

Exhibit B
Trip Generation and Fee Sheet

Roads: SDC by Land Use		Total Trip-Ends	Adjustment	Primary Trip-Ends	SDC	Per
110	General Light Industrial	5.26	0.00	5.26	\$ 1,863	1,000 SFGFA
130	Industrial Park	5.34	0.00	5.34	\$ 1,890	1,000 SFGFA
140	Manufacturing	3.03	0.00	3.03	\$ 1,072	1,000 SFGFA
151	Mini-Warehouse	2.37	0.00	2.37	\$ 840	1,000 SFGFA
160	Data Center	0.99	0.00	0.99	\$ 350	1,000 SFGFA
210	Single-Family Detached Housing	9.45	0.00	9.45	\$ 3,344	Dwelling unit
220	Apartment	6.50	0.00	6.50	\$ 2,301	Dwelling unit
230	Residential Condominium/Townhouse	5.65	0.00	5.65	\$ 2,000	Dwelling unit
240	Mobile Home Park	4.90	0.00	4.90	\$ 1,735	ODU
254	Assisted Living	2.56	0.00	2.56	\$ 907	Bed
310	Hotel	7.86	0.00	7.86	\$ 2,781	Room
320	Motel	5.63	0.00	5.63	\$ 1,993	Room
	Movie Theater (derived from land uses 443 and 444)	176.17	0.00	176.17	\$ 62,356	Movie screen
	Or this rate, the lesser of the two			CAP-50	\$ 17,700	1,000 SFGFA
492	Health/Fitness Club	30.32	0.00	30.32	\$ 10,732	1,000 SFGFA
495	Recreational Community Center	27.40	0.00	27.40	\$ 9,698	1,000 SFGFA
520	Elementary School	12.07	4.95	7.12	\$ 2,522	1,000 SFGFA
522	Middle School/Junior High School	10.78	4.42	6.36	\$ 2,252	1,000 SFGFA
530	High School	10.09	4.14	5.95	\$ 2,107	1,000 SFGFA
540	Junior/Community College	21.41	0.00	21.41	\$ 7,579	1,000 SFGFA
560	Church	13.22	0.00	13.22	\$ 4,680	1,000 SFGFA
565	Day Care Center	54.62	36.60	18.02	\$ 6,380	1,000 SFGFA
590	Library	50.46	0.00	CAP-50	\$ 17,700	1,000 SFGFA
610	Hospital	12.17	0.00	12.17	\$ 4,308	1,000 SFGFA
620	Nursing Home	7.21	0.00	7.21	\$ 2,553	1,000 SFGFA
710	General Office Building	8.38	0.00	8.38	\$ 2,966	1,000 SFGFA
720	Medical-Dental Office Building	27.31	0.00	27.31	\$ 9,666	1,000 SFGFA
731	State Motor Vehicles Department	120.90	0.00	CAP-50	\$ 17,700	1,000 SFGFA
750	Office Park	8.50	0.00	8.50	\$ 3,009	1,000 SFGFA
760	Research and Development Center	6.22	0.00	6.22	\$ 2,203	1,000 SFGFA
770	Business Park	9.44	0.00	9.44	\$ 3,340	1,000 SFGFA
812	Building Materials and Lumber Store	43.13	0.00	43.13	\$ 15,266	1,000 SFGFA
813	Free-Standing Discount Superstore	53.42	14.96	38.46	\$ 13,614	1,000 SFGFA
814	Variety Store	64.03	33.46	30.57	\$ 10,822	1,000 SFGFA
815	Free-Standing Discount Store	59.09	30.87	28.22	\$ 9,987	1,000 SFGFA
816	Hardware/Paint Store	58.23	32.32	25.91	\$ 9,172	1,000 SFGFA
817	Nursery (Garden Center)	82.86	0.00	CAP-50	\$ 17,700	1,000 SFGFA
820	Shopping Center	41.24	20.56	20.68	\$ 7,320	1,000 SFGFA
826	Specialty Retail Center	40.58	0.00	40.58	\$ 14,364	1,000 SFGFA
841	Automobile Sales	29.27	0.00	29.27	\$ 10,359	1,000 SFGFA
843	Automobile Parts Sales	61.91	34.67	27.24	\$ 9,642	1,000 SFGFA
848	Tire Store	24.87	7.79	17.08	\$ 6,045	1,000 SFGFA
850	Supermarket	122.18	74.83	47.34	\$ 16,757	1,000 SFGFA
851	Convenience Market (Open 24 Hours)	758.79	511.98	CAP-50	\$ 17,700	1,000 SFGFA
857	Discount Club	42.35	0.00	42.35	\$ 14,988	1,000 SFGFA
862	Home Improvement Superstore	38.03	21.30	16.73	\$ 5,923	1,000 SFGFA
880	Pharmacy/Drugstore without Drive-Through	90.06	51.93	38.13	\$ 13,495	1,000 SFGFA
881	Pharmacy/Drugstore with Drive-Through	96.91	60.08	36.83	\$ 13,035	1,000 SFGFA
890	Furniture Store	4.98	3.16	1.83	\$ 647	1,000 SFGFA
912	Drive-in Bank	122.71	89.17	33.54	\$ 11,872	1,000 SFGFA
931	Quality Restaurant	88.04	50.62	37.42	\$ 13,244	1,000 SFGFA
932	High-Turnover (Sit-Down) Restaurant	132.28	79.70	CAP-50	\$ 17,700	1,000 SFGFA
934	Fast-Food Restaurant with Drive-Through	535.05	315.98	CAP-50	\$ 17,700	1,000 SFGFA
937	Coffee/Donut Shop with Drive-Through	818.58	483.42	CAP-50	\$ 17,700	1,000 SFGFA
938	Coffee/Donut Kiosk	1800.00	1494.00	CAP-50	\$ 17,700	1,000 SFGFA
	Gasoline/Service Station (derived from land uses 944, 945 & 946)	162.78	141.98	20.80	\$ 7,362	VFP
	Winery Tasting Room			23.60	\$ 8,353	1,000 SFGFA
	Farm Stand			18.15	\$ 6,424	1,000 SFGFA

Source: ITE, Trip Generation Manual, 9th edition, for numbered land uses; County staff for winery tasting room and farm stand. A Winery Tasting Room, including related gathering areas, must primarily sell products related to local wine production and not be part of another retail operation such as restaurant or lodging. A Farm Stand must operate on a seasonal basis, primarily sell locally produced farm products, and not be part of another retail operation such as restaurant or lodging. Abbreviations: CFD = commercial flights per day; ITE = Institute of Transportation Engineers; ODU = occupied dwelling unit; SFGFA = square feet of gross floor area; VFP = vehicle fueling positions; CAP-50 = a trip generation rate capped by the Board of Commissioners at 50 trips per 1,000 SFGFA.