



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

May 11, 2021

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

RE: Trip Generation Estimate for the High Plains Bank in Keenesburg

Dear Chad,

This letter contains a trip generation estimate for the High Plains Bank that is planned on the southwest corner of WCR 18 / Market Street. The development will include a 2,997 square foot bank with ATM drive through service. Figure 1 contains a vicinity map that shows the location of the bank. A site plan is contained in Figure 2 that shows the site circulation and site access.

A trip generation estimate was prepared for the development using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation¹ manual. The development is expected to generate approximately 300 trips on an average weekday, 28 trips during the morning peak hour, and 61 trips during the evening peak hour. The trip generation estimate is contained in Table 1.

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

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
High Plains Bank Trip Generation Letter

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



WCR 18

Market Street

921-1

Project Site

LEGEND

- Highway
- 4-Lane Controlled Access Highway
- Arterial
- Collector
- Local



High Plains Bank Trip Generation Letter
VICINITY MAP

Scale 1" = 500'

Date

May 11, 2021

Drawn by

JLH

Job #

Western Engineering

Figure

1

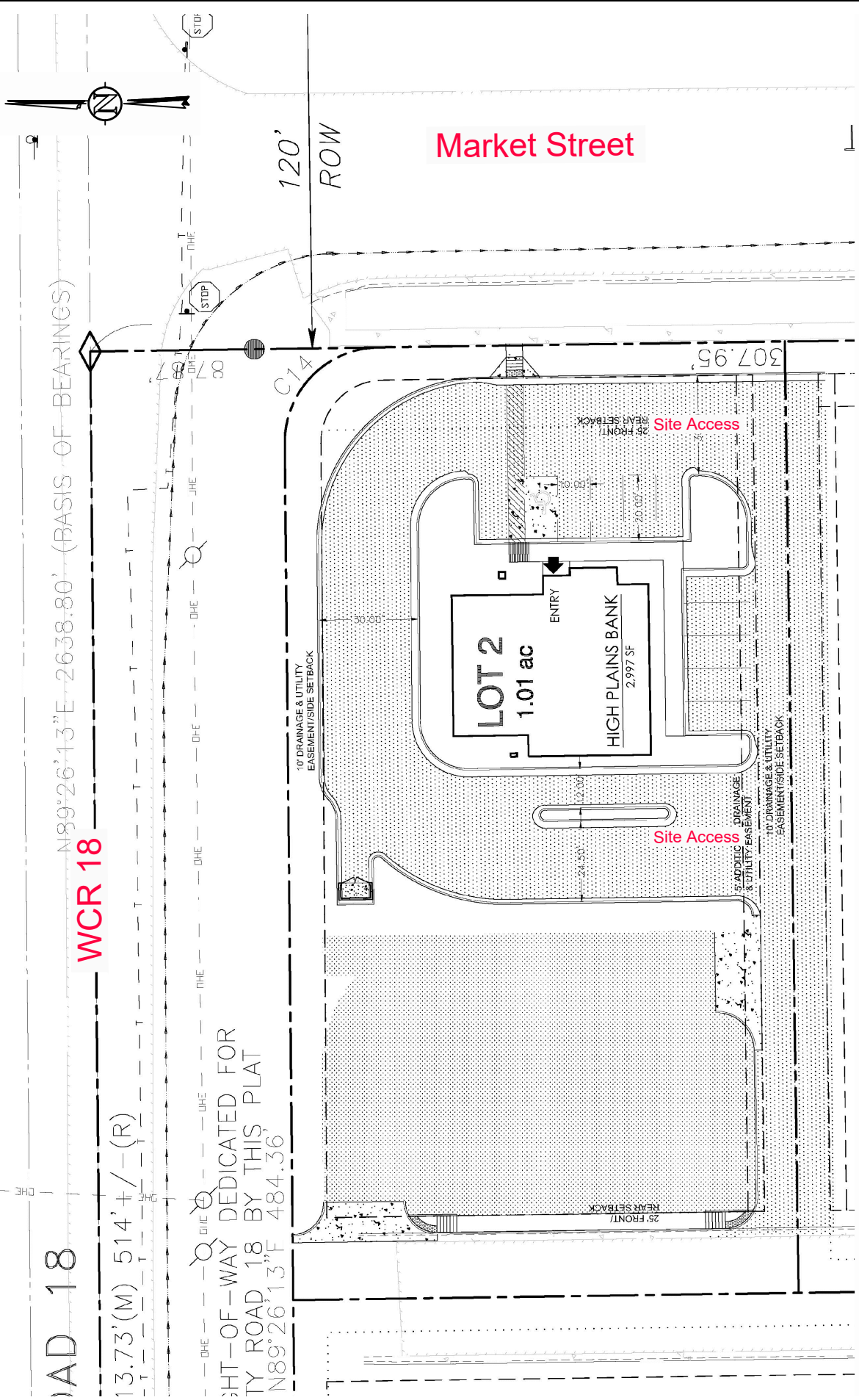
IAD 18

13.73'(M) 514' +/- (R)

N89°26'13"E 2638.80' (BASIS OF BEARINGS)

WCR 18

HT-OF-WAY DEDICATED FOR
TY ROAD 18 BY THIS PLAT
N89°26'13"E 484.36



High Plains Bank Trip Generation Letter
SITE PLAN

Scale	1" = 500'	Date	May 11, 2021	Drawn by	JLH	Job #	Western Engineering	Figure	2
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Table 1. Trip Generation Estimate

Land Use ¹	ITE Code ¹	Size	Unit	Average Weekday Trips			Morning Peak Hour Trips			Evening Peak Hour Trips					
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Drive-In Bank	912	2,997	1,000 ft ² GLA	100.03	300	150	150	9.50	28	17	12	20.45	61	31	31

Notes

1. The trip generation rates were obtained from Trip_Generation (Institute of Transportation Engineers, 2017).