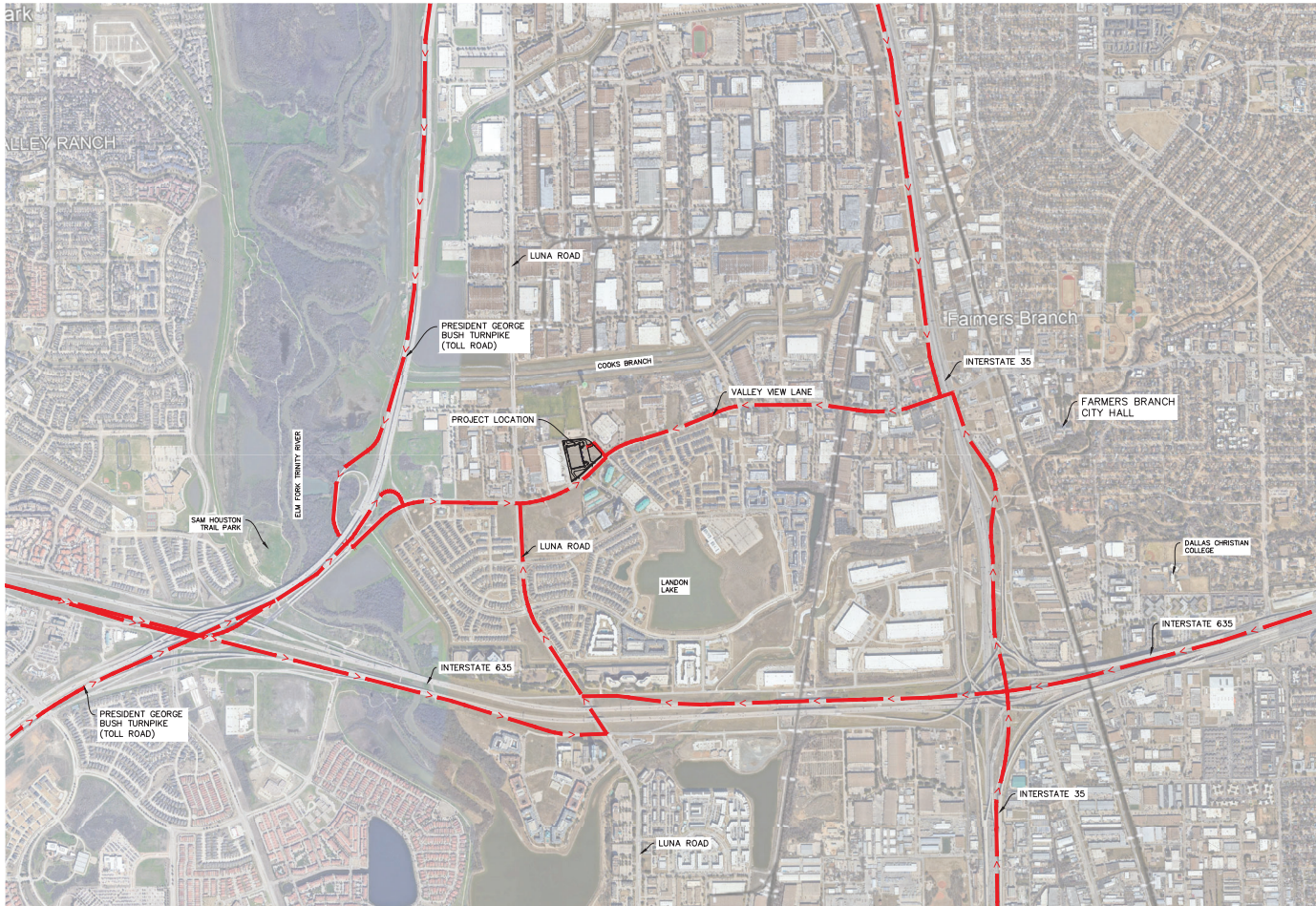


File Path: D:\Projects\1751 Valley View Lane\1751 Valley View Lane\1751 Valley View Lane.dwg, Date: 06/23/2024, User: jaymiller, Plot: 1751 Valley View Lane.dwg, Plot Date: 06/23/2024, Plot User: jaymiller, Plot Device: HP DesignJet T1100, Plot Size: 11x17, Plot Scale: 1"=1000', Plot Orientation: Landscape, Plot Color: Black, Plot Lineweight: 0.25, Plot Linetype: Solid, Plot Font: Arial, Plot Font Size: 10, Plot Font Weight: Normal, Plot Font Style: Regular, Plot Font Color: Black, Plot Font Orientation: Horizontal, Plot Font Angle: 0, Plot Font Size (inches): 0.833, Plot Font Weight (lb): 100, Plot Font Style (italic): False, Plot Font Color (hex): 000000, Plot Font Orientation (degrees): 0, Plot Font Angle (degrees): 0, Plot Font Size (mm): 21.5, Plot Font Weight (kg): 100, Plot Font Style (italic): False, Plot Font Color (rgb): 0,0,0, Plot Font Orientation (radians): 0, Plot Font Angle (radians): 0, Plot Font Size (meters): 0.0215, Plot Font Weight (g): 100, Plot Font Style (italic): False, Plot Font Color (cmyk): 0,0,0,0, Plot Font Orientation (degrees): 0, Plot Font Angle (degrees): 0, Plot Font Size (inches): 0.833, Plot Font Weight (lb): 100, Plot Font Style (italic): False, Plot Font Color (hex): 000000, Plot Font Orientation (degrees): 0, Plot Font Angle (degrees): 0, Plot Font Size (mm): 21.5, Plot Font Weight (kg): 100, Plot Font Style (italic): False, Plot Font Color (rgb): 0,0,0, Plot Font Orientation (radians): 0, Plot Font Angle (radians): 0, Plot Font Size (meters): 0.0215, Plot Font Weight (g): 100, Plot Font Style (italic): False, Plot Font Color (cmyk): 0,0,0,0



NOTE:
THIS TRIP GENERATION IS CALCULATED
BASED UPON METHODS AND RATES
PUBLISHED BY THE INSTITUTION OF
TRANSPORTATION ENGINEERS (ITE) TRIP
GENERATION MANUAL, 11TH EDITION AND
THE TEXAS TRIP GENERATION MANUAL,
1ST EDITION. TRIPS ARE PROJECTED FOR
WEEKDAY AND THE AM AND PM PEAK
HOURS BASED OFF OF BUILDING AND USE
GFA

NOTE:
THE PROPOSED OFFICE-WAREHOUSE DEVELOPMENT IS PROJECTED TO GENERATE 179 TRIPS PER WEEK DAY, 72 TRIPS DURING THE AM PEAK FACTOR, AND 75 IN THE PM PEAK FACTOR AS SUMMARIZED
IN TABLE 1 BELOW.

TABLE 1: PROPOSED OFFICE-WAREHOUSE TOTAL TRIP GENERATION

LAND USE CODE	USE	QUANTITY	WEEKDAY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	IN	OUT	TOTAL	IN	OUT
150	WAREHOUSE, FUTURE (96.6% OF FUTURE BUILDING)	± 93,541	138	66	51	15	69	19	50
710	GENERAL OFFICE, FUTURE (3.4% OF FUTURE BUILDING)	± 3,312	41	6	4	2	6	2	4
	TOTAL:	± 96,853	179	72	55	17	75	21	54

NOTE:
THE NUMBER OF TRUCKS PROJECTED TO THE SITE, PER THE ITE TRIP GENERATION MANUAL, ARE SUMMARIZED BELOW IN TABLE 2. AS SHOWN, THE SITE IS PROJECTED TO GENERATE 56 TRUCKS PER
WEEKDAY, 2 TRIPS IN THE AM PEAK HOUR, AND 4 TRIPS IN THE PM PEAK HOUR.

TABLE 2: PROPOSED OFFICE-WAREHOUSE TRUCK TRIP GENERATION - TRUCKS

LAND USE CODE	USE	QUANTITY	WEEKDAY	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	IN	OUT	TOTAL	IN	OUT
150	WAREHOUSE, FUTURE (96.6% OF FUTURE BUILDING)	± 93,541	56	2	1	1	4	3	1

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PROJECT: 1751 VALLEY VIEW LANE, FARMERS BRANCH, TEXAS
PROJECT NO.: 1751
DESIGNER: MANHART CONSULTING, LTD.
DATE: 6/23/2024
SHEET
EX
611.121001

FARMERS BRANCH 100K INDUSTRIAL
1751 VALLEY VIEW LANE, FARMERS BRANCH, TEXAS
TRAVEL ROUTES AND TRIP GENERATION EXHIBIT

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION

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Email: info@manhartconsulting.com
Website: www.manhartconsulting.com
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-103643, Surveyor, F-22033, Engineer

PENDING



02 SOUTH EAST ENTRY
Scale: None



01 SOUTH EAST ENTRY
Scale: None

LEGEND

- ☐ SMOOTH FINISH CONCRETE
TILT-WALL PANEL
(PAINT - COLOR 1)
SHERMAN MILLING 6245 QUICKSILVER
- ☐ SMOOTH FINISH CONCRETE
TILT-WALL PANEL
(PAINT - COLOR 2)
SHERMAN MILLING 6247 KRYPTON
- ☐ SMOOTH FINISH CONCRETE
TILT-WALL PANEL
(PAINT - COLOR 3)
SHERMAN MILLING 6241 STORM CLOUD
- ☐ HORIZONTAL FORMLINE - FITZGERALD 7008
(PAINT - COLOR 2)
SHERMAN MILLING 6247 KRYPTON
FORMLINE TO RUN HORIZONTAL



-  Subject Property
-  Tax Parcels
-  City Limit

24-ZA-04 Aerial Map

1751 Valley View Lane



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011

0 160 330 Feet

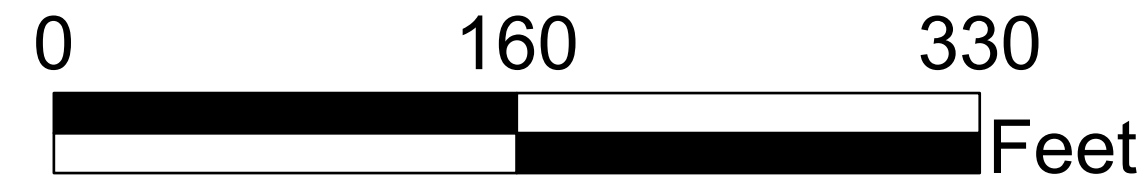




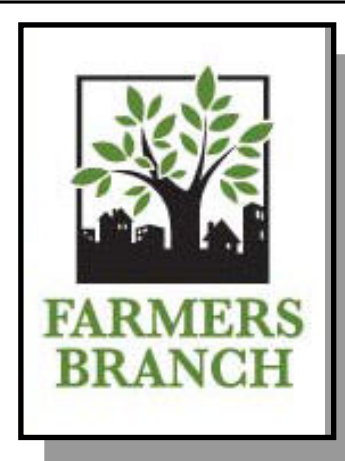
- 200FT Notification
- ▨ Subject Property
- Tax Parcels
- ⛶ City Limit

24-ZA-04 Notification Map

1751 Valley View Lane



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**Property Owner List
24-ZA-04
1751 Valley View Lane**

Map	First Name	Address	City	State	Zip	Written Response
1.	VALLEY VIEW LANE LLC	1700 GEORGE BUSH DRIVE E STE 240	COLLEGE STATION	TX	77840	
2.	T SORENTO INC	1603 LBJ FRWY STE 800	DALLAS	TX	75234	
3.	CADG ONE HICKORY LLC	1800 VALLEY VIEW LN STE 300	FARMERS BRANCH	TX	75234	
4.	CP LOGISTICS VALLEY VIEW LLC	10440 N CENTRAL EXPWY STE 710	DALLAS	TX	75231	
5.	MERCER RESIDENTIAL WEST	1512 CRESCENT DR STE 112	CARROLLTON	TX	75006	
6.	CCI TWO HICKORY LP	500 N CAPITAL OF TEXAS HWY BLDG 1 200	AUSTIN	TX	78746	
7.	SOCCER MGMT OF TEXAS INC	205 HONEYSUCKLE WAY	FLOWER MOUND	TX	75028	
8.	DALLAS LIGHTHOUSE FOR THE BLIND INC	4306 CAPITOL AVE	DALLAS	TX	75204	
9.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	
10.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	