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December 2, 2020

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard West, Suite 3
West Palm Beach, Florida 33407

**RE: Sunflower Light Industrial
FLUA Amendment Policy 3.5-d Review
Round 2020-21-B**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised November 13, 2020, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	1500' south of Atlantic Avenue, west side of State Road 7	
PCN:	00-42-43-27-05-067-0150	
Acres:	8.19 acres	
	Current FLU	Proposed FLU
FLU:	Agricultural Reserve (AGR)	Industrial (IND)
Zoning:	Agricultural Reserve (AGR)	Light Industrial (IL)
Density/ Intensity:	3 acres Retail Nursery 4.94 acres Wholesale Nursery	0.45 FAR
Maximum Potential:	Nursery (Garden Center) = 3 acres Nursery (Wholesale) = 5.19 acres	Light Industrial = 160,540 SF
Proposed Potential:	None	None
Net Daily Trips:	291 (maximum – current)	
Net PH Trips:	101 (89/12) AM, 91 (12/79) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review, the Traffic Division has determined that the traffic impacts of the proposed amendment **meet** Policy 3.5-d of the Future Land Use Element of the Palm Beach County Comprehensive Plan at the **maximum potential** density shown above.



Bryan G. Kelley, P.E.
December 2, 2020
Page 2

Please note the proposed change will have no significant impact for both long range and Test 2 analyses.

Please contact me at 561-684-4030 or email to DSimeus@pbcgov.org with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "DS", is written below the word "Sincerely,".

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS/rb

cc: Addressee

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Steve Bohovsky – Technical Assistant III, Traffic Division
Lisa Amara – Senior Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
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LAND USE PLAN AMENDMENT APPLICATION TRAFFIC STATEMENT

SUNFLOWER LIGHT INDUSTRIAL 8.19 ACRE LUPA PALM BEACH COUNTY, FLORIDA

Prepared for:

15200 State Road 7, LLC
15200 State Road 7
Delray Beach, Florida 33446

Job No. 20-124

Date: October 8, 2020
Revised: October 19, 2020
Revised: October 30, 2020

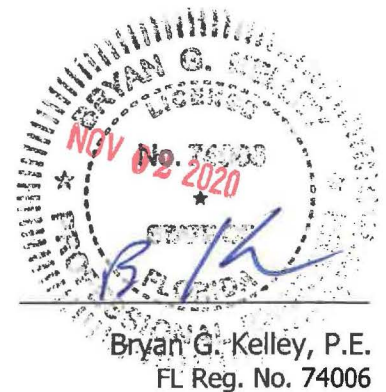


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1.0 SITE DATA

The subject parcel is located on the west side of State Road 7 just south of Atlantic Avenue in Palm Beach County, Florida and contains approximately 8.19 acres. The Property Control Number (PCN) for the subject parcel is 00-42-43-27-05-067-0150. The subject property is currently designated as Agricultural Reserve (AGR) on the Palm Beach County Comprehensive Plan. The property owner is requesting a change in the parcel's future land use designation to Industrial (IND). The purpose of this statement is to determine the total traffic volume which will be on each roadway link within the site radius of development influence for the Interim Transportation Plan. This statement will also identify which roadway links (if any) will exceed the adopted Level of Service volume for the subject links addressed within the project's radius of development influence.

2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the 8.19 acres parcels' land use designation may be determined by taking the difference between the total traffic generated for the most intensive land use under both the existing AGR future land use designation and the proposed IND future land use designation:

Agricultural Reserve (AGR)

The most intensive land use under the existing Agricultural Reserve land use designation is "Retail Nursery" and "Wholesale Nursery".

3 Acres Retail Nursery and 5.19 Acres Wholesale Nursery

Table 1 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the existing AGR land use designation. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 10th Edition. Based on 8.19-acre site, the maximum traffic generation for the property under the existing AGR land use designation may be summarized as follows:

Daily Traffic Generation	= 425 tpd
AM Peak Hour Traffic Generation (In/Out)	= 9 pht (5 In/4 Out)
PM Peak Hour Traffic Generation (In/Out)	= 26 pht (13 In/13 Out)

Industrial (IND)

The most intensive land use for the proposed Industrial land use designation is "Light Industrial". Based on a floor area ratio (FAR) of 0.45 and the site area consisting of 8.19 acres, the maximum allowable intensity for the designated acreage under the proposed Industrial land use designation is 160,540 S.F. calculated as follows:

$$8.19 \text{ Acre} \times \frac{43,560 \text{ S.F.}}{1 \text{ Acre}} \times 0.45 = 160,540 \text{ S.F.}$$

Light Industrial (160,540 S.F.)

Table 2 calculates the daily traffic generation, AM peak hour traffic generation, and PM peak hour traffic generation for the property under the proposed Industrial land use designation. Based on the maximum allowable building square footage and the accepted traffic generation rates for Light Industrial development, the maximum traffic generation for the property under the proposed Industrial land use designation may be summarized as follows:

Daily Traffic Generation	=	716 tpd
AM Peak Hour Traffic Generation (In/Out)	=	101 pht (89 In/12 Out)
PM Peak Hour Traffic Generation (In/Out)	=	91 pht (12 In/79 Out)

The increase in daily traffic generation due to the requested change in the parcels' land use designations is shown in Table 3 and may be calculated as follows:

Daily Traffic Generation	=	291 tpd INCREASE
AM Peak Hour Traffic Generation	=	92 pht INCREASE
PM Peak Hour Traffic Generation	=	65 pht INCREASE

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on Table 3.5-1 of the Palm Beach County Comprehensive Plan for a total trip generation increase of 291 trips per day, the radius of influence shall be the directly accessed link for the Year 2045 analysis. Based on Table 12.B.2.D-7 3A of Article 12 of the Palm Beach County Unified Land Development Code, for a peak hour trip generation of 101 peak hour trips, the radius of development influence for purposes of Test 2 shall be two (2) miles.

4.0 TRAFFIC ASSIGNMENT/DISTRIBUTION

The attached PROJECT DISTRIBUTION figure shows the trip distribution, which is based on the current and projected roadway geometry, a review of historical travel patterns for the area, and anticipated travel patterns associated with probable land uses under the proposed IND land use designation.

5.0 YEAR 2045 ANALYSIS

Table 4 represents the required Year 2045 Analysis. As shown in Table 4, the proposed project will have an insignificant impact on the surrounding roadway network. Therefore, the proposed land use change meets the Year 2045 requirements of the Palm Beach County Comprehensive Plan.

6.0 TEST 2 – FIVE YEAR ANALYSIS

Tables 5 and 6 represent the required Test 2 Five Year Analysis. As shown in Tables 5 and 6, all roadway links are insignificant. Therefore, the proposed land use change meets the requirements of Test 2 of the Palm Beach County Traffic Performance Standards.

7.0 PEAK HOUR TURNING MOVEMENTS

The total AM and PM peak hour turning movements for the project under the proposed Industrial land use designation have been calculated in Table 2 in order to assess the improvements necessary to accommodate such traffic movements. The AM and PM peak hour turning movement volumes and directional distributions for the continued development under the IND land use designation may be summarized as follows:

**Directional
Distribution
(Trips IN/OUT)**

AM Peak Hour = 99 / 13
PM Peak Hour = 13 / 88

Based on the peak hour volumes shown above and the Palm Beach County Engineering Guideline used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, additional turn lanes may be warranted. The need for turn lanes or access modifications will be reevaluated following the submittal of a site specific development order and site plan.

8.0 CONCLUSION

As previously mentioned, this proposed future land use plan designation modification will not significantly impact any roadway segment that is projected to be operating above the adopted Level of Service on the Year 2045 Transportation System Plan. Additionally, all roadway links meet the requirements of the Test 2 analysis for the proposed development plan equating to 101 peak hour trips. Therefore, this land use plan amendment is in accordance with the goals and objectives of the Palm Beach County Comprehensive Plan, Transportation Element.

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA

10/08/2020
Revised: 10/19/2020
Revised: 10/30/2020

TABLE 1
EXISTING AGR FUTURE LAND USE DESIGNATION - 8.19 ACRE NURSERY

Daily Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips	Internalization			External Trips		Pass-by		Net Trips
				In	Out		%	Total				%	Trips	
Nursery (Garden Center)	817	3.00	Acre	108.10		324		0		324		0%	0	324
Nursery (Wholesale)	818	5.19	Acre	19.5°		101		0		101		0%	0	101
Grand Totals:						425	0.0%	0		425		0%	0	425

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Nursery (Garden Center) ¹	817	3.00	Acre	2.82	0.50	4	4	8	0.0%	0	0	0	4	4	8	0%	0	4	4	8
Nursery (Wholesale) ¹	818	5.19	Acre	0.26	0.50	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Grand Totals:						5	4	9	0.0%	0	0	0	5	4	9	0%	0	5	4	9

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Nursery (Garden Center) ¹	817	3.00	Acre	8.06	0.50	12	12	24	0.0%	0	0	0	12	12	24	0%	0	12	12	24
Nursery (Wholesale) ¹	818	5.19	Acre	0.45	0.50	1	1	2	0.0%	0	0	0	1	1	2	0%	0	1	1	2
Grand Totals:						13	13	26	0.0%	0	0	0	13	13	26	0%	0	13	13	26

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA

10/08/2020
Revised: 10/19/2020
Revised: 10/30/2020

TABLE 2
PROPOSED INDUSTRIAL FUTURE LAND USE DESIGNATION - 160,540 S.F.

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips	Internalization		External Trips	Pass-by		Net Trips
					In	Out		%	Total		%	Trips	
Light Industrial	110	160,540	S.F.	4.96			796		0	796	10%	80	716
Grand Totals:							796	0.0%	0	796	10%	80	716

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	160,540	S.F.	0.88	0.12	99	13	112	0.0%	0	0	0	99	13	112	10%	11	89	12	101
Grand Totals:						99	13	112	0.0%	0	0	0	99	13	112	10%	11	89	12	101

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity	Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
				In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Light Industrial	110	160,540	S.F.	0.13	0.87	13	88	101	0.0%	0	0	0	13	88	101	10%	10	12	79	91
Grand Totals:						13	88	101	0.0%	0	0	0	13	88	101	10%	10	12	79	91

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA

10/08/2020
Revised: 10/19/2020
Revised: 10/30/2020

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	425	9	5	4	26	13	13
PROPOSED DEVELOPMENT =	716	101	89	12	91	12	79
INCREASE =	291	92	84	8	65	-1	66

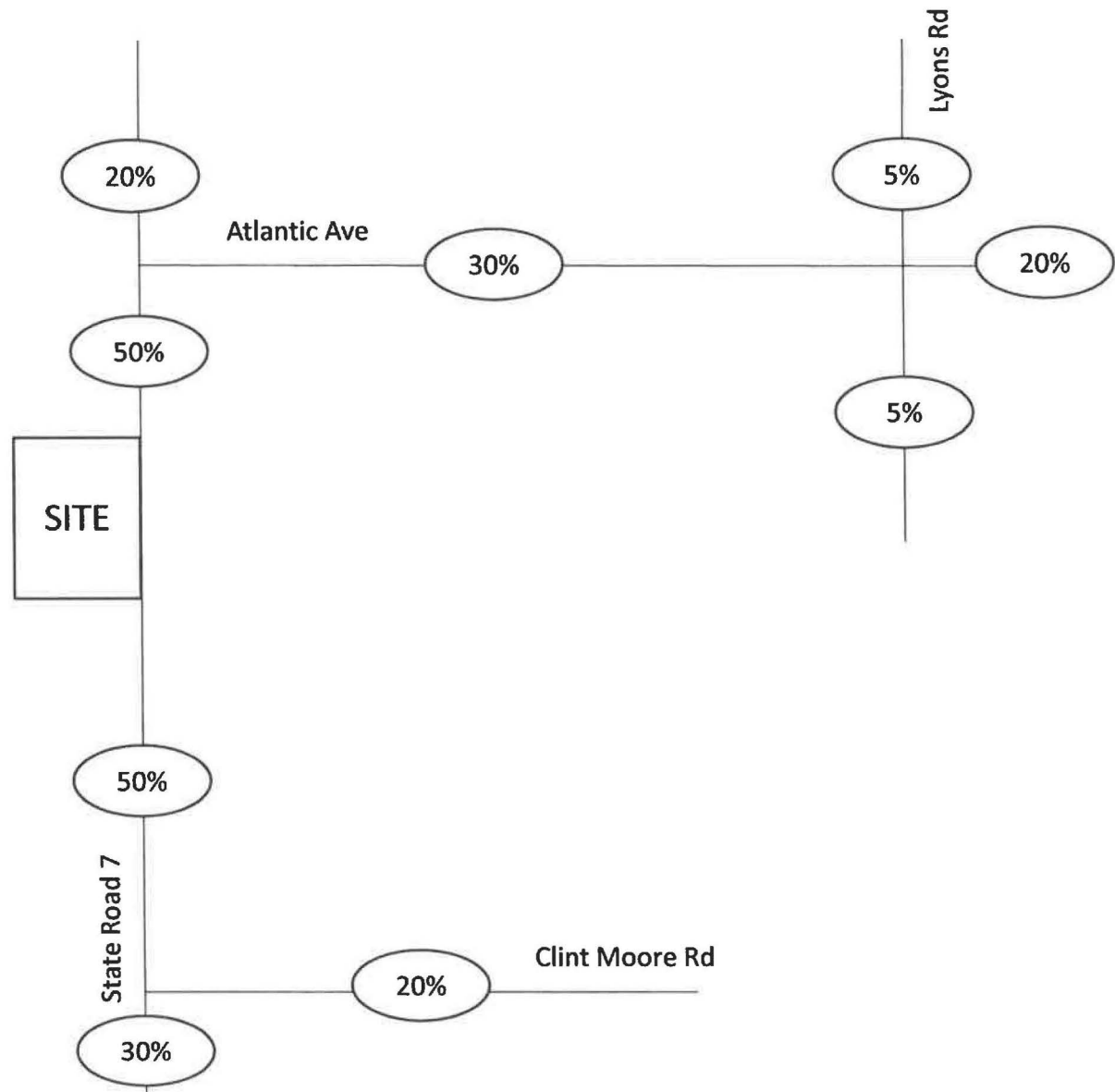


Figure 1 – Trip Distribution
Sunflower Light Industrial
Project # 20-124

APPENDIX A

YEAR 2045 ANALYSIS

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA

10/08/2020
 Revised: 10/18/2020
 Revised: 10/30/2020

TABLE 4
(YEAR 2045)
MAXIMUM DEVELOPMENT INTENSITY - NET INCREASE

PROJECT: Sunflower Light Industrial
 EXISTING FUTURE LAND USE DESIGNATION: AGR
 TRIPS PER DAY = 425
 PROPOSED FUTURE LAND USE DESIGNATION: Industrial
 TRIPS PER DAY = 716
 TRIP INCREASE = 291

ROADWAY	FROM	TO	DISTRIBUTION (%)	PROJECT TRAFFIC	LANES	LOS D CAPACITY	TRIP INCREASE	2045 PBC TPA TRAFFIC VOLUME	TOTAL 2045 TRAFFIC	V/C RATIO	PROJECT SIGNIFICANCE*
STATE ROAD 7	ATLANTIC AVENUE	SITE	50%	146	4D	33,200	0.44%	46,000	46,146	1.39	NO
STATE ROAD 7	SITE	CLINT MOORE ROAD	50%	146	6D	50,300	0.29%	46,100	46,246	0.92	NO

* Project is significant when net trip increase is greater than 1% for v/c of 1.4 or more, 2% for v/c of 1.2 or more and 3% for v/c less than 1.2.

SERPM 8 2045 Cost Feasible Adjusted Two-Way Traffic Volumes - Palm Beach County

PBC Station	FDOT Station	Roadway	From	To	Existing Lanes	Cost Feasible Lanes	2005 Counts	2010 Count	2015 Count	2018 Count	2015 Model	2045 Model	2045 Adjusted
2406	937355	SEMINOLE PRATT-WHITNEY RD	Northlake Blvd	100th Lane North	2	4		9,974	11,577	13,953	10,894	27,276	29,000
NEW	PBC110	SEMINOLE PRATT-WHITNEY RD	100th Lane North	Avenir	0	4			-	-	-	13,572	13,600
NEW	PBC111	SEMINOLE PRATT-WHITNEY RD	Avenir	SR-710	0	4			-	-	-	15,987	16,000
	937572	SHERWOOD FOREST BLVD	Melaleuca Ln	Lake Worth Rd	2	2			-	-	8,384	8,060	8,100
4644	937153	SHERWOOD FOREST BLVD	Lake Worth Rd	10th Ave N	2	2	7,677	5,767	7,925	7,800	5,462	7,156	9,600
4654	937154	SHERWOOD FOREST BLVD	10th Ave N	Cresthaven Blvd	2	2	9,095	7,736	8,499	10,573	13,108	15,846	11,200
4200	937152	SHERWOOD FOREST BLVD	Cresthaven Blvd	Forest Hill Blvd	2	2	7,434	6,348	7,078	7,595	6,803	8,743	9,100
2615	937130	SILVER BEACH RD	Congress Ave	Old Dixie Hwy	3	3		13,508	13,765	15,245	5,480	2,972	11,300
2807	937051	SILVER BEACH RD	Old Dixie Hwy	US-1	3	3	13,451	11,591	12,264	12,806	10,186	10,648	12,800
NEW	PBC112	SIMS RD	Linton Blvd	Atlantic Ave	0	3			-	-	1,961	5,941	5,900
	937582	SIMS RD	Atlantic Ave	Lake Ida Rd	2	2			-	-	5,393	6,763	6,800
3418	937089	SKEES RD	Belvedere Rd	Okeechobee Blvd	2	2	5,651	4,956	4,644	5,829	3,229	9,081	10,500
	933502	SOUTH A ST	6th Ave S	22nd Av N	2	2			-	-	8,101	10,773	10,800
3446	937159	SOUTH SHORE DR	Lake Worth Rd	Greenview Shores Bl	2	2	18,874	16,271	17,402	18,500	9,628	13,237	21,000
3429	937325	SOUTH SHORE DR	Greenview Shores Bl	Big Blue Trace	4	4	20,318	18,470	22,634	17,000	7,211	9,085	24,500
3421	937324	SOUTH SHORE DR	Big Blue Trace	Forest Hill Blvd	4	4	26,822	23,838	25,965	27,500	18,036	19,755	27,700
6605	938528	SPANISH RIVER BLVD	Military Tr	IBM Access	4	4	24,618	22,574	29,285	23,500	19,564	23,381	33,100
6305	938528	SPANISH RIVER BLVD	IBM Access	Perimeter Rd	4	4	22,776	23,173	27,823	32,615	19,564	23,381	31,600
6811	937415	SPANISH RIVER BLVD	Perimeter Rd	Old Dixie Hwy	4	4	21,491	19,254	22,555	26,738	4,412	8,520	26,700
6813	937415	SPANISH RIVER BLVD	Old Dixie Hwy	Federal Hwy	4	4	16,980	15,945	18,750	21,970	4,412	8,520	22,900
6801	930740	SPANISH RIVER BLVD	Federal Hwy	Ocean Blvd	4	4	18,419	18,762	19,154	19,700	12,831	13,777	20,100
	937667	SPENCER RD	Okeechobee Blvd	Palm Beach Lakes Blvd	4	4			-	-	13,171	18,338	18,300
	937610	SR 717/CANAL ST	SR-715/Nw 16 St	End Of Bridge 930072	2	2			-	-	634	1,559	1,600
	935195	SR-15	SR-715	N/A	2	2			-	-	826	1,134	1,100
	930766	SR-15	Hooker Hwy	N/A	2	2			-	-	5,747	8,136	8,100
7013	930396	SR-15	State Market Rd SR-729	Section 20 Rd	2	2	8,040	11,523	9,295	9,900	5,078	7,855	12,100
7012	930431	SR-15	McClure Rd	State Market Rd SR-729	2	2	7,300	6,666	6,395	6,100	4,610	7,527	9,300
7009	930431	SR-15	W Main St	McClure Rd	2	2	4,113	3,651	3,501	6,100	4,610	7,527	6,400
7008	930129	SR-15	W Main St	N State Market Rd SR-729	2	2	6,149	3,530	2,983	3,400	1,244	1,721	3,500
7007	930374	SR-15	SR-729	Muck City Rd SR-700	2	2	6,379	5,289	5,061	5,400	3,600	4,594	6,100
7005	930002	SR-15	Old Connors Hwy	Amons Rd	2	2	5,270	4,352	4,559	4,900	5,031	6,931	6,300
6110	937245	SR-7	Broward County Line	SW 18 St	6	6	51,123	51,995	51,985	57,974	63,354	67,019	55,700
6414	937245	SR-7	SW 18 St	Palmetto Park Rd	6	6	53,733	43,804	52,909	54,810	63,354	67,019	56,000
6400	930752	SR-7	Palmetto Park Rd	Glades Rd	6	6	58,692	49,596	57,771	58,316	46,669	57,957	71,700
6402	935342	SR-7	Glades Rd	Yamato Rd	6	6	51,532	44,141	45,141	47,964	35,244	46,833	56,700
6412	937244	SR-7	Yamato Rd	Clint Moore Rd	6	6	37,804	31,986	36,321	41,392	32,173	45,301	51,100
6102	930714	SR-7	Clint Moore Rd	Winner's Cir	6	6	32,366	27,084	28,306	30,168	35,973	53,748	46,100
5404	930391	SR-7	Winner's Cir	W Atlantic Ave	4	4	28,073	23,965	27,414	31,366	34,637	53,234	46,000
	930099	SR-7	W Atlantic Ave	1 mi N of W Atlantic Ave	4	4			-	-	31,860	51,240	51,200
5400	930694	SR-7	1 mi N of W Atlantic Ave	Flavor Pict Rd	4	4	25,797	21,746	24,509	-	31,804	51,176	43,900

APPENDIX B

TEST 2 ANALYSIS

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA10/08/2020
Revised: 10/19/2020
Revised: 10/30/2020

TABLE 5
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PROPOSED DEVELOPMENT PLAN
AM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

1 MILE RADIUS

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 89

TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 12

STATION	ROADWAY	FROM	TO	AM PEAK HOUR				LOS E	TOTAL	PROJECT
				PROJECT	PROJECT	COMMITTED	CLASS			
				DISTRIBUTION	TRIPS	LANES		STANDARD	IMPACT	SIGNIFICANT
5403	ATLANTIC AVENUE	SR-7	LYONS ROAD	30%	27	4D	I	1960	1.36%	NO
5400	STATE ROAD 7	FLAVOR PICT ROAD	ATLANTIC AVENUE	20%	18	4D	I	1960	0.91%	NO
5404	STATE ROAD 7	ATLANTIC AVENUE	SITE	50%	45	4D	I	1960	2.27%	NO
6102	STATE ROAD 7	SITE	CLINT MOORE ROAD	50%	45	4D	I	1960	2.27%	NO

SUNFLOWER LIGHT INDUSTRIAL - 8.19 ACRE LUPA10/08/2020
Revised: 10/19/2020
Revised: 10/30/2020

TABLE 6
TEST 2 - PROJECT SIGNIFICANCE CALCULATION
PROPOSED DEVELOPMENT PLAN
PM PEAK HOUR

TEST 2 - FIVE YEAR ANALYSIS

2 MILE RADIUS

TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 12

TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 79

STATION	ROADWAY	FROM	TO	PM PEAK HOUR		EXISTING	CLASS	LOS E	TOTAL	PROJECT
				PROJECT	DIRECTIONAL					
				DISTRIBUTION	PROJECT	LANES		STANDARD	IMPACT	SIGNIFICANT
5403	ATLANTIC AVENUE	SR-7	LYONS ROAD	30%	24	4D	I	1960	1.21%	NO
5400	STATE ROAD 7	FLAVOR PICT ROAD	ATLANTIC AVENUE	20%	16	4D	I	1960	0.81%	NO
5404	STATE ROAD 7	ATLANTIC AVENUE	SITE	50%	40	4D	I	1960	2.02%	NO
6102	STATE ROAD 7	SITE	CLINT MOORE ROAD	50%	40	4D	I	1960	2.02%	NO