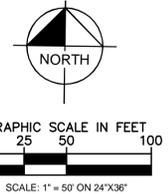
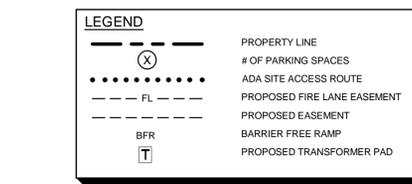


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- SITE PLAN NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LANES HAVE AN INSIDE RADIUS OF 26' WITH AN OUTER RADIUS OF AT LEAST 50' UNLESS OTHERWISE NOTED.
 - ALL FIRE HYDRANTS ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER EASEMENT.
 - BUILDING OUTLINE REPRESENTS OUTER EXTENTS OF FOUNDATION. REFER TO STRUCTURE PLANS FOR DETAIL.
 - KNIGHTSBRIDGE ROAD IS SHOWN PER PLANS BY PACHECO KOCH DATED 03-03-2016 AND 07-15-16 REVISIONS.
 - ALL PARKING SPACES ARE 9'X18' UNLESS OTHERWISE NOTED.
 - FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND MAY BE ADJUSTED AS DESIGN FOR CIVIL ENGINEERING CONSTRUCTION PLANS PROGRESSES.



SITE INFORMATION

PAVEMENT AREA	187,142 SF	4.296 AC	48.87%
BUILDING COVERAGE	103,689 SF	2.380 AC	27.08%
POOL AREA	9,550 SF	0.219 AC	2.49%
PERVIOUS AREA	82,556 SF	1.895 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	

UNIT DISTRIBUTION (PERCENT TOTAL)

EFFICIENCY	4 UNITS	1.5%
ONE BEDROOM	173 UNITS	66.5%
TWO BEDROOM	73 UNITS	28.1%
THREE BEDROOM	10 UNITS	3.9%
TOTAL	260 UNITS	100.0%

SITE AMENITY AREAS

TITLE	AREA (SF)
POOL AREA:	9,550
DOG PARK:	7,500
COURTYARD:	7,040
LEASING:	4,496
GYM:	2,057
TOTAL:	30,643

BUILDING INFORMATION

BUILDING NO.	OVERALL AREA (GSF)	BUILDING COVERAGE (SF)	OVERALL HEIGHT	NO. OF STORIES	UNITS INFORMATION				TUCK UNDER GARAGE
					1 BEDROOM	2 BEDROOM	3 BEDROOM	EFFICIENCY	
1	54,569	18,005	43'-11"	3	30	14			15
2	57,823	19,117	43'-11"	3	25	17			12
3	92,209	30,289	43'-11"	3	52	16	2		38
4	128,319	31,782	56'-1"	4	66	26	8	4	22
AMENITY	4,496	4,496	22'-0"	1					0

PARKING

REQUIRED	PROVIDED
1.125 PER RESIDENT UNIT	293 SPACES OFF-STREET
1 PER 1,000 SQ.FT. NON-MF (30.643 / 1,000 = 30.6)	329 SPACES
	31 SPACES GARAGE
	87 SPACES
TOTAL	324 SPACES TOTAL
	416 SPACES
ACCESSIBLE SPOTS REQUIRED	ACCESSIBLE SPOTS PROVIDED
OFF-STREET	9 SPACES OFF-STREET
	12 SPACES

DEVELOPMENT INFORMATION

BUILDING	FFE =	STORY	OCCUPANCY	AREA(GSF)
BUILDING 1	441.50'	1	MF	18,005
		3	MF	18,282
		2	MF	18,282
		TOTAL	54,569	
BUILDING 2	440.25'	1	AMENITY	2,057
		1	MF	17,060
		2	MF	19,353
		3	MF	19,353
TOTAL	57,823			
BUILDING 3	441.50'	1	MF	30,289
		2	MF	30,960
		3	MF	30,960
		TOTAL	92,209	
BUILDING 4	441.00'	1	MF	31,782
		2	MF	32,179
		3	MF	32,179
		4	MF	32,179
TOTAL	128,319			
AMENITY BUILDING	FFE = 439.75'			
STORY	OCCUPANCY	AREA(GSF)		
1	AMENITY	4,496		
TOTAL	4,496			
SUMMARY		BUILDING TOTAL GROSS AREA: 337,416		
		FOUNDATION TYPE: SLAB ON GRADE		

LINE TABLE

NO.	BEARING	LENGTH
L1	N77°51'34"W	17.54
L2	N49°17'24"W	25.26
L3	N33°02'34"W	20.74
L4	N27°32'37"W	21.45
L5	N24°34'57"W	26.23
L6	N19°36'51"W	43.90
L7	N16°34'56"W	26.03
L8	N14°57'31"W	36.56
L9	N13°47'42"W	21.39
L10	N09°40'46"W	39.71
L11	N04°49'05"W	16.08
L12	N01°23'36"W	36.86

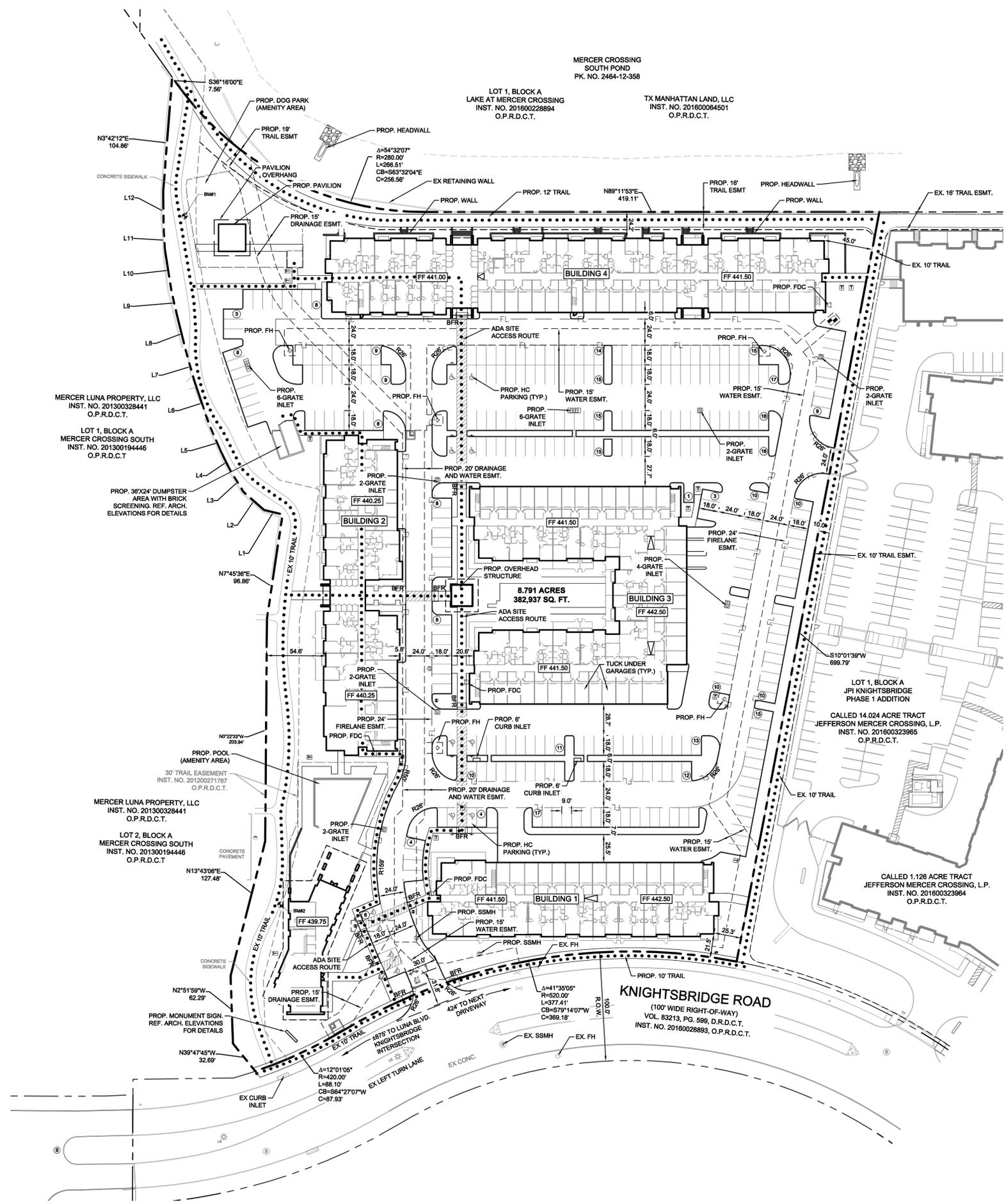
SITE PLAN
ALTA LUNA
LOT __, BLOCK __

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

OWNER: PILLAR INCOME ASSET MANAGEMENT
1603 LBJ FREEWAY, SUITE 800
DALLAS, TX 75234
TEL. NO. 214-912-7380
CONTACT: RL LEMKE

DEVELOPER: WOOD PARTNERS
12750 MERIT HILL ROAD
DALLAS, TX 75230
TEL. NO. 469-206-4572
CONTACT: RYAN MILLER

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75231
TEL. NO. 972-770-1300
CONTACT: SARAH SCOTT, P.E.



Kimley»Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-528

ALTA LUNA
1851 KNIGHTSBRIDGE ROAD
FARMERS BRANCH, TEXAS

SITE PLAN

PROJECT NO: 087760317
DATE: MAR. 2017
SCALE: AS SHOWN
DESIGNED BY: JGM
DRAWN BY: ABG
CHECKED BY: SES

SHEET NUMBER
C-01

NO. REVISIONS DATE BY

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