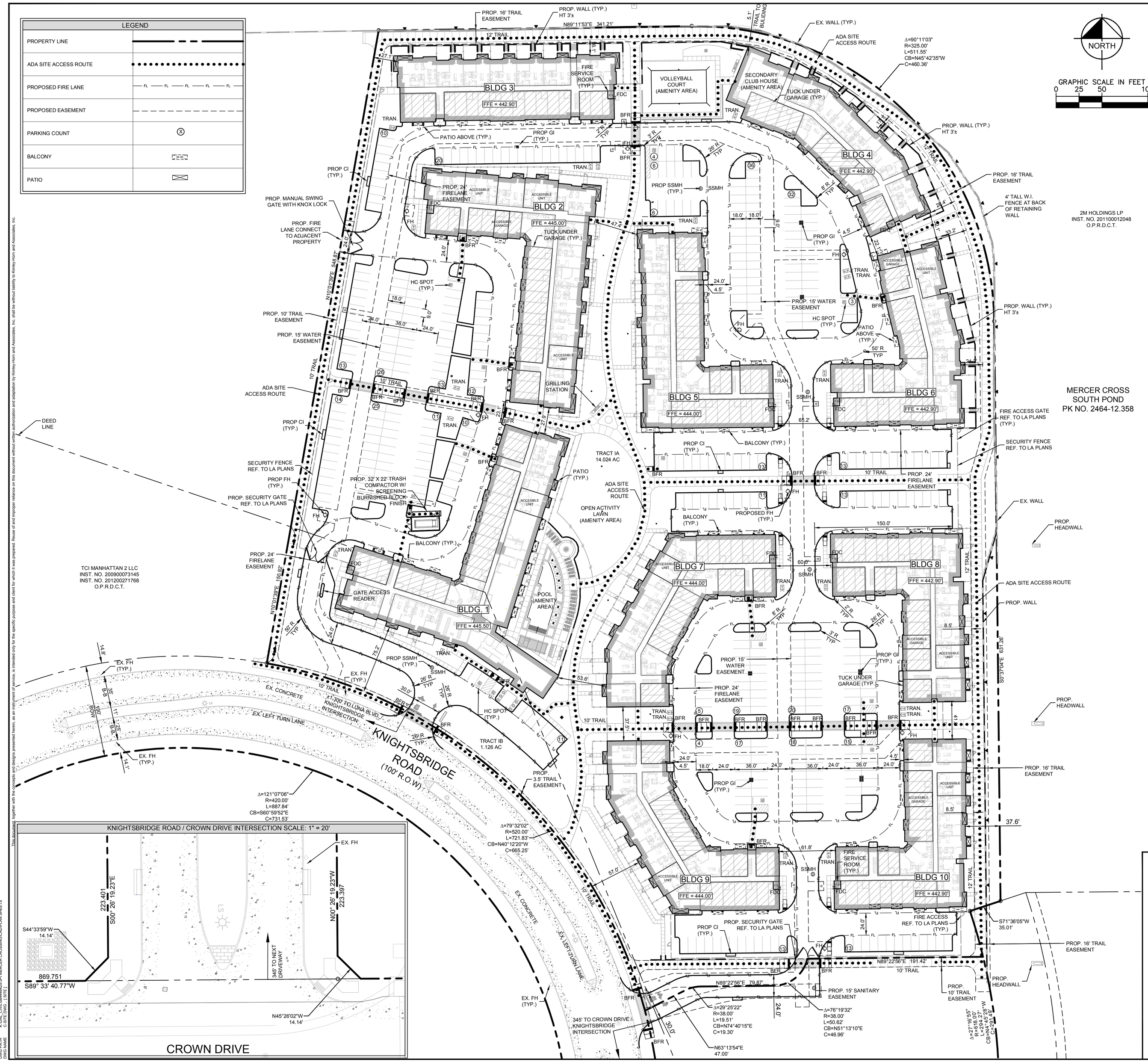
LEGEND	
PROPERTY LINE	
ADA SITE ACCESS ROUTE	
PROPOSED FIRE LANE	FL FL FL FL FL FL
PROPOSED EASEMENT	
PARKING COUNT	(X)
BALCONY	
PATIO	



DEVELOPMENT SUMMARY		
PHASE I		
	ACRES	SQ. FT.
TRACT 1A	14.024	610,893
TRACT 1B	1.126	49,039
GROSS AREA	15.150	659,932
TOTAL AREA	30.11	
100 YEAR FLOODPLAIN	0.129	5613
NET AREA	15.021	654,319

PHASE I DEVELOPMENT INFORMATION					
BUILDING 1 (FFE 445.50' + 42'-5" HT)			BUILDING 2 (FFE 445.00' + 42'-5" HT)		
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF/AMENITY	26,398	1	MF	23,718
2	MF/AMENITY	23,104	2	MF	23,718
3	MF	24,508	3	MF	23,718
TOTAL		74,010	TOTAL		71,154
BUILDING 3 (FFE 442.90' + 50'-1" HT)			BUILDING 4 (FFE 442.90' + 50'-1" HT)		
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF	15,865	1	MF/AMENITY	15,696
2	MF	15,865	2	MF/AMENITY	15,696
3	MF	16,989	3	MF	15,696
			4	MF	2,812
TOTAL		48,719	TOTAL		49,900
BUILDING 5 (FFE 444.00' + 42'-5" HT)			BUILDING 6 (FFE 442.90' + 50'-1" HT)		
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF	18,697	1	MF	17,360
2	MF	18,697	2	MF	17,360
3	MF	18,697	3	MF	18,222
TOTAL		56,091	TOTAL		52,942
BUILDING 7 (FFE 444.00' + 42'-5" HT)			BUILDING 8 (FFE 442.90' + 42'-5" HT)		
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF	17,317	1	MF	16,822
2	MF	17,317	2	MF	16,822
3	MF	17,317	3	MF	16,822
TOTAL		51,951	TOTAL		50,466
BUILDING 9 (FFE 444.00' + 42'-5" HT)			BUILDING 10 (FFE 442.90' + 42'-5" HT)		
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)
1	MF	17,317	1	MF	16,822
2	MF	17,317	2	MF	16,822
3	MF	17,317	3	MF	16,822
TOTAL		51,951	TOTAL		50,466
BUILDING TOTAL GROSS AREA			557,650		
FLOOR AREA RATIO (FAR)			0.85:1		
FOUNDATION TYPE			SLAB ON GRADE		

UNIT DISTRIBUTION (PERCENT TOTAL)		
ONE BEDROOM	291 UNITS	(68.63%)
TWO BEDROOM	116 UNITS	(27.36%)
THREE BEDROOM	17 UNITS	(4.01%)
TOTAL	424 UNITS	

PARKING			
REQUIRED		PROVIDED	
1.125 PER RESIDENT UNIT	477 SPACES	GARAGE	196 SPACES
1 PER 1,000 SQ. FT. NON-MF	11 SPACES	OFF-STREET	443 SPACES
TOTAL	488 SPACES	TOTAL	639 SPACES
		PER UNIT 1.507	
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
		GARAGE	4 SPACES
TOTAL W/ VAN (2%)	13 SPACES	ON-STREET W/ VAN	13 SPACES
VAN SPOTS	2 SPACES	VAN SPOTS	2 SPACES

SITE INFORMATION			
PAVEMENT AREA	246,777 SF	5.67 ACRES	(37.39%)
BUILDING COVERAGE	186,012 SF	4.27 ACRES	(28.19%)
POOL AREA	8,753 SF	0.20 ACRES	(1.33%)
PERVIOUS AREA	218,391 SF	5.01 ACRES	(33.09%)
TOTAL	659,932 SF	15.15 ACRES	

NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANES HAVE AN INSIDE RADIUS OF 26' WITH AN OUTER RADIUS OF AT LEAST 50' UNLESS OTHERWISE NOTED.
   2.1. NON-FIRE LANE DRIVEWAY RADII ARE 8';
   2.2. PARKING SPACE RETURNS ARE 3'; AND
   2.3. GARAGE RETURN RADII ARE 1.5' UNLESS OTHERWISE NOTED.
3. ALL FIRE HYDRANTS ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER EASEMENT.
4. BUILDING OUTLINE REPRESENTS OUTER EXTENTS OF FOUNDATION. REFER TO STRUCTURE PLANS FOR DETAIL.
5. KNIGHTSBRIDGE ROAD IS SHOWN PER PLANS BY PACHECO KOCH DATED 03-03-2016 AND 07-15-16 REVISIONS.
6. ALL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.

MERCER CROSS
SOUTH POND
PK NO. 2464-12.358

SITE PLAN
JEFFERSON MERCER CROSSING
BY JPI REAL ESTATE ACQUISITION LLC

BLOCK __ , LOT __

BEING 15.150 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
CONTACT RL LEMKE, VP DEVELOPMENT

DEVELOPER:
JPI REAL ESTATE ACQUISITION, LLC
600 E. LAS COLINAS BLVD.,
SUITE 1800
IRVING, TEXAS 75039
CONTACT: MILLER SYLVAN
TEL. NO. 972-556-1700

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

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT 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 064446425
DATE 09/09/2016
SCALE AS SHOWN
DESIGNED BY MAL/JWH
DRAWN BY JWH
CHECKED BY --

SITE PLAN

JEFFERSON MERCER CROSSING - PHASE I
PREPARED FOR
JPI
CITY OF FARMERS BRANCH, TEXAS

SHEET NUMBER
C-100

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