

# Resolution No. 2017-073 Exhibit "B" – Detailed Site Plan

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## SITE PLAN

**ALTA LUNA**  
1851 KNIGHTSBRIDGE ROAD  
FARMERS BRANCH, TEXAS

PROJECT NO. 067780317  
DATE: MAR 2017  
SCALE: AS SHOWN  
DESIGNED BY: JGM  
DRAWN BY: ABG  
CHECKED BY: SES



**Kimley-Horn**  
12750 MERT DRIVE, SUITE 1000 DALLAS, TEXAS  
PHONE: 972.720.1300  
FAX: 972.720.1308

No.	REVISIONS	DATE	BY

**SHEET NUMBER**  
**C-01**

**OWNER:**  
MERCER CROSSING SOUTH  
1851 KNIGHTSBRIDGE ROAD  
FARMERS BRANCH, TEXAS 75448  
TEL: 972.720.1300  
CONTACT: SARAH SCOTT, P.E.

**DEVELOPER:**  
WOOD PARKERS  
5440 HARVEST HILL ROAD  
FARMERS BRANCH, TEXAS 75448  
TEL: 972.720.1300  
CONTACT: RYAN MILLER

**ENGINEER/SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
12750 MERT DRIVE, SUITE 1000  
DALLAS, TEXAS 75241  
TEL: 972.720.1300  
CONTACT: SARAH SCOTT, P.E.

**SITE PLAN**  
**ALTA LUNA**  
**LOT 1, BLOCK 1**

BEING 8.791 ACRES  
SITUATED IN THE  
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916  
AND WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279  
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DEVELOPMENT INFORMATION			
BUILDING	FFE =	BUILDING 2	FFE =
1	441.50'	1	440.25'
2	441.50'	2	440.25'
3	441.50'	3	440.25'
TOTAL	1324.50'	TOTAL	1320.75'

BUILDING INFORMATION			
BUILDING NO.	NO. OF UNITS	STORIES	HEIGHT
1	173 UNITS	3	43'-11"
2	73 UNITS	3	43'-11"
3	10 UNITS	3	43'-11"
TOTAL	256 UNITS	3	43'-11"

ACCESSIBLE SPOTS PROVIDED			
OFF-STREET	9 SPACES OFF-STREET	ACCESSIBLE SPOTS PROVIDED	12 SPACES
1	9	12	12

BUILDING INFORMATION			
BUILDING NO.	OVERALL AREA (GSF)	BUILDING COVERAGE (SF)	HEIGHT
1	54,569	18,005	43'-11"
2	57,823	19,117	43'-11"
3	92,209	30,289	43'-11"
4	128,319	31,282	56'-11"
AMENITY	4,496	4,496	22'-0"

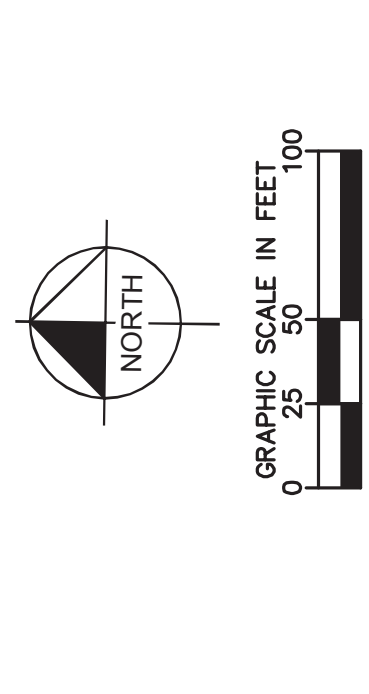
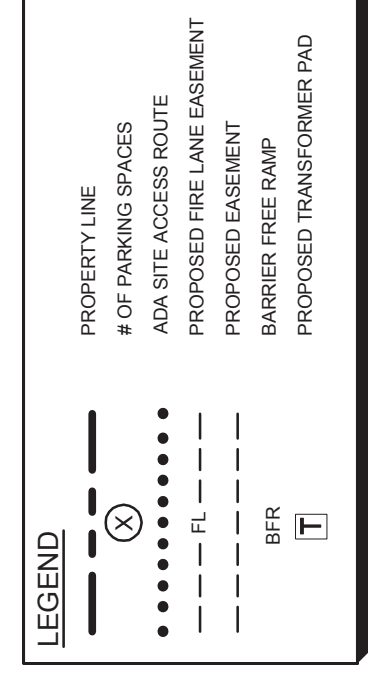
  

UNIT DISTRIBUTION (PERCENT TOTAL)			
EFFICIENCY	1.5%	ONE BEDROOM	66.5%
TWO BEDROOM <td>28.1% <td>THREE BEDROOM <td>3.9% </td></td></td>	28.1% <td>THREE BEDROOM <td>3.9% </td></td>	THREE BEDROOM <td>3.9% </td>	3.9%
TOTAL	100.0%	TOTAL	100.0%

SITE AMENITY AREAS			
TITLE	AREA (SQ. FT.)	AREA (AC)	PERCENT
POOL AREA	9,550	0.22	0.22%
DOG PARK	7,500	0.17	0.17%
COURTYARD	7,040	0.16	0.16%
LANDSCAPING	4,496	0.10	0.10%
OTW	2,057	0.05	0.05%
TOTAL	30,683	0.70	0.70%

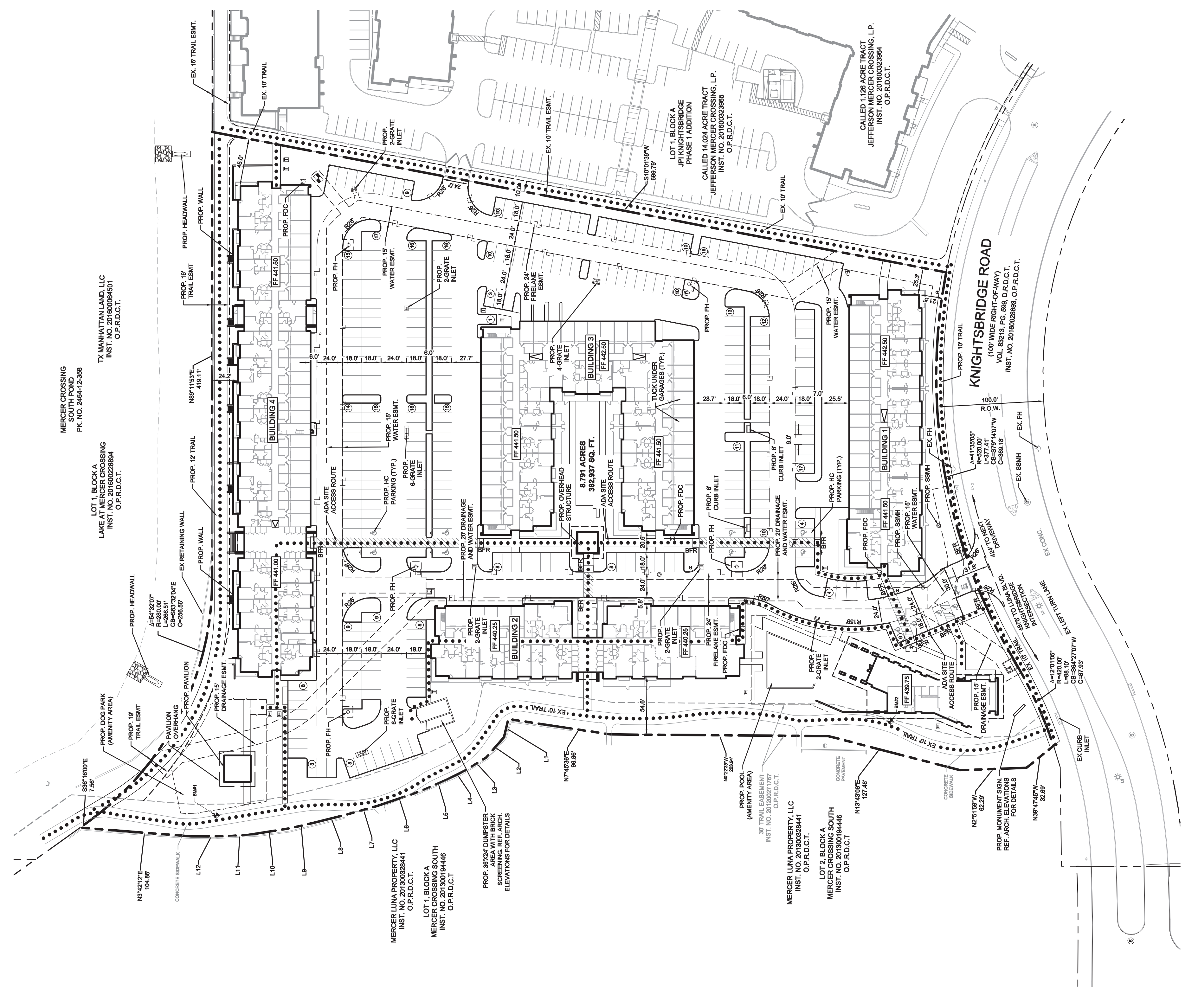
SITE INFORMATION			
PAVEMENT AREA	387,142 SF	4.26 AC	48.87%
BUILDING COVERAGE	103,689 SF	2.380 AC	27.06%
POOL AREA	9,550 SF	0.219 AC	2.49%
PERVIOUS AREA	82,556 SF	1.885 AC	21.56%
TOTAL	382,937 SF	8.791 AC	100%
OVERALL BUILDING AREA	337,416 GSF	7.746 AC	
FLOOR AREA RATIO	0.88	1.1	



- SITE PLAN NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - FIRE LANES HAVE AN INSIDE RADIUS OF 20' WITH AN OUTER RADIUS OF AT LEAST 50' UNLESS OTHERWISE NOTED.
  - ALL FIRE HYDRANTS ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER CASSETT.
  - ALL UTILITIES REPRESENTED ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER CASSETT.
  - STRUCTURE PLANS FOR EXISTING AND PROPOSED BUILDINGS SHALL BE ADJUSTED TO MATCH THE FINISHED FLOOR ELEVATIONS SHOWN ON THE UTILITY AND FINISHED FLOOR ELEVATION SHEETS.
  - ALL PARKING SPACES ARE 8' X 18' UNLESS OTHERWISE NOTED.
  - FINISHED FLOOR ELEVATIONS SHOWN ARE UNIFORM UNLESS OTHERWISE ADJUSTED TO MATCH THE FINISHED FLOOR ELEVATIONS SHOWN ON THE UTILITY AND FINISHED FLOOR ELEVATION SHEETS.
  - AS SHOWN ON THE UTILITY AND FINISHED FLOOR ELEVATION SHEETS.

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N77°51'34"W	17.64
L2	N89°17'24"W	26.28
L3	N33°02'24"W	20.74
L4	N27°32'37"W	21.45
L5	N34°54'57"W	26.29
L6	N19°56'57"W	43.90
L7	N10°34'56"W	26.03
L8	N14°07'37"W	36.90
L9	N13°47'42"W	21.39
L10	N09°40'46"W	39.71
L11	N44°40'05"W	16.08
L12	N01°23'00"W	36.86



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