



August 6, 2026

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

RE: The Meadows Filing 17 Lot 6G-3A-1 / 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 1.8-acre, 24,000 square foot stand-alone medical office building.

The site will be accessed via private road at two locations: Both site accesses will be taken from Virtuoso Loop, a private road. Access A, the western access, is stop controlled and lines up with existing Sol Danza Drive. Access B is also stop controlled and approximately 200 feet east of Access A. 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. Consistent with previous Town of Castle Rock direction, 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

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,

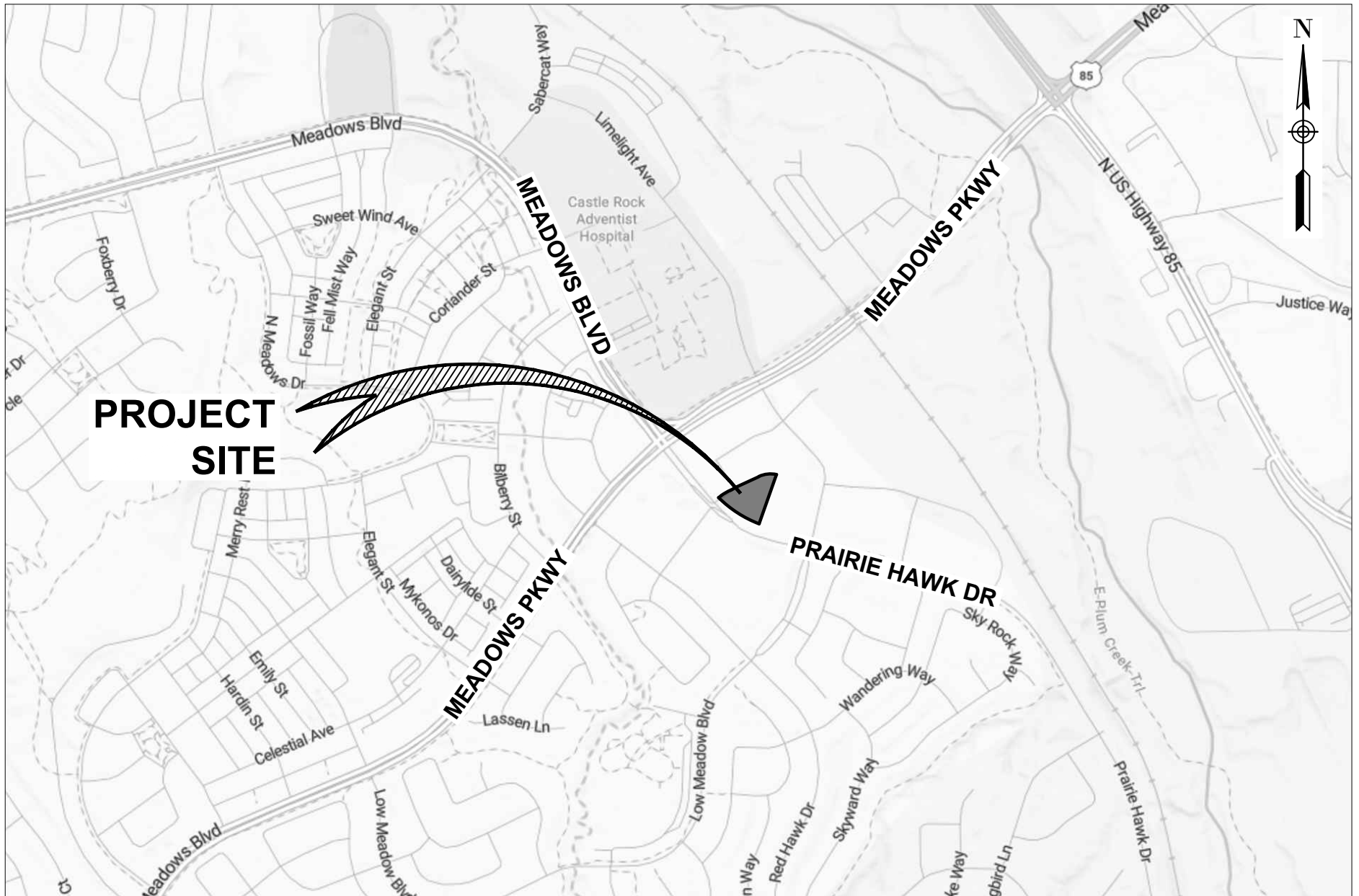
Roth Lang Engineering Group, LLC

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



VICINITY MAP

SCALE: 1" = 1000'



REVISION: 12/20/21 PM
Author: David Gonzalez
Reviewer: CTR V&E
Project: 260040.00



TOWN OF CASTLE ROCK PARKING REQUIREMENTS		
ZONING	PD, THE MEADOWS	
USE	MEDICAL OFFICE & CLINIC	
OFF-STREET PARKING	REQUIRED	PROVIDED
TOTAL SPACES: 5/1000 SF OF GLA (TOCRZC 17.54.040 TABLE 64-1)	88	88
STANDARD SPACES: 9'-0" x 18'-0" (TOCRZC 17.54.040 TABLE 64-1)	-	84
ACCESSIBLE (TOCRZC 17.54.050 TABLE 64-1)	4	
STANDARD: 9'-0" x 18'-0" W/ 5' WIDE...	-	3
VAN: 9'-0" x 18'-0" W/ 8' WIDE AISLE	-	1
LOADING (TOCRZC 17.54.120)	1	1
BICYCLE (TOCRZC 17.54.040-1)	5	6
5% OF TOTAL OFF-STREET PARKING STALLS		

COLORADO MODEL ELECTRIC READY AND SOLAR READY EV PARKING REQUIREMENTS		
CALCULATED FROM TABLE CV502.1: EV POWER TRANSFER INFRASTRUCTURE REQUIREMENTS		
COMMERCIAL BUILDING (B-OCCUPANCY) WITH GREATER THAN 10 SPACES		
EV PARKING TYPE	REQUIRED	PROVIDED
EVSE INSTALLED SPACE - EVSE (2% OF SPACES)	2	2
EVSE READY SPACE - EVRS (8% OF SPACES)	7	7
EVSE CAPABLE SPACE - EVCS (10% OF SPACES)	9	9
EVSE CAPABLE LIGHT SPACE - EVCL (10% OF SPACES)	9	9

SITE PLAN LEGEND		
	NORTH ARROW	
	PROPERTY LINE	
	PARKING STALL COUNT	



1426 PEARL STREET, SUITE 300
BOULDER, COLORADO 80302
303.499.7795

PROJECT 260040.00

HEALTHSPAN MEDICAL OFFICE BUILDING

PRAIRIE HAWK DR. &
SOL DANZA DR.
CASTLE ROCK, CO 80109

SITE DEVELOPMENT PLAN

DATE 8/7/2026

REVISIONS

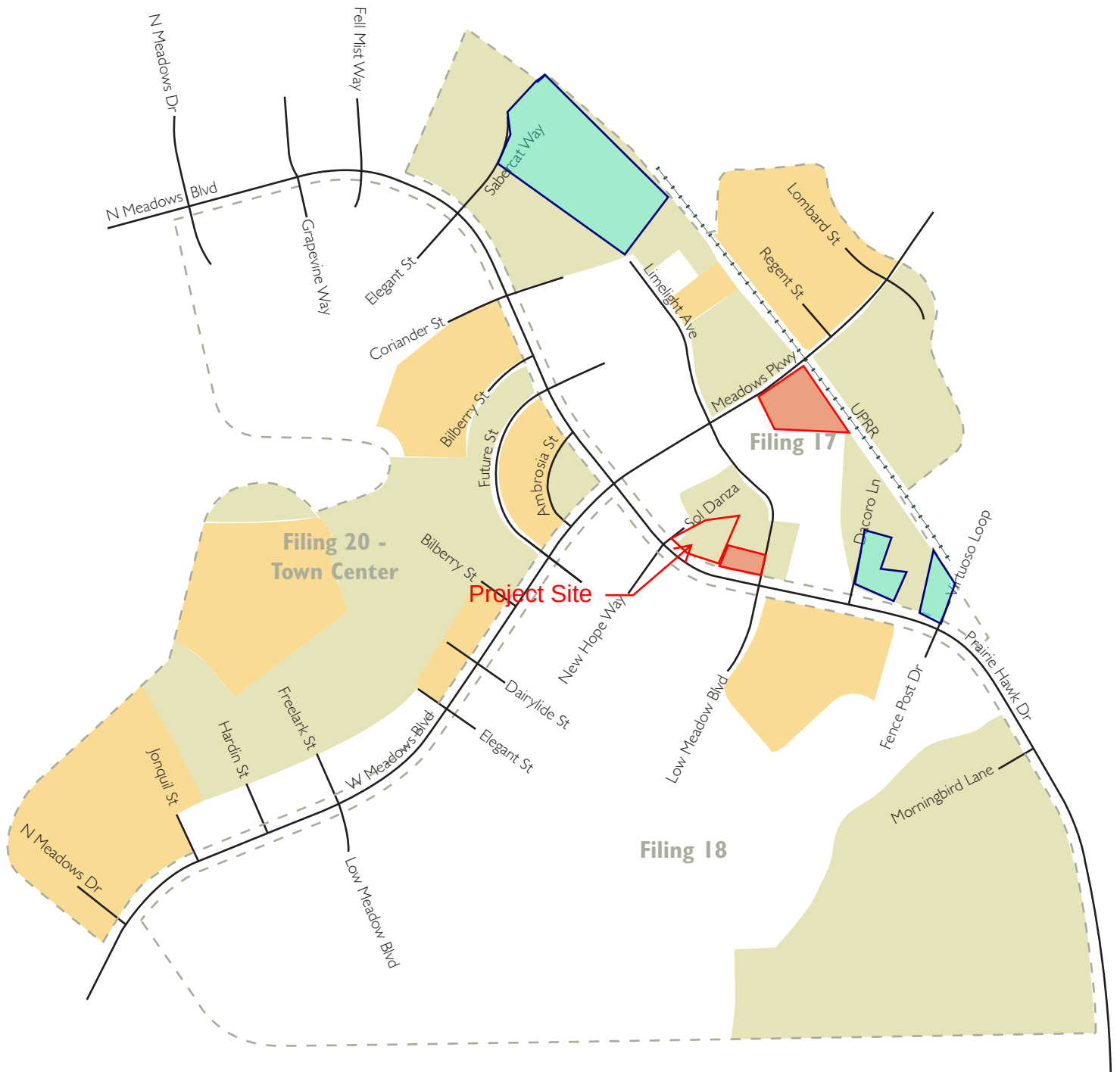
DESCRIPTION DATE

SHEET TITLE
**ARCHITECTURAL SITE
PLAN**

SHEET NUMBER

3

SITE DEVELOPMENT PLAN
LOT 66-3A-1, MEADOWS FILING NO. 17,
AREA NO. 4, AMENDMENT NO. 17
TOWN OF CASTLE ROCK PROJECT NO. 50P26-0030



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

