



August 31, 2016

Project: #1607 DEI Shop/Office  
3355 County Road 27, Fort Lupton, CO  
**Site Plan Review Narrative**

To Whom It May Concern:

Included with this submittal are Drawings and Documents as itemized in the City of Fort Lupton Site Plan Process Form WKBK001. The Site Plan Review will include two parcels as noted below. Parcels are intended to remain separate. Descriptions of proposed development items is as follows:

**3355 County Road 27 Parcel No. 147118401002**

*Item 6.m*

This project consists of a proposed storage yard, maintenance shop and commercial office for Dave's Earthworks, Inc., currently based out of Brighton, CO. The Owner anticipates having ten (10) employees occupy the office (East) side of the building on a full-time basis during regular business hours (Monday-Friday, 8am-5pm). In addition, there may be up to (20) construction and maintenance staff that will make trips to the office, storage yard and maintenance shop on a brief (1-2 hours), but regular basis of two (2) visits per week. Construction and maintenance staff will routinely work at off-site project locations. It is anticipated that few, if any, office or maintenance staff will be on-site beyond the Monday thru Friday work week. Maintenance activities will be contained with the shop (West) side of the building and will consist of light vehicle repair and construction equipment servicing. The storage yard at the West half of the site away from the street will be where construction equipment and company-owned vehicles are parked, some on trailers. Office employees will park immediately adjacent to the East side of the building in an asphalt paved parking area. An existing structure along the South property line will be maintained for storage, with no modifications planned for the structure. A trash enclosure and monument sign will be as indicated on the Construction Documents.

*Item 6.o*

Construction of the shop and office (one building) will occur in a single/first phase to include all grading and drainage improvements, street access, paved parking areas, landscaping, exterior lighting, and other site development indicated on the attached Construction Documents.

**North Parcel No. 147118401003**

*Item 6.m*

This parcel will be used for a future landscaping materials business. The small building and scale indicated on the Site Plan will be constructed in a future phase, date unknown

*Item 6.o*

Work proposed for this project phase consists of a leach field to serve both parcels, landscaping, and storm drain. The site will be graded as shown for drainage to a shared detention pond at the Southwest corner of the parcel to the South.

Kelly C. Deitman, AIA, LEED AP, NCARB  
Halcyon Design LLC  
PO Box 30  
Frederick, CO 80530  
303.906.2617 (cell)  
[Kelly@halcyonarch.com](mailto:Kelly@halcyonarch.com)