



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

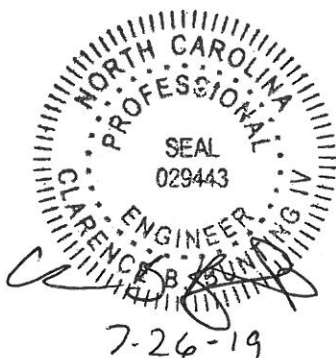
JAMES H. TROGDON, III
SECRETARY

July 26, 2019

Wheeler Tract

Traffic Impact Analysis Review Report Congestion Management Section

TIA Project: SC-2019-113
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
Clarence B. Bunting, IV, P.E. Project Engineer
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MEMORANDUM

In reply, refer to
File No. SC-2019-113

TO: M. Scott Wheeler, District Engineer
Division 5, District 1

Document Sent Electronically

FROM: Doumit Y. Ishak, Regional Engineer (Div 5, 7, 8, & 9)
Congestion Management Section

SUBJECT: Preliminary Review for Wheeler Tract Development in Rolesville, Wake County.

The Congestion Management Section has performed a preliminary review of the Traffic Impact Analysis (TIA) for the subject site. The key dates regarding this development are as follows:

Date Received by This Office	6/28/19	Date of Site Plan	11/15/18
		Date of Sealed TIA	6/18/19

X	We consider the Traffic Impact Analysis to substantially meet our criteria for further review and comments. This review has been added to our queue of projects to perform a more detailed review that will be submitted under separate cover at a later date.
	We require additional information from the TIA preparer as noted on the attached list. We are unable to perform a thorough review until we receive this information.
	We have concerns with the Traffic Impact Analysis. The attached list includes inconsistencies or other questionable aspects that vary from our recommended practices and require further explanation or justification. A revised TIA should be submitted before a thorough review can be completed.

Based on this preliminary review, the TIA is "Complete" according to N.C.G.S.136-93.1A

Please refer to the Driveway Manual and the Capacity Analysis Guidelines available via www.ncdot.org/doh/preconstruct/traffic/congestion/CM/ for additional information. This letter is only being distributed electronically and should be considered as the official documentation. If we can provide further assistance with this project or if you require a paper copy of this letter, please contact me.

DYI:jdm

- cc: J. Hopkins, P.E.
J. K. Lacy, P.E., C.P.M.
J. H. Grant, P.E.
D. P. Keilson, P.E.
J.T. Reinke, P.E. (Ramey Kemp)

Wheeler Tract

SC-2019-113

Wake

July 26, 2019

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	6/28/19	Date of Site Plan	11/15/18
Date of Complete Information	6/28/19	Date of Sealed TIA	6/18/19

Proposed Development

Per the TIA, the proposed Wheeler Tract Development is to be located along Rolesville Road and Mitchell Mill Road in Rolesville, Wake County. The TIA assumes the development is to be constructed by 2026 and is to consist of the following:

Land Use	Land Use Code	Size
Single-Family Detached Housing	210	233 d.u.
Multi-Family Housing (Low-Rise)	220	125 d.u.

Trip Generation - Unadjusted Volumes During a Typical Weekday

	IN	OUT	TOTAL
AM Peak Hour	56	173	229
PM Peak Hour	190	112	302
Daily Trips			3,200

General Reference

For reference to various documents applicable to this review please reference the following link:
<http://www.ncdot.org/doh/preconstruct/traffic/tepp/Topics/C-37/C-37.html>

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 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.

Improvement Coordination

Improvements for Wheeler Tract should be coordinated with improvements being implemented by Young Street PUD and Kalas-Watkins Family Property.



Wheeler Tract
Rolesville, Wake County
SC-2019-113

-  Existing Laneage
-  Recommended Laneage
-  Laneage Built By Others
-  NCDOT Recommendation
-  Existing Signal
-  Signal Proposed By Others
-  Developer Proposed Signal
-  Monitor for Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- <XXX> Distance Between Intersections
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale

