

22-0199-SDR1

Green Environmental Landscape, Inc.

WS Thom Boulevard, N of Donnie Avenue

Proposed 5.876 thousand square foot office building.

Traffic produced by proposed development:

Proposed Use	DESCRIPTION	#UNIT	RATE/ UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.876	9.74	57
AM Peak Hour			1.16	7
PM Peak Hour			1.15	7

Existing traffic on all nearby streets:

Rancho Drive

Average Daily Traffic (ADT)	30,735
PM Peak Hour	2,459
<i>(heaviest 60 minutes)</i>	

Cheyenne Avenue

Average Daily Traffic (ADT)	43,074
PM Peak Hour	3,446
<i>(heaviest 60 minutes)</i>	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Rancho Drive	59,900
Cheyenne Avenue	62,895

This project will add approximately 57 trips per day on Thom Blvd., Donnie Ave., Rancho Dr. and Cheyenne Ave. Currently, Rancho is at about 51 percent of capacity and Cheyenne is at about 68 percent of capacity. With this project, Rancho is expected to remain unchanged and Cheyenne to be at about 69 percent of capacity. Counts are not available for Thom or Donnie in this vicinity, but they are believed to be under capacity.

Based on Peak Hour use, this development will add about 7 vehicles in the peak hour, or about one every nine minutes.

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