

# CITY OF NEW BRAUNFELS TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION FORM

Complete this form to determine Traffic Impact Analysis requirements.  
A site exhibit must be with this form to be considered a complete submittal.

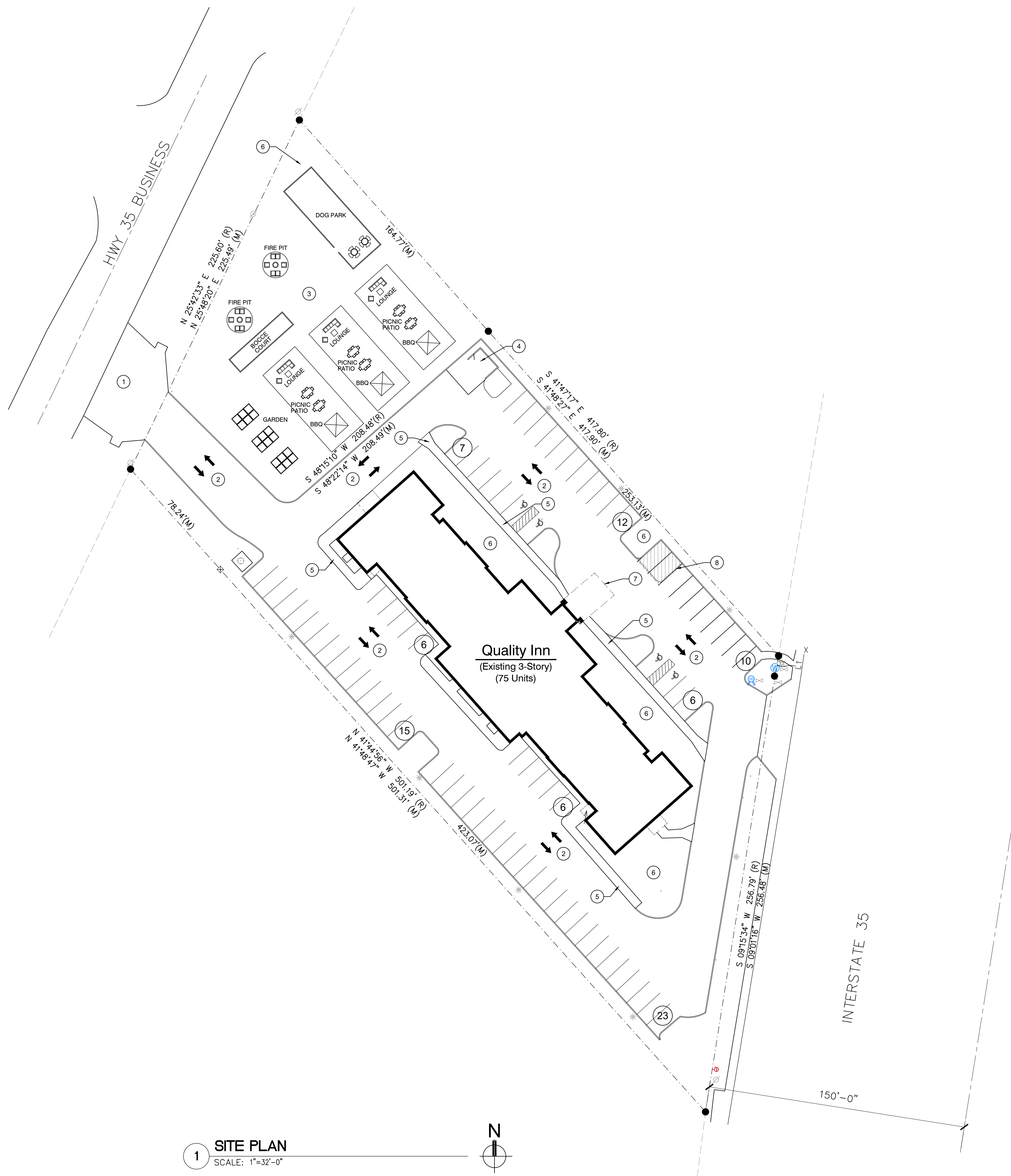
## Section 1: General Information

<b>General Information</b>	
Project Name: Vivo New Braunfels - Quality	Date: 06/22/2021
Subdivision Plat Name: JM LOT 3C	Project Address/Location: 1533 N Interstate 35 Frontage Rd, New Braunfels, TX 78130
Location? <input checked="" type="checkbox"/> City of New Braunfels <input type="checkbox"/> New Braunfels ETJ <input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County	
Owner Name: Vivo Investment Group	Owner Email: jacky@norcapllc.com or akash@vivoinvestmentgroup.com
Owner Address: 21515 Hawthorne Blvd, Torrance CA 90503	Owner Phone: (310) 505-7769
Preparer Company: Kimley-Horn and Associates, Inc.	
Preparer Name: Jordan Schaefer, P.E.	Preparer Email: Jordan.Schaefer@Kimley-Horn.com
Preparer Address: 601 NW Loop 410, STE 350, San Antonio, Texas 78216	Preparer Phone: (210) 541-9166
<b>Application Type or Reason for TIA Worksheet/Report</b>	
<input type="checkbox"/> Master Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Commercial Permit <input checked="" type="checkbox"/> Zoning	
<b>TIA Submittal Type</b> (A TIA Worksheet is required with all zoning, plan and plat applications)	
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)	<input type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips)
<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)	<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)
<b>Previously Approved TIA</b> (Required if this project is part of a development with a previously approved TIA report)	
Previously Approved TIA Report Name:	City Approval Date:
<b>TxDOT Access Approved?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable	

## Section 2: Proposed Land Use and Trip Information for Application

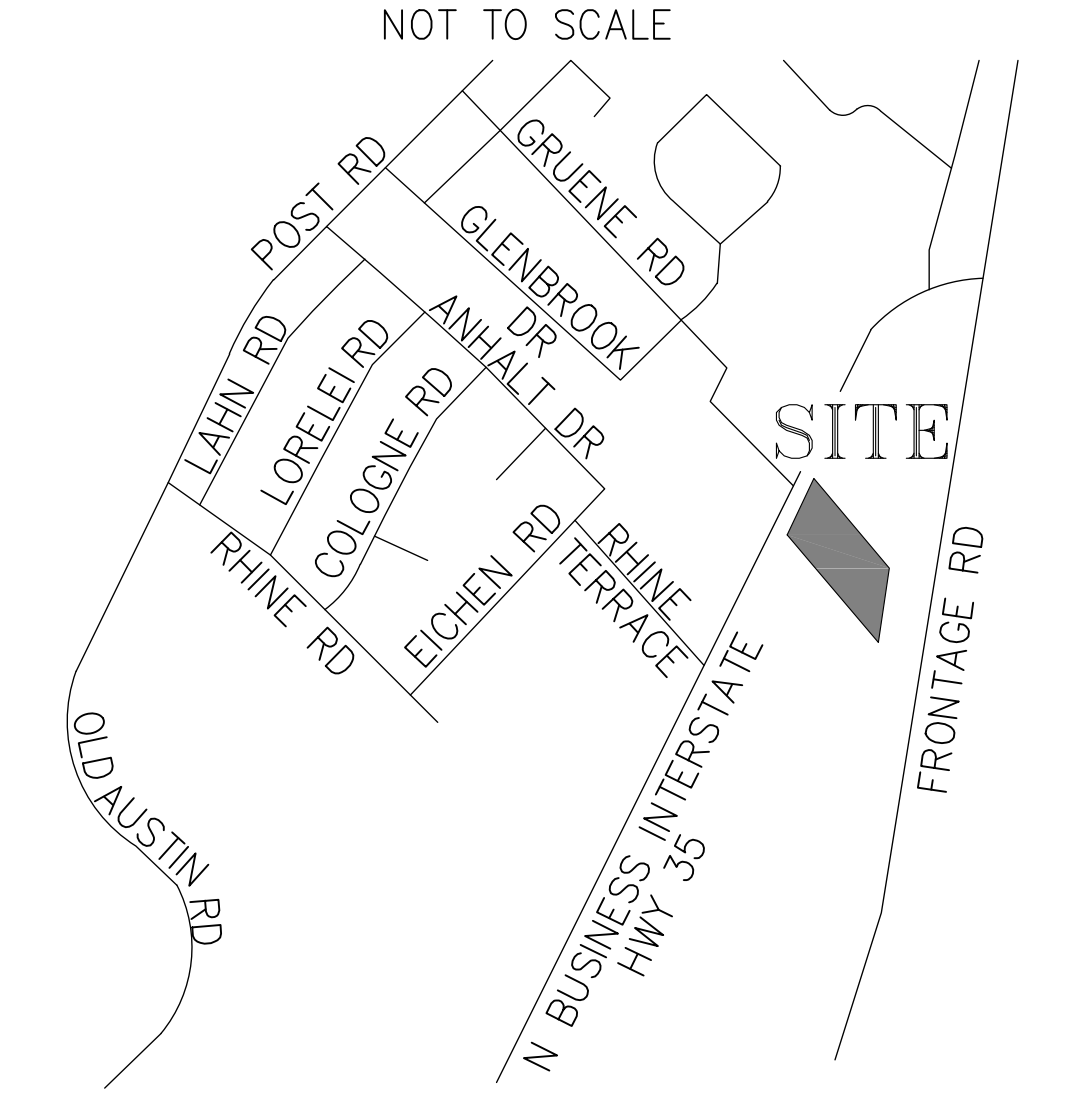
Land Use	ITE Code <sup>1</sup>	ITE Unit <sup>2</sup>	Est. Project Units	AM Peak Hour Rate	PM Peak Hour Rate	WKND Peak Hour Rate	AM Peak Hour Trips	PM Peak Hour Trips	WKND Peak Hour Trips
Multifamily Housing (Mid-Rise)	221	Dwelling Units	75	0.36	0.44	0.44	27	33	33
<i>Total from additional tabulation sheet (if necessary):</i>									
<b>Total:</b>							27	33	33

<sup>1</sup>Institute of Transportation Engineers (ITE) Trip Generation, 10<sup>th</sup> Edition or most recent  
<sup>2</sup>E.g., Dwelling Units, Acres, Employees, KSF, etc.



1 SITE PLAN  
SCALE: 1"=32'-0"

VICINITY MAP



1 VICINITY MAP  
SCALE: N.T.S.

PROJECT DATA:

ZONING

SITE AREA:

1. LOT 3C:	70,432 SF
2. LOT 3D:	25,344 SF
TOTAL SF:	95,766 SF (2.198 ACRES)

BUILDING SF:

1. 1ST FLOOR:	14,189 SF
2. 2ND FLOOR:	14,189 SF
3. 3RD FLOOR:	14,189 SF
TOTAL SF:	42,567 SF

SITE DENSITY CALCULATIONS:

1. UNITS 1 - 10 (15,000 SF)	15,000 SF REQUIRED
2. UNITS 11 - 75 (1/500 SF/UNIT) 97,500 SF REQUIRED	97,500 SF REQUIRED
TOTAL PARCEL SF REQUIRED FOR USE:	112,500 SF (TOTAL EXISTING - 95,766 SF)

OCCUPANCY TABULATIONS:

1. EXISTING USE:	HOTEL
2. PROPOSED USE:	APARTMENTS

PARKING:

1. EXISTING:	81 SPACES (4 HANDICAPPED INCLUDED)
2. NEW SPACES ADDED:	2 SPACES
TOTAL SPACES:	83

LANDSCAPING BICYCLE PARKING: EXISTING (ADDITIONAL TBD) TBD

SITE PLAN KEYNOTES:

- EXISTING CURB CUT TO REMAIN
- EXISTING DRIVE TO REMAIN
- EXISTING OPEN AREA TO REMAIN (REMODELED FOR OUTDOOR RECREATIONAL USE)
- EXISTING TRASH ENCLOSURE
- EXISTING SIDEWALK
- EXISTING LANDSCAPED AREA
- EXISTING CANOPY AT DROP OFF AREA
- REMOVE EXISTING CURBING, ADD NEW ASPHALT PAVING MATCH ADJACENT

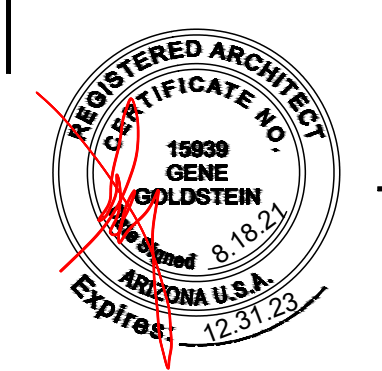


9516 E. VENTASO CIRCLE  
TUCSON, AZ 85715  
PHONE: (520) 401-9183

PROJECT: 21-699  
DATE: 8/18/2021  
DRAWN: WJM  
CHECKED: GG

Remodeling for  
**VIVO Apartments  
New Braunfels 2**  
1533 N. Interstate 35  
New Braunfels, Texas

**Preliminary  
Site Plan**



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SHEET: **C1.0**