

June 30, 2009

C 2103

Mr. John Janowski
New Castle County
Department of Land Use
87 Reads Way
New Castle, DE 19720

Dear Mr. Janowski:

**SUBJECT: 100 GARDEN OF EDEN ROAD
APPLICATION NO. 2009-0201-S**

In accordance with your request, enclosed is the Preliminary Traffic Analysis (PTA) for the subject site.

The trip generation found in the PTA for the proposed development indicates total volume of projected trips that are less than the threshold identified in the New Castle County Unified Development Code (UDC) and in the DELDOT Subdivision Standards and the volume of trips currently generated by the school on the property.

Based upon the PTA and that this project is a redevelopment of a previously developed parcel land, it is our professional opinion that the project does not require a Traffic Impact Study (TIS) as outlined in Section 40:08.130B.6.e.vii of the UDC.

We would appreciate receiving your concurrence with the above opinion before July 7, 2009 as this project is scheduled for a public hearing for comments on the Exploratory Plan before the New Castle County Planning Board on that date.

If you should have any questions or comments, please contact our office.

Very truly yours,



Ted C. Williams, PE
Executive Vice President

cc: Antoni Sekowski ✓
Jerome S. Heisler, Jr.
Andrew Hayes



**PRELIMINARY TRAFFIC ANALYSIS
100 GARDEN OF EDEN ROAD
LANDMARK ENGINEERING, INC.
C 2103
JUNE 29, 2009**

TRIP GENERATION

21 AGE-RESTRICTED DETACHED HOMES – ITE LAND USE CODE 251

DAILY TRIPS

T = 3.71(21)

T = 78 TRIPS (39 ENTER/39 EXIT)

AM PEAK ADJACENT STREET

T = 0.22(21)

T = 5 TRIPS (2 ENTER/3 EXIT)

PM PEAK ADJACENT STREET

T = 0.27(21)

T = 6 TRIPS (4 ENTER/2 EXIT)

46 AGE-RESTRICTED ATTACHED HOMES – ITE LAND USE CODE 252

DAILY TRIPS

T = 3.48(46)

T = 160 TRIPS (80 ENTER/80 EXIT)

AM PEAK ADJACENT STREET

T = 0.13(46)

T = 6 TRIPS (2 ENTER/4 EXIT)

PM PEAK ADJACENT STREET

T = 0.16 (46)

T = 7 TRIPS (4 ENTER/3 EXIT)

83 AGE-RESTRICTED APRATMENTS – ITE LAND USE CODE 252

DAILY TRIPS

T = 3.48(83)

T = 289 TRIPS (145 ENTER/144 EXIT)

AM PEAK ADJACENT STREET

T = 0.13(83)

T = 11 TRIPS (4 ENTER/7 EXIT)



PM PEAK ADJACENT STREET
T = 0.16(83)
T = 13 TRIPS (8 ENTER/5 EXIT)

TOTAL TRIPS

	ENTER	EXIT
DAILY	264	263
AM PEAK	8	14
PM PEAK	16	10

A zip code analysis of the existing Pilot School (current occupant of the property) completed for the relocation of the school to Woodlawn Road (see attached) indicated 171 vehicles would enter and 122 vehicles would exit the property during the A.M. Peak Hour (same peak as street) 17 vehicles entering and 17 vehicles exiting the property during the P.M. Peak Hour of the adjacent street.

The Pilot School
Estimated Vehicle Traffic on School Days

ORIGINATION
 RT 202 RT 92

State	Zip	Students		Employees	Grand Total	RT 202	RT 92
		# Cars	# Buses*	# Cars			
NJ	08069	1			1	1	
NJ	08070			1	1	1	
PA	19014				1	1	
PA	19061	1			1	1	
PA	19063		1		1	1	
PA	19083	1			1	1	
PA	19311	2			2		2
PA	19312	1			1	1	
PA	19317	6			6	3	3
PA	19320				1		1
PA	19342		1		1	1	
PA	19348	3	1		4	1	4
PA	19350	2		1	4		4
PA	19363			1	1		1
PA	19380	1	1		2	2	
PA	19382	1			1	1	
PA	19390	1			1	1	
PA	19406			1	1	1	
DE	19701	1			1	1	
DE	19702	3		2	5	5	
DE	19707	5		1	6	6	
DE	19709	2		3	5	5	
DE	19710	1			1	1	
DE	19711	11		7	18	18	
DE	19713	1			1	1	
DE	19720	1			1	1	
DE	19801	1			1	1	
DE	19802	4		1	5	5	
DE	19803	23		13	36	36	
DE	19804	1		2	3	3	
DE	19805			2	2	2	
DE	19806	2		3	5	5	
DE	19807	18		3	19	9	10
DE	19808			1	1		1
DE	19809	9			9	9	
DE	19810	15		6	21	21	
		116		6	49	171	27

* Buses come from :
 Kennett Consolidated School District
 Unionville-Chadds Ford School District
 West Chester School District
 Penn-Delco School District
 Avon Grove School District
 Rose Tree Media School District

RT 202

RECEIVED
 JUL 01 2009
 DEPT. OF LAND USE

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