

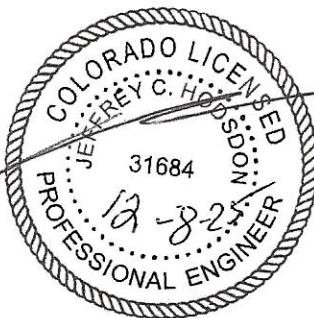


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Monument Ridge East Filing No. 1
Trip Generation Addendum
EPC PCD File No.: SF2514
(LSC #S234451)
December 8, 2025

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Maria Larsson

12/8/2025
Date

Monument Ridge East

Filing No. 1

Transportation Memorandum

Prepared for:
Monument Ridge East, LLC
5050 List Drive
Colorado Springs, CO 80919
<via email>

DECEMBER 8, 2025

LSC Transportation Consultants, Inc.
Prepared by: Jeffrey C. Hodsdon, P.E.

LSC #S234451
SF2514



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December 8, 2025

c/o Mr. David Whitehead, P.E.
Monument Ridge East, LLC
5050 List Drive
Colorado Springs, CO 80919

RE: Monument Ridge East Filing No. 1
El Paso County, CO
Trip Generation Addendum
LSC #S234450
EPC PCD File No.: [SF2514](#)

Dear Mr. Whitehead,

LSC Transportation Consultants, Inc. has prepared this Trip Generation Addendum for the proposed Monument Ridge East Filing No. 1 residential subdivision in northern El Paso County, Colorado. The site is located south of County Line Road and east of Monument Hill Road (Interstate-25 frontage road). The current plat resubmittal shows 35 lots for single-family dwelling units, which is 2 fewer than the 37 lots assumed in the July 2, 2025 Filing No. 1 Transportation Memorandum.

TRIP GENERATION

Estimates of the vehicle trips projected to be generated by Filing No. 1 are as presented in the master TIS and are based on the nationally published trip-generation rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Corresponding trip-generation rates from the ITE Land Use category "210 – Single-Family (Detached) Housing" have been used to develop trip-generation estimates for the proposed 35 dwelling units.

Table 1 below presents a summary of the estimated site trip generation for Filing No. 1. A detailed trip-generation estimate for the site, including ITE rates, is presented Table 2 (attached).

The 35 single-family dwelling units proposed with Filing No. 1 are projected to generate about 320 total vehicle trips on the average weekday during a 24-hour period, with approximately half entering and half exiting the site. During the morning peak hour, approximately 7 entering vehicles and 18 exiting vehicles are estimated to be generated. Approximately 21 entering and 12 exiting vehicles are estimated to be generated by the site during the afternoon peak hour.

Table 1: Summary of Estimated Site Vehicle-Trip Generation

Analysis Period - Weekdays	Trips Generated		
	Entering	Exiting	Total
Morning Peak Hour (vehicles/hour)	7	18	25
Afternoon Peak Hour (vehicles/hour)	21	12	33
Daily/24-hour (vehicles/day)	160	160	320

COUNTY ROAD IMPROVEMENT FEE PROGRAM – FILING NO. 1 ONLY

Transportation Impact Fees

Per ECM Appendix B:

State what the current applicable Transportation Impact Fees are and what option the developer will be selecting for payment.

The applicant will opt out of the PID options and pay the full fee up front. The current fee rate per dwelling unit is \$4,101 per lot. Based on 35 lots, the total fee amount would be \$143,535.

CDOT ACCESS PERMITTING

The change (reduction) in the number of Filing No. 1 lots will be reflected in the access permit application package submittal to CDOT.

* * * * *

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH/JAB:jas

Enclosures: Table 2

Table 2: Detailed Trip Generation Estimate

ITE		Value	Units ¹	Trip Generation Rates ²				Total Driveway Trips Generated					
Code	Description			Average Weekday	A.M.		P.M.		Average Weekday	A.M.		P.M.	
				In	Out	In	Out	In	Out	In	Out		
210	Single-Family (Detached) Housing	35	DU	9.15	0.17	0.49	0.58	0.34	320	7	18	21	12
-													
¹ DU = dwelling units													
² Source: <i>Trip Generation, 11th Edition (2021)</i> by the Institute of Transportation Engineers (ITE)													
Updated: 12/8/2025													