

May 6, 2021

CocoPlum Nature School
c/o Steve Siebert Architecture
466 N. Federal Highway
Boynton Beach, FL 33435

ATTN: Steve Siebert

RE: CocoPlum Nature School
342 N Swinton Ave, Delray Beach, FL
33444
Traffic Statement
Buildout: August 2021
PCN#: 12-43-46-16-01-041-0010

Dear Mr. Siebert:

As requested by the City of Delray Beach, the following traffic analysis has been performed to determine the traffic impacts for a change of use from the previous Daycare operations to the proposed CocoPlum Nature School, a Private School (K-2) use. The previous Daycare operated out of the existing Cason United Methodist Church located on the subject property at the southwest corner of N Swinton Avenue and Lake Ida Road in Delray Beach. The existing Church building footprint will remain unchanged and the proposed Private School will operate out of the Church building. This study follows the methodology of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC).

Existing Site and Roadway Conditions

The existing Cason United Methodist Church currently occupies the 19,580 SF building at 342 N Swinton Avenue located on the southwest corner of N Swinton Avenue and Lake Ida Road. The existing building consists of religious use and Daycare use, which has been operational within the last five years. The site currently has three access points: one on Lake Ida Road and two on N Swinton Avenue.

N Swinton Avenue and Lake Ida Road are classified as two-way urban collectors with a posted speed limit of 35 mph. Average daily traffic volumes reported on FDOT's Florida Traffic Online, shows N Swinton Avenue carries 15,100 vehicles per day and Lake Ida Road carries 20,500 vehicles per day.



In the study area, the roadways primarily service residential use and Trinity Delray Lutheran School is located at the northwest corner of N Swinton Avenue and Lake Ida Road.

Project Description

The CocoPlum Nature School is a private (K-2) school proposing to operate out of the existing 19,580 SF Cason United Methodist Church building located on the southwest corner of N Swinton Avenue and Lake Ida Road. For the school year 2021-2022, the proposed CocoPlum Nature School is anticipating a maximum of 27 students. During the following school year 2022-2023 a maximum of 36 students is projected. The School drop-off will be from 7:45-8:00 AM and pick up at 12:00 PM, 2:30 PM, and 2:30-6:00 PM for after care. All students are anticipated use the vehicle drop-off/pick-up feature with no students as walkers.

The Church operations will remain unchanged with worship services offered on Sunday mornings and Wednesday afternoons. Previously, an 80-capacity Daycare operated out the Church building and was operational within the last five years.

Access to the Church building will use the existing three access points: one on Lake Ida Road and two on N Swinton Avenue. A parent drop-off/pick-up area for vehicles will be located at the west end of the building in the west parking lot allowing for 28 car (approximately 560 ft) stacking capacity on-site. The vehicle storage capacity proposed exceeds the School vehicle trip generation projections of 18 vehicles in the morning peak hour and four (4) entering vehicles in the evening peak hour. In addition, the subject property has adequate internal circulation for the ingress and egress of vehicles.

For additional project details, please refer to the **Attached Site Plan (SP1.1)** and the **Life Safety Plan (LS1.1)**.

Trip Generation

The trip generation methodology used for the proposed change of use was prepared utilizing the Palm Beach County Trip Generation Rates dated March 2, 2020. For the existing Church, Land Use Code 560 “Church/Synagogue” was used to represent the current vehicle trips and Land Use Code 565 “Daycare” was used to estimate the previous Daycare vehicle trips. Land Use Code 534 “Private School (K-8)” was used to anticipate the vehicle trips for the proposed CocoPlum Nature School.

The Church building previously included a Daycare use that was operational with-in the last five years. Therefore, a vehicle trip credit of 100 percent was taken for the previous Daycare operations.

Pass-by Trips

Some trips generated from the Church use are anticipated to be from existing traffic passing the project site and are not newly generated trips. Credit against the trip generation of the existing use was taken from these trips based on the pass-by percentages (5%) shown in the Palm Beach County Trip Generation Rates Table. Due to the low pass-by percentage, the number of trips calculated was zero for the AM and PM peak hours, therefore no trips were credited.

Table 1 on the following page is a summary of the proposed CocoPlum Nature School weekday trip generation. It is anticipated that the new Private School will yield two (2) new trips (2 enter, 0 exit) during the AM peak hour and will have a reduction in current trips during the PM peak

hour. Please see the **Attached Palm Beach County Trip Generation** Table for additional information.

Table 1: Trip Generation Summary – Weekday

Land Use Buildout August 2021	Daily Trips	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Use: Private School - LUC 534 36 Students	89	18	15	33	4	5	9
Existing Use: Daycare - LUC 565 80 Students	327	33	29	62	30	33	63
<i>Pass-by Trips (50%)</i>		-17	-14	-31	-15	-16	-31
<i>Existing External Trips</i>		16	15	31	15	17	32
Existing Use: Church - LUC 560 19,580 SF	136	4	2	6	4	6	10
<i>Pass-by Trips (5%)</i>		0	0	0	0	0	0
<i>Existing External Trips</i>		4	2	6	4	6	10
Net New External Trips ¹	-238	2	0	2	-11	-12	-23
Total Site Trips ²	225	22	17	39	8	11	19

Notes:

1 The Net New External Trip calcs: Proposed School – Existing Daycare.

2 The Total Site Trip calcs: Proposed School + Existing Church.

Traffic Performance Standards Analysis

The Traffic Performance Standards (TPS) consists of two tests. The first test requires that the project not add traffic in the radius of development influence which would result in the total traffic exceeding the adopted Level of Service (LOS) at the end of the buildout period. The second test requires that the project not add traffic in the radius of development influence which would cause the total traffic to exceed the adopted LOS at the end of the five-year analysis period.

Based on the project's net new external trip generation of two (2) trips in the morning peak hour and minus (-23) trips during the PM peak hour, the radius of development influence for this analysis only includes the site driveways (ULDC Article 12, Table 12.B.2.D-7 3A), as the two-way trip generation is less than 20 vehicles. Therefore, the Traffic Performance Standards tests are not required.

Trip Distribution & Site Traffic Volumes

The major thoroughfares providing access to the Church building and the CocoPlum Nature School are N Swinton Avenue and Lake Ida Road. A directional distribution of traffic has been done based on the existing traffic volumes and neighborhood roadways. Please refer to the attached **Figure 1** for the Trip Distribution and Site Turning Movement Volumes.

Summary and Conclusions

As a result of this analysis, it is anticipated that the proposed CocoPlum Nature School operations in the existing Cason United Methodist Church will generate a total of two (2) trips

CocoPlum Nature School – Traffic Statement

in the morning peak hour and have a reduction of -23 trips during the evening peak hour. The low number of vehicles is anticipated to be negligible and not have adverse impacts on the surrounding traffic operations. Therefore, no changes to the adjacent street network are recommended.

If you should have any questions or require additional information, please feel free to contact me at the number or e-mail address listed below.

Sincerely,
T. Y. Lin International



Meaghan Capuano, P.E.
Transportation Engineer
Meaghan.capuano@tylin.com
585.512.2052



This item has been digitally signed and sealed by Meaghan L. Capuano, PE using a Digital Signature and date.

Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Meaghan L. Capuano, PE
Florida License Number: 77127

CAB

Enclosures

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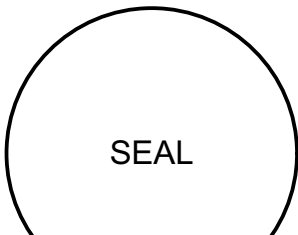


SCALE: 1" = 20'

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TRAFFIC PATTERN PLAN FOR;
COCOPLUM NATURE SCHOOL
342 N SWINTON AVE
DELRAY BEACH, FL 33444

PERMIT DRAWINGS

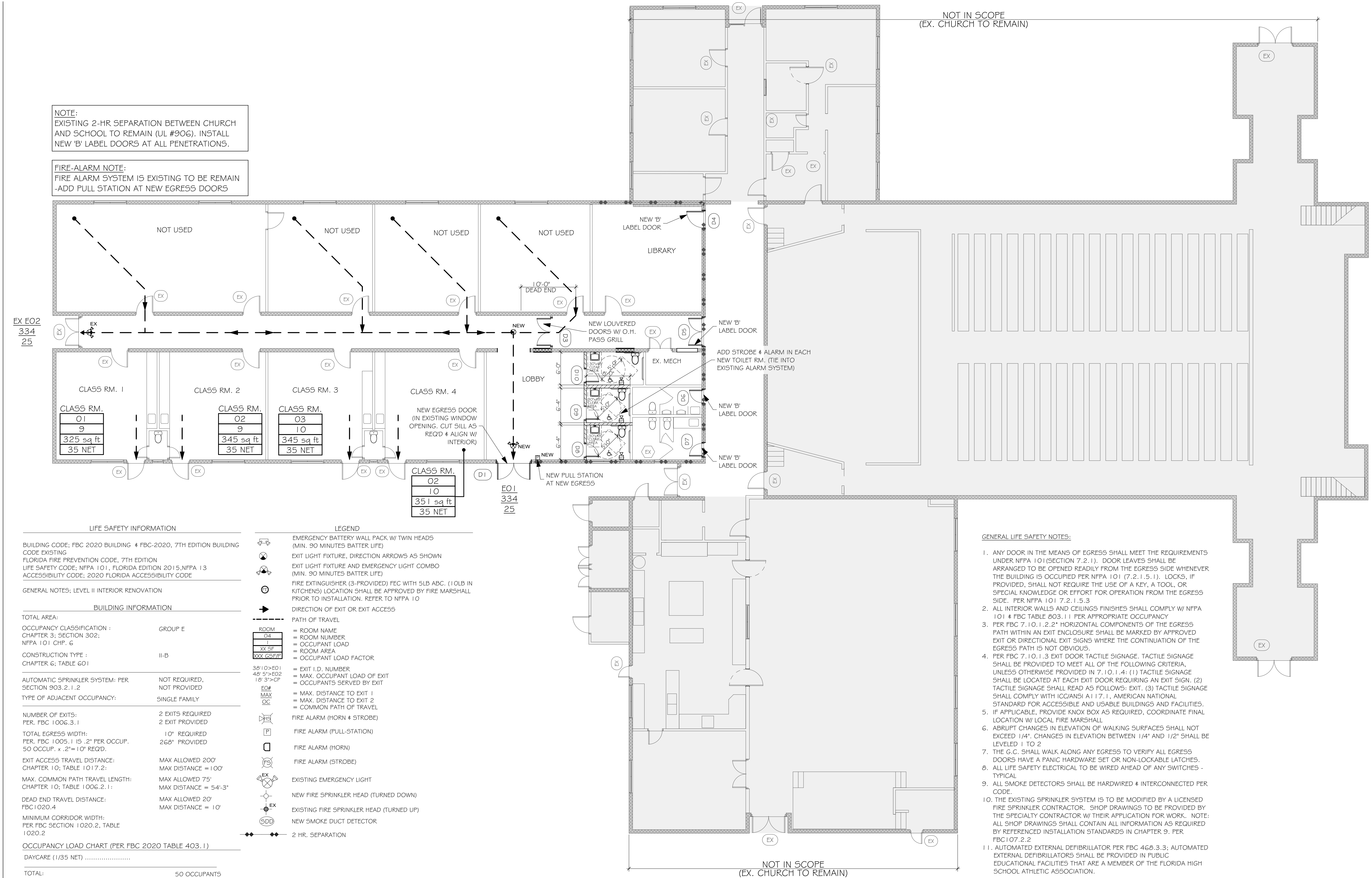
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DATE:	04.28.21
DRAWN BY:	BT
CHECKED BY:	S.S.
REVISIONS:	

SITE PLAN

SP1.1

DEVELOPMENT STANDARDS PER LDR SECTION 4.3.4												
ZONE: CF	MIN. LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT FRONTAGE	MAX. LOT COVERAGE	MIN. PERIMETER BUFFER	SETBACKS:					MAX. BLDG. HT.
							PERIMETER	FRONT	SIDE STREET	SIDE INT.	REAR	
REQUIRED:	0	0	0	0	0	N/A	10'	N/A	N/A	N/A	N/A	48'
PROVIDED:	5.885 AC	298.42'	752.81'	112'	39.9%	N/A	10'	108.16'	91.75'	95.5'	446.1'	N/A (EX. NO CHNG)



LIFE SAFETY INFORMATION						
BUILDING CODE; FBC 2020 BUILDING & FBC-2020, 7TH EDITION BUILDING CODE EXISTING						
FLORIDA FIRE PREVENTION CODE, 7TH EDITION						
LIFE SAFETY CODE; NFPA 101, FLORIDA EDITION 2015,NFPA 13						
ACCESSIBILITY CODE; 2020 FLORIDA ACCESSIBILITY CODE						
GENERAL NOTES; LEVEL II INTERIOR RENOVATION						
BUILDING INFORMATION						
TOTAL AREA:						
OCCUPANCY CLASSIFICATION : CHAPTER 3; SECTION 302; NFPA 101 CHP. 6	GROUP E					
CONSTRUCTION TYPE : CHAPTER 6; TABLE 601	II-B					
AUTOMATIC SPRINKLER SYSTEM: PER SECTION 903.2.1.2	NOT REQUIRED, NOT PROVIDED					
TYPE OF ADJACENT OCCUPANCY:	SINGLE FAMILY					
NUMBER OF EXITS: PER. FBC 1006.3.1	2 EXITS REQUIRED 2 EXIT PROVIDED					
TOTAL EGRESS WIDTH: PER. FBC 1005.1 15'-2" PER OCCUP. 50 OCCUP. x .2"= 10' REQ'D.	10" REQUIRED 268" PROVIDED					
EXIT ACCESS TRAVEL DISTANCE: CHAPTER 10; TABLE 1017.2:	MAX ALLOWED 200' MAX DISTANCE = 100'					
MAX. COMMON PATH TRAVEL LENGTH: CHAPTER 10; TABLE 1006.2.1:	MAX ALLOWED 75' MAX DISTANCE = 54'-3"					
DEAD END TRAVEL DISTANCE: FBC 1020.4	MAX ALLOWED 20' MAX DISTANCE = 10'					
MINIMUM CORRIDOR WIDTH: PER FBC SECTION 1020.2, TABLE 1020.2						
OCCUPANCY LOAD CHART (PER FBC 2020 TABLE 403.1)						
DAYCARE (1/35 NET)						
TOTAL: 50 OCCUPANTS						
THIS FACILITY MEETS EGRESS REQUIREMENTS FOR BOTH CODES; NFPA 101 AND FLORIDA BUILDING CODE.						
OCCUPANCY	WATER CLOSET	LAVATORIES	DRINKING FOUNTAIN	SLOP SINK		
EDUCATIONAL	MALE	FEMALE	MALE	FEMALE	1 PER 100	1
	1/50		1/50			
PROVIDED:	3		3		*	EX

*NOTE: 1. FOR MERCANTILE OCCUPANCIES W/ AN OCCUPANT LOAD OF 15 OR LESS, SERVICE SINK SHALL NOT BE REQUIRED. PER FBC TABLE 403.1 e
2. DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR FEWER. PER FBC 410.2



LIFE SAFETY PLAN

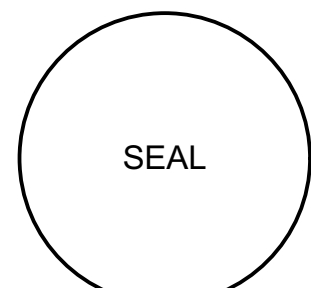
NOT TO SCALE

- GENERAL LIFE SAFETY NOTES:
- ANY DOOR IN THE MEANS OF EGRESS SHALL MEET THE REQUIREMENTS UNDER NFPA 101 (SECTION 7.2.1). DOOR LEAVES SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED PER NFPA 101 (7.2.1.5.1). LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE. PER NFPA 101 7.2.1.5.3
 - ALL INTERIOR WALLS AND CEILINGS FINISHES SHALL COMPLY W/ NFPA 101 & FBC TABLE 803.1.1 PER APPROPRIATE OCCUPANCY
 - PER FBC 7.10.1.2.2* HORIZONTAL COMPONENTS OF THE EGRESS PATH WITHIN AN EXIT ENCLOSURE SHALL BE MARKED BY APPROVED EXIT OR DIRECTIONAL EXIT SIGNS WHERE THE CONTINUATION OF THE EGRESS PATH IS NOT OBVIOUS.
 - PER FBC 7.10.1.3 EXIT DOOR TACTILE SIGNAGE, TACTILE SIGNAGE SHALL BE PROVIDED TO MEET ALL OF THE FOLLOWING CRITERIA, UNLESS OTHERWISE PROVIDED IN 7.10.1.4: (1) TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN. (2) TACTILE SIGNAGE SHALL READ AS FOLLOWS: EXIT. (3) TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
 - IF APPLICABLE, PROVIDE KNOX BOX AS REQUIRED, COORDINATE FINAL LOCATION W/ LOCAL FIRE MARSHALL
 - ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES SHALL NOT EXCEED 1/4". CHANGES IN ELEVATION BETWEEN 1/4" AND 1/2" SHALL BE LEVELED 1 TO 2
 - THE G.C. SHALL WALK ALONG ANY EGRESS TO VERIFY ALL EGRESS DOORS HAVE A PANIC HARDWARE SET OR NON-LOCKABLE LATCHES.
 - ALL LIFE SAFETY ELECTRICAL TO BE WIRED AHEAD OF ANY SWITCHES - TYPICAL
 - ALL SMOKE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED PER CODE.
 - THE EXISTING SPRINKLER SYSTEM IS TO BE MODIFIED BY A LICENSED FIRE SPRINKLER CONTRACTOR. SHOP DRAWINGS TO BE PROVIDED BY THE SPECIALTY CONTRACTOR W/ THEIR APPLICATION FOR WORK. NOTE: ALL SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION AS REQUIRED BY REFERENCED INSTALLATION STANDARDS IN CHAPTER 9. PER FBC 107.2.2
 - AUTOMATED EXTERNAL DEFIBRILLATOR PER FBC 468.3.3; AUTOMATED EXTERNAL DEFIBRILLATORS SHALL BE PROVIDED IN PUBLIC EDUCATIONAL FACILITIES THAT ARE A MEMBER OF THE FLORIDA HIGH SCHOOL ATHLETIC ASSOCIATION.



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DATE: 04.28.21
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LIFE SAFETY PLAN

LS1.1

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	$\ln(T) = 0.96 \ln(X) + 0.20$
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue ^a	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	$\ln(T) = 0.97 \ln(X) + 2.50$	10%	86/14	$T = 0.94(X) + 26.49$	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced) ^b	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Palm Beach County Trip Generation Rates

(Effective with traffic studies submitted to the County on or after 4/15/2019)

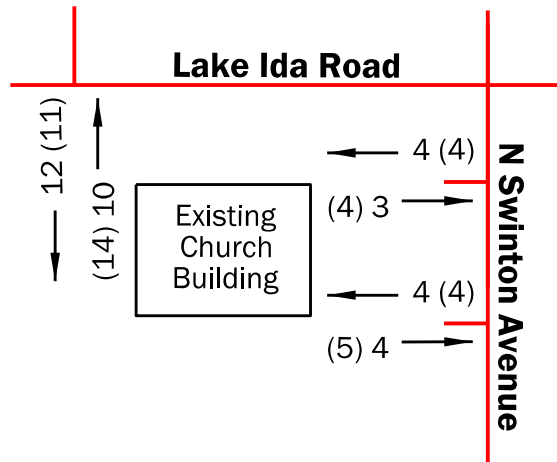
Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	In/Out	AM Peak Hour Rate/Equation	In/Out	PM Peak Hour Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	N/A ^a	2.82	N/A ^a	8.06
	Nursery (Wholesale)	818	Acre	19.5 ^c	0%	N/A ^a	0.26	N/A ^a	0.45
	Landscape Services	PBC	Acre ^m	121.70	0%	40/60	34.4	58/42	15.1
	Gen. Commercial	820	1000 S.F.	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57^d$	Note e	62/38	0.94	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89^f$
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.87	40/60	2.43
	Automobile Parts Sales	843	1000 S.F.	55.34	28%	55/45	2.59	48/52	4.91
	Tire Store	848	1000 S.F.	28.52	28%	64/36	2.72	43/57	3.98
	Pharmacy + DT	881	1000 S.F.	109.16	50%	53/47	3.84	50/50	10.29
Services	Drive-In Bank ^g	912	1000 S.F.	100.03	47%	58/42	9.5	50/50	20.45
	Quality Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	112.18	43%	55/45	9.94	62/38	9.77
	Fast Food Restaurant w/o DT	933	1000 S.F.	346.23	45%	60/40	25.1	50/50	28.34
	Fast Food Restaurant + DT	934	1000 S.F.	470.95	49%	51/49	40.19	52/48	32.67
	Coffee/Donut Shop w/o DT	936	1000 S.F.	686.67 ^h	45%	51/49	101.14	50/50	36.31
	Coffee/Donut Shop + DT	937	1000 S.F.	820.38	49%	51/49	88.99	50/50	43.38
	Gas Station w/Convenience Store ⁱ	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note j	50/50	12.3*FP+15.5*(X)
	Carwash (Automated) ^k	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Modification History
3/26/2019: First published
3/2/2020: Added Landscape Services, modification history, edited formatting,

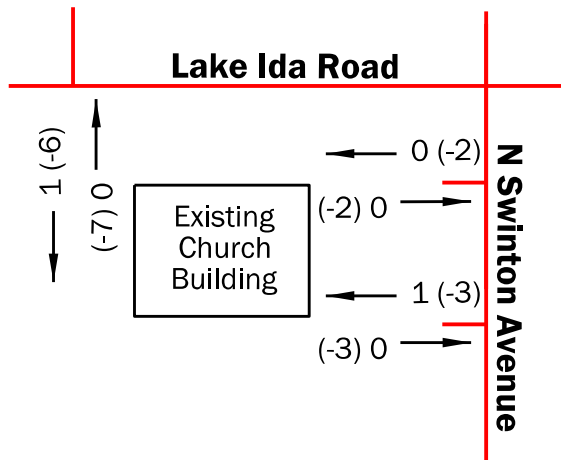
Footnotes

- a) Weekend peak hour rate = 9.99 per 1,000 s.f. with a 48/52 directional split
- b) To be used only when adjacent to hospital, for Med. Office square footage not to exceed 44% of the hospital square footage
- c) Use caution when using because of very low sample data. Consult with the County before using.
- d) For intensities under 10,000 s.f., use a rate of 125.61 / 1,000 S.F. instead of the equation.
- e) Pass-by percent = 62% for 10,000 s.f. or less, otherwise = $83.18 - 9.30 * \text{Ln}(A)$ where A is 1,000 s.f. of leasable area
- f) For intensities under 10,000 s.f., use a rate of 9.9 / 1,000 s.f. instead of the equation.
- g) Use these rates for a drive-in bank with up to 4 drive-thru lanes (excl. ATM lane). For additional drive-thru lanes, use per lane rates from ITE Code 912 (124.76 daily, 8.83 AM, 27.15 PM. Use same in/out splits)
- h) ITE rate NA. Rate derived using PM to Daily ratio for ITE Code 937
- i) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Article 12, should be applied to estimate the net trips.
- j) Use PM rates
- k) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate
- l) Assume 50/50
- m) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

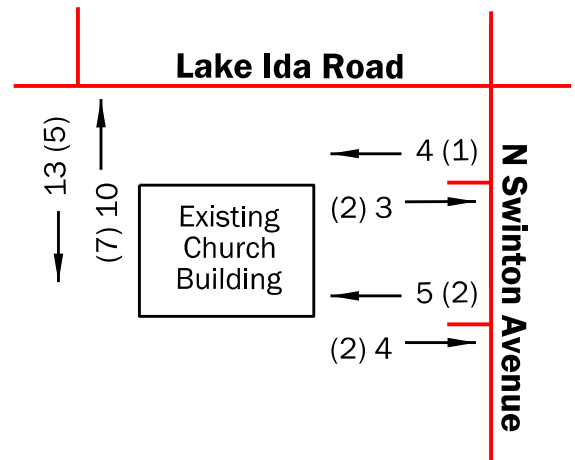
EXISTING SITE TRIPS



NEW SITE TRIPS



TOTAL PROPOSED SITE TRIPS



TYLIN INTERNATIONAL

CocoPlum Nature School

FIGURE 1

TURNING MOVEMENT VOLUMES
AM (PM) - PEAK HOURS