

Lot 34 and 38 McDonald Drive Picton

Wentworth offices

TRIP GENERATION REPORT

JOSELYN ENGINEERING INCORPORATED

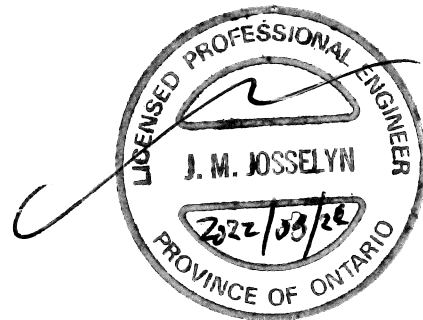
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Trip Generation Report – Wentworth Landscaping Ltd
Lot 34 & 38 McDonald Drive, Picton
Prince Edward County

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Executive Summary

Introduction - This report evaluates the expected vehicular trip generation during typical weekday AM & PM peak periods by the proposed industrial development at lots 34 & 38 McDonald Drive, Picton, in Prince Edward County.

The proposed development at lot 34 will consist of five similar sized units, housing an office/staff area (130.06 sq m), plus two shops and two storage units, each 92.90 square metres in size, for a total of 501.68 square metres.

The proposed development at lot 38 will consist of an office/staff area (139.35 sq m), plus a wood shop area (92.90 sq m), a mechanics shop area (92.90 sq m), and a 185.80 sq m storage area, for a total of 510.97 square metres,

The proposed business development at lots 34 and 38 reflect the characteristics of the ITE (Institute of Transportation Engineers) category, Industrial/Agricultural, Specialty Trade Contractor, ITE Code 180. This publication is the accepted source of trip generation data by engineers, road authorities and others involved in the transportation industry.

Conceptual drawings of the proposed developments are attached in the Appendix.

Recommendation – Conclusion

Traffic Control –

A traffic control device is not required at the driveway accesses to McDonald Drive; the ‘rules of the road’ apply to vehicular & pedestrian right-of-way.

Pedestrians & Cyclists -

The estimated trip generation for these two proposed developments on McDonald Drive will have a negligible effect on pedestrian traffic or cyclists.

Traffic Impact Assessment Report, Wellington Hotel, 192 Main Street, Wellington, Prince Edward County

1.0 Introduction

This report evaluates the expected vehicular trip generation during typical weekday AM & PM peak periods by the proposed industrial development at lots 34 & 38 McDonald Drive, Picton, in Prince Edward County.

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Conceptual drawings of the proposed developments are attached in the Appendix.

2.0 Existing Roadway Characteristics

2.1 Roadways

McDonald Drive is a two-way, two-lane, north-south roadway under Prince Edward County jurisdiction, about 620 metres in length, from Johnson Street/County Road 5 at the south end to McFarland Drive at the north end.

The closest significant roadway intersection is about 900 metres along Johnson Street to the south-east, Main Street at Johnson Street (County Road 5).

2.2 Vehicular Speed

The posted maximum speed limit in this area of Picton is 50 km/h.

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3.0 Pedestrians, Cyclists

The number of pedestrians or cyclists are not noteworthy on McDonald Street.

4.0 Trip Generation

The Institute of Transportation Engineers (ITE) has compiled sets of data in their Trip Generation manual which identifies many types of developments and the number of vehicle trips each tends to generate. The ITE refers to this data as ‘trips generated per unit’. The data that they reference in their manual is contributed by engineering professionals and interested parties, based on actual events. The data contained in this report is from the current tenth (10th) edition of this ‘Trip Generation’ manual.

4.1 Lot 34

During the busiest hour of AM and PM peak periods for vehicular traffic, the average number of vehicular trips generated by the proposed development is expected to be about 1.66 and 1.97 trips per 1000 square feet (92.9 sq m) respectively, of the building footprint of the development. Two access points at McDonald Drive will service this proposed development.

4.2 Lot 38

During the busiest hour of AM and PM peak periods for vehicular traffic, the average number of vehicular trips generated by the proposed development is expected to be about 1.66 and 1.97 trips per 1000 square feet (92.9 sq m) respectively, of the building footprint of the development. One access point at McDonald Drive will service this proposed development.

5.0 Recommendation – Conclusion

5.1 Traffic Control

A traffic control device is not required at the driveway accesses to McDonald Drive; the ‘rules of the road’ apply to vehicular & pedestrian right-of-way.

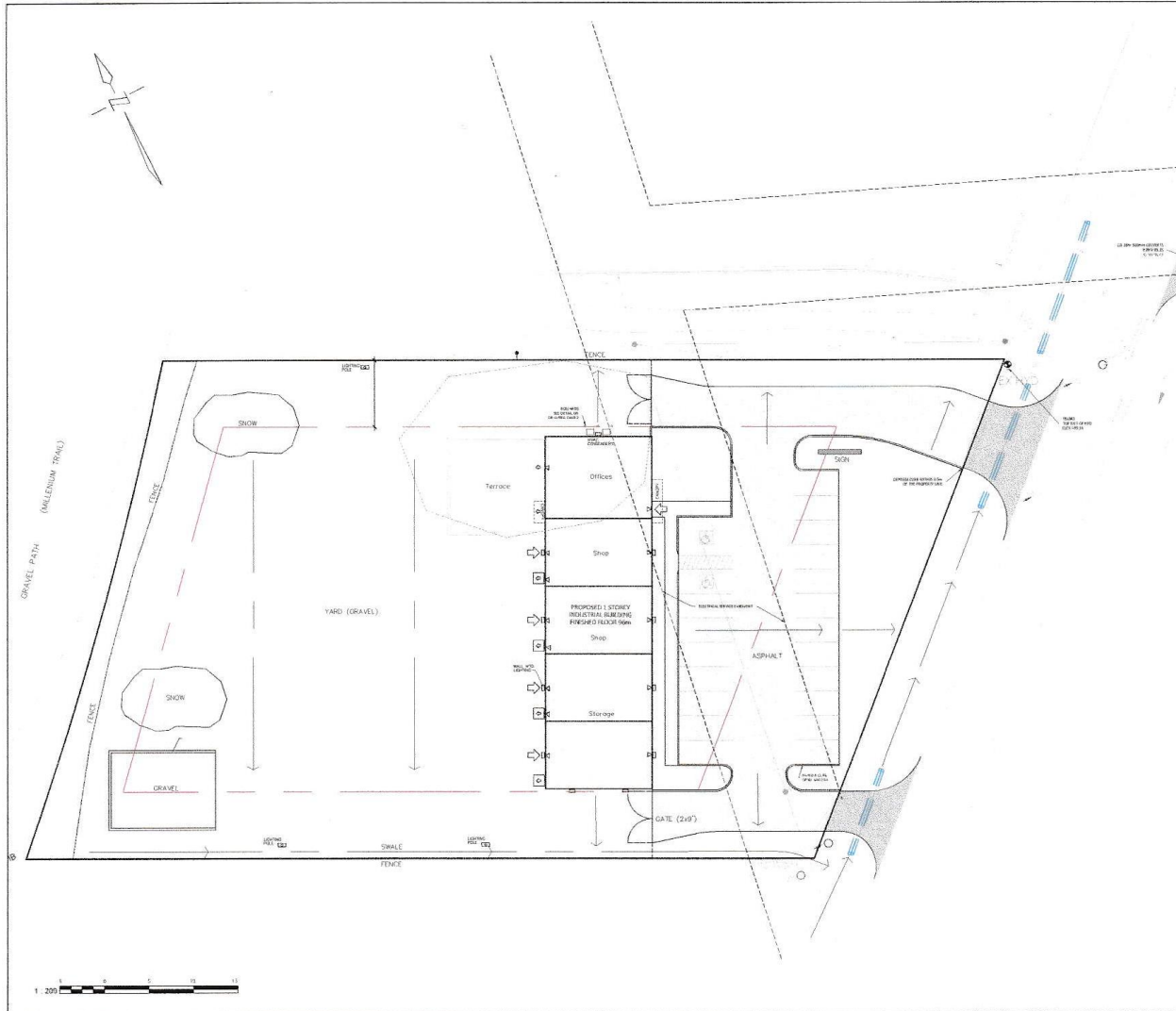
5.2 Pedestrians & Cyclists

The estimated trip generation for these two proposed developments on McDonald Drive will have a negligible effect on pedestrian traffic or cyclists.

Appendix

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Conceptual Development Plan of Proposal,
 Lot 34 McDonald Drive, Picton, Prince Edward County



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Conceptual Development Plan of Proposal,
Lot 38 McDonald Drive, Picton, Prince Edward County

