



Address sight distance criteria at intersection

April 26, 2021

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

Be sure all items in ECM Appendix B paragraph B.1.2.D under the first bullet point are addressed.

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

Dear Mr. William:

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.

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).

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report average rates that apply to Single-Family Detached Housing (ITE Code 210) for traffic associated with this development. The following **Table 1** summarizes the estimated trip generation for Peerless Farms (calculations attached).

Table 1 – Peerless Farms Project Traffic Generation

Use	Size (Units/SF)	Weekday Vehicles Trips						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached Housing - (ITE 210)	7 Units	68	1	4	5	4	3	7

As shown in the table and based on ITE Trip Generation calculations, Peerless Farms is anticipated to generate approximately 68 weekday daily trips, in which 5 of these trips would occur during the morning peak hour and 7 trips would occur during the afternoon peak hour.

It is important to note that “El Paso County Engineering Criteria Manual: Transportation Impact Study Guidelines” states that a traffic impact study is not required for a development if daily vehicle trip-end generation is less than 100 trips or the peak hour trip generation is less than 10 trips. Therefore, it is anticipated that a traffic impact study will not be required for this development due to peak hour project traffic trips being less than 10 trips and the daily trips being under 100 trips. Additionally, no

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Tenth Edition, Washington DC, 2017.

new major street intersections are proposed, and the project is not anticipated to adversely impact the roadway network adjacent to the property .

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



Trip Generation Calculations

Project Peerless Farms
 Subject Trip Generation for Single-Family Detached Housing
 Designed by _____ Date April 26, 2021 Job No. 196114000
 Checked by _____ Date _____ Sheet No. _____ of _____

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Average Rate Equations

Land Use Code - Single-Family Detached Housing (210)

Independant Variable - Dwelling Units (X)

$X = 7$
 $T = \text{Average Vehicle Trip Ends}$

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (200 Series Page 3)

Average Weekday Directional Distribution: 25% entering, 75% exiting
 $(T) = 0.74(X)$ $T = 5$ Average Vehicle Trip Ends
 $(T) = 0.74 * (7.0)$ 1 entering 4 exiting
 $1 + 4 = 5$

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (200 Series Page 4)

Average Weekday Directional Distribution: 63% entering, 37% exiting
 $(T) = 0.99(X)$ $T = 7$ Average Vehicle Trip Ends
 $(T) = 0.99 * (7.0)$ 4 entering 3 exiting
 $4 + 3 = 7$

Peak Hour of Generator, Saturday (200 Series Page 8)

Average Saturday Directional Distribution: 54% entering, 46% exiting
 $(T) = 0.93(X)$ $T = 7$ Average Vehicle Trip Ends
 $(T) = 0.93 * (7.0)$ 4 entering 3 exiting
 $4 + 3 = 7$

Weekday (200 Series Page 2)

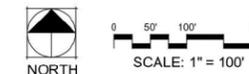
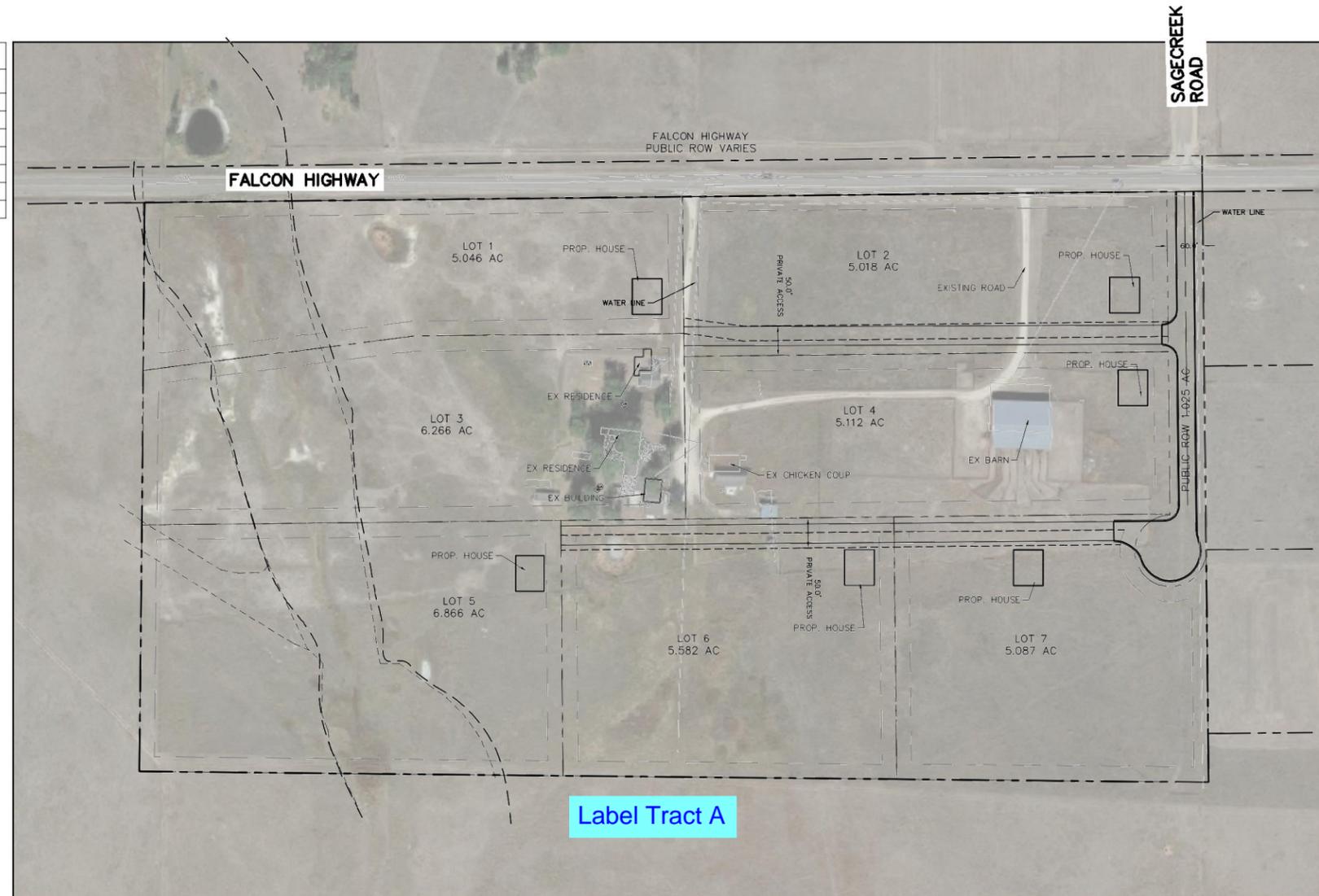
Average Weekday Directional Distribution: 50% entering, 50% exiting
 $(T) = 9.44(X)$ $T = 68$ Average Vehicle Trip Ends
 $(T) = 9.44 * (7.0)$ 34 entering 34 exiting
 $34 + 34 = 68$

Conceptual Site Plan

PEERLESS FARMS
PRELIMINARY PLAN
16975 FALCON HIGHWAY, PEYTON, CO
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE
 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LOT TABLE		
LOT NO.	SF/AC±	USE
1	219,785SF± / 5.046AC±	RESIDENTIAL
2	218,572SF± / 5.018AC±	RESIDENTIAL
3	272,926SF± / 6.266AC±	RESIDENTIAL
4	222,638SF± / 5.112AC±	RESIDENTIAL
5	299,089SF± / 6.866AC±	RESIDENTIAL
6	243,136SF± / 5.582AC±	RESIDENTIAL
7	221,582SF± / 5.087AC±	RESIDENTIAL

TRACT TABLE		
TRACT	SIZE SF/ACRES±	USE
A	44,666 SF / 1.025 AC±	PUBLIC RIGHT OF WAY/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT



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Kimley»Horn

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