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Raleigh, NC 27603  
919. 361. 5000

SPEC24634

June 27, 2025

Meredith Gruber  
Town of Rolesville  
502 Southtown Circle, PO Box 250  
Rolesville, NC 27571  
919.554.6517

**RE: Broughton Townhomes – Rolesville, North Carolina – Trip Generation Letter**

Dear Ms. Gruber,

## Trip Generation Letter

This letter presents a summary of the trip generation potential for the proposed Broughton Townhomes development to be located east of W. Young Street and south of Granite Falls Boulevard in Rolesville, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the proposed site. The proposed development is expected to consist of 58 townhomes.

Site access will be served via one (1) full movement driveway along N. Main Street and one (1) full movement driveway along W. Young Street which is to align with Scarboro Street and stub into Nortwick Road. Along the extension of Nortwick Road, the development will be served via one (1) full movement driveway.

### Similar Site Data

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, and the suggested method of trip calculations provided in NCDOT's *Rate vs. Equation spreadsheet*, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. Refer to Table 1 below for the trip generation for the proposed land uses.

TABLE 1: TRIP GENERATION									
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Townhomes (215)	58 units	Adjacent / Equation	391	6	18	24	18	13	31

The proposed development is expected to generate 391 daily trips consisting of 24 trips (6 entering and 18 exiting) during the weekday AM peak hour and 31 trips (18 entering and 13 exiting) during the weekday PM peak hour.

Based on the Town of Rolesville (Town) Unified Development Ordinance (UDO), a Traffic Impact Analysis (TIA) is required if the trip generation threshold is expected to generate greater than 1,000 daily trips or greater than 100 peak hour trips. The threshold for the North Carolina Department of Transportation (NCDOT) requiring a TIA of a proposed development is that of generating more than 3,000 daily trips. Based on a review of the proposed density and associated trip generation potential, the proposed development is expected to be well below these thresholds. Due to these reasons, offsite traffic impacts by the proposed development are expected to be negligible.

Summary

This letter presents a summary of the trip generation potential for the Broughton Townhomes development. The proposed development is located east of W. Young Street and south of Granite Falls Boulevard in Rolesville, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the proposed site. The proposed development is expected to consist of 58 townhomes.

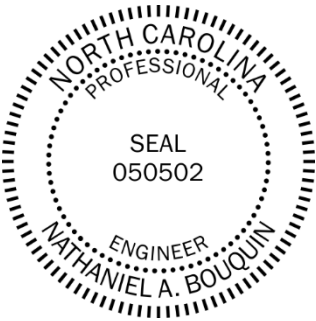
Based on review of the trip generation calculations using the methodology contained within the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition, the proposed development is expected to generate a maximum of 391 daily trips consisting of 24 trips during the weekday AM peak hour and 31 trips during the weekday PM peak hour. This falls below the typical threshold for requiring a Traffic Impact Analysis (TIA) set by the Town of Rolesville of generating greater than 1,000 daily trips or 100 peak hour trips. Due to the low trip generation estimates for the proposed development, the development is expected to have a negligible impact on the area street network.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.961.4065.

Sincerely,  
**McAdams**

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**CLIENT**

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## PRELIMINARY PRICING SET

ROLESVILLE, NORTH CAROLINA 27571

## REVISIONS

NO.	DATE
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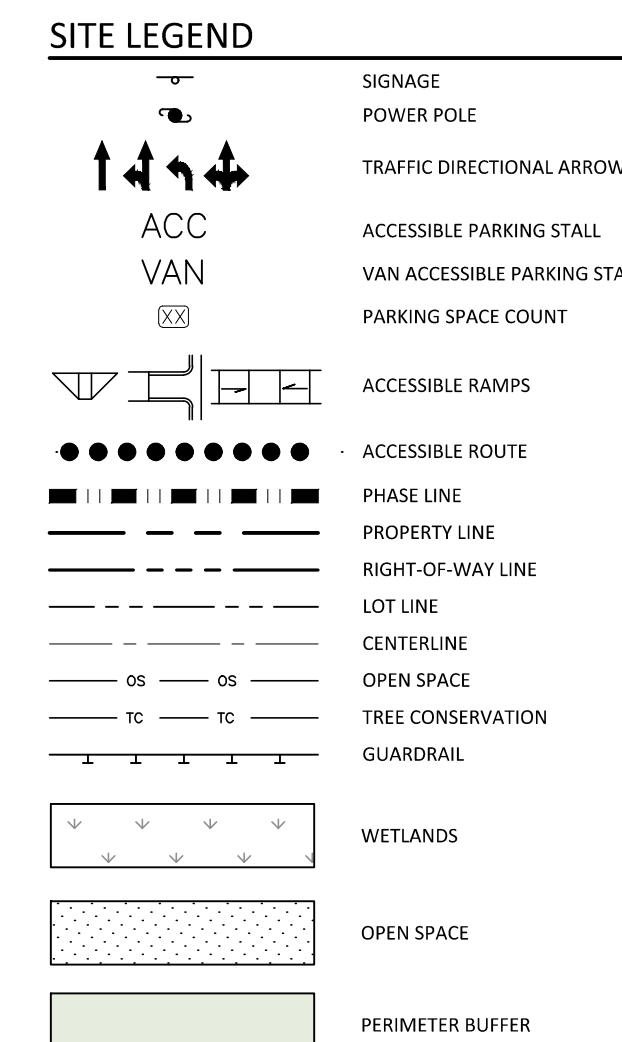
## PLAN INFORMATION

PROJECT NO.	SPEC-24634
FILENAME	SPEC24634-
CHECKED BY	RKB
DRAWN BY	TVD
SCALE	1"=60'
DATE	05.23.2025

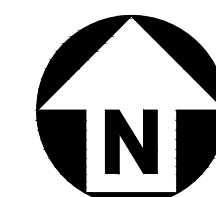
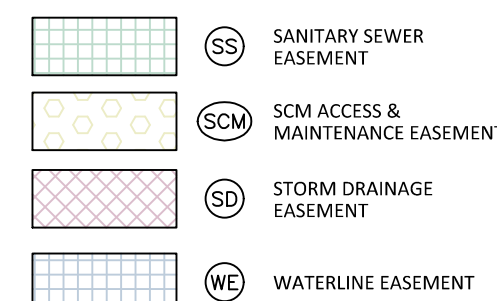
**SHEET**

## OVERALL SITE PLAN


# C2.00



## EASEMENT LEGEND



**GRAPHIC SCALE**



1 inch = 60 ft

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

x:\Projects\ISPEC\SPEC24634 Broughton Townhomes\04-Production\Engineering\Pricing Set\Current Drawings\SPEC24634-OAS1.dwg, 5/23/2025 3:06:15 PM, Timothy Damacus