June 19, 2026

Town of Castle Rock
Castle Rock Water
175 Kellogg Court
Castle Rock, CO 80109

Re: SDP26-00XX
Traffic Conformance Letter

The purpose of this letter is to prove conformance of the proposed Castle Rock Inline Retail development with the Transportation Impact Analysis for Promenade at Castle Rock (FHU Study), prepared by Felsburg Holt & Ulevig, in January of 2015. The proposed site is located at Lots 2A-4A-1, Block 3 of the Promenade at Castle Rock Subdivision, located is the northwest quarter of Section 27, Township 7 South, Range 67 West of the 6th Principal Meridian, in Douglas County. The lot is to the north of the intersection between Promenade Parkway and Castle Gate Drive West. The site location is within the Promenade at Castle Rock shopping plaza and is surrounding by existing retail establishments to the southwest, northwest and southeast, while the site to the east is currently vacant.

The proposed development accounts for 1.46 acres and includes a 1-story restraint and retail establishment with attached patios on the south and north side of the building, with associated parking and sidewalks extended to the southwest throughout the remainder of the site. The restaurant uses have a combined square footage of 6,307 SF, while the retail building has a square footage of 3,005 SF. The site in within Block 3A of the FHU Study and will be accessed off the internal drive that connects off of the existing roundabout within Promenade Parkway to the northeast of the proposed site, referred to as intersection 15 in the FHU Study.

Promenade at Castle Rock TIA Trip Generations

The Transportation Impact Analysis for the Promenade at Castle Rock (FHU Study) identifies the proposed site as Block 3A within their report, however Block 3A totals 3.6 acres while the proposed site is only 1.46 acres. The ITE Code assigned to Block 3A is 820 – Shopping Center. The FHU Study anticipates 6,762 weekday trips, including 588 peak PM Hour trips. When the FHU Study trip rates are reduced to account for the smaller acreage within the proposed site, the average weekday trips would be 2,742, with 238 PM Peak hour trips.

Trip Generation Estimates from the FHU Study have been included in the appendix of this letter.

Proposed Trip Generations

Since the use of the proposed site is known, a more accurate ITE Code can be utilized to estimate daily trips. ITE Code 932 High Turnover Sit Down was selected for the restraint uses and 826 – Specialty Retail Center was selected as the retail use. When the restaurant proposed square footage of 6,307 was applied to the weekday traffic rate, a total of 801 weekday trips was calculated. Additionally, the PM Peak hour trip total was found to be only 62 trips. Additionally, when the retail proposed square footage of 3,005 was applied to the weekday traffic rate, a total of 14 weekday trips was calculated. Additionally, the PM Peak hour trip total was found to be only 1 trip. This would provide a total number of 815 daily trips and 63 PM Peak hour trips.

Conclusion

The estimated daily traffic rates for the proposed Castle Rock Inline Retail is significantly lower than the rates anticipated within the FHU Study. The average weekday trips would reduce from 2,742 trips to 815, while the PM Peak

hour trips would reduce from 238 to 63 trips. Based on these calculations, the proposed development will not increase the anticipated trips to the area and is in compliance with the Transportation Impact Analysis for Promenade at Castle Rock.

Should you have any questions regarding this letter, please feel free to contact me at 303.325.5709.

Sincerely,

PROOF CIVIL CO.

Michael Swanton, P.E.

Attachments: FHU Study Site Plan, FHU Study Trip Generation, Site Plan

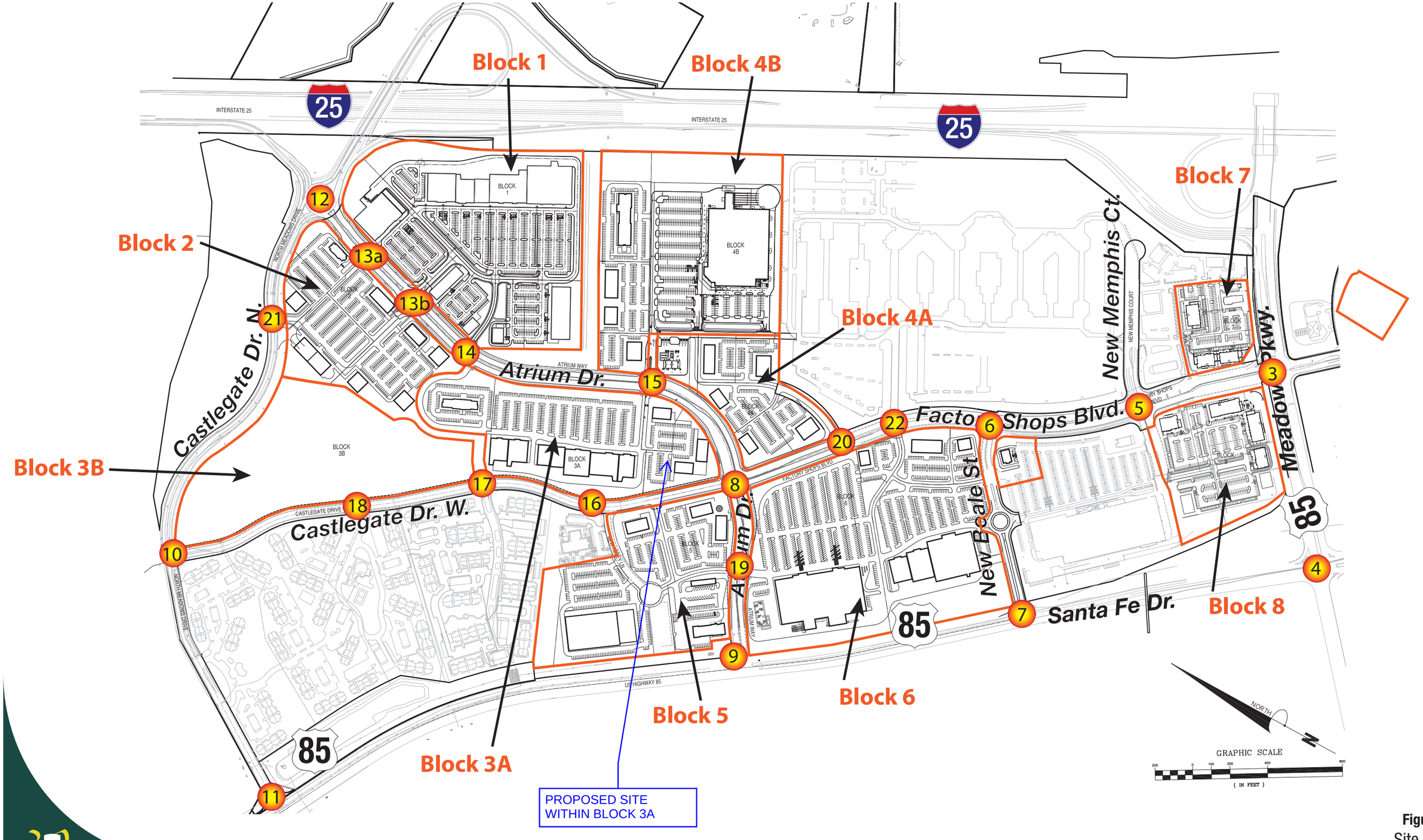


Figure 2
Site Plan

Trip Generation Estimates
Promenade at Castle Rock
Castle Rock, CO

Land Use	ITE Code	Quantity		Trip Generation Rates [1] Average Weekday	Lunch Peak-Hour [2], [3] In	Lunch Peak-Hour [2], [3] Out	PM Peak-Hour In	PM Peak-Hour Out	Average Saturday	Saturday Peak-Hour [4] In	Saturday Peak-Hour [4] Out	Vehicle-Trips Generated Average Weekday	Lunch Peak-Hour In	Lunch Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Vehicle-Trips Generated Average Saturday	Saturday Peak-Hour In	Saturday Peak-Hour Out
Block 1																			
Shopping Center	820	171.410	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	7,319	340	300	305	331	8,565	430	397
Block 2																			
Shopping Center	820	64.195	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	2,741	127	112	114	124	3,208	161	149
Block 3A																			
Shopping Center	820	158.361	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	6,762	314	277	282	306	7,913	397	366
Block 3B																			
Apartment	220	360	DU	6.65	0.17	0.14	0.40	0.22	6.39	0.29	0.23	2,394	62	49	145	78	2,300	105	82
Block 4A																			
Shopping Center	820	38.187	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	1,631	76	67	68	74	1,908	96	88
Block 4B																			
Shopping Center	820	161.169	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	6,882	319	282	287	311	8,054	404	373
Block 5																			
Shopping Center	820	79.675	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	3,402	158	139	142	154	3,981	200	184
Block 6																			
Shopping Center	820	251.184	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	10,726	498	439	447	485	12,552	630	581
Block 7																			
Shopping Center	820	23.329	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	996	46	41	42	45	1,166	58	54
Block 8																			
Shopping Center	820	45.077	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	1,925	89	79	80	87	2,252	113	104
Block 9																			
Shopping Center	820	7.414	KSF	42.70	1.98	1.75	1.78	1.93	49.97	2.51	2.31	317	15	13	13	14	370	19	17
											Total Trips	**45,094**	**2,044**	**1,799**	**1,926**	**2,007**	**52,270**	**2,611**	**2,396**
											Internal Trips	**13,528**	**576**	**576**	**393**	**393**	**15,681**	**751**	**751**
											Pass-by Trips	**5,834**	**193**	**193**	**292**	**292**	**5,143**	**249**	**249**
											Internal Trips from Existing Outlets & Apartments	**2,807**	**81**	**81**	**104**	**104**	**3,766**	**134**	**134**
											Total "Net New" External Trips	**22,925**	**1,193**	**948**	**1,137**	**1,218**	**27,680**	**1,477**	**1,262**

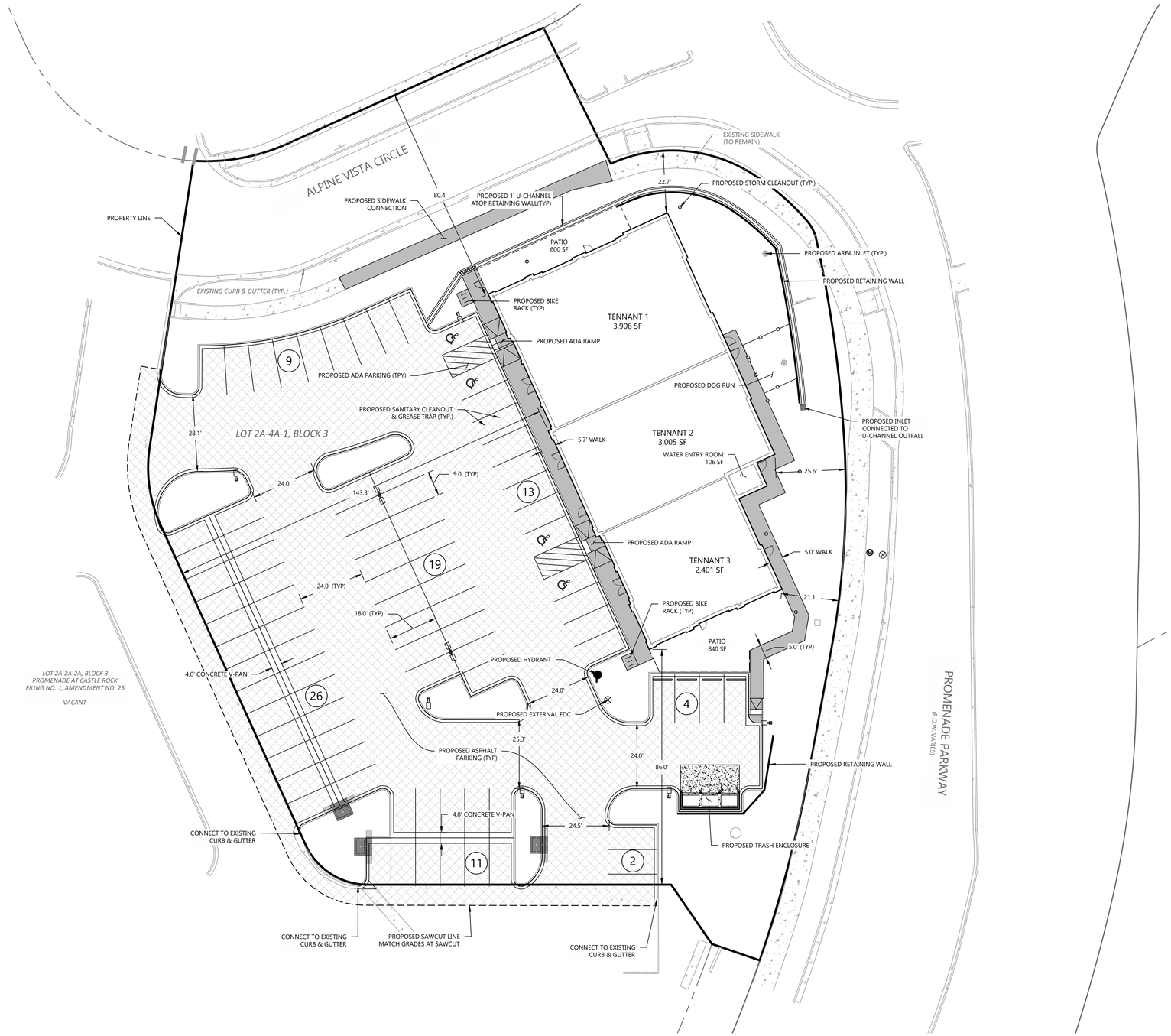
Notes:
(1) Source: "Trip Generation," Institute of Transportation Engineers, 9th Edition, 2012.
(2) Lunch Peak rate for Shopping Center land use was derived based on a comparison of the percentage of daily traffic entering/exiting the site from noon-1:00 p.m. and 5:00-6:00 p.m., as found in Table 1 on p. 1558 of "Trip Generation"
(3) Lunch Peak rate for Apartments land use was assumed to be 1/2 of the rate for the PM peak hour of adjacent street traffic.
(4) The directional distribution for Apartments during the Lunch and Saturday peak hour of generator was assumed to be 56% entering and 44% exiting, based on the directional distribution percentages for LU 210 and LU 230 on Saturday.

SITE DEVELOPMENT PLAN

CASTLE ROCK RETAIL

LOT 2A-4A-1, BLOCK 3, PROMENADE AT CASTLE ROCK FILING NO. 1, AMENDMENT NO. 25

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- ADA ACCESSIBLE ROUTE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY SETBACK
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SAWCUT
- PROPOSED ASPHALT
- PROPOSED WALK
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN

NOTES:

1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.

N

0 10 20 40

SCALE: 1" = 20'

SITE DEVELOPMENT PLAN
LOT 2A-4A-1, BLOCK 3, PROMENADE AT CASTLE ROCK, FILING NO. 1, AMENDMENT NO. 25
TOWN OF CASTLE ROCK PROJECT #SDP26-00XX

PROOFCIVIL consulting engineers
1531 Market Street | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION

PROJ. NO: 25022
DATE: 06/12/2026
DRAWN BY: TJG
CHECKED BY: JGD

SITE PLAN

CASTLE ROCK RETAIL CO

CASTLE ROCK

DRAWING NO.

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