

<u>LEGEND</u>	
PROPERTY LINE	
EASEMENT LINE	
FIRE LANE	FL-
PROPOSED WATER	w -
EXISTING WATER	W -
PROPOSED SANITARY SEWER	ss-
EXISTING SANITARY SEWER	
PROPOSED STORM SEWER	——— SD -
EXISTING STORM SEWER	
PROPOSED UNDERGROUND ELECTRIC LINE	———UE –
EXISTING UNDERGROUND ELECTRIC LINE	———UE-
PROPOSED NATURAL GAS LINE	———GAS-
EXISTING NATURAL GAS LINE	———GAS-
PROPOSED WATER VALVE	\bowtie
EXISTING WATER VALVE	\bowtie
PROPOSED FIRE HYDRANT	Φ
EXISTING FIRE HYDRANT	Φ
PROPOSED WATER METER	•
EXISTING WATER METER	•
PROPOSED SANITARY SEWER CLEANOUT	0
EXISTING SANITARY SEWER CLEANOUT	0
PROPOSED SANITARY SEWER MANHOLE	S

EXISTING SANITARY SEWER MANHOLE

SITE DATA SUMMARY TABLE							
LOT AREA	410,989 SF 9.44 AC						
IMPERVIOUS AREA	175,672 SF (42.7%)						
GROSS BUILDING AREA	82,000 SF						
BUILDING HEIGHT & STORIES	39' & ONE STORY						
PROPOSED USE	OFFICE (8,200 SF) WAREHOUSE (73,800 SF)						
FOUNDATION TYPE	TBD						
FINISHED FLOOR ELEVATION	455						

PARKING	TABLE
TOTAL PARKING REQUIRED	WAREHOUSE: 1/1000 SF = 74 OFFICE: 1/300 SF = 28
	TOTAL = 102
	107 SPACES
TOTAL PARKING PROVIDED	(WITH 5 HANDCIAPPED ACCESSIBLE)

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SPECIAL EXCEPTION REQUESTED FOR PARKING ALONG I-35 FRONTAGE. SPECIAL EXCEPTION TO ELIMINATE SCREENING BERM ALONG MORGAN PARKWAY AND I-35 FRONTAGE. TO BE
- SPECIAL EXEMPTION REQUESTED FROM LANDSCAPING REQUIREMENT PD-97: SECTION C.2.F: TREES SHALL BE PLANTED AROUND THE PERIMETER OF PD-97 AND ALONG ALL INTERNAL STREETS OR TRAVEL-WAYS (WHETHER PUBLIC OR PRIVATE) OF PD-97. THE DISTANCE BETWEEN TREES WHEN PLANTED SHALL NOT BE GREATER THAN THIRTY FEET (30.0') ON CENTER EXCEPT WHERE PROPER STREET SIGHT DISTANCE OR ACCESS IS COMPROMISED
- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AND
- ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.
- THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15 FEET WIDE.
- POTENTIAL DUMPSTER LOCATIONS ARE SUBJECT TO CHANGE (AT BUILDING PERMIT APPLICATION STAGE). 9.1. SANITATION CONTAINER WALLS SHALL BE MASONRY, AND THE EXTERIOR WALL FINISH SHALL BE THE SAME
- COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, AND SHALL BE INSTALLED WITH METAL GATES.
- 9.2. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE
- 9.3. DUMPSTER PADS AND ENCLOSURES SHALL NOT BE LOCATED WITHIN RIGHT-OF-WAY OR FIRE LANES

SITE PLAN

MERCER 7

±9.44 AC.

JOHN L. PULLMAN SURVEY, ABSTRACT NO. 1156 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DATE: June 26, 2025

OWNER/ DEVELOPER: 1722 Routh St, Suite 770 Dallas, TX 75201 Tel. No. (214) 220-3880

Email: gbillingsley@billingsleyco.com

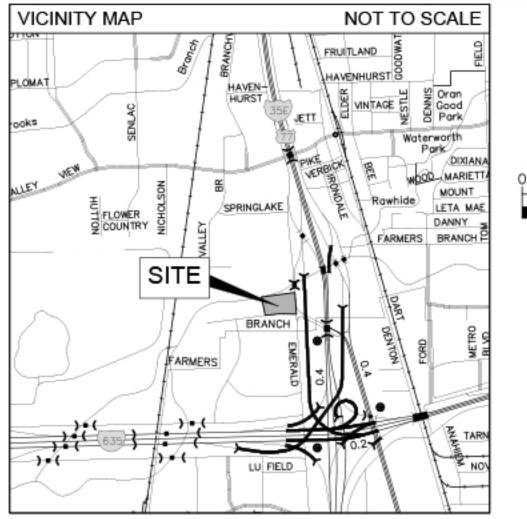
Contact: George Billingsley

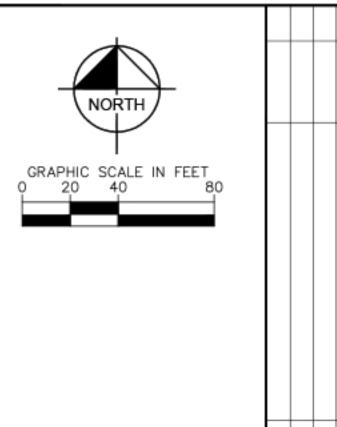
CIVIL ENGINEER: MERCER CROSSING LAND, LTD. KIMLEY-HORN AND ASSOCIATES, INC 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, TX 75240 Tel. No. 972-770-1300 Contact: Sean Alexander, P.E. Email: Sean.Alexander@Kimley-Horn.com

SHEET NUMBER C-100

7 INDU:
-ARMERS BR
COUNTY, TE ERCER CITY OF DALLAS

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ARTIFICIAL LOT AREA 4.5 AC (199,485 SF) - ZONED PD		
	REQUIRED	PROVIDED
City of Farmers Branch - Ordinance No.3230 PD		
C. Site Coverage and Landscape Open Space		
2. Landscaped Open Space		
(a) Landscaped open spaces shall be not less than 10% of gross area of a Lot. If		
development on a lot within PD-97 is phased, the 10% requirement for developed		
landscaped open spaces must be satisfied for each phase.	19,948 SF	35,514 SF
199,485 SF* x 10% = 19,948 SF		
OVERALL SITE AREA EXCLUDING AREA NORTH OF THE FLOODWAY		
(b) All landscape open areas adjacent to public streets shall include the use of a landscaped berm with an average height of three feet above the height of the adjacent curb to screen parking and loading areas.	3' Landscape Berm	3' HT. SCREENING SHRUBS
(d) The internal portion of all surface parking lots shall contain at least 10% landscape area. A landscaped area or island shall be provided every 60 parking spaces. A minimum of one tree with a trunk not less than three caliper inches shall be planted in each parking island. All required landscaped areas shall not be smaller than 100 square feet with no dimension less than eight feet. 107 Parking Spaces / 60 = 2 Trees	2 Trees	2 Trees
(e) Trees shall be planted around the perimeter of PD-97 and along all internal street or travel-ways of PD-97. The distance between trees when planted shall not be greater than thirty feet on center except where proper street sight distance or access is compromised or as otherwise authorized by the Planning Director.	Perimeter Trees 30° O.C.	Perimeter Trees 30° O.C.
(g) All trees planted within the street right of way shall be of a species selected from the following list: Red Oak, Live Oak, Cedar Elm, Chinquapin Oak, Lacebark Elm, Thronless Honey Locust, Chinese Pistache, Bald Cypress, and Pond Cypress. Exceptions to these species may be approved by the Planning Director of designee. All trees shall have a truck diameter of not less than three caliper inches at time of planting.	Yes	Yes
(h) All shrubs planted within the street right of way shall be of a species selected from the following list: Fraser's Photinia, Nellie R. Stevens Holly, Burford Holly, Waxleaf Ligustrum, Japanese Ligustrum, Barberry, Compact Nandina, Dwarf Burford Holly, Indian Hawthorne, Junipers, Crepe Myrtle, Yaupon Hollym Crabapple, Redbud, and Texas Sage. Exceptions to these plant species may be approved by the Planning Director of designee.	Yes	Yes

NOTE: CONTRACTOR TO SEED TO LIMITS OF DISTURBANCE

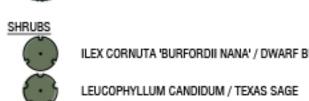
PLANT LEGEND MERCER 7

BOTANICAL / COMMON NAME

TAXODIUM DISTICHUM / BALD CYPRESS

QUERCUS SHUMARDII / SHUMARD OAK

QUERCUS VIRGINIANA 'CATHEDRAL' / LIVE OAK



ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY

BERMUDA SOD

HYDROSEED / HYDROSEED

NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS

LEGEND

EXISTING TREE TO

----- TREE PROTECTION FENCING

LANDSCAPE PLAN

MERCER 7

±9.44 AC. JOHN L. PULLMAN SURVEY, ABSTRACT NO. 1156 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DATE: May 22, 2025

Tel. No. (214) 220-3880 Contact: George Billingsley Email: gbillingsley@billingsleyco.com

OWNER/ DEVELOPER: LANDSCAPE ARCHITECT:

MERCER CROSSING LAND, LTD.

1722 Routh St, Suite 770
Dallas, TX 75201
Tel. No. (214) 220-3880
Contact: George Billingsley
Email: athlitingsley@billingsleyee.com

Email: athlitingsley@billingsleyee.com

Email: athlitingsley@billingsleyee.com

Email: athlitingsley@billingsleyee.com Email: Lorien.Lockwood@Kimley-Horn.com

APE ANDSC/

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FOR REVIEW ONLY Not for construction or permit purpose

Kimley ≫ Horn

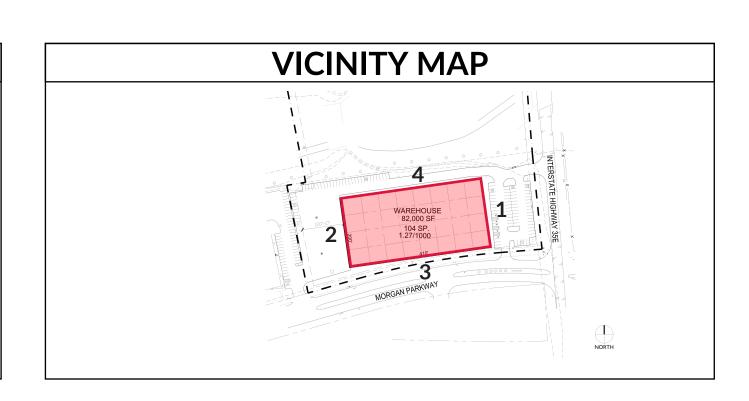
R.L.A. LORIEN L LOCKWOOD L.A. No. 3541 Dote 05/22/202

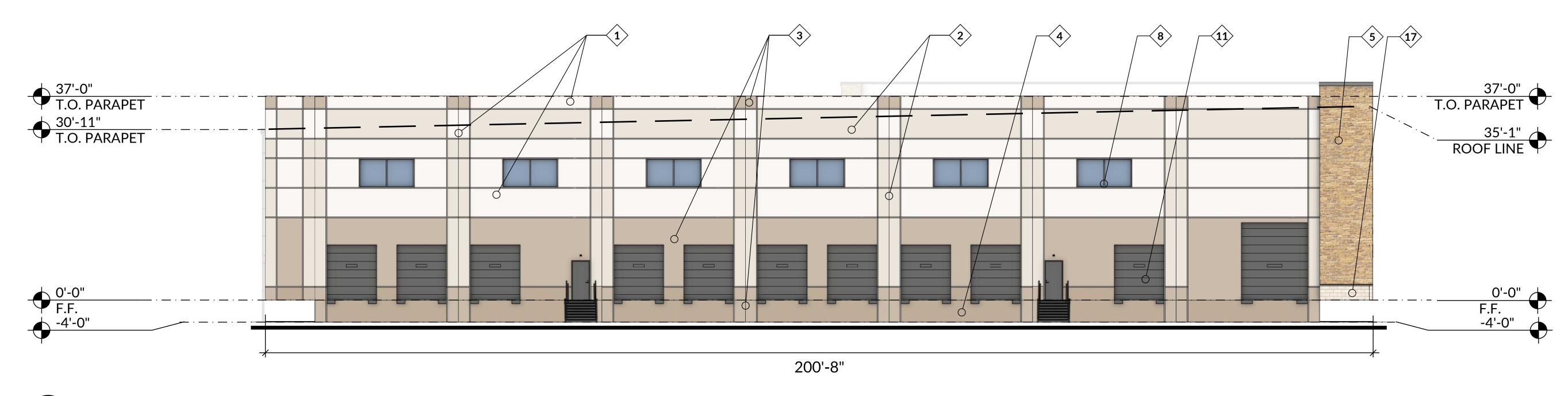
MERCER CITY OF FARMERS BE DALLAS COUNTY, TE

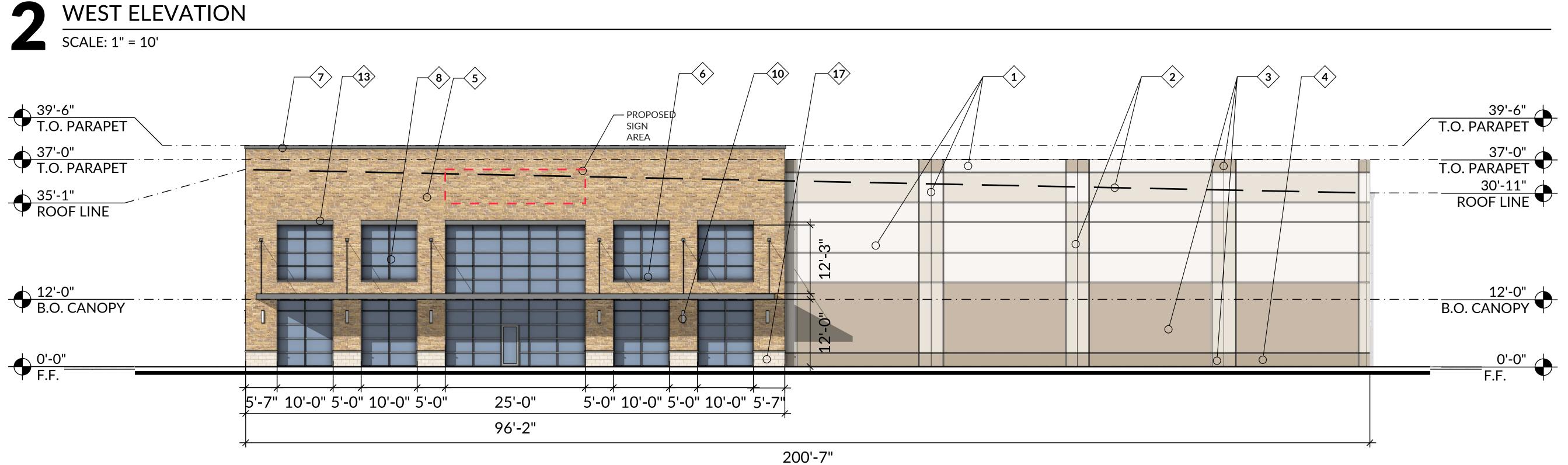
SHEET NUMBER LP 1.00

BUILDING MATERIAL CALCULATIONS									
ELEVATION ORIENTATION	ATION ORIENTATION EAST (FRONT) WEST NORTH		SOUTH						
MASONRY	6,027	79%	6,766	95%	12,965	100%	13,936	90%	
METAL	156	2%	7	0%	12	0%	78	1%	
GLAZING	1,480	19%	364	5%	- 0	0%	1,396	9%	
TOTAL SURFACE AREA	7,662		7,136		12,977		15,410		

	MATERIAL KEYNOTES								
	PAINTED TILT WALL SW 7004 SNOWBOUND	>	METAL COPING	13	EIFS TRIM				
2 >	PAINTED TILT WALL SW 7570 EGRET WHITE	<u>8</u>	VISION GLASS	14	PAINTED METAL GATE				
3>	PAINTED TILT WALL SW 7506 LOGGIA	<u>9</u> >	OVERFLOW	15	GUTTER				
4>	PAINTED TILT WALL SW 7507 STONE LION	10 >	WALL SCONCE	16	SPANDREL GLASS				
\$	STONE 1	11	DOCK DOOR	17	STONE 2				
6	METAL CANOPY	12	DOWNSPOUT	18	PROPOSED LOUVER, EXACT SIZE & LOCATION TBD. PREFINISHED TO MATCH ADJACENT WALL				







CIVIL
SEAN ALEXANDER
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700
DALLAS, TX 75240

MERCER 7

CITY OF FARMERS BRANCH

DALLAS COUNTY, TEXAS

WAREHOUSE/ 4.60 AC

OWNER/ DEVELOPER

GEORGE BILLINGSLEY

PHONE: 214.270.1001

O'BRIEN ARCHITECTS

1722 ROUTH ST., SUITE 122

STEFAN HAESSIG

DALLAS, TX 75201

PHONE: 972.392.5911

DALLAS, TX 75201

ARCHITECT

BILLINGSLEY COMPANY

1722 ROUTH ST., SUITE 770

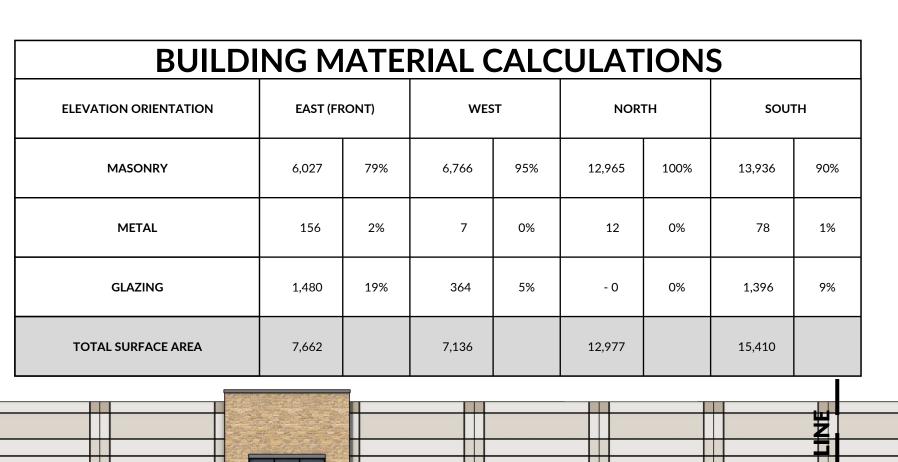
GBILLINGSLEY@BILLINGSLEYCO.COM

DALLAS, TX 75240 PHONE: 972.441.2816 SEAN.ALEXANDER@KIMLEY-HORN.COM

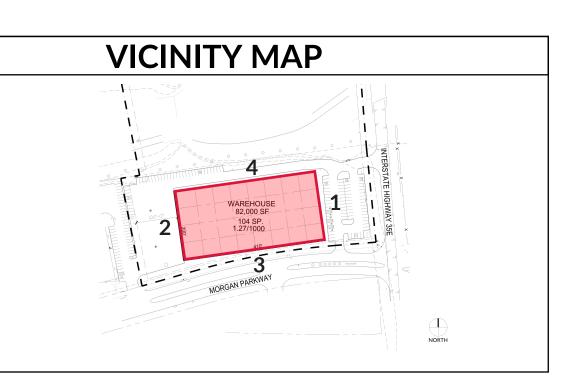
DATE OF PREPARATION: 5/22/2025

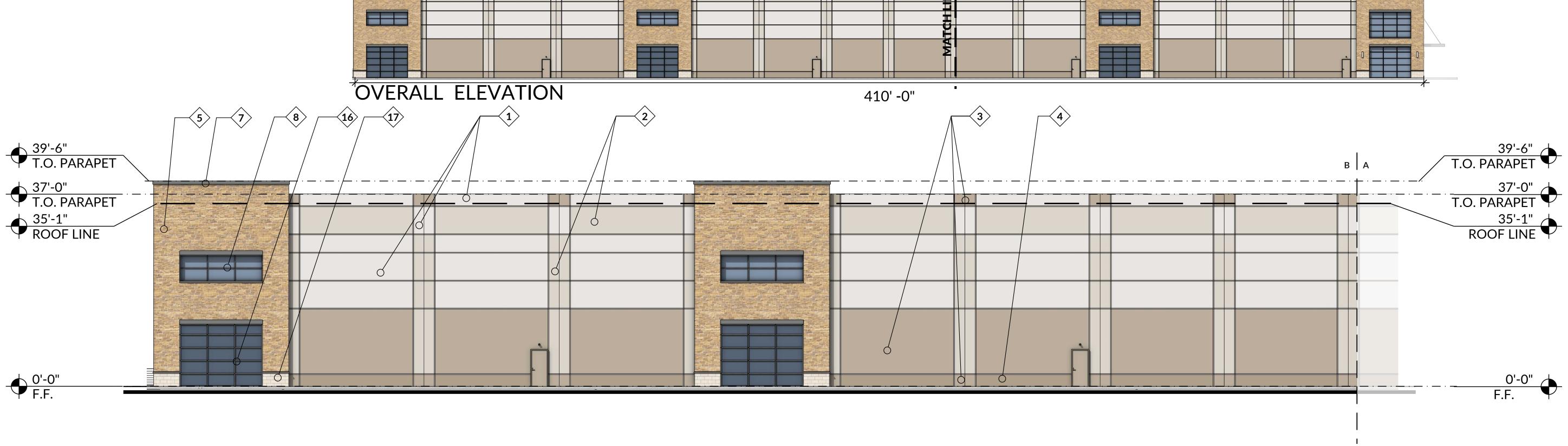
EAST ELEVATION (FRONT)

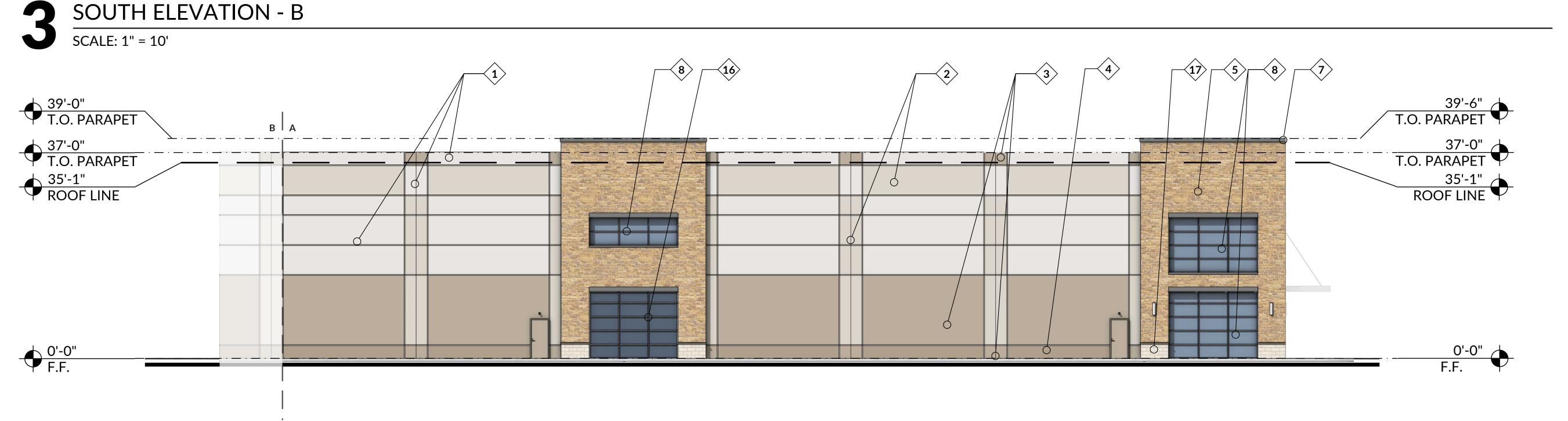
SCALE: 1" = 10'



MATERIAL KEYNOTES								
PAINTED TILT WALL SW 7004 SNOWBOUND	METAL COPING	13 EIFS TRIM						
PAINTED TILT WALL SW 7570 EGRET WHITE	8 VISION GLASS	PAINTED METAL GATE						
PAINTED TILT WALL SW 7506 LOGGIA	9 OVERFLOW	45 GUTTER						
PAINTED TILT WALL SW 7507 STONE LION	(10) WALL SCONCE	SPANDREL GLASS						
STONE 1	DOCK DOOR	STONE 2						
6 METAL CANOPY	12 DOWNSPOUT	PROPOSED LOUVER, EXACT SIZE & LOCATION TBD. PREFINISHED TO MATCH ADJACENT WALL						







SOUTH ELEVATION - A

SCALE: 1" = 10'

MERCER 7

CITY OF FARMERS BRANCH DALLAS COUNTY, TEXAS WAREHOUSE/ 4.60 AC

OWNER/ DEVELOPER

BILLINGSLEY COMPANY
GEORGE BILLINGSLEY
1722 ROUTH ST., SUITE 770
DALLAS, TX 75201
PHONE: 214.270.1001
GBILLINGSLEY@BILLINGSLEYCO.COM

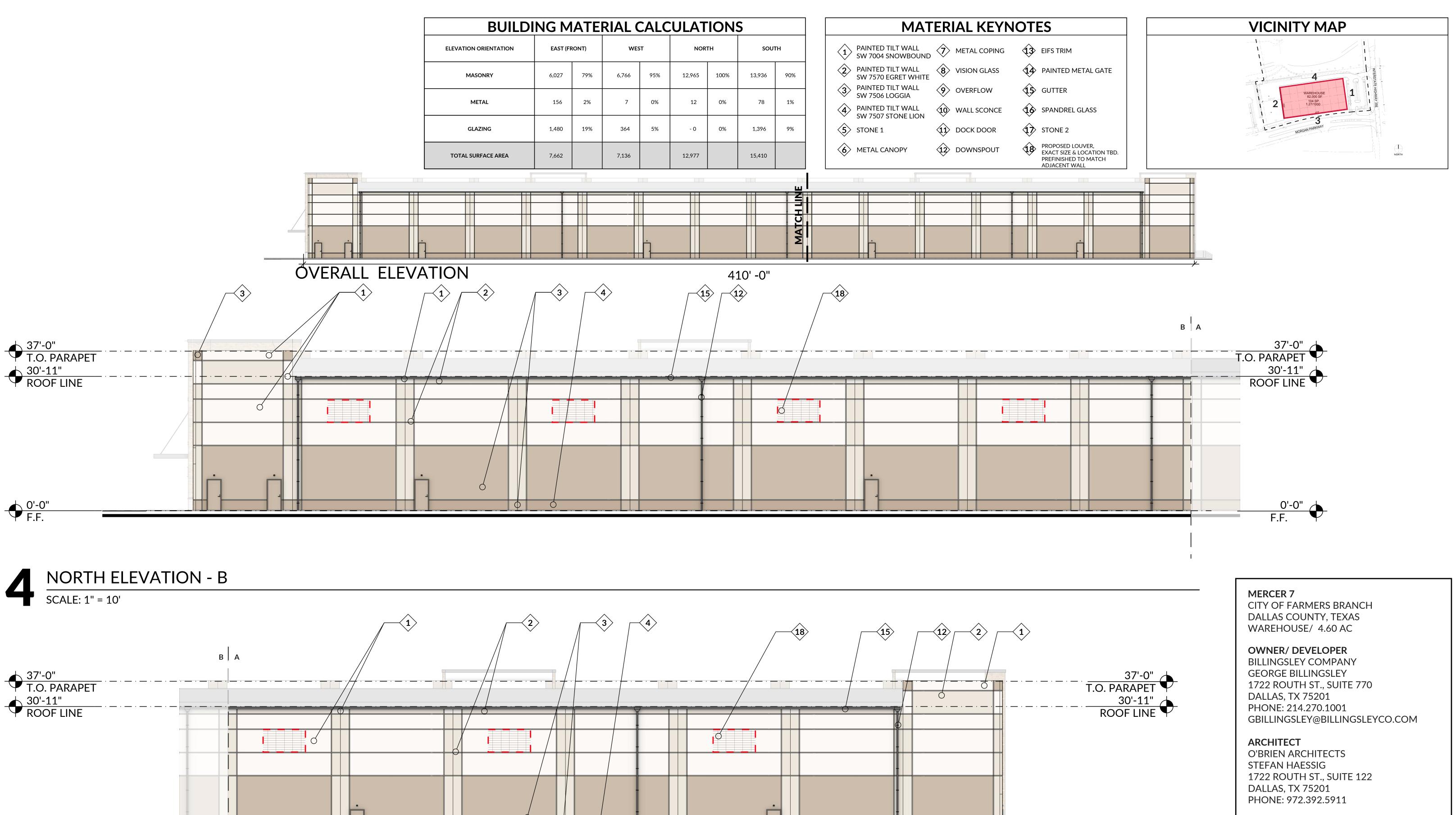
ARCHITECT

O'BRIEN ARCHITECTS STEFAN HAESSIG 1722 ROUTH ST., SUITE 122 DALLAS, TX 75201 PHONE: 972.392.5911

CIVIL

SEAN ALEXANDER
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972.441.2816
SEAN.ALEXANDER@KIMLEY-HORN.COM

DATE OF PREPARATION: 5/22/2025



NORTH ELEVATION - A

SCALE: 1" = 10'

0'-0" F.F. CIVIL

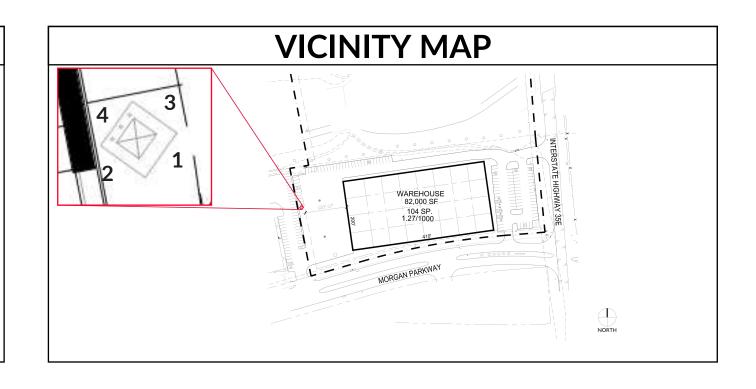
0'-0" F.F. SEAN ALEXANDER 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240 PHONE: 972.441.2816

SEAN.ALEXANDER@KIMLEY-HORN.COM

DATE OF PREPARATION: 5/22/2025

BUILDING MATERIAL CALCULATIONS									
ELEVATION ORIENTATION	ITATION EAST (FRONT) WEST NORTH		EAST (FRONT)		ONT) WEST NORTH		SOUT	гн	
MASONRY	6,027	79%	6,766	95%	12,965	100%	13,936	90%	
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GLAZING	1,480	19%	364	5%	- 0	0%	1,396	9%	
TOTAL SURFACE AREA	7,662		7,136		12,977		15,410		

MATERIAL KEYNOTES								
7 1)	AINTED TILT WALL W 7004 SNOWBOUND	(7)	METAL COPING	13	EIFS TRIM			
\ ~ /	AINTED TILT WALL N 7570 EGRET WHITE	8 >	VISION GLASS	14	PAINTED METAL GATE			
\.)	AINTED TILT WALL N 7506 LOGGIA	9 >	OVERFLOW	15	GUTTER			
\ T /	AINTED TILT WALL W 7507 STONE LION	10 >	WALL SCONCE	16	SPANDREL GLASS			
⟨5 ⟩ ST	TONE 1	11	DOCK DOOR	1>	STONE 2			
6 M	ETAL CANOPY	12	DOWNSPOUT	18	PROPOSED LOUVER, EXACT SIZE & LOCATION TBD. PREFINISHED TO MATCH ADJACENT WALL			



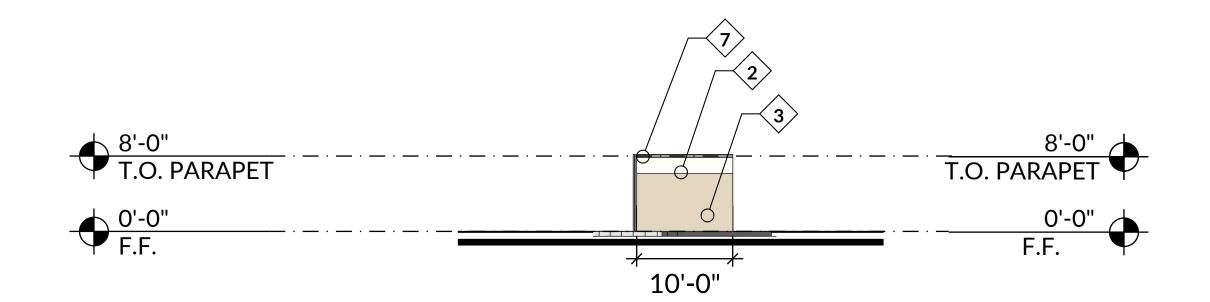


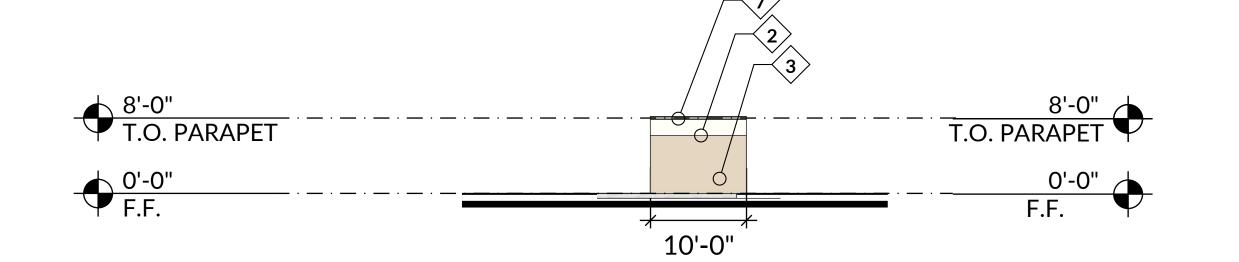


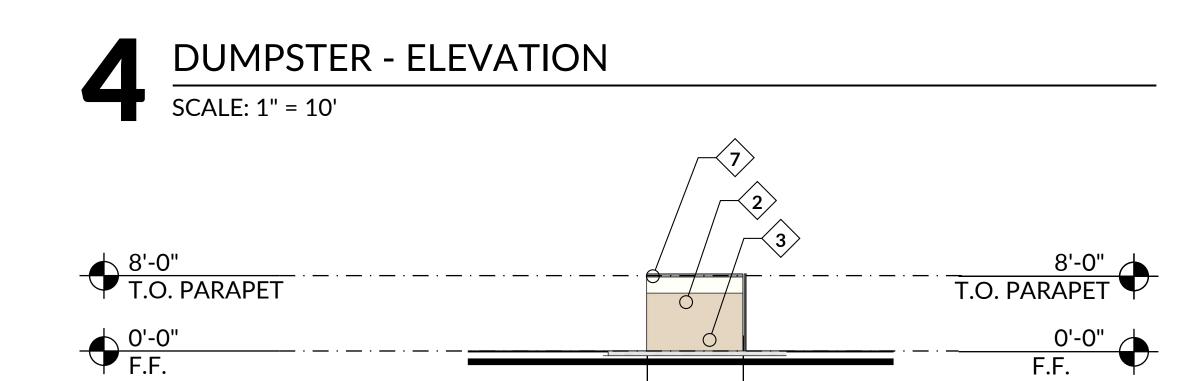




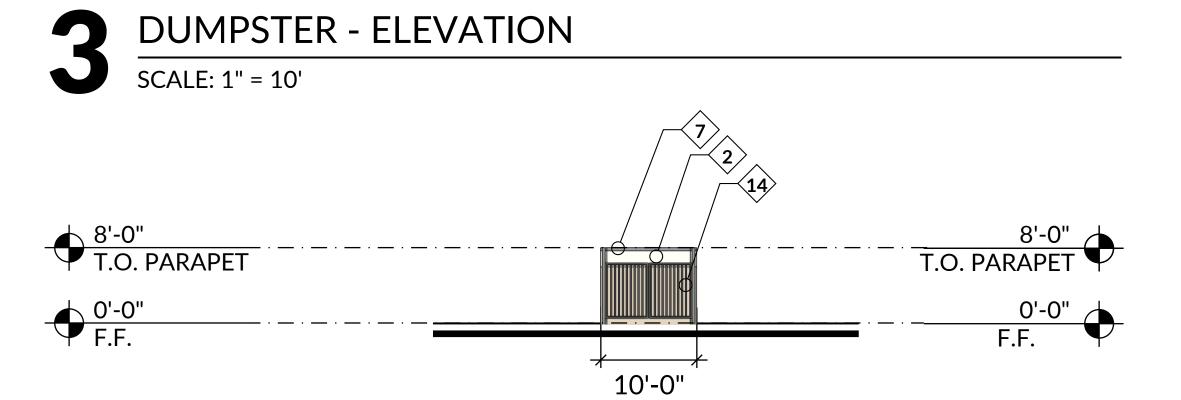
PERSPECTIVES







* 10'-0"



DUMPSTER - ELEVATION SCALE: 1" = 10'

DUMPSTER - ELEVATION SCALE: 1" = 10'

MERCER 7

CITY OF FARMERS BRANCH DALLAS COUNTY, TEXAS WAREHOUSE/ 4.60 AC

OWNER/ DEVELOPER

BILLINGSLEY COMPANY **GEORGE BILLINGSLEY** 1722 ROUTH ST., SUITE 770 DALLAS, TX 75201 PHONE: 214.270.1001 GBILLINGSLEY@BILLINGSLEYCO.COM

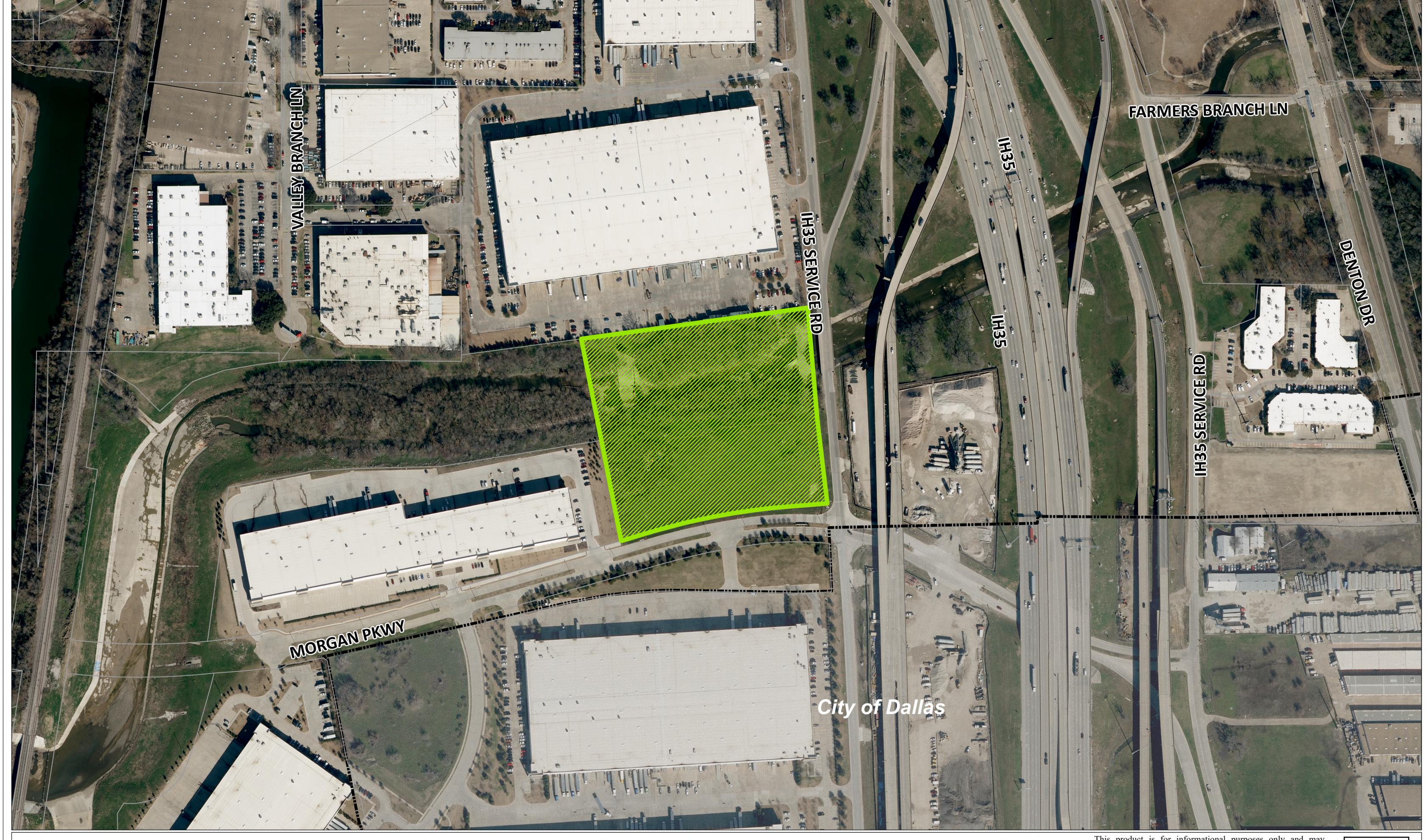
ARCHITECT

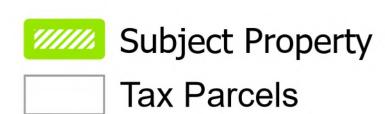
O'BRIEN ARCHITECTS STEFAN HAESSIG 1722 ROUTH ST., SUITE 122 DALLAS, TX 75201 PHONE: 972.392.5911

CIVIL

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DATE OF PREPARATION: 5/22/2025





City Limit

25-SP-03 Aerial Map 2271 Morgan Parkway



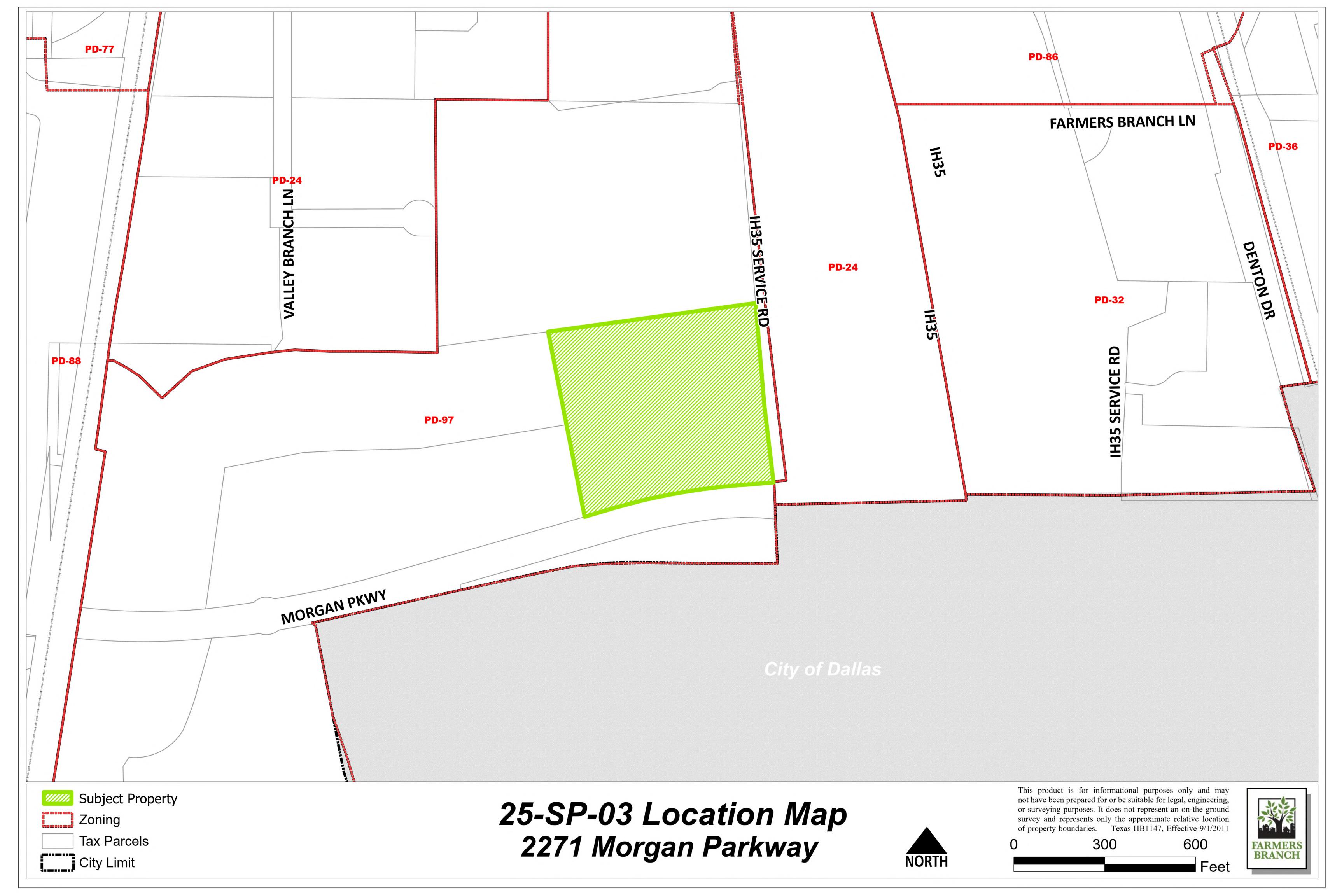
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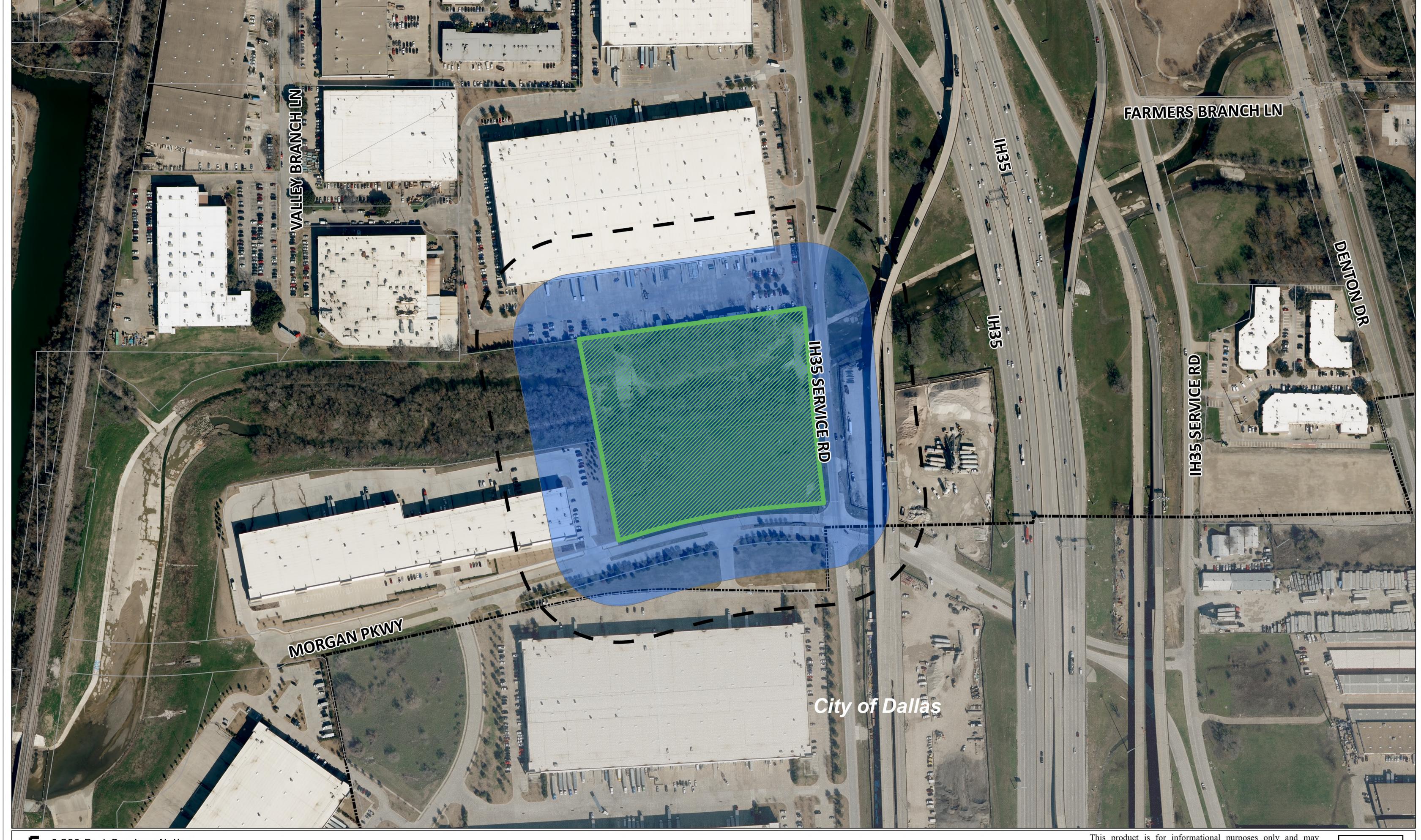


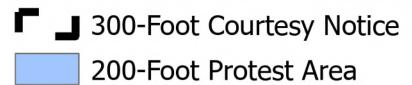
30

600

Feet







Subject Property

Tax Parcels City Limit

25-SP-03 Notification Map 2271 Morgan Parkway



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survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



Feet

600

Summary of Mailed Notices Property Owner List 25-SP-03 2271 Morgan Parkway

Map	First Name	Address	City	State	Zip	Written Response
1.	MCI1 A LLC &	1722 ROUTH ST STE 1313	DALLAS	TX	75201	
2.	PROLOGIS LP	1800 WAZEE ST	DENVER	CO	80202	
3.	MCI15 LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	
4.	MERCER CROSSING LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	
5.	MERCER CROSSING INDUSTRIAL LAND LTD	1722 ROUTH ST STE 770	DALLAS	TX	75201	
6.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
7.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	