



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

February 9, 2024

Lenn Haffeman
455 Alexander LLC
700 17th Street, Suite 200
Denver, Colorado 80231

**RE: Traffic Impact Study – Compliance Letter
Alexander Way Residential
Castle Rock, Colorado**

Dear Lenn:

SM ROCHA, LLC has reviewed the November 2022 updated traffic impact study (TIS) that was prepared for the Alexander Way Residential development.

Trip generation characteristics for this site were previously established using rates published by the Institute of Transportation Engineers in their report entitled Trip Generation, 11th Edition. The Alexander Way Residential TIS assumed development of residential land uses consisting of single family detached homes and single family attached homes.

The development plans being submitted for Town review and approval includes single family detached and attached home land uses consistent with that assumed and analyzed in the overall Alexander Way Residential TIS.

It is our professional conclusion that the proposed development is in compliance with the Alexander Way Residential TIS dated November 2022, and all recommendations presented in that study remain valid.

We trust that our findings will assist in the planning and approval of the proposed 77 dwelling unit residential development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants

Stephen Simon, EIT
Traffic Engineer



Fred Lantz, PE
Transportation Engineer