

TECHNICAL MEMORANDUM

To: Kimberly Pomatto
Spotsylvania County
VDOT
Urban Ltd.

Cc: Alvis H. Hagelis

From: Chad Baird
Nick Alexandrow

Date: May 4, 2015

Subject: Towns at Point Seanna - VDOT Chapter 870 Trip Generation

Executive Summary

The purpose of this memorandum is to evaluate the trip generation for the proposed planning and development of Corsair Terrace (The Towns at Point Seanna) in Spotsylvania County, Virginia. The development will consist of 81 townhouses. The trip generation calculations in this memorandum indicate that the proposed use will generate approximately 535 daily trips on a typical weekday. The VDOT Chapter 870 Threshold is 5,000 additional trips per day. Therefore, a VDOT Chapter 870 study will not be required.

ITE Trip Generation

The trip generation for the proposed planning and redevelopment of Towns of Point Seanna located near the intersection of Route 208 and Anna Point Lane/Corsair Terrace in Spotsylvania County, Virginia will consist of 81 single-family attached dwelling units. A trip generation table was prepared using ITE Trip Generation, 9th Edition and shown in Table 1. Using the ITE rates for Residential Condominium/Townhouse (Land Use Code #230), the proposed development would be expected to generate approximately 44 AM peak hour trips, 51 PM peak hour trips, and 535 total weekday daily trips.

Table 1: Trip Generation

Land Use	ITE Code	Size	Weekday							Daily
			AM Peak Hour			PM Peak Hour			Total	
			In	Out	Total	In	Out	Total		
Condominium/Townhouse	230	81 DU	7	37	44	34	17	51	535	

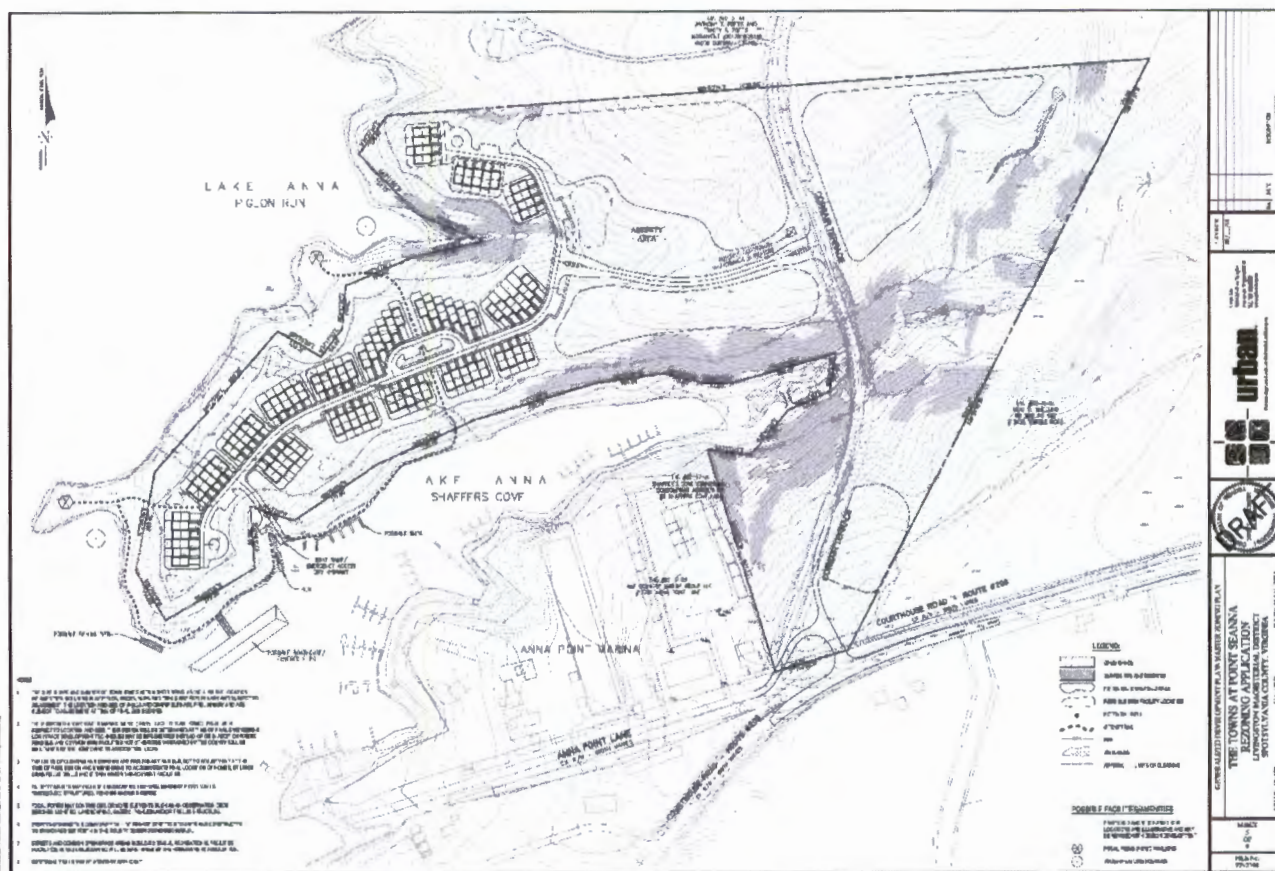


Figure 1: Generalized Master Development Plan - Draft

VDOT 870 Requirements

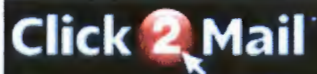
From January 1, 2012 onwards, if a Comprehensive Plan, Rezoning or Site Plan generates more than 5,000 net new daily trips, a Chapter 870 traffic study would need to be prepared for the application and submitted to VDOT for review and comment. To calculate the net new trips, the trips generated by the proposed use are compared to the trips generated by the existing or approved use, with no reductions for TDM measures nor internal capture.

As shown in Table 1, there will be fewer than 5,000 net new daily vehicle trips. As such, a Chapter 870 traffic study will not be needed.

Conclusions

This memorandum evaluates the trip generation for the proposed planning and redevelopment of Corsair Terrace (Towns of Point Seanna) with 81 single-family attached dwelling units located near the intersection of Route 208 and Anna Point Lane/Corsair Terrace in Spotsylvania County, Virginia to determine the need for a VDOT Chapter 870 traffic study.

The trip generation calculations in this memorandum indicate that the proposed use will generate approximately 535 daily trips on a typical weekday. Therefore, a VDOT Chapter 870 study will not be required.

**Invoice #100848612**

Order Date: January 16, 2015

Account: mvisotsky

Order Total: \$350.40**Billing Address**

Mary Ann Visotsky
 7712 Little River Tpke
 Annandale VA 22003-2407
 United States

Payment Method

Credit Card

Credit Card Type: Visa

Credit Card Number: xxxx-8219

Expiration Date: 10/2016



Complete



In progress



Attention

Job ID: 42363477

Requested Fulfillment Date: 1/17/2015

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Certified Mail - Letter in a #10 Envelope - 6 sheet max. Product SKU: DA41 Document Name: Corsair Letter and Map List Name: molMergedList <i>Paper Type And Color: White 24# Full Color</i> <i>Number Of Pages: 2</i> <i>Double Sided: No</i> <i>Copy Sent To Sender: Yes</i> Production Cost For 48 Pieces: \$103.68 Certified Mail Automated Letter W/ Electronic Rtn Rcpt. Postage For 46 Pieces: \$236.44 Certified Mail Unsorted Letter W/ Electronic Rtn Rcpt. Postage For 2 Pieces: \$10.28	1/17/2015 Mailed via USPS	48	\$350.40	
			Order Sub Total:	\$350.40
			Invoice Subtotal:	\$350.40
			Total Invoice:	\$350.40