

A driveway access permit will be required to be obtained. The permit application must be submitted at the front desk of Planning and Community Development.

Forsgren Associates, LLC
56 Inverness Drive East, Suite 112
Englewood, CO 80128
(720) 214-5884

May 4, 2018
El Paso County Development Services
Attn: Len Kendall
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Refer to Appendix B of the Engineering Criteria Manual. In this traffic memo, identify if all criteria of Section B.1.2.D "No TIS Required" are met.

**SUBJECT: Seeger Homes, Inc
Sales Office
Traffic Letter**

Dear Mr. Kendall,

This letter addresses the proposed sales office and site improvements at Lot 3 in Appaloosa Highway 24 Subdivision. Up to five premanufactured mobile homes shall be placed on the site to show to potential buyers. Discussed herein is a description of the anticipated traffic volumes entering the site, as well as justification that no additional, off-site improvements will be required for traffic control.

The proposed sales office shall operate seven days a week during anticipated, normal business hours. However, as with similar sales offices such as car and mobile home dealerships, the majority of the traffic from customers that will be visiting the property will be on the weekends. Although minor traffic is anticipated during weekdays, as with any business, this is expected to be minimal. The majority of traffic is anticipated to be during off-peak hours.

Access to the site will be off Amelia Street. As a result, it is anticipated that any minor increases in traffic shall be from Highway 24. Seeger Homes has planned for a parking footprint with approximately twenty-two parking spaces. In planning for traffic, it is assumed that the maximum amount of traffic at any time along adjacent streets and at adjacent intersections will not reach this number and will remain minimal. This will not adversely affect traffic flow and will not have any significant impact on nearby intersection functionality.

As a result of the aforementioned, minimal anticipated traffic impacts during peak hours at this site, it is the professional opinion of the engineer that the installation of proposed sales office and associated improvements will have no significant, negative impact on traffic patterns of public roadways adjacent to the site.

Please let me know if you have any questions.

Sincerely,
Forsgren Associates, Inc

Due to the proximity of CDOT right of way, Coordination with CDOT on the location of your access is required.

Conner Burba, P.E.
Project Manager

Add PCD file
no. AL1811

Markup Summary

dsdgrimm (4)

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Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 8/29/2018 1:34:16 PM
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Author: dsdgrimm
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May 4, 2018
El Paso County Development Services
dhs@epco.net

Add PCD file no. AL1811

Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 8/29/2018 1:46:37 PM
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Add PCD file no. AL1811

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Author: dsdgrimm
Date: 9/4/2018 3:12:06 PM
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