

MEMORANDUM

TO: Roman Plugge, PE

FROM: Stephen Moore, PE

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SUBJECT: High Street Realty – Jubilee Lane Industrial Park trip generation and distribution



DATE: March 12, 2021

AVO: 42113.001

3/12/2021



The proposed Jubilee Lane Industrial Park is a two-building warehouse development to be located on the west side of Jubilee Lane between Riverview Drive and Stonewall Drive in Lewisville, Texas. The two buildings will total 173,000 square feet of building space. Halff Associates, Inc. (Halff) generated trips for the development based on the total building square footage, using the Warehousing trip generation data from the current version (10th Edition) of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. Halff calculated Truck trips and Total Vehicle trips for the site. Table 1 below summarizes the trip generation calculations for the development site.

Table 1
Trip Generation – Jubilee Lane Industrial Park

LAND USE	ITE CODE	UNITS	VEHICLE TYPE	AM PEAK HOUR			PM PEAK HOUR			24-HOUR
				IN	OUT	TOTAL	IN	OUT	TOTAL	TOTAL
Warehousing	150	174,647 sf	Truck	1	2	3	2	3	5	102
Warehousing	150	174,647 sf	Other	34	9	43	11	33	44	219
TOTAL				35	11	46	13	36	49	321

The “other” vehicle trips, which represent non-truck trips generated by the site (passenger cars, etc.), were derived by subtracting the calculated Truck trips from the calculated Total vehicle trips.

Halff distributed the trips shown in Table 1 at the three proposed site driveways:

- Riverview driveway – this driveway will serve passenger cars associated with Building 1
- Jubilee driveway – this driveway will serve trucks associated with both buildings
- Stonewall driveway – this driveway will serve passenger cars associated with Building 2

Figure 1 is a line diagram showing the projected trip distribution at the three proposed site driveways.

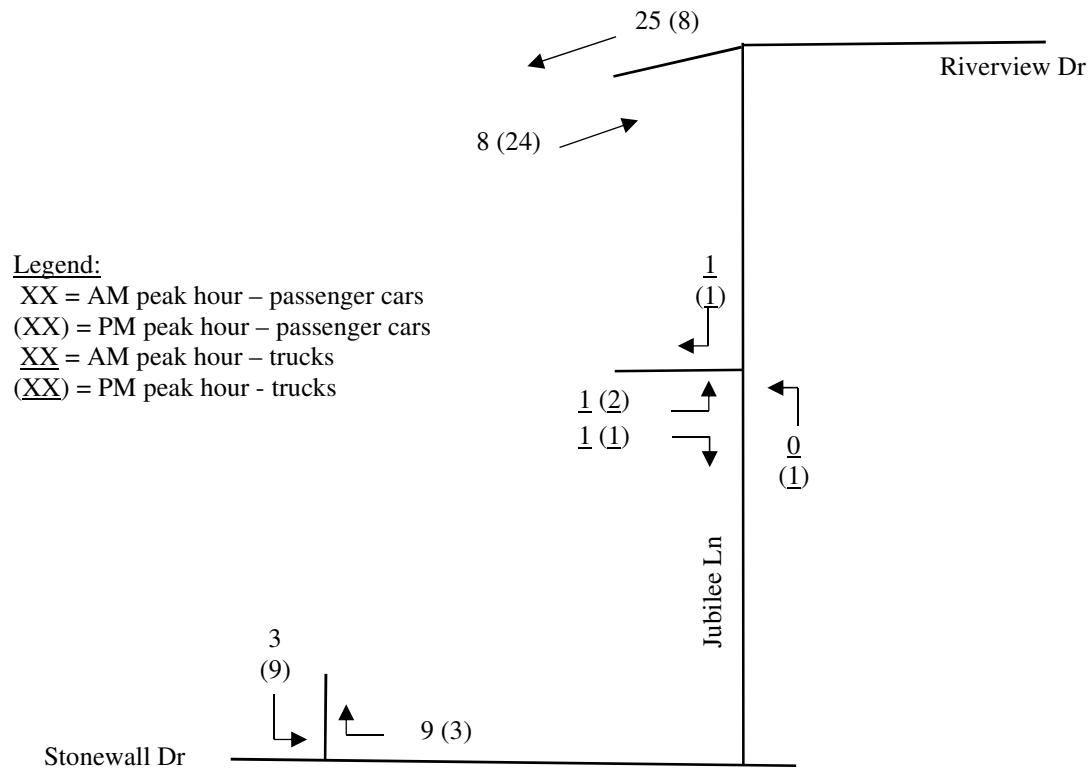


Figure 1
Trip Distribution – Jubilee Lane Industrial Park