



CITY OF NORMAN

Development Review Form

Transportation Impacts

DATE: June 17, 2013

STAFF REVIEW BY: David R. Riesland, P.E.
City Traffic Engineer

PROJECT NAME: Ashton Grove Addition Preliminary

PROJECT TYPE: Residential

Owner:

Ashton Grove L.C./Ashton Grove Master Association, Inc.

Developer's Engineer:

Pinnacle Consulting Management Group, Inc.

Developer's Traffic Engineer:

SURROUNDING ENVIRONMENT (Streets, Developments)

Residential zoning surrounds this site with some floodplain to the west. Rock Creek Road is the main east/west roadway. 48th Avenue NW is the main north/south roadway.

ALLOWABLE ACCESS:

All access points are existing.

EXISTING STREET CHARACTERISTICS (Lanes, Speed Limits, Sight Distance, Medians)

Rock Creek Road: 4 lanes (existing and future). Speed Limit - 40 mph. No sight distance problems. No median.

48th Avenue NW: 2 lanes (existing and future). Speed Limit - 45 mph. No sight distance problems. No median.

ACCESS MANAGEMENT CODE COMPLIANCE:

YES ☒ NO ☐

The existing access points for Ashton Grove have adequate separation and intersection corner clearance.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	2,178	1,089	1,089
AM Peak Hour	164	41	123
PM Peak Hour	215	135	80

TRANSPORTATION IMPACT STUDY REQUIRED?

YES ☐ NO ☒

RECOMMENDATION: APPROVAL ☒ DENIAL ☐ N/A ☐ STIPULATIONS ☐

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

The 221 residential lots in this addition are expected to generate approximately 2,178 trips per day. The traffic capacities on the affected roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated. Because of the development's size, the applicant was not required to conduct a comprehensive traffic impact study.