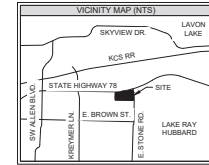
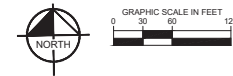
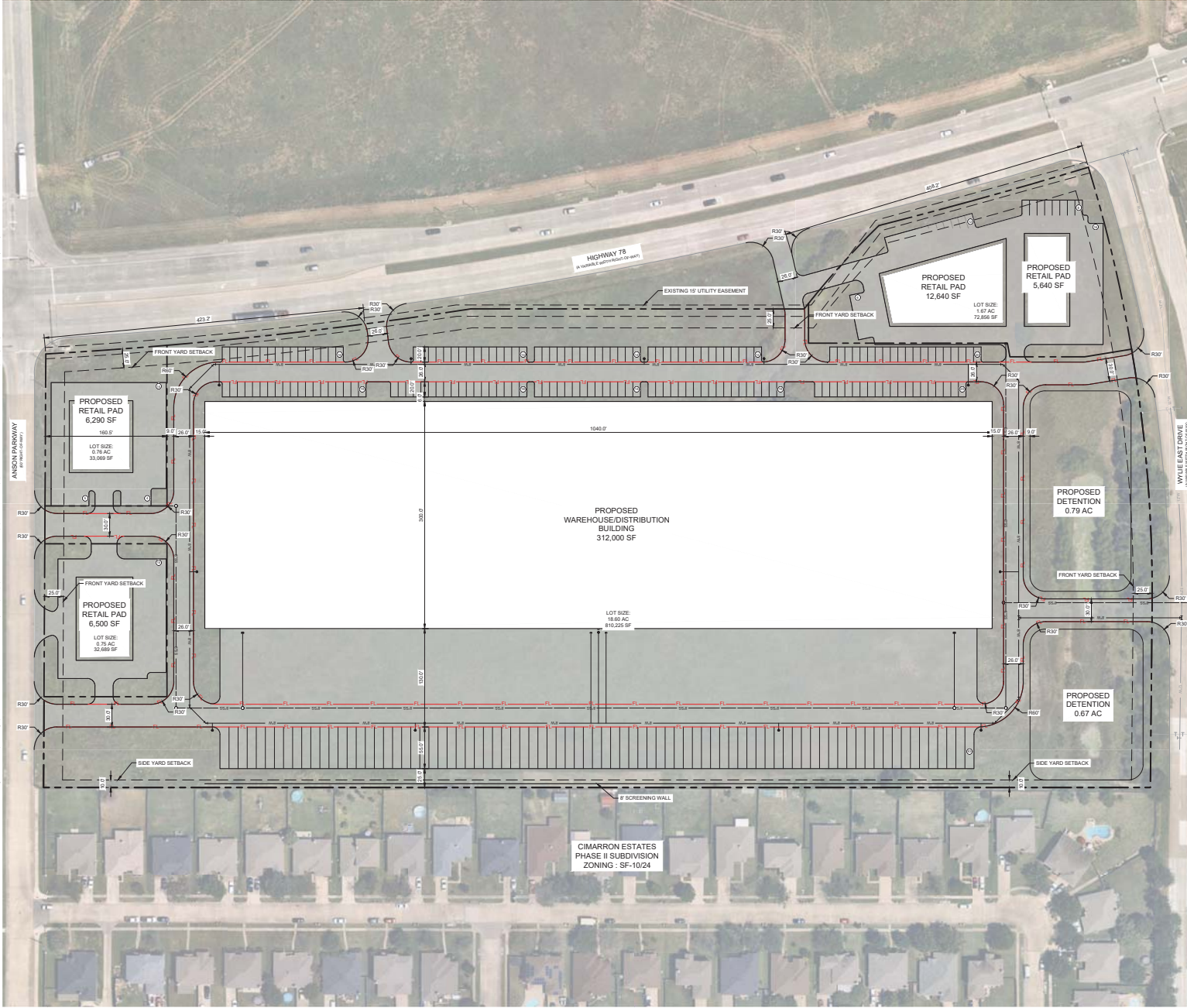


13455 NOEL RD, TWO GALLERIA TOWERS, SUITE 700, DALLAS, TX 75240
WWW.KIMLEY-HORN.COM
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, TWO GALLERIA TOWERS, SUITE 700, DALLAS, TX 75240
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CONDITIONS FOR PLANNED DEVELOPMENT	
HEIGHT OF MAIN STRUCTURE	50 FT
NUMBER OF STORES	4
RESIDENTIAL PROXIMITY	3:1 SLOPE FROM RESIDENTIAL LOT LINE
FRONT YARD SETBACK	25 FT
SIDE YARD SETBACK	10 FT
REAR YARD SETBACK	10 FT
BUILDING COVERAGE	50%
SERVICE AND LOADING AREAS	SHALL BE INDIVIDUALLY SCREENED FROM VIEW FROM A PUBLIC STREET. SCREENING WILL BE ACHIEVED BY A COMBINATION OF LANDSCAPING, WING WALLS, BERMS AND BUILDING ORIENTATION.

SITE DATA SUMMARY TABLE FOR WAREHOUSE BUILDING	
COMBINED LOT AREA	21.85 AC / 951,786 SF
BUILDING SQUARE FOOTAGE	312,000 SF
BUILDING COVERAGE	52.0%
IMPERVIOUS COVER	65.0%
REQUIRED PARKING (1 PER 2,000 GFA)	312,000 / 2,000 = 156
PROPOSED AUTO PARKING	169
PROPOSED TRAILER STORAGE	83

OWNER
78 HOOPER, LTD

APPLICANT
LOVETT INDUSTRIAL - COLBY EVERETT
1902 WASHINGTON AVE, SUITE A
HOUSTON, TX 77007
(602) 999-3716
COLBY.EVERETT@LOVETTINDUSTRIAL.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, TWO GALLERIA TOWERS, SUITE 700,
DALLAS, TX 75240
(602) 770-1300
DAN.GALLAGHER@KIMLEY-HORN.COM

REVISIONS

No.	REVISIONS	DATE

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PH: (214) 635-1000
WWW.KIMLEY-HORN.COM, TX 75240
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KHA PROJECT
DATE
FEBRUARY 2022

SCALE
AS SHOWN

DESIGNED BY
DPC

DRAWN BY
SCF

CHECKED BY
DPC

TEXAS

LOVETT 78
LOGISTICS CENTER

WYLE

SITE PLAN

SHEET NUMBER
SP