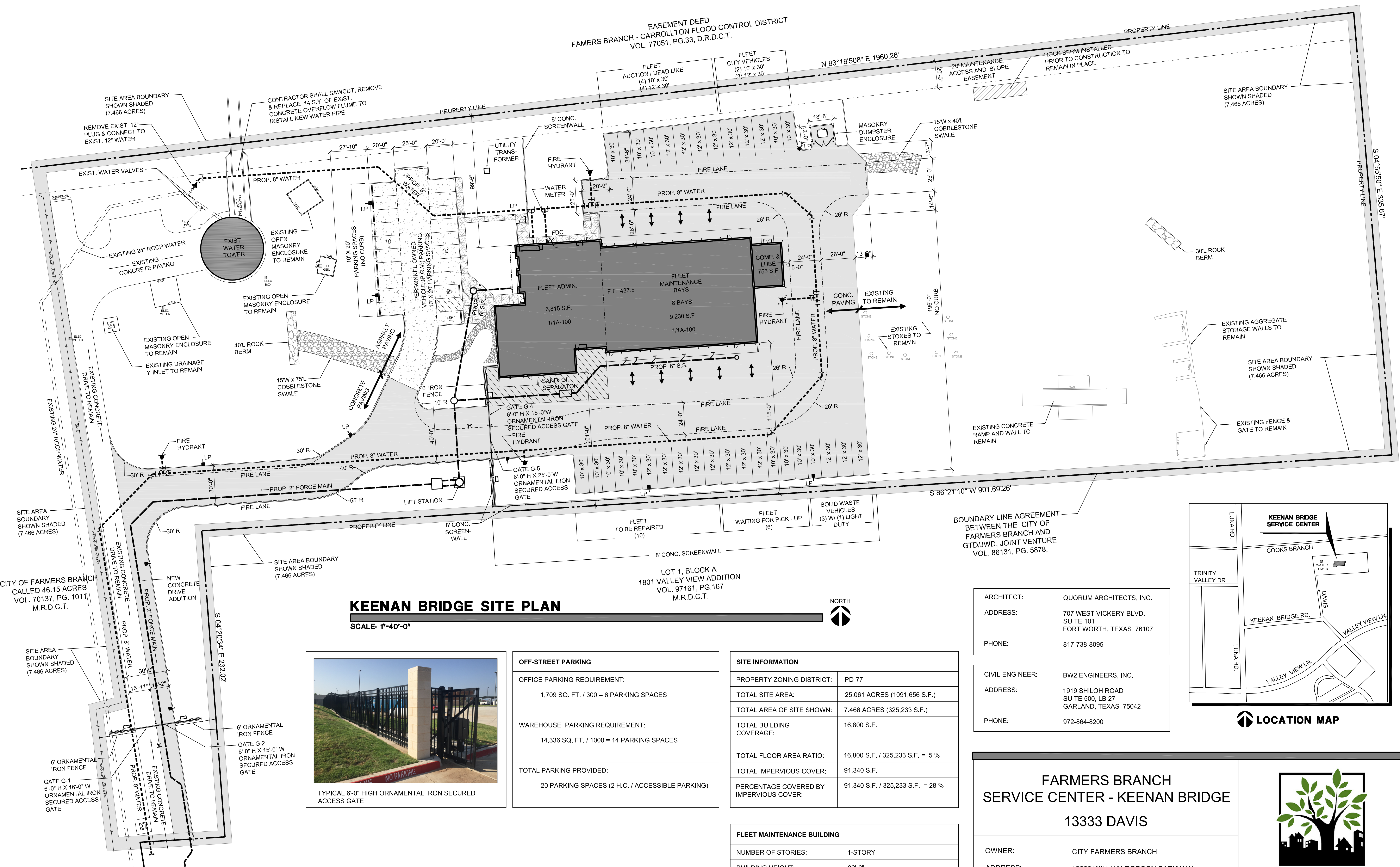


EASEMENT DEED
FAMERS BRANCH - CARROLLTON FLOOD CONTROL DISTRICT
VOL. 77051, PG.33, D.R.D.C.T.



KEENAN BRIDGE SITE PLAN

SCALE: 1"=40'-0"



TYPICAL 6'-0" HIGH ORNAMENTAL IRON SECURED ACCESS GATE

OFF-STREET PARKING	
OFFICE PARKING REQUIREMENT:	1,709 SQ. FT. / 300 = 6 PARKING SPACES
WAREHOUSE PARKING REQUIREMENT:	14,336 SQ. FT. / 1000 = 14 PARKING SPACES
TOTAL PARKING PROVIDED:	20 PARKING SPACES (2 H.C. / ACCESSIBLE PARKING)

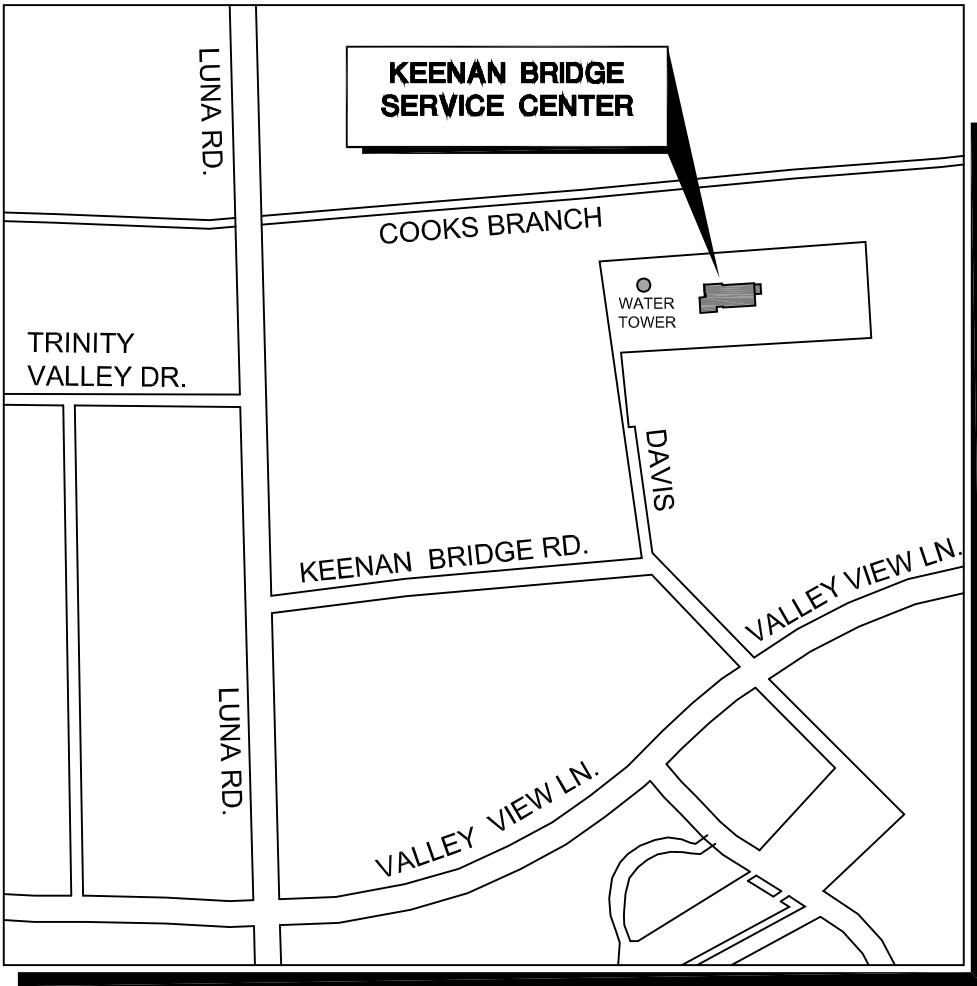
SITE INFORMATION	
PROPERTY ZONING DISTRICT:	PD-77
TOTAL SITE AREA:	25.061 ACRES (1091,656 S.F.)
TOTAL AREA OF SITE SHOWN:	7.466 ACRES (325,233 S.F.)
TOTAL BUILDING COVERAGE:	16,800 S.F.
TOTAL FLOOR AREA RATIO:	16,800 S.F. / 325,233 S.F. = 5 %
TOTAL IMPERVIOUS COVER:	91,340 S.F.
PERCENTAGE COVERED BY IMPERVIOUS COVER:	91,340 S.F. / 325,233 S.F. = 28 %

FLEET MAINTENANCE BUILDING	
NUMBER OF STORIES:	1-STORY
BUILDING HEIGHT:	32'-0"
FINISH FLOOR ELEVATION:	437.5
FOUNDATION TYPE:	STRUCTURAL (SUSPENDED)
TOTAL GROSS S.F.:	16,800 S.F.

BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF
FARMERS BRANCH AND
GTD/JWD, JOINT VENTURE
VOL. 86131, PG. 5878,

ARCHITECT:	QUORUM ARCHITECTS, INC.
ADDRESS:	707 WEST VICKERY BLVD. SUITE 101 FORT WORTH, TEXAS 76107
PHONE:	817-738-8095

CIVIL ENGINEER:	BW2 ENGINEERS, INC.
ADDRESS:	1919 SHILOH ROAD SUITE 500, LB 27 GARLAND, TEXAS 75042
PHONE:	972-864-8200



LOCATION MAP

FARMERS BRANCH
SERVICE CENTER - KEENAN BRIDGE

13333 DAVIS

OWNER:	CITY FARMERS BRANCH
ADDRESS:	13000 WILLIAM DODSON PARKWAY FARMERS BRANCH, TX 75234
PHONE:	972.247.3131



FARMERS
BRANCH