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Inc LLC

June 25, 2021

Town of Keenesburg
91 W Broadway Avenue
Keenesburg, CO 80643

RE: HIGH PLAINS BANK SITE PLAN REVIEW NARRATIVE

Town of Keenesburg:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize the “HIGH PLAINS BANK - Keenesburg” project.

The property is Lot 2 of Market Street Business Park, located between Interstate 76 and WCR 18 and west of Market Street in the Town of Keenesburg, CO.

BACKGROUND AND PURPOSE

High Plains Bank is a Colorado Corporation family-run, employee-owned with more than 100 years of history serving the communities of Flagler, Bennett, Wiggins, Keenesburg, and Longmont.

The applicant proposes to build a 2,997 sq. ft. building, 10 parking stalls for customers and employees with one Handicap stall, looped access and two drive through lanes, ADA site pedestrian access to the Internal Road of the subdivision and Market Street to the east, and landscaping meeting Town criteria. See Figure 1 below.

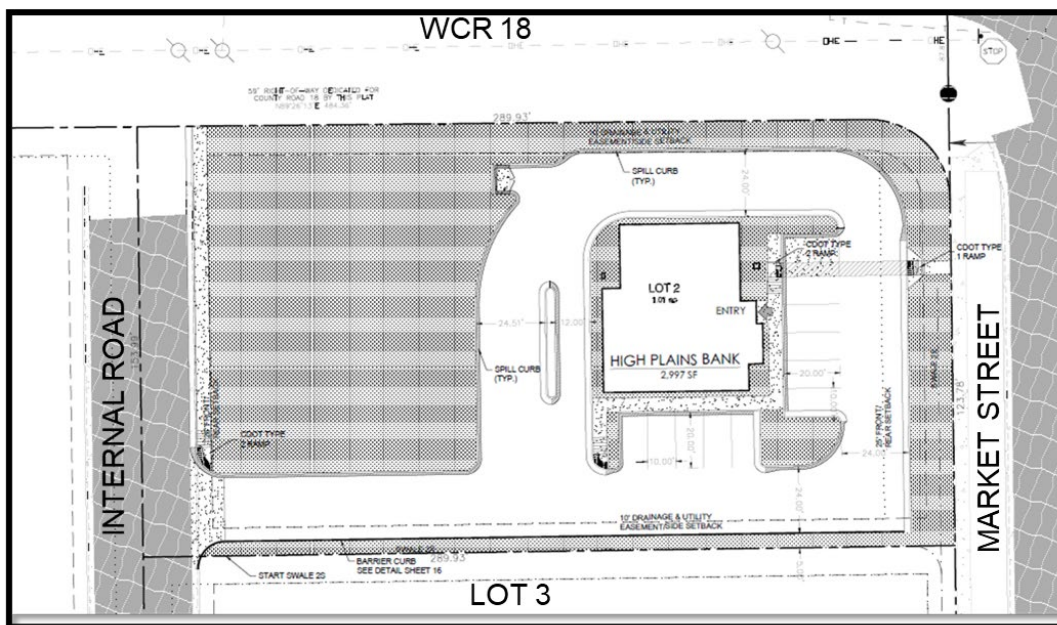


Fig 1.

ADJACENT USES

The property is currently a part of the newly completed 5 lot Highway Commercial (CH) zoned subdivision Market Street Business Park).

Immediately west is the subdivision “Internal Road”, west of said Internal Road is pad ready Lot 1, south is pad ready Lot 3, east is Market Street, east of Market Street are additional CH zoned properties, north lies WCR 18, and north of WCR 18 is an existing farm (Weld County Ag zoning).

Figure 2 below from the Town of Keenesburg Zoning Map shows the area existing adjacent zones.

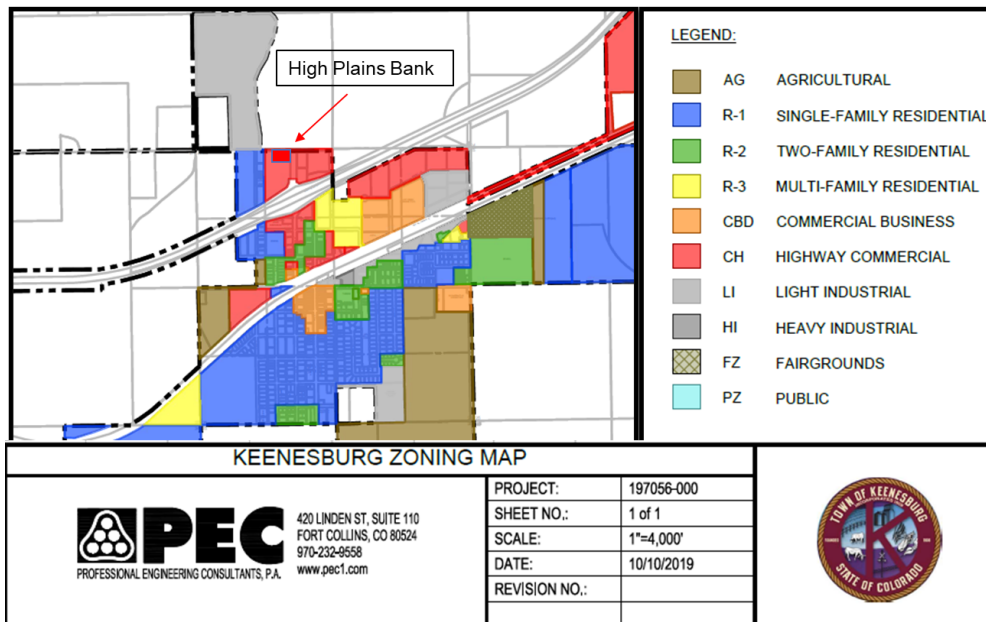


Fig. 2.

OPERATION HOURS, EMPLOYEES AND CUSTOMERS

The Bank plan is to operate as follows:

- One shift, from 8:30 AM to 4:30 PM
- Seven (7) employees are anticipated
- 50 estimated drive through customers anticipated each weekday
- Lobby traffic of 40 customers anticipated each weekday.

NOISE STATEMENT

No abnormal noises are expected. The only expected noise on site would be from the public - vehicles coming in and out of the bank property.

ACCESS LAYOUT

The project is proposing the main access from the paved Internal Road of Market Street Business Park. Said Internal Road connects to newly constructed Veterans Drive which is directly connected to Cedar Street west and Market Street east. Interstate 76 lies only a few hundred feet south of the Market Street and Veterans Drive intersection.

PARKING LOT TABLE

PARKING DATA TABLE		
DESCRIPTION	REQUIRED(2997 sqft Building)	PROPOSED
RETAIL/OFFICE (1/300 SQ.FT.)	10	10
HANDICAP PARKING (1/25 SPACES)	1	1
TOTAL REQUIRED PARKING STALLS	11	11

WATER, SEWER, ELECTRICITY, NATURAL GAS, & DRAINAGE

Town potable water main is looped around the west, north, and east sides of the property. A 2” domestic tap is currently stubbed into the lot. The Building Design and MEP Engineer will provide the appropriate fixture counts to determine the final meter sizing.

Town sanitary sewer exists in Internal Road to the west and a 6” service line is currently stubbed into the lot.

United Power electricity is immediately adjacent and available.

Although easements were dedicated for a natural gas utility – none currently exists in this part of Keenesburg.

Market Street Business Park has its own stormwater detention system. This site has been designed to convey developed runoff to the existing subdivision storm system. Please see the separate Drainage Narrative for subdivision stormwater compliance.

MINERAL RIGHTS & ON-SITE GAS/OIL FACILITIES

The Zeren mineral rights report is attached. There are No Owners/ Lessees identified and there are no existing on site gas or oil facilities.

CLOSING

The Applicant is excited to bring this project to the Town of Keenesburg!

The desired schedule is to achieve approvals and begin Construction within 60 days after receiving said approvals before fall of 2021.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,



Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Site Plan Review Checklist:

1. Complete Land Use Application
2. Fees and Cost Agreement
3. Detailed Written description of the proposal
4. Proof of ownership
5. Mineral owners of minerals and oil and gas leases Report
6. Traffic Study
7. Soils Report
8. Site Plan
9. Word format document with the legal description