



EXISTING ZONING	PROPOSED ZONING	PROPOSED USES	BUILDING AREA	BUILDING HEIGHT	PROPOSED LOT AREA / COVERAGE	FLOOR AREA RATIO	IMPERMEABLE AREA	PROPOSED OFFICE AREA	PROPOSED WAREHOUSE AREA	REQUIRED AUTO PARKING SPACES	PROPOSED AUTO PARKING SPACES	ADA PARKING SPACES PROVIDED
HIGHWAY COMMERCIAL	WAREHOUSE	WAREHOUSE	257,600 SF	44'	14.69 / 40.8%	0.408	± 11.9 AC	12,880 SF	244,720 SF	166	175	6
HIGHWAY COMMERCIAL	OFFICE	OFFICE	14,100 SF	36'	1.11 / 17.4%	0.287	± 0.88 AC	14,100 SF	-	47	47	2
HIGHWAY COMMERCIAL	OFFICE/RETAIL	OFFICE/RETAIL	18,200 SF	36'	1.89 / 11.1%	0.222	± 1.23 AC	18,200 SF	-	75	75	3

**SITE DATA TABLE LOT 1 - WAREHOUSE**

EXISTING ZONING: HIGHWAY COMMERCIAL  
PROPOSED USES: WAREHOUSE  
BUILDING AREA: 257,600 SF  
BUILDING HEIGHT: 44'  
PROPOSED LOT AREA / COVERAGE: 14.69 / 40.8%  
FLOOR AREA RATIO: 0.408  
IMPERMEABLE AREA: ± 11.9 AC  
PROPOSED OFFICE AREA: 12,880 SF  
PROPOSED WAREHOUSE AREA: 244,720 SF  
REQUIRED AUTO PARKING SPACES: 166  
PROPOSED AUTO PARKING SPACES: 175  
ADA PARKING SPACES PROVIDED: 6  
SF OFFICE = 12,880 SF ± 300 SF PER SPACE = 43 SPACES  
SF WAREHOUSE = 244,720 ± 2000 SF PER SPACE = 123 SPACES  
TOTAL REQUIRED SPACES = 166 SPACES

**SITE DATA TABLE LOT 2 - OFFICE**

EXISTING ZONING: HIGHWAY COMMERCIAL  
PROPOSED USES: OFFICE  
BUILDING AREA: 14,100 SF  
BUILDING HEIGHT: 36'  
PROPOSED LOT AREA / COVERAGE: 1.11 / 17.4%  
FLOOR AREA RATIO: 0.287  
IMPERMEABLE AREA: ± 0.88 AC  
PROPOSED OFFICE AREA: 14,100 SF  
PROPOSED OFFICE AREA: 14,100 SF  
REQUIRED AUTO PARKING SPACES: 47  
PROPOSED AUTO PARKING SPACES: 47  
ADA PARKING SPACES PROVIDED: 2  
SF COMMERCIAL = 14,100 SF ± 300 SF PER SPACE = 47 SPACES  
TOTAL REQUIRED SPACES = 47 SPACES

**SITE DATA TABLE LOT 3 - OFFICE/RETAIL**

EXISTING ZONING: HIGHWAY COMMERCIAL  
PROPOSED USES: OFFICE/RETAIL  
BUILDING AREA: 18,200 SF  
BUILDING HEIGHT: 36'  
PROPOSED LOT AREA / COVERAGE: 1.89 / 11.1%  
FLOOR AREA RATIO: 0.222  
IMPERMEABLE AREA: ± 1.23 AC  
PROPOSED RETAIL AREA: 18,200 SF  
REQUIRED AUTO PARKING SPACES: 75  
PROPOSED AUTO PARKING SPACES: 75  
ADA PARKING SPACES PROVIDED: 3  
SF RETAIL = 9,100 SF ± 200 SF PER SPACE = 45 SPACES  
SF OFFICE = 9,100 SF ± 300 SF PER SPACE = 30 SPACES  
TOTAL REQUIRED SPACES = 75 SPACES

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**LOVETT COPPELL**  
PREPARED FOR  
LOVETT INDUSTRIAL

**CONCEPT PLAN**  
C-101

**REVISIONS**

NO.	REVISIONS	DATE

**KHA PROJECT**  
0649225668

**DATE**  
OCTOBER 2023

**SCALE**  
AS SHOWN

**DESIGNED BY**  
RWV

**DRAWN BY**  
RWV

**CHECKED BY**  
DPG

**TEXAS**