



DEVELOPMENT INFORMATION					
ZONING - PD 80					
BUILDING AREA 1 (FFE 430.00' + 55'-6" HT)			BUILDING AREA 6 (FFE 429.00' + 53'-0" HT)		
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF/LEASING	10,685	1	MF	7,329
2	MF	10,685	2	MF	8,753
3	MF	10,685	3	MF	8,753
4	MF	10,685	4	MF	8,753
TOTAL		42,740	TOTAL		33,588
BUILDING AREA 2 (FFE 430.00' + 53'-0" HT)			BUILDING AREA 7 (FFE 428.00' + 53'-0" HT)		
1	MF	9,884	1	MF	9,853
2	MF	11,330	2	MF	9,853
3	MF	11,330	3	MF	9,853
4	MF	11,330	4	MF	9,853
TOTAL		43,874	TOTAL		39,412
BUILDING AREA 3 (FFE 430.00' + 53'-0" HT)			BUILDING AREA 8 (FFE 428.00' + 53'-0" HT)		
1	MF	11,629	1	MF	14,129
2	MF	11,629	2	MF	14,129
3	MF	11,629	3	MF	14,129
4	MF	11,629	4	MF	14,129
TOTAL		46,516	TOTAL		56,516
BUILDING AREA 4 (FFE 430.00' + 53'-0" HT)			BUILDING AREA 9 (FFE 428.00' + 53'-0" HT)		
1	MF	7,475	1	MF	14,442
2	MF	7,475	2	MF	14,442
3	MF	7,475	3	MF	14,442
4	MF	7,475	4	MF	14,442
TOTAL		29,900	TOTAL		57,768
BUILDING AREA 5 (FFE 430.00' + 53'-0" HT)			BUILDING AREA 10 (FFE 429.00' + 53'-0" HT)		
1	MF	9,072	1	MF	12,369
2	MF	9,072	2	MF	12,369
3	MF	9,072	3	MF	12,369
4	MF	9,072	4	MF	12,369
TOTAL		36,288	TOTAL		49,476
GARAGE (FFE 429.00' + 53'-0" HT)					
STORY	OCCUPANCY	AREA (GSF)			
1	GARAGE	37,311			
2	GARAGE	37,311			
3	GARAGE	37,311			
4	GARAGE	37,311			
5	GARAGE	37,311			
6	GARAGE	21,518			
TOTAL		208,073			
BUILDING SUMMARY					
		BUILDING TOTAL GROSS AREA			644,151
		FLOOR AREA RATIO (FAR)			2.48
		FOUNDATION TYPE			SLAB

UNIT DISTRIBUTION (PERCENT TOTAL)			
ONE BEDROOM	269 UNITS	(65.93%)	
TWO BEDROOM	139 UNITS	(34.07%)	
THREE BEDROOM	0 UNITS	(0.00%)	
TOTAL	408 UNITS		68 DU/acre

SITE INFORMATION			
TOTAL AREA	27,310 SF	0.63 ACRES	(10.50%)
AREA OUTSIDE OF PL	10,038 SF	0.23 ACRES	(3.86%)
BUILDING COVERAGE	144,178 SF	3.31 ACRES	(55.42%)
COURTYARDS (OTHER IMPREVIOUS)	28,425 SF	0.65 ACRES	(10.93%)
LANDSCAPE AND OPEN SPACE	50,191 SF	1.15 ACRES	(19.29%)
TOTAL	260,142 SF	5.97 ACRES	

PARKING			
REQUIRED		PROVIDED	
1 PER BED	547 SPACES	GARAGE	662 SPACES
1 PER 1,000 SQ. FT. NON-MF	11 SPACES	ON-STREET	7 SPACES
TOTAL	558 SPACES	TOTAL	669 SPACES
PER UNIT 1.640			
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL W/ VAN (2%)	11 SPACES	GARAGE W/ VAN	11 SPACES
VAN SPOTS	2 SPACES	ON-STREET W/ VAN	2 SPACES
		VAN SPOTS	2 SPACES

LEGEND	
PROPERTY LINE	---
ADA SITE ACCESS ROUTE
PROPOSED FIRE LANE	—R—R—R—R—
PROPOSED EASEMENT	---
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

- 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 60' 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.

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.

SITE PLAN
JEFFERSON ALPHA/ INWOOD
BY JPI REAL ESTATE ACQUISITION LLC

LOT _

BEING 5.97 ACRES OF 13.816 ACRES
 SITUATED IN THE
 ELISHA FIKE SURVEY, ABSTRACT NO. 478
 AND MARY BROWN SURVEY, ABSTRACT NO. 159
 CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER: JPI REAL ESTATE ACQUISITION, LLC
 600 E. LAS COLINAS BLVD., SUITE 204
 DALLAS, TEXAS 75205
 CONTACT: STEVE MAY
 TEL. NO. 214-477-7877

DEVELOPER: JPI REAL ESTATE ACQUISITION, LLC
 600 E. LAS COLINAS BLVD., SUITE 1800
 IRVING, TEXAS 75039
 CONTACT: MILLER SYLVAN
 TEL. NO. 972-556-1708

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERT DRIVE, SUITE 1000
 DALLAS, TEXAS 75251
 TEL. NO. 972-770-1300
 FAX NO. 972-239-3820
 CONTACT: MATT LUCAS, P.E.

DATE: 07/31/2017

SCALE: AS SHOWN

DESIGNED BY: JWH

DRAWN BY: JWH

CHECKED BY: MAL

NO. _____

REVISIONS _____

DATE _____

KHA PROJECT: 06444644

DATE: 07/31/2017

SCALE: AS SHOWN

DESIGNED BY: JWH

DRAWN BY: JWH

CHECKED BY: MAL

KIMLEY-HORN

12750 MERT DRIVE, SUITE 1000, DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT: 06444644

DATE: 07/31/2017

SCALE: AS SHOWN

DESIGNED BY: JWH

DRAWN BY: JWH

CHECKED BY: MAL

ALPHA / INWOOD MULTI-FAMILY PREPARED FOR JPI / BRIDGEVIEW REAL ESTATE CITY OF FARMERS BRANCH, TEXAS

SITE PLAN

SHEET NUMBER

C-101