

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal*	030	Acres	6.55			6.55	12.73	50%	6.36	4.00	26.20
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	12.73	50%	6.37	4.00	2.60
Industrial Park	130	1,000 SF GFA	0.34			0.34	12.73	50%	6.37	4.00	1.36
Warehousing	150	1,000 SF GFA	0.18			0.18	12.73	50%	6.37	4.00	0.72
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	12.73	50%	6.37	4.00	0.60
Fulfillment / Distribution Center	156	1,000 SF GFA	0.64			0.64	12.73	50%	6.37	4.00	2.56
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	11.64	50%	5.82	4.00	3.76
Townhome	215	Dwelling Unit	0.57			0.57	11.64	50%	5.82	4.00	2.28
Apartment / Multi-family	220	Dwelling Unit	0.51			0.51	11.64	50%	5.82	4.00	2.04
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.58			0.58	11.64	50%	5.82	4.00	2.32
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	11.64	50%	5.82	4.00	1.20
Senior Adult Housing-Attached	252	Dwelling Unit	0.25			0.25	11.64	50%	5.82	4.00	1.00
Assisted Living	254	Beds	0.24			0.24	11.64	50%	5.82	4.00	0.96
LODGING											
Hotel	310	Room	0.59			0.59	5.80	50%	2.90	2.90	1.71
Motel / Other Lodging Facilities	320	Room	0.36			0.36	5.80	50%	2.90	2.90	1.04
RECREATIONAL											
Golf Course	430	Acres	0.28			0.28	9.85	50%	4.93	4.00	1.12
Miniature Golf Course	431	Hole	0.33			0.33	9.85	50%	4.93	4.00	1.32
Golf Driving Range	432	Tee	1.25			1.25	9.85	50%	4.93	4.00	5.00
Multiplex Movie Theater	445	Screens	13.96			13.96	9.85	50%	4.93	4.00	55.84
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	9.85	50%	4.93	4.00	5.32
Racquet / Tennis Club	491	Court	3.82			3.82	9.85	50%	4.93	4.00	15.28
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	9.85	50%	4.93	4.00	10.00
INSTITUTIONAL											
Elementary School	520	Students	0.16			0.16	4.53	50%	2.27	2.27	0.36
Middle / Junior High School	522	Students	0.15			0.15	4.53	50%	2.27	2.27	0.34
High School	525	Students	0.14			0.14	4.53	50%	2.27	2.27	0.32
Junior / Community College	540	Students	0.11			0.11	4.53	50%	2.27	2.27	0.25
University / College	550	Students	0.15			0.15	4.53	50%	2.27	2.27	0.34
Church	560	1,000 SF GFA	0.49			0.49	4.53	50%	2.27	2.27	1.11
Day Care Center	565	1,000 SF GFA	11.12	44%	C	6.23	4.53	50%	2.27	2.27	14.14
MEDICAL											
Hospital	610	Beds	1.69			1.69	10.94	50%	5.47	4.00	6.76
Nursing Home	620	Beds	0.14			0.14	10.94	50%	5.47	4.00	0.56
Clinic	630	1,000 SF GFA	3.69			3.69	10.94	50%	5.47	4.00	14.76
Animal Hospital / Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	10.94	50%	5.47	4.00	9.88
OFFICE											
General Office Building	710	1,000 SF GFA	1.44			1.44	14.11	50%	7.06	4.00	5.76
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.11	50%	7.06	4.00	5.20
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.11	50%	7.06	4.00	7.04
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	14.11	50%	7.06	4.00	15.72
Office Park	750	1,000 SF GFA	1.30			1.30	14.11	50%	7.06	4.00	5.20
COMMERCIAL											
Automobile Related											
New Car Sales	840	1,000 SF GFA	2.42	20%	B	1.94	8.60	50%	4.30	4.00	7.76
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	C	2.79	8.60	50%	4.30	4.00	11.16
Tire Store	848	1,000 SF GFA	3.75	25%	C	2.81	8.60	50%	4.30	4.00	11.24
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	8.60	50%	4.30	4.00	11.64
Automobile Care Center	942	1,000 SF Occ. GLA	3.11	40%	B	1.87	8.60	50%	4.30	4.00	7.48
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	57%	C	5.98	1.20	50%	0.60	0.60	3.59
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	C	8.10	1.20	50%	0.60	0.60	4.86
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Automated Car Wash	948	Car Wash Tunnels	77.50	40%	B	46.50	1.20	50%	0.60	0.60	27.90
Dining											
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	C	4.37	7.39	50%	3.70	3.70	16.17
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	C	5.16	7.39	50%	3.70	3.70	19.09
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	55%	B	14.94	7.39	50%	3.70	3.70	55.28
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	55%	C	14.86	7.39	50%	3.70	3.70	54.98
Fast Food Restaurant with Drive-Thru Window (No Indoor Seating)	935	Drive-Through Lanes	59.50	31%	C	41.06	7.39	50%	3.70	3.70	151.92
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	B	11.70	7.39	50%	3.70	3.70	43.29
Other Retail											
Construction Equipment Rental Store	811	1,000 SF GFA	0.99	26%	B	0.73	6.83	50%	3.42	3.42	2.50
Free-Standing Discount Store	815	1,000 SF GFA	4.86	20%	C	3.89	6.83	50%	3.42	3.42	13.30
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	6.83	50%	3.42	3.42	16.62
Shopping Center (>150k)	820	1,000 SF GLA	3.40	29%	C	2.41	6.83	50%	3.42	3.42	8.24
Shopping Center (40-150k)	821	1,000 SF GLA	5.19	40%	C	3.11	6.83	50%	3.42	3.42	10.64
Shopping Center (<40k)	822	1,000 SF GLA	6.59	40%	B	3.95	6.83	50%	3.42	3.42	13.51
Supermarket	850	1,000 SF GFA	8.95	24%	C	6.80	6.83	50%	3.42	3.42	23.26
Convenience Store	851	1,000 SF GFA	49.11	51%	A	24.06	6.83	50%	3.42	3.42	82.29
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	C	1.33	6.83	50%	3.42	3.42	4.55
Toy / Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	6.83	50%	3.42	3.42	11.97
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	6.83	50%	3.42	3.42	4.69
Pharmacy / Drugstore without Drive-Thru Window	880	1,000 SF GFA	8.51	53%	C	4.00	6.83	50%	3.42	3.42	13.68
Pharmacy / Drugstore with Drive-Thru Window	881	1,000 SF GFA	10.25	49%	C	5.23	6.83	50%	3.42	3.42	17.89
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Drive-In Bank	912	Drive-in Lanes	27.07	35%	C	17.60	3.39	50%	1.70	1.70	29.92
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	3.39	50%	1.70	1.70	1.73
Tasting Room	970	1,000 SF GLA	7.31			7.31	3.39	50%	1.70	1.70	12.43

Notes:

*Uses data from ITE Trip Generation Manual 8th Edition

Key to Sources of Pass-by Rates:

- A: ITE Trip Generation Handbook 3rd Edition (September 2017)
- B: Estimated by Kimley-Horn based on ITE rates for similar categories
- C: 2021 Pass-By Tables for ITETripGen Appendices

EQUIVALENCY TABLES

Exhibit 3

WATER AND WASTEWATER

TABLE 4-1 – SERVICE UNIT EQUIVALENCIES

Meter Size	Meter Type	Maximum Continuous Operating Capacity (gpm*)	Service Unit Equivalent
1"	Displacement	25	1
2"	Displacement	80	3.2
3"	Compound	175	7
4"	Compound	300	12
6"	Compound	675	27
8"	Compound	900	36

* Operating capacities obtained from American Water Works Associate (AWWA) C700-20 and C702-19.

Compound meter flows are based on Class II (in-line) meters.

**Water and wastewater fees for single family detached and townhouses shall be reduced by 40%.