

08/15/2022

Town of Parker  
 20120 E. Mainstreet  
 Parker, CO 80138

**RE: Andy’s Frozen Custard – Lincoln Professional Park, Lot 3, Traffic Conformance Letter**

To Whom It May Concern,

The purpose of this letter is to show that the proposed development of the Andy’s Frozen Custard on Lot 3 of Lincoln Professional Park conforms to the requirements of the “*Traffic Impact Report for Lincoln & Dransfeldt*” prepared by Harris Kocher Smith. dated March 18, 2021.

Based on the “*Traffic Impact Report for Lincoln & Dransfeldt*”, Lot 3 adheres to the one of three drive thru restaurants being developed on the site. See below for Trip Generation Table 1.

**TABLE 1**

Trip Generation									
Land Use	Intensity	ITE Code	Daily (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
				Total	In	Out	Total	In	Out
<del>Super Convenience Market/Gas Station With 12 Pumps</del>	<del>5.64 TSF</del>	<del>960</del>	<del>4731</del>	<del>469</del>	<del>235</del>	<del>234</del>	<del>391</del>	<del>196</del>	<del>195</del>
Fast-Food Restaurant W/ Drive-Thru Window	2.05 TSF	934	965	82	41	41	67	34	33
<del>Fast-Food Restaurant W/ Drive-Thru Window</del>	<del>3.75 TSF</del>	<del>934</del>	<del>1706</del>	<del>151</del>	<del>77</del>	<del>74</del>	<del>123</del>	<del>63</del>	<del>60</del>
Fast-Food Restaurant W/ Drive-Thru Window	2 TSF	934	942	80	40	40	65	33	32
Automated Car Wash	1 Wash Tunnel	948	-	-	-	-	78	39	39
Quick Lubrication Vehicle Shop	1.6 TSF	941	111	9	7	2	14	5	9
<b>Grand Total</b>			<b>8,505</b>	<b>791</b>	<b>400</b>	<b>391</b>	<b>738</b>	<b>370</b>	<b>368</b>

No changes are being made to deviate from the original Traffic Impact report, thus the site generally conforms with the “*Traffic Impact Report for Lincoln & Dransfeldt*” prepared by Harris Kocher Smith.

Sincerely,  
**GALLOWAY**

Matthew Pepin  
 Civil Project Engineer



03/07/2023

