



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

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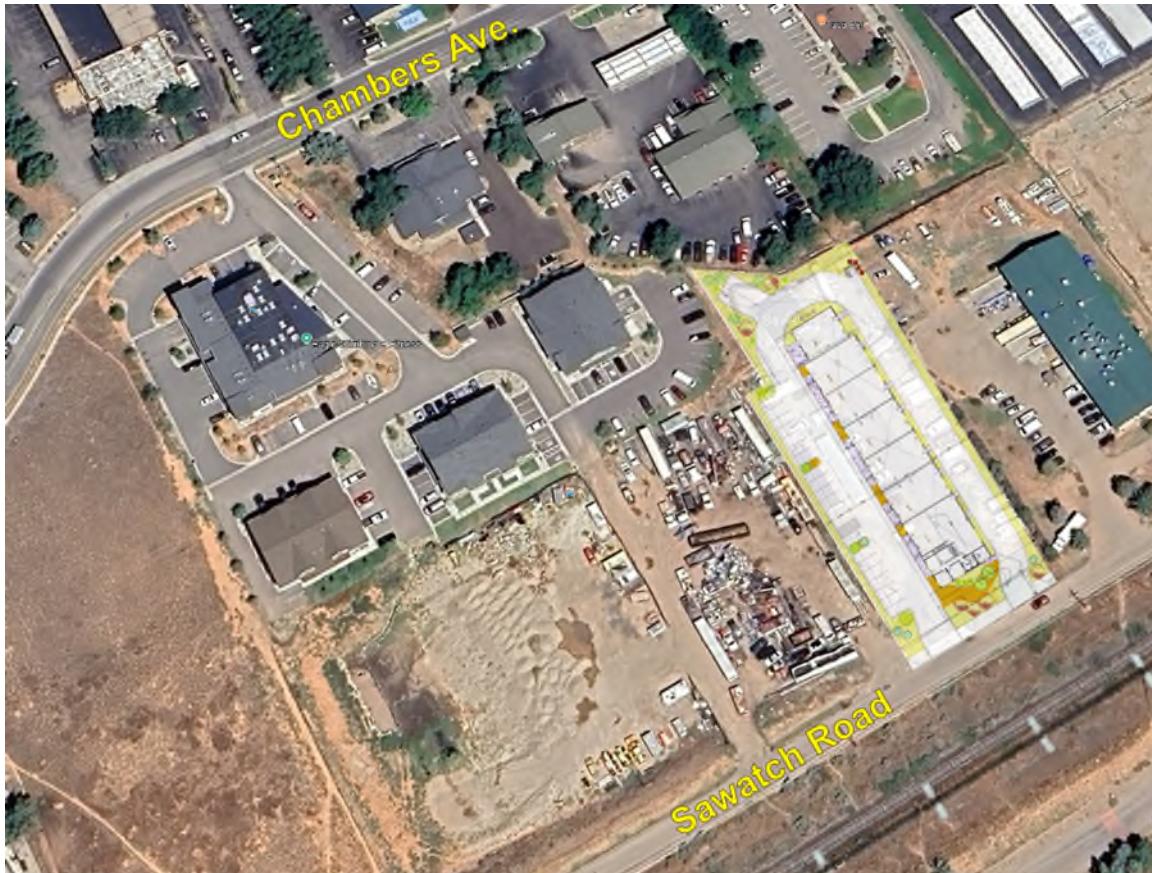
May 20, 2025

Larry McKinzie
mckinzieeagle@gmail.com

Re: Trip Generation Study
629 Sawatch, Eagle, CO

Dear Mr. McKinzie:

Pursuant to your request we have reviewed the proposed Contractor Warehouse and Office Space for trip generation data and determinable traffic impacts. The project location is shown on the overlay in the graphic below. It is approximately half a mile from the I-70 interchange.





This development will feature a pre-manufactured building with 12,225 square feet for office, warehouse, and contractor storage use. The site covers 44,592 square feet (1.024 acres) and is designated as Commercial General. Access to the site will be provided via two driveways on Sawatch Rd., forming a loop drive around the building.

The Commercial General (CG) district is designed mainly for automobile-oriented commercial activities, such as heavy commercial operations, wholesale businesses, warehouse-distribution/flex space facilities, research centers, artisan and light manufacturing, and contractor commercial purposes, which may involve outdoor storage. CG districts can be situated next to other commercial, mixed-use, and high-density neighborhood districts.

New Electric plans to use 3,010 square feet on the ground floor and 2,300 square feet on the upper level at the south end of the building for office, warehouse, training spaces, and a 4-bedroom employee unit.

Parking is available along the loop drive connected to Sawatch Rd., with twenty-one spaces provided. Additionally, seven spaces are located within the building, and two oversized spaces for larger vehicles are situated at the northwest corner of the property. In total, thirty spaces are available.

The trip generation described in the following table is based on the ITE Trip Generation Manual, 11th Edition for Land Use Code 150, Warehouse, and Land Use Code 712, Small Office Building. The table shows the Average Daily Traffic and the AM and PM peak hour traffic for the Warehouse/Office building.

Trip Generation Worksheet											
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM			PM			
					IN	OUT	TOTAL	IN	OUT	TOTAL	
150	Warehouse	KSF	9	1.71	0.13	0.04		0.05	0.13		
				16	1	1	2	1	1	2	
712	Small Office Bldg.	KSF	3	14.39	1.67	0.30		0.73	1.43		
				43	5	1	6	2	4	6	
Total Trips				59	6	2	8	3	5	9	

The trip generation is insufficient to have any significant effects on the surrounding roads and intersections. Consequently, there is no requirement for roadway improvements, installation of auxiliary turn lanes, or implementation of traffic control devices.

Based on this review and in my professional opinion, the traffic impact of the additional traffic caused by the development of the Warehouse/Office project is indiscernible and will not cause a detrimental impact on the adjacent streets and intersections. Consequently, no improvements to the adjacent streets and intersections are necessitated by the development of the project.



Should you have any questions or need additional information please call me on 303-703-9112.

Respectfully submitted:

Aldridge Transportation Consultants, LLC



John M.W. Aldridge, P.E.
Principal

ATC is a professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,200 traffic impact studies, designed over 120 traffic signals, and provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.