



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

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,

A handwritten signature in blue ink that reads "Jessica Perry".

Jessica Perry, E.I.T.
Graduate Engineer
JP / ce

*****After preparing the TIA, please submit report using the online portal**

<https://nbpermits.newbraunfels.gov/publicaccess/template/Login.aspx>

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 determine 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: 05/01/2024			
Subdivision Plat Name: A-608 SUR- 21 J THOMPSON, ACRES 6.745 (Platting Required)				Project Address/Location: 2911 Morningside Dr			
Location? <input checked="" type="checkbox"/> City of New Braunfels		<input type="checkbox"/> New Braunfels ETJ		<input type="checkbox"/> Comal County		<input type="checkbox"/> Guadalupe County	
Owner Name: Adrienne Donatucci (Toll Brothers)				Owner Email: adonatucci@tollbrothers.com			
Owner Address:				Owner Phone:			
Preparer Company: Kimley-Horn							
Preparer Name: Ben Plett, PE				Preparer Email: ben.plett@kimley-horn.com			
Preparer Address: 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759				Preparer Phone: (512) 418-4523			
Application Type or Reason for TIA Worksheet/Report							
<input checked="" type="checkbox"/> Zoning		<input checked="" type="checkbox"/> Master Plan		<input type="checkbox"/> Preliminary Plat		<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Permit							
TIA Submittal Type (A TIA Worksheet is required with all zoning, plan, plat, and permit applications)							
<input checked="" type="checkbox"/> TIA Worksheet Only (99 peak hour trips or less)				<input type="checkbox"/> Level 1 TIA Report (100-199 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Worksheet/Report Approved (complete Sections 3-6)				<input type="checkbox"/> Level 2 TIA Report (200-499 peak hour trips)			
<input type="checkbox"/> TIA Worksheet Only – Previous TIA Report not required (supporting documentation may be required)				<input type="checkbox"/> Level 3 TIA Report (500 or more peak hour trips)			
TxDOT Access Authorized?							
<input type="checkbox"/> Yes (provide supporting documentation)			<input type="checkbox"/> No (authorization required for application approval)			<input checked="" type="checkbox"/> Not Applicable	

Section 2: Proposed Land Use and Trip Information for Application

Phase	Land Use	ITE Code ¹	ITE Unit ²	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
<i>Total from additional tabulation sheet (if necessary):</i>													
Total:										28	38	37	377

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

Internal Use Only	Reviewed by: Jessica Perry			Date: 5/10/2024	
	<input checked="" type="checkbox"/> TIA Worksheet is acceptable.	<input type="checkbox"/> TIA Worksheet requires corrections.	<input type="checkbox"/> TIA Report required.	<input type="checkbox"/> TIA Update required.	

Section 3: Previously Approved TIA Worksheet/Report (provide)



Subdivision name implies Master Plan

Project Name:					
Preparer Company:		Preparer Name:		Date:	
Type:	<input type="checkbox"/> TIA Worksheet Only	<input type="checkbox"/> Level 1 TIA Report	<input type="checkbox"/> Level 2 TIA Report	<input type="checkbox"/> Level 3 TIA Report	
Approved with:	<input type="checkbox"/> Zoning	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Permit
TIA Scope Agreement:	<input type="checkbox"/> Yes (provide supporting documentation)		<input type="checkbox"/> No		

Section 4: Update to and Status of Land Use and Trip Information for Total Development with Approved TIA Worksheet/Report (All Subdivision Phases)

Phase	Land Use	Status ³	ITE Code ¹	ITE Unit ²	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
<i>Total from additional tabulation sheet (if necessary):</i>														
Total:														

¹Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition or most recent; ²E.g., Dwelling Units, Acres, Employees, KSF, etc.;
³Specify 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)

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 <u>change in TIA Submittal Type?</u>	<input type="checkbox"/> Yes. A TIA Report or update is required. <input type="checkbox"/> No			

Section 6: Required TIA Mitigation Measures

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