



August 24, 2022

PUDSP-22-005

Mr. Jim Byers
 Vice President
 Challenger Homes
 8605 Explorer Drive, Suite 250
 Colorado Springs, Colorado 80920

**Subject: Falcon Highlands Sketch Plan Amendment Trip Generation Comparison Letter
 PCD File No. SKP 214**

Dear Mr. Byers,

Matrix Design Group (Matrix) submitted a traffic impact study to El Paso County dated March 14, 2022 (SKP-21-004) analyzing the impacts for Filing 3 of the Falcon Highlands development. The traffic study submitted on March 14, 2022 assumed 395 single-family detached dwelling units. The PUD/Preliminary plan amendment will only have 378 single-family detached dwelling units, so less traffic will be generated than originally envisioned.

The trip generation summary from the traffic impact study submitted on March 14, 2022 is as shown in Table 1.

Table 1 - Filing 3 Trip Generation Summary

ITE Code	Land Use	Size	Units	Weekday Daily			AM Peak Hour			PM Peak Hour		
				Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
210	Single-Family Detached Housing	395	Dwelling Units	1840	1840	3680	71	214	285	239	141	380

The updated trip generation summary is shown in Table 2, below.

Table 2 - Sketch Plan Amendment Trip Generation Summary

ITE Code	Land Use	Size	Units	Weekday Daily			AM Peak Hour			PM Peak Hour		
				Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting	Total
210	Single-Family Detached Housing	378	Dwelling Units	1715	1715	3430	65	185	250	218	128	346

The findings from the Filing 3 Sketch Plan Amendment traffic impact study should be considered valid for the PUD/Preliminary Plan Amendment since the drop in traffic volumes is not enough to impact the findings.

Please let me know if you have any questions at Scott.Barnhart@matrixdesigngroup.com or (719) 575-0100. Thank you.

Traffic Engineer's Statement

The attached 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.



Scott D. Barnhart, P.E. #37447

August 24, 2022

Date

Developer's Statement

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

Jim Byers, VP
Challenger Homes
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

Date

Figure 1 - Vicinity Map

