



**FARMERS
BRANCH**

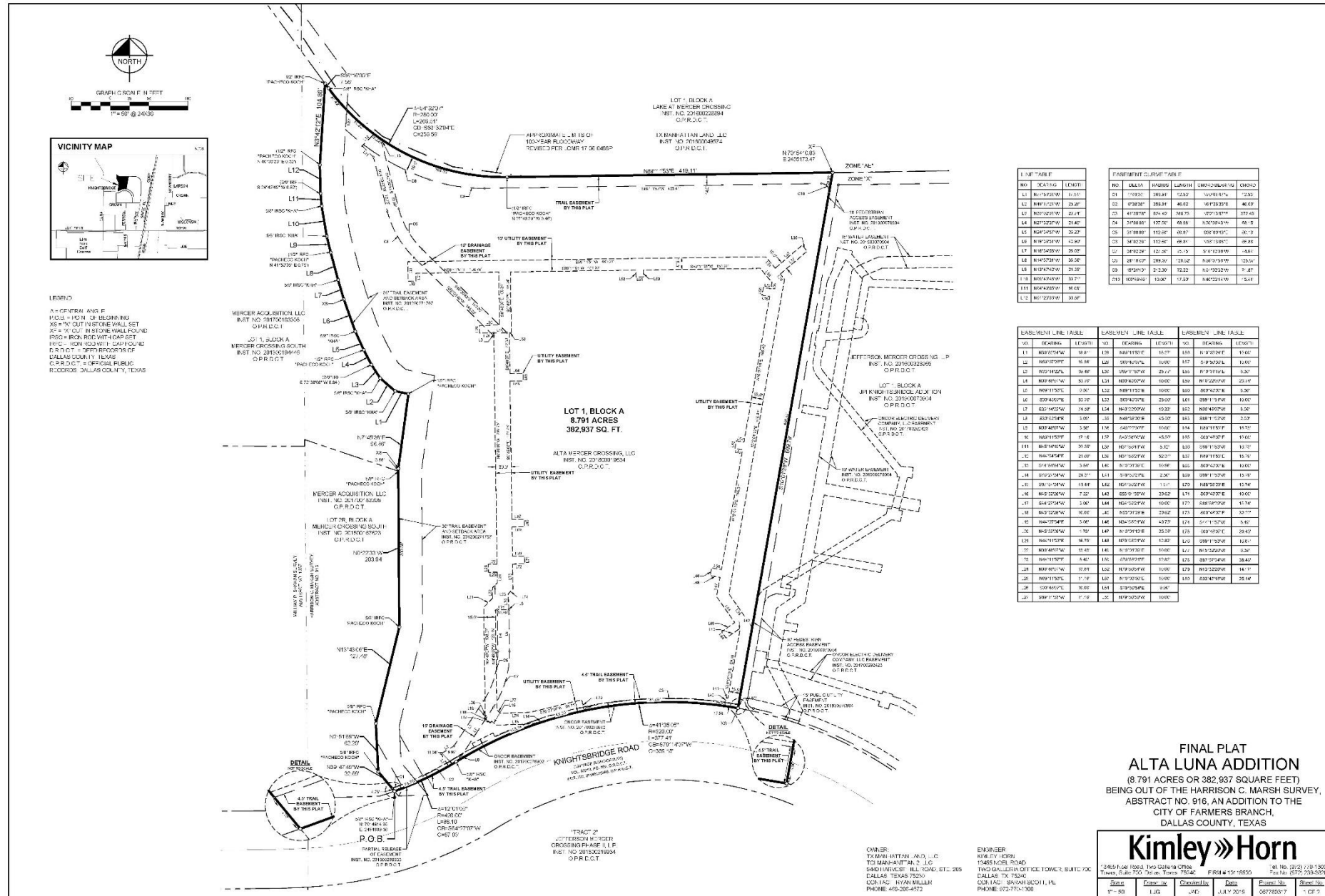
City Council Meeting

August 12, 2019

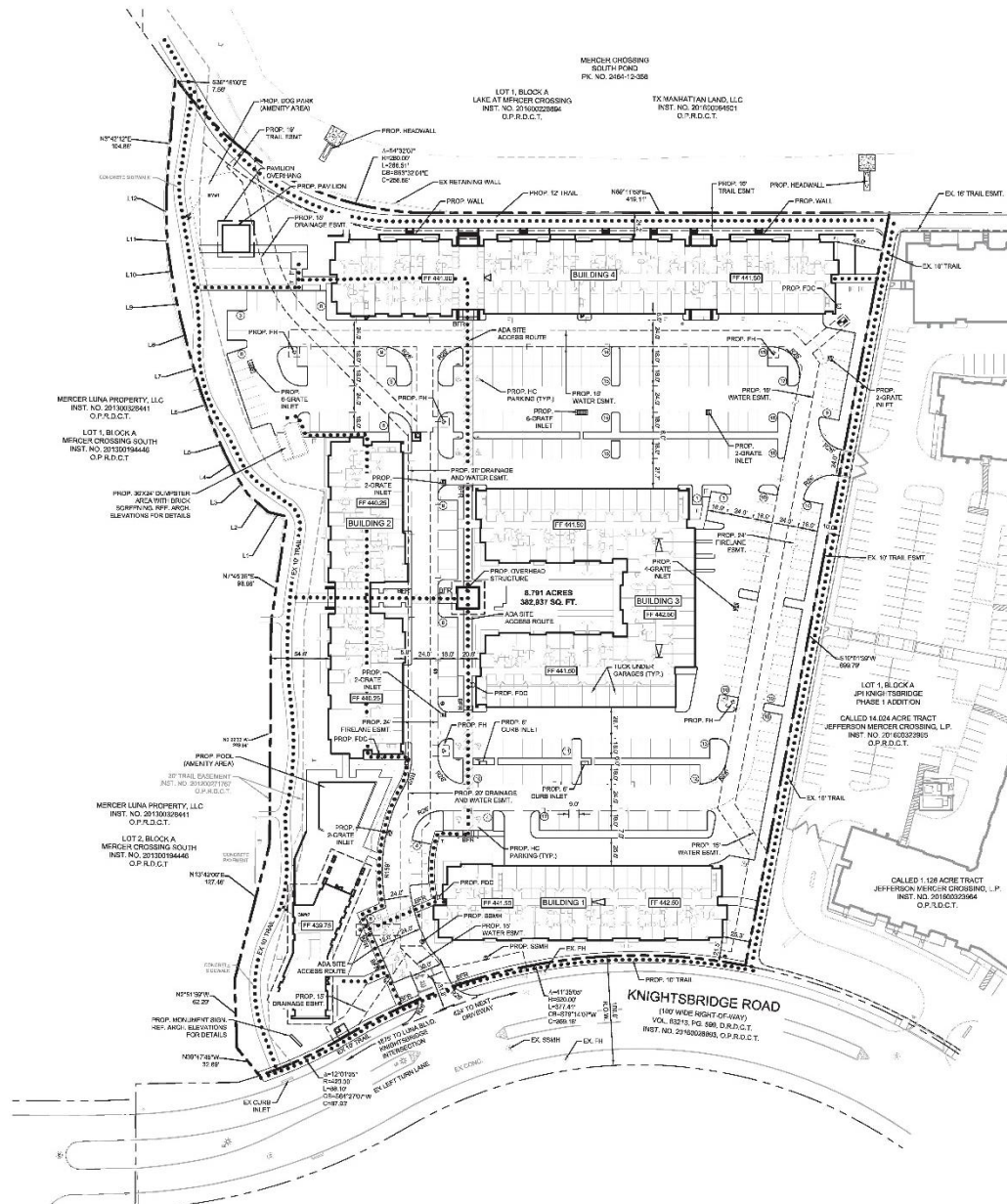
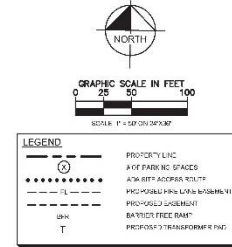
Subject Property –
Alta Luna Addition
Zoned: PD-88



Final Plat – Alta Luna Addition *pg. 1 of 2*



Approved Detailed Site Plan – Alta Luna Addition

[illegible]

SITE INFORMATION			
PAVEMENT AREA	187,192 SF	4.296 AC	46.8% AC
BUILDING COVERAGE	108,689 SF	2.390 AC	27.08% AC
POND AREA	9,510 SF	0.219 AC	2.49% AC
PERVIOUS AREA	82,536 SF	1.895 AC	21.56% AC
TOTAL	382,937 SF	8.751 AC	100% AC
OVERALL BUILDING AREA	337,426 CSF	7.746 AC	
COOR AREA RATIO	0.88	: 1	

UNIT DISTRIBUTION (PERCENT TOTAL)		TIME	AREA (\$)
EFFICIENCY	4 UNITS		9,500
ONE BEDROOM	273 UNITS		7,500
TWO BEDROOM	73 UNITS		7,000
THREE BEDROOM	10 UNITS		4,496
TOTAL	250 UNITS		2,027
		TOTAL:	30,643

BUILDING INFORMATION										
BUILDING NO.	OVERALL AREA (CSF)	BUILDING COVERAGE (SF)	OVERALL HEIGHT	NO OF STORIES	1 BEDROOM	2 BEDROOM	3 BEDROOM	EFFICIENCY	TOTAL UNITS	TUCK UNDER GARAGE
1	54,569	38,003	65'-11"	3	30	14			44	15
2	57,873	36,117	65'-11"	3	25	17			42	17
3	92,209	30,289	63'-11"	3	22	16	2		40	38
4	128,318	31,782	56'-1"	4	66	26	8		104	22
AMENITY	4,156	4,156	22'-0"	1					0	0

REQUIRED		PROVIDED	
1.125 PER RESIDENT UNIT	293 SPACES	OFF-STREET	329 SPACES
1 PER 1,000 SQ.FT. NON-VF (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	22 SPACES

[illegible]

LINE TABLE		
N.O.	Est-Grd	Length
L1	N77°53'30"	17.51
L2	N40°17'30"E	25.78
L3	N55°02'30"E	25.74
L4	N77°30'30"E	21.40
L5	N24°34'57"E	18.28
L6	N°39°51"E	43.00
L7	N°6°34'59"E	25.63
L8	N°4°57'30"E	25.58
L9	N°5°47'42"E	21.32
L10	N00°40'48"E	35.71
L11	N61°48'30"E	12.12
L12	N6°12'30"E	38.66

**SITE PLAN
ALTA LUNA
LOT __, BLOCK**

BEING 8.791 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:	DEVELOPER:	ENGINEER/SURVEYOR:
711 AIR INCOME ASSET MANAGEMENT 7001 LBJ FREEWAY, SUITE 800 DALLAS, TX 75204 TEL NO. 214/715-7300	WOOD HINSHAW 6440 HARVEST HILL ROAD DALLAS, TX 75230 TEL NO. 409-225-4572	HUBBY HOOT AND ASSOCIATES 13710 MEIST DRIVE, SUITE 100 DALLAS TEXAS 75241 TEL. NO. 972-775-1502

Kimley»»Horn

PRELIMINARY
PIPE REVIEW ONLY
Not for construction or permit purposes

Kimley»Horn

Engineer: SARAH E. SCOTT, P.E.
P.E. No. 143280 Date: 03/10/2017

901A-111 Ho 267750317	DATE MAR 2012	SCALE AS SHOWN	DESIGNED BY JGM	DRAWN BY AKK
--------------------------	---------------	----------------	-----------------	--------------

ALTA LUNA
1851 KNIGHTSBRIDGE ROAD
FARMERS BRANCH, TEXAS

SITE PLAN

SHEET NUMBER
C-01

Resolution No. 2017-073
Exhibit "B" – Detailed Site Plan

Resolution No. 2017-073