

37

Original Table 3 (May 1996 TIA) External Traffic Generation (Based on 5th Ed. ITE Trip Generation Manual)		
Land Use Code	Land Use	ADT
210	342 Single Family	3,202
220	795 Units Apartments	5,160
230	161 Units Townhouses	976
Total Residential		9,338
710	394,000 SF General Office	3,956
310	200 Room Hotel	1,702
814	216,380 SF Specialty Retail	8,800
832	12,000 SF High-Turnover Sit Down Restaurant	2,134
834	3,720 SF Fast-Food w/Drive Through Window	2,642
912	4,500 SF Bank w/Drive Through	1,126
912	4,500 SF Bank w/Drive Through	1,126
411	70 Acre County Park	210
Total Non-Residential		21,696
Total Trips		31,034
Internal Capture		2,660
Pass-By		3,860
Transit/Bicycle/Pedestrian		0
TOTAL NEW TRIPS		24,514

Revised Table 3 (a) (May 1998) External Traffic Generation (Based on 5th Ed. ITE Trip Generation Manual)		
Land Use Code	Land Use	ADT
210	343 Single Family Units	3,212
220	555 Apartments Units	3,571
230	163 Townhomes Units	986
Total Residential		7,769
710	447,666 SF General Office	4,358
310	180 Room Hotel	1,526
814	156,934 SF Specialty Retail	6,382
832	12,000 SF High-Turnover Sit Down Restaurant	2,134
834	(Deleted)	0
912	4,000 SF Bank w/Drive Through	1,054
912	(Deleted)	0
411	70 Acre County Park	210
Total Non-Residential		15,664
TOTAL TRIPS		23,433
Internal Capture		1,925
Pass-By		2,392
Transit/Bicycle/Pedestrian		858
TOTAL NEW TRIPS		18,258
% Reduction from original TIS		25.52

	1,000 Student Middle School*	1,000
--	------------------------------	-------

	800 Student Middle School*	800
--	----------------------------	-----

* Middle school traffic not included in the original ADT volumes