

October 10, 2022



THB Lyric LLC
1875 Lawrence Street, Suite 900
Denver, CO 80202

**Re: Traffic Letter for Thrive Townhomes at Ridgeway – East Site, 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 plan for Thrive Townhomes at Ridgeway – East Site, and the effects on the site generated traffic. The east site is located along Lyric Street, between Octave Avenue and High Note Avenue.

As seen in the TIS page 16, there were 24 residential units shown for this area within Traffic Analysis Zone (TAZ) 4a. The most recent site plan also shows 24 units. The TAZ map is 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.

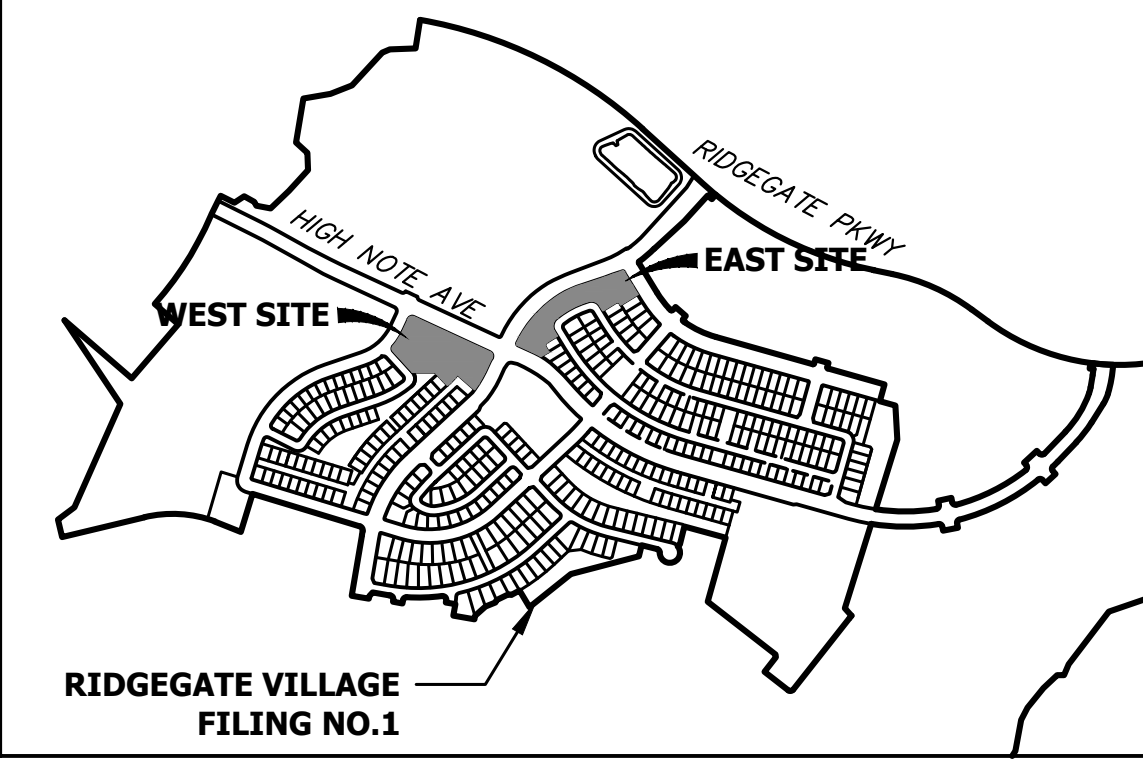
Because the total number of single-family units remains the same at 24, the approved traffic impact study and roadway improvements are not impacted by this site plan.

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

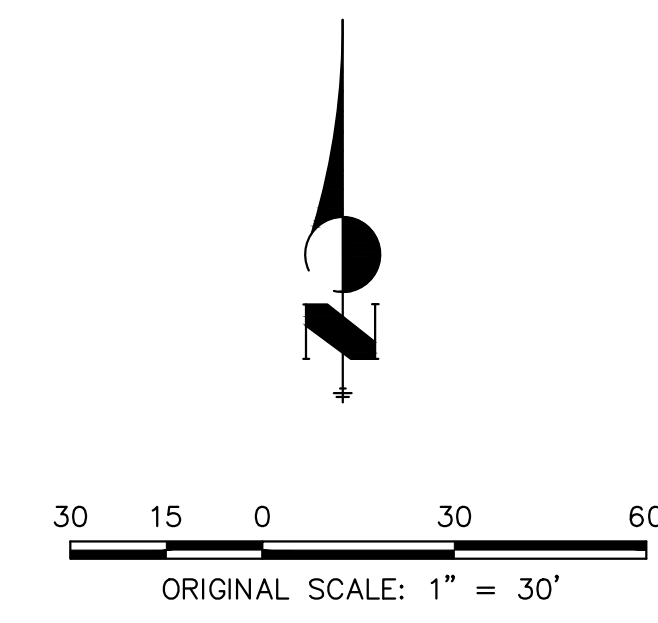
Sincerely,
JR Engineering, LLC

Eli Farney, PE, PTOE
Director of Public Works

Attachment: Thrive Townhomes at Ridgeway – East site plan
Figure 6 – TAZ's and Distribution of Site Generated Traffic from the TIS
Ridgeway Southwest Village site plan dated March 27, 2020



SITE DATA
 LOT 368, RIDGEGATE SW VILLAGE FILING 1
 82,020 SQ. FT. (1.88 ACRES)



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.

PREPARED FOR
THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 900-3111

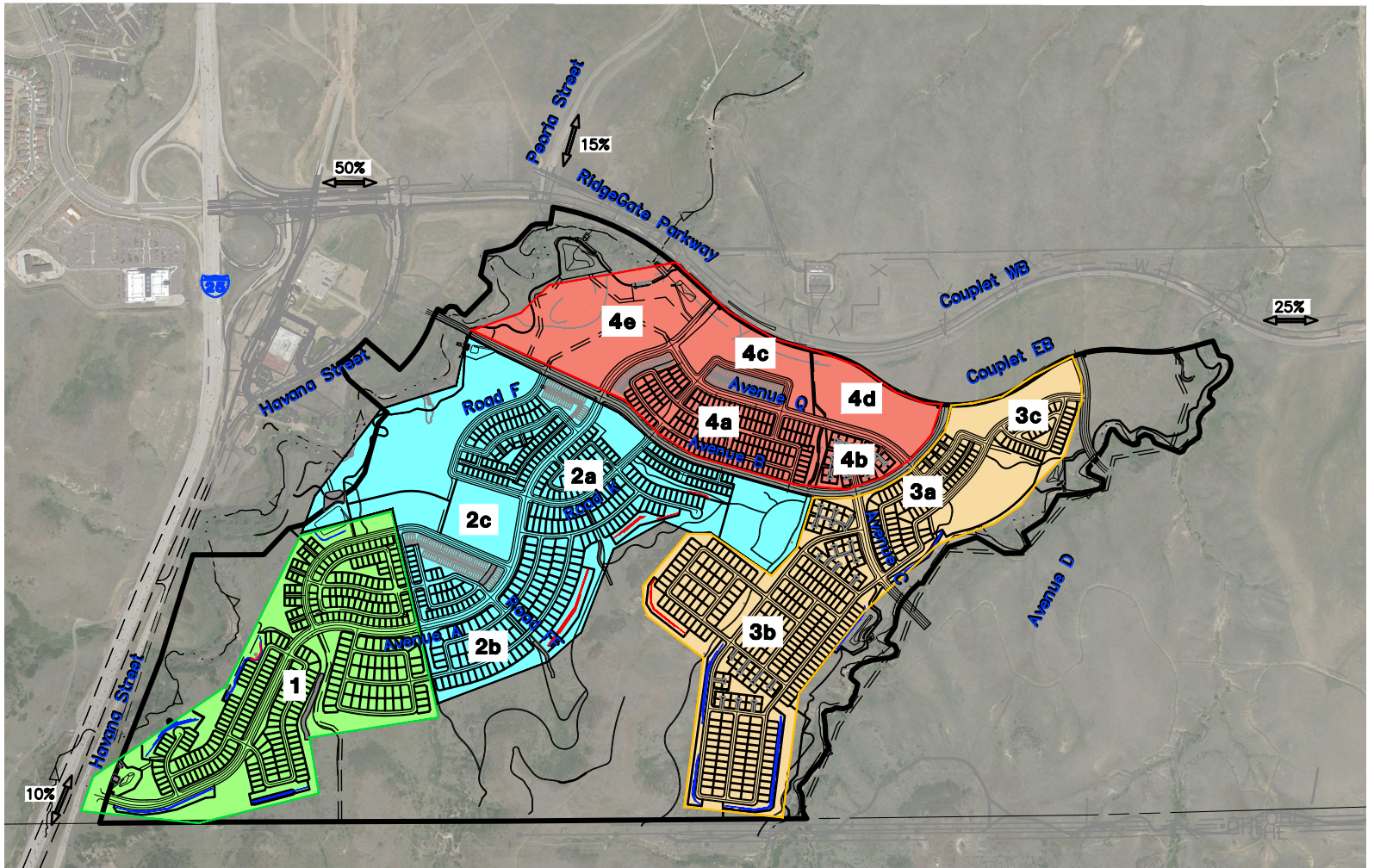
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 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE





**THRIVE TOWNHOMES AT
 RIDGEGATE**
 SITE PLAN - EAST SITE

DESIGNED BY: MEP
 DRAWN BY: CWC
 CHECKED BY:

X:\15950\04\15950\04\Drawings\Presentations\2022-10-06 site plans for traffic\title.dwg, Site 1 CD, 10/6/2022 11:17:05 AM, Copyright



LEGEND

- | | |
|---|---|
|  TAZ 1 |  TAZ 3 |
|  TAZ 2 |  TAZ 4 |

 PERCENT DIRECTIONAL DISTRIBUTION

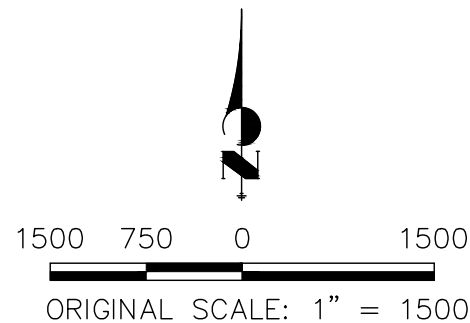
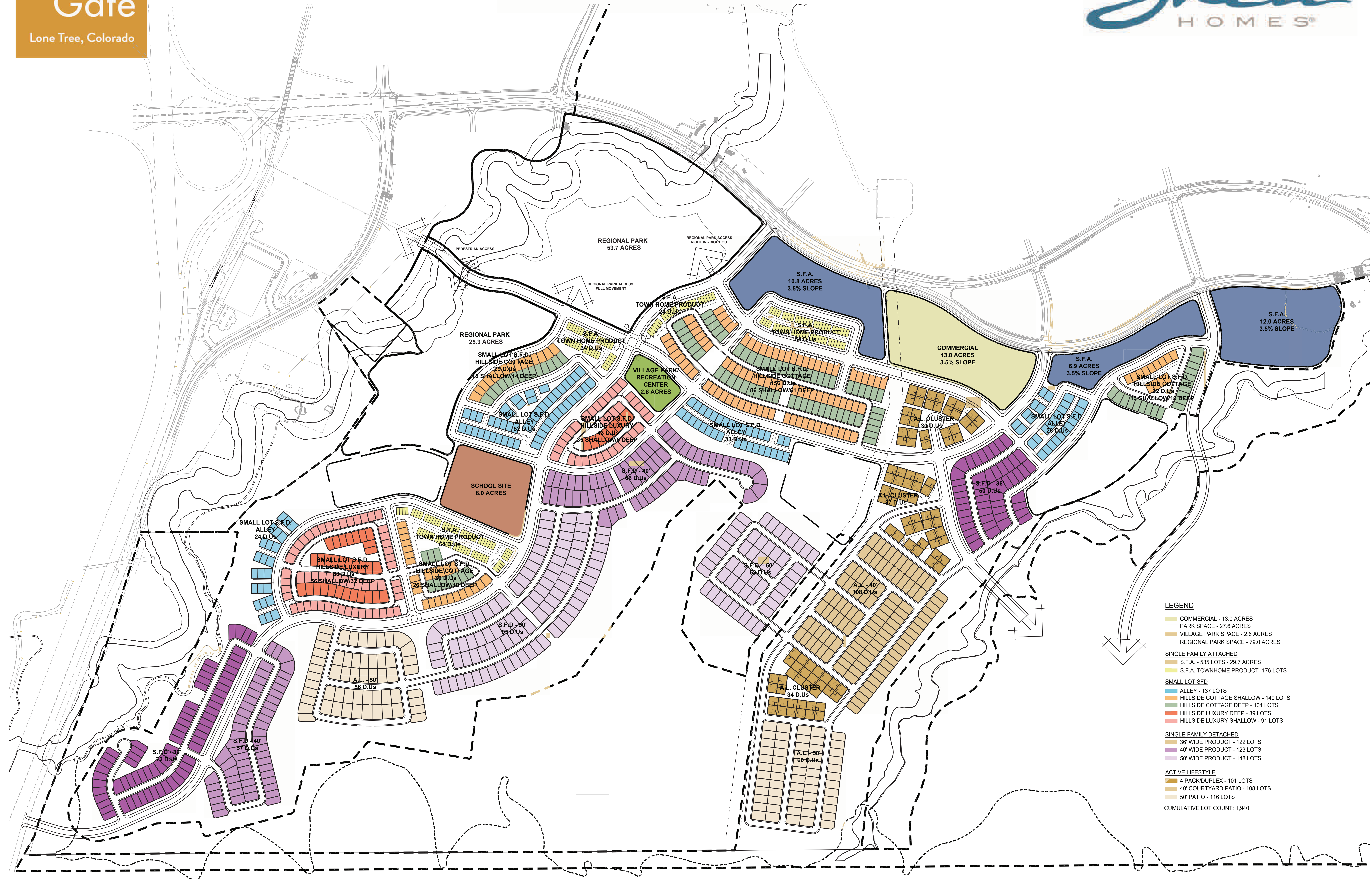


FIGURE 6 – TAZ'S AND DISTRIBUTION OF SITE GENERATED TRAFFIC
 RIDGEGATE SOUTHWEST VILLAGE
 PAGE 16
 PROJ. NO. 15950.00

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- 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 SFD**
- 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