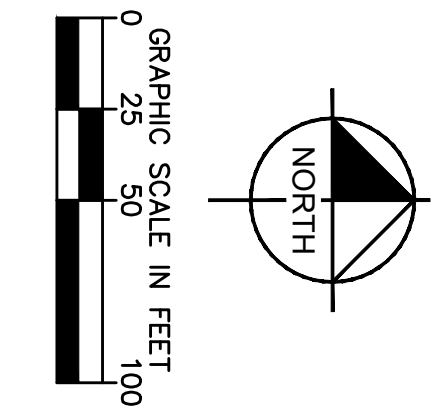
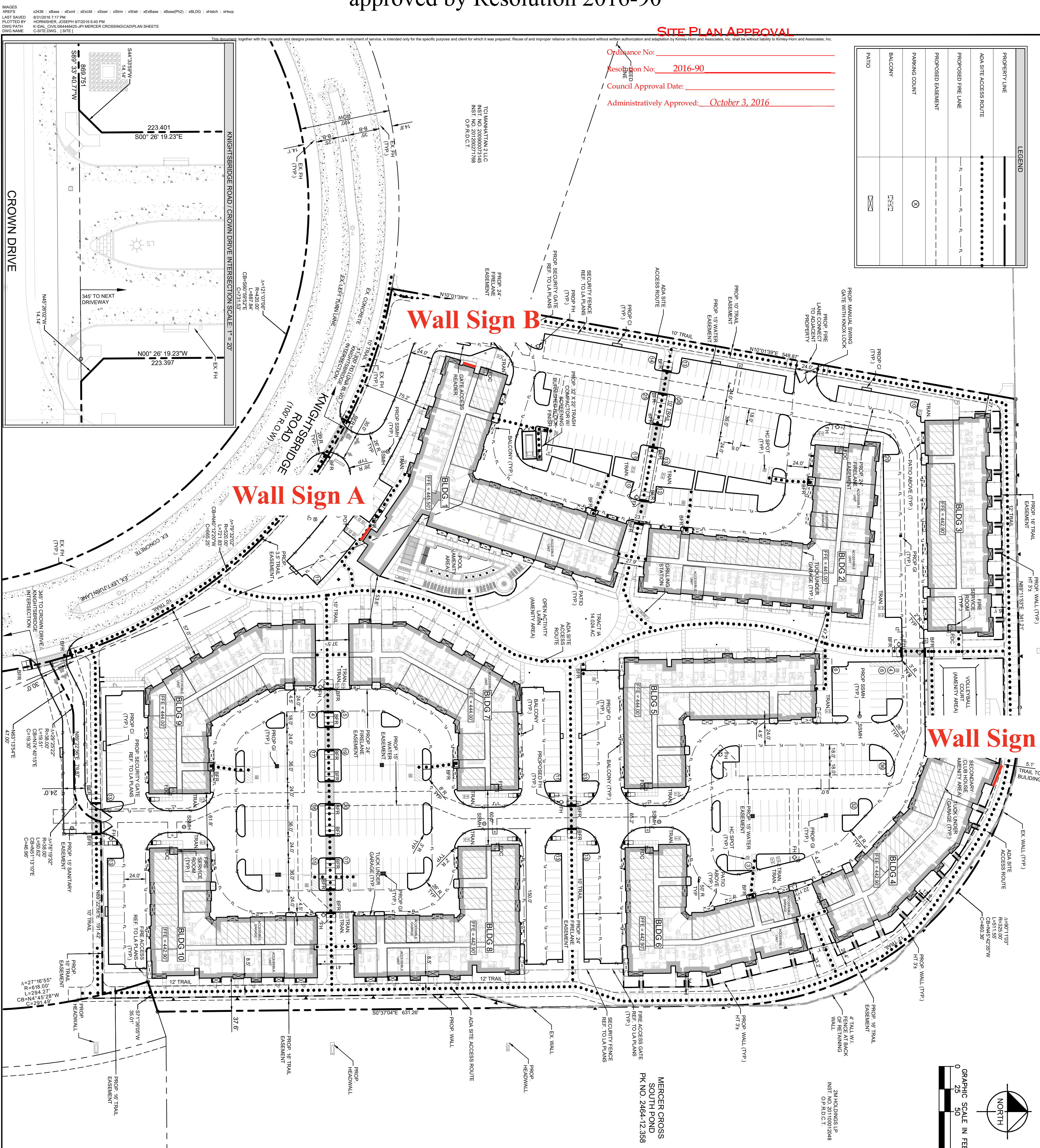


Proposed Wall Signs Site Plan approved by Resolution 2016-90

SITE PLAN APPROVAL

Ordinance No: _____
 Resolution No: 2016-90
 Council Approval Date: _____
 Administratively Approved: October 3, 2016

LEGEND	
PROPERTY LINE	---
ADA SITE ACCESS ROUTE	---
PROPOSED FIRE LANE	---
PROPOSED EASEMENT	---
PARKING COUNT	○
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	5,613
NET AREA	15.021	654,319

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
1,135 PER RESIDENT UNIT	473 SPACES GARAGE
1 PER 1,000 SQ. FT. NON-IMP.	113 SPACES OFF-STREET
TOTAL	488 SPACES TOTAL
	PER UNIT 1,1507

ACCESSIBLE SPOTS REQ.	
TOTAL W/ VAN (2%)	13 SPACES
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 COVERARGE	186,012 SF (4.27 ACRES) (28.19%)
POOL AREA	8,753 SF (0.20 ACRES) (1.33%)
PREVIOUS AREA	218,391 SF (5.01 ACRES) (33.09%)
TOTAL	659,932 SF (15.15 ACRES)

- NOTES**
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE LINES HAVE AN INSIDE RADIUS OF 20' WITH AN OUTER RADIUS OF AT LEAST 40'.
 - EXISTING UTILITY LOCATIONS ARE SHOWN PER PLANS BY PACHECO KOCH DATED 03-10-2016 AND 07-16-REVISIONS.
 - ALL PARKING SPACES ARE 31'0" UNLESS OTHERWISE NOTED.

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: JPI REAL ESTATE ACQUISITION LLC
 15150 JEFFERSON MERCEY BLVD., SUITE 1000
 DALLAS, TX 75244
 CONTRACTOR: JPI DEVELOPMENT, L.P.
 TEL: NO. 972-555-1100

DEVELOPER: JPI REAL ESTATE ACQUISITION LLC
 15150 JEFFERSON MERCEY BLVD., SUITE 1000
 DALLAS, TEXAS 75244
 TEL: NO. 972-555-1100

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
 12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
 TEL: NO. 972-770-1300
 CONTRACT: 141117.DWG, P.E.

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

SHEET NUMBER
C-100

SITE PLAN

KHA PROJECT 064446425
 DATE 09/09/2016
 SCALE AS SHOWN
 DESIGNED BY MAL/JWH
 DRAWN BY JWH
 CHECKED BY _____

THE SITE PLAN IS FOR CITY REVIEW ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THIS IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

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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No.	REVISIONS	DATE	BY