

January 29, 2020

Traffic Memo

Criteria is not per lot, but total trips generated by the proposed development.

Dancing Wolf Estates is a 40 acre, 8 lots in total, PUD subdivision. In this filing, Dancing Wolf Estates IV, 3 lots are being requested to be divided from 5+ acre parcels to 2.5+ acre parcels. As a result, 3 lots are being added. The project is zoned PUD; all parcels are residential, with two of the parcels being able to be developed, in the future, as community commercial sites with appropriate reports and site plans at the time of development. Dancing Wolf is located off of Hodgen Road, east of Highway 83. All traffic in and out of Dancing Wolf Estates is from Dancing Wolf Way. This is an El Paso County maintained cul-de-sac. Traffic trip generation is minimal and the estimated trips per day for each lot will be under 100. Per Section B.1.2.B.1.2 of the ECM, a traffic impact study is not required based on the following criteria:

Vehicular Traffic:

- 1) Daily vehicle trip-end generations is less than 100 or the peak hour trip generation is less than 10.
- 2) There are no additional proposed minor or major roadway intersections.
- 3) The increase in the number of vehicular trips does not exceed the exiting trip generation by more than 10 peak hour trips or 100 daily trip ends.
- 4) There is no change in the type of traffic to be generated.
- 5) Acceptable LOC on the adjacent public roadways, accesses, and intersections will be maintained.
- 6) No roadway or intersection in the immediate vicinity will be adversely affected.
- 7) There is no change of land use.

Estimated Trip Generation:

Existing Conditions:

8 Lots Trip Generation = 8 x 5

Developed Conditions:

11 lots Trip Generation = 11 x 5

Pedestrian Traffic: The proposed use will not generate any new pedestrian traffic.

Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Notes:

All of the lots in Dancing Wolf Estates were used in these calculations, even though only 5 lots are part of this re-platting.

Source: Based on Trip Generation, 10th Edition, Residential

Per the previous comments, a Traffic Memo is required. Traffic Memo must be prepared by a professional engineer.

Residential Lot = 9.44 trips per dwelling unit.
Lots 1 & 2 trip gen is per highest and best use for community commercial.

The combined trips for the residential and community commercial would exceed 100 daily trips. The first criteria for "No TIS Required" is not met.