



THE PRESERVE AT KELLER OAKS – KELLER, TX Planned Development – Project Narrative

The Preserve at Keller Oaks is an approximately 39.381-acre planned development located east of US-377 and north of Harmonson Road in the City of Keller. The subject property is currently zoned Commercial District (C) and PD-1406 SF-36. The proposed rezoning establishes a cohesive mixed-use and residential development that thoughtfully integrates with surrounding land uses while remaining consistent with the City’s long-range planning framework.

The concept plan provides for 3.66 acres of commercial development along the US-377 frontage and 59 single-family residential lots developed under the SF-15 base zoning category. Of the 59 lots, 20 measure 96 feet in width by a minimum depth of 145 feet, and the remaining 39 lots measure 106 feet in width by a minimum depth of 145 feet. The minimum lot size within the development is 15,000 square feet, and the average lot size is 18,177 square feet.

The development also contains a 0.63 acre commercial strip between the planned development and the commercial development to the south. The purpose of this strip is to provide a landscape buffer between commercial and residential uses. The UDC requires a 30 foot landscape buffer between commercial and residential uses. By incorporating this strip, the setbacks to the commercial developer to the south will remain unchanged and will not affect his ability to develop the property as planned prior to this rezoning being requested.

Approximately 15 percent of the site is designated as open space. This open space has been intentionally concentrated in areas of dense, mature tree cover in order to preserve significant groves of large trees that enhance the natural character of the property. The preservation of these wooded areas provides both aesthetic and environmental benefits and contributes to long-term

value for future homeowners. The open space areas will also incorporate five-foot-wide trail systems designed to interconnect the neighborhood internally and provide access to the City's master trail system located east of the development, thereby strengthening pedestrian connectivity and reinforcing the community-oriented design of the project.

The proposed zoning creates a deliberate and compatible transition between adjacent land uses. To the south, the Harmonson Farms subdivision consists of typical 100-foot by 125-foot lots, or approximately 12,500 square feet. Moving northward, lot sizes transition through the Preserve at Keller Oaks, where the average lot size is 18,177 square feet, and continue to the SF-20 estate lots to the north that are 20,000 square feet and larger. This graduated progression of lot sizes establishes a seamless relationship between existing neighborhoods and the proposed development. In addition, the plan provides a logical transition from the commercial zoning along the US-377 frontage into 15,000-square-foot residential lots and ultimately into 20,000-plus-square-foot estate lots within and beyond the development. This careful layering of land uses promotes compatibility while preserving the integrity of surrounding residential properties.

In discussions with the Board of Directors of the Harmonson Farms HOA, the Board conveyed overwhelming support for the project, recognizing the value it will bring not only to the City but also to adjacent homeowners. The custom home builders to the north have likewise indicated support for the proposed lot sizes, noting that the average lot size is approximately 28 percent larger than that included in a previous rezoning concept for the property.

The City's Future Land Use Plan designates this site as Mixed Use along the US-377 frontage and Medium Density Single Family behind the mixed-use designation. Medium Density Single Family is defined as lot sizes ranging from 15,000 to 35,999 square feet. With a minimum lot size of 15,000 square feet and an average lot size of 18,177 square feet, the Preserve at Keller Oaks is consistent with the City's adopted Future Land Use Plan and represents a carefully designed, environmentally sensitive development aligned with the long-term vision for this corridor.

Keller – The Preserve at Keller Oaks

Design Standards

Zoning Case No. ZONE-2602-0001

Skorburg Company – April 30th, 2026

The following design standards shall apply to **The Preserve at Keller Oaks** development:

Planned Development Phasing

A. The residential and commercial components of the planned development shall be allowed to be constructed independently of each other (in no particular order). As such, Building Permits and Certificates of Occupancy for the commercial and residential components shall be permitted by the City on an independent basis.

Land Uses

A. *Commercial District*: The commercial district shall comply with the standards as outlined below.

- a. The approximately 0.63 acres of commercial, as shown on the concept plan, shall remain as Commercial District (C) zoning classification of Keller's Unified Development Code. The developer of the residential tract shall only be allowed to construct streets, sidewalks, utilities, rights of ways, and landscaping within the 0.63 acre strip of commercial.
- b. The Portion of the property designated as approximately 3.66 acre Commercial Tract in the Concept Plan, shall be developed and used in accordance with the standards applicable to the Commercial District (C) zoning classification of Keller's Unified Development Code, except as indicated below. All lawful uses permitted under the Commercial District (C) zoning classification shall be allowed, subject to a specific use permit (SUP) approval for all proposed uses, which shall include a detailed site plan with detailed plans, elevations, building materials, and proposed uses, except that the following land uses shall not be permitted, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:
 1. Manufacturing Facilities
 2. Automotive Sales – New
 3. Automotive Sales - Used
 4. Contractor's Shop and/or Storage Yard
 5. Landfill
 6. Laundromat

7. Concrete/ Asphalt Batching Plant, Permanent
8. Sexually-Oriented Business
9. Cemeteries
10. Concrete Batch Plant or Construction Yards
11. Automotive Repair
12. Car Wash
13. Assisted Living
14. Recycling Center
15. Electrical Power Plant
16. Sewage Treatment Plant/Pumping Station
17. Funeral Parlor
18. Trailer Rental
19. Water Treatment Plant

B. *Single-Family District*: All single-family lots shall comply with the SF-15 District, Single-Family Detached Residential, 15,000 square-foot lots, with the following clarifications and revisions:

1. Minimum lots size shall be 15,000 sf.
2. Minimum lot width shall be 96', although no more than 20 lots shall be less than 106' lot width. On cul-de-sacs and/or elbows, the minimum lot width shall be 80'. Minimum lot width shall be established at the front building line.
3. Minimum lot depth shall be 145 feet deep.
4. Minimum Front Setbacks shall be 30 feet.
5. Minimum Side Yard Setbacks shall be 8'. Minimum separation between structures shall be 16'. Minimum side yard on a corner lot adjacent to a street shall be 15'.
6. Minimum Rear Yard Setback shall be 15', except along the southern boundary (lots 41-50) where it shall be 40'.
7. Minimum House Size: The homes on all lots shall have a minimum conditioned area of:

One story- 2,600 s.f.

Two story- 3,200 s.f.
8. Maximum Height shall be 2 ½ story/ 35' for the main building. Homes on Lots 41-50 of the Detailed Site Plan shall be restricted to one story in height with a maximum height of 35'.

9. Maximum Lot Coverage shall be 45% for main building and 55% for main building and accessory buildings.

10. Exterior wall materials for residences

- a. 100% masonry on the front elevation (brick, stone or cementitious siding).
- b. 80% overall masonry per elevation.

11. Roofing materials and pitch

- a. 5:12 minimum primary roof pitch. Roof materials shall be constructed of at least 40-year shingles. Three-tab shingles are prohibited.

12. Garage door materials and decorative design

- a. Raised panel, wood or decorative garage door(s) with opener.

13. Driveway approaches shall be no wider than 20'.

14. Driveway surface materials (concrete, pavers, etc.)

- a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.

15. Landscaping and irrigation requirements for individual lots:

- a. All lots shall have full irrigation systems.
- b. All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3" Canopy trees, or one (1) minimum 3" caliper Canopy and 2" caliper Understory tree (chosen from the below mentioned Exhibit A- Quality Tree lists for Large and Understory Trees), and 10 shrubs.
- c. Canopy Trees shall be a minimum of 3" caliper at installation and shall be chosen from the list of tree species in the "Keller, Texas - Code of Ordinances; PART III - UNIFIED DEVELOPMENT CODE, Article Ten - TREE PRESERVATION, Section 10.02 – Tree Preservation Exhibits, Exhibit A- Quality Trees, Large Trees."

16. There shall be a minimum 8' wall built with the development adjacent to the future Commercial tract (behind lots 1-6), from the northern boundary, and wrapping along the south side of Lot 1, to the front setback line. The fence design along the southern boundary shall be determined in concert with the adjacent existing homeowners, to either retain/repair the existing fence, or build an up to an 8' pre-stained cedar, with metal poles, top cap, top side trim, new fence. All other lot lines adjacent to open space lots shall have 6' decorative metal fences, as shown on the Wall/Fence Diagram on the PD Concept Plan.

17. The development's open spaces shall be generally landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape

plans prepared by a Registered Landscape Architect shall be reviewed and approved prior to Final Plat approval. The open space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.

18. Sidewalks:

- a. Sidewalks shall be built along the street frontage of each lot by the home builder or developer. The sidewalk shall be five feet in width.
- b. A 5' wide trail sidewalk shall be built by the developer within the open space corridor, as shown on the Concept Plan.

19. Cluster mailbox location and design

- a. A cluster mailbox shall be provided, as per USPS standards.

20. Development entry sign location and design

- a. The development shall have an Entry sign, located within the front open space/ detention area, at the entry street intersection from SH-377.

21. All lateral and service lines for all utilities shall be placed and maintained underground.

22. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.

23. Additional Requirements:

- a. There shall be a 35' Tree Preservation Easement along the back of lots 7-18 and a 50' Tree Preservation Easement along the back of lots 57-59, which shall be reflected on the Final Plat. Within this easement, the developer, homebuilder, or future homeowners and assigns shall not be permitted to remove protected trees.
- b. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP).
- c. Open Storage is prohibited (except for materials for the resident's personal consumption i.e. firewood, gardening materials, etc.)
- d. Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.
- e. Other Regulations – As established in Section 9.01 – Building Design and Development Standards.



MCADAMS

PREPARED FOR:
SKORBURG



THE PRESERVE AT KELLER OAKS CONCEPT PLAN E RENDERING
39.38 ACRES
KELLER, TEXAS

LOT SUMMARY TABLE												
Lot	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Side Yard Setback	Side Yard Setback (next to a street)	Rear Yard Setback	Lot Count	Average Lot Size	Density	Open Space Acreage	Open Space Percentage
	15,000 SF	96'	145'	30'	8'	15'	15'	14	18,177	1.65 du/ac	5.58	15%
	15,000 SF	105'	145'	30'	8'	15'	15'	45				

10' 100'
SCALE: 1" = 100'
SK025001





THE PRESERVE AT KELLER OAKS CONCEPT PLAN & RENDERING
 39.38 ACRES
 KELLER, TEXAS

LOT SUMMARY TABLE												
Lot	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Front Yard Setback	Side Yard Setback	Side Yard Setback (next to a street)	Rear Yard Setback	Lot Count	Average Lot Size	Density	Open Space Acreage	Open Space Percentage
	15,000 SF	96'	145'	30'	8'	15'	15'	14	18,177	1.65 du/ac	5.58	15%
	15,000 SF	105'	145'	30'	8'	15'	15'	45				





McAdams

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CLIENT

SKORBURG COMPANY
PRESTON CROW
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
EMAIL: [REDACTED]

The Preserve at Keller Oaks
Tree Exhibit
39.38 ACRES

in the
RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29
CITY OF KELLER
TARRANT COUNTY, TEXAS



GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

REVISIONS

NO.	DATE	DESCRIPTION
1	04-30-2026	Tree Exhibit

PLAN INFORMATION

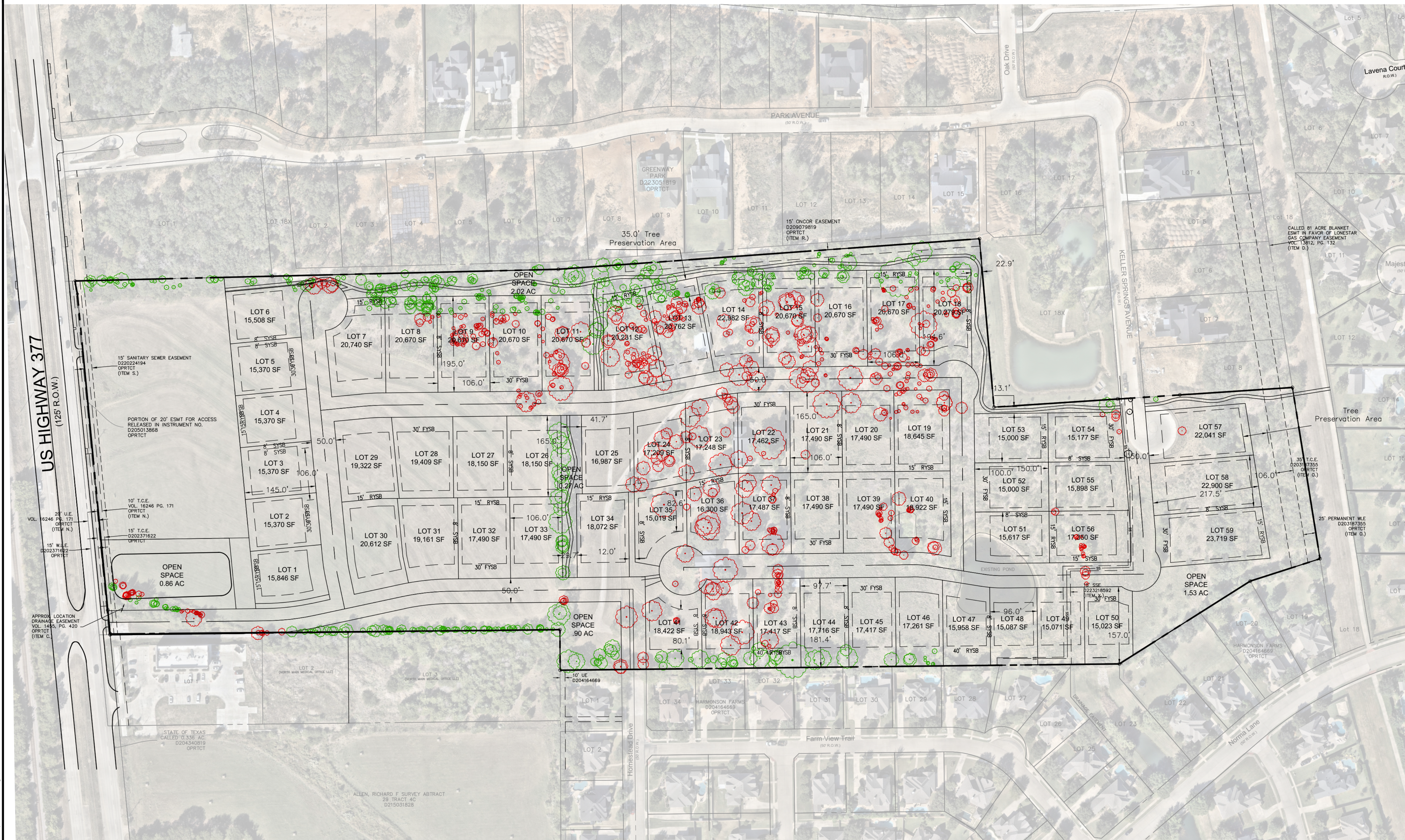
PROJECT NO. PRESERVE AT KELLER OAKS
FILENAME: 98026000 - The Preserve at Keller Oaks - Concept C - Tree Exhibit

CHECKED BY: PF
DRAWN BY: PF
SCALE: 100 SCALE
DATE: April 30, 2026

SHEET

TREE EXHIBIT

TE



TREE LEGEND



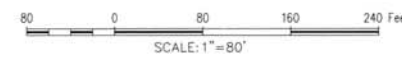
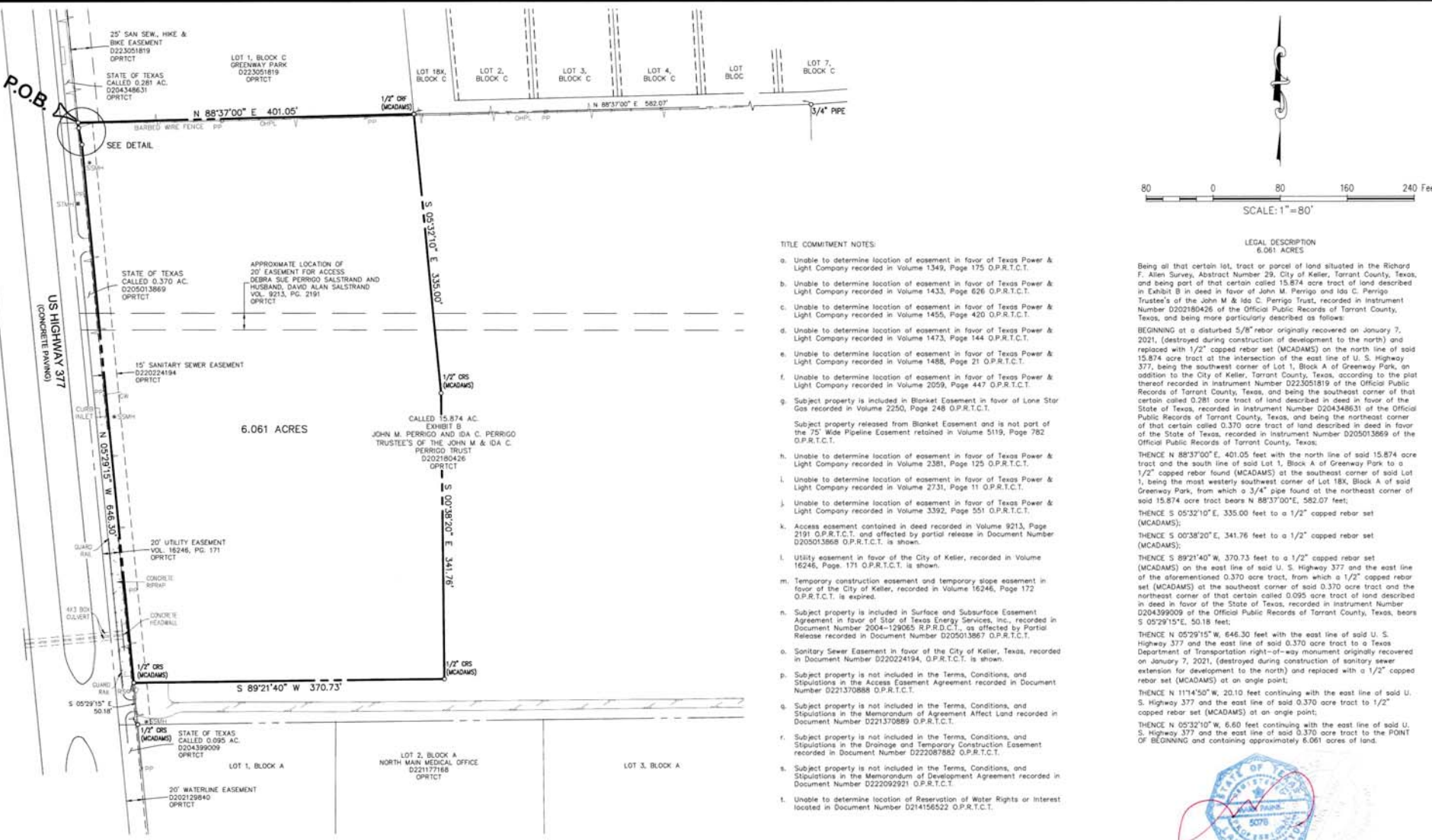
SAVED



REMOVED

The trees identified as saved or removed are estimated and subject to change throughout the development process.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- TITLE COMMITMENT NOTES:**
- Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 1349, Page 175 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 1433, Page 626 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 1455, Page 420 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 1473, Page 144 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 2059, Page 447 O.P.R.T.C.T.
 - Subject property is included in Blanket Easement in favor of Lone Star Gas recorded in Volume 2250, Page 248 O.P.R.T.C.T.
 - Subject property released from Blanket Easement and is not part of the 75' Wide Pipeline Easement retained in Volume 5119, Page 782 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 2381, Page 125 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 2731, Page 11 O.P.R.T.C.T.
 - Unable to determine location of easement in favor of Texas Power & Light Company recorded in Volume 3392, Page 551 O.P.R.T.C.T.
 - Access easement contained in deed recorded in Volume 9213, Page 2191 O.P.R.T.C.T. and affected by partial release in Document Number D205013868 O.P.R.T.C.T. is shown.
 - Utility easement in favor of the City of Keller, recorded in Volume 16246, Page 171 O.P.R.T.C.T. is shown.
 - Temporary construction easement and temporary slope easement in favor of the City of Keller, recorded in Volume 16246, Page 172 O.P.R.T.C.T. is expired.
 - Subject property is included in Surface and Subsurface Easement Agreement in favor of Star of Texas Energy Services, Inc., recorded in Document Number 2004-129085 R.P.R.D.C.T., as affected by Partial Release recorded in Document Number D205013867 O.P.R.T.C.T.
 - Sanitary Sewer Easement in favor of the City of Keller, Texas, recorded in Document Number D220224194, O.P.R.T.C.T. is shown.
 - Subject property is not included in the Terms, Conditions, and Stipulations in the Access Easement Agreement recorded in Document Number D221370888 O.P.R.T.C.T.
 - Subject property is not included in the Terms, Conditions, and Stipulations in the Memorandum of Agreement Affect Land recorded in Document Number D221370889 O.P.R.T.C.T.
 - Subject property is not included in the Terms, Conditions, and Stipulations in the Drainage and Temporary Construction Easement recorded in Document Number D222087882 O.P.R.T.C.T.
 - Subject property is not included in the Terms, Conditions, and Stipulations in the Memorandum of Development Agreement recorded in Document Number D222092921 O.P.R.T.C.T.
 - Unable to determine location of Reservation of Water Rights or Interest located in Document Number D214156522 O.P.R.T.C.T.

LEGAL DESCRIPTION
6.061 ACRES

Being all that certain lot, tract or parcel of land situated in the Richard F. Allen Survey, Abstract Number 29, City of Keller, Tarrant County, Texas, and being part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustee's of the John M & Ida C. Perrigo Trust, recorded in instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a disturbed 5/8" rebar originally recovered on January 7, 2021, (destroyed during construction of development to the north) and replaced with 1/2" capped rebar set (MCADAMS) on the north line of said 15.874 acre tract at the intersection of the east line of U. S. Highway 377, being the southwest corner of Lot 1, Block A of Greenway Park, an addition to the City of Keller, Tarrant County, Texas, according to the plat thereof recorded in instrument Number D223051819 of the Official Public Records of Tarrant County, Texas, and being the southeast corner of that certain called 0.281 acre tract of land described in deed in favor of the State of Texas, recorded in instrument Number D204348631 of the Official Public Records of Tarrant County, Texas, and being the northeast corner of that certain called 0.370 acre tract of land described in deed in favor of the State of Texas, recorded in instrument Number D205013869 of the Official Public Records of Tarrant County, Texas;

THENCE N 88°37'00" E, 401.05 feet with the north line of said 15.874 acre tract and the south line of said Lot 1, Block A of Greenway Park to a 1/2" capped rebar found (MCADAMS) at the southeast corner of said Lot 1, being the most westerly southeast corner of Lot 1B, Block A of said Greenway Park, from which a 3/4" pipe found at the northeast corner of said 15.874 acre tract bears N 88°37'00" E, 582.07 feet;

THENCE S 05°32'10" E, 335.00 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 00°38'20" E, 341.76 feet to a 1/2" capped rebar set (MCADAMS);

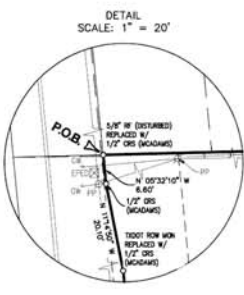
THENCE S 89°21'40" W, 370.73 feet to a 1/2" capped rebar set (MCADAMS) on the east line of said U. S. Highway 377 and the east line of the aforementioned 0.370 acre tract, from which a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 0.370 acre tract and the northeast corner of that certain called 0.095 acre tract of land described in deed in favor of the State of Texas, recorded in instrument Number D204399005 of the Official Public Records of Tarrant County, Texas, bears S 05°29'15" W, 50.18 feet;

THENCE N 05°29'15" W, 646.30 feet with the east line of said U. S. Highway 377 and the east line of said 0.370 acre tract to a Texas Department of Transportation right-of-way monument originally recovered on January 7, 2021, (destroyed during construction of sanitary sewer extension for development to the north) and replaced with a 1/2" capped rebar set (MCADAMS) at an angle point;

THENCE N 11°4'50" W, 20.10 feet continuing with the east line of said U. S. Highway 377 and the east line of said 0.370 acre tract to 1/2" capped rebar set (MCADAMS) at an angle point;

THENCE N 05°32'10" W, 6.60 feet continuing with the east line of said U. S. Highway 377 and the east line of said 0.370 acre tract to the POINT OF BEGINNING and containing approximately 6.061 acres of land.

- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 - No flood zone area analysis has been performed on the subject property by MCADAMS.
 - According to Community/Panel No. 48439C0560K, effective September 25, 2009, of the FLOOD INSURANCE RATE MAP for Tarrant County, Texas & incorporated Areas, by graphic plotting only, this property appears to be within unshaded Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
- This flood statement shall not create liability on the part of the surveyor.
- This survey was prepared in connection with the real estate transaction related to Title Resources Guaranty Company, OF No. 2332120-SKDF, commitment effective October 19, 2023. MCADAMS shall not be held liable for any unauthorized use hereof.
 - Field work performed during the month of January, 2021.



LEGEND

RF	= REBAR FOUND
CRF	= CAPPED REBAR FOUND
CRS	= CAPPED REBAR SET
CO	= CLEAN OUT (SEWER)
CHPL	= OVERHEAD POWERLINE
PP	= POWER POLE
OW	= GUY WIRE
SSMH	= SANITARY SEWER MANHOLE
EPED	= ELECTRIC FOOTSTAL
RS	= ROAD SIGN
RPRCT	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
OPRCT	= OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



SURVEY PLAT
6.061 Acres
in the
RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29
CITY OF KELLER
TARRANT COUNTY, TEXAS

The John R. McAdams
Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
872.436.9712
201 County View Drive
Richardson, Texas 75081
940.240.1012
PE: 18192 RFLS: 0184442
www.mcadamsco.com

Harmonson Farms Neighborhood

- Phone call with Jarod Marcus (Board of Directors for HOA) on 2/2
- Meeting with remaining board of directors on 2/11
- Email follow up regarding submittal 2/20 in which Jarod indicated support from himself and all neighbors backing up to the Preserve

Greenway Park

- Phone call with Mark Weatherford (Original developer) on 1/21 and concept plan sent
- Email exchange with Greg Wright on 2/2
- Phone call with Lee Hughes on 2/3 and continued conversation and collaboration through 2/20
 - Lee is helping set up a meeting with the individual homeowners already living in Greenway Park early March, prior to any Public Hearings or notices going out, but they have all been made aware of the plans

VSJ Properties (Commercial developer to the south)

- Meeting with Vijay on 2/5
- Working up for a follow up meeting in March with the City to confirm setbacks, but agreed to all of his asks

Trip Generation Data Form (Part 1)

Land Use/Building Type: ¹ SINGLE FAMILY DETACHED			ITE Land Use Code: 210		
Source: ITE TRIP GENERATION MANUAL 11TH EDITION			Source No. (ITE use only):		
Name of Development: Keller Springs			Day of the Week: Friday		
City: Keller	State/Province: TX	Zip/Postal Code: 76248	Day: 20	Month: 02	Year: 2026
Country: United States			Metropolitan Area: Keller		

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area: <input type="checkbox"/> (1) CBD <input checked="" type="checkbox"/> (3) Suburban (Non-CBD) <input type="checkbox"/> (5) Rural <input type="checkbox"/> (2) Urban (Non-CBD) <input type="checkbox"/> (4) Suburban CBD <input type="checkbox"/> (6) Freeway Interchange Area (Rural) <input type="checkbox"/> (7) Not Given				Detailed Description of Development: ³	
Independent Variable: (include data for as many as possible) ²					
	Actual	Estimated		Actual	Estimated
_____ (1) Employees (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (9) Parking Spaces (% occupied: _____)	<input type="checkbox"/>	<input type="checkbox"/>
_____ (2) Persons (#)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (10) Beds (% occupied: _____)	<input type="checkbox"/>	<input type="checkbox"/>
_____ (3) Total Units (#) (indicate unit: <u>59</u>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ (11) Seats (#)	<input type="checkbox"/>	<input type="checkbox"/>
_____ (4) Occupied Units (#) (indicate unit: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (12) Servicing Positions/Vehicle Fueling Positions	<input type="checkbox"/>	<input type="checkbox"/>
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (13) Shopping Center % Out-parcels/pads	<input type="checkbox"/>	<input type="checkbox"/>
_____ (6) Net Rentable Area (sq. ft.)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	<input type="checkbox"/>	<input type="checkbox"/>
_____ (8) Total Acres (% developed: _____)	<input type="checkbox"/>	<input type="checkbox"/>	_____ (16) Other _____	<input type="checkbox"/>	<input type="checkbox"/>
			_____ (17) Other _____	<input type="checkbox"/>	<input type="checkbox"/>

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide Glossary*.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data: Vehicle Occupancy (#): _____ A.M. _____ P.M. _____ 24-hour % Percent by Transit: <u>0</u> A.M. % <u>0</u> P.M. % <u>0</u> 24-hour % Percent by Carpool/Vanpool: <u>0</u> A.M. % <u>0</u> P.M. % <u>0</u> 24-hour % Employees by Shift: First Shift: Start Time <u>0</u> End Time <u>0</u> Employees (#) <u>0</u> Second Shift: Start Time <u>0</u> End Time <u>0</u> Employees (#) <u>0</u> Third Shift: Start Time <u>0</u> End Time <u>0</u> Employees (#) <u>0</u> Parking Cost on Site: Hourly <u>0</u> Daily <u>0</u>			Transportation Demand Management (TDM) Information: At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary) <input type="checkbox"/> (1) Transit Service <input type="checkbox"/> (5) Employer Support Measures <input type="checkbox"/> (9) Tolls and Congestion Pricing <input type="checkbox"/> (2) Carpool Programs <input type="checkbox"/> (6) Preferential HOV Treatments <input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks <input type="checkbox"/> (3) Vanpool Programs <input type="checkbox"/> (7) Transit and Ridesharing Incentives <input type="checkbox"/> (11) Telecommuting <input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements <input type="checkbox"/> (8) Parking Supply and Pricing Management <input type="checkbox"/> (12) Other _____		
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 Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume	278		278		556		280		279		559		250		250		500	
A.M. Peak Hour of Adjacent ¹ Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):																		
P.M. Peak Hour of Adjacent ¹ Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator ² Time:	12		32		44													
P.M. Peak Hour Generator ² Time:	37		21		58													
Peak Hour Generator ³ Time (Weekend):							29		25		54		26		23		49	

¹ Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.

² Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.

³ Highest hourly volume during the entire day. Please specify the peak hour.

Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00							11:00-12:00							3:00-4:00						
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00							12:00-1:00							4:00-5:00						
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00							1:00-2:00							5:00-6:00						

Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: Daniel Simonds
 Organization: McAdams
 Address: 4400 State Highway 121, Suite 800
 City/State/Zip: Lewisville, TX 75056
 Telephone #: (972) 436-9712 Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
 Technical Projects Division
 1627 I ST NW, STE 550
 Washington, DC, 20006, USA
 Telephone: +1 202-289-0222



Trip Generation Data Form (Part 3)

Name/Organization: _____ City/State: _____

Telephone Number: _____

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: _____ (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
12:00-12:15							12:00-12:15						
12:15-12:30							12:15-12:30						
12:30-12:45							12:30-12:45						
12:45-1:00							12:45-1:00						
1:00-1:15							1:00-1:15						
1:15-1:30							1:15-1:30						
1:30-1:45							1:30-1:45						
1:45-2:00							1:45-2:00						
2:00-2:15							2:00-2:15						
2:15-2:30							2:15-2:30						
2:30-2:45							2:30-2:45						
2:45-3:00							2:45-3:00						
3:00-3:15							3:00-3:15						
3:15-3:30							3:15-3:30						
3:30-3:45							3:30-3:45						
3:45-4:00							3:45-4:00						
4:00-4:15							4:00-4:15						
4:15-4:30							4:15-4:30						
4:30-4:45							4:30-4:45						
4:45-5:00							4:45-5:00						
5:00-5:15							5:00-5:15						
5:15-5:30							5:15-5:30						
5:30-5:45							5:30-5:45						
5:45-6:00							5:45-6:00						
6:00-6:15							6:00-6:15						
6:15-6:30							6:15-6:30						
6:30-6:45							6:30-6:45						
6:45-7:00							6:45-7:00						
7:00-7:15							7:00-7:15						
7:15-7:30							7:15-7:30						
7:30-7:45							7:30-7:45						
7:45-8:00							7:45-8:00						
8:00-8:15							8:00-8:15						
8:15-8:30							8:15-8:30						
8:30-8:45							8:30-8:45						
8:45-9:00							8:45-9:00						
9:00-9:15							9:00-9:15						
9:15-9:30							9:15-9:30						
9:30-9:45							9:30-9:45						
9:45-10:00							9:45-10:00						
10:00-10:15							10:00-10:15						
10:15-10:30							10:15-10:30						
10:30-10:45							10:30-10:45						
10:45-11:00							10:45-11:00						
11:00-11:15							11:00-11:15						
11:15-11:30							11:15-11:30						
11:30-11:45							11:30-11:45						
11:45-12:00							11:45-12:00						

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Trip Generation Data Form (Part 4)

Summary of Bicycle Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent ¹ Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent ¹ Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator ² Time:									
P.M. Peak Hour Generator ² Time:									
Peak Hour Generator ³ Time (Weekend):									

¹ Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.

² Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.

³ Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.

Please refer to the *Trip Generation User's Guide* for full definition of terms.

Summary of Pedestrian Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent ¹ Street Traffic (7 – 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent ¹ Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator ² Time:									
P.M. Peak Hour Generator ² Time:									
Peak Hour Generator ³ Time (Weekend):									

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
 Technical Projects Division
 1627 I ST NW, STE 550
 Washington, DC, 20006, USA
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