



MEMORANDUM

TO: Town of Granby

FROM: David M. Kotz, P.E. *DMK*

DATE: May 1, 2024

RE: Hwy 40 Housing
Satisfaction of Condition 5. Re: Road Standards

Regarding Condition 5. of:

**TOWN OF GRANBY
PLANNING COMMISSION
RESOLUTION 2024-02-05**

**A RESOLUTION OF THE TOWN OF GRANBY PLANNING COMMISSION
APPROVING WITH CONDITIONS THE PRELIMINARY PLAT OF HIGHWAY 40
HOUSING**

which states,

- 5. Prior to submitting an application for final plat, Applicant shall provide the Town’s engineer with evidence satisfactory to the Town’s engineer that to the extent the roads shown on the Preliminary Plat do not conform to the road standards contained in the Fourth Amendment to the Preliminary Plan, platted roads have been designed to provide performance equal to or better than those established by the road standards or Applicant has obtained appropriate variances for its road designs.

The applicant’s engineer has addressed the engineering comment below with the following response:

- 12. Streets Report required that addresses compliance w/ Granby Ranch PDOD Amendment 4 Road Standards or requests variances. 50’ curve on Rodeo Drive needs to be 150’ or variance. Posted at 15 MPH if it stays. **RESPONSE: Radiuses were increased from 50’ to 65’. Per the Fourth Amendment to the PDOD Preliminary Plan, if they are limited to 15 mph, the roadways as designed will perform as well as or better than roadways designed to the Road Standards. Signage plan will be updated to reflect the 15 mph speed limit signs.**

Based on this response, the Town can accept the revised design and consider Condition 5. satisfied.

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