



Building a Better World
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March 24, 2025

RE: Flor Rodriguez
Flor Rodriguez ADU
SEH No. 180023 14.00

Aaron McKelvey, PE
County Engineer
La Plata County Planning Department
211 Rock Point Drive
Durango, CO 81301

Dear Aaron:

The following is a driveway evaluation for adding an ADU on Flor Rodriguez's property located at 156 Linda Lane. Using La Plata County GIS, it appears that there are 16 single family units that access CR 220 off Linda Lane. These 16 single family units equate to 128 ADT. Including the proposed ADU, with a rate of 8 ADT/Unit, Linda Lane has an ADT of 136 ADT. Per Table 74-2 of the LUC, Linda Lane would therefore be classified as a Minor Local road from CR 220 to Mama Llama Lane and as a Low ADT road from Mama Llama Lane to the project driveway.

A field visit was performed to determine whether Linda Lane's existing condition complies with the standards set forth in Table 74-2:

- Travel Way Width 20-ft and Shoulder Width of 2-ft – Measurement at a representative section of Linda Lane shows that Linda Lane generally meets the minimum width requirements.
- Surface Type of Gravel – Visual inspection of the surface of Linda Lane confirms that the road is constructed of gravel and appears to be in adequate shape with no major potholes or road surface runoff failures.
- Maximum Grade of 10% - Measurement in the field at various points along Linda Lane with a 2-ft long digital level confirmed that grade does not exceed 10%.

Additionally, the grade of the Linda Lane within 60-ft of the intersection with CR 220 was measured with a 2-ft long digital level and confirmed to not exceed 5% (LUC 74-4.VIII.E.).

Entering sight distance onto CR 220 from Linda Lane was evaluated based on the posted speed limit on CR 220 of 35 mph. Per the Colorado State Highway Access Code, a posted speed of 35 mph requires an entering sight distance of 350-ft for passenger cars. Site measurements and observations determined that a sight distance in excess of 350-ft is provided.

Finally, the ROW width of Linda Lane was evaluated from the following:

- Reception #1080142 – DGM Saddler Subdivision – Calls out the width of Linda Lane varying between 21.47-ft and 29.18-ft. There is also an additional 15-ft road maintenance easement on the east side of Linda Lane to the south limit of the subdivision.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 934 Main Avenue, Unit C, Durango, CO 81301-5122

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- Reception #980932 – Mama Llama Subdivision – Calls out a 40-ft access and utility easement on the west side of Linda Lane.
- Reception #250084 – Loma Linda Acres Subdivision – Shows a 31.03-ft wide ROW at the CR 220 intersection.

The combination of the existing ROW for Linda Lane and the access and maintenance easements satisfies the code requirements for the right of way widths.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Philip Rennhack, PE
Associate, Engineer V
(Lic. CO)

PMR

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