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SETTLERS RANCH FILING NO. 2C - TRAFFIC MEMORANDUM
PCD File No. SF-18-018
March 22, 2019

This Memorandum has been prepared in support of the phased final plat submittal for Settlers Ranch Filing No. 2C. Final plat approval for Filing No. 2 was initially approved by the Board of County Commissioners in April of 2009. The approved Filing No. 2 plat allows for development of a total of 43 single family lots ranging from 2.5 acres to 5.0 acres in size. The developer elected to record the Filing No. 2 plat in phases. Filings No. 2A and 2B, comprising a total of 14 lots, were previously recorded in 2013 and 2015, and the developer is now proceeding with recording of Filing No. 2C, consisting of 11 lots.

LSC Transportation Consultants, Inc. prepared the overall traffic impact study for Settlers Ranch dated August 5, 2004, which provides a detailed traffic engineering evaluation and recommendations for this subdivision. The 11 residential lots in Filing No. 2C would be expected to generate an average daily traffic (ADT) of approximately 104.7 vehicle trips on the average weekday, which is consistent with the previously approved traffic study. Recognizing that this phased final plat filing is entirely consistent with the previously approved road configuration, and there are no changes proposed in the previously approved total number of Filing No. 2 lots, there are no significant changes in traffic planning considerations.

Traffic Engineer's Statement:

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.

John P. Schwab, P.E. #29891

Date

Developer's Statement:

I, the developer, have read and will comply with all commitments made on my behalf within this report.

Mark Davis, Manager, Hodgen Settlers Ranch LLC
P.O. Box 1488, Monument, CO 80132

Date