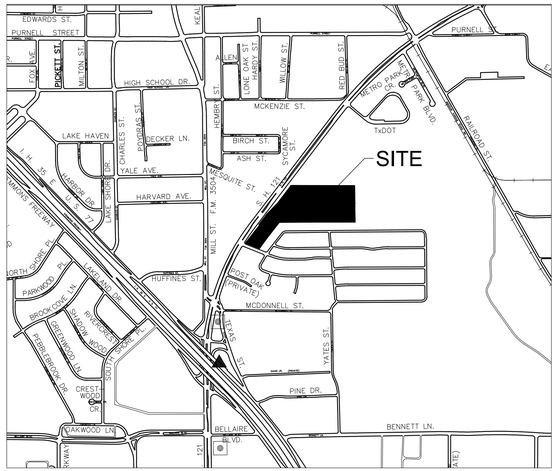
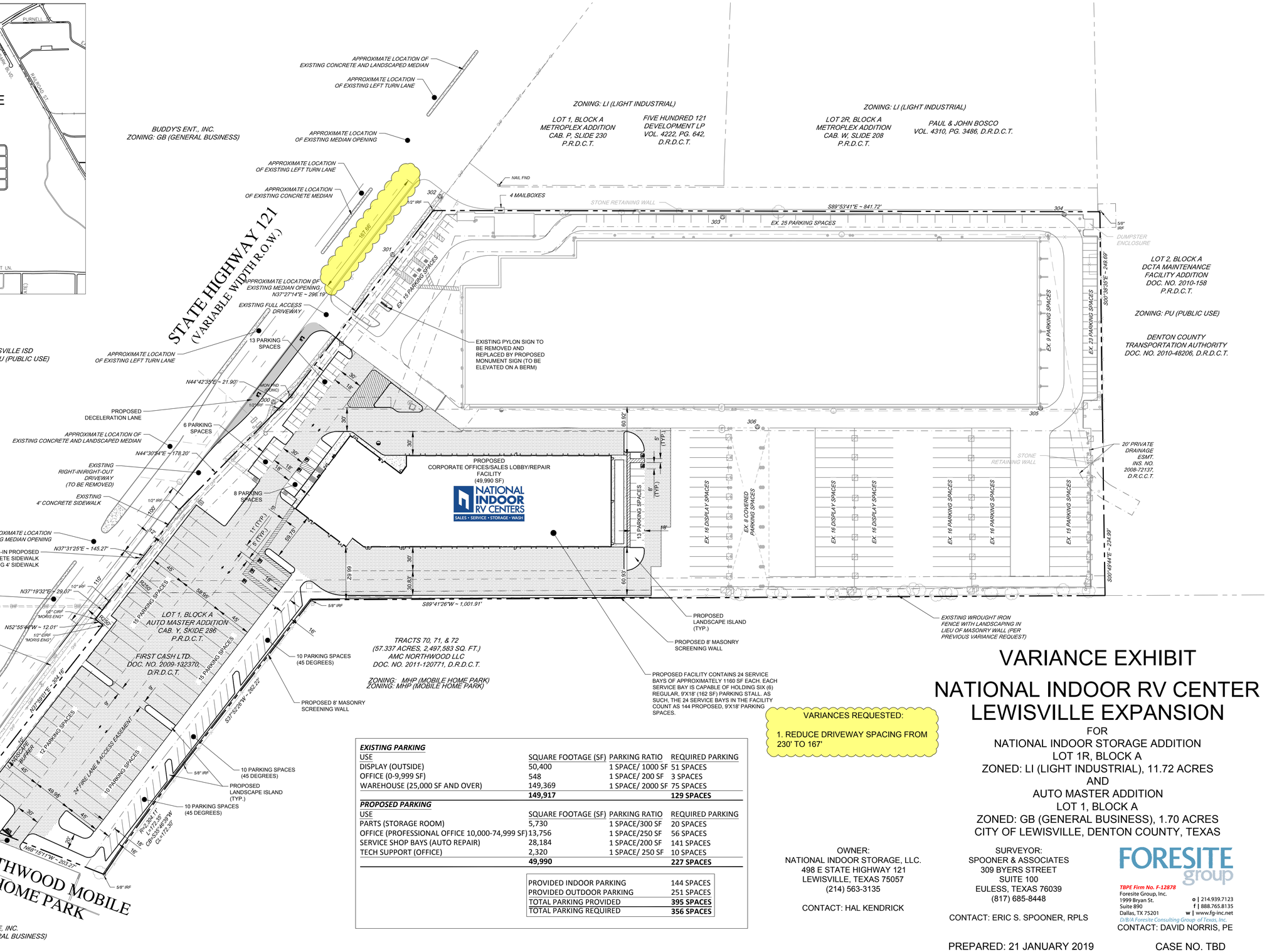


VICINITY MAP
SCALE: 1" = 1000'



EXISTING PARKING			
USE	SQUARE FOOTAGE (SF)	PARKING RATIO	REQUIRED PARKING
DISPLAY (OUTSIDE)	50,400	1 SPACE/ 1000 SF	51 SPACES
OFFICE (0-9,999 SF)	548	1 SPACE/ 200 SF	3 SPACES
WAREHOUSE (25,000 SF AND OVER)	149,369	1 SPACE/ 2000 SF	75 SPACES
	149,917		**129 SPACES**
PROPOSED PARKING			
USE	SQUARE FOOTAGE (SF)	PARKING RATIO	REQUIRED PARKING
PARTS (STORAGE ROOM)	5,730	1 SPACE/300 SF	20 SPACES
OFFICE (PROFESSIONAL OFFICE 10,000-74,999 SF)	13,756	1 SPACE/250 SF	56 SPACES
SERVICE SHOP BAYS (AUTO REPAIR)	28,184	1 SPACE/200 SF	141 SPACES
TECH SUPPORT (OFFICE)	2,320	1 SPACE/ 250 SF	10 SPACES
	49,990		**227 SPACES**

PROVIDED INDOOR PARKING	144 SPACES
PROVIDED OUTDOOR PARKING	251 SPACES
TOTAL PARKING PROVIDED	**395 SPACES**
TOTAL PARKING REQUIRED	**356 SPACES**

VARIANCES REQUESTED:

1. REDUCE DRIVEWAY SPACING FROM 230' TO 167'

VARIANCE EXHIBIT

NATIONAL INDOOR RV CENTER LEWISVILLE EXPANSION

FOR
NATIONAL INDOOR STORAGE ADDITION
LOT 1R, BLOCK A
ZONED: LI (LIGHT INDUSTRIAL), 11.72 ACRES
AND
AUTO MASTER ADDITION
LOT 1, BLOCK A
ZONED: GB (GENERAL BUSINESS), 1.70 ACRES
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER:
NATIONAL INDOOR STORAGE, LLC.
498 E STATE HIGHWAY 121
LEWISVILLE, TEXAS 75057
(214) 563-3135

CONTACT: HAL KENDRICK

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET
SUITE 100
EULESS, TEXAS 76039
(817) 685-8448

CONTACT: ERIC S. SPOONER, RPLS

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D/B/A Foresite Consulting Group of Texas, Inc.
CONTACT: DAVID NORRIS, PE

PREPARED: 21 JANUARY 2019

CASE NO. TBD