

TO: Bryan Robertson, Robertson Companies

FROM: Scott Israelson

DATE: 30 April 2024

RE: Trip Generation and Turn Lane Statement
Armani Farms
Collin County, TX

Project Description/Site Plan

Traffic Impact Group, LLC has been retained to prepare a trip generation statement and examine the need for right-turn lanes for the proposed Armani Farms development. The site is located on the west side of FM 2933 north of CR 412 in Collin County, Texas.

The proposed development would consist of 47 single-family homes and will have two full-access connections to FM 2933 (Lotus Lane and Sunflower Street).

TxDOT requested this statement to examine the need for right-turn lanes at project accesses.

Trip Generation

A trip generation analysis has been prepared in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, using the Average Rate for weekday and weekend Peak Hours. Table 1 summarizes the trip generation estimates for the proposed addition.

Table 1 - ITE Trip Generation							
Average Weekday Driveway Volumes				AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Enter	Exit	Enter	Exit
Single-Family Detached Housing	210	47	Dwelling Units	9	28	31	18

Turn Lane Analysis

A northbound left-turn lane at FM 2933 & Lotus Lane is proposed as part of development.

The TxDOT *Access Management Manual* provides the criteria for auxiliary lanes on state roadways. The threshold for right-turn deceleration lanes on roadways with posted speed limits above 45 mph is 50 vehicles per hour (vph).

The development is projected to generate 31 entering trips in the PM peak hour spread over two accesses. Since the entering trips are lower than TxDOT's threshold for a right-turn lane, no right-turn lanes are required for this development.

Please contact me at scott@traffic-impact.com or 972.358.6383 with any questions or comments.