

MEMORANDUM

TO: Bethany Grubbs, Planner III, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works

DATE: January 2, 2025

SUBJECT: Western Grove – WG7 Brynlie Preliminary & Final Plat (P22-277)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated January 16, 2024 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, the Western Grove DRI Development Order and Public Works Policy 19-01pwd.

This phase of the proposed development includes 210 single family homes which predicts to generate 208 PM peak hour driveway trips per the Institute of Traffic Engineer's Trip Generation Manual, 11th Edition.

This development provides 2 access points. One right in-right out entrance located on Westcliffe lane and 1 full access on Fern Lake Drive directly across from the existing Emery development entrance. This development will also include the extension of Fern Lake Drive to connect to Westcliffe Lane.