

July 29, 2016

Wallik Communities
6880 Tussing Road
Reynoldsburg, Ohio 43068

Attn: Nicole Boyer

Project: Ashford at Strubridge
Re: Traffic Study



Dear Nicole:

I am pleased to provide this memorandum summarizing the trip generation increase for the proposed Ashford at Strubridge Assisted Living Development.

Project Site Overview

Ashford at Strubridge is a proposed new 120 unit Assisted living Facility located on a parcel of land just south of the current Strubridge Green Apartments off of Strubridge court. The site is bound on the all sides and has one access point to north through Strubridge court to Scioto Darby Road. The currently-proposed site plan for the development is attached. The purpose of this memorandum is to demonstrate that the proposed new assisted living facility will not significantly change the trip generation or access of the site as it is currently being used. A project site plan is illustrated on Figure 1. A project site aerial is shown on Figure 2.

Project Trip Generation

A summary of the proposed new densities are provided in Table 1. Trip generation potential was evaluated using equations and rates found in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, 2012. Anticipated project trip volumes shown in Table 1 for Daily, AM, and PM represent 1-way volumes.

Table 1
Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Assisted Living	120	2.66	319	0.14	17	10	7	0.22	26	12	14

In summary, the proposed Assisted Living development is projected to not generate a significance increase in traffic and site access.

I hope this information is helpful. Please contact me at (614) 764-0407 should you have any questions.

Sincerely,

Russ Garber, AIA
M+A Architects

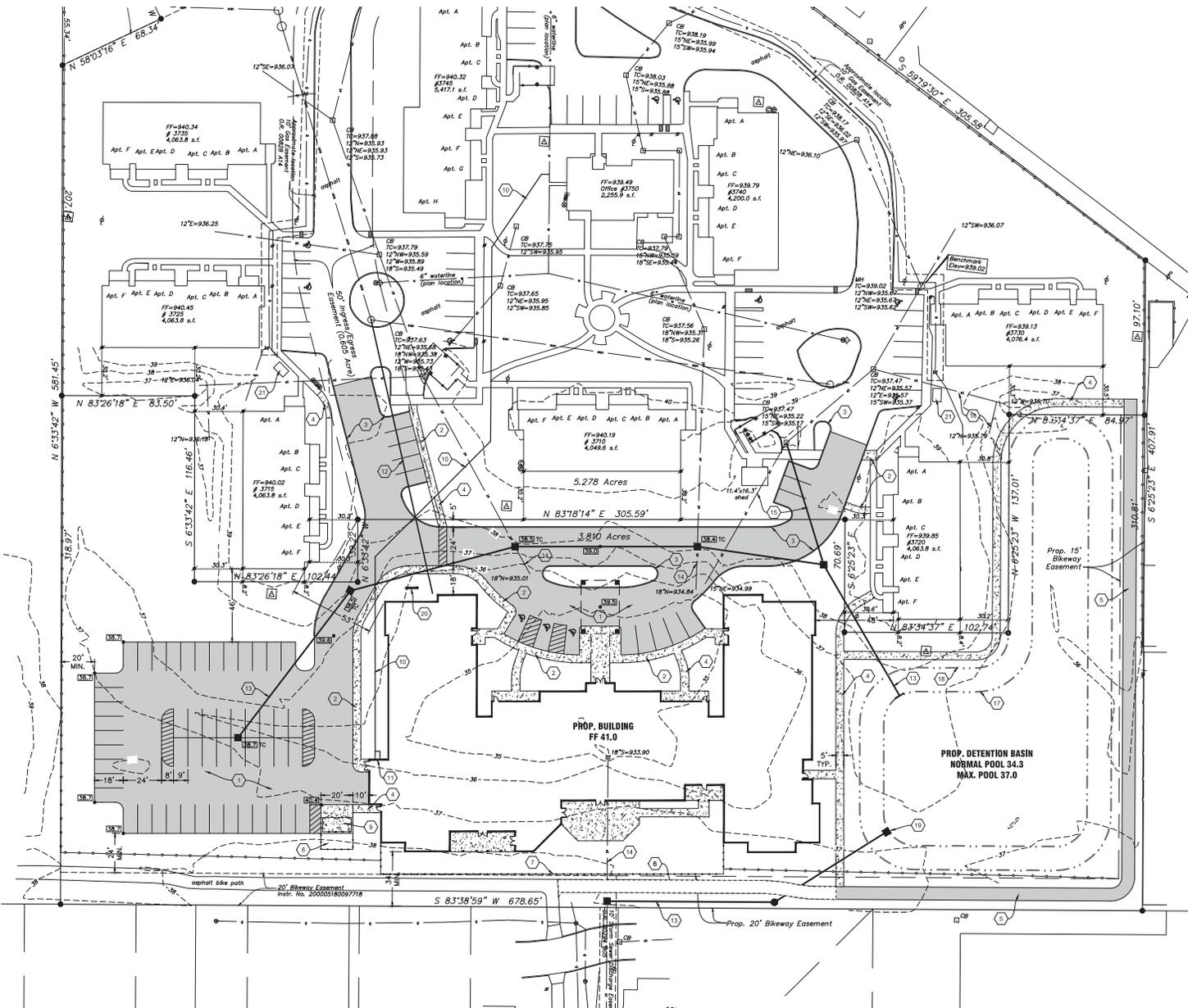


A handwritten signature in blue ink, appearing to read 'Russ Garber'.

Russ Garber, AIA, CASP
Associate / Senior Living Design

Attachments:
Figure 1 – Site Plan
Figure 2 – Site Aerial

Exhibit A



- SITE KEYNOTES**
1. PROP. ASPHALT PAVEMENT, TYP.
 2. PROP. INTEGRAL CONCRETE CURB & SIDEWALK.
 3. PROP. CONCRETE CURB.
 4. PROP. CONCRETE WALK, TYP.
 5. PROP. ASPHALT MULTI-USE PATH.
 6. FUTURE MULTI-USE PATH (BY OTHERS)
 7. PROP. FENCE.
 8. PROP. GENERATOR ENCLOSURE.
 9. PROP. CONCRETE DUMPSTER PAD W/ ENCLOSURE & CONCRETE APPROACH.
 10. PROP. 6" WATER SERVICE.
 11. PROP. WATER SERVICE TO SPLIT INTO 6" FIRE & 4" DOMESTIC WITH METER & BACKFLOW PREVENTION INSIDE BUILDING.
 12. PROP. 6" SANITARY SEWER SERVICE AT 2.08% MIN.
 13. PROP. STORM SEWER.
 14. EX. STORM SEWER TO BE INTERCEPTED & REROUTED AS SHOWN, REMAINING INACTIVE PIPE TO BE REMOVED.
 15. REMOVE OR ABANDON EX. STORM SEWER, CAP EX. OUTLET AT CATCH BASIN & INSTALL NEW OUTLET TO PROP. CATCH BASIN AS SHOWN.
 16. REMOVE OR ABANDON EX. STORM SEWER, CAP AT EX. CATCH BASIN.
 17. PROP. STORMWATER DETENTION BASIN - NORMAL POOL.
 18. PROP. STORMWATER DETENTION BASIN - MAX. POOL.
 19. PROP. OUTLET CONTROL STRUCTURE.
 20. PROP. FACILITY SIGN.
 21. RELOCATED MAIL BOXES, COORDINATE WITH OWNER & POSTAL SERVICE REQUIREMENTS.
- MISC. NOTES**
- SURVEY PROVIDED BY GEO-GRAPHICS, INC.
 - SANDS DECKER CPS, LLC ASSUMES NO LIABILITY FOR INACCURACIES OR OMISSIONS THEREIN.
 - ADD 500 TO ALL ELEVATIONS SHOWN.
 - NEW PARKING: 58 STANDARD & 3 ADA ACCESSIBLE SPACES



ASHFORD AT STURBRIDGE ASSISTED LIVING FACILITY

07-06-16 PUD APPLICATION
07-26-16 REVISED PUD

SDCHA 3167 Ashford at Sturbridge/Map/3187 Water 2.dwg 7/26/2016 9:49 AM

These drawings are instruments of professional service by Sands Decker CPS, LLC for the designated project. Sands Decker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



Google earth

feet
meters

