Sustainable Traffic Solutions
Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

July 8, 2019

Mr. Chadwin F. Cox, PE
Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, CO 80735

RE: Trip Generation Estimate for the Robertson-Kaiser Annexation Near Keenesburg

Dear Chad,

This letter contains a trip generation estimate for the Robertson-Kaiser Annexation industrial development that is proposed on the north side of WCR 398 near Keenesburg. Seven industrial lots are proposed to each include a building with a shop and offices. Figure 1 contains a vicinity map that shows the location of the project on the north side of WCR 398. A site plan is contained in Figure 2 that shows the site access on WCR 398 and the configuration of the lots.

The trip generation for the industrial buildings was estimated using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation[1] manual. The development is expected to generate approximately 214 trips on an average weekday, 30 trips during the morning peak hour, and 27 trips during the evening peak hour (see Table 1).

Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal

[1] Trip Generation, 10th Edition. Institute of Transportation Engineers. September 2017.

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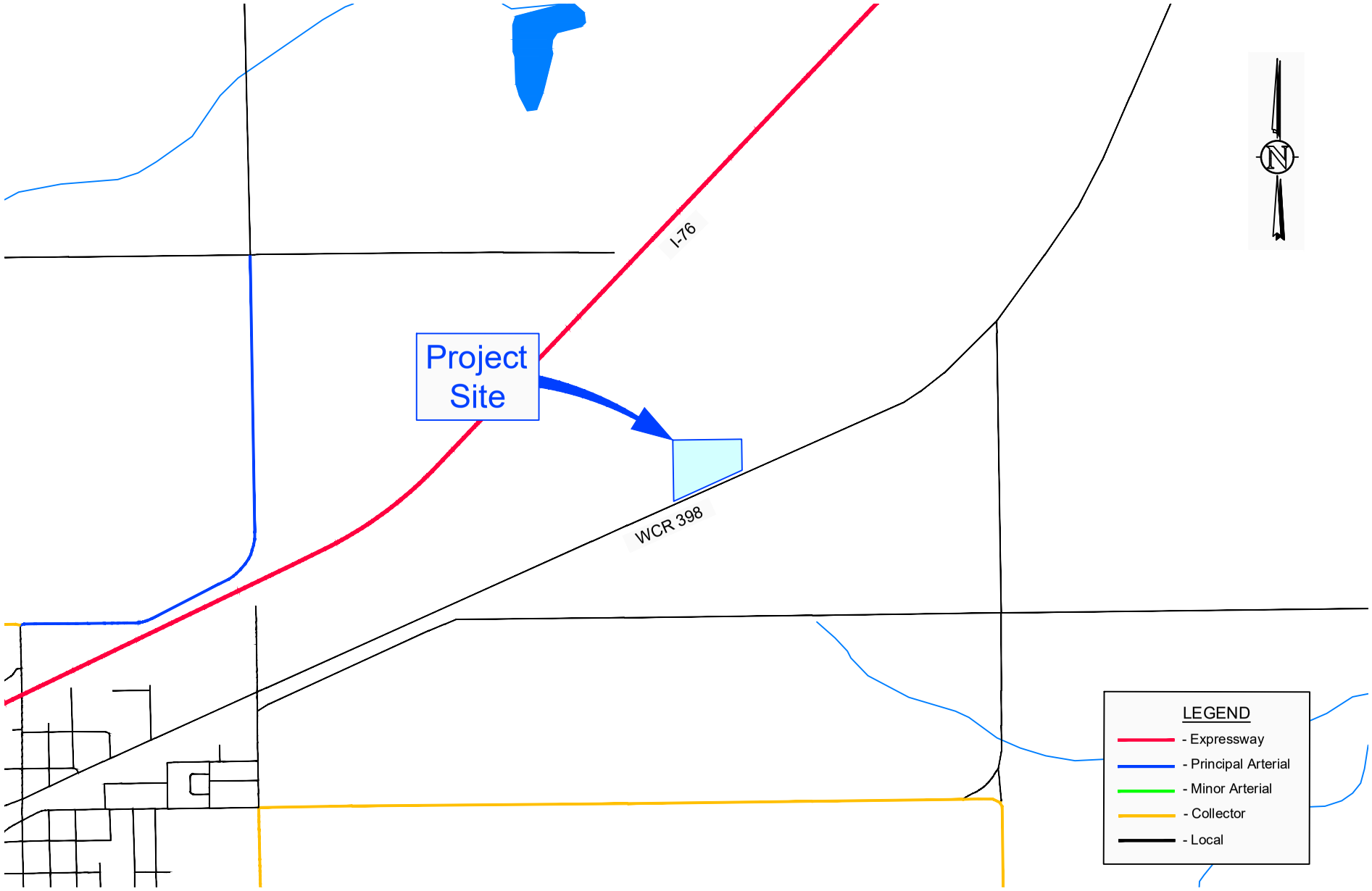
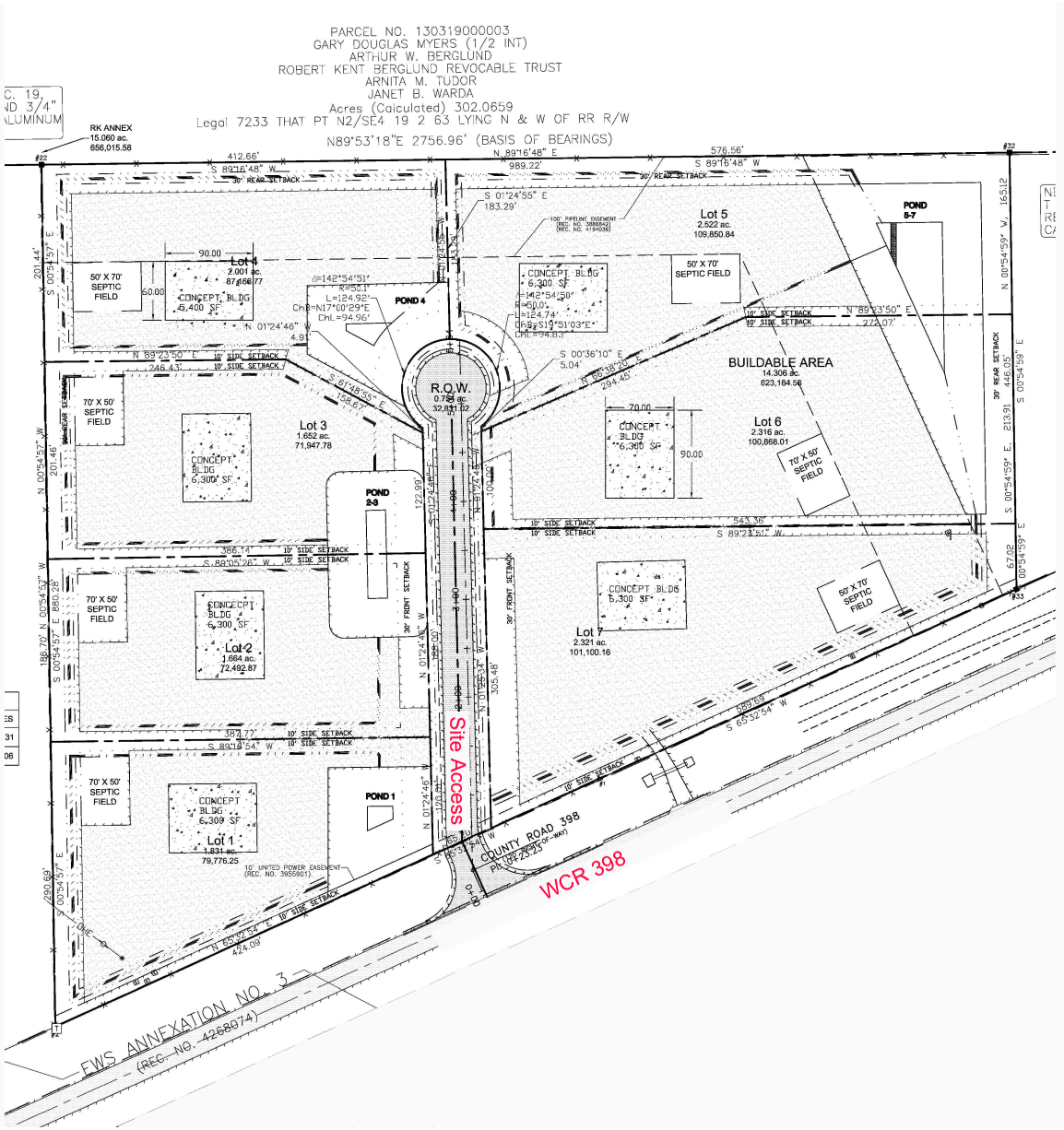


Robertson-Kaiser Annexation Trip Generation Letter
VICINITY MAP

Scale	1" = 1,000'	Date	July 8, 2019	Drawn by	JLH	Job #	Western Engineering	Figure	1



Robertson-Kaiser Annexation Trip Generation Letter
SITE PLAN

Scale	NTS	Date	July 8, 2019	Drawn by	JLH	Job #	Western Engineering	Figure	2

Table 1. Trip Generation Estimate

Land Use [2]	ITE Code [1]	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
General Light Industrial - Building 1	110	6.3	1,000 ft^2	4.96	31	16	16	0.70	4	4	1	0.63	4	1	3
General Light Industrial - Building 2	110	6.3	1,000 ft^2	4.96	31	16	16	0.70	4	4	1	0.63	4	1	3
General Light Industrial - Building 3	110	6.3	1,000 ft^2	4.96	31	16	16	0.70	4	4	1	0.63	4	1	3
General Light Industrial - Building 4	110	5.4	1,000 ft^2	4.96	27	13	13	0.70	4	3	0	0.63	3	0	3
General Light Industrial - Building 5	110	6.3	1,000 ft^2	4.96	31	16	16	0.70	4	4	1	0.63	4	1	3
General Light Industrial - Building 6	110	6.3	1,000 ft^2	4.96	31	16	16	0.70	4	4	1	0.63	4	1	3
General Light Industrial - Building 7	110	6.3	1,000 ft^2	4.96	31	16	16	0.70	4	4	1	0.63	4	1	3
Total	---	---	---	--	214	107	107	--	30	27	4	--	27	4	24

Notes:

1. Trip generation estimates are based on rates contained in Trip Generation, 10th Edition (Institute of Transportation Engineers, September 2017).

2. The land use was provided by Western Engineering Consultants.