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 and General Office usage which will have minimal traffic trips generated. The estimated trips per day for each lot will be under 100. 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:

Based on information below, this is incorrect.

(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 for Light Industrial/General Office (2) (For Max coverage of 35%):

Lot 1	43,697 SF =	15,300 SF	Trip Generation = 15 x 5 = 75
Lot 2	43,907 SF =	15,400 SF	Trip Generation = 15 x 5 = 75
Lot 3	115652 SF	6,200 SF*	Trip Generation = 10

Trips generated are over 100. A traffic memo must be submitted for the three lots. Criteria for the traffic memo can be found in the ECM Appendix B: Transportation Impact Study Guidelines, Section B.2.4.D

The building size proposed from Forsgren's project within Lot 3 is not the maximum potential building size for this lot. Provide the maximum potential trips generated for this lot.

* From Forsgren Associates Inc. Traffic Study

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

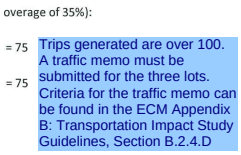
Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Notes:

Source: Based on Trip Generation, 10th Edition, ITE Land Use No. 720 –General Office

Markup Summary

dsdgrimm (3)



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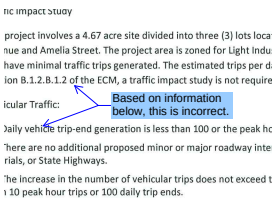

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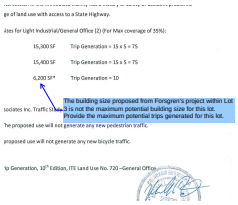

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The building size proposed from Forsgren's project within Lot 3 is not the maximum potential building size for this lot. Provide the maximum potential trips generated for this lot.