

Memorandum

To: Bill Pyle, P.E.
Bowman Consulting

From: Silvia Barrantes and
Carlos Garcia, P.E.

Date: June 1, 2018

Re: Cherryview Landing (Musselman Property) – Trip Generation Assessment

Bowman Consulting Group (BCG) prepared a Trip Generation Assessment for the proposed Cherryview Landing Development (Musselman Property) to be located along Musselman Road within the Rappahanock Landing Development in Stafford County.

Musselman Road is a two-lane local roadway with a speed limit of 25 MPH. This road provides direct connections to Short Street, Thomas Lane, Olde Forge Drive and Route 17 (Warrenton Road). **Figure 1** depicts the site location.

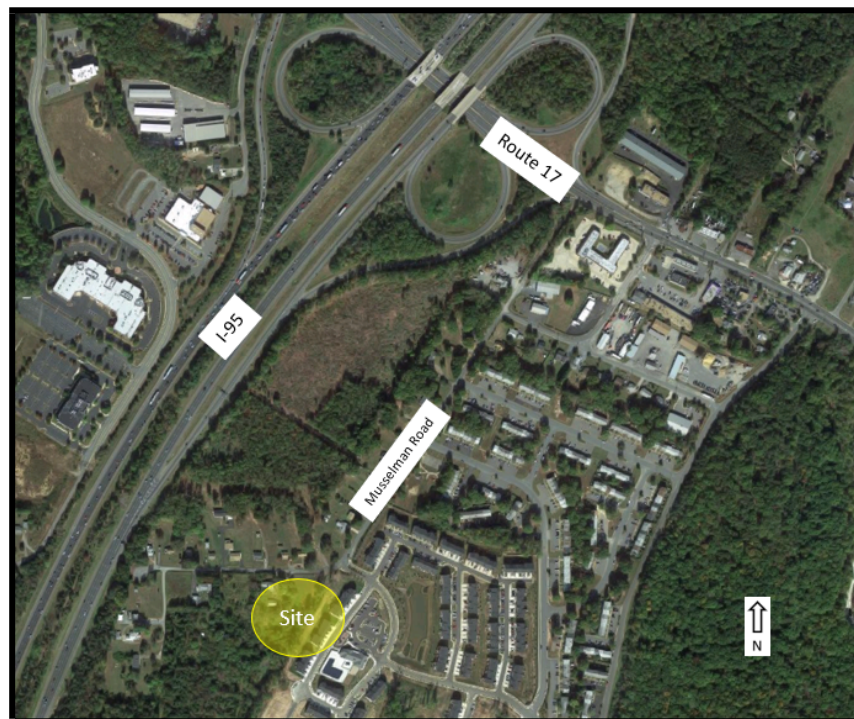


Figure 1. Location of the proposed site.

Trip Generation

The proposed Cherryview Landing Development will consist of approximately 71 attached homes. In order to determine the traffic generated by the proposed development, a trip generation estimation was completed using the 10th edition of the ITE Trip Generation Manual. The results of the trip generation are summarized in **Table 1**.

Table 1 - ITE Site Trip Generation Analysis⁽¹⁾

Land Use	Size	Units	Land Use Code	Weekday						
				AM Peak Hour			PM Peak Hour			Daily Trips
				In	Out	Total	In	Out	Total	
Residential Multifamily Housing (Low-Rise) (Occupied)		71 D.U.	220	6	24	30	25	14	39	522

Notes: (1) Based on the Institute of Transportation Engineers Trip Generation, 10th Edition.

The results of the trip generation evaluation indicate that the proposed Cherryview Landing Development is expected to generate a total of 30 trips (6 in and 24 out) during the morning peak hour and a total of 39 trips (25 in and 14 out) during the evening peak hour. The approximate average daily trips for the proposed development are expected to be 522 trips during a weekday.

According to Virginia Roads Musselman Road is a local road with a speed limit of 25 MPH and an average daily traffic of 460 vehicles per day. Crashes are not reported along this road and the pavement appears to be in good conditions. **Figure 2** depicts the cross-section of Musselman Road.



Figure 2. Musselman Road.

Based on the information presented above, Musselman Road is expected to carry approximately 982 trips per day, 76 trips in the morning peak and 85 trips in the evening peak hour. Musselman Road currently provides adequate capacity to accommodate the proposed Cherryview Landing Development.