US South
Engineering & Testing Laboratory, Inc.
14345 Commerce Way, Miami, FL 33016
Phone: 305.558.2588 | Fax: 305.362.4669

November 3rd, 2017

MACO GROUP, LLC.
14750 NW 77 Ct. Suite # 110
Miami Lakes, Florida 33016

Re: Three story Office Building
14575 NW 77th Avenue
Miami Lakes, Florida

USSE Project #: 17-TRF-110

Dear Mr. Escarrá,

As per your request, U.S. South Engineering and Testing Lab, Inc. have conducted a traffic analyses for the proposed three (3) story office Building located at 14575 NW 77th Avenue, in Miami Lakes, Florida

This traffic analysis determines the new traffic volume generated by proposed three story office facility that is being designed and built at near **Palmetto Expressway perimeter road** (NW 77th Avenue) and **Miami Lakes Drive**.

Tables 1 & 2 present the trip generation associated with the land-use for the above referenced site. As indicated in these tables, trip generated injunction with condition for NW 77th Ave (Palmetto perimeter road) and NW 146t h Street and Miami Lakes Drive (NW 154 Street) a typical weekday for the new land-use will result in approximately **70 AM Peak Hour daily trips** and approximately **109 PM Peak Hour daily trips.**

Based on the field review it appears that the traffic generated by the proposed office facility will be entering and exiting (Right turn only) from and to Miami Lakes Drive respectively.

Therefore, it can be concluded that the traffic generated from the proposed site will have no significant impacts on the intersection of Miami Lakes Drive and NW 77th Ave (the perimeter road).

U.S. South Engineering and Testing Lab, Inc., appreciates the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

U.S. South Engineering and Testing Lab., Inc.

GHASEM KHAVANIN LICENSE PE #41955 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/3/17

Ghasem Khavanin, P.E.
Project Manager

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APPENDIX A

SITE MAP

4/3/17

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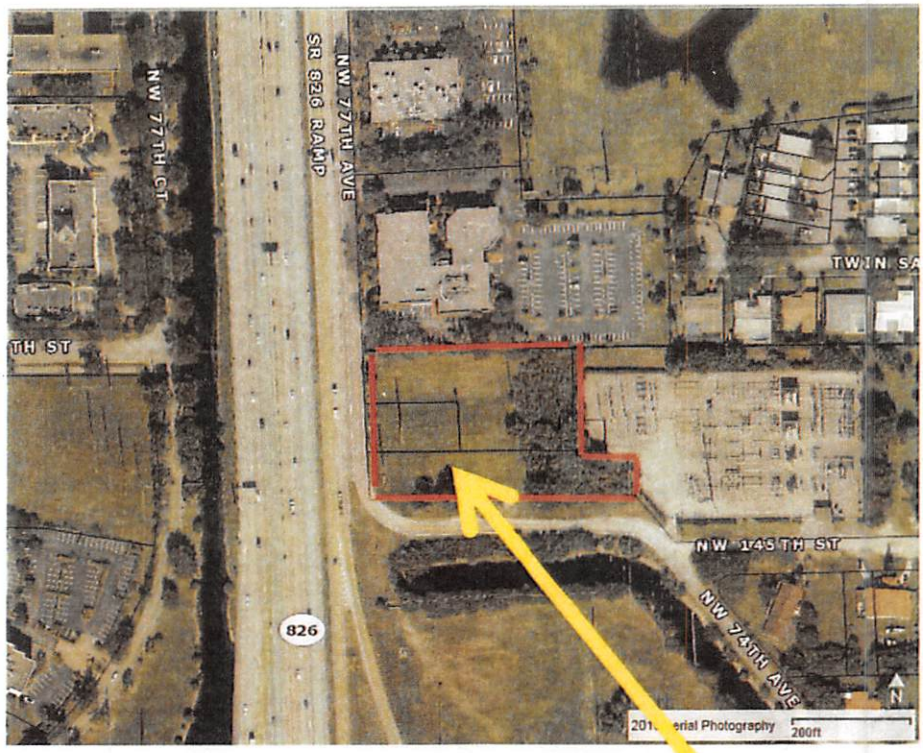

Three Folio Numbers are as follows:

Folio: 32-2023-001-0541

Folio: 32-2023-001-0550

Folio: 32-2023-001-0560

Proposed
3 story Office
Building
Approximately
28,000 Sq. Ft.
Miami, Fl.

4/3/17

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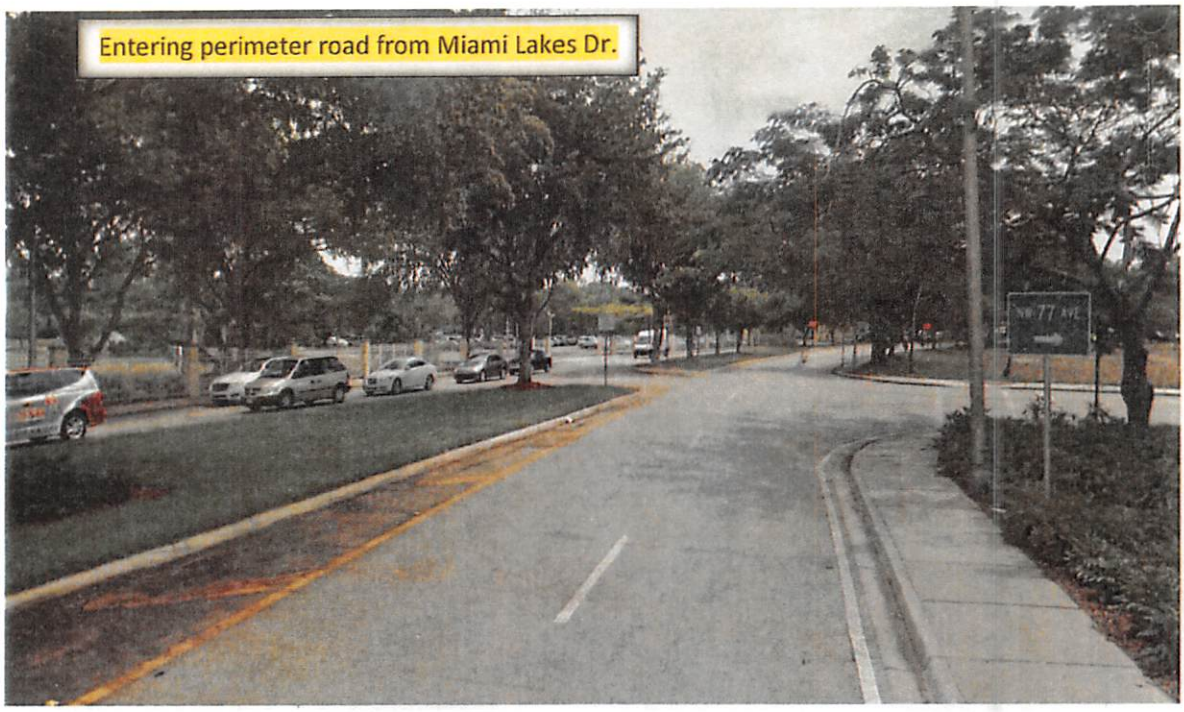

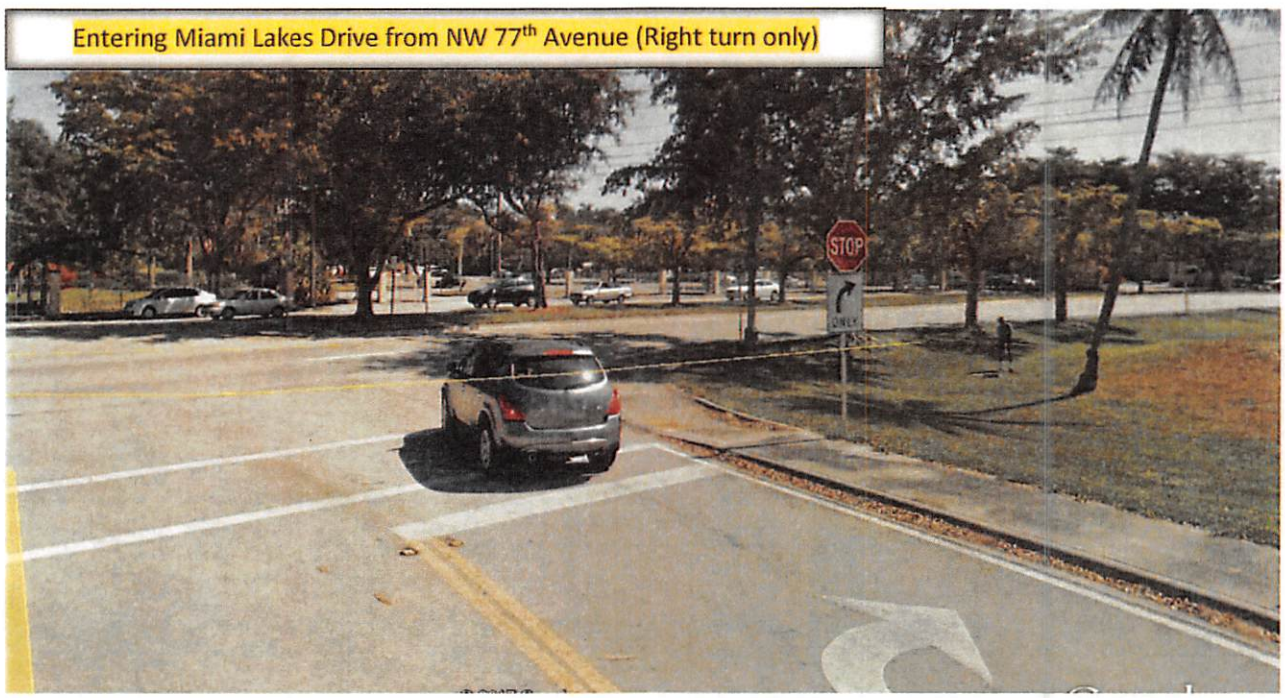

GR 11/3/17

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APPENDIX B

TABLES

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Future review of trip generation injunction with condition for Perimeter Road (NW 77th Avenue) and Miami Lakes Drive, the following table define the trip generation tabulation:

Tables 1A Trip Generation Summary					
			AM Peak Hours		
Land Use	Size (SF)	Daily Trips	Total Trips	Inbound	Outbound
Office Building	28,000	498	70	60	9

Source: ITE Trip Generation Manual 9th Edition

Tables 1B Trip Generation Summary					
			PM Peak Hours		
Land Use	Size (SF)	Daily Trips	Total Trips	Inbound	Outbound
Office Building	28,000	498	109	18	91

Source: ITE Trip Generation Manual 9th Edition

Here are the impacts on adjacent street traffic:

Here are the impacts on adjacent street traffic:

Total AM Peak Hour = 70
Entering = 60
Exiting= 9

Total PM Peak Hour = 109
Entering = 18
Exiting= 91

Important Note and Conclusion: Considering the minor impact to adjacent streets and considering the fact that of the intersections on the vicinity of 77th Avenue is not warranted to become **signalized intersection,** it is my professional opinion that the **LOS** from subject site as well as the adjacent streets will not be impacted significantly.

11/3/17