

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
Super Convenience Market/Gas Station With 12 Pumps	5.64 TSF	960	4731	469	235	234	291	196	195
Fast-Food Restaurant W/ Drive-Thru Window	2.05 TSF	934	965	82	41	41	67	34	33
Fast-Food Restaurant w/ Drive-Thru Window	3.75 TSF	934	1766	151	77	74	123	63	60
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
Grand Total			8,505	791	400	391	738	370	368

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

