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April 24, 2024

Bluffton MOB
Job No. 2023-0102
Traffic Assessment

The proposed project is located at 700 Buckwalter Towne Boulevard in Bluffton, SC which consists of a new 54,000 gross square-foot (GSF) medical building with a sidewalks and perpendicular parking. The existing parcel is undeveloped located in the Buckwalter Planned Unit Development (PUD).

The study area for this project includes Buckwalter Parkway and Buckwalter Towne Boulevard.

Buckwalter Parkway is a four-lane, major collector, divided roadway with a posted speed limit of 45 miles per hour (mph). Per SCDOT data, Buckwalter Parkway had a 2023 annual average daily traffic (AADT) of approximately 16,400 vehicles per day (vpd).

Buckwalter Towne Boulevard is a private, two-lane, undivided roadway with a posted speed limit of 25 mph.

There is one existing full access driveway being utilized, as well as another full access driveway being proposed. The potential trip generation of the proposed development was determined using trip generation information from the Institute of Transportation Engineers' (ITE) *Trip Generation, 10th* (2017). will have a new total of 129 driveway trips (101 entering, 28 exiting) during the AM peak hour and a total of 185 driveway trips (52 entering, 133 exiting) during the PM peak hour.

The existing street network is able to handle the proposed trips as this parcel was considered in the Buckwalter PUD. We are proposing two full access driveways so there will be no stacking of vehicles on Buckwalter Towne Boulevard entering the site.

Please see attached for the trip generation.

Matthew Randall, PE
Project Manager

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 4/11/2024

Project: 2023-0102

Analysis Date: 4/11/2024

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
720	OFFICEMEDICAL 1		994	993	1987		101	28	129		52	133	185
	54 1000 Sq. Ft. GFA												
Unadjusted Volume			994	993	1987		101	28	129		52	133	185
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			994	993	1987		101	28	129		52	133	185

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

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