

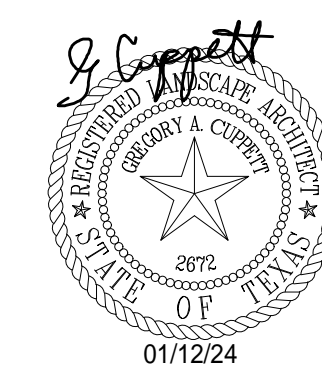
BUILDING DATA	
BUILDING A	168,000 SF +/-
BUILDING B	152,000 SF +/-
BUILDING C	73,000 SF +/-
TOTAL BUILDING SF	393,000 SF +/-
SITE DATA	
TRACT 1	16.02 AC +/-
TRACT 2	4.59 AC +/-
TOTAL AREA	20.79 AC +/-
TRACT 1 COVERAGE	45%
TRACT 2 COVERAGE	36%
PARKING DATA	
PARKING PROVIDED BLDG A&B	311 SPACES
PARKING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



BUILDING DATA	
BUILDING A	168,000 SF +/-
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SITE COVERAGE A	36%
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PARKING DATA	
PARKING REQ. A	82 SPACES
PARKING PROVIDED A	82 SPACES
PARKING REQ. B	
PARKING PROVIDED B	311 SPACES

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING		REMARKS
TREES									
	PIS CHI	79	Pistacia chinensis	Chinese Pistache	3" Cal.	10' Min.			
	QUE SHU	57	Quercus shumardii	Shumard Oak	3" Cal.	12' Height Min			
	QUE VIR	60	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min			
	ULM CRA	68	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min			
	ULM PAR	44	Ulmus parvifolia	Lacebark Elm	3" Cal.	12' Height Min			
SHRUBS									
	ILE DWA	765	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	7 gal.	36" Min	36" O.C.		
GROUND COVERS									
	CYN DAC	126,707 sf	Cynodon dactylon	Bermudagrass	Solid Sod				
	TRA ASI	5,008	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.	

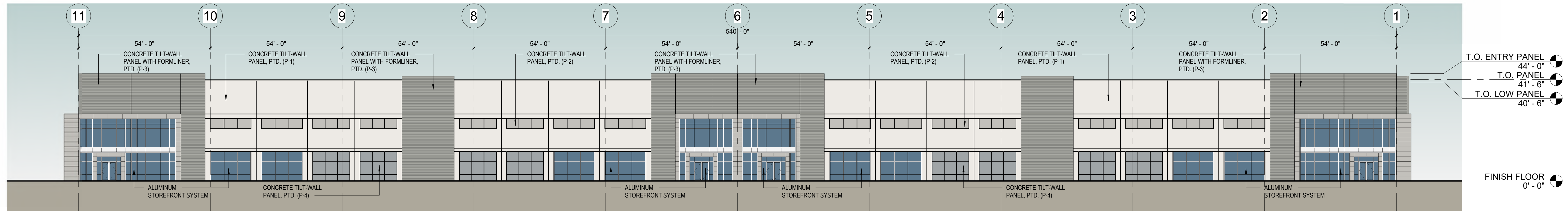
CITY OF FARMER'S BRANCH PD-74 ORDINANCE NO. 2248 LANDSCAPE REGULATIONS		
LANDSCAPE REQUIREMENTS	MINIMUM OF 5% OF THE TOTAL LOT AREA SHALL BE LANDSCAPED	
	REQUIRED	PROVIDED
	199,940 X 5% = 9,997 SF REQUIRED	28,439 SF
	697,831 X 5% = 34,891 SF REQUIRED	91,999 SF
LOT FRONTAGE REQUIREMENTS	TREES TO BE PLANTED ONE TREE FOR EVERY THIRTY LINEAR FEET (25' OF STREET FRONTAGE (THREE STREET FRONTAGES.)	
	REQUIRED	PROVIDED
	1,104/25 = 44 TREES 2,316/25 = 93 TREES	50 NEW TREES 108 NEW TREES
LANDSCAPE REQUIREMENTS	MINIMUM OF 5% OF THE VEHICLE SURFACE SHALL BE LANDSCAPED	
	REQUIRED	PROVIDED
	59,646 X 5% = 2,982 SF 129,137 X 5% = 6,457 SF	3,183 SF 8,122 SF



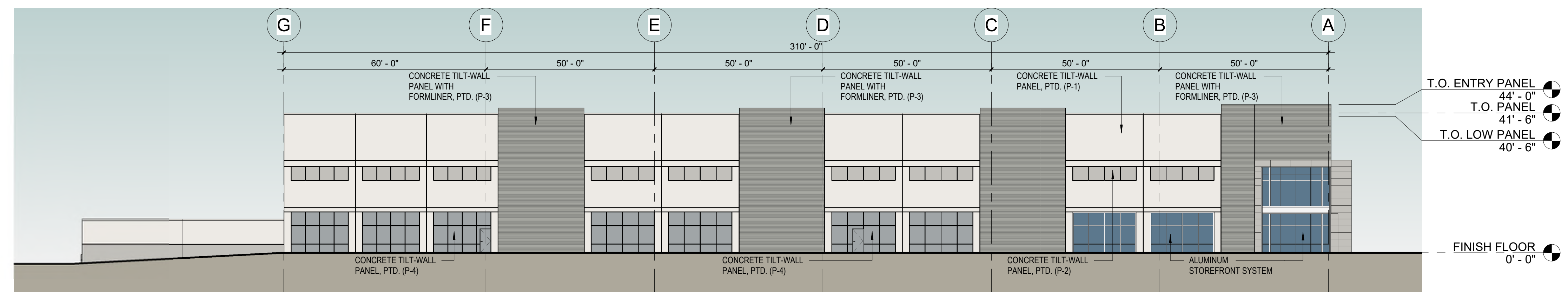
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT, REGISTRATION NUMBER 26775, DATED 01/12/24. WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 2.109(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

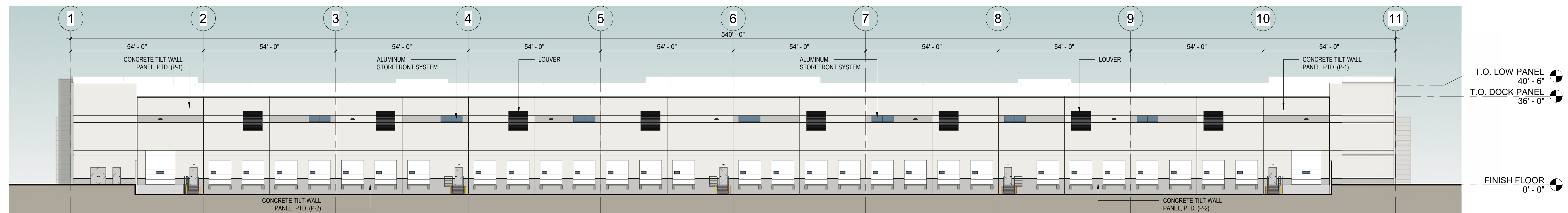
L-1



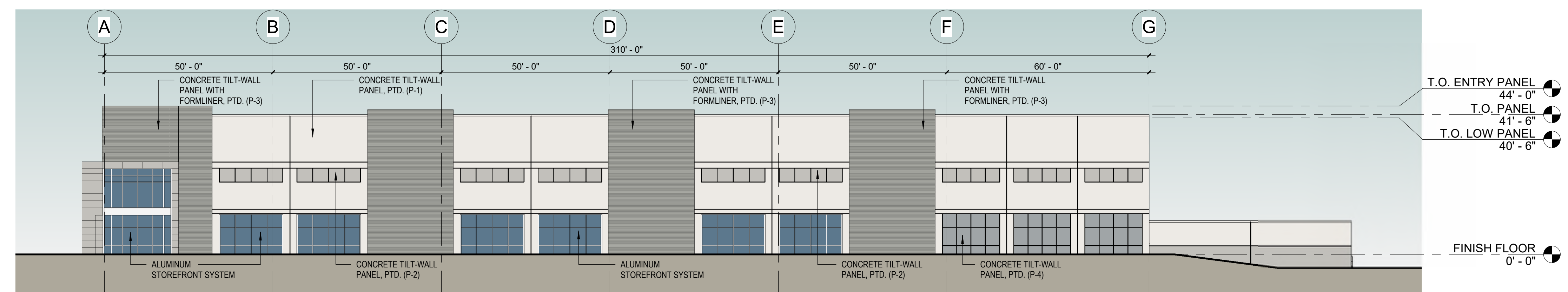
1 PROPOSED NORTH ELEVATION
1" = 20'-0"



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



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



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

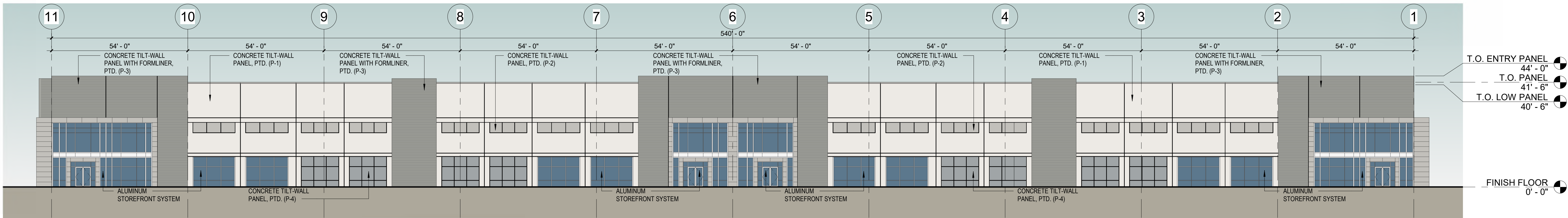
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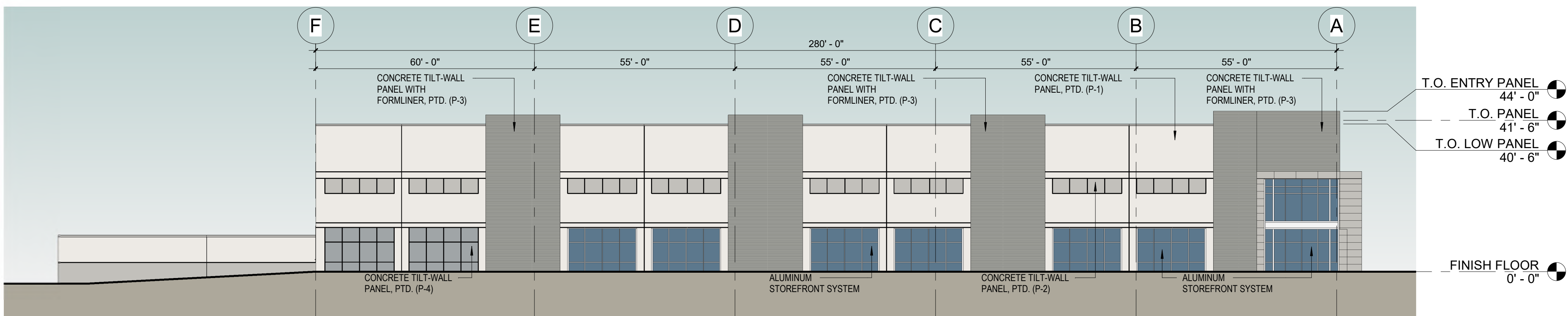
FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING A

DIM2314
PROJECT NUMBER

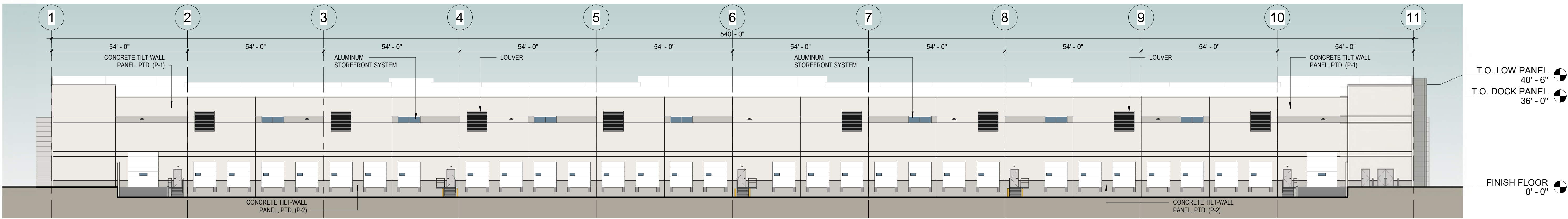
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SHEET NUMBER



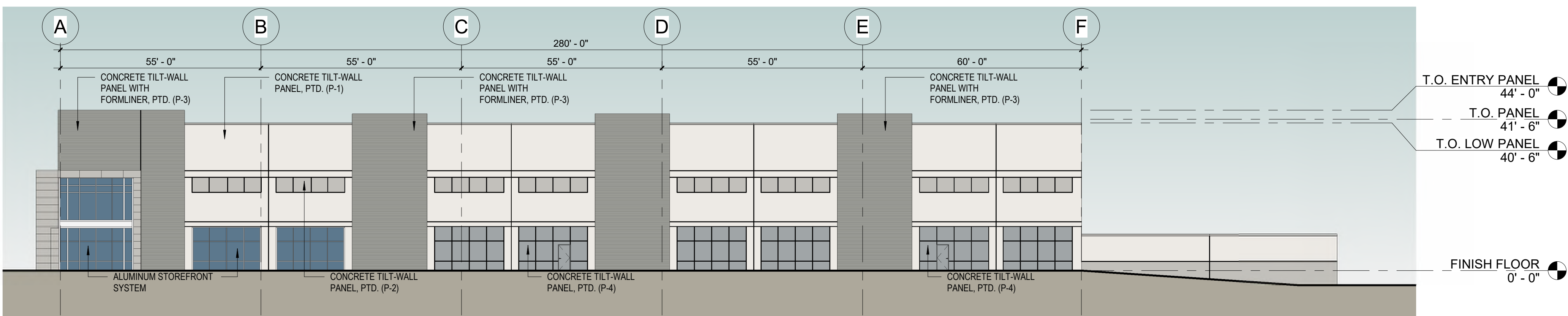
1 PROPOSED SOUTH ELEVATION
1" = 20'-0"



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



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



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

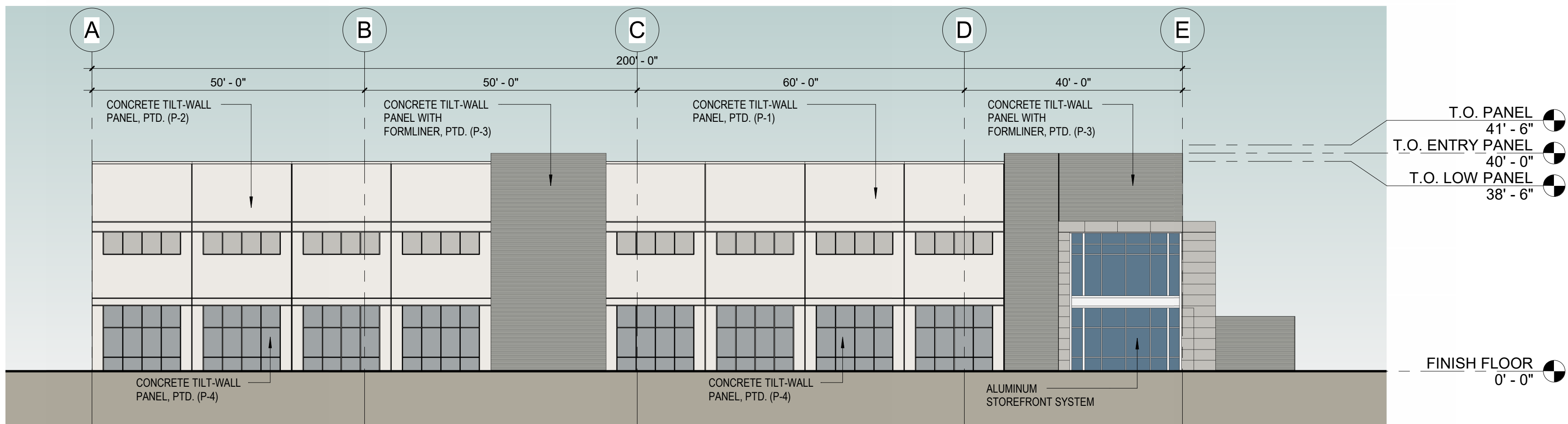
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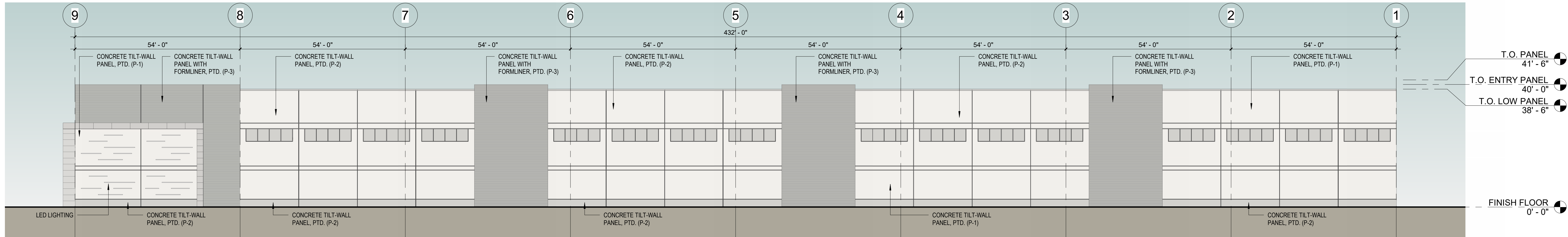
FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING B

DIM2314
PROJECT NUMBER

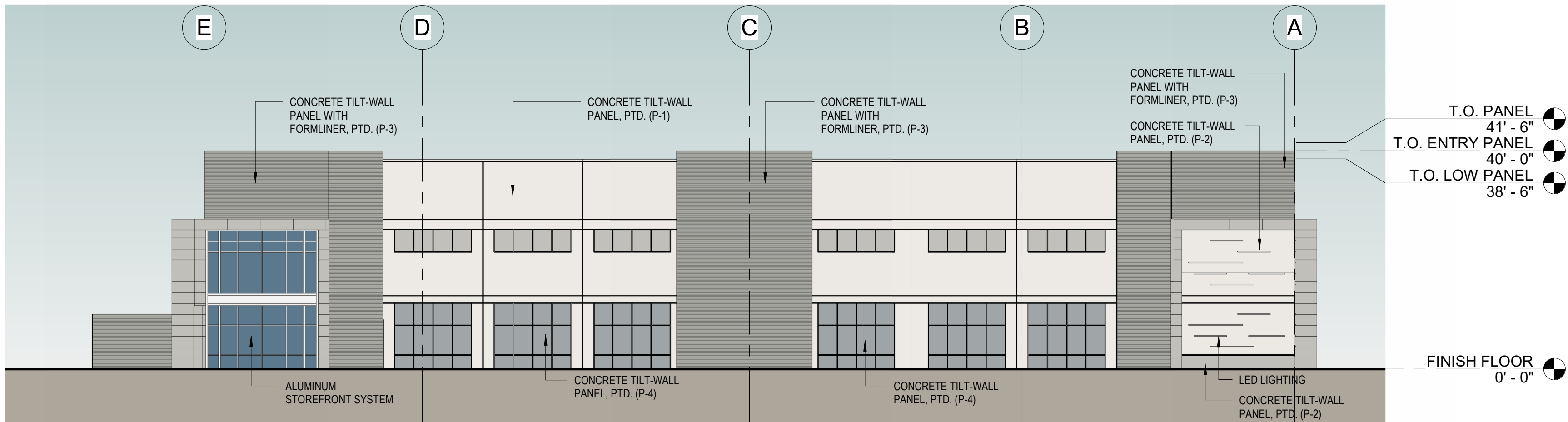
SP-2.1
SHEET NUMBER



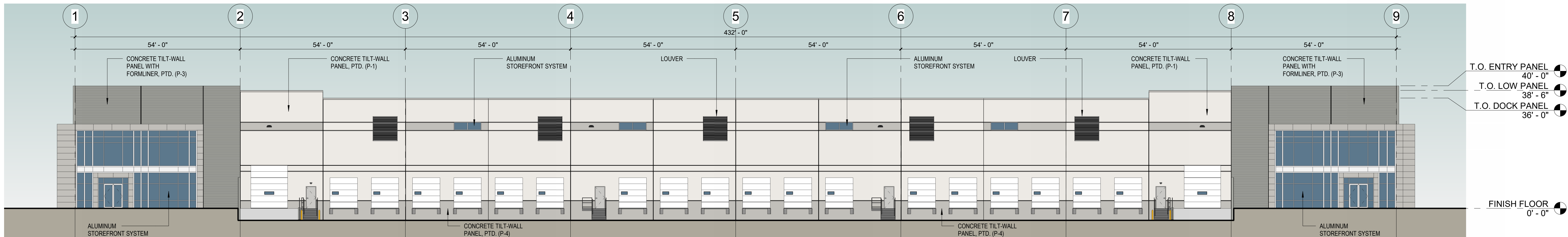
1 PROPOSED NORTH ELEVATION
1/16" = 1'-0"



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



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



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

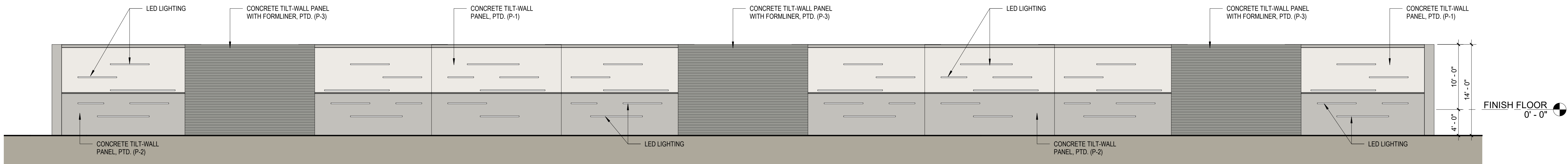
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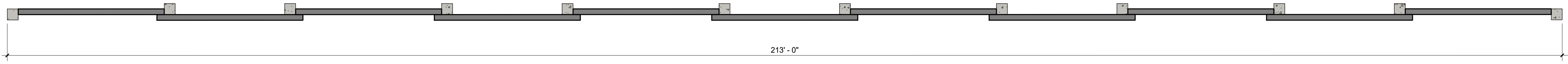
FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED ELEVATIONS
BUILDING C

DIM2314
PROJECT NUMBER

SP-2.2
SHEET NUMBER



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



2
SP-2.3

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

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FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED SCREENWALL
BUILDING C

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



BUILDING A - NORTHWEST ENTRY

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BUILDING A - NORTHWEST ENTRY

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BUILDING A - NORTHEAST ENTRY

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BUILDING A - VIEW CHRISTIAN PKWY

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BUILDING A - VIEW CHRISTIAN PKWY

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BUILDING A - VIEW FORD ROAD

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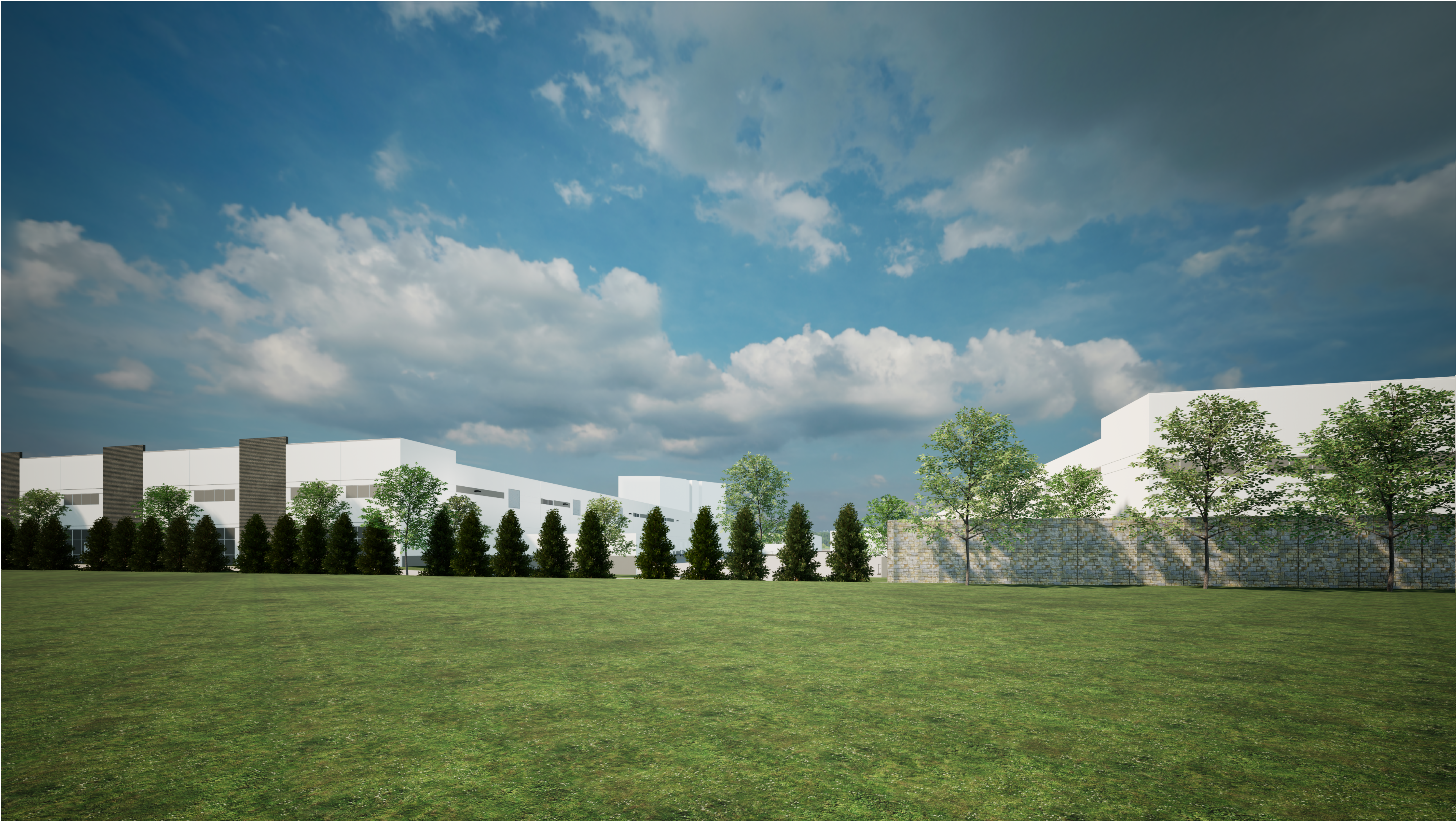
BUILDING A - VIEW FORD ROAD

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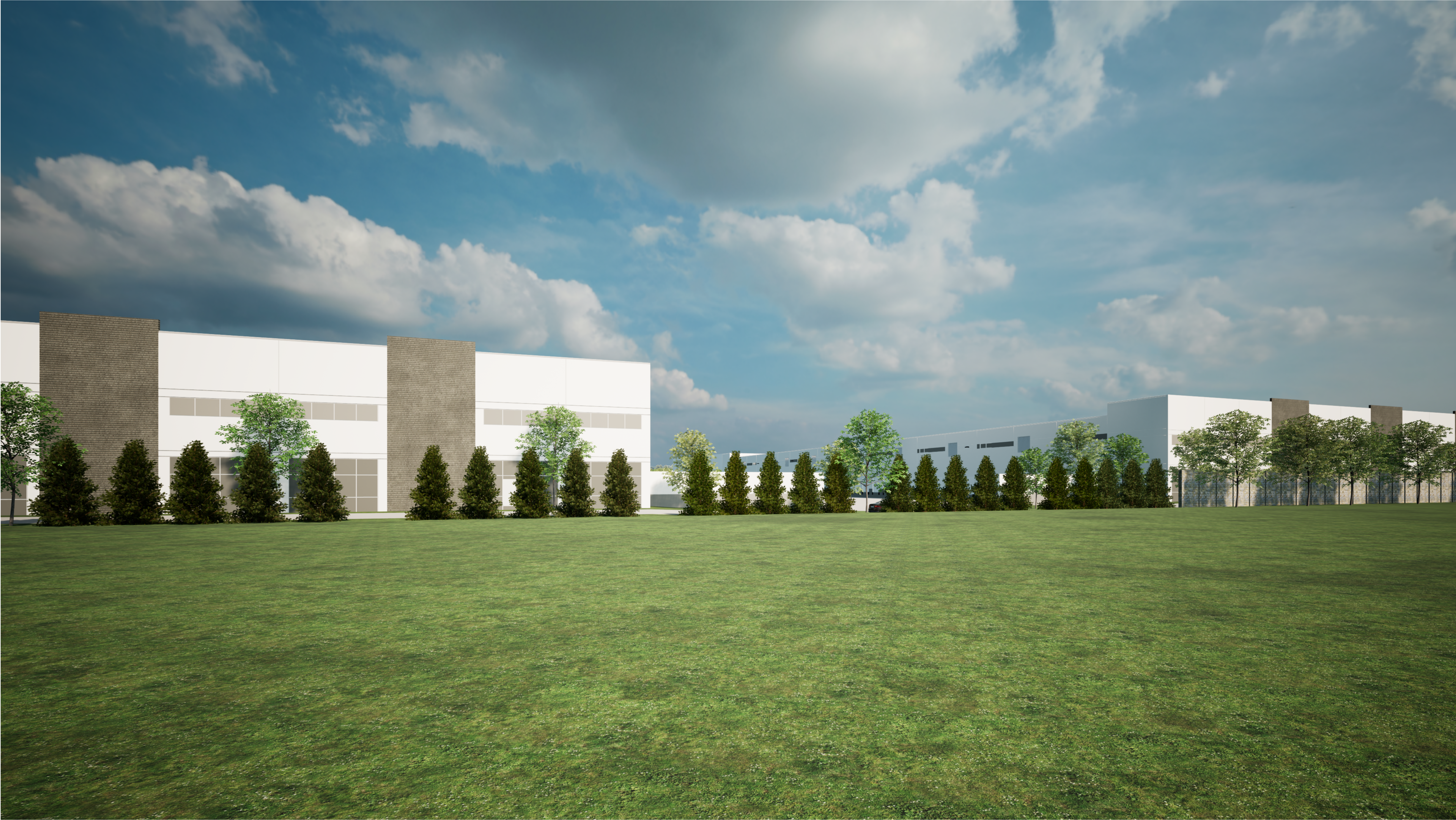
BUILDING A & B - EAST ELEVATIONS

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BUILDING A & B - EAST ELEVATIONS

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BUILDING B - SOUTHWEST ENTRY

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PROJECT NUMBER

SP-3.10
SHEET NUMBER



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BUILDING B - SOUTHWEST ENTRY

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FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314
PROJECT NUMBER

SP-3.11
SHEET NUMBER



BUILDING B - SOUTHEAST ENTRY

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BUILDING B - SOUTHEAST ENTRY

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BUILDING B - VIEW FORD ROAD

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BUILDING B - VIEW FORD ROAD

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BUILDING C - NORTHWEST ENTRY AT VILLA CREEK DR.

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FARMERS BRANCH, TEXAS
PROPOSED RENDERING

DIM2314
PROJECT NUMBER

SP-3.16
SHEET NUMBER



BUILDING C - NORTHWEST ENTRY AT VILLA CREEK DR.

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BUILDING C - SOUTHWEST ENTRY

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BUILDING C - SOUTHWEST ENTRY

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BUILDING C - NORTHWEST VIEW FORD ROAD

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BUILDING C - NORTHWEST VIEW FORD ROAD

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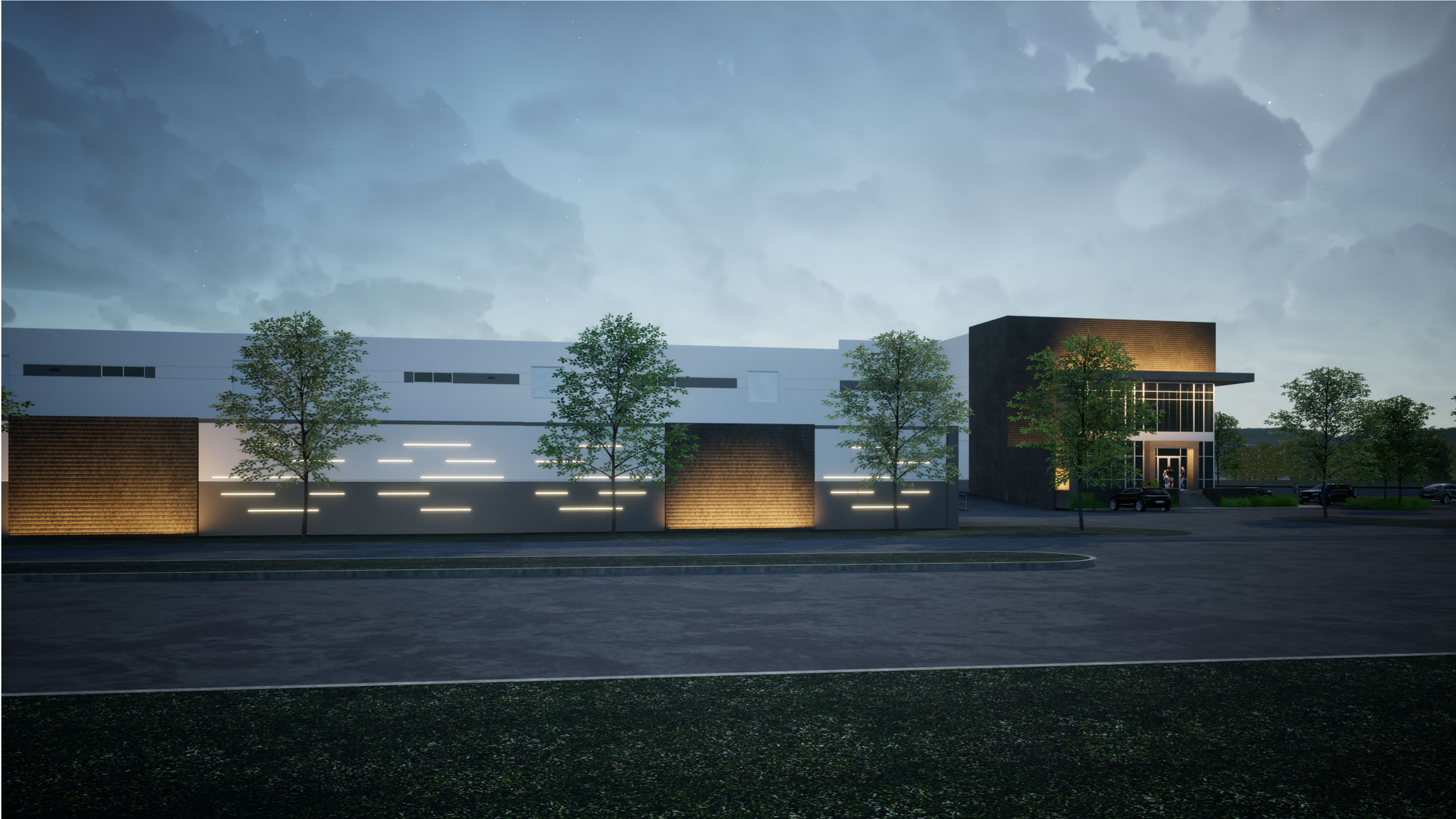
BUILDING C - SOUTHWEST VIEW FORD ROAD

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BUILDING C - SOUTHWEST VIEW FORD ROAD

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

FORD ROAD
FARMERS BRANCH, TEXAS
PROPOSED RENDERING



BUILDING C - EAST ELEVATION

CONCEPT DESIGN PACKAGE - JANUARY 15, 2024

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DIM2314
PROJECT NUMBER

SP-3.24
SHEET NUMBER



BUILDING C - EAST ELEVATION

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BUILDING C - EAST ELEVATION NIGHT

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