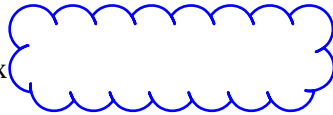




November 10, 2021

Viewpoint Estates, LLC
P.O. Box 6797
Colorado Springs, CO 809xx

Add PCD File#
SF-21-042



Attn: Mr. Charles M. McAllister
Manager

**Re: *Viewpoint Estates Filing No. 2
Transportation Memorandum Letter
Project No. 61099***

Dear Mr. McAllister:

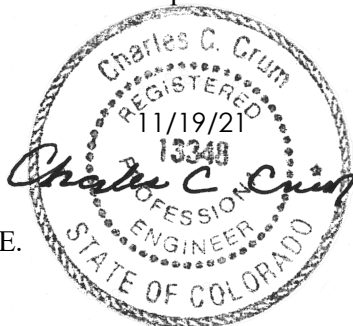
M.V.E., Inc. has prepared this Transportation Memorandum Letter for your proposed Viewpoint Estates Filing No. 2 a residential development located in El Paso County. The proposed development will be located on El Paso County Tax Schedule No.'s 34100-10-001 & 34100-09-001. The lots will enter onto existing Chesley Drive.

The existing two lots are proposed to be subdivided into a total of 7 lots for a net increase of 5 lots. This Transportation Memorandum Letter presents the the estimated vehicle-trip generation of the proposed development.

The seven (7) proposed single family residential units will access public Chesly Drive. The net increase in lots is five (5). The development of seven (7) lots is expected to generate a total of 66 trips per day (Average weekday trips) and 7 trips in the peak hour based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). The net trips per day for the net increase of five (5) lots is 47 trips per day and 5 trips in the peak hour. . This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

Very truly yours,

M.V.E., Inc.



Charles C. Crum, P.E.
CCC:sh

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