



SITE AREA		1,067,149 S.F./24.49 AC.
BUILDING AREA		
BUILDING 1	117,000 SF	
BUILDING 2	360,360 SF	
TOTAL BUILDING AREA	477,360 SF	
TOTAL AREA IMPERVIOUS COVER (BLDG. + PAVG.)	932,358 SF	
% OF SITE COVERED BY IMPERVIOUS COVER	87.3 %	
FLOOR AREA RATIO (F.A.R.)		4:1
COVERAGE		45.6%
BUILDING 1		
PROPOSED USE	OFFICE/WAREHOUSE	
NUMBER OF STORIES	1 STORY	
HEIGHT OF BUILDING	45'-4"	
FINISH FLOOR ELEVATION	453.4'	
FOUNDATION TYPE	S.O.G. / PIERS	
TOTAL GROSS BUILDING AREA	117,000 SF	
REQUIRED PARKING w/ 20% OFFICE (1:300 SF)	78 SPACES	
REQUIRED PARKING WHSE (**1:2,000 SF)	46.8 SPACES	
TOTAL PARKING REQUIRED	125 SPACES	
TOTAL PARKING PROVIDED	127 SPACES	
BUILDING 2		
PROPOSED USE	OFFICE/WAREHOUSE	
NUMBER OF STORIES	1 STORY	
HEIGHT OF BUILDING	41'-2"	
FINISH FLOOR ELEVATION	453.4'	
FOUNDATION TYPE	S.O.G. / PIERS	
TOTAL GROSS BUILDING AREA	360,360 SF	
REQUIRED PARKING w/ 5% OFFICE (1:300 SF)	60 SPACES	
REQUIRED PARKING WHSE (**1:2,000 SF)	171.1 SPACES	
TOTAL PARKING REQUIRED	231 SPACES	
TOTAL PARKING PROVIDED	240 SPACES	
TRAILER STALLS (12' x 50')		70 STALLS

**** SPECIAL EXCEPTION REQUEST**
REQUEST WAREHOUSE PARKING RATIO AT 1 SPACE PER 2,000 SF
IN LIEU OF 1 SP:1000 SF

LANDSCAPE TABULATIONS

SITE LANDSCAPE	
Requirements: A minimum of 10% of the total property area shall be landscaped between the building and the street right-of-way lines.	
Total site area: 1,046,695 s.f.	Provided
Required 104,469.5 s.f. (10%)	113,398 s.f. not including ROW
STREET FRONTAGE	
Requirements: One (1) tree for each 30 L.F. of street frontage.	
HARRY HINES (1121.30 L.F. LESS 90' DRIVES)	
Required (38) trees	Provided (41) trees, 3" cal.
SPRING LAKE (187.78 L.F. LESS 90' DRIVES)	
Required (7) trees	Provided (7) trees, 3" cal.
PARKING LOT LANDSCAPE: (367 spaces; includes future / 143,140 s.f.)	
Requirements: (1) island with (1) tree per 60 spaces, 10% landscape area required min. island to be 8' width and 100' s.f.	
Required (7) trees	Provided (75) trees, 3" cal.
14,314 s.f. (10%)	26,384.5 s.f.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

PROGRESS SET - FOR REVIEW ONLY
ISSUED
6.4.14
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
They were prepared by, or under the supervision of:
Brian Denis Adams, Tx. Lic. #1761
SMR Landscape Architects, Inc.



01 LANDSCAPE MASTER PLAN
SCALE: 1" = 80'-0"
0 40 80 160

PROPOSED BUILDINGS 1 & 2
DALLAS CORPORATE CENTER NORTH
FARMERS BRANCH, TEXAS
MERCERS CROSSING

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PROJECT NO.	
SHEET TITLE:	
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