

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)

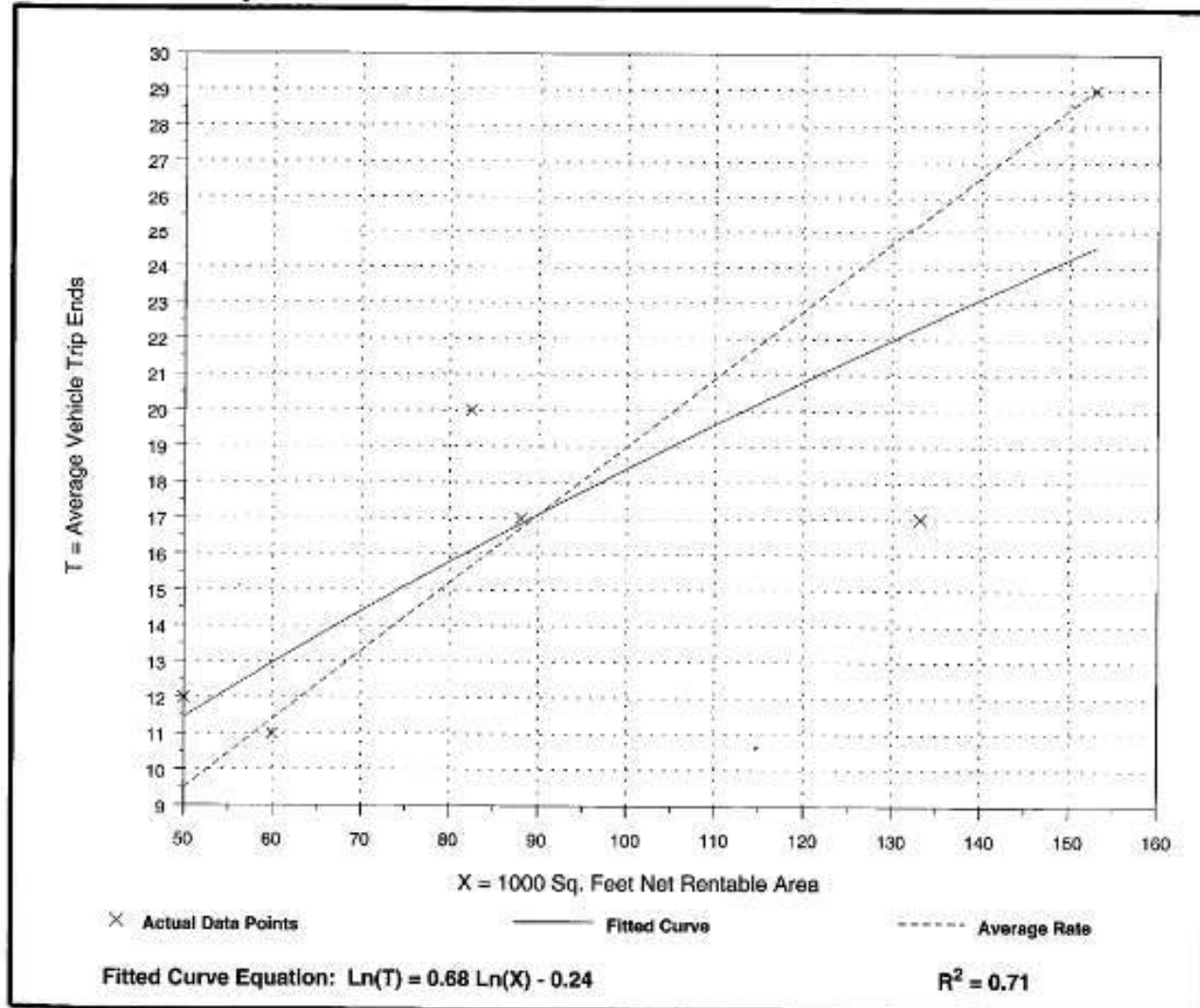
Average Vehicle Trip Ends vs: 1000 Sq. Feet Net Rentable Area
On a: Weekday,
A.M. Peak Hour of Generator

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

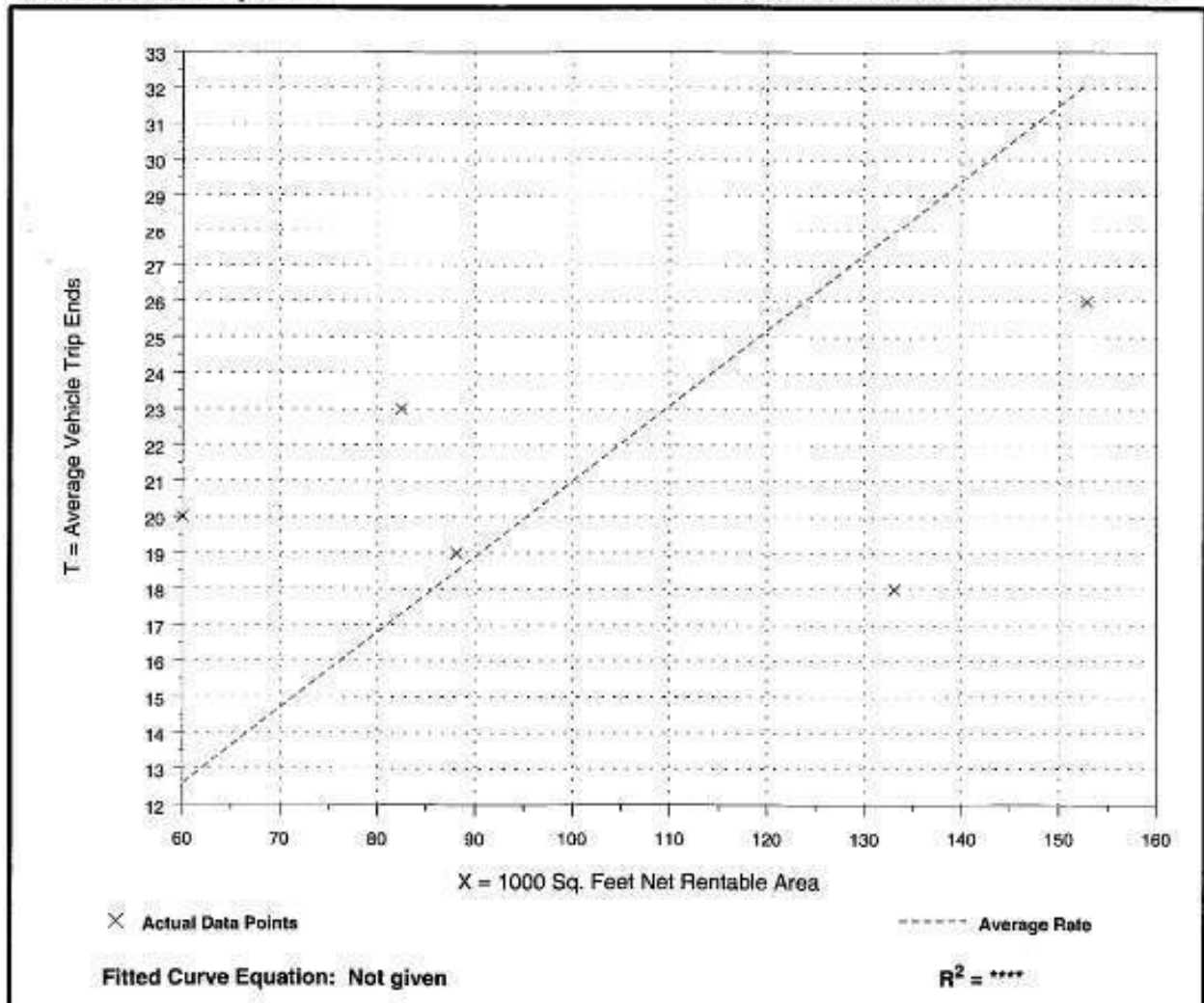
Number of Studies: 5
Average 1000 Sq. Feet NRA: 103
Directional Distribution: 50% entering, 50% exiting

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**

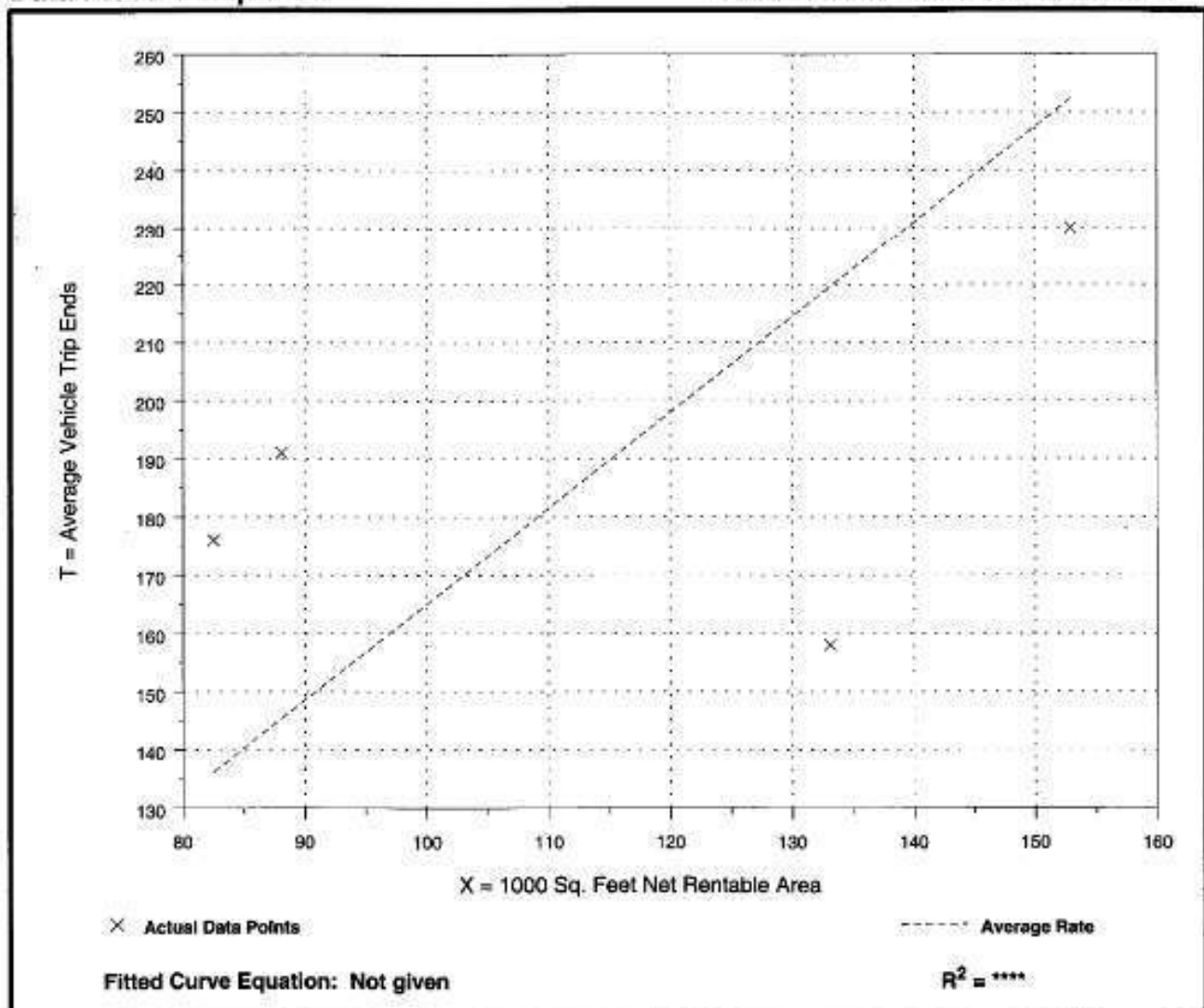
Number of Studies: 4
Average 1000 Sq. Feet NRA: 114
Directional Distribution: 50% entering, 50% exiting

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



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

Legend & Symbols

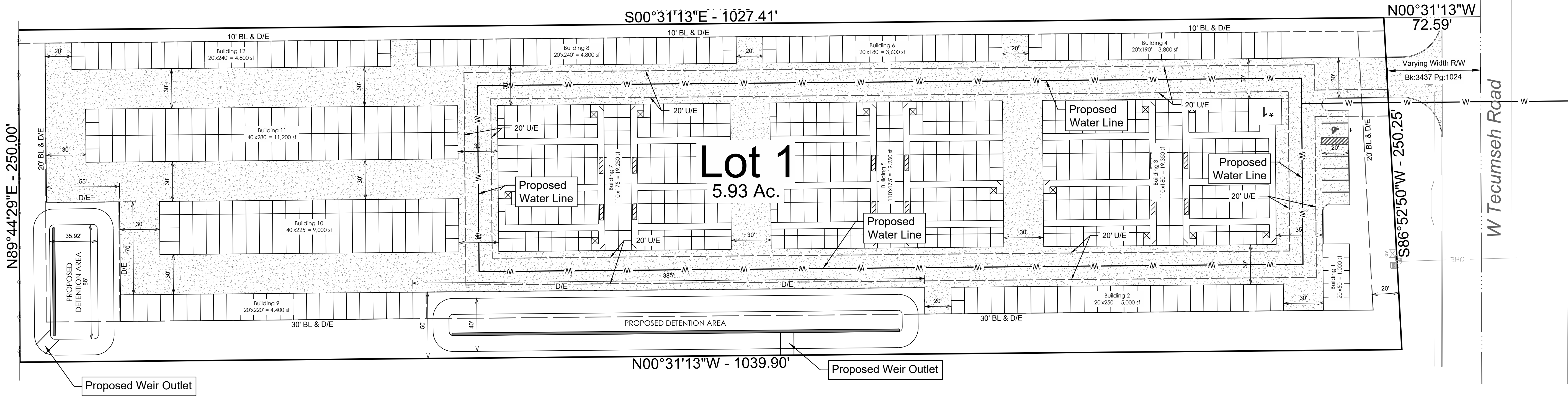
- Boundary Line
- Building Limit Line
- Easement Boundary
- R/W

Right of Way
- U/E

Utility Easement
- D/E

Drainage Easement
- BL

Building Limit



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 1.M., Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;

Thence South 89°44'29\"/>

Thence North 00°31'13\"/>

Thence South 86°52'50\"/>

Thence North 00°31'13\"/>

Thence North 89°44'29\"/>

Thence South 00°31'13\"/>

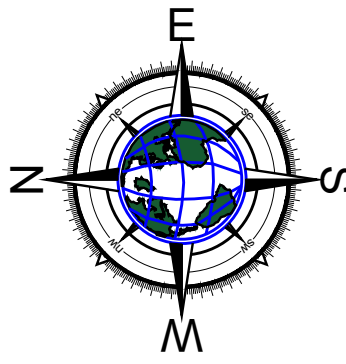
Said tract contains 258,411 square feet or 5.93 acres, more or less.

Owner /Developer Information

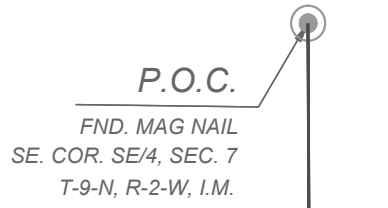
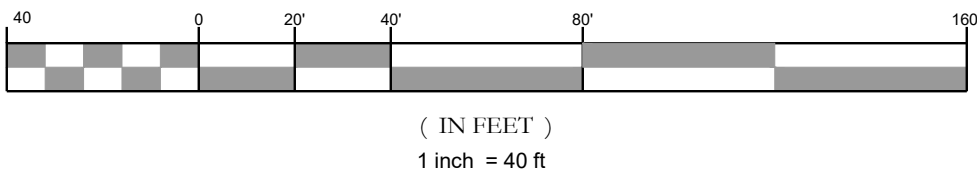
G2 SOK Investments, LLC
4260 28th Avenue NW
Norman, OK 73069

Lot Count

Proposed Personal Storage: 1 lots
Total Acres: 5.93



GRAPHIC SCALE



S89°44'29\"/>

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