

Lloyd Farm - April 2018 Illustrative Plan												
Table 1 - Trip Generation												
Land Use		Intensity		Daily			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
252	Senior Adult Housing - Attached	220	d.u.	678	339	339	44	15	29	54	29	25
710	General Office Building	51,908	s.f.	805	403	402	111	98	13	137	23	114
820	Shopping Center	26,400	s.f.	2,858	1,429	1,429	70	43	27	245	120	125
850	Supermarket	64,260	s.f.	5,694	2,847	2,847	231	141	90	561	286	275
945	Gasoline/Service Station with Convenience Market	14	f.p.	2,280	1,140	1,140	142	71	71	187	94	93
Subtotal				12,315	6,158	6,157	598	368	230	1,184	552	632
Internal Capture												
	Senior Adult Housing - Attached			245	116	129	0	0	0	22	10	12
	General Office Building			129	52	77	0	0	0	11	6	5
	Shopping Center			585	293	292	0	0	0	37	18	19
	Supermarket			1,221	624	597	42	21	21	106	54	52
	Gasoline/Service Station with Convenience Market			960	485	475	42	21	21	84	42	42
	Internal Capture Total	21.91%		3,140	1,570	1,570	84	42	42	259	130	130
Total External Trips				9,175	4,588	4,587	514	326	188	925	422	502
Pass-By Traffic (ITE)		AM	PM									
	Shopping Center	0%	34%	580	290	290	0	0	0	58	28	30
	Supermarket	0%	36%	1,737	869	869	0	0	0	179	91	88
	Gasoline/Service Station with Convenience Market	62%	56%	580	290	290	62	31	31	58	29	29
	Pass-By Capture Total	24.92%		2,897	1,449	1,449	62	31	31	295	148	147
Net New External Trips				6,278	3,140	3,139	452	295	157	630	274	355
Bike/Ped/Transit Capture		10.00%		628	314	314	45	29	16	63	27	36
Total Net New External Vehicle Trips - Proposed				5,650	2,826	2,825	407	266	141	567	247	319
Total Net New External Vehicle Trips - From 2016 TIA				6,256	3,128	3,128	380	218	162	616	311	305
Difference in Trips - Proposed Uses minus 2016 TIA				-606	-303	-304	27	48	-21	-49	-64	14