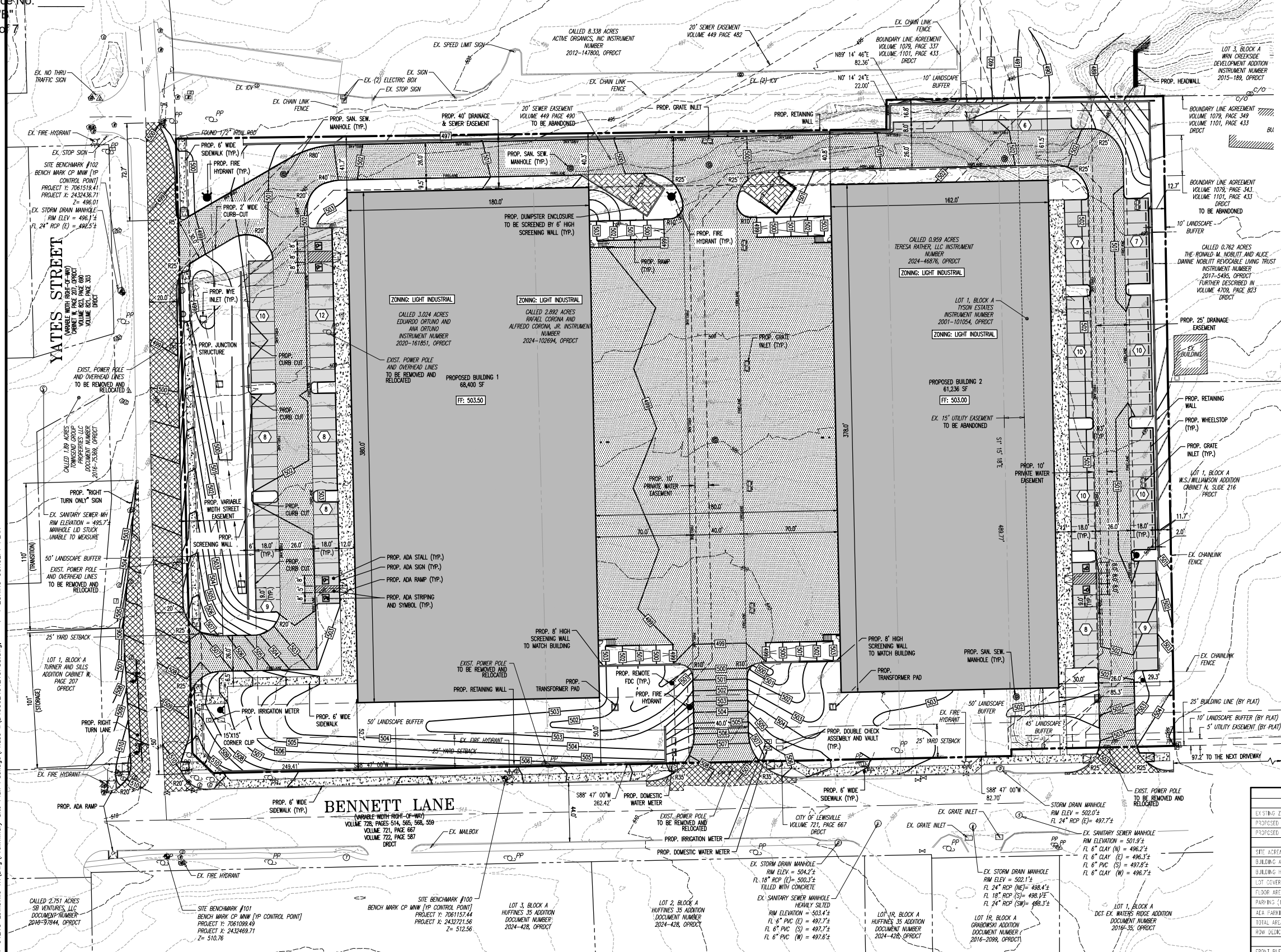




PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISRUPT THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



SITE LEGEND

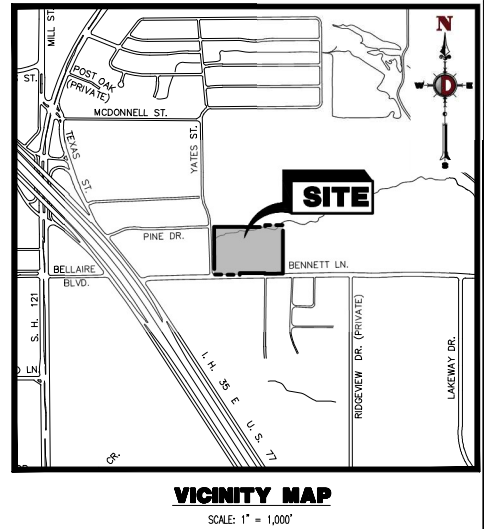
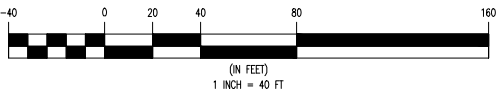
- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- EXISTING POWER POLE & O.H. ELECTRIC LINES
- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. WATER METER
- PROP. CURB INLET
- PROP. GRATE INLET
- PROP. JUNCTION STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP. CLEAN OUT
- PROP. FIRE HYDRANT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

BENCHMARKS:

SITE BENCHMARK #100 - BENCHMARK CP MNN [VP CONTROL POINT]
PROJECT Y: 7061157.44 - PROJECT X: 2432721.56 - Z= 512.56
GRID N: 7060095.98 - GRID E: 2432055.16
SITE BENCHMARK #101 - BENCHMARK 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 - BENCHMARK CP MNN [VP CONTROL POINT]
PROJECT Y: 7061519.41 - PROJECT X: 2432436.71 - Z= 496.01
GRID N: 7060455.89 - GRID E: 2432070.37

SITE DATA TABLE		
ZONING	REQUIRED	PROVIDED
EXISTING ZONING:	AGRICULTURAL, OPEN SPACE / LIGHT INDUSTRIAL	
PROPOSED ZONING:	LI-IT INDUSTRIAL	
PROPOSED USE:	WAREHOUSE, DISTRIBUTION OR MANUFACTURING	
GENERAL:	REQUIRED	PROVIDED
SITE ACREAGE:	-	8.335 ACRES
BUILDING AREA:	-	23,639 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

GRAPHIC SCALE



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

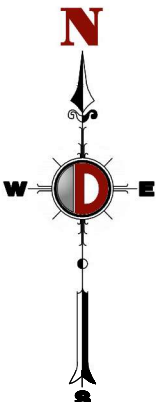
DYNAMIC ENGINEERING CONSULTANTS, PC
LINDSEY G. MAYER, PE
114 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TX 75002
T: 972-534-7100
EMAIL: lindsey@dynamicce.com

DEVELOPER

JAMES YU
LOVETT INDUSTRIAL
3811 TURTLE CREEK BOULEVARD, SUITE 1050
DALLAS, TEXAS 75219
EMAIL: jyu@lovettind.com

PAVING LEGEND

- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED PUBLIC PAVEMENT
- PROPOSED DUMPSTER





DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
(d/b/a) MOORE DYNAMIC ENGINEERING CONSULTANTS, PC
714 S. Greenville Avenue
Suite 100
Allen, TX 75002
T: 972.534.2100
Offices conveniently located throughout the United States:
New York • Dallas • Houston • Phoenix • Minneapolis • St. Louis • San Francisco
Texas Registered Engineering Firm No. F-13600
www.dynamicce.com

DESIGNED BY:	CHECKED BY:	DATE:	REVISIONS:
JK	LGM		

LEWISVILLE BENNETT 35
PROJECT Y: 7061157.44 - PROJECT X: 2432721.56 - Z= 512.56
GRID N: 7060095.98 - GRID E: 2432055.16
PROJECT Y: 7061099.49 - PROJECT X: 2432469.71 - Z= 510.76
GRID N: 7060036.04 - GRID E: 2432103.37
PROJECT Y: 7061519.41 - PROJECT X: 2432436.71 - Z= 496.01
GRID N: 7060455.89 - GRID E: 2432070.37

LINDSEY G. MAYER
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 107537

TITLE:
ZONING CONCEPT PLAN

SCALE: (H) 1" = 40'
(V) 1" = 40'
DATE: 12/01/2025
PROJECT No: TBD
SHEET No: 1
Rev. #: 0

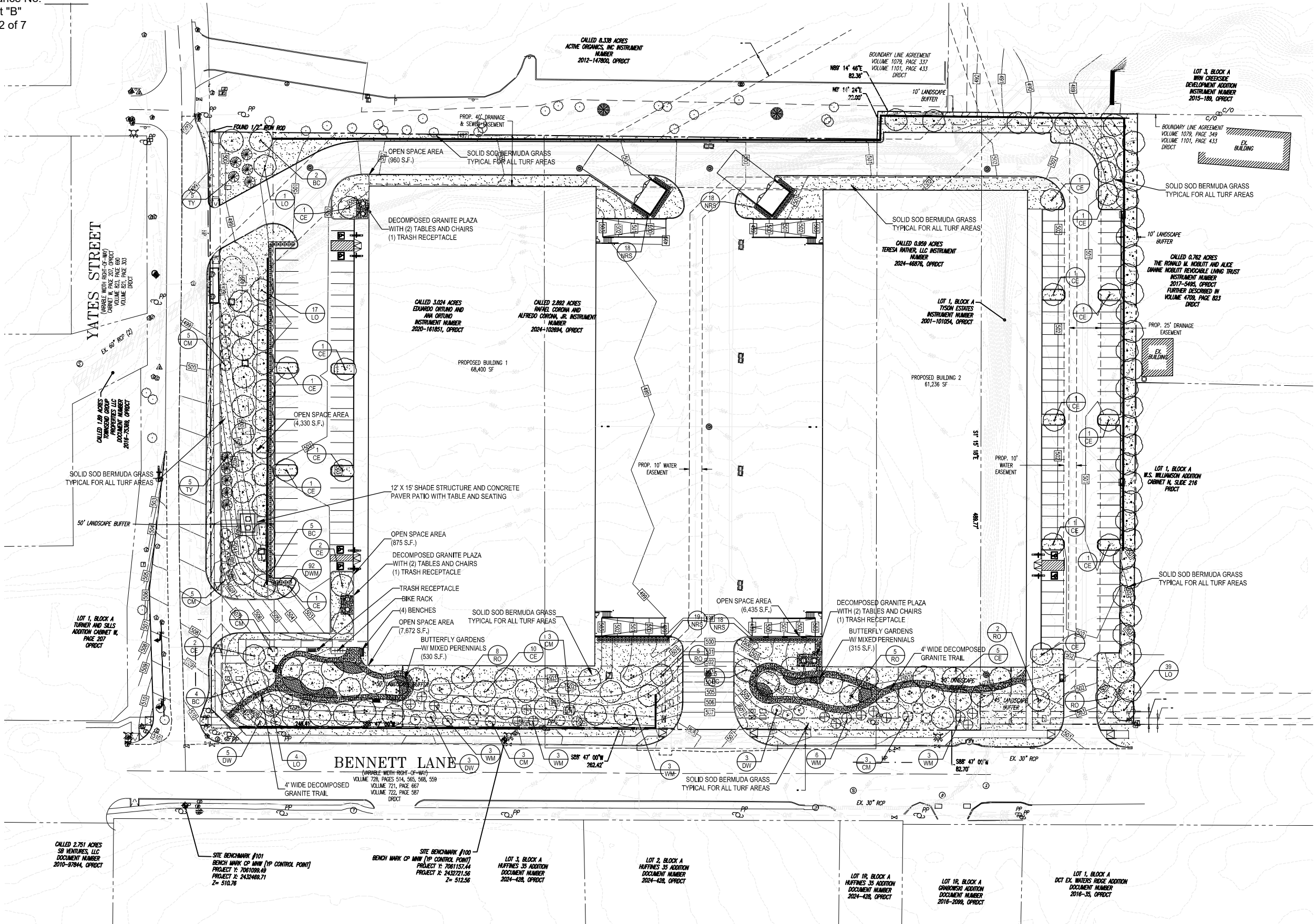


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448



11.25.2025

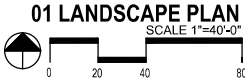
LOVETT WAREHOUSE
CITY OF LEWISVILLE, TEXAS



PLANT LEGEND

- + CE - CEDAR ELM
QTY. - 34
- RO - RED OAK
QTY. - 21
- LO - LIVE OAK
QTY. - 61
- BC - BALD CYPRESS
QTY. - 16
- WM - WAX MYRTLE
QTY. - 15
- DW - DESERT WILLOW
QTY. - 11
- CM - CREPE MYRTLE
QTY. - 22
- TY - YAUPOH HOLLY-
TREE FORM. QTY. - 10
- DWM - DWARF WAX MYRTLE
QTY. - 92
- NRS - NELLIE R. STEVENS HOLLY
QTY. - 72
- SOLID SOD BERMUDA GRASS

REFER TO SHEET L.3 FOR DETAILED PLANT
LIST AND LANDSCAPE TABULATIONS



01 LANDSCAPE PLAN

SCALE 1"=40'-0"

ISSUE:

FOR APPROVAL 10.06.2025
CITY COMMENTS 11.07.2025
CITY COMMENTS 11.25.2025

DATE:

11.25.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.3

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

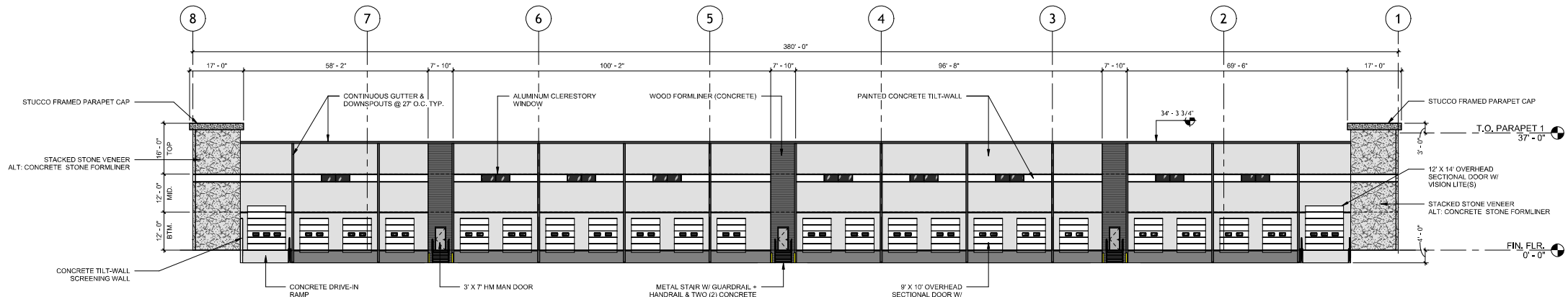
ST-1 - FRAMED STUCCO PARAPET CAP (PAINT P-4)

CURTAINWALL / STOREFRONT

SF-1 - ANODIZED FINISH - MATTE BLACK

EXTERIOR GLAZING

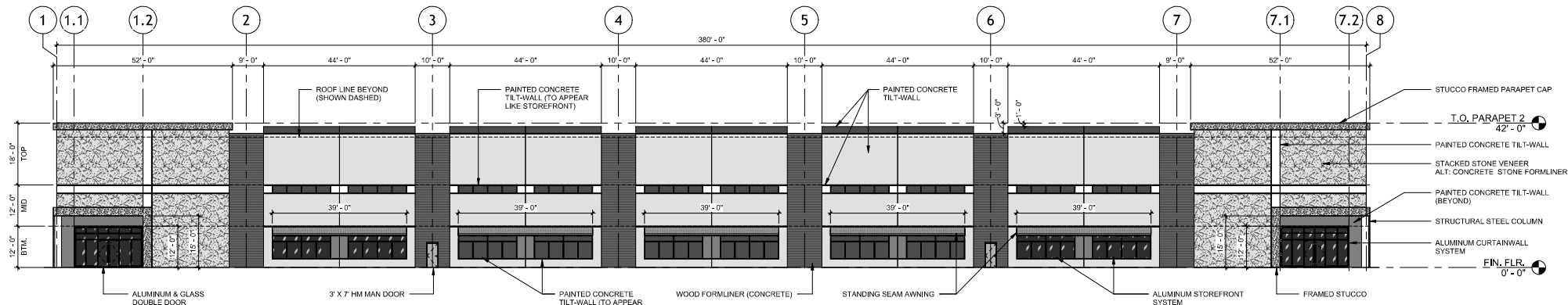
GL-1 - EXTERIOR VISION GLAZING



2 EAST ELEVATION (TERTIARY)

1/16" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS	
TOTAL SQUARE FOOTAGE:	14,617 SF
STONE / MASONRY:	1,085 SF (8%)
CONCRETE:	10,981 SF
DOORS:	2,300 SF
STOREFRONT:	203 SF
STUCCO:	68 SF



1 WEST ELEVATION (SECONDARY)

1/16" = 1'-0"

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%)



Lewisville Bennett 35 - Building 1

Bennett St & Yates Ln

Lovett Industrial

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ARCHITECT	Whys Chngs
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

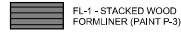
A201

INTERIOR ELEVATION MATERIALS LEGEND

PAINT



FORMLINER



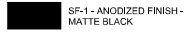
STONE VENEER



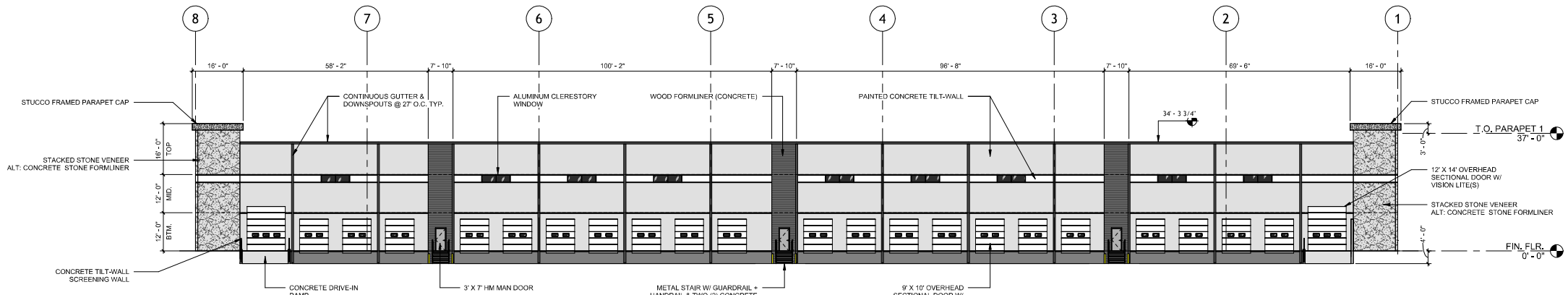
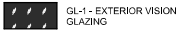
STUCCO PARAPET CAP



CURTAINWALL / STOREFRONT



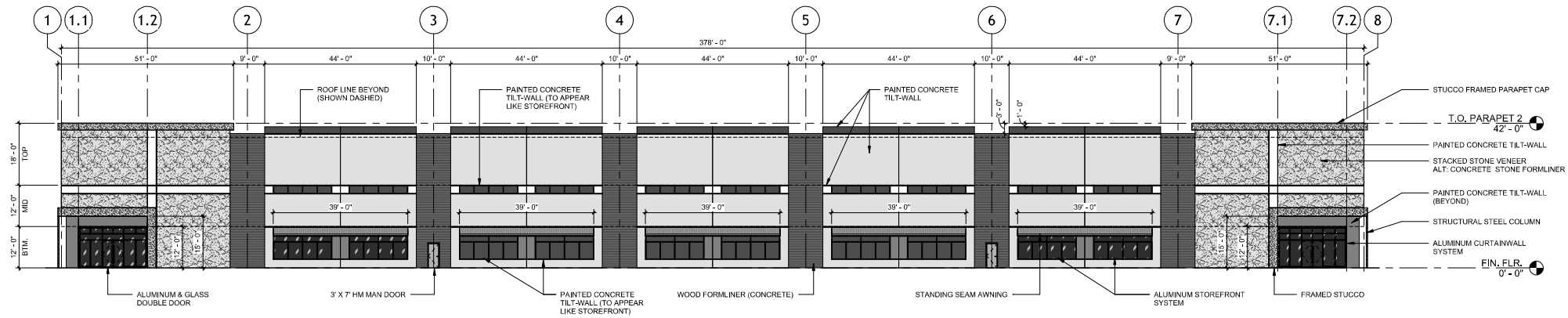
EXTERIOR GLAZING



2 WEST ELEVATION (TERTIARY)
1/16" = 1'-0"

WEST ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE:	14,529 SF
STONE / MASONRY:	994 SF (7%)
CONCRETE:	10,941 SF
DOORS:	2,300 SF
STOREFRONT:	200 SF
STUCCO:	64 SF



1 EAST ELEVATION (SECONDARY)
1/16" = 1'-0"

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%)



Lewisville Bennett 35 - Building 2

Bennett St & Yates Ln

Lovett Industrial

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CONSTRUCTION PURPOSES. THEY WERE
PREPARED BY OR UNDER THE SUPERVISION OF:

ARCHITECT	Whys Chngs
ARCH. REG. NO.	XXXXXX
DATE	MAY 23, 2025

REVISIONS	NO.	DATE	DESCRIPTION

DRAWN BY:	DDS
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

A201

