

March 11, 2026

Lauren Bouslog
Development Services
61 N. Green St.
Brownsburg, IN 46112



RE: Semi Sale and Lease Facility TIS

Lauren,

We have reviewed the submitted traffic impact study (TIS) for the proposed industrial development, semi-truck/trailer sales and lease facility along the west side of Raceway Road between CR 200N and CR 300N. Our review is intended to provide a review of appropriateness of intersections, traffic distributions, forecasts, and recommendations according to current industry practices. Below you will find my comments:

1. The traffic study from 2023 indicated two access drives and encompasses two parcels. One across from Robey Glen Drive and another across from Tansel Creek Drive. Per your discussions with the applicant the land use for both parcels are still planned; however, this application is for the south parcel and thus one of the two drive approaches onto Raceway Road. The traffic study is still consistent and applicable to this planned development and the north half (second drive) is planned for a later time by a different landowner.
2. Traffic distributions, growth rates, and forecasts are appropriate as presented.
3. Resultant capacity analysis on selected intersections and recommended improvements meets acceptable performance levels.

Please contact me at 317-780-1555, x124 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Andrew J. Wolf".

Andrew J. Wolf, P.E.
CrossRoad Engineers, PC