

23-0310-SDR1

Her-Loz 1, LLC

SEC Ann Road & Rainbow Boulevard

Proposed addition of 16 fueling positions to an existing convenience store with 12 fueling positions.

Traffic produced by proposed development:

Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE STORE/GAS STATION [4-5.5 KSF] [VPH]	12	257.13	3,086
AM Peak Hour			27.04	324
PM Peak Hour			22.76	273

(heaviest 60 minutes)

Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE STORE/GAS STATION [4-5.5 KSF] [VPH]	16	257.13	4,114
AM Peak Hour			27.04	433
PM Peak Hour			22.76	364

(heaviest 60 minutes)

Total Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE STORE/GAS STATION [4-5.5 KSF] [VPH]	28	257.13	7,200
AM Peak Hour			27.04	757
PM Peak Hour			22.76	637

Existing traffic on all nearby streets:**Ann Road**

Average Daily Traffic (ADT)	29,967
PM Peak Hour	2,397

*(heaviest 60 minutes)***Rainbow Boulevard**

Average Daily Traffic (ADT)	6,634
PM Peak Hour	531

(heaviest 60 minutes)

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Ann Road	51,096
Rainbow Boulevard	16,380

This project is expected to add an additional 4,114 trips per day on Ann Rd. and Rainbow Blvd. Currently, Ann is at about 59 percent of capacity and Rainbow is at about 40 percent of capacity. With this project, Ann is expected to be at about 67 percent of capacity and Rainbow to be at about 66 percent of capacity.

Based on Peak Hour use, this development will add into the area roughly 433 additional peak hour trips, or about seven every minute.

Note that this report assumes all traffic from this development uses all named streets.