

October 10, 2022



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

**Re: Traffic Letter for Thrive Townhomes at Ridgeway – West 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 – West Site, and the effects on the site generated traffic. The west site is located along High Note Avenue, between Lyric Street and Stanza Lane.

As seen in the TIS page 16, there were 34 residential units shown for this area within Traffic Analysis Zone (TAZ) 2a. The most recent site plan now shows 30 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.

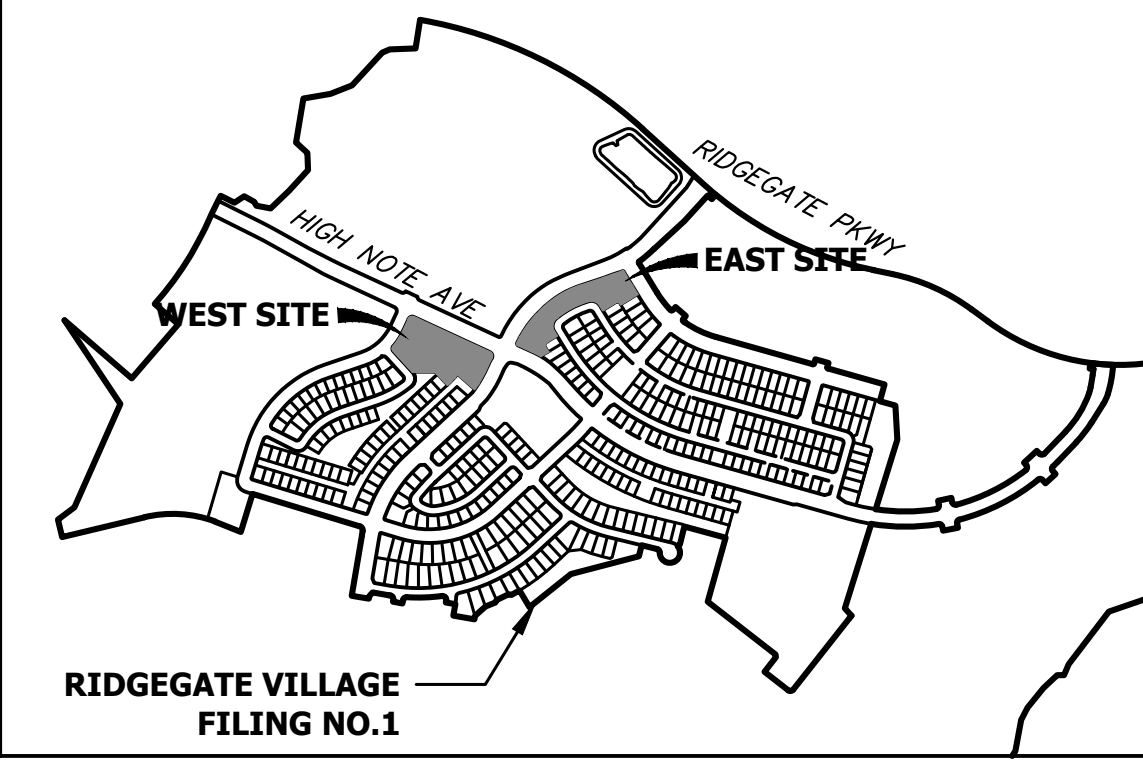
Because the total number of single-family units is reduced from 34 to 30, the approved traffic impact study and roadway improvements are not impacted by this site plan.

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: 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

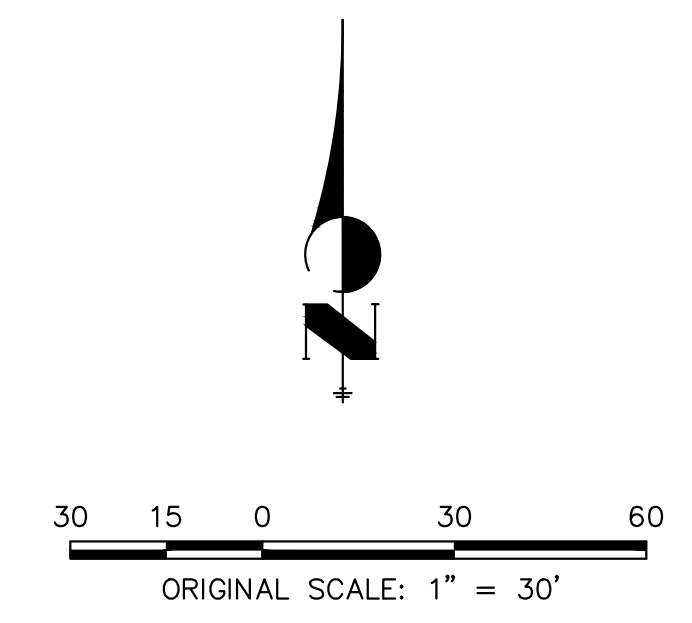
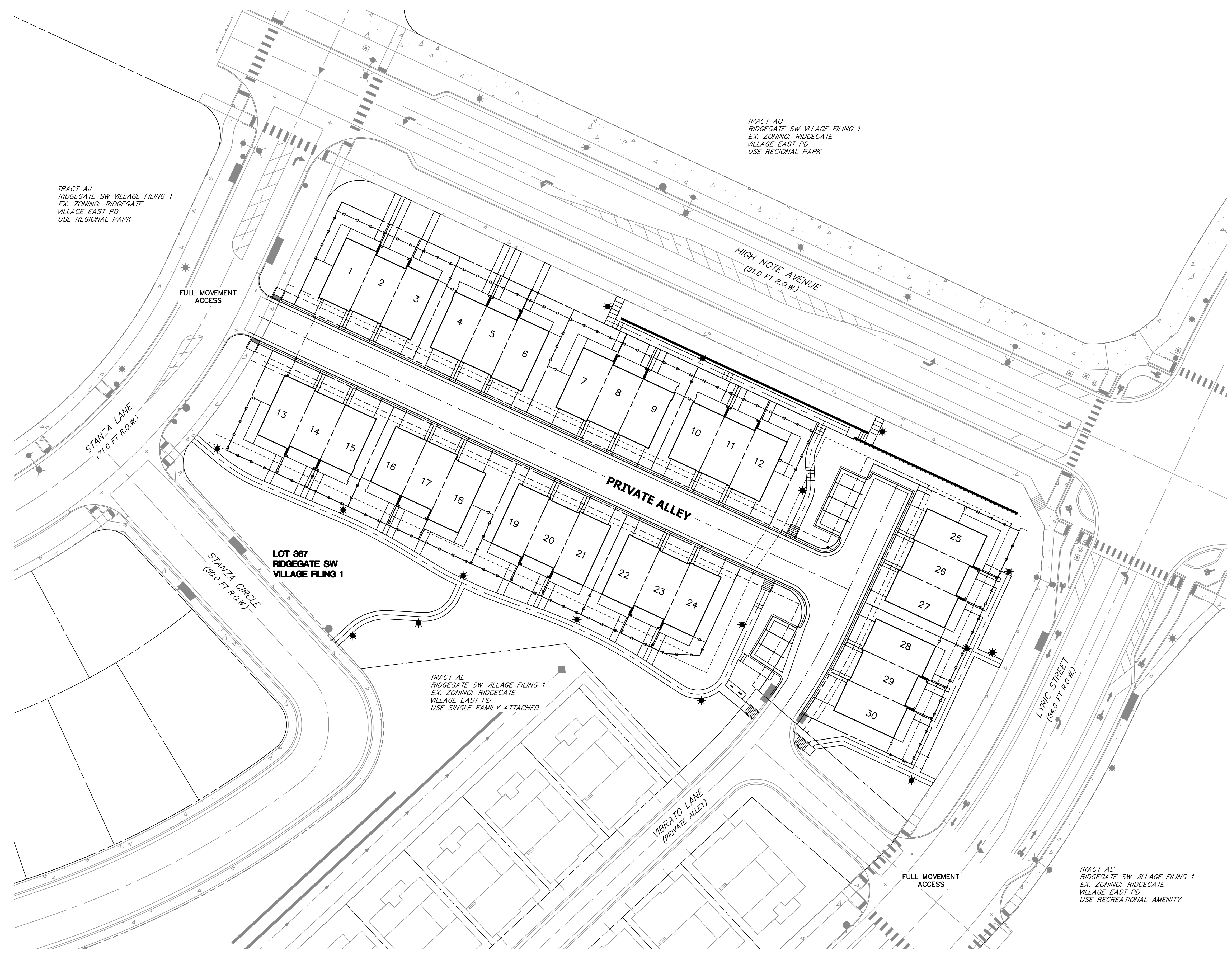


**KEYMAP**  
SCALE: 1" = 1000'

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

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

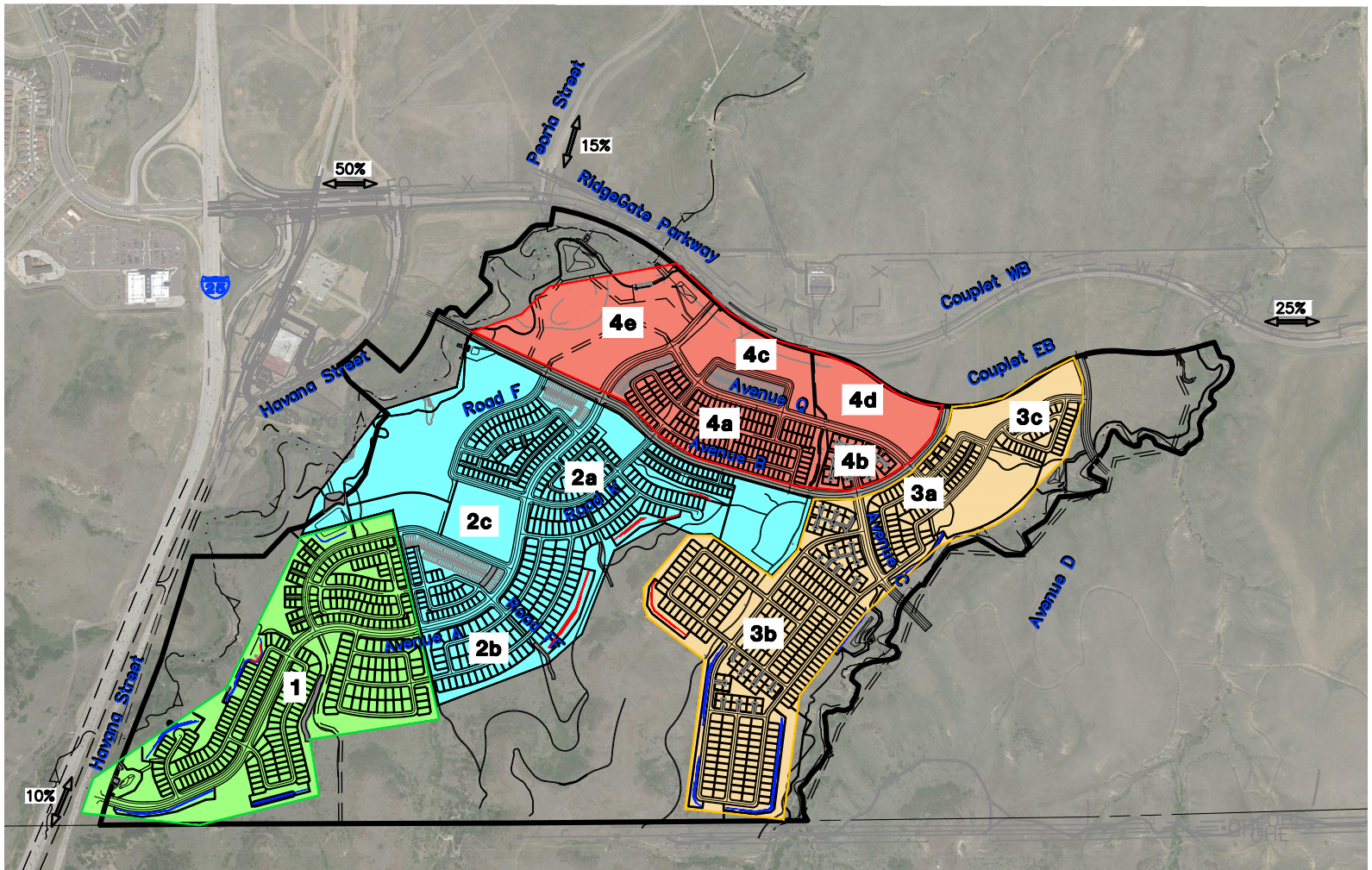


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BY	DATE	No.	REVISION

RIDGEGATE SW VILLAGE  
THRIVE SIP  
SITE PLAN - WEST SITE

X:\15950.05\all\15950.05\Drawings\Presentations\2022-10-06 site plans for traffic\site plan.dwg, Site 2, CD, 10/6/2022 10:17:22 AM, Copyright



**LEGEND**

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

 PERCENT DIRECTIONAL DISTRIBUTION

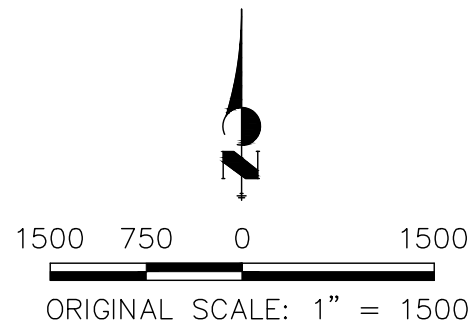
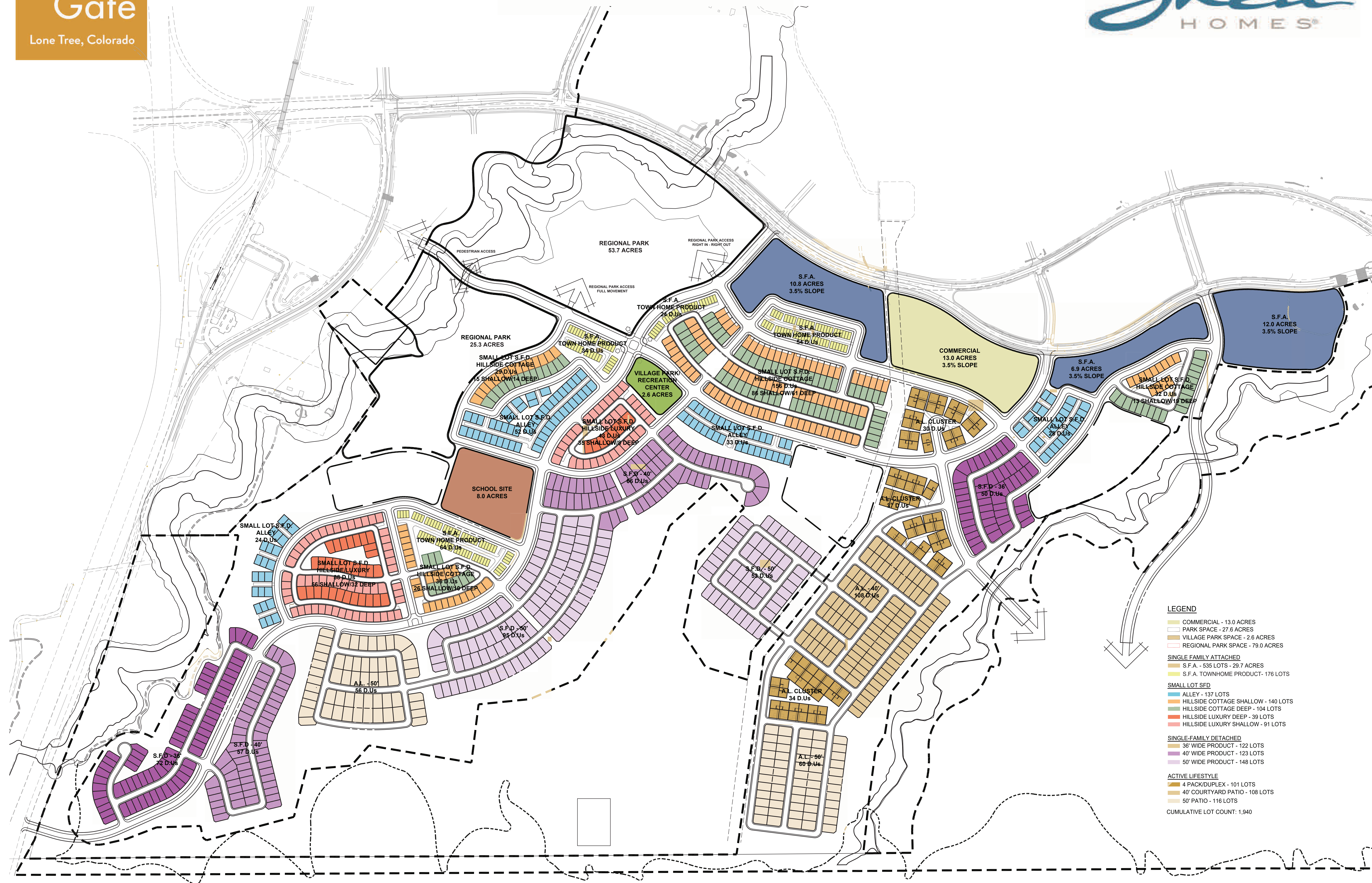


FIGURE 6 – TAZ'S AND DISTRIBUTION OF SITE GENERATED TRAFFIC  
 RIDGEGATE SOUTHWEST VILLAGE  
 PAGE 16  
 PROJ. NO. 15950.00

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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 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