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SITE AREA =9.320 ACRES
(405,999.00 S.F.)
IMPERVIOUS AREA = 325,151.77 SQ. FT.
FAR = 38.2% (MAX. = 45% FOR WAREHOUSES)

LOT COVERAGE:
BUILDING 7 = 54,600 SQ. FT.
BUILDING 8 = 100,360 SQ. FT.
LOT = 405,999.00 SQ. FT.

COVERAGE = 38.2%

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 = 8,063,065 SQ. FT.
- COURTLAND FARMS, B-1 (319,900 SQ. FT.)
TOTAL REMAINING ALLOWED = 7,743,165 SQ. FT.

TABULATIONS: COURTLAND FARMS
BUILDING 7 = 54,600 SQ. FT.
BUILDING 8 = 100,360 SQ. FT.
THE SQUARE FOOTAGES LISTED IN SECTION 2 - (m)(3) ,(4) & (5) HAVE NOT BEEN EXCEEDED

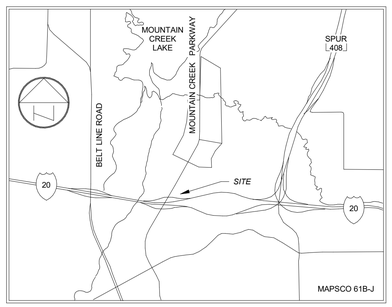
CONSTRUCTION TYPE = II-N
BUILDING HEIGHT= 45'-0"
PARKING ANALYSIS

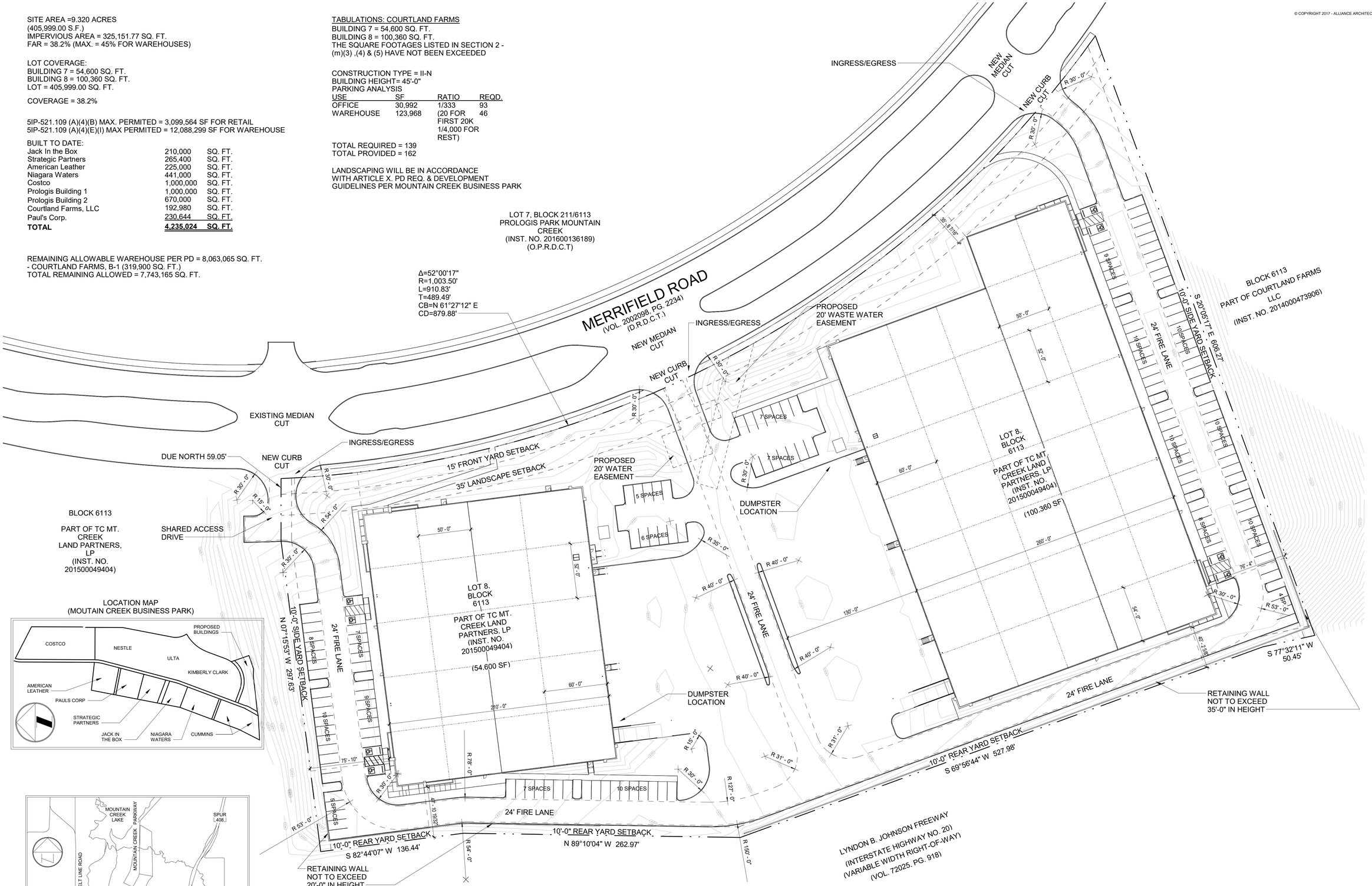
USE	SF	RATIO	REQD.
OFFICE	30,992	1/333	93
WAREHOUSE	123,968	(20 FOR FIRST 20K 1/4,000 FOR REST)	46

TOTAL REQUIRED = 139
TOTAL PROVIDED = 162

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

LOCATION MAP
(MOUTAIN CREEK BUSINESS PARK)





TRUE NORTH

Graphic Scale: 1 inch = 40 feet
0 40' 80'

1 **Development Plan**
Scale: 1" = 40'-0"

D167-028

ALLIANCE ARCHITECTS
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Ph: (972) 233-0400

MOUNTAIN CREEK #7 & #8

MOUNTAIN CREEK BUSINESS PARK, DALLAS, TX

DEVELOPMENT PLAN

DRAWING RECORD

Date	Description
07/14/17	CITY COMMENTS

M1.01

PROJECT NO.: 17145