

Site Plan Application Letter of Intent Centretech Inventory Parking Lot

Please include the operations plan in this letter.

Kimley-Horn and Associates, Inc. is pleased to be submitting this Pre-Application Request on behalf of Asbury Automotive Group (the "Site Developer").

Operations plans have been included as part of this submission.

GENERAL PROJECT INFORMATION

The Project Site consists of approximately 6.46+/- acres of vacant land. The Site is zoned as I-1, Subarea B. The proposed use for a parking lot is a permitted use and no rezoning is anticipated. The proposed development will include curb, gutter and asphalt for a new inventory storage lot for a nearby vehicle dealership. Site landscaping will be included as part of the development.

Please revise this letter to note that the use for the proposed parking lot is considered outdoor storage.

SITE IMPROVEMENTS

The current site is made up of a single lot and in total is approximately 5.57 acres of vacant land. It is important to note, a lot line adjustment is currently being processed which will add to the subject property for a total of about 6.46 acres (estimated). The proposed development will include the addition of pavement, curb & gutter, storm sewer, on-site stormwater treatment and landscaping to provide an inventory parking lot for a nearby car dealership.

Please revise this sentence to reflect the current status of the re-plat (i.e. lot line adjustment)

Vehicle Circulation

Access to the site will be via a new proposed right-in/right-out access point from Centretech Parkway. The access will be located a minimum of 200ft from the section line of North Airport Blvd.

Sentence has been revised.

Site Structures

One movable structure with no facilities is proposed on site. This structure will serve as the secure location for the vehicle keys to be stored in. The location of the structure has been shown on the plans and a detail has been included for reference.

This statement has been revised.

A fence will be proposed round the perimeter of the site for security and screening. The fence height and materials will be determined by the City and will be consistent with surrounding sites and compliant with City standards.

Sanitary Sewer & Water

No facilities requiring water or sanitary sewer service are proposed on-site other than irrigation for site landscaping.

Per coordination with the City and Fire Department, it is understood the site is required to have hydrants, thus a new water main through the site is proposed to provide hydrant service to the site. A fire access easement and water easement has been provided.

Stormwater

Runoff developed from the site will sheet flow or be conveyed via storm sewer southwest corner of the site where it will be released to the existing storm sewer network within Centretech Parkway. The onsite pond will provide water quality, EURV and 100-year detention treatment and attenuation for the site.

There is an existing pond adjacent to the southwest corner of the site that has not been designed for a portion of the stormwater treatment for runoff from this site. The existing pond is anticipated to remain in place and undisturbed and will not be used for site runoff treatment.

Site Lighting

Site lighting has been provided to illuminate the parking lot as appropriate per the City and Ownership standards. Security cameras will also be provided around the site, however, are not details as part of this application.

Dry Utilities

It is anticipated existing equipment will be sufficient to provide electric to the site for the site lighting and security. The appropriate



utility service providers will be contacted for design of necessary service extensions to serve the site.

Plat/Easements

No modifications to existing easements or lot lines are proposed with this application. New easements for the fire access and drainage will be dedicated. It is anticipated these easements will be dedicated via separate document.

Landscaping

Landscaping and irrigation have been proposed along the property boundary and throughout the Project meeting the County and District minimum requirements as outlined in the Land Development Code and District regulations.

Signage

Signage for the Project is not anticipated at this time. If added in the future, signage will be provided per the City Code and will be coordinated with the City.

Public Improvements

As part of this project a new detached sidewalk along Airport will be provided. Per coordination with the city, the existing sidewalk along Centretech parkway is 5-feet wide and will remain in place to protect the many existing mature trees along the right-of-way.

We hope this Letter of Intent assists in your review of our Site Plan Application. We are excited to work with the City.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2327 or shelby.madrid@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Shelby Madrid".

Shelby Madrid, PE,