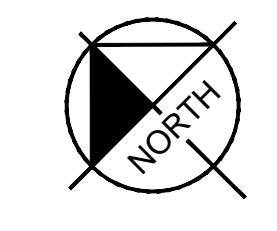
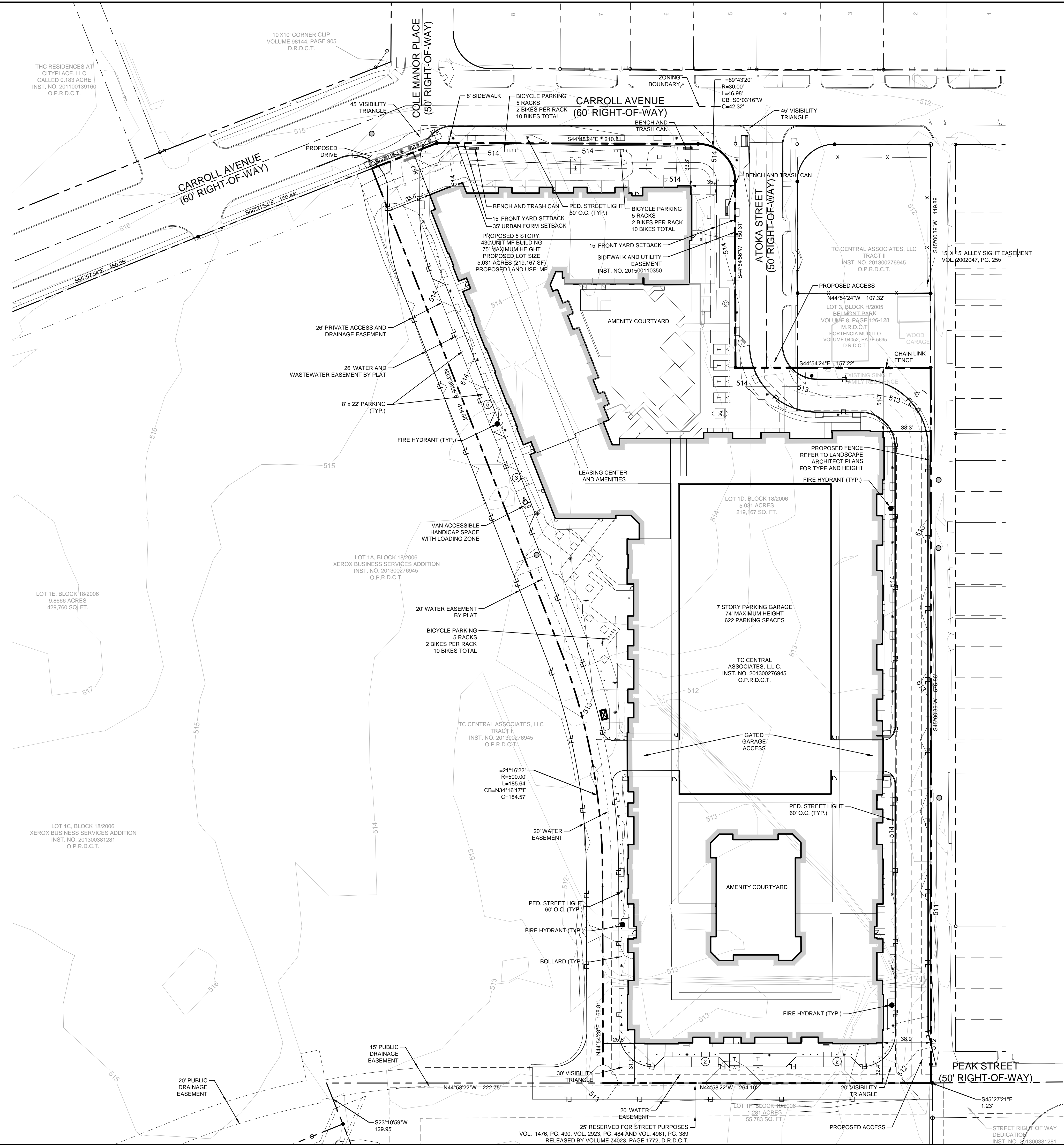


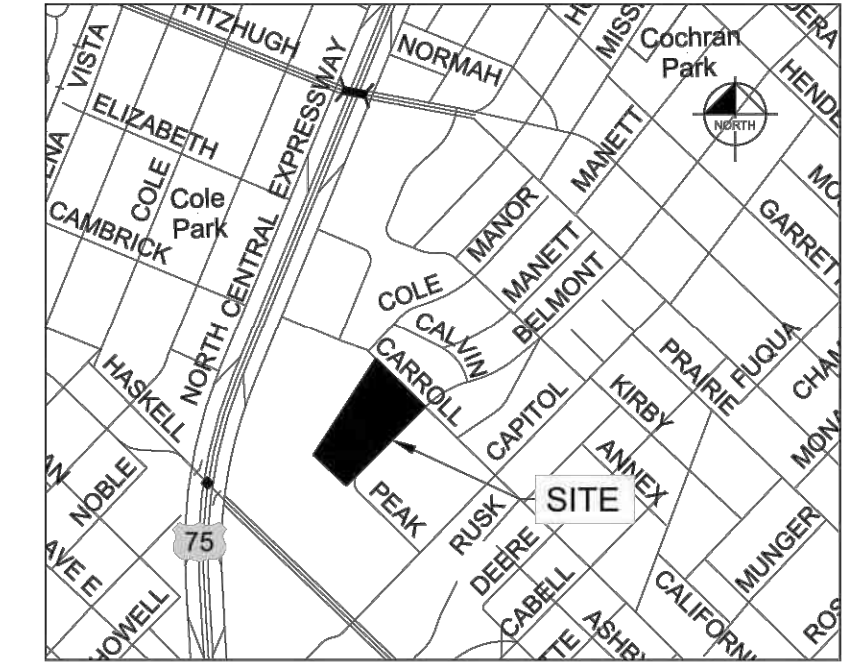
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GRAPHIC SCALE IN FEET
40 SCALE @ 24"x36"

LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
SETBACK	----



PARKING DATA	
PARKING REQUIRED	NUMBER OF PARKING SPACES
1 SPACE PER BED IN ONE BEDROOMS (338 ONE-BEDROOM EFFICIENCY)	338
1 SPACE PER BED IN TWO BEDROOMS (92 TWO-BEDROOMS)	184
0.25 SPACE PER UNIT	107.5
TOTAL PARKING REQUIRED	630
PARKING PROVIDED	
ON-SITE GARAGE PARKING	622
ADDITIONAL ON-SITE SURFACE PARKING	12
TOTAL PARKING PROVIDED	634
SITE DATA	
LAND USAGE	MULTIFAMILY
SITE TOTAL AREA	219,167 S.F. (5.031 ACRES)
TOTAL BUILDING FOOTPRINT AREA	128,066 S.F.
LOT COVERAGE RATIO (MAX. 80%)	128,066 S.F. / 219,167 S.F. = 58.4%
GROSS FLOOR AREA	427,728 S.F.
FLOOR/AREA RATIO	PROPOSED 1.95 - ALLOWED 3.2
UNIT DATA	
TOTAL NUMBER OF UNITS	430
TOTAL UNIT AREA	351,150 S.F.
BUILDING DATA	
NUMBER OF APARTMENT STORIES	6
NUMBER OF GARAGE STORIES	7
HEIGHT OF APARTMENTS	75
HEIGHT OF GARAGE	74

PLANNED DEVELOPMENT DISTRICT NO. 889
DEVELOPMENT PLAN
D189-018

DEVELOPMENT PLAN
JEFFERSON AT CENTRAL

LOT 1D, BLOCK 18/2006
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER:
TC CENTRAL ASSOCIATES, LLC
2100 MCKINNEY AVENUE, SUITE 800
DALLAS, TEXAS 75201
PHONE: 214-463-3633
CONTACT: DENTON WALKER

OWNER/DEVELOPER:
JPI REAL ESTATE ACQUISITION, LLC
600 E. LAS COLINAS BLVD, SUITE 1800
IRVING, TEXAS, 75039
PHONE: 972-373-3931
CONTACT: MILLER SLYVAN

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JOE FRACCARO, P.E.

No.	REVISIONS	DATE	BY

Kimley-Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928
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THE DEVELOPMENT PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT	064446467
DATE	10/25/2019
SCALE	AS SHOWN
DESIGNED BY	JAF
DRAWN BY	BLD
CHECKED BY	JAF

JEFFERSON AT CENTRAL
PREPARED FOR
JPI
311T-### & S189-272
CITY OF DALLAS, TEXAS

DEVELOPMENT PLAN
SHEET NUMBER
C03.02