



**April 7, 2026**

**Stephen Wensman  
Town of Rolesville Planning Director  
502 Southtown Circle  
PO Box 250  
Rolesville, NC 27571  
swensman@rolesvillenc.gov**

**Reference: 1101 Averette Road - Rolesville, North  
Carolina**

**Subject: Memorandum of Understanding for TIA Report**

Dear Mr. Wensman:

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 development to be located at 1101 Averette Road in Rolesville, North Carolina. Access to the parcel is proposed via one (1) full-movement driveway along Averette Road. Refer to the attached site location map.

The proposed development, expected to be completed in 2029, is assumed to consist of the following land uses:

- 76 townhomes
- 5,000 square feet (s.f.) of strip retail space

### **Study Area**

Based on initial conversations with the Town, the study area is assumed to consist of the following intersections:

- Wait Avenue & Averette Road (Signalized)
- Averette Road & Jones Dairy Road (Unsignalized)

## **Existing Traffic Volumes**

Existing peak hour traffic volumes will be determined based on traffic counts conducted at the study intersections below in May 2025 and April 2026 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods, while schools are in session for in-person learning. Traffic counts were already collected at the intersection of Wait Avenue and Averette Road in May of 2025. The annual approved growth rate will be applied to these traffic counts to grow them to the 2026 existing condition:

- Wait Avenue & Averette Road (Signalized)
- Averette Road & Jones Dairy Road (Unsignalized)

A 24-hour tube count at the approximate access location along Averette Road is also proposed to determine peak hour volumes under build conditions.

## **Background Traffic Volumes**

Background traffic volumes will be determined by projecting 2026 existing traffic volumes to the year 2029 using a 1% annual growth rate. Please advise on any adjacent developments to be included in the future analysis of the study area.

## **Future Roadway Improvements**

Based on the online ArcGis Map, it was determined that 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*, 12<sup>th</sup> Edition. Refer to Table 1 for a summary of the proposed site trip generation for full buildout of the proposed development.

**Table 1: Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	76 DU	500	7	23	20	15
Strip Retail (822)	5 KSF	272	11	9	16	15
<b>Total Trips</b>		<b>772</b>	<b>18</b>	<b>32</b>	<b>36</b>	<b>30</b>

It is estimated that the proposed development will generate approximately 772 site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 50 primary trips (18 entering and 32 exiting) will occur during the weekday AM peak hour and 66 primary trips (36 entering and 30 exiting) will occur during the weekday PM peak hour.

### **Trip Distribution and Assignment**

Site trips will be distributed based on the locations of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. These distribution figures will be provided after traffic counts are received to verify assumptions.

### **Analysis Scenarios**

All capacity analyses will be performed utilizing Synchro (Version 11.1). All study intersections will be analyzed during the weekday AM and PM peak hours under the following proposed traffic scenarios:

- 2026 Existing Traffic Conditions
- 2028 No-Build Traffic Conditions
- 2028 Build Traffic Conditions



## **Report**

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

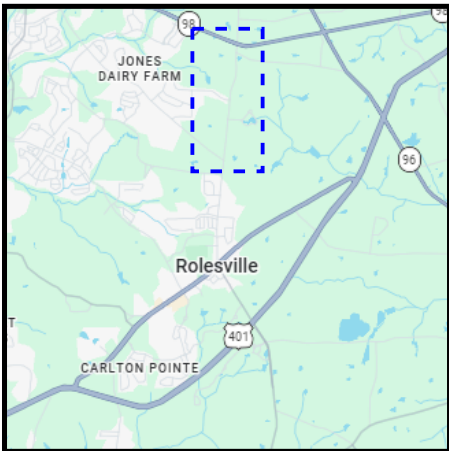
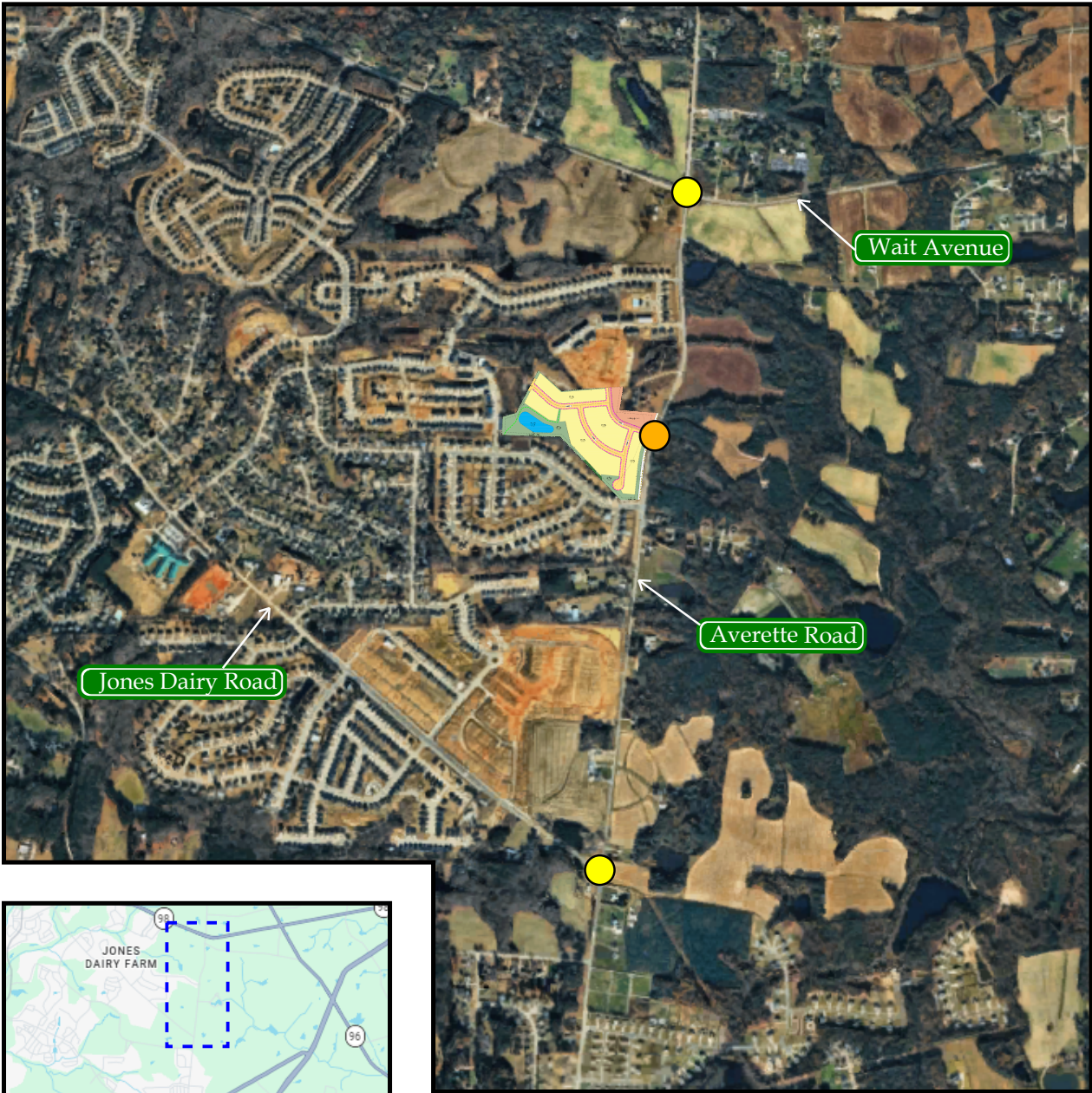
A handwritten signature in black ink, appearing to read "C. Seger", is written over a light gray rectangular background.

Cameron Seger, EI  
Traffic Analysis Project Engineer  
***DRMP, Inc.***

### Attachments:

- Site Location Map
- Site Plan
- Trip Generation Table
- Growth Rate Spreadsheet

Cc: Michael Elabarger (Town of Rolesville)  
Daniel Boulware, PE (NCDOT)  
Trevor S. Darnell (NCDOT)



**LEGEND**

- Study Intersection
- Proposed Site Access
- Study Area



Averette Road Townhomes  
Rolesville, NC

Site Location Map

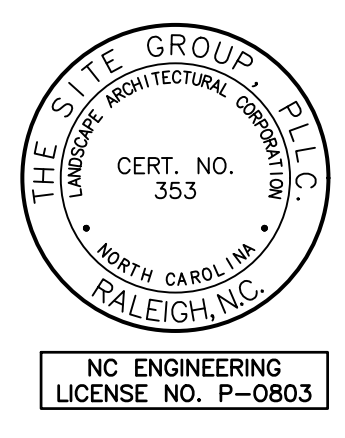
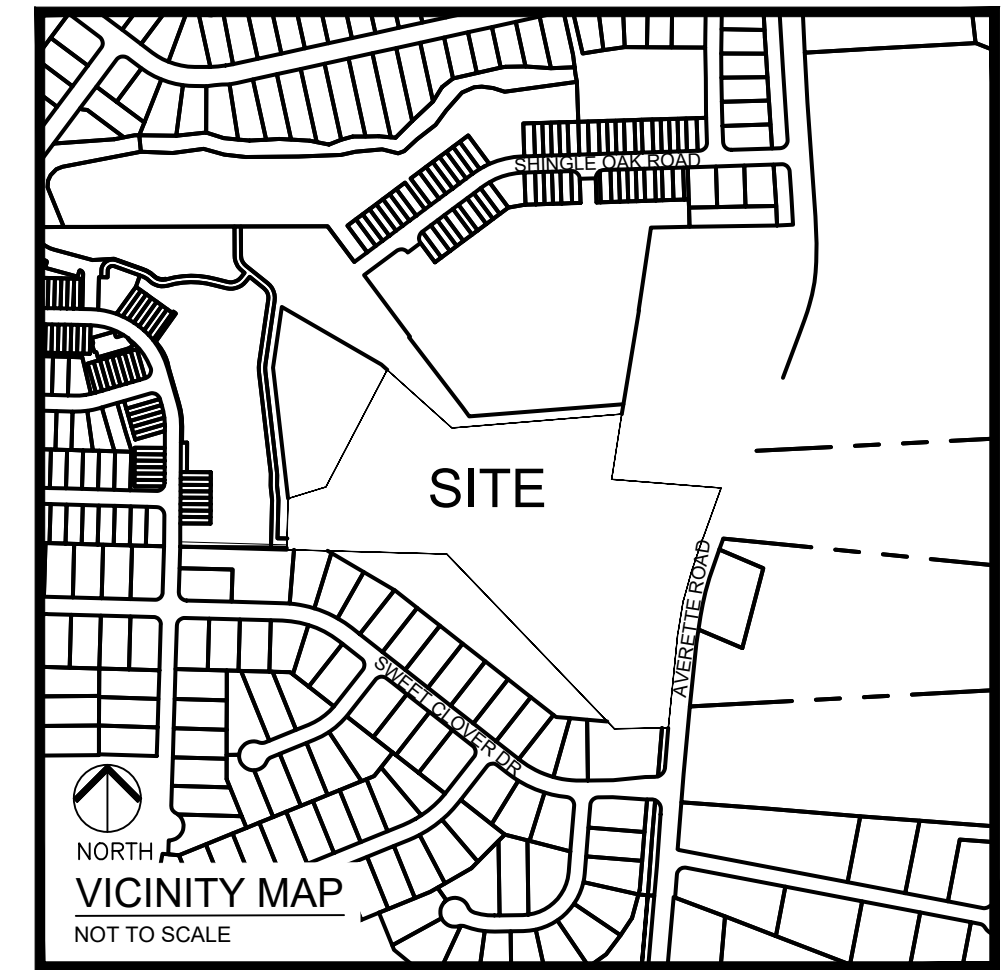
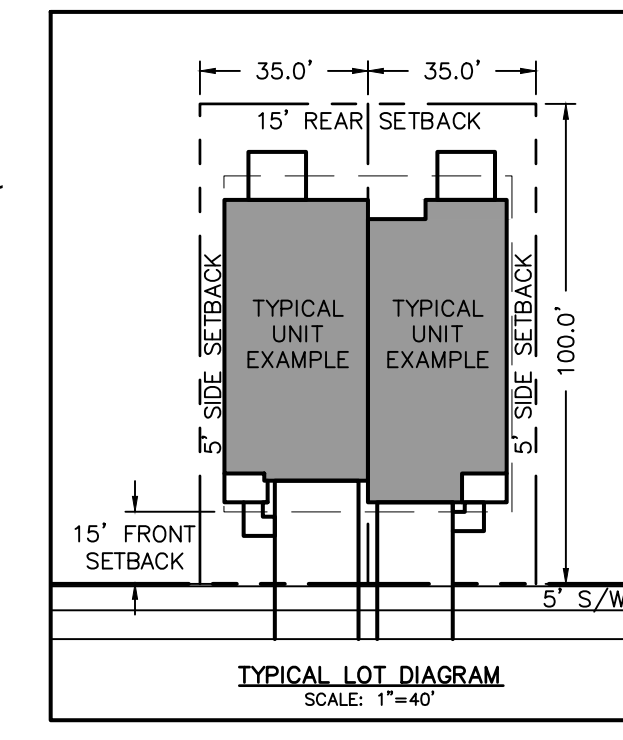
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Scale: Not to Scale Figure 1

Area Calculations	Area (Square Feet)	Area (Acres)
Total Site Area	741,850 SF	17.03 Acres
Existing R/W Dedication	23,052 SF	0.53 Acres
Existing Site Area (Net of R/W)	718,798 SF	16.50 Acres
Additional R/W to be Dedicated	19,260 SF	0.45 Acres
Total R/W to be Dedicated	42,312 SF	0.98 Acres
Proposed Site Area (Net of R/W)	699,538 SF	16.05 Acres
Commercial Area	71,055 SF	1.63 Acres
Residential Area	647,743 SF	14.87 Acres

Open Space	Area (Square Feet)	Area (Acres)
Required Open Space		
15% of 699,538 SF/16.05 AC=	104,931 SF	2.41 Acres
Provided Open Space		
Medium Open Space	125,302 SF	2.88 Acres
Small Open Space	83,308 SF	1.91 Acres
SCM	29,027 SF	0.67 Acres
Small Open Space 1	12,967 SF	0.30 Acres

ELIZABETH SPRINGS  
PROPERTY OWNERS  
ASSOCIATION INC.  
PIN: 1860037020  
B.M. 2025 P.G. 01134  
DB. 019949 P.G. 02117



PROGRESS  
25 MAR 2026

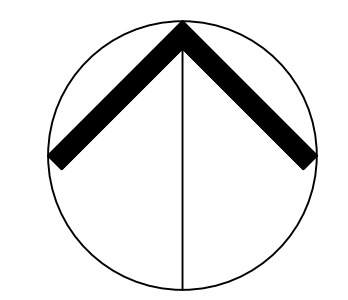
THE SITE GROUP  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS  
THE SITE GROUP, PLLC  
1111 Oberlin Road  
Raleigh, NC 27605-1136 USA  
Office: 919.835.4787  
Fax: 919.839.2255  
E-Mail: SRN@thesitegroup.net

SITE DATA SUMMARY

PROJECT NAME:	AVERETTE ROAD SUBDIVISION
PIN:	1860-02-9417
SITE ADDRESS:	1101 AVERETTE ROAD
EXISTING SITE ACREAGE:	16.50 ACRES
R/W DEDICATION (AREA):	0.45 ACRES
COMMERCIAL ACREAGE:	1.63 ACRES
RESIDENTIAL ACREAGE:	14.87 ACRES
JURISDICTION:	ROLESVILLE
EXISTING ZONING:	RM-CZ
PROPOSED ZONING:	RH-CZ, GC-CZ
CURRENT USE:	VACANT
PROPOSED USE:	DWELLING, SINGLE FAMILY, ATTACHED, COMMERCIAL
RH DEVELOPMENT STANDARDS (LDO 3.1.3.B):	
BUILDING HEIGHT (MAX.):	35'
DENSITY (MAX UNITS PER AC, ATTACHED):	9/ACRE: 9*16.5 = 149 UNITS
NUMBER OF UNITS PROPOSED:	76 UNITS
COVERAGE AREA MIN:	2,000 SF
MIN LOT WIDTH REQUIRED:	20'
MIN LOT WIDTH PROPOSED:	35'
MIN LOT DEPTH PROPOSED:	100'
ATTACHED BLDG SETBACKS:	
FRONT:	15'
SIDE:	0' INTERNAL, 10' END UNIT, MINIMUM 10' BETWEEN STRUCTURES OF 3 UNITS OR LESS
REAR:	15'
CORNER:	15'
GC DEVELOPMENT STANDARDS (LDO 3.2.1.B):	
BUILDING HEIGHT (MAX.):	35'
MIN LOT WIDTH REQUIRED:	100'
MIN LOT AREA REQUIRED:	20,000 SF
COMMERCIAL BLDG SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	35'
CORNER:	25'
TOTAL OPEN SPACE REQUIRED:	15% OF DEVELOPMENT SIZE: 15%*16.05 AC = 2.41 AC
ACTIVE OPEN SPACE REQUIRED:	50% OF OPEN SPACE: 50%*2.41 AC = 1.20 AC
PASSIVE OPEN SPACE REQUIRED:	50% OF OPEN SPACE: 50%*2.41 AC = 1.20 AC
OPEN SPACE PROVIDED:	125,302 SF, 2.88 AC
WATERSHED:	LITTLE RIVER

CLIENT:  
LOCK 7 DEVELOPMENT, LLC  
C/O: DAVID GORMAN, PRINCIPAL  
2201 WISCONSIN AVE, NW#200  
WASHINGTON, DC 20007  
PHONE: (202) 922-6540  
E-MAIL: david@lock7.com

CONTACT:  
BRANDON MOORE  
THE SITE GROUP, PLLC  
1111 OBERLIN ROAD  
RALEIGH, NC 27605  
PHONE: (919) 835-4787  
FAX: (919) 839-2255  
EMAIL: bdm@thesitegroup.net



NORTH  
REZ-26-001  
ZONING EXHIBIT

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



EXHIBIT FOR  
AVERETTE ROAD  
SUBDIVISION  
1101 AVERETTE ROAD  
ROLESVILLE, NORTH CAROLINA

Drawn By: LLF  
Checked By: BDM

DATE: 26 FEB 2026  
REVISED: 03 MAR 2026

ZONING EXHIBIT

ZONING EXHIBIT

Job Code: L7ARS

Dwg No. EX 1.0

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LINE LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT BOUNDARY
---	EXISTING R/W
---	FUTURE R/W
---	POND/CREEK
SS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
---	EXISTING STORMWATER
G	EXISTING GAS LINE
OHU	EXISTING OVERHEAD UTILITY
C	EXISTING COMMUNICATION
E	EXISTING UNDERGROUND ELECTRIC
---	EXISTING TOPO MAJOR
---	EXISTING TOPO MINOR
---	PROPOSED TOPO MAJOR
---	PROPOSED TOPO MINOR
---	EXISTING PUBLIC GREENWAY
---	5' SIDEWALK ALONG BOTH SIDES OF PROPOSED INTERNAL STREETS
---	PROPOSED NEIGHBORHOOD TRAIL
---	SIDEPATH
---	BIKE LANE
█	WETLAND
█	SCM
█	OPEN SPACE
█	RESIDENTIAL LOTS
█	OTHER RESIDENTIAL AREA
█	COMMERCIAL

OPEN SPACE #2  
PERRY FARMS HOMEOWNERS ASSOCIATION INC  
PIN: 1860027139  
D.B. 17125 P.G. 223  
B.M. 2017 P.G. 2288  
0.96 ACRES

OPEN SPACE #3  
PERRY FARMS HOMEOWNERS ASSOCIATION INC  
PIN: 1860027139  
D.B. 17125 P.G. 223  
B.M. 2017 P.G. 2287-2288  
2.63 ACRES

OPEN SPACE #4  
PERRY FARMS HOMEOWNERS ASSOCIATION INC  
PIN: 1860117799  
D.B. 17828 P.G. 767  
B.M. 2017 P.G. 2286  
0.85 ACRES

OPEN SPACE  
BILL CLARK HOMES OF RALEIGH LLC  
PIN: 1860113820  
D.B. 18227 P.G. 1802  
B.M. 2017 P.G. 2286  
0.06 ACRES

TRACT 1  
KEVIN M. CROW  
JOANNA N. CROW  
PIN: 1860022839  
B.M. 2007 P.G. 1763  
DB. 15769 P.G. 755  
125,052 SF  
2.8708 ACRES

LOT AREA  
64,654 SF  
1.48 AC

LOT AREA  
81,898 SF  
1.88 AC

LOT AREA  
156,880 SF  
3.60 AC

LOT AREA  
58,674 SF  
1.35 AC

LOT AREA  
12,967 SF  
0.30 AC

JONES, DOUGLAS BRANCH  
PIN: 1860124968  
D.B. 2280 P.G. 81  
8.45 ACRES

OPEN SPACE  
29,027 SF  
0.67 AC

MEDIUM OPEN SPACE  
83,308 SF  
1.91 AC

COMMERCIAL AREA (GC-CZ)  
1.63 AC

SMALL OPEN SPACE  
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HISTORICAL TRAFFIC GROWTH RATE

Year	Road Name: Averette Road Route ID: SR 1945 Station #: 0920001280	Road Name: Jones Dairy Road Route ID: SR 2053 Station #: 0920001475	Road Name: Wait Avenue Route ID: NC 98 Station #: 0920001875	Road Name: Averette Road Route ID: SR 1945 Station #: 0920001285	Road Name: Route ID: Station #:
2023			13,000	2,600	
2022					
2021	3,600	4,800	6,900		
2020					
2019	3,600	4,700	12,500		
2018					
2017	3,300				
2016					
2015	3,000	4,700		2,800	
2014					
2013	2,700	4,500			

2013-2023

3.66%

0.81%

0.99%

-0.92%

#DIV/0!

1.13%

**1.0%**  
**Recommended Growth**  
**Rate**