

GRAPHIC SCALE IN FEET

- | NOTES | |
|-------|---|
| 1. | ACQUISITION OF OFF-SITE EASEMENTS REQUIRED PRIOR TO ISSUANCE OF A CIVIL DEVELOPMENT PERMIT AND/OR BUILDING PERMIT. |
| 2. | FLEX UNIT AREA DELINEATED IS INTENDED TO ALLOW FOR THE FUTURE CONVERSION OF RESIDENTIAL UNIT(S) TO NON-RESIDENTIAL USES AS PERMITTED IN PD-95 (ORDINANCE NO. 3515). |
| 3. | DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. |
| 4. | FIRE LANES HAVE AN INSIDE RADIUS OF 26' WITH AN OUTER RADIUS OF AT LEAST 50' UNLESS OTHERWISE NOTED. |
| 4.1. | 30' FIRELANES HAVE A 20' RADIUS. |
| 4.2. | NON-FIRE LANE DRIVEWAY RADIUS ARE 20'. |
| 4.3. | PARKING SPACE RETURNS ARE 3' UNLESS OTHERWISE NOTED. |
| 5. | ALL FIRE HYDRANTS ON SITE ARE TO BE LOCATED IN A 10' X 10' WATER EASEMENT. |
| 6. | BUILDING OUTLINE REPRESENTS OUTER EXTENTS OF FOUNDATION. REFER TO STRUCTURE PLANS FOR DETAIL. |
| 7. | ALL PARALLEL PARKING SPACES ARE 8'X22' AND STANDARD SPACES ARE 9'X18' UNLESS OTHERWISE NOTED. |
| 8. | THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15' WIDE. |
| 9. | 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. |
| 10. | PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS. |
| 11. | DUMPSTER PADS SHALL NOT BE LOCATED IN THE R.O.W. OR FIRE LANES. |

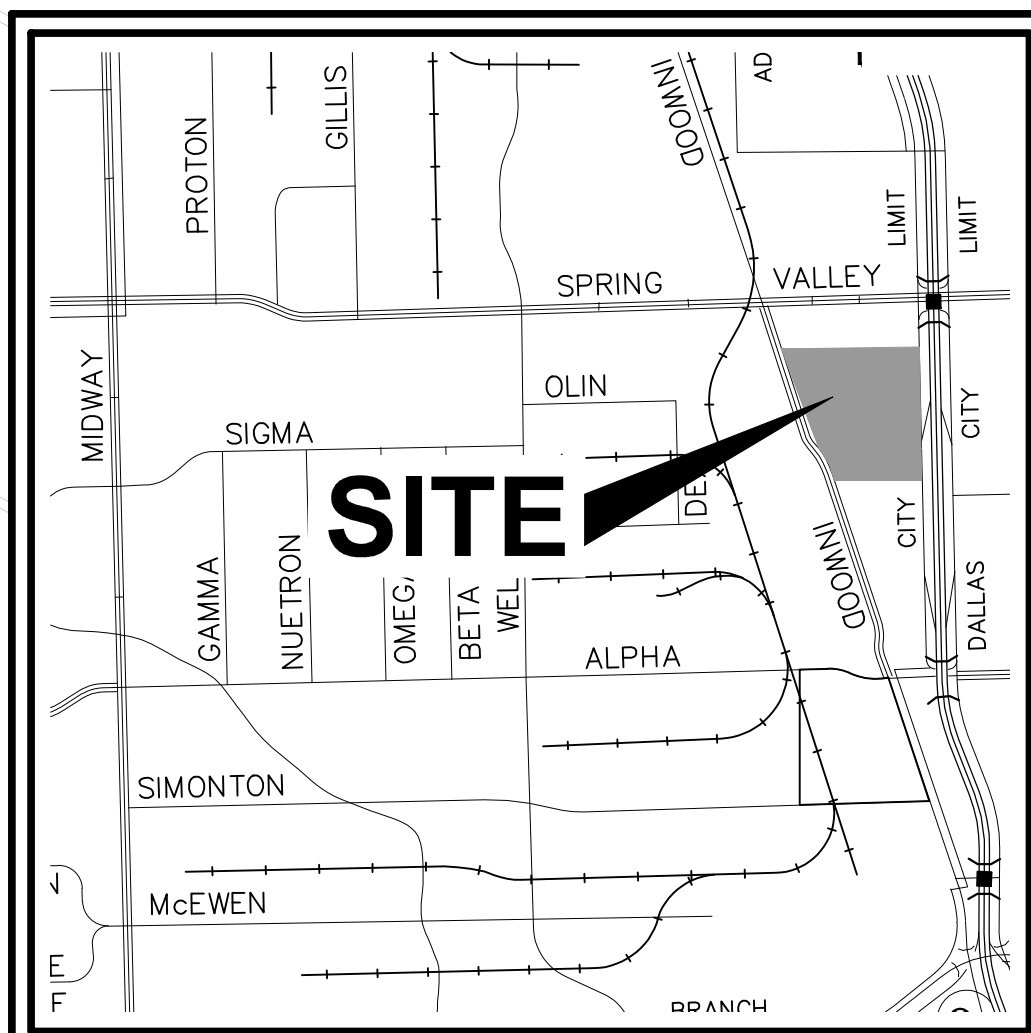
LEGEND	
PROPERTY LINE	
ADA SITE ACCESS ROUTE	
PARKING COUNT	
PROPOSED TRANSFORMER	TRANS.
PROPOSED BALCONY/ PATIO	
PROPOSED CURB INLET	CI
PROPOSED STORM MANHOLE	STMH
PROPOSED SANITARY SEWER MANHOLE	SSMH
PROPOSED GRATE INLET	GI

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 64446448	DATE 10/15/2018
SCALE AS SHOWN	DESIGNED BY JWH
	DRAWN BY JWH
	CHECKED BY MAL

JEFFERSON EAST BRANCH
PHASE II

14155 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS



BEING 4.67 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.

SHEET NUMBER
C-101

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	24,425	1	MF	8,278	
2	MF	24,425	2	MF	8,278	
3	MF	24,425	3	MF	8,278	
4	MF	24,425	4	MF	8,278	
5	MF/AMENITY	24,425	5	MF	8,278	
TOTAL		122,125	TOTAL		41,390	
BUILDING AREA 3 (HT = 67 FT)			BUILDING AREA 4 (HT = 67 FT)			
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)	
1	MF	15,935	1	MF	15,964	
2	MF	15,935	2	MF	15,964	
3	MF	15,935	3	MF	15,964	
4	MF	15,935	4	MF	15,964	
5	MF	27,172	5	MF	15,964	
TOTAL		90,912	TOTAL		79,820	
BUILDING AREA 5 (HT = 67 FT)			GARAGE (HT = 67 FT)			
STORY	OCCUPANCY	AREA (GSF)	STORY	OCCUPANCY	AREA (GSF)	
1	MF	14,326	1	GARAGE	19,200	
2	MF	14,326	2	GARAGE	29,588	
3	MF	14,326	3	GARAGE	29,588	
4	MF	14,326	4	GARAGE	31,344	
5	MF	14,326	5	GARAGE	31,344	
TOTAL		71,630	6		GARAGE 28,882	
			TOTAL		169,946	

BUILDING SUMMARY		
BUILDING TOTAL GROSS AREA		575,823
FLOOR AREA RATIO (FAR)		2.88
FOUNDATION TYPE		SLAB

SITE INFORMATION			
PAVEMENT	37,591 SF	0.86 ACRES	(18.81%)
BUILDING COVERAGE	102,449 SF	2.35 ACRES	(51.25%)
COURTYARDS (OTHER IMPVIOUS	18,035 SF	0.41 ACRES	(9.02%)
LANDSCAPE AND OPEN SPACE	41,818 SF	0.96 ACRES	(20.92%)
TOTAL	199,893 SF	4.59 ACRES	

UNIT DISTRIBUTION (PERCENT TOTAL)		
EFFICIENCY	32 UNITS	(9.12%)
ONE BEDROOM	229 UNITS	(65.24%)
TWO BEDROOM	90 UNITS	(25.64%)
LEASING/ AMENITY (1ST FL)	11,059 SF	
ROOF AMENITY (5TH FL)	3,200 SF	
TOTAL	351 UNITS	76 DU/acre.

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.

PARKING			
REQUIRED PER PD		PROVIDED	
1 5 PER EA. UNIT	530 SPACES	GARAGE	526 SPACES
1 PER 1,000 SQ. FT. (FLEX)		ON-STREET	12 SPACES
TOTAL	530 SPACES	TOTAL	538 SPACES
		PER UNIT 1.524	
ACCESSIBLE SPOTS REQ.		ACCESSIBLE SPOTS PROV.	
TOTAL	11 SPACES	GARAGE	14 SPACES
(INCLUDES 2 VAN SPOTS)		(INCLUDES 2 VAN)	
		ON-STREET	1 SPACES
		(INCLUDES 1 VAN)	

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