



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

JOSH STEIN  
GOVERNOR

J.R. "JOEY" HOPKINS  
SECRETARY

February 10, 2025

# Merritt Property

## Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2025-023  
Division: 5  
County: Wake



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

### Merritt Property

SC-2025-023

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	01/10/25	Date of Site Plan	08/28/24
Date of Complete Information	01/10/25	Date of Sealed TIA	01/08/25

### Proposed Development

The TIA assumes the development is completed by 2028 and consists of the following:

Land Use	Land Use Code	Size
Senior Adult Housing - Single-Family	251	227 d.u.
Senior Adult Housing - Multifamily	252	278 d.u.
Strip Retail Plaza (<40k)	822	21,000 sq.ft.
Pharmacy/Drugstore with Drive-Through Window	881	15,000 sq.ft.

### Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	99	130	229
PM Peak Hour	233	207	440
Daily Trips			4,759

### 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.

### Improvements By Others

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

### Signalization

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

