



e
Memorandum

To: Green River Builders, Inc.
 From: Abdul Amer, PE
 Date: June 5th, 2024
 Subject: Trip Generation Memorandum for Proposed Mixed-Use Development,
 Walton County, Georgia | A&R 24-108

The purpose of this memorandum is to estimate the trip generation that will result from the proposed mixed-used development that will be located in Walton County, Georgia. The development will consist of 229 single-family houses, 152 townhomes, and 233,650 square feet of combined retail, restaurant, office space. The location of the development is shown below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE land uses below:

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single-Family Attached Housing: A single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use: 821 – Shopping Plaza (40-150k): A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA).

Land Use: 932 – High-Turnover (Sit-Down) Restaurant: This land use consists of sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining.

Land Use: 930 – Fast Casual Restaurant: A fast casual restaurant is a sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves.

Land Use: 710 – General Office Building: A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers.

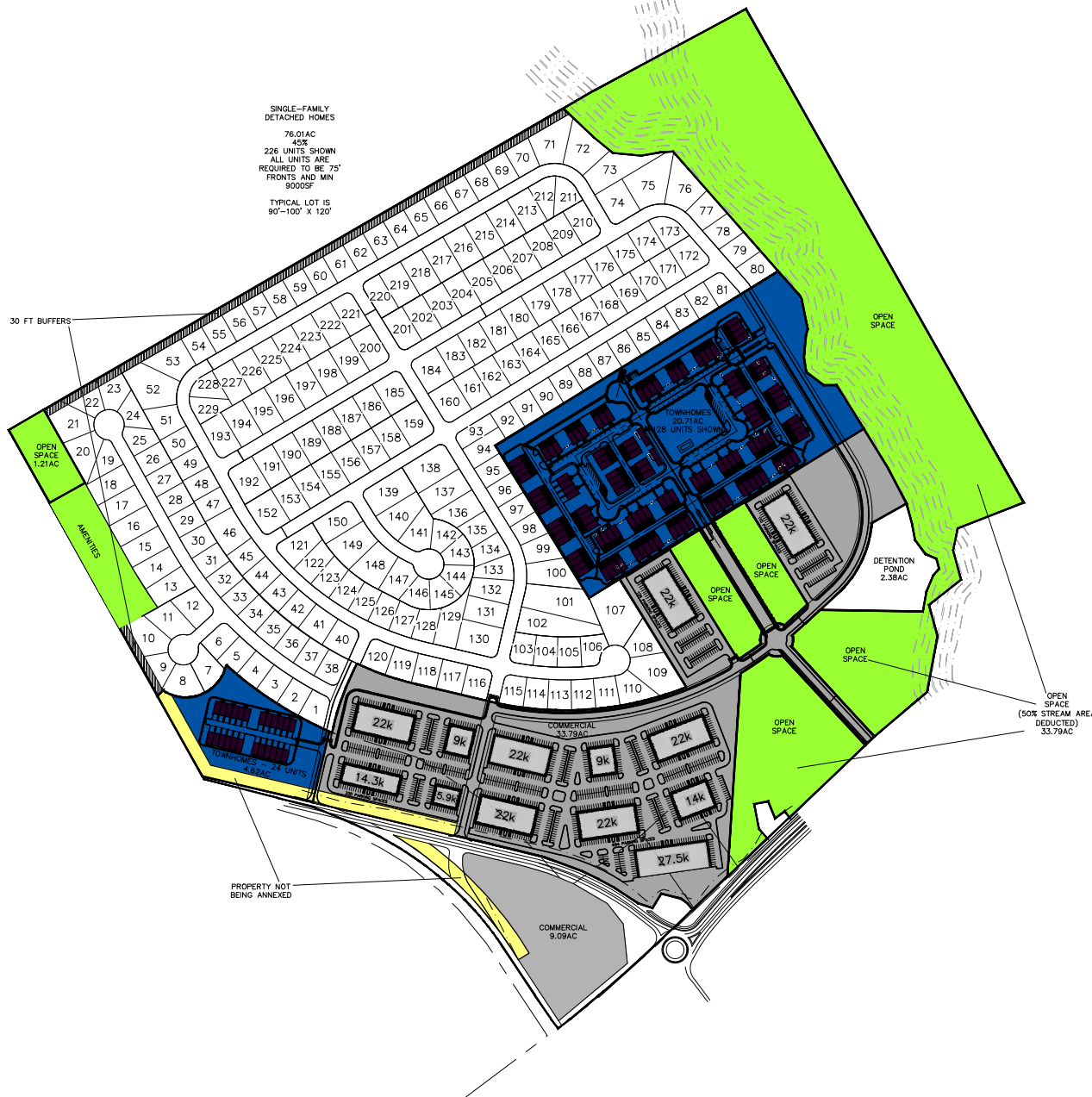


TRIP GENERATION

The calculated site-generated peak hour traffic volumes for the development are shown in Table 1, below.

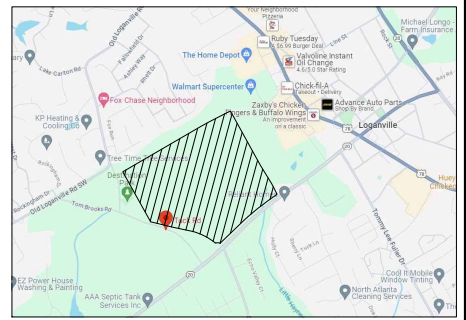
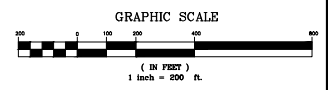
TABLE 1 — TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 210 - Single-Family Detached Housing	229 Units	40	118	158	136	81	217	2,163
Mixed-use reduction		-12	-20	-32	-39	-41	-80	-772
ITE 215 - Single-Family Attached Housing	152 Units	18	55	73	51	36	87	1,108
Mixed-use reduction		-6	-10	-16	-20	-21	-41	-395
ITE 710 – General Office Building	46,730 SF	77	10	87	15	73	88	599
Mixed-use reduction		-8	-2	-10	-5	-18	-23	-117
ITE 821 – Shopping Plaza (40-150k) – Supermarket - Yes	116,825 SF	125	77	202	297	309	606	7,888
Mixed-use reduction		--17	-14	-31	-41	-33	-74	-667
Pass-by Trips (0%) 40%		0	0	0	-102	-110	-212	-2,120
ITE 930 – Fast Casual restaurant	35,048 SF	25	25	50	337	277	614	3,405
Mixed-use reduction		-7	-6	-13	-18	-14	-32	-288
ITE 932 – High-Turnover Sit-Down restaurant	35,048 SF	184	151	335	193	124	317	3,757
Mixed-use reduction		-8	-6	-14	-20	-16	-36	-318
Pass-by Trips (0%) 43%		0	0	0	-74	-47	-121	-1,210
Total Trips without Reductions		469	437	906	1,029	900	1,929	18,919
Total Trips with Reductions		411	379	790	710	600	1,310	13,032

Based on trip generation rates published in the ITE Trip Generation Manual, 11th edition, the mixed-use development generates 411 entering and 379 exiting trips in the AM peak hour, 710 entering and 600 exiting in the PM peak hour and 13,032 overall two-way trips in a 24-hour duration.



SINGLE-FAMILY
DETACHED HOMES
76.01AC
45%
228 UNITS SHOWN
ALL UNITS ARE
REQUIRED TO BE 75'
FRONTS, AND MIN
9000SF
TYPICAL LOT IS
90'-100' X 120'

CAUTION
CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.
DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION



SITE LOCATION MAP

SITE DATA		
EXISTING TRACT	201.49 AC	
OUTPARCEL	9.09 AC	
PROPOSED PD TRACT	192.40 AC	
ZONING		
EXISTING ZONING	RA-200	
PROPOSED ZONING	PUV	
ZONING JURISDICTION	CITY OF LOGANVILLE	
USE CALCULATIONS		
RESIDENTIAL R/W	15.23AC	
DETENTION POND	2.38AC	
STREAM AREA (50%)	5.87AC	
PD USABLE AREA	168.52AC	
SINGLE FAMILY HOMES	76.01AC	45.0%
RES AMENITY AREA	161,828 S.F.	
TOWNHOMES	25.33AC	15.0%
COMMERCIAL	33.79	20.5%
OPEN SPACE	33.79AC	21.2%
COMMERCIAL SF REQ'D	10KSF*226/100	22,600SF
COMMERCIAL PROV.		233,650SF
SINGLE-FAMILY MAX	75.82AC *	235 UNITS
SINGLE-FAMILY PROV.	3.1 UNITS/1AC	226 UNITS
TOWNHOME MAX	6 UNITS/AC	152 UNITS
TOWNHOME PROV.	6 UNITS/AC	152 UNITS

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24 HOUR CONTACT
TEL: 706

CLIENT:
TBD

OWNER INFORMATION:
TBD

REVISIONS:

DATE	DESCRIPTION
01/19/24	CONCEPT LAYOUT
02/01/24	CONCEPT LAYOUT
03/04/24	CONCEPT LAYOUT
04/04/24	CONCEPT LAYOUT
05/15/24	CONCEPT LAYOUT
05/22/24	CONCEPT LAYOUT
05/31/24	CONCEPT LAYOUT

TUCK FAMILY FARM
TUCK ROAD AT HWY 20
LOGANVILLE, GA

SHEET TITLE:
SITE LAYOUT

SHEET NUMBER:
C.200