



Traffic Impact Analysis

Wade-Trim

November 3, 2000

Copper Ridge
9940 Edgewood
Traverse City, MI 49684

Attention: Connie Deneweth

Re: Traffic Impact Analysis for Copper Ridge Planned Unit Development

Dear Connie:

Enclosed are additional copies of the above referenced traffic report for distribution to Garfield Township officials.

Additional information was asked to be provided by officials that include the total number of proposed trips to be generated by the Copper Ridge development per day and the base year ADT on Silver Lake Road. These will be useful when comparing the development generated traffic to the existing roadway traffic.

According to the trip generation estimates for this development, 7,406 trips will be produced a day when this development is completed and operational. Of those trips, 6,295 trips will use Silver Lake Road to access the site. This is according to the trip distribution estimates included in the report.

A 1999 ADT count taken on Silver Lake Road shows 15,000 vehicles per day travel between US-31 and Barnes Road. According to the 3% per year traffic growth projection stated in the report, Silver Lake Road would expect to have an ADT of 17,400 per year in 2005. With the addition of the committed developments and the Copper Ridge trips to be generated, Silver Lake Road is expected to have an ADT of 27,597 in 2005, with the assumption that the committed developments and Copper Ridge will be fully constructed, operational, and occupied.

If you have any other comments or inquire, please don't hesitate to call.

Respectfully,

Todd Cottrell
Transportation Planner
Wade-Trim, Inc.

TDC/tdc

WADE-TRIM, INC.

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