

Marsh / Realty Inter



TRANSPORTATION DEPARTMENT

July 13, 1994

Mr. John Baumgartner, P.E.
Director of Public Works
Town of Addison
P.O. Box 144
Addison, Texas 75001

Dear John:

The City of Carrollton analyzed the intersection of Marsh at Realty for the need for a traffic signal several years ago. It met several of the major traffic signal warrants in 1990. I have attached a copy of the traffic count and signal warrant studies for your review. I do not have any traffic accident experience for this intersection since Addison responds at this location.

Neiman Marcus and several other business owners have requested a traffic signal be installed at this location as soon as possible. Since the Town of Addison controls this intersection, please advise me of *your* plans to install a traffic signal at this location and time frame if applicable. I appreciate your help in this matter in order to provide adequate traffic control at this location.

I am willing to provide the turning movement counts and any other traffic count information you need to concur with the need for this traffic signal. I have requested permission from Dan Johnson, City Manager, to pay for the construction of the traffic signal out of Carrollton bond funds as per our discussion.

I have attached the copy of the letter from Neiman Marcus as per our discussion. I apologize for this letter not reaching you earlier. As I explained on the telephone, the temporary secretary failed to mail the earlier version of the letter as requested. Thank you for your assistance in this matter. David was most helpful in the matter also while you were out of town. Please let me know if you need any further information at this time.

Sincerely,



Cissy Sylo, P.E.
Director of Transportation

pc: Mr. Brad Mink, Director of Economic Development



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Cissy Sylo, P.E.
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pc: Mr. Brad Mink, Director of Economic Development



TRANSPORTATION DEPARTMENT

CITY OF CARROLLTON

1945 Jackson Road (75006)
P.O. Box 110535 (75011-0535)
Carrollton, TX

FAX NUMBER: 214/466-3175

FAX COVER SHEET

Date: 7/13/94

Please deliver the following transmissions to:

Name: DAVID NIGH SWONGER & John

Firm: _____

City/St: _____

Fax No: 931-6643

From: CISSY SYLO

Number of pages: 24 (includes cover sheet).

If transmission is not completed, please call: 214/466-3050.

Message: _____

MARSH LANE
REALTY
TRAFFIC SIGNAL WARRANT EVALUATION

INTRODUCTION

This review is based on the methodology presented in the Manual on Uniform Traffic Control Devices (MUTCD), 1978, as amended by the Federal Highway Administration. Please refer to part 4C of that manual.

The intersection under study has the following characteristics:

The 85th percentile speed on the main street is [40] MPH.
Existing traffic control is . . . SIDE STREET STOP.
Daily traffic volume of [37,731] was counted on
TUESDAY, JULY 31, 1990.
Estimated annual traffic volume is [1.3,771,82E,+07] vehicles.

1. INTERSECTING TRAFFIC VOLUMES

The installation of a traffic signal may be necessary to control an intersection with large volumes of conflicting traffic. The required traffic volumes must be present for at least 3 hours of an average weekday. The minimum volumes vary according to the number of lanes on the intersecting streets, the speed of traffic on the main street, and the community size.

Number of hours required traffic present = 3
Warrant 1 is NOT SATISFIED.

2. INTERRUPTION OF CONTINUOUS TRAFFIC

On major streets with high traffic volume, it may be necessary to use traffic signal control to provide an adequate number of gaps in traffic to allow vehicles to enter from a side street. The application of this warrant is identical to that of warrant 1, above.

Number of hours required traffic present = 11
Warrant 2 is SATISFIED.

3. CROSSING PEDESTRIAN TRAFFIC

This warrant is similar to warrant 2, but is intended to identify locations where additional gaps are needed to provide safe pedestrian crossing of a major street. A signal installed solely for pedestrians should use a fully actuated controller and, if in a signal system, be coordinated with that system. A signal installed only under this warrant shall include pedestrian signals. When installed at a midblock location, additional restrictions may apply (See section 4C-5).

Number of hours required traffic present = 0
Warrant 3 is NOT APPLICABLE.

4. SCHOOL CROSSING

An established school crossing may require signal protection if an engineering study reveals that there is less than one gap per minute during the period of crossing usage. The restrictions on signals installed under this warrant are similar to those of warrant 3.

WARRANT 4 IS NOT APPLICABLE.

5. SIGNAL PROGRESSION

A traffic signal may occasionally be used to maintain vehicle grouping in a coordinated system. Such a signal should not be within 1,000 FT of adjacent signalized intersections in the system.

Warrant 5 is NOT APPLICABLE.

6. ACCIDENT PREVENTION

Many traffic signals are installed on the premise of reducing accidents; however, it must be recognized that signals may actually increase some types of accidents. The result is often contrary to the intended goal. Four conditions must be met before a signal is installed solely to reduce accidents:

- (1) There has been five or more accidents of types preventable by traffic signals in the last 12 months;
- (2) at least one volume requirement of warrant 8 must be satisfied;
- (3) traffic progression would not be seriously disrupted, and
- (4) less restrictive solutions have been tried and enforced with unsatisfactory results.

A signal installed solely under this warrant should be traffic actuated.

Total number of accidents = 0
 Number of preventable accidents = 0
 Accident rate is 0 per million vehicles
 Number of warrant 8 volume requirements met = 1
 Parts 1 and 2 are NOT SATISFIED.

7. TRAFFIC SYSTEM OPERATION

Traffic signal control may be used to encourage concentration and organization of vehicles on the major street network. Such a signal may be installed at the intersection of two major routes as defined by section 4C-9 of the MUTCD, with a total volume of 800 vehicles during the typical peak weekday hour, or for five (5) weekend hours.

Warrant 7 is NOT APPLICABLE.

8. COMBINATION OF WARRANTS

In exceptional cases, signal control may be justified where no single warrant is satisfied, but where at least two of warrants 1, 2, or 3 are met when the required volumes are reduced to 80% of normal. Adequate trial of other measures which cause less delay and inconvenience must be tried and enforced first.

Number of warrants satisfied at the 80% level = 1
Volume requirements for warrant 8 are NOT SATISFIED.

9. FOUR HOUR VOLUME WARRANT

This warrant was approved as an amendment to the MUTCD on December 31, 1984. This warrant is similar to warrant 1, except that the required traffic volumes must be present for at least four hours of an average weekday. The traffic volumes required are based on curves (Figures 4-3 & 4-4) shown in the MUTCD.

Warrant 9 is SATISFIED.

10. PEAK HOUR DELAY

This warrant was approved as an amendment to the MUTCD on December 31, 1984. This warrant is intended for application where traffic conditions will cause undue delay to traffic entering or crossing the main street. The peak hour delay warrant is satisfied when the following conditions exist for one hour (any four consecutive 15-minute periods) of an average day:

- (1) The total delay by the traffic on a side street controlled by a stop sign equals or exceeds four vehicle-hours for a one-lane approach and five vehicle-hours for a two-lane approach;
- (2) the volume on the side street equals or exceeds 100 VPH for one moving lane of traffic and 150 VPH for two moving lanes;
- (3) the total traffic volume serviced during 1 hour equals or exceeds 800 VPH for an intersection with four (or more) approaches or 650 VPH for three approaches.

11. PEAK HOUR VOLUME

This warrant was approved as an amendment to the MUTCD on December 31, 1984. This warrant applies to traffic entering from the minor street which encounters undue delay crossing the main street. This warrant is satisfied when the main street and side street traffic volumes satisfy the curves (Figures 4-5 and 4-6) shown in the MUTCD.

Warrant 11 IS SATISFIED.

TABLE 1
 TWENTY-FOUR HOUR VEHICULAR TRAFFIC EVALUATION
 WARRANTS 1, 2 AND 8

HOUR OF DAY	MAIN ST. VOLUME	SIDE ST. VOLUME	WARRANT 1	WARRANT 2	WARRANT 8 PART 1	WARRANT 8 PART 2
12 AM	339	11				
1 AM	150	6				
2 AM	133	1				
3 AM	108	2				
4 AM	101	2				
5 AM	306	4				
6 AM	1346	8	MAIN	MAIN	MAIN	MAIN
7 AM	3040	30	MAIN	MAIN	MAIN	MAIN
8 AM	2575	43	MAIN	MAIN	MAIN	MAIN
9 AM	1687	43	MAIN	MAIN	MAIN	MAIN
10 AM	1517	81	MAIN	BOTH	MAIN	BOTH
11 AM	1771	113	MAIN	BOTH	MAIN	BOTH
12 PM	2061	145	MAIN	BOTH	BOTH	BOTH
1 PM	1987	123	MAIN	BOTH	BOTH	BOTH
2 PM	1763	106	MAIN	BOTH	MAIN	BOTH
3 PM	1808	120	MAIN	BOTH	BOTH	BOTH
4 PM	2216	162	BOTH	BOTH	BOTH	BOTH
5 PM	3015	320	BOTH	BOTH	BOTH	BOTH
6 PM	2756	181	BOTH	BOTH	BOTH	BOTH
7 PM	2033	99	MAIN	BOTH	MAIN	BOTH
8 PM	1426	36	MAIN	BOTH	MAIN	BOTH
9 PM	1233	46	MAIN	MAIN	MAIN	MAIN
10 PM	828	23	MAIN		MAIN	MAIN
11 PM	602	28	MAIN		MAIN	
REQUIRED VOLUMES: MAIN STREET			600	900	480	720
SIDE STREET			150	75	120	60

NOTE: SIDE STREET VOLUMES SHOWN ARE FOR EACH HOUR'S PEAK APPROACH.

MARSH
REALTY

HOUR OF DAY	**** MAIN STREET ****			**** SIDE STREET ****			INTER- SECTION VOLUME
	TOTAL VOLUME	PEAK DIRECTN	BIAS PRCNT	TOTAL VOLUME	PEAK DIRECTN	PEAK VOLUME	
12 AM	339	NORTH	66	12	WEST	11	351
1 AM	150	NORTH	73	8	EAST	6	158
2 AM	133	NORTH	72	2	EVEN	1	135
3 AM	103	NORTH	69	3	EAST	2	106
4 AM	101	SOUTH	53	2	EAST	2	103
5 AM	306	SOUTH	70	8	EVEN	4	314
6 AM	1346	SOUTH	73	16	EVEN	8	1362
7 AM	3040	SOUTH	79	54	EAST	30	3094
8 AM	2575	SOUTH	72	74	EAST	43	2649
9 AM	1687	SOUTH	59	83	EAST	43	1770
10 AM	1517	SOUTH	53	142	EAST	81	1659
11 AM	1771	NORTH	52	216	WEST	113	1987
12 PM	2061	NORTH	54	253	WEST	145	2314
1 PM	1987	NORTH	55	214	WEST	123	2201
2 PM	1763	NORTH	54	198	EAST	106	1961
3 PM	1808	NORTH	57	218	WEST	120	2026
4 PM	2216	NORTH	62	272	WEST	162	2488
5 PM	3015	NORTH	67	481	WEST	320	3496
6 PM	2756	NORTH	64	283	WEST	181	3039
7 PM	2033	NORTH	58	158	WEST	99	2191
8 PM	1425	NORTH	62	113	WEST	86	1538
9 PM	1233	NORTH	66	64	WEST	46	1297
10 PM	828	NORTH	64	29	WEST	23	857
11 PM	602	NORTH	67	33	WEST	28	635

TOTAL INTERSECTION VOLUME IS 37,731

MAIN STREET TOTAL VOLUME IS 34,795
 NORTHBOUND APPROACH IS 17,863 (51 %)
 SOUTHBOUND APPROACH IS 16,932 (49 %)

SIDE STREET TOTAL VOLUME IS 2,936
 EASTBOUND APPROACH IS 1,215 (41 %)
 WESTBOUND APPROACH IS 1,721 (59 %)

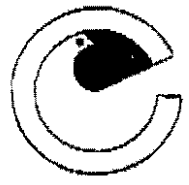
REPORT PRODUCED TUESDAY, JULY 31, 1990.

COUNTS TAKEN ON TUESDAY, JULY 31, 1990.



VEHICULAR TRAFFIC COUNTS

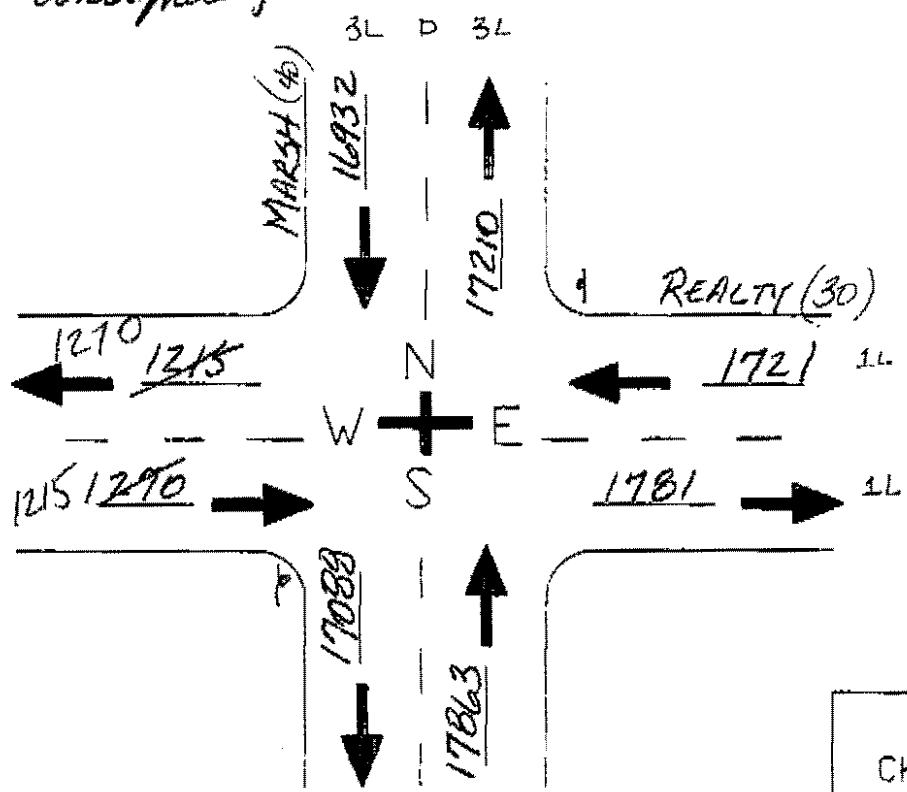
City of Carrollton Traffic Department



DATE OF COUNT 7-31-90

Street	Intersection Street	Direction	ADT
<u>MARSH</u>	North of <u>REALTY</u>	NB	<u>17,210</u>
<u>MARSH</u>	North of <u>REALTY</u>	SB	<u>16,932</u>
<u>MARSH</u>	South of <u>REALTY</u>	NB	<u>17,863</u>
<u>MARSH</u>	South of <u>REALTY</u>	SB	<u>17,088</u>
<u>REALTY</u>	East of <u>MARSH</u>	EB	<u>1,781</u>
<u>REALTY</u>	East of <u>MARSH</u>	WB	<u>1,721</u>
<u>REALTY</u>	West of <u>MARSH</u>	EB	<u>1,215</u>
<u>REALTY</u>	West of <u>MARSH</u>	WB	<u>1,270</u>

Unsignalized



Counted and Checked by
TUTT

Checked by KMP 8-28-90
Signal Warrant L.Pea
Count List L.Pea

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: MARSH 40

CORRECTION FACTOR: 1.00

LOCATION: MARSH NORTH OF REALTY NORTH & SOUTH BOUND

FILENAME: 7-31-4

WEATHER: DR

DATE: 7 / 31 / 90

OPERATOR: TWT

HR	TOTAL	N	S		
HR TOTAL	3271	2276	1001	0	0
18:00	620	375	245	0	0
18:15	711	472	239	0	0
18:30	494	413	281	0	0
18:45	592	375	217	0	0
HR TOTAL	2817	1835	982	0	0
19:00	642	394	248	0	0
19:15	525	316	209	0	0
19:30	492	253	199	0	0
19:45	447	248	202	0	0
HR TOTAL	2106	1248	858	0	0
20:00	401	254	147	0	0
20:15	364	226	138	0	0
20:30	356	213	137	0	0
20:45	361	239	122	0	0
HR TOTAL	1482	932	544	0	0
21:00	331	190	141	0	0
21:15	341	247	94	0	0
21:30	298	201	97	0	0
21:45	294	212	82	0	0
HR TOTAL	1266	850	416	0	0
22:00	278	184	94	0	0
22:15	197	135	62	0	0
22:30	198	121	77	0	0
22:45	167	101	66	0	0
HR TOTAL	840	544	296	0	0
23:00	190	121	77	0	0
23:15	120	75	45	0	0
23:30	66	33	43	0	0
23:45	66	32	34	0	0
HR TOTAL	452	261	201	0	0
DAY TOTAL	24586	14400	10186	0	0
00:00	64	27	37	0	0
00:15	67	27	30	0	0
00:30	62	30	32	0	0
00:45	33	16	17	0	0

CITY OF CARROLLTON TRAFFIC DEPT.

FULL REPORT OF ALL VOLUME DATA

CORRECTION FACTOR: 1.00

REFERENCE: MARSH 40

LOCATION: MARSH NORTH OF REALTY NORTH & SOUTH BOUND

WEATHER: DRY

OPERATOR: TUTT

FILENAME: 7-31-4

DATE: 8 / 1 / 90

NOBR	TOTAL	N	S		
HR TOTAL	216	100	116	0	0
01:00	23	11	12	0	0
01:15	25	10	15	0	0
01:30	22	12	10	0	0
01:45	9	5	4	0	0
HR TOTAL	79	39	40	0	0
02:00	25	12	13	0	0
02:15	24	14	10	0	0
02:30	11	5	6	0	0
02:45	17	7	8	0	0
HR TOTAL	77	40	37	0	0
03:00	9	3	6	0	0
03:15	10	5	5	0	0
03:30	15	7	8	0	0
03:45	24	11	13	0	0
HR TOTAL	58	26	32	0	0
04:00	24	13	11	0	0
04:15	19	9	10	0	0
04:30	26	11	15	0	0
04:45	34	16	18	0	0
HR TOTAL	103	49	54	0	0
05:00	91	19	22	0	0
05:15	59	24	35	0	0
05:30	112	42	70	0	0
05:45	127	46	81	0	0
HR TOTAL	339	125	214	0	0
06:00	134	25	109	0	0
06:15	263	76	187	0	0
06:30	387	91	296	0	0
06:45	487	90	397	0	0
HR TOTAL	1271	286	985	0	0
07:00	571	112	459	0	0
07:15	749	117	632	0	0
07:30	834	169	665	0	0
07:45	852	234	618	0	0
HR TOTAL	3046	632	2414	0	0
08:00	779	175	604	0	0
08:15	707	155	552	0	0
08:30	637	179	458	0	0

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA
 CORRECTION FACTOR: 1.00

REFERENCE: MARSH 40
 LOCATION: MARSH NORTH OF REALTY NORTH & SOUTH BOUND
 WEATHER: DRY
 OPERATOR: TUTT

FILENAME: 7-31-4
 DATE: 6 / 1 / 90

HR	TOTAL	N	S		
08:45	500	201	299	0	0
HR TOTAL	2623	762	1861	0	0
09:00	500	198	302	0	0
09:15	441	189	252	0	0
09:30	412	176	236	0	0
09:45	391	182	209	0	0
HR TOTAL	1744	751	993	0	0
DAY TOTAL	5554	2810	2744	0	0

CITY OF CARROLLTON TRAFFIC DEPT.

FULL REPORT OF ALL VOLUME DATA

REFERENCE: MARSH 48

CORRECTION FACTOR: 1.00

LOCATION: MARSH SOUTH OF REALTY NORTH & SOUTH BOUND

FILENAME: 7-31-1

WEATHER: DRY

DATE: 7 / 31 / 90

OPERATOR: TUTT

HR	TOTAL	N	S		
09:30	397	149	228	0	0
09:45	381	177	204	0	0
HR TOTAL	778	346	432	0	0
10:00	393	170	258	0	0
10:15	353	151	202	0	0
10:30	401	187	214	0	0
10:45	432	208	224	0	0
HR TOTAL	1579	716	923	0	0
11:00	410	221	159	0	0
11:15	446	202	244	0	0
11:30	604	235	275	0	0
11:45	558	277	281	0	0
HR TOTAL	1918	935	983	0	0
12:00	504	293	211	0	0
12:15	534	295	239	0	0
12:30	517	249	268	0	0
12:45	543	282	261	0	0
HR TOTAL	2100	1119	921	0	0
13:00	574	313	261	0	0
13:15	494	267	227	0	0
13:30	447	234	213	0	0
13:45	545	283	263	0	0
HR TOTAL	2060	1097	964	0	0
14:00	447	217	230	0	0
14:15	505	246	257	0	0
14:30	481	243	238	0	0
14:45	454	246	208	0	0
HR TOTAL	1887	952	935	0	0
15:00	468	256	232	0	0
15:15	476	251	225	0	0
15:30	513	283	232	0	0
15:45	425	269	214	0	0
HR TOTAL	1844	1059	903	0	0
16:00	488	273	215	0	0
16:15	570	335	235	0	0
16:30	604	372	232	0	0
16:45	660	404	256	0	0

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA
 CORRECTION FACTOR: 1.00

REFERENCE: MARSH 4B
 LOCATION: MARSH SOUTH OF REALTY NORTH & SOUTH BOUND
 WEATHER: DRY
 OPERATOR: TUTT

FILENAME: 7-31-1
 DATE: 7 / 31 / 90

HR	TOTAL	N	S		
HR TOTAL	2322	1384	938	0	0
17:00	778	460	318	0	0
17:15	755	478	277	0	0
17:30	640	537	303	0	0
17:45	912	539	273	0	0
HR TOTAL	3185	2014	1171	0	0
18:00	581	589	292	0	0
18:15	599	447	252	0	0
18:30	655	371	285	0	0
18:45	596	567	229	0	0
HR TOTAL	2842	1774	1068	0	0
19:00	541	350	291	0	0
19:15	530	504	226	0	0
19:30	485	262	204	0	0
19:45	449	239	210	0	0
HR TOTAL	2106	1178	931	0	0
20:00	404	242	162	0	0
20:15	354	205	149	0	0
20:30	352	206	146	0	0
20:45	354	228	126	0	0
HR TOTAL	1466	881	585	0	0
21:00	305	167	141	0	0
21:15	341	242	99	0	0
21:30	397	196	101	0	0
21:45	298	212	83	0	0
HR TOTAL	1241	817	424	0	0
22:00	268	172	93	0	0
22:15	211	138	73	0	0
22:30	199	122	77	0	0
22:45	165	100	65	0	0
HR TOTAL	841	532	307	0	0
23:00	200	124	76	0	0
23:15	154	105	49	0	0
23:30	133	89	44	0	0
23:45	121	83	38	0	0
HR TOTAL	608	401	207	0	0
DAY TOTAL	26875	15175	11700	0	0

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: MARSH 42
 LOCATION: MARSH SOUTH OF REALTY NORTH & SOUTH BOUND
 WEATHER: DRY
 OPERATOR: TUTT

CORRECTION FACTOR: 1.00

FILENAME: 7-31-1
 DATE: 8 / 1 / 90

HR	TOTAL	N	S		
00:00	114	75	39	0	0
00:15	86	56	30	0	0
00:30	84	52	32	0	0
00:45	57	40	17	0	0
HR TOTAL	341	223	118	0	0
01:00	42	31	11	0	0
01:15	49	33	16	0	0
01:30	38	26	12	0	0
01:45	26	20	6	0	0
HR TOTAL	154	110	44	0	0
02:00	38	25	13	0	0
02:15	45	34	11	0	0
02:30	26	20	6	0	0
02:45	26	17	9	0	0
HR TOTAL	135	96	39	0	0
03:00	23	19	4	0	0
03:15	26	21	5	0	0
03:30	17	10	7	0	0
03:45	33	21	12	0	0
HR TOTAL	99	71	28	0	0
04:00	35	22	13	0	0
04:15	17	8	9	0	0
04:30	20	6	14	0	0
04:45	24	11	13	0	0
HR TOTAL	96	47	49	0	0
05:00	30	6	22	0	0
05:15	50	17	33	0	0
05:30	91	26	65	0	0
05:45	120	41	79	0	0
HR TOTAL	291	90	199	0	0
06:00	127	25	102	0	0
06:15	227	55	172	0	0
06:30	382	111	271	0	0
06:45	519	160	359	0	0
HR TOTAL	1255	351	894	0	0
07:00	507	107	400	0	0
07:15	669	132	537	0	0
07:30	690	153	537	0	0
07:45	720	224	496	0	0

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: MARSH 48 CORRECTION FACTOR: 1.00
 LOCATION: MARSH SOUTH OF REALTY NORTH & SOUTH BOUND
 WEATHER: DRY
 OPERATOR: TUTT

FILENAME: 7-31-1
 DATE: 8 / 1 / 90

HOOR	TOTAL	N	S		
HR TOTAL	2586	626	1960	0	0
02:00	533	162	471	0	0
02:15	599	172	426	0	0
02:30	553	186	367	0	0
02:45	466	192	272	0	0
HR TOTAL	2250	714	1536	0	0
09:00	448	171	274	0	0
09:15	424	177	247	0	0
HR TOTAL	869	348	521	0	0
DAY TOTAL	3455	2688	5388	0	0

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: REALTY 37
 LOCATION: REALTY EAST OF MARSH EAST & WEST BOUND
 WEATHER: DRY
 OPERATOR: TUTT

CORRECTION FACTOR: 1.00

FILENAME: 7-31-90
 DATE: 7 / 31 / 90

HR	TOTAL			<i>E W</i>	
09:45	26	0	0	19	7
HR TOTAL	26	0	0	19	7
10:00	29	0	0	17	12
10:15	34	0	0	15	19
10:30	30	0	0	17	13
10:45	33	0	0	18	17
HR TOTAL	126	0	0	67	61
11:00	38	0	0	20	18
11:15	39	0	0	26	30
11:30	32	0	0	22	30
11:45	63	0	0	28	35
HR TOTAL	211	0	0	98	113
12:00	75	0	0	28	47
12:15	57	0	0	26	31
12:30	67	0	0	31	36
12:45	71	0	0	40	31
HR TOTAL	270	0	0	125	145
13:00	63	0	0	36	27
13:15	76	0	0	42	34
13:30	59	0	0	29	30
13:45	72	0	0	47	25
HR TOTAL	272	0	0	149	123
14:00	47	0	0	20	27
14:15	35	0	0	27	28
14:30	42	0	0	22	20
14:45	63	0	0	28	17
HR TOTAL	187	0	0	98	92
15:00	33	0	0	19	36
15:15	46	0	0	19	27
15:30	43	0	0	20	23
15:45	54	0	0	25	29
HR TOTAL	203	0	0	83	120
16:00	54	0	0	24	30
16:15	40	0	0	12	28
16:30	70	0	0	18	52
16:45	70	0	0	18	52
HR TOTAL	234	0	0	72	162
17:00	122	0	0	27	95
17:15	93	0	0	14	79

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: REALTY 39
 LOCATION: REALTY EAST OF MARSH EAST & WEST BOUND
 WEATHER: DRY
 OPERATOR: TUTT

FILENAME: 7-31-5
 DATE: 7 / 31 / 90

HOUR	TOTAL				
17:30	64	0	0	15	69
17:45	67	0	0	16	77
HR TOTAL	322	0	0	66	320
18:00	80	0	0	24	96
18:15	69	0	0	17	82
18:30	58	0	0	14	64
18:45	44	0	0	15	29
HR TOTAL	251	0	0	70	161
19:00	50	0	0	15	35
19:15	41	0	0	16	23
19:30	30	0	0	12	18
19:45	32	0	0	11	21
HR TOTAL	153	0	0	54	99
20:00	31	0	0	7	24
20:15	37	0	0	11	26
20:30	23	0	0	7	16
20:45	24	0	0	4	20
HR TOTAL	115	0	0	29	86
21:00	19	0	0	3	16
21:15	11	0	0	0	11
21:30	10	0	0	2	5
21:45	11	0	0	0	11
HR TOTAL	51	0	0	5	46
22:00	5	0	0	0	5
22:15	8	0	0	1	7
22:30	9	0	0	3	6
22:45	10	0	0	3	5
HR TOTAL	32	0	0	7	28
23:00	11	0	0	4	7
23:15	18	0	0	3	8
23:30	11	0	0	3	8
23:45	6	0	0	1	5
HR TOTAL	39	0	0	11	28
DAY TOTAL	2558	0	0	951	1607
00:00	6	0	0	0	6
00:15	3	0	0	0	3
00:30	1	0	0	0	1
00:45	1	0	0	0	1

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA
 CORRECTION FACTOR: 1.00

REFERENCE: REALTY 39
 LOCATION: REALTY EAST OF MARSH EAST & WEST BOUND
 WEATHER: DRY
 OPERATOR: TUTT

FILENAME: 7-31-5
 DATE: 9 / 1 / 90

HR	TOTAL				
HR TOTAL	11	0	0	0	11
01:00	0	0	0	0	0
01:15	0	0	0	0	0
01:30	1	0	0	0	1
01:45	1	0	0	0	1
HR TOTAL	2	0	0	0	2
02:00	1	0	0	0	1
02:15	1	0	0	1	0
02:30	0	0	0	0	0
02:45	1	0	0	1	0
HR TOTAL	3	0	0	2	1
03:00	1	0	0	0	1
03:15	0	0	0	0	0
03:30	0	0	0	0	0
03:45	0	0	0	0	0
HR TOTAL	1	0	0	0	1
04:00	0	0	0	0	0
04:15	1	0	0	1	0
04:30	0	0	0	0	0
04:45	1	0	0	1	0
HR TOTAL	2	0	0	2	0
05:00	2	0	0	0	2
05:15	2	0	0	0	2
05:30	5	0	0	5	0
05:45	5	0	0	5	0
HR TOTAL	14	0	0	10	4
06:00	6	0	0	4	2
06:15	10	0	0	10	0
06:30	22	0	0	19	3
06:45	35	0	0	32	3
HR TOTAL	73	0	0	65	8
07:00	71	0	0	65	6
07:15	92	0	0	87	5
07:30	96	0	0	94	2
07:45	131	0	0	120	11
HR TOTAL	390	0	0	366	24
08:00	94	0	0	89	5
08:15	98	0	0	91	7
08:30	79	0	0	74	5

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: REALTY 39
 LOCATION: REALTY EAST OF MARSH EAST & WEST BOUND
 WEATHER: DRY
 OPERATOR: TUTT

CORRECTION FACTOR: 1.00

FILENAME: 7-31-8
 DATE: 8 / 1 / 90

HOOR	TOTAL			<i>E</i>	<i>W</i>
08:45	57	0	0	48	9
HR TOTAL	529	0	0	297	31
09:00	32	0	0	22	10
09:15	34	0	0	24	10
09:30	34	0	0	22	12
HR TOTAL	120	0	0	88	32
DAY TOTAL	944	0	0	830	114

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA
 CORRECTION FACTOR: 1.00

REFERENCE: REALTY 42
 LOCATION: REALTY WEST OF MARY EAST & WEST BOUND
 WEATHER: DRY
 OPERATOR: TUTT

FILENAME: 7-31-3
 DATE: 7 / 31 / 90

MOOR	TOTAL				
09:45	32	0	0	11	21
HR TOTAL	32	0	0	11	21
10:00	38	0	0	17	21
10:15	34	0	0	21	13
10:30	39	0	0	23	16
10:45	41	0	0	20	21
HR TOTAL	152	0	0	81	71
11:00	36	0	0	21	15
11:15	46	0	0	19	27
11:30	41	0	0	26	15
11:45	70	0	0	37	33
HR TOTAL	193	0	0	105	88
12:00	51	0	0	31	20
12:15	59	0	0	31	28
12:30	66	0	0	27	39
12:45	63	0	0	23	40
HR TOTAL	217	0	0	108	109
13:00	48	0	0	16	32
13:15	31	0	0	25	26
13:30	43	0	0	24	19
13:45	51	0	0	26	25
HR TOTAL	193	0	0	91	102
14:00	43	0	0	21	22
14:15	57	0	0	30	27
14:30	49	0	0	28	21
14:45	27	0	0	17	10
HR TOTAL	176	0	0	106	70
15:00	37	0	0	22	15
15:15	27	0	0	20	7
15:30	46	0	0	29	17
15:45	44	0	0	27	17
HR TOTAL	154	0	0	98	56
16:00	43	0	0	31	12
16:15	35	0	0	25	10
16:30	30	0	0	31	19
16:45	38	0	0	33	12
HR TOTAL	146	0	0	110	53
17:00	55	0	0	47	18
17:15	57	0	0	38	19

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: REALTY 42
 LOCATION: REALTY WEST OF MARSH EAST & WEST BOUND
 WEATHER: DRY
 OPERATOR: TUTT

CORRECTION FACTOR: 1.00

FILENAME: 7-31-3
 DATE: 7 / 31 / 90

HR	TOTAL			E	W
17:00	36	0	0	42	14
17:15	47	0	0	34	13
HR TOTAL	225	0	0	181	64
18:00	42	0	0	31	11
18:15	38	0	0	30	8
18:30	25	0	0	19	5
18:45	33	0	0	21	11
HR TOTAL	141	0	0	102	38
19:00	26	0	0	20	5
19:15	23	0	0	17	6
19:30	16	0	0	12	4
19:45	11	0	0	5	6
HR TOTAL	50	0	0	39	21
20:00	8	0	0	6	2
20:15	6	0	0	5	1
20:30	12	0	0	10	2
20:45	5	0	0	6	2
HR TOTAL	34	0	0	27	7
21:00	7	0	0	4	3
21:15	6	0	0	4	2
21:30	7	0	0	5	2
21:45	7	0	0	5	2
HR TOTAL	27	0	0	18	9
22:00	5	0	0	2	3
22:15	2	0	0	2	0
22:30	1	0	0	1	0
22:45	2	0	0	1	1
HR TOTAL	10	0	0	6	4
23:00	0	0	0	0	0
23:15	3	0	0	2	1
23:30	0	0	0	0	0
23:45	3	0	0	3	0
HR TOTAL	6	0	0	5	1
DAY TOTAL	1895	0	0	1084	717
00:00	1	0	0	0	1
00:15	0	0	0	0	0
00:30	0	0	0	0	0
00:45	1	0	0	1	0

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: REALTY 42
 LOCATION: REALTY WEST OF MARSH EAST & WEST BOUND
 WEATHER: DAY
 OPERATOR: TUTT

FILENAME: 7-31-3
 DATE: 8 / 1 / 94

HR	TOTAL			<i>E W</i>	
HR TOTAL	2	0	0	1	1
01:00	2	0	0	1	1
01:15	4	0	0	2	2
01:30	2	0	0	2	0
01:45	1	0	0	1	0
HR TOTAL	9	0	0	6	3
02:00	0	0	0	0	0
02:15	1	0	0	0	1
02:30	0	0	0	0	0
02:45	2	0	0	1	1
HR TOTAL	3	0	0	1	2
03:00	3	0	0	1	2
03:15	1	0	0	1	0
03:30	0	0	0	0	0
03:45	0	0	0	0	0
HR TOTAL	4	0	0	2	2
04:00	0	0	0	0	0
04:15	0	0	0	0	0
04:30	1	0	0	1	0
04:45	3	0	0	1	2
HR TOTAL	4	0	0	2	2
05:00	0	0	0	0	0
05:15	7	0	0	0	7
05:30	10	0	0	4	6
05:45	7	0	0	2	5
HR TOTAL	20	0	0	6	14
06:00	5	0	0	0	5
06:15	12	0	0	2	10
06:30	21	0	0	2	19
06:45	53	0	0	4	49
HR TOTAL	92	0	0	8	84
07:00	39	0	0	3	36
07:15	52	0	0	7	45
07:30	79	0	0	7	72
07:45	109	0	0	15	94
HR TOTAL	269	0	0	27	242
08:00	72	0	0	10	62
08:15	42	0	0	12	30
08:30	50	0	0	11	39

CITY OF CARROLLTON TRAFFIC DEPT.
 FULL REPORT OF ALL VOLUME DATA

REFERENCE: REALTY 42

CORRECTION FACTOR: 1.00

LOCATION: REALTY WEST OF MARSH EAST & WEST BOUND

FILENAME: 7-31-3

WEATHER: DRY

DATE: 8 / 1 / 90

OPERATOR: TUTT

HR	TOTAL			<i>E</i>	<i>W</i>
08:45	30	0	0	10	20
HR TOTAL	200	0	0	43	157
09:00	22	0	0	5	17
09:15	27	0	0	7	20
09:30	30	0	0	15	15
HR TOTAL	79	0	0	32	47
DAY TOTAL	622	0	0	129	493

Neiman Marcus
2727 Realty Road
Carrollton, Texas 75006
Telephone 214-416-0824

Gregory G. Shields
Vice President - Operations

July 11, 1994

Mr. Dan Johnson
City Manager
City of Carrollton
P.O. Box 110535
Carrollton, TX 75011

Dear Mr. Johnson:

During the past few months we have been sharing developmental plans for upgrading our current Neiman Marcus National Distribution Center with Mr. Brad Mink, Director of your city's Economic Development Office.

As you are aware, Neiman Marcus has been located at 2727 Realty Road for the past fourteen (14) years. During our tenure in your community, we have continuously expanded our business, contracting many local service/construction vendors while also expanding our labor force and employing local Carrollton residents.

In 1995, we will enter into the final year of our fifteen (15) year lease agreement with our local landlord. With this milestone upon us, we organized a Senior Management Task Force to develop both a short term and long term strategic plan for Neiman Marcus Distribution. The task force has identified a potential opportunity for remaining within our current facility. This option would require a capital investment in building systems and equipment estimated at \$7,000.0K.

This option is very interesting to Neiman Marcus as it has established an excellent work force within your community. For this option to be cost effective to Neiman Marcus, we will need to look to the city of Carrollton to approve tax abatements for our property and improvements. Your current City of Carrollton Tax Abatement Policy forwarded to me has specific schedules which would provide our project with tax abatement offerings at +/- 20% for a period of three years. As Neiman Marcus has been a pillar in the community for the past fourteen (14) years and hopes to remain as such for the next ten (10) to fifteen (15), we would like to request abatements at a minimum of 50% for seven (7) years.

Neiman Marcus

July 11, 1994
Page 2

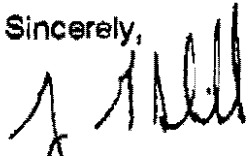
In addition, we have made several requests for a traffic control light at the intersection of Marsh Lane and Realty Road over the past fourteen (14) years. During a meeting on June 24, 1994, Mr. Mink indicated that the "light" had finally been approved by the city of Addison (controlling city) and that installation should be complete within three (3) months. Further, Mr. Mink indicated that we would receive the above commitment in writing within the near future. As of this date, we have received no such document and we have been informed that the "light" has been delayed beyond six (6) months.

Before Neiman Marcus will even consider staying within the city, we must see the traffic light installed and functioning properly. The intersection in question is dangerous, and within the last twelve months has been the cause of injuries and vehicle damage to six (6) of our employees.

We hope you will accept this letter as our intent to open serious conversation with the City of Carrollton to hopefully keep Neiman Marcus and its employee base of two hundred (200) plus in your prestigious community.

If you have any questions, please feel free to contact me at 417-5552.

Sincerely,



Gregory G. Shields

GGG/blb

cc: Gery Sampson
Tom Lehnen
Ray Gearhard
Paul McCrea
Brad Mink ✓

Neiman Marcus

Neiman Marcus
2727 Realty Road
Carrollton, Texas 75006
Telephone 214-416-0824

Gregory G. Shields
Vice President - Operations

July 11, 1994

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Neiman Marcus

July 11, 1994
Page 2

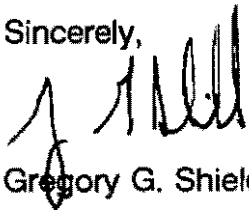
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Neiman Marcus