

# MEMO

VIA EMAIL: [bobl@elevate-property.com](mailto:bobl@elevate-property.com)

To: **Elevate Land Holdings**

From: **Jacob Swanson, PE, PTOE**  
**Aaron Wildrick, EIT**  
**Fleis & VandenBrink**

Date: **September 28, 2025**

Re: **The Crossing at Lakelands Trail**  
**Hamburg Township, Michigan**  
**Traffic Impact Study - Addendum**

This memorandum is an addendum to the Traffic Impact Study (TIS) prepared by F&V for this project dated September 5, 2024. The project site is located south of M-36, adjacent to the existing Learning Lane in Hamburg Township, Michigan, as shown in **Figure 1**. The project site is currently vacant and was formerly occupied by the Hamburg Elementary School. The proposed site plan for this project has subsequently been revised and includes **less** units than previously evaluated in the TIS. Therefore, the purpose of this addendum is to show the projected change in trip generation associated with the revised site plan.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) understanding of the development program, professional experience, accepted traffic engineering practice, requirements of Hamburg Township, and the methodologies published by ITE.

**FIGURE 1: SITE LOCATION MAP**



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The vehicle trip generation included in the September 2024 TIS was compared to the projected trips that would be generated with the proposed site plan, in order to determine the potential impact associated with the site plan modifications.

The trip generation analysis included in the September 2024 TIS utilized the *ITE Trip Generation Manual, 11<sup>th</sup> Edition*. The *ITE Trip Generation Manual, 12<sup>th</sup> Edition* was published in August 2025 and was used to calculate the trip generation for the revised proposed site plan. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed site plan were compared to the trip generation evaluated in the September 2024 TIS. The trip generation comparison is summarized in **Table 1**.

**Table 1: Trip Generation Summary**

Site Plan	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
2024 TIS (TGM 11 <sup>th</sup> )	Multi-Family (Low-Rise)	220	208	DU	1,409	21	66	87	69	41	110
Proposed (TGM 12 <sup>th</sup> )	Multi-Family (Low-Rise)	220	192	DU	1,201	19	61	80	62	38	100
<b>Difference</b>					<b>-208</b>	<b>-2</b>	<b>-5</b>	<b>-7</b>	<b>-7</b>	<b>-3</b>	<b>-10</b>

- The results of the trip generation comparison indicates that the proposed site plan revisions are expected to generate ***less*** trips, as compared to the previous site plan evaluated in the 2024 TIS.
- No changes to the results of recommendations of the TIS are expected with the revised site plan and no further analysis is recommended.

Any questions related to this memorandum, study, analysis, and/or results should be addressed to Fleis & VandenBrink.



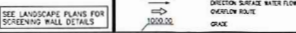
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

*Jacob Swanson*

Digitally signed by  
Jacob Swanson  
Date: 2025.09.28  
17:48:53 -04'00'

**Attachments:** Proposed Site Plan





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9-4-2025.