

## TIA DETERMINATION REQUIREMENTS May 10, 2024 Sunset Ridge Phase 2 (no Master Plan on file) TIA24-0034

Owner: Toll Brothers 1320 Arrow Point Dr, Suite 401 Cedar Park, TX 78613

ssice Perry

Preparer:
Jacob Kondo
10814 Jollyville Road, Avallon IV
Austin, TX 78759

The Engineering Division reviewed the TIA Worksheet and associated documents for the referenced development and TIA determination. Based on the information provided in the application, only the attached TIA Worksheet is required. Submit the accepted TIA Worksheet and TIA Worksheet review fee with the applicable application. If there is an increase in peak hour trips to 100 or more, a TIA Report is required and must be provided following the Code of Ordinance and TIA process.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need additional information.

Respectfully,

Jessica Perry, E.I.T. Graduate Engineer

JP / ce

\*\*\*After preparing the TIA, please submit report using the online portal <a href="https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx">https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx</a> once the document has been uploaded email cedmond@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

## CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) WORKSHEET

Complete this worksheet to <u>determine</u> Traffic Impact Analysis requirements and as a requirement for zoning, master plan, plat, and permit applications as specified in the City of New Braunfels Code of Ordinances Section 118-46. A project site plan with an area map must be included with this worksheet to be considered a complete application.

Section :	1: General Information												
Project	Name:Sunset Ridge Phase 2									Date:05/01/2	2024		
Subdivi	sion Plat Name: A-608 SUR- 21 J THOMPS	ON, ACRES	6.745 ( Plat	tting Require	d) Pr	roject Addr	ess/Locati	on:2911 Mor	ningside D	r			
Locatio	n? City of New Braunfels		New Braun	fels ETJ	•	Comal County			Guadalupe County				
Owner Name:Adrienne Donatucci (Toll Brothers)					0	Owner Email:adonatucci@tollbrothers.com							
Owner Address:					0	Owner Phone:							
Prepare	er Company:Kimley-Horn												
Prepare	er Name:Ben Plett, PE				Pr	reparer Em	ail:ben.plet	t@kimley-hor	n.com				
Prepar	er Address 10814 Vollyville Road, Campus V	, Suite 200,	Austin, TX 7	8759	Y PI	reparer Ph	vnev(512) 4	18-4523	$\sim$		~~	$\overline{\gamma}$	$\overline{\gamma}$
Applicat	ion Type or Reason for TIA Worksheet/	Report											
✓ Zon	ing ? ✓ Master	Plan		Preli	minary Plat	t	F	inal Plat			Permit		
TIA Sub	hittal Type (A TIA Worksheet is teghired	Lwith all to	ning, plah,	plat, and p	ermitappl	idations					<del>UU</del>		
<b>✓</b> TIA	Worksheet Only (99 peak hour trips or le	ess)						Level 1 T	IA Report	(100-199 pe	ak hour trip	os)	
☐ TIA								IA Report	t (200-499 peak hour trips)				
TIA	Worksheet Only – Previous TIA Report r	ot required	d (supporti	ng docume	ntation ma	ıy be requii	red) [	Level 3 T	IA Report	(500 or more	e peak hou	r trips)	
TxDOT	Access Authorized?												
Yes	(provide supporting documentation)		☐ No (a	uthorizatio	n required	for applica	tion appro	val)	✓ N	ot Applicabl	е		
Section 2	2: Proposed Land Use and Trip Informat	ion for App	olication										
Phase	Land Use	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	Est. Project Units	Critical Peak Hour	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	Daily Trip Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips
1	Single Family Detached Housing	210	DU	40	PM	0.7	0.94	0.92	9.43	28	38	37	377
												1	<u> </u>
												+	+
	<u> </u>	<u> </u>			Total fr	l om additior	 	nn sheet lif r	) necessary)			+	+
	Total from additional tabulation sheet (if necessary):  Total:								38	37	377		
<sup>1</sup> Institute	of Transportation Engineers (ITE) Trip Genero	ation 11 <sup>th</sup> Fo	dition or mo	st recent· 2F	g Dwelling	Ilnits Acre	s Employe	s KSF etc	Total	.   20		- 51	1 011
	Reviewed by: Jessica Perry	, c. O. I., 11 L(	2.011 01 1110	Je recent, L	.5., D WCIIII 8	, 511113, 7016	o, Employed	.5, 1151 , 010.	Ιr	Pate: 5/10/2024			
Internal	Use Only TIA Worksheet is acceptable.	□ TIA V	Vorksheet red	guires correcti	ions.	□ TIA Rep	ort required.			TIA Update red	auired.		

TIA Worksheet | Revised 1/2024

Subdivision name implies Master Plan Section 3: Previously Approved TIA Worksheet/Report (provide) Project Name: Preparer Company: Preparer Name: Date: Level 1 TIA Report Level 3 TIA Report TIA Worksheet Only Level 2 TIA Report Type: Final Plat Approved with: Zoning Master Plan **Preliminary Plat** Permit TIA Scope Agreement: Yes (provide supporting documentation) No Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases) PM WKND AM PM **WKND** AM Est. Critical Daily ITE ITE **Peak** Peak **Peak** Peak Peak Peak Daily Status<sup>3</sup> Project Peak **Phase Land Use** Trip Unit<sup>2</sup> Code<sup>1</sup> Hour Hour Hour Hour Hour Hour Trips Units Hour Rate Rate Rate Rate **Trips** Trips Trips Total from additional tabulation sheet (if necessary):

## Section 5: Approved TIA Worksheet/Report Conformance

Approved TIA Conformance	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips	Daily Trips		
Approved development total:						
Updated development total:						
Difference development total:						
New TIA Report Required?						
Increase in PHT over 10% or	Yes. A TIA Report or update is required.					
change in TIA Submittal Type?	☐ No					

## **Section 6: Required TIA Mitigation Measures**

Total:

Mitigation Measures	Phase	Total PHT
1.	1	
2.		
3.		
4.		
5.	·	
6.		

TIA Worksheet | Revised 1/2024 Page 2

<sup>&</sup>lt;sup>1</sup>Institute of Transportation Engineers (ITE) Trip Generation, 11<sup>th</sup> Edition or most recent; <sup>2</sup>E.g., Dwelling Units, Acres, Employees, KSF, etc.;

<sup>&</sup>lt;sup>3</sup>Specify current approved status of unit: PLAN – Zoning/Concept Plan/Detail Plan/Master Plan, PP – Preliminary Plat, FP – Final Plat, P – Permit, C – Completed, A – With this Application (current)