

March 31, 2026

Meggan Herington
Executive Director, Planning and Community Development
El Paso County
megganherington@elpasoco.com

RE: Aspen Willow Estates – No TIS Required

Dear Meggan:

Aspen Willow Estates is a proposed minor 4 lot subdivision located at 1480 Higby Rd, Monument, CO 80132. The site is approximately 34 acres and is located at the southeast corner of Higby Road and Happy Landing Dr. The following letter shows that no Transportation Impact Study (TIS) will be required for the project.

The County criteria is listed below with our analysis of the project following. According to the El Paso Engineering Criteria Manual, Appendix B, Section B.1.2.D. no TIS is required if all of the following criteria are satisfied:

(1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;

Aspen Willow Estates: According the ITE Trip Generation Manual, 12 Edition the average rate of vehicle trips for single-family detached housing is 9.09 per day with 50% entering and 50% exiting. With 3 lots gaining access off of Higby road the total number of trips would be 27 Total which satisfies the above criteria.

(2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;

Aspen Willow Estates: We are not aware of any proposed intersections along Higby Road which is classified as a Collector.

(3) the increase of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;

Aspen Willow Estates: This is a proposed shared driveway with zero existing trips and 27 proposed daily trips.

(4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;

Aspen Willow Estates: There will be limited or no truck trips to the proposed residential lot except for deliveries during construction and typical residential deliveries.

(5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;

minor collector

Aspen Willow Estates: Higby Rd ends less than a mile east of this site. Higby road is generally a rural road with turn lanes at major intersections, the addition of 27 trips per day or 3 vehicles in the peak hour will not significantly impact surrounding intersections.

(6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems;

Aspen Willow Estates: We are not aware of intersections in the vicinity having any issues with safety or accidents.

(7) there is no change of land use with access to a State Highway.

Aspen Willow Estates: Higby Road is a County Road so this

Replace with "Higby Road is a County Rural Minor Collector Road"

Thank you for your time in reviewing this request to not provide a complete TIS, we believe this project satisfies the requirements, as stated above, for it to proceed without a TIS being completed.

Sincerely:

2N CIVIL LLC



Eric P. Tuin, P.E., M.ASCE
Owner

Provide the Road Impact Fee , make sure to include the RIF for the existing structures for Verizon impervious areas unless you can provide a document that shows they already paid the RIF fee.