Traffic Impact Study

The project involves a 4.67 acre site divided into three (3) lots located near the intersection of Terminal Avenue and Amelia Street. The project area is zoned for Light Industrial usage which will have minimal traffic trips generated. The estimated trips per day for each lot will be twenty-four (24) for a total of seventy-two (72). Per Section B.1.2.B.1.2 of the ECM, a traffic impact study is not required based on the following criteria:

Vehicular Traffic:

(1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10.

(2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.

(3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.

(4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property.

(5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained.

(6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems.

(7) There is no change of land use with access to a State Highway.

Estimated building sizes:

Lot 1	6,000 SF	Trip Generation = 6 x 5 = 30
Lot 2	10,800 SF*	Trip Generation = 11 x 5 = 55
Lot 3	1,952 SF*	Trip Generation = 2 x 5 = 10
		Total Trips = 95 Trips

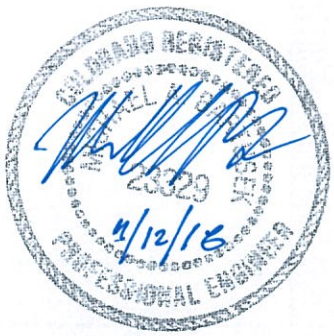
The estimated building sizes you have provided do not match the maximum potential building sizes for these three lots based on their size and zoning. The traffic study must analyze the trips generated for the maximum potential use based on the zoning and lot sizes. Please provide trip generations which more accurately reflect the maximum potential use for these three lots.

* From proposed Development Plans

Pedestrian Traffic: The proposed use will not generate any new pedestrian traffic.

Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Provide a reference to the 10th edition ITE trip generation manual to show how the 5 trips per 1000 sq ft was determined for the light industrial use.



Markup Summary

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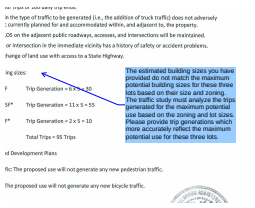

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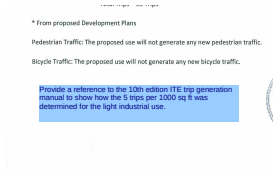

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Provide a reference to the 10th edition ITE trip generation manual to show how the 5 trips per 1000 sq ft was determined for the light industrial use.