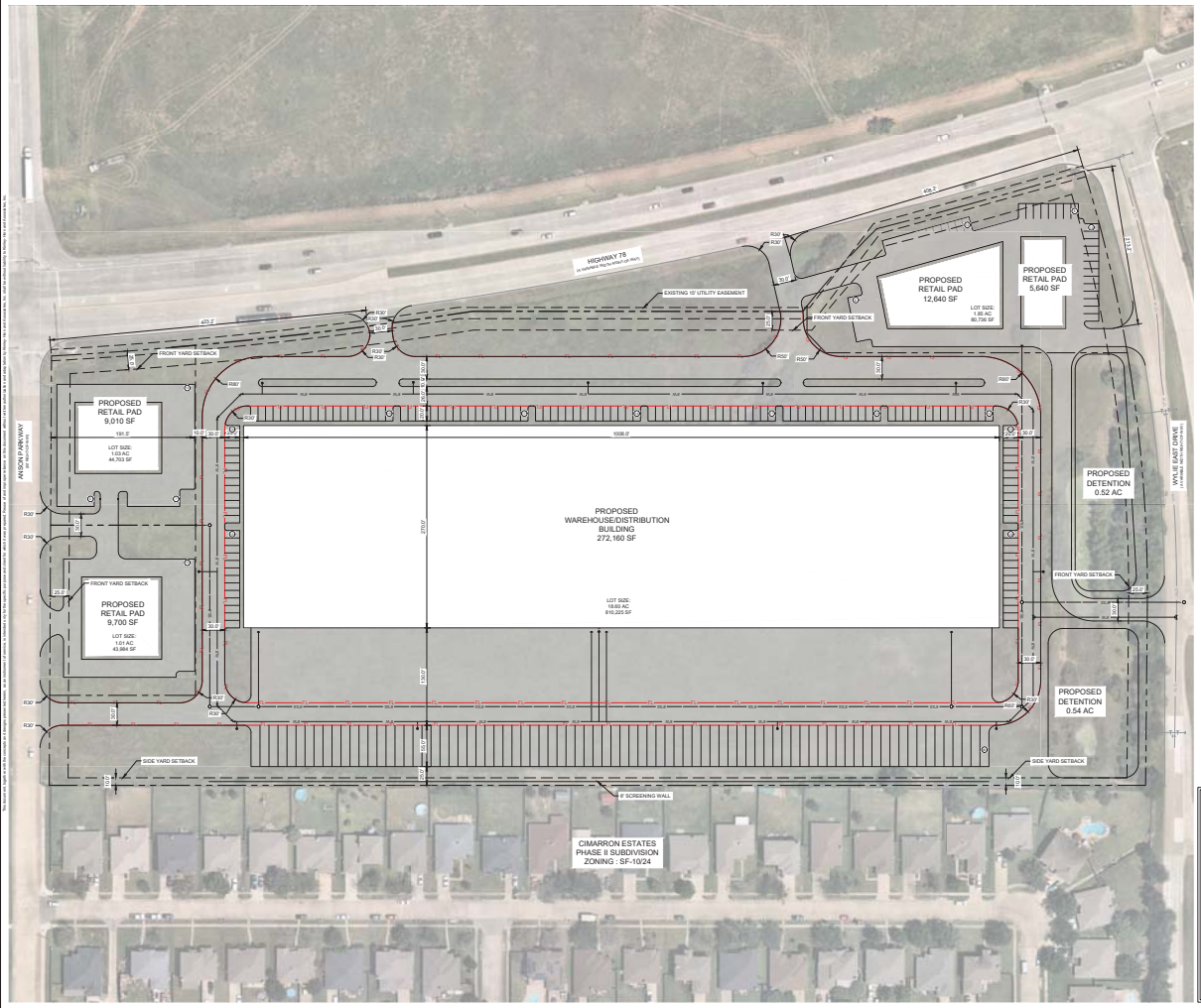
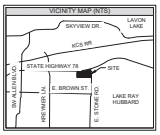
EXHIBIT B
ZONING EXHIBITS



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

VICINITY MAP (NTS)



LEGEND

— · — · —	PROPERTY LINE
— — —	FIRE LANE

CONDITIONS FOR PLANNED DEVELOPMENT

HEIGHT OF MAIN STRUCTURE	50 FT
NUMBER OF STORIES	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	21.65 AC / 951,796 SF
BUILDING SQUARE FOOTAGE	272,160 SF
BUILDING COVERAGE	28.6%
IMPERVIOUS COVER	62.0%
REQUIRED PARKING (1 PER 2,000 GFA)	272,160 / 2000 = 136
PROPOSED AUTO PARKING	146
PROPOSED TRAILER STORAGE	80

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

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TBPE-F-928
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NOT FOR CONSTRUCTION OR RECORDING PURPOSES
Kimley»Horn
Date: 11/12/2020
Time: 11:12 AM

KHA PROJECT 092261004
DATE MARCH 2022
SCALE AS SHOWN
DESIGNED BY DPG
DRAWN BY SCP
CHECKED BY DPG

LOVETT 78
LOGISTICS CENTER
WYLIE TEXAS

SITE PLAN

SHEET NUMBER
SP