



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

JAMES H. TROGDON, III
SECRETARY

July 17, 2019

Kalas / Watkins Family Property
Traffic Impact Analysis Review Report
Congestion Management Section

TIA Project: SC-2019-109
Division: 5
County: Wake



Doumit Y. Ishak, Regional Engineer
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Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

Kalas / Watkins Family Property

SC-2019-109

Wake

July 17, 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 | 6/24/19 | Date of Site Plan | 3/11/19 |
| Date of Complete Information | 6/24/19 | Date of Sealed TIA | 6/20/19 |

Proposed Development

Per the TIA, the proposed Kalas / Watkins Family Property Development is to be located along Rolesville Road in Rolesville, Wake County. The TIA assumes the development is to be constructed by 2025 and is to consist of the following:

| Land Use | Land Use Code | Size |
|---------------------------------|---------------|----------|
| Single-Family Detached Housing | 210 | 439 d.u. |
| Multi-Family Housing (Low-Rise) | 220 | 96 d.u. |

Trip Generation - Unadjusted Volumes During a Typical Weekday

| | IN | OUT | TOTAL |
|--------------|-----|-----|-------|
| AM Peak Hour | 90 | 272 | 362 |
| PM Peak Hour | 301 | 177 | 478 |
| Daily Trips | | | 4,742 |

General Reference

For reference to various documents applicable to this review please reference the following link: <http://www.ncdot.org/doh/preconstruct/traffic/tepl/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.

The Point North Driveway

Quarry Road

The Point South Driveway

Rolesville HS Driveway

Site Access A

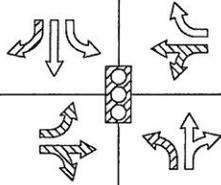
Site Access B

Wheeler Tract Site Access

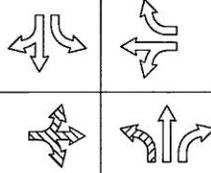
Site Access C

Mitchell Mill Road

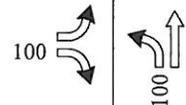
Rolesville Road



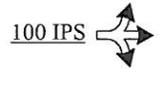
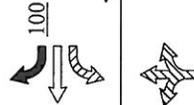
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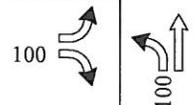
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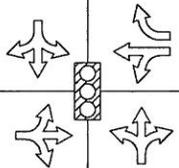
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Kalas/Watkins Family Property
Rolesville, Wake County
SC-2019-109

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

