

MEMORANDUM

To: Mr. Matt Brauer
The Peterson Company, LLC

From: Emma Albers, P.E., PTOE
Meg Hunter
Kimley-Horn and Associates, Inc.

Date: February 9, 2023

Subject: Trip Generation for Air West Lot G
Plainfield (Hendricks County), Indiana

Kimley-Horn was retained by The Peterson Company, LLC to prepare trip generation projections for a proposed industrial development located at the northwest corner of Columbia Road and Reeves Road in Plainfield, IN (Parcel ID # 32-16-05-100-001.000-012). A copy of the site plan is provided as **Attachment A**.

SITE DESCRIPTION

Currently, the site consists of an undeveloped agricultural field adjacent to an existing industrial business park. The proposed development will consist of a 70,425 square-foot industrial building. Approximately 90,170 square feet will be paved for the use of parking and loading. On the south side of the building there will be four docks for semi-trucks, and on the east side there will be an additional three doors for loading and unloading. The proposed parking will accommodate 76 passenger vehicles, with the potential to provide additional parking areas that would accommodate another 31 passenger vehicle parking spaces in the future. The proposed development will be accessed by one full-access driveway onto Reeves Road located in the southwest corner of the site.

ITE TRIP GENERATION

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition is a compilation of traffic count data collected at sites throughout the United States for a range of land uses based on building floor area, unit count, and other relevant variables. For this proposed development, the land use code (LUC) 150 Warehousing, is considered the most comparable and was used to calculate trip generation for the proposed site. The ITE trip generation rates for LUC 150 are based on building area square footage as shown in **Table 1**.

Table 1. ITE Trip Generation Rates for LUC 150

| Land Use | Unit | Weekday | | |
|-----------------------|---------------|-----------------------------|-----------------------------|-----------------------------|
| | | Daily | AM Peak Hour | PM Peak Hour |
| Warehousing (LUC 150) | 1,000 sq. ft. | T = 1.71X 50% in/50% out | T = 0.17X 77% in/23% out | T = 0.18X 28% in/72% out |

T Number of Trips

X 1,000 square feet of gross floor area

Per the rates provided in **Table 1**, trip generation estimates for the proposed development plan are provided in **Table 2**. The AM and PM Peak hours utilized the Peak Hour of Adjacent Street Traffic to determine the site generated peak hour trips. The site-generated trips projected during the peak hours were rounded to the nearest multiple of five for the purposes of this evaluation, and daily trips were rounded to the nearest multiple of ten.

Table 2. ITE Trip Generation Summary for LUC 180

| Land Use | Size | Weekday | | | | | | |
|-----------------------|----------------|---------|--------------|-----|-------|--------------|-----|-------|
| | | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | | In | Out | Total | In | Out | Total |
| Warehousing (LUC 150) | 70,425 sq. ft. | 120 | 10 | 5 | 15 | 5 | 10 | 15 |

As shown in Table 2, the estimated trips generated by the proposed site are expected to be low. Annual average daily traffic (AADT) data is not readily available from the Indiana Department of Transportation (INDOT) traffic count database for Reeves Road or Columbia Road to determine how much daily traffic would increase with site-generated trips on those roadways. Based on a review of the surrounding roadway network, site-generated traffic is likely to access Reeves Road or Columbia Road from either Perry Road, a major collector approximately one mile west of the site or Stafford Road, a major collector approximately one mile north of the site. Based on INDOT data from 2021, Perry Road currently carries approximately 12,000 vehicles per day (vpd) and Stafford Road carries approximately 15,700 vpd. If all site-generated traffic were to travel on either of these roadways, this would result in less than a 1 percent increase in daily traffic.

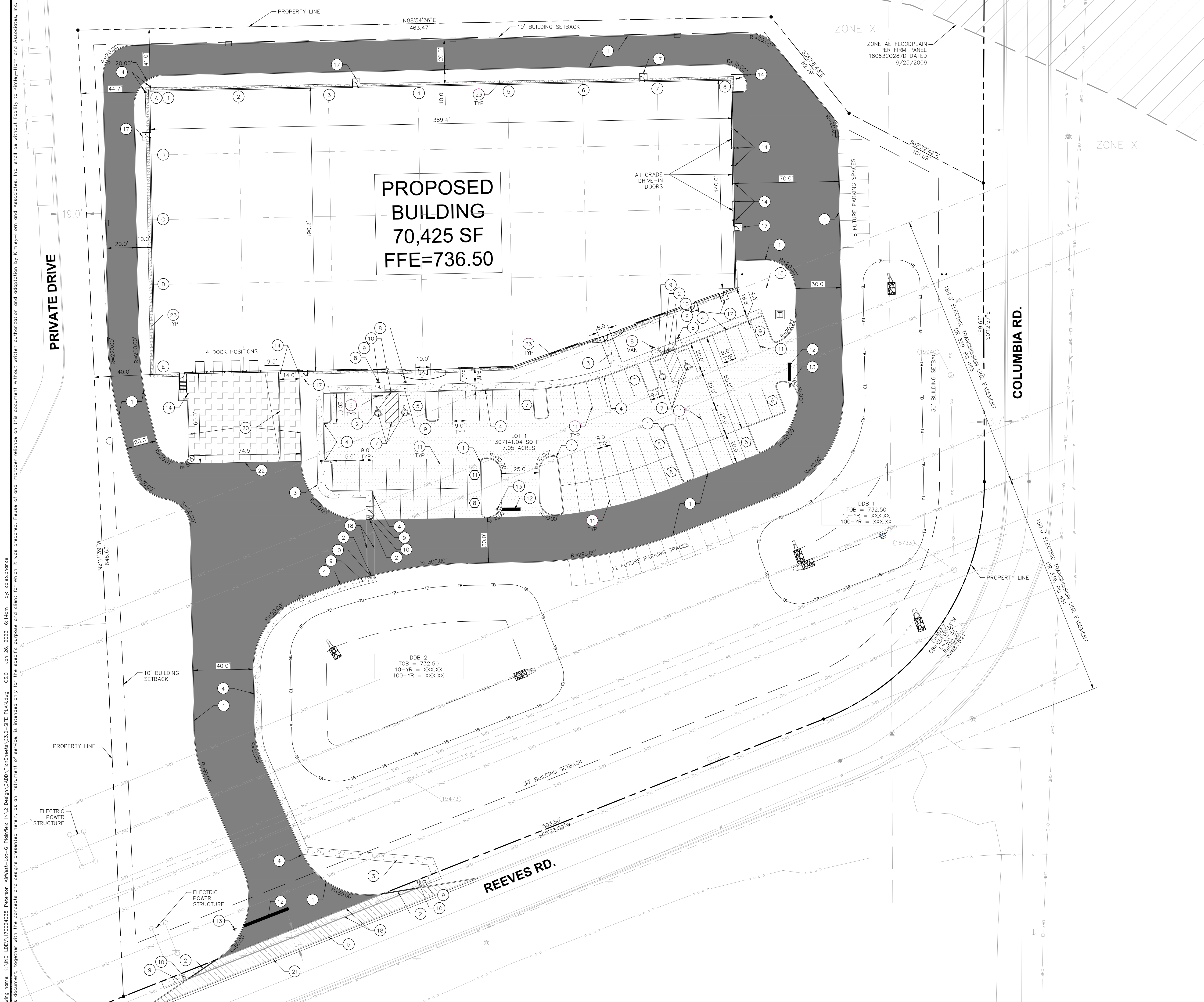
CONCLUSION

The anticipated operations for the proposed AirWest Lot G are expected to be reflective of the sites studied for LUC 150, Warehousing; therefore, ITE *Trip Generation Manual* data is expected to be applicable to the proposed facility.

Based on Kimley-Horn’s review of the site plan, existing roadway network, and estimated trip generation, the proposed development is not anticipated to materially impact traffic conditions on nearby roadways. Daily and peak hour traffic volumes attributed to the development of the subject site are projected to be low and will not require traffic mitigation. Additionally, the single driveway is expected to adequately accommodate both passenger vehicles and trucks due to the estimated low volume of trips generated.

Please do not hesitate to contact us with any questions related to the information in this memorandum.

ATTACHMENT A: SITE PLAN



Indiana Utilities Protection Service
Call 811
 before you dig

Call 811
 before you dig

GRAPHIC SCALE IN FEET
 0 15' 30' 60'

NORTH

PAVING LEGEND

| | |
|--|---|
| | STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION |
| | RIPRAP SEE CONSTRUCTION DETAILS FOR RIPRAP SECTION |

SITE SUMMARY

| | |
|--------------------------------------|--------------|
| SITE ZONING | = I-2 |
| SITE ACREAGE | = ± 7.05 AC. |
| BUILDING AREA | = 70,425 SF |
| BUILDING HEIGHT | = 39'-1" FT |
| PARKING SPACES (STANDARD) PROVIDED | = 72 SPACES |
| PARKING SPACES (ACCESSIBLE) REQUIRED | = 3 SPACES |
| PARKING SPACES (ACCESSIBLE) PROVIDED | = 4 SPACES |
| TOTAL PARKING SPACES PROVIDED | = 76 SPACES |
| PARKING RATIO | = 1 / 926 SF |
| FUTURE PARKING SPACES | = 31 |

- ### KEY NOTES
- EXTRUDED CONCRETE CURB (SEE DETAILS)
 - DEPRESSED CURB (SEE DETAILS)
 - CONCRETE SIDEWALK (PLAINFIELD STANDARD DETAILS, SHEET 3)
 - CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
 - ACCESSIBLE RAMP (PLAINFIELD STANDARD DETAILS, SHEET 4)
 - 2" WIDE TACTILE WARNING STRIP
 - 4" WIDE PAINTED WHITE SOLID LINE, TYP.
 - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 - STOP SIGN, TYP. (PLAINFIELD STANDARD DETAILS, SHEET 6)
 - BOLLARD, TYP. (SEE DETAILS)
 - TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - NOT USED
 - 5'x5' CONCRETE STOOP
 - CROSS WALK STRIPING
 - NOT USED
 - MONOLITHIC 6" CONCRETE CURB
 - REINFORCED CONCRETE GUTTER (PLAINFIELD STANDARD DETAIL DS-R01, SHEET 4)
 - CONCRETE / ASPHALT INTERFACE (SEE DETAILS)
 - 20" MOW STRIP

BENCHMARKS

Originating Benchmark:
 The horizontal and vertical location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations. The coordinate values shown are in the Indiana State Plane Coordinate System (East Zone) reference to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) and reported on the 1988 North American Vertical Datum (NAVD88). This orthometric elevation was computed using Geoid18.

| |
|--|
| CP 50 - N 1617475.57 E 3162677.87 Elevation - 735.80 CUT 'X' |
| CP 55 - N 1618269.46 E 3163179.11 Elevation - 719.80 MAG SPIKE |

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Drawing name: K:\IND\DEV\170024035_Peterson_Airwest-Lot-C_Planfield_IN2_Design\CADD\PlanSheet\C3.0-SITE_Plan.dwg CS:0 Jun 26, 2023 6:16pm by: caleb.chance
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AS NOTED
 DESIGNED BY: CDC
 DRAWN BY: NPK
 CHECKED BY: BAS

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 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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 INDIANAPOLIS, IN 46240
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BRYAN ALLEN'S
 REGISTERED PROFESSIONAL ENGINEER
 NOT APPROVED FOR CONSTRUCTION
 BY: Bryan Starnes

PETERSON

SITE PLAN

AIRWEST LOT - G

3100 REEVES RD., PLAINFIELD, IN 46168

ORIGINAL ISSUE:
 2023-01-26
 KHA PROJECT NO.
 170024035
 SHEET NUMBER
C3.0

REVISONS

| NO. | DATE | BY |
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