



Site Plan Application Letter of Intent Centretech Inventory Parking Lot

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

GENERAL PROJECT INFORMATION

The Project Site consists of approximately 7.6+/- acres of vacant land. The Site is zoned as I-1, Subarea B. The project is proposing an inventory parking lot which the use is considered outdoor storage and permitted in the I-1 zone district. The proposed development will include a new inventory parking lot with 926 parking spaces to store vehicles associated with a nearby vehicle dealership. The proposed development will include curb, gutter, asphalt, and site landscaping as part of the project.

SITE IMPROVEMENTS

The current site is made up of a single lot and in total is approximately 7.6 acres of vacant land. The proposed development will include the addition of pavement, curb & gutter, storm sewer, on-site stormwater treatment and landscaping to provide 926 parking stalls for inventory parking serving a nearby car dealership.

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. In the event of an emergency, if the access along Centretech Parkway is blocked, an "Emergency Only" access is provided off Airport Blvd. near the northeast corner of the site.

Operations Plan

The Site will function as the vehicle inventory storage parking lot for the nearby Stevinson Toyota East dealership located at the intersection of Havana Street and Virginia Street. The hours of operation for the dealership are Monday-Saturday from 9:00 AM – 8:00 PM, during which times employees from the dealership may be accessing the inventory lot. Due to the nature of a vehicle inventory parking lot, the number of employee visits to the site is variable, based on consumer requests. This Site is not open to the public and will only be accessible by dealership employees. The site is not a staffed operational facility and does not require building occupancy considerations. No employees will be stationed on site full-time. The key kiosk is for key storage and security purposes only, no workstations or employee accommodations will be present. To ensure security and limited access to the site, fencing is proposed around the entire perimeter with gated access at the main entrance and emergency gates access along the east side of the site (both with Knox boxes for emergency access).

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.

A fence will be proposed round the perimeter of the site for security and screening. The fence height and materials will be consistent with the 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

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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-foot 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.



Shelby Madrid, PE,