

TECHNICAL MEMORANDUM

To: Mr. Clint Walters, *The Providence Group*

From: John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*
Alden Brinkman, E.I.T., *Kimley-Horn and Associates, Inc.*

Date: March 5, 2025

RE: ***Fox Road Tract – Trip Generation Memorandum***
City of Johns Creek, Fulton County, Georgia

Received
March 12, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning

Kimley-Horn is pleased to provide this memorandum summarizing the project trip generation for the proposed *Fox Road Tract* development. This site is located on an approximate 6.07-acre site at 11705 Fox Road, east of Fox Road, north of Kimball Bridge Road, and west of Jones Bridge Road, in the City of Johns Creek. For this evaluation, the anticipated project trip generation was utilized to determine if a traffic impact study may be necessary.

PROJECT OVERVIEW

As currently envisioned, the development will consist of approximately 20 single-family residential units. Access to the proposed development will be provided via one (1) site driveway along Fox Road, north of Kimball Bridge Road.

The purpose of this memorandum is to determine whether a traffic study is needed for the development by evaluating the project trip generation associated with the *Fox Road Tract* development. A site plan of the *Fox Road Tract* development is provided in the attachments.

TRIP GENERATION

Project traffic for the proposed *Fox Road Tract* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021. The trip generation was calculated assuming 20 units of Single-Family Detached Housing (Land Use 210). The proposed density and project trip generation is summarized in **Table 1**.

Table 1: Project Trip Generation											
ITE Code	Land Use	Density	Daily Traffic			AM Peak			PM Peak		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
210	<i>Single-Family Detached Housing</i>	<i>20 d.u.</i>	230	115	115	17	4	13	22	14	8

TRAFFIC STUDY REQUIREMENT

Per Section 28.4.4 of the City of Johns Creek municipal code, a Traffic Impact Study is required when a development generates approximately 100 trips during the peak hour. The *Fox Road Tract* development is projected to generate approximately 17 trips during the AM peak hour and 22 trips during the PM peak hour. Therefore, a traffic study will likely not be required for the proposed development.

CONCLUSION AND RECOMMENDATIONS

The proposed *Fox Road Tract* development is located at 11705 Fox Road, east of Fox Road, north of Kimball Bridge Road, and west of Jones Bridge Road, in the City of Johns Creek. The development will consist of approximately 20 single-family residential units. Access to the proposed development will be provided via one (1) site driveway along Fox Road, north of Kimball Bridge Road. It is anticipated to generate approximately 230 vehicles per day (115 entering and 115 exiting).

The purpose of this memorandum is to determine whether a traffic study may be required for the development by evaluating the project trip generation associated with the *Fox Road Tract* development. According to Section 28.4.4 of the City of Johns Creek municipal code, a Traffic Impact Study is required when the development generates approximately 100 trips during the peak hour. The proposed *Fox Road Tract* development is projected to generate approximately 17 trips during the AM peak hour and 22 trips during the PM peak hour. Therefore, a traffic study will likely not be required for the proposed development.

I hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John D. Walker, P.E., PTOE
Senior Vice President



Alden Brinkman, E.I.T.
Project Analyst

Attachments:

- Trip Generation Analysis
- Site Plan

Trip Generation Analysis (11th Ed. with <i>2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC</i>)								
Fox Road Tract Johns Creek, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>								
210 Single-Family Detached H	20 d.u.	230	17	4	13	22	14	8
Gross Trips		230	17	4	13	22	14	8
Other Non-Residential Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Other Non-Residential Trips		0	0	0	0	0	0	0
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		230	17	4	13	22	14	8
Driveway Volumes		230	17	4	13	22	14	8

c:\users\alden.gordon\documents\personal paperwork\019913037 - traffic\analysis\[analysis.xls]trip generation

Trip Generation Analysis (11th Ed. with <i>2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC</i>)								
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Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
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PROPERTY DESCRIPTION - Total Tract
All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:
To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 515.79 feet a point; thence leaving said right of way line of Fox Road and proceeding North 68 degrees 31 minutes 42 seconds West a distance of 31.66 feet to a point in the centerline of said Fox Road, said point being the Point of Beginning.
From the Point of Beginning, as thus established, continuing along said centerline of Fox Road the following courses and distances: along a curve to the right with a radius of 3445.98 feet and an arc length of 74.72 feet (said curve having a chord bearing of North 02 degrees 00 minutes 48 seconds East and a chord distance of 74.72 feet) to a point; thence North 02 degrees 38 minutes 04 seconds East a distance of 56.40 feet to a point; thence along a curve to the left with a radius of 1719.17 feet and an arc length of 121.01 feet (said curve having a chord bearing of North 00 degrees 37 minutes 04 seconds East and a chord distance of 120.99 feet) to a point; thence leaving said centerline of Fox Road and proceeding South 86 degrees 24 minutes 45 seconds East a distance of 657.55 feet to a 1 inch open top pipe found; thence South 14 degrees 12 minutes 13 seconds West a distance of 221.99 feet to a 1/2 inch rebar found; thence South 68 degrees 24 minutes 56 seconds East a distance of 269.07 feet to a 1/2 inch rebar set; thence South 36 degrees 19 minutes 54 seconds West a distance of 411.13 feet to a 1/2 inch rebar found; thence South 35 degrees 04 minutes 59 seconds West a distance of 214.84 feet to a 1/2 inch rebar found; thence North 58 degrees 06 minutes 14 seconds West a distance of 46.84 feet to a 1/2 inch rebar found; thence North 50 degrees 15 minutes 18 seconds East a distance of 33.33 feet to a 1/2 inch rebar found; thence North 68 degrees 08 minutes 00 seconds West a distance of 5.67 feet to a 1/2 inch rebar set; thence North 68 degrees 28 minutes 14 seconds West a distance of 145.07 feet to a 1 inch open top pipe found; thence North 68 degrees 31 minutes 42 seconds West a distance of 594.47 feet to the Point of Beginning.

- SURVEY NOTES**
1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
 2. Unless otherwise specified, all distances shown are horizontal ground distances.
 3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 18.
 4. The exterior footprint of all buildings is measured at ground level.
 5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas, Map Number 13121C0075F, effective date 9/18/2013.
 6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
 7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
 8. Tract 1 of the Property has direct vehicular and pedestrian access to Fox Road, a dedicated public right of way, as shown on the survey. Tract 2 of the Property has indirect access to Jones Bridge Road, a dedicated public right of way, via Ingress / Egress Easement recorded in Deed Book 37315, Page 70, as shown on the survey.
 9. No well and delineation markers were observed at the time of the survey.
 10. Observable evidence of earth moving work at the time of the survey on Tract 2 only.
 11. No observable evidence of recent street or sidewalk construction or repairs.
 12. There may be underground utilities not shown on this survey.

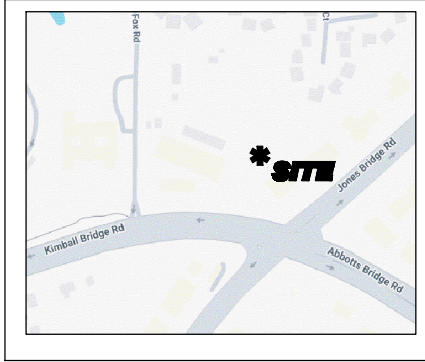
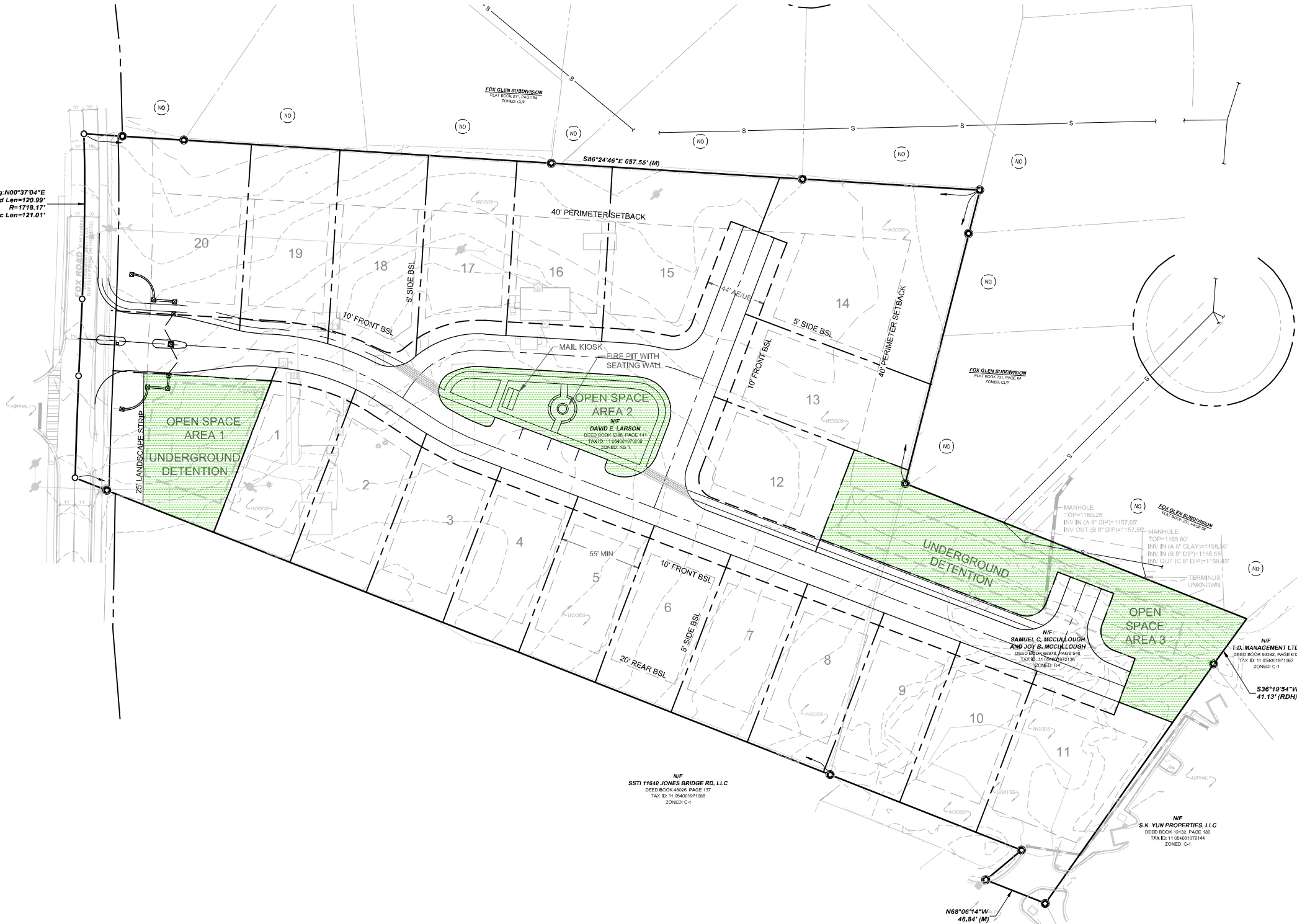
- REFERENCE PLATS:**
1. Final Subdivision Plat of Fox Glen recorded in Plat Book 212, Page 102, revised and re-recorded in Plat Book 231, Page 84.
 2. Plat of Survey for LSI - Jones Bridge LLC prepared by Bates-Long & Associates, dated November 21, 2000, referenced in Limited Warranty Deed recorded in Deed Book 66978, Page 540.

thePROVIDENCEgroup

Clint Walters

11340 Lakefield Drive
Building 11, Suite 200
Johns Creek, Georgia 30097
Tel: (678) 475-1800

Kimley»Horn



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	6.067 ACRES
REQUIRED COMMON OPEN SPACE	0.60 ACRES (10%)
PROPOSED COMMON OPEN SPACE	0.68 ACRES (10%)
FLOODPLAIN (APPROXIMATE)	0.00 AC
BUILDABLE AREA	6.067 ACRES

ZONING:

EXISTING ZONING	AG-1 & C-1
PROPOSED ZONING	NUP
ZONING JURISDICTION	JOHNS CREEK

DEVELOPMENT TYPE

TOTAL LOTS	20
TOTAL DENSITY	3.29 U/A

DEVELOPMENT STANDARDS

MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT FRONTAGE	20 FEET ADJOINING A STREET
MINIMUM FLOOR AREA	1,000 SF

LANDSCAPE STRIPS

FRONT (FOX ROAD)	25 FEET
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PARKING

REQUIRED (2 PER UNIT)	40
PROVIDED (2 PER UNIT)	40
GUEST	4
TOTAL	44

- NOTES**
1. SPEED LIMIT OF FOX ROAD IS 25 MPH. NO AUXILIARY LANES REQUIRED PER TABLE 11.4-3 OF THE JOHNS CREEK ORDINANCE.
 2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
 3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
 4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
 5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 6. JOHNS CREEK FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
 8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED.
 9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
 10. STORMWATER MANAGEMENT FACILITIES TO INCLUDE RUN-OFF REDUCTION AND/OR WATER QUALITY TO BE PROVIDED PER JOHNS CREEK CODE SEC. 109-82, LOCATED AS SHOWN AND TO BE APPROVED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.

- VARIANCE**
1. VARIANCE TO REDUCE THE INTERIOR BUILDING SEPARATION FROM 14 FEET TO 10 FEET.

ZONING PLAN

Fox Road Tract

11705 Fox Road, City of Johns Creek
Land Lot 197, 1st District, 1st Section
Fulton County, Georgia



SCALE 1" = 40'

01/04/25 - REV 03/5.25

1 of 1