

### **Sterling Fields Preliminary Plat**

The proposed 60 single-family residential lots are proposed for location on the east side of 48<sup>th</sup> Avenue NE and the south side of Robinson Street. The site will contain two full-access drives on Robinson Street and two full-access private driveways on 48<sup>th</sup> Avenue NE. The development is expected to generate 42 AM peak hour trips, 56 PM peak hour trips, and 545 trips on an average weekday. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), a traffic impact memorandum was required and was prepared for the application by Traffic Engineering Consultants, Inc. 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)
Robinson Street	2	2,000	280	2,280	17,100	11.70	13.33
48 <sup>th</sup> Avenue NE	2	1,100	265	1,365	17,100	6.43	7.98

The proposed development will access Robinson Street by way of two full-access driveways and 48<sup>th</sup> Avenue NE by way of two private, full-access driveways. The proposed access points are shown in locations that satisfy the requirements in the City's Engineering Design Criteria for driveway spacing and corner clearance requirements. As such, no Request for Variance will be required because of inadequate driveway spacing or location with respect to existing streets. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.