EAST POINT
ENGINEERING, LLC

Trip Generation Report
for
Touchstone Veterinary Center
382 Route 79

Block 153, Lot 12

Township of Marlboro
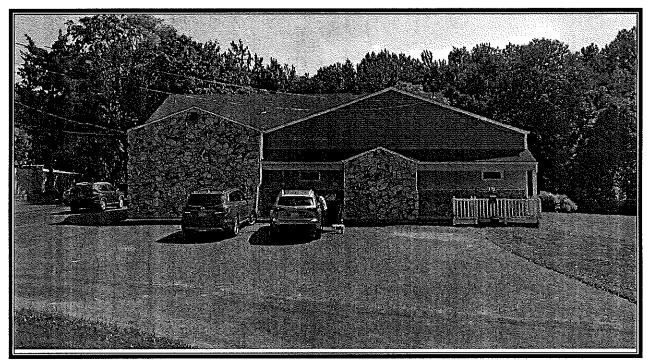**Monmouth County, New Jersey**

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Background

The project site is known as Block 153, Lot 12 as depicted on the Township of Marlboro Tax Maps Sheet No. 31. The street address of the property is 382 Route 79 (New Jersey State Highway).

Presently, the front of the site is developed and occupied by a single-story veterinary center with 12 parking stalls. Access to the site is from the State Highway.

View of existing building

The property consists of approximately 2.5 acres of land in the C-S Commercial Service District Zone. The rear portion of the lot is vacant and wooded. The lot is bisected by the Sandy Brook, which is a tributary to the Deep Run, a non-Category 1 stream in Monmouth County.

The applicant proposes to expand the building by constructing a 3,518 S.F. footprint to the south of the existing building, adding a partial second floor, and expanding parking to accommodate 30 cars.

Ancillary improvements include a paved parking lot, stormwater management, landscaping, and lighting.

The trip generation figures included in this report were calculated utilizing the I.T.E. Trip Generation Manual, 9th Edition. It should be noted that the manual surveyed a small number of sites. Therefore, the N.J.D.O.T. Highway Access Permitting System trip generation rates were checked and they are the same as the I.T.E. Manual.

Trip Generation Calculations – EXISTING CONDITIONS

Existing Veterinary Hospital (Land Use Code 640)

Based on total GFA, X = 3,327

Weekday, AM Peak Hour of Generator:
72% ENTERING, 28% EXITING

T = 4.08 * X / 1000
T = 14 (10 IN, 4 OUT)

Weekday, PM Peak Hour of Generator:
39% ENTERING, 61% EXITING

T = 4.72 * X / 1000
T = 16 (6 IN, 10 OUT)

Weekday Daily Trips:
FROM HAPS PROGRAM
ASSUMED TO BE 50% ENTERING, 50% EXITING

T = 47.2 * X / 1000
T = 157 (79 IN, 78 OUT)

Weekend, Peak Hour of Generator:
NO TRIP DISTRIBUTION PROVIDED, FROM HAPS PROGRAM

T = 4.72 * X / 1000
T = 16

Weekend Daily Trips:
NO TRIP DISTRIBUTION PROVIDED, FROM HAPS PROGRAM

T = 47.2 * X / 1000
T = 157

Trip Generation Calculations – <u>PROPOSED CONDITIONS</u>

<u>Proposed Veterinary Hospital (Land Use Code 640)</u>

Based on total GFA, X = 11,925

Weekday, AM Peak Hour of Generator:
72% ENTERING, 28% EXITING

T = 4.08 * X / 1000
T = 49 (35 IN, 14 OUT)

Weekday, PM Peak Hour of Generator:
39% ENTERING, 61% EXITING

T = 4.72 * X / 1000
T = 56 (22 IN, 34 OUT)

Weekday Daily Trips:
FROM HAPS PROGRAM
ASSUMED TO BE 50% ENTERING, 50% EXITING

T = 47.2 * X / 1000
T = 563 (282 IN, 281 OUT)

Weekend, Peak Hour of Generator:
NO TRIP DISTRIBUTION PROVIDED, FROM HAPS PROGRAM

T = 4.72 * X / 1000
T = 56

Weekend Daily Trips:
NO TRIP DISTRIBUTION PROVIDED, FROM HAPS PROGRAM

T = 47.2 * X / 1000
T = 563

Total Trip Generation Summary:

Description	AM PEAK		PM PEAK		WEEKDAY DAILY TRIPS	
	IN	OUT	IN	OUT	IN	OUT
Existing	10	4	6	10	79	78
Proposed	35	14	22	34	282	281
Difference	+ 25	+ 10	+ 16	+ 24	+ 203	+ 203

Description	WEEKEND PEAK	WEEKEND DAILY TRIPS
	IN / OUT	IN / OUT
Existing	16	157
Proposed	56	563
Difference	+ 40	+ 406

Trip Generation Conclusion:

The number of anticipated peak hour trips will increase by expanding the veterinary hospital located on the site. This increase appears to be minimal.

However, based upon the owner's knowledge of the operation, it appears that the above daily trips are high for the amount of customers and appointments provided for in a typical day.

Parking Generation Review:

Utilizing the I.T.E. Parking Generation Manual, 4th Edition, the use is classified as an Animal Hospital / Veterinary Clinic, Land Use Code No. 640. The database consisted of one (1) study location which was approximately 8,800 S.F. with 10 employees.

The peak parking demand in the study was 1.6 vehicles per 1,000 GFA and 1.4 vehicles per employee.

Utilizing the above figures, the peak parking demand would be calculated as:

1.6 vehicles * 11,925 S.F. / 1,000 = 19.08 vehicles

plus

1.4 vehicles * 8 employees = 11.20 vehicles

Total demand = 30.28 vehicles.

The proposed site plan provides for 30 off-street parking spaces.