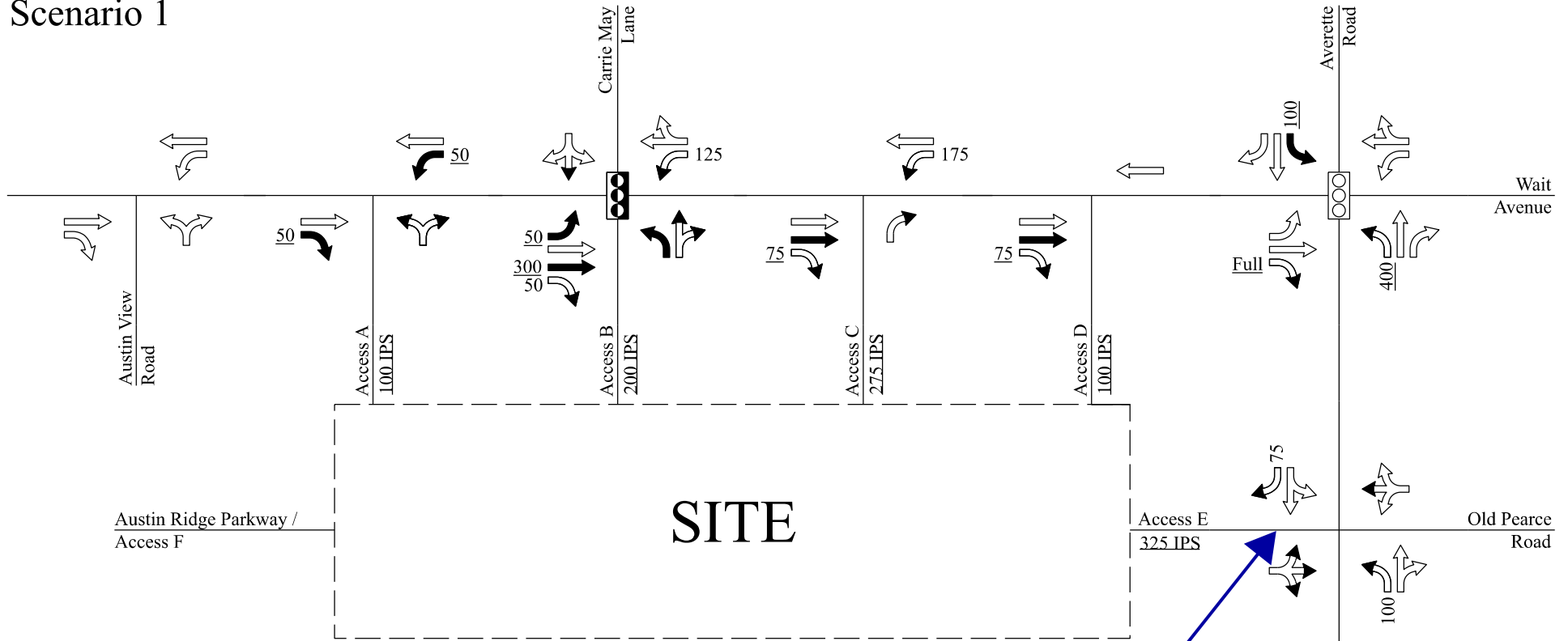
Access E

The proposed Access E is in close proximity to the Wait Avenue / Averette Road intersection. If operational issues develop, access may need to be restricted.

Signalization

We defer to the District Engineer, the Division Traffic Engineer, and the Regional Traffic Engineer for final decisions regarding signalization. The proposed signal may cause heavy queuing on Wait Avenue.

Scenario 1



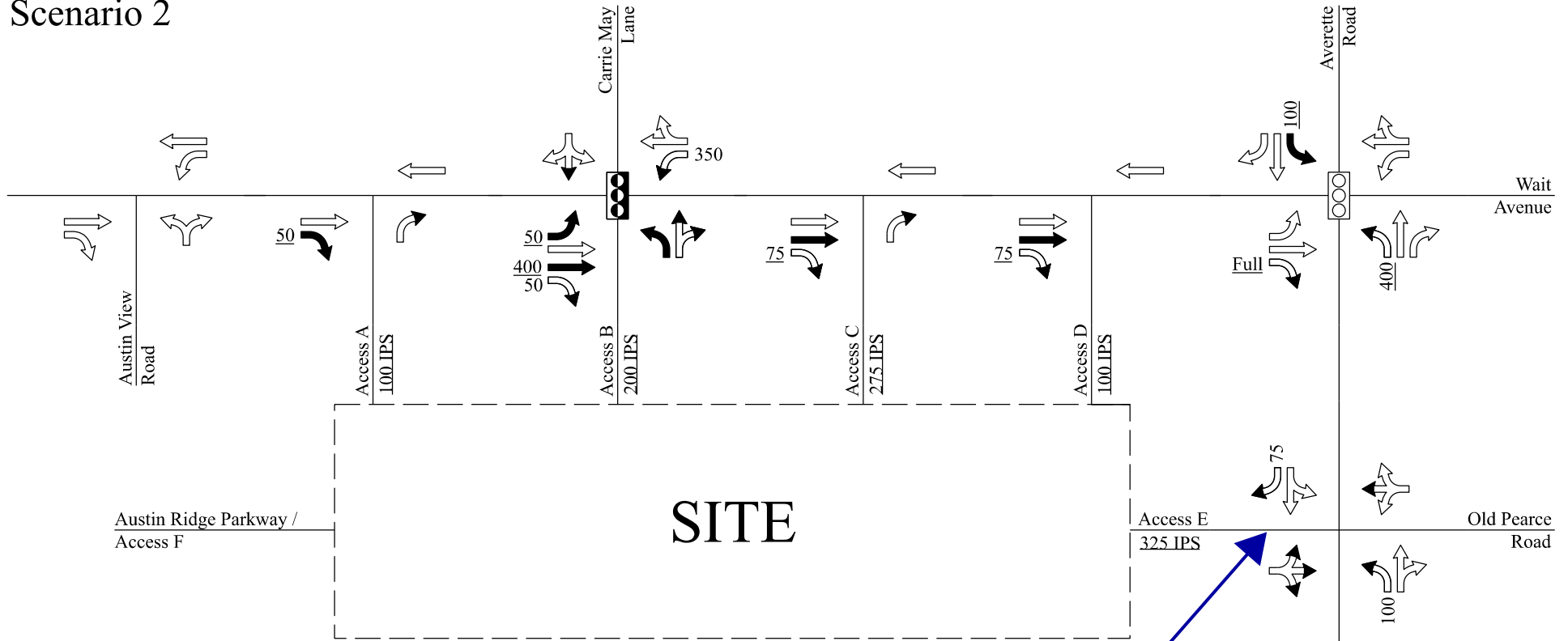
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- ← Existing Laneage
- Recommended Laneage
- ← Laneage Built By Others
- ← NCDOT Recommendation
- Existing Signal
- Signal Proposed By Others
- Monitor for Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

District Note:
Add SB LTL on Averette onto Old Pearce utilizing the pavement provided for the NB LTL - tdd



Scenario 2



Wait Avenue Mixed-Use SC-2025-182

District Note:
Add SB LTL on Averette onto Old Pearce utilizing
the pavement provided for the NB LTL - tdd

- Existing Laneage
- Recommended Laneage
- Laneage Built By Others
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- XXX Storage
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