

TECHNICAL MEMORANDUM

To: DeThomas Investments, LLC

From: John Karnowski, P.E., PTOE, AICP (john.karnowski@NV5.com)

Date: August 20, 2025

Re: Trip Assessment Memorandum
Tree Lane Residential Development
Snellville, Georgia

NV5 Engineers and Consultants, Inc. completed an assessment of the expected traffic from the proposed townhome development located on Tree Lane in Snellville, Georgia. The development will consist of 108 attached homes (i.e., townhomes). Access will be provided via one (1) new full-access driveway on Tree Lane. (see Attachment A). The site is located behind the 12 Stone Church and was originally part of a larger commercial development.

Trip Generation

Project trip generation was calculated using rates and equations provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The development is expected to generate 50 AM peak hour trips (16 inbound and 34 outbound) and 61 PM peak hour trips (35 inbound and 26 outbound), as shown below.

Land Use	Code	Project Density Number of Dwelling Units	Period	Total	Inbound	Outbound
Single-Family Attached Housing	215	108 Dwelling Units	AM	50	16	34
			PM	61	35	26

The land where the townhomes are proposed could be used to build a retail center. Because of its location behind an existing center and church, a “destination” type of retail outlet is more likely. A “Discount Club” (Land Use Code 857) is a viable alternative and has been shown on an alternative site plan. The residential development will generate significantly lower trips than those of a Discount Club. Specifically, as illustrated in the table below, the developments will generate 22 fewer AM peak hour and 317 fewer PM peak hour trips.

Land Use	Density	ITE Code	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Development			50	16	34	61	35	26
Alternative Use “Discount Club”	90,000 sf	857	72	44	28	378	189	189
Difference			-22	-28	6	-317	-154	-163

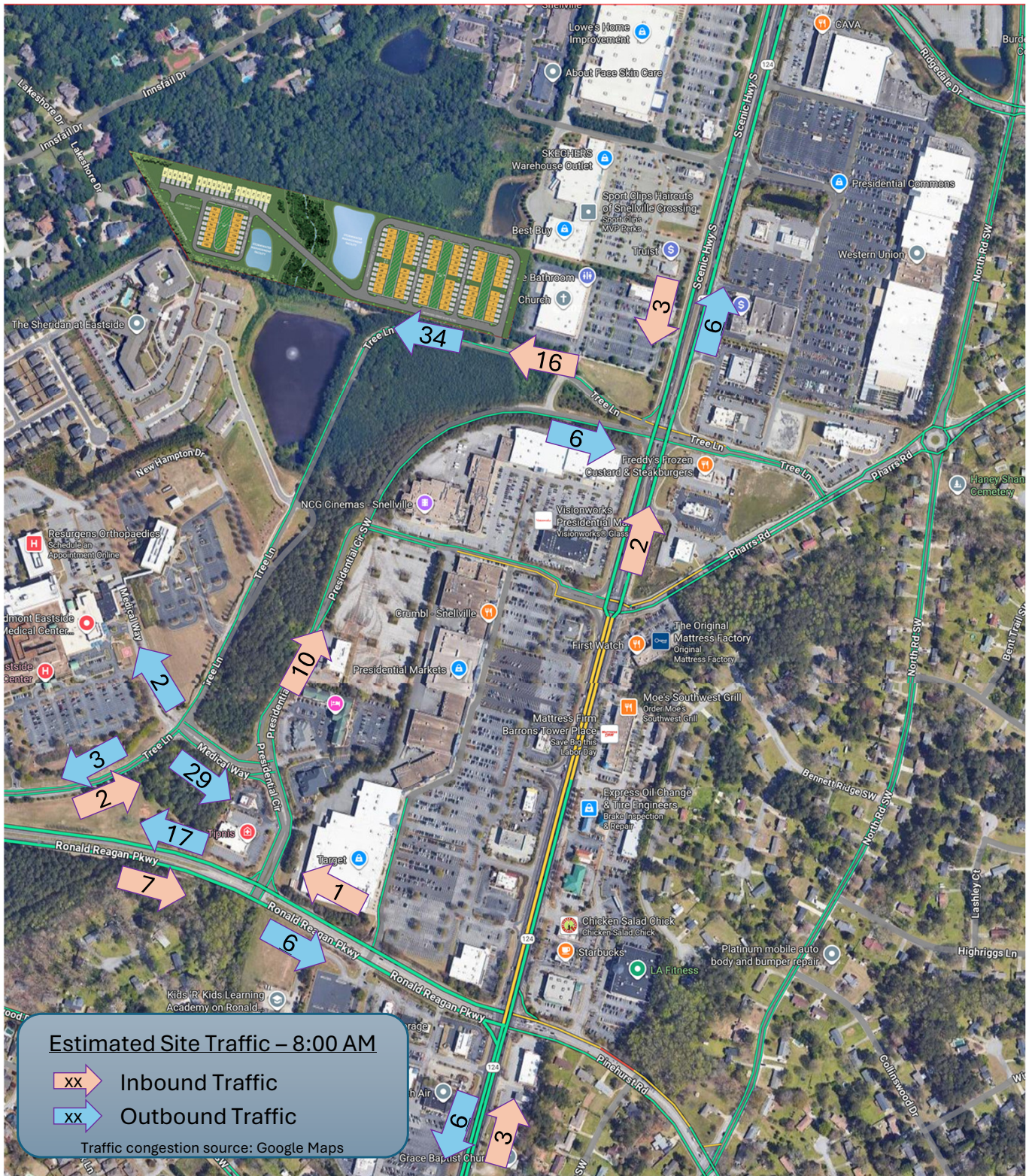
Trip Distribution

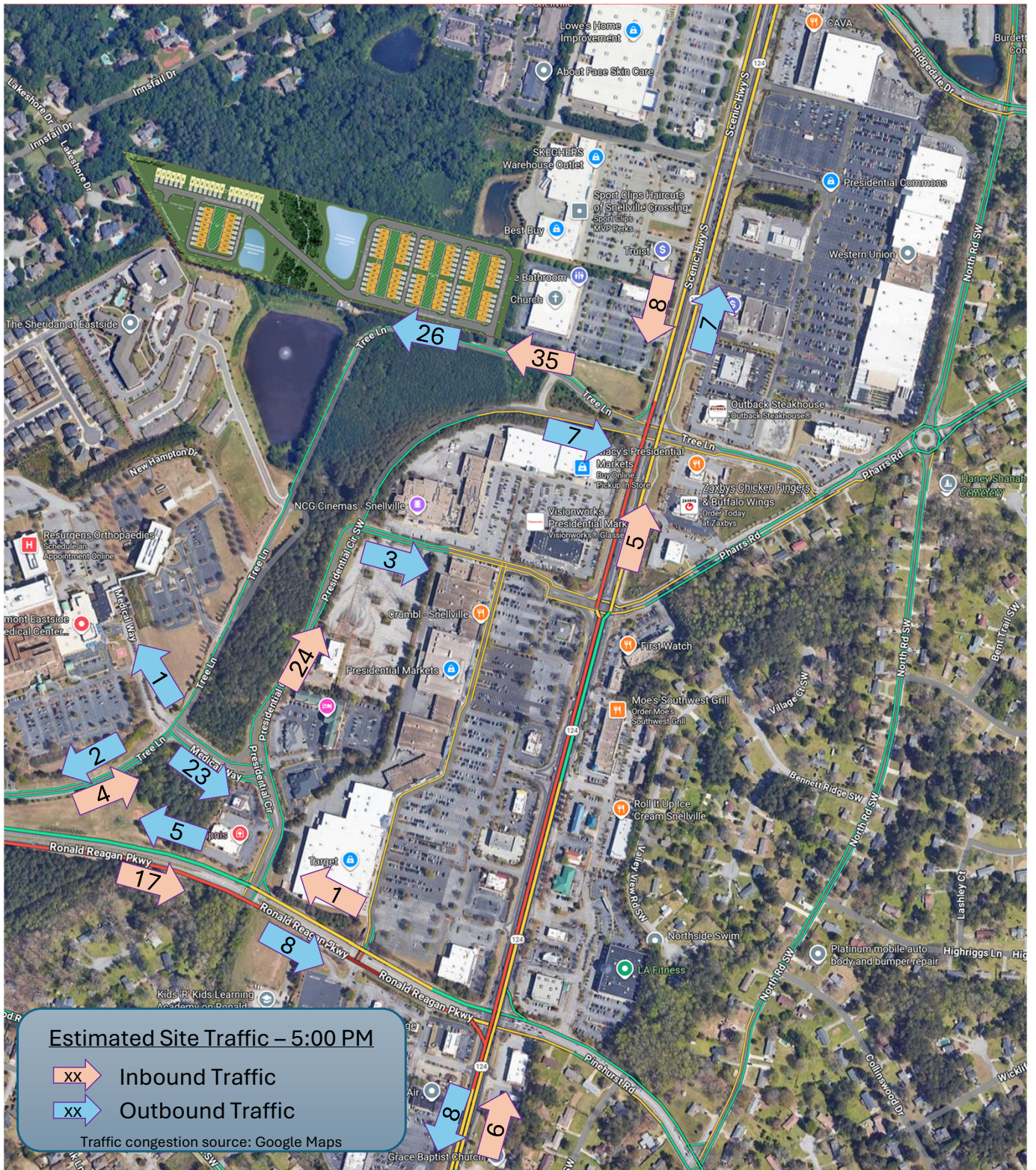
Tree Lane is a one-way road and part of a circulation with Presidential Cir. All traffic leaving the site must travel west and then south. Conversely, all entering traffic must come from the east.

Ronald Reagan Pkwy and SR 124 (north and south) are likely distribution points for the residential traffic. About half of the morning outbound traffic and the evening inbound traffic would use Ronald Reagan Pkwy. Approximately 25-30% will travel to/from Snellville proper and a similar amount towards Lawrenceville. Some trips will remain local (such as to/from the hospital).

If the development were changed to a retail use, the traffic from the discount club would likely skew towards the Snellville area and Lawrenceville area along SR 124, with fewer trips along Ronald Reagan Pkwy.

The following figures show the expected peak hour trips along the roads in the vicinity of the site. The color-coded road maps indicate recurring congestion conditions at 8:00 AM and 5:00 PM.



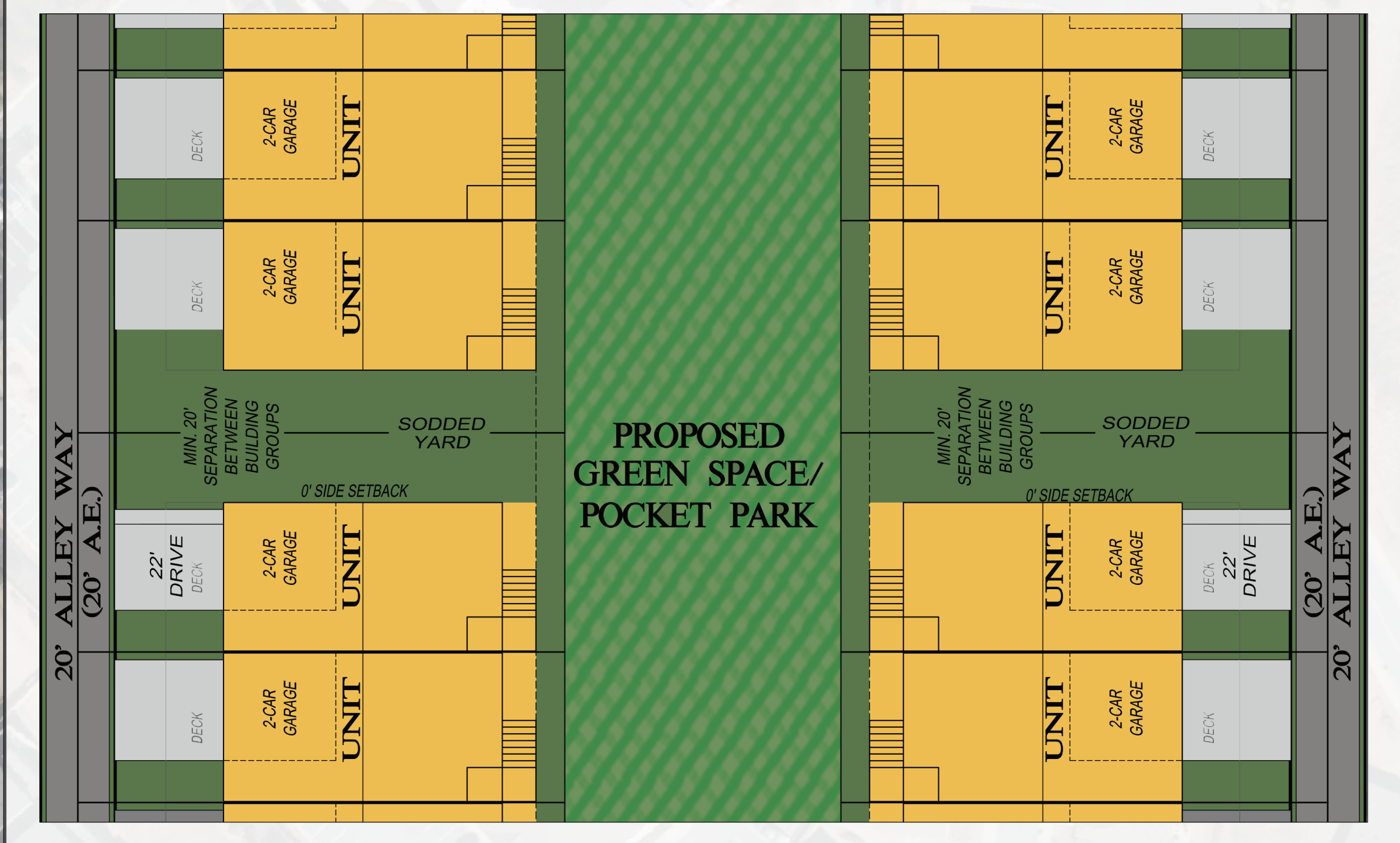




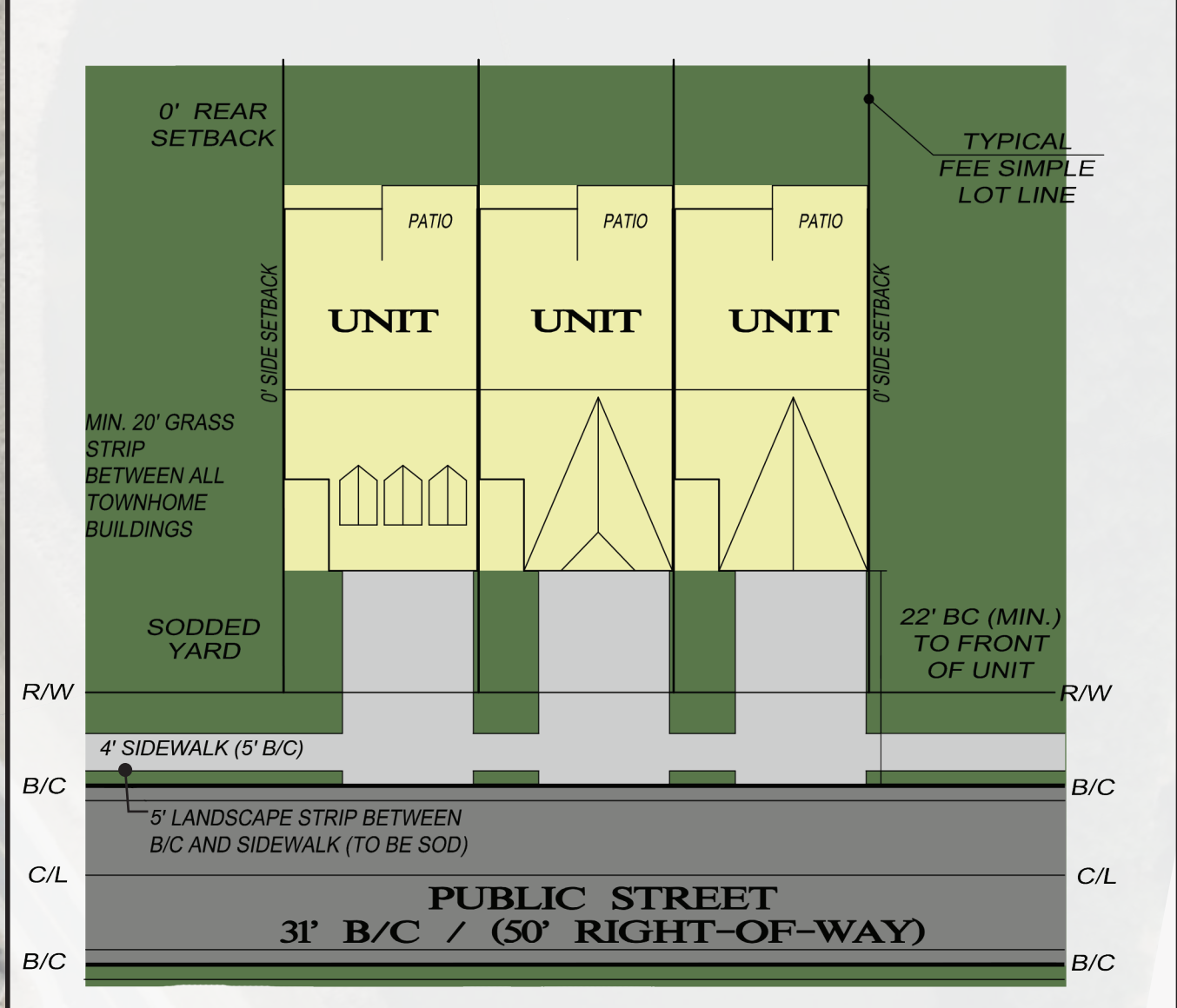
Attachment A: Concept Site Plan



TYPICAL REAR ENTRY UNIT SECTION
NOT TO SCALE



TYPICAL FRONT ENTRY TOWNHOME LAYOUT
NOT TO SCALE



GENERAL NOTES

1. TOTAL BOUNDARY ACREAGE: ±15.0 ACRES.
2. PROPOSED USE:
SINGLE FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT

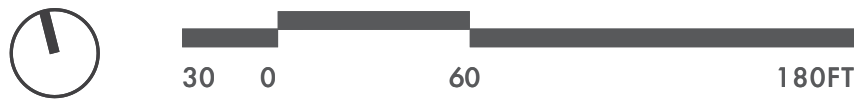
TOTAL NUMBER PROPOSED SINGLE FAMILY LOTS = 108
GROSS DENSITY = 7.2 LOTS / ACRE
REQUIRED OPEN SPACE = 3.0 ACRES (20%)
PROVIDED OPEN SPACE = ±7.0 ACRES (46.7%)
PROVIDED RECREATION AREA = 1.4 ACRES (9.3%)
**EXCLUDES STORMWATER MANAGEMENT FACILITIES, STREAM BUFFERS AND OTHER ENVIRONMENTALLY CRITICAL AREAS
3. BOUNDARY AND INFORMATION BASED UPON SUBDIVISION PLAT FOR SNELLVILLE CROSSING, LLC. BY COLUMBIA ENGINEERING, INC. DATED 08/10/05.
4. TOPOGRAPHIC INFORMATION BASED ON TOPOGRAPHIC SURVEY FOR TRAMMEL CROW COMPANY BY COLUMBIA ENGINEERING, INC. DATED 12/20/06.
5. SANITARY SEWER TO BE PROVIDED BY GWINNETT COUNTY.
6. WATER SERVICE TO BE PROVIDED BY GWINNETT COUNTY.
7. A 50 FOOT UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.
8. SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON ACTUAL FIELD CONDITIONS.
9. A 4' WIDE SIDEWALK WITH A 5' WIDE PLANTER IS REQUIRED ALONG THE ENTIRE PROPERTY FRONTAGE WHERE ADJACENT TO TREE LANE.
10. UNITS 1-12, 61-72, AND 101-108 AS SHOWN ON THE LAYOUT A CONCEPTUAL SITE PLAN DATED 08/18/2025 SHALL PROVIDE ARCHITECTURAL TREATMENTS ON THE ROAD FACING SIDE OF EACH UNIT TO PROVIDE ELEVATION CHANGES AND AVOID MONOTONY.
11. DEVELOPER SHALL PROVIDE A MINIMUM OF 4 DIFFERENT ELEVATION FOR FRONT DOORS THROUGHOUT PROJECT, ALTERNATING, AND 4 DIFFERENT ELEVATIONS FOR GARAGE DOORS, ALTERNATING.
12. TWO GWINNETT COUNTY MICROTRANSIT BUS STOP SHALL BE PROVIDE WITH COVERED BENCHES AS SHOWN ON SITE PLAN.

PREPARED FOR:

DETHOMAS INVESTMENTS/
TREE LANE

LAYOUT A
CONCEPTUAL SITE PLAN
1719 SCENIC HWY

SNELLVILLE | GEORGIA
AUGUST 19, 2025



5074 BRISTOL INDUSTRIAL WAY • SUITE A
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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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