



LSC Transportation Consultants, Inc.

Experience and References

THE RANCHES AT EAGLE MOUNTAIN

Project/Location

The Ranches at Eagle Mountain
Eagle Mountain, Utah

Client

Ames Construction
4128 E. Clubhouse Drive
Eagle Mountain, UT 84043

Project Manager

Alex J. Ariniello

Date

1998 - present

Reference

Mr. Monte Kingston
801-789-5200

Description

LSC prepared a Traffic Impact Analysis of the proposed Ranches at Eagle Mountain development located in Eagle Mountain, Utah. The 2,114-acre site is proposed to contain 6,148 residential dwelling units, a golf course, several schools, a business park, and several neighborhood retail centers. Primary access to the site is proposed from State Highway 73. The purpose of the original study was to determine whether the proposed uses and densities of the *Master Plan* can be adequately served by Eagle Mountain's planned network of major streets. Our methodology included an analysis of the trip generation characteristics of the proposed land uses, distribution and assignment of the generated trips to the proposed network, and a comparison of projected traffic volumes with roadway capacities.

In follow-up work, LSC worked with the planning firm of Nuszer-Kopatz to design the roadway network, identify access points, and develop street standards. As each phase of the development was built, LSC evaluated site access recommendations.