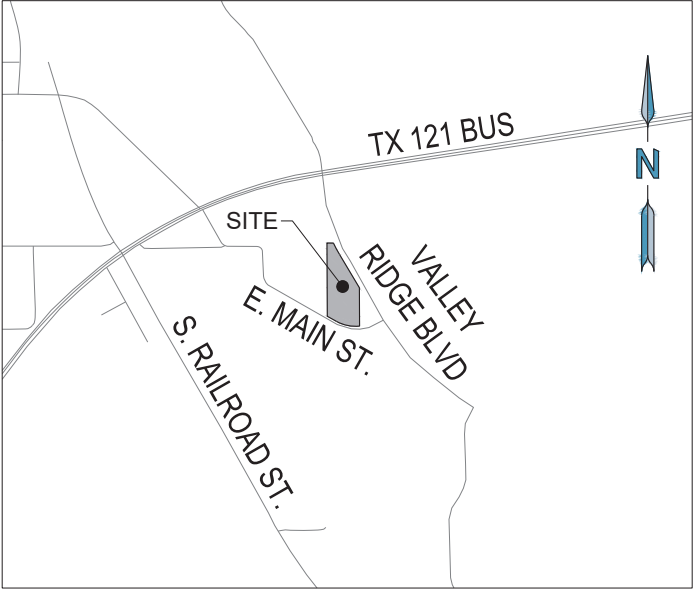
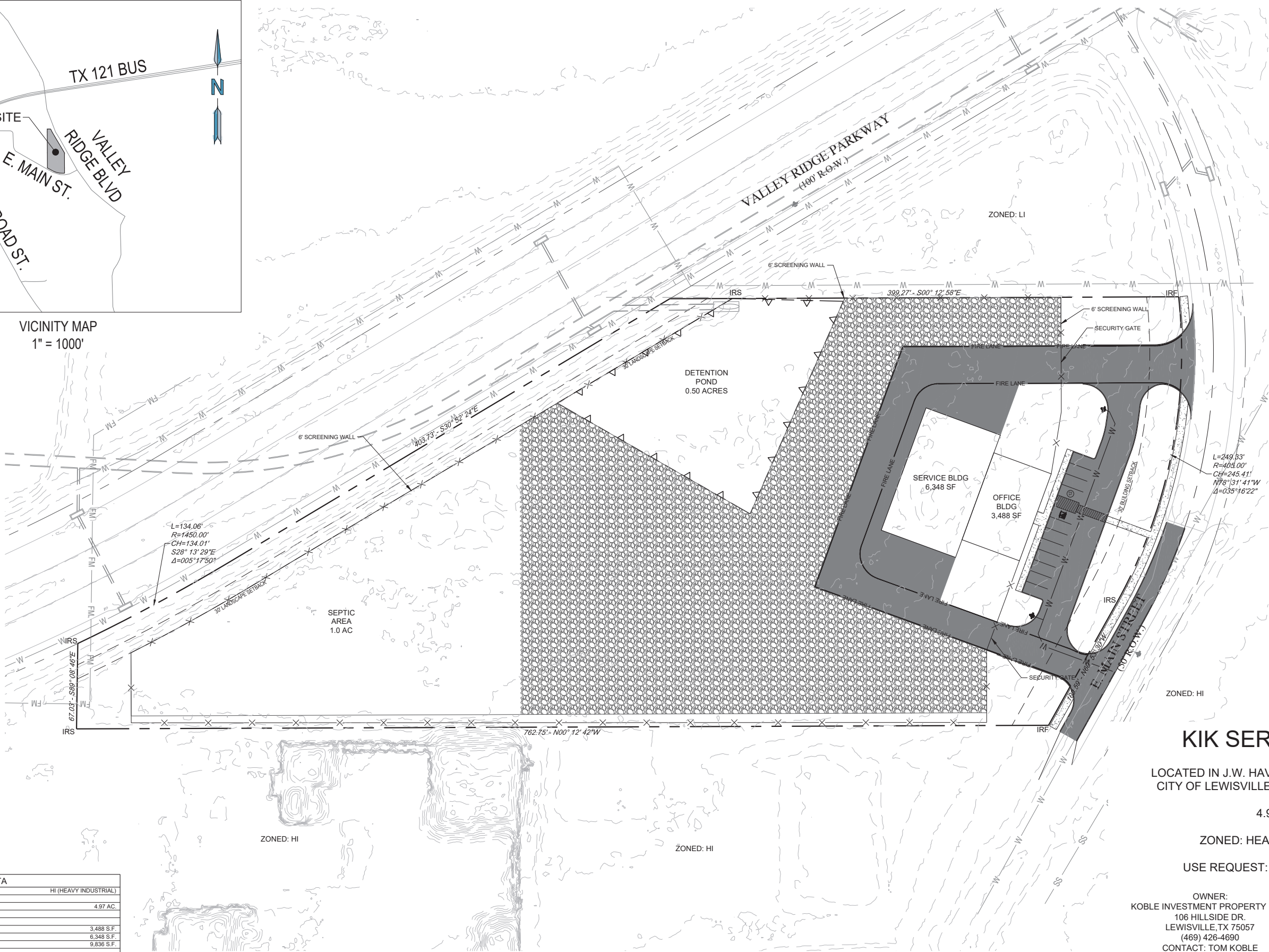




VICINITY MAP
1" = 1000'



KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

4.97 ACRES

ZONED: HEAVY INDUSTRIAL (HI)

USE REQUEST: CONTRACTORS YARD

OWNER:
KOBLE INVESTMENT PROPERTY I LLC
106 HILLSIDE DR.
LEWISVILLE, TX 75057
(469) 426-4690
CONTACT: TOM KOBLE

FORESITE
group
TBPE Firm No. F-12878
Foresite Group, Inc.
4925 Greenville Ave.
Suite 480
Dallas, TX 75206
o | 214.939.7123
f | 888.765.8135
w | www.fg-inc.net
DB/A Foresite Consulting Group of Texas, LLC
CONTACT: SEAN FAULKNER, PE

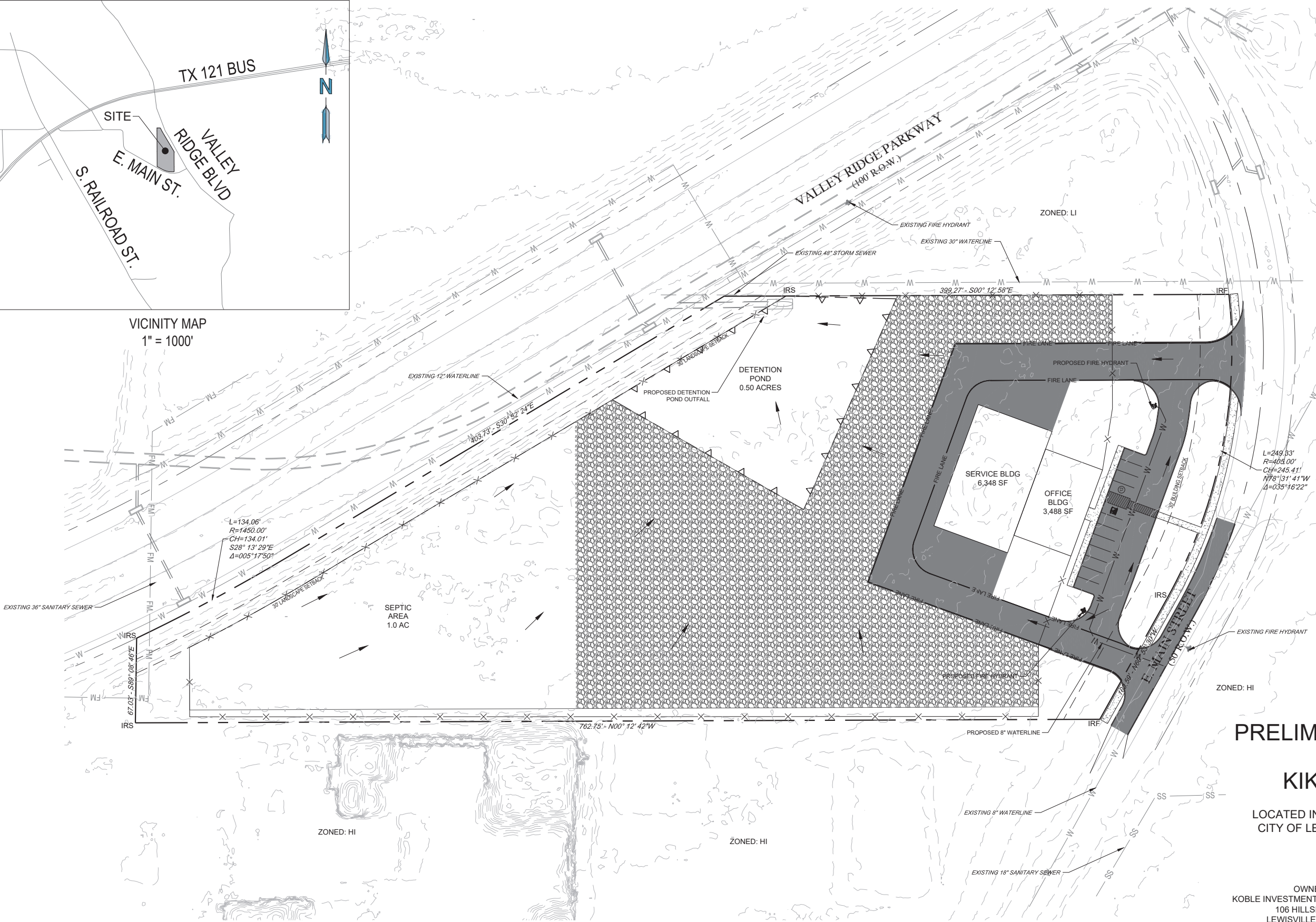
PREPARED: MARCH 17, 2025
REVISED: APRIL 22, 2025

CASE NO. 25-03-4-SUP

SITE DATA		
ZONING:	HI (HEAVY INDUSTRIAL)	
TOTAL SITE AREA:	4.97 AC.	
BUILDING AREA:		
OFFICE:	3,488 S.F.	
SHOP:	6,348 S.F.	
TOTAL GROUND FLOOR AREA:	9,836 S.F.	
BUILDING HEIGHT:	29 FT - 11 IN	
PARKING RATIO REQUIRED -	OFFICE:	1 SPACE / 300 S.F.
	SHOP:	NONE
PARKING REQUIRED:	3,488/300=11.62->12 SPACES	
PARKING PROVIDED:	12 SPACES	



VICINITY MAP
1" = 1000'



PRELIMINARY UTILITY PLAN

KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

4.97 ACRES

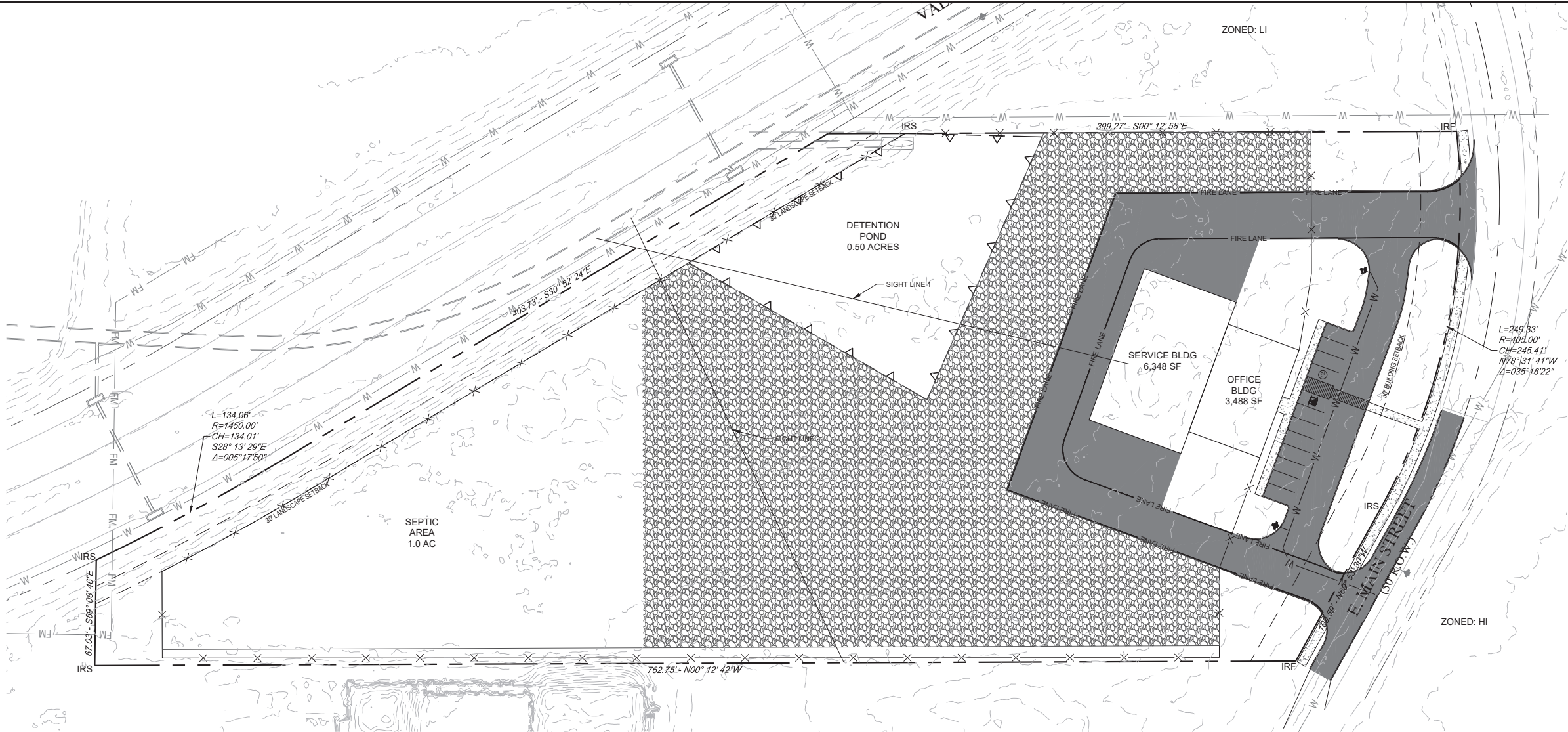
OWNER:
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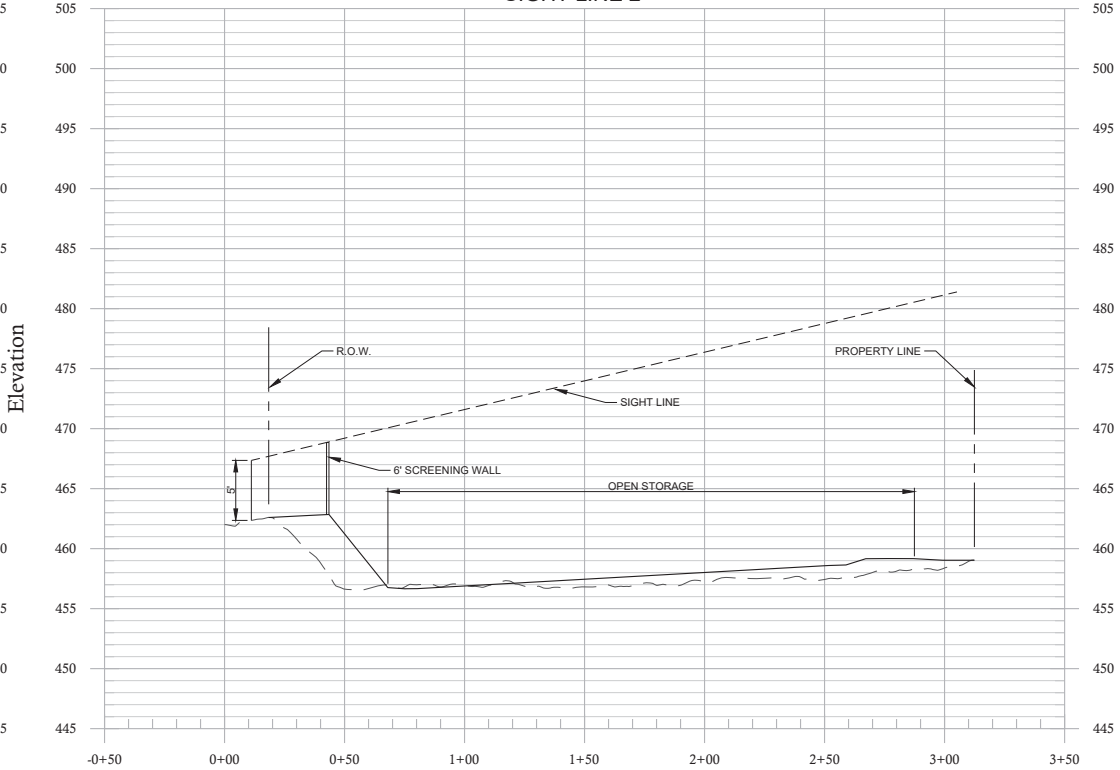
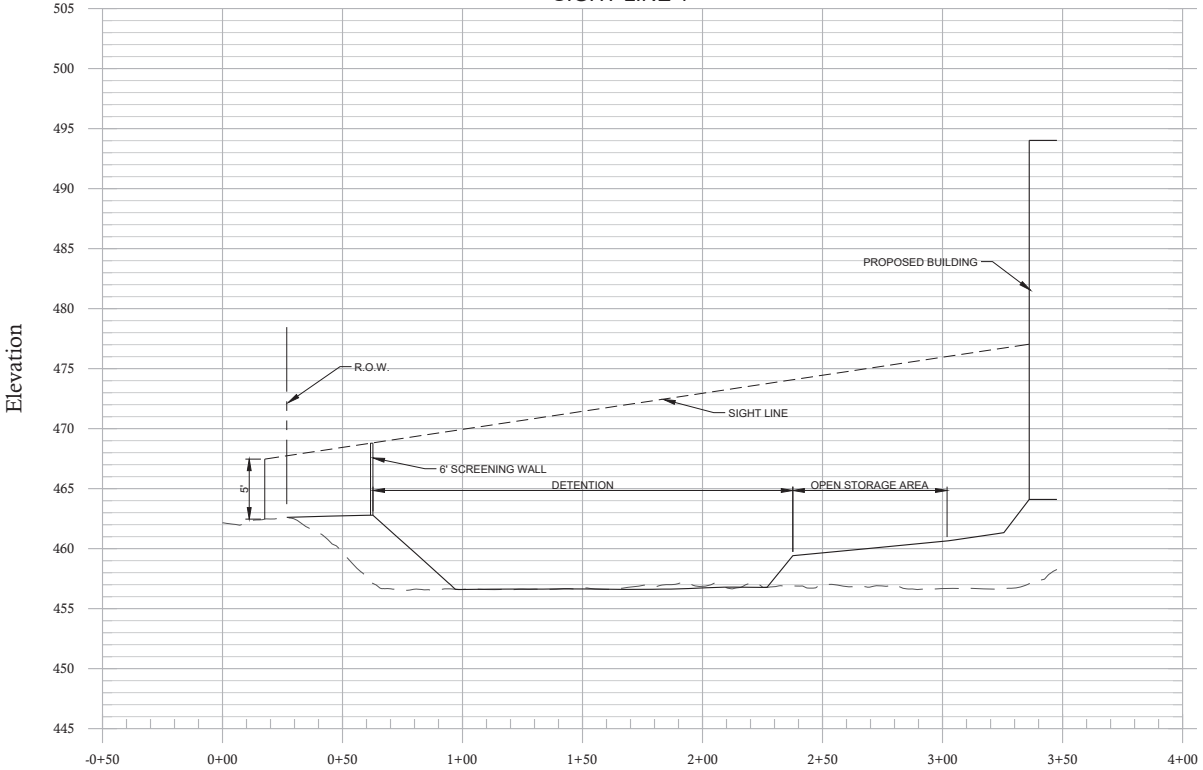
CASE NO. 25-03-4-SUP

LEGEND	
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
---	EXISTING STORM LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
---	PROPOSED STORM LINE



SIGHT LINE 1

SIGHT LINE 2



PRELIMINARY SIGHT LINE PLAN

KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

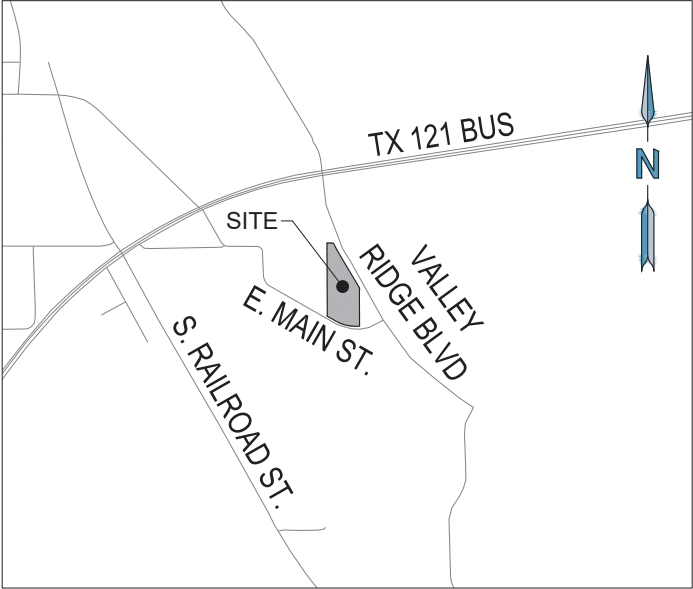
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LEWISVILLE, TX 75057
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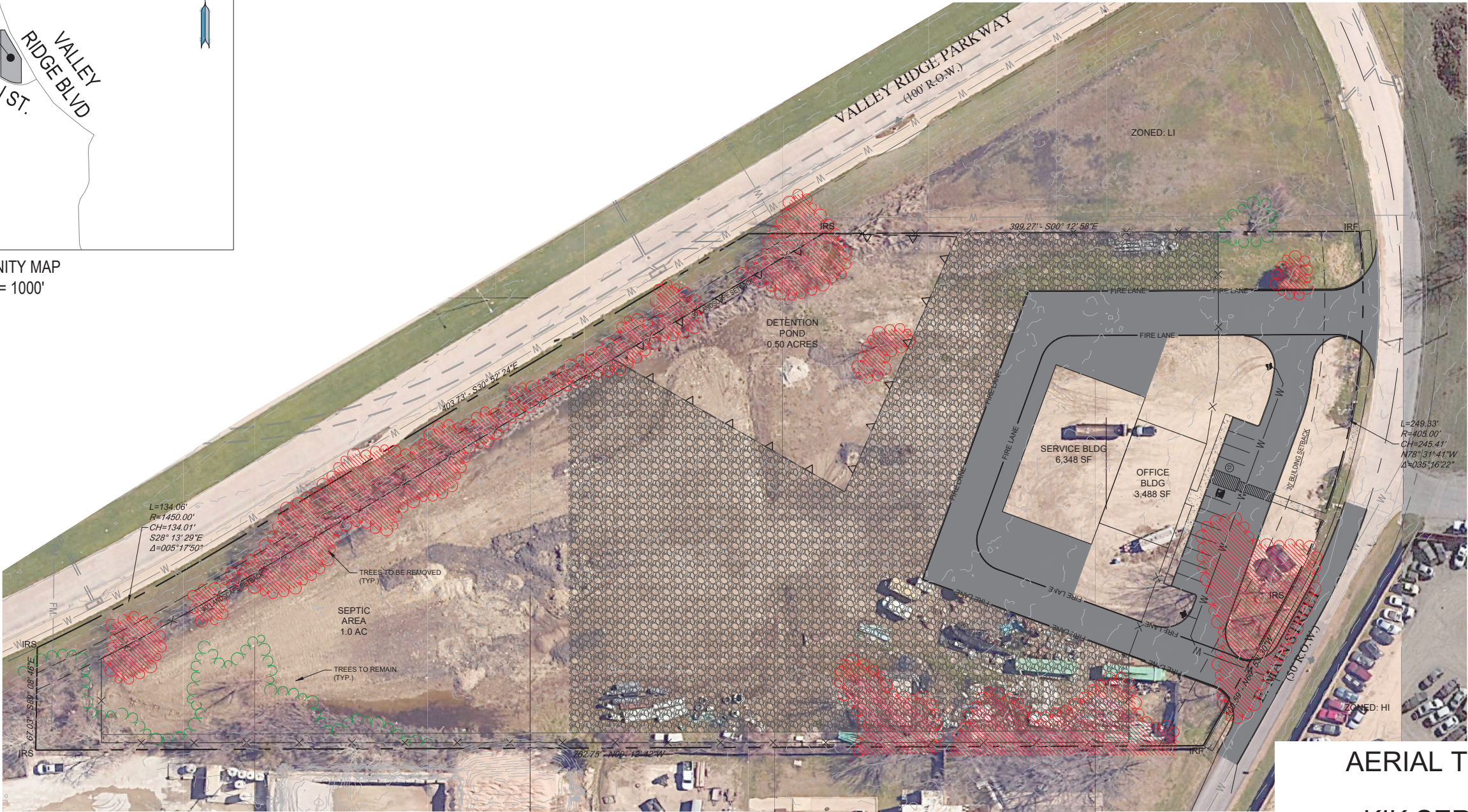
FORESITE
group
TBP Firm No. F-12878
ForeSite Group, Inc.
4925 Greenville Ave.
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Dallas, TX 75206
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D/B/A ForeSite Consulting Group of Texas, LLC
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PREPARED: MARCH 17, 2025
REVISED: APRIL 22, 2025

CASE NO. 25-03-4-SUP



VICINITY MAP
1" = 1000'



AERIAL TREE EXHIBIT

KIK SERVICE YARD

LOCATED IN J.W. HAVEN SURVEY, ABSTRACT 541
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

4.97 ACRES

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PREPARED: MARCH 17, 2025
REVISED: APRIL 22, 2025

CASE NO. 25-03-4-SUP

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION



1 SOUTH ELEVATION (FRONT)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,092 SQ.FT.

AREA OF MASONRY VENEER = 954 SQ.FT.
AREA OF METAL PANELS & TRIM = 922 SQ.FT.
AREA OF WINDOWS & DOORS = 216 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 1876 SQ.FT.
PERCENTAGE OF MASONRY = 50.85%



SIGN AREA = 72 SQ.FT.

TOTAL SIGN AREA CALCULATION
LINEAR LENGTH OF FRONT ELEVATION = 120'-0"
120'-0" X 12' = 1440 SQ.FT. SIGN AREA ALLOWED
MONUMENT SIGN AREA = 72 SQ.FT.
SIGN AREA ALLOWED ON BUILDING = 1440 - 72 = 1368 SQ.FT.

3 MONUMENT SIGN

SCALE: 3/16"=1'-0"



2 EAST ELEVATION (RIGHT SIDE)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,512 SQ.FT.

AREA OF MASONRY VENEER = 1295 SQ.FT.
AREA OF METAL PANELS & TRIM = 1354 SQ.FT.
AREA OF WINDOWS & DOORS = 860 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 2444 SQ.FT.
PERCENTAGE OF MASONRY = 36.6%

Silverstone Contracting

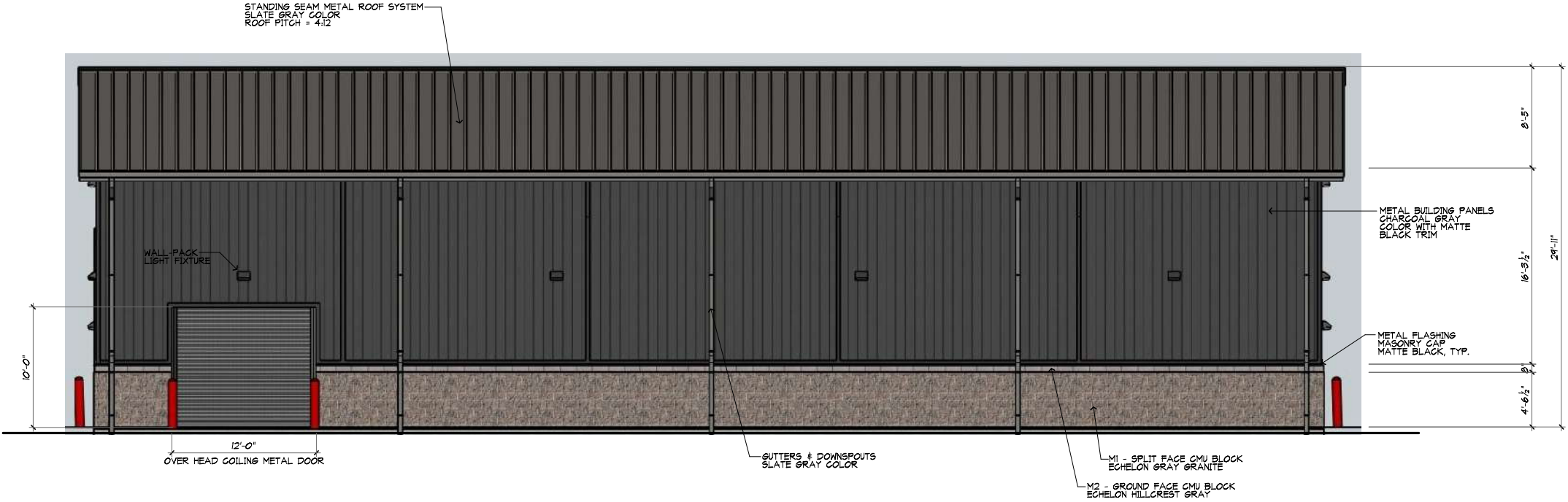
Office/Warehouse Building
1001 E. Main Street
Lewisville, Texas 75057

JOB NO. A2516
DATE: March 11, 2025

ZONING EXHIBIT
SHEET NO.

Z-401
OF

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION



1 NORTH ELEVATION (BACK)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,042 SQ.FT.

AREA OF MASONRY VENEER = 474 SQ.FT.
AREA OF METAL PANELS & TRIM = 1440 SQ.FT.
AREA OF WINDOWS & DOORS = 120 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 1412 SQ.FT.
PERCENTAGE OF MASONRY = 24.04%



2 WEST ELEVATION (LEFT SIDE)

SCALE: 3/16"=1'-0"

ELEVATION AREA = 2,512 SQ.FT.

AREA OF MASONRY VENEER = 185 SQ.FT.
AREA OF METAL PANELS & TRIM = 1854 SQ.FT.
AREA OF WINDOWS & DOORS = 360 SQ.FT.
TOTAL AREA MINUS WINDOWS & DOORS = 2144 SQ.FT.
PERCENTAGE OF MASONRY = 36.6%

Silverstone Contracting

Office/Warehouse Building
1001 E. Main Street
Lewisville, Texas 75057

JOB NO. A2516
DATE: March 11, 2025

ZONING EXHIBIT
SHEET NO.

Z-402
OF