

October 6, 2022



Lokal Homes  
8310 S. Valley Hwy, Suite 115  
Englewood, CO 80112

**Re: Traffic Letter for Lyric Condos/Townhomes at Ridgeway, a Supplement to Ridgeway – Southwest Village Traffic Impact Study in Lone Tree, CO dated October 22, 2020**

To Whom It May Concern:

This Traffic Compliance Letter has been prepared to provide a supplement to the approved *Ridgeway – Southwest Village Traffic Impact Study (TIS)* dated October 22, 2020 and prepared by JR Engineering. The scope of this letter will be limited to the recent site plans for Lyric Condos at Ridgeway and Lyric Condos at Ridgeway along Soprano Circle, and the effects on the site generated traffic.

As seen in the TIS pages 15 and 16, there were 280 residential units assumed within Traffic Analysis Zone (TAZ) 4C. The updated site plan now shows 269 units (10 units per condo building and 4 units per townhouse building). The trip generation summary and TAZ map are attached to this compliance letter. The site plan used in the TIS is also attached, titled *Ridgeway Southwest Village* by Sage Design Group on March 27, 2020.

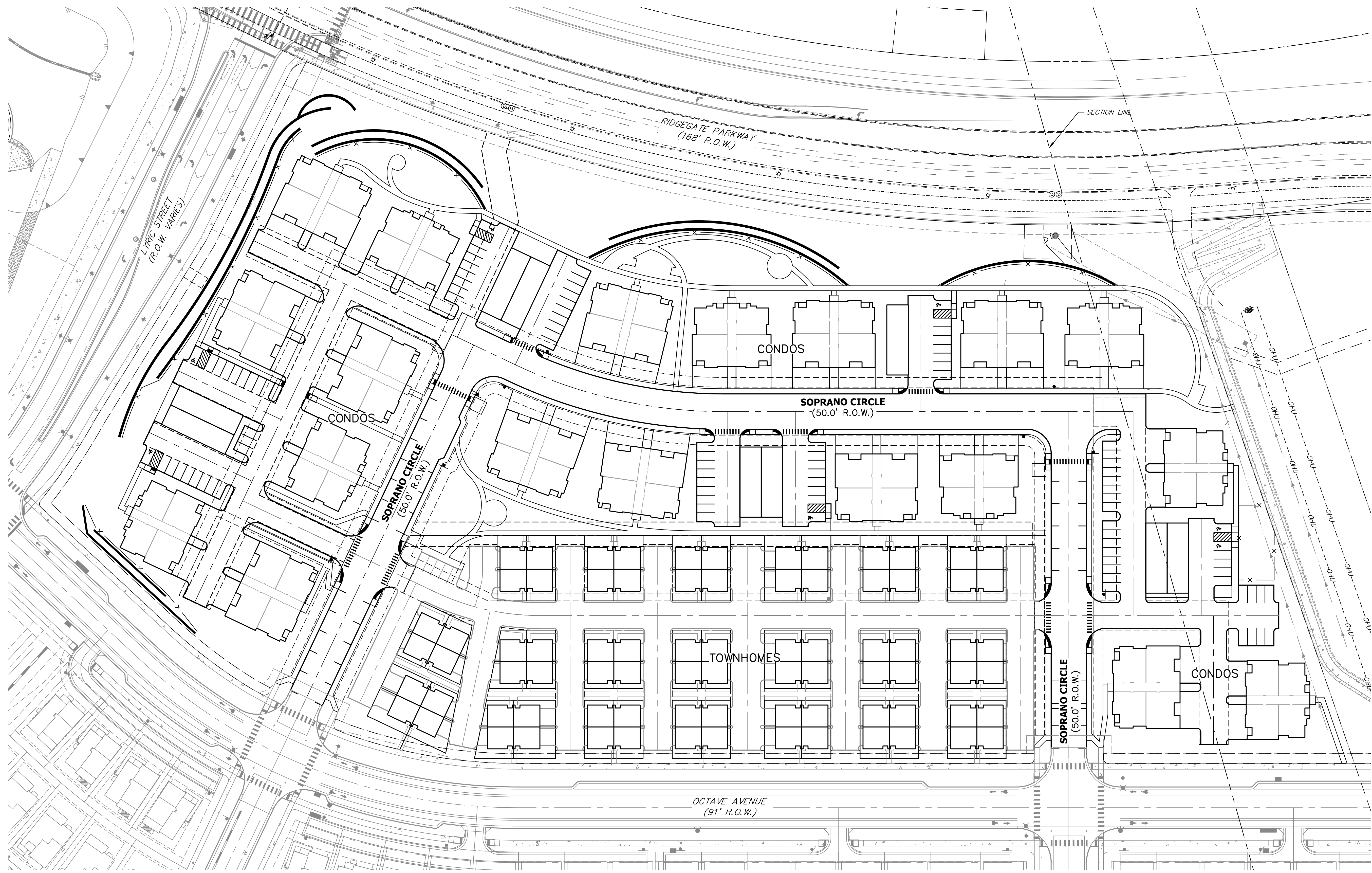
Because the total number of multi-family units is reduced from 280 to 269, the approved traffic impact study and roadway improvements are not impacted by this site plan.

If you have any questions or comments, please feel free to contact me at [efarney@jrengineering.com](mailto:efarney@jrengineering.com) or 303-267-6183.

Sincerely,  
JR Engineering, LLC

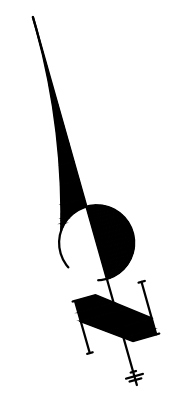
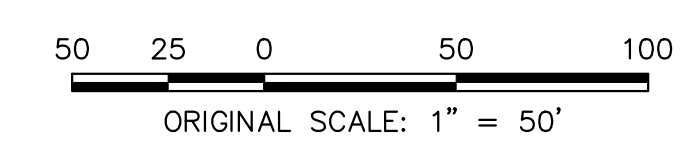
Eli Farney, PE, PTOE  
Director of Public Works

Attachment: Lyric Condos at Ridgeway and Lyric Townhomes at Ridgeway site plan  
Table 1 – Trip Generation Summary from the TIS  
Figure 6 – TAZ's and Distribution of Site Generated Traffic from the TIS  
*Ridgeway Southwest Village* dated March 27, 2020



**LEGEND**

SITE BOUNDARY	—————
EXISTING PROPERTY LINE	—————
PROPOSED PROPERTY LINE	- - - - -
EXISTING EASEMENT	—————
PROPOSED EASEMENT	- - - - -
EXISTING RIGHT OF WAY	—————
PROPOSED RIGHT OF WAY	- - - - -



<p><b>LYRIC CONDOS AT RIDGEGATE</b>  <b>LYRIC TOWNHOMES AT RIDGEGATE</b>  <b>OVERALL SITE PLAN</b></p>		<p>H-SCALE: 1" = 50'  V-SCALE: N/A  DATE: 10/6/22  DESIGNED BY: JGS  DRAWN BY: CWC  CHECKED BY:</p>	<p>No. REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">REVISION</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISION	BY	DATE					<p>PREPARED FOR  <b>LOKAL HOMES</b>  8310 S. VALLEY HWY.  SUITE 115  ENGLEWOOD, CO 80112  (720) 656-4512</p>	<p><b>J.R. ENGINEERING</b>  A Westman Company  Central 303-740-9888 • Colorado Springs 719-583-2583  Fort Collins 970-491-9888 • www.jrengineering.com</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.</p>
No.	REVISION	BY	DATE											
<p>SHEET 1 OF 1</p>		<p>JOB NO. 15950.10</p>		<p> </p>		<p> </p>								

X:\15950000\all\1595010\Drawings\Presentations\2022-10-07\_Site Plan for Traffic Letter.dwg, 08/31/2022 4:52:06 PM, Crown@C

**Table 1- Trip Generation Summary**

Alternative: Alternative 1

Phase: (Through) Phase 4

Project: RidgeGate

Open Date: 3/12/2026

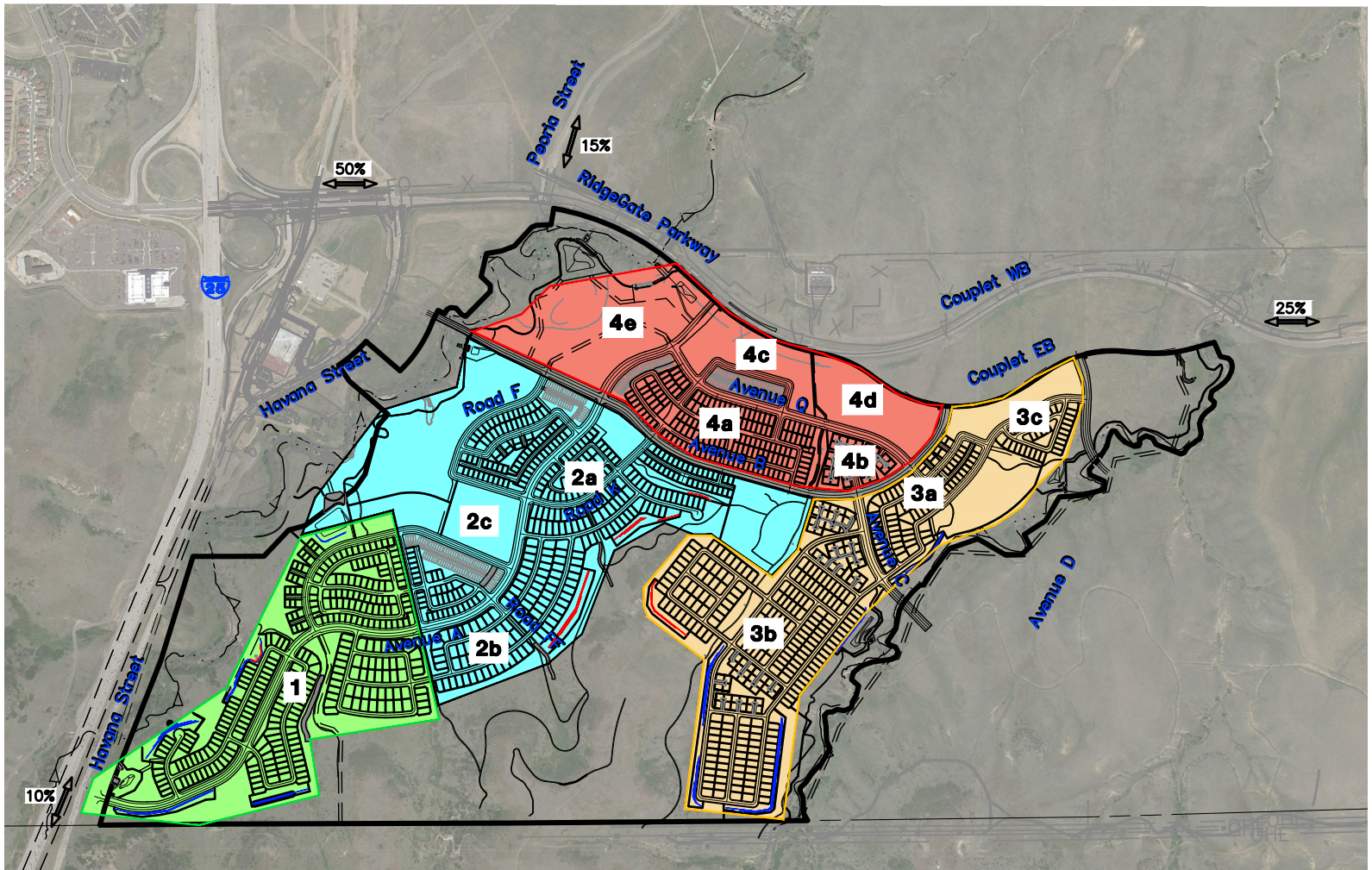
Analysis Date: 3/12/2020

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	Single Family Detached - Zone 1 303 Dwelling Units		1442	1441	2883		55	165	220		185	109	294
210	Single Family Detached - Zone 2B south 140 Dwelling Units		709	708	1417		26	78	104		88	52	140
210	Single Family Detached - Zone 2A north 271 Dwelling Units		1301	1301	2602		49	148	197		167	98	265
520	Elementary School - Zone 2C - 500 Students 500 Students		441	440	881		181	154	335		41	44	85
210	Single Family Detached - Zone 3A 119 Dwelling Units		610	610	1220		22	67	89		76	44	120
221	Multi Family - Zone 3C 310 Dwelling Units		844	844	1688		27	77	104		80	51	131
251	Senior Living - Zone 3B 308 Dwelling Units		757	757	1514		32	64	96		71	45	116
210	Single Family Detached - Zone 4A 167 Dwelling Units		834	833	1667		31	92	123		105	61	166
221	Multi Family - Zone 4C 280 Dwelling Units		762	762	1524		24	70	94		73	46	119
251	Retirement - Zone 4B 24 Dwelling Units		80	80	160		5	9	14		10	6	16
488	Regional Park - 6 Soccer Fields 6 Fields		214	214	428		4	2	6		65	34	99
820	Shopping Center - Zone 4D 85 1000 Sq. Ft. GLA		2692	2691	5383		120	74	194		231	251	482

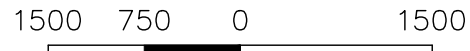
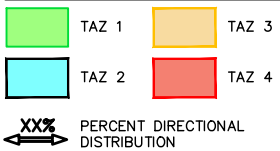
\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

**TRIP GENERATION 10, TRAFFICWARE, LLC**



**LEGEND**



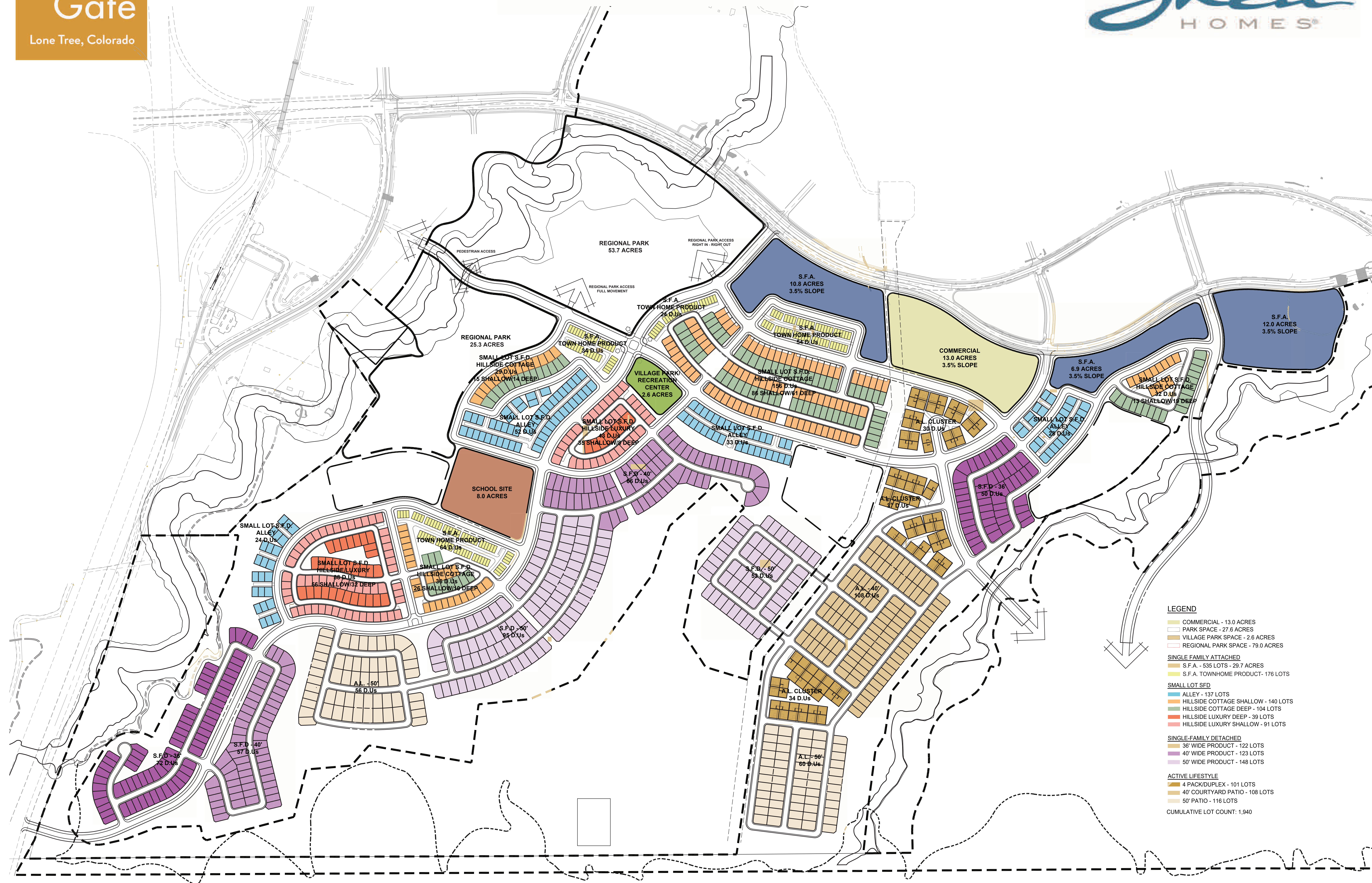
ORIGINAL SCALE: 1" = 1500'

FIGURE 6 – TAZ'S AND DISTRIBUTION OF SITE GENERATED TRAFFIC  
 RIDGEGATE SOUTHWEST VILLAGE  
 PAGE 16  
 PROJ. NO. 15950.00



**J-R ENGINEERING**  
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 Fort Collins 970-491-9888 • www.jrengineering.com



**LEGEND**

- COMMERCIAL - 13.0 ACRES
- PARK SPACE - 27.6 ACRES
- VILLAGE PARK SPACE - 2.6 ACRES
- REGIONAL PARK SPACE - 79.0 ACRES

**SINGLE FAMILY ATTACHED**

- S.F.A. - 535 LOTS - 29.7 ACRES
- S.F.A. TOWNHOME PRODUCT - 176 LOTS

**SMALL LOT S.F.D.**

- ALLEY - 137 LOTS
- HILLSIDE COTTAGE SHALLOW - 140 LOTS
- HILLSIDE COTTAGE DEEP - 104 LOTS
- HILLSIDE LUXURY DEEP - 39 LOTS
- HILLSIDE LUXURY SHALLOW - 91 LOTS

**SINGLE-FAMILY DETACHED**

- 36' WIDE PRODUCT - 122 LOTS
- 40' WIDE PRODUCT - 123 LOTS
- 50' WIDE PRODUCT - 148 LOTS

**ACTIVE LIFESTYLE**

- 4 PACK/DUPLEX - 101 LOTS
- 40' COURTYARD PATIO - 108 LOTS
- 50' PATIO - 116 LOTS

CUMULATIVE LOT COUNT: 1,940