



January 13, 2026

Town of Castle Rock Roads/Public Works
4175 Castleton Court
Castle Rock, CO 80109

RE: The Meadows Filing 17 Lot 6-A-1A, 1B, and 1C / Traffic Conformance Letter

To Whom it May Concern,

The intent of this traffic conformance letter is to provide a traffic volume comparison to the land uses assumed in the approved Arterial Streets Access Plan Addendum¹ (hereby referred to as the master study). The master study was conducted by Felsburg Holt & Ullevig in March of 2018. A vicinity map shown in Figure 1 shows the site location and the surrounding area.

Site Description and Access

The land for this development is currently vacant and surrounded by commercial land uses (the Meadows development). The proposed development is a 4.25-acre, two-building, mixed-use commercial development that combines the Meadows Filing 17 Lots 6-A-1A, 6-A-1B, and 6-A-1C.

The site will be accessed via private road at three locations: Two connections to the existing private road and parking lot to the west (Accesses A and B) and a connection to the existing movie theater parking lot to the south (Access C). A site plan is provided in this report for information only.

Vehicle Trip Generation

The proposed land uses for the mixed-use development are shown in Table 1 below. Table 1 also shows the trip generation rates assumed in the master study. At the request of the Town, the trips associated with existing, approved, and developing Filing 17 sites were included in the trip generation table.

¹ Arterial Street Access Plan Addendum Filing 17, Filing 18, & Filing 20 (Town Center) in the Meadows, Felsburg Holt & Ullevig, March 2018

TABLE 1
TRIP GENERATION SUMMARY

ITE CODE	LAND USE	SIZE	24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
<u>Previously Approved Trips</u>									
FILING 17 TOTALS (INCLUDING 10% INTERNAL CAPTURE)			30,895	1,696	869	2,565	1126	1626	2,752
<u>Site Development - Limelight Commercial¹</u>									
930	Fast Casual Restaurant	1.6 KSF	155	1	1	2	11	9	20
	High-Turnover (Sit Down)								
932	Restaurant	5.6 KSF	600	29	24	54	31	20	51
	Fast Food Restaurant with Drive-								
934	Through Window	2.6 KSF	1215	59	57	116	45	41	86
432	Golf Driving Range ²	12 Bays	655	12	7	19	27	33	60
720	Medical Office Building	19.5 KSF	702	48	13	60	23	54	77
Lot 6-A-1A, 1B, 1C Total			3328	149	102	252	137	157	293
<u>Existing Development</u>									
822	Strip Retail Plaza	31.4 KSF	1710	44	30	74	103	103	207
445	Movie Theater	45.3 KSF	3537	0	0	0	263	17	280
	Convenience Store Gas Station (4-								
945	5.5k)	20 Pumps	5143	270	270	541	228	228	455
710	General Office Building	40.2 KSF	436	54	7	61	10	48	58
565	Daycare	16.4 KSF	781	96	85	180	86	97	182
640	Animal Hospital/Vet Clinic	8.7 KSF	187	21	10	32	12	18	31
942	Auto Repair	4.5 KSF	10	7	7	14	7	6	13
912	Bank	3.8 KSF	381	22	16	38	40	40	80
	ACC Campus ³	108 KSF	2969	239	84	323	159	115	274
	Hospital ³		4953	246	78	324	115	272	387
<u>Approved or Developing Sites</u>									
565	Daycare	11.2 KSF	533	65	58	123	59	66	125
Total Proposed and Existing Trips to/from Filing 17			23969	1214	748	1962	1218	1166	2384
Internal Capture Reduction (10%)			-2397	-121	-75	-196	-122	-117	-238
Adjusted Proposed and Existing Filing 17 Trips			21572	1092	673	1765	1096	1050	2146
Remaining Allocated Trips (Filing 17 Totals vs Proposed and Existing)			9323	604	196	800	30	576	606

¹ Rates from ITE, 11th edition 2021.

² A recreational golf simulator does not have a specific use in ITE. As such, a golf driving range was assumed. Daily and peak trips

were multiplied by 4 to account for the typical number of users in a bay.

³ Daily and peak trips were taken directly from 2018 Arterial Street Access Plan prepared by FHU.

Adjustments to Trip Generation Rates

Consistent with the master study, a 10% internal capture reduction was assumed.

Traffic Control Devices

No modifications to the existing traffic network are necessary as a result of this development.

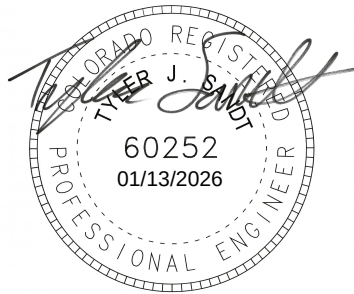
Conclusion

Our analysis finds that when compared to the approved Master Study, the combination of existing development and the proposed project remains well within the previously approved trip generation, leaving a substantial number of unused trips.. As such, the assumptions and recommendations made in the master study are still valid. We do not anticipate any adverse impacts to the adjacent roadway network as a result of this development.

Sincerely,

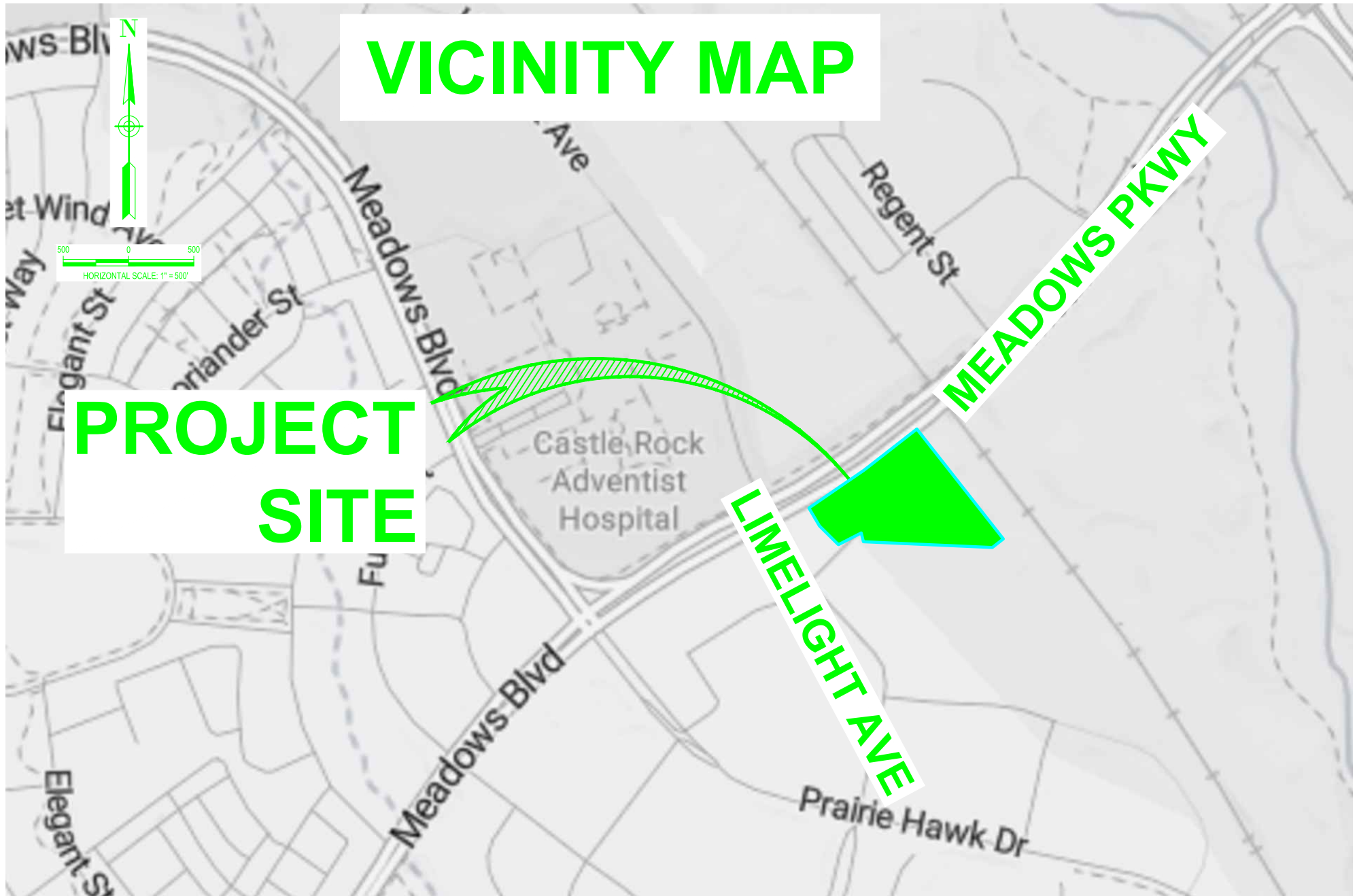
Roth Lang Engineering Group, LLC

Tyler Sandt, PE, Project Manager
CC: Kevin Roth, PE, Principal



VICINITY MAP

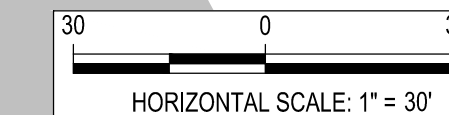
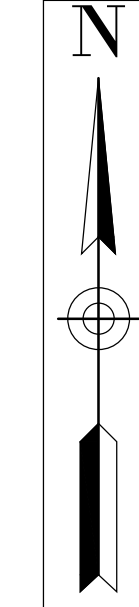
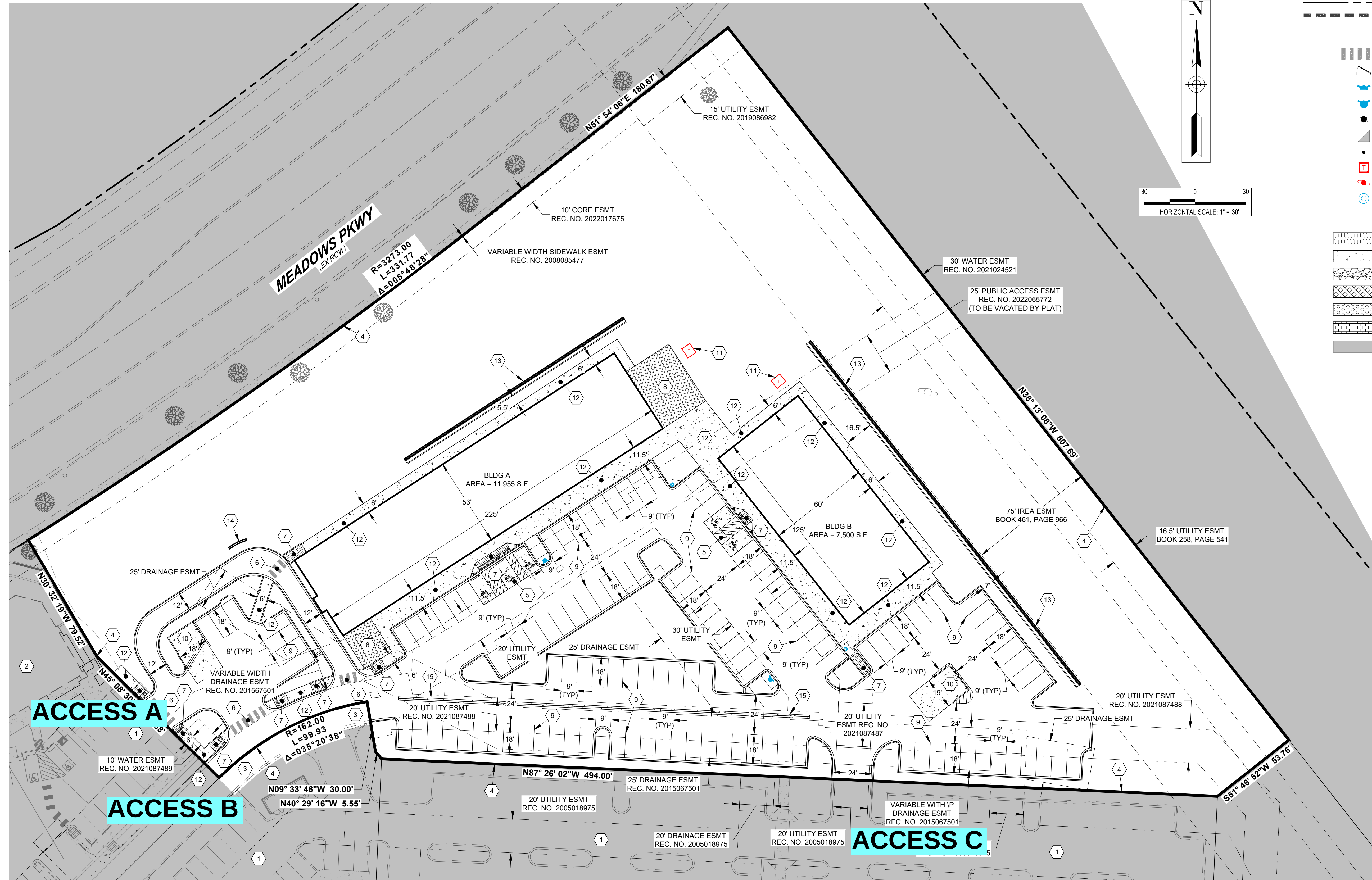
**PROJECT
SITE**



LIMELIGHT CENTER AT THE MEADOWS

SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF CASTLE ROCK, COUNTY OF DOUGLAS,
STATE OF COLORADO



LINETYPE LEGEND

PROPOSED	EXISTING

SYMBOLS LEGEND

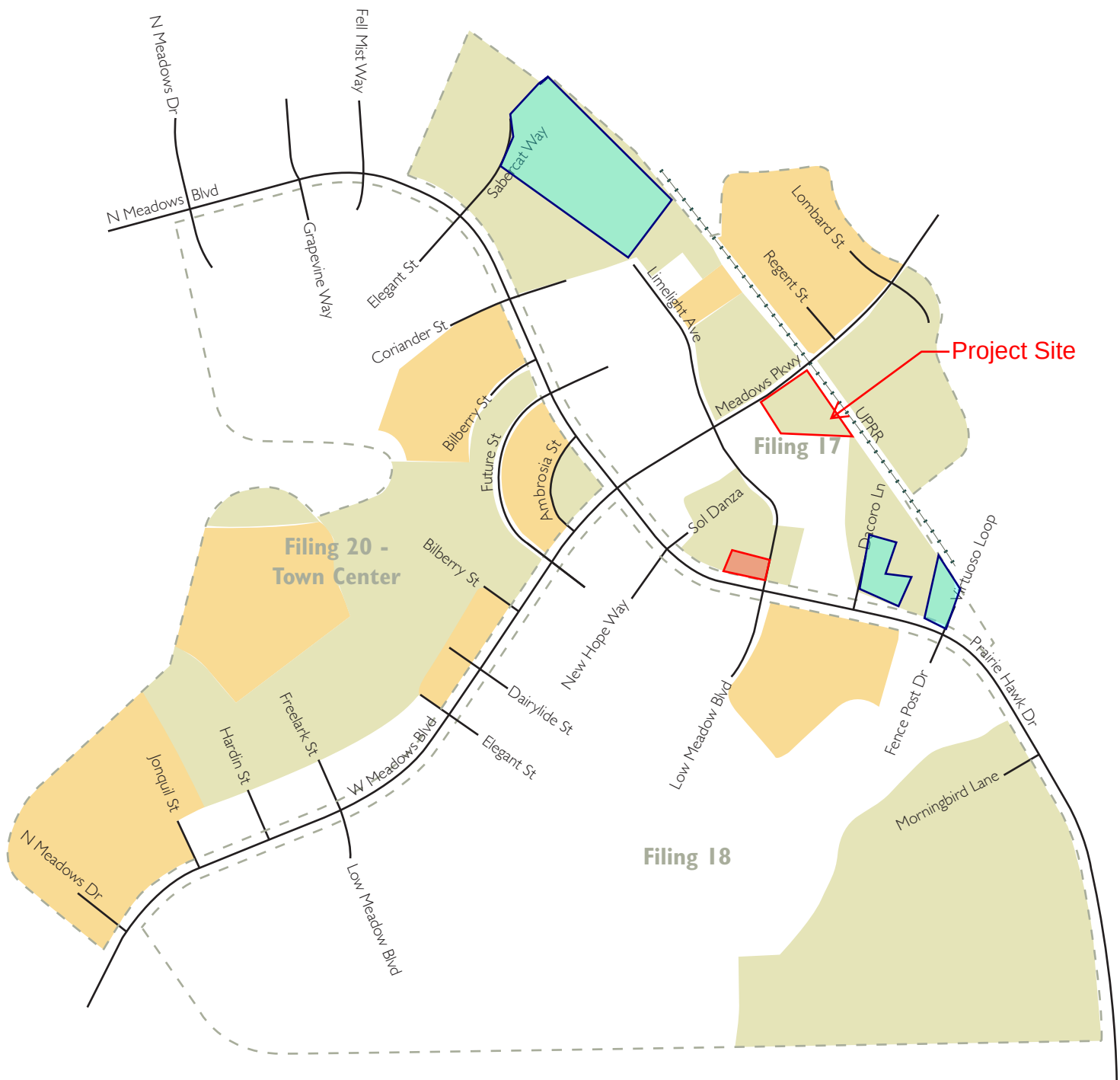
	CROSSWALK	
	DOOR	
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	LIGHT POLE	
	SIGHT DISTANCE TRIANGLE	
	STREET SIGN	
	TRANSFORMER	
	UTILITY POLE	
	WATER METER	

HATCHING LEGEND

	ACCESSIBLE RAMP
	CONCRETE PAVING
	RIPRAP / GRAVEL
	SIDEWALK CHASE
	TRUNCATED DOMES
	PAVERS
	AREA OUTSIDE LIMITS OF CONSTRUCTION

KEY:

- 1 EX PARKING LOT
- 2 EX BUILDING
- 3 EX ASPHALT ACCESS ROAD
- 4 PROPERTY LINE
- 5 ACCESSIBLE PARKING
- 6 CROSSWALK
- 7 CURB RAMP
- 8 PATIO
- 9 4" WHITE STRIPE (TYP)
- 10 TRASH ENCLOSURE
- 11 TRANSFORMER PAD
- 12 SIDEWALK, SEE PLAN FOR WIDTH
- 13 RETAINING WALL W/ HANDRAIL
- 14 RETAINING WALL
- 15 VALLEY PAN



Legend

- Developing Parcels
- Undeveloped Parcels
- Parcels that have been developed since this study was approved
- Parcels that are developing at the time of this study

Figure 2
Developing and Future land Uses

