



01/13/2023

Town of Parker  
 20120 E. Mainstreet  
 Parker, CO 80138

**RE: Land of Sushi – Crown Point Filing #1, Lot 4E, Traffic Conformance Letter**

To Whom It May Concern,

The purpose of this letter is to show that the proposed development of the Land of Sushi on Lot 4E of Crown Point Filing #1 conforms to the requirements of the “*Crown Point Development – Block 6 Addendum to Traffic Impact Study*” by Felsburg Holt & Ullevig, May 10, 2004.

Based on the “*Crown Point Development – Block 6 Addendum to Traffic Impact Study*”, Lot 4E adheres closest to the High Turnover Restaurant in accordance to the two buildings being developed on the site. See below for Trip Generation Table 1.

ITE Code	Land Use Description	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
820	Retail	396,000	16,610	225	130	355	750	805	1,555
934	Fast Food Restaurant	6,000	2,980	160	160	320	110	100	210
931	Quality Restaurant	4,500	400	5	0	5	25	10	35
932	High Turnover Restaurant	5,500	700	35	30	65	35	25	60
912	Bank	3,000	740	20	15	35	70	65	135
945	Gas Station w/Conv. Market (12 Pumps)	10,000	1,950	60	60	120	80	80	160
<b>Total</b>		<b>425,000</b>	<b>23,380</b>	<b>505</b>	<b>395</b>	<b>900</b>	<b>1,070</b>	<b>1,085</b>	<b>2,155</b>

No changes are being made to deviate from the original Traffic Impact report, thus the site generally conforms with the “*Crown Point Development – Block 6 Addendum to Traffic Impact Study*”, prepared by Felsburg Holt & Ullevig.

Sincerely,  
**GALLOWAY**

Matthew Pepin  
 Civil Project Engineer

