

July 16, 2026

THB Lyric LLC
1200 17th Street, Suite 660
Denver, CO 80202



**Re: Traffic Letter for Thrive Townhomes at Ridgeway – Filing 2, 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 – Filing 2, and the effects on the site generated traffic. The Filing 2 site is located along Adage Road, between Lyric Street and Story Street.

As seen in the TIS page 16, there were 64 residential units shown for this area within Traffic Analysis Zone (TAZ) 2b. The most recent site plan also shows 64 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 attached units remains the same at 64, the approved traffic impact study and roadway improvements are not impacted by this site plan. According to the Trip Generation Summary attached, the Ridgeway SW Village TIS utilized the 10th Edition of the ITE Trip Generation Manual, which did not include a Single Family Attached land use. When utilizing Single Family Attached with the 12th Edition of the manual, the estimated trip generation is actually much lower and no cause for concern.

If you have any questions or comments, please feel free to contact me at ccroneigh@jrengineering.com or 303-267-6180.

Sincerely,
JR Engineering, LLC

Chandler Croneigh, PE, PTOE
Team Lead I

Attachment: Trip Generation Summary
Thrive Townhomes at Ridgeway – Filing 2 Site Layout
Figure 6 – TAZ's and Distribution of Site Generated Traffic from the TIS
Ridgeway Southwest Village site plan dated March 27, 2020

Trip Generation Summary

Project: Part of Ridgeway SW Village Zone 2B (Original)

ITE Code	Description	Size	Units	Weekday Average Daily Trips				Weekday AM Peak Hour Trips				Weekday PM Peak Hour Trips			
				Enter	Exit	Total	Equation	Enter	Exit	Total	Equation	Enter	Exit	Total	Equation
210	Single Family Detached Housing	64	DU	345	345	690	$\text{Ln(T)} = 0.92\text{Ln(X)} + 2.71$	13	38	51	$\text{T} = 0.72(\text{X}) + 4.8$	42	24	66	$\text{Ln(T)} = 0.96\text{Ln(X)} + 0.2$

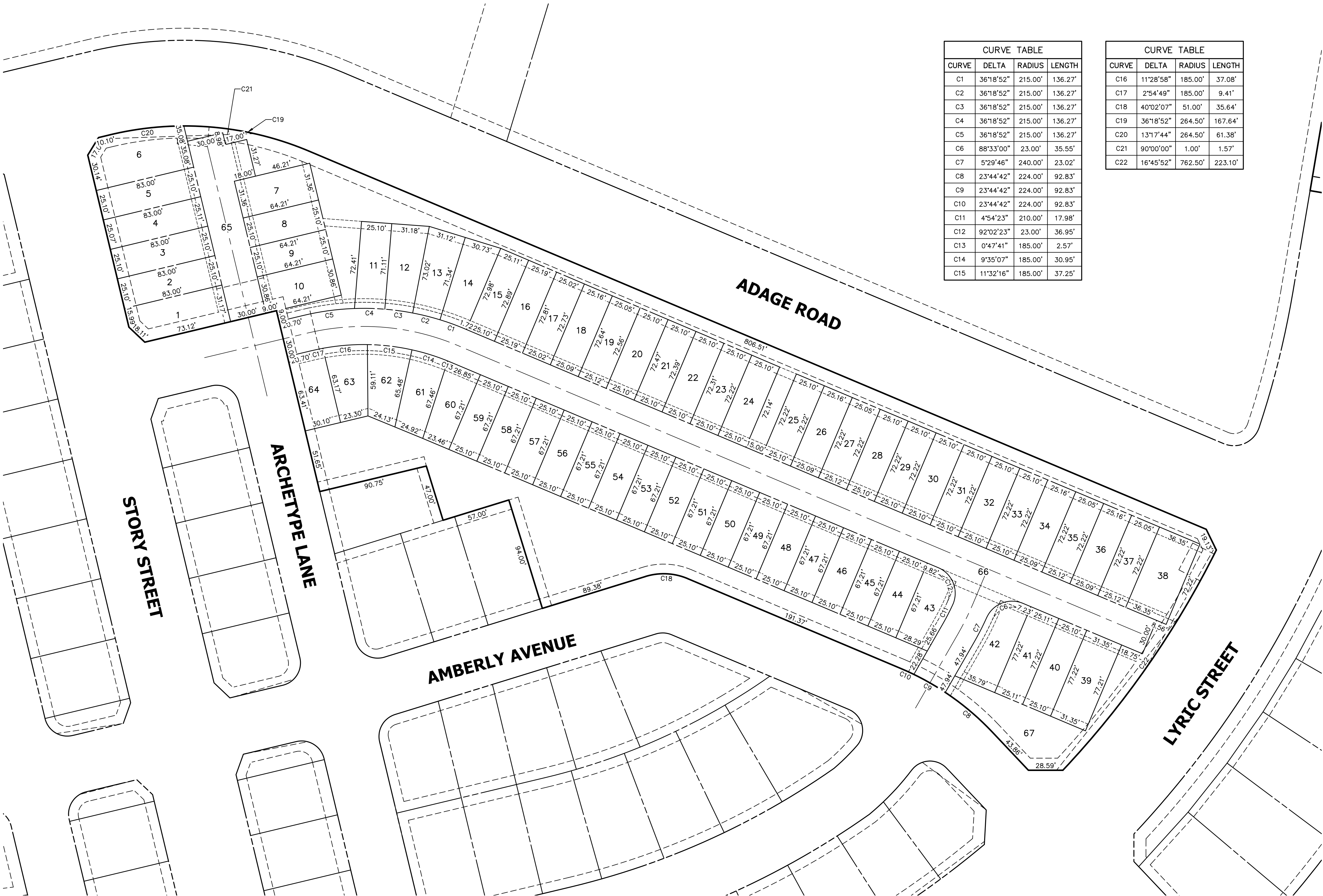
Source: Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition

Project: Thrive Townhomes Filing 2 (Updated)

ITE Code	Description	Size	Units	Weekday Average Daily Trips				Weekday AM Peak Hour Trips				Weekday PM Peak Hour Trips			
				Enter	Exit	Total	Equation	Enter	Exit	Total	Equation	Enter	Exit	Total	Equation
215	Single Family Adettttached Housing	64	DU	211	210	421	$T = 6.53(X) + 3.25$	6	17	23	$T = 0.59(X) - 15.25$	16	13	29	$T = 0.57(X) - 7.84$

Source: Institute of Transportation Engineers, *Trip Generation Manual*, 12th Edition

THRIVE TOWNHOMES FIL 2 SITE LAYOUT



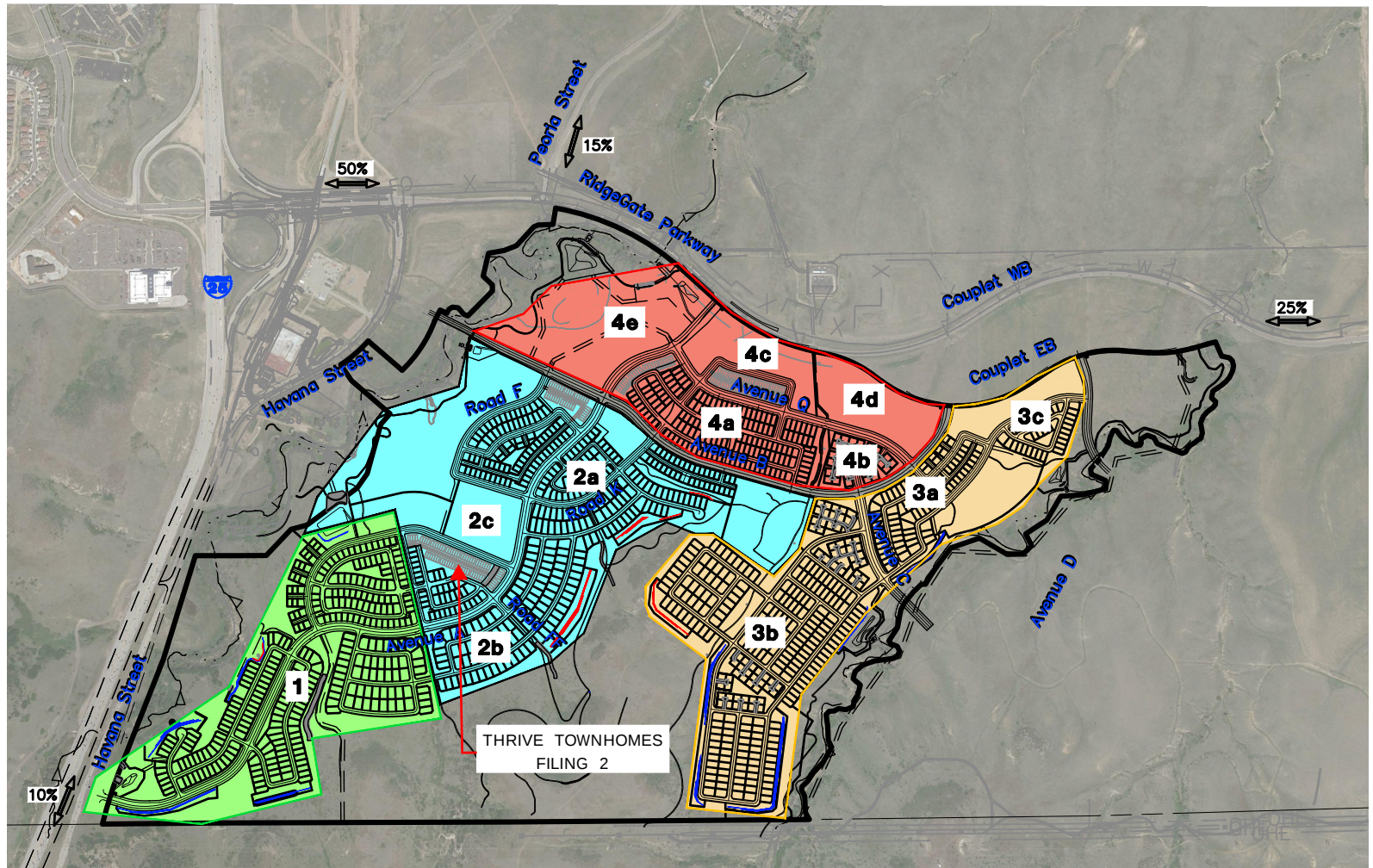
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	36°18'52"	215.00'	136.27'
C2	36°18'52"	215.00'	136.27'
C3	36°18'52"	215.00'	136.27'
C4	36°18'52"	215.00'	136.27'
C5	36°18'52"	215.00'	136.27'
C6	88°33'00"	23.00'	35.55'
C7	5°29'46"	240.00'	23.02'
C8	23°44'42"	224.00'	92.83'
C9	23°44'42"	224.00'	92.83'
C10	23°44'42"	224.00'	92.83'
C11	4°54'23"	210.00'	17.98'
C12	92°02'23"	23.00'	36.95'
C13	0°47'41"	185.00'	2.57'
C14	9°35'07"	185.00'	30.95'
C15	11°32'16"	185.00'	37.25'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	11°28'58"	185.00'	37.08'
C17	2°54'49"	185.00'	9.41'
C18	40°02'07"	51.00'	35.64'
C19	36°18'52"	264.50'	167.64'
C20	13°17'44"	264.50'	61.38'
C21	90°00'00"	1.00'	1.57'
C22	16°45'52"	762.50'	223.10'

SITE LAYOUT
THRIVE TOWNHOMES FIL 2
JOB NO. 15950.04-01
12/22/25
SHEET 1 OF 1



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LEGEND

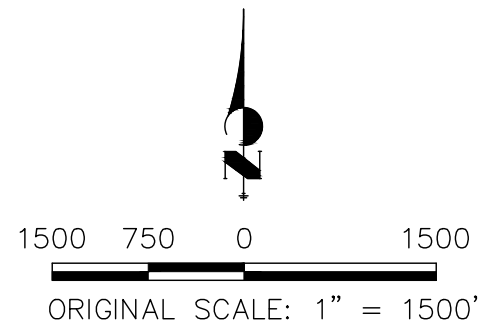
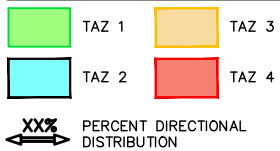


FIGURE 6 – TAZ'S AND
DISTRIBUTION OF SITE
GENERATED TRAFFIC
RIDGEGATE SOUTHWEST VILLAGE
PAGE 16
PROJ. NO. 15950.00



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