



July 21, 2023

PCD File No.: MS-206

Traffic Memo
(Excerpt from Letter of Intent)
Forest Heights Estates

SITE DESCRIPTION AND BACKGROUND

The proposed subdivision to be known as “Forest Heights Estates” is located within the Southwest ¼ of Section 9, Township 12 South, Range 65 west of the 6th principal meridian in El Paso County, Colorado. The site situated east side of Herring Road and north of Shoup Road. The 32.618 acre site is currently unplatted and has El Paso County Tax Id numbers: 52090-00-120 and 52090-00-121. There is no assigned address for the site. No improvements are present on the property except for the existing private gravel roadway that gives access to adjacent developed and occupied properties.

ACCESS TO COUNTY ROADWAYS

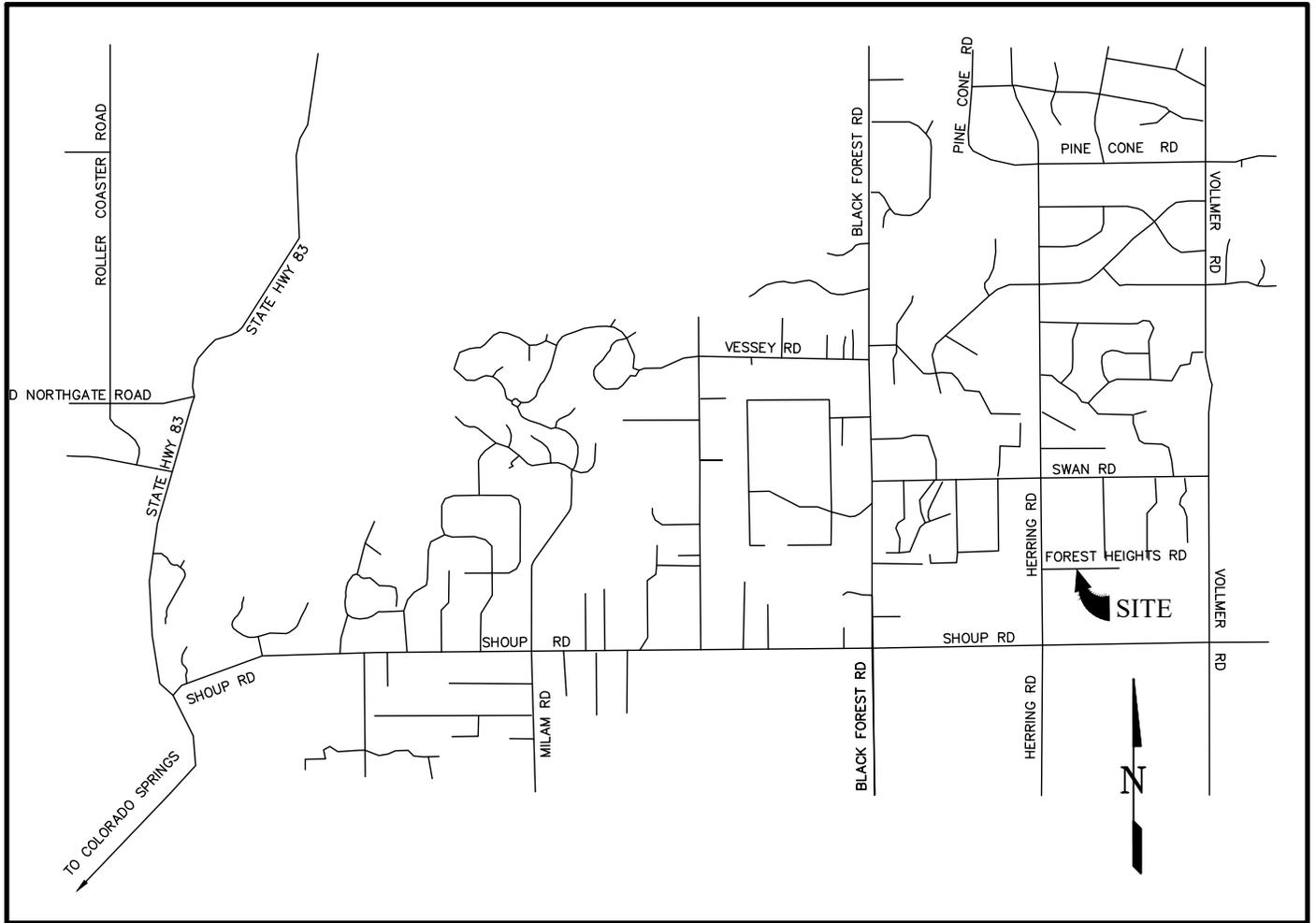
Access for proposed Forest Heights Estates Lots 1-4 shall be by way of the existing private gravel road, Forest Heights Circle, which connects to the east side of existing Herring Road with an existing 50' long asphalt apron at the connection point. Forest Heights Circle is to undergo modification and improvement according to construction plans prepared as part of the subdivision application but will remain a gravel road with the existing asphalt apron to remain in place. The private roadway will be contained within two tracts and access easements. Maintenance of the private roadway will be provided by the lot owners and in accordance with a Access and Maintenance Agreement, Herring Road is a paved two-lane public road designated a rural collector in the 2040 Major Transportation Corridors Plan. There are no topographical or alignment challenges limiting safety of the existing or proposed private road access to the proposed lots.

ESTIMATED TRAFFIC VOLUMES

The four new single family rural residential lots will access private Forest Heights Circle and public Herring Road. The development is expected to generate a total of 38 trips per day (Average weekday trips ends) and 4 trips in the peak hour based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a full Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in a Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

Based on the current conditions of Herring Road and the low traffic volumes to be generated by the site, no new improvements to Herring Road or nearby area roadways. are required to serve this development. Where the site is adjacent to Herring Road, an additional 15 feet of road right-of-way will be dedicated by the subdivision plat document as required due to the classification of Herring Road as a collector road.

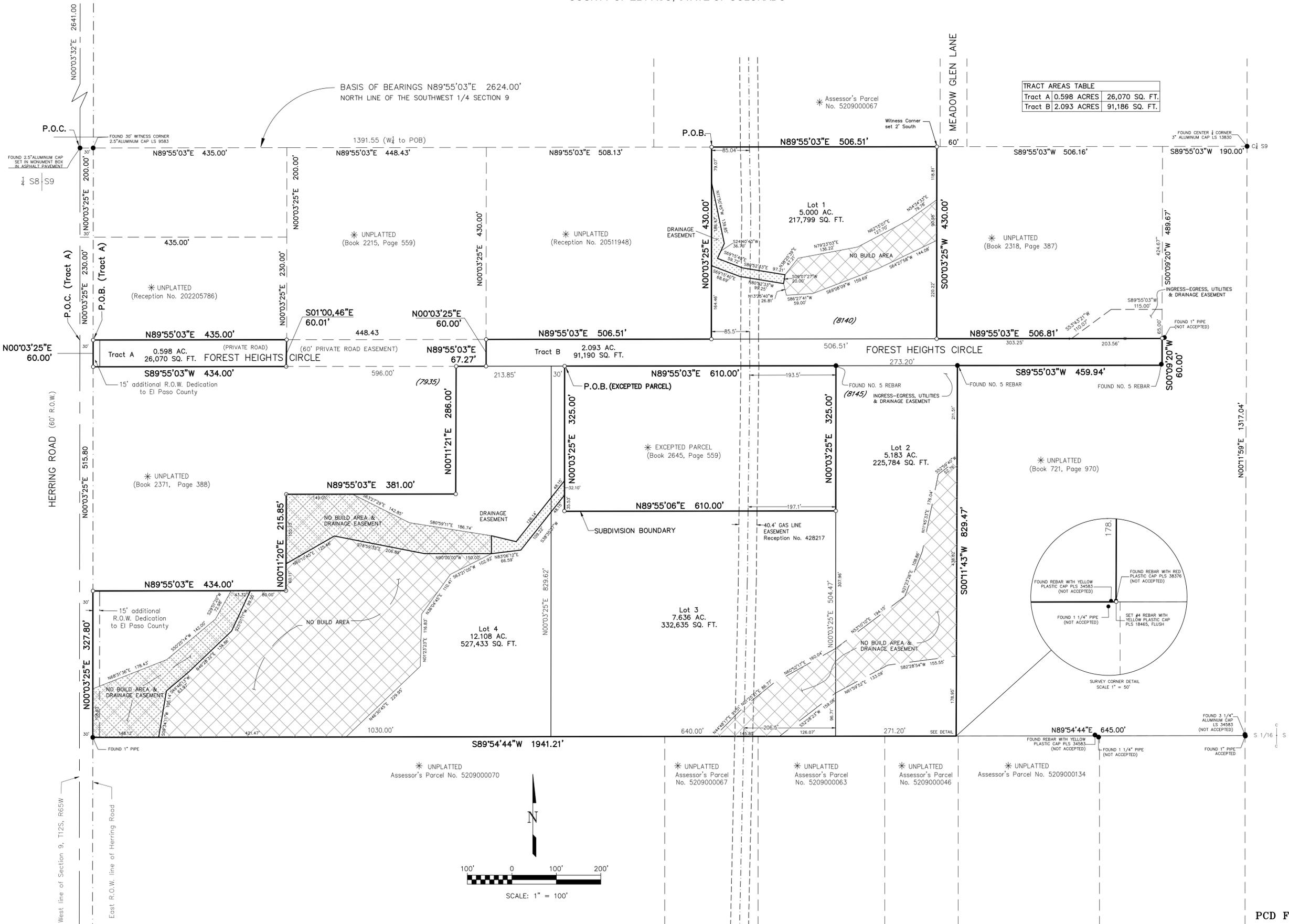
Engineers • Surveyors
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VICINITY MAP
NOT TO SCALE

FOREST HEIGHTS ESTATES

FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



TRACT AREAS TABLE	
Tract A	0.598 ACRES 26,070 SQ. FT.
Tract B	2.093 ACRES 91,186 SQ. FT.

NOTICE: According to Colorado law you must commence any legal action based upon any error in this survey within three years after the first discovery of such defect. In no event may any action be based upon any defect in this survey more than one year from the date of the certification.

CALL BEFORE YOU DIG ...

DIAL 811

48 HOURS BEFORE CALLING CAL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS	
No.	Description
1	LOT REVISIONS
2	ROAD REVISIONS

H Scale: 1"=100'
V Scale: N/A
Designed By: N/A
Drawn By: JLG
Checked By: DLK
Date: 5/01/2020

Land Development Consultants, Inc.
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FOREST HEIGHTS ESTATES
FINAL PLAT
PART OF SW 1/4, SEC. 9, T12S, R65W, 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Project No.: 18070
Sheet: 2 of 2

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