

Monument Ridge East

Filing No. 1

Transportation Memorandum

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

1
Unresolved Review 3
comment:
Address comments provided
by Misty Acres Metro.

2
Include the trip
generation addendum
within this traffic study.

JULY 2, 2025

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

LSC #S234451
SF2514



LSC Responses to EPC TIS Redline Comments

Page: 2

 Number: 1 Author: Joseph Sandstrom Subject: Text Box Date: 5/28/2026 9:42:12 AM

[Unresolved Review 3 comment: Address comments provided by Misty Acres Metro.](#)

 Author: Jeff Hodsdon Subject: Sticky Note Date: 7/17/2026 3:11:53 PM

LSC Response: Please refer to the memo containing LSC Responses to Misty Acres Metro comments.

 Number: 2 Author: Joseph Sandstrom Subject: Text Box Date: 5/28/2026 8:23:17 AM

[Include the trip generation addendum within this traffic study.](#)

 Author: Jeff Hodsdon Subject: Sticky Note Date: 7/17/2026 3:12:48 PM

LSC Response: Included in the updated TIS as requested.

Reimbursable Improvements

The following roadway improvement projects have been identified as being needed by the year 2045, per Figure 27 and Table 6 of El Paso County's 2024 *Major Transportation Corridors Plan (MTCP)*:

- Project 495 – County Line Road from Monument Hill Road to Vista Clara Lane (\$9,200,000)
Upgrade to 2-lane Rural Minor Arterial



Include details shared
in the TIS cover letter to
CDOT in this report.

1

CDOT is requiring a new access permit for the Monument Ridge East project and the application is being submitted with Filing No. 1. The permit, once issued, will identify the terms and conditions with respect to the required escrow amounts and improvements. The permit will also contain a list of items required prior to the issuance of an NTP (notice to proceed). Two applications are being submitted to CDOT – a “benchmark” permit application for the entire development and a Filing No. 1 application for the 37 lots within this first filing and the new road connections.

The terms and conditions for the “benchmark permit” and the Filing No. 1 permit will identify the CDOT escrow amounts and roadway improvements required at buildout (based on the master TIS report) and with Filing No. 1, respectively.

Escrow for a Future Traffic Signal at County Line Road/Misty Acres Boulevard

Per CDOT comments dated May 29, 2025, escrow will be required for Filing 1 toward the cost to install a traffic signal in the future at the County Line Road/Misty Acres Boulevard intersection.

An escrow payment for the future traffic signal at County Line Rd and Misty Acres Blvd for the proportional amount of volume contributing to the signal warrant.

Monument Ridge East (Entire Project – Filing Nos. 1-3)

For Monument Ridge East, an escrow amount has been estimated based on CDOT methodology used previously in El Paso County.

Monument Ridge East (Filings 1-3) buildout, site-generated traffic is projected to contribute an average of 75 percent of future minor-street traffic volumes which directly impact the signal warrant. Assuming a CDOT estimated total cost of \$650,000 for a traffic signal, the total Monument Ridge East (all three filings) escrow amount will be \$484,866. Please refer to Table 7 for details.

 Number: 1 Author: Joseph Sandstrom Subject: Cloud+ Date: 5/28/2026 10:07:06 AM

[Include details shared in the TIS cover letter to CDOT in this report.](#)

 Author: Jeff Hodsdon Subject: Sticky Note Date: 7/17/2026 3:13:00 PM
LSC Response: Included in the updated TIS as requested.

Table 6 Roadway Improvements Monument Ridge East Filing No. 1			
Part A: Roadway Segments			
Item #	Improvement	Timing	Responsibility
A.1	Extend Misty Acres Boulevard north to County Line Road	Proposed for completion as part of Filing No 1 by the applicant.	Applicant
A.2	Realign the north end of Monument Hill Road	Proposed for completion as part of Filing No 1 by the applicant.	Applicant
Part B: Internal Subdivision Roadways			
Item #	Improvement	Timing	Responsibility
B.1	Construct internal Filing No. 1 streets to County Urban Local standards.	With the development of Filing No. 1	Applicant
Part C: CDOT Intersections			
1) I-25 NB Ramp/County Line Road			
Item #	Improvement	Timing	Responsibility
C.1.1	Northbound right-turn deceleration lane	Construct prior to Project Buildout - per CDOT	Applicant
2) County Line Road/County Line Road			
Item #	Improvement	Timing	Responsibility
C.2.1	Construct the intersection with TWSC and Auxiliary Turn Lane Improvements	Proposed for completion as part of Filing No 1 by the applicant.	Applicant
C.2.2	Escrow towards cost of future signalization. CDOT escrow for participation in the cost of future signalization - \$72,730*	The Filing No. 1 escrow amount will be required as part of the Filing No. 1 Access permit process and will be required prior to issuance of a NTP (Notice-to-Proceed).	Applicant Note: Opportunity for County fee Program credit/reimbursement for a portion; also opportunity for cost recovery as other area project are required to escrow funds and if/when this development's overall fair share percentage is reduced accordingly in the future.
Date: 7/2/2025 * The estimated Filing No. 1-only portion is 15 percent of the total Monument Ridge East buildout amount based on the Filing 1 percentage of AM and PM buildout traffic for the northbound left turning movement volumes. This percentage has been calculated based on Figure 10 of this report and Figure 7 of the Master TIS (dated November 8, 2024). Appendix Figure 1 shows future site-generated traffic from Filing Nos. 2 and 3. Fifteen percent of \$484,866 is \$72,730 for the Filing No. 1 escrow amount.			

 Number: 1 Author: Joseph Sandstrom Subject: Callout Date: 5/28/2026 10:00:31 AM

[County Line/Misty Acres](#)

 Author: Jeff Hodsdon Subject: Sticky Note Date: 7/17/2026 3:18:44 PM
LSC Response: Corrected in the updated TIS.

Approved Deviations

Unresolved review 2 and 3
comment:
Please use the approved deviations
from PCD File No. SP241 in
EDARP under Approved
Documents.

1



Number: 1

Author: Joseph Sandstrom

Subject: Text Box

Date: 5/28/2026 8:05:40 AM

Unresolved review 2 and 3 comment: Please use the approved deviations from PCD File No. SP241 in EDARP under Approved Documents.



Author: Jeff Hodsdon

Subject: Sticky Note

Date: 7/17/2026 3:33:35 PM

LSC Response: Included as requested in the updated TIS.