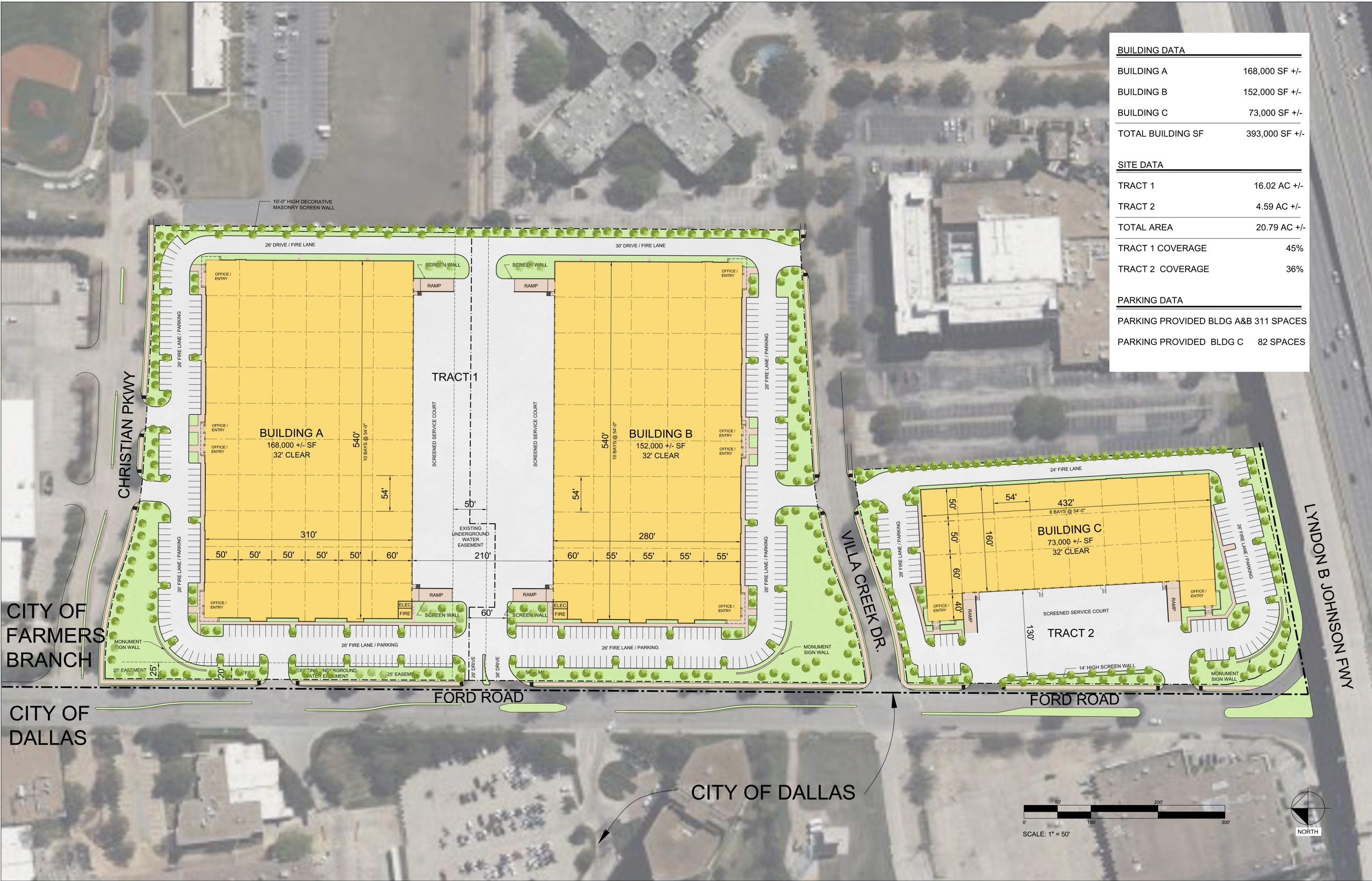


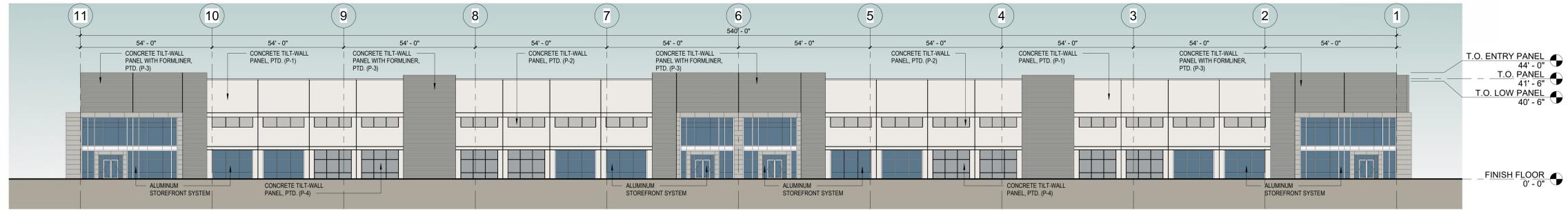
BUILDING DATA	
BUILDING A	168,000 SF +/-
BUILDING B	152,000 SF +/-
BUILDING C	73,000 SF +/-
TOTAL BUILDING SF	393,000 SF +/-
SITE DATA	
TRACT 1	16.02 AC +/-
TRACT 2	4.59 AC +/-
TOTAL AREA	20.79 AC +/-
TRACT 1 COVERAGE	45%
TRACT 2 COVERAGE	36%
PARKING DATA	
PARKING PROVIDED BLDG A&B	311 SPACES
PARKING PROVIDED BLDG C	82 SPACES



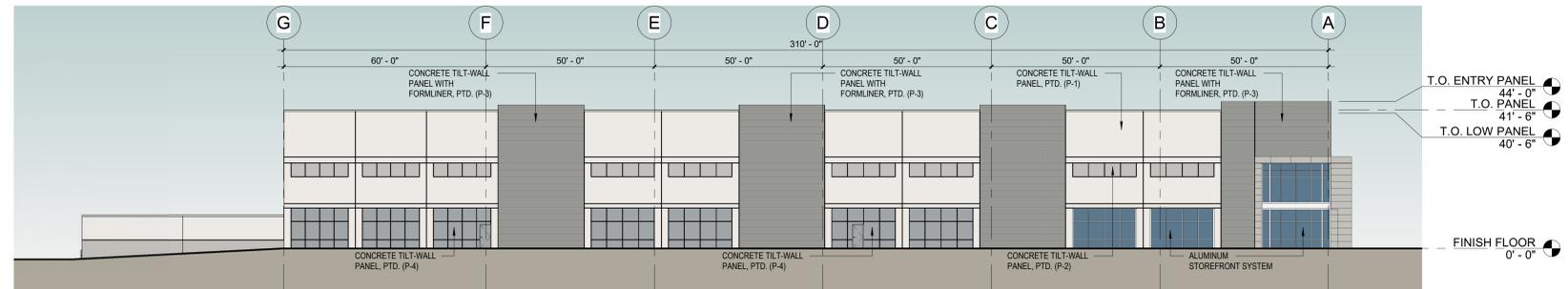
CITY OF FARMERS BRANCH

CITY OF DALLAS

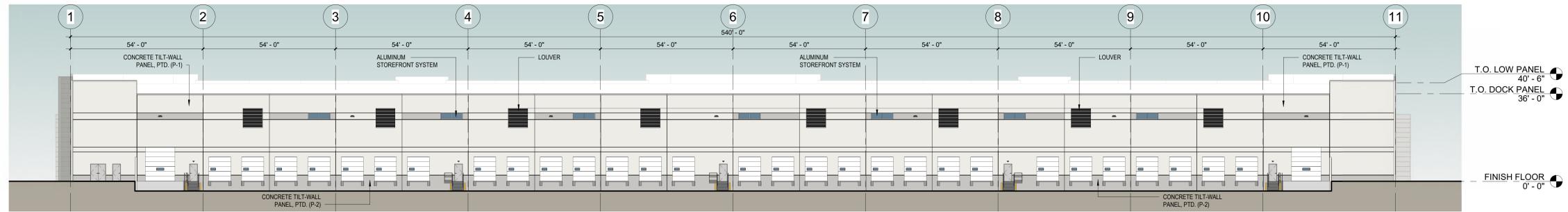
CITY OF DALLAS



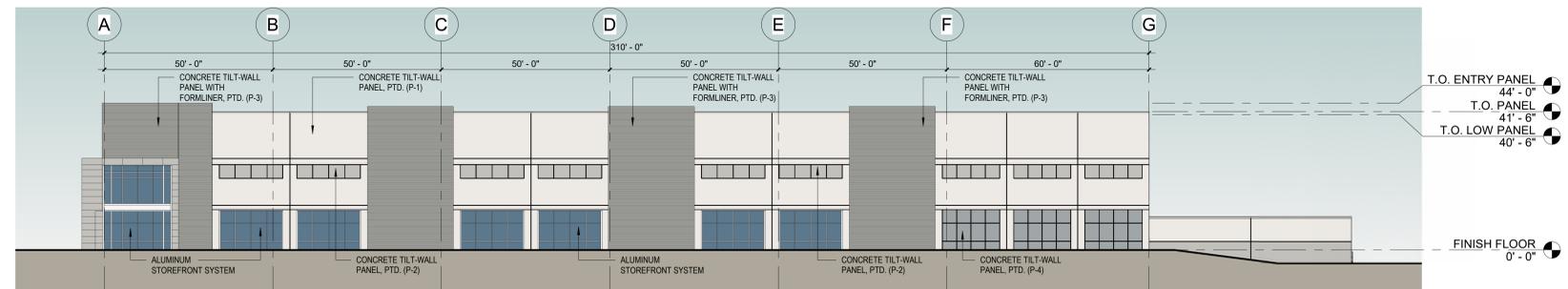
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



2 PROPOSED EAST ELEVATION
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION
1" = 20'-0"



4 PROPOSED WEST ELEVATION
1" = 20'-0"

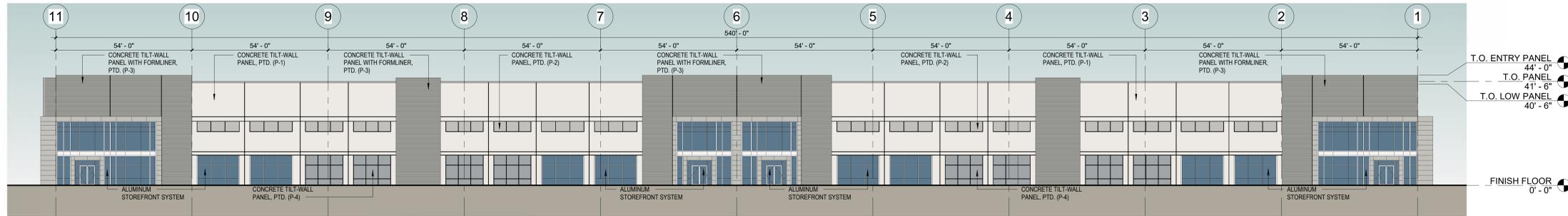
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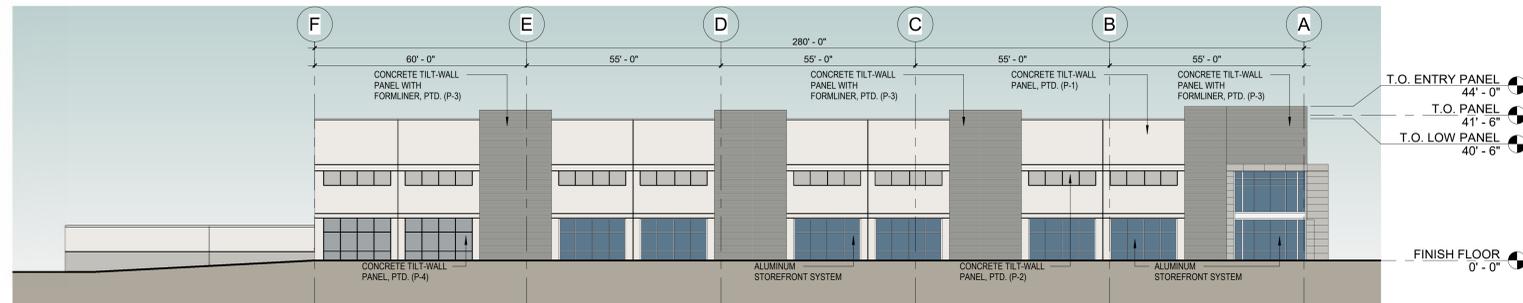
FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING A

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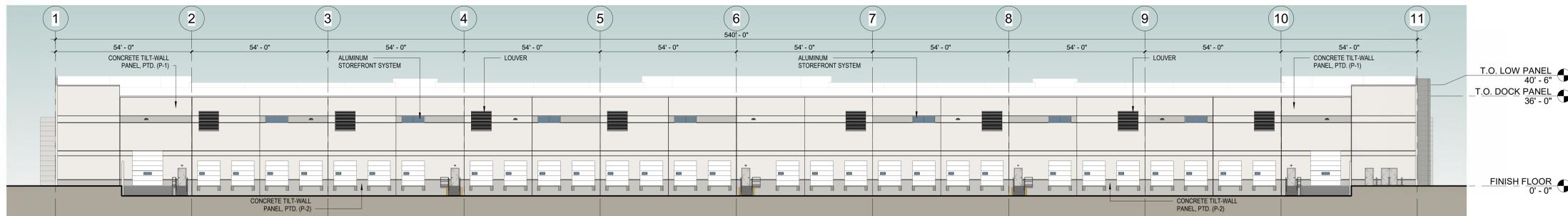
DIM2314 PROJECT NUMBER **SP-2.0** SHEET NUMBER



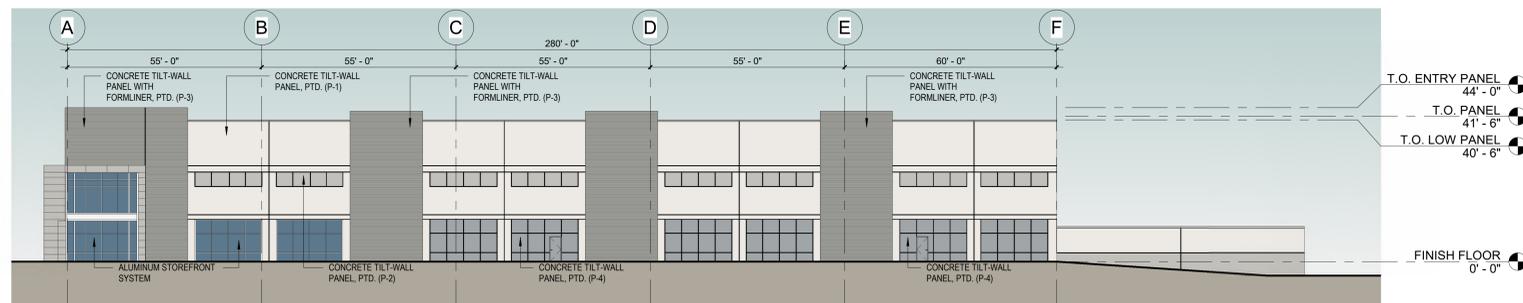
1 PROPOSED SOUTH ELEVATION
1" = 20'-0"



2 PROPOSED WEST ELEVATION
1" = 20'-0"



3 PROPOSED NORTH ELEVATION
1" = 20'-0"



4 PROPOSED EAST ELEVATION
1" = 20'-0"

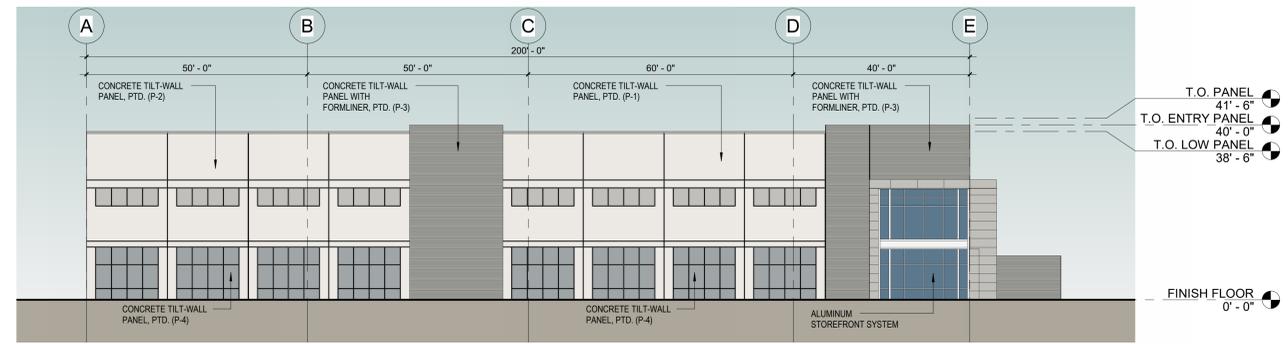
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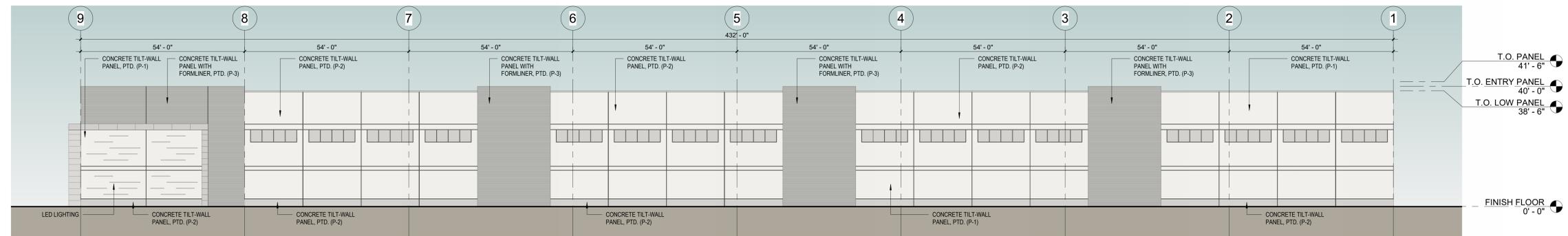
FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING B

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

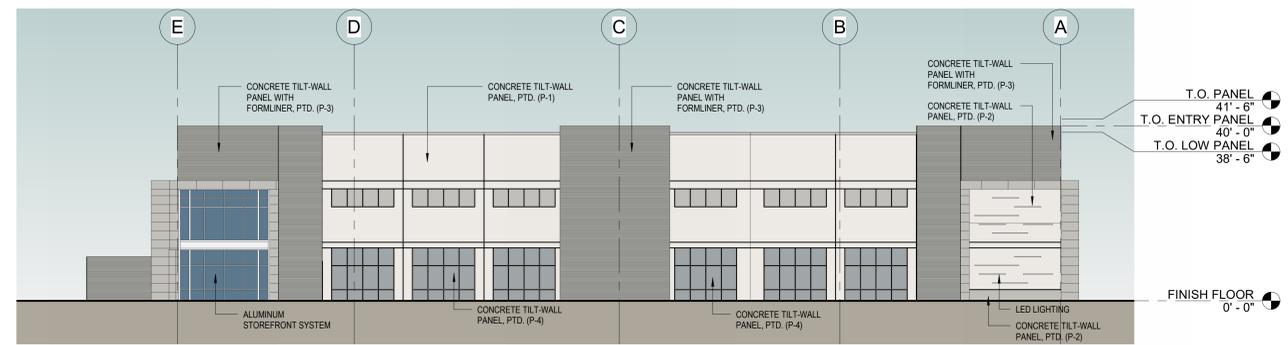
DIM2314 PROJECT NUMBER **SP-2.1** SHEET NUMBER



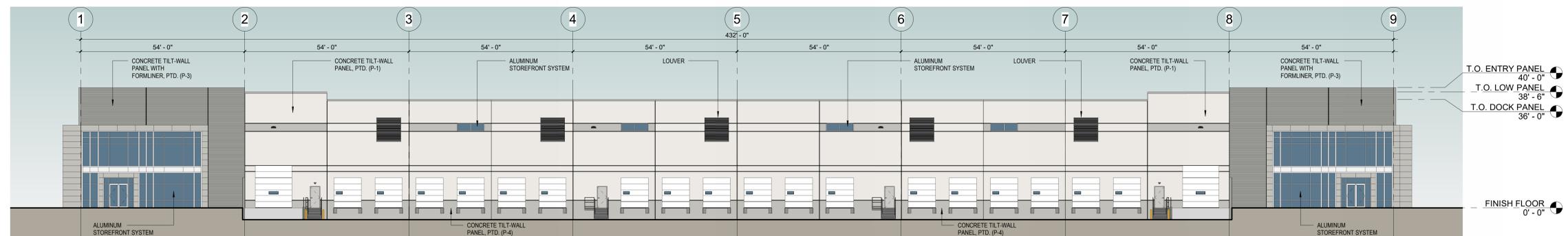
1 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
1/16" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/16" = 1'-0"



4 PROPOSED WEST ELEVATION
1/16" = 1'-0"

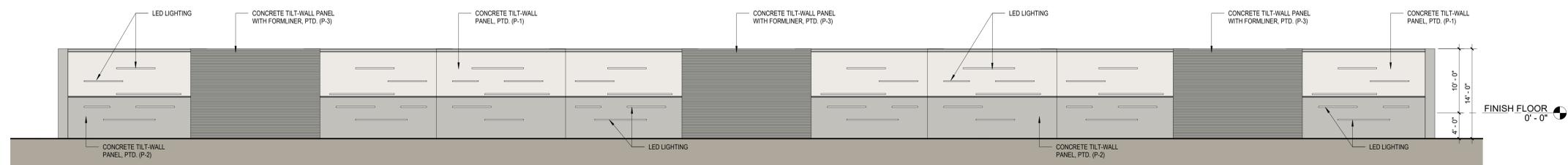
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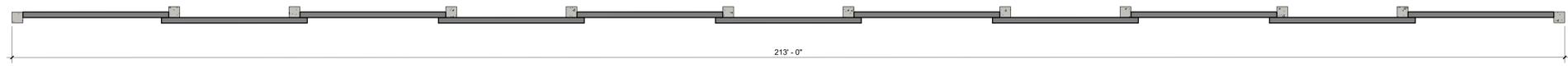
FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING C

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

DIM2314 PROJECT NUMBER **SP-2.2** SHEET NUMBER



2 SCREENWALL ELEVATION
1/8" = 1'-0"



1 SCREENWALL PLAN
1/8" = 1'-0"

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED SCREENWALL
BUILDING C

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

DIM2314 PROJECT NUMBER **SP-2.3** SHEET NUMBER



January 12, 2024

Mr. Mike Clark, P.E.
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Dr., Suite 215
 Dallas, TX 75230

Re: Trip Generation Comparison for the Proposed Office-Warehouse Development at 1200 Ford Road in Farmers Branch, TX

Dear Mr. Clark,

Below is a comparison of the projected traffic volumes for the site at 1200 Ford Road, located northeast of the Ford Road/Lydon B Johnson Freeway in Farmers Branch, Texas. The site currently contains four (4) office buildings with a total of 374,188 SF. The proposed office/warehouse development is planned to have three (3) buildings with a total of 393,000 SF. For the trip generation purposes, it is assumed that 10% of the proposed buildings will be office and 90% warehouse.

Traffic generated by a development, known as trip generation, is calculated based upon methods and rates published in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, 11th Edition. Trips are projected for weekday and for the AM and PM peak hours of adjacent street traffic. It should be noted that there will be additional trips in the AM and PM periods; the trips summarized herein are the peak trips in an hour time period.

Existing Office Trip Generation

Trip generation for the existing office development is summarized in **Table 1**.

Table 1. Existing Office Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
710	General Office, Existing (100% Occupied)	374,188 SF	3,658	521	458	63	496	84	412

Proposed Office/Warehouse Trip Generation

The proposed office-warehouse development is projected to generate 1,112 trips per weekday, 141 trips in the AM peak hour, and 145 trips in the PM peak hour, as summarized in **Table 2**.

Table 2. Proposed Office-Warehouse Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
Total:		393,000 SF	1,112	141	117	24	145	32	113

The number of trucks projected to the site, per the on ITE *Trip Generation Manual*, are summarized below in **Table 3**. As shown, the site is projected to generate 212 truck trips per weekday, 7 trips in the AM peak hour, and 11 trips in the PM peak hour.

Table 3. Proposed Office-Warehouse Truck Trip Generation - Trucks

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	212	7	4	3	11	6	5

Trip Generation Comparison

Traffic for the proposed site was compared to the existing office development considering the existing development occupied at 100%, 50%, and 25%. The resulting comparisons are summarized on the attached sheet.

The office-warehouse site is projected to generate fewer trips than the exiting office development. When the office fully occupied, the proposed site is projected to generate 2,546 fewer trips on a weekday, 380 fewer trips in the AM peak hour, and 351 fewer trips in the PM peak hour.

Even when considering the existing office development only 25% occupied, the proposed site is projected to generate 17 fewer trips in the AM peak hour, and 12 fewer trips in the PM peak hour.

Please let me know if you have any questions.

Thank you,

Lambeth Engineering Associates, PLLC



Christy Lambeth, P.E., PTOE
President

Trip Generation Comparison Tables

Table 4. Existing Office Park 100% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 100% Occupied									
710	General Office, Existing (100% Occupied)	374,188 SF	3,658	521	458	63	496	84	412
Proposed									
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
	Proposed Total:	393,000 SF	1,112	141	117	24	145	32	113
Difference (Proposed less 100% Existing):			-2,546	-380	-341	-39	-351	-52	-299

Table 5. Existing Office Park 50% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 50% Occupied									
710	General Office, Existing (50% Occupied)	187,094 SF	2,002	287	253	34	279	47	232
Proposed									
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
	Proposed Total:	393,000 SF	1,112	141	117	24	145	32	113
Difference (Proposed less 50% Existing):			-890	-146	-136	-10	-134	-15	-119

Table 6. Existing Office Park 25% Occupied Trip Generation

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing - 25% Occupied									
710	General Office, Existing (25% Occupied)	93,547 SF	1,095	158	139	19	157	27	130
Proposed									
150	Warehouse, Future (90% of Future Buildings)	353,700 SF	597	66	51	15	69	19	50
710	General Office, Future (10% of Future Buildings)	39,300 SF	515	75	66	9	76	13	63
	Proposed Total:	393,000 SF	1,112	141	117	24	145	32	113
Difference (Proposed less 25% Existing):			17	-17	-22	5	-12	5	-17



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BUILDING A - NORTHWEST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.0** SHEET NUMBER



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BUILDING A - NORTHWEST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.1** SHEET NUMBER



BUILDING A - NORTHEAST ENTRY

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BUILDING A - NORTHEAST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

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BUILDING A - VIEW CHRISTIAN PKWY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

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BUILDING A - VIEW CHRISTIAN PKWY

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.5** SHEET NUMBER



BUILDING A - VIEW FORD ROAD

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.6** SHEET NUMBER



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BUILDING A - VIEW FORD ROAD

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.7** SHEET NUMBER



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BUILDING A & B - EAST ELEVATIONS

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.8** SHEET NUMBER



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BUILDING A & B - EAST ELEVATIONS

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.9** SHEET NUMBER



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BUILDING B - SOUTHWEST ENTRY

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.10** SHEET NUMBER



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BUILDING B - SOUTHWEST ENTRY

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.11** SHEET NUMBER



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BUILDING B - SOUTHEAST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.12** SHEET NUMBER



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BUILDING B - SOUTHEAST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.13** SHEET NUMBER



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BUILDING B - VIEW FORD ROAD

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FARMERS BRANCH, TEXAS
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BUILDING B - VIEW FORD ROAD

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DIM2314 PROJECT NUMBER **SP-3.15** SHEET NUMBER



BUILDING C - NORTHWEST ENTRY AT VILLA CREEK DR.

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PROPOSED RENDERING

BUILDING C - NORTHWEST ENTRY AT VILLA CREEK DR.

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BUILDING C - SOUTHWEST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.18** SHEET NUMBER



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BUILDING C - SOUTHWEST ENTRY

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

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BUILDING C - NORTHWEST VIEW FORD ROAD

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.22** SHEET NUMBER



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BUILDING C - SOUTHWEST VIEW FORD ROAD

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.23** SHEET NUMBER



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BUILDING C - EAST ELEVATION

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.24** SHEET NUMBER



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BUILDING C - EAST ELEVATION

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

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BUILDING C - EAST ELEVATION NIGHT

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314 PROJECT NUMBER **SP-3.26** SHEET NUMBER



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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATION