



January 30, 2019

Town of Parker
Community Development Department
20120 East Mainstreet
Parker, CO 80138

SUBJECT: CHAMBERS & HESS – SKETCH PLAN/PRELIMINARY PLAN PROJECT NARRATIVE (D01173)

To whom it may concern:

Rick Engineering Company (RICK) is pleased to submit the attached Sketch Plan & Preliminary Plan application for the Chambers & Hess development on behalf of Republic Investment Group (the Applicant). The subject site is referred to as the Chambers & Hess property and is approximately 13.803 acres in area. The site is bordered to the north by S. Red Sky Drive, to the east by the existing Douglas 234 development, to the west by S. Chambers Road and to the south by Hess Road.

This Sketch Plan & Preliminary Plan application is for development and subdivision of the site for eleven (11) for-sale lots for future retail/other commercial/medical office/business office/other use. This application proposes the infrastructure development and lot subdivision for the property. Future individual lot owners will be responsible for site specific applications for building construction and lot development. This application is prepared in accordance with existing Douglas 234 Planned Development Guidelines, including but not limited to compliance with requirements for building heights and setbacks.

The Chambers & Hess development will construct a district maintained internal drive to provide public access to the site. The project proposes two primary entrances, one from S. Red Sky Drive and one from E. Hess Road. The project will provide pedestrian walkways along the internal drives. The project will construct public utility infrastructure including storm drains, sanitary sewer, and water distribution systems and services to each lot for future development.

Included with this cover letter are the following documents:

- Application Form
- Title Commitment/Policy
- Notarized Letter of Authorization
- Disclosure Letter
- Vicinity Map
- Legal Description
- Sketch Plan / Preliminary Plan
- Construction Drawings
- Water & Sewer Construction Drawings
- Soils Report



If you have any questions regarding the documents provided with this application, please contact us at 303-537-8020.

Sincerely,

RICK ENGINEERING COMPANY

Troy Bales, P.E.
Associate