



January 26, 2023

Mr. Ronald L. Cowger, PE
AGC Engineers, Inc.
405 South Leonard Street, Suite D
Liberty, Missouri 64068

RE: Summit Orchards – Lee's Summit, Missouri

Dear Mr. Cowger,

As requested, Priority Engineers, Inc. has estimated the trip generation for the updated site plan for a lot within the above-mentioned development. The lot is located on the northwest corner of Chipman Road and Donovan Road, and is the southeastern corner of the commercial portion of this development.

A traffic impact study was completed in March of 2016 by McClure. The site plan in the approved study is difficult to read, but it appears that the lot in question is identified as Lot 8 in the approved study. According to Table 7 of the approved study, Lot 8 was anticipated to contain 7,500 square feet of High-turnover (sit-down) Restaurant.

Table 1 below shows the trips estimated in the approved study.

Table 1: Trip Generation (Approved Study)							
Land Use	Intensity	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
High-turnover (Sit-down) Restaurant	7,500 SF	81	45	36	74	44	30

The current site plan for this lot anticipates a lot split with two uses. One use will be a 650 square foot niche soda shop. The remaining use is anticipated to be a 4,880 square foot retail building which may include 1000 square feet of non-drive through food service.

The vehicle trips generated by the modified site plan was estimated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. Land Use 937, Coffee/Donut Shop with Drive-Through Window was selected for the niche soda shop. Land Use 934, Fast-Food Restaurant with Drive-Through Window, was also considered, and was found to generate fewer trips. The more conservative, higher generating, use was selected. For the future building, Land Use 822, Strip Retail Plaza (<40k), was used. This land use is also conservative, as the retail building will be operating within a larger commercial area which will share trips.

The trips generation by the proposed site plan are shown shown below in Table 2.

Table 2: Trip Generation (Modified Site Plan)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Coffee/Donut Shop with Drive-Through Window	650 SF	347	56	28	28	25	13	12
Strip Retail Plaza (<40k)	4,880 SF	436	18	11	7	47	23	24
Total		783	74	39	35	72	36	36

In summary, the currently proposed use for this site is comparable to what was assumed in the approved traffic impact study, with slightly fewer trips expected to be generated in both the AM and PM Peak Hours.

Please let me know if you have any questions or require additional information. I can be reached at (816) 738-4400.

Sincerely,

PRIORITY ENGINEERS, INC.



Kristin L. Skinner, P.E., PTOE