

February 3, 2025

Mr. David Riesland, P.E  
Traffic Engineer  
City of Norman  
201 W. Gray, Norman, OK 73069

SUBJECT: Traffic Impact Memorandum for Tecumseh Road Storage

Dear Mr. Riesland:

On behalf of G2SOK Investments, LLC, we have submitted a Preliminary Plat application for a 5.93-acre tract located at 281 W Tecumseh Road (north side of Tecumseh Road, approximately 0.15 miles west of N Porter Avenue in Norman. A personal Storage facility consisting of approximately 105,450 square feet of net rentable area is proposed for this tract. Using the Trip Generation 8th Edition by the Institute of Transportation Engineers, Section 151 (Mini-Warehouse), we estimate the following peak hour trip generation (refer to attached Trip Generation Manual excerpts):

Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area\*

| Time Period            | Total        | Entering    | Exiting     |
|------------------------|--------------|-------------|-------------|
| Weekday A.M. Peak Hour | 20.04 trips  | 10.02 trips | 10.02 trips |
| Weekday P.M. Peak Hour | 22.15 trips  | 11.08 trips | 11.07 trips |
| Weekday                | 174.00 trips | 87.00 trips | 87.00 trips |

\*See attached excerpts from the Trip Generation Manual

The resulting peak hour trip estimate totals are below the threshold for a traffic impact study requirement (>100 peak hour trips) for the proposed development.

One 30' wide private driveway onto Tecumseh Road is proposed for this personal storage facility (see attached Preliminary Site Development Plan). Based on the peak hour trips shown above, the proposed development is considered a small generator (0 to 100 peak hour trips). The posted speed limit along Tecumseh Road adjacent to the subject property is 45 mph. Per Section 4008 of the Engineering Design Criteria (EDC) manual, dated February 28, 2023, a minimum spacing of 330 feet for driveways along an arterial roadway, and a minimum spacing of 350 feet from a signal controlled intersection is required for the proposed storage facility. The proposed private driveway is located approximately 804 feet from the nearest driveway on the north side of Tecumseh Road to the west, and 808 feet from N Porter Avenue to the east, exceeding the EDC manual spacing requirement. The proposed private driveway is located approximately 533 feet from the nearest driveway on the south side of Tecumseh Road to the west, and 603 feet from the nearest driveway to the east, exceeding the EDC manual spacing requirement.



# BLEW

Surveying | Engineering  
Environmental

If you have any questions or need additional information, please contact me at your convenience.

Respectfully,



Jason A. Spencer, P.E.  
Vice President



# Mini-Warehouse (151)

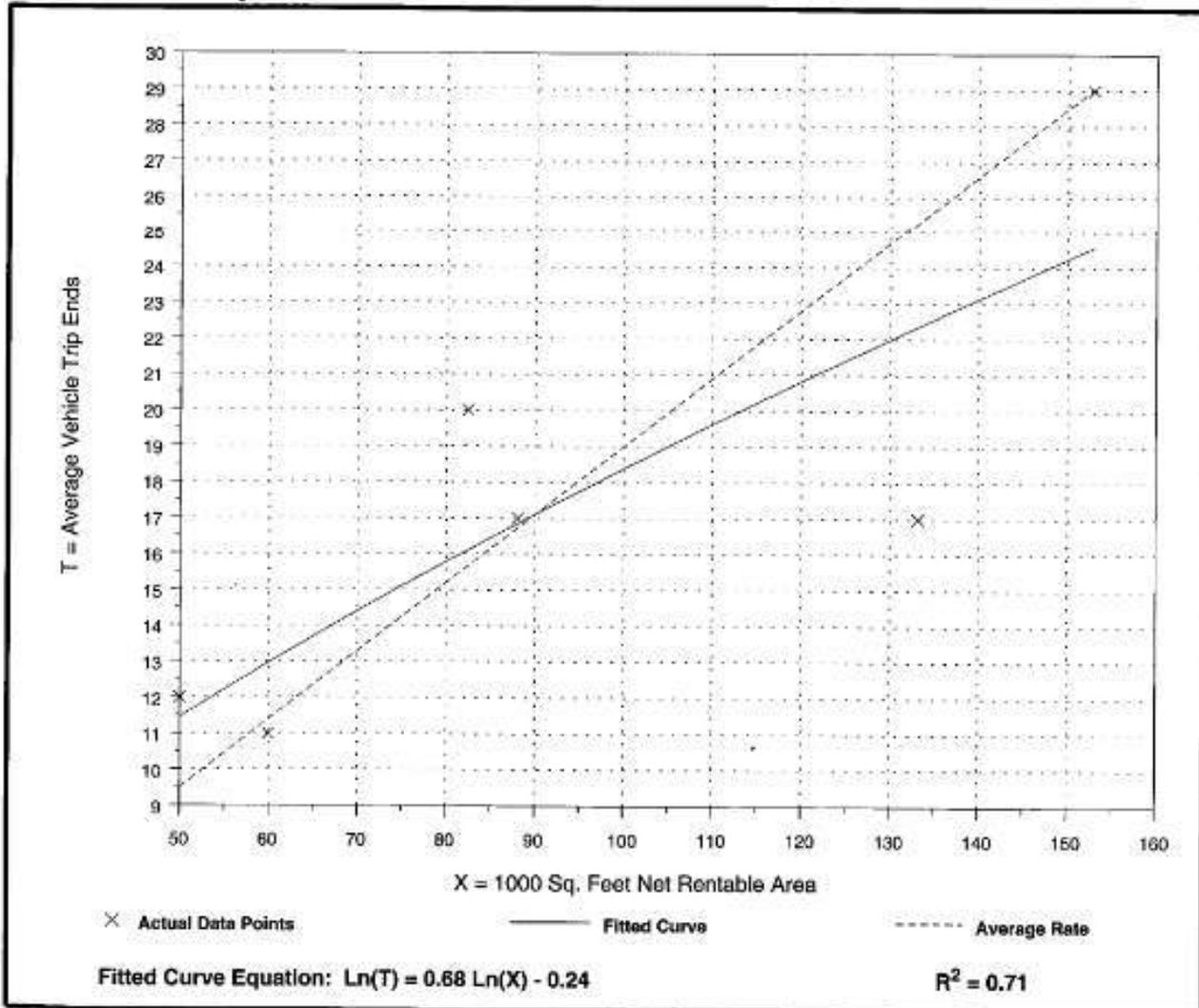
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area**  
**On a: Weekday,**  
**A.M. Peak Hour of Generator**

Number of Studies: 6  
 Average 1000 Sq. Feet NRA: 94  
 Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Net Rentable Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.19         | 0.13 - 0.24    | 0.43               |

## Data Plot and Equation



# Mini-Warehouse (151)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area**  
**On a: Weekday,**  
**P.M. Peak Hour of Generator**

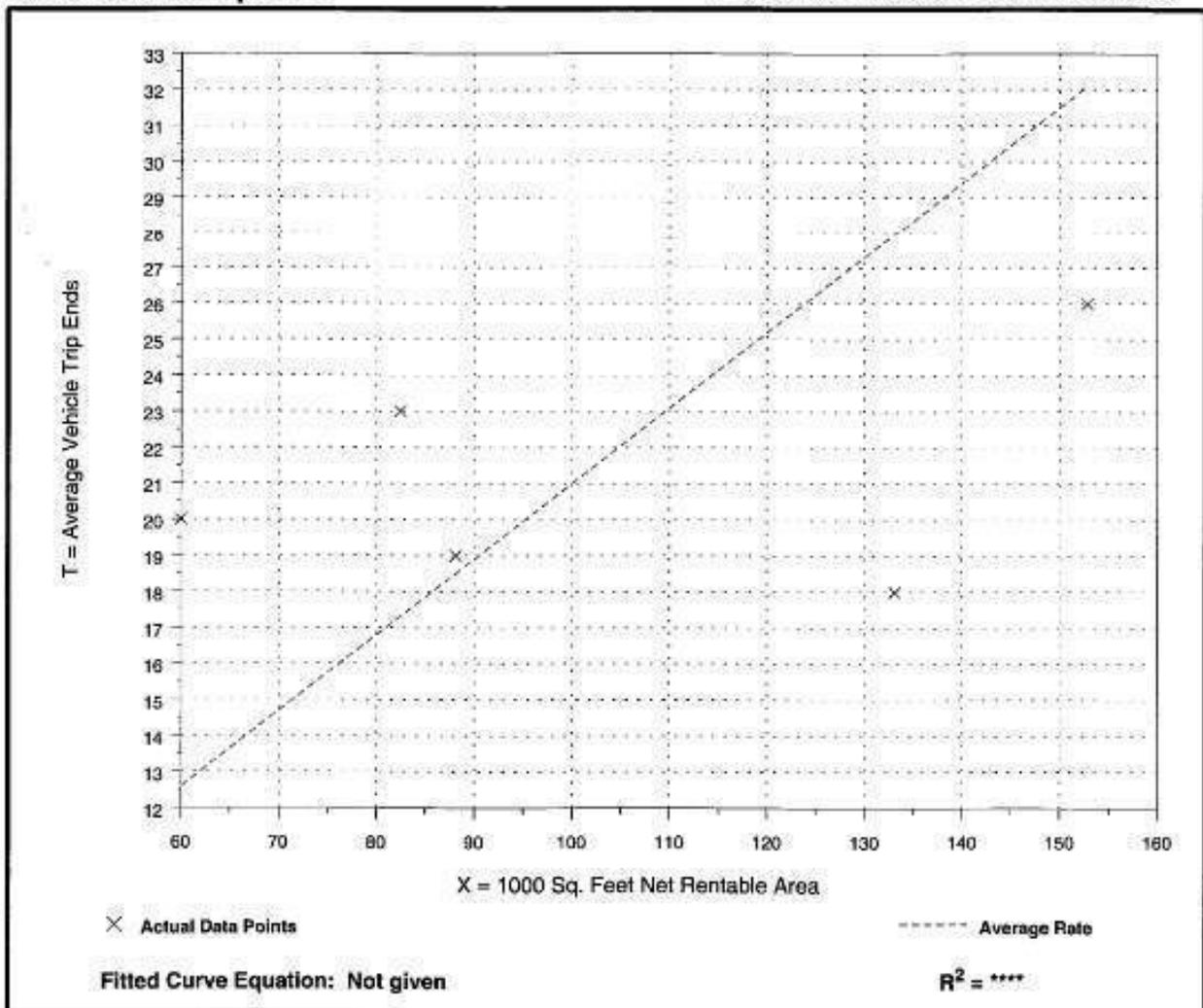
Number of Studies: 5  
 Average 1000 Sq. Feet NRA: 103  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per 1000 Sq. Feet Net Rentable Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.21         | 0.14 - 0.33    | 0.46               |

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Mini-Warehouse (151)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area**  
On a: **Weekday**

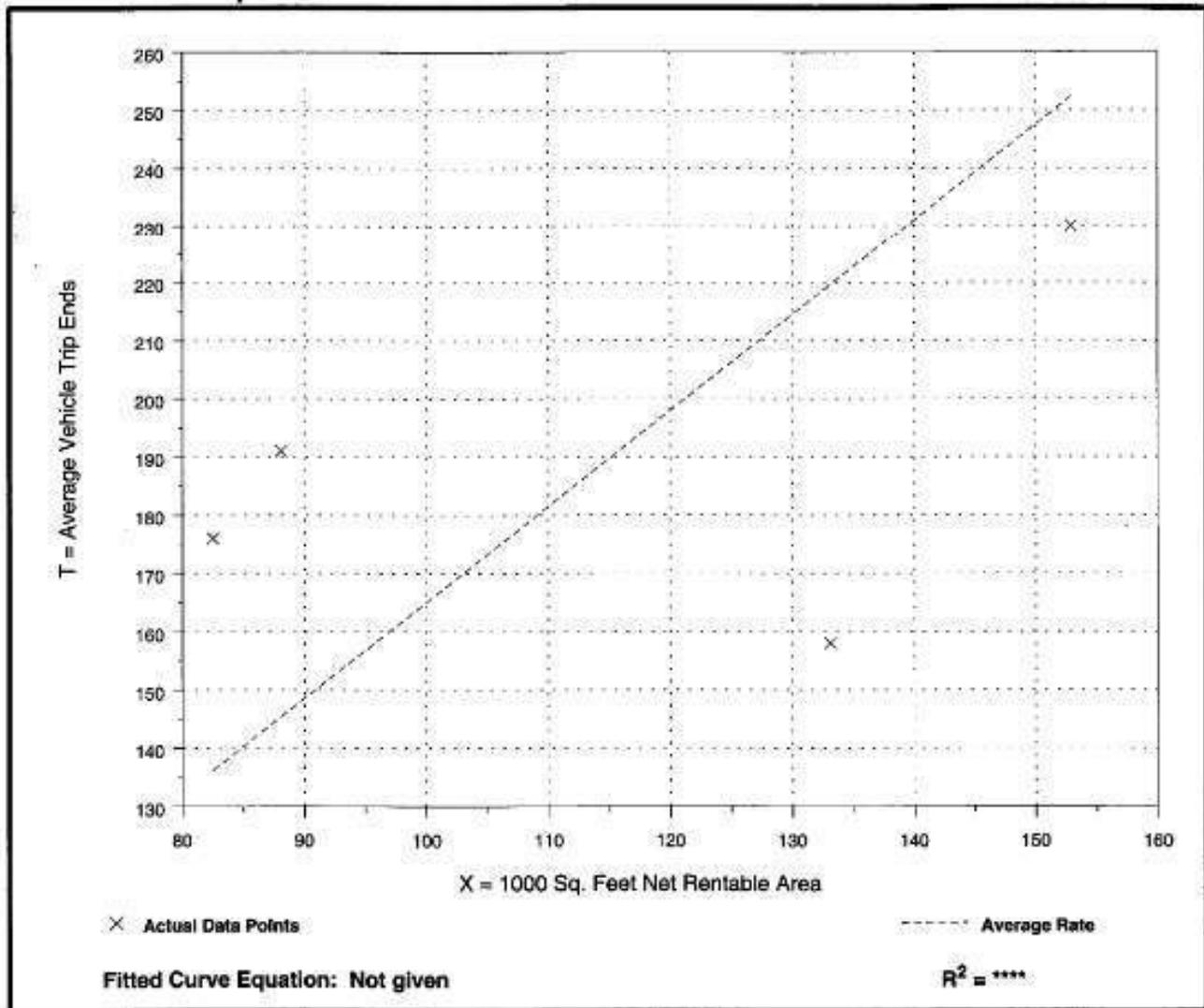
Number of Studies: 4  
Average 1000 Sq. Feet NRA: 114  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Net Rentable Area

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.65         | 1.19 - 2.17    | 1.34               |

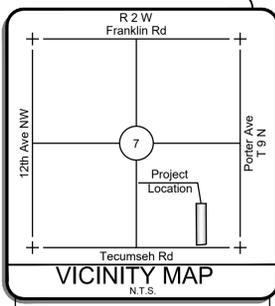
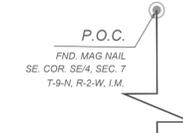
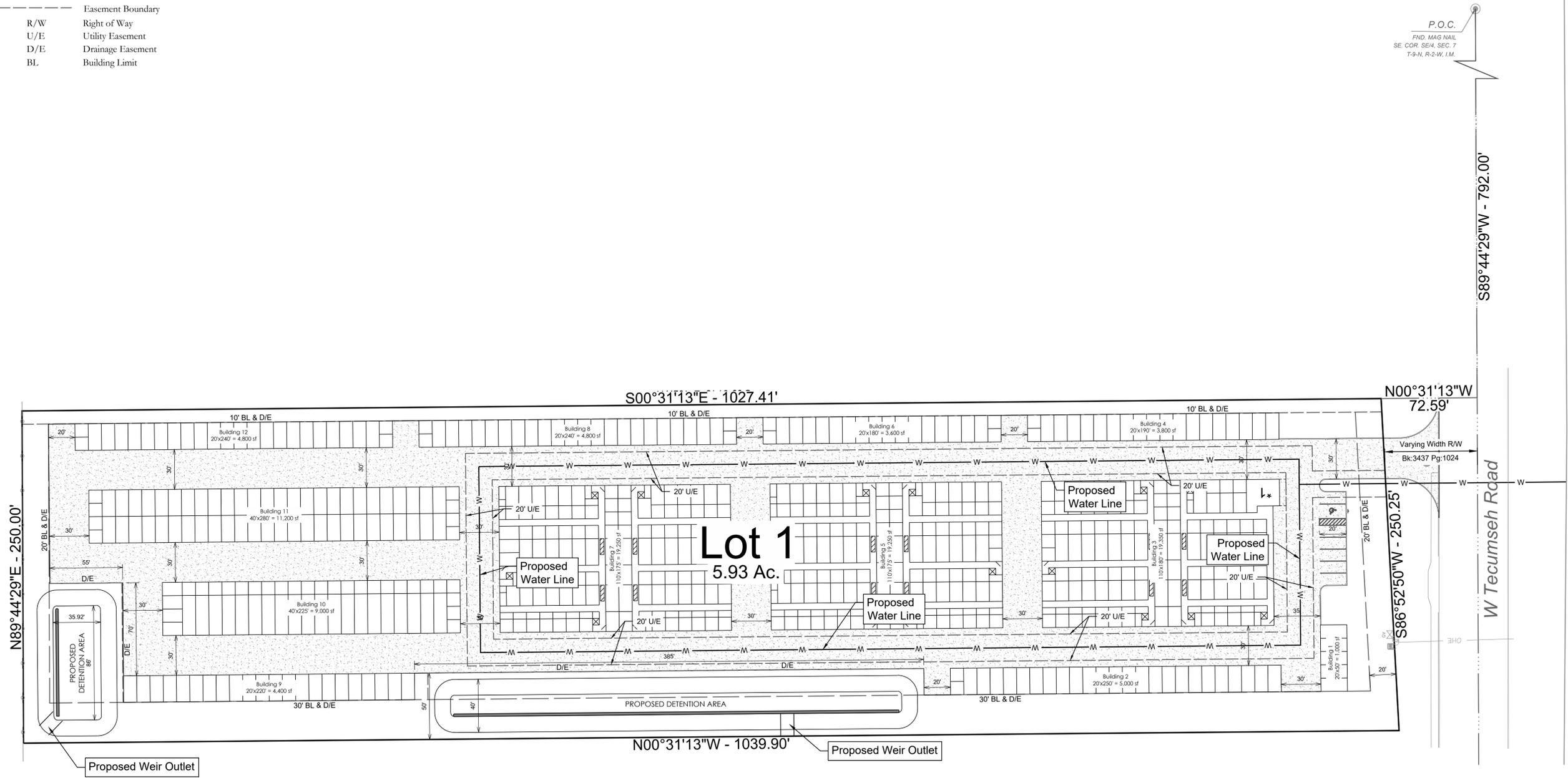
## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



**Legend & Symbols**

- Boundary Line
- - - Building Limit Line
- - - Easement Boundary
- R/W Right of Way
- U/E Utility Easement
- D/E Drainage Easement
- BL Building Limit



**\* CONCEPTUAL DISCLAIMER \***  
 THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE INCLUDING BUT NOT LIMITED TO (PARKING RATIO, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ACCESS TO THE SITE, ETC.) AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

Preliminary Site Development Plan

Conceptual Plans For:

## Tecumseh Road Storage

Norman, OK

CONCEPTUAL  
NOT FOR CONSTRUCTION

**BLEW**  
 Surveying | Engineering  
 Environmental

13900 Wireless Way Office: (405) 213-0124  
 Oklahoma City, OK 73134 www.BLEWINC.com

Certificate of Authorization #: 5387

|                       |             |
|-----------------------|-------------|
| DATE                  | JOB NUMBER  |
| 2025-02-03            | 25-0446     |
| DRAWN BY              | REVIEWED BY |
| C. Holland            | J. Spencer  |
| DRAWING NAME          |             |
| 25-0446 Civil 001.dwg |             |
| SHEET NUMBER          |             |
| 2 of 3                |             |

**Legal Description**

A tract of land lying in the Southeast Quarter (SE/4) of Section Seven (7), Township Nine (9) North, Range Two (2) West of the I.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29" West along the South line of said SE/4 a distance of 792.00 feet;

Thence North 00°31'13" West a distance of 72.59 feet to the POINT OF BEGINNING, said point being on the North right of way line of Tecumseh Road as described in book 3437, page 1024;

Thence South 86°52'50" West along said North right of way line a distance of 250.26 feet;

Thence North 00°31'13" West a distance of 1039.90 feet to a point on the South line of Block One of Little River Trails, Section 3, a recorded plat to the City of Norman;

Thence North 89°44'29" East along said South line a distance of 250.00 feet;

Thence South 00°31'13" East a distance of 1027.41 feet to the POINT OF BEGINNING;

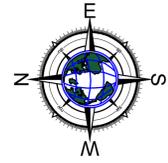
Said tract contains 258,411 square feet or 5.93 acres, more or less.

**Owner /Developer Information**

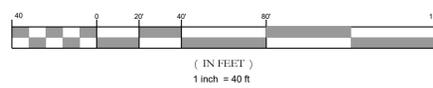
G2 SOK Investments, LLC  
 4260 28th Avenue NW  
 Norman, OK 73069

**Lot Count**

|                            |        |
|----------------------------|--------|
| Proposed Personal Storage: | 1 lots |
| Total Acres:               | 5.93   |



GRAPHIC SCALE



p:\25-0446 storage oklahoma - 281 w tecumseh rd. norman ok\civil drawings\25-0446 civil 001.dwg - Plotted on 2/3/2025 11:45:19 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Jason Spencer