

The Old Dairy Farm Preliminary Plat

The proposed eight townhouse development is expected to generate approximately 58 trips per day, 4 AM peak hour trips, and 5 PM peak hour trips. The development is proposed for location on the west side of Chautauqua Avenue at Sonia Driver. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer was required to submit a traffic memo with this application to document the trip generation potential for the proposed development. On behalf of the developer, Traffic Engineering Consultants, Inc., submitted the traffic memo. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACK-GROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (BACKGROUND)	% CAPACITY USED (PROJECTED)
Chautauqua Avenue	4	5,631	58	5,689	34,200	16.46	16.63

The proposed development will access Chautauqua Avenue through the existing Sonia Drive. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.