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Raleigh, NC 27603  
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SPEC23591

June 27, 2025

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

**RE:       Scarboro Village – 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 Scarboro Village development to be located at 201 S. Main Street 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 63 townhomes.

Site access will be served via two (2) full movement driveways along the extension of Perry Street.

**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)	63 units	Adjacent / Equation	430	7	20	27	20	14	34

The proposed development is expected to generate 430 daily trips consisting of 27 trips (7 entering and 20 exiting) during the weekday AM peak hour and 34 trips (20 entering and 14 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 Scarboro Village development. The proposed development is at 201 S. Main Street 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 63 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 430 daily trips consisting of 27 trips during the weekday AM peak hour and 34 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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EXHIBIT A: SCARBORO VILLAGE CONCEPT PLAN



Qunity

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201  
DURHAM, NORTH CAROLINA 27707  
P 919.490.4990  
www.qunity.com

NORTH CAROLINA BOARD OF  
EXAMINERS FOR ENGINEERS AND  
SURVEYORS LICENSE NO.: C-0676



**LEGEND**

- STREAM BUFFER
- ACTIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- ZONING BOUNDARY

0 30' 60' 120'

SCALE: 1" = 60'

<b>DRAWN BY:</b> CRM	<b>CHECKED BY:</b> TS	<b>PROJECT NO.</b> 2273
<b>07-01-2025</b>		<b>SHEET NO.</b>
<b>SCALE AS NOTED</b>		<b>EXHIBIT A</b>

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PROJECT INFORMATION	
SITE SUMMARY	
GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	62,633 SF (1.44 AC)
EXISTING ZONING:	RL
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)
PROPOSED ZONING:	GC
PROPOSED PARCEL 2 AREA:	451,266 SF (10.36 AC)
PROPOSED ZONING:	RH
PARCEL 1 LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	35'
FRONT SETBACK:	20'
SIDE SETBACK:	15'
REAR SETBACK:	35'
CORNER SETBACK:	25'
*SETBACK REDUCTIONS ALLOWED WITH STIPULATIONS	
LOT WIDTH:	100' MIN
LOT AREA:	20,000 SF MIN
PARKING	
VEHICULAR REQUIRED:	2.5 SPACES/ 1,000 SF
BICYCLE REQUIRED:	MIN: 1 SPACES/ 5,000 GFA MAX: 20 SPACES
OPEN SPACE SUMMARY	
REQUIRED:	2,942 SF (5% ) MIN TO INCLUDE 1 SMALL SPACE TYPE
PARCEL 2 LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	9 UNITS/ AC
PROPOSED DENSITY:	6.08 UNITS/ AC (63 UNITS/ 10.36 AC) 63 FRONT LOADED
MAXIMUM BUILDING HEIGHT:	35'
FRONT SETBACK:	15'
SIDE SETBACK:	10' END UNIT, 0' INTERNAL
REAR SETBACK:	15'
CORNER SETBACK:	30'
BUILDING SEPARATION:	20' MIN
LOT WIDTH:	2,000 SF MIN
LOT AREA:	
PARKING	
REQUIRED:	140 SPACES
RESIDENTIAL BUILDING:	2 / UNIT = 126 SPACES
GUEST PARKING:	.25/ UNIT = 16 SPACES
PROPOSED:	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES
OPEN SPACE SUMMARY	
REQUIRED:	67,690 SF (15% ) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES
PROPOSED:	ACTIVE RECREATION: ENVIRONMENTALLY SENSITIVE LAND: STORMWATER FACILITY:

PROPERTY	PN	RED	OWNER	ZONING	USE
A	1769000577	0053005	NC FOR THE FUTURE, LLC 248 CHARACTER DR ROLESVILLE NC 27079-9384	RL	SINGLFAM
B	1769001347	0001209	EDWARDS FAMILY, LLC 6105 HOPE FARM LN WAKE FOREST NC 27871-8426	RL	SINGLFAM
C	1769002216	0007256	HURLBUT, JENNIFER S 102 GLENN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
D	1769002188	0014661	COOK, DOROTHY P 104 GLENN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 1807 OLD COLLEGE CIR WAKE FOREST NC 27871-3823	RL	SINGLFAM
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 108 GLENN CIR	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, EDDIE C HENDERSON, PATRICIA A 112 GLENN CIR ROLESVILLE NC 27071-9408	RL	SINGLFAM
H	1768098727	0001209	TOWN OF FOLESVILLE PO BOX 250 ROLESVILLE NC 27071-0250	RL	SINGLFAM
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 145 STONEMBRIDGE DR	RL	N/A
J	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 145 STONEMBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 8532 OAK GROVE CHURCH RD WAKE FOREST NC 27871-7933	RL	N/A
L	1758899444	0023551	DUNN, RICHARD E WOODS, MARDENIA 294 SCHOOL ST ROLESVILLE NC 27071-9418	RL	SINGLFAM
M	1758899840	0022033	DEBNAH, MICHAEL T 249 WOODROW AVE BRIDGEPORT CT 06606-3939	RL	SINGLFAM
N	1758897386	0037218	FRANZONI, JAMES 2108 US HWY FRANKLIN NC 27625-9778	RL	SINGLFAM
O	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 145 STONEMBRIDGE DR	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION HE SERVICE DIRECTOR 1891 ROCK QUARRY RD	RL	SCHOOL
Q	1759904024	0054369	EDWARDS FAMILY, LLC 6105 HOPE FARM LN WAKE FOREST NC 27871-8426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS, LLC 100 BLVD DAVIS CT RALEIGH NC 27614-9359	RL	RES / BUS
S	1759905245	0067163	DORRICK, JAMES PO BOX 1811 WAKE FOREST NC 27888-1811	RL	TWOFAM
T	1759906321	0060273	ELKASE, DEAN T ELKASE, SUSIE E 207 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM
U	1759907307	0060335	EAGLES, COLUMBUS T EAGLES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27071-9660	RL	SINGLFAM