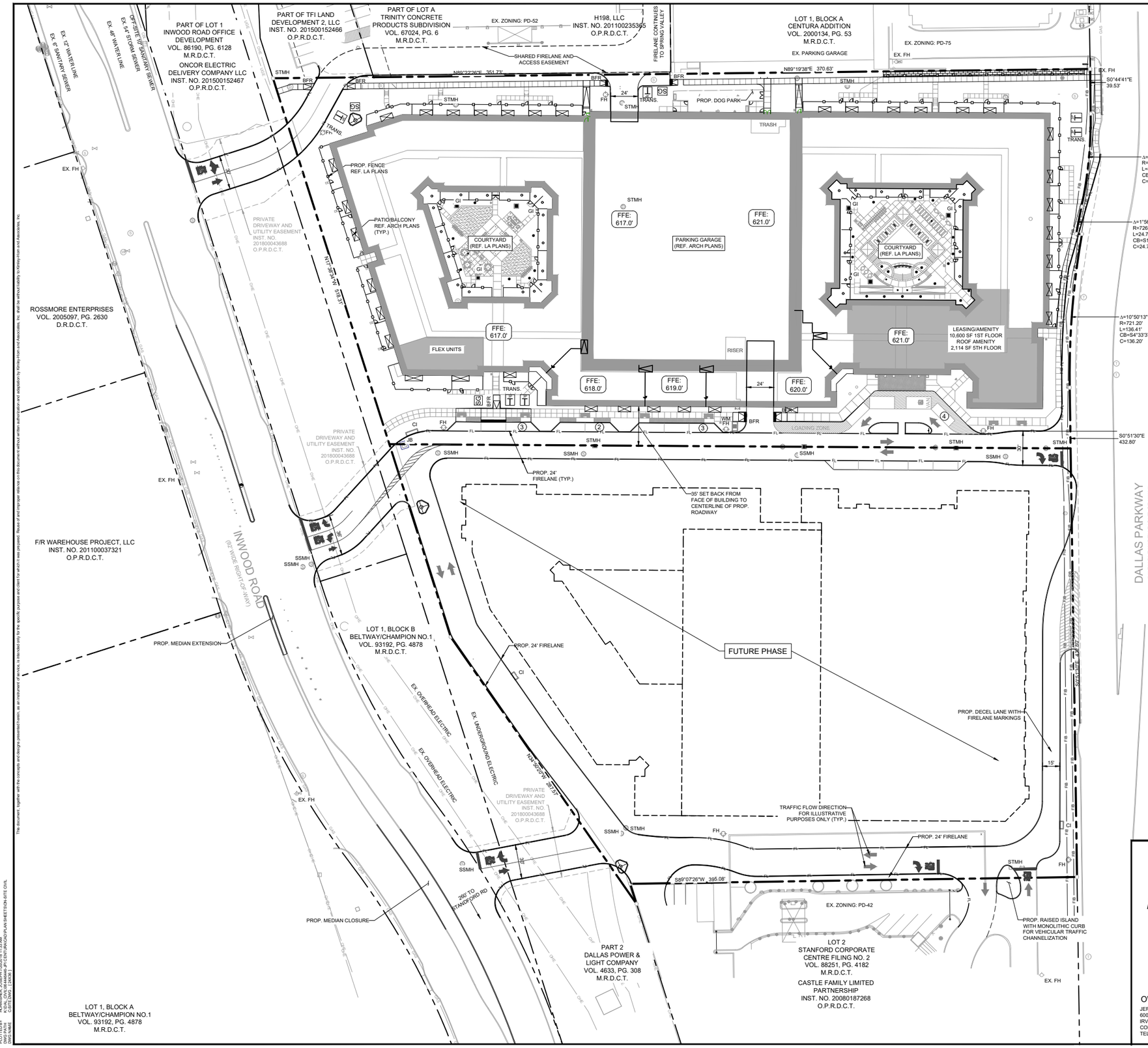


NORTH

GRAPHIC SCALE IN FEET
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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.

| LEGEND | |
|---|---|
| PROPERTY LINE | |
| ADA SITE ACCESS ROUTE | |
| PROPOSED FIRE LANE | FL FL FL FL FL |
| PARKING COUNT | 11 |
| PROPOSED TRANSFORMER | TRANS. |
| PROPOSED BALCONY/ PATIO | |
| PROPOSED CURB INLET | CI |
| PROPOSED STORM MANHOLE | STMH |
| PROPOSED SANITARY SEWER MANHOLE | SSMH |
| PROPOSED GRATE INLET | GI |
| PROPOSED JUNCTION BOX | JB |

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |


Kimley»Horn
13455 NOEL ROAD TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
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 064446446
DATE 7/20/2018
SCALE AS SHOWN
DESIGNED BY JWH
DRAWN BY JWH
CHECKED BY MAL

JPI
**JEFFERSON EAST BRANCH**
(ON-SITE VOLUME 2 OF 2)
14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

OVERALL DEVELOPMENT PLAN

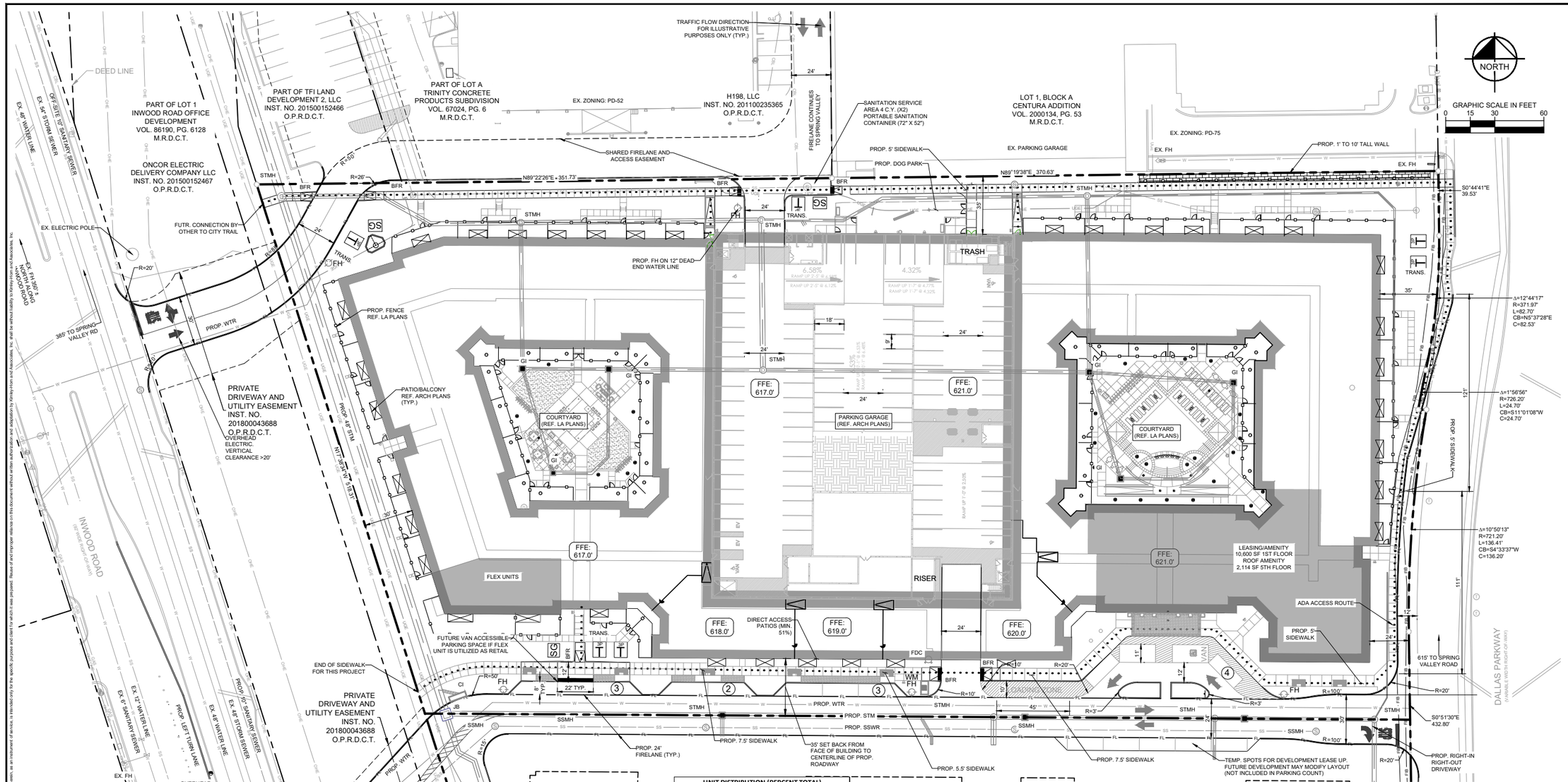
SHEET NUMBER
C2-100

# *OVERALL DEVELOPMENT PLAN*
# *JEFFERSON EAST BRANCH*
# *BY JPI REAL ESTATE ACQUISITION LLC*
# *LOT 1*

BEING 5.00 ACRES OF 9.5885 ACRES
SITUATED IN THE
ELISHA FIKE SURVEY, ABSTRACT NO. 478
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER/ DEVELOPER:
JEFFERSON CENTURA, LLC
600 EAST LAS COLINAS BLVD., SUITE 1800
IRVING, TX 75039
CONTACT: MILLER SYLVAN
TEL. NO.: 972-556-1700

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS TEXAS 75240
TEL. NO. 972-770-1300
FAX NO. 972-239-3820
CONTACT: MATT LUCAS, P.E.




| DEVELOPMENT INFORMATION | | | | | |
|---|---|---|---|---|---|
| ZONING - PD 95 | | | | | |
| BUILDING AREA 1 (HT = 67 FT) | | | BUILDING AREA 2 (HT = 67 FT) | | |
| STORY | OCCUPANCY | AREA (GSF) | STORY | OCCUPANCY | AREA (GSF) |
| 1 | MF/LEASING | 28,012 | 1 | MF | 24,810 |
| 2 | MF | 25,410 | 2 | MF | 25,114 |
| 3 | MF | 29,622 | 3 | MF | 25,142 |
| 4 | MF | 29,622 | 4 | MF | 25,142 |
| 5 | MF/AMENITY | 28,950 | 5 | MF | 24,748 |
| TOTAL | | 141,616 | TOTAL | | 124,956 |
| BUILDING AREA 3 (HT = 67 FT) | | | BUILDING AREA 4 (HT = 67 FT) | | |
| STORY | OCCUPANCY | AREA (GSF) | STORY | OCCUPANCY | AREA (GSF) |
| 1 | MF | 13,693 | 1 | MF | 17,634 |
| 2 | MF | 13,693 | 2 | MF | 17,634 |
| 3 | MF | 13,693 | 3 | MF | 17,634 |
| 4 | MF | 13,693 | 4 | MF | 17,634 |
| 5 | MF | 13,693 | 5 | MF | 17,634 |
| TOTAL | | 68,465 | TOTAL | | 88,170 |
| BUILDING SUMMARY | | | GARAGE (HT = 67 FT) | | |
| | | | STORY | OCCUPANCY | AREA (GSF) |
| | | | 1 | GARAGE | 38,526 |
| | | | 2 | GARAGE | 40,772 |
| | | | 3 | GARAGE | 40,772 |
| | | | 4 | GARAGE | 40,772 |
| BUILDING TOTAL GROSS AREA | | 626,344 | 5 | GARAGE | 40,772 |
| FLOOR AREA RATIO (FAR) | | 2.88 | 6 | GARAGE | 1,523 |
| FOUNDATION TYPE | | SLAB | TOTAL | | 203,137 |

| UNIT DISTRIBUTION (PERCENT TOTAL) | | |
|---|---|---|
| EFFICIENCY | 28 UNITS | (7.18%) |
| ONE BEDROOM | 259 UNITS | (66.41%) |
| TWO BEDROOM | 103 UNITS | (26.41%) |
| FLEX UNITS | 2,300 SF | |
| LEASING/ AMENITY (1ST FL) | 10,600 SF | |
| ROOF AMENITY (5TH FL) | 2,114 SF | |
| TOTAL | 390 UNITS | 78 DU/acre. |

| SITE INFORMATION | | | |
|---|---|---|---|
| PAVEMENT | 59,514 SF | | |
| AREA INSIDE PL | 12,872 SF | 0.30 ACRES | (5.91%) |
| AREA OUTSIDE OF PL (EXCLUDED FROM TOTAL) | 46,642 SF | | |
| BUILDING COVERAGE | 122,675 SF | 2.82 ACRES | (56.33%) |
| COURTYARDS (OTHER IMPREVIOUS | 20,531 SF | 0.47 ACRES | (9.43%) |
| LANDSCAPE AND OPEN SPACE | 61,708 SF | 1.42 ACRES | (28.33%) |
| TOTAL | 217,786 SF | 5.00 ACRES | |

| PARKING | | | |
|---|---|---|---|
| REQUIRED PER PD | | PROVIDED | |
| 1.5 PER EA. UNIT | 585 SPACES | GARAGE | 581 SPACES |
| 1 PER 1,000 SQ. FT. (FLEX) | 3 SPACES | ON-STREET | 12 SPACES |
| TOTAL | 588 SPACES | TOTAL | 593 SPACES |
| | | PER UNIT 1.521 | |
| ACCESSIBLE SPOTS REQ. | | ACCESSIBLE SPOTS PROV. | |
| TOTAL | 12 SPACES | GARAGE | 15 SPACES |
| (INCLUDES 2 VAN SPOTS) | | (INCLUDES 3 VAN) | |
| | | ON-STREET | 2 SPACES |
| | | (INLUDES 2 VAN) | |

| LEGEND | |
|---|---|
| PROPERTY LINE | |
| ADA SITE ACCESS ROUTE | |
| PROPOSED FIRE LANE | FL |
| PARKING COUNT | 11 |
| PROPOSED TRANSFORMER | TRANS. |
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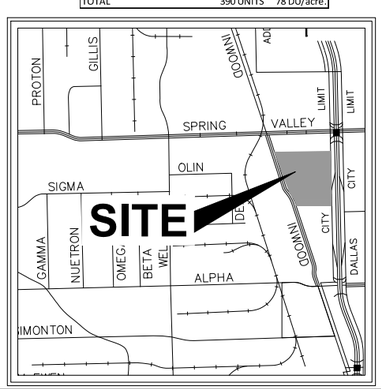


| NOTES |
|---|
| 1. ACQUISITION OF OFF-SITE EASEMENTS REQUIRED PRIOR TO ISSUANCE OF A CIVIL DEVELOPMENT PERMIT AND/OR BUILDING PERMIT. |
| 2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. |
| 3. FIRE LANES HAVE AN INSIDE RADIUS OF 26' WITH AN OUTER RADIUS OF AT LEAST 50' UNLESS OTHERWISE NOTED.<br>3.1. 30' FIRELANES HAVE A 20' RADII;<br>3.2. NON-FIRE LANE DRIVEWAY RADII ARE 20'; AND<br>3.3. PARKING SPACE RETURNS ARE 3' UNLESS OTHERWISE NOTED. |
| 4. ALL FIRE HYDRANTS ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER EASEMENT. |
| 5. BUILDING OUTLINE REPRESENTS OUTER EXTENTS OF FOUNDATION. REFER TO STRUCTURE PLANS FOR DETAIL. |
| 6. ALL PARALLEL PARKING SPACES ARE 8'x22' AND STANDARD SPACES ARE 9'X18' UNLESS OTHERWISE NOTED. |
| 7. THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15' WIDE. |
| 8. THE SANITATION CONTAINER WALLS SHALL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING AND SHALL BE INSTALLED WITH METAL GATES. |
| 9. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS. |
| 10. DUMPSTER PADS SHALL NOT BE LOCATED IN THE R.O.W. OR FIRE LANES. |

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# LOT 1

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DESIGNED BY JWH
DRAWN BY JWH
CHECKED BY MAL

JPI
JEFFERSON EAST BRANCH
(ON-SITE VOLUME 2 OF 2)
14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

SITE PLAN

SHEET NUMBER
C2-101

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PLot By: JWH
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LAYOUT TAB: C2-101 SITE PLAN
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