

MASTER PLAN DATA

BUILDING 1	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	312,280 S.F./7.2 AC.
BUILDING AREA	108,360 S.F.
LOT COVERAGE	34.5%
FLOOR AREA RATIO (F.A.R.)	34.5%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	18 SPACES
OFFICE - 5% @ 1,300 S.F.	42 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	60 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	160 SPACES
BUILDING 2	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	486,112 S.F./10.7 AC.
BUILDING AREA	142,080 S.F.
LOT COVERAGE	30.4%
FLOOR AREA RATIO (F.A.R.)	30.4%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	24 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
BUILDING 3	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,293,079 S.F./29.65 AC.
BUILDING AREA	423,720 S.F.
LOT COVERAGE	32.7%
FLOOR AREA RATIO (F.A.R.)	32.7%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	71 SPACES
OFFICE - 5% @ 1,300 S.F.	161 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	232 SPACES
TOTAL PARKING REQUIRED	393 SPACES
PARKING PROVIDED	384 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 4	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 5	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 6	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 7	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 8	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 9	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS
BUILDING 10	PD
ZONING	WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)
PROPOSED USE	WAREHOUSE
LAND AREA	1,099,147 S.F./25.23 AC.
BUILDING AREA	300,360 S.F.
LOT COVERAGE	27.3%
FLOOR AREA RATIO (F.A.R.)	27.3%
BUILDING HEIGHT	47'-0"
PARKING REQUIRED	23 SPACES
OFFICE - 5% @ 1,300 S.F.	54 SPACES
WAREHOUSE - 95% @ 12,500 S.F.	78 SPACES
TOTAL PARKING REQUIRED	102 SPACES
PARKING PROVIDED	204 SPACES
TRAILER STORAGE	72 STALLS

TREE MITIGATION TABULATIONS: revised 5.13.14

Total caliper inches of trees on site	15,769.5"
Total caliper inches of protected trees under Building Pad (6" and greater):	-4,896"
NO RETRIBUTION REQUIRED	
Total Caliper inches in ROW	-3,702"
NO RETRIBUTION REQUIRED	
Total caliper inches of protected trees removed (6" cal. and greater):	-5,065"
Total caliper inches of trees saved (6" and greater):	+2,106.5"
Preservation credit 20.3%	+1,487"
Required retribution	-3,578"
Total caliper inches of trees provided (refer to Landscape Plan)	1,945
(650) trees, 3" cal. max. by ordinance	
(650) @ 3" cal. (50% max.)	+1,224"
(300) @ 4" cal. (100%)	+2,479"
(926) @ 3" cal. (100%)	
Net Retribution	+1,397"
NOTE:	
Final determination of tree mitigation will be upon site plan submittal of the first building.	
* NOTE: (826) EVERGREEN TREES PROVIDED @ 3" CAL. MIN. PD REQUEST TO ALLOW A MITIGATION OF 2,478 INCHES FOR THESE TREES	

LANDSCAPE TABULATIONS: SUBARU LOT 4

PERIMETER LANDSCAPE	
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 ft. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 ft.	
North Property Line: (1,288.07 ft.)	Provided (25) trees, 3" cal. min.
Required (25) trees	
West Property Line: (860.83 ft.)	Provided (17) trees, 3" cal. min.
Required (17) trees	
South Property Line: (1,276.11 ft.)	Provided (25) trees, 3" cal. min.
Required (25) trees	
COPPELL ROAD: (867.07 ft.)	Provided (15) trees, 3" cal. min.
Required (15) trees	
INTERIOR LANDSCAPE	
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	
Parking Lot: 83,981 s.f.	
Parking Spaces: 210	
Required 8,392 s.f. (10%)	Provided 8,417 s.f. (10%)
(21) trees, 3" cal.	(24) trees, 3" cal. min.
OPEN SPACE	
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.	
TOTAL LOT AREA: (Exclusive of building): 596,547 s.f.	
Required 89,782 s.f. (15%)	Provided 107,782 s.f. (18.0%)
(36) trees	(92) trees, 3" cal. min.
(225) evergreen ornamental, 3" cal.	
SUMMARY	
Total trees required: (104) trees	
Total trees provided: (196) trees, 3" cal. min.	
(225) evergreen trees, 3" cal.	

LANDSCAPE TABULATIONS: LOT 1

PERIMETER LANDSCAPE	
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 ft. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 ft.	
North Property Line: (860.51 ft.)	Provided (14) trees, 3" cal. min.
Required (14) trees	
East Property Line: (484.81 ft.)	Provided (10) trees, 3" cal. min.
Required (10) trees	
South Property Line: (653.66 ft.)	Provided (13) trees, 3" cal. min.
Required (13) trees	
Freepoint Parkway: (456 ft.)	Provided (9) trees, 3" cal. min.
Required (9) trees	
INTERIOR LANDSCAPE	
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	
Parking Lot: 83,278 s.f.	
Parking Spaces: 158	
Required 8,328 s.f. (10%)	Provided 7,470 s.f. (11.8%)
(16) trees, 3" cal.	(16) trees, 3" cal. min.
OPEN SPACE	
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.	
TOTAL LOT AREA: (Exclusive of building): 203,950 s.f.	
Required 30,593 s.f. (15%)	Provided 43,584 s.f. (21.2%)
(12) trees	(12) trees, 3" cal. min.
SUMMARY	
Total trees required: (74) trees	
Total trees provided: (74) trees, 3" cal. min.	
(-) trees, 7" ht.	

LANDSCAPE TABULATIONS: LOT 2

PERIMETER LANDSCAPE	
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 ft. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 ft.	
North Property Line: (1,119.66 ft.)	Provided (22) trees, 3" cal. min.
Required (22) trees	
East Property Line: (406.66 ft.)	Provided (8) trees, 3" cal. min.
Required (8) trees	
South Property Line: (1,629.11 ft.)	Provided (22) trees, 3" cal. min.
Required (22) trees	
Freepoint Parkway: (430.41 ft.)	Provided (9) trees, 3" cal. min.
Required (9) trees	
INTERIOR LANDSCAPE	
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	
Parking Lot: 89,893 s.f.	
Parking Spaces: 204	
Required 8,988 s.f. (10%)	Provided 9,558 s.f. (10.6%)
(23) trees, 3" cal.	(23) trees, 3" cal. min.
OPEN SPACE	
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.	
TOTAL LOT AREA: (Exclusive of building): 324,752 s.f.	
Required 48,712 s.f. (15%)	Provided 67,755 s.f. (21.3%)
(19) trees	(19) trees, 3" cal. min.
SUMMARY	
Total trees required: (103) trees	
Total trees provided: (103) trees, 3" cal. min.	
(-) trees, 7" ht.	

LANDSCAPE TABULATIONS: LOT 3

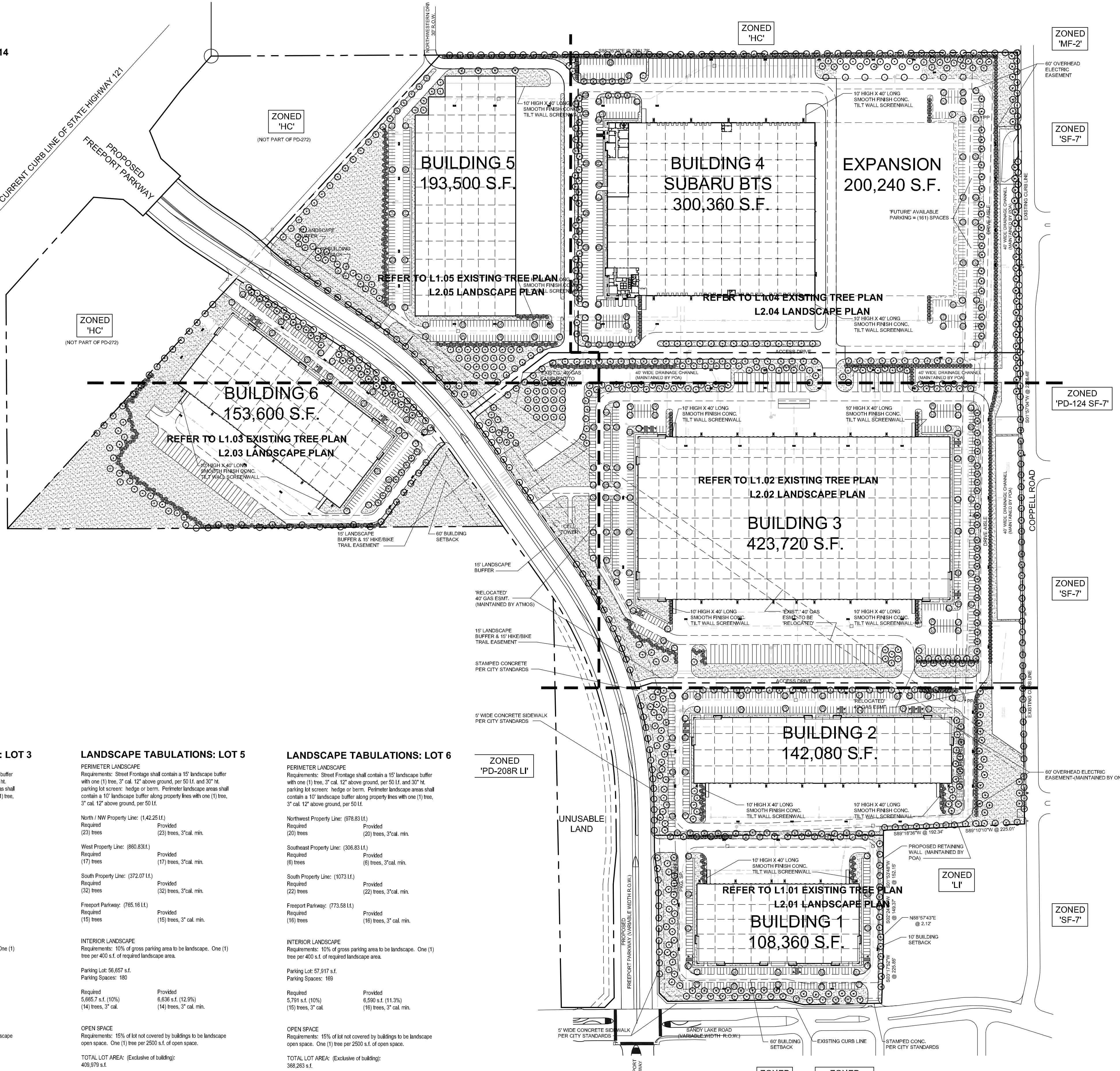
PERIMETER LANDSCAPE	
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 ft. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 ft.	
North Property Line: (1,615.51 ft.)	Provided (32) trees, 3" cal. min.
Required (32) trees	
East Property Line: (849.50 ft.)	Provided (17) trees, 3" cal. min.
Required (17) trees	
South Property Line: (1,119.66 ft.)	Provided (22) trees, 3" cal. min.
Required (22) trees	
Freepoint Parkway: (934.51 ft.)	Provided (19) trees, 3" cal. min.
Required (19) trees	
INTERIOR LANDSCAPE	
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	
Parking Lot: 133,585 s.f.	
Parking Spaces: 384	
Required 13,358 s.f. (10%)	Provided 15,236 s.f. (11.4%)
(34) trees, 3" cal.	(44) trees, 3" cal. min.
OPEN SPACE	
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.	
TOTAL LOT AREA: (Exclusive of building): 889,359 s.f.	
Required 130,403 s.f. (15%)	Provided 199,139 s.f. (25.3%)
(52) trees	(129) trees, 3" cal. min.
SUMMARY	
Total trees required: (176) trees	
Total trees provided: (305) trees, 3" cal. min.	
(247) evergreen trees, 3" cal.	

LANDSCAPE TABULATIONS: LOT 4

PERIMETER LANDSCAPE	
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 ft. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 ft.	
North / NW Property Line: (1,142.25 ft.)	Provided (23) trees, 3" cal. min.
Required (23) trees	
West Property Line: (860.83 ft.)	Provided (17) trees, 3" cal. min.
Required (17) trees	
South Property Line: (372.07 ft.)	Provided (32) trees, 3" cal. min.
Required (32) trees	
Freepoint Parkway: (765.16 ft.)	Provided (15) trees, 3" cal. min.
Required (15) trees	
INTERIOR LANDSCAPE	
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	
Parking Lot: 56,657 s.f.	
Parking Spaces: 180	
Required 5,665.7 s.f. (10%)	Provided 6,636 s.f. (12.9%)
(14) trees, 3" cal.	(14) trees, 3" cal. min.
OPEN SPACE	
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.	
TOTAL LOT AREA: (Exclusive of building): 409,879 s.f.	
Required 61,486 s.f. (15%)	Provided 61,428 s.f. (14.9%)
(25) trees	(46) trees, 3" cal. min.
SUMMARY	
Total trees required: (126) trees	
Total trees provided: (157) trees, 3" cal. min.	
(147) evergreen trees, 3" cal.	

LANDSCAPE TABULATIONS: LOT 5

PERIMETER LANDSCAPE	
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 ft. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 ft.	
Northwest Property Line: (978.83 ft.)	Provided (20) trees, 3" cal. min.
Required (20) trees	
Southeast Property Line: (308.83 ft.)	Provided (6) trees, 3" cal. min.
Required (6) trees	
South Property Line: (1073 ft.)	Provided (22) trees, 3" cal. min.
Required (22) trees	
Freepoint Parkway: (773.58 ft.)	Provided (16) trees, 3" cal. min.
Required (16) trees	
INTERIOR LANDSCAPE	
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	
Parking Lot: 57,917 s.f.	
Parking Spaces: 169	
Required 5,791 s.f. (10%)	Provided 6,590 s.f. (11.3%)
(15) trees, 3" cal.	(16) trees, 3" cal. min.
OPEN SPACE	
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.	
TOTAL LOT AREA: (Exclusive of building): 368,283 s.f.	
Required 55,239 s.f. (15%)	Provided 55,441 s.f. (15.0%)
(22) trees	(22) trees, 3" cal. min.
SUMMARY	
Total trees required: (101) trees	
Total trees provided: (101) trees, 3" cal. min.	
(-) trees, 7" ht.	



MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.

PROJECT NO. PROJECT_NO
SHEET TITLE: OVERALL LANDSCAPE_PLAN
DRAWN BY: BDA CHECKED BY: BDA

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