

ROUTE 3 ARTERIAL MANAGEMENT PLAN

2040 Traffic Analysis Zones Revised 7/23/15 to delineate undevelopable land within the study area.



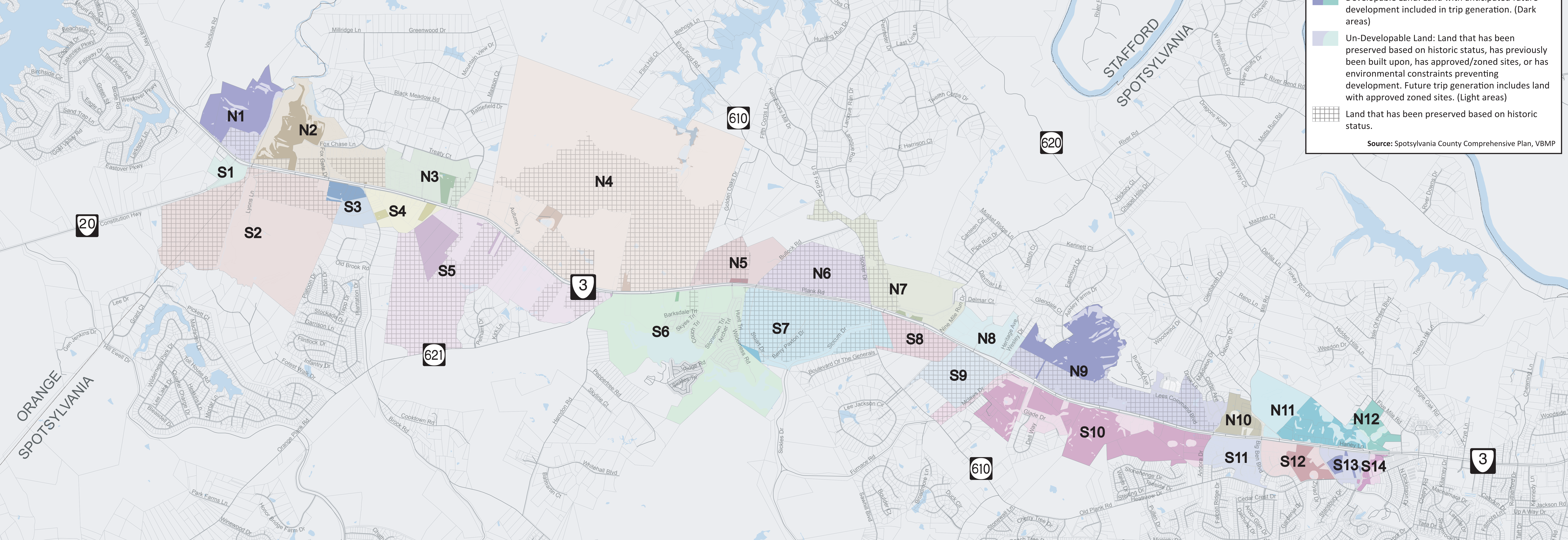
	N1	N2	N3	N4	N5	N6	N7	N8	N9	N10	N11	N12
Number of Acres	158	295	84	1720	225	180	190	109	424	60	190	16
Number of Developable Acres	123	135	13	6	3	0	4	0	177	51	115	16
Number of Un-Developable Acres	35	160	71	1714	222	180	186	109	247	9	75	0
Commercial (x 1000 sq. ft.)	40	0	0	0	0	0	0	0	0	20	70	100
Employment (x 1000 sq. ft.)	80	0	0	0	0	0	0	0	0	90	0	0
Dwelling Units	49	27	0	1	1	0	1	0	177	0	0	0
Approved Subdivision (unbuilt Dwelling Units)	0 Dwelling Units	231 (Estates of Ely's Ford)	0	218 (Legends at Chancellorsville)	0	0	100 (Estates at Chancellorsville)	0	329 (Regency at Chancellorsville)	0	0	0
New Trips - Daily	4,410	2,460	210	2,160	10	0	960	0	4,820	3,010	6,670	7,990
New Trips - AM/PM	370/420	190/260	10/10	170/220	1/1	0/0	80/100	0/0	380/510	280/290	450/520	560/660

	Total
Number of Acres	6,715
Number of Developable Acres	1,245
Commercial (x 1000 sq.ft)	380
Employment (x 1000 sq. ft.)	730
Dwelling Units	486
Approved Subdivision (unbuilt Dwelling Units)	1,592
New Trips - Daily	60,130
New Trips - AM/PM	4,990/5,810

For Each Zone :

- Developable Land: Land with anticipated future development included in trip generation. (Dark areas)
- Un-Developable Land: Land that has been preserved based on historic status, has previously been built upon, has approved/zoned sites, or has environmental constraints preventing development. Future trip generation includes land with approved zoned sites. (Light areas)
- Land that has been preserved based on historic status.

Source: Spotsylvania County Comprehensive Plan, VBMP



	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14
Number of Acres	35	662	62	62	684	477	244	83	119	404	96	65	58	13
Number of Developable Acres	0	0	24	11	68	2	2	0	0	350	0	20	28	9
Number of Un-Developable Acres	35	662	38	51	616	475	242	83	119	54	96	45	30	4
Commercial (x 1,000 sq. ft.)	0	0	0	0	0	0	0	0	0	0	0	50	100	0
Employment (x 1,000 sq. ft.)	0	0	0	0	0	0	0	0	0	470	0	20	30	40
Dwelling Units	0	0	5	2	14	1	0	0	0	139	0	0	2	1
Approved Subdivision (unbuilt Dwelling Units)	0	0	0	0	550 (Fawn Lake)	0	86 (Whitehall)	0	0	78 (Saw Hill)	0	0	0	0
New Trips - Daily	0	0	50	20	5,370	10	820	0	0	7,490	0	3,980	8,660	410
New Trips - AM/PM	0/0	0/0	4/5	2/2	420/560	1/1	70/90	0/0	0/0	960/960	0/0	300/340	630/740	60/60

