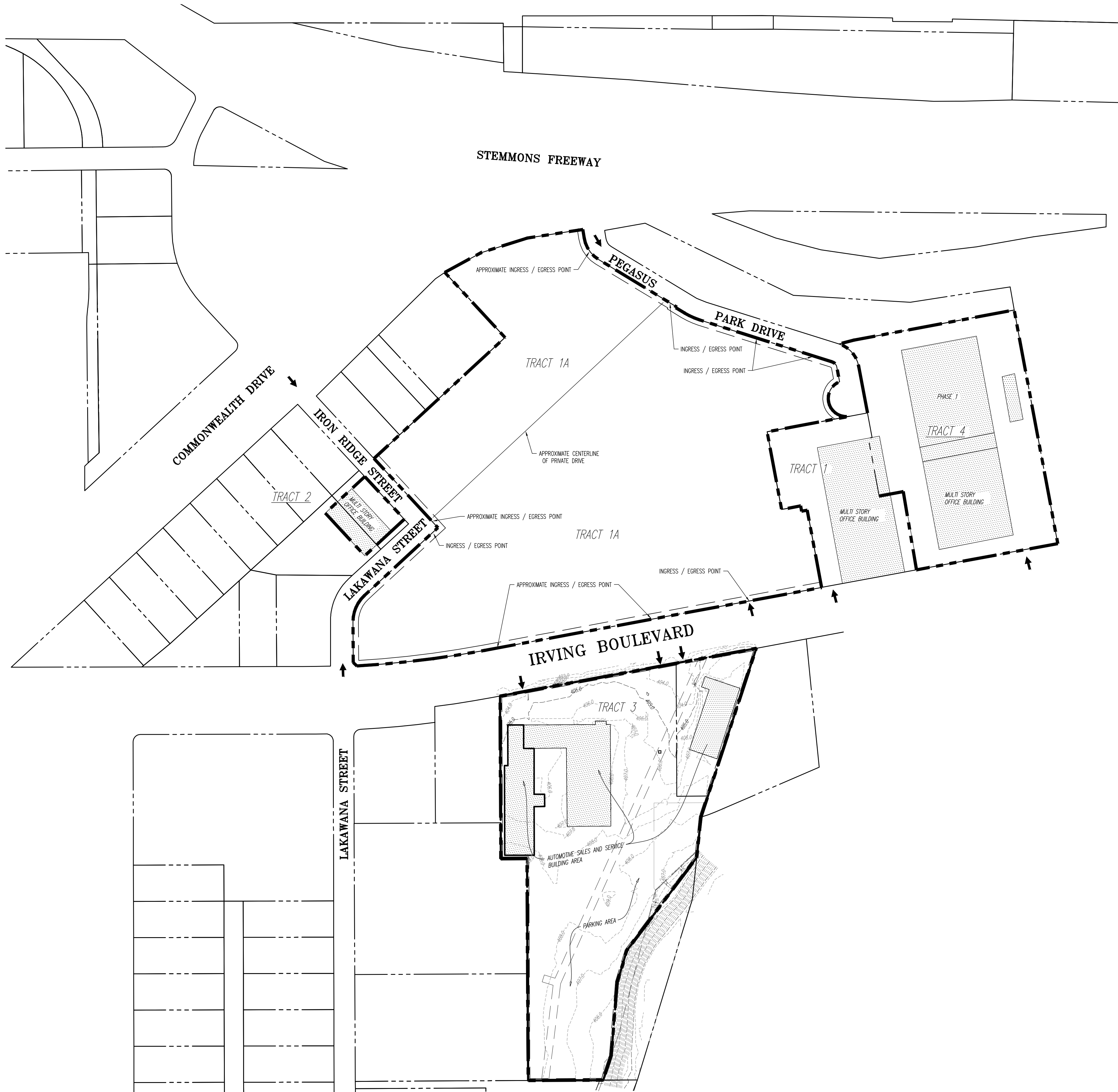
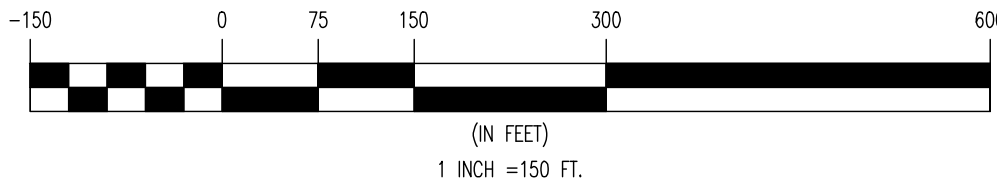
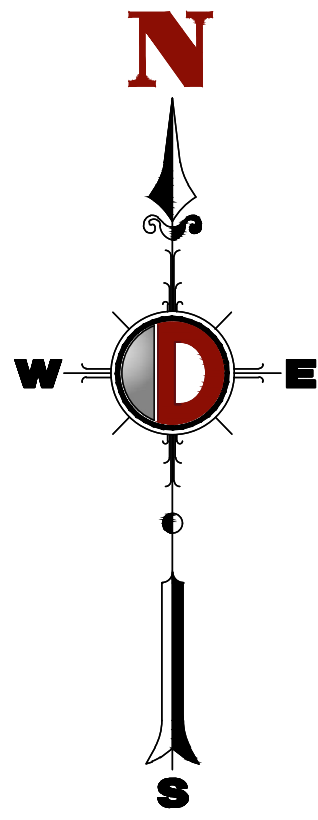


Plotted: 04/23/25 - 9:14 AM, By: hankenau, - Product Ver: 25.0a (LMS Tech)
File: F:\BECPC PROJECTS\216 Premier Truck Group\24-02317 Dallas TX\DWG\EO\Concept Plan PD\32182402317CA_EIC.dwg, ---> PD CONCEPT

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VICINITY MAP
N.T.S.



TRACT	ACREAGE	MAXIMUM LOT COVERAGE*	MAXIMUM GROSS AREA / F.A.R.	STORIES	HEIGHT
1	2.84	80%	2,531,400 GSF**	18	270
1A	23.21	80%		18	270
2	0.7	60%	1.17 F.A.R.	4	80
3	11.24	80%	2.0 F.A.R.	15	225
4	4.5	80%	2.0 F.A.R.	2	40

*TAKEN TOGETHER, FIGURES WILL NOT EXCEED 80% OF SITES
**THE COMBINED MAXIMUM GROSS BUILDING AREA OF 2,531,400 GSF FOR TRACTS 1 AND 1A MAY BE DISTRIBUTED ACROSS THESE TRACTS WHIOUT RESTRICTION.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
<div><div><div><div><div><div>D</div><div>DYNAMIC</div><div>ENGINEERING</div></div></div><div>(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC</div><div>LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING</div><div>Offices conveniently located throughout the United States: New Jersey Delaware Florida Maryland Pennsylvania Texas</div></div><div><div>Texas Registered Engineering Firm No. F-13960 714 S. Greenville Avenue - Suite 100 Allen, TX 75002 T: 972.534.2100 www.dynamiccec.com</div></div></div></div>	
TITLE: PD 278 - CONCEPT PLAN	
PROJECT: PREMIER TRUCK GROUP- DALLAS PREMIER TRUCK GROUP BLOCK 18, LOT 1-R-A 3040 IRVING BLVD FORT WORTH, TARRANT COUNTY, TEXAS	JOB No: 5216-24-02317 DATE: 04/22/2025 DRAWN BY: AR DESIGNED BY: RL CHECKED BY: CH 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 04/14/2025 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES	CASSANDRA A. HUGGINS PROFESSIONAL ENGINEER TEXAS LICENSE No. 148325 <div><div><div>811</div><div>PROTECT YOURSELF</div><div>ALL STATES REQUIRE NOTIFICATION OF CONTRACTORS, ENGINEERS, OR ANY OTHER PERSONS TO LOCATE UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATION WORK BEGINS. CALL 811 TO GET THE LOCATION OF UTILITIES BEFORE ANY CONSTRUCTION OR EXCAVATION WORK BEGINS.</div></div></div>
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