



Memorandum

To: Shamrock Building Systems, Inc.
From: Abdul Amer, PE
Date: July 7th, 2023
Subject: Trip Generation Memorandum for Proposed Storage Facility Development in Smyrna, Georgia | A&R 23-116

The purpose of this memorandum is to estimate the trip generation that will result from the proposed storage facility development in Smyrna, Georgia. The development proposes a driveway connection with the north end of the unnamed driveway at 3265 Atlanta Road SE. The facility will consist of 900 climate-controlled self-storage units. A site overlay map for the proposed development is shown below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the land use category 151 – Mini-Warehouse.

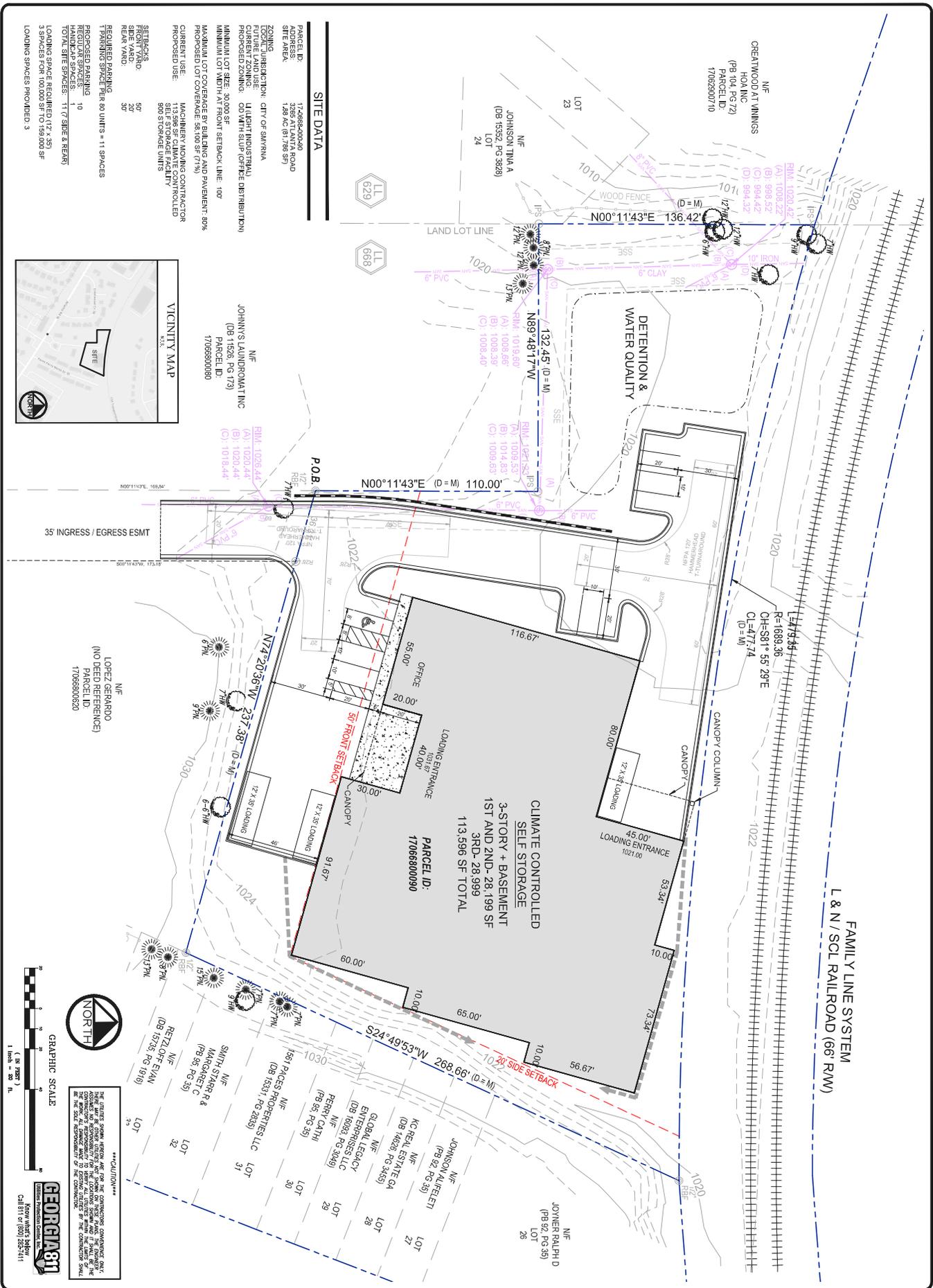
Land Use: 151 – Mini-Warehouse: A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units.

TRIP GENERATION

The results of the trip generation analysis for the proposed development are shown in Table 1 below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 151 – Mini-Warehouse	900 Units	6	6	12	5	6	11	166

Based on trip generation rates published in the Institute of Transportation Engineer’s Trip Generation Manual, 11th edition, the proposed residential development will generate 12 new external two-way trips in the AM peak hour, 11 new external two-way trips in the PM peak hour, and 166 new external two-way trips in a 24-hour weekday period.



SITE DATA

APPROVED: 1/24/2023
 ADDRESS: 3256 ATLANTA ROAD
 SITE AREA: 1.28 AC (81,728 SF)

ZONING: U/LIGHT INDUSTRIAL
 CURRENT ZONING: CO/WM SLUP (OFFICE DISTRIBUTION)
 PROPOSED ZONING: U/LIGHT INDUSTRIAL

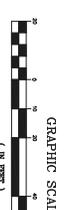
MINIMUM LOT SIZE: 30,000 SF
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 100'
 MAXIMUM LOT COVERAGE BY BUILDING AND PAVEMENT: 80%
 PROPOSED LOT COVERAGE: 58.10% SF (71%)

CURRENT USE: MACHINERY MOVING CONTRACTOR
 PROPOSED USE: SELF STORAGE UNITS

SETBACKS:
 FRONT YARD: 50'
 SIDE YARD: 20'
 REAR YARD: 30'

REQUIRED PARKING: 11 SPACES PER 60 UNITS = 11 SPACES
 PROPOSED PARKING: 10 HANDICAP SPACES
 TOTAL SITE SPACES: 11 (7 SIDE & REAR)
 LOADING SPACE REQUIRED: 17 X 35'
 3 SPACES FOR 100,000 SF TO 150,000 SF
 LOADING SPACES PROVIDED: 3

VICINITY MAP



GEORGIA811
 Know what's below.
 Call 811 or 800-252-7411

ZONING SITE PLAN
ATLANTA ROAD SELF STORAGE

LAND LOT 668, 17TH DISTRICT, 2ND SECTION
 CITY OF SMYRNA, COBB COUNTY, GEORGIA

SHAMROCK BUILDING SYSTEMS

5832 GORE PLACE
 AUSTELL, GA 30106
 PHONE: (770) 745-4822

No.	Revision	Date

Project No: 00-000
 Design By: WBD
 Drawn By: LBF
 Checked By: WBD
 Date: 6/30/23
 Scale: 1" = 20'

paradigm
 Engineering Services, Inc.
 Seven Dunwoody Park
 Suite 115
 Atlanta, GA 30338
 (770) 665-6030
 www.Paradigmeng.net

