

# **Darnell & ASSOCIATES**

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

October 31, 2019

Michael Grant  
Advantaged Asset Acquisitions, LLC.  
8510 Railroad Avenue  
Santee, CA 92071

D&A Project No: 170701

Subject: Lantern Crest Ridge II Assisted Senior Living Construction Traffic.

Dear Mr. Grant:

In accordance with your authorization, I have estimated construction traffic for the project. Based on our discussions it is estimated construction of the project will occur as follows:

- |                          |                             |
|--------------------------|-----------------------------|
| - Grading for the site   | - One (1) Month             |
| - Form and Pour Concrete | - One (1) Month             |
| - Building Construction  | - Nine (9) Months           |
| - Furnish and Open       | - <u>One (1) Month</u>      |
|                          | Total: - Twelve (12) Months |

Based, on our discussions the following is the projects estimated daily construction traffic:

<u>Operation</u>	<u>Employees</u>
- Grading	4 to 7 employees
- Form and Pour Concrete	4 to 7 employees
- Building Construction	4 to 7 employees
- Deliveries	
• Drywall	3 employees
• Lumber	3 to 4 employees
• Cabinets	4 employees
- Furnish and Open	4 to 7 employees

Traffic generated by each task is estimated as following:

<u>Operation</u>	<u>Daily</u>
- Grading	(2x7) = 14 trips
- Form and Pour Concrete	(2x7) = 14 trips
- Building Construction	(2x7) = 14 trips
- Deliveries	
• Drywall	(2x3) = 6 trips
• Lumber	(2x4) = 8 trips
• Cabinets	(2x4) = 8 trips
- Furnish and Open	(2x7) = 14 trips

Michael Grant  
Advantaged Asset Acquisitions, LLC.  
October 31, 2019  
Page 2

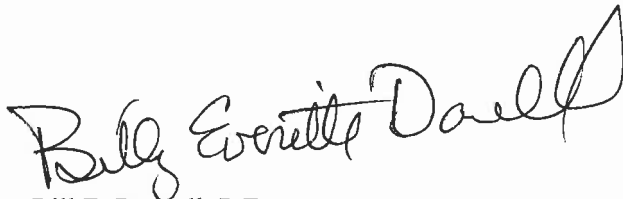
On a daily basis it is estimated up to 14 daily vehicle trips would be generated during each construction stage. Periodically delivery of concrete, dry wall, lumber and concrete would generate eight (8) additional trips and the last month furnishing and opening the project would generate up to 14 daily trips.

In summary construction of the project would have a maximum of 22 daily trips and including 8 additional trips to accommodate deliveries of concrete, lumber and drywall to the site resulting in an estimated 14 daily trips for construction traffic and 22 daily trips when delivery of lumber, drywall and cabinets occur to be added to Graves Avenue and Prospect Avenue.

The traffic study for the project has analyzed 125 daily trips, 5 AM and 10 PM peak hour trips. Therefore, no additional traffic analysis is required.

If you have any questions, please feel free to contact this office.

Sincerely,  
DARNELL & ASSOCIATES



Bill E. Darnell, P.E.  
Firm Principal



Date Signed: 10/31/2019