

2/17/26



## MEMORANDUM

To: Kelly Fankhauser  
Epcon Communities

From: Jacob Campbell, PE  
Kimley-Horn and Associates, Inc.

Date: 2/17/2026

Subject: Violet Meadows Turn Lane Memorandum

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained to perform a traffic study for a proposed single-family residential development located south of Blacklick Eastern Road NW, between Toll Gate Road and Pickerington Road NW in Violet Township, Ohio. The proposed 60.6-acre residential development includes 142 single-family housing units connected via an internal roadway system that circulates through the site. Access to the proposed development will be via one full-access drive along Blacklick Eastern Road NW, with one emergency access drive.

### Trip Generation

Kimley-Horn reviewed the data from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 12th Edition* to determine trip characteristics for the site. ITE Land Use Codes 210 and 251 were used to generate trips. **Table 1** shows a comparison of the trips generated by the site for the different land-use codes.

**Table 1: Trip Generation Data**

ITE Land Use	Units	Weekday						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<i>Single-Family Detached Housing (210)</i>	139	1,387	27	72	99	81	50	131
<i>Senior Adult Housing – Single Family (251)</i>	139	779	17	33	50	35	22	57

**Figure 1** illustrates the projected 2047 traffic volumes at the site access of the proposed residential development.

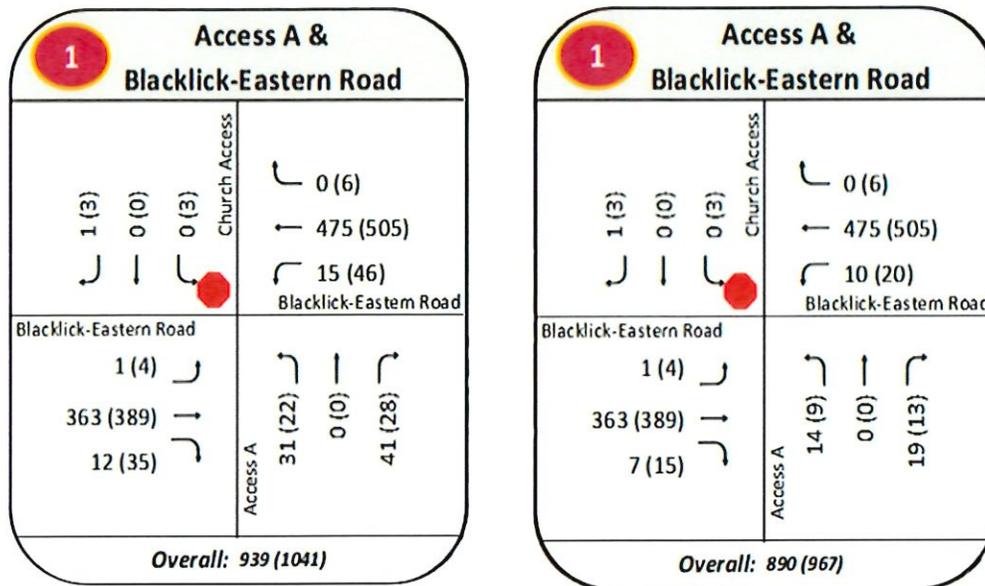


Figure 1: 2047 Build Peak Hour Volumes (Left – LUC 210; Right – LUC 251)

### Turn-Lane Warrant Analysis

The ODOT Location and Design (L&D) Manual was used to determine if turn lanes were warranted at the Blacklick Eastern Road NW and Access A intersection. Kimley-Horn analyzed turn lane warrants for both ITE code 210 (Single-Family Detached Housing) and ITE code 251 (Senior Adult Housing). **The traffic volumes for the westbound left-turn movement at the Blacklick Eastern Road NW and Access A intersection meet ODOT Location and Design Manual turn lane warrant specifications for both ITE code 210 and ITE code 251.** A 175-foot westbound left-turn lane is recommended at the Blacklick Eastern Road NW and Access A intersection.

Jacob Campbell, PE

Kimley-Horn

Cc: Tyler Jackson, PE – Kimley-Horn

Cc: Deja King, EIT – Kimley-Horn