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April 2, 2020

David Aden
Traffic Engineer
20120 E. Mainstreet
Parker, CO 80138

RE: Murphy Express – Traffic Conformance Letter – #SP20-019

Dear David,

This Traffic Conformance Letter has been prepared for the proposed Murphy Express located at 12405 South Parker Road. The purpose of this letter is to show that the proposed development does not deviate from the Parker & Pine Traffic Impact Study (TIS) prepared by Kimley Horn dated October 2019.

The project site is a portion of Lot 1 Block 3 within the Parker Auto Plaza Filing No. 1 located in the Southwest Quarter of Section 10, Township 6 South, Range 66 West of the 6th Principal Meridian, Town of Parker, County of Douglas, State of Colorado. The site is bounded by South Parker Road (State Highway No. 83) to the east, Pine Lane to north, Twenty Mile Road to the west, and an existing detention pond and Baldwin Gulch to the south. The site is currently vacant.

The master TIS included a trip generation analysis that used ITE 945 (Gas Station w/ convenience) with 16 fueling positions. Table 1 from the Parker and Pine TIS below highlights this ITE code and its inclusion within the report. The proposed project will not add any additional trips beyond what was accounted for within the master TIS and therefore conforms to the Parker and Pine Traffic Impact Study completed by Kimley Horn dated October 2019.



Table 1 – Parker and Pine Traffic Generation

Land Use	Quantity	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Total Trips								
Mid-Rise Multifamily Residential (ITE 221)	175 Units	952	15	44	59	46	30	76
Day Care Center (ITE 565)	13,000 SF	620	74	69	143	68	77	145
Shopping Center (ITE 820)	17,000 SF	642	10	6	16	31	34	65
Fast Food Restaurant w/ D.T. (ITE 934)	6,000 SF	2,826	123	118	241	102	94	196
Gas Station w/ Convenience (ITE 945)	16 Positions	3,286	102	98	200	114	110	224
Automated Car Wash (ITE 948)	6,900 SF	970	49	49	98	49	49	98
Total	-	9,296	373	384	757	410	394	804
Total Trips After Internal Capture (ITE Methodology)								
Mid-Rise Multifamily Residential (ITE 221)	175 Units	576	14	35	49	18	11	29
Day Care Center (ITE 565)	13,000 SF	530	69	60	129	55	62	117
Shopping Center (ITE 820)	17,000 SF	548	9	5	14	24	28	52
Fast Food Restaurant w/ D.T. (ITE 934)	6,000 SF	1,908	85	100	185	66	48	114
Gas Station w/ Convenience (ITE 945)	16 Positions	2,804	95	85	180	91	90	181
Automated Car Wash (ITE 948)	6,900 SF	828	45	43	88	39	40	79
Total	-	7,194	317	328	645	293	279	572
Non Pass-By Trips								
Mid-Rise Multifamily Residential (ITE 221)	175 Units	288	14	35	49	18	11	29
Day Care Center (ITE 565)	13,000 SF	212	69	60	129	55	62	117
Shopping Center (ITE 820)	17,000 SF	368	9	5	14	16	18	34
Fast Food Restaurant w/ D.T. (ITE 934)	6,000 SF	1,338	43	51	94	33	24	57
Gas Station w/ Convenience (ITE 945)	16 Positions	1,794	36	32	68	40	40	80
Automated Car Wash (ITE 948)	6,900 SF	720	45	43	88	39	40	79
Total	-	4,720	216	226	442	201	195	396
Pass-By Trips								
Shopping Center (ITE 820)	17,000 SF	180	0	0	0	8	10	18
Fast Food Restaurant w/ D.T. (ITE 934)	6,000 SF	570	42	49	91	33	24	57
Gas Station w/ Convenience (ITE 945)	16 Positions	1,010	59	53	112	51	50	101
Total	-	2,474	101	102	203	92	84	176

Kimley-Horn and Associates, Inc.
 096502001 – Parker and Pine

Sincerely,
GALLOWAY



Jim Erwin-Svoboda, PE
 Civil Engineering Project Manager
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