

AVADON TERRACE PRELIMINARY

The proposed 24 single-family residential lots are expected to generate approximately 283 trips per day, 27 AM peak hour trips and 29 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer did not submit a traffic impact memorandum. The values in the table below were calculated using the Trip Generation Manual, 9th Edition by the Institute of Transportation Engineers. The development is proposed for location on the northwest corner of the intersection of Sandpiper Lane and Porter Avenue. Since no traffic counts were taken, the Trip Generation Manual was also used to estimate the amount of weekday trips on Sandpiper Lane for the Sutton Place addition located on the west side of Porter Avenue. The east side of Porter Avenue currently consists of the Masonic Lodge which currently has 34 parking stalls connected to the west access drive of Sandpiper Lane. Under the maximum scenario, 34 weekday trips were estimated for Sandpiper Lane on the west side of Porter Avenue.

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)
Sandpiper Lane	2	2,840	283	3,123	13,680	20.76	22.83
Porter Avenue	4	13,869	283	14,152	36,000	38.53	39.31

The proposed addition will access Porter Avenue to the east of the development by way Sandpiper Lane at the signalized intersection with Porter Avenue. Capacity exceeds demand in this area. As such, no off-site improvements are anticipated. The cost of any modifications or adjustments needed to the existing signalized intersection of Porter Avenue and Sandpiper Lane are the responsibility of the owner/developer of Avadon Terrace, Hampton Investments Prime, LLC.