PETERS & ASSOCIATES
ENGINEERS, INC.

December 23, 2009

Mr. Jerry Kelso
Crafton, Tull, Sparks & Associates, Inc.
10825 Financial Center Pkwy.
Suite 300
Little Rock, AR 72211

RE: P1381
Trip Generation Comparison
The Links at Jonesboro Phase II
Harrisburg Road
Jonesboro, Arkansas

Dear Mr. Kelso:

As you requested, Peters & Associates Engineers, Inc. has done a comparison of projected traffic volumes relating to existing zoning and proposed zoning (Links at Jonesboro Phase II) for the same tracts. The location of these tracts is on the east side of Harrisburg Road, immediately west of the existing Links at Jonesboro Phase I in Jonesboro, Arkansas. The existing and proposed zoning is described as follows:

Existing Zoning

- A 10.5 acre tract zoned R-1 (4 lots per acre) which calculates to 42 lots.
- A 15.0 acre tract zoned R-3 (18 units per acre) which calculates to 270 units.

Proposed Development Zoning

- Both tracts (25.5 acres) developed to consist of 240 units.

The Trip Generation, an Informational Report (8th Edition), 2008, published by the Institute of Transportation Engineers (ITE) and The Trip Generation Software (Version 6 by Microtrans), were utilized in this comparison for calculating the magnitude of traffic volumes which could be expected to be generated by the land use per the existing zoning and the land use zoning as proposed. These are reliable sources for this information and are universally used in the traffic engineering profession.

The following table, "Trip Generation Comparison," summarizes the trip generation for the difference in land uses for 24-hour projected traffic volumes expected to be generated by land uses for the existing and proposed zoning.

Existing Zoning (Both Tracts)			
EXISTING ZONING LAND USE	APPROXIMATE SIZE	ITE CODE	24-HOUR TWO-WAY WEEKDAY VOLUME
Residential Multi-Family (10.5 Acres)	270 Units	220	1,796
Residential Single-Family (15.0 Acres)	42 Lots	210	402
		TOTALS:	2,198

Proposed Zoning (Both Tracts)			
PROPOSED ZONING LAND USE	APPROXIMATE SIZE	ITE CODE	24-HOUR TWO-WAY WEEKDAY VOLUME
Residential Multi-Family (25.5 Acres)	240 Lots	220	1,596

Trip Generation Comparison

This comparison shows that development per the proposed zoning can be expected to generate, on a 24-hour basis, 602 fewer vehicle trips (combined in and out) than development per the existing zoning. This equates to 27 percent fewer vehicle trips expected to be generated by land use of the proposed zoning than allowable land use of the existing zoning.

Please call if you have further questions or require additional information.

Sincerely,
PETERS & ASSOCIATES ENGINEERS, INC.

Ernest J. Peters, P.E.
President

Existing Zoning
Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
December 23, 2009

Land Use	Size	24 Hour Two-Way Volume	AM Pk Hour Enter	AM Pk Hour Exit	PM Pk Hour Enter	PM Pk Hour Exit
Apartments	270 Dwelling Units	1796	27	111	108	59
Single Family Detached Housing	42 Dwelling Units	402	8	24	27	16
Total Driveway Volume		2198	35	135	135	75
Total Peak Hour Pass-By Trips			0	0	0	0
Total Peak Hour Vol. Added to Adjacent Streets			35	135	135	75

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Proposed Zoning
Summary of Average Vehicle Trip Generation
For 240 Dwelling Units of Apartments
December 23, 2009

	24 Hour Two-Way Volume	7-9 AM Pk Hour Enter	7-9 AM Pk Hour Exit	4-6 PM Pk Hour Enter	4-6 PM Pk Hour Exit
Average Weekday	1596	24	98	96	53

	24 hour Two-Way Volume	Peak Hour Enter	Peak Hour Exit
Saturday	1534	0	0
Sunday	1406	0	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS