Aerial



Vacant Tract

(Valley View Lane / Looking North)



OK Paper

(Valley View Lane / Looking Northwest)

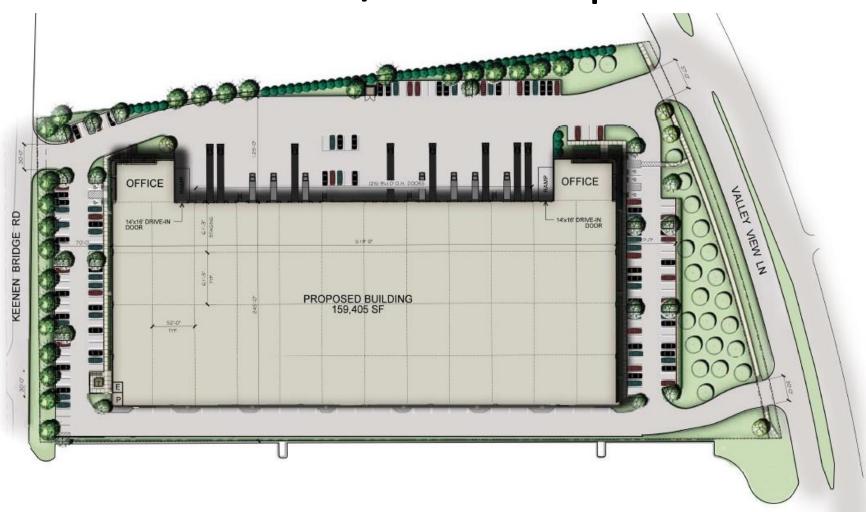


PANATTONI

(Valley View Lane/Looking Northwest)



Site Plan w/ Landscape Plan



Planned Development - 88

Site Landscaping

• PD-88: 5% Required

• Applicant: 27% Provided

Screening

• PD-88: None required

• Applicant: Provided screening along the entire east property line w/ Eastern Red Cedars & Live Oaks.

Building Elevations

• PD-88: 75% Masonry Required

• Applicant: A minimum 97.9% masonry is provided on all four elevations.

Building Setback on Valley View

• PD-88: 5' Required

• Applicant: 80' minimum setback to preserve existing bald cypress trees.

Zoning Ordinance – Parking Requirements in North Texas by Use

					Based on a 159,405 sf Building			
Cit.	A sale a site .			Office		Warehouse		
City	Authority				Code Requirement	Square Footage %	Code Requirement	Square Footage %
Farmers Branch	Development Code				1/300	3%	1/1,000	97%
Allen	Development Code				1/300	20%	1/2,000	80%
Burleson	Development Code				1/400	35%	1/5,000	65%
Carrollton	Development Code				1/450	40%	1/5,000	60%
Dallas	Development Code				1/500	38%	1/2,000	62%
Flower Mound	Development Code				1/300	20%	1/2,000	80%
Lancaster	Ordinance 2004-09-25				1/300	27%	1/5,000	73%
Lewisville	Development Code				1/250	15%	1/2,000	85%
McKinney	Development Code				1/400	34%	1/4,000	66%
Plano	Development Code				1/300	3%	1/1,000	97%
Richardson	Development Code				1/300	3%	1/1,000	97%
Averages (not including Farmers Branch)					1/350	24%	1/2,900	77%
						-		
Panattoni Proposed Building with Projected Office Requirement (159,405 Total SF)	%Office	Office Code Requirement	Office Required Parking Spaces	% Warehouse	Warehouse Code Requirement	Warehouse Required Parking Spaces	Total Parking Required	Parking Provided
	0%	1/300	0	100%	1/3,000	54	54	168

PANATTONI

