TRAFFIC REPORT

Prepared For:
Oak Bend Multifamily Buildings
801 Main Street
Dunedin, FL 34698

Approving Districts:
City of Dunedin
F.D.O.T.

Submitted:
October 26, 2017

Revised:
TRAFFIC REPORT

SUBMITTED BY:
Synergy Civil Engineering, Inc.
2451 McMullen Booth Rd., Suite 200
Clearwater, FL 33759

October 26, 2017

Michael J. Palmer, P.E. (Lic. No.63743)
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I. NARRATIVE

A. INTRODUCTION

Randolph Russell (Owner / Developer) is proposing to construct 32 residential Townhome dwelling units with associated parking and utility connections. The subject parcel is located on a 2.39 ac. parcel of land on the south side of Main Street (SH 580). The property address is designated as (801 Main Street; Parcel ID No. 26-28-15-00000-320-1800). The proposed project is a single phase construction project.

B. EXISTING CONDITIONS

The subject property contains 53 mobile home rental dwelling units (ITE code No. 240), 2 apartment dwelling units (ITE code No. 220) and 1 single family dwelling unit (ITE code No. 210).

C. PROPOSED CONDITIONS

Randolph Russell (Owner / Developer) is proposing to construct 32 residential Townhome dwelling units (ITE code No. 230)

D. CONCLUSION

Utilizing the 8th Edition of the ITE Trip Generation Report a trip generation analysis was performed for the existing and proposed condition, with the following results:

1) (53) mobile home DU (ITE code No. 240), (2) Apartment DU(ITE code No. 220) (1) Single family DU (ITE code No. 210).
   a) Calculated Daily Trips =264 + 13 + 6 = 283
   b) Peak PM Total Trips = 31 + 1 + 1 = 33

2) Thirty two (32) residential Townhome dwelling units (ITE code No. 230)
   a) Calculated Daily Trips =186
   b) Peak PM Total Trips = 17

The proposed use will have a De minimis impact on traffic based on the Trip Generation Report analysis.
A. LOCATION MAP

Project Location
B. AERIAL MAP
C. SITE PHOTOGRAPHS
## ITE Trip Generation Report

<table>
<thead>
<tr>
<th>Description / ITE Code</th>
<th>Units</th>
<th>Rate Weekday Daily Traffic</th>
<th>FM Peak Period Rate</th>
<th>% FM In</th>
<th>% FM Out</th>
<th>Expected Units (Independent variable)</th>
<th>Calculated Daily Trips</th>
<th>FM Peak Trips - Total</th>
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<th>FM Out</th>
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### Notes

- CAUTION: Only N 1 Study

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**SYNERGY**

Civil Engineering, Inc.