ALLIANCE
ARCHITECTS

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EXTEX LAPORTE LP.
(VOL. 2002082, PG. 3283)

Δ = 14°24'27"
R = 1150'-0"
L = 289.18'
T = 145.35'
CB = S 07° 10' 35" W
CD = 288.41'

10'-0" SIDE YARD SETBACK

UTILITY EASEMENT (VOL. 2003122, PG. 17868)

FIRE LANE

ONCOR ELECTRIC DELIVERY COMPANY EASEMENT (VOL. 2003204, PG. 152)

EXTEX LAPORTE LP.
(VOL. 2002082, PG. 3283)

10'-0" SIDE YARD SETBACK

FIRE LANE

NEW RAMP
NEW STAIRS

EXPANSION
79,000 SQ. FT.

210'-0"

26'-4"

6 FOOT TALL MASONRY SCREEN WALL OR WOOD FENCE

148'-0"
158'-0"

FLOODWAY EASEMENT (VOL. 2003204, PG. 152)

FIRE LANE

FLOOD PLAIN LIMITS

10'-0" SIDE YARD SETBACK

TRACT VI
MOUNTAIN CREEK BUSINESS PARK ASSOCIATION INC.
(VOL. 2003009, PG. 7341)

DEVELOPMENT PLAN

0'   50'   100'

PLAN NORTH

Pd# 521
SITE AREA =7.28 ACRES
(317,116.8 S.F.)
IMPERVIOUS AREA = 251,526 SQ. FT.
FAR = 25% (MAX. = .5538 FOR INDUSTRIAL INSIDE FOR LIGHT MANF.)

LOT COVERAGE:
AMERICAN LEATHER EXPANSION = 79,000 SQ. FT.

COVERAGE = 25%

5IP-521.109 (A)(4)(B) MAX. PERMITED = 3,099,564 SF FOR RETAIL
5IP-521.109 (A)(4)(E)(I) MAX PERMITED = 12,088,299 SF FOR WAREHOUSE
BUILT TO DATE:

Jack In the Box	210,000	SQ. FT.
Strategic Partners	265,400	SQ. FT.
American Leather	225,000	SQ. FT.
Niagara Waters	441,000	SQ. FT.
Costco	1,000,000	SQ. FT.
Prologis Building 1	1,000,000	SQ. FT.
Prologis Building 2	670,000	SQ. FT.
Courtland Farms, LLC	192,980	SQ. FT.
Paul's Corp.	230,644	SQ. FT.
Total	4,235,024	SQ. FT.

REMAINING ALLOWABLE WAREHOUSE PER PD = 7,853,275 SQ. FT.

- AMERICAN LEATHER EXPANSION, B-1 (21,000 SQ. FT.)
- AMERICAN LEATHER EXPANSION, B-1 (79,000 SQ. FT.)
- COURTLAND FARMS, B-1 (319,900 SQ. FT.)
TOTAL REMAINING ALLOWED = 7,433,375 SQ. FT.

TABULATIONS: AMERICAN LEATHER EXPANSION
EXPANSION = 79,000 SQ. FT.
THE SQUARE FOOTAGES LISTED IN SECTION 2 -
(m)(3) ,(4) & (5) HAVE NOT BEEN EXCEEDED

CONSTRUCTION TYPE = II-N
BUILDING HEIGHT= 40'-10"

PARKING ANALYSIS

USE	SF	RATIO	REQD.	PROVIDED
INDUSTRIAL INSIDE FOR LIGHT MANUFACTURING	269,018	1 PER 600	449	330
(REFERENCE M167-002 FOR ADDITIONAL PARKING)	21,000	1 PER 600	35	380
REQUIRED BICYCLE PARKING (SHOWN ON M167-002)		REQ. PARK/25	23	24

TOTAL REQUIRED FOR M167-002 & D167-002 = 581
TOTAL PROVIDED FOR M167-002 & D167-002 = 710

LANDSCAPING WILL BE IN ACCORDANCE
WITH ARTICLE X, PD REQ. & DEVELOPMENT
GUIDELINES PER MOUNTAIN CREEK BUSINESS PARK

KEY PLAN

AMERICAN LEATHER EXPANSION

4501 MOUNTAIN CREEK PARKWAY
DALLAS, TX 75236

DEVELOPMENT PLAN

DRAWING RECORD

Date	Description
11/29/16	REVISED
12/07/16	REVISED

A1.06

PROJECT NO.: 15191