



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

May 15, 2024

Jon Spencer
Sr. Landscape Architectural Manager
Farnsworth Group
5613 DTC Parkway Suite 1100
Greenwood Village, CO 80111

RE: Traffic Compliance Letter for Pad Sites B1, B2 and C in Part of Lot 1 Block 1 of the Outlets of Castle Rock

Dear Jon,

Sustainable Traffic Solutions has prepared this traffic compliance letter to document the ability to create Pad Sites B1, B2 and C in Lot 1 Block 1 of the Outlets of Castle Rock. The ability to add more buildings to the lot is based on how the lot is zoned. Lot 1 is zoned PD which allows 35% building coverage. The following table shows the existing and proposed building square footage in Lot 1.

Lot 1 Block 1 of the Outlets at Castle Rock		
Unit	Area (ft ²)	Percentage of Lot
Lot Size	2,376,660	100.0%
Existing Buildings	442,340	18.6%
Pad Site B1	7,650	0.3%
Pad Site B2	13,350	0.6%
Pad Site C	2,900	0.1%
New Buildings Total	23,900	1.0%
Existing + New Buildings	466,240	19.6%

The table shows that the existing buildings cover 18.6% of Lot 1, and the new buildings will cover 1% of Lot 1. The addition of the buildings on Pad Sites B1, B2 and C will result in a total coverage of 19.6% of Lot 1 which is less than 35%. Therefore, Pad Sites B1, B2 and C can be constructed on Lot 1.

Please contact me with questions.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
Outlets at Castle Rock Letter - Pad Sites B1 B2 & C



Pad Sites B1, B2, and C
 LOT 2, BLOCK 1, CASTLE PINES COMMERCIAL FILING NO. 5

Scale	NTS	Date	May 15, 2024	Drawn by	JLH	Job #	Farnsworth Group	Figure	1
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