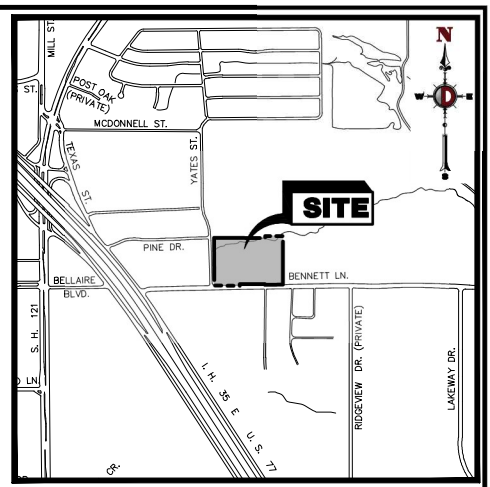
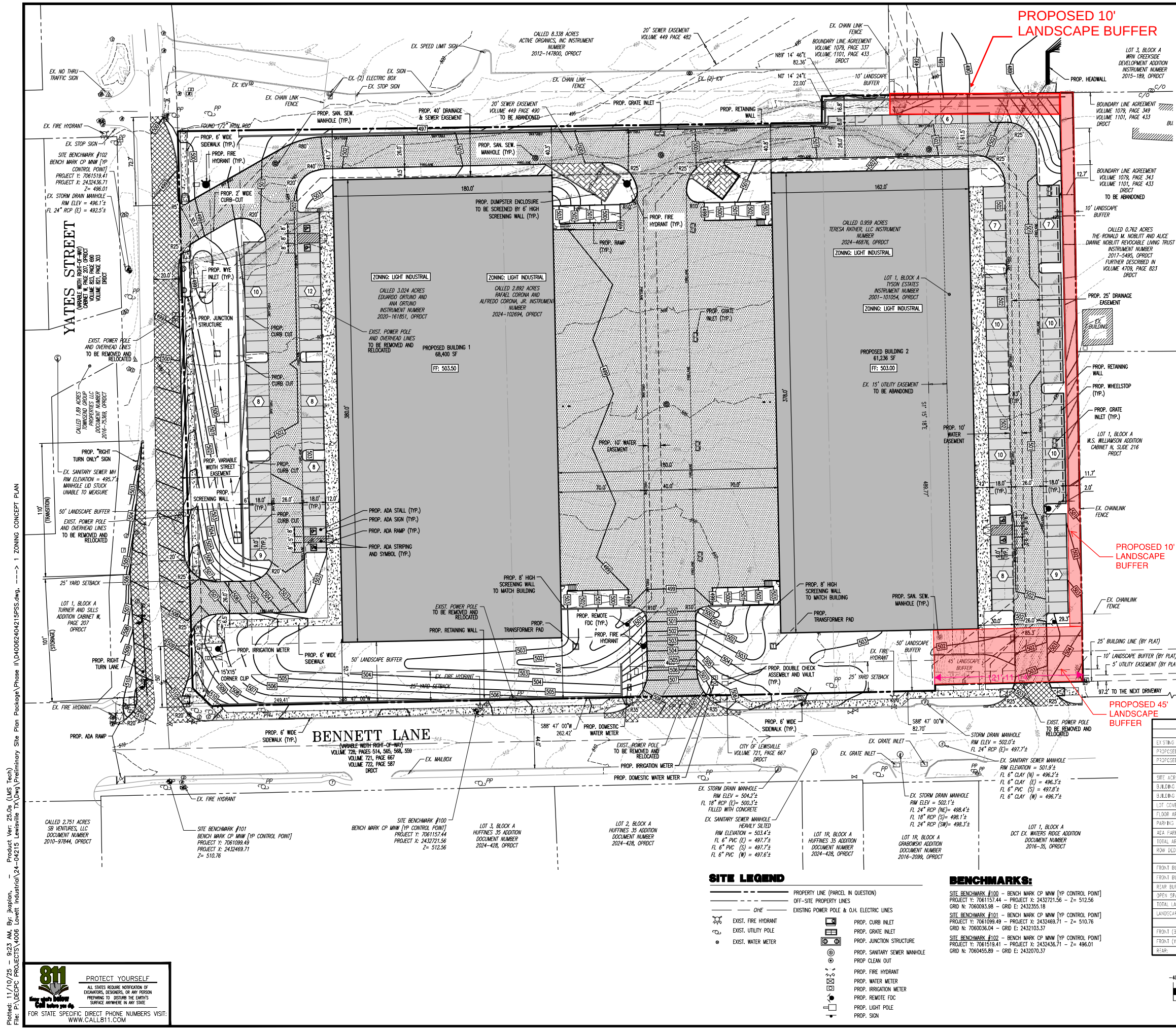




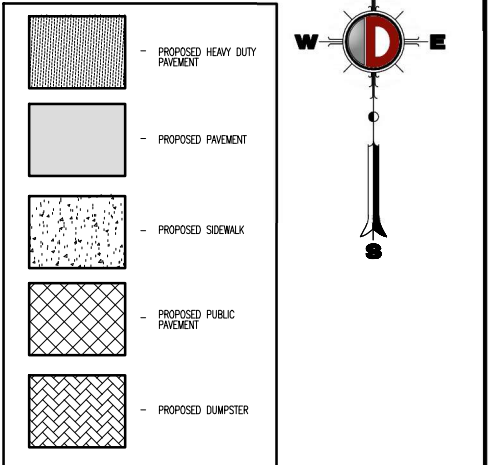
VICINITY MAP
SCALE: 1" = 1,000'

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

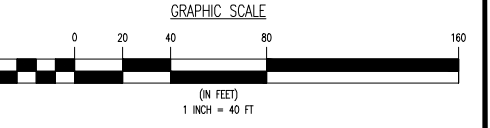
CIVIL ENGINEER
DYNAMIC ENGINEERING CONSULTANTS, PC
LINDSEY G. MAYER, PE
714 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TX 75002
T: 972-534-2100
EMAIL: LMAYER@DYNAMICCEC.COM

DEVELOPER
JAMES YU
LOVETT INDUSTRIAL
3811 TURTLE CREEK BOULEVARD, SUITE 1050
DALLAS, TEXAS 75219
EMAIL: JAMES.YU@LOVETTINDUSTRIAL.COM

PAVING LEGEND



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. 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 MINN [VP CONTROL POINT]
PROJECT Y: 7061157.44 - PROJECT X: 2432721.56 - Z= 512.56
GRID N: 7060095.98 - GRID E: 2432035.16
- SITE BENCHMARK #101 - BENCH MARK CP MINN [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 MINN [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 (LMS Tech) 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
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

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
(dca) 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 • Chicago • Dallas • Houston • Los Angeles • Miami • Phoenix • San Antonio • San Diego • Seattle • Tampa
Texas Registered Engineering Firm No. F-13600
www.dynamiccec.com

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

DESIGNED BY: JK
CHECKED BY: LGM
DATE: 11/10/2025

LEWISVILLE BENNETT 35
PROJECT Y: 7061099.49
PROJECT X: 2432469.71
ZONING: LIGHT INDUSTRIAL
6.99 ACRES
LEWISVILLE, DENTON COUNTY, TEXAS 75057

PRELIMINARY PLAN FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF LINDSEY G. MAYER, STATE LICENSE NUMBER 107537. ON 11/10/2025, THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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

OF 1 0

PAINT

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

1. *Journal of the American Medical Association*, 2000; 283: 2689-2693.

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



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



WEST ELEVATION MATERIAL CALCULATIONS

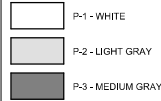
TOTAL SQUARE FOOTAGE:	15,803 SF
STONE / MASONRY:	2,675 SF (17%)
CONCRETE:	11,019 SF
DOORS:	49 SF
STOREFRONT:	945 SF
STUCCO:	426 SF
STANDING SEAM METAL AWNING:	489 SF
OVERALL BUILDING LENGTH:	380' - 0"
OVERALL CANOPY LENGTH:	195' - 0" (51%)

OVERALL EXTERIOR
ELEVATIONS 1

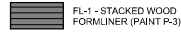
11/4/2025 3:29:35 PM Autodesk Docs/25.010 Louisville Bennett 30/25.010_DDS_Louisville Bennett 35_Pkg_Building 2.rvt

INTERIOR ELEVATION MATERIALS LEGEND

PAINT



FORMLINER



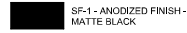
STONE VENEER



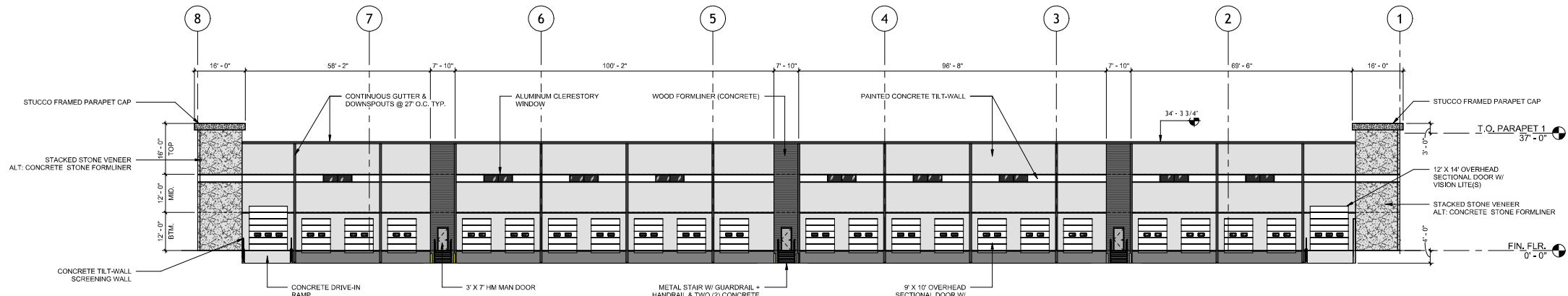
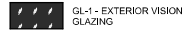
STUCCO PARAPET CAP



CURTAINWALL / STOREFRONT



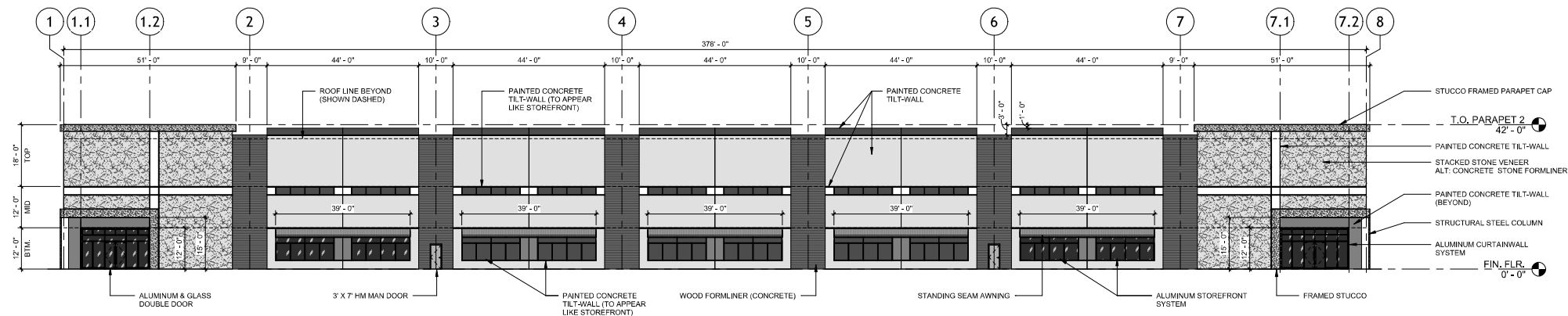
EXTERIOR GLAZING



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: 203 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%)

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW
AND NOT INTENDED FOR REGULATORY
APPROVAL, PERMIT, BIDDING OR
CONSTRUCTION PURPOSES. THEY WERE
PREPARED BY OR UNDER THE SUPERVISION OF:

ARCHITECT: Whys Chdls
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

PANT

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



1/16" = 1'-0"

TOTAL SQUARE FOOTAGE: 6,570 SF
STONE / MASONRY: 1,935 SF (29%)
CONCRETE: 3,851 SF
STOREFRONT: 445 SF
STUCCO: 251 SF
HANGING SEAM METAL AWNING: 88 SF

OVERALL BUILDING LENGTH: 162' - 0"
OVERALL CANOPY LENGTH: 70' - 0" (43%)


$$1/16" = 1'-0"$$

TOTAL SQUARE FOOTAGE: 6,570 SF
STONE / MASONRY: 1,879 SF (28%)
CONCRETE: 3,559 SF
DOORS: 56 SF
STOREFRONT: 650 SF
STUCCO: 251 SF
HANGING SEAM METAL AWNING: 175 SF