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March 26, 2021
via electronic mail

SAFStor Land CO, LLC
c/o W&A Engineering
355 Oneta St. Suite D100
Athens, GA 30601
Attn: Mr. Jon Williams

**RE: Traffic Statement
Proposed SAFStor Self-Storage
Block 507.14, Lot 65.01
471 Elizabeth Avenue (CR 621)
Franklin Township
Somerset County, New Jersey
ATDE Project No. ANJ21017**

Dear Mr. Williams:

Atlantic Traffic & Design Engineering, LLC (ATDE) has prepared this **Traffic Statement** to support the above-referenced self-storage facility application. The site is located along northbound Elizabeth Avenue (CR 621), approximately 750 feet south of its intersection with New Brunswick Road and School House Road in the Township of Franklin, Somerset County, New Jersey. Please refer to **Figure 1** for the **Site Location Map**.

The site is located along northbound Elizabeth Avenue (CR 621) and is currently developed with a single-family home.

**Existing
Condition**

Elizabeth Avenue (CR 621) is designated as a north/south minor arterial roadway under the jurisdiction of Somerset County. Elizabeth Avenue (CR 621) has a posted speed limit of 35 miles per hour along the site frontage. In the vicinity of the subject site, Elizabeth Avenue (CR 621) is an undivided roadway with 1 lane in each direction and 6-foot-wide shoulders with turn lanes provided at key intersections.

The existing use will be removed and replaced by a 3-story 104,700 square foot self-storage facility. Access is proposed via a newly constructed full-movement driveway along northbound Elizabeth Avenue (CR 621).

**Proposed
Condition**

A total of 21 on-site parking spaces are proposed along with a 26-foot-wide two-way driveway aisle. The access configuration will provide adequate access to all areas of the site and is in compliance with Township requirements. The subject property also has 1 ADA parking stall and 2 loading zones, each of which can accommodate 2

vehicles. The loading zones are approximately 30 feet in width and 48 feet in length, meeting Township requirements.

Trip Generation

Trip generation calculations have been prepared for the proposed development using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 10th Edition. Trip generation calculations were conducted using ITE land Use Code 151: "Mini-Warehouse" for the proposed self-storage facility. **Table 1** provides a summary of the trip generation for the proposed self-storage facility development.

Table 1
ITE Trip Generation
104,700 SF Self-Storage Facility

Peak Hour	Enter	Exit	Total
Weekday Morning	6	4	10
Weekday Evening	8	10	18

As shown in **Table 1**, the peak hour trip generation projections for the project are minimal with a maximum of 18 peak hour trips during the evening peak hour. This translates to less than 1 vehicle trip every 3 minutes. These traffic volumes are de-minimis when considering that ITE defines a significant increase in traffic as 100 or more peak hour trip generated by a project.

Summary

In summary, it has been determined from review of projected future site-generated traffic conditions, the proposed SAFStor would not significantly impact traffic conditions in the vicinity of the site. Adequate access is provided to all areas of the site. The proposed development will contain 21 parking stalls and 2 loading zones which meets the Township requirements.

Please do not hesitate to contact the undersigned with any questions or comments you may have.

Sincerely,

Atlantic Traffic & Design Engineering, LLC
 N.J. P.E. Cert. of Authorization No. 24GA27957900



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cc Kyle McKenna, PE - Bohler

Proposed SAFStor Self-Storage Facility
Franklin Township
Somerset County, New Jersey

Site Location Map



K:\2021\AN21017\ANALYSIS-PERMITTING\FIGURES\AN21017 FIGURES-->LAYOUT- LOCATION MAP

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