MEMORANDUM

To:	Brent Cook, PE, PTOE, RSP1 – Hall County Public Works Department
Cc:	Beth Garmon – DCCM
Date:	October 23, 2026
Project No:	260366.00
Re:	Trip Generation Memo for Habitat for Humanity – Cagle Road (Hall County, GA)

A Habitat for Humanity housing project is planned along the south side of Cagle Road, between Pine Way and Browning Bridge Road, in Hall County. A Trip Generation analysis was performed to determine the number of new trips that would be generated by the proposed development and added to the adjacent roadway network.

ROADWAYS

Cagle Road is a two-lane, undivided roadway that traverses east-west through the study area. It is classified as a local roadway with a 35-mph speed limit. Land uses consist primarily of residential developments along the north side of the roadway. Near the study area, there are no dedicated pedestrian or bicycle facilities.

Clubhouse Drive is a two-lane, undivided roadway that traverses north-south through the study area. It is classified as a local roadway with no posted speed limit in the vicinity of the project site. Land uses along the route consist primarily of residential developments. Near the study area, there are no dedicated pedestrian or bicycle facilities.

Skyline Drive is a two-lane, undivided roadway that traverses north-south through the study area. It is classified as a local roadway with no posted speed limit in the vicinity of the project site. Land uses along the route consist primarily of residential developments. Near the study area, there are no dedicated pedestrian or bicycle facilities.

PLANNED TRANSPORTATION IMPROVEMENTS

A search for planned Georgia Department of Transportation (GDOT) projects in or near the study area was performed using the GDOT GeoPI web application (http://www.dot.ga.gov/DS/Maps/geopi#). Based on that search, no planned or ongoing projects were identified within the proposed study area.

PROPOSED DEVELOPMENT

The proposed development encompasses a residential development spanning approximately 22 acres, featuring 48 single family, detached housing units. It is proposed to construct three (3) full access driveways along Cagle Road, with two (2) of these driveways intersecting with the existing intersections at Skyline Drive and Clubhouse Drive, and the third located west of Skyline Drive. The residential developments will be offset from these intersections, along a proposed driveway connecting four (4) groups of detached housing units. The site is currently occupied by trees and shrubbery, which will be cleared to provide room for construction of the residential development.

The development is expected to be built out in 2037. The current site plan is included with this memo as **Attachment 1**.

TRIP GENERATION

The traffic expected to be generated by the proposed development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition. The trips generated for passenger vehicles were determined using ITE Land Use Code 210 (ITE LUC 210) – Single Family Detached Housing for the proposed 48 dwelling units. The total number of project-generated trips was estimated for a typical weekday and for both the AM and PM peak hours. All of the associated trips with this land usage would be new trips – there are no anticipated pass-by or diverted trips. The trip generation results are shown in Table 1.

Table 1 – Trip Generation Results

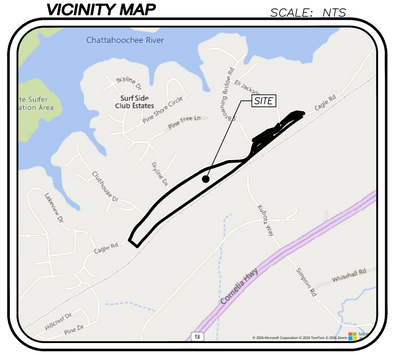
Land Use Code 210 - Single Family Detached Housing 48 Dwelling Units | 22 Acres		Weekday			AM Peak Hour			PM Peak Hour		
		Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
Total Car Trips	*(Calculated Rate from ITE TripGen Web-Based App)*	653	326	327	38	10	28	49	30	19
Pass-By Trips	*0% Daily*	0	0	0	0	0	0	0	0	0
Overall New Trips	***(Total Trips - Pass-By Trips)***	**653**	**326**	**327**	**38**	**10**	**28**	**49**	**30**	**19**

The proposed development is centrally situated along Cagle Road, providing three (3) full access connections for ingress and egress. Given the low number of peak hour trips, coupled with the proposed access point locations along Cagle Road, the development is expected to have minimal impact on the local roadway network.

Attachment 1 – Current Site Layout (as of 10/7/2026)

VICINITY MAP

SCALE: NTS



SITE ANALYSIS:

TOTAL NUMBER OF LOTS = 48 UNITS

TOTAL AREA = 26.21 AC

PARCEL ID: 15019 000159

CURRENT ZONING: AR-1

PROPOSED ZONING: PD

PARKING SUMMARY	
PARKING AT UNITS	112
PARKING AT KIOSK	3
HANDICAP PARKING	1
TOTAL	116

NOTES:

- ESTIMATE SANITARY SEWER FLOW OF 9,600 GALLONS PER DAY (48 LOTS @ 200 GALLONS PER DAY)
- THE PROPERTY IS WITHIN THE NORTH OCONEE WATER SUPPLY WATERSHED PROTECTION DISTRICT.

DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

SITE PLAN EXHIBIT FOR:

CAGLE ROAD
HABITAT FOR HUMANITY

LOCATED IN:
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

NO.	DATE	REVISIONS DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF DCCM INFRASTRUCTURE, INC. SHALL VOID ALL WARRANTIES AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
50' 0' 100' 200'

SHEET 1 OF 1

DATE: 10/07/26
SCALE: 1" = 100'
JOB NO. G224043.PRP
DWG NO. CONST.dwg
DRAWN BY: AKB