To: Brent Tignor

Building Inspection Manager

Rebekah Ononye

Code Enforcement Officer

From: Mohamed Bireima, AICP

Development Services

Date: March 19, 2013

Project: Board Volkswagen

300 N. Central Expressway

In accordance with Chapter 21, of the *Richardson Code of Ordinances*, the site plan has been modified as follows:

1. Note the elimination of two (2) parking spaces on the east side of the building to accommodate the installation of a drive-up ramp and new steps with railing. 93 parking spaces are required by code, 98 spaces are provided with this change.

Proper permits must be secured from the Building Inspection Department prior to commencement of construction.

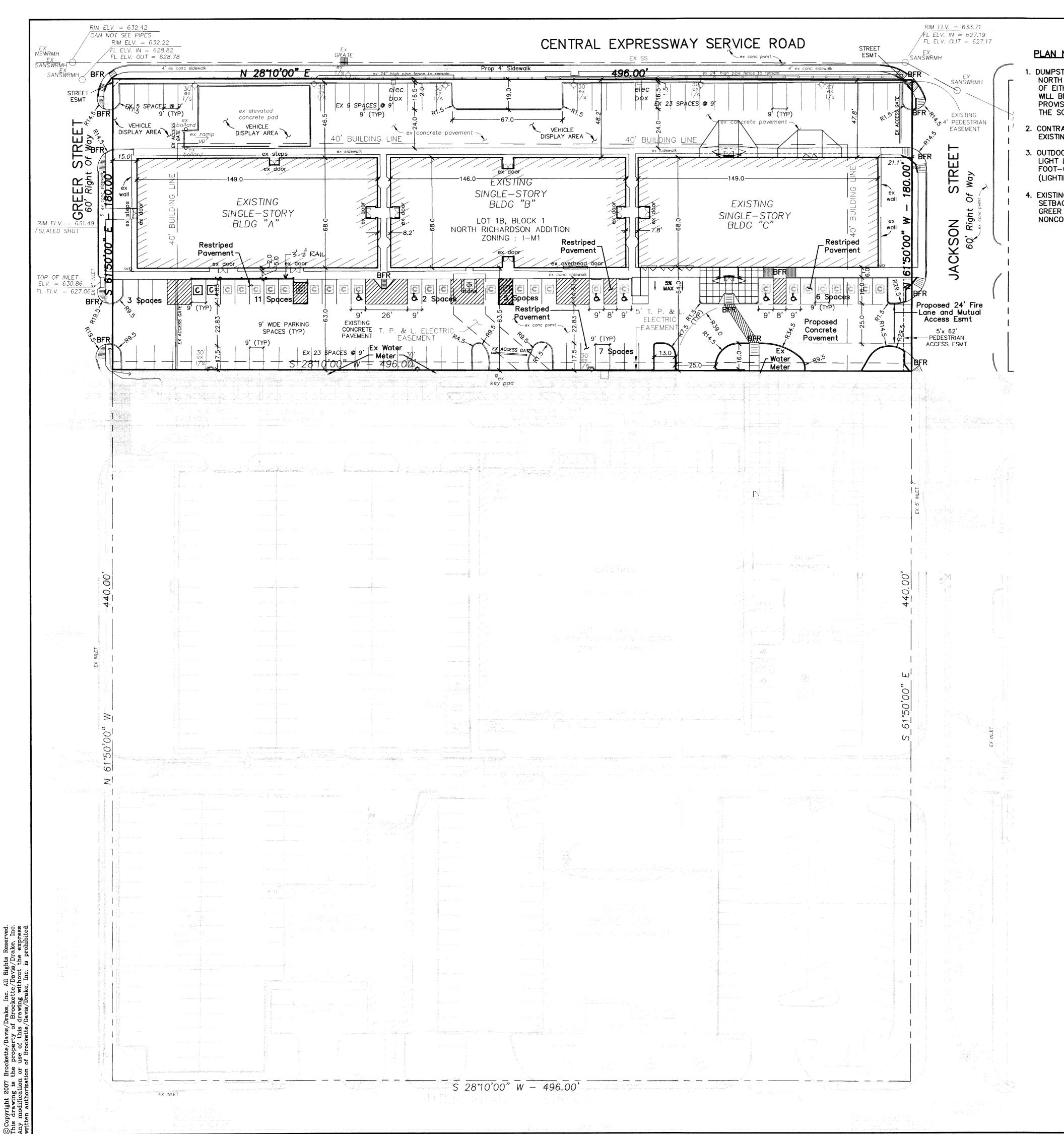
Please void the previously approved site plan, dated 02/14/2008, and replace with the attached revised plan.

Copy:

Owner/Applicant

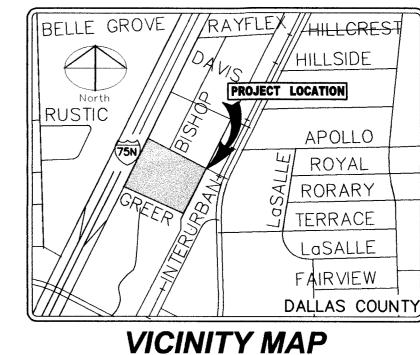
Nancy Harris 300 North Central Expressway Ltd. 6300 International Parkway Plano, TX 75093 nharris@boardwalkag.com

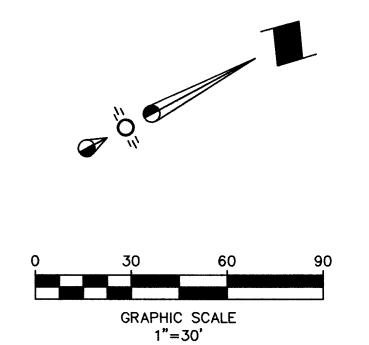
Site Plan File



PLAN NOTES:

- DUMPSTER TO BE SHARED WITH PROPERTY AT 315 NORTH INTERURBAN. SHOULD THE USE OR OWNERSHIP OF EITHER FACILITY CHANGE, EACH PROPERTY OWNER WILL BE RESPONSIBLE FOR MAKING ADEQUATE PROVISIONS FOR REFUSE COLLECTION SERVICE WITH THE SOLID WASTE SERVICES DEPARTMENT.
- 2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- 3. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHT LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS. (LIGHTING DESIGN BY OTHERS)
- 4. EXISTING BUILDINGS "A" AND "C" ENCROACH INTO 40' SETBACK LINES ADJACENT TO JACKSON STREET AND GREER STREET. THESE ARE EXISTING, LEGAL, NONCONFORMING STRUCTURES.





SITE SUMMARY - BOARDWALK VOLKSWAGEN SALES AND ADMINISTRATIVE FACILITIES

LEGAL DESCRIPTION: NORTH RICHARDSON ADDITION, LOT 1B, BLOCK 1 ADDRESS: 300 N. CENTRAL EXPWY.

ZONING: I-M(1) UNDER ORDINANCE 2568-A

SPECIAL CONDITIONS: SPECIAL PERMIT FOR AUTOMOBILE SALES AND DISPLAY.

TOTAL LAND AREA: 180'x496'

=89,280 sqft =2.05 acres

TOTAL BUILDING AREA:

=30,390 sqft

BUILDING A - 10,132 sqft - 1 STORY (MAX 25' HT.) BUILDING B - 10,071 sqft - 1 STORY (MAX 25' HT.) BUILDING C - 10,187 sqft - 1 STORY (MAX 25' HT.)

F.A.R. = 1/2.91 = 0.34

PARKING SPACES:

MOTOR VEHICLE SALES, SHOWROOM AND ADMIN. OFFICES SHALL BE IN ACCORDANCE WITH RETAIL SALES AND SERVICE FACILITIES. BUILDINGS OF 10,000 sqft OR MORE SHALL PROVIDE 30 SPACES PLUS 1 SPACE PER 200 sqft OVER 10,000 sqft. PER ORDINANCE. 30% OF REQUIRED PARKING SHALL BE DESIGNATED AS CUSTOMER PARKING AND SHALL NOT BE USED FOR STORAGE OR DISPLAY OF VEHICLES FOR SALE.

BUILDING A (USED CAR SHOWROOM)= 10,132 sqft

PARKING REQUIRED = 31 SPACES

BUILDING B (ADMINISTRATION)= 10,071 sqft PARKING REQUIRED = 31 SPACES

BUILDING C (NEW CAR SHOWROOM)= 10,187 sqft PARKING REQUIRED = 31 SPACES

CUSTOMER SPACES REQUIRED = 28
CUSTOMER SPACES PROVIDED = 28
TOTAL REQUIRED SPACES = 93
TOTAL SPACES PROVIDED = 98

LANDSCAPE:

LANDSCAPE REQUIRED = 7.0% = 6,250 sqft LANDSCAPE PROVIDED = 8.1% = 7,290 sqft

Note: Contractor to verify location of existing utilities.

LEGEND

REQUIRED 30% CUSTOMER PARKING (28 SPACES)

Administrative Approval Granted Date: 3/19/13 By:

OWNER:

300 North Central, Ltd. 5930 West Plano Parkway Plano, Texas 75093 Contact : Kathy Smith Telephone : (214) 576-1985 Fax: (214) 576-1927

ENGINEER:

Brockette/Davis/Drake, Inc. 4144 North Central Expwy., Suite 1100 Dallas, Texas 75204 Contact: Robert Jebavy, P.E. Telephone: (214) 824—3647 Fax: (214) 824-7064

Administrative Approval Gran Date: 02-14-08 By: MB

BM #1 - ALUMINUM DISC IN THE NORTHWEST CORNER OF THE HOSE RACK AREA CITY OF RICHARDSON FIRE STATION AT INTERSECTION OF MAIN ST. AND GREENVILLE AVENUE.

ELEVATION: 632.33'

SITE PLAN 1 FOR

BOARDWALK VOLKSWAGEN LOT 1B, BLOCK 1 300 N. CENTRAL EXPWY. CITY OF RICHARDSON, TEXAS

> SCALE : 1"=30' DATE: 09/07

BROCKETTE • DAVIS • DRAKE, INC. Consulting engineers Civil & Structural Engineering • Surveying 4144 North Central Expressway, Suite 1100 • Dallas, Texas 75204 (214) 824-3647 • fax (214) 824-7064