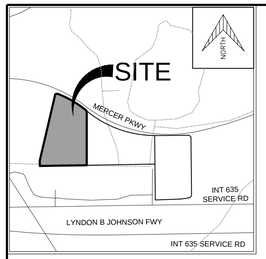


LOCATION MAP
SCALE:1"=1000'

SITE CONCRETE DRAINAGE NOTES:

1. EXPOSED CONCRETE SURFACES SHALL BE BROOM FINISHED.
2. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
3. ALL EXPOSED EDGES SHALL RECEIVE A 3/4" CHAMFER.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE DONE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS, AS WELL AS ITEM 360 (TXDOT STD SPECS, LATEST ED.)
5. JOINTS TO BE COMPLETED PRIOR TO CONCRETE SHRINKAGE OCCURRING.

SITE DATA SUMMARY

	GRAND ESTATES		MANSIONS		TOWERS		TOTAL	
	SQ.FT	ACRES	SQ.FT	ACRES	SQ.FT	ACRES	SQ.FT	ACRES
SITE AREA	489,614	11.24	466,963	10.72	429,937	9.87	1,386,515	31.83
BUILDING FOOTPRINT (SQ.FT)*	137,310	-	145,950	-	148,960	-	432,220	-
GROSS BUILDING AREA	544,163	-	578,538	-	589,083	-	1,711,784	-
FLOOR TO AREA RATIO	1.11		1.24		1.37		0.81	
LANDSCAPE AREA**	254,661		246,763		196,291		697,715	
LANDSCAPE AREA RATIO	1.92		1.89		2.19		1.99	
IMPERVIOUS COVER	256,718	52.4%	246,989	52.9%	255,288	59.4%	758,995	54.7%

BUILDING SUMMARY

	GRAND ESTATES		MANSIONS		TOWERS		TOTAL
	Apartment Bldg.	Garage	Apartment Bldg.	Garage	Apartment Bldg.	Garage	TOTAL UNITS
APARTMENT UNITS	404		410		410		1224
STORIES	4	6	4	6	4	6	
HEIGHT (FT)	60'	62'-3"	60'	62'-3"	60'	62'-3"	

PARKING SUMMARY

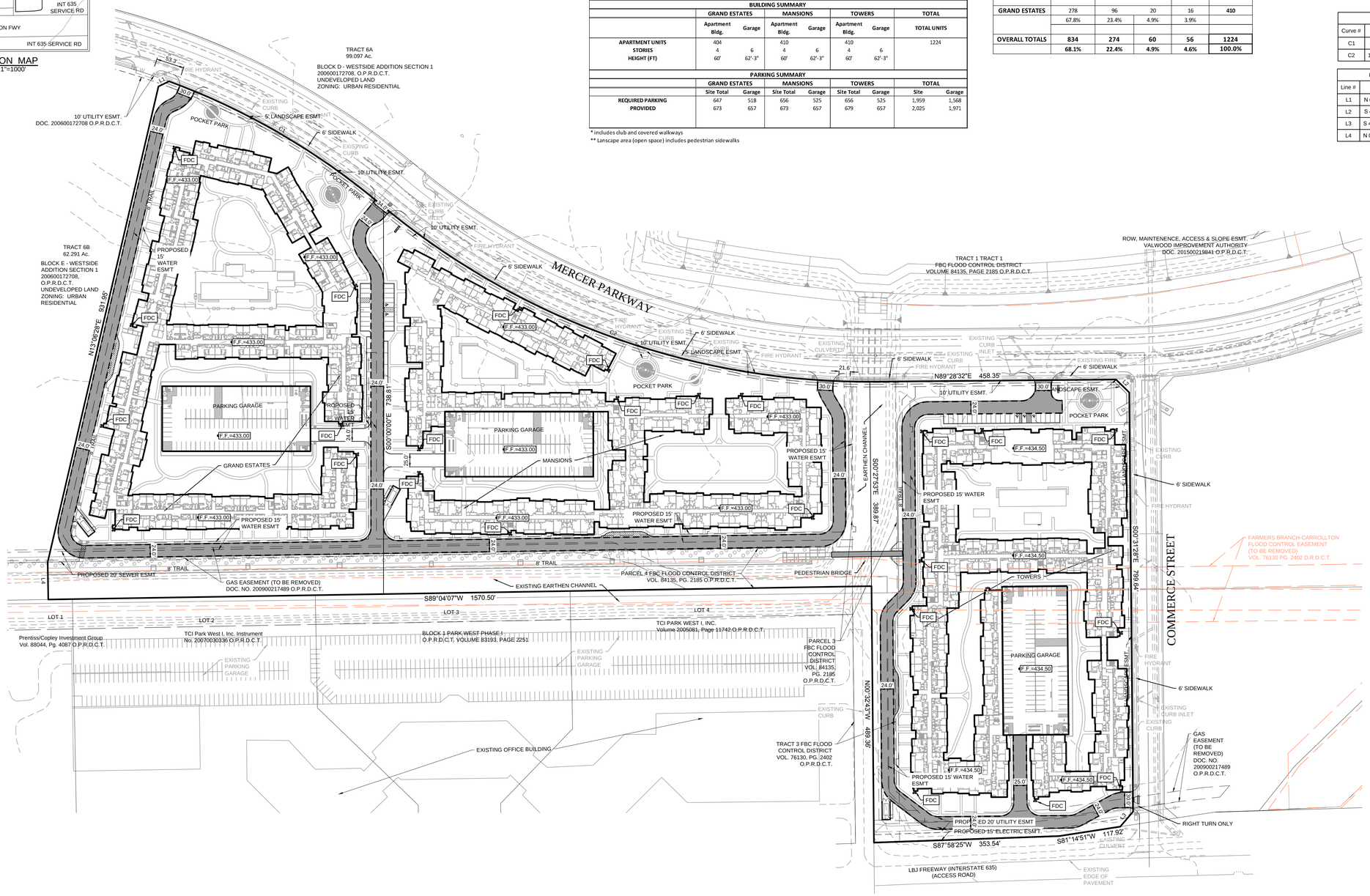
	GRAND ESTATES		MANSIONS		TOWERS		TOTAL	
	Site Total	Garage	Site Total	Garage	Site Total	Garage	Site	Garage
REQUIRED PARKING	647	518	656	525	656	525	1,959	1,568
PROVIDED	673	657	673	657	679	657	2,025	1,971

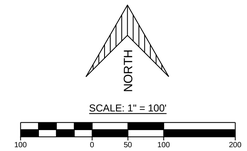
* includes club and covered walkways
** Lanscape area (open space) includes pedestrian sidewalks

OVERALL SITE INFORMATION

28-Apr-17

					16039
Total # units					
	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL UNITS
BUILDING TYPE					
TOWERS	272	92	20	20	404
	67.3%	22.8%	5.0%	5.0%	
MANSIONS	284	86	20	20	410
	69.3%	21.0%	4.9%	4.9%	
GRAND ESTATES	278	96	20	16	410
	67.8%	23.4%	4.9%	3.9%	
OVERALL TOTALS	834	274	60	56	1224
	68.1%	22.4%	4.9%	4.6%	100.0%





Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	466.97'	1350.00'	19°49'08"	235.84'	N 59°51'38" W	464.65'
C2	1026.80'	1450.00'	40°34'25"	535.99'	N 70°14'16" W	1005.48'

Line Table		
Line #	Bearing	Length
L1	N 63°54'13" E	22.43'
L2	S 45°43'41" E	35.23'
L3	S 40°21'42" W	37.80'
L4	N 00°55'53" W	71.20'

LEGEND

- PROPOSED CONCRETE HEADER CURB
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
- MISC. TRAFFIC SIGN
- GUARD POST
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- LIGHT POLE
- POWER POLE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- GRATE
- TRAFFIC LIGHT
- GUY WIRE ANCHOR
- ACCESSIBLE PARKING
- DETAIL REFERENCE — DETAIL / SHEET NUMBER
- EXISTING CONCRETE AREAS
- WHEELSTOP
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC
- RETAINING WALL (REF. STRUCTURAL DWGS)
- SAWTOOTH CURB
- SINGLE LAMP LIGHT POLE
- DOUBLE LAMP LIGHT POLE
- FIRE LANE

STATE OF TEXAS
ROGER W. GUNDERMAN
103537
LICENSED
PROFESSIONAL ENGINEER
07/14/17

PRIMARY CONTACT:
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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

GRAND ESTATES AT MERCER CROSSING
FARMERS BRANCH, TEXAS
OVERALL SITE PLAN

REVISIONS:			
DATE	No.	DESCRIPTION	BY

PLAT ID#	-
A/P#	-
DESIGN	RWG
DRAWN	GM
CHECKED	-
DATE	09-27-16
JOB NO.	31565-DALLAS
SHT.	C3 OF 9

Date: Jul 14, 2017, 3:46pm User ID: gmartin Layout: 1
File: P:\Dallas County\31565-Mansions & Towers at Mercer Crossing\Design\Design Civil\sh-overall site plan-31565.dwg Layout name: 1