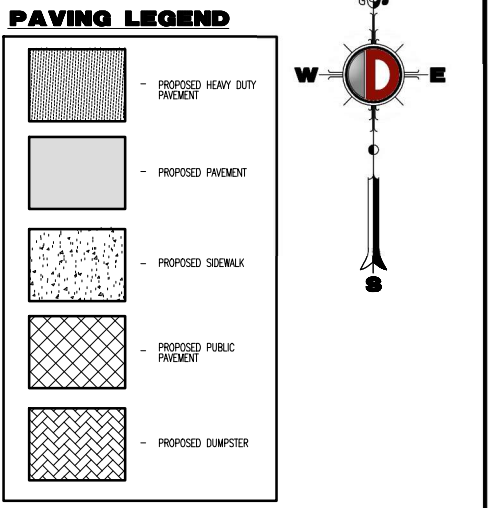


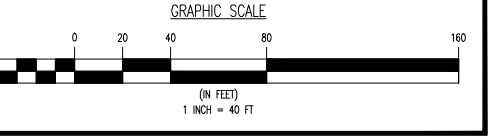
**NOTE:**  
1. THE NORTHERN WEST BOUND LANE ALONG BENNETT WILL BE STRIPED TO A RIGHT TURN LANE ONLY DURING THE ENGINEERING SITE PLAN PROCESS.

**CIVIL ENGINEER**  
DYNAMIC ENGINEERING CONSULTANTS, PC  
LINDSEY G. MAYER, PE  
714 S. GREENVILLE AVENUE, SUITE 100  
ALLEN, TX 75002  
T: 972-534-2100  
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**DEVELOPER**  
JAMES YU  
LOVETT INDUSTRIAL  
3811 TURTLE CREEK BOULEVARD, SUITE 1050  
DALLAS, TEXAS 75219  
EMAIL: JAMES.YU@LOVETTINDUSTRIAL.COM



SITE DATA TABLE		
ZONING	REQUIRED	PROVIDED
EXISTING ZONING:	ASR CULTURAL, OPEN SPACE / LIGHT INDUSTRIAL	
PROPOSED ZONING:	LI-IT INDUSTRIAL	
PROPOSED USE:	WAREHOUSE DISTRIBUTION OR MANUFACTURING	
GENERAL:	REQUIRED	PROVIDED
SITE ACRES:	-	8.335 ACRES
BUILDING AREA:	-	22,839 SF
BUILDING HEIGHT:	69 FT (MAX.)	40 FT
LOT COVERAGE:	N/A	2,976 ACRES/36.14%
FLOOR AREA RATIO:	-	0.360
PARKING (1 SPACE PER 2,000 SF):	65	132 STALLS
ADA PARKING SPACES:	5	6
TOTAL AREA OF PARKING LOT:	-	25,562 SF
ROW DEDICATION AREA:	REQUIRED	PROVIDED
LANDSCAPE:	REQUIRED	PROVIDED
FRONT BUFFER (BENNETT LN):	50 FT	50 FT
FRONT BUFFER (YATES ST):	50 FT	50 FT
REAR BUFFER:	NONE	10 FT
OPEN SPACE AREA:	17,035 SF	20,187 SF
TOTAL LANDSCAPED AREA:	13,126 SF	74,953 SF (1,721 AC.)
LANDSCAPED AREA (EXCLUDING BUFFERS):	13,126 SF	21,855 SF (0.502 AC.)
BUILDING SETBACK:	REQUIRED	PROVIDED
FRONT (BENNETT LN):	25 FT	25 FT
FRONT (YATES ST):	15 FT	25 FT
REAR:	NONE	NONE



- SITE LEGEND**
- PROPERTY LINE (PARCEL IN QUESTION)
  - OFF-SITE PROPERTY LINES
  - EXISTING POWER POLE & O.H. ELECTRIC LINES
  - EXIST. FIRE HYDRANT
  - EXIST. UTILITY POLE
  - EXIST. WATER METER
  - PROP. CURB INLET
  - PROP. GRATE INLET
  - PROP. JUNCTION STRUCTURE
  - PROP. SANITARY SEWER MANHOLE
  - PROP. SANITARY SEWER MANHOLE
  - PROP. CLEAN OUT
  - PROP. FIRE HYDRANT
  - PROP. WATER METER
  - PROP. IRRIGATION METER
  - PROP. REMOTE FDC
  - PROP. LIGHT POLE
  - PROP. SIGN

**BENCHMARKS:**

SITE BENCHMARK #100 - BENCH MARK CP MNN [VP CONTROL POINT]  
PROJECT Y: 7061157.44 - PROJECT X: 2432721.56 - Z= 512.56  
GRID N: 7060035.98 - GRID E: 2432035.16

SITE BENCHMARK #101 - BENCH MARK CP MNN [VP CONTROL POINT]  
PROJECT Y: 7061099.49 - PROJECT X: 2432469.71 - Z= 510.76  
GRID N: 7060036.04 - GRID E: 2432103.37

SITE BENCHMARK #102 - BENCH MARK CP MNN [VP CONTROL POINT]  
PROJECT Y: 7061519.41 - PROJECT X: 2432436.71 - Z= 496.01  
GRID N: 7060455.89 - GRID E: 2432070.37

Plotted: 11/10/25 - 9:23 AM By: jkoplom Product Ver: 25.0a File: P:\DEPCP PROJECTS\4006 Lovett Industrial\24-04215 Lewisville TX\Draw\Preliminary Site Plan Package\Phase II\040062404215PSS.dwg, -----> 1. ZONING CONCEPT PLAN

**811**  
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**LINDSEY G. MAYER**  
PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 107537

**TITLE: ZONING CONCEPT PLAN**

SCALE: (H) 1" = 40'  
(V) 1" = 40'  
DATE: 11/10/2025  
PROJECT No: TBD  
SHEET No: 1  
Rev. #: 0




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
#### INTERIOR ELEVATION MATERIALS LEGEND


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	P-1 - WHITE
	P-2 - LIGHT GRAY
	P-3 - MEDIUM GRAY
	P-4 - DARK GRAY

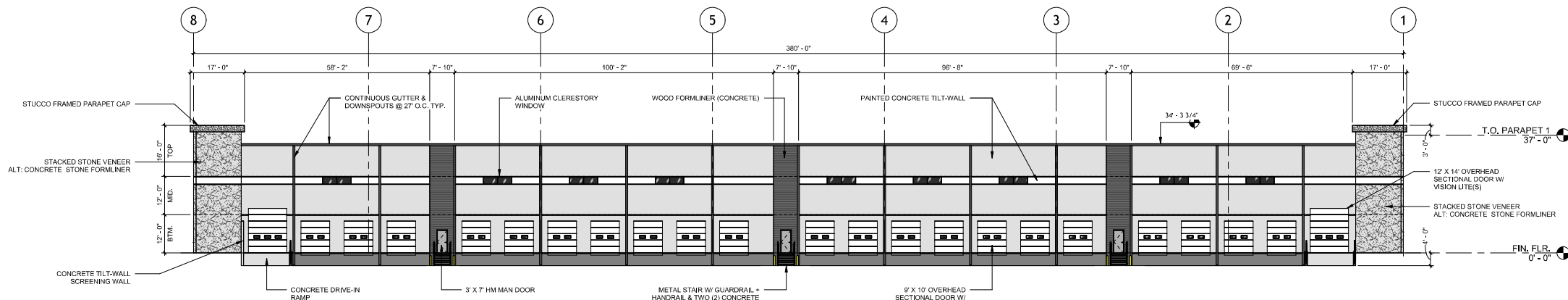
FORMLINER	
	FL-1 - STACKED WOOD FORMLINER (PAINT P-3)

STONE VENEER	
	SV-1 - STACKED TEXAS STONE VENEER (LIGHT & MEDIUM GRAY) ALT: CONCRETE STONE FORMLINER

STUCCO PARAPET CAP	
	ST-1 - FRAMED STUCCO PARAPET CAP (PAINT P-4)

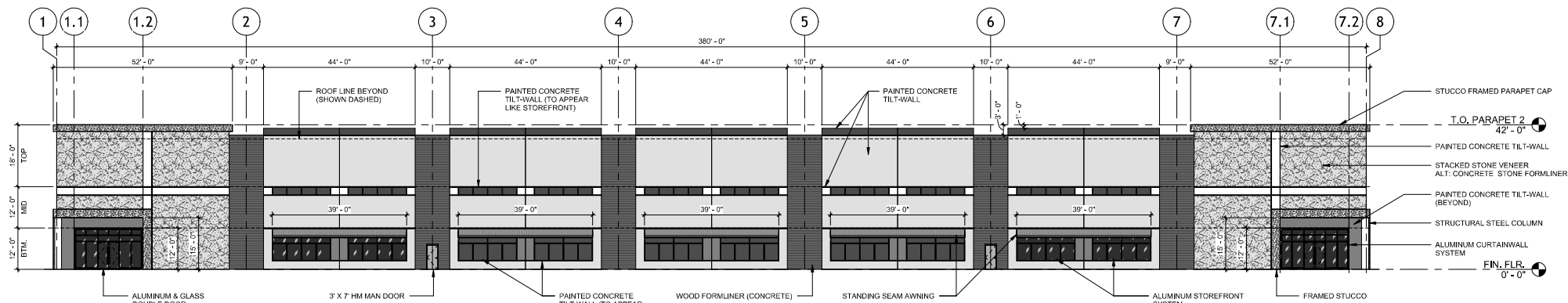
CURTAINWALL / STOREFRONT	
	SF-1 - ANODIZED FINISH - MATTE BLACK

EXTERIOR GLAZING	
	GL-1 - EXTERIOR VISION GLAZING



## 2 EAST ELEVATION (TERTIARY)

EAST ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	14,617 SF
STONE / MASONRY:	1,065 SF (8%)
CONCRETE:	10,981 SF
DOORS:	2,300 SF
STOREFRONT:	203 SF
STUCCO:	68 SF



## 1 WEST ELEVATION (SECONDARY)

WEST ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	15,603 SF
STONE / MASONRY:	2,675 SF (17%)
CONCRETE:	11,019 SF
DOORS:	49 SF
STOREFRONT:	945 SF
STUCCO:	426 SF
STANDING SEAM METAL AWNING:	489 SF

OVERALL BUILDING LENGTH: 380' - 0"  
OVERALL CANOPY LENGTH: 195' - 0" (51%)

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ARCHITECT	Whys Chde
ARCH. REG. NO.	XXXXXX
DATE	2025.11.04

#### REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:	DDS
CHECKED BY:	DDS
DDS PROJ. NO:	25.010
PROJECT ISSUED:	2025.11.04
SHEET ISSUED:	2025.11.04

Schematic Design (SD)

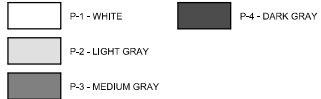
OVERALL EXTERIOR  
ELEVATIONS 1

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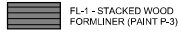
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INTERIOR ELEVATION MATERIALS LEGEND

PAINT



FORMLINER



STONE VENEER



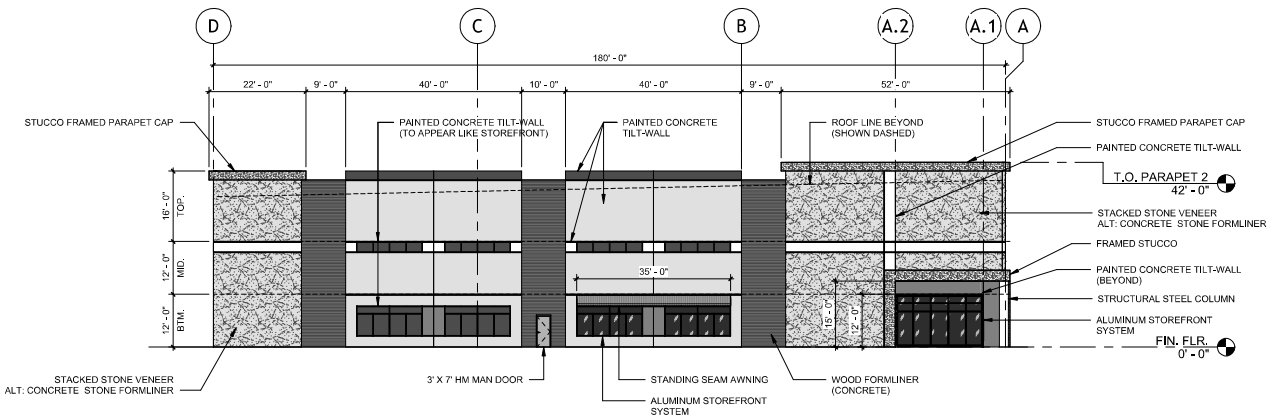
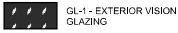
STUCCO PARAPET CAP



CURTAINWALL / STOREFRONT



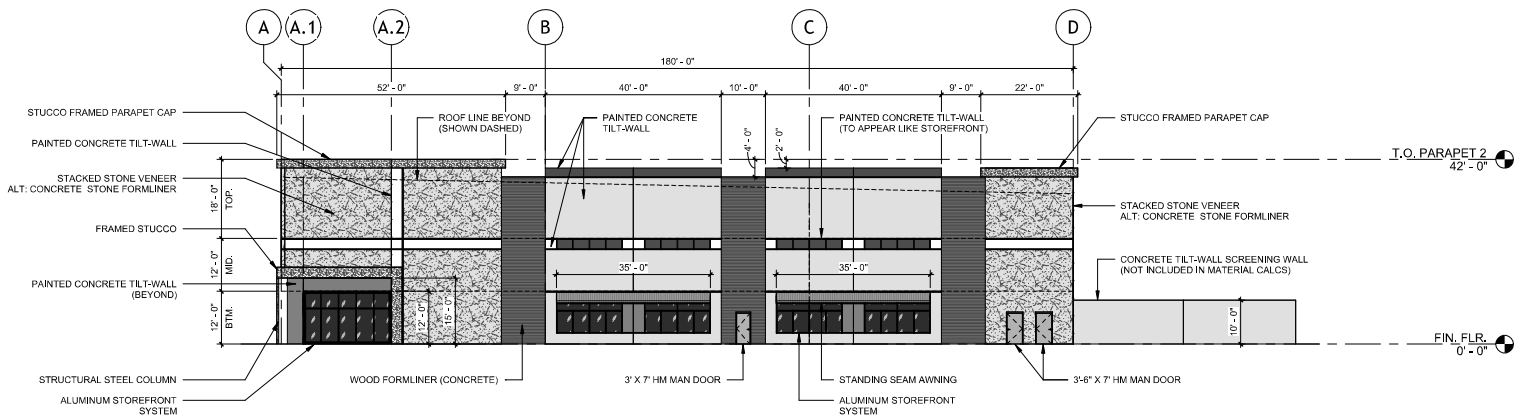
EXTERIOR GLAZING



2 NORTH ELEVATION (TERTIARY)

1/16" = 1'-0"

NORTH ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	7,266 SF
STONE / MASONRY:	2,047 SF (28%)
CONCRETE:	4,405 SF
DOORS:	24 SF
STOREFRONT:	445 SF
STUCCO:	257 SF
STANDING SEAM METAL AWNING:	88 SF



1 SOUTH ELEVATION (PRIMARY)

1/16" = 1'-0"

SOUTH ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	7,266 SF
STONE / MASONRY:	1,990 SF (27%)
CONCRETE:	4,113 SF
DOORS:	81 SF
STOREFRONT:	650 SF
STUCCO:	257 SF
STANDING SEAM METAL AWNING:	175 SF
OVERALL BUILDING LENGTH:	180' - 0"
OVERALL CANOPY LENGTH:	70' - 0" (39%)



Lewisville Bennett 35 - Building 1

Bennett St & Yates Ln

Lovett Industrial

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ARCHITECT	Whys Chdls
ARCH. REG. NO.	XXXXXX
DATE	2025.11.04

REVISIONS

NO.	DATE	DESCRIPTION

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CHECKED BY:	DDS
DDS PROJ. NO:	25.010
PROJECT ISSUED:	2025.11.04
SHEET ISSUED:	2025.11.04

Schematic Design (SD)

OVERALL EXTERIOR  
ELEVATIONS 2

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11/4/2025 3:29:35 PM Autodesk Docs/25.010 Louisville Bennett 30/25.010\_DDS\_Louisville Bennett 35\_Pkg\_Building 2.rvt

INTERIOR ELEVATION MATERIALS LEGEND

PAINT

P-1 - WHITE  
P-2 - LIGHT GRAY  
P-3 - MEDIUM GRAY  
P-4 - DARK GRAY

FORMLINER

FL-1 - STACKED WOOD  
FORMLINER (PAINT P-3)

STONE VENEER

SV-1 - STACKED TEXAS  
STONE VENEER (LIGHT &  
MEDIUM GRAY)  
ALT. CONCRETE STONE  
FORMLINER

STUCCO PARAPET CAP

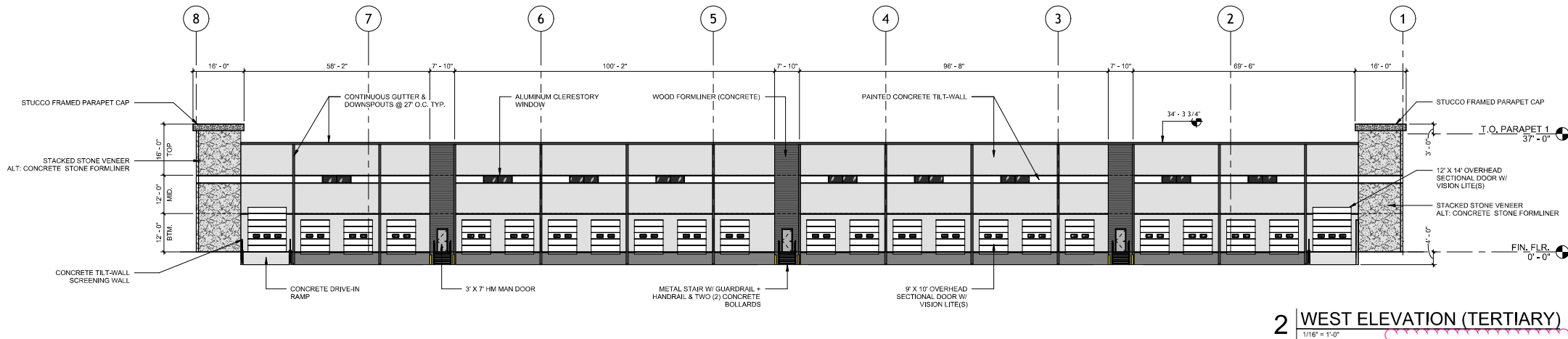
ST-1 - FRAMED STUCCO  
PARAPET CAP (PAINT P-4)

CURTAINWALL / STOREFRONT

SF-1 - ANODIZED FINISH -  
MATTE BLACK

EXTERIOR GLAZING

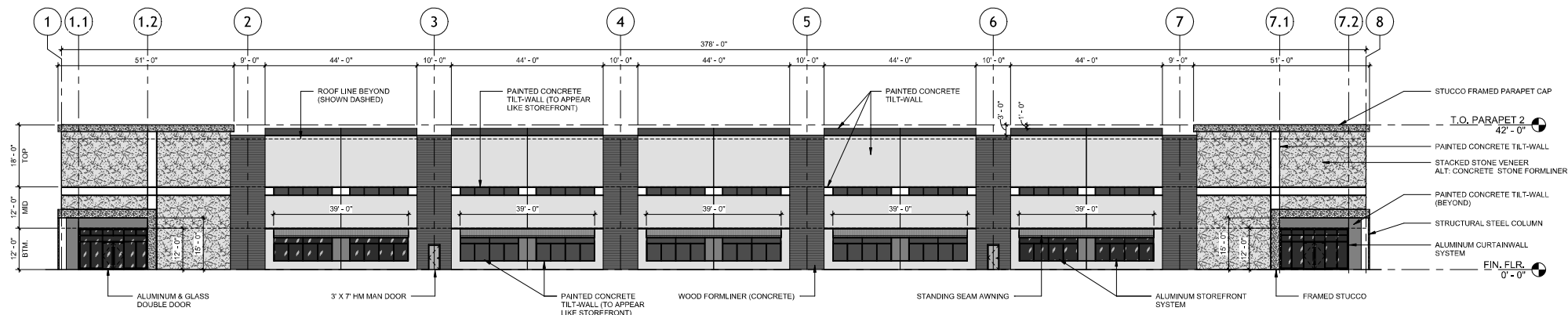
GL-1 - EXTERIOR VISION  
GLAZING



2 WEST ELEVATION (TERTIARY)

WEST ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 14,529 SF  
STONE / MASONRY: 994 SF (7%)  
CONCRETE: 10,941 SF  
DOORS: 2,300 SF  
STOREFRONT: 203 SF  
STUCCO: 64 SF



1 EAST ELEVATION (SECONDARY)

EAST ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 15,519 SF  
STONE / MASONRY: 2,600 SF (17%)  
CONCRETE: 11,014 SF  
DOORS: 49 SF  
STOREFRONT: 945 SF  
STUCCO: 422 SF  
STANDING SEAM METAL AWNING: 489 SF

OVERALL BUILDING LENGTH: 378'-0"  
OVERALL CANOPY LENGTH: 195'-0" (52%)

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CHECKED BY: DDS

DDS PROJ. NO: 25.010

PROJECT ISSUED: 2025.10.06

SHEET ISSUED: MAY 23, 2025

Schematic Design (SD)

OVERALL EXTERIOR  
ELEVATIONS 1

INTERIOR ELEVATION MATERIALS LEGEND

PAINT

P-1 - WHITE  
P-2 - LIGHT GRAY  
P-3 - MEDIUM GRAY

P-4 - DARK GRAY

FORMLINER

FL-1 - STACKED WOOD  
FORMLINER (PAINT P-3)

STONE VENEER

SV-1 - STACKED TEXAS  
STONE VENEER (LIGHT &  
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ALT: CONCRETE STONE  
FORMLINER

STUCCO PARAPET CAP

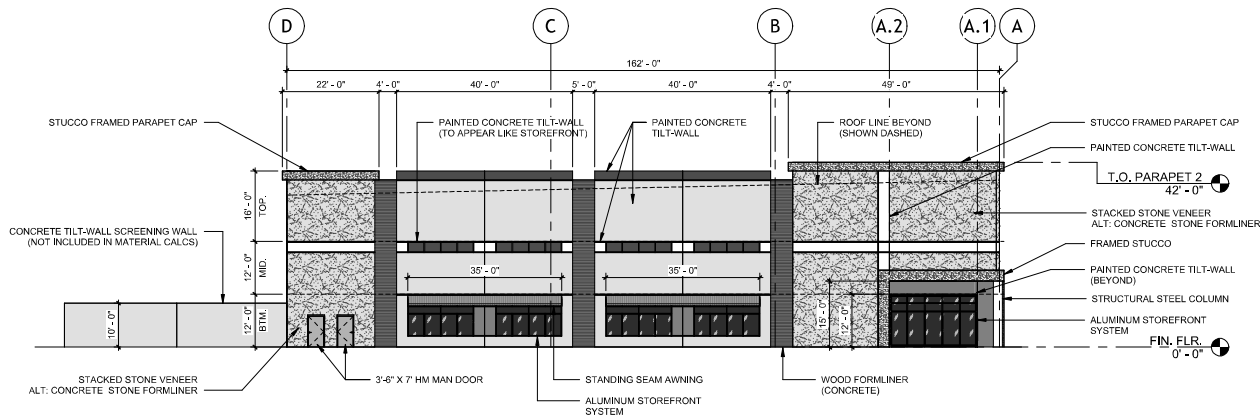
ST-1 - FRAMED STUCCO  
PARAPET CAP (PAINT P-4)

CURTAINWALL / STOREFRONT

SF-1 - ANODIZED FINISH -  
MATTE BLACK

EXTERIOR GLAZING

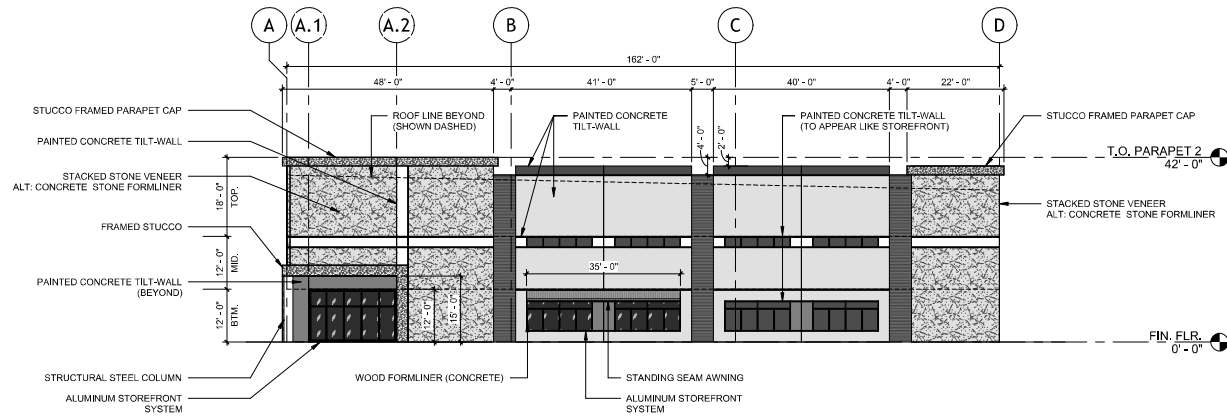
GL-1 - EXTERIOR VISION  
GLAZING



2 | SOUTH ELEVATION (PRIMARY)  
1/16" = 1'-0"

SOUTH ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 6,670 SF  
STONE / MASONRY: 1,935 SF (29%)  
CONCRETE: 3,851 SF  
STOREFRONT: 445 SF  
STUCCO: 251 SF  
STANDING SEAM METAL AWNING: 88 SF  
OVERALL BUILDING LENGTH: 162' - 0"  
OVERALL CANOPY LENGTH: 70' - 0" (43%)



1 | NORTH ELEVATION (TERTIARY)  
1/16" = 1'-0"

NORTH ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 6,670 SF  
STONE / MASONRY: 1,879 SF (28%)  
CONCRETE: 3,559 SF  
DOORS: 56 SF  
STOREFRONT: 650 SF  
STUCCO: 251 SF  
STANDING SEAM METAL AWNING: 175 SF

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OVERALL EXTERIOR  
ELEVATIONS 2