



Include a drawing of the proposed access to all lots in the Letter of Intent.

A Traffic Impact Study is required per Engineering Criteria Manual, Appendix B.1.2. This project does not meet the exclusion highlighted below. A single access from Vollmer Rd. will be permitted per Engineering Criteria Manual 2.2.5 Roadway Access Criteria. For a Rural Minor Arterial road, "No additional access right shall accrue and no additional access shall be provided when splitting or dividing existing lots of land."

Technical Memorandum

To: El Paso County Planning and Community Development
From: SMH Consultants, Brett Louk
Date: 12/17/2019
Subject: Sedona Sun Acres Residential Subdivision Traffic Memo

INTRODUCTION

SMH Consultants P.A. (SMH) was asked to prepare a traffic memo for the proposed Aztec Residential Subdivision. The intent of the traffic memo is to discuss the potential impacts, to the adjacent road network, of the proposed development. The traffic memo will satisfy the requirements as outlined in the El Paso County Engineering Criteria Manual (ECM).

METHODOLOGY

Per the ECM, a Traffic Impact Study (TIS) is not required if the following criteria are satisfied.

- Vehicular Traffic: (1) Daily vehicle trip-end generation 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 on major collectors, arterials or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e. the addition of truck traffic) does not adversely affect the traffic currently planned for and accompanied within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
- Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

Minor roadway: Access road to be constructed due to more than three lots using one county road access.

EXISTING CONDITIONS

The existing site is located at 13251 Vollmer Road, is approximately 37.7 acres in size, and is zoned RR-5. The existing site has two driveways off of Vollmer Road. One driveway serves an existing single-family residence. The other driveway is currently not in use. The existing site generates 2 trips in the A.M. peak hour, 2 trips in the P.M. peak

hour, and 9 daily trips. There is no pedestrian or bicycle traffic generated by the existing site, nor any of these facilities existing. The pages from The Institute of Transportation Engineers *Trip Generation Manual, 10th Edition*, utilized for the trip generation have been attached to this memo.

PROPOSED CONDITIONS

The site is proposed to be subdivided into four single-family residential lots. The four lots will be served by the two existing driveways. The proposed site will generate 5 trips in the A.M. peak hour, 6 trips in the P.M. peak hour, and 38 daily trips. There are no proposed minor or major roadway connections; the acceptable LOS on adjacent public roadways, accesses, and intersections will be maintained; there are no roadways or intersections in the immediate vicinity with a history of safety or accident problems; and there is no change of land use with access to a State Highway. The proposed site will not generate any new pedestrian and bicycle traffic.

SUMMARY & RECOMMENDATION

In summary, it can be seen that the proposed subdivision meets all the criteria for not requiring a TIS to be submitted.

From a traffic perspective, the proposed development is an acceptable use of the property identified. The proposed development will have minimal impact on the adjacent road network.