



The traffic memo will need to be signed with the County signature block prior to acceptance by the ECM Administrator.

In addition to the information provided, please include discussion on the suitability of the existing roadway as requested in the Early Assistance Followup meeting.

Please see the comments left by the Black Forest Fire Protection District in EDARP. The submitted deviation request will not be approved with outstanding comments from them regarding the roadway.

Please address Road Impact Fees and whether the developer will petition to join a PID or whether fees will be paid at time of building permit.

April 9, 2026

Planning and Community Development
2880 International Circle
Colorado Springs, Co 80910
Attn: Maria Lancto, Senior Planner

RE: Traffic Memorandum - EPC File No SF2614

This letter serves as the Traffic Memorandum requested for the Final Plat subdivision application for **Calm Breeze Filing No. 1**. The proposed Final Plat covers approximately 42.219 acres and is identified as El Paso County Tax Schedule No. 5211000013. The property is located in portions of the southeast quarter of Section 11 and the northeast quarter of Section 14, Township 12 South, Range 65 West, Sixth Principal Meridian, El Paso County, Colorado.

The applicants, Callie and Kramer Ammons, propose to subdivide the 42.219-acre parcel into four residential lots, each comprising at least ten acres.

According to the ITE Trip Generation Manual, a typical single-family home in the Colorado Springs area generates approximately 9.5 average daily trips (ADT).

The subject property is currently vacant. An existing gravel roadway, Calm Breeze Point, runs through the site and provides legal access to three adjacent parcels to the north and east. Calm Breeze Point connects directly to the asphalt-terminated Shoup Road, just east of Porcupine Lane.

Access rights and maintenance obligations for this roadway are governed by a recorded Private Access and Maintenance Agreement (Reception No. 222079398). The roadway terminates at an existing private turnaround near the center of the subject and adjoining properties and is not anticipated to be extended.

The parcels authorized to utilize this access are as follows:

- TSN 5211000013 – 12650 Calm Breeze Point (Subject Property)
- TSN 5211000012 – 12651 Calm Breeze Point
- TSN 5211000015 – 12802 Calm Breeze Point
- TSN 5211000014 – 12803 Calm Breeze Point

As the roadway exclusively serves a limited number of residential properties and is not intended for public through traffic, it is anticipated that a total of seven single-family lots (three existing parcels, and one parcel subdivided into four new lots) totaling seven lots will utilize the Calm Breeze Point gravel roadway. Therefore, the total anticipated ADT for these lots is:

7 single-family lots x 9.5 ADT = **66.5 total ADT**.



No new roadways are proposed with this development, except for a formal cul-de-sac at the end of Shoup Road. This turnaround will be constructed and dedicated as public right-of-way upon recording of the proposed final plat.

Given the low project traffic volume, the proposed subdivision is not expected to measurably affect the of service at nearby minor and major intersections, nor will it create any significant maintenance burden on the public road system.

In conclusion, this memorandum outlines that the anticipated effects of the approval of the Calm Breeze Filing No. 1 final plat will have a negligible impact on nearby transportation infrastructure. The anticipated traffic volume remains below the 100 ADT threshold with the approval of this application. Therefore, the applicants respectfully request a waiver of the full traffic study requirement.

Respectfully Submitted,

Georgianne Willard
M&S Civil Consultants, Inc.