



Building a Better World
for All of Us®

June 25, 2021

RE: New Horizon Academy
Douglas 234 Filing 1 Lot 1 Daycare Site
SEH No. NHOAC 156217 14.00

Krista Flynt
Planner 1
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

Dear Krista:

New Horizon Academy proposes to construct an approximately 13,000 SF day care center within lot 1 of the Chambers and Hess Development at the intersection of South Red Sky Drive and Sliceroo Drive. The Chambers and Hess Development is a master planned development that is being overseen by the Republic Investment Group.

The Chambers and Hess Development had a Traffic Impact Study prepared for it by Rick Engineering Company dated January 23, 2020 and updated September 14, 2020. In this traffic impact study the land use analyzed for this lot was a 13,000 SF Day Care Center. As this is the same land use and building size that is proposed for this site it is our opinion that this site development complies with the master development and no further traffic analysis is needed.

Sincerely,

Tim Nuetzel
Senior Professional Engineer
(Lic. CO)



AMP