

To: Elizabeth Nijkamp, PE  
El Paso County

From: Brian Horan, PE, PTOE  
Galloway

Date: January 29, 2025



Re: **Prairie Heights Elementary School - Fountain, CO**  
**Traffic Memorandum**

## INTRODUCTION

This memorandum provides the results of a traffic memorandum in support of an approximately 38.56-acre lot located in Fountain, Colorado. The site is located at 7930 Indian Village Heights and is further identified as El Paso County Parcel Number 5728004015. The site is currently occupied by the existing 12,880 SF building serving as an elementary school. The site location is shown on Figure 1.



Figure 1 – Site Location

## **BACKGROUND**

The Applicant is seeking to construct a 12,263 SF addition to the existing 12,880 SF elementary school at 7930 Indian Village Heights in Fountain, Colorado. The project consists of an expansion to the building as well as numerous improvements to access, parking, pick up and drop off areas, and pedestrian access. This project would serve the existing population and no increase to student enrollment is proposed.

Per the request of the County and in accordance with ECM standards this memorandum is provided to confirm that no increase in traffic to the site is anticipated and to describe the improvements proposed by the project. A full-sized copy of the public improvements plan as well as the architectural site plan is provided as Attachment I.

## **EXISTING CONDITIONS**

The site is currently accessed via one full movement access point on Indian Village Heights. The access is constructed as an unimproved (dirt) access that exists as an open lot to nearby parcels. The school is currently serviced by the District bus service where approximately half of the student enrollment utilize it.

Indian Village Heights is an unimproved two-lane dirt road with a posted school zone speed of 20 mph in the vicinity of the site. The school zone signs are posted in multiple locations both east and west of the existing access. There are both "school zone when flashing" signs and "School Speed Limit 20 When Children Are Present" signs when approaching the school area.

## **PROPOSED IMPROVEMENTS**

The project proposes to provide an expansion to the existing building as well as numerous on-site improvements. The project would have no impact on enrollment and therefore would not increase traffic to the site.

Access is proposed to be improved by creating defined paved access that would separate the access from neighboring parcels. This will separate school related traffic from other uses. A one-way circulation plan is provided throughout this area. Once onsite there are separate lanes for pick up/drop off bus operations and a lane to access angled parking. From this parking area ADA ramps and defined pedestrian pathways are provided to the building. Appropriate signing and striping are shown. Additional parking areas are provided for staff to the west of the building.

These improvements represent a significant increase in safety and improvement operations to the site. Staff will have access to the defined staff parking areas before the students arrival times. The separate bus and passenger vehicle lanes will create separation of these vehicle types where currently the site is limited in terms of traffic flow definition. Additionally, and most importantly, there is a clearly defined pedestrian pathway from the parking area to the front of the building complete with ADA accessibility considerations.

## **NETWORK IMPACTS**

Since the project would not represent an increase to student enrollment and no change to bus service is being anticipated the project represents no impact to the surrounding network. Adequate sight distance exists at the existing and proposed access. No improvements were identified to accommodate the proposed project.

## **CONCLUSION**

As detailed above, the school expansion would provide a significant quality of life improvement to the existing school. More importantly the proposed improvements would significantly improve safety and operations for all users.

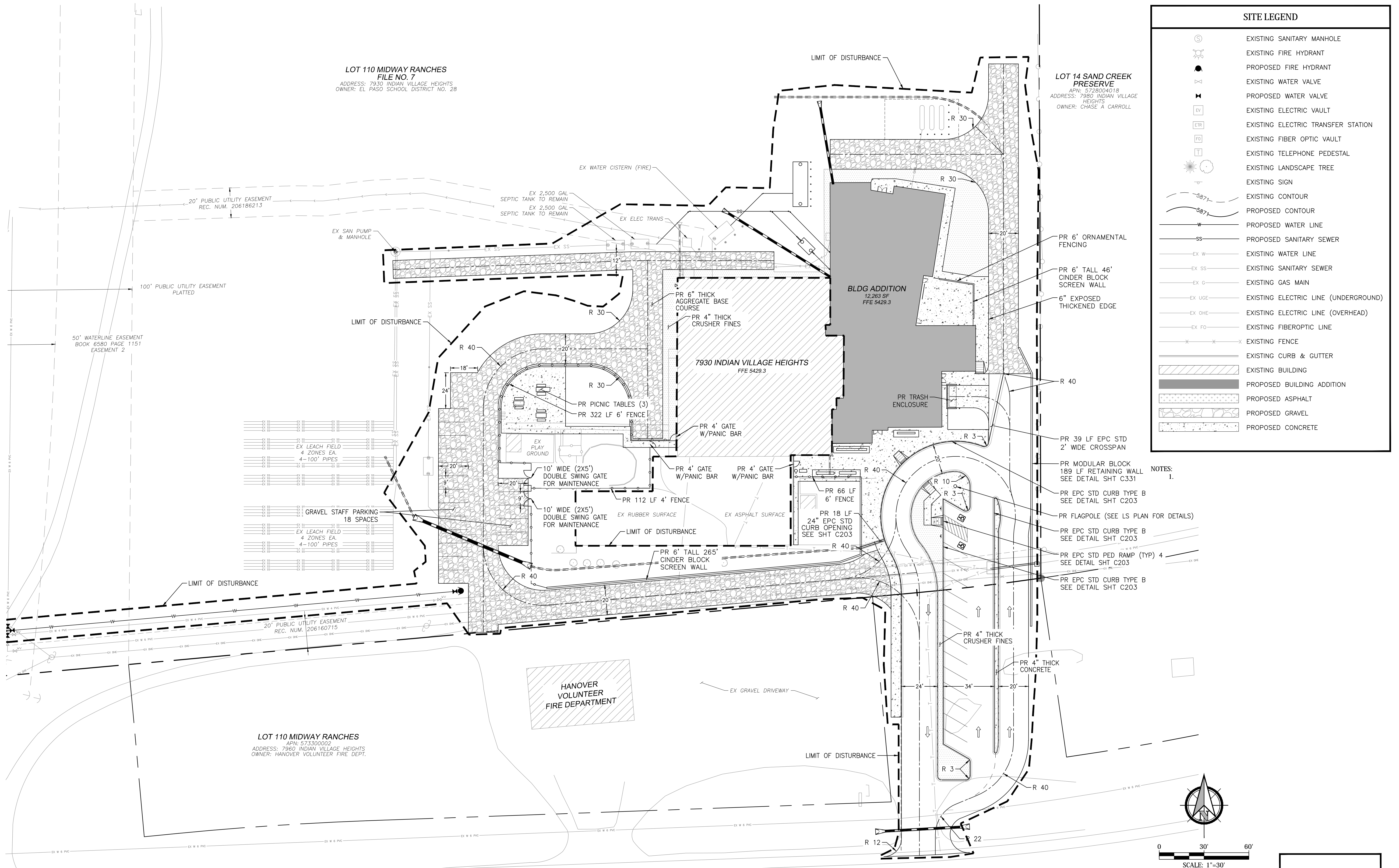
We trust that the information contained herein satisfies the request of El Paso County. If you have any questions or need further information, please contact Brian Horan at [brianhoran@gallowayus.com](mailto:brianhoran@gallowayus.com) or 303-770-8884.

Prairie Heights Elementary School  
Fountain, CO

# **Attachment I**

## **Public Improvements Plan and Architectural Site Plan**

K:\2024\24047 Prairie Hts school Drawings\CDs\24047.C100-PL.dwg Jan 09, 2025 - 10:53am



**SITE LEGEND**

- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC TRANSFER STATION
- EXISTING FIBER OPTIC VAULT
- EXISTING TELEPHONE PEDESTAL
- EXISTING LANDSCAPE TREE
- EXISTING SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING ELECTRIC LINE (UNDERGROUND)
- EXISTING ELECTRIC LINE (OVERHEAD)
- EXISTING FIBEROPTIC LINE
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED CONCRETE

**NOTES:**

1. PR 39 LF EPC STD 2" WIDE CROSSSPAN
- PR MODULAR BLOCK 189 LF RETAINING WALL SEE DETAIL SHT C331
- PR EPC STD CURB TYPE B SEE DETAIL SHT C203
- PR FLAGPOLE (SEE LS PLAN FOR DETAILS)
- PR EPC STD CURB TYPE B SEE DETAIL SHT C203
- PR EPC STD PED RAMP (TYP) 4 SEE DETAIL SHT C203
- PR EPC STD CURB TYPE B SEE DETAIL SHT C203

**LOT 110 MIDWAY RANCHES**  
**FILE NO. 7**  
ADDRESS: 7930 INDIAN VILLAGE HEIGHTS  
OWNER: EL PASO SCHOOL DISTRICT NO. 28

**LOT 14 SAND CREEK PRESERVE**  
APN: 5723004018  
ADDRESS: 7960 INDIAN VILLAGE HEIGHTS  
OWNER: CHASE A CARROLL

0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
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EX LEACH FIELD  
4 ZONES EX  
4-100' PIPES

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GRAVEL STAFF PARKING  
18 SPACES

**LOT 110 MIDWAY RANCHES**  
APN: 573300002  
ADDRESS: 7960 INDIAN VILLAGE HEIGHTS  
OWNER: HANOVER VOLUNTEER FIRE DEPT.

**INDIAN VILLAGE HEIGHTS**  
(PUBLIC R.O.W. VARIES)

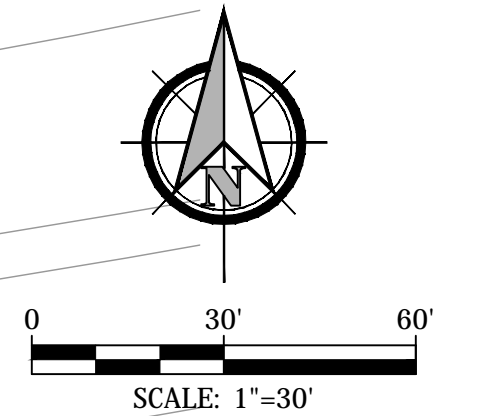
**LOT 58 VALEROSA VILLAGE**  
**FILE NO. 1**  
APN: 5733002005  
ADDRESS: 7805 INDIAN VILLAGE HEIGHTS  
OWNER: RAMON VENZOR

**Kiowa**  
Engineering Corporation

1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

**PUBLIC IMPROVEMENTS PLAN**  
**PRAIRIE HEIGHTS SCHOOL**  
**SITE PLAN**  
FOUNTAIN, COLORADO

Project No.:	24047
Date:	1/9/25
Design:	TAC
Drawn:	TEG
Check:	-
Revisions:	



**811**  
Know what's below.  
Call before you dig.

**IN PROGRESS**  
**NOT FOR CONSTRUCTION**

For and on Behalf of  
Kiowa Engineering Corporation Date

SHEET  
**C101**  
OF \_ SHEETS

○ SHEET KEYNOTES

NUMBERING IS GROUPED BY TYPE / PHASE OF WORKSHEET OF NON-ARCHITECTURAL ITEMS OR INFORMATIONAL / INSTRUCTIONAL NOTATION. SOME NUMBERS MAY BE SKIPPED ON ANY GIVEN DRAWING SHEET.

REFERENCE KEYNOTES

SHEET SPECIFIC IDENTIFICATION OF ITEMS DIRECTLY REFERENCED TO CORRESPONDING ARCHITECTURAL SPECIFICATION SECTIONS IN THE PROJECT MANUAL. THE DECIMAL AND SUFFIX NUMBERS / LETTERS ARE NOT IDENTIFIED IN SPECIFICATIONS.

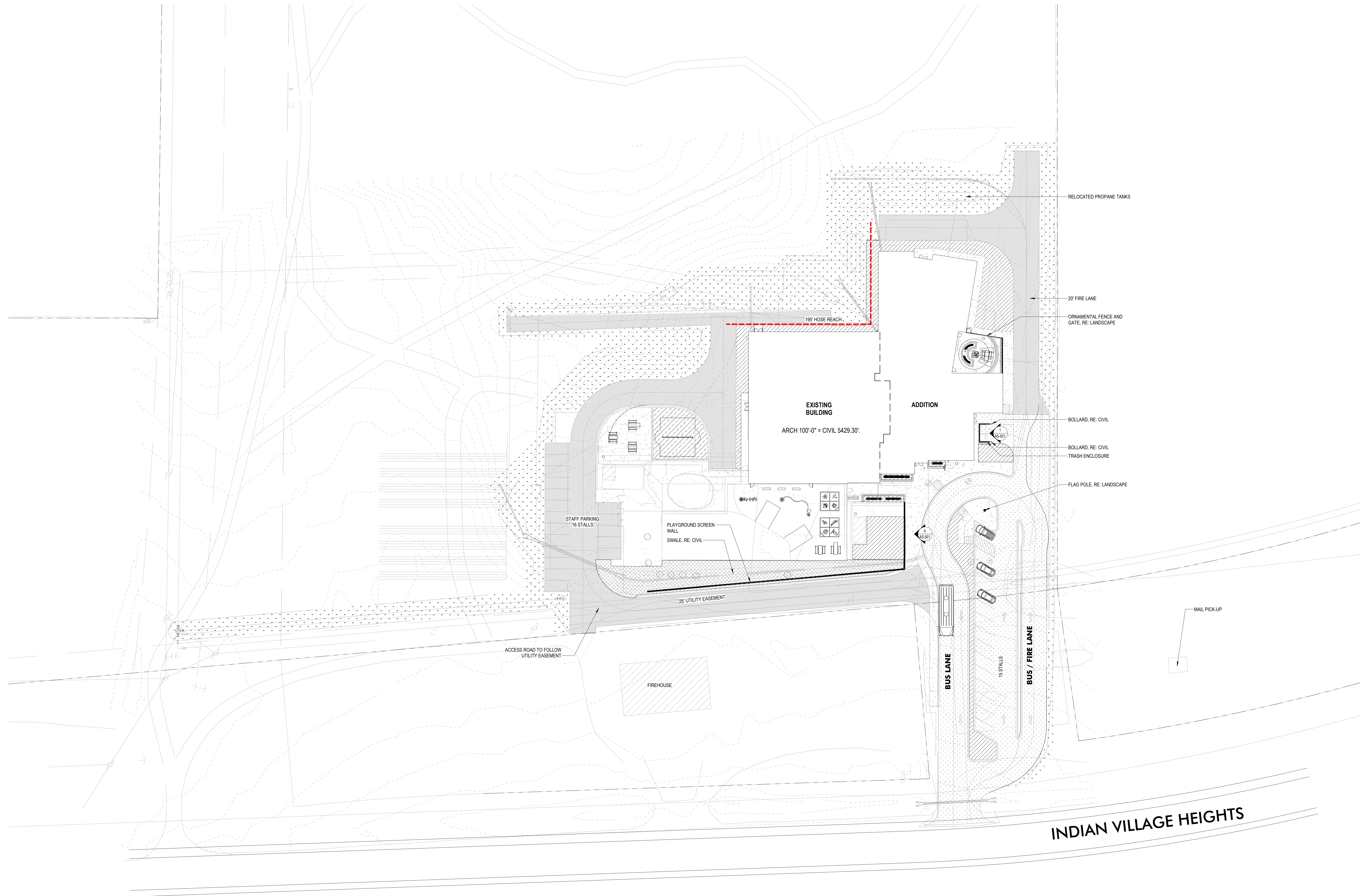
GENERAL NOTES

SHEET SPECIFIC GENERAL INFORMATION AND/OR INSTRUCTION.

1. THIS ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADES, UTILITIES, DIMENSIONS AND DETAILS.
2. ARCHITECTURAL 100'-0" EQUALS CIVIL 5429.30'.



MOA ARCHITECTURE  
COLORADO | WYOMING  
414 14<sup>TH</sup> STREET, SUITE 300  
DENVER, COLORADO 80202  
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moaarch.com

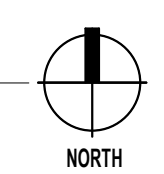


PRAIRIE HEIGHTS ELEMENTARY SCHOOL  
7930 INDIAN VILLAGE HEIGHTS, FOUNTAIN, CO

NOT FOR CONSTRUCTION

INDIAN VILLAGE HEIGHTS

1 ARCHITECTURAL SITE PLAN - OPTION A  
1" = 30'-0"



REVISION	DATE
DESIGN DEVELOPMENT	
Project Number	024159.00
Date	JANUARY 10, 2025
Drawn By	Author
Checked By	Checker
Copyright:	

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Sheet Name  
ARCHITECTURAL  
SITE PLAN

AS-101

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