



February 23, 2022

30217554.00

Mr. Justin Haschke

Stephenville, TX 76401

RE: Traffic Impact Summary
 BMY Stephenville Office
 Pecan Hill Dr. and FM 988

Dear Mr. Haschke,

Based on our review of the City of Stephenville Engineering Standards Manual, a traffic impact analysis is not required for the proposed land use unless the office facility generates more than 500 average daily trips, the development consists of over 100 acres, or the proposed work changes the city's throughfare plan. None of these scenarios apply to the proposed BMY office development.

The proposed development will consist of an approximate 6,800 square foot single tenant office/professional services building. A summary of the traffic impact from this development is shown below, derived from the 11th edition of the Institute of Transportation (ITE) trip generation manual.

ITE#	Main LU Type	Sub LU Type	Method	Units	Unit Type
715	Office	Single Tenant Office Building (Pk Hr, AM & PM)	Linear Rate	6.8	1,000 Square Feet Gross Floor Area

Weekday			AM Peak			PM Peak		
Daily	In	Out	Total	In	Out	Total	In	Out
77	38	38	12	11	1	12	2	10

Based on this summary, it is our opinion that the traffic generated from this development will have a negligible impact on the City of Stephenville's thoroughfare system.

If you should have any questions about the information contained herein, please do not hesitate to contact our WGI office for clarification.

Regards,

WGI, Inc.

Dustan DeWinne, P.E.
 Asst. Team Leader