



*Traffic Impact Study*

# Summertree-Alford Road Tract

Dekalb County, Georgia

*Report Prepared:*

August 2020

*Prepared for:*

Parkland Communities, Inc.

*Prepared by:*

**Kimley»»Horn**

Kimley-Horn and Associates, Inc.  
11720 Amber Park Drive, Suite 600  
Alpharetta, Georgia 30009  
KHA Project #019380011

*Traffic Impact Study*

# Summertree-Alford Road Tract

Dekalb County, Georgia

*Report Prepared:*

August 2020

*Prepared for:*

Parkland Communities, Inc.

*Prepared by:*

**Kimley»»Horn**

Kimley-Horn and Associates, Inc.  
11720 Amber Park Drive, Suite 600  
Alpharetta, Georgia 30009  
KHA Project #019380011



8/20/2020

**CONTENTS**

1.0 Introduction ..... 1

2.0 Study Area Determination ..... 1

3.0 Existing Traffic Conditions ..... 4

    3.1 Roadway Conditions ..... 4

    3.2 Vehicular Volumes ..... 4

    3.3 Existing Volume Adjustment ..... 5

4.0 Projected Background (Non-Project) Traffic ..... 9

    4.1 Future Roadway / Intersection Projects ..... 9

5.0 Project Traffic ..... 9

    5.1 Project Site Access ..... 9

    5.2 Trip Generation ..... 11

    5.3 Trip Distribution and Assignment ..... 11

6.0 Level-of-Service Analysis ..... 15

7.0 Roadway Segment Capacity Analysis ..... 17

8.0 Conclusion ..... 18

    8.1 Recommendations ..... 18

**FIGURES**

Figure 1: Site Location Map ..... 2

Figure 2: Site Aerial ..... 3

Figure 3: ADT along Stephenson Road west of Alford Road ..... 6

Figure 4: ADT along Stephenson Road west of SR 124 ..... 6

Figure 5: ADT along SR 124 north of Asbury Road ..... 7

Figure 6: Adjusted 2020 Traffic Conditions ..... 8

Figure 7: Projected 2026 No-Build Traffic Conditions ..... 10

Figure 8: Trip Distribution and Assignment ..... 12

Figure 9: Net New Project Trips ..... 13

Figure 10: Projected 2026 Build Traffic Conditions ..... 14

**TABLES**

Table 1: Intersection Peak Hours ..... 4

Table 2: Traffic Count Comparison and Adjustment Calculations ..... 5

Table 3: Project Trip Generation Summary ..... 11

Table 4: Level-of-Service Summary ..... 16

Table 5: Roadway Segment Capacity Summary ..... 17

**APPENDICES**

Appendix A: Site Plan

Appendix B: Traffic Count Data

Appendix C: Volume Development (Trip Generation and Growth Rate Calculations)

Appendix D: Intersection Volume Worksheets

Appendix E: *Synchro* Analysis Reports

Appendix F: GRTA Generalized Annual Average Daily Volumes

## 1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the *Summertree-Alford Road Tract* development, which is expected to be completed in 2026 (referred to herein as “build-out year”). This study evaluates the impact of constructing 140 single-family housing units. The approximately 40.9-acre site is located east of Alford Road and south of Stephenson Road in DeKalb County, Georgia.

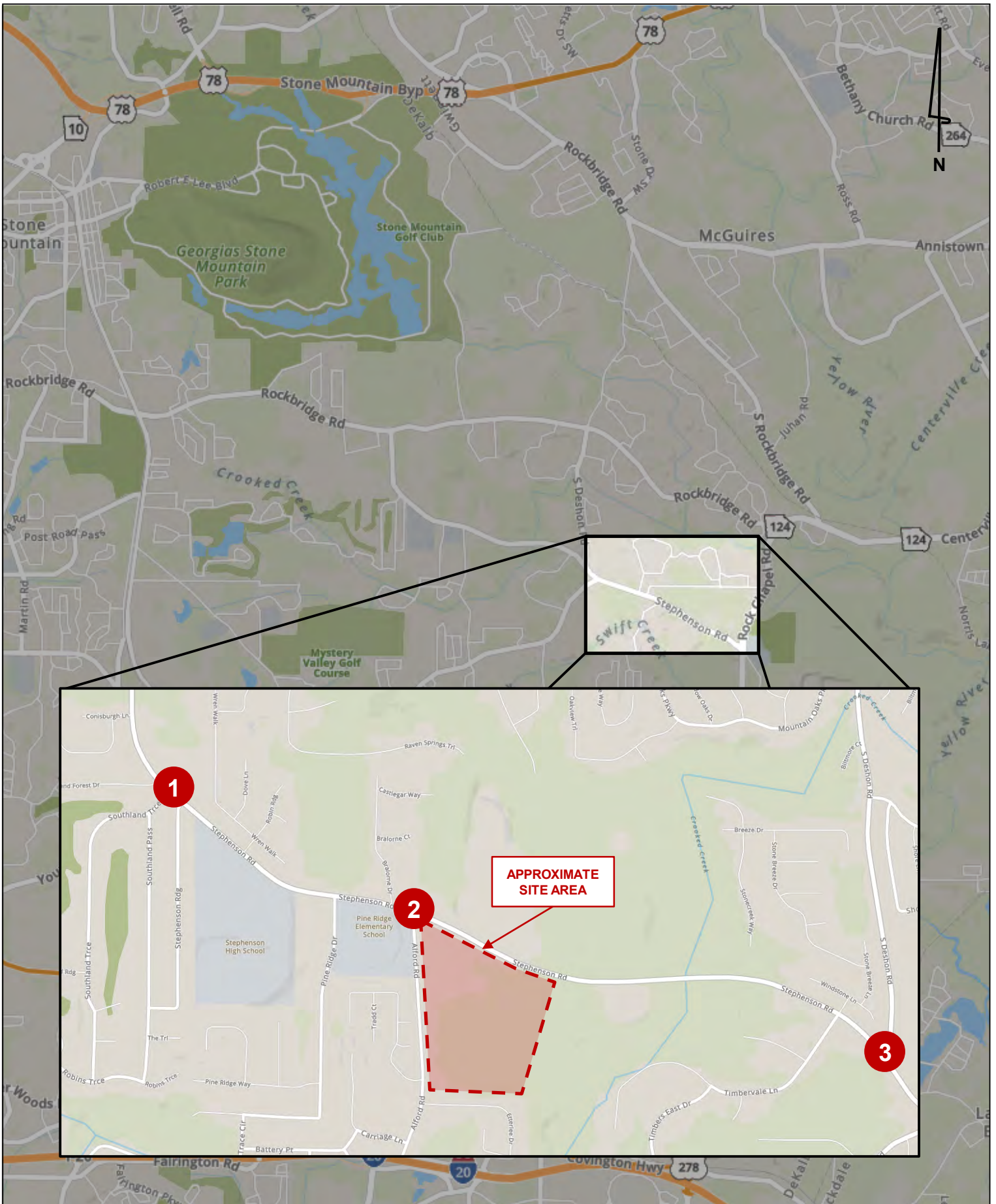
**Figure 1** provides a location map of the project site. **Figure 2** provides an aerial image that captures the project site and the study roadway network. A site plan is also included in **Appendix A**.

## 2.0 STUDY AREA DETERMINATION

The study area consists of the following existing intersections:

1. Stephenson Road at Southland Trace (Unsignalized)
2. Stephenson Road at Alford Road/Private Driveway (Unsignalized)
3. Stephenson Road at S Deshon Road W (Signalized)

For purposes of the traffic impact study, Stephenson Road is considered to have an east-west orientation. Southland Trace, S Deshon Road W, and all proposed site driveways are considered to have a north-south orientation.





### 3.0 EXISTING TRAFFIC CONDITIONS

#### 3.1 ROADWAY CONDITIONS

The roadways within the study network have the following characteristics:

Stephenson Road is a two-lane, major collector roadway with a posted speed limit of 45 MPH in the vicinity of the study network. A center two-way left-turn lane (TWLTL) is present along the majority of the roadway segment. GDOT counts taken along Stephenson Road west of Alford Road indicate an annual average daily traffic (AADT) of approximately 7,660 vehicles per day in 2019. Kimley-Horn collected counts from August 2020 (no school traffic and COVID-19 impacts) indicate an average daily traffic (ADT) of 6,350 vehicles per day.

S Deshon Road W is a two-lane, major collector roadway with a posted speed limit of 45 MPH in the vicinity of the study network.

Alford Road and Southland Trace are two-lane, local roadways with posted speed limits of 25 MPH in the vicinity of the study network.

#### 3.2 VEHICULAR VOLUMES

Vehicle peak hour turning movement counts were performed at all three (3) existing study intersections. 24-hour, bi-directional tube counts were collected along Stephenson Road west of Alford Road.

The peak hour turning movement counts and daily traffic counts were performed on Thursday, August 6, 2020. The AM and PM peak hours for each intersection are listed below in **Table 1**. The peak hour traffic counts were used to perform the analysis presented in this report.

Table 1: Intersection Peak Hours		
Intersection	AM Peak Hour	PM Peak Hour
1. Stephenson Road at Southland Trace (Unsignalized)	7:45 AM – 8:45 AM	5:00 PM – 6:00 PM
2. Stephenson Road at Alford Road (Unsignalized)	7:00 AM – 8:00 AM	5:00 PM – 6:00 PM
3. Stephenson Road at S Deshon Road W (Signalized)	8:00 AM – 9:00 AM	5:00 PM – 6:00 PM

The complete traffic count data is provided in **Appendix B**.



### 3.3 EXISTING VOLUME ADJUSTMENT

Due to COVID-19 and traffic counts being collected when schools were not in session, the existing turning movement counts were adjusted based on historical data and engineering judgement.

Average Daily Traffic (ADT) volumes and Annual Average Daily Traffic (AADT) volumes from GDOT's Traffic Analysis & Data Application (TADA) were used to compare typical traffic volumes in the vicinity of the project site to the ADT volumes collected by Kimley-Horn. After comparing the data, growth factors were determined for the AM and PM peak hours and applied to the existing turning movement counts to use in the analysis. The volume comparison is shown in tabular format in **Table 2** and graphically in **Figure 3**, **Figure 4**, and **Figure 5**.

Table 2: Traffic Count Comparison and Adjustment Calculations										
Count Station	Location	GDOT					Collected			
		2019 AADT	ADT Date	ADT	AM Peak	PM Peak	2020 ADT	AM Peak	PM Peak	
089-0458	Stephenson Road (w/o Alford Road)	7660	Feb 2012	8249	835	768	6350	260	504	
089-0461	Stephenson Road (w/o SR 124)	7470	Jan 2017	7668	662	626	7573	329	630	
089-0161	SR 124 (n/o Asbury Road)	36800	Jan 2020	36385	2785	3273	30003	1510	2631	
Difference Calculations		ADT			AM Peak			PM Peak		
		Vol	Percent	Factor	Vol	Percent	Factor	Vol	Percent	Factor
089-0458	Stephenson Road (w/o Alford Road)	-1,899	-23%	1.3	-575	-69%	3.2	-264	-34%	1.5
089-0461	Stephenson Road (w/o SR 124)	-95	-1%	1.0	-333	-50%	2.0	4	1%	1.0
089-0161	SR 124 (n/o Asbury Road)	-6,382	-18%	1.2	-1,275	-46%	1.8	-642	-20%	1.2

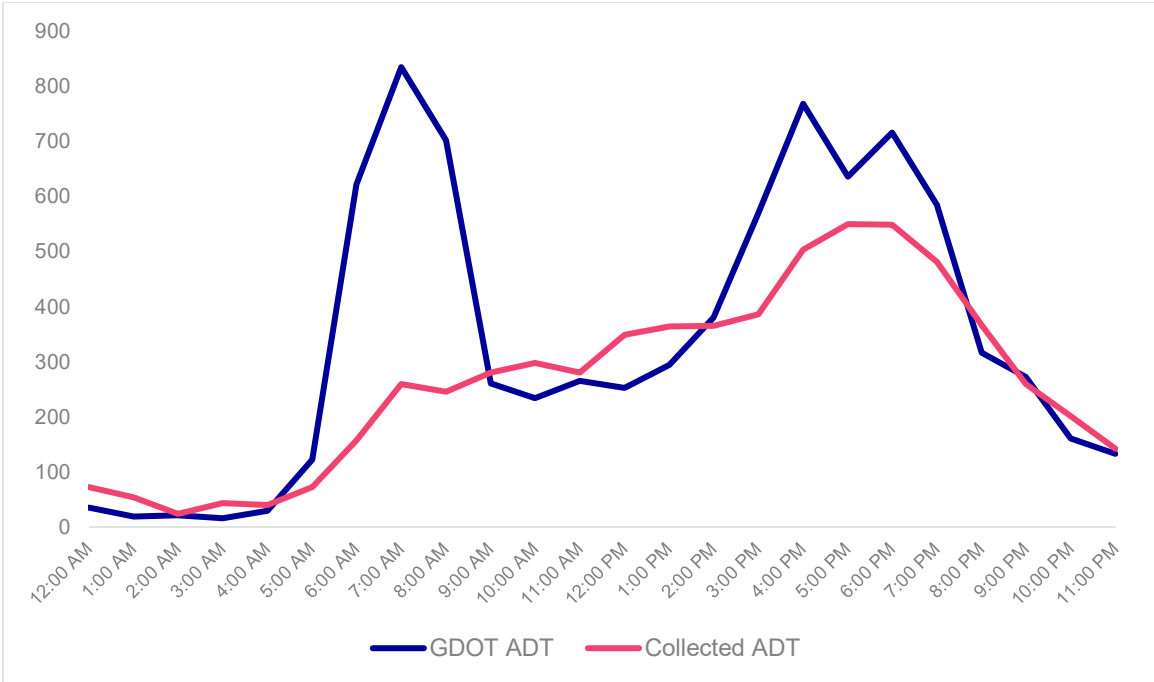


Figure 3: ADT along Stephenson Road west of Alford Road

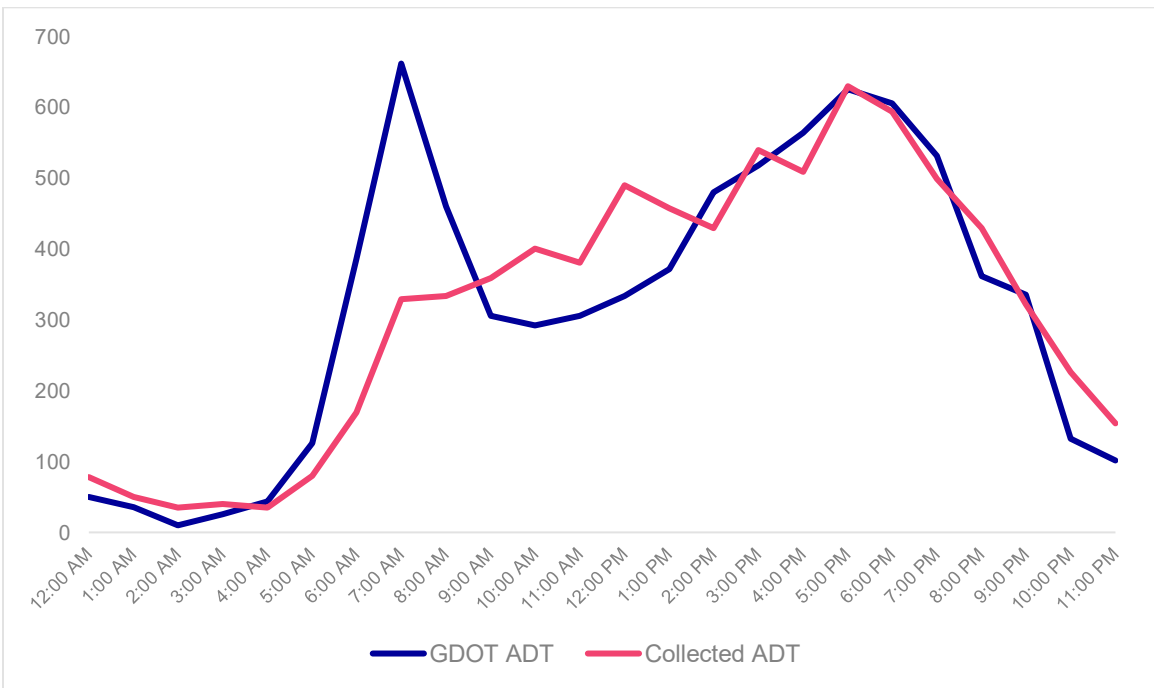
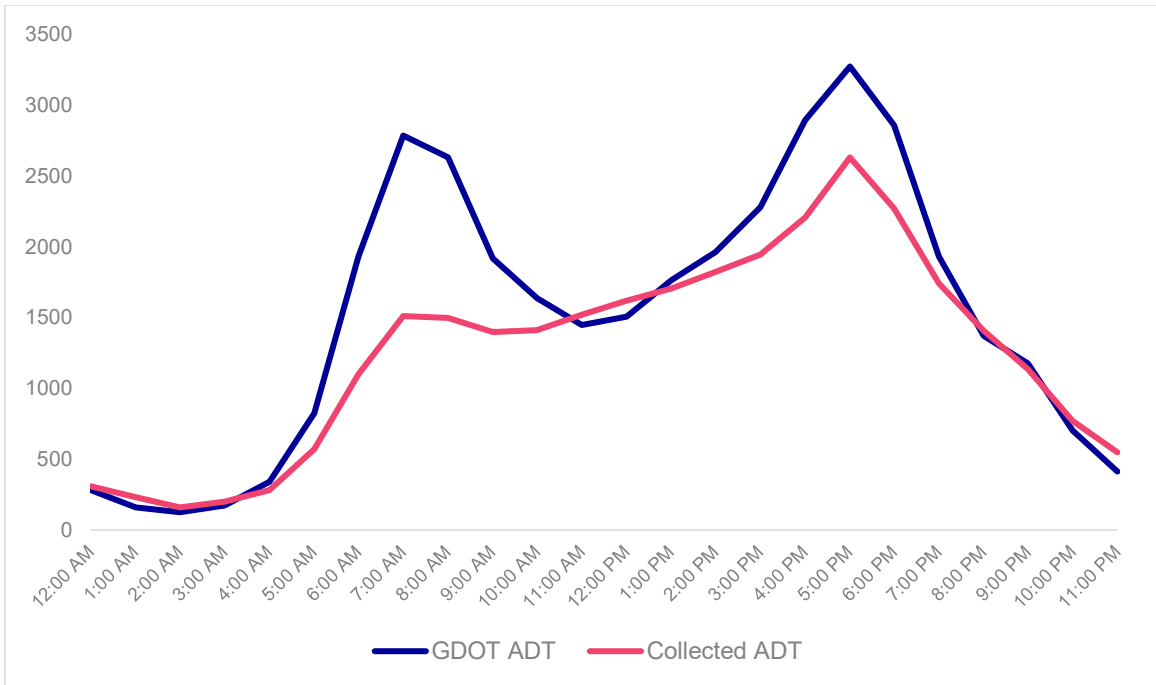


Figure 4: ADT along Stephenson Road west of SR 124

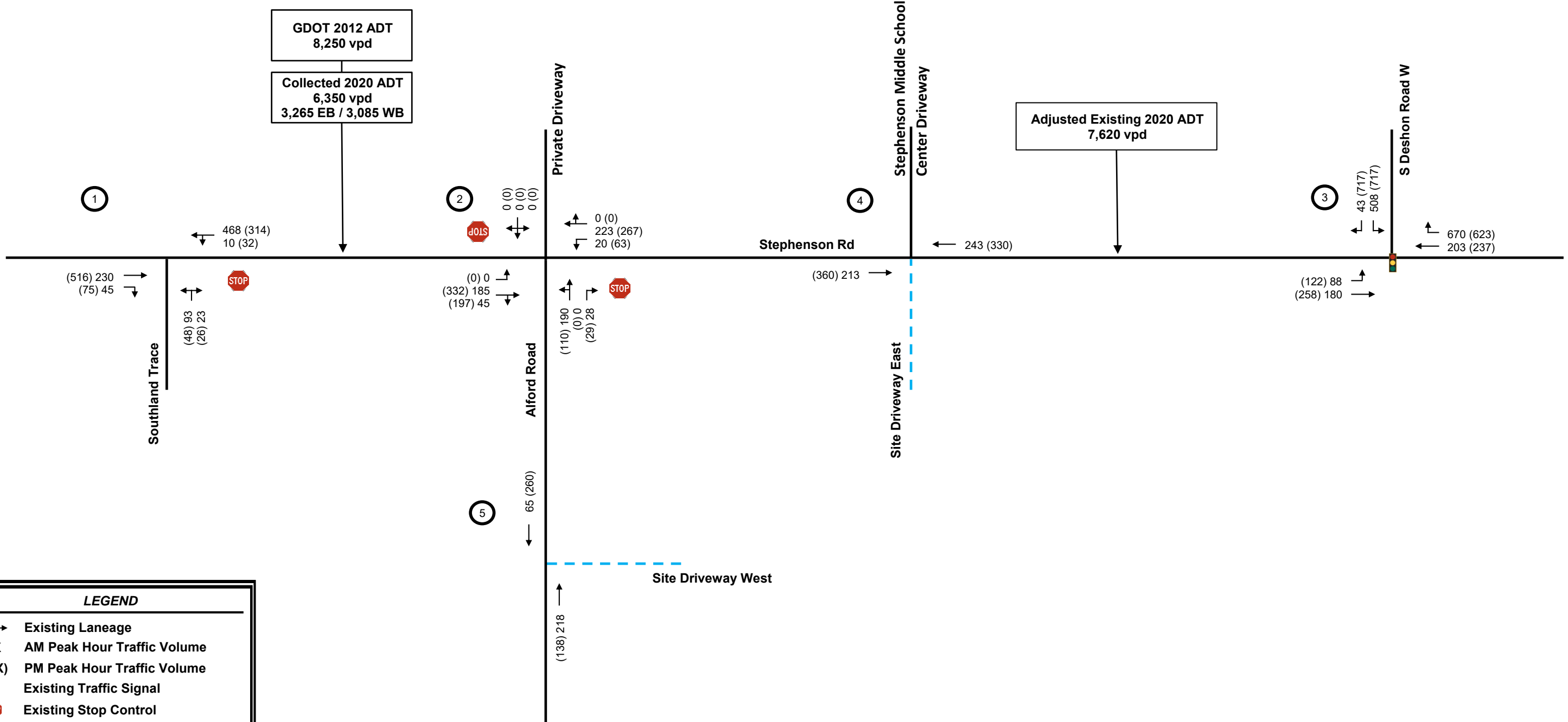


**Figure 5: ADT along SR 124 north of Asbury Road**

The figures above indicate that the collected AM peak volumes are currently much lower than historical volumes during the AM time period. However, the collected mid-day peak volumes are generally the same if not higher when compared to historical volumes during the mid-day time period. The collected PM peak volumes have the most variability when compared to the historical volumes during the PM time period. PM volumes along Stephenson Road are lower than historical volumes at the count station west of Alford Road and the same or higher at the count station west of SR 124. The collected PM peak volumes along SR 124 are lower than historical volumes during the PM time period.

Based on comparisons to historical data, a growth factor of 2.5 and 1.5 were used to adjust the existing AM and PM peak hour turning movement counts, respectively. The growth factors take into account schools not being in session and the potential impacts of COVID-19 to typical traffic patterns.

**Figure 6** illustrates the Existing 2020 adjusted peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout).



Note: School volumes are not know due to COVID. However, traffic volumes have been adjusted as described in Section 3.3.

## 4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the *Summertree-Alford Road Tract* development. The adjusted Existing 2020 peak hour traffic volumes were increased by 1.0% per year for six (6) years to account for the expected background growth in traffic through year 2026 build-out of the project. **Figure 4** illustrates the Projected 2026 No-Build traffic volumes for the AM and PM peak hours.

### 4.1 FUTURE ROADWAY / INTERSECTION PROJECTS

ARC's Atlanta Region's Plan, GDOT Statewide TIP (STIP), and DeKalb County transportation projects were researched to identify any currently programmed transportation projects within the vicinity of the proposed development that may impact the study network during the analysis period. No programmed projects were identified.

## 5.0 PROJECT TRAFFIC

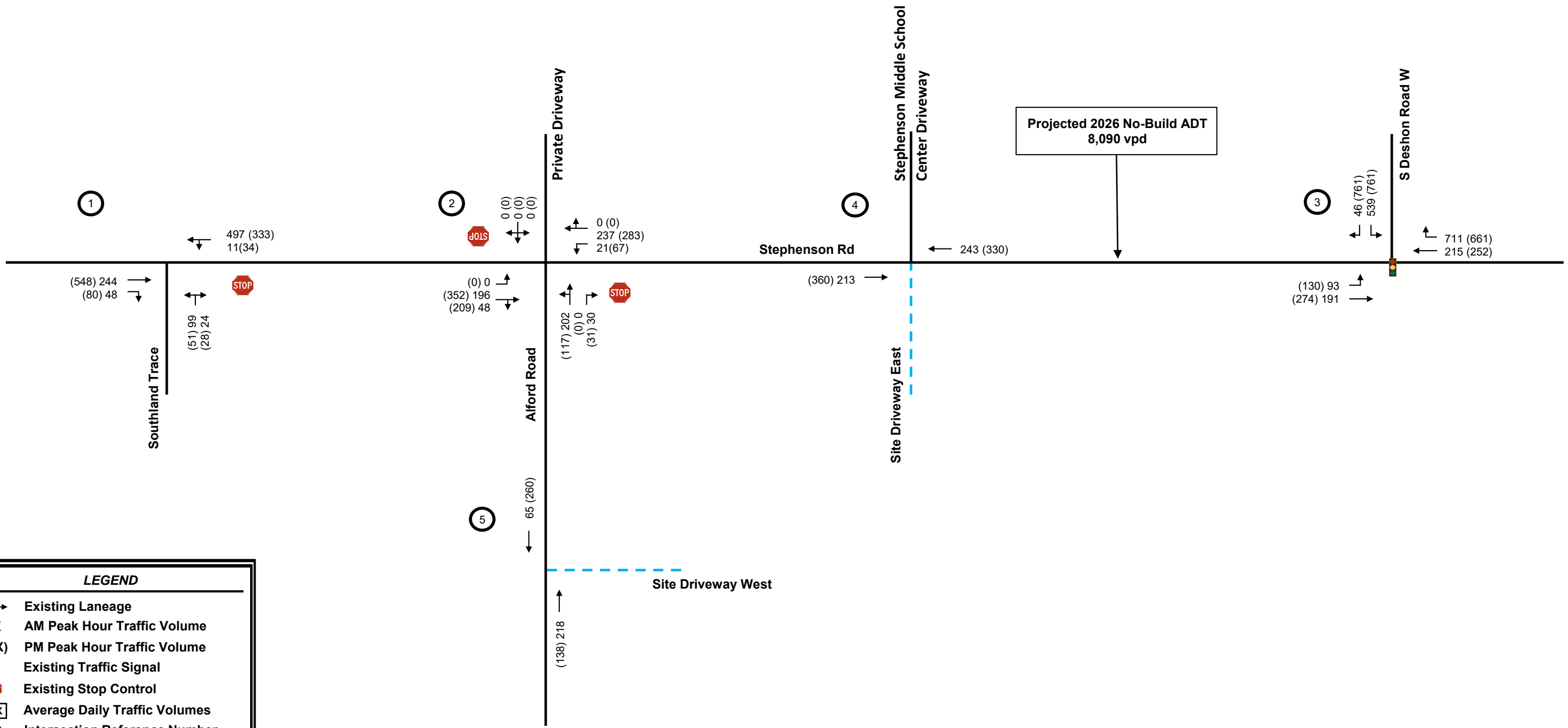
Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed development and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of adding the new trips generated by the proposed *Summertree-Alford Road Tract* development.

### 5.1 PROJECT SITE ACCESS

Access to the site will be provided via two (2) site driveways, which are shown on the proposed site plan in **Appendix A**. A brief description of the site driveways are as follows:

- Site Driveway East– a proposed full-movement, side-street stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site. The driveway is proposed to align with the center driveway for Stephenson Middle School along Stephenson Road.
- Site Driveway West– a proposed full-movement, side-street stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site. The driveway is located along Alford Road approximately 500 feet south of the Stephenson Road.

The site driveways provide vehicular access to the entire development. Internal, public roadways throughout the site provide access to all residential units. Refer to the site plan in **Appendix A** for a visual representation of vehicular access and circulation throughout the proposed development.



**LEGEND**

- Existing Laneage
- XX AM Peak Hour Traffic Volume
- (XX) PM Peak Hour Traffic Volume
- Existing Traffic Signal
- STOP Existing Stop Control
- XXX Average Daily Traffic Volumes
- (X) Intersection Reference Number

## 5.2 TRIP GENERATION

Gross trips associated with the proposed development were estimated using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10<sup>th</sup> Edition, 2017*, using equations where available. Trip generation for the proposed development was calculated based upon the following land uses:

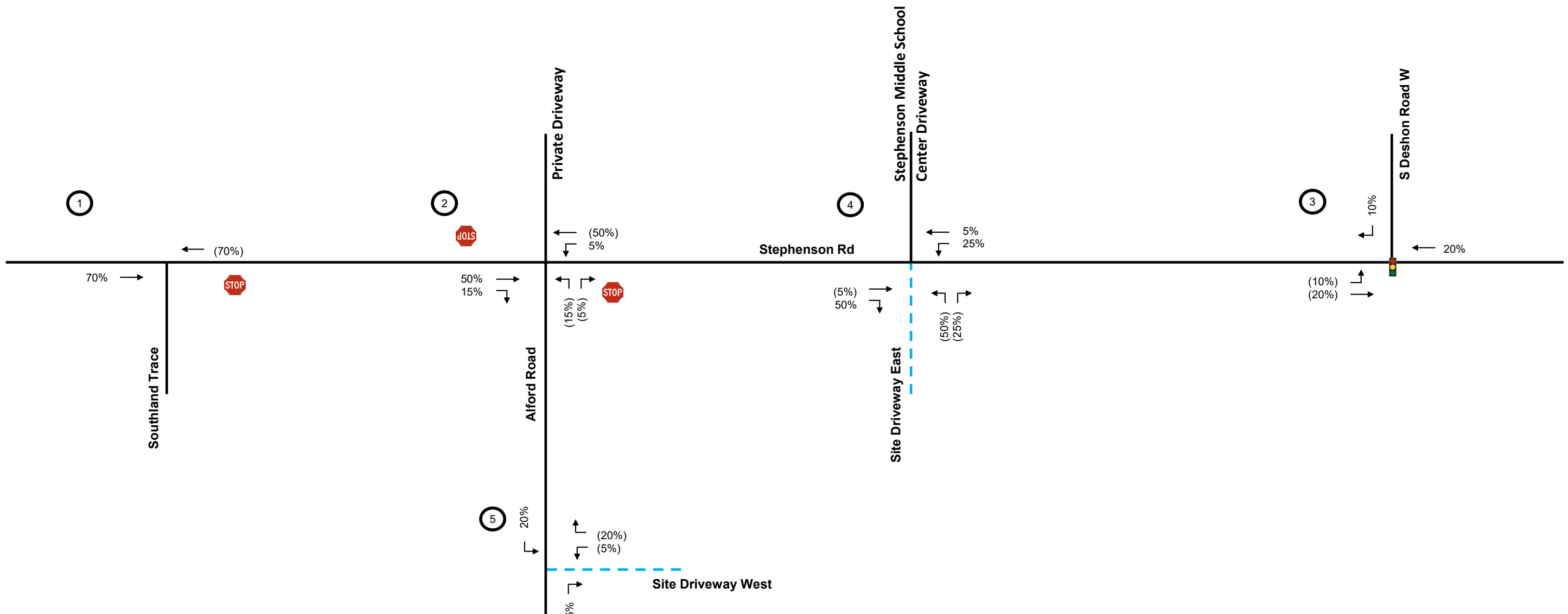
- Land Use 210: Single-Family Detached Housing

**Table 3** summarizes the anticipated net trip generation for the proposed development upon full build-out (2026). **Appendix C** provides the detailed trip generation worksheet for the proposed development.

Table 3: Project Trip Generation Summary								
ITE Code	Land Use	Density	Daily Traffic		AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit	Enter	Exit
210	Single-Family Housing	140 units	709	709	26	78	88	52
<b>Total New Trips</b>			<b>709</b>	<b>709</b>	<b>26</b>	<b>78</b>	<b>88</b>	<b>52</b>

## 5.3 TRIP DISTRIBUTION AND ASSIGNMENT

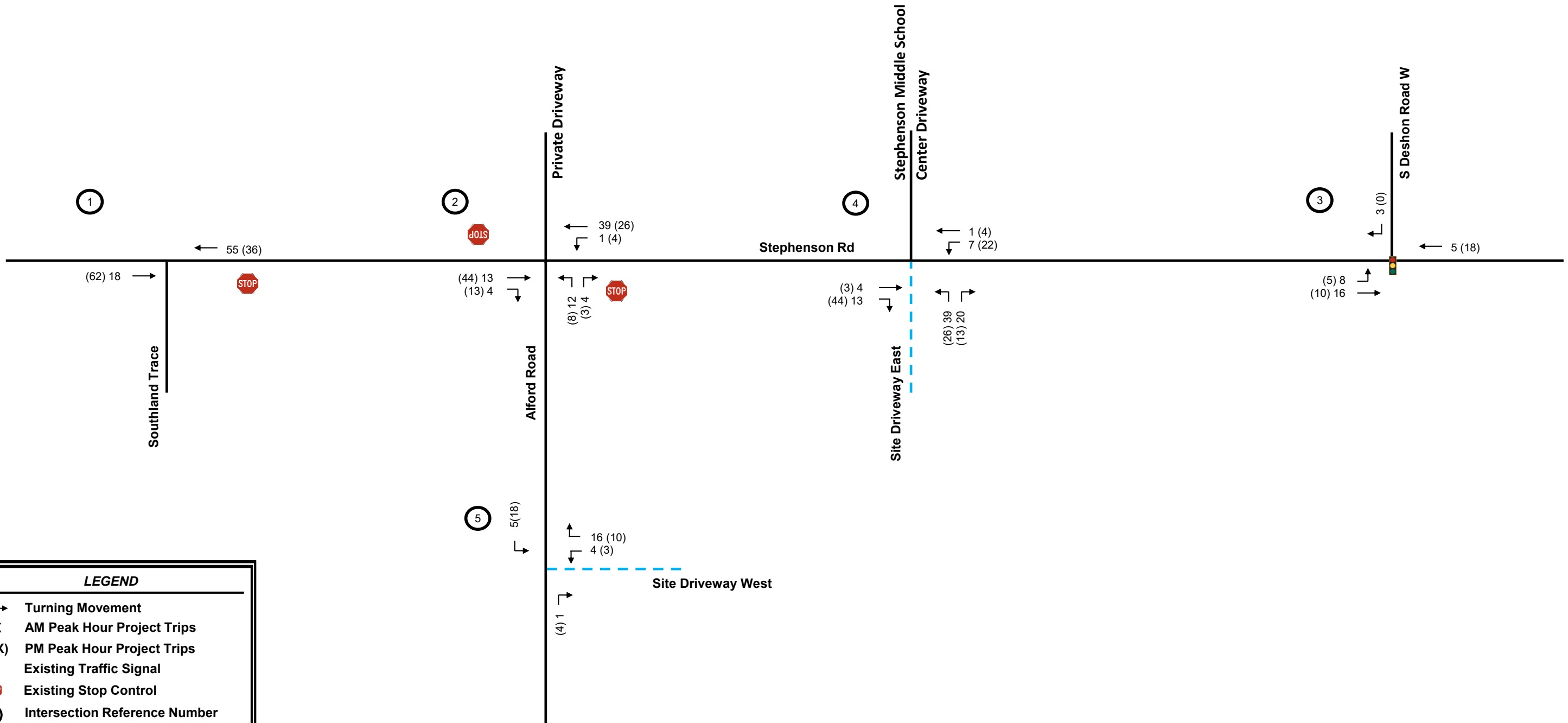
The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses and population densities in the area, existing travel patterns in the area, and engineering judgement. A detailed trip distribution and assignment is shown in **Figure 5**. Based on trip generation from **Table 3** and the anticipated trip distribution, new project trips were assigned to the study roadway network. **Figure 6** illustrates the new project trips distributed throughout the study network. **Figure 7** illustrates the Projected 2026 Build traffic volumes for the AM and PM peak hours. **Appendix D** provides intersection volume worksheets for all study intersections.



**LEGEND**

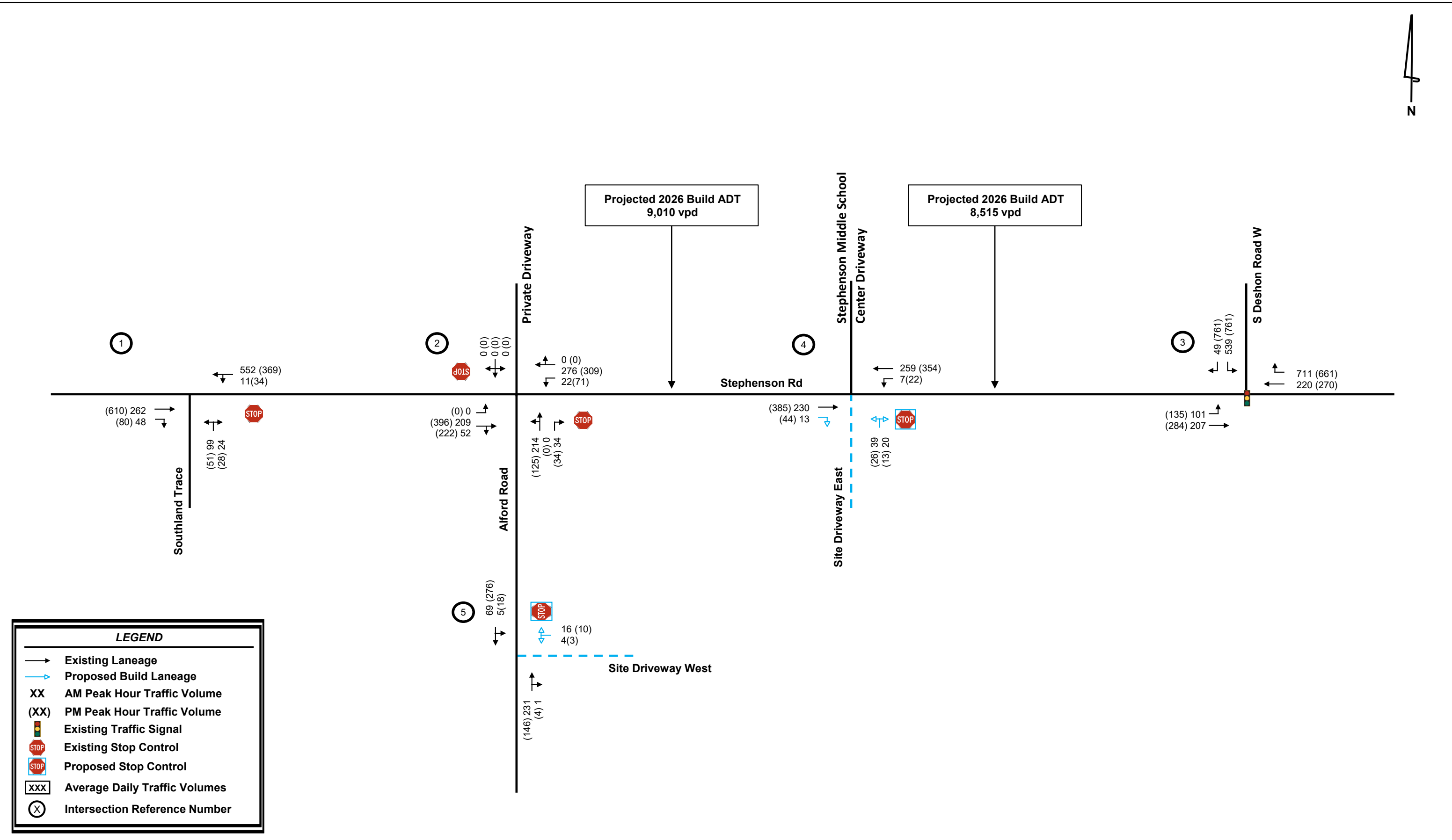
- Turning Movement
- XX % Entering Traffic
- (XX) % Exiting Traffic
- 🚦 Existing Traffic Signal
- 🛑 Existing Stop Control
- ⊗ Intersection Reference Number





**LEGEND**

- Turning Movement
- XX AM Peak Hour Project Trips
- (XX) PM Peak Hour Project Trips
- Existing Traffic Signal
- Existing Stop Control
- Intersection Reference Number



## 6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 10*. The program uses methodologies contained in the *6<sup>th</sup> Edition Highway Capacity Manual* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for signalized intersections are reported for this intersection as a whole. One or more movements at an intersection may experience a low LOS while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections, with stop control on the minor streets only, are reported for the side-street approaches and major street left-turns. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience delay turning onto a major roadway.

LOS analyses were performed for the AM and PM peak hours under adjusted Existing 2020 conditions, Projected 2026 No-Build conditions, and Projected 2026 Build conditions. The results of each analysis are summarized in **Table 4**. *Synchro* analysis reports are included in **Appendix E**.

Table 4: Level-of-Service Summary							
LOS (Delay in Seconds)							
Intersection	Approach/ Movement	Adjusted Existing 2020		Projected 2026 No-Build		Projected 2026 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1. Stephenson Road at Southland Trace (TWSC)	NB	C (19.3)	D (25.7)	C (21.3)	D (29.9)	C (24.4)	E (38.2)
	WBL	A (7.9)	A (9.4)	A (8.0)	A (9.6)	A (8.0)	A (9.9)
2. Stephenson Road at Alford Road (TWSC)	NB	B (14.3)	C (18.6)	C (15.0)	C (20.2)	C (16.3)	C (23.4)
	WBL	A (7.9)	A (9.0)	A (8.0)	A (9.2)	A (7.9)	A (9.4)
3. Stephenson Road at S Deshon Road W (Signalized)	Overall	C (21.3)	C (34.9)	C (22.8)	D (42.5)	C (23.4)	D (46.0)
4. Stephenson Road at Site Driveway East (TWSC)	NB					B (11.1)	B (13.3)
	WBL					A (7.8)	A (8.4)
5. Alford Road at Site Driveway West (TWSC)	WB					A (9.8)	A (9.8)
	SBL					A (7.7)	A (7.6)

As shown in **Table 4**, the analyses indicate that all study intersections are projected to operate at an acceptable overall LOS during the AM and PM peak hours under adjusted Existing 2020 conditions, Projected 2026 No-Build conditions, and Projected 2026 Build conditions.

It should be noted that low levels-of-service for side street approaches are not uncommon, as vehicles may experience delay turning onto a major roadway.

**7.0 ROADWAY SEGMENT CAPACITY ANALYSIS**

Roadway segments can be rated for operational effectiveness in terms of LOS based on ADT. The LOS for a roadway segment follows the same pattern as intersection LOS with A being the best and F being the worst. The LOS of a roadway can vary depending on the prevailing roadway and traffic control conditions. GRTA’s Generalized Annual Average Daily Volumes table was referenced to determine LOS based on ADT. The table can be found in **Appendix F**. For the purposes of this traffic impact study, Stephenson Road is assumed to be a non-state other signalized roadway with two lanes and left-turn lanes. **Table 5** summarizes the ADT volumes and LOS for the roadway segments.

<b>Table 5: Roadway Segment Capacity Summary</b>			
<b>Roadway Segment</b>	<b>Volume, vehicles per day (LOS)</b>		
	<b>Adjusted Existing 2020 ADT</b>	<b>Projected 2026 No-Build ADT</b>	<b>Projected 2026 Build ADT</b>
Stephenson Road between Southland Trace and Site Location	7,620 (LOS D)	8,090 (LOS D)	9,010 (LOS D)
Stephenson Road between Site Location and S Deshon Road W	7,620 (LOS D)	8,090 (LOS D)	8,515 (LOS D)

Currently, both segments along Stephenson Road operate at LOS D. Under Projected 2026 No-Build conditions, both roadway segments are projected to continue to operate at LOS D. Under Projected 2026 Build conditions, the daily project trips are anticipated to follow the same trip distribution as the peak hour trips as shown in **Figure 8**. With the addition of the daily project trips, the Projected 2026 Build ADT for both the Stephenson Road between Southland Trace and the site location roadway segment and the Stephenson Road between the site location and S Deshon Road W segment is projected to continue to operate at LOS D.

## 8.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Summertree-Alford Road Tract* development located east of Alford Road and south of Stephenson Road in DeKalb County, Georgia. The development, which is approximately 40.9-acres in size, will include 140 single-family housing units.

The study network, which consists of three (3) intersections, was analyzed for the weekday AM and PM peak hours under adjusted Existing 2020 conditions, Projected 2026 No-Build conditions (six years of background traffic growth), and Projected 2026 Build conditions (six years of background traffic growth plus traffic generated by the proposed *Summertree-Alford Road Tract* development).

All study intersections are expected to operate at an overall acceptable level-of-service under all future conditions. The roadway segments along Stephenson Road to the east and to the west of the development are currently operating at and projected to operate at LOS D under all existing and future scenarios.

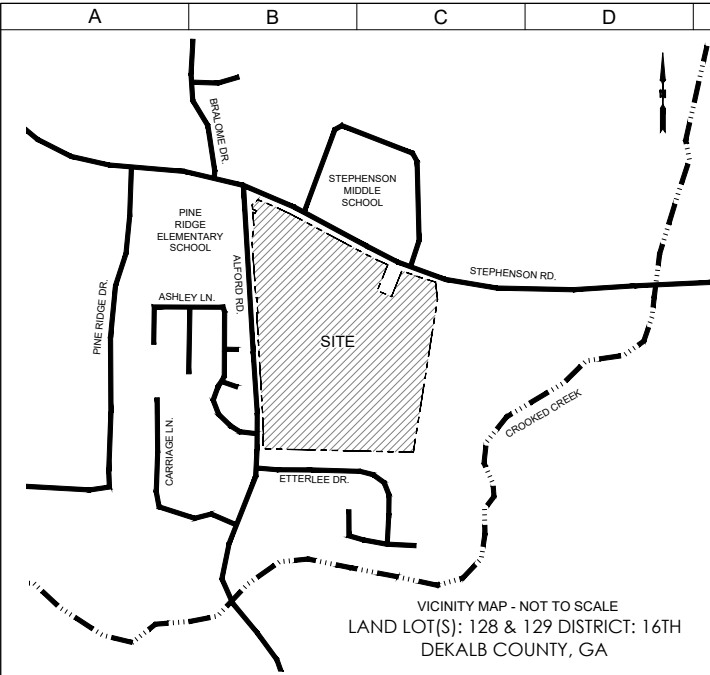
## 8.1 RECOMMENDATIONS

Based on the results of this traffic impact study, no off-site roadway improvements are recommended.

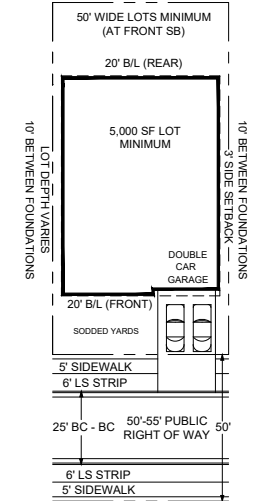
The following improvements are recommended to serve the proposed site:

- Stephenson Road at Site Driveway East (Intersection 4)
  - Along Stephenson Road, construct one (1) eastbound right turn lane.
  - On the site, construct a conventional stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the site plan.
- Alford Road at Site Driveway West (Intersection 5)
  - On the site, construct a conventional stop-controlled driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the site plan.

# Site Plan



**DRAFT**



REQUESTED VARIANCES:  
 1. GRADED AND REPLANTED BUFFERS AS SHOWN.  
 2. GRADING CAN BE ALLOWED WITHIN THE 75' IMPERVIOUS STREAM SETBACK, BUT NOT THE 50' UNDISTURBED BUFFER.  
 3. CORNER HOMES TO HAVE A STREET SIDE SETBACK OF 10'.

PROPERTY OWNERS:  
 PID: 16 128 02 001 - KATHERINE LOUISE BROWN  
 PID: 16-128-02-003 - LOUIS E. BROWN, JR.  
 PID: 16-129-02-009 - SARA K. WARBINGTON, ETAL

SEWER NOTE:  
 SEWER WILL BE A GRAVITY LINE AND TIE INTO THE EXISTING SEWER MANHOLE ALONG ALFORD ROAD & ASHLEY LANE.

WATER NOTE:  
 EXISTING WATER LINE LOCATED ON STEPHENSON ROAD AND PROVIDED BY DEKALB COUNTY.

STREET LIGHT NOTE:  
 FIXTURES AND ILLUMINATION SHALL COMPLY WITH COUNTY STANDARDS.

TREE PRESERVATION NOTE: EITHER 120 INCHES (DBH) PER ACRE OR 25% OF EXISTING SIGNIFICANT TREES PER ACRE OF SUCH SIGNIFICANT TREES, WHICHEVER IS LESS, SHALL BE PRESERVED ON THE SITE.



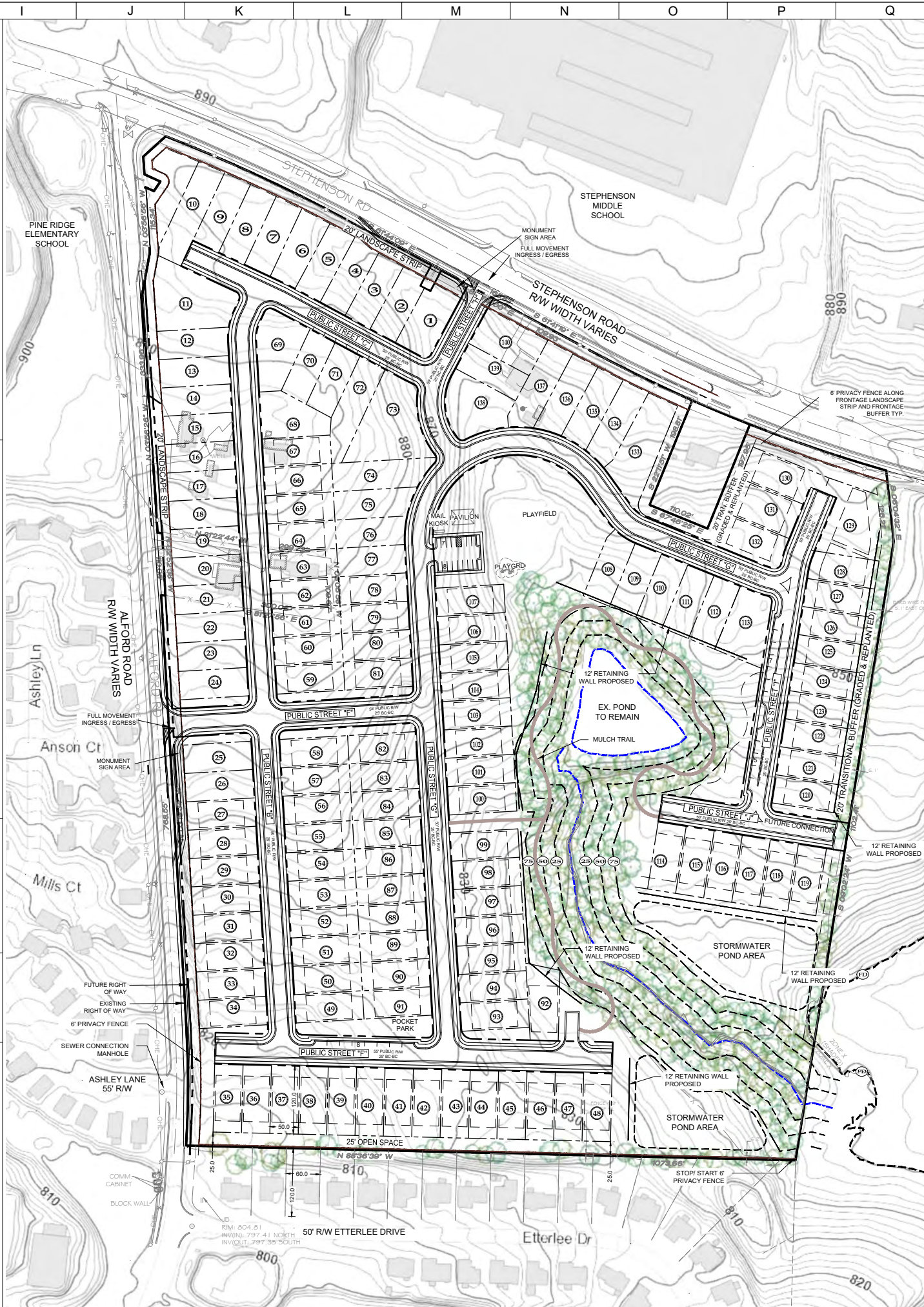
= PROPOSED TREE SAVE LIMITS; LIMITS ARE SUBJECT TO CHANGES WITH FURTHER REVIEW OF GRADING AND TREE SURVEY DATA.

GROSS ACRES:	40.91 AC. (1,782,039 SQ. FT)
EXISTING ZONING:	R100
PROPOSED ZONING:	RSM / DEKALB COUNTY
TOTAL UNITS:	140 UNITS
TOTAL DENSITY:	3.42 U/A
SINGLE FAMILY LOT WIDTH:	50' TYPICAL
<b>MIN. UNIT HEATED AREA:</b> 1,800 SF. (SINGLE FAMILY)	
<b>BUILDING SETBACKS:</b>	SINGLE FAMILY DETACHED
	FRONT: 20' (20' MIN DRIVEWAYS)
	REAR: 20'
	SIDE: 3'
<b>BETWEEN FOUNDATIONS (SINGLE FAMILY):</b> 10' BETWEEN FOUNDATIONS	
<b>TRANSITIONAL BUFFER:</b>	20' (GRADED AND REPLANTED)
<b>LANDSCAPE STRIP:</b>	20' (ALFORD RD AND STEPHENSON RD)
<b>BUILDING HT. REQUIRED:</b>	35' MAX. (SINGLE FAM.) / 3 STORIES OR 45' MAX. (TOWNHOME)
<b>PARKING REQUIRED:</b>	2.0 / UNIT FOR EACH DWELLING; 0.25 / UNIT FOR GUESTS
<b>OPEN SPACE REQUIRED:</b>	20% OR 8.18 ACRES
<b>OPEN SPACE PROVIDED:</b>	20.9% OR 8.55 ACRES
<b>ENHANCED REQUIRED:</b>	10% OR 4.09 ACRES
<b>ENHANCED PROVIDED:</b>	10% OR 4.09 ACRES
<b>SIDEWALK PROVIDED ON SITE:</b>	
<b>MULCH TRAIL PROVIDED:</b>	+/- 2,000 L.F.
<b>LOT COVERAGE ALLOWED:</b>	80% (MAXIMUM PER LOT OR TOTAL PARCEL ACREAGE)
<b>LOT COVERAGE PROVIDED:</b>	

PARKING ANALYSIS				
LOT TYPE	GARAGE/DRIVEWAY	TOTAL PER HOUSE	TOTAL LOT	TOTAL SPACES
FRONT ENTRY	2	2	4	560
OFF STREET/ PARALLEL GUEST / AMENITY PARKING				34
<b>TOTAL PARKING SPACES PROPOSED FOR RESIDENTIAL</b>				<b>594</b>

BOUNDARY SURVEY BY: McNALLY & PATRICK  
 1505 HWY. 29 SOUTH, LAWRENCEVILLE, GEORGIA 30044  
 PHONE: 770.963.8520

DEVELOPED BY:



**ALLIANCE**  
**ENGINEERING & PLANNING**  
**LANDSCAPE ARCHITECTURE**  
**LAND SURVEYING**  
 ONE ENGINEERING + LAND PLANNING • LANDSCAPE ARCHITECTURE + LAND SURVEYING  
 279 SOUTH MAIN ST., SUITE A.1 | ATLANTA, GA 30309  
 770.223-4730 | www.alliance.com

Copyright 2020, Alliance Engineering & Planning, Inc.  
 This drawing is the sole property of Alliance Engineering & Planning, Inc. and is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, whether electronic, mechanical, printed, photocopied, or in any way without the written permission of Alliance Engineering & Planning.

SURVEYING BY:  
 McNALLY & PATRICK  
 PHONE: (770) 963-8520  
 CONTACT: LLOYD McNALLY, JR.

DEVELOPER  
**PARKLAND COMMUNITIES**  
 JIM JACOBI, 404.466.6692  
 JIM@PARKLANDCO.COM

Site Concept Plan for  
**STEPHENSON ROAD TRACT**  
 800 ALFORD ROAD  
 LL 128 & 129 - DISTRICT 16TH  
 PARCEL # 16-128-02-001

Orig. Issue  
 Designed by BW  
 Checked by JJ  
 Project # 19073

NORTH  
 SCALE: 1"=100'

**Rezoning Plan**  
 8-21-2020



# Traffic Count Data



(303) 216-2439  
www.alltrafficdata.net

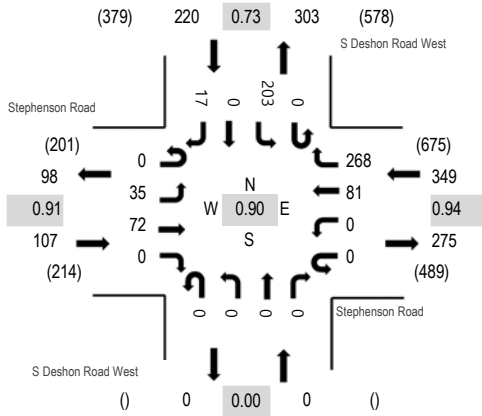
**Location:** 5 S Deshon Road West & Stephenson Road AM

**Date:** Thursday, August 6, 2020

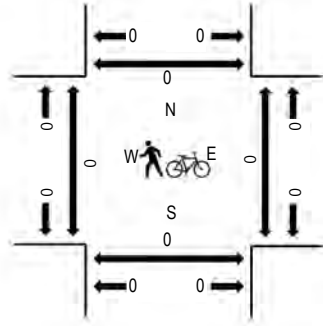
**Peak Hour:** 08:00 AM - 09:00 AM

**Peak 15-Minutes:** 08:15 AM - 08:30 AM

**Peak Hour - Motorized Vehicles**



**Peak Hour - Pedestrians/Bicycles in Crosswalk**



Note: Total study counts contained in parentheses.

**Traffic Counts - Motorized Vehicles**

Interval Start Time	Stephenson Road Eastbound				Stephenson Road Westbound				S Deshon Road West Northbound				S Deshon Road West Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	7	16	0	0	0	24	54	0	0	0	0	0	35	0	5	141	592	0	0	0	0
7:15 AM	0	7	18	0	0	0	28	45	0	0	0	0	0	26	0	5	129	603	0	0	0	0
7:30 AM	0	11	21	0	0	0	17	65	0	0	0	0	0	40	0	8	162	661	0	0	0	0
7:45 AM	0	7	20	0	0	0	14	79	0	0	0	0	0	38	0	2	160	673	0	0	0	0
8:00 AM	0	10	22	0	0	0	15	64	0	0	0	0	0	37	0	4	152	676	0	0	0	0
8:15 AM	0	9	15	0	0	0	22	66	0	0	0	0	0	68	0	7	187		0	0	0	0
8:30 AM	0	11	18	0	0	0	24	67	0	0	0	0	0	52	0	2	174		0	0	0	0
8:45 AM	0	5	17	0	0	0	20	71	0	0	0	0	0	46	0	4	163		0	0	0	0

**Peak Rolling Hour Flow Rates**

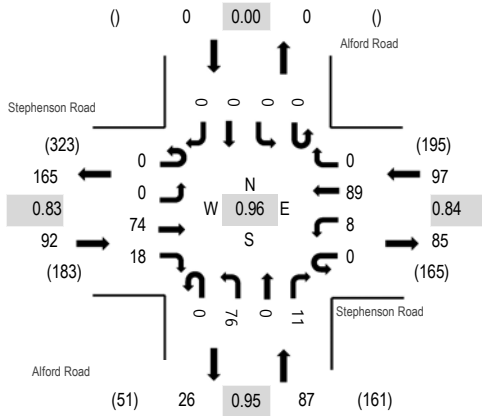
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	3
Lights	0	35	66	0	0	0	78	261	0	0	0	0	0	196	0	17	653
Mediums	0	0	6	0	0	0	3	6	0	0	0	0	0	5	0	0	20
Total	0	35	72	0	0	0	81	268	0	0	0	0	0	203	0	17	676



(303) 216-2439  
www.alltrafficdata.net

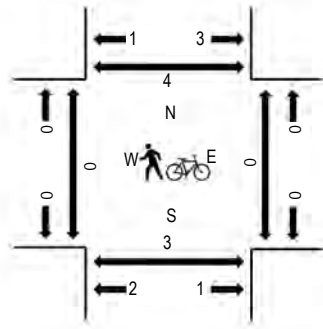
**Location:** 6 Alford Road & Stephenson Road AM  
**Date:** Thursday, August 6, 2020  
**Peak Hour:** 07:00 AM - 08:00 AM  
**Peak 15-Minutes:** 07:15 AM - 07:30 AM

**Peak Hour - Motorized Vehicles**



Note: Total study counts contained in parentheses.

**Peak Hour - Pedestrians/Bicycles in Crosswalk**



**Traffic Counts - Motorized Vehicles**

Interval Start Time	Stephenson Road Eastbound				Stephenson Road Westbound				Alford Road Northbound				Alford Road Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	10	7	0	2	28	0	0	18	0	4	0	0	0	0	69	276	0	0	0	1
7:15 AM	0	0	18	5	0	0	27	0	0	18	0	4	0	0	0	0	72	276	0	0	0	2
7:30 AM	0	0	20	1	0	5	18	0	0	20	0	3	0	0	0	0	67	265	0	0	2	0
7:45 AM	0	0	26	5	0	1	16	0	0	20	0	0	0	0	0	0	68	273	0	0	1	1
8:00 AM	0	0	22	5	0	2	18	0	0	19	0	3	0	0	0	0	69	263	0	0	4	2
8:15 AM	0	0	15	3	0	1	28	0	0	13	0	1	0	0	0	0	61		0	0	3	2
8:30 AM	0	0	24	3	0	2	20	0	0	23	0	3	0	0	0	0	75		0	0	0	0
8:45 AM	0	0	11	8	0	1	26	0	0	11	0	1	0	0	0	0	58		0	2	4	1

**Peak Rolling Hour Flow Rates**

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right					
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	72	18	0	7	88	0	0	74	0	11	0	0	0	0	270				
Mediums	0	0	2	0	0	1	1	0	0	2	0	0	0	0	0	0	6				
Total	0	0	74	18	0	8	89	0	0	76	0	11	0	0	0	0	276				

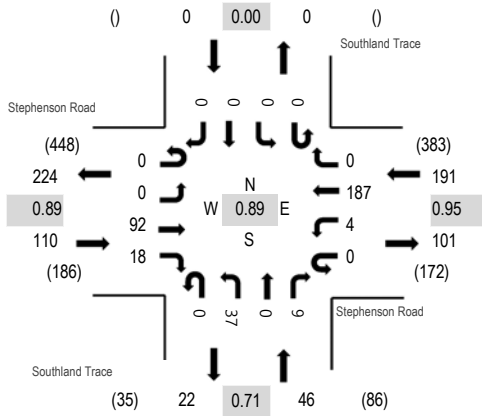
**Location:** 7 Southland Trace & Stephenson Road AM

**Date:** Thursday, August 6, 2020

**Peak Hour:** 07:45 AM - 08:45 AM

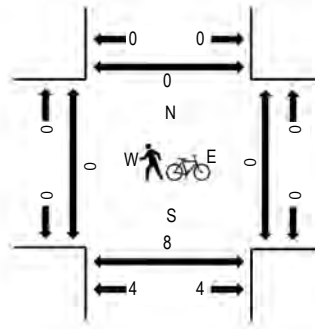
**Peak 15-Minutes:** 07:45 AM - 08:00 AM

### Peak Hour - Motorized Vehicles



Note: Total study counts contained in parentheses.

### Peak Hour - Pedestrians/Bicycles in Crosswalk



### Traffic Counts - Motorized Vehicles

Interval Start Time	Stephenson Road Eastbound				Stephenson Road Westbound				Southland Trace Northbound				Southland Trace Southbound				Total	Rolling Hour	Pedestrian Crossings				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North	
7:00 AM	0	0	12	0	0	0	0	48	0	0	9	0	3	0	0	0	0	72	326	0	0	1	0
7:15 AM	0	0	18	2	0	1	51	0	0	0	10	0	0	0	0	0	0	82	342	0	0	0	0
7:30 AM	0	0	14	2	0	1	48	0	0	0	9	0	0	0	0	0	0	74	334	0	0	1	0
7:45 AM	0	0	27	4	0	2	51	0	0	0	8	0	6	0	0	0	0	98	347	0	0	1	0
8:00 AM	0	0	24	2	0	0	44	0	0	0	17	0	1	0	0	0	0	88	329	0	0	3	0
8:15 AM	0	0	19	5	0	1	41	0	0	0	6	0	2	0	0	0	0	74		0	0	2	0
8:30 AM	0	0	22	7	0	1	51	0	0	0	6	0	0	0	0	0	0	87		0	0	2	0
8:45 AM	0	0	23	5	0	2	41	0	0	0	8	0	1	0	0	0	0	80		0	0	0	0

### Peak Rolling Hour Flow Rates

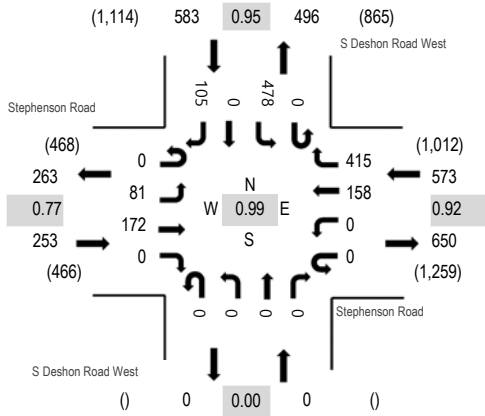
Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	86	17	0	4	185	0	0	0	37	0	8	0	0	0	337
Mediums	0	0	6	1	0	0	2	0	0	0	0	1	0	0	0	0	10
Total	0	0	92	18	0	4	187	0	0	0	37	0	9	0	0	0	347



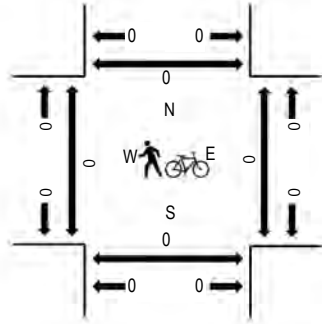
(303) 216-2439  
www.alltrafficdata.net

**Location:** 5 S Deshon Road West & Stephenson Road PM  
**Date:** Thursday, August 6, 2020  
**Peak Hour:** 05:00 PM - 06:00 PM  
**Peak 15-Minutes:** 05:30 PM - 05:45 PM

**Peak Hour - Motorized Vehicles**



**Peak Hour - Pedestrians/Bicycles in Crosswalk**



Note: Total study counts contained in parentheses.

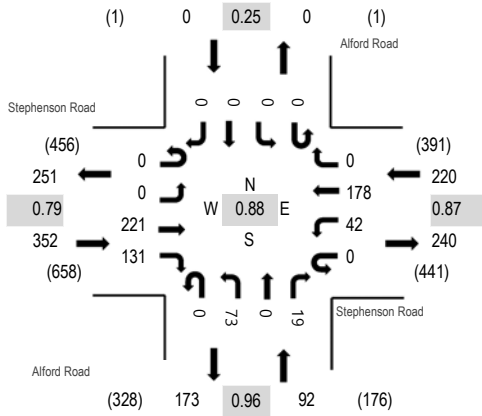
**Traffic Counts - Motorized Vehicles**

Interval Start Time	Stephenson Road Eastbound				Stephenson Road Westbound				S Deshon Road West Northbound				S Deshon Road West Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	21	40	0	0	0	28	72	0	0	0	0	0	132	0	15	308	1,183	0	0	0	0
4:15 PM	0	14	31	0	0	0	30	78	0	0	0	0	0	112	0	14	279	1,217	0	0	0	0
4:30 PM	0	16	41	0	0	0	38	90	0	0	0	0	0	106	0	18	309	1,291	0	0	0	0
4:45 PM	0	13	37	0	0	0	38	65	0	0	0	0	0	110	0	24	287	1,339	0	0	0	0
5:00 PM	0	20	45	0	0	0	37	95	0	0	0	0	0	128	0	17	342	1,409	0	0	0	0
5:15 PM	0	19	38	0	0	0	38	117	0	0	0	0	0	112	0	29	353		0	0	0	0
5:30 PM	0	28	54	0	0	0	37	95	0	0	0	0	0	119	0	24	357		0	0	0	0
5:45 PM	0	14	35	0	0	0	46	108	0	0	0	0	0	119	0	35	357		0	0	0	0

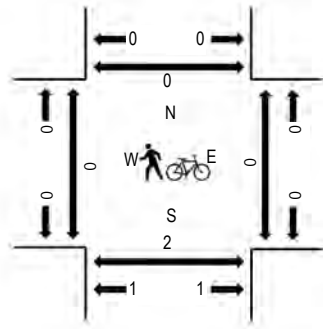
**Peak Rolling Hour Flow Rates**

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	0	3
Lights	0	81	169	0	0	0	157	409	0	0	0	0	0	465	0	105	1,386
Mediums	0	0	3	0	0	0	1	5	0	0	0	0	0	11	0	0	20
Total	0	81	172	0	0	0	158	415	0	0	0	0	0	478	0	105	1,409

**Peak Hour - Motorized Vehicles**



**Peak Hour - Pedestrians/Bicycles in Crosswalk**



Note: Total study counts contained in parentheses.

**Traffic Counts - Motorized Vehicles**

Interval Start Time	Stephenson Road Eastbound				Stephenson Road Westbound				Alford Road Northbound				Alford Road Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	1	0	51	33	0	8	24	0	0	12	0	7	0	0	0	0	136	562	0	0	0	0
4:15 PM	0	0	45	39	0	5	42	0	0	15	0	6	0	0	0	0	152	587	0	0	0	0
4:30 PM	0	0	39	30	0	7	52	0	0	20	1	6	0	1	0	0	156	598	0	0	0	0
4:45 PM	0	0	44	24	0	9	24	0	0	15	0	2	0	0	0	0	118	631	0	0	1	0
5:00 PM	0	0	53	34	0	9	41	0	0	22	0	2	0	0	0	0	161	664	0	0	0	0
5:15 PM	0	0	52	35	0	9	45	0	0	14	0	8	0	0	0	0	163		0	0	1	0
5:30 PM	0	0	82	31	0	9	44	0	0	17	0	6	0	0	0	0	189		0	0	0	0
5:45 PM	0	0	34	31	0	15	48	0	0	20	0	3	0	0	0	0	151		0	0	1	0

**Peak Rolling Hour Flow Rates**

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right					
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	218	129	0	42	177	0	0	73	0	19	0	0	0	0	658				
Mediums	0	0	3	2	0	0	1	0	0	0	0	0	0	0	0	0	6				
Total	0	0	221	131	0	42	178	0	0	73	0	19	0	0	0	0	664				



(303) 216-2439  
www.alltrafficdata.net

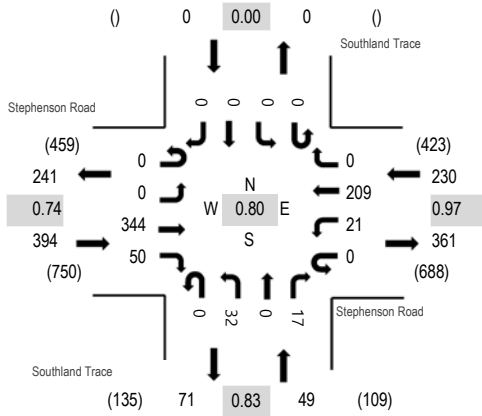
**Location:** 7 Southland Trace & Stephenson Road PM

**Date:** Thursday, August 6, 2020

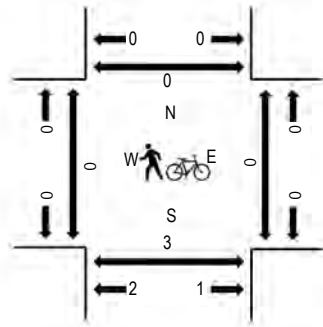
**Peak Hour:** 05:00 PM - 06:00 PM

**Peak 15-Minutes:** 05:30 PM - 05:45 PM

**Peak Hour - Motorized Vehicles**



**Peak Hour - Pedestrians/Bicycles in Crosswalk**



Note: Total study counts contained in parentheses.

**Traffic Counts - Motorized Vehicles**

Interval Start Time	Stephenson Road Eastbound				Stephenson Road Westbound				Southland Trace Northbound				Southland Trace Southbound				Total	Rolling Hour	Pedestrian Crossings				
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North	
4:00 PM	0	0	80	10	0	2	37	0	0	0	7	0	9	0	0	0	0	145	609	0	0	0	0
4:15 PM	0	0	91	17	0	3	44	0	0	0	7	0	5	0	0	0	0	167	627	0	0	0	0
4:30 PM	0	0	68	14	0	3	55	0	0	0	12	0	6	0	0	0	0	158	617	0	0	0	0
4:45 PM	0	0	64	12	0	3	46	0	0	0	10	0	4	0	0	0	0	139	669	0	0	0	0
5:00 PM	0	0	87	11	0	2	56	0	0	0	7	0	0	0	0	0	0	163	673	0	0	1	0
5:15 PM	0	0	76	13	0	7	49	0	0	0	5	0	7	0	0	0	0	157		0	0	1	0
5:30 PM	0	0	118	15	0	4	55	0	0	0	10	0	8	0	0	0	0	210		0	0	0	0
5:45 PM	0	0	63	11	0	8	49	0	0	0	10	0	2	0	0	0	0	143		0	0	1	0

**Peak Rolling Hour Flow Rates**

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lights	0	0	339	50	0	21	207	0	0	32	0	17	0	0	0	0	666
Mediums	0	0	5	0	0	0	2	0	0	0	0	0	0	0	0	0	7
Total	0	0	344	50	0	21	209	0	0	32	0	17	0	0	0	0	673

# All Traffic Data Services

[www.alltrafficdata.net](http://www.alltrafficdata.net)

Site Code: 1  
 Station ID: 1  
 STEPHENSON ROAD WEST OF  
 ALFORD ROAD  
 Latitude: 0' 0.0000 Undefined

Start Time	06-Aug-20 Thu	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	36			13	48				
12:15		10	45			7	48				
12:30		8	43			11	46				
12:45		7	43	37	167	5	40	36	182	73	349
01:00		3	49			5	34				
01:15		10	53			11	40				
01:30		9	48			7	38				
01:45		9	44	31	194	0	58	23	170	54	364
02:00		3	43			0	43				
02:15		4	49			5	42				
02:30		3	60			6	41				
02:45		2	42	12	194	1	45	12	171	24	365
03:00		6	50			1	36				
03:15		6	51			10	47				
03:30		7	52			7	50				
03:45		5	59	24	212	2	41	20	174	44	386
04:00		4	79			10	40				
04:15		3	75			6	51				
04:30		6	70			4	64				
04:45		2	68	15	292	5	57	25	212	40	504
05:00		6	79			6	51				
05:15		8	64			12	49				
05:30		8	113			14	68				
05:45		6	59	28	315	13	67	45	235	73	550
06:00		9	84			15	50				
06:15		9	72			32	67				
06:30		10	79			36	65				
06:45		10	72	38	307	36	60	119	242	157	549
07:00		19	70			45	61				
07:15		19	62			42	40				
07:30		23	79			43	54				
07:45		28	68	89	279	41	48	171	203	260	482
08:00		28	62			39	48				
08:15		20	41			33	32				
08:30		22	54			46	36				
08:45		20	48	90	205	38	46	156	162	246	367
09:00		30	42			39	34				
09:15		26	41			38	33				
09:30		33	41			38	21				
09:45		38	23	127	147	38	25	153	113	280	260
10:00		34	22			44	30				
10:15		24	29			43	27				
10:30		45	23			39	28				
10:45		36	22	139	96	33	21	159	106	298	202
11:00		32	20			34	19				
11:15		35	16			33	15				
11:30		35	21			36	14				
11:45		40	27	142	84	36	10	139	58	281	142
Total		772	2492			1058	2028			1830	4520
Percent		23.7%	76.3%			34.3%	65.7%			28.8%	71.2%
Grand Total		772	2492			1058	2028			1830	4520
Percent		23.7%	76.3%			34.3%	65.7%			28.8%	71.2%

ADT                      ADT 6,350                      AADT 6,350



# All Traffic Data Services

[www.alltrafficdata.net](http://www.alltrafficdata.net)

Site Code: 2  
Station ID: 2  
STEPHENSON ROAD WEST OF SR 124

Latitude: 0' 0.0000 Undefined

Start Time	06-Aug-20 Thu	EB		Hour Totals		WB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		9	57			10	72				
12:15		10	67			11	59				
12:30		5	65			7	58				
12:45		12	49	36	238	14	63	42	252	78	490
01:00		6	74			7	49				
01:15		7	57			10	59				
01:30		4	63			6	45				
01:45		5	64	22	258	5	47	28	200	50	458
02:00		5	40			5	41				
02:15		3	56			2	48				
02:30		7	67			5	65				
02:45		7	63	22	226	1	50	13	204	35	430
03:00		7	69			5	69				
03:15		4	75			1	46				
03:30		5	66			3	71				
03:45		10	73	26	283	5	71	14	257	40	540
04:00		3	63			3	72				
04:15		3	69			8	60				
04:30		9	74			2	62				
04:45		4	53	19	259	3	56	16	250	35	509
05:00		14	72			4	71				
05:15		14	81			2	81				
05:30		12	88			5	85				
05:45		23	76	63	317	6	76	17	313	80	630
06:00		24	70			10	88				
06:15		31	72			14	82				
06:30		29	66			14	96				
06:45		32	63	116	271	15	57	53	323	169	594
07:00		44	54			24	70				
07:15		41	57			41	68				
07:30		56	58			29	61				
07:45		54	63	195	232	40	68	134	267	329	499
08:00		51	63			30	63				
08:15		50	44			41	65				
08:30		44	39			37	60				
08:45		41	40	186	186	40	56	148	244	334	430
09:00		59	40			33	41				
09:15		50	49			32	53				
09:30		55	41			44	32				
09:45		44	29	208	159	42	37	151	163	359	322
10:00		52	31			51	29				
10:15		45	32			50	37				
10:30		54	14			35	29				
10:45		73	25	224	102	41	29	177	124	401	226
11:00		56	17			41	16				
11:15		38	21			33	23				
11:30		54	20			46	29				
11:45		60	15	208	73	53	13	173	81	381	154
Total		1325	2604			966	2678			2291	5282
Percent		33.7%	66.3%			26.5%	73.5%			30.3%	69.7%
Grand Total		1325	2604			966	2678			2291	5282
Percent		33.7%	66.3%			26.5%	73.5%			30.3%	69.7%

ADT                      ADT 7,573                      AADT 7,573

# All Traffic Data Services

[www.alltrafficdata.net](http://www.alltrafficdata.net)

Site Code: 3  
 Station ID: 3  
 SR 124 NORTH ASBURY DRIVE -  
 HIGHTOWER TRAIL  
 Latitude: 0' 0.0000 Undefined

Start Time	06-Aug-20 Thu	NB		Hour Totals		SB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		34	179			44	205				
12:15		37	189			44	189				
12:30		41	216			28	223				
12:45		38	202	150	786	42	215	158	832	308	1618
01:00		43	212			21	211				
01:15		31	207			35	206				
01:30		34	233			23	217				
01:45		20	215	128	867	27	206	106	840	234	1707
02:00		26	207			21	204				
02:15		21	244			17	218				
02:30		23	252			21	227				
02:45		18	251	88	954	13	222	72	871	160	1825
03:00		25	217			23	205				
03:15		24	260			21	251				
03:30		18	256			16	248				
03:45		42	273	109	1006	31	233	91	937	200	1943
04:00		29	224			27	272				
04:15		18	250			43	308				
04:30		43	291			43	315				
04:45		26	274	116	1039	54	275	167	1170	283	2209
05:00		56	308			49	303				
05:15		64	290			59	333				
05:30		65	334			78	383				
05:45		81	357	266	1289	120	323	306	1342	572	2631
06:00		76	357			112	316				
06:15		103	293			143	296				
06:30		168	268			141	265				
06:45		186	212	533	1130	169	265	565	1142	1098	2272
07:00		179	199			169	232				
07:15		181	208			186	231				
07:30		234	252			186	211				
07:45		197	186	791	845	178	222	719	896	1510	1741
08:00		218	188			198	182				
08:15		169	173			192	192				
08:30		166	133			196	233				
08:45		151	145	704	639	209	161	795	768	1499	1407
09:00		150	157			174	165				
09:15		156	148			183	146				
09:30		171	146			202	134				
09:45		163	124	640	575	199	118	758	563	1398	1138
10:00		170	101			187	105				
10:15		158	110			201	103				
10:30		160	94			195	84				
10:45		178	82	666	387	163	89	746	381	1412	768
11:00		179	67			209	75				
11:15		164	60			166	71				
11:30		189	73			211	69				
11:45		185	66	717	266	219	67	805	282	1522	548
Total		4908	9783			5288	10024			10196	19807
Percent		33.4%	66.6%			34.5%	65.5%			34.0%	66.0%
Grand Total		4908	9783			5288	10024			10196	19807
Percent		33.4%	66.6%			34.5%	65.5%			34.0%	66.0%

ADT                      ADT 30,003                      AADT 30,003

# Volume Development (Trip Generation and Growth Rate Calculations)

**Trip Generation Analysis (10th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)**  
**Summertree-Alford Road Tract**  
**DeKalb County, GA**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>								
210 Single-Family Detached Housing	140 d.u.	1,418	104	26	78	140	88	52
<b>Gross Trips</b>		<b>1,418</b>	<b>104</b>	<b>26</b>	<b>78</b>	<b>140</b>	<b>88</b>	<b>52</b>
Residential Trips		1,418	104	26	78	140	88	52
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
Adjusted Residential Trips		1,418	104	26	78	140	88	52
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
<b>New Trips</b>		<b>1,418</b>	<b>104</b>	<b>26</b>	<b>78</b>	<b>140</b>	<b>88</b>	<b>52</b>
<b>Driveway Volumes</b>		<b>1,418</b>	<b>104</b>	<b>26</b>	<b>78</b>	<b>140</b>	<b>88</b>	<b>52</b>

### Summertree-Alford Rd Tract Growth Rate Table

Source:	GDOT
Location:	Stephenson Road w/o Alford Road
Route #:	00510900
Route Type:	Minor Collector (Urban)
Station:	089-0458
Capacity:	

Count Year	Volume	Growth Rate
2013	7,400	
2014	7,400	0.00%
2015	7,400	0.00%
2016	7,400	0.00%
2017	7,400	0.00%
2018	7,510	1.49%

Avg. 1 Year Rates 2013-2018	0.30%
-----------------------------	-------

Source:	GDOT
Location:	Stephenson Road e/o Vigo Drive
Route #:	00067600
Route Type:	Minor Collector (Urban)
Station:	089-0461
Capacity:	

Count Year	Volume	Growth Rate
2013	6,810	
2014	6,810	0.00%
2015	7,090	4.11%
2016	7,260	2.40%
<b>2017</b>	<b>7,210</b>	-0.69%
2018	7,320	1.53%

Avg. 1 Year Rates 2013-2018	1.45%
-----------------------------	-------

DeKalb County Population Annual Growth (2010-2019):

**\*Bolder data is from actual count years.**

CHOSEN GROWTH RATE: 1.0%
--------------------------

Source:	GDOT
Location:	Rockbridge Road w/o Monteagle Trace
Route #:	00518900
Route Type:	Minor Arterial (Urban)
Station:	089-3449
Capacity:	

Count Year	Volume	Growth Rate
2013	15,100	
2014	15,100	0.00%
2015	16,200	7.28%
<b>2016</b>	<b>15,800</b>	-2.47%
2017	16,700	5.70%
<b>2018</b>	<b>14,100</b>	-15.57%

Avg. 1 Year Rates 2013-2018	-1.36%
Avg. 1 Year Rates 2016-2018	-5.53%

**Annual Growth**  
1.04%

# Intersection Volume Worksheets

**INTERSECTION VOLUME DEVELOPMENT**

**Intersection #1**

**Southland Trace at Stephenson Road  
AM PEAK HOUR**

Description	Southland Trace <u>Northbound</u>			Southland Trace <u>Southbound</u>			Stephenson Road <u>Eastbound</u>			Stephenson Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2020 Traffic Volumes	37	0	9	0	0	0	0	92	18	4	187	0
Pedestrians		8			0			0			0	
Conflicting Pedestrians	0		0	0		0	0		0	8		0
Heavy Vehicles	0	0	1	0	0	0	0	6	1	0	2	0
Heavy Vehicle %	2%	0%	11%	0%	0%	0%	0%	7%	6%	2%	2%	0%
Peak Hour Factor		0.89			0.89			0.89			0.89	
Adjustment	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Adjusted 2020 Volumes	93	0	23	0	0	0	0	230	45	10	468	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	99	0	24	0	0	0	0	244	48	11	497	0
<b>Project Trips</b>												
Trip Distribution IN								70%				
Trip Distribution OUT											70%	
Residential Trips	0	0	0	0	0	0	0	18	0	0	55	0
Total Project Trips	0	0	0	0	0	0	0	18	0	0	55	0
<b>2026 Buildout Total</b>	<b>99</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>262</b>	<b>48</b>	<b>11</b>	<b>552</b>	<b>0</b>

**PM PEAK HOUR**

Description	Southland Trace <u>Northbound</u>			Southland Trace <u>Southbound</u>			Stephenson Road <u>Eastbound</u>			Stephenson Road <u>Westbound</u>		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Observed 2020 Traffic Volumes	32	0	17	0	0	0	0	344	50	21	209	0
Pedestrians		3			0			0			0	
Conflicting Pedestrians	0		0	0		0	0		0	3		0
Heavy Vehicles	0	0	0	0	0	0	0	5	0	0	2	0
Heavy Vehicle %	2%	0%	2%	0%	0%	0%	0%	2%	2%	2%	2%	0%
Peak Hour Factor		0.80			0.80			0.80			0.80	
Adjustment	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Adjusted 2020 Volumes	48	0	26	0	0	0	0	516	75	32	314	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	51	0	28	0	0	0	0	548	80	34	333	0
<b>Project Trips</b>												
Trip Distribution IN								70%				
Trip Distribution OUT											70%	
Residential Trips	0	0	0	0	0	0	0	62	0	0	36	0
Total Project Trips	0	0	0	0	0	0	0	62	0	0	36	0
<b>2026 Buildout Total</b>	<b>51</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>610</b>	<b>80</b>	<b>34</b>	<b>369</b>	<b>0</b>

**INTERSECTION VOLUME DEVELOPMENT**

Intersection #2  
Alford Road at Stephenson Road  
AM PEAK HOUR

Description	Alford Road Northbound				Alford Road Southbound				Stephenson Road Eastbound				Stephenson Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	76	0	11	0	0	0	0	0	0	74	18	0	8	89	0
Pedestrians	3				4				0				0			
Conflicting Pedestrians	0				0				4				3			
Heavy Vehicles	0	2	0	0	0	0	0	0	0	0	2	0	0	1	1	0
Heavy Vehicle %	0%	3%	0%	2%	0%	0%	0%	0%	0%	0%	3%	2%	0%	13%	2%	0%
Peak Hour Factor	0.96				0.96				0.96				0.96			
Adjustment		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Adjusted 2020 Volumes	0	190	0	28	0	0	0	0	0	0	185	45	0	20	223	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	202	0	30	0	0	0	0	0	0	196	48	0	21	237	0
<b>Project Trips</b>																
Trip Distribution IN											50%	15%			5%	
Trip Distribution OUT		15%		5%											50%	
Residential Trips	0	12	0	4	0	0	0	0	0	0	13	4	0	1	39	0
Total Project Trips	0	12	0	4	0	0	0	0	0	0	13	4	0	1	39	0
<b>2026 Buildout Total</b>	<b>0</b>	<b>214</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>209</b>	<b>52</b>	<b>0</b>	<b>22</b>	<b>276</b>	<b>0</b>

**PM PEAK HOUR**

Description	Alford Road Northbound				Alford Road Southbound				Stephenson Road Eastbound				Stephenson Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	73	0	19	0	0	0	0	0	0	221	131	0	42	178	0
Pedestrians	2				0				0				0			
Conflicting Pedestrians	0				0				0				2			
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	3	2	0	0	1	0
Heavy Vehicle %	0%	2%	0%	2%	0%	0%	0%	0%	0%	0%	2%	2%	0%	2%	2%	0%
Peak Hour Factor	0.88				0.88				0.88				0.88			
Adjustment		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Adjusted 2020 Volumes	0	110	0	29	0	0	0	0	0	0	332	197	0	63	267	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	117	0	31	0	0	0	0	0	0	352	209	0	67	283	0
<b>Project Trips</b>																
Trip Distribution IN											50%	15%			5%	
Trip Distribution OUT		15%		5%											50%	
Residential Trips	0	8	0	3	0	0	0	0	0	0	44	13	0	4	26	0
Total Project Trips	0	8	0	3	0	0	0	0	0	0	44	13	0	4	26	0
<b>2026 Buildout Total</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>396</b>	<b>222</b>	<b>0</b>	<b>71</b>	<b>309</b>	<b>0</b>



**INTERSECTION VOLUME DEVELOPMENT**

Intersection #3  
S Deshon Road West at Stephenson Road  
AM PEAK HOUR

Description	S Deshon Road West Northbound				S Deshon Road West Southbound				Stephenson Road Eastbound				Stephenson Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	0	0	0	0	203	0	17	0	35	72	0	0	0	81	268
Pedestrians	0				0				0				0			
Conflicting Pedestrians	0				0				0				0			
Heavy Vehicles	0	0	0	0	0	5	0	0	0	0	6	0	0	0	3	6
Heavy Vehicle %	0%	0%	0%	0%	0%	2%	0%	2%	0%	2%	8%	0%	0%	0%	4%	2%
Peak Hour Factor	0.90				0.90				0.90				0.90			
Adjustment		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Adjusted 2020 Volumes	0	0	0	0	0	508	0	43	0	88	180	0	0	0	203	670
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	0	0	0	0	539	0	46	0	93	191	0	0	0	215	711
<b>Project Trips</b>																
Trip Distribution IN								10%								20%
Trip Distribution OUT										10%	20%					
Residential Trips	0	0	0	0	0	0	0	3	0	8	16	0	0	0	5	0
Total Project Trips	0	0	0	0	0	0	0	3	0	8	16	0	0	0	5	0
<b>2026 Buildout Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>539</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>101</b>	<b>207</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>220</b>	<b>711</b>

**PM PEAK HOUR**

Description	S Deshon Road West Northbound				S Deshon Road West Southbound				Stephenson Road Eastbound				Stephenson Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	0	0	0	0	478	0	105	0	81	172	0	0	0	158	415
Pedestrians	0				0				0				0			
Conflicting Pedestrians	0				0				0				0			
Heavy Vehicles	0	0	0	0	0	11	0	0	0	0	3	0	0	0	1	5
Heavy Vehicle %	0%	0%	0%	0%	0%	2%	0%	2%	0%	2%	2%	0%	0%	0%	2%	2%
Peak Hour Factor	0.99				0.99				0.99				0.99			
Adjustment		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Adjusted 2020 Volumes	0	0	0	0	0	717	0	158	0	122	258	0	0	0	237	623
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	0	0	0	0	761	0	168	0	130	274	0	0	0	252	661
<b>Project Trips</b>																
Trip Distribution IN								10%								20%
Trip Distribution OUT										10%	20%					
Residential Trips	0	0	0	0	0	0	0	9	0	5	10	0	0	0	18	0
Total Project Trips	0	0	0	0	0	0	0	9	0	5	10	0	0	0	18	0
<b>2026 Buildout Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>761</b>	<b>0</b>	<b>177</b>	<b>0</b>	<b>135</b>	<b>284</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>270</b>	<b>661</b>

**INTERSECTION VOLUME DEVELOPMENT**

Intersection #4  
Site Driveway East/ at Stephenson Road  
AM PEAK HOUR

Description	Site Driveway East				Southbound				Stephenson Road Eastbound				Stephenson Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	85	0	0	0	97	0
Pedestrians	0				0				0				0			
Conflicting Pedestrians	0				0				0				0			
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor	0.96				0.96				0.96				0.96			
Adjustment		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Adjusted 2020 Volumes	0	0	0	0	0	0	0	0	0	0	213	0	0	0	243	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	0	0	0	0	0	0	0	0	0	226	0	0	0	258	0
<b>Project Trips</b>																
Trip Distribution IN												50%		25%	5%	
Trip Distribution OUT		50%		25%						5%						
Residential Trips	0	39	0	20	0	0	0	0	0	0	4	13	0	7	1	0
Total Project Trips	0	39	0	20	0	0	0	0	0	0	4	13	0	7	1	0
<b>2026 Buildout Total</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>230</b>	<b>13</b>	<b>0</b>	<b>7</b>	<b>259</b>	<b>0</b>

**PM PEAK HOUR**

Description	Site Driveway East				Southbound				Stephenson Road Eastbound				Stephenson Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	0	0	0	0	0	0	0	0	0	240	0	0	0	220	0
Pedestrians	0				0				0				0			
Conflicting Pedestrians	0				0				0				0			
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0
Heavy Vehicle %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	2%	0%
Peak Hour Factor	0.88				0.88				0.88				0.88			
Adjustment		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Adjusted 2020 Volumes	0	0	0	0	0	0	0	0	0	0	360	0	0	0	330	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	0	0	0	0	0	0	0	0	0	382	0	0	0	350	0
<b>Project Trips</b>																
Trip Distribution IN												50%		25%	5%	
Trip Distribution OUT		50%		25%						5%						
Residential Trips	0	26	0	13	0	0	0	0	0	0	3	44	0	22	4	0
Total Project Trips	0	26	0	13	0	0	0	0	0	0	3	44	0	22	4	0
<b>2026 Buildout Total</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>385</b>	<b>44</b>	<b>0</b>	<b>22</b>	<b>354</b>	<b>0</b>

**INTERSECTION VOLUME DEVELOPMENT**

Intersection #5  
Alford Road at /Site Driveway West  
AM PEAK HOUR

Description	Alford Road Northbound				Alford Road Southbound				Eastbound				Site Driveway West Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	0	87	0	0	0	26	0	0	0	0	0	0	0	0	0
Pedestrians	0				0				0				0			
Conflicting Pedestrians	0				0				0				0			
Heavy Vehicles	0	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	2%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.96				0.96				0.96				0.96			
Adjustment		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Adjusted 2020 Volumes	0	0	218	0	0	0	65	0	0	0	0	0	0	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	0	231	0	0	0	69	0	0	0	0	0	0	0	0	0
<b>Project Trips</b>																
Trip Distribution IN				5%			20%									
Trip Distribution OUT													5%		20%	
Residential Trips	0	0	0	1	0	5	0	0	0	0	0	0	0	4	0	16
Total Project Trips	0	0	0	1	0	5	0	0	0	0	0	0	0	4	0	16
<b>2026 Buildout Total</b>	<b>0</b>	<b>0</b>	<b>231</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>16</b>

**PM PEAK HOUR**

Description	Alford Road Northbound				Alford Road Southbound				Eastbound				Site Driveway West Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2020 Traffic Volumes	0	0	92	0	0	0	173	0	0	0	0	0	0	0	0	0
Pedestrians	0				0				0				0			
Conflicting Pedestrians	0				0				0				0			
Heavy Vehicles	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	2%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor	0.88				0.88				0.88				0.88			
Adjustment		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Adjusted 2020 Volumes	0	0	138	0	0	0	260	0	0	0	0	0	0	0	0	0
Annual Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Growth Factor	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062	1.062
2026 Background Traffic	0	0	146	0	0	0	276	0	0	0	0	0	0	0	0	0
<b>Project Trips</b>																
Trip Distribution IN				5%			20%									
Trip Distribution OUT													5%		20%	
Residential Trips	0	0	0	4	0	18	0	0	0	0	0	0	0	3	0	10
Total Project Trips	0	0	0	4	0	18	0	0	0	0	0	0	0	3	0	10
<b>2026 Buildout Total</b>	<b>0</b>	<b>0</b>	<b>146</b>	<b>4</b>	<b>0</b>	<b>18</b>	<b>276</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>10</b>

# *Synchro* Analysis Reports

Intersection						
Int Delay, s/veh	2.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	230	45	10	468	93	23
Future Vol, veh/h	230	45	10	468	93	23
Conflicting Peds, #/hr	0	0	8	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	7	6	2	2	2	11
Mvmt Flow	258	51	11	526	104	26

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	317	0	814
Stage 1	-	-	-	-	266
Stage 2	-	-	-	-	548
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1243	-	347
Stage 1	-	-	-	-	779
Stage 2	-	-	-	-	579
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1234	-	340
Mov Cap-2 Maneuver	-	-	-	-	340
Stage 1	-	-	-	-	773
Stage 2	-	-	-	-	571

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	19.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	381	-	-	1234	-
HCM Lane V/C Ratio	0.342	-	-	0.009	-
HCM Control Delay (s)	19.3	-	-	7.9	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.5	-	-	0	-

Intersection												
Int Delay, s/veh	4.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↶	↷		↶	
Traffic Vol, veh/h	0	185	45	20	223	0	190	0	28	0	0	0
Future Vol, veh/h	0	185	45	20	223	0	190	0	28	0	0	0
Conflicting Peds, #/hr	4	0	0	3	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Yield	-	-	None
Storage Length	140	-	-	140	-	-	-	-	230	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	3	2	13	2	0	3	0	2	0	0	0
Mvmt Flow	0	193	47	21	232	0	198	0	29	0	0	0

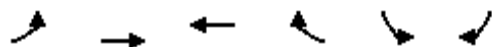
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	236	0	0	243	0	0	494	498	220	-	521	-
Stage 1	-	-	-	-	-	-	220	220	-	-	278	-
Stage 2	-	-	-	-	-	-	274	278	-	-	243	-
Critical Hdwy	4.1	-	-	4.23	-	-	7.13	6.5	6.22	-	6.5	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.5	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.5	-	-	5.5	-
Follow-up Hdwy	2.2	-	-	2.317	-	-	3.527	4	3.318	-	4	-
Pot Cap-1 Maneuver	1343	-	-	1262	-	-	484	477	820	0	463	0
Stage 1	-	-	-	-	-	-	780	725	-	0	684	0
Stage 2	-	-	-	-	-	-	730	684	-	0	708	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1338	-	-	1258	-	-	476	466	818	-	452	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	557	529	-	-	452	-
Stage 1	-	-	-	-	-	-	778	723	-	-	670	-
Stage 2	-	-	-	-	-	-	718	670	-	-	706	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.7			14.3			0		
HCM LOS							B			A		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	557	818	1338	-	-	1258	-	-	-
HCM Lane V/C Ratio	0.355	0.036	-	-	-	0.017	-	-	-
HCM Control Delay (s)	15	9.6	0	-	-	7.9	-	-	0
HCM Lane LOS	C	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	1.6	0.1	0	-	-	0.1	-	-	-

HCM 6th Signalized Intersection Summary  
 3: Stephenson Rd & S Deshon Rd W

Summertree-Alford TIA  
 Existing 2020 AM



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	88	180	203	670	508	43
Future Volume (veh/h)	88	180	203	670	508	43
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1781	1841	1870	1870	1870
Adj Flow Rate, veh/h	98	200	226	744	564	48
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	8	4	2	2	2
Cap, veh/h	358	941	762	1199	610	543
Arrive On Green	0.05	0.53	0.41	0.41	0.34	0.34
Sat Flow, veh/h	1781	1781	1841	1585	1781	1585
Grp Volume(v), veh/h	98	200	226	744	564	48
Grp Sat Flow(s),veh/h/ln	1781	1781	1841	1585	1781	1585
Q Serve(g_s), s	2.8	5.5	7.6	20.0	28.3	1.9
Cycle Q Clear(g_c), s	2.8	5.5	7.6	20.0	28.3	1.9
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	358	941	762	1199	610	543
V/C Ratio(X)	0.27	0.21	0.30	0.62	0.92	0.09
Avail Cap(c_a), veh/h	443	941	762	1199	749	666
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	13.6	11.6	18.2	5.2	29.3	20.7
Incr Delay (d2), s/veh	0.4	0.5	1.0	2.4	15.3	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	2.1	3.2	17.0	14.2	2.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	14.0	12.1	19.2	7.6	44.6	20.8
LnGrp LOS	B	B	B	A	D	C
Approach Vol, veh/h		298	970		612	
Approach Delay, s/veh		12.8	10.3		42.8	
Approach LOS		B	B		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	10.6	44.4		37.8		55.0
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	9.0	34.0		39.0		49.0
Max Q Clear Time (g_c+I1), s	4.8	22.0		30.3		7.5
Green Ext Time (p_c), s	0.1	3.5		1.5		1.1
<b>Intersection Summary</b>						
HCM 6th Ctrl Delay			21.3			
HCM 6th LOS			C			

Intersection						
Int Delay, s/veh	2.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	516	75	32	314	48	26
Future Vol, veh/h	516	75	32	314	48	26
Conflicting Peds, #/hr	0	0	3	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	645	94	40	393	60	33

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	742	0	1121
Stage 1	-	-	-	-	648
Stage 2	-	-	-	-	473
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	865	-	228
Stage 1	-	-	-	-	521
Stage 2	-	-	-	-	627
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	863	-	214
Mov Cap-2 Maneuver	-	-	-	-	214
Stage 1	-	-	-	-	519
Stage 2	-	-	-	-	590

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	25.7
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	265	-	-	863	-
HCM Lane V/C Ratio	0.349	-	-	0.046	-
HCM Control Delay (s)	25.7	-	-	9.4	0
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	1.5	-	-	0.1	-



Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↖	
Traffic Vol, veh/h	0	332	197	63	267	0	110	0	29	0	0	0
Future Vol, veh/h	0	332	197	63	267	0	110	0	29	0	0	0
Conflicting Peds, #/hr	0	0	0	2	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Yield	-	-	None
Storage Length	140	-	-	140	-	-	-	-	230	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	2	2	2	2	0	2	0	2	0	0	0
Mvmt Flow	0	377	224	72	303	0	125	0	33	0	0	0

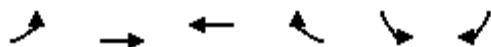
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	303	0	0	603	0	0	938	938	491	-	1050	-
Stage 1	-	-	-	-	-	-	491	491	-	-	447	-
Stage 2	-	-	-	-	-	-	447	447	-	-	603	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	6.5	6.22	-	6.5	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.5	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.5	-	-	5.5	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	4	3.318	-	4	-
Pot Cap-1 Maneuver	1269	-	-	975	-	-	244	266	578	0	229	0
Stage 1	-	-	-	-	-	-	559	552	-	0	577	0
Stage 2	-	-	-	-	-	-	591	577	-	0	492	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1269	-	-	973	-	-	230	246	577	-	212	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	357	360	-	-	212	-
Stage 1	-	-	-	-	-	-	558	551	-	-	534	-
Stage 2	-	-	-	-	-	-	547	534	-	-	491	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.7			18.6			0		
HCM LOS							C			A		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	357	577	1269	-	-	973	-	-	-
HCM Lane V/C Ratio	0.35	0.057	-	-	-	0.074	-	-	-
HCM Control Delay (s)	20.4	11.6	0	-	-	9	-	-	0
HCM Lane LOS	C	B	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	1.5	0.2	0	-	-	0.2	-	-	-

HCM 6th Signalized Intersection Summary  
 3: Stephenson Rd & S Deshon Rd W

Summertree-Alford TIA  
 Existing 2020 PM



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	122	258	237	623	717	158
Future Volume (veh/h)	122	258	237	623	717	158
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	123	261	239	629	724	160
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	355	916	693	1205	695	618
Arrive On Green	0.06	0.49	0.37	0.37	0.39	0.39
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	123	261	239	629	724	160
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	4.1	8.3	9.2	15.8	39.0	6.8
Cycle Q Clear(g_c), s	4.1	8.3	9.2	15.8	39.0	6.8
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	355	916	693	1205	695	618
V/C Ratio(X)	0.35	0.28	0.34	0.52	1.04	0.26
Avail Cap(c_a), veh/h	410	916	693	1205	695	618
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.0	15.1	22.7	4.8	30.5	20.7
Incr Delay (d2), s/veh	0.6	0.8	1.4	1.6	45.6	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	3.4	4.1	15.1	24.8	7.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	17.6	15.9	24.1	6.4	76.1	20.9
LnGrp LOS	B	B	C	A	F	C
Approach Vol, veh/h		384	868		884	
Approach Delay, s/veh		16.4	11.2		66.1	
Approach LOS		B	B		E	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	11.9	43.1		45.0		55.0
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	9.0	34.0		39.0		49.0
Max Q Clear Time (g_c+I1), s	6.1	17.8		41.0		10.3
Green Ext Time (p_c), s	0.1	3.4		0.0		1.4
<b>Intersection Summary</b>						
HCM 6th Ctrl Delay			34.9			
HCM 6th LOS			C			

Intersection						
Int Delay, s/veh	2.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	244	48	11	497	99	24
Future Vol, veh/h	244	48	11	497	99	24
Conflicting Peds, #/hr	0	0	8	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	7	6	2	2	2	11
Mvmt Flow	274	54	12	558	111	27

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	336	0	864 282
Stage 1	-	-	-	-	282 -
Stage 2	-	-	-	-	582 -
Critical Hdwy	-	-	4.12	-	6.42 6.31
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.399
Pot Cap-1 Maneuver	-	-	1223	-	325 736
Stage 1	-	-	-	-	766 -
Stage 2	-	-	-	-	559 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1214	-	318 730
Mov Cap-2 Maneuver	-	-	-	-	318 -
Stage 1	-	-	-	-	760 -
Stage 2	-	-	-	-	551 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	21.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	357	-	-	1214	-
HCM Lane V/C Ratio	0.387	-	-	0.01	-
HCM Control Delay (s)	21.3	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.8	-	-	0	-

Intersection												
Int Delay, s/veh	5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↖	↗
Traffic Vol, veh/h	0	196	48	21	237	0	202	0	30	0	0	0
Future Vol, veh/h	0	196	48	21	237	0	202	0	30	0	0	0
Conflicting Peds, #/hr	4	0	0	3	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Yield	-	-	None
Storage Length	140	-	-	140	-	-	-	-	230	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	0	3	2	13	2	0	3	0	2	0	0	0
Mvmt Flow	0	204	50	22	247	0	210	0	31	0	0	0

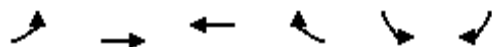
Major/Minor	Major1		Major2		Minor1			Minor2				
Conflicting Flow All	251	0	0	257	0	0	523	527	232	-	552	-
Stage 1	-	-	-	-	-	-	232	232	-	-	295	-
Stage 2	-	-	-	-	-	-	291	295	-	-	257	-
Critical Hdwy	4.1	-	-	4.23	-	-	7.13	6.5	6.22	-	6.5	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.13	5.5	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.13	5.5	-	-	5.5	-
Follow-up Hdwy	2.2	-	-	2.317	-	-	3.527	4	3.318	-	4	-
Pot Cap-1 Maneuver	1326	-	-	1246	-	-	463	459	807	0	444	0
Stage 1	-	-	-	-	-	-	769	716	-	0	673	0
Stage 2	-	-	-	-	-	-	715	673	-	0	699	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1321	-	-	1242	-	-	456	448	805	-	433	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	542	516	-	-	433	-
Stage 1	-	-	-	-	-	-	767	714	-	-	658	-
Stage 2	-	-	-	-	-	-	702	658	-	-	697	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.6	15	0
HCM LOS			C	A

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	542	805	1321	-	-	1242	-	-	-
HCM Lane V/C Ratio	0.388	0.039	-	-	-	0.018	-	-	-
HCM Control Delay (s)	15.8	9.7	0	-	-	8	-	-	0
HCM Lane LOS	C	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	1.8	0.1	0	-	-	0.1	-	-	-

HCM 6th Signalized Intersection Summary  
 3: Stephenson Rd & S Deshon Rd W

Summertree-Alford TIA  
 No-Build 2026 AM



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	93	191	215	711	539	46
Future Volume (veh/h)	93	191	215	711	539	46
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1781	1841	1870	1870	1870
Adj Flow Rate, veh/h	103	212	239	790	599	51
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	8	4	2	2	2
Cap, veh/h	336	917	738	1205	640	570
Arrive On Green	0.05	0.51	0.40	0.40	0.36	0.36
Sat Flow, veh/h	1781	1781	1841	1585	1781	1585
Grp Volume(v), veh/h	103	212	239	790	599	51
Grp Sat Flow(s),veh/h/ln	1781	1781	1841	1585	1781	1585
Q Serve(g_s), s	3.1	6.2	8.5	22.7	30.9	2.0
Cycle Q Clear(g_c), s	3.1	6.2	8.5	22.7	30.9	2.0
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	336	917	738	1205	640	570
V/C Ratio(X)	0.31	0.23	0.32	0.66	0.94	0.09
Avail Cap(c_a), veh/h	415	917	738	1205	730	649
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.8	12.7	19.6	5.4	29.4	20.2
Incr Delay (d2), s/veh	0.5	0.6	1.2	2.8	18.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	2.4	3.6	19.0	15.9	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.3	13.3	20.8	8.2	47.5	20.3
LnGrp LOS	B	B	C	A	D	C
Approach Vol, veh/h		315	1029		650	
Approach Delay, s/veh		14.0	11.2		45.4	
Approach LOS		B	B		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	10.8	44.2		40.2		55.0
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	9.0	34.0		39.0		49.0
Max Q Clear Time (g_c+I1), s	5.1	24.7		32.9		8.2
Green Ext Time (p_c), s	0.1	3.3		1.3		1.1
<b>Intersection Summary</b>						
HCM 6th Ctrl Delay			22.8			
HCM 6th LOS			C			

Intersection						
Int Delay, s/veh	2.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	548	80	34	333	51	28
Future Vol, veh/h	548	80	34	333	51	28
Conflicting Peds, #/hr	0	0	3	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	685	100	43	416	64	35

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	788	0	1190
Stage 1	-	-	-	-	688
Stage 2	-	-	-	-	502
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	831	-	207
Stage 1	-	-	-	-	499
Stage 2	-	-	-	-	608
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	829	-	193
Mov Cap-2 Maneuver	-	-	-	-	193
Stage 1	-	-	-	-	498
Stage 2	-	-	-	-	567

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	29.9
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	241	-	-	829	-
HCM Lane V/C Ratio	0.41	-	-	0.051	-
HCM Control Delay (s)	29.9	-	-	9.6	0
HCM Lane LOS	D	-	-	A	A
HCM 95th %tile Q(veh)	1.9	-	-	0.2	-

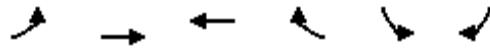
Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↖	↗
Traffic Vol, veh/h	0	352	209	67	283	0	117	0	31	0	0	0
Future Vol, veh/h	0	352	209	67	283	0	117	0	31	0	0	0
Conflicting Peds, #/hr	0	0	0	2	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Yield	-	-	None
Storage Length	140	-	-	140	-	-	-	-	230	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	0	2	2	2	2	0	2	0	2	0	0	0
Mvmt Flow	0	400	238	76	322	0	133	0	35	0	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	322	0	0	640	0	0	995	995	521	-	1114	-
Stage 1	-	-	-	-	-	-	521	521	-	-	474	-
Stage 2	-	-	-	-	-	-	474	474	-	-	640	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	6.5	6.22	-	6.5	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.5	-	-	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.5	-	-	5.5	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	4	3.318	-	4	-
Pot Cap-1 Maneuver	1249	-	-	944	-	-	224	247	555	0	210	0
Stage 1	-	-	-	-	-	-	539	535	-	0	561	0
Stage 2	-	-	-	-	-	-	571	561	-	0	473	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1249	-	-	942	-	-	210	226	554	-	193	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	338	343	-	-	193	-
Stage 1	-	-	-	-	-	-	538	534	-	-	516	-
Stage 2	-	-	-	-	-	-	525	516	-	-	472	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.8			20.2			0		
HCM LOS							C			A		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	338	554	1249	-	-	942	-	-	-
HCM Lane V/C Ratio	0.393	0.064	-	-	-	0.081	-	-	-
HCM Control Delay (s)	22.4	11.9	0	-	-	9.2	-	-	0
HCM Lane LOS	C	B	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	1.8	0.2	0	-	-	0.3	-	-	-

HCM 6th Signalized Intersection Summary  
 3: Stephenson Rd & S Deshon Rd W



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	130	274	252	661	761	168
Future Volume (veh/h)	130	274	252	661	761	168
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	131	277	255	668	769	170
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	346	916	687	1200	695	618
Arrive On Green	0.06	0.49	0.37	0.37	0.39	0.39
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	131	277	255	668	769	170
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	4.4	8.9	10.0	17.7	39.0	7.3
Cycle Q Clear(g_c), s	4.4	8.9	10.0	17.7	39.0	7.3
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	346	916	687	1200	695	618
V/C Ratio(X)	0.38	0.30	0.37	0.56	1.11	0.28
Avail Cap(c_a), veh/h	394	916	687	1200	695	618
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.2	15.3	23.2	5.1	30.5	20.8
Incr Delay (d2), s/veh	0.7	0.8	1.5	1.9	67.3	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	3.7	4.4	16.8	29.0	7.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	17.9	16.1	24.7	7.0	97.8	21.1
LnGrp LOS	B	B	C	A	F	C
Approach Vol, veh/h		408	923		939	
Approach Delay, s/veh		16.7	11.9		83.9	
Approach LOS		B	B		F	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	12.3	42.7		45.0		55.0
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	9.0	34.0		39.0		49.0
Max Q Clear Time (g_c+I1), s	6.4	19.7		41.0		10.9
Green Ext Time (p_c), s	0.1	3.5		0.0		1.5
<b>Intersection Summary</b>						
HCM 6th Ctrl Delay			42.5			
HCM 6th LOS			D			



Intersection						
Int Delay, s/veh	3.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	262	48	11	552	99	24
Future Vol, veh/h	262	48	11	552	99	24
Conflicting Peds, #/hr	0	0	8	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	4
Mvmt Flow	294	54	12	620	111	27

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	356	0	946 302
Stage 1	-	-	-	-	302 -
Stage 2	-	-	-	-	644 -
Critical Hdwy	-	-	4.12	-	6.42 6.24
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	2.218	-	3.518 3.336
Pot Cap-1 Maneuver	-	-	1203	-	290 733
Stage 1	-	-	-	-	750 -
Stage 2	-	-	-	-	523 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1194	-	283 727
Mov Cap-2 Maneuver	-	-	-	-	283 -
Stage 1	-	-	-	-	744 -
Stage 2	-	-	-	-	515 -

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	24.4
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	321	-	-	1194	-
HCM Lane V/C Ratio	0.431	-	-	0.01	-
HCM Control Delay (s)	24.4	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	2.1	-	-	0	-

Intersection												
Int Delay, s/veh	5.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↖	↗
Traffic Vol, veh/h	0	209	52	22	276	0	214	0	34	0	0	0
Future Vol, veh/h	0	209	52	22	276	0	214	0	34	0	0	0
Conflicting Peds, #/hr	4	0	0	3	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Yield	-	-	None
Storage Length	140	-	-	140	-	-	-	-	230	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	5	2	2	2	2	2	2	2	2
Mvmt Flow	0	218	54	23	288	0	223	0	35	0	0	0

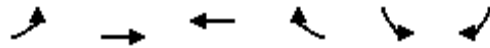
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	292	0	0	275	0	0	582	586	248	-	613	-
Stage 1	-	-	-	-	-	-	248	248	-	-	338	-
Stage 2	-	-	-	-	-	-	334	338	-	-	275	-
Critical Hdwy	4.12	-	-	4.15	-	-	7.12	6.52	6.22	-	6.52	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	-	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	-	5.52	-
Follow-up Hdwy	2.218	-	-	2.245	-	-	3.518	4.018	3.318	-	4.018	-
Pot Cap-1 Maneuver	1270	-	-	1271	-	-	424	422	791	0	408	0
Stage 1	-	-	-	-	-	-	756	701	-	0	641	0
Stage 2	-	-	-	-	-	-	680	641	-	0	683	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1265	-	-	1267	-	-	417	411	789	-	398	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	512	488	-	-	398	-
Stage 1	-	-	-	-	-	-	754	699	-	-	627	-
Stage 2	-	-	-	-	-	-	668	627	-	-	681	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			0.6			16.3			0		
HCM LOS							C			A		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	512	789	1265	-	-	1267	-	-	-
HCM Lane V/C Ratio	0.435	0.045	-	-	-	0.018	-	-	-
HCM Control Delay (s)	17.3	9.8	0	-	-	7.9	-	-	0
HCM Lane LOS	C	A	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	2.2	0.1	0	-	-	0.1	-	-	-

HCM 6th Signalized Intersection Summary  
 3: Stephenson Rd & S Deshon Rd W

Summertree-Alford TIA  
 Build 2026 AM



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	101	207	220	711	539	49
Future Volume (veh/h)	101	207	220	711	539	49
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1856	1870	1870	1870	1870
Adj Flow Rate, veh/h	112	230	244	790	599	54
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	2	3	2	2	2	2
Cap, veh/h	341	961	752	1204	637	567
Arrive On Green	0.05	0.52	0.40	0.40	0.36	0.36
Sat Flow, veh/h	1781	1856	1870	1585	1781	1585
Grp Volume(v), veh/h	112	230	244	790	599	54
Grp Sat Flow(s),veh/h/ln	1781	1856	1870	1585	1781	1585
Q Serve(g_s), s	3.4	6.6	8.7	23.0	31.4	2.2
Cycle Q Clear(g_c), s	3.4	6.6	8.7	23.0	31.4	2.2
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	341	961	752	1204	637	567
V/C Ratio(X)	0.33	0.24	0.32	0.66	0.94	0.10
Avail Cap(c_a), veh/h	411	961	752	1204	701	624
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.8	12.8	19.8	5.6	30.0	20.6
Incr Delay (d2), s/veh	0.6	0.6	1.1	2.8	19.8	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.6	3.7	19.3	16.4	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.4	13.4	21.0	8.4	49.8	20.7
LnGrp LOS	B	B	C	A	D	C
Approach Vol, veh/h		342	1034		653	
Approach Delay, s/veh		14.0	11.3		47.4	
Approach LOS		B	B		D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	11.2	44.8		40.5		56.0
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	9.0	35.0		38.0		50.0
Max Q Clear Time (g_c+l1), s	5.4	25.0		33.4		8.6
Green Ext Time (p_c), s	0.1	3.4		1.1		1.2
<b>Intersection Summary</b>						
HCM 6th Ctrl Delay			23.4			
HCM 6th LOS			C			

Intersection						
Int Delay, s/veh	1.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	230	13	7	259	39	20
Future Vol, veh/h	230	13	7	259	39	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	200	200	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	240	14	7	270	41	21

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	254	0	524
Stage 1	-	-	-	-	240
Stage 2	-	-	-	-	284
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1311	-	514
Stage 1	-	-	-	-	800
Stage 2	-	-	-	-	764
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1311	-	511
Mov Cap-2 Maneuver	-	-	-	-	589
Stage 1	-	-	-	-	800
Stage 2	-	-	-	-	760

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	11.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	647	-	-	1311	-
HCM Lane V/C Ratio	0.095	-	-	0.006	-
HCM Control Delay (s)	11.1	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	20	231	1	7	69
Future Vol, veh/h	4	20	231	1	7	69
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	21	241	1	7	72

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	328	242	0	0	242	0
Stage 1	242	-	-	-	-	-
Stage 2	86	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	666	797	-	-	1324	-
Stage 1	798	-	-	-	-	-
Stage 2	937	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	662	797	-	-	1324	-
Mov Cap-2 Maneuver	662	-	-	-	-	-
Stage 1	798	-	-	-	-	-
Stage 2	931	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.8	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	771	1324
HCM Lane V/C Ratio	-	-	0.032	0.006
HCM Control Delay (s)	-	-	9.8	7.7
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection						
Int Delay, s/veh	2.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	610	80	34	369	51	28
Future Vol, veh/h	610	80	34	369	51	28
Conflicting Peds, #/hr	0	0	3	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	240	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	763	100	43	461	64	35

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	866	0	1313
Stage 1	-	-	-	-	766
Stage 2	-	-	-	-	547
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	777	-	175
Stage 1	-	-	-	-	459
Stage 2	-	-	-	-	580
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	775	-	161
Mov Cap-2 Maneuver	-	-	-	-	161
Stage 1	-	-	-	-	458
Stage 2	-	-	-	-	537

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	38.2
HCM LOS			E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	204	-	-	775	-
HCM Lane V/C Ratio	0.484	-	-	0.055	-
HCM Control Delay (s)	38.2	-	-	9.9	0
HCM Lane LOS	E	-	-	A	A
HCM 95th %tile Q(veh)	2.4	-	-	0.2	-

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↖	↗
Traffic Vol, veh/h	0	396	222	71	309	0	125	0	34	0	0	0
Future Vol, veh/h	0	396	222	71	309	0	125	0	34	0	0	0
Conflicting Peds, #/hr	0	0	0	2	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	Yield	-	-	None
Storage Length	140	-	-	140	-	-	-	-	230	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	450	252	81	351	0	142	0	39	0	0	0

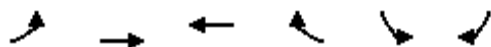
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	351	0	0	704	0	0	1091	1091	578	-	1217	-
Stage 1	-	-	-	-	-	-	578	578	-	-	513	-
Stage 2	-	-	-	-	-	-	513	513	-	-	704	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	-	6.52	-
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	-	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	-	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	-	4.018	-
Pot Cap-1 Maneuver	1208	-	-	894	-	-	192	215	516	0	181	0
Stage 1	-	-	-	-	-	-	501	501	-	0	536	0
Stage 2	-	-	-	-	-	-	544	536	-	0	440	0
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1208	-	-	892	-	-	178	195	515	-	164	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	308	314	-	-	164	-
Stage 1	-	-	-	-	-	-	500	500	-	-	487	-
Stage 2	-	-	-	-	-	-	495	487	-	-	439	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			1.8			23.4			0		
HCM LOS							C			A		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	308	515	1208	-	-	892	-	-	-
HCM Lane V/C Ratio	0.461	0.075	-	-	-	0.09	-	-	-
HCM Control Delay (s)	26.3	12.6	0	-	-	9.4	-	-	0
HCM Lane LOS	D	B	A	-	-	A	-	-	A
HCM 95th %tile Q(veh)	2.3	0.2	0	-	-	0.3	-	-	-

HCM 6th Signalized Intersection Summary  
 3: Stephenson Rd & S Deshon Rd W

Summertree-Alford TIA  
 Build 2026 PM



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	135	284	270	661	761	177
Future Volume (veh/h)	135	284	270	661	761	177
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00			1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No	No		No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	136	287	273	668	769	179
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	346	935	704	1199	677	602
Arrive On Green	0.06	0.50	0.38	0.38	0.38	0.38
Sat Flow, veh/h	1781	1870	1870	1585	1781	1585
Grp Volume(v), veh/h	136	287	273	668	769	179
Grp Sat Flow(s),veh/h/ln	1781	1870	1870	1585	1781	1585
Q Serve(g_s), s	4.5	9.1	10.7	17.8	38.0	7.9
Cycle Q Clear(g_c), s	4.5	9.1	10.7	17.8	38.0	7.9
Prop In Lane	1.00			1.00	1.00	1.00
Lane Grp Cap(c), veh/h	346	935	704	1199	677	602
V/C Ratio(X)	0.39	0.31	0.39	0.56	1.14	0.30
Avail Cap(c_a), veh/h	393	935	704	1199	677	602
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.8	14.8	22.8	5.1	31.0	21.7
Incr Delay (d2), s/veh	0.7	0.8	1.6	1.9	78.5	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	3.7	4.7	16.5	30.4	8.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	17.5	15.6	24.4	7.0	109.5	21.9
LnGrp LOS	B	B	C	A	F	C
Approach Vol, veh/h		423	941		948	
Approach Delay, s/veh		16.2	12.1		93.0	
Approach LOS		B	B		F	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	12.4	43.6		44.0		56.0
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0
Max Green Setting (Gmax), s	9.0	35.0		38.0		50.0
Max Q Clear Time (g_c+I1), s	6.5	19.8		40.0		11.1
Green Ext Time (p_c), s	0.1	3.7		0.0		1.6
<b>Intersection Summary</b>						
HCM 6th Ctrl Delay			46.0			
HCM 6th LOS			D			



Intersection						
Int Delay, s/veh	0.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↖	↑	↘	↙
Traffic Vol, veh/h	385	44	22	354	26	13
Future Vol, veh/h	385	44	22	354	26	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	200	200	-	0	-
Veh in Median Storage, #	0	-	-	0	1	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	438	50	25	402	30	15

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	488	0	890
Stage 1	-	-	-	-	438
Stage 2	-	-	-	-	452
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	1075	-	313
Stage 1	-	-	-	-	651
Stage 2	-	-	-	-	641
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1075	-	306
Mov Cap-2 Maneuver	-	-	-	-	431
Stage 1	-	-	-	-	651
Stage 2	-	-	-	-	626

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	13.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	480	-	-	1075	-
HCM Lane V/C Ratio	0.092	-	-	0.023	-
HCM Control Delay (s)	13.3	-	-	8.4	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-

Intersection						
Int Delay, s/veh	0.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T		T
Traffic Vol, veh/h	3	13	146	4	22	276
Future Vol, veh/h	3	13	146	4	22	276
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	15	166	5	25	314

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	533	169	0	0	171	0
Stage 1	169	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	507	875	-	-	1406	-
Stage 1	861	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	496	875	-	-	1406	-
Mov Cap-2 Maneuver	496	-	-	-	-	-
Stage 1	861	-	-	-	-	-
Stage 2	688	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.8	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	765	1406
HCM Lane V/C Ratio	-	-	0.024	0.018
HCM Control Delay (s)	-	-	9.8	7.6
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0.1

# GRTA Generalized Annual Average Daily Volumes

**TABLE 5**

<b>Generalized Annual Average Daily Volumes for Use in GRTA's DRI Review</b>											
<b>State Two-Way Arterials</b>						<b>Freeways</b>					
<b>Unsignalized (Uninterrupted Flow)</b>						<b>Group I (w/in urban area 500,000+ w/in 5 miles of CBD)</b>					
<b>Lanes /Divided      Level of Service</b>						<b>Lanes      Level of Service</b>					
<b>A      B      C      D      E</b>						<b>A      B      C      D      E</b>					
2/undivided	8,900	13,900	18,900	24,800	33,100	4	21,200	34,300	51,500	66,200	81,700
4/divided	21,500	35,800	50,100	60,100	71,600	6	32,600	52,700	79,000	101,600	125,400
6/divided	32,200	53,700	75,200	90,200	107,400	8	44,500	71,800	107,800	138,600	171,100
						10	55,600	89,800	134,700	173,200	213,800
						12	65,200	105,400	158,100	203,200	250,900
<b>Interrupted Flow</b>						<b>Group II (w/in urban area 500,000+ not included in Group I)</b>					
<b>Class I (&gt; 2 signalized intersections per mile)</b>						<b>Lanes      Level of Service</b>					
<b>Lanes /Divided      A**      B      C      D***      E***</b>						<b>A      B      C      D      E</b>					
2/undivided	N/A	10,800	15,600	16,600	16,600	4	20,900	32,800	49,200	62,600	74,500
4/divided	N/A	23,500	33,200	35,000	35,000	6	32,100	50,400	75,600	96,200	114,500
6/divided	N/A	35,800	49,900	52,500	52,500	8	43,800	68,800	103,200	131,300	156,300
8/divided	N/A	45,300	61,400	64,400	64,400	10	54,700	86,000	129,000	164,200	195,400
						12	64,100	100,800	151,200	192,400	229,100
<b>Class II (2-4.5 signalized intersections per mile)</b>						<b>Non-State Roadways (Major City/County Roads)</b>					
<b>Lanes /Divided      A**      B**      C      D      E</b>						<b>Lanes      Level of Service</b>					
<b>A**      B**      C      D      E</b>						<b>A**      B**      C      D      E</b>					
2/undivided	N/A	N/A	9,900	14,900	16,200	2/undivided	N/A	N/A	8,600	14,600	16,000
4/divided	N/A	N/A	22,900	32,500	34,300	4/divided	N/A	N/A	19,800	31,700	33,900
6/divided	N/A	N/A	35,500	48,900	51,700	6/divided	N/A	N/A	30,800	47,800	51,000
8/divided	N/A	N/A	44,700	60,100	63,400	<b>Other Signalized Roadways (Signalized Intersection Analysis)</b>					
<b>Class III (&gt; 4.5 signalized intersections per mile but not in CBD)</b>						<b>Lanes      Level of Service</b>					
<b>Lanes /Divided      A**      B**      C      D      E</b>						<b>A**      B**      C      D      E</b>					
2/undivided	N/A	N/A	3,300	12,100	15,800	2/undivided	N/A	N/A	4,800	10,900	11,900
4/divided	N/A	N/A	7,800	27,800	33,600	4/divided	N/A	N/A	11,600	23,800	25,400
6/divided	N/A	N/A	12,100	43,300	50,500						
8/divided	N/A	N/A	15,300	54,200	62,100	<b>Adjustments (Divided/Undivided)</b>					
<b>Class IV (&gt; 4.5 signalized intersections per mile within CBD)</b>						(Alter corresponding two-way volumes by indicated percentage)					
<b>Lanes /Divided      A**      B**      C      D      E</b>						<b>Left Turn      Adjustment</b>					
<b>A**      B**      C      D      E</b>						<b>Lanes      Median      Bays      Factor</b>					
2/undivided	N/A	N/A	3,700	13,800	15,300	2	divided	Yes	+5%		
4/divided	N/A	N/A	8,900	29,900	32,600	2	undivided	No	-20%		
6/divided	N/A	N/A	14,000	45,500	49,000	Multi	undivided	Yes	-5%		
8/divided	N/A	N/A	17,500	56,200	60,100	Multi	undivided	No	-25%		
						<b>One-Way</b>					
						(Alter corresponding two-way volumes by indicated percentage)					
						<b>One-Way      Equivalent      Adjustment</b>					
						<b>Lanes      2-Way Lanes      Factor</b>					
						2      4      -40%					
						3      6      -40%					
						4      8      -40%					
						5      8      -25%					
* This table is based on the 1997 Highway Capacity Manual and data generated by the Florida DOT. For the purposes of GRTA review this table can be used for Level of Service Analysis in Section 2.2. ** Cannot be achieved. *** Volumes are comparable because intersection capacities have been reached.											
SOURCE: The Florida Department of Transportation, Systems Planning Office, 605 Suwannee Street - Mail Station # 19, Tallahassee, Florida, 32399-0450 September 1998 - www.dot.state.fl.us/planning <<<The assumptions made in the development of this table appear in the 1998 Level of Service Handbook published by Florida DOT.>>>											