



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

October 25, 2019

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

RE: Trip Generation Estimate for the SB Investments Development in Fort Lupton

Dear Chad,

This letter contains a trip generation estimate for the SB Investments development at 15450 Weld County Road 16 in Fort Lupton. The property is used to park semi-tractor trailers and for outside storage. Figure 1 contains a vicinity map that shows the location of the site on the south side of WCR 16 and east of WCR 31. A site plan is contained in Figure 2 that shows the site access on WCR 16.

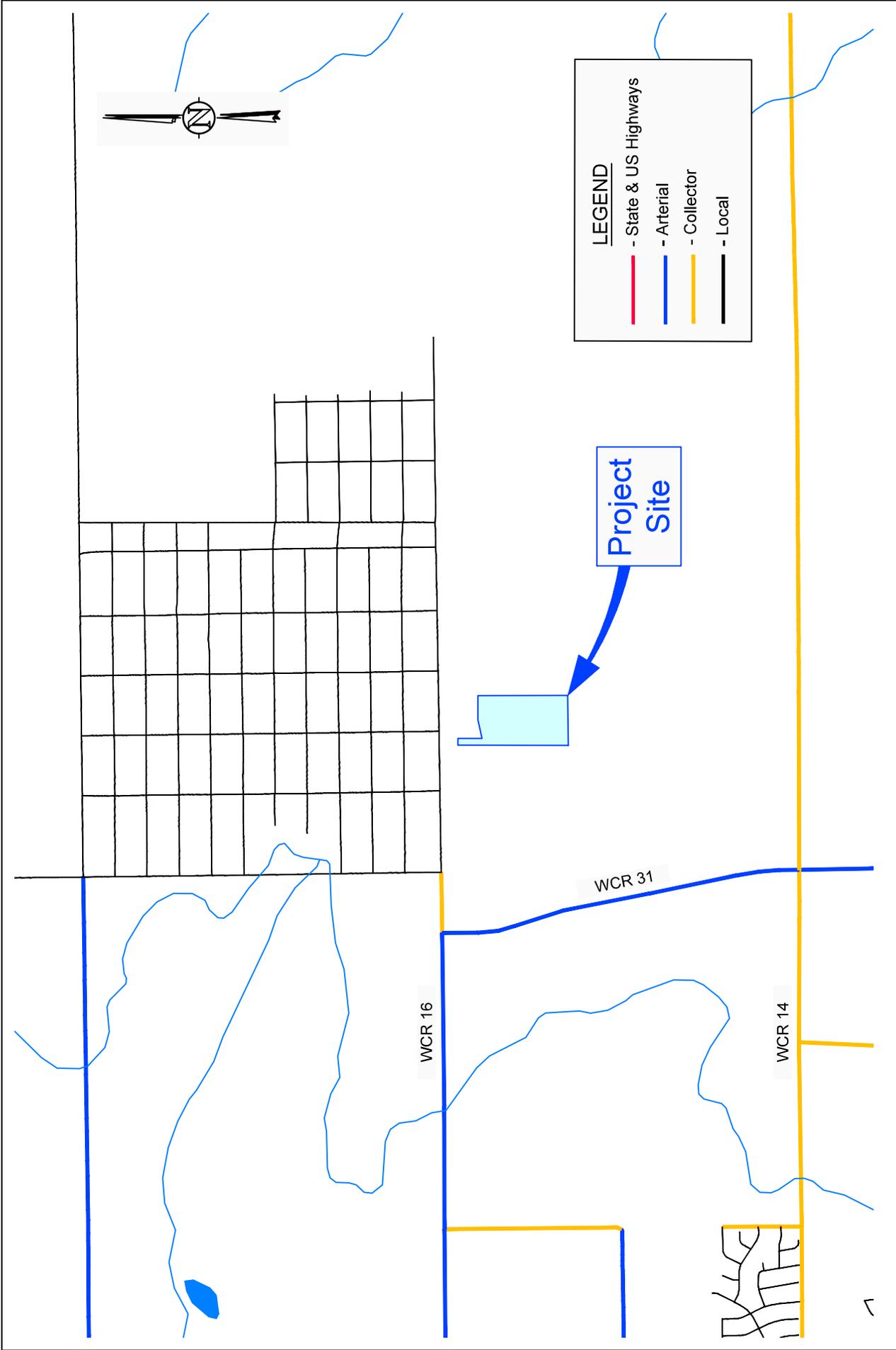
The trip generation for the development was estimated using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation¹ manual. The development is expected to generate approximately 16 trips on an average weekday, two trips during the morning peak hour, and three trips 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
SB Investments Trip Generation Letter

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



SB Investments Trip Generation Letter
VICINITY MAP



Scale 1" = 2,000'

Date October 25, 2019

Drawn by

JLH

Job #

Western Engineering

Figure

1



SB Investments Trip Generation Letter
SITE PLAN

Scale	NTS	Date	October 25, 2019	Drawn by	JLH	Job #	Western Engineering	Figure	2
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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	In	Out	Rate	In	Out	Rate	In	Out	
General Light Industrial	110	5	Employees	3.05	8	8	0.52	2	0	0.49	3	1	2
Total	---	5	---	---	8	8	---	2	0	---	3	1	2

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.