



To: Mr. James P. Butler, PE

Re: Proposed Candlewood Hotel - Rochester Hills, MI

Professional Engineering Associates

Traffic Assessment

From: Timothy J. Likens, PE, PTOE

Date: February 5, 2018

Transportation Engineer

INTRODUCTION

This memorandum presents the results of a traffic assessment for the proposed Candlewood Suites Hotel in the City of Rochester Hills, Oakland County, Michigan. This 89-room hotel is proposed on the site of an existing Meijer store, on the southeast quadrant of the intersection of Rochester Road (M-150) and Auburn Road. There are several access points to this development; however the driveway located in direct proximity to the proposed hotel is on Auburn Road, approximately 1,200 feet east of M-150.

This project is subject to review and approval by the City of Rochester Hills and our office has been provided copies of review letters from the City DPS / Engineering Department (January 24, 2018) and Planning & Economic Development Department (January 25, 2018). The City's review indicates to main points:

- 1. This project does not warrant a traffic impact assessment or study; [however]
- 2. The City has required a study to determine if a right turn lane, taper, or other modifications are necessary at the commercial driveway approach to Auburn Road.

Therefore, the purpose of this memorandum is to specifically address the City's concern related to the site access point to Auburn Road. We have communicated with the City's Engineering Department as well as received input via the City from the Michigan Department of Transportation (MDOT). Both Auburn Road and M-150 are under MDOT jurisdiction.

EXISTING CONDITIONS

According to the MDOT interactive Annual Average Daily Traffic (AADT) system, along the site frontage, Auburn Road carries approximately 13,500 vehicles per day and M-150 carries approximately 52,000 vehicles per day. MDOT has also published via their Traffic Monitoring Information System (TMIS) hourly directional volumes collected in the site vicinity, most recently from 2015. These volumes indicate that the PM peak hour volumes are approximately 17% higher than during the AM peak hour. During the PM peak hour, Auburn Road carries approximately 1,150 vehicles along the site frontage, while M-150 carries over three times that volume, or 3,550 vehicles per hour.



The subject driveway is opposed on the north side by a driveway serving Kohl's, Target, and other commercial development. This driveway has 2 egress lanes to Auburn Road and one ingress lane. There is a center lane for left turns on Auburn Road along the site frontage that serves this driveway. There are no right turn treatments at this location on the north or south side of Auburn Road.

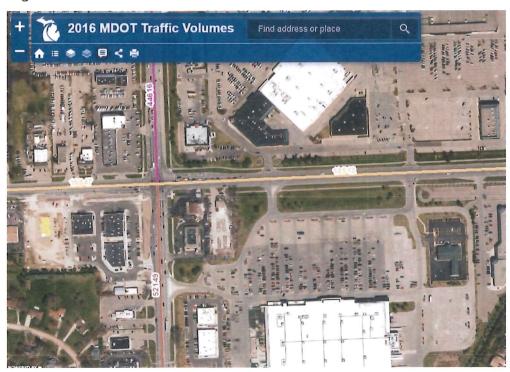


Figure 1. Average Daily Traffic Volumes

MDOT (via the City) provided historical crash data for Auburn Road from January 1, 2014 through December 31, 2017. Data were provided for 500 feet in either direction of the subject driveway. These data were reviewed in order to determine if any existing crash pattern(s) exist at this location that may be subject to countermeasure or safety enhancement. The crash type that is most correctable by the installation of a right turn treatment (relative to this project) are rear-end collisions that would occur in the eastbound direction.

The crash data indicate that 42 crashes have occurred during this 4-year period in the vicinity of the subject driveway, or approximately 10 crashes per year. Thirty (30) of these crashes (71%) resulted in Property Damage Only (PDO), with 3 A-level incapacitating injury crashes and 1 fatal crash. Nine (9) crashes were coded as rear-end types, 6 of which occurred in the eastbound direction. All 6 eastbound rear-end crashes occurred during the afternoon and were related to the traffic signal at Barclay Circle. There were zero (0) rear-end crash types related to the subject driveway and traffic turning right to enter the subject development.

The crash data do reveal that 15 angle crashes have occurred at the subject driveway, with zero (0) of these 15 resulting in A-level incapacitating injury, and 1 resulting in fatality. Further investigation of the UD-10 crash reports indicate that the fatal crash involved an elderly driver that failed to yield

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to cross traffic on Auburn Road. This driver was attempting to cross from the subject driveway to the Kohl's development driveway on the north side, and was struck broadside by a westbound vehicle. The other 14 angle crashes resulted in 4 C-level possible injury and 10 PDO severity crashes. The angle collisions involved an approximately even split of vehicles exiting the Meijer and Kohl's developments.

The three A-level incapacitating injury crashes were also investigated in further detail based on the information recorded in the respective UD-10 reports. One of these crashes involved a motorcycle that lost control when a vehicle pulled out of the Kohl's driveway (and subsequently fled the scene). The other 2 severe injury crashes involved through traffic on Auburn Road and were unrelated to driveway operations. One was a multi-vehicle incident that was potentially caused by aggressive driving. The other was a single vehicle that lost control, rolled over, and was cited for careless / negligent driving.

SITE TRIP GENERATION AND DISTRIBUTION

The number of AM and PM peak hour vehicle trips that would be generated by a proposed development are typically forecast based on data published by ITE in *Trip Generation*. These data indicate trip generation rates and equations relative to the type and density of land use. For this assessment, the estimated number of trips currently generated by the Meijer development was compared to the trip generation potential of the site with the proposed hotel, as shown in Table 1. The trip generation for the Meijer development is a generalization of the overall size of the Meijer store and supporting outlot development and is calculated only for an order of magnitude comparison.

Table 1. Site Trip Generation Comparison

	ITE			Average	AM	Peak H	Hour	PM	Peak H	lour
Land Use	Code	Amount	Units	Daily	In	Out	Total	ln	Out	Total
Meijer	813	225,000	SF	11,408	233	183	416	477	497	974
Candlewood Hotel	310	89	Rooms	1,088	32	23	55	32	33	65
Hotel Percentag	ge of Toto	al Site Traffic		9%		12%			6%	

This comparison indicates that the proposed hotel will generate approximately 9% of the daily traffic as compared to the overall development. Furthermore, the hotel will generate a maximum of 33 directional peak hour trips. This is less than the threshold of 50 directional peak hour trips that would require a Traffic Impact Assessment (TIA) based on MDOT *Traffic & Safety Note 613B*. Therefore, this calculation confirms the City's statement that this project does not warrant a traffic impact assessment or study. It is important to note that the hotel forecast was conservatively calculated based on the number of occupied rooms, assuming 100% occupancy. The resulting calculations are slightly conservative compared to using the total number of rooms as the independent variable, which represents more typical occupancies of less than 100%.

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As mentioned above, the driveway located in direct proximity to the proposed hotel is on Auburn Road, approximately 1,200 feet east of M-150. Therefore, this driveway is anticipated to carry the majority of hotel traffic. During both the AM and PM peak hours, the hotel is forecast to generate 32 inbound trips.

Due to the relative magnitude of traffic on M-150 (3 times that of Auburn Road) and the proximity and connectivity to M-59 for travelers, it is reasonable to assume that 25% of hotel traffic will utilize the signalized access point to M-150. Although there is another access point on Auburn Road, 75% of hotel traffic is assumed to utilize the subject driveway in direct proximity to the hotel. Based on the relative volumes of traffic on M-150 and directionally on Auburn Road, approximately 10% of hotel traffic is expected to travel to the site from the east via Auburn Road. Application of these distribution assumptions results in an estimated 21 vehicles that will turn right off of Auburn Road eastbound to enter the site, during the peak hour.

TURN LANE WARRANT

The expected number of inbound right turns associated with the hotel were evaluated based on MDOT *Traffic & Safety Note 604A*. As shown on Figure 2, the hotel would not warrant any right turn treatment based on the peak hour expected number of right turns and the volume of eastbound traffic on Auburn Road.

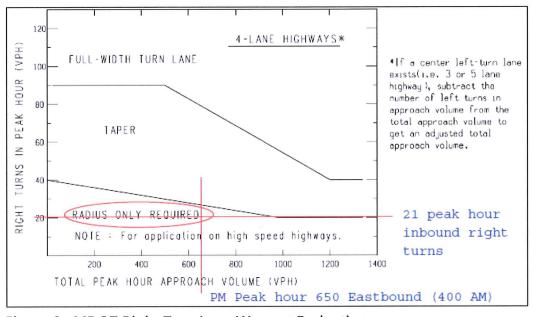


Figure 2. MDOT Right Turn Lane Warrant Evaluation

This evaluation does not include the number of ingress right turns that are currently generated at this driveway by the existing Meijer development. Right turn treatment at this location was not required by MDOT or the City of Rochester Hills at the time the original development was proposed,

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approved, and permitted. If the current volumes warrant a right turn lane or treatment at this location, the condition for improvement should not be the responsibility of the current project.

CONCLUSIONS

The following conclusions of this assessment are based on the information outlined herein regarding the proposed use, historical crash patterns, existing traffic volumes, and forecast trip generation:

- No crash pattern exists at the subject driveway that would be correctable (or improved) by the construction of a right turn lane or taper.
- Ingress traffic volumes that will be generated by the proposed hotel will not warrant the construction of a right turn lane or taper.
- Occurrence of angle crashes at the subject driveway are an existing condition that should not incur the responsibility for improvements at this location on the proposed hotel.
- Traffic that will be generated by the proposed hotel will not create any discernable change in traffic operations and motorist safety as compared to current conditions.

The referenced traffic volume and crash data are attached. Please direct any questions regarding this memorandum to Bergmann Associates.

Attached:

MDOT Traffic Volume Data

MDOT Historical Crash Data

MDOT - Bureau of Transportation Planning Annual Average Daily Traffic Report

Selection Criteria: Year between 2015 and 2018, CS#= 63042

From		То	Section #	CS #	BMP	EMP	AADT	AADT CAADT		DF	DHV% DF Count	Class
Year	2015											
Route	OLD - 59											
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MDOT - Bureau of Transportation Planning Hourly Count Report

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5.96			
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63042	625105	None	2015
CS #	PR#	City	Year
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AM = 550 WB Auburn

PM = 600 WB Auburn

MDOT - Bureau of Transportation Planning Annual Average Daily Traffic Report

Selection Criteria: Year between 2015 and 2018, PR#= 4413538

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SCL ROCHESTER @ DIVERSION	ROMEO ST	140	63132	2.64	3.42	32211	1113	10.0	26	> -
ROMEO ST	NCL ROCHESTER	150	63132	3.42	3.89	29272	1113	10.0	09	>
SCL ROCHESTER HILLS	TIENKEN RD	160	63132	3.89	4.11	33428	1113	10.0	63	> -

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State of Michigan

Report Module: Safety Management Analysis

Today's Date: Thursday, February 01, 2018

Dates: 1/1/2014 to 1/1/2018

Sort Order: PRNo, Milepoint, Date of Crash

Animal Crashes: Excluded

Criteria: Start Date >= 1/1/2014 End Date <= 1/1/2018 PR Number = 625105 BMP = 8.275 EMP = 8.46

		Report Filter
Field Name	Operator Value(s)	Value(s)
Year of Crash	II ^	2010
ROAD: TSC	II	Oakland

Totals Fatal A B C Injury PDO Alcohol Drugs	Uncoded	Uncoded	Uncoded	No	Uncoded	Uncoded	Uncoded	Uncoded	Uncoded	Uncoded	o _N	S	No	ON.	Uncoded	Uncoded	Uncoded	Uncoded	ON.
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Location	er Fwy	er Fwy	wy 150 Int	Drvwy Related	Other Fwy Area	Straight Rd	er Fwy	er Fwy	Other Fwy Area	Straight Rd	Straight Rd	Straight Rd	Other Fwy Area	Other Fwy Area	Drvwy Related	Drvwy 150ft of Int	Drvwy Related	Drvwy Related	Drvwy 150ft of Int
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Area	Midblock	Midblock	Intersection	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Midblock	Intersection	Midblock	Midblock	Intersection
			1 1																
MP	8.287	8.334	8.404	8.366	8.278	8.291	8.334	8.334	8.334	8.334	8.334	8.334	8.334	8.335	8.366	8.385	8.385	8.385	8.385
Number MP	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105	625105
. ~																			
CS	2 4.126	2 4.173	2 4.243	4.205	2 4.117	2 4.130	2 4.173	2 4.173	2 4.173	2 4.173	2 4.173	2 4.173	2 4.173	2 4.174	2 4.205	2 4.224	2 4.224	2 4.224	2 4,224
Number	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042	63042
Region		Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro	Metro
ŭ	2	2	2	2	2	2	2	-	2	2	2	=	2	2	2	2	2	~	

es	Drugs	o _N	No	No	Jucoded
Involves	Day Hour UD-10 Fatal A B C Injury PDO Alcohol Drugs	N _O	S _O	N _O	No U
	DO AI	ż	Z	Z	Z
	njury F	-	2	-	7
Totals	ABCI	0 0 1	002	0 0 1	000
	Fatal,	0	0	0	0 002 2
	JD-10	10/12/2016 WED 10PM-11PM 9838707 0 0 0 1 1 N·	01713	73303	7/8/2014 TUE 04PM-05PM 9004055
	_	1PM 98	3PM 96	NOC 11	SPM 90
	Hou	0PM-1	2PM-03	1AM-NG	4PM-0
	Day	WED 1	2/5/2016 MON 02PM-03PM 9901713	0/10/2017 TUE 11AM-NOON 1173303	TUE
	te	72016	2016	2017	1014
	Da	10/12	12/5/	10/10	71812
Surface	Weather Condition Date	Wet	Dry	Dry	Dry
ัง	S				
	Veathe	Rain	Clear	Clear	Clear
ı	>		t.	tc	LC
	Intent	Uncoded	Go straigh	straigl	Stopped on Road
Vehicle 2	- 1		-	W Driver-side Go straigh	
% 	Dir Impact	ncoded	Front-Cen	iver-sid	ear-Cer
	Dir In	Go straight U Uncoded	田田	W	Slow/stop on E Rear-Cen Road
		aight	Road	aight	top on
icle 1	Intent	Go stra	Enter Road	Go straight	Slow/s Road
Vehic		Cen	side	Cen	Cen
Vehic	Impac	Front-	Pass-	Front-	Front-
	e Dir	BJ W	S S	N N	9 9
Crash	Location Type Dir Impact	в ЕХО	AN-I	AN-[Straight Rd R-END E Front-Cen
	ation	wy Area	150ft of	150ft of	ht Rd
	Loc	Other F	Drvwy	Drvwy	Straig
	а	ock	ction	ction	ock
	Area	Midbl	Interse	Interse	Midbl
-	MP	3.334	3,385	3,385	3.404
CS PR	mber	5105	63042 4.224 625105 8.385 Intersection Drwwy 150ft of AN-DR S Pass-side Int	5105	63042 4,243 625105 8,404 Midblock
	P	73 62	24 62	24 62	43 62
CS	er M	2 4.1	2 4.2	2 4.2	2 4.2
	Numb	6304	6304	6304	
	Region Number MP Number MP	Metro 63042 4.173 625105 8.334 Midblock Other Fwy Area FXOBJ W Front-Cen	Metro	Metro 63042 4.224 625105 8.385 Intersection Drwy 150t of AN-DR N Front-Cen	Metro
	-	I			

Michigan Department of Transportation Summary of Crash Statistics

State of Michigan

Report Module: Safety Management Analysis

Today's Date: Thursday, February 01, 2018

Dates: 1/1/2014 to 1/1/2018

Animal Crashes: Excluded

Criteria: Start Date >= 1/1/2014

End Date <= 1/1/2018 PR Number = 625105 BMP = 8.275 EMP = 8.46

NOTE: For most of the categories, a crash may be counted in only one of the option items. For example, in the CRASHES BY DAY OF THE WEEK category, a crash may be counted in the total of only one day (the option item); i.e.— a crash counted in the total for Monday is not counted in the totals for any of the other days. There are two exceptions to this rule: for the CRASHES BY INVOLVEMENT and CRASHES BY DRIVER VIOLATION categories a crash may be counted in more than one of the option items. For example, a crash may involve Drinking, Deer, and Fleeing Situation; in the CRASHES BY INVOLVEMENT category this crash would be counted in the totals of three of the option items (Drinking, Deer, and Fleeing Situation).

Also, the percentages listed in parenthesis are a representation of the total crashes for each option item as a percent of the TOTAL NUMBER OF CRASHES in the selected date range. The percentages listed after each Fatal + A-type option item total in the CRASHES BY DRIVER VIOLATION category are an exception; these percentages represent the total Fatal and A-type Injury crashes as a percentage of the Driver Violation option item total that they follow (and are grouped with, as indicated by the horizontal dividing lines).

		Report Filter	
Field Name	Operator	Value(s)	
Year of Crash	>=	2010	
ROAD: TSC	=	Oakland	

Michigan Department of Transportation Summary of Crash Statistics

Dates: 1/1/2014 to 1/1/2018

TOTAL NUMBER OF CRAS		42		B/C and	Takal	% of			-		B/C and	Tatal	% of
CRASHES BY DAY OF WE	EK	F	Α	PDO	Total	Crashes	CRASHES BY TYPE		F	Α	PDO	Total	Crashes
Sunday	=	0	0	4	4	9.5%	Angle Driveway		1	0	14	15	35.7%
Monday	=	0	1	5	6	14.3%	Angle Straight	=	0	0	0	0	0.0%
Tuesday	=	0	0	9	9	21.4%	Angle Turn	=	0	0	0	0	0.0%
Wednesday	=	1	0	9	10	23.8%	Animal	=	0	0	0	0	0.0%
Thursday	=	0	1	2	3	7.1%	Backing	=	0	0	1	1	2.4%
Friday	=	0	1	7	8	19.0%	Bicycle	=	0	0	0	0	0.0%
Saturday	=	0	0	2	2	4.8%	Fixed Object	=	0	0	5	5	11.9%
							Head-on	=	0	0	0	0	0.0%
CRASHES BY SURFACE O	CONDI	TION					Head-on Left-Turn Driveway	=	0	0	0	0	0.0%
Dry	=	1	3	29	33	78.6%	Head-on L-Turn Not Driveway	=	0	0	1	1	2.4%
Wet	=	0	0	5	5	11.9%	Hit Train	=	0	0	0	0	0.0%
Icy	=	0	0	1	1	2.4%	Misc. Multiple Vehicle	=	0	1	1	2	4.8%
Snowy	=	0	0	3	3	7.1%	Misc. Single Vehicle	=	0	1	2	3	7.1%
Muddy	=	0	0	0	0	0.0%	Other Driveway	=	0	0	1	1	2.4%
Slushy	=	0	0	0	0	0.0%	Other Object	=	0	0	0	0	0.0%
Debris	=	0	0	0	0	0.0%	Overturn	=	0	1	0	1	2.4%
	=	0	0	0		0.0%	Parking	=	0	0	0	0	0.0%
Water		-	()		0		Pedestrian	=	0	0	0	0	0.0%
Sand	=	0	0	0	0	0.0%	Rear End Driveway	=	0	0	0	0	0.0%
Oily	=	0	0	0	0	0.0%	Rear End Left Turn	=	0	0	1	1	2.4%
Other	=	0	0	0	0	0.0%	Rear End Right Turn	=	0	0	0	0	0.0%
Unknown	=	0	0	0	0	0.0%	Rear End Straight	=	0	0	9	9	21.4%
Uncoded & Errors	=	0	0	0	0	0.0%	Side Swipe Opposite	=	0	0	0	0	0.0%
OD A OLIFO DV TIME OF DA						Side Swipe Same	=	0	0	3	3	7.1%	
CRASHES BY TIME OF DA			•			0.00/	oldo owipo odino		J	Ü	Ü	Ü	7.170
MDNT-01AM	=	0	0	0	0	0.0%	CRASHES BY MONTH						
01AM-02AM	=	0	0	0	0	0.0%	January	=	0	0	4	4	9.5%
02AM-03AM	=	0	0	0	0	0.0%	February	=	0	1	5	6	14.3%
03AM-04AM	=	0	0	1	1	2.4%	March	=	0	0	2	2	4.8%
04AM-05AM	=	0	0	0	0	0.0%	April	=	0	1	1	2	4.8%
05AM-06AM	=	0	1	0	1	2.4%	May	=	0	0	3	3	7.1%
06AM-07AM	=	0	0	3	3	7.1%	June	=	0	0	2	2	4.8%
07AM-08AM	=	0	0	4	4	9.5%	July	=	0	0	5	5	11.9%
08AM-09AM	=	0	0	0	0	0.0%	August	=	0	1	0	1	2.4%
09AM-10AM	=	0	0	1	1	2.4%		=	0	0	1	1	2.4%
10AM-11AM	=	0	0	0	0	0.0%	September	=	0	0	5	5	11.9%
11AM-NOON	=	0	0	3	3	7.1%	October	=	0	0	5	5	
NOON-01PM	=	0	0	2	2	4.8%	November			_	-		11.9%
01PM-02PM	=	0	1	4	5	11.9%	December	=	1	0	5	6	14.3%
02PM-03PM	=	1	0	2	3	7.1%	Uncoded & Errors	=	0	0	0	0	0.0%
03PM-04PM	=	0	0	2	2	4.8%	CDASHES BY WEATHER CO	ZNIDI	TION				
04PM-05PM	=	0	0	4	4	9.5%	CRASHES BY WEATHER CO			_			
05PM-06PM	=	0	0	3	3	7.1%	Clear	=	1	3	24	28	66.7%
06PM-07PM	=	0	0	2	2	4.8%	Cloudy	=	0	0	6	6	14.3%
07PM-08PM	=	0	0	3	3	7.1%	Fog	=	0	0	1	1	2.4%
08PM-09PM	=	0	0	2	2	4.8%	Rain	=	0	0	3	3	7.1%
09PM-10PM	=	0	0	0	0	0.0%	Sleet/Hail	=	0	0	0	0	0.0%
10PM-11PM	=	0	0	2	2	4.8%	Snow	=	0	0	3	3	7.1%
11PM-MDNT	=	0	1	0	1	2.4%	Wind	=	0	0	0	0	0.0%
Uncoded & Errors	=	0	0	0	0	0.0%	Blowing Snow	=	0	0	0	0	0.0%
		VB4	-		-		Blowing Dirt	=	0	0	0	0	0.0%
							Smoke	=	0	0	0	0	0.0%
							Unknown	=	0	0	1	1	2.4%
							Uncoded & Errors	=	0	0	0	0	0.0%

Michigan Department of Transportation Summary of Crash Statistics

Dates: 1/1/2014 to 1/1/2018

						######## ASS 160				
CRASHES BY LIGHT CONI	DITION	F	Α	B/C and PDO	Total	% of Crashes	CRASHES BY DRIVER VI	OLATION		
Daylight	=	1	1	22	24	57.1%	Careless or Negligent	=	1	2.4%
Dawn	=	0	0	2	2	4.8%	Fatal + A-Type	=	1	100.0
Dusk	=	0	1	1	2	4.8%	Disobeyed TCD	=	0	0.0%
Dark, Lighted	=	0	1	10	3	7.1%	Fatal + A-Type	=	0	0.0%
Dark, Unlighted	=	0	0	3	11	26.2%	Drove Left of Center	=	0	0.0%
Other	=	0	0	0	0	0.0%	Fatal + A-Type	=	0	0.0%
Unknown	=	0	0	0	0	0.0%	Drove Wrong Way	=	0	0.0%
Uncoded & Errors	=	0	0	0	0	0.0%	Fatal + A-Type	=	0	0.0%
							Fail to Stop ACD	=	11	26.2%
CRASHES BY SEVERITY							Fatal + A-Type	=	1	9.1%
Fatal	=	1	2.4%				Failed to Yield	=	19	45.2%
A-Incapacitating	=	3	7.1%				Fatal + A-Type	=	1	5.3%
B-Non-Incapacitating =			4.8%				Improper Backing	=	1	2.4%
C-Possible Injury =			14.3%				Fatal + A-Type	=	0	0.0%
Uninjured		30	71.4%)			Improper Lane Use	=	0	0.0%
Uncoded & Errors	=	0	0.0%				Fatal + A-Type	=	0	0.0%
							Improper Pass	=	0	0.0%
CRASHES BY INVOLVEMENT							Fatal + A-Type	=	0	0.0%
Drinking	=	0	0.0%				Improper Signal	=	0	0.0%
Drugs	=	0	0.0%				Fatal + A-Type	=	0	0.0%
Truck/Bus	=	0	0.0%				Improper Turn	=	0	0.0%
Snowmobile	=	0	0.0%				Fatal + A-Type	=	0	0.0%
Emergency Vehicle	=	0	0.0%				Other	=	2	4.8%
Off Road Vehicle	=	0	0.0%				Fatal + A-Type	=	0	0.0%
Pedestrian	=	0	0.0%				Reckless Driving	=	0	0.0%
Bicyclist	=	0	0.0%				Fatal + A-Type	=	0	0.0%
Farm Equipment	=	0	0.0%				Speed Too Fast	=	4	9.5%
Animal	=	0	0.0%				Fatal + A-Type	=	0	0.0%
School Bus	=	0	0.0%				Speed Too Slow	=	0	0.0%
Motorcycle =		1	2.4%				Fatal + A-Type	=	0	0.0%
Train =		0	0.0%				Ran Red Light	=	1	2.4%
Hit and Run =		2	4.8%				Fatal + A-Type	=	0	0.0%
The and I turi	C1180	_	7.070							

0.0%

Fleeing Situation