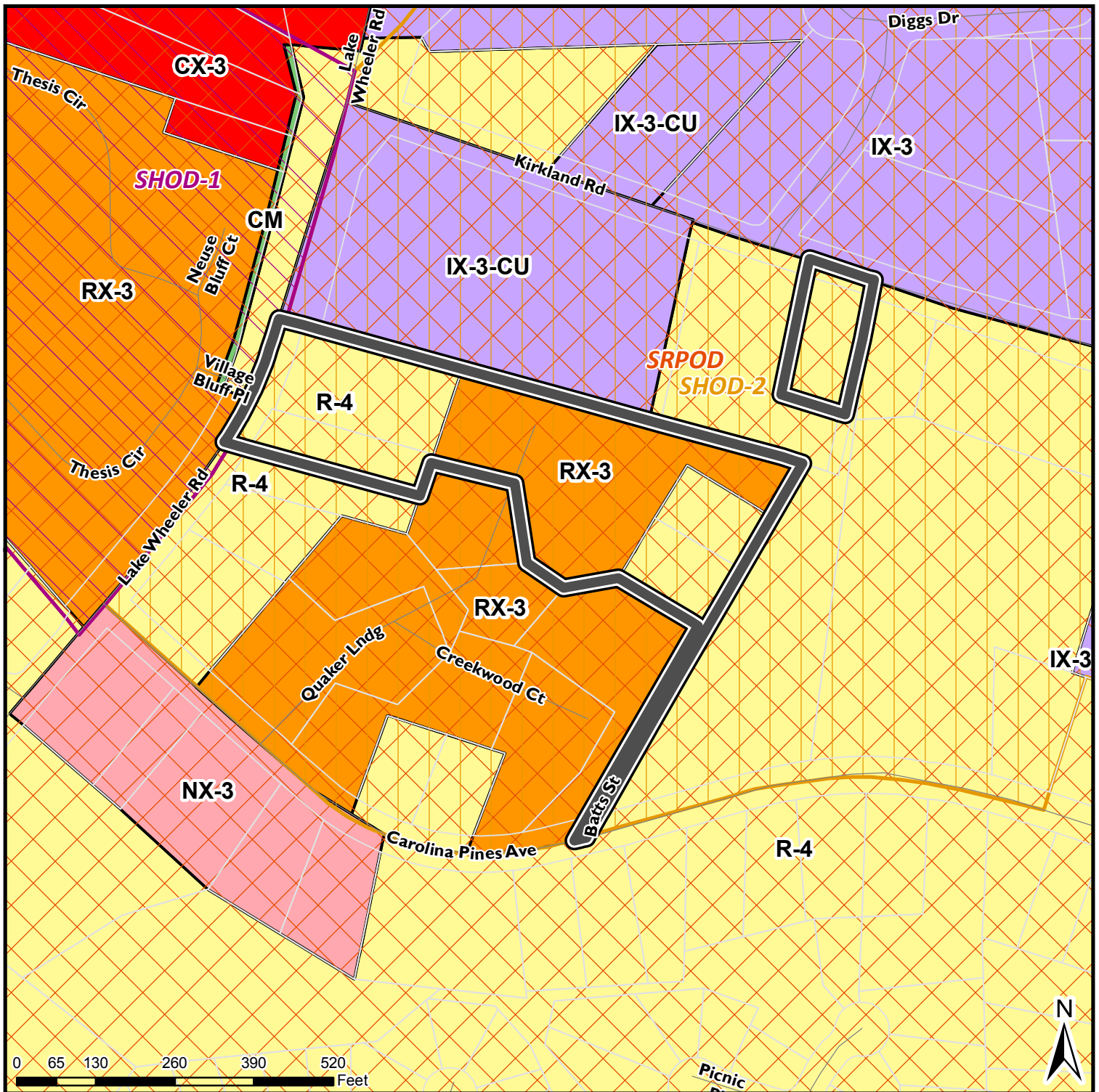


Existing Zoning Map

Z-42-2015



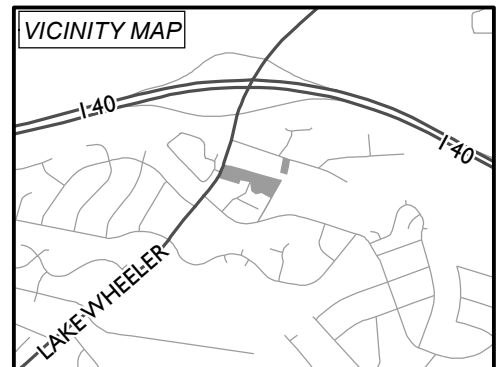
Submittal
Date

11/2/2015

Request:

5.25 acres from
R-4 & RX-3 w/SRPOD & SHOD-2
to RX-3-CU w/ SRPOD & SHOD-2

VICINITY MAP



Map Date: 4/1/2016




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One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification R-4, RX-3 Proposed Zoning Classification Base District Height Frontage RX-3-CU If the property has been previously rezoned, provide the rezoning case number. Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 409845	Transaction Number

GENERAL INFORMATION		
Property Address 2023 Lake Wheeler Road, Raleigh, NC 27603		Date 5-11-17
Property PIN 0792-99- 0462, 0792-99- 3385, 0792-99- 5164, 0792-99- 0312, 0792-99- 6241, 0792-99- 7581	Deed Reference (Book/Page) 8166-2763, 11623-962, 11623-970, 15789-1996	
Nearest Intersection Lake Wheeler Road and Kirkland Drive		Property size (in acres) 5.21 Ac.
Property Owner/Address Ram Lavani 108 Hemingway Forest Place Raleigh, NC 27607	Phone	Fax
	Email ramlavani@gmail.com	
Project Contact Person/Address Mike Stewart 319 Chapanoke Road Suite 106 Raleigh, NC 27603	Phone 919 779-1855	Fax 919 779-1661
	Email stewartpe@aol.com	
Owner/Agent Signature 	Email ramlavani@gmail.com	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number		Transaction Number
Date Submitted 5-11-17		
Existing Zoning R-4, RX-3	Proposed Zoning RX-3-CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	Transit Easement: Prior to the issuance of a building permit for new development or recording of a subdivision plat, whichever occurs first, if requested by the City of Raleigh, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Lake Wheeler Road shall be approved by the Department of Transportation and then Property Owner, and the easement deed approved as to form by the City Attorney's Office. If, prior to the issuance of the first building permit for new development, transit is available to the property and the Department of Transportation requests installation of a transit pad within the transit easement area, a transit pad shall be constructed prior to the first certificate of occupancy, with plans approved by the Department of Transportation.
2.	Properties currently zoned R-4 will be limited residentially to no more than 14 residential units per acre. (0792-99- 0462, 0792-99- 5164, 0792-99- 0312, 0792-99- 6241, 0792-99- 7581)

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature 	Print Name Ram A. Lavani
---	--------------------------



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1 Exchange Plaza, Suite 400
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Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction Number
	Zoning Case Number

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

- | | |
|----|---|
| 1. | The future land use plan calls for this area to be medium density residential. The proposed zoning would match the remaining property with a portion already rezoned by the city last year. |
| 2. | Policy LU2.1 - Place making - Create safe attractive, accessible, functional, inclusive places that meets the needs of the people and improves the local character. |
| 3. | |
| 4. | |

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

- | | |
|----|--|
| 1. | Rezoning benefits the public by redevelopment of properties which are no longer appropriate for large single family dwellings. |
| 2. | Rezoning will increase the tax base and value of the proposed and surrounding properties. |
| 3. | Rezoning is reasonable given the changing character of the area. This would include an apartment complex and multi-story storage facility. |
| | |



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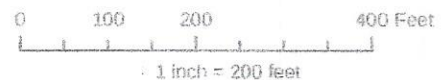
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Customer Service Center**
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1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Submittal Requirements

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements – General Use or Conditional Use Rezoning					
1. I have referenced the Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



MAP TITLE



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One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2688

Pre-Application Conference

Rezoning Case Basic Information		Transaction Number (for office use only)
<ul style="list-style-type: none">The Pre-Application conference is a requirement for all Rezoning Applications.This information is needed to give staff a basic overview of the property to be rezoned.Attach additional sheets as necessary.		
Applicant(s) Name Arvind Lavani		Date Submitted 9/8/14
Phone 919 417-6671		Email Stewartpel@aol.com
Property Pin # 0792990462 000		
Site Address/Location 2023 Lake Wheeler Road		
Current Zoning R-4, O&I	Future Land Designation Med Density Residential	
Proposed Zoning SC-CU	Proposed Height	
Proposed Frontage 225	Proposed Conditions	
Additional Information (if needed) Proposed use is Hotel		
Contact DeShae Sumpster @ deshae.sumpster@raleighnc.gov or call 919-996-2646 to schedule a meeting after completing this form.		
All cancellations must be done within two (2) business days of the scheduled meeting date.		
Come to the meeting prepared with the following information:		
<ul style="list-style-type: none">Proposed category zoningGeneral use(s)Proposed conditions (if filing conditional use zoning)Maximum height limitation and if the property/properties are within a designation urban form area.		
A Rezoning Application must be filed within six (6) months to a year after the Pre-Application meeting. If not filed within that time, the applicant must schedule another Pre-Application conference meeting.		

Revised 05/28/13



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Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Pre-Application Conference

This form must be provided at the time of formal submittal.

Process Type
<input type="checkbox"/> Board of Adjustment (Contact: <u>Eric Hodge</u>)
<input type="checkbox"/> Comprehensive Plan Amendment (Contact: <u>Dan Becker</u>)
<input checked="" type="checkbox"/> Rezoning (Contact: <u>DeShele Sumpter</u>)
<input type="checkbox"/> Site Review* (Contact: <u>Stacy Barbour</u>)
<input type="checkbox"/> Subdivision (Contact: <u>Christine Darges</u>)
<input type="checkbox"/> Subdivision (Exempt) (Contact: <u>Peggy Goodson</u>)
<input type="checkbox"/> Text Change (Contact: <u>Travis Crane</u>)
* Optional conference

GENERAL INFORMATION	
Date Submitted	<u>Sept. 24, 2014</u>
Applicant(s) Name	<u>Michael Stewart PE</u>
Phone	<u>919 779 1855</u>
Email	<u>stewartpe@aol.com</u>
Property PIN #	
Site Address / Location	<u>Lake Wheeler Rd.</u>
Current Zoning	<u>R-4, O&I-1</u>
Additional Information (if needed)	<u>409843</u>

FOR OFFICE USE ONLY	
Transaction #	
Date of Pre-Application Conference	<u>Sept. 24, 2014</u>
Staff Signature	<u>[Signature]</u>



February 11, 2015

Re: Neighborhood Meeting

Rezoning along Lake Wheeler Road

Dear Neighbors,

We would like to hold a meeting to discuss the rezoning of property along Lake Wheeler Road for a future LaQuinta Inn.

The Meeting would be at 319 Chapanoke Road Suite 106, Raleigh, NC 27603 at the office of STEWART-PROCTOR, PLLC.

TIME: Monday March 2, 2015 at 7pm.

See enclosures

LAKE WHEELER RD.

3/2/15

NEIGHBORHOOD MEETING 7PM

SIGN IN SHEET

① MICHAEL STEWART 4716 ARLOW RD.

② ARVIND LAVANZI 108 HEMMINGWAY AVE. RALEIGH, NC 27602

③ John Hinshaw ^{AMPLE STORAGE} 2011 Glicker Landing, Raleigh

④ JEFFREY INMAN 1517 Kinkland Rd Raleigh 27613

John-Hinshaw & Inman

SUMMARY OF ISSUES

① JEFFREY
~~JOHN HINSHAW~~ (AMPLE STORAGE)
QUESTIONS ABOUT CROSS ACCESS / EASEMENTS

② JOHN HINSHAW / CONDO'S
PRIVATEY FENCE / LANDSCAPING

③ ACCESS TO SHOPS (PEDESTRIAN)

Tavani-list

0792983564
SINGLETARY, JONATHAN D
1441 CAROLINA PINES AVE
RALEIGH NC 27603-2739

0792983844
WELLINGTON WOODS CONDO ASSOC INC
% OLIVER W ALPHIN PA
PO BOX 12253
DURHAM NC 27709-2253

0792983844
KROKOS, KELLEY J
1511 CREEKWOOD CT UNIT 303
RALEIGH NC 27603-5809

0792983844
CREECH, EMALI JILL
1511 CREEKWOOD CT UNIT 203
RALEIGH NC 27603-5809

0792983844
SUMMERLIN, ELAM RAY JR SUMMERLIN, DEBBIE H
1640 CHRISTMAS TREE RD
DUNN NC 28334-7151

0792983844
POMEROY, EDWARD E
1085 W CORE RD
DUNN NC 28334-8811

0792983844
RAPER, LAUREN E
1511 304 CREEKWOOD CT
RALEIGH NC 27603-5809

0792983844
GORE, WILLIAM C JR GORE, LINDSEY VICTORIA
1511 CREEKWOOD CT UNIT 302
RALEIGH NC 27603-5809

0792983844
COX, DERRICK B
1511 CREEKWOOD CT UNIT 204
RALEIGH NC 27603-5809

0792983844
SCHONDELMEYER, SHARON STEINHARDT, KATHLYN JACEY
1511 CREEKWOOD CT UNIT 201
RALEIGH NC 27603-5809

0792983844
GEIST, STEPHEN G GEIST, LISA G
1511 104 CREEKWOOD CT

lavani-list

RALEIGH NC 27603-5809

0792983844
WOODLIEF, MEREDITH WOODLIEF, JOHN W
5733 ROCK SERVICE STATION RD
RALEIGH NC 27603-9387

0792983844
OTT, TIMOTHY J OTT, KATHRYN J
355 OAK RUN
CLARKSVILLE VA 23927-3620

0792983844
AASHRAYA LLC
316 LINDEN PARK LN
CARY NC 27519-9109

0792984555
KISER PLOMK & ASSOCIATES CONSTRUCTION LLC
1749 LEIGH DR
RALEIGH NC 27603-5160

0792985640
FLAHERTY, COURTNEY E HEFNER, JACOB
1433 CAROLINA PINES AVE
RALEIGH NC 27603-2739

0792990207
WYGAL, ROBERT A. WYGAL, TIMOTHY J.
402 CATLIN RD
CARY NC 27519-5981

0792992231
KEY HOMES INC
4513 CREEDMOOR RD STE 312
RALEIGH NC 27612-3811

0792992231
BOOTH, JOHN RICHARD JR
PO BOX 472
JAMISON PA 18929-0472

0792992231
OVERFELT, JON M OVERFELT, CECIL A
2010 QUAKER LNDG APT 302
RALEIGH NC 27603-5824

0792992231
RICHMOND, FELICIA A RAY
2010 QUAKER LNDG APT 303
RALEIGH NC 27603-5824

Tavani-List

0792992231
MILLER WILLIAM F JR ETAL
212 FOREST OAKS DR
CLAYTON NC 27527-6943

0792992231
DECHENE, MICHELLE C
353 GLENWOOD AVE # 2
PAWTUCKET RI 02860-5956

0792992231
ALLEN, TYLER ALEXANDER
2010 QUAKER LNDG APT 103
RALEIGH NC 27603-5824

0792992231
KING, DEBRA J
2010 QUAKER LNDG APT 204
RALEIGH NC 27603-5824

0792992231
GREGORY, BRENDA N
2010 QUAKER LNDG APT 201
RALEIGH NC 27603-5824

0792992231
TAYLOR, THOMAS N
2010 QUAKER LNDG APT 203
RALEIGH NC 27603-5824

0792992231
QL 10 LLC
301 MCDANIEL LN
SHENANDOAH VA 22849-3631

0792992231
MOELLER, CHANNING
2010 QUAKER LNDG APT 202
RALEIGH NC 27603-5824

0792992231
DELVECCHIO, DANIELLE BENTHALL, JONATHAN
2010 QUAKER LNDG APT 102
RALEIGH NC 27603-5824

0792993008
KIZEWSKI, WAYNE KIZEWSKI, JIELING R
2011 QUAKER LNDG APT 303
RALEIGH NC 27603-5815

0792993008
NICHOLS, JOHN DAVID
2011 QUAKER LNDG APT 203

Javani-list

RALEIGH NC 27603-5815

0792993008
BRUNO, MARK M
2011 QUAKER LNDG APT 202
RALEIGH NC 27603-5815

0792993008
WELLINGTON WOODS CONDOMINIUMS
1927 GREENWOOD AVE
CINCINNATI OH 45246-4006

0792993008
HINSHAW, JOHN W
2011 QUAKER LNDG APT 201
RALEIGH NC 27603-5815

0792993008
DURHAM, CHARLES EDWARD JR
PO BOX 1452
GARNER NC 27529-1452

0792993008
AYERS, TIMOTHY B
2011 QUAKER LNDG APT 101
RALEIGH NC 27603-5815

0792993008
MERCURY REALTY LLC
517 MERCURY ST
RALEIGH NC 27603-2341

0792993008
NORDCLIFF, CHARLES J NORDCLIFF, JAN
3089 ROCK SPRING CHURCH RD
CREEDMOOR NC 27522-8605

0792993008
CURLEY, DOUGLAS J CURLEY, JAMES E
2011 QUAKER LNDG APT 301
RALEIGH NC 27603-5815

0792993008
VONBALL, RICHARD
2011 QUAKER LNDG APT 102
RALEIGH NC 27603-5815

0792993008
DEBELL, RICHARD A
3056 RENAULT ST
SAN DIEGO CA 92122-2253

lavani-list

0792993008
FREEMAN, DAVID E FREEMAN, KATHY J
7400 GABRIEL ST
SHERRILLS FORD NC 28673-9718

0792993601
LAMPE CO INC THE
PO BOX 608
SMITHFIELD NC 27577-0608

0792994093
WELLINGTON WOODS CONDOMINIUMS
4513 CREEDMOOR RD STE 312
RALEIGH NC 27612-3811

0792994093
SMITH, MARTIN DALE
1501 CREEKWOOD CT UNIT 102
RALEIGH NC 27603-2600

0792994093
BARBER, MONTGOMERY L
101 DANTON DR
CARY NC 27518-9056

0792994093
KING, WELDON R KING, RENEE
1501 CREEKWOOD CT UNIT 103
RALEIGH NC 27603-2600

0792994093
REYNOSO, VIRNA LISSY
5927 DAHOON DR
PENSACOLA FL 32526-3246

0792994093
PETROV, GALINA PETROV, SERGEY
1501 CREEKWOOD CT UNIT 303
RALEIGH NC 27603-2600

0792994093
JONES, LISA MICHELLE
1501 CREEKWOOD CT UNIT 203
RALEIGH NC 27603-2600

0792994093
QIU, RAYNA
1501 CREEKWOOD CT UNIT 201
RALEIGH NC 27603-2600

0792994093
STUART, SEAN C NI, ALANNA
1501 204 CREEKWOOD CT

RALEIGH NC 27603-2600

lavant-list

0792994093

BENNETT, CHARLES W BENNETT, ANNE W
327 CHARING CROSS DR
MATTHEWS NC 28105-2618

0792994093

SAGARD, HELENA SUSAN
1501 CREEKWOOD CT UNIT 304
RALEIGH NC 27603-2600

0792994093

ZABOROWSKA, IWONA GHAZI, TRIMECH
1501 302 CREEKWOOD CT
RALEIGH NC 27603-2600

0792994093

SANDERS, KEISHA L
1501 CREEKWOOD CT UNIT 104
RALEIGH NC 27603-2600

0792996469

CONOLEY PROPERTIES LLC
206 E 2ND AVE
RED SPRINGS NC 28377-1308

0792997037

WORD OF TRUTH
1428 CAROLINA PINES AVE
RALEIGH NC 27603-2740

0792999013

ST BARNABAS PRESBYTERIAN CHURCH
1420 CAROLINA PINES AVE
RALEIGH NC 27603-2740

0792999435

KING, MICHAEL CRAIG
5801 BRUSHY MEADOWS DR
FUQUAY VARINA NC 27526-5504

1702091607

A K WARD 2002 FALIMLY LP
ALLAN KIRBY WARD
3800 LILLY FARM RD
GREENSBORO NC 27406-9618

0792894645

HRA VILLAGE GREEN LLC
10500 NE 8TH ST STE 1400
BELLEVUE WA 98004-8632

Tavani-list

0792898290
SMITH, JENNINGS B SMITH, LOIS P
1913 HUNTING RIDGE RD
RALEIGH NC 27615-5515

0792990163
KRAMER, MICHAEL A KRAMER, SEAN M
2020 QUAKER LNDG APT 103
RALEIGH NC 27603-5802

0792990163
DAVID, GLENN A
2020 QUAKER LNDG APT 102
RALEIGH NC 27603-5802

0792990163
CARLTON, CHARLES H CARLTON, MARGARET C
102 SUNSET POINT RD
BEAUFORT NC 28516-9462

0792990163
CARSON, STEVEN P
2020 QUAKER LNDG APT 201
RALEIGH NC 27603-5802

0792990163
RIEGE, VALERIE J RIEGE, VICTORIA J
2020 QUAKER LNDG APT 302
RALEIGH NC 27603-5802

0792990163
MEACHUM, MARIE G
PO BOX 1452
CARY NC 27512-1452

0792990163
LOVE, SANDRA CLAYTON
2430 BUD LIPSCOMB RD
WILLOW SPRING NC 27592-9439

0792990163
HAINES, MADISON LEIGH
2020 QUAKER LNDG APT 201
RALEIGH NC 27603-5802

0792990163
FLYNN, JAMES K
2020 QUAKER LNDG APT 304
RALEIGH NC 27603-5802

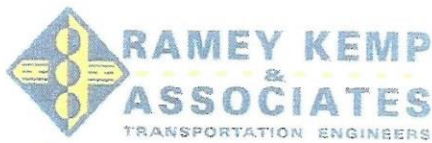
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CHAVIS, ALVIN

2020 QUAKER LNDG APT 101
RALEIGH NC 27603-5802

Tavani-list

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CHEATHAM, CRAIG CARLE
2020 QUAKER LNDG APT 303
RALEIGH NC 27603-5802

0792990163
ASHBY, DIANE ELIZABETH
2020 QUAKER LNDG APT 202
RALEIGH NC 27603-5802



RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone - 919-872-5115 Fax - 919-878-5416
www.rameykemp.com

August 13, 2015

Mr. Michael L. Stewart, P.E.
Stewart-Proctor, PLLC
319 Chapanoke Road
Raleigh, NC 27603

Subject: La Quinta Hotel -Queuing Analysis
Raleigh, North Carolina

Dear Mr. Stewart:

The purpose of this letter is to estimate the number of trips anticipated to be generated by the proposed La Quinta Hotel, located off Lake Wheeler Road in Raleigh, North Carolina in order to analyze the total queuing at the northbound approach of the intersection of the I-440 Eastbound Ramps and Lake Wheeler Road. The anticipated queuing was monitored to see if it would extend back to the site entrance of the proposed development.

Traffic Counts

A turning movement traffic count was completed by the City of Raleigh (City) in May of 2014 for the weekday AM and PM peak periods. This count was then projected to the current year (2015) and future year (2017) using a 3% growth rate. This count was used to determine existing traffic patterns, peak traffic periods, as well as forecast the future conditions at the intersection. For the purposes of this study, the build out year is assumed to be 2017.

It should be noted that the existing land use consists of a residential development that will be removed during construction of the proposed hotel. The trips to/from the existing residential development were not removed for the combined analysis, so the traffic volumes and queuing seen at the study intersection are likely worse than what will actually occur. This provides for a more conservative analysis of the study area.

The traffic count for this intersection has been included in the appendix with this letter.

Trip Generation

The average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were calculated utilizing methodology contained within the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. A summary of the trip generation results can be found in Table 1, on the following page.

Charlotte, NC - Raleigh, NC - Richmond, VA - Winston-Salem, NC

TABLE 1: Site Trip Generation

Land Use (ITE Code)	Size	Unit	Weekday 24 Hour Volumes	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Hotel (310)	100	Rooms	820	32	21	31	29
Shopping Center (820)	3,750	Square Feet	160	2	2	7	7
Total Trips			980	34	23	38	36

It is estimated that the proposed development will generate a total of 980 new trips during a typical weekday. Of the total, approximately 57 new trips (34 entering and 23 exiting) are expected to occur during the AM peak hour, while approximately 74 new trips (38 entering and 36 exiting) are expected to occur during the PM peak hour.

It is worth noting the trip generation rates were used to estimate the number of trips for the shopping center portion of the development, due to the relatively small size of the proposed portion compared to the observational data found in the ITE manual. Estimating the number of site trips using the equations provided in the ITE manual would significantly over estimate the number of site trips for this portion of the proposed development.

Queuing Study

The study intersection was analyzed using the methodology outlined in the 2010 Highway Capacity Manual (HCM) published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study, and a product of this capacity analysis is the expected stacking and queuing in each lane. A computer software package, Synchro (Version 9.1) and SimTraffic, were used to complete the analyses for the study intersection, as well as model the expected traffic at the intersection. In order to model the intersection, the signal plans were acquired through coordination with NCDOT, while the coordinated timing plans were provided by the City.

For queuing purposes, Synchro 9 assumes a car length of 25 feet per vehicle. This includes the physical car length of 16-17 feet and additional distance for the space a driver typically leaves between their vehicle and the vehicle in front of them when approaching a stop.

This study focuses on the queuing for the northbound right-turn movement. The results of the queuing study are presented in Table 2, on the following page.

TABLE 2: Estimated Queuing Lengths at Lake Wheeler Road and the I-440 Eastbound Ramps

Analysis Scenario (Weekday Peak)	Northbound Right-Turn Average Queue (ft)	Northbound Right-Turn 95 th Queue (ft)	Northbound Right-Turn Maximum Queue (ft)
Background AM (2017)	10	38	56
Background PM (2017)	67	140	143
Combined AM (2017)	14	64	118
Combined PM (2017)	76	180	212

As illustrated in the table above, the maximum amount of queuing occurs during the PM peak period. At the Combined PM peak period, the maximum queue on the northbound right-turn of the intersection of Lake Wheeler Road and the I-440 Eastbound Ramps is modeled to be 212 feet. Comparing this to the maximum queue expected under the background conditions, this is an increase of approximately 69 feet, or less than 3 car lengths. An increase of 3 cars to the maximum queue is not expected to create a substantial impact to the local infrastructure.

The queuing and blocking reports for the intersection of Lake Wheeler Road and the I-440 Eastbound Ramps can be found in the attached Appendix.

Summary

This study was completed to estimate the total number of trips expected for the proposed development, as well as evaluate the estimated queuing of the northbound approach at the intersection of Lake Wheeler Road and the I-440 Eastbound Ramps. Analysis, utilizing Synchro 9, indicates the maximum queue would be expected to increase by less than 3 cars upon the completion of the proposed development. Due to the minor increase in storage, additional improvements are not necessary to the roadway network.

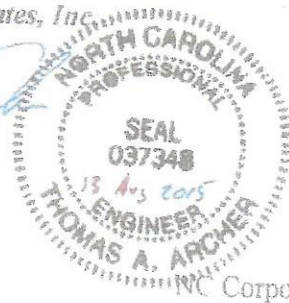
If you should have any questions or comments regarding this study, please feel free to contact me at 919-872-5115.

Sincerely,

Ramey Kemp & Associates, Inc.



Thomas A. Archer, P.E.
Transportation Engineer



NC Corporate License # C-0910

Attachments: Appendix

TECHNICAL APPENDIX

EXISTING TRAFFIC COUNTS

Intersection Description

Intersection I-440 ~ Lake Wheeler (S)

Date Count Completed 5-13-14



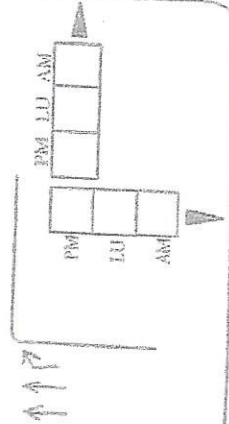
Peak Periods for Intersection

AM	7:45 am	to	8:45 am
LU	12:15 pm	to	1:15 pm
PM	5:00 pm	to	6:00 pm

Weather Conditions

AM	Cloudy
LU	Rain
PM	Clear

one way



Counter(s) Josh S.