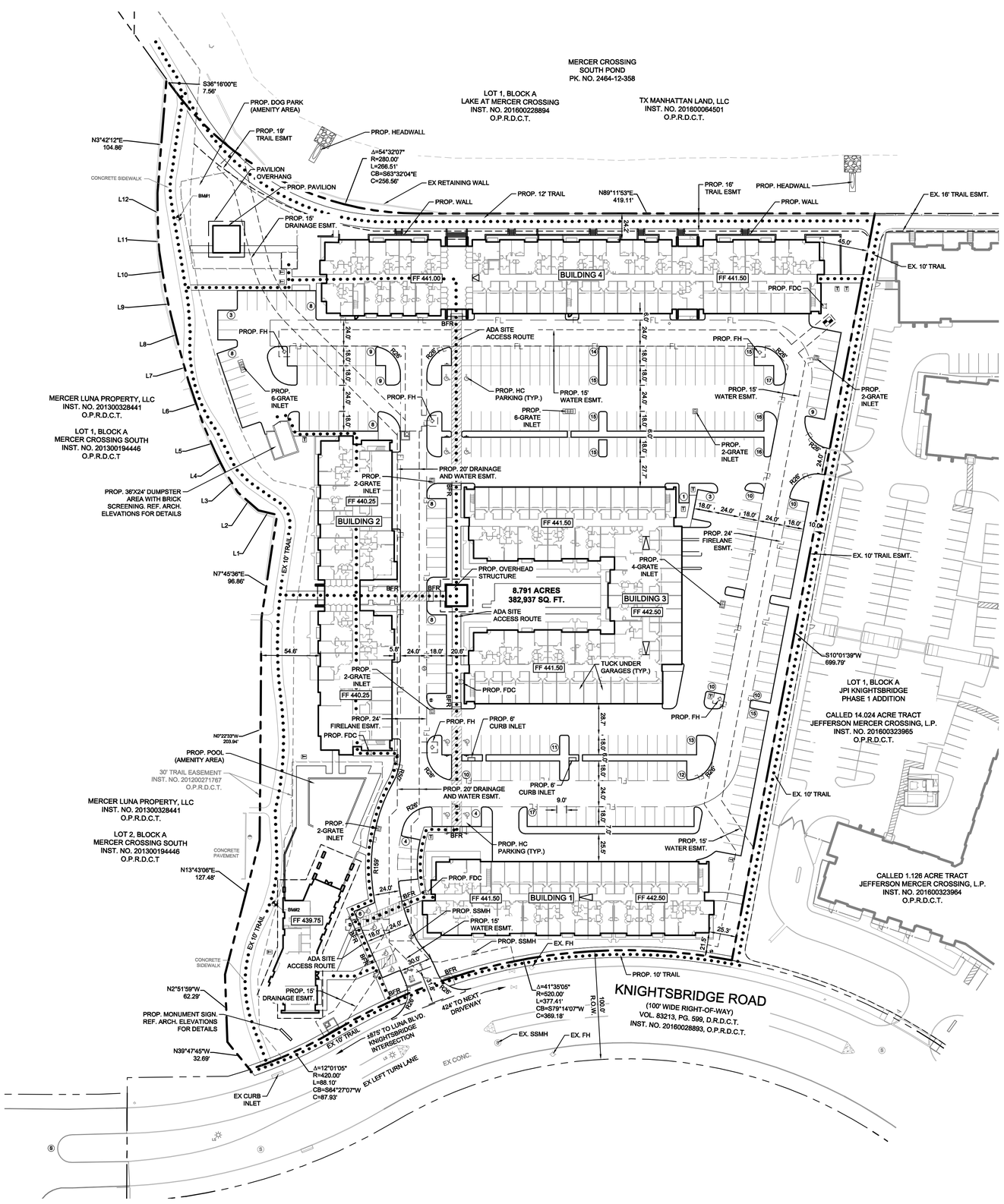

SITE PLAN NOTES

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.
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. KNIGHTSBRDIGE 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.
7. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND MAY BE ADJUSTED AS DESIGN FOR CIVIL ENGINEERING CONSTRUCTION PLANS PROGRESSES.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50' ON 24"X36"

LEGEND

	PROPERTY LINE
(X)	# OF PARKING SPACES
	ADA SITE ACCESS ROUTE
FL	PROPOSED FIRE LANE EASEMENT
	PROPOSED EASEMENT
BFR	BARRIER FREE RAMP
T	PROPOSED TRANSFORMER PAD

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	EFFICEINCY	TOTAL UNITS	
1	54,569	18,005	43'-11"	3	30	14			44	15
2	57,823	19,117	43'-11"	3	25	17			42	12
3	92,209	30,289	43'-11"	3	52	16	2		70	38
4	128,319	31,782	56'-1"	4	66	26	8	4	104	22
AMENITY	4,496	4,496	22'-0"	1					0	0

PARKING			
REQUIRED		PROVIDED	
1.125 PER RESIDENT UNIT	293 SPACES	OFF-STREET	329 SPACES
1 PER 1,000 SQ.FT. NON-MF (30,643 / 1,000 = 30.6)	31 SPACES	GARAGE	87 SPACES
TOTAL	324 SPACES	TOTAL	416 SPACES
		RATIO	
ACCESSIBLE SPOTS REQUIRED		ACCESSIBLE SPOTS PROVIDED	
OFF-STREET	9 SPACES	OFF-STREET	12 SPACES

DEVELOPMENT INFORMATION					
BUILDING 1	FFE =	441.50' 442.50'	BUILDING 2	FFE =	440.25'
STORY	OCCUPANCY	AREA(GSF)	STORY	OCCUPANCY	AREA(GSF)
1	MF	18,005	1	AMENITY	2,057
3	MF	18,282	1	MF	17,060
2	MF	18,282	2	MF	19,353
			3	MF	19,353
TOTAL		54,569	TOTAL		57,823
BUILDING 3	FFE =	441.50' 442.50'	BUILDING 4	FFE =	441.00' 441.50'
STORY	OCCUPANCY	AREA(GSF)	STORY	OCCUPANCY	AREA(GSF)
1	MF	30,289	1	MF	31,782
2	MF	30,960	2	MF	32,179
3	MF	30,960	3	MF	32,179
			4	MF	32,179
TOTAL		92,209	TOTAL		128,319
AMENITY BUILDING	FFE =	439.75	SUMMARY		
STORY	OCCUPANCY	AREA(GSF)			
1	AMENITY	4,496	BUILDING TOTAL GROSS AREA:		337,416
TOTAL		4,496	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
CONTACT: RL LEMKE

DEVELOPER:
WOOD PARTNERS
5440 HARVEST 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 75251
TEL. NO. 972-770-1300
CONTACT: SARAH SCOTT, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 03/15/2017

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

ALTA LUNA
1851 KNIGHTSBRIDGE ROAD
FARMERS BRANCH, TEXAS

SITE PLAN

SHEET NUMBER
C-01

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3/14/2017 5:57 PM