

SITE AREA = 4,948 ACRES
(215,547.22 S.F.)
IMPERVIOUS AREA = 166,999.39 SQ. FT.
FAR = 35.4% (MAX. = 45% FOR WAREHOUSES)
LOT COVERAGE:
BUILDING #9 = 54,600 SQ. FT.
LOT = 215,547.22 SQ. FT.
COVERAGE = 35.4%

5IP-521.109 (A)(4)(B) MAX. PERMITTED = 3,099,564 SF FOR RETAIL
5IP-521.109 (A)(4)(E)(I) MAX PERMITTED = 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.
American Leather Expansion	100,000	SQ. FT.
Paul's Corp.	230,644	SQ. FT.
COURTLAND MC #7 & #8	154,960	SQ. FT.
TOTAL	4,489,984	SQ. FT.

REMAINING ALLOWABLE WAREHOUSE PER PD = 7,598,315 SQ. FT.
- COURTLAND MC #9 (76,334 SQ. FT.)
- COURTLAND FARMS, B-1 (319,900 SQ. FT.)
TOTAL REMAINING ALLOWED = 7,202,081 SQ. FT.

TABULATIONS: COURTLAND FARMS
BUILDING 9 = 76,334 SQ. FT.

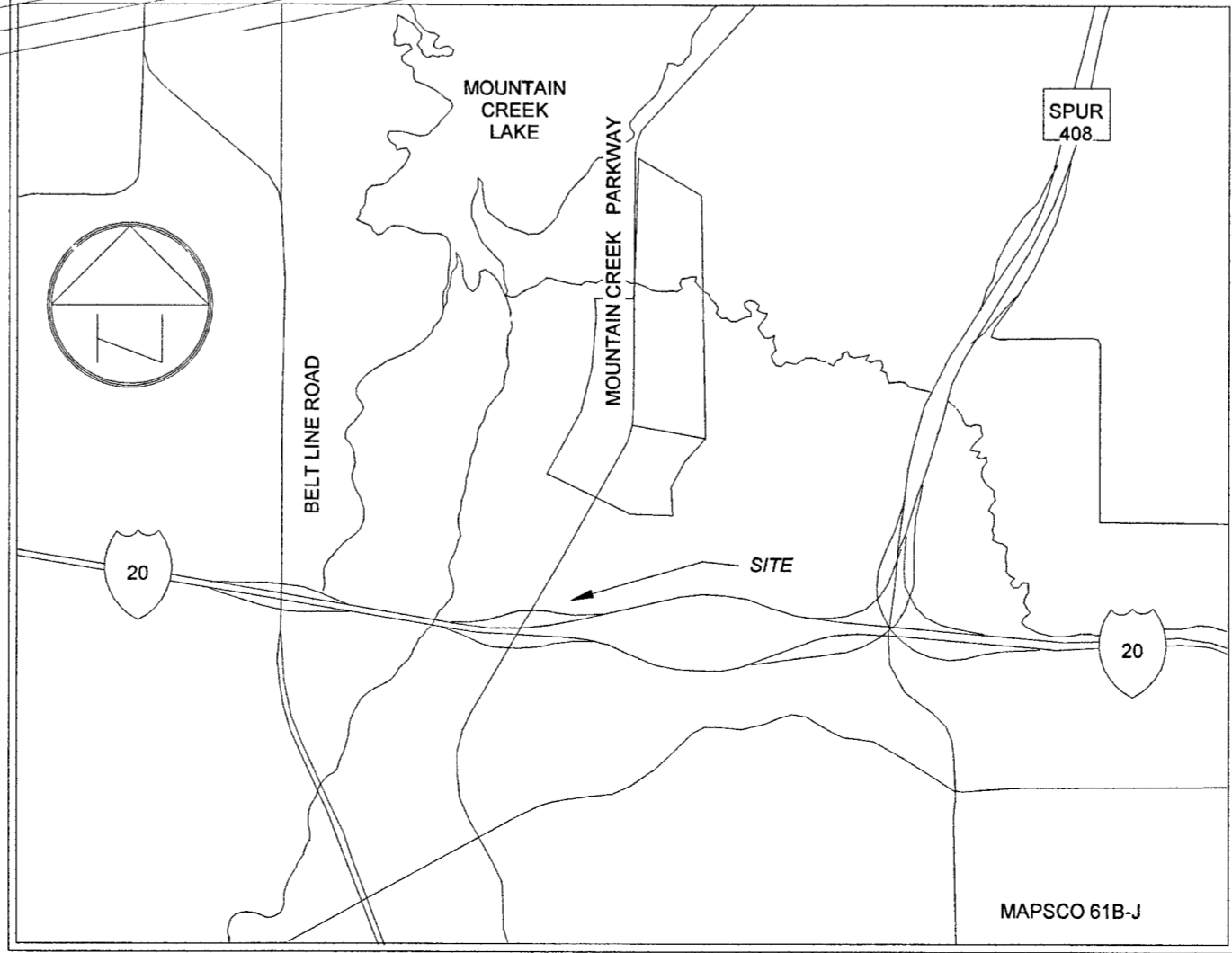
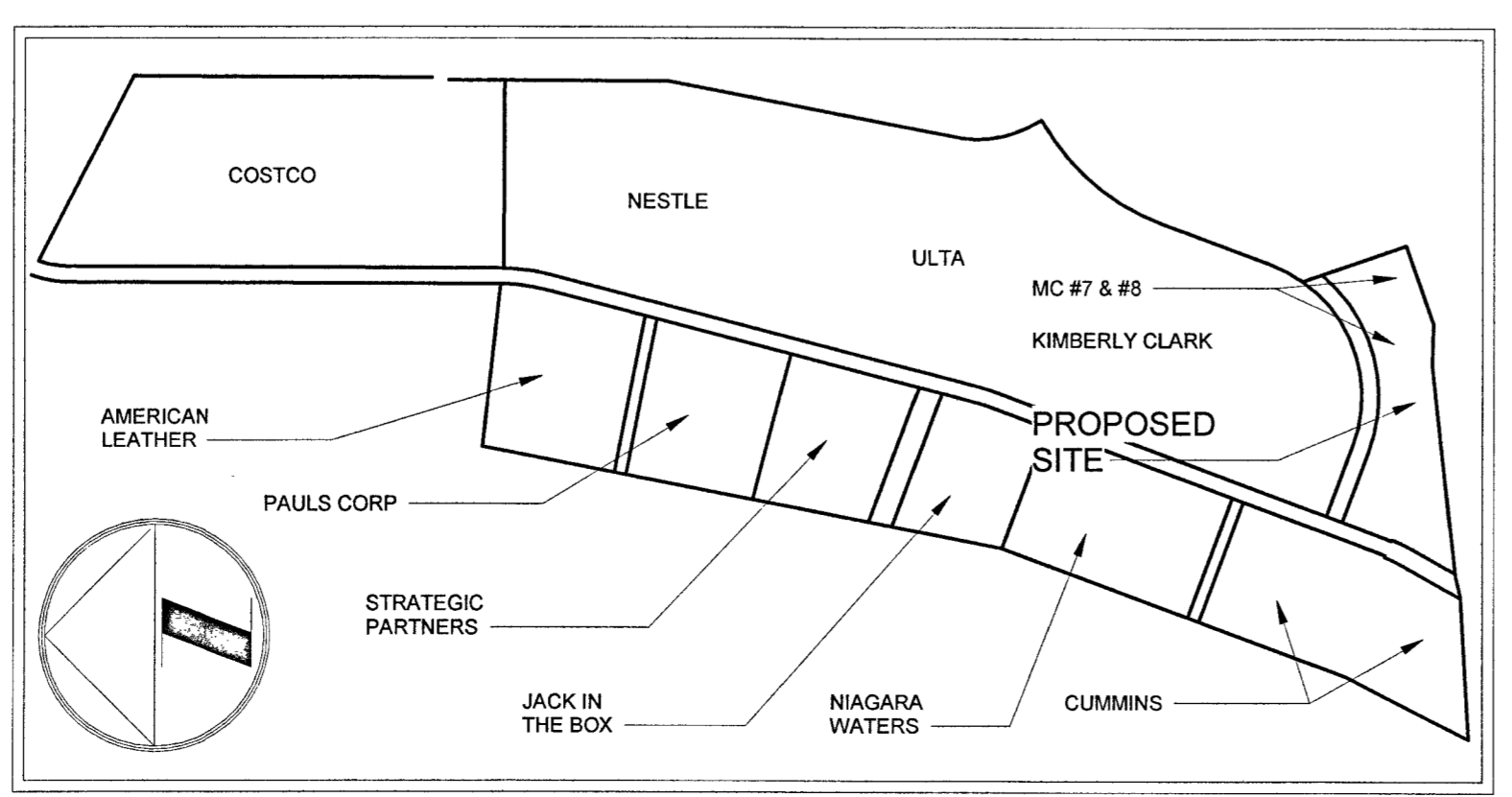
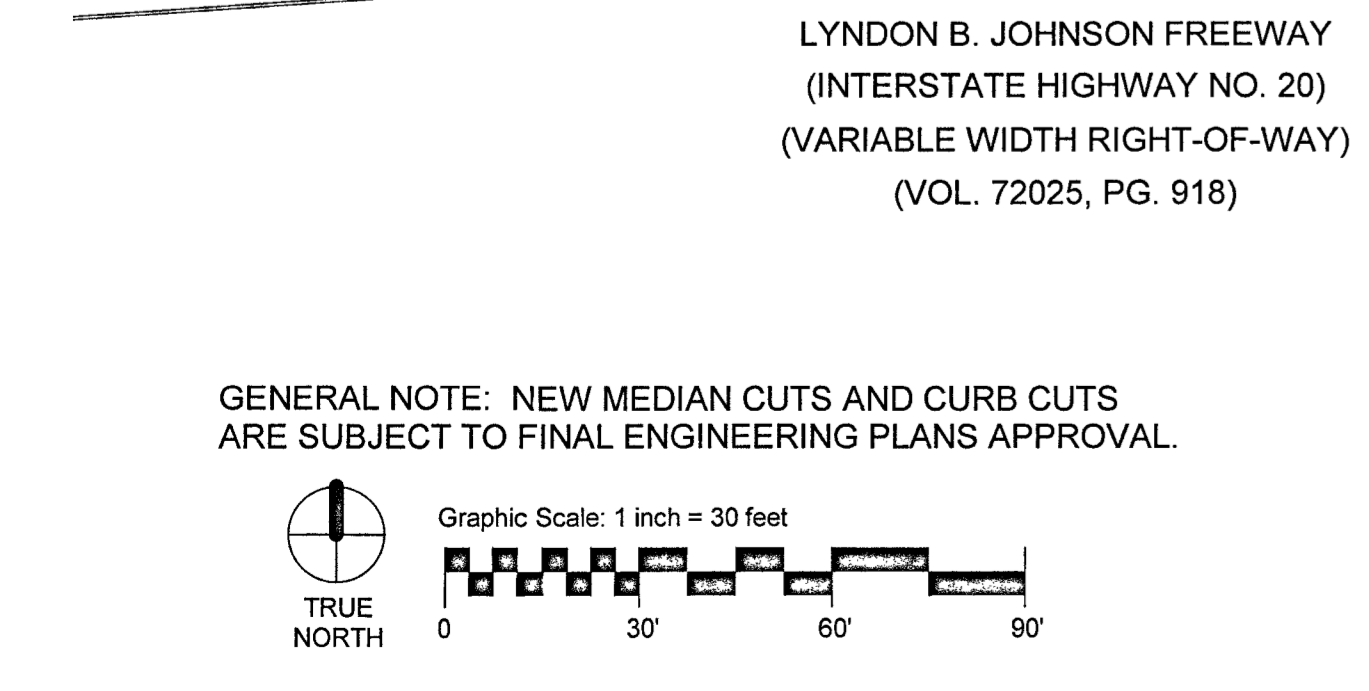
THE SQUARE FOOTAGES LISTED IN SECTION 2 - (m)(3), (4) & (5) HAVE NOT BEEN EXCEEDED

CONSTRUCTION TYPE = II-N
BUILDING HEIGHT = 45'-0"

USE	SF	RATIO	REQD.
OFFICE	15,000	1/333	45
WAREHOUSE	61,334	(20 FOR 30)	30
		FIRST 20K	
		1/4,000 FOR	
		REST)	

TOTAL REQUIRED = 75
TOTAL PROVIDED = 75

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



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

Mountain Creek #9

Merrifield Road, Dallas TX

DEVELOPMENT PLAN

DRAWING RECORD

Date	Description
08/06/19	BID SET

D1.01

PROJECT NO.: 19157

D89-019

1 DEVELOPMENT PLAN

Scale: 1" = 30'-0"