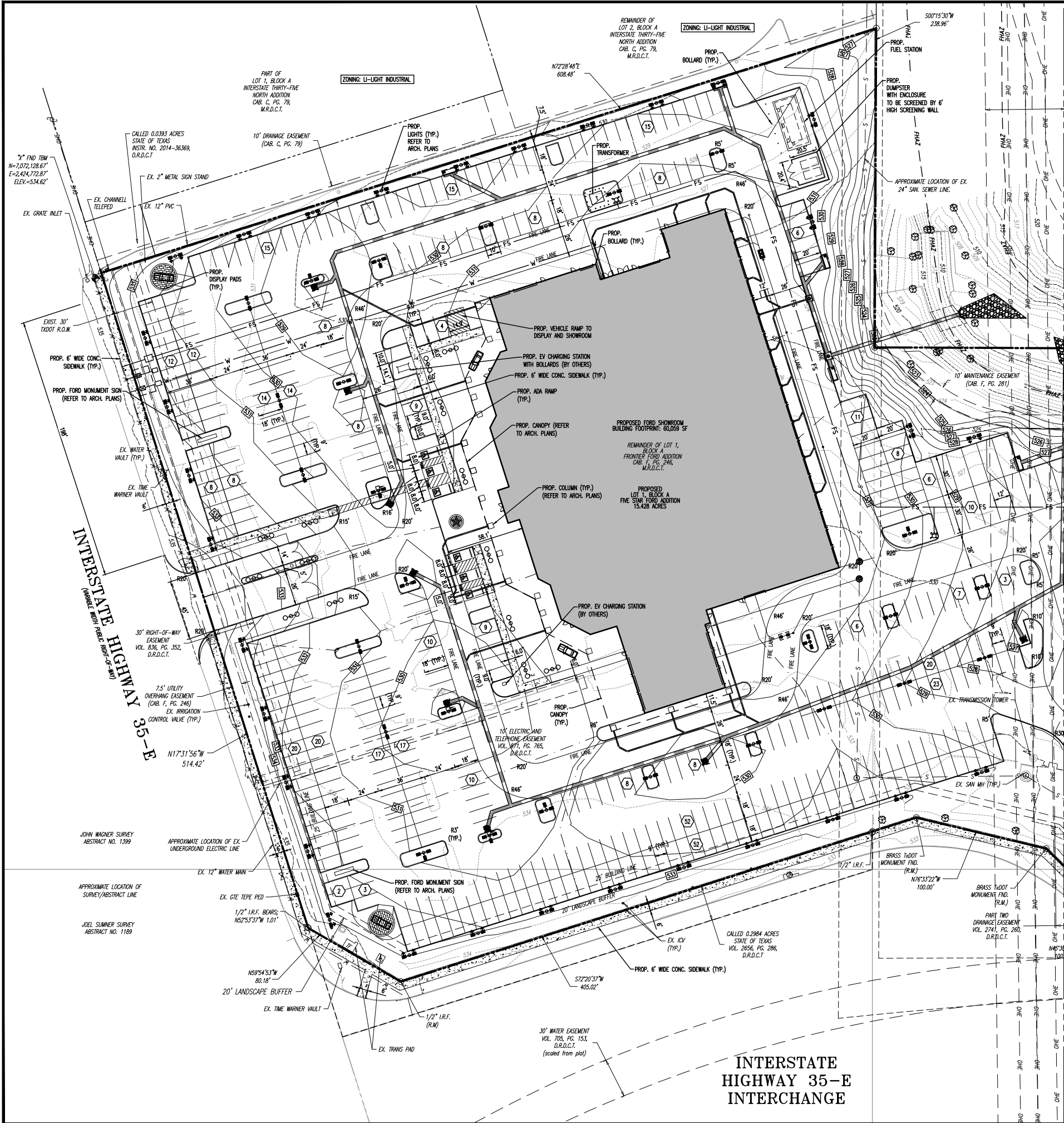


Plotted: 02/27/26 - 4:04 PM, By: jkaplan, Product Ver: 25.0b (LMS Tech), File: P:\BDCPC PROJECTS\1455 Star Pack Automotive Group\1455 Star Pack Preliminary Site Plan Package\0145524044722Z.dwg, -----> 1 PRELIMINARY ZONING PLAN A



ENGINEERS NOTES:
 1. EXISTING UTILITIES ARE APPROXIMATE PER AVAILABLE VILLAGE FORD AS BUILTS AND SURVEY DATA. CONTRACTOR TO FIELD VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SITE DATA SUMMARY TABLE		
GENERAL:	REQUIRED	PROVIDED
TOTAL LOT AREA	15.67 AC	682,585.20 SQFT
- SITE ACREAGE	-	15.67 ACRES
- TOTAL BUILDING AREA	-	103,038 SF
- MAX BUILDING HEIGHT	69 FT (max.)	47 FT
- FLOOR AREA RATIO	-	15%
PARKING:	REQUIRED	PROVIDED
- SERVICE BAYS (1 PER BAY)	82	-
- AUTOMOBILE REPAIR OFFICE SPACE (1:300 SQFT)	28	-
- AUTOMOBILE SALES OFFICE SPACE (1:500 SQFT)	58	-
- CAR WASH (1 PER BAY)	3	-
- TOTAL	171	172
SETBACKS:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	25 FT	25 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	25 FT	25 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	25 FT	25 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
LANDSCAPE BUFFER:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	20 FT	20 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	20 FT	20 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	5 FT	5 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
OPEN SPACE:	REQUIRED	PROVIDED
- PERCENTAGE	5%	4.5%*
- ACREAGE	0.78 AC	0.71 AC
- SQUARE FOOTAGE	34,129.26 SQFT	30,713.95 SQFT

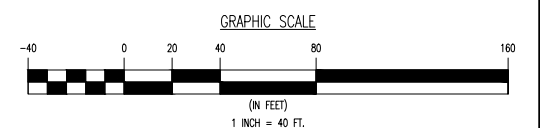
*ALTERNATE STANDARD REQUESTED FOR REDUCED OPEN SPACE REQUIREMENT AND BASE ZONING PARKING REQUIREMENT

SITE LEGEND

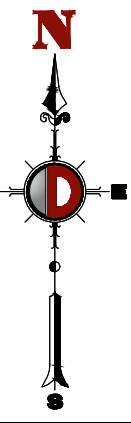
- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- OH --- EXISTING POWER POLE & O.H. ELECTRIC LINES
- PROP. PIPE RAILING
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. IRRIGATION CONTROL VALVE
- EXIST. UTILITY POLE
- EXIST. WATER METER
- EXIST. CATCH BASIN
- EXIST. STORM DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. LIGHT POLE
- EXIST. CLEANOUT
- EXIST. PED POLE
- EXIST. SIGN
- EXIST. BACKFLOW PREVENTOR
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. DRAINAGE MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP. CLEAN OUT
- PROP. END SECTION
- PROP. FIRE HYDRANT
- PROP. WATER METER
- PROP. IRRIGATION METER
- PROP. REMOTE FDC
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. BACKFLOW PREVENTOR

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 TOPOGRAPHIC SURVEY, 15.428 ACRES CITY OF LEWISVILLE, DENTON COUNTY
 NORTH TEXAS SURVEYING, L.L.C.
 1010 WEST UNIVERSITY, MOCKEY, TX. 75069
 SURVEYOR FILE NO: 2024-0140
- APPLICANT:
 DYNAMIC ENGINEERING CONSULTANTS, PC
 CASSANDRA HUGGINS, PE
 714 S. GREENVILLE AVENUE, SUITE 100
 ALLEN, TX 75002
 P: 972-234-2100
 EMAIL: CHUGGINS@DYNAMICCC.COM
- PROJECT OWNER:
 SAM PACK
 PACK PROPERTIES II, LTD
 2070 DIPLOMAT DRIVE
 FARMERS BRANCH, TX 75234
- PARCEL DATA:
 BLOCK A, LOT 1
 TOWNSHIP OF LEWISVILLE
 DENTON COUNTY, TEXAS
 BLOCK B, LOT 5
 TOWNSHIP OF LEWISVILLE
 DENTON COUNTY, TEXAS
- ZONE:
 ZONE LI (LIGHT INDUSTRIAL ZONE) IN US OVERLAY DISTRICT
- EXISTING USE:
 RETAIL AUTO DEALERSHIP
- PROPOSED USE:
 AUTOMOBILE SALES AND LEASING, AND AUTOMOBILE REPAIR
- PARKING:
 A. TOTAL PROVIDED = 805
 B. STANDARD PARKING STALLS (9'X18') = 648
 C. EXTENDED PARKING STALLS (9'X20') = 42
 D. LARGE TRUCK PARKING STALLS (12'X30') = 109
 E. DISPLAY PADS = 6



MATCH LINE
PRELIMINARY ZONING PLAN B
SHEET 2



INTERSTATE HIGHWAY 35-E INTERCHANGE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
 (db) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
 Offices conveniently located throughout the United States:
 New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

Texas Registered Engineering Firm No. F-13650
 714 S. Greenville Avenue - Suite 100
 Allen, TX 75002
 T: 972.234.2100
 www.dynamiccc.com

TITLE: **PRELIMINARY ZONING PLAN A**

PROJECT: **FIVE STAR FORD-LEWISVILLE**
 1144 N. STEAMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 LI-LIGHT INDUSTRIAL/US 35 OVERLAY, 15.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 02/27/2026
 DRAWN BY: BG SCALE: (H) 1"=40' (V) -
 DESIGNED BY: CH SHEET No: 1
 CHECKED BY: - OF 4
 CHECKED BY: -

PRELIMINARY PLAN FOR REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 02/27/2026. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

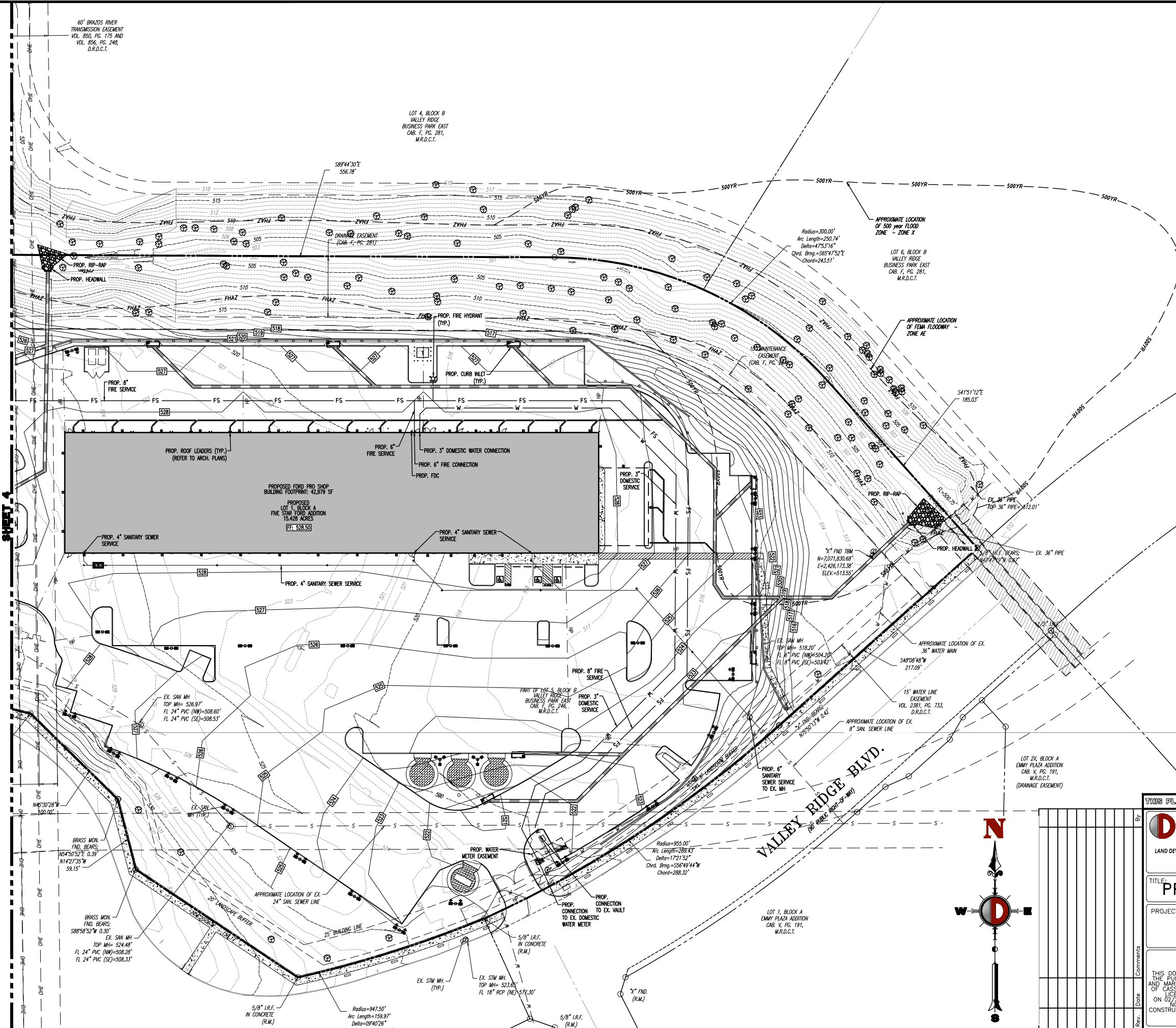
CASSANDRA A. HUGGINS
 PROFESSIONAL ENGINEER
 TEXAS LICENSE No. 148325

PROTECT YOURSELF
 ALL WORK REQUIRES SUPERVISION BY A LICENSED ENGINEER OR ARCHITECT. PERFORMING OR ORDERING ANY WORK WITHOUT SUPERVISION IS A VIOLATION OF THE PROFESSIONAL ENGINEER OR ARCHITECT ACT.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

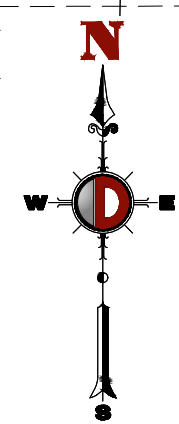
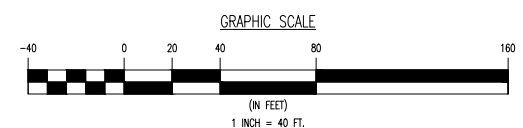
Product Ver: 25.0h (LMS Tech) - 4:15 PM, By: jkaplan, P:\BDCPC PROJECTS\1455 Sam Fock Automotive Group\14-04472 Lewisville\DWG\Preliminary Site Plan Package\0145524044722PG.dwg, --- 4 PRELIMINARY GRADING & UTILITY PLAN B

SEE PRELIMINARY GRADING & UTILITY PLAN B MATCH LINE SHEET 4



- NOTES:**
- SEE PRELIMINARY GRADING & UTILITY PLAN B FOR UTILITY NOTES.
 - ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 - CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE STATE HIGHWAY DEPARTMENT FOR ANY AND ALL WORK TO BE DONE IN HIGHWAY RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL MAKE APPLICATION FOR SERVICES, OBTAIN ALL PERMITS, AND PAY ALL CHARGES, FEES AND CONNECTION COSTS REQUIRED FOR EVERY UTILITY SERVICE.
 - SEE PLUMBING AND ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS OF LIGHTING POLES AND SERVICES INTO BUILDING.
 - CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - PUBLIC WORKS INSPECTOR WILL ONLY INSPECT UTILITY SERVICE LINE FROM THE CONNECTION TO THE BUILDING.
 - CONTRACTOR TO FIELD VERIFY EXISTING METERS AND EQUIP WITH APPROPRIATE BACKFLOW DEVICES PRIOR TO CONSTRUCTION.

- UTILITY NOTES**
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SANITARY DEPARTMENTS TO MARK OUT THEIR UTILITIES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
 - WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
 - ALL WATER MAIN SHALL BE DR 18 CLASS 200 C-900 PVC PIPES, UNLESS OTHERWISE DESIGNATED.
 - THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 2 INCH.
 - FIRE HYDRANTS SHALL BE LOCATED 2'-0" BEHIND THE PAVEMENT EDGE AND SHALL NOT BE IN THE SIDEWALK.
 - THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AT ALL BONDS, TEES, CROSSES, PLUGS, FIRE HYDRANTS, ETC.
 - SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL GRAVITY SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
 - ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER OR GREATER THAN 20 FEET OF COVER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT OR APPROVED EQUAL.
 - WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
 - LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
 - ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
 - ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ----- AND NORTH CENTRAL COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION (LATEST EDITION).
 - MINIMUM BURY DEPTH SHALL BE AT LEAST 48" FROM FINISH GRADE TO THE TOP OF PIPE.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILENT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER-TIGHT AND CONFORM TO ASTM C-443.
 - OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT CONTRACTOR SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.
 - PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY. ALL VALVE COVERS, METER BOXES, CLEANOUT LIDS, MANHOLES, GRATES, AND VAULT HATCHES LOCATED WITHIN PAVED AREAS SHALL BE H20 TRAFFIC LOAD RATED, UNLESS OTHERWISE NOTED BY THE LOCAL AGENCY.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
 (dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
 Offices conveniently located throughout the United States:
 New Jersey | Delaware | Florida | Maryland | Pennsylvania | Texas

Texas Registered Engineering Firm No. F-13650
 714 S. Greenville Avenue - Suite 100
 Allen, TX 75002
 1-972-324-9100
 www.dynamic.com

TITLE: PRELIMINARY GRADING & UTILITY PLAN B

PROJECT: FIVE STAR FORD-LEWISVILLE
 1144 N. STEAMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 15.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472	DATE: 02/27/2026
DRAWN BY: AR	SCALE: (H) 1"=40' (V)
DESIGNED BY: CH	SHEET No: 4
CHECKED BY: -	OF 4
APPROVED BY: -	Rev. # 0

PRELIMINARY PLAN FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 02/27/2026. THIS DOCUMENT IS NOT TO BE USED FOR ANY CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

CASSANDRA A. HUGGINS
 PROFESSIONAL ENGINEER
 TEXAS LICENSE No. 148325