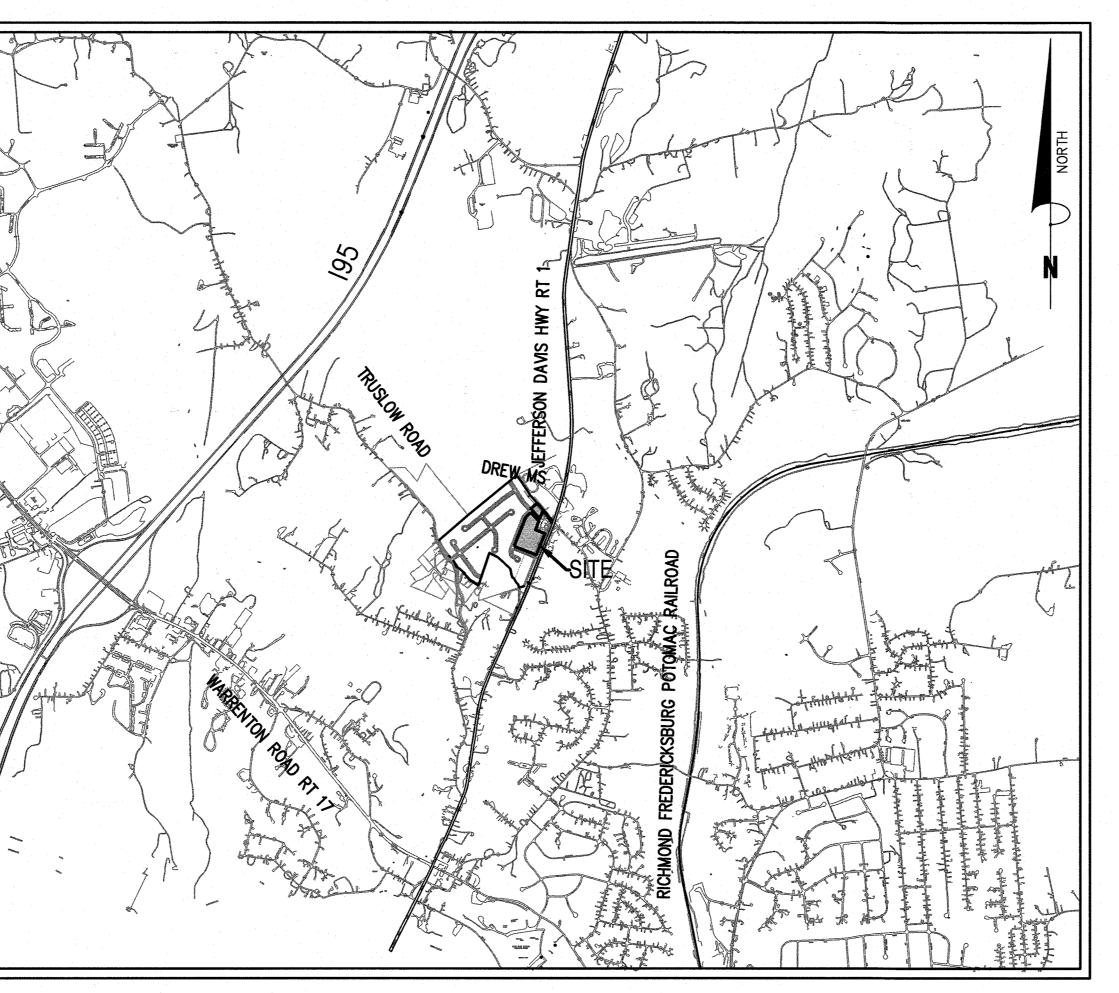
# GENERAL DEVELOPMENT PLAN SOUTHGATE SELF-STORAGE TM: 45-165 PCA# TBD FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT

# STAFFORD COUNTY, VIRGINIA

<u>SHEE</u>	T INDEX
NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, NOTES & TABULATIONS
3.	EXISTING CONDITIONS PLAN
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5.	CONCEPTUAL LANDSCAPING PLAN
6.	BOUNDARY PLAT
7.	ENTRANCE PLAN
7 SHE	ETS IN TOTAL

JILLIJ IN IVIAL



VICINITY MAP 1"=2000'

OWNER / DEVELOPER LITTLE FALLS RUN, L.C. 17039 MERCHANTS DRIVE RUTHER GLEN, VIRGINIA 22546

### CIVIL ENGINEER / LAND PLANNING

BOWMAN CONSULTING GROUP ATTN: JUSTIN R. TROIDL, P.E. 650-A NELMS CIRCLE FREDERICKSBURG, VA 22406 PH: (540) 371-0268

LAND USE ATTORNEY LEMING AND HEALY PC 233 GARRISONVILLE ROAD, SUITE 204

STAFFORD, VA 22554

## APPROVAL

AGENT, BOARD OF SUPERVISORS

DATE

Б Ш OR RAL OO G SO COUNTY PROJECT NUMBER PLAN STATUS 3/21/18 1ST SUBMISSION DESCRIPTION AJH AJH JRT DESIGN DRAWN CHKD H: 1"= 2000' SCALE V: N/A JOB No. 7063-08-001

DATE : MARCH 2017

FILE No. 7063-D-ZP-001

OF

SHEET

EVICTINO	LEGEND	DDODOCED		<u>ABBRE</u>
EXISTING	DESCRIPTION	PROPOSED	A A AD	AREA OF ARC ALGEBRAIC DIFFERENCE
nonnensensensen	INDEX CONTOUR	40	AASHT	D AMERICAN ASSOCIATION OF STATE HWY. & TRANS
38	INTERMEDIATE CONTOUR		ASTM AC.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
EX. E/P	EDGE OF PAVEMENT	PROP. E/P CG-6	AGGR. ANSI	AGGREGATE AMERICAN NATIONAL STANDARDS INSTITUTE
EX. C & G	CURB AND GUTTER TRANSITION FROM CG-6 TO CG-6R	CG-6R	ASPH AWWA	ASPHALT AMERICAN WATER WORKS ASSOCIATION
	PROPOSED HEADER CURB		<u>B</u> B	BREADTH
	PROPERTY LINE		BC BF	BOTTOM OF CURB BASEMENT FLOOR
	DEPARTING PROPERTY LINE	anananananananananan araa maan maananananananan ahara amaa amaan aasaa	BLDG BM	BUILDING BENCHMARK
สามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสา เป็นสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามารถสามาร	LOT LINE	FP	BMP BOV	BEST MANAGEMENT PRACTICES (WATER QUALITY) BLOW OFF VALVE
	RIGHT-OF-WAY CENTERLINE		BRL BVCS	BUILDING RESTRICTION LINE BEGINNING VERTICAL CURVE STATION
	FLOOD PLAIN	· · · · · · · ·	BVCS BVCE BW	BEGINNING VERTICAL CURVE ELEVATION BOTTOM OF WALL
-	CLEARING AND GRADING			
	TREE LINE FLOW LINE OF SWALE		<u>C</u> c,e C	CENTER CORRECTION ON VERTICAL CURVE COEFFICIENT OF RUNOFF
	STREAM		CATV CB	CABLE TELEVISION CATCH BASIN OR CHORD BEARING
	OVERLAND RELIEF PATHWAY		CC CFS (Q	CENTER TO CENTER ) CUBIC FEET PER SECOND
X	FENCE LINE	——————————————————————————————————————	CH CG	CHORD CURB AND GUTTER
EX 8," W/L	EASEMENT	8"wDIP W/L	CIP C	CAST IRON PIPE CENTERLINE
EX. W/V	WATER LINE	PROP. W/V	CL CMP	CLASS CORRUGATED METAL PIPE
——————————————————————————————————————	WATER VALVE REDUCER	PROP. R.	CONC. CO	CONCRETE CLEAN OUT
EX 8" SAN		8" PVC SAN	CONT. CS	CONTINUATION CURB STOP
	SANITARY SEWER STORM SEWER	18"RCP	CT C/L	COURT CENTERLINE
	CABLE TV	CATV	<u>D</u> D,d	DEPTH
	ELECTRIC SERVICE		DA DB	DRAINAGE AREA DEED BOOK
	TELEPHONE SERVICE		DEQ DET.	VA. DEPARTMENT OF ENVIRONMENTAL QUALITY DETAIL
- 05 70	GAS LINE	25 <sup>32</sup>	DI DIA.	DROP INLET DIAMETER
+ 25.32 ø	SPOT ELEVATION UTILITY POLE	423 423	DIP DM	DUCTILE IRON PIPE DROP MANHOLE
militaration mailitara	SIGN	<del></del>	DR. DRNG	DRIVE DRAINAGE
	SANITARY SEWER IDENTIFIER		DRWG. D/W	DRAWING DRIVE WAY
			Δ DU	DELTA DWELLING UNITS
	STORM DRAIN IDENTIFIER	$\begin{pmatrix} 2 \end{pmatrix} \begin{pmatrix} 1 \\ 2 \end{pmatrix}$	DOM	DOMESTIC
	EASEMENT IDENTIFIER	$\langle w \rangle$	E e EC	RATE OF SUPER ELEVATION IN FEET PER FOOT EROSION CONTROL
$\diamond$	WATER METER		EGL EQC	ENERGY GRADIENT LINE ENVIRONMENTAL QUALITY CORRIDOR
<u>]</u>	FIRE HYDRANT	I <del></del>	ESM'T	EASEMENT
e de la companya de l En companya de la comp	PARKING INDICATOR	25	EG ELEV.	EDGE OF GUTTER ELEVATION
	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	<25>	ENT. EP	ENTRANCE EDGE OF PAVEMENT
○	STREET LIGHT	• • • • • • • • • • • • • • • • • • •	ES EVCS	END SECTION ENDING VERTICAL CURVE STATION
			EVCE EW	ENDING VERTICAL CURVE ELEVATION END WALL
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD>	EX. ELEC.	EXISTING ELECTRICAL
-	TEST PIT LOCATION RECOMMENDED/REQUIRED		EBL	EAST BOUND LANE
	CRITICAL SLOPE		E F FAR	FIRE LINE FLOOR AREA RATIO
-	SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	$\mathbf{X}$	FC FF	FACE OF CURB FIRST FLOOR
	HANDICAP RAMP (CG-12)		FG FH	FINISHED GRADE FIRE HYDRANT
	DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL		FL FP	FLOW LINE FLOOD PLAIN
	STANDARD RAMP CONSTRUCTION	R	FS FT.	FACTOR OF SAFETY FOOT
_	DENOTES CLEAR SIGHT TRIANGLE		FOY. FPS	FOYER FEET PER SECOND
			<u>G</u> g	GRAVITY
کر ہے گئی کا تاہ کا	TREE	$\bigcirc(\cdot)$	Ğ GFA	GAS GROSS FLOOR AREA
			Gr. GR	GRADE GUARD RAIL
	BENCHMARK	BM #1_TRV #1 ELEV=101.62	GAR	GARAGE
			<u>Н</u> H,h Н	HEIGHT HEAD
	ASPHALT TRAIL	· · · · · · · · · · · · · · · · · · ·	HC HGL	HANDICAPPED PARKING SPACE HYDRAULIC GRADIENT LINE
	CONCRETE SIDEWALK		HP HR	HIGH POINT HAND RAIL
adausaaddiilaaaaada ***aaraanayaaaaaaaa		<u> </u>	HT. HW	HEIGHT HEADWATER
	END WALLS			RAINFALL INTENSITY
			ID I IN	INSIDE DIAMETER INCH
and the second s	END SECTIONS		INV. IP	INVERT IRON PIPE
anana ananana ananana ananana ananana			IPF IPS	IRON PIPE FOUND IRON PIPE SET
una ango wa	STOP SIGN			
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L CAR I I	HANDICAP PARKING SPACE (VAN)			
	RIP RAP	ECECH		
	CROSSWALK			
			ł · · ·	

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### REVIATIONS

CNUIL

### JUNCTION BOX <u>J</u> JB SIGHT DISTANCE COEFFICIENT RANSP. OFFICIALS <u>K</u> K CULVERT ENTRANCE LOSS COEFFICIENT Ke LL LENGTH LAT. LATERAL LF LINEAR FOOT LOWER LEVEL LOS LINE OF SIGHT LOW POINT LP LOADING SPACE LS LCG LIMITS OF CLEARING & GRADING LT LEFT <u>M</u> M MONUMENT FOUND

- MECH. MECHANICAL MANHOLE MH MILE MI. MILES PER HOUR MPH MS MEDIAN STRIP MSL MEAN SEA LEVEL MIN MINIMUM MAX MAXIMUM N N/F NOW OR FORMERLY NET FLOOR AREA NFA NO.,# NUMBER NORTH BOUND LANE NBL N/A NOT APPLICABLE <u>0</u> 0C ON CENTER OUTSIDE DIAMETER OD OH OVERHANG 0/H OVERHEAD PP PERIMETER POINT OF CURVATURE PC PCC POINT OF COMPOUND CURVE POINT OF CURVE EDGE OF PAVEMENT PCEP PCTC POINT OF CURVATURE TOP OF CURB PFM PUBLIC FACILITIES MANUAL PG. PAGE PGL POINT OF GRADE LINE POINT OF INTERSECTION PL PROPERTY LINE PL POINT OF REVERSE CURVES PRC PRELIM. PRELIMINARY PROPOSED PROP. POINT OF TANGENCY PT POINT OF VERTICAL CURVATURE PVC PVC POLY VINYL CHLORIDE POINT OF VERTICAL INTERSECTION PVI PVM'T PAVEMENT PVRC POINT OF VERTICAL REVERSE CURVE
- PVT POINT OF VERTICAL TANGENT P&P PLAN AND PROFILE Q Q(C.F.S.) AMOUNT OF RUNOFF
- <u>R</u> R,r RADIUS REQD REQUIRED RCP REINFORCED CONCRETE PIPE RD. ROAD RET. RETAINING REV. REVISION RAILROAD RR RTE. ROUTE RIGHT OF WAY R/W RGP ROUGH GRADING PLAN ROM REMOTE OUTSIDE MONITOR RMA RESOURCE MANAGEMENT AREA RESOURCE PROTECTION AREA RPA RT RIGHT <u>S</u> S SPEED OR SLOPE SAN. SANITARY SBL SOUTH BOUND LANE SIGHT DISTANCE SD SECT. SECTION SEW. SEWER SHOULDER SH. SF SQUARE FEET SP. SPACE SITE PLAN SP SPEC. SPECIFICATION STA. STATION STD. STANDARD STK. STACK STM. STORM SVC. SERVICE SWM STORM WATER MANAGEMENT S/W SIDE WALK CROSS SLOPE Sx ТΤ TANGENT TEST BORE TOP OF CURB TC TIME OF CONCENTRATION Tc TEL TELEPHONE TEST PIT TP TREE PROTECTION TP TOP OF BANK TR TOP OF WALL TW TW TAILWATER UNDERDRAIN U UD UNDERGROUND UG UPPER LEVEL UL UP UTILITY POLE VAN HANDICAPPED VAN PARKING SPACE VELOCITY V V V VOLUME VA VIRGINIA VERTICAL CURVE VC VDOT VA. DEPT. OF TRANSPORTATION VERTICAL FOOT VF W W WEIGHT OR WIDTH WATER MAIN W/M WBL WEST BOUND LANE
- WQIA
   WATER QUALITY IMPACT ASSESSMENT

   X
   XF

   TRANSFORMER

   Y
   YI

   YARD INLET
- YR YEAR ZZ Z SIDE SLOPES

- NOTES
- THE APPLICANT REQUESTS A MODIFICATION TO THE APPROVED PROFFER STATEMENT, DATED SEPTEMBER 7, 2004, ASSOCIATED WITH APPLICATION RC230979 (ORDINANCE 004–16, APPROVED SEPTEMBER 7, 2004) WHICH RECLASSIFIED THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO B-2 URBAN COMMERCIAL.
- 2. BOUNDARY INFORMATION AS SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD., IN OCTOBER, 2011. TOPOGRAPHIC INFORMATION IS COMPILED FROM A FLOWN SURVEY CONDUCTED BY AIR SURVEY. THE CONTOUR INTERVAL IS 2 FEET. A TITLE REPORT HAS NOT BEEN PROVIDED AT THIS TIME AND ALL EASEMENTS/ENCUMBRANCES MAY NOT BE SHOWN.
- 3. THE SURVEYED PROPERTIES CURRENTLY STAND IN THE NAME OF LITTLE FALLS RUN LC., AS RECORDED IN INSTRUMENT NUMBER 170009875 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA. THE PROPERTY IS IDENTIFIED BY THE STAFFORD COUNTY ASSESSOR AS TAX MAP 45-165.
- 4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (OTHER FLOOD AREAS) AREA OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ALL AS SCALED FROM THE FLOOD INSURANCE RATE MAP, MAP NUMBER 510154 0204E, EFFECTIVE DATE: FEBRUARY 4, 2005.
- 5. NO RESOURCE PROTECTION AREA (RPA) OR ASSOCIATED WETLANDS ARE LOCATED ON THIS PROPERTY.
- 6. THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE AT THE TIME OF SURVEY.
- 7. THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- 8. PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.
- 9. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED SOUTHGATE SUBDIVISION CONSTRUCTION PLAN REVISION (AP# 1300102).
- 10. NO IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS ARE PROPOSED. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.

### TABULATIONS

SUBJECT PROPERTY INFORMATIO	N
PROPERTY ID:	45-165
SIZE:	±8.1585 ACRES
PROP. SIZE:	±8.0430 ACRES
CURRENT ZONING:	B-2, URBAN COMMERCIAL
OWNER:	LITTLE FALLS RUN LC
PROPOSED DEVELOPMENT TAE	BULATIONS
PROPOSED ZONING:	B-2 (NO CHANGE) - PROFFER AMENDMENT
PROPOSED USE:	MINI-STORAGE
PROPOSED SF OF STORAGE:	99,225 S.F.
MAXIMUM FAR ALLOWED:	0.70 (OR ±245,246 S.F.)
PROPOSED FAR*:	0.29 (OR ±102,025 S.F.)
MINIMUM OPEN SPACE RATIO:	0.25 (OR ±87,588 S.F.)
OPEN SPACE PROVIDED:	0.45 (OR ±158,310 S.F.)
PROPOSED BUILDING HEIGHT: STORAGE	±9.5 FEET
PROPOSED BUILDING HEIGHT: OFFICE/RESIDENCE	±26.0 FEET
PARKING REQUIREMENTS:	
REQUIREMENT (OFFICE)	3 SPACES PER 1,000 = 3.6 SPACES
PROVIDED	4 SPACES

NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR REVISIONS WITH FINAL ENGINEERING.

* TOTAL FLOOR AREA (102,025 S.F.)	) INCLUDES:
STORAGE:	99,225 S.F.
OFFICE:	1,400 S.F.
ON-SITE MANAGER RESIDENCE:	1,400 S.F.

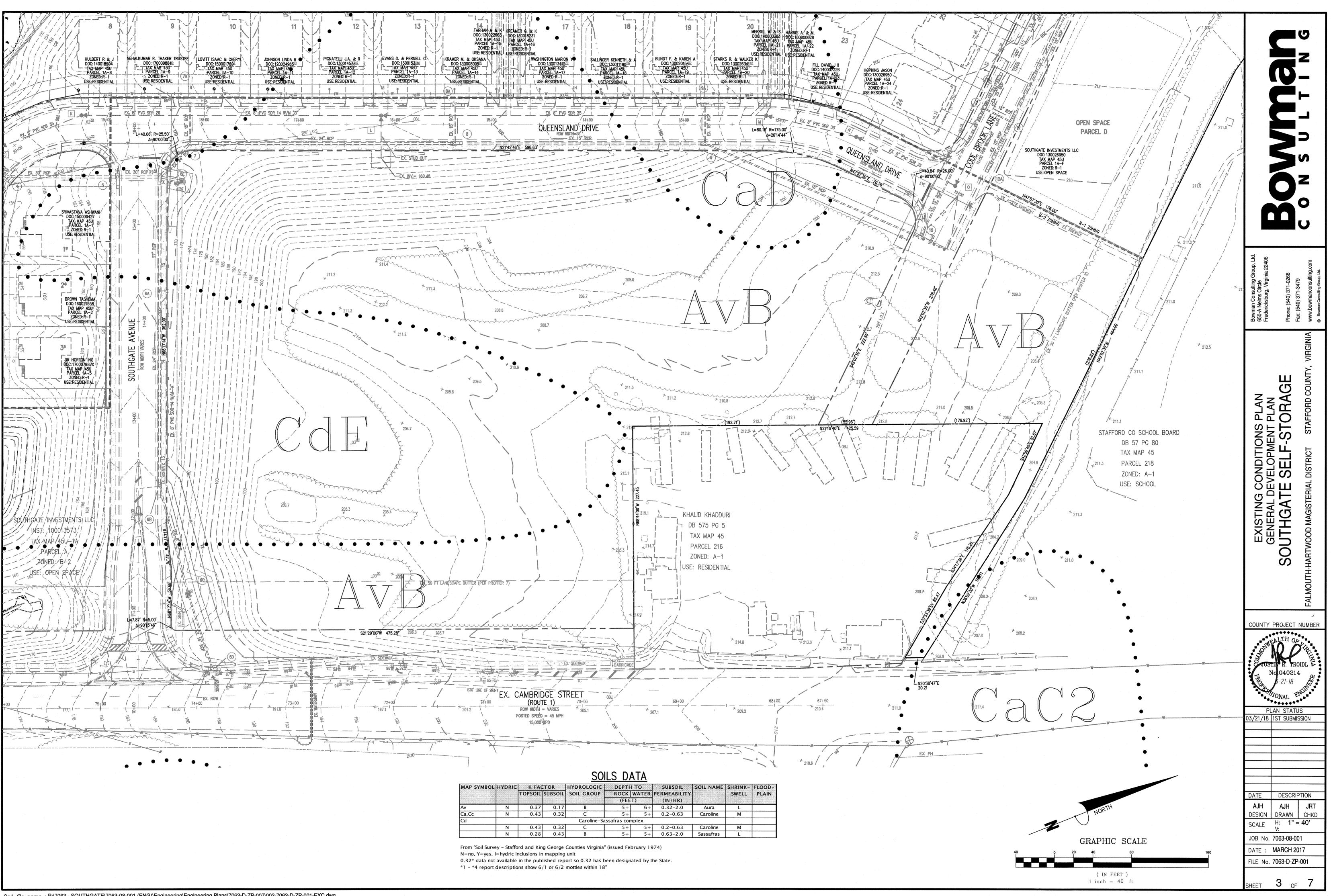
### TRASH SERVICE

ON-SITE TRASH COLLECTION SHALL BE SCREENED FROM VIEW. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVED TRASH SERVICE FOR THE SITE.

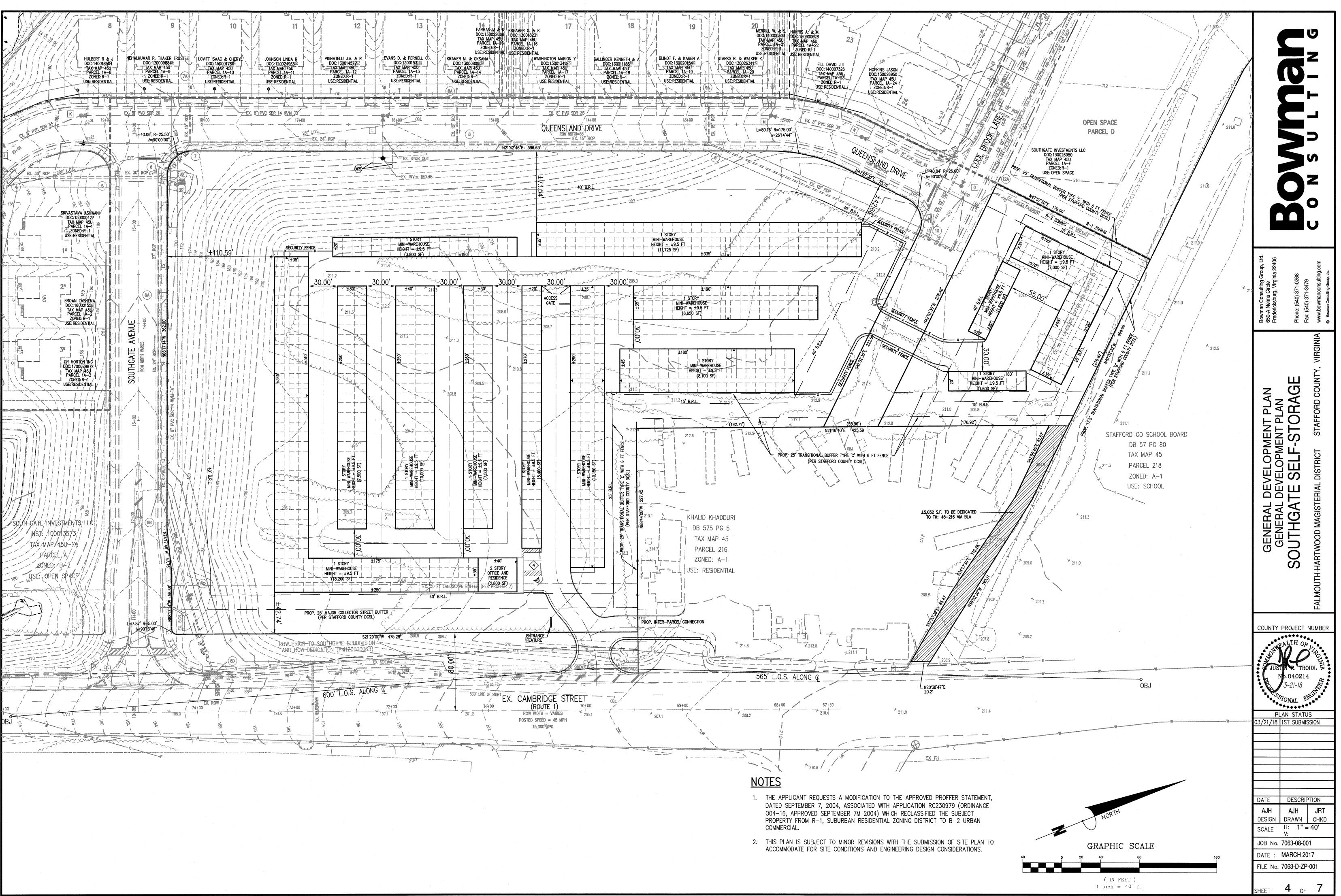
### <u>LIGHTING</u>

SITE LIGHTING WILL CONFORM TO STAFFORD COUNTY ZONING ORDINANCE SEC. 28-87.

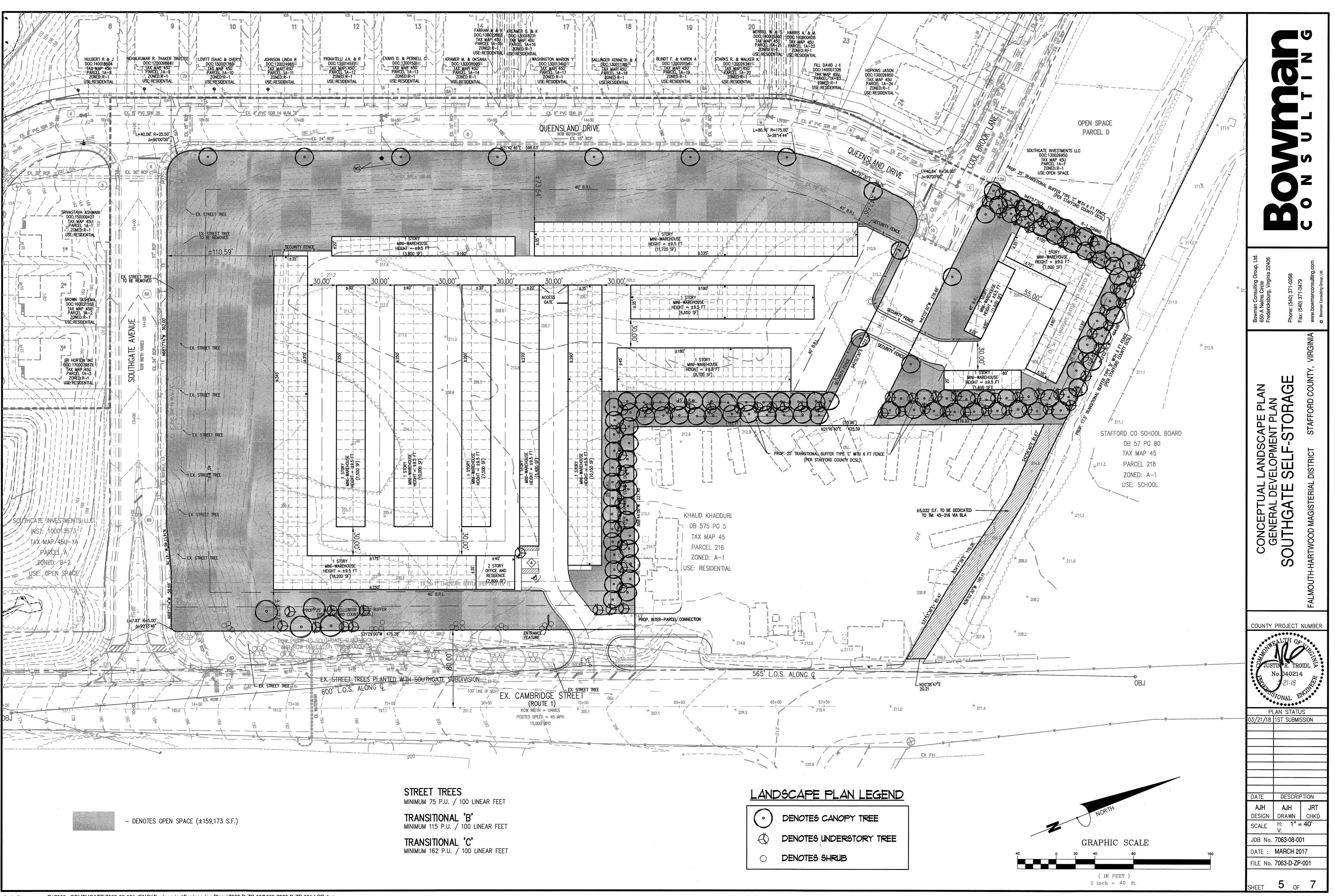


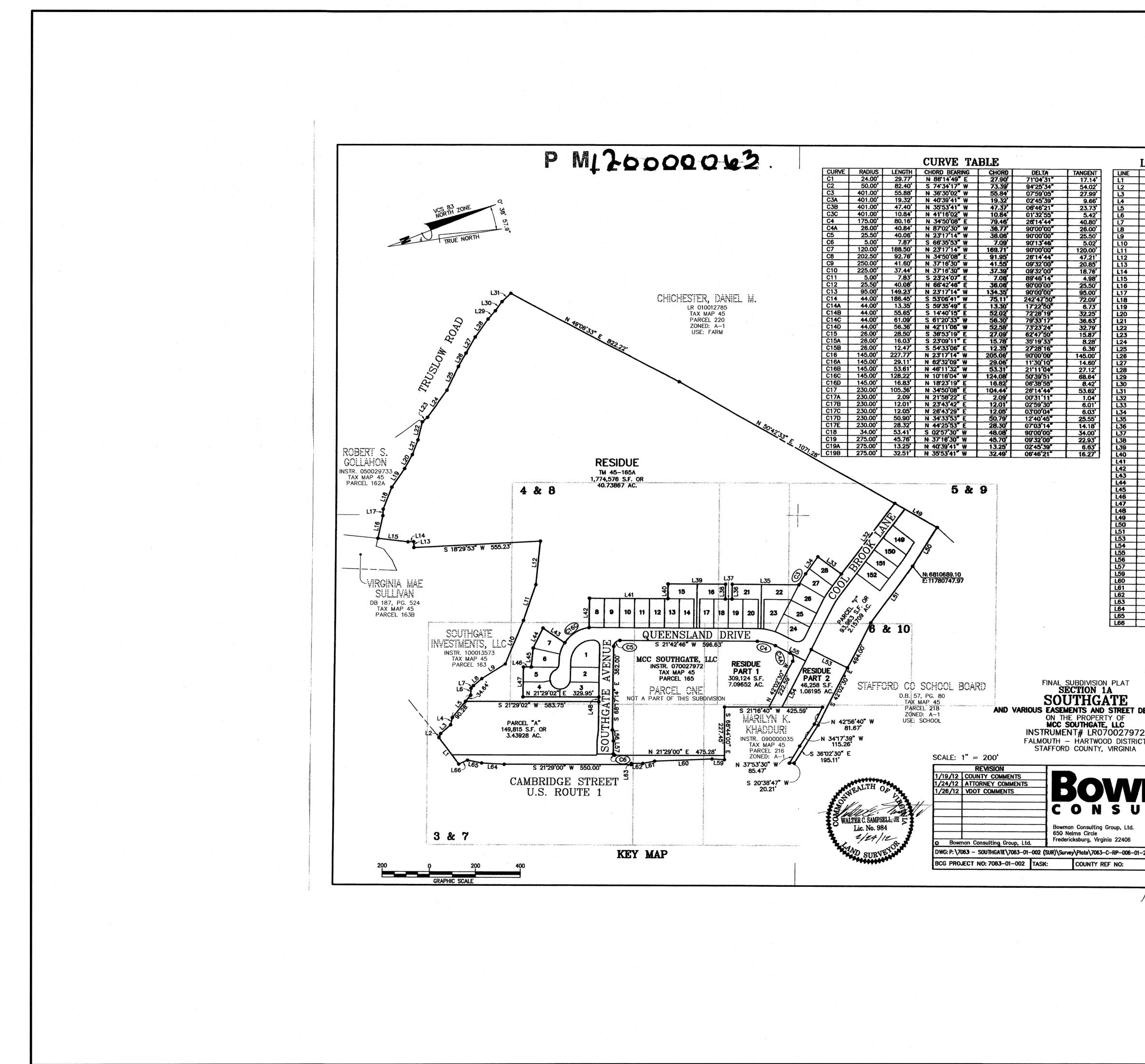


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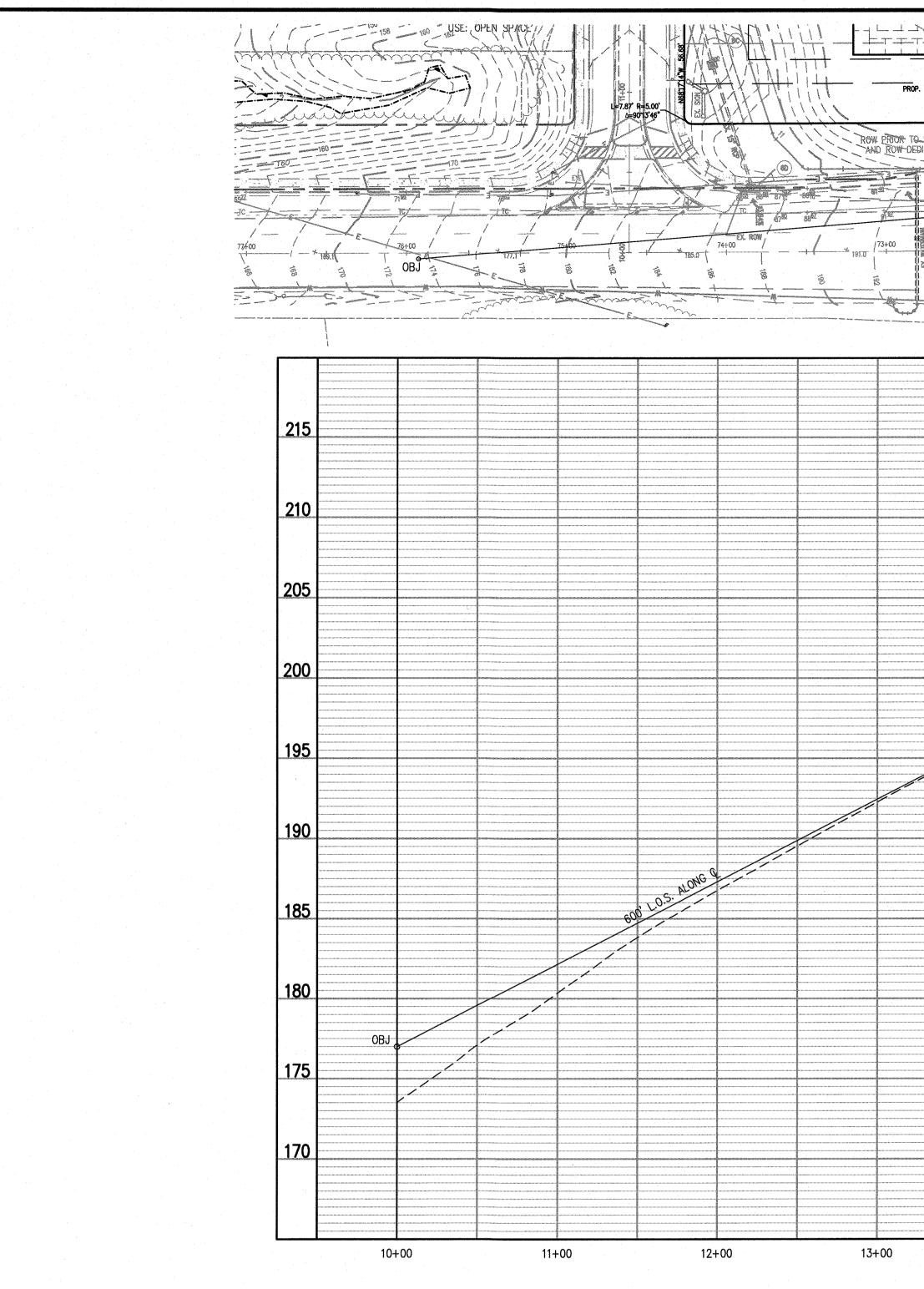
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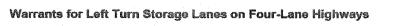


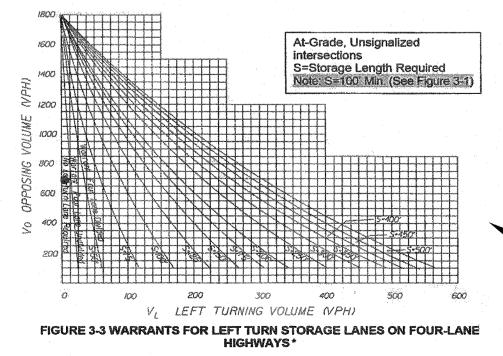


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	C Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
BEARING         DISTANCE           S 74*10'40" W         144.29'           N 44*07'42" W         18.91'           N 20'02'50" W         56.90'           N 55'58'35" W         32.22'           N 29'15'26" W         124.92'           N 66'39'40" W         29.80'           N 26'55'23" W         15.47'           N 17'40'32" W         47.38'           N 10'14'27" W         121.50'           N 45'49'27" W         204.00'           N 49'37'27" W         163.60'           N 62'57'48" W         189.98'           N 71'30'07" W         25.87'           S 18'29'52" W         25.00'           S 28'27'53" W         127.13'           N 56'57'28" W         100.41'	
N         56'57'28"         W         100.41'           N         65'48'26"         W         28.42'           N         48'01'46"         W         102.09'           N         35'50'33"         W         95.80'           N         39'20'22"         W         69.37'           N         47'24'42"         W         67.84'           N         55'13'00"         W         79.88'           N         20'36'38"         W         29.59'           N         32'56'22"         W         144.11'           N         42'56'02"         W         144.00'           N         38'46'35"         W         67.12'           N         39'09'01"         W         80.26'           N         32'16'08"         W         96.42'           N         27'00'56"         W         48.65'           N         21'00'11"         W         54.07'           S         32'30'30"         E         380.91'           S         57'29'30" W         126.00'           S         32'30'30" E         91.50'           S         21'42'46" W         286.55'           S	Bowman Consulting Group, Ltd. 650-A Nelms Circle Fredericksburg, Virginia 22406 Phone: (540) 371-0268 Fax: (540) 371-3479 www.bowmanconsulting.com © Bowman Consulting Group. Ltd.
S       32'30'30" E       380.91'         S       57'29'30" W       126.00'         S       32'30'30" E       91.50'         S       21'42'46" W       286.55'         S       68'17'14" E       64.00'         S       21'42'46" W       30.00'         N       68'17'14" E       64.00'         S       21'42'46" W       334.00'         S       68'17'14" E       126.98'         S       55'03'37" W       113.75'         S       42'26'50" E       96.11'         S       68'17'14" E       129.04'         S       68'10'04" E       129.04'         S       68'10'30" E       193.20'         S       332'30'30" E       278.46'         S       47'57'30" W       146.76'         S       74'17'4" E       56.68''         S       19'134" W       250.20'         S       10'10'24" W	BOUNDARY PLAT GENERAL DEVELOPMENT PLAN SOUTHGATE SELF-STORAGE FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA
DATE: OCTOBER 4, 2011 <b>TABLE TO COMPANY</b> Phone: (540) 371–0268 Fax: (540) 371–0268 Fax: (540) 371–3479 www.bowmanconsulting.com 01–2.dwg BY: SBN CHK: QC: SHEET 2 OF 10	COUNTY PROJECT NUMBER
	DATE DESCRIPTION AJH AJH JRT DESIGN DRAWN CHKD SCALE H: 1" = 40' V: JOB No. 7063-08-001 DATE : MARCH 2017 FILE No. 7063-D-ZP-001 SHEET $6_{OF}$ 7







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+ TO SOUTHG	S2129'00"W ATE SUBDIVISION (PM120000063)		20237	210	ENTRANCE J FEATURE				× 214.8		× 211.1	
						EYE		••••••••••••••••••••••••••••••••••••••	565'	LO.S. ALONG Q		
600'	L.O.S. ALONG		538' UN	E OF SIGHT EX. CAM	IBRIDGE STREE (ROUTE 1) WDTH = VARIES	TC	undifectifications and a second and a second and a second			all the second second	all the second sec	
		72+00 7.1	201.2	71+00 ROW POSTEI	(ROUTE 1) WDTH = VARIES 0 SPEED = 45 MPH 15,000 <sup>-3</sup> /PD	70+00	* 207.1	69+00	* 209.2	68+00 ~ 2	67+50 110.4	* 211.0
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	14-	+00	15-	+00	16+	-00	17-	+00	18-	<b>⊦00</b>	19+	-00

ROUTE 1		
VDOT 2016 Data:		
AADT	23000	
K=0.104	11%	
Dir (NB)	0.72	1

NB 1822 For AM and PM SB 708

Trip Generation

Site: Mini Warehouse (LU 151) Units 1000 sq ft sq ft 102.025 102,025

Using ITE 10th edition trip generation manual						
Mini Warehouse (LU 151)	Average rate	Trips	In	Out		
Weekday	1.51	154	47	107		
AM peak hour of adjacent street	0.1	10	6	4		
PM peak hour of adjacent street	0.17	17	8	9		

As shown in the figure 3-3, a left turn lane is not required for AM or PM volumes Vo Opposing Volume 708 VI Left Turning Volume AM VI Left Turning Volume PM

2

As shown in the figure, a right turn lane is not required for AM or PM turining volumes 708 Approaching Volume 2

**Right Turns AM Right Turns PM** 

