

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. CITY OF FARMERS BRANCH, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

LEGEND	
PROPERTY LINE	---
ADA SITE ACCESS ROUTE
PROPOSED FIRE LANE	—●—●—●—●—
PARKING COUNT	(1)
PROPOSED TRANSFORMER	TRANS.
PROPOSED BALCONY/PATIO	□
PROPOSED CURB INLET	CI
PROPOSED STORM MANHOLE	STMH
PROPOSED SANITARY SEWER MANHOLE	SSMH
PROPOSED GRATE INLET	GI
PROPOSED JUNCTION BOX	JB

NO.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER
 SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064446446	7/20/2018	AS SHOWN	JWH	JWH	MAL

JPI
JEFFERSON EAST BRANCH
 (ON-SITE VOLUME 2 OF 2)
 14100 DALLAS PARKWAY
 CITY OF FARMERS BRANCH, TEXAS

OVERALL DEVELOPMENT PLAN
JEFFERSON EAST BRANCH
BY JPI REAL ESTATE ACQUISITION LLC
LOT 1
 BEING 5.00 ACRES OF 9.5885 ACRES
 SITUATED IN THE
 ELISHA FIKE SURVEY, ABSTRACT NO. 478
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
 JEFFERSON CENTURA, LLC
 600 EAST LAS COLINAS BLVD., SUITE 1800
 IRVING, TX 75039
 CONTACT: MILLER SYLVAN
 TEL. NO. 972-556-1700

ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, TWO GALLERIA OFFICE
 TOWER, SUITE 700, DALLAS TEXAS 75240
 TEL. NO. 972-770-1300
 FAX NO. 972-239-3820
 CONTACT: MATT LUCAS, P.E.

OVERALL DEVELOPMENT PLAN
 SHEET NUMBER
C2-100

THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSES AND OBJECTS FOR WHICH IT WAS PREPARED. REVIEWERS OF THIS DOCUMENT WITHOUT AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO ANY OTHER PARTY.

LOT 1, BLOCK A
 BELTWAY/CHAMPION NO.1
 VOL. 93192, PG. 4878
 M.R.D.C.T.

PART 2
 DALLAS POWER &
 LIGHT COMPANY
 VOL. 4633, PG. 308
 M.R.D.C.T.

LOT 2
 STANFORD CORPORATE
 CENTRE FILING NO. 2
 VOL. 88251, PG. 4182
 M.R.D.C.T.
 CASTLE FAMILY LIMITED
 PARTNERSHIP
 INST. NO. 20080187268
 O.P.R.D.C.T.

F/R WAREHOUSE PROJECT, LLC
 INST. NO. 201100037321
 O.P.R.D.C.T.

PART OF LOT 1
 INWOOD ROAD OFFICE
 DEVELOPMENT
 VOL. 86190, PG. 6128
 M.R.D.C.T.
 ONCOR ELECTRIC
 DELIVERY COMPANY LLC
 INST. NO. 201500152467
 O.P.R.D.C.T.

PRIVATE
 DRIVEWAY AND
 UTILITY EASEMENT
 INST. NO.
 201800043688
 O.P.R.D.C.T.

PRIVATE
 DRIVEWAY AND
 UTILITY EASEMENT
 INST. NO.
 201800043688
 O.P.R.D.C.T.

LOT 1, BLOCK B
 BELTWAY/CHAMPION NO.1
 VOL. 93192, PG. 4878
 M.R.D.C.T.

PRIVATE
 DRIVEWAY AND
 UTILITY EASEMENT
 INST. NO.
 201800043688
 O.P.R.D.C.T.

H198, LLC
 INST. NO. 201100235365
 O.P.R.D.C.T.

LOT 1, BLOCK A
 CENTURA ADDITION
 VOL. 2000134, PG. 53
 M.R.D.C.T.

FFI: 617.0'

FFI: 621.0'

FFI: 621.0'

FFI: 618.0'

FFI: 619.0'

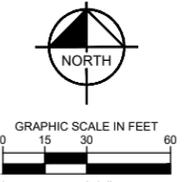
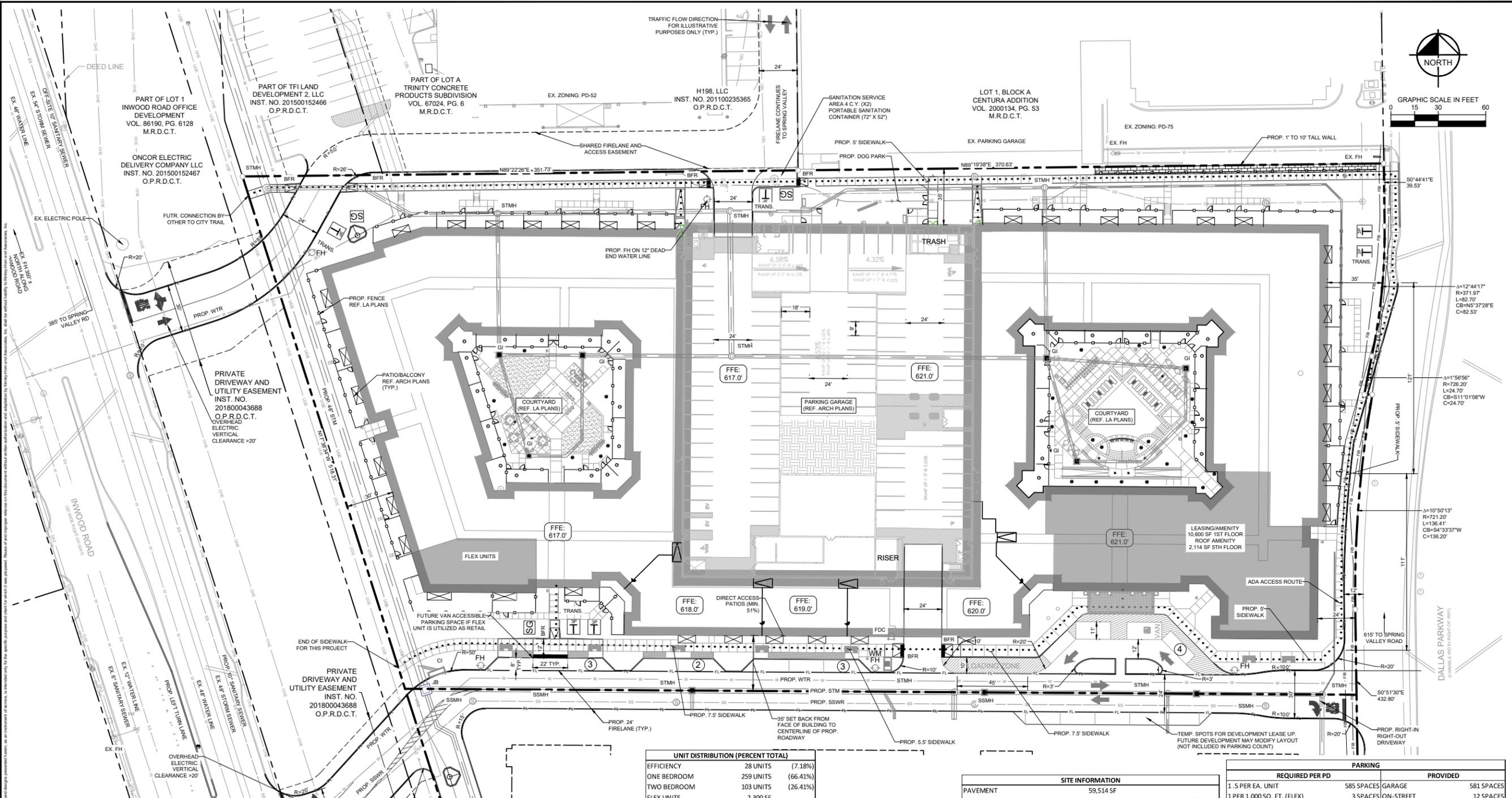
FFI: 620.0'

DALLAS PARKWAY
 (VARIABLE WIDTH/RIGHT-OF-WAY)

FUTURE PHASE

TRAFFIC FLOW DIRECTION
 FOR ILLUSTRATIVE
 PURPOSES ONLY (TYP.)

PROP. RAISED ISLAND
 WITH MONOLITHIC CURB
 FOR VEHICULAR TRAFFIC
 CHANNELIZATION



DEVELOPMENT INFORMATION					
ZONING - PD 95					
BUILDING AREA 1 (HT = 67 FT)		BUILDING AREA 2 (HT = 67 FT)			
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF/LEASING	28,012	1	MF	24,810
2	MF	25,410	2	MF	25,114
3	MF	29,622	3	MF	25,142
4	MF	29,622	4	MF	25,142
5	MF/AMENITY	28,950	5	MF	24,748
TOTAL		141,616	TOTAL		124,956
BUILDING AREA 3 (HT = 67 FT)		BUILDING AREA 4 (HT = 67 FT)			
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF	13,693	1	MF	17,634
2	MF	13,693	2	MF	17,634
3	MF	13,693	3	MF	17,634
4	MF	13,693	4	MF	17,634
5	MF	13,693	5	MF	17,634
TOTAL		68,465	TOTAL		88,170
GARAGE (HT = 67 FT)					
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	GARAGE	38,526	2	GARAGE	40,772
2	GARAGE	40,772	3	GARAGE	40,772
4	GARAGE	40,772	4	GARAGE	40,772
5	GARAGE	40,772	5	GARAGE	40,772
TOTAL		203,137	TOTAL		203,137

LEGEND	
PROPERTY LINE	---
ADA SITE ACCESS ROUTE
PROPOSED FIRE LANE	FL
PARKING COUNT	(1)
PROPOSED TRANSFORMER	TRANS.
PROPOSED BALCONY/PATIO	□
PROPOSED CURB INLET	CI
PROPOSED STORM MANHOLE	STMH
PROPOSED SANITARY SEWER MANHOLE	SSMH
PROPOSED GRATE INLET	GI
PROPOSED JUNCTION BOX	JB

UNIT DISTRIBUTION (PERCENT TOTAL)	
EFFICIENCY	28 UNITS (7.18%)
ONE BEDROOM	259 UNITS (66.41%)
TWO BEDROOM	103 UNITS (26.41%)
FLEX UNITS	2,300 SF
LEASING/AMENITY (1ST FL)	10,600 SF
ROOF AMENITY (5TH FL)	2,114 SF
TOTAL	390 UNITS 78 DU/acre

SITE INFORMATION			
PAVEMENT	59,514 SF		
AREA INSIDE PL	12,872 SF	0.30 ACRES	(5.91%)
AREA OUTSIDE OF PL	46,642 SF		
(EXCLUDED FROM TOTAL)			
BUILDING COVERAGE	122,675 SF	2.82 ACRES	(56.33%)
COURTYARDS (OTHER IMPREVIOUS)	20,531 SF	0.47 ACRES	(9.43%)
LANDSCAPE AND OPEN SPACE	61,708 SF	1.42 ACRES	(28.33%)
TOTAL	217,786 SF	5.00 ACRES	

PARKING			
REQUIRED PER PD	PROVIDED	REQUIRED PER PD	PROVIDED
1.5 PER EA. UNIT	585 SPACES	GARAGE	581 SPACES
1 PER 1,000 SQ. FT. (FLEX)	3 SPACES	ON-STREET	12 SPACES
TOTAL	588 SPACES	TOTAL	593 SPACES
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL	12 SPACES	GARAGE	15 SPACES
(INCLUDES 2 VAN SPOTS)		ON-STREET	2 SPACES
		(INCLUDES 3 VAN)	
		(INCLUDES 2 VAN)	



- NOTES**
- ACQUISITION OF OFF-SITE EASEMENTS REQUIRED PRIOR TO ISSUANCE OF A CIVIL DEVELOPMENT PERMIT AND/OR BUILDING PERMIT.
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LANES HAVE AN INSIDE RADIUS OF 26' WITH AN OUTER RADIUS OF AT LEAST 50' UNLESS OTHERWISE NOTED.
 - 30' FIRE LANES HAVE A 20' RADIUS.
 - NON-FIRE LANE DRIVEWAY RADIUS ARE 20'; AND
 - PARKING SPACE RETURNS ARE 3' UNLESS OTHERWISE NOTED.
 - ALL FIRE HYDRANTS ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER EASEMENT.
 - BUILDING OUTLINE REPRESENTS OUTER EXTENTS OF FOUNDATION. REFER TO STRUCTURE PLANS FOR DETAIL.
 - ALL PARALLEL PARKING SPACES ARE 8'X22' AND STANDARD SPACES ARE 9'X18' UNLESS OTHERWISE NOTED.
 - THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15' WIDE.
 - THE SANITATION CONTAINER WALLS SHALL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING AND SHALL BE INSTALLED WITH METAL GATES.
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS.
 - DUMPSTER PADS SHALL NOT BE LOCATED IN THE R.O.W. OR FIRE LANES.

SITE PLAN
JEFFERSON EAST BRANCH
BY JPI REAL ESTATE ACQUISITION LLC
LOT 1
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NO.
REVISIONS
DATE

Kimley-Horn

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JPI

JEFFERSON EAST BRANCH
(ON-SITE VOLUME 2 OF 2)

14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

SITE PLAN

SHEET NUMBER
C2-101