

Pd# 521
SITE AREA = 13.93 ACRES
(606,790.8 S.F.)
IMPERVIOUS AREA = 494,568 SQ. FT.
FAR = 41% (MAX. = .5538 FOR INDUSTRIAL INSIDE FOR LIGHT MANF.)

LOT COVERAGE:
AMERICAN LEATHER EXPANSION = 21,000 SQ. FT.
AMERICAN LEATHER (EXISTING) = 225,000 SQ. FT.

COVERAGE = 41%

51P-521.109 (A)(4)(B) MAX. PERMITTED = 3,099,564 SF FOR RETAIL
51P-521.109 (A)(4)(E)(I) MAX PERMITTED = 12,088,299 SF FOR WAREHOUSE

BUILT TO DATE:

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

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.)
- COURTLAND FARMS, B-1 (319,900 SQ. FT.)
TOTAL REMAINING ALLOWED = 7,512,375 SQ. FT.

TABULATIONS: AMERICAN LEATHER EXPANSION
EXPANSION = 100,000 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	380

(REFERENCE D167-002 FOR ADDITIONAL PARKING)

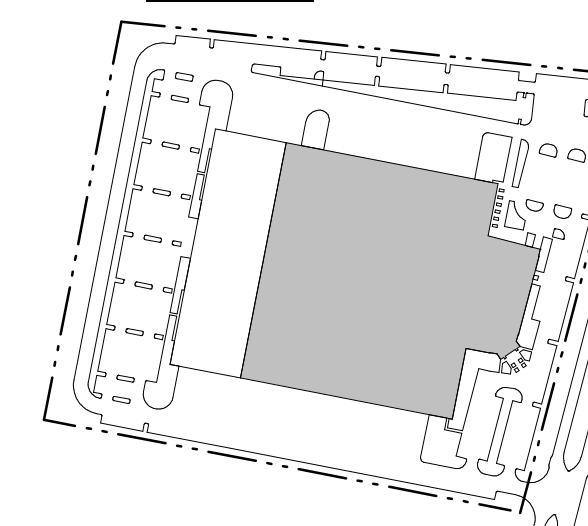
Reference	Ratio	Reqd.	Provided
79,000	1 PER 600	132	330

REQUIRED BICYCLE PARKING REQ. PARK/25 23 24
(SHOWN ON D167-002)

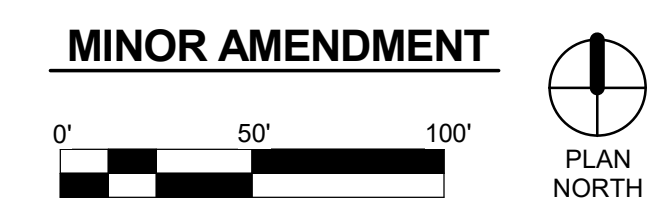
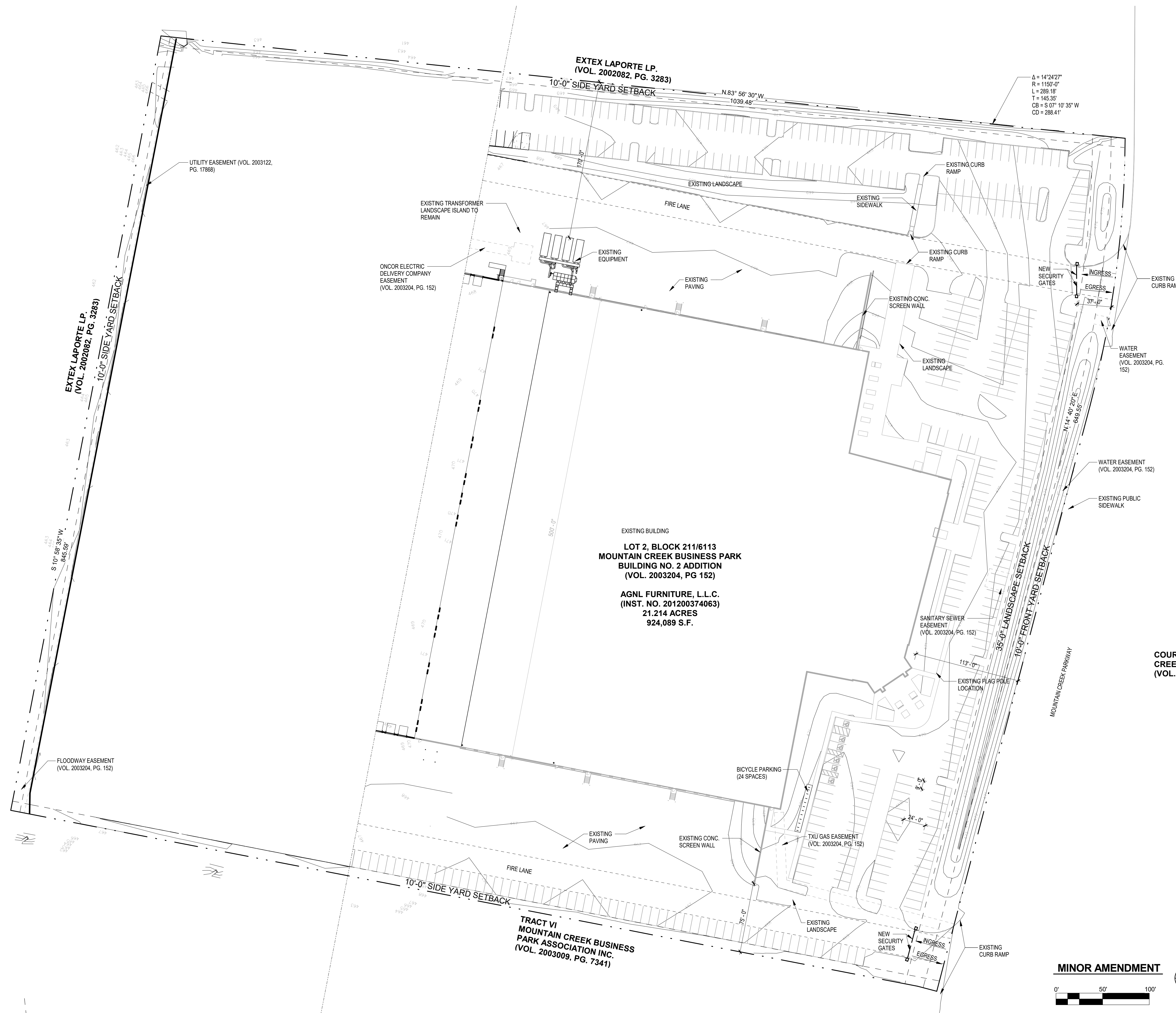
TOTAL REQUIRED FOR M167-002 & D167-002 = 581
TOTAL PROVIDED FOR M167-002 & D167-002 = 710

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

KEY PLAN



COURTLAND MOUNTAIN CREEK DEVELOPMENT, L.P.
(VOL. 2001069, PG. 113)



AMERICAN LEATHER EXPANSION
4501 MOUNTAIN CREEK PARKWAY
DALLAS, TX 75236

DEVELOPMENT PLAN

DRAWING RECORD

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