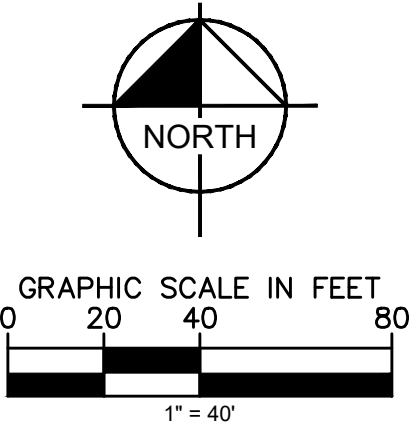
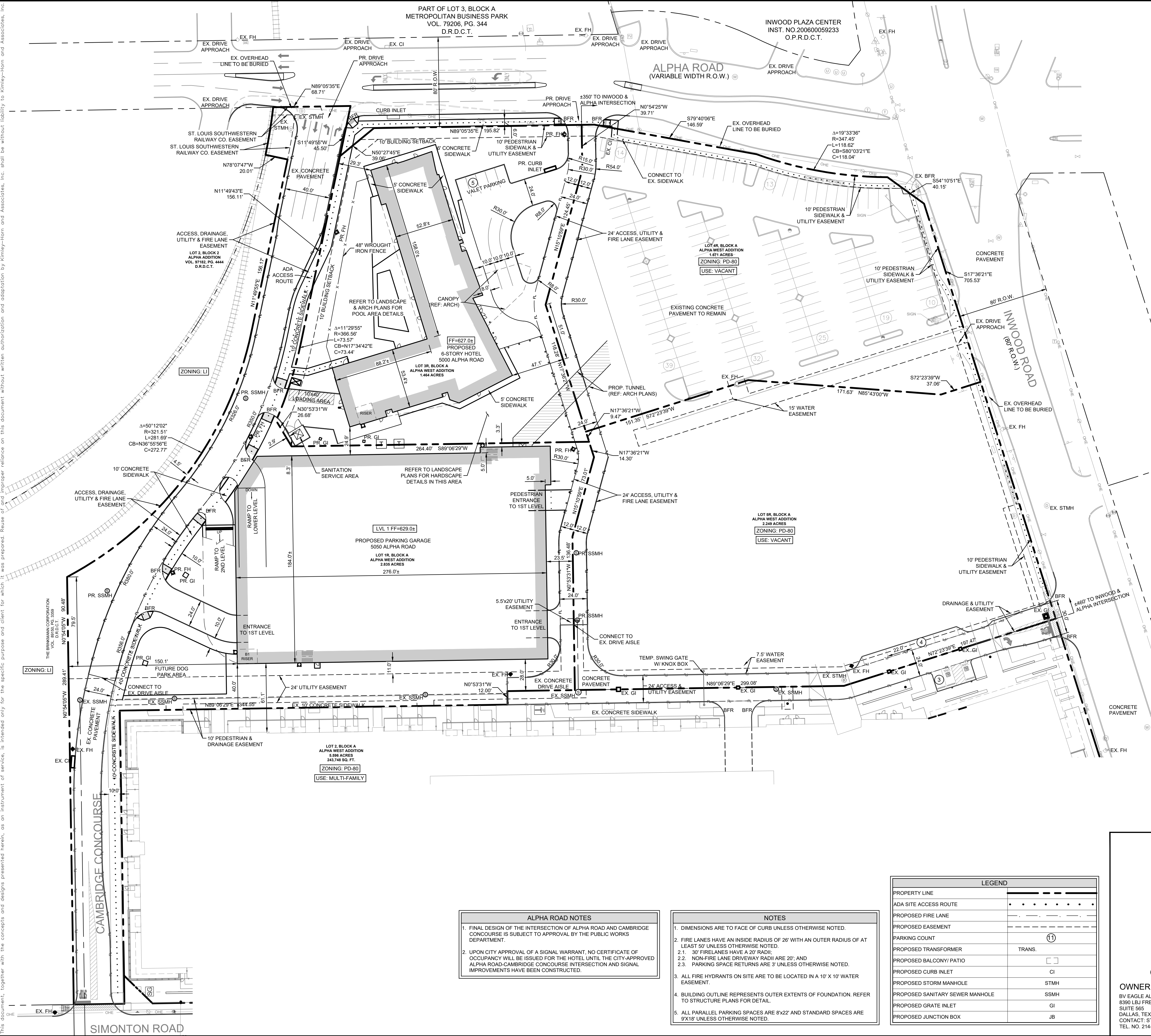


Plotted By: Graham, Kevin Sheet Set: ALOFT HOTEL - ALPHA/INWOOD Layout: C-101 SITE PLAN May 03, 2018 03:43:51pm K:\DAL-Civil\064429306-Tol Farmers Branch\Aloft Hotel & Garage\C-SITE-064429307.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT SUMMARY - HOTEL & GARAGE	
Zoning	PD 80 (Ord. No. 3442)
Land Area	
Lot 1R	2.835 acres (123,510 square feet)
Lot 3R	1.464 acres (63,765 square feet)
Total	4.299 acres (187,275 square feet)
Setbacks	
Alpha Road	10 feet
Inwood Road	10 feet
Encroachments	Balconies, gates/fences, and retaining walls may extend 5 feet max. into setbacks
Building Area	
Garage (Lot 1R)	
Lower Level	50,752 square feet
Level 1	50,752 square feet
Level 2	50,752 square feet
Level 3	50,752 square feet
Level 4	50,752 square feet
Level 5	50,752 square feet
Level 6	50,752 square feet
Level 7	50,752 square feet
Level 8	50,752 square feet
Level 9	50,752 square feet
Garage Total	507,520 square feet
Hotel (Lot 3R)	
Level 1	
Meeting Space	4,000 square feet
Restaurant/Bar	6,000 square feet
Service/Back of House	6,494 square feet
Level 2	14,018 square feet (31 rooms)
Level 3	14,018 square feet (31 rooms)
Level 4	14,251 square feet (31 rooms)
Level 5	14,251 square feet (31 rooms)
Level 6	14,435 square feet (31 rooms)
Hotel Total	87,667 square feet (155 rooms)
Foundation Type	
Garage (Lot 1R)	Straight-drilled concrete piers
Hotel (Lot 3R)	Straight-drilled concrete piers
Maximum Height	
Allowed	200 feet
Actual	
Garage (FFE=629.0)	89 feet (10 stories, 9 above grade)
Hotel (FFE=627.0)	80 feet (6 stories)
Maximum Floor Area Ratio	
Allowed	4:1
Actual	
Lot 1R	NA for Parking Structure
Lot 3R (87,667 square feet)	1.37:1
Maximum Building Coverage	
Allowed	
Lot 1R	80% (98,808 square feet)
Lot 3R	80% (51,012 square feet)
Actual	
Lot 1R	41.1% (50,752 square feet)
Lot 3R	26.2% (16,694 square feet)
Parking Ratio	
Hotel (155 rooms)	1 parking space per room = 155 spaces
Parking Provided	
Garage	
Lower Level	137 spaces
Level 1	125 spaces
Level 2	110 spaces
Level 3-8	151 spaces
Level 9	157 spaces
Total Garage Parking	1,435 spaces
Valet	5 spaces
Total Parking Provided	1,440 spaces

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. CITY OF FARMERS BRANCH, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SITE PLAN
ALOFT ALPHA WEST
BY BRIDGEVIEW REAL ESTATE
LOTS 1R & 3R

BEING 4.299 ACRES OF 13.816 ACRES
SITUATED IN THE
ELISHA FIKE SURVEY, ABSTRACT NO. 478
AND MARY BROWN SURVEY, ABSTRACT NO. 159
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
BY EAGLE ALPHA LLC 8390 LBJ FREEWAY SUITE 505 DALLAS, TEXAS 75243 CONTACT: STEVE MAY TEL. NO. 214-477-7877	BRIDGEVIEW REAL ESTATE 8390 LBJ FREEWAY SUITE 505 DALLAS, TEXAS 75243 CONTACT: STEVE MAY TEL. NO. 214-477-7877	KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TEXAS 75240 CONTACT: KEVIN GRAHAM, P.E.

Kimley»Horn 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.			
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 064429307	DATE 04/24/2018	SCALE AS SHOWN	DESIGNED BY KPG
ALOFT ALPHA WEST HOTEL & GARAGE		DRAWN BY KPG	CHECKED BY KPG
PREPARED FOR BRIDGEVIEW REAL ESTATE		TEXAS	
FARMERS BRANCH		SHEET NUMBER C-101	
SITE PLAN		REVISIONS	
		No.	DATE