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August 25, 2020

Mr. James M. Mill
WSB Engineering
55660 Greenwood Plaza Blvd., Suite 111
Greenwood Village, CO 80111

Re: Ridge Estates &
CVR PA-15 (South)
Castle Rock, CO
LSC #200570

Dear Mr. Mill:

Per your request, we have completed this trip generation compliance letter for the proposed Ridge Estates and CVR PA-15 (South) developments in Castle Rock, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential for the currently proposed land use compared to prior assumptions for the two sites.

LAND USE AND ACCESS

The Ridge Estates site is proposed to include 52 single-family detached dwelling units as shown in the attached site plan. The plan also shows there are 90 single-family detached dwelling units proposed in CVR PA-15 (South). LSC completed various reports/memoranda/ letters from 2016 to 2018 to support the proposed density of these two sites. The conclusion from that process was that the combined Ridge Estates and CVR PA-15 (South) properties could have a maximum of 142 dwelling units which is consistent with the current plan so no additional analysis should be needed.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed sites based on the rates from Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE).

The two sites are projected to generate about 1,341 vehicle-trips on the average weekday, with about half entering and half exiting the sites during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 27 vehicles would enter and about 79 vehicles would exit the sites. During the afternoon peak-hour, which

generally occurs for one hour between 4:00 and 6:30 p.m., about 88 vehicles would enter and about 52 vehicles would exit the sites.

* * *

We trust this information will assist you in planning for the proposed Ridge Estates & CVR PA-15 (South) developments.

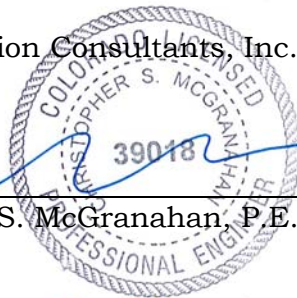
Respectfully submitted,

LSC Transportation Consultants, Inc.

By: 

Christopher S. McGranahan, P.E., PTOE

CSM/wc



8-25-20

Enclosure: Table 1
Site Plan

Table 1
ESTIMATED TRAFFIC GENERATION
Ridge Estates & CVR PA-15 (South)
Castle Rock, CO
LSC #200570; August, 2020

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle-Trips Generated				
		Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Average Weekday	AM Peak-Hour In	AM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out
RIDGE ESTATES											
Single-Family Housing ⁽²⁾	52 DU ⁽³⁾	9.44	0.185	0.555	0.624	0.366	491	10	29	32	19
CVR PA-15 (SOUTH)											
Single-Family Housing	90 DU	9.44	0.185	0.555	0.624	0.366	850	17	50	56	33
	142 DU					Total =	1,341	27	79	88	52

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
- (2) ITE Land Use No. 210 - Single Family Detached Housing
- (3) DU - Dwelling Units

[illegible]