



January 19, 2023

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Sent electronically this date

Subject: Society Turn Parcel Preliminary PUD

RE: **Response to Comments Regarding Development Roads A and B**

Kaye:

In response to comments from staff, the public and County Planning Commission members for at the January 12, 2023 Planning Commission meeting for the Society Turn Parcel Preliminary PUD, we are writing this letter to provide additional information and responses regarding the proposed roads for the development. For our responses, we have identified the source of the comment or question and referenced that portion of the comment letter that applies to our engineering design areas.

Road A

1. Comment: From San Miguel County staff and TFPD Fire Marshall that Road A shall have a minimum pavement width of 24-feet.

**Response: Road A will be re-designed to provide a minimum paved width of 24-feet exclusive of shoulders and curb and gutter rather than the 22-foot minimum width currently shown on the preliminary PUD plans.**

Road B

2. Comment: From Planning Commission members, San Miguel County staff and TFPD Fire Marshall on the proposed width of Road B being less than 24-feet and what is the justification for that design?

**Response: The request for variance on the driving width of Road B consists of three points:**

- (a) Since Road B is not a through travel road connecting Road A with SH 145 to the east, narrower driving lanes will tend to encourage slower speeds and safer conditions than a full road width of 24-feet;
- (b) Less asphalt paving provide will require less impervious cover and will reduce potential stormwater flows to the site's detention systems and ultimately to the San Miguel River;
- (c) As agreed by TFPD Fire Marshall Scott Heidergott in our conversation today, Road B as currently designed provides adequate emergency vehicle access and is consistent with other roadways in the area that have received variances to the 24-foot minimum width requirement in the Land Use Code.

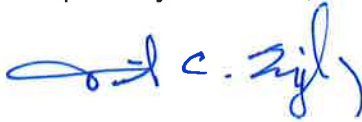
Sidewalks

3. Comment: From San Miguel County staff and Planning commission members requesting justification for variance from LUC requirement of 8-foot width for all sidewalks.

**Response: The design proposes an 8-foot sidewalk for that portion of Road B that contains nose in parking spaces. Even with up to 2 feet of vehicle overhang, this provides a minimum of 6 feet of clear walking space which is well in excess of the ADA requirement of 3 feet and the CDOT requirement of 5 feet. Portions of Road B with no parking have been designed with 6-foot widths for adequate walking space. 6-foot sidewalks offer adequate space while minimizing impervious cover which reduces stormwater flows to the detention systems and the San Miguel River. Pervious pavement could be considered for the sidewalks but added cost of construction and maintenance make that an impractical option. In addition, keep in mind that there are other pedestrian and biker corridors through the property, including the paved valley commuter trail, portions of the Remine Creek Trail, other hiker/biker trails along the river and the roads themselves which would be good options for a person on a bike.**

Please let us know if you have any questions about these responses or require additional information in support of the Preliminary PUD Plan submittal for the Society Turn Parcel.

Respectfully submitted,



Daniel C. Quigley, P.E.  
Project Engineer

