

23-0468-SDR1

Pierro's Landscape & Maintenance, LLC

SWC Ricky Road & Bonn Court

Proposed 5.446 thousand square foot contractor's office.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY TRADE CONTRACTOR [1000 SF]	5.446	24.125	131
AM Peak Hour			1.66	9
PM Peak Hour			1.93	11

*(heaviest 60 minutes)***Existing traffic on all nearby streets:****Rancho Drive**

Average Daily Traffic (ADT)	31,463
PM Peak Hour	2,517

*(heaviest 60 minutes)***Cheyenne Avenue**

Average Daily Traffic (ADT)	43,935
PM Peak Hour	3,515

*(heaviest 60 minutes)***Traffic Capacity of adjacent
streets:**

	Adjacent street ADT Capacity
Rancho Drive	62,895
Cheyenne Avenue	61,398

This project is expected to add an additional 131 trips per day on Ricky Rd., Rancho Dr. and Cheyenne Ave. Currently, Rancho is at about 50 percent of capacity and Cheyenne is at about 72 percent of capacity. With this project, these capacities are expected to remain unchanged. Counts are not available for Ricky, but it is believed to be under capacity.

Based on Peak Hour use, this development will add into the area roughly 11 additional peak hour trip, or about one every six minutes.

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