

Peerless Farms Traffic Assessment Letter

PCD File No. SF-21-7

El Paso County, Colorado

SP-21-7

SF-21-7 was
changed to
SP-21-7 in the
revised study.

Traffic Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Jeffrey R. Planck, P.E., PE #53006

January 25, 2022

Date

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Robert S. William
16975 Falcon Highway
Peyton, Colorado 80831-7906

Date

The extension of Sagecreek Road is considered a proposed roadway intersection to a major collector, Falcon Highway. The traffic impact study shall be revised to meet Traffic Memo criteria from ECM Appendix B.

A Traffic Memorandum was provided for this development with the criteria from ECM Appendix B.

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January 25, 2022

Robert S. William
16975 Falcon Highway
Peyton, Colorado 80831-7906

Re: Trip Generation Traffic Assessment Letter
Peerless Farms
El Paso County, Colorado

Dear Mr. William:

Introduction

This Traffic Assessment Letter presents trip generation for the proposed Peerless Farms project to be located on the southwest corner of the Falcon Highway and Sagecreek Road intersection in El Paso County, Colorado. The site is located at 16975 Falcon Highway and is proposed to include seven (7) single-family residential homes (site plan attached). Of note, one single family home currently exists on the property; therefore, a net of six (6) homes are proposed to be added with this development.

Site Access and Intersection Sight Distance Evaluation

A full movement project access is proposed along the south side of Falcon Highway that will align with Sagecreek Road. The project access will be located approximately 750 feet west of Peerless Farms Road (measured centerline to centerline).

It is recommended that sight triangles be provided at the site access point of Sagecreek Road and Falcon Highway to give drivers entering and exiting the site a clear view of oncoming traffic. Landscaping and objects within sight triangles must not obstruct drivers' views of the adjacent travel lanes. El Paso County Engineering Criteria Manual (ECM) design intersection sight distances for exiting left and right turn from stop, as well as entering left turn were evaluated at the south leg access at Sagecreek Road and Falcon Highway. The following identifies sight distance requirements for the access intersection associated with the project.

According to Table 2-21 from ECM and a roadway design speed of 55 miles per hour (mph) along Falcon Highway, the intersection sight distance for a vehicle turning left and right from stop is 610 feet. It should be noted that this distance was extrapolated as the highest speed recorded in ECM Table 2-21 is 50 mph (sight distance of 555 feet) and every five (5) mph increases the sight distance by 55 feet. Therefore, all obstructions for left turning vehicles from stop should be clear to the right within the triangle created with a vertex point located 13 feet from the edge of the major road traveled way (typical position of the minor road driver's eye when stopped) and a line-of-sight distance of 610 feet located in the middle of the westbound through lane along Falcon Highway. Likewise, all obstructions for right turning vehicles from stop should be clear to the left within the triangle created with a vertex point located 13 feet from the edge of the major road traveled way and a line-of-sight distance of 610 feet located in the middle of the eastbound through lane along Falcon Highway.

According to Table 2-35 from ECM and a posted speed of 55 miles per hour along the Falcon Highway, the intersection sight distance for a left turning vehicle entering the south leg of the Falcon Highway and Sagecreek Road is 550 feet for a passenger car. Therefore, all obstructions for left turning vehicles should be clear from the opposing lanes with this distance.

It is believed that appropriate sight distances are currently provided at the existing intersection of Falcon Highway and Sagecreek Road. It should be taken under consideration to field verify that these distances are currently be achieved at this intersection.

Sagecreek Road at Falcon Highway while Falcon Highway is not approaching vehicular capacity; therefore, it is believed that this intersection will operate well within County intersection level of service standards. Further, there is not believed to be a pattern of accidents at the Falcon Highway and Sagecreek Road intersection. Finally, Falcon Highway is not a state highway and the use within the site is remaining the same as existing. Based on all of these criteria being met, it is anticipated that a traffic impact study will not be required for the proposed residential development.

Conclusions

it is believed that the Peerless Farms development will be accommodated successfully on the surrounding street network. Please let us know if El Paso County would like any additional traffic information or analysis. If you have any questions, please feel free to call me at (720) 943-9962.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey R. Planck, P.E.
Project Manager



Please include the following in the report:

- All requirements from ECM Appendix B.8
- Appropriateness of the existing roadway signing and striping
- Location and requirements for turn lanes or acceleration/deceleration lanes at the access, including recommendations for taper lengths, storage length, acceleration/deceleration lengths, and other geometric design requirements
- The classification of internal roads and MTCP road improvements nearby.

A Traffic Memorandum was provided for this development with the criteria from ECM Appendix B and the notes from the comments above.