



Memorandum

To: Nima Hajibaik
Ivy Dental Management

From: Abdul Amer, PE

Date: November 5, 2024

Subject: Trip Generation Memorandum for proposed dental office building on Old Alabama Road, City of Johns Creek, Georgia | A&R 24-219

The purpose of this memorandum is to estimate the trip generation that will result from the proposed dental office development on Old Alabama Road in the City of Johns Creek, Georgia. The proposed development will consist of a 8,000 SF dental office building. The proposed development will have one right-in/right-out/left-in driveway on Old Alabama Road. The planned location of the development is shown below.



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METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE land use category 720 – Medical-Dental Office Building.

Land Use: 720 – Medical-Dental Office Building: A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

TRIP GENERATION

The projected ITE site-generated volumes for the proposed development are shown in Table 1 below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 720 – Medical-Dental Office Building	8,000 SF	20	5	25	9	20	29	236
Total Trips		20	5	25	9	20	29	236

Based on the trip generation rates published by ITE the proposed dental office development will generate 25 new external two-way trips in the AM peak hour, 29 new external two-way trips in the PM peak hour, and 236 new external two-way trips in a 24-hour duration.

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