

April 24, 2022

Mr. Dinh V. Ho, P.E.
Adico Consulting Engineers
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

RE: Traffic Engineering Study Addendum 2: Proposed Mulberry Fields Residential Development; State Highway 35 at Proposed Lilly View Drive (West of South Walker Street), Angleton, Texas

Dear Mr. Ho:

Per your request, we have conducted a trip generation estimate of an alternative development scenario for the Mulberry Fields residential project. The original traffic study dated April 2, 2022 investigated impacts of the development as a 44-dwelling unit single family detached residential development. A memo dated April 4 documented trip generation changes expected with 28 duplexes. Changes contemplated for the development now include 82 dwelling units of attached housing.

Exhibit A1 (attached in Appendix A) shows the project location. The proposed single-family detached site plan is shown as Exhibit A2 (from the original traffic study). Exhibit A3 shows the duplex option site layout. The proposed street tie-ins to the development have not changed.

Trip Generation Projections, Single-Family Detached vs. Attached

The Institute of Transportation Engineers' *Trip Generation Manual (11th Edition)* was used to estimate trips to the site. The original land plan used ITE Land Use #210 – Single Family Detached Housing with 44 units. The new land plan trip estimates use ITE Land Use #215 – Single-Family Attached Housing with 82 units.

A comparison of the estimated trips generated by the development are shown in Table 1. Detailed calculations are found in in Appendix B.

Table 1. Estimated New Trips for the Proposed Development.

Development Description	Weekday, 24-Hours	AM Peak Hour of Adjacent Roadway	PM Peak Hour of Adjacent Roadway
Single Family <u>Detached</u> Residential Development (44 dwelling units) – original land plan	414 vehicles (207 entering / 207 exiting)	31 vehicles (8 entering / 23 exiting)	41 vehicles (26 entering / 15 exiting)
Single Family <u>Attached</u> Residential Development (82 dwelling units) – modified land plan	590 vehicles (295 entering / 295 exiting)	39 vehicles (10 entering / 29 exiting)	47 vehicles (29 entering / 17 exiting)
Percent Difference:	+42.3%	+27.8%	+13.0%
Change in Trips:	+176 trips	+8 trips	+6 trips

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

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Conclusions & Discussion

While the percentage changes shown in Table 1 may seem large, the magnitude of changes in the trip numbers are relative small (+8 AM trips and +6 PM trips). With this small change in trip generation, the conclusions and recommendations of the April 2022 traffic study would not change. The findings and overall recommendations to mitigate the impacts of the proposed multifamily development would remain:

- Site access to SH 35:
 - A westbound right turn lane is not warranted (less than 60 turns per hour);
 - An eastbound left turn lane is provided by the existing two-way left turn lane (with minor pavement marking modifications as described below); and
 - The street tie-in should be stop-controlled on approach to SH 35 (place a standard R1-1 sign per TxDOT standards);
 - The existing center turn lane on SH 35 ends about 55' west of the proposed street tie-in and transitions down to an undivided four-lane section just west of South Walker Street. The center turn lane should be extended through the proposed intersection of Lilly View Drive and pavement markings modified to allow full access for the new street tie-in.
- Site access to North Walker Street:
 - A northbound left turn lane is not warranted;
 - A southbound right turn lane is not warranted; and
 - The street tie-in should be stop-controlled on approach to North Walker Street (place standard R1-1 sign per City of Angleton standards).

Voigt Associates appreciates the opportunity to assist you with this project. If you have any questions about the analysis or the results of this report, please feel free to contact me at 832-264-0429.

Sincerely,



Anthony Voigt, P.E., PTOE
Principal

Attachments:

- Appendix A. Exhibits
- Appendix B. Trip Generation/Distribution Calculations



Appendix A. Exhibits

- Exhibit A1. Site Location Map
- Exhibit A2. Proposed Site Plan – Detached Single-Family Option (from 4/2/22 traffic study)
- Exhibit A3. Proposed Site Plan – Attached Single-Family Option



Exhibit A1. Site Location Map – Regional Aerial.

North to top of page. Not to scale.

METES AND BOUNDS

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) or GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northwest corner of an original 20.751 acre tract of land, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1467, Page 234 of the Brazoria County Deed Records, and for the northwest corner of this tract; from which a 1/2-inch iron rod found bears North 46° 52' 31" West - 332.07 feet (called North 45° 00' 18" West - 332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46' 46" East - 807.91 feet (called North 85° 04' East - 808.25 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East - 100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 13.203 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the northeast corner of said 1.1478 acre tract conveyed to Texas-New Mexico Power Company, as recorded in Volume 362, Page 838 of the Brazoria County Deed Records and for a northeast corner of this tract;

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East - 100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 85° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 85° 04' 00" East - 500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "TNP" found in the west right-of-way line of Walker Street (width varies) and in the east line of said 20.751 acre tract for the southeast corner of said 1.1478 acre tract and for a northeast corner of this tract;

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right-of-way line of said Walker Street and with the east line of said 20.751 tract to a 1/2-inch iron pipe found inside a 2-inch PVC pipe for the northeast corner of Reserve "B", Block 1, Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of this tract;

THENCE, South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West - 350.50 feet per Brazoria County Clerk's File No. 2021037827) (called West - 350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the south line of said Reserve "B" to a 1/2-inch iron rod found for the northwest corner of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" West - 250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South - 249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" and with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8-inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of this tract;

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20.751 acre tract, for the northeast corner of a 1.00 acre conveyed to HED Properties, LLC, as recorded in Brazoria County Clerk's File No. 2010004582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 03' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20.751 acre tract, with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2-inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract; from which a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20.751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East - 183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called South 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "2112" found for an interior corner of this tract;

THENCE, South 02° 10' 40" East - 178.81 feet (called South 00° 02' 09" West - 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of said State Highway 35 and in the south line of said 20.751 acre tract for the southeast corner of this tract;

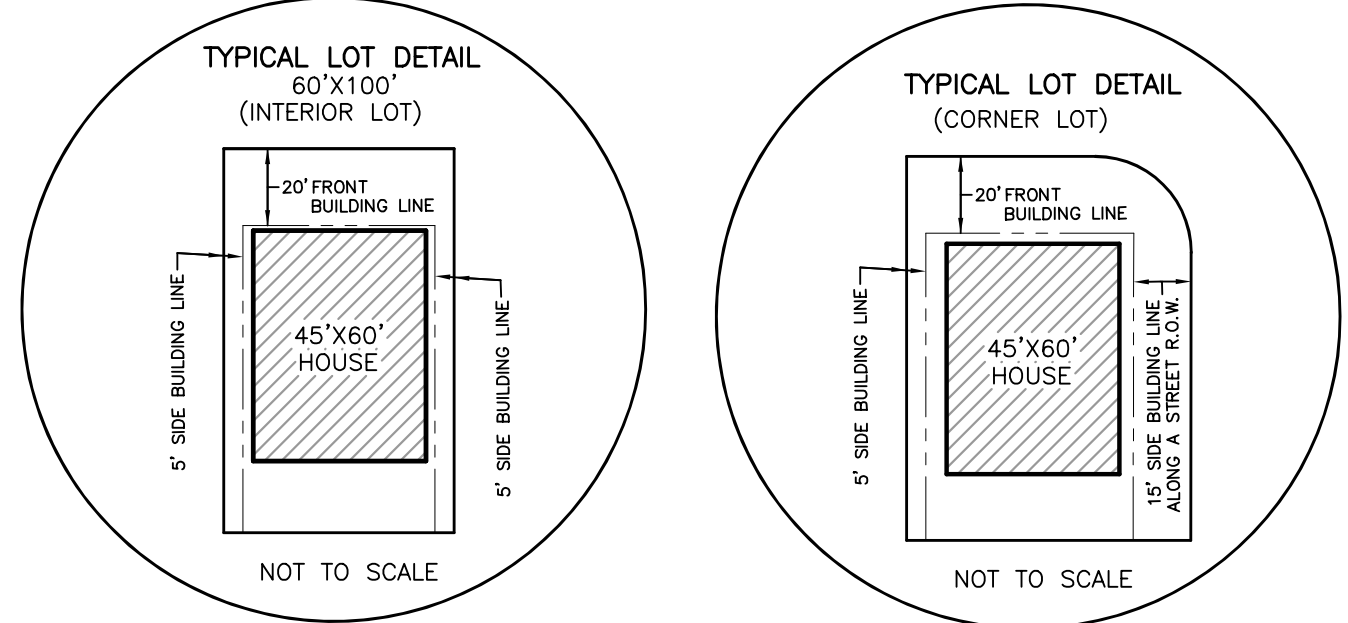
THENCE, South 87° 43' 31" West - 60.00 feet (called North 89° 57' 50" West - 60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right-of-way line of said State Highway 35 and with the south line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20.751 acre tract and for a southwest corner of this tract;

THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a jog in the north right-of-way line of said State Highway 35 and with a west line of said 20.751 acre tract to a 4-inch by 4-inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20.751 acre tract bears South 89° 01' 43" West - 208.13 feet (called North 89° 36' 58" West - 208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West - 208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

THENCE, North 02° 10' 20" West - 402.32 feet (called North 00° 02' 44" East - 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02' 13" East - 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the east line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

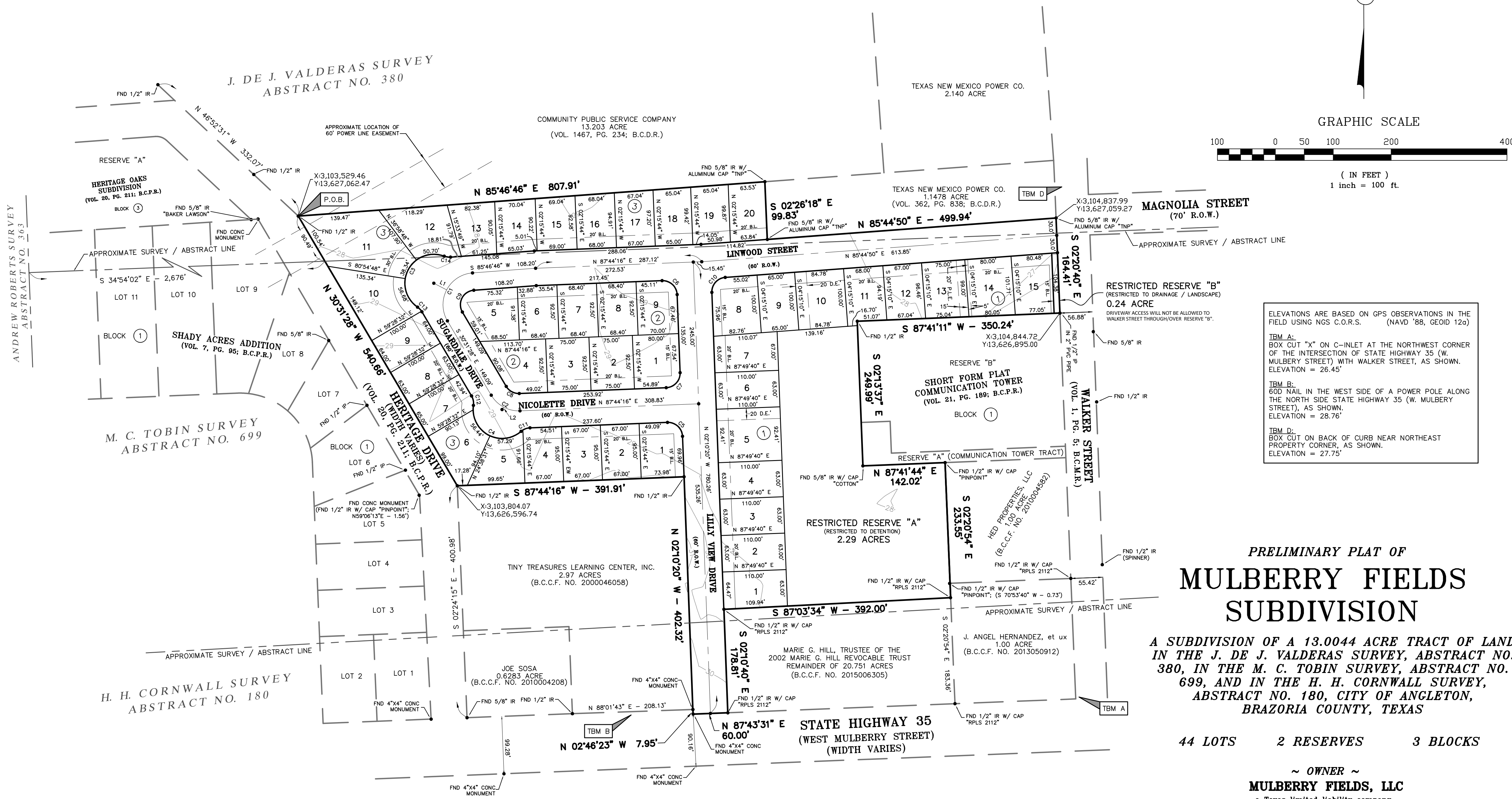
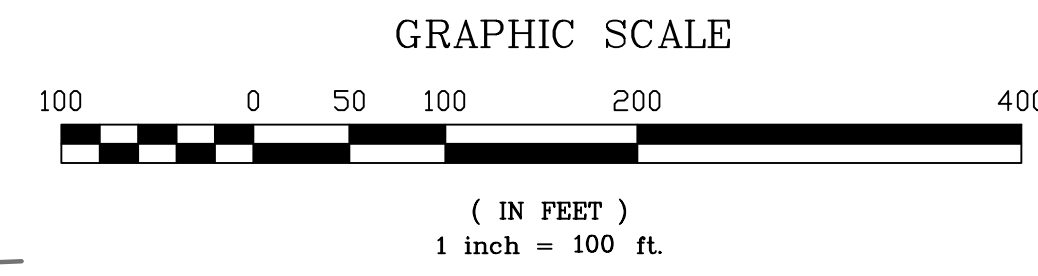
THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 38" West - 391.46 feet per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20.751 acre tract, for the northeast corner of said 2.97 acre tract, and for a southwest corner of this tract; from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of said Heritage Drive with the north right-of-way line of said State Highway 35 bears South 02° 24' 15" East - 400.98 feet;

THENCE, North 30° 31' 28" West - 540.66 feet (called North 28° 17' West - 541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28° 15' 19" West - 540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right-of-way line of said Heritage Drive and with the southwest line of said 20.751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	111.64'	93.44'	S 27°37'39" W	116°18'14"
C2	55.00'	59.26'	56.44'	S 61°23'36" E	61°44'16"
C3	50.00'	145.71'	144.41'	S 27°37'39" W	116°18'14"
C4	50.00'	121.49'	87.22'	S 61°23'36" E	61°44'16"
C5	25.00'	39.31'	35.38'	S 47°13'02" E	90°05'24"
C6	25.00'	39.31'	35.38'	S 47°13'02" E	90°05'24"
C7	25.00'	39.23'	35.33'	S 42°46'58" W	89°54'36"
C8	25.00'	26.94'	25.65'	N 61°23'36" W	61°44'16"
C9	25.00'	50.75'	42.47'	N 27°37'39" E	116°18'14"
C10	25.00'	38.36'	34.71'	S 41°47'15" W	87°55'10"
C11	25.00'	16.90'	16.58'	N 68°22'04" E	38°44'25"
C12	25.00'	16.90'	16.58'	S 11°09'16" E	38°44'25"
C13	25.00'	11.05'	10.96'	N 43°11'31" W	25°20'07"
C14	25.00'	11.05'	10.96'	S 81°33'11" E	25°20'07"

- LEGEND**
- B. - BUILDING LINE
 - B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
 - B.C.P.R. - BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
 - CONC - CONCRETE
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - NEL - NUMBER
 - PG - PAGE
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY
 - SQ.FT. - SQUARE FEET
 - TBM - TEMPORARY BENCHMARK
 - VOL. - VOLUME
 - W/ - WITH
 - ① - BLOCK NUMBER



ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12a)

TBM A: BOX CUT "X" ON C-INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 35 (W. MULBERRY STREET) WITH WALKER STREET, AS SHOWN. ELEVATION = 26.45'

TBM B: 60D NAIL IN THE WEST SIDE OF A POWER POLE ALONG THE NORTH SIDE STATE HIGHWAY 35 (W. MULBERRY STREET), AS SHOWN. ELEVATION = 28.76'

TBM D: BOX CUT ON BACK OF CURB NEAR NORTHEAST PROPERTY CORNER, AS SHOWN. ELEVATION = 27.75'

**PRELIMINARY PLAT OF
MULBERRY FIELDS
SUBDIVISION**

A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO. 699, AND IN THE H. H. CORNWALL SURVEY, ABSTRACT NO. 180, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

44 LOTS 2 RESERVES 3 BLOCKS

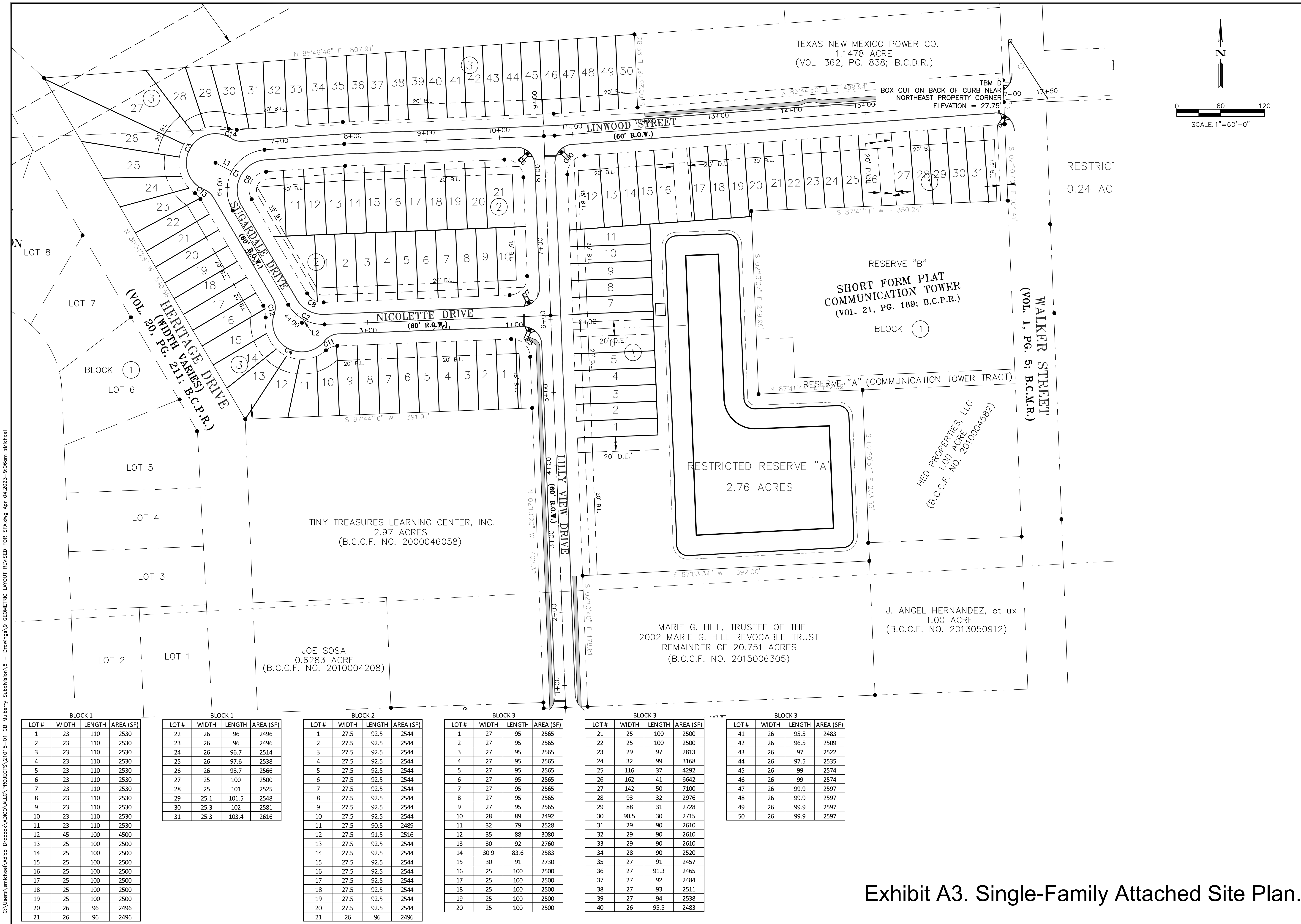
~ OWNER ~
MULBERRY FIELDS, LLC
a Texas limited liability company
12618 Rolling Valley Drive
Cypress, Texas 77429
PHONE: 832.525.1633

~ SURVEYOR ~
MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

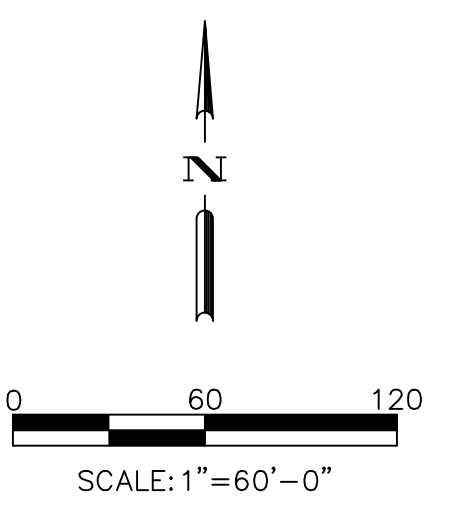
Job No. 1486-3
DECEMBER 6, 2021

LOT AREA TABLE

LOT #	AREA	LOT #	AREA
LOT 1	7011 Sq. Feet	LOT 1	6900 Sq. Feet
LOT 2	6930 Sq. Feet	LOT 2	6365 Sq. Feet
LOT 3	6930 Sq. Feet	LOT 3	6365 Sq. Feet
LOT 4	6930 Sq. Feet	LOT 4	6365 Sq. Feet
LOT 5	10165 Sq. Feet	LOT 5	7217 Sq. Feet
LOT 6	6930 Sq. Feet	LOT 6	8246 Sq. Feet
LOT 7	7150 Sq. Feet	LOT 7	6300 Sq. Feet
LOT 8	7971 Sq. Feet	LOT 8	6300 Sq. Feet
LOT 9	6500 Sq. Feet	LOT 9	6911 Sq. Feet
LOT 10	8478 Sq. Feet	LOT 10	10657 Sq. Feet
LOT 11	6459 Sq. Feet	LOT 11	19619 Sq. Feet
LOT 12	6387 Sq. Feet	LOT 12	8466 Sq. Feet
LOT 13	7330 Sq. Feet	LOT 13	6473 Sq. Feet
LOT 14	8029 Sq. Feet	LOT 14	6304 Sq. Feet
LOT 15	7072 Sq. Feet	LOT 15	6307 Sq. Feet
LOT 16	7260 Sq. Feet	LOT 16	6375 Sq. Feet
LOT 17	6938 Sq. Feet	LOT 17	6436 Sq. Feet
LOT 18	6938 Sq. Feet	LOT 18	6390 Sq. Feet
LOT 19	8180 Sq. Feet	LOT 19	6490 Sq. Feet
LOT 20	7899 Sq. Feet	LOT 20	6356 Sq. Feet



CIVIL ENGINEER:
ADICO
 CONSULTING ENGINEERS
 2114 EL DORADO BLVD, STE. 400, FRIENDSWOOD, TX 77546
 PHONE: 832-895-1093 WWW.ADICO-LLC.COM
 TBPE FIRM NO. 16423



BENCHMARK:
 PROJECT IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOD 12a)

FLOODPLAIN:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THE PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MULBERRY FIELDS SUBDIVISION
 N WALKER STREET &
 W MULBERRY STREET
 ANGLETON, TEXAS 77515

ADICO, LLC
 TBPE FIRM NO. F-16423

NO.	DATE	REVISION

PROJECT OWNER:
 MULBERRY FIELDS

PROJECT LOCATION:
 MULBERRY FIELDS SUBDIVISION

SITE LAYOUT

ALLC PROJECT NO. 21015-01 SHEET NO.
 DRAWN BY: MG
 CHECKED BY: SM
 DRAWING SCALE:
 HORZ: 1" = 60'
 VERT: NA
 DATE PLOTTED:
 Apr 04, 2023 - 9:06am

C:\Users\michael\Adico\Dropbox\ADICO\PROJECTS\21015-01_CE_Mulberry_Subdivision\6 - Drawings\9 GEOMETRIC LAYOUT REVISED FOR SFA.dwg Apr 04, 2023 - 9:06am mMichael

BLOCK 1

LOT #	WIDTH	LENGTH	AREA (SF)
1	23	110	2530
2	23	110	2530
3	23	110	2530
4	23	110	2530
5	23	110	2530
6	23	110	2530
7	23	110	2530
8	23	110	2530
9	23	110	2530
10	23	110	2530
11	23	110	2530
12	45	100	4500
13	25	100	2500
14	25	100	2500
15	25	100	2500
16	25	100	2500
17	25	100	2500
18	25	100	2500
19	25	100	2500
20	26	96	2496
21	26	96	2496

BLOCK 1

LOT #	WIDTH	LENGTH	AREA (SF)
22	26	96	2496
23	26	96	2496
24	26	96.7	2514
25	26	97.6	2538
26	26	98.7	2566
27	25	100	2500
28	25	101	2525
29	25.1	101.5	2548
30	25.3	102	2581
31	25.3	103.4	2616

BLOCK 2

LOT #	WIDTH	LENGTH	AREA (SF)
1	27.5	92.5	2544
2	27.5	92.5	2544
3	27.5	92.5	2544
4	27.5	92.5	2544
5	27.5	92.5	2544
6	27.5	92.5	2544
7	27.5	92.5	2544
8	27.5	92.5	2544
9	27.5	92.5	2544
10	27.5	92.5	2544
11	27.5	90.5	2489
12	27.5	91.5	2516
13	27.5	92.5	2544
14	27.5	92.5	2544
15	27.5	92.5	2544
16	27.5	92.5	2544
17	27.5	92.5	2544
18	27.5	92.5	2544
19	27.5	92.5	2544
20	27.5	92.5	2544
21	26	96	2496

BLOCK 3

LOT #	WIDTH	LENGTH	AREA (SF)
1	27	95	2565
2	27	95	2565
3	27	95	2565
4	27	95	2565
5	27	95	2565
6	27	95	2565
7	27	95	2565
8	27	95	2565
9	27	95	2565
10	28	89	2492
11	32	79	2528
12	35	88	3080
13	30	92	2760
14	30.9	83.6	2583
15	30	91	2730
16	25	100	2500
17	25	100	2500
18	25	100	2500
19	25	100	2500
20	25	100	2500

BLOCK 3

LOT #	WIDTH	LENGTH	AREA (SF)
21	25	100	2500
22	25	100	2500
23	29	97	2813
24	32	99	3168
25	116	37	4292
26	162	41	6642
27	142	50	7100
28	93	32	2976
29	88	31	2728
30	90.5	30	2715
31	29	90	2610
32	29	90	2610
33	29	90	2610
34	28	90	2520
35	27	91	2457
36	27	91.3	2465
37	27	92	2484
38	27	93	2511
39	27	94	2538
40	26	95.5	2483

BLOCK 3

LOT #	WIDTH	LENGTH	AREA (SF)
41	26	95.5	2483
42	26	96.5	2509
43	26	97	2522
44	26	97.5	2535
45	26	99	2574
46	26	99	2574
47	26	99.9	2597
48	26	99.9	2597
49	26	99.9	2597
50	26	99.9	2597

Exhibit A3. Single-Family Attached Site Plan.

Appendix B. Trip Generation Calculations

Table C1. Trip Generation Calculations - Original Study (Single Family Detached)

Trip Rates															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Rate*	Percent		Trip Rate*	Percent		Trip Rate*	Percent	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision	210	Single Family Detached Housing	Dwelling Unit	44.000	24/AM/PM	-	9.43	50%	50%	0.70	26%	74%	0.94	63%	37%
Trip End Calculations															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision	210	Single Family Detached Housing	Dwelling Unit	44.000	24/AM/PM	-	415	207	207	31	8	23	41	26	15
Trip End Totals															
							Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
							415	207	207	31	8	23	41	26	15

*trip rates shown for information only, fitted curves used for trip generation

Trip Adjustment Factors		
Adjustment Factor	Time Period	Factor
Internal Capture Rates:	Weekday	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%
Pass-By Trips:	Weekday	0.0%
	Weekday AM Peak Hour of Adjacent Roadway	0.0%
	Weekday PM Peak Hour of Adjacent Roadway	0.0%

Trip Totals							
Trip Type	Total Trips	Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
		Trips*			Trips*		
		Entering	Exiting	Total Trips	Entering	Exiting	Total Trips
Total Trips, Pre-Capture/Pass-By:	31	8	23	41	26	15	
Total Trips, Captured Within Development:	-	-	-	-	-	-	
Total Trips, New & Pass-By	31	8	23	41	26	15	
Total Trips, Pass-By, Existing on Roadway Network:	-	-	-	-	-	-	
Total Trips, New on Roadway Network:	31	8	23	41	26	15	

*trip estimates subject to roundoff error

Table C1-A. Trip Generation Calculations, Single Family Attached Option

Trip Rates															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Rate*	Percent		Trip Rate*	Percent		Trip Rate*	Percent	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision - SF Attached	215	Single Family Attached Housing	Dwelling Unit	82.000	24/AM/PM	-	7.20	50%	50%	0.48	26%	74%	0.57	63%	37%
Trip End Calculations															
Development Description	ITE Trip Generation Land Use Number	Trip Generation Land Use	Independent Variable	Value	Use Rate	Use Curve	Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
Mulberry Fields Subdivision - SF Attached	215	Single Family Attached Housing	Dwelling Unit	82.000	24/AM/PM	-	590	295	295	39	10	29	47	29	17
Trip End Totals															
Trip Totals							Weekday			Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
							24-Hr Trip Ends	Trips		Peak Hour Trips	Trips		Peak Hour Trips	Trips	
								Entering	Exiting		Entering	Exiting		Entering	Exiting
							590	295	295	39	10	29	47	29	17

*trip rates shown for information only, fitted curves used for trip generation

Trip Adjustment Factors		Percent change vs. single family trip generation:		42.3%	27.8%	13.0%
Adjustment Factor	Time Period	Factor				
Internal Capture Rates:	Weekday	0.0%				
	Weekday AM Peak Hour of Adjacent Roadway	0.0%				
	Weekday PM Peak Hour of Adjacent Roadway	0.0%				
Pass-By Trips:	Weekday	0.0%				
	Weekday AM Peak Hour of Adjacent Roadway	0.0%				
	Weekday PM Peak Hour of Adjacent Roadway	0.0%				

Trip Totals												
Trip Type							Weekday AM Peak Hour of Adjacent Roadway			Weekday PM Peak Hour of Adjacent Roadway		
	Total Trips	Trips*		Total Trips	Trips*							
		Entering	Exiting		Entering	Exiting						
Total Trips, Pre-Capture/Pass-By:	39	10	29	47	29	17						
Total Trips, Captured Within Development:	-	-	-	-	-	-						
Total Trips, New & Pass-By	39	10	29	47	29	17						
Total Trips, Pass-By, Existing on Roadway Network:	-	-	-	-	-	-						
Total Trips, New on Roadway Network:	39	10	29	47	29	17						

*trip estimates subject to roundoff error