

Electronic Storage

Letter of Intent

September 2020

Owners/Developers: D. Stefano-Building & Restoration, Inc.
520 West 21st Street, G-2 #710
Norfolk, VA 23517

Planner: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Engineer: Terra Nova Engineering, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
(719) 635-6422

Tax ID Numbers: 5332002019

SITE LOCATION: Electronic Storage is located at 7765 +/- Electronic Drive, on the west half of the parcel, on the south side of Electronic Drive and to the west of the intersection with Marksheffel Road

INTRODUCTION: This proposal is to construct a mini storage facility on the west half of the parcel. The parcel is currently being platted as part of a separate submittal and the sale of the western half (2.25 acres) is pending. The existing half of the parcel to be developed is currently vacant.

PROPOSAL: The applications covered by this Letter of Intent include the development of 2.25 acres as a mini storage facility.

THE PLAN: The lot will be developed as a mini storage facility with a single building (19,392 sq ft footprint, 74,698 sq ft total floor space). The proposed building will be four stories, with vehicle access to the bottom two stories. A storm water detention pond is proposed in the southeast corner of the lot. Water services will be provided from the existing main in Electronic Drive

(Cherokee Metro District). Sewer disposal will be by an onsite septic system. There is an existing electric line/pole on the site (MVEA). Gas services are not proposed.

The site is adjacent to and accessed from Electronic Drive.

WAIVERS REQUESTS:

None.

DRAINAGE: An Extended Detention Basin has been proposed to provide full spectrum detention for the site. The detention basin drains into a storm sewer that connects to the existing public storm sewer system offsite.

GEOLOGY AND SOILS: A Soil, Geology, and Geologic Hazard Evaluation has been prepared for the site. This report identified minor constraints (loose and expansive soils) on development and construction, that can be mitigated. A Subsurface Soil Investigation has been prepared for the site. This report found some common geologic hazards at the site and made recommendations on how to mitigate them. It was also determined that an engineered onsite wastewater treatment system will be required due to the low infiltration rate of the soils encountered onsite.

TRAFFIC: No traffic study has been performed for this development as the County did not require one. Based on generalized trip generation rate lookup tables, the proposed mini storage facility will generate 68 trips per day (this number is likely much higher than the actual trips will be). There are no road intersections included in this development. The addition of a mini storage facility would not change the type of traffic currently seen on Electronic Drive (already has passenger and industrial traffic). This development doesn't change the existing line of sights along Electronic Drive. No history of safety or accident problems are known on Electronic Drive. The site does not access to a State Highway. This development is not expected to generate any pedestrian or bicycle traffic. Based on the above, a traffic study is not required for this development.

Please revise the statement to indicate that per ECM criteria a TIS is not required.

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