

To: Ruchi Agarwal, City of Johns Creek

From: Magnolia Drive, LLC

Date: July 12, 2022

Subject: Trip Generation Memo for Proposed Residential Development at Waters Rd and Jones Bridge Rd, City of Johns Creek, Georgia

Project Description

A residential development with three single-family detached homes is proposed to be built on the southeast side of the intersection of Jones Bridge Rd and Waters Rd in Johns Creek, GA. It is anticipated to be connected to the external roadway via one private driveway that will form the fourth leg of the intersection of Jones Bridge Rd and Waters Rd. An aerial of the intersection and proposed driveway location is shown below in Figure 1.

Figure 1: Site Aerial



Trip Generation and Distribution

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 11th Edition, 2021. A summary of the trip generation can be found below in Table 1.

Table 1: Trip Generation Summary

Land Use Information	Reduction %	Project Trips			Equation Used ¹	In / Out Distribution
		Total	Inbound	Outbound		
210 - Single-Family Detached Housing						3 Dwelling Unit
Daily		40	20	20	$\ln(T) = 0.92\ln(X)+2.68$	50% / 50%
AM Peak Hour		3	1	2	$\ln(T) = 0.91\ln(X)+0.12$	26% / 74%
PM Peak Hour		4	3	1	$\ln(T) = 0.94\ln(X)+0.27$	63% / 37%

The proposed development is anticipated to generate 3 AM peak hour vehicle trips (1 inbound, 2 outbound), and 4 PM peak hour trips (3 inbound, 1 outbound). The average daily rate provided by ITE is based on an average development size of 246 units which skews the data high. Actual daily trips are likely to be significantly lower than analyzed.

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