



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, PE
Colorado Licensed Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
Mobile: 303-594-4132

October 29, 2019

Andrew Larrick
Adamo Homes
3194 Industrial Way.
Castle Rock, CO 80109

Re: Trip Generation Letter
Greystone Villas – Castle Rock, CO

Dear Mr. Larrick:

Pursuant to your request Aldridge Transportation Consultants (ATC) has reviewed the trip generation and distribution thereof regarding the proposed development of property on the west





side of Gilbert St. opposite Baldwin Ranch Rd. in Castle Rock. The site is currently undeveloped. The planned development of the property is residential with five villas (townhomes).

Gilbert St. is a two-lane Collector with a painted center left turn lane. It carries approximately 5,100 ADT per the Town's 2017 Transportation Master Plan. The forecasted 2040 daily volume is 5,900 ADT. The posted speed limit is 35 mph.

The site will have one full-movement access to Gilbert St. directly opposite Baldwin Ranch Rd.

Based on the 10th Edition of the ITE Trip Generation Manual, the townhomes will generate average daily and AM and PM peak hour trips per the following table.

Trip Generation Worksheet										
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	WEEKDAY			WEEKDAY		
					AM			PM		
					IN	OUT	TOTAL	IN	OUT	TOTAL
220	Townhomes	DU	5.0	7.32	0.11	0.35		0.35	2.69	
				37	1	2	3	2	13	15
Total Trips Assigned to Accesses				37	1	2	3	2	13	15

The daily traffic generated by the site (37 ADT) is well below the Town's threshold of 200 ADT to warrant a Traffic Impact Analysis. Moreover, the site generated traffic is too small to have a measurable impact on the operations and safety of the adjacent streets and intersections.

In my professional opinion, the transportation facilities are adequate and available to serve the proposed development. No significant improvements are required. The striping on Gilbert St. should be revised to allow the northbound left turn in movement and a slight reduction of the "hook" on the left turn striping onto Baldwin Ranch Road is recommended to clear the path for the left turn movement out of Greystone. The driveway should be constructed to the Town of Castle Rock standards and specifications.

ATC appreciates the opportunity to be of service. Please call if you have any questions. We can be reached at 303-703-9112.



Respectfully submitted,

Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal

ATC is professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,200 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.