

TIA Calculated Round Trips per Residence per Day 5
 Estimated Average Round Trips per Residence per Day 3
 Estimated/TIA Factor 60.00%

Bluff Point Estimated Traffic

1 1

	unit	no. unit	Winter			Spring			Summer			Fall		
			VDOT Calculated Generated Trips	Occupancy /Usage Rate	Estimated Average Trips per day	VDOT Calculated Generated Trips	Occupancy /Usage Rate	Estimated Average Trips per day	VDOT Calculated Generated Trips	Occupancy /Usage Rate	Estimated Average Trips per day	VDOT Calculated Generated Trips	Occupancy /Usage Rate	Estimated Average Trips per day
Jarvis Creek Homes & Multi-Family	dwelling	174	1,740	30%	313	1,740	45%	470	1,740	75%	783	1,740	45%	470
Central Area	dwelling	89	820	30%	148	820	45%	221	820	75%	369	820	45%	221
Bay and Harbor Homes	dwelling	139	1,390	30%	250	1,390	45%	375	1,390	75%	626	1,390	45%	375
Bay and Harbor Multi-Family	dwelling	128	750	30%	135	750	45%	203	750	75%	338	750	45%	203
Residential Subtotal:			4,700		846	4,700		1,269	4,700		2,115	4,700		1,269
Village Commercial/Retail	gsf	28,000	1,219	20%	244	1,219	40%	488	1,219	65%	792	1,219	40%	488
Boat Slips	slip	228	675	10%	68	675	10%	68	675	20%	135	675	10%	68
Nature Center	gsf	1,500	22	40%	9	22	60%	13	22	75%	17	22	60%	13
Resort Hotel	room	90	562	35%	197	562	60%	337	562	85%	478	562	60%	337
Dining	gsf	6,000	540	0%	0	540	25%	135	540	50%	270	540	25%	135
Chapel	gsf	2,000	18	25%	4.5	18	70%	12.6	18	100%	18	18	70%	12.6
Postal Station	gsf	1,000	108	10%	11	108	20%	22	108	30%	32	108	20%	22
Commercial Subtotal:			3,144		532	3,144		1,075	3,144		1,742	3,144		1,075
			7,844		1,378	7,844		2,344	7,844		3,857	7,844		2,344
Internal Capture Discount 10% residential trips			470		85	470		127	470		212	470		127
Internal Capture discount 25%Marina Trips			169		17	169		17	169		34	169		17
Total:			7,205		1,277	7,205		2,200	7,205		3,612	7,205		2,200

Note: Annual Average Estimated Trip Generation (per day) 2,322

	unit	no. unit	Winter			Spring			Summer			Fall		
			VDOT Calculated Generated Trips	Occupancy / Usage Rate	Estimated Round Trips per day	VDOT Calculated Generated Trips	Occupancy / Usage Rate	Estimated Round Trips per day	VDOT Calculated Generated Trips	Occupancy /Usage Rate	Estimated Round Trips per day	VDOT Calculated Generated Trips	Occupancy /Usage Rate	Estimated Round Trips per day
Jarvis Creek Homes & Multi-Family	dwelling	174	1,740	30%	157	1,740	45%	235	1,740	75%	392	1,740	45%	235
Central Area	dwelling	89	820	30%	74	820	45%	111	820	75%	185	820	45%	111
Bay and Harbor Homes	dwelling	139	1,390	30%	125	1,390	45%	188	1,390	75%	313	1,390	45%	188
Bay and Harbor Multi-Family	dwelling	128	750	30%	68	750	45%	101	750	75%	169	750	45%	101
Residential Subtotal:			4,700		423	4,700		635	4,700		1,058	4,700		635
Village Commercial/Retail	gsf	28,000	1,219	20%	122	1,219	40%	244	1,219	65%	396	1,219	15%	244
Boat Slips	slip	228	675	10%	34	675	10%	34	675	20%	68	675	10%	34
Nature Center	gsf	1,500	22	40%	4	22	60%	7	22	75%	8	22	60%	7
Resort Hotel	room	90	562	35%	98	562	60%	169	562	85%	239	562	60%	169
Dining	gsf	6,000	540	0%	0	540	25%	68	540	50%	135	540	25%	68
Chapel	gsf	2,000	18	25%	2	18	70%	6	18	100%	9	18	50%	6
Postal Station	gsf	1,000	108	10%	5	108	20%	11	108	30%	16	108	20%	11
Commercial Subtotal:			3,144		266	3,144		537	3,144		871	3,144		537
			7,844		689	7,844		1,172	7,844		1,928	7,844		1,172
Internal Capture Discount 10% residential trips			470		42	1,175		63	1,175		106	1,175		63
Internal Capture discount 25%Marina Trips			169		8	169		8	169		17	169		8
Total:			7,205		638	6,500		1,100	6,500		1,806	6,500		1,100

Note: Annual Average Estimated Trip Generation (per day) 1,161