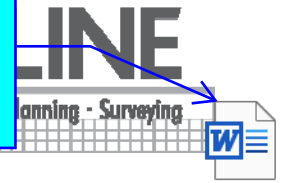


- Please reference the El Paso County ECM Appendix B for traffic memo requirements including study area.
- Please include a cover page and a signature page with the engineer's statement, stamp, signature date and developer's signature and statement. Please refer to the attached document for Traffic Impact Study (TIS) statements.



January 12, 2022

**RE: Traffic Impact Study – Heartland Dental
Meridian Crossings Filing 1, Lot 2,
7225 N Meridian Drive, Falcon, CO 80831**

To whom it may concern,

Findings

The proposed site is Lot 2 of Meridian Crossings Filing 1 subdivision located at 7225 N Meridian Drive, in Falcon. The proposed site will be accessed directly off of the Private Drive that serves this lot and shares access with the existing McDonalds.

The proposed lot is part of the larger Meridian Crossing development.. The proposed Heartland Dental development plans for a 4,270 SF dental office. The trip generation ITE description that most accurately represents the proposed Heartland Dental building use is Code 720, Medical-Dental Office Building. ITE code 720 can be calculated utilizing both KSF and number of employees. The Heartland Dental office anticipates five employees. However, the KSF was utilized as it represented a more conservative calculation.

The table below outlines the total daily trips for the proposed development. The trip generation rates for the proposed conditions were obtained from ITE Trip Generation Manual 10th Edition for Land Use 720 (Medical-Dental Office Building).

Table 1. Trip Generation at Final Build Out

Description / ITE Code	Units	Rate Weekday Daily Traffic	Expected Units	Calculated Daily Trips	AM Peak Trips In (vph)	AM Peak Trips Out (vph)	PM Peak Trips In (vph)	PM Peak Trips Out (vph)
Medical-Dental Office Building-720	KSF ²	34.80	4.276	149	8	2	4	11

Please include a total trip generation for peak hour trips.

Conclusion

With the construction of the 4,270 SF dental office, the site is expected to see minimal peak hour trips and the shared access with McDonalds will see a negligible increase compared to their fast food use which is the much higher peak traffic generator. No additional improvements are anticipated to the adjacent streets based on the finding of this traffic conformance letter.

Respectfully,

Noah J Nemmers, PE
Baseline Engineering Corporation

- Please reference the latest traffic impact study for this subdivision under SF-07-024.
- Please include the expected traffic generation from the approved subdivision's traffic impact study and compare the traffic generation from the dental office.
- Please state if the proposed development will be in conformance with the trip rates provided in the traffic impact study.
- Please provide a statement discussing road impact fees.