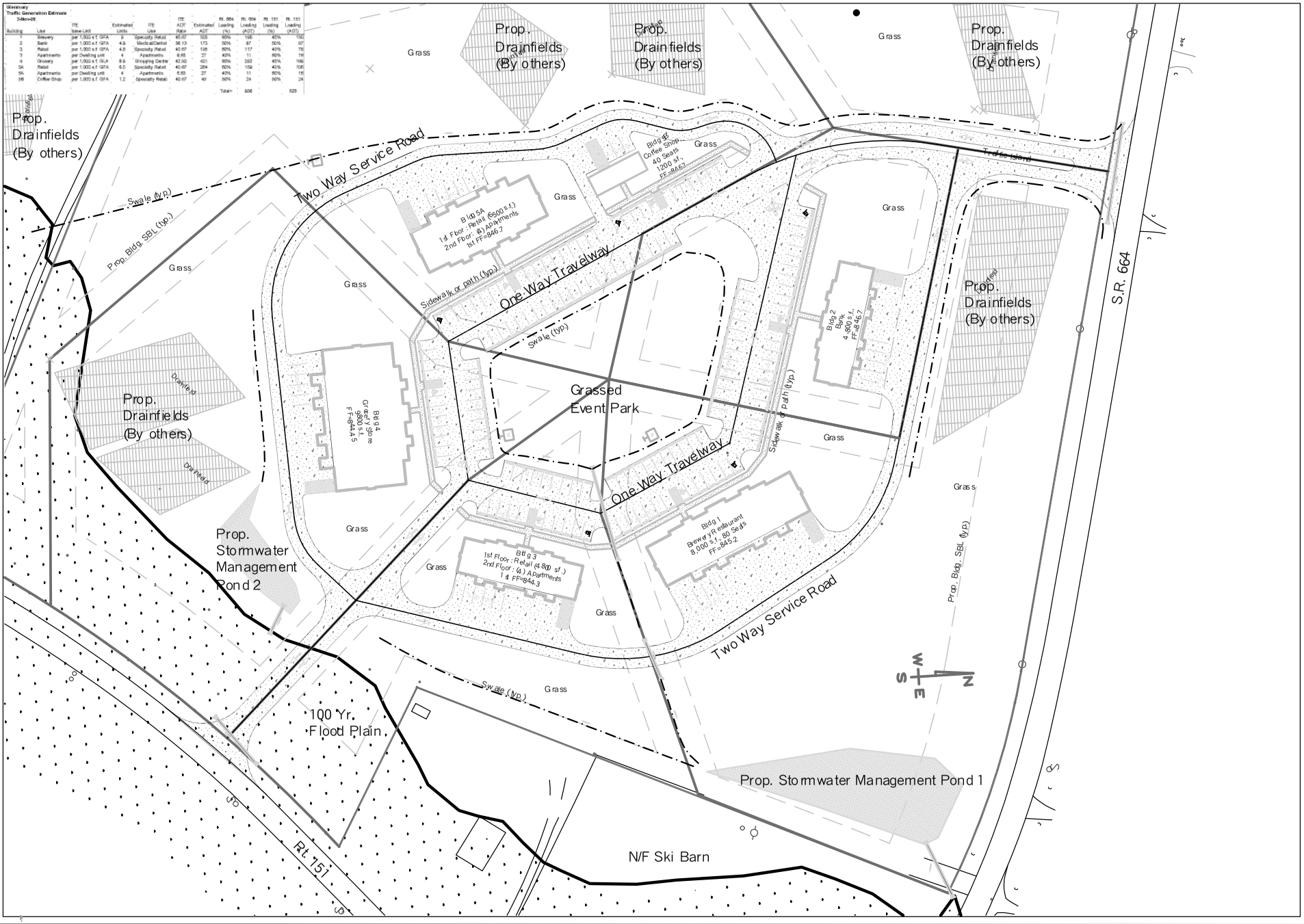
Glenmary
Traffic Generation Estimate
3-Nov-06

Building	Use	ITE base Unit	Estimated Units	ITE Use	ITE ADT Rate	Estimated ADT	Rt. 664 Loading (%)	Rt. 664 Loading (ADT)	Rt. 151 Loading (%)	Rt. 151 Loading (ADT)
1	Brewery	per 1,000 s.f. GFA	8	Specialty Retail	40.67	325	60%	195	40%	130
2	Bank	per 1,000 s.f. GFA	4.8	Medical/Dental	36.13	173	50%	87	50%	87
3	Retail	per 1,000 s.f. GFA	4.8	Specialty Retail	40.67	195	60%	117	40%	78
3	Apartments	per Dwelling unit	4	Apartments	6.65	27	40%	11	60%	16
4	Grocery	per 1,000 s.f. GLA	9.6	Shopping Center	42.92	421	60%	252	40%	168
5A	Retail	per 1,000 s.f. GFA	6.5	Specialty Retail	40.67	264	60%	159	40%	105
5A	Apartments	per Dwelling unit	4	Apartments	6.65	27	40%	11	60%	16
6B	Coffee Shop	per 1,000 s.f. GFA	1.2	Specialty Retail	40.67	49	50%	24	50%	24
					Total=	956		856		625



NO.	DATE	REVISION

MANAGER: Jim Taggart, P.E.
DESIGN BY: TEAM — CHKD BY: JLT
DRAWN BY: TEAM — CHKD BY: JLT
SURV. CHIEF: N/A — DATE: DEC06
FIELDBOOK NO.: N/A

CLIENT
Morris Foster, L.S.
P.O. Box 174
Nellysford, VA 22958
434-361-2274

SCALE 1"=40' (0, 20, 40, 80, 120)

TCS Engineering Co., L.L.C
Civil & Environmental Engineering
741 Duncan Hollow Loop
Faber, Virginia 22938

TITLE
FINAL
Master Plan
The Village at Glen Mary
Rockfish District
County of Nelson, Virginia

SHEET NO. 3 OF 10
DWG. NO. 06-028