

Resolution No. 2017-073

ALTA LUNA
1851 KNIGHTSBRIDGE ROAD
FARMERS BRANCH, TEXAS

NUMBER 1

2017 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT No. 067780317	DATE: MAR. 2017
SCALE: AS SHOWN	DESIGNED BY: JGM
DRAWN BY: ABG	CHECKED BY: SES

SITE INFORMATION					
PAVEMENT AREA	187,142	SF	4.296	AC	48.87%
BUILDING COVERAGE	103,689	SF	2.380	AC	27.08%
POOL AREA	9,550	SF	0.219	AC	2.49%
PERVIOUS AREA	82,556	SF	1.895	AC	21.56%
TOTAL	382,937	SF	8.791	AC	100%
OVERALL BUILDING AREA	337,416	GSF	7.746	AC	
FLOOR AREA RATIO	0.88	: 1			

UNIT DISTRIBUTION (PERCENT TOTAL)		
EFFICIENCY	4 UNITS	1.5%
ONE BEDROOM	173 UNITS	66.5%
TWO BEDROOM	73 UNITS	28.1%
THREE BEDROOM	10 UNITS	3.9%
TOTAL	260 UNITS	100.0%

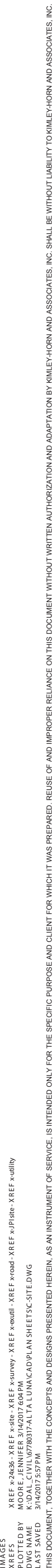
PARKING			
REQUIRED		PROVIDED	
1.125 PER RESIDENT UNIT	293 SPACES	OFF-STREET	329 SPACES
1 PER 1,000 SQ. FT. NON-MF (30,643 / 1,000 = 30.6)	31 SPACES	GARAGE	87 SPACES
TOTAL	324 SPACES	TOTAL RATIO	416 SPACES
ACCESSIBLE SPOTS REQUIRED		ACCESSIBLE SPOTS PROVIDED	
OFF-STREET	9 SPACES	OFF-STREET	12 SPACES

LINE TABLE		
NO.	BEARING	LENGTH
L1	N77°51'34"W	17.54'
L2	N49°17'24"W	25.26'
L3	N33°02'34"W	20.74'
L4	N27°32'37"W	21.45'
L5	N24°34'57"W	26.23'
L6	N19°36'51"W	43.90'
L7	N16°34'56"W	26.03'
L8	N14°57'31"W	36.56'
L9	N13°47'42"W	21.39'
L10	N09°40'46"W	39.71'
L11	N04°49'05"W	16.08'
L12	N01°23'36"W	36.86'

BEING 8.791 ACRES
SITUATED IN THE
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
AND WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 275
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER:
PILLAR INCOME ASSET MANAGEMENT
1603 LBJ FREEWAY, SUITE 800
DALLAS, TX 75234
TEL. NO. 214-912-7360
CONTACT: RL LEMKE

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



XREF x-24x36 - XREF x-site - XREF x-survey - XREF x-eutil - XREF x-road - XREF x-plate - XREF x-utility
 XREFS
 PLOTTED BY MOORE, JENNIFER 3/14/2017 6:04 PM
 DWG NAME K:\DAL_CIVIL\07780317-ALTA LUNAK\ADUP\PLAN SHEETSC-SITE.DWG