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July 9, 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 April 2020.

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 April 2020.



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)	3,000 SF	1,414	62	59	121	51	47	98
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	1,414	62	59	121	51	47	98
Gas Station w/ Convenience (ITE 945)	16 Positions	3,286	102	98	200	114	110	224
Automated Car Wash (ITE 948)	5,400 SF	760	38	38	76	38	38	76
Total	-	9,088	363	373	736	369	383	782
Total Trips After Internal Capture (ITE Methodology)								
Mid-Rise Multifamily Residential (ITE 221)	175 Units	857	14	40	53	41	27	68
Day Care Center (ITE 565)	13,000 SF	558	67	62	129	61	69	131
Shopping Center (ITE 820)	17,000 SF	642	10	6	16	31	34	65
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	1,273	56	53	109	46	42	88
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	1,273	56	53	109	46	42	88
Gas Station w/ Convenience (ITE 945)	16 Positions	2,957	92	88	180	103	99	202
Automated Car Wash (ITE 948)	5,400 SF	684	34	34	68	34	34	68
Total	-	8,244	329	336	664	362	347	710
Non Pass-By Trips								
Mid-Rise Multifamily Residential (ITE 221)	175 Units	857	14	40	53	41	27	68
Day Care Center (ITE 565)	13,000 SF	558	67	62	129	61	69	131
Shopping Center (ITE 820)	17,000 SF	546	9	5	14	26	29	55
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	1,082	48	45	93	39	36	75
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	1,082	48	45	93	39	36	75
Gas Station w/ Convenience (ITE 945)	16 Positions	2,513	78	75	153	88	84	172
Automated Car Wash (ITE 948)	5,400 SF	684	34	34	68	34	34	68
Total	-	7,322	298	306	603	328	315	644
Pass-By Trips								
Shopping Center (ITE 820)	17,000 SF	96	0	0	0	5	5	10
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	191	8	8	16	7	6	13
Fast Food Restaurant w/ D.T. (ITE 934)	3,000 SF	191	8	8	16	7	6	13
Gas Station w/ Convenience (ITE 945)	16 Positions	444	14	13	27	15	15	30
Total	-	922	30	29	59	34	32	66

Note: ITE does not provide AM trip generation information for Automated Car Wash (ITE 948) although car washes are open in the morning. Therefore, the PM trip generation was duplicated for the AM trip generation.

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

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Sincerely,
GALLOWAY

Zachary Stone, PE
Civil Project Engineer
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