



# BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

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Bryan, TX 77802

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November 8, 2024

Ms. Prarthana Banerji  
County Engineer  
2617 Highway 21 West  
Bryan, TX 77803

Re: Paradise Way Mobile Home Park Response to Comments  
Infrastructure Development Plan  
Bleyl Project No. 13118

Dear Ms. Banerji:

Please see our response to the county comments below:

- The Brazos County, Texas – Trip Generation Threshold Analysis Worksheet is attached to this document. The proposed mobile home park will consist of seniors 55+; therefore, the proposed land use type was calculated using Adult Senior Living (251), per the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.
- Stormwater drainage calculations are provided in the submitted drainage report and were used to calculate the size/elevations of the drainage report. A note has been added to Sheet 5-7 to refer to the drainage report as needed during construction.
- WWTP: The location for the WWTP is provided in the TCEQ WWTP permit included in the submittal as well as the plans on Sheet 4 (in the southeast corner of the site). The plan and sizing will be provided at a future date by the WWTP company.
- Trash and waste collection: 3 concrete dumpster pads are noted at 8" thick on Sheet 4.
- Notes: After discussion with the environmental engineer, no coordination of the wetlands will be required by USACE due to the size of the crossings. The size of the crossings will not require a wetlands permit, as the impacted crossings are counted individually for each road crossing and the crossings themselves are small.

Thank you, and if you have any questions, please do not hesitate to contact me.

Respectfully,

Kristina Surber, P.E.  
Project Manager



## Brazos County, Texas – Trip Generation Threshold Analysis Worksheet

This form is to be completed to determine if a Traffic Impact Analysis is required.

Submittal Date: 11/06/2024

Development Name: Paradise Way Mobile Home Park

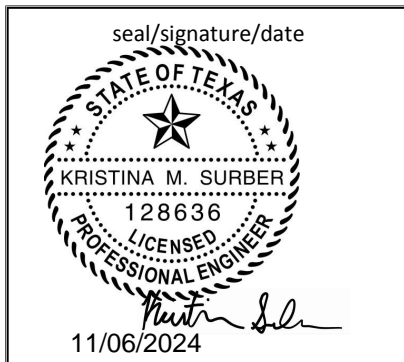
Location: Paradise Way, Brazos County

Applicant: Kristina Surber, P.E. Contact Phone #: 936-494-3691 Contact email: ksurber@bleylengineering.com

### Proposed Land Use and Trip Generation Date For Buildout of Development

*Trips shall be calculated using the most recent version of the ITE Trip Generation Manual*

Land Use Type	Units*	ITE Code	Daily Total (Weekday)	AM Peak Hour			PM Peak Hour			Sat Peak Hour		
				In	Out	Total	In	Out	Total	In	Out	Total
Senior Adult Housing, Single Family	120	251	692	29	39	68	49	38	87	18	18	36
<b>TOTALS</b>			692	29	39	68	49	38	87	18	18	36



**Notes:**

- #1 – A Traffic Impact Analysis (“TIA”) will be required when the Development is expected to generate one thousand (1,000) or more vehicle trips per day OR one hundred (100) or more vehicle trips in the peak direction (i.e. inbound or outbound) during the site’s peak traffic hour.
  - #2 – The County Engineer may require a TIA at any stage of a Development whether it meets this criteria or not if special circumstances exist that may warrant a TIA.
  - #3 – If a TIA is needed based on this Threshold Worksheet, the Developer shall contact the County Engineer to determine the actual study requirements regarding time periods, Study Area intersections, Study Area Boundary, etc.
- \* Units should be based on what is used for the trip generation rate (ie. Gross Floor Area, Acreage, etc), be sure to specify in the box.

Applicant Signature *Kristina Surber* Date: 11/06/2024