

FINAL DEVELOPMENT PLAN APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: NW corner of intersection of Beecher Rd. & Hamilton Rd.		Project Name/Business Name (if applicable): Hamilton Commerce Center	
Parcel ID No.(s) 025-009951 & 025-009952	Current Zoning: CC & PCC	Total Acreage: 4.524 Ac.	
Project Description: Multi-tenant retail development			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): Ryan Fowler		Address: 422 Beecher Rd, Gahanna, OH 43230	
E-Mail: rfowler@advancedcivildesign.com		Phone No. (614) 944-5094	
ATTORNEY/AGENT INFORMATION			
Name: Gallas Zadeh Development, LLC		Address: 245 E. 1st Ave., Columbus, OH 43215	
E-Mail: ggallas@gzddev.com		Phone No. (216) 269-6959	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: Gregory G. Gallas -Architect:		Contact Information (phone no./email): (614) 545-3679 / ggallas@gzddev.com	
Property Owner Name: (if different from Applicant) Gallas Zadeh Development, LLC		Contact Information (phone no./email): (614) 545-3679 / ggallas@gzddev.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: *Ryan Fowler* Date: *3/22/2017*

INTERNAL USE ONLY

Zoning File No. *17040001*
PC Meeting Date:
PC File No. *FDP-2017*

RECEIVED: *BB/fw*
DATE: *3/22/17*

PAID: *500.00*
DATE: *3/22/17*
CHECK#: *5898*

FINAL DEVELOPMENT PLAN APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓		✓	
	FINAL DEVELOPMENT PLAN shall contain the following:				
	4. Scale: Minimum - one inch equals 100 feet.	✓		✓	
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓		✓	
	6. The names of any public and/or private streets adjacent to or within the development	✓		✓	
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓		✓	
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓		✓	
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓		✓	
	10. Current zoning district, building and parking setbacks	✓		✓	
	11. Proposed location, size and height of building and/or structures	✓		✓	
	12. Proposed driveway dimensions and access points	✓		✓	
	13. Proposed parking and number of parking spaces	✓		✓	
	14. Distance between buildings	✓		✓	
	15. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.	✓			
	THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:				
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓		✓	
	17. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)	✓		✓	
	18. Setback calculations, (if needed)	✓			
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)	✓		✓	
	20. List of contiguous property owners & their mailing address	✓		✓	
	21. Pre-printed mailing labels for all contiguous property owners	✓		✓	
	22. Application fee paid (\$500)	✓		✓	
	23. Application & all supporting documents submitted in digital format	✓		✓	
	24. Application & all supporting documents submitted in hardcopy format	✓		✓	
	25. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: _____

Date: 4/13/17

INTERNAL USE ONLY

Contiguous Property Owners to Hamilton Commerce Center

Constance Camman
400 Beecher Rd
Columbus, OH 43230

Hammerhead-Gahanna LLC
2555 Bethel Rd
Columbus, OH 43220

Michelle Carter
1040 Ridge Crest Dr
Gahanna, OH 43230

Academy Development LP
107 S High St, Floor 3
Columbus, OH 43215

Vista at Rocky Fork LP
250 Civic Center Dr, #500
Columbus, OH 43215

SMBC Leasing and Finance
333 E Lake St
Bloomington, IL 60108

Humanitarian Foundation
430 Beecher Rd
Gahanna, OH 43230

MDL Legacy LLC
1209 Hill Rd, #225
Pickerington, OH 43147

SG&T Properties LLC
398 Holtzman Ave
Columbus, OH 43205

Exponentia US Inc
424 Beecher Rd
Gahanna, OH 43230

JTD Real Estate LTD
422 Beecher Rd
Gahanna, OH 43230



AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, G2D Investments LLC, the party in contract to acquire owner of the subject property listed on this application, hereby authorize Gregory Gables and/or Jason Zideh to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Contracting Party
Property Owner Signature: Gregory Gables Date: 3-21-2017

AUTHORIZATION TO VISIT THE PROPERTY

I, G2D Investments LLC, the party in contract to acquire owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Contracting Party
Property Owner Signature: Gregory Gables Date: 3-21-2017

Subscribed and sworn to before me on this 21st day of March, 20 17.

State of Ohio County of Franklin

Notary Public Signature: Nicole Glay



NICOLE GLAY
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 21, 2021

AGREEMENT TO COMPLY AS APPROVED

I, Advanced Civil Design, Inc., the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: Ryan Fowler Date: 4/12/17

Subscribed and sworn to before me on this 12th day of APRIL, 20 17.

State of OHIO County of FRANKLIN

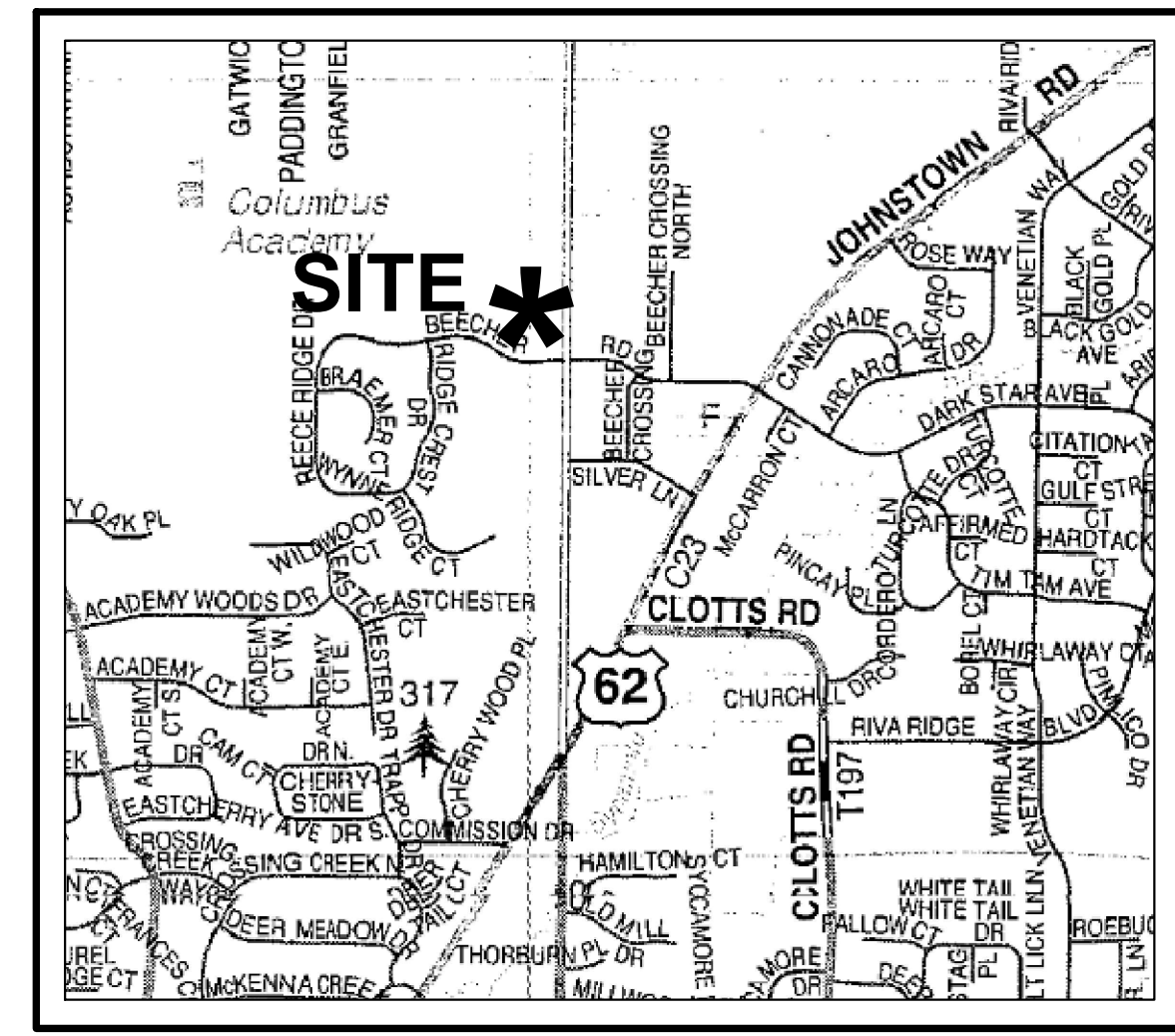
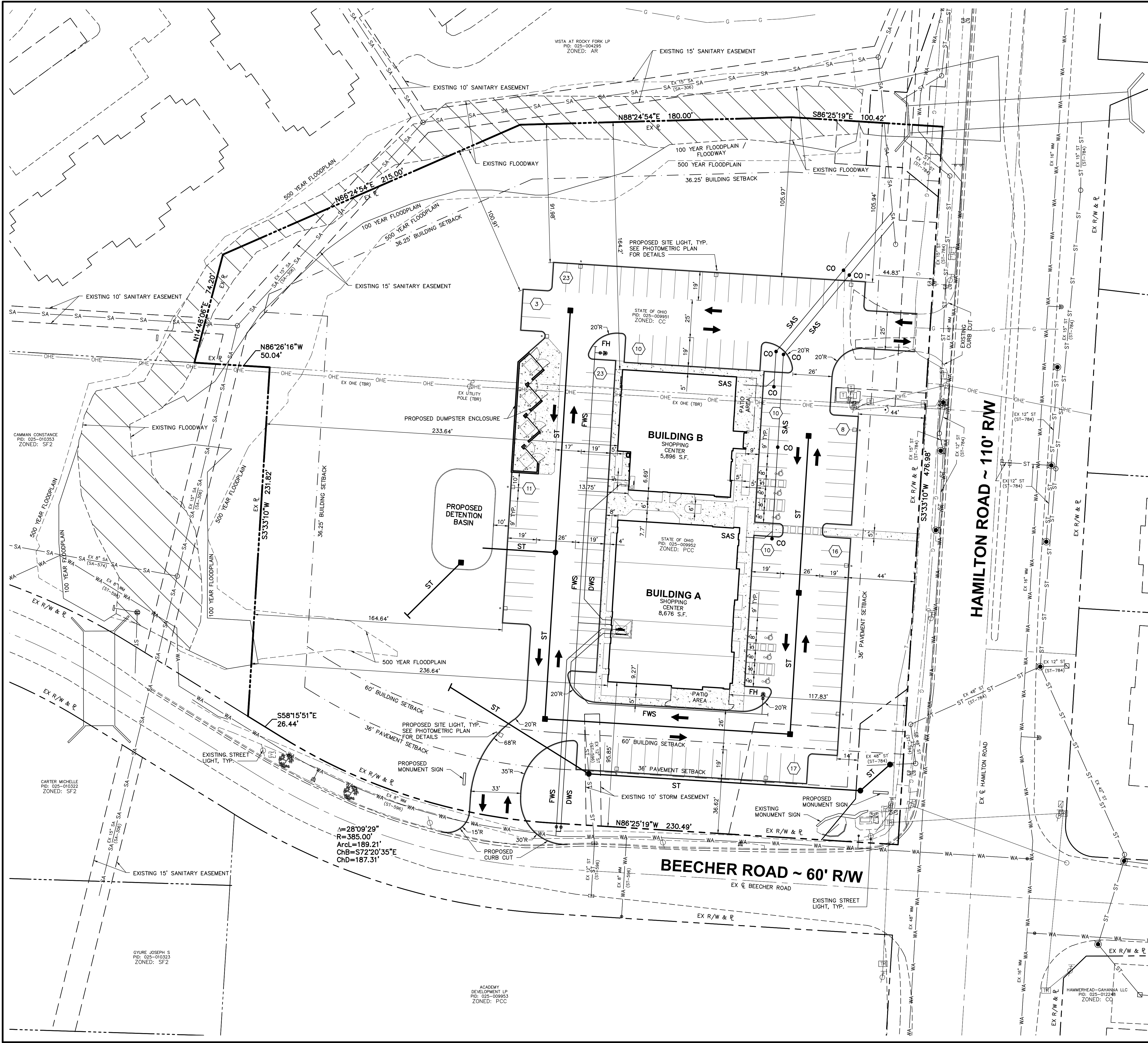
Notary Public Signature: Brian Karshner

MY COMMISSION EXPIRES 5-18-21

SAVE APPLICATION



Z:\15-0023-412\DWG\production drawings\FINAL DEVELOPMENT PLAN\023-412 FDP_Title.dwg SITE PLAN FDP Mar 22, 2017 - 2:47:35pm rfowler

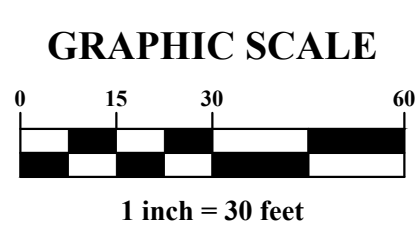


LOCATION MAP
NO SCALE
DEVELOPER
GALLAS ZADEH DEVELOPMENT, LLC
245 EAST FIRST AVENUE
COLUMBUS, OHIO 43215
ARCHITECT
J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OH 43214
ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N 5TH STREET #401
COLUMBUS, OH 43215

SITE STATISTICS	
PROPOSED.....	RETAIL DEVELOPMENT
ADDRESS.....	0 HAMILTON ROAD
PARCEL #.....	025-009951 & 025-009952
EXISTING ZONING.....	CC & PCC
PROPOSED ZONING.....	CC & PCC
TOTAL SITE AREA.....	4.524 ACRES (197,053 S.F.)
MAX LOT COVERAGE AREA (80%).....	157,642 S.F.
BUILDING AREA.....	14,572 S.F.
PAVEMENT AREA.....	48,295 S.F.
DUMPSTER AREA.....	2,378 S.F.
WALK AND PATIO AREA.....	6,048 S.F.
LOT COVERAGE AREA.....	71,293 S.F. (36.2%)
MAX BUILDING HEIGHT.....	24'-0" (BUILDING A)
	26'-0" (BUILDING B)
REQUIRED PARKING (1/300 S.F. OF RETAIL).....	49 SPACES
PROVIDED PARKING.....	131 SPACES (6 HANDICAP)
REQUIRED HANDICAP SPACES.....	6 SPACES
PROVIDED HANDICAP SPACES.....	6 SPACES
INTERNAL LANDSCAPE REQUIREMENTS:	
TOTAL PARKING AREA.....	48,295 S.F.
REQUIRED INTERNAL LANDSCAPE AREA (5%).....	2,415 S.F.
PROVIDED INTERNAL LANDSCAPE AREA.....	2,886 S.F. (6%)

THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0213K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.

- LEGEND**
- ST EX ST EXISTING STORM SEWER
 - ST PROPOSED STORM SEWER
 - SA EX SA EXISTING SANITARY SEWER
 - SAS PROPOSED SANITARY SERVICE
 - WA EX WM EXISTING WATER MAIN
 - DWS PROPOSED DOMESTIC WATER SERVICE
 - FWS PROPOSED FIRE WATER SERVICE
 - OHE EX OHE EXISTING OHE
 - EX UGE EX ELECTRIC DUCT
 - T EX TELECOMMUNICATIONS DUCT
 - G EX GAS EXISTING GAS MAIN
 - TRAFFIC FLOW ARROW
 - PROPOSED PARKING COUNT



PLAN PREPARED BY:
GALLAS ZADEH DEVELOPMENT, LLC
245 E. FIRST AVE.
COLUMBUS, OHIO 43215

CITY OF GAHANNA / FRANKLIN COUNTY, OHIO
HAMILTON COMMERCE CENTER
FOR
SITE PLAN
GALLAS ZADEH DEVELOPMENT, LLC
FINAL DEVELOPMENT PLAN

Issue Dates:
Date: 03/22/2017
Scale: 1" = 30'
Drawn By: RCF
Checked By: CLN
Project Number:
15-0023-412
Drawing Number:
1 / 1

422 Beecher Road
Gahanna, Ohio 43230
PH 614.428.7760
FAX 614.428.7765

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: NW corner of Hamilton/Beecher Intersection

Project Name/Business Name: Hamilton Commerce Center

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

The applicants are requesting final development plan (FDP) and Design Review approval for a 14,500 square foot shopping center. The properties are zoned Planned Commerce Center (PCC) and Community Commercial (CC). Both zone districts permit shopping center. The PCC zoned property was rezoned in 1990 and is subject to the development parameters of Ordinance 111-90.

The Design Review application appears to be incomplete as color renderings of the building have not been included as required by the application. Color renderings should be submitted in order for staff to review for consistency with the code and the governing ordinance.

Economic Development Strategy

The project site is located within Target Site 3D within the North Triangle Priority Development Area (PDA). Target Sites were selected as properties that are either undeveloped or underdeveloped. A development concept was not created for this Target Site, however, the Strategy provides for development capacities based on acreage and development type. Approximately 46,000 square feet of commercial and/or office was identified in the Strategy. However, because of environmental issues, 46,000 square feet of development is not feasible on the project site.

The requested use of shopping center is both consistent with the zoning and the Economic Development Strategy.

North Triangle TIF

The property is located within the North Triangle TIF. The TIF will capture the increased value of the property post construction. The applicant estimates a project investment of approximately \$3,000,000. As such, the project is anticipated to generate approximately \$39,500 annually for the TIF. Potential infrastructure improvements include but aren't limited to the following:

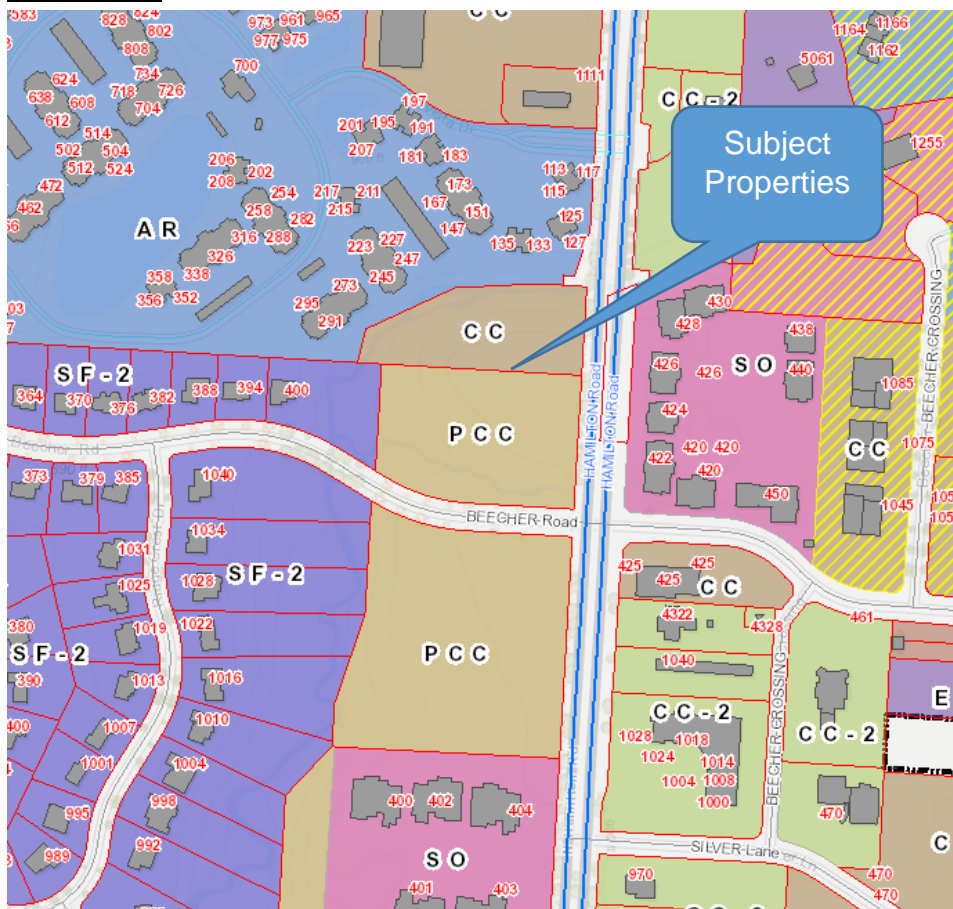
- Intersection improvements at E Johnstown and Riva Ridge
- Morse Rd widening between Hamilton to Trellis
- Sidewalks
- Fiber optics

2002 Future Land Use Plan

The property is designated Mixed Use on the Future Land Use Plan Map. Objectives of Mixed Use include development that promotes a blend of quality office, commercial, and higher density residential development. Other principles include allowing new uses into transitional areas while respecting neighborhood character, promoting economic stability and direct access to major roadways.

The site plan shows a significant setback and natural buffer to the residential property to the west. It appears that there is a separation of approximately 415 feet from the commercial structures to the nearest residential structure. It appears that the request meets principles of Mixed Use Future Land Use by providing a significant buffer from residential. This buffer provides for a reasonable transition of uses as the possible negative impacts from a commercial project such as lighting, noise, odors are mitigated.

Zoning Map



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: NW Corner of Beecher and Hamilton Road

Project Name/Business Name: Hamilton Commerce Center

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks approval for a shopping center comprised of two buildings with a total area of 14,572 sq ft. Lot coverage on the site is 36.2%, 131 parking spaces are provided, and interior landscape requirements have been met. Building and parking setbacks are met by the plan. A full access point will be on Beecher while a right in right out will be provided on Hamilton Road.

This site is very wooded, and a good deal of the existing trees on the western portion of the site at the top of the ravine will be preserved. Photos of the existing site conditions have been submitted. A tree preservation plan has been submitted as well.

Exterior materials consist of EIFS, brick, limestone, and tile all in earth tones.

A photometric plan has been submitted along with the cut sheet for the fixtures.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Hamilton Commerce Center

Project Name/Business Name: Hamilton Commerce Center

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Public Service and Engineering

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.
- The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.
- Please clarify both of the dashed lines/areas located at the SE corner of the development. One appears to potentially be an impact to the development parking and drive aisle.
- A stream exists on this property. Any impacts to the stream will require permits through the Army Corps of Engineers and/or the OEPA. The developer is responsible for obtaining all necessary permits and approvals related to the potential stream impacts.
- There exists FEMA regulated 100 year floodway and floodplain on these parcels. Any impacts to these areas will require permitting through our office.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. A traffic impact study for this development has been previously completed. The site plan for this project has changed following that study, so the Traffic Impact Study shall be updated to conform to the current plan and be submitted for review and comment.

- Two access drives are shown for the project.
 - Access management is a goal of our office to restrict the number of access locations along major thoroughfares to help reduce the potential for collisions. At this time, our office will permit one right-in/right-out access to Hamilton Road for this parcel.
 - A full access drive will be considered on Beecher Road, pending the update and review of the Traffic Impact Study. A minor widening of Beecher Road will be required through the proposed drive on the north side of Beecher Road to accommodate a future left turn lane on Beecher Road for the property located on the south side of Beecher Road.
- Sidewalk and or multi-use trail shall be re-constructed and or maintained along the entire frontage of the development.

Sanitary Sewer

- There is an existing 15 inch sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 12 inch water line located along the curb line for the southbound lane of Hamilton Road, and an 8" waterline located along the north side of Beecher Road. These lines can be tapped to provide service to the development for both domestic and fire suppression. If the taps require excavation into the roadway, we will require a repair and then a mill and overlay of a 50' section of the roadway.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that strong consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures, especially given the comments and recommendations provided by the Franklin County Soil and Water Conservation District.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Respectfully Submitted By: Robert S. Priestas, P.E.

Bonnie Gard

From: Robert Priestas
Sent: Friday, April 07, 2017 11:20 AM
To: Bonnie Gard
Subject: FW: Hamilton Commerce Center comments

ROBERT S. PRIESTAS, P.E.

City Engineer



CITY OF GAHANNA

200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4055
614.342.4154(fax)
robert.priestas@gahanna.gov
www.Gahanna.gov
[Twitter@CityOfGahanna](https://twitter.com/CityOfGahanna)

From: David Reutter [mailto:DReutter@franklinswcd.org]
Sent: Friday, April 07, 2017 11:13 AM
To: Robert Priestas <Robert.Priestas@gahanna.gov>
Subject: Hamilton Commerce Center comments

Rob - I couldn't access the dropbox files for comments so here are mine, I hope you and the developer will consider. This site is another one of the examples where a tree code could come in handy when evaluating the tree resources. I don't know what happened to that, Tony Collins had one prepared for council years back but the powers that be apparently ended that. With the new push by Columbus and the emphasis on tree canopy, maybe the time is right to reintroduce one?

- The site has significant tree resources that, to the sites benefit are location mostly along the periphery. A few significant trees are at the interface of the development and could be preserved if some small effort were taken. #259 Oak is at the edge of the proposed pond fill and could be protected from fill. Several large trees occur in the tree lawn area fronting Hamilton, #90-101. With proper care during construction many of these could be saved and managed.
- The site contains three soil types Cardington, Alexandria, and Medway. Cardington are low strength soils on uplands. Cardington is a hydrologic group C soil with a perched water table, not well suited to infiltration. Alexandria soils underlay this and make up a broad band around the site on the sloping contours. This is also a C soil but the depth to the water table is greater than 6 feet. The lower contours are Medway soil, a well sorted B soil. The combinations of the two soils provide the environmental services of groundwater infiltration and maintaining stream base flow. This site can make use of these properties by infiltrating most of the developed sites runoff, reducing or eliminating the need for a detention pond, which would also help to preserve the setback from the mature trees and stream buffer. A GI approach for this site is highly recommended with the goal of removing the need for a pond and the excess fill needed to create the pond in the proposed location.
- Top soil along the ravine proposed to be filled contains a variety of native forbs relatively free of nonnative vegetation. Stockpiling and using this material on the dressed new contours would enhance the recovery of the site at the interface of the stream buffer area.

- The drainage ravine along Beecher Rd. will be filled and used to carry the offsite drainage through a new 48" pipe. Bedding this pipe in a fashion that creates subsurface storage and infiltration can be accomplished while carrying offsite flows through the site. Stepwise clay dams to control groundwater levels up contours can add storage zones along the existing Alexandria soils for increased infiltration. This would help the use of infiltration under the southern most parking area. Combined infiltration zones under the north and south parking areas can provide all the storage needed without the use of a detention pond.

Let me know if you have any questions. Thanks.

David S. Reutter, CESSWI #0419
Urban Conservationist
(614) 486-9613 x 127



1404 Goodale Blvd., Suite 100
Columbus, Ohio 43212
Connect with us:





Mifflin Township Division of Fire Fire Inspection Bureau

485 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review 2017040701

Applicant Shopping Center
Beecher and North Hamilton Roads
Gahanna, OH 43230

The fire division is ok with the site plan for the shopping center.

The entrance off Beecher Road is 33 feet wide and is ok for a 20 ingress lane in accordance with section 503 of the Ohio Fire Code.

There are 2 fire hydrants on the site that should provide plenty of water supply in accordance with section 507 of the Ohio Fire Code.

A handwritten signature in black ink, appearing to read "Steve Welsh", with a long horizontal stroke extending to the right.

April 7, 2017

Date

Steve Welsh, Captain, Fire Marshal



Mifflin Township Division of Fire Fire Inspection Bureau

485 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review 2017040701

Applicant Shopping Center
Beecher and North Hamilton Roads
Gahanna, OH 43230

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A handwritten signature in black ink, appearing to read "Steve Welsh", written over a horizontal line.

April 7, 2017

Date

Steve Welsh, Captain, Fire Marshal

MEMORANDUM

TO: Jason Zadeh
Gregory Gallas
Gallas-Zadeh Development LLC

FROM: Doyle Clear
Trans Associates Engineering Consultants, Inc.

DATE: April 11, 2017

SUBJECT: Hamilton Commerce Center
Hamilton Road at Beecher Road
Gahanna, Ohio
Vehicle-Trip Comparisons
GALZAD-16140

The Traffic Impact Study, dated October 31, 2016, associated Viking Commerce Center was based on a specific envisioned development program. A different development program is now proposed. As such, the volume of traffic likely to be generated by the site will change. The purpose of this memorandum is to compare vehicle-trip generation between two development programs.

Development Program as assumed in October 31, 2016 study report:

- Shopping Center – 2,600 sf
- Restaurant – 5,700 sf
- Medical-Dental Office – 31,000 sf

Current Proposed Program:

- Shopping Center – 8,300 sf
- Restaurant – 6,000 sf

As shown in the tables on page 9 of October 31, 2016 report, the volume of traffic likely to be generated by the original development program is as follows:

Table 1: Vehicle-Trips Generated by Original Development Program

		Pass-by Trips	Primary Trips	Total Trips
AM Peak Hour				
	Enter	0	93	93
	Exit	0	45	45
	Total	0	138	138
PM Peak Hour				
	Enter	17	53	70
	Exit	11	95	106
	Total	28	148	176

Calculations were performed to estimate the volume of traffic generated by the now-proposed development. The same vehicle-trip rates, as applied in the prior study, were applied in these analyses. The resultant volumes are shown in the following table:

Table 2: Vehicle-Trips Generated by Current Development Program

	Pass-by Trips	Primary Trips	Total Trips
AM Peak Hour			
Enter	0	41	41
Exit	0	32	32
Total	0	73	73
PM Peak Hour			
Enter	20	30	50
Exit	15	25	40
Total	35	55	90

As can be seen, the currently proposed development program can be expected to generate about half the number of vehicle-trips estimated and applied in the October 31, 2016 Traffic Impact Study.

Should you have any questions, please contact us.