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JEFFREY L. OTT, P.E., M.B.A., S.E.O.
REYNOLD E. PETRE, P.L.S., P.D.C.
JASON W. BUCHTA, R.L.A., ASLA
J. MICHAEL PRESTON, P.E.
DEVON J. CANTREL, P.E.

LEHIGH VALLEY OFFICE
P.O. BOX 386
EMMAUS, PA 18049

TELEPHONE (610) 928-4690
FAX (610) 928-4695
WEBSITE: WWW.OTTENG.COM
EMAIL: INFO@OTTENG.COM

LTSI 2301

June 28, 2024

Smithfield Township
1155 Red Fox Road
East Stroudsburg, PA 18301
Attn: Julia Heilakka
Township Manager

**Re: 3 Point Garden Road (7 Lot Major Subdivision)
Estimated Traffic Volume Analysis**

Dear Ms. Heilakka:

On behalf of LTS Homes LLC, we have prepared the following Estimated Traffic Volume Analysis, as required by the SALDO.

The Estimated Traffic Volume figures are based on the 10th Edition of the ITE Trip Generation Manual, using Land Use Code ITE-210, "Single Family Detached Housing". The current project configuration proposes access for six (6) residences onto 3 Point Garden Road (T-513), and a single (1) residential access onto Franklin Hill (T-569).

The Estimated Traffic Volumes are presented for typical traffic during an average Weekday, as well as for the Weekday, AM/PM Peak Hour of adjacent street traffic (T-513/T-569), Saturday and Sunday for the accesses along the Township roads as outline above:

Fitted-Curve estimates were utilized where possible due to the acceptability of the coefficient of determination (R^2) values. Average Rates were utilized for Sunday trip counts since the Fitted-Curve data was not available.

		Weekday	Weekday	Weekday	Saturday	Sunday
			AM Peak Hr	PM Peak Hr		
3 Pt Garden Rd (T-513)	Entry	38	1	4	31	25
	Exit	38	5	3	32	26
	Total	76	6	7	63	51
Franklin Hill Rd (T-569)	Entry	7	0	1	6	4
	Exit	8	1	0	5	4
	Total	15	1	1	11	8

LTSI 2301 – Estimated Traffic Volume Analysis
June 28, 2024

Thank you for your consideration in this matter. Please feel free to contact the undersigned with any questions or comments.

Sincerely,

OTT CONSULTING INC.

J. Michael Preston for

Jeffrey L. Ott, P.E., M.B.A., S.E.O., C.P.E.S.C.
President

Cc: File

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079