

OWNER INFORMATION

VARNELL HOLDINGS, LLC
JEFF VARNELL
1601 E. SANDY LAKE ROAD
COPELL, TX 75019

SITE DATA TABLE

A 1.494 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE WESTERN PERRY SURVEY, ABSTRACT NO 1152, DALLAS COUNTY, TEXAS, AND BEING A PART OF A CALLED 38.1 ACRE TRACT OF LAND DESCRIBED IN VOLUME 3840, PAGE 185 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO PEARL C. HARRINGTON AS RECORDED IN VOLUME 97200, PAGE 1054, DEED RECORDED, DALLAS COUNTY, TEXAS.

EXISTING ZONING: PD-260-R
PROPOSED ZONING: PD-260R2-R

PROPOSED LAND USE: COMMERCIAL WITH 1 LIVE/WORK SINGLE FAMILY RESIDENCE ALLOWED IN THE PRIMARY BUILDING

SQUARE FOOTAGE OF BUILDINGS:

PRIMARY BUILDING: 2,054 S.F.
MECHANICAL STORAGE BUILDING: 330 S.F.
PUMP BUILDING: 18 S.F.
RENTAL BUILDING: 140 S.F.
ENCLOSED STORAGE BUILDING 128 S.F.
ACCESSORY STRUCTURES
2 STORAGE SHEDS 300 S.F.
(150 S.F. MAX EACH)

TOTAL: 2,968 S.F.

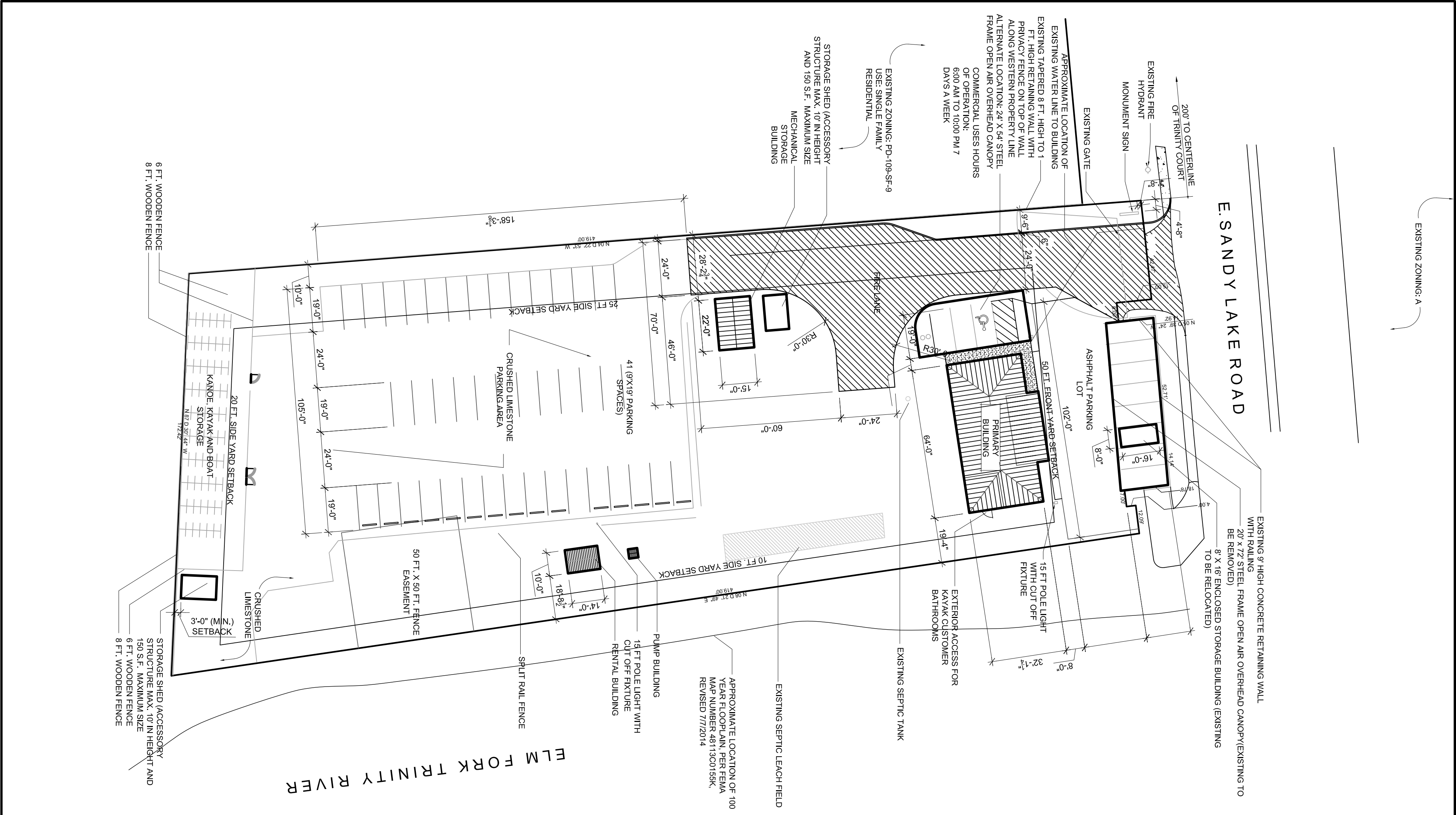
BUILDING HEIGHT:
PRIMARY BUILDING: 1 STORY +/-, 16 FT.
MECHANICAL STORAGE BUILDING: 1 STORY +/-, 16 FT.
PUMP BUILDING: 1 STORY +/-, 4 FT.
RENTAL BUILDING: 1 STORY +/-, 11 FT.

ACCESSORY STRUCTURES:
STEEL FRAME OPEN AIR CANOPY 7 FT.
ACCESSORY STRUCTURE STORAGE SHEDS IN REAR YARDS 10 FT.

PARKING:	REQUIRED	PROVIDED
FRONT BUILDING:	10	10
MECHANICAL STORAGE BUILDING:	1	1
ENCLOSED STORAGE BUILDING:	1	1
PUMP BUILDING:	1	1
RENTAL BUILDING:	1	38
TOTAL:	14	51

LOT COVERAGE: 4.6%
BUILDING F.A.R. 4.6%

FLOODPLAIN INFORMATION:
THE PROPERTY DOES NOT LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN, PER FEMA MAP 48113C0155K, DATED JULY 7, 2014



SITE PLAN

TRINITY RIVER KAYAK COMPANY

1601. E. SANDY LAKE ROAD
COPELL, TEXAS

EXHIBIT 'B'