

Please revise title to Traffic Concerns.

Traffic Memo

The project involves a 40.77 acre site divided into three (3) lots located along Walker Road in northern El Paso County. The project area is zoned for Residential usage which will have minimal traffic trips generated. The estimated trips per day for each lot will be under 100. Per Section B.1.2 B.1.2 of the ECM, a traffic impact study is not required based on the following criteria:

Please fix typo

Vehicular Traffic:

- (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10.
- (2) There are no additional proposed minor or major roadway intersections.
- (3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.
- (4) There is no change in the type of traffic to be generated.
- (5) Acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained.
- (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems.
- (7) There is no change of land use.

Estimated Trip Generation:

Per the county GIS aerials, there are 14 lots that use the private road.

Per ITE, average ADT for single family residential is 9.44. The calculation should be $14 \times 9.44 = 132.16$. Please revise.

Existing Conditions

10 Lots Trip Generation = $10 \times 5 = 50$

Developed Conditions

Please revise to 16

Please revise to:
 $16 \times 9.44 = 151.04$

12 Lots Trip Generation = $12 \times 5 = 60$

Pedestrian Traffic: The proposed use will not generate any new pedestrian traffic.

Bicycle Traffic: The proposed use will not generate any new bicycle traffic.

Notes:

Source: Based on Trip Generation, 10th Edition, Residential