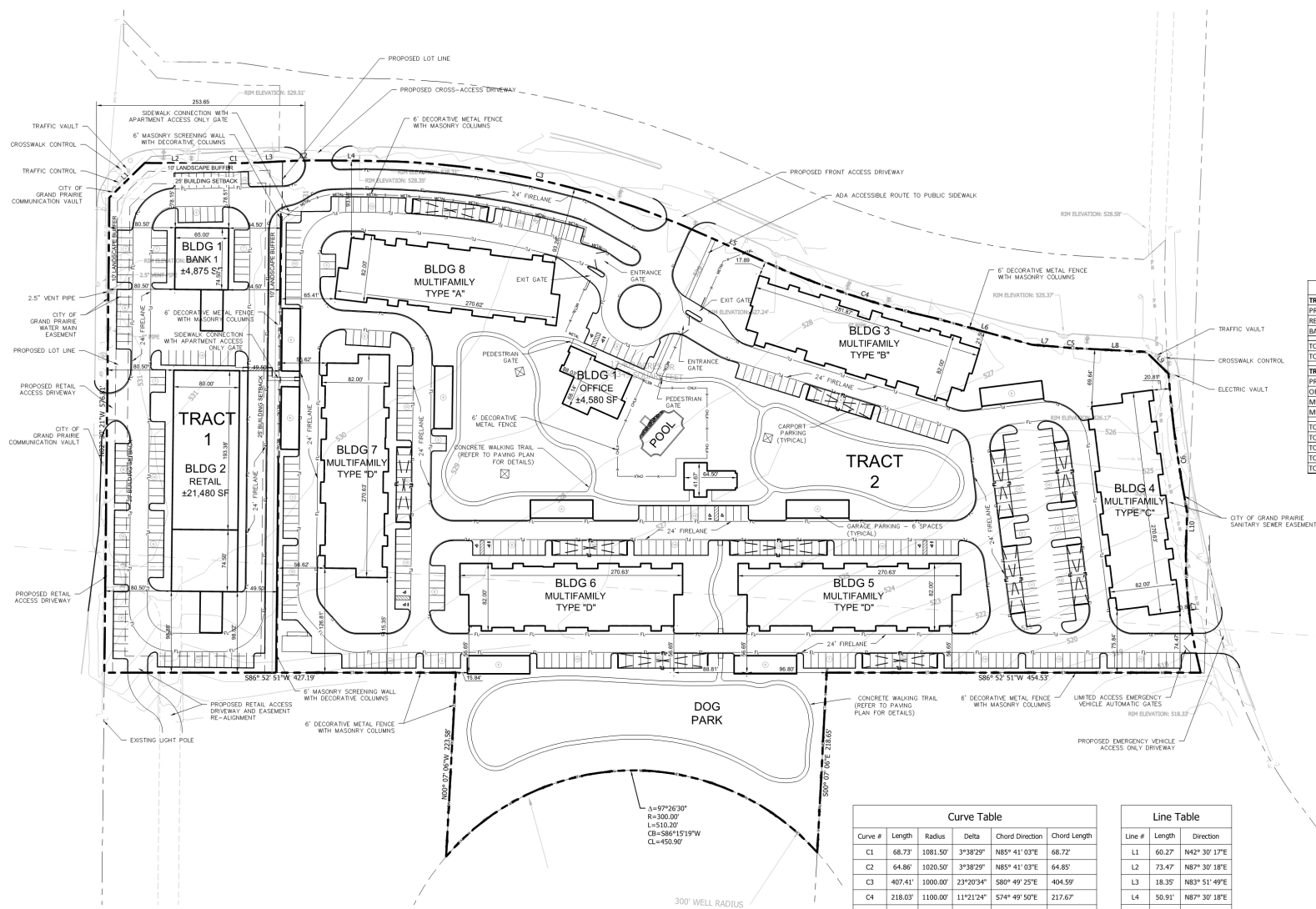


Exhibit C - Concept Plan

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Exhibit C - Concept Plan
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PARKING SUMMARY			
TRACT 1 (2,962 Acres)			
PROPOSED USE	PARKING RATIO	PARKING REQUIRE	
RETAIL	1/275 SF	57 SPACES	
BAR/CLUB	1/252 SF	24 SPACES	
TOTAL PARKING REQUIRED		81 SPACES	
TOTAL PARKING PROVIDED		107 SPACES	
TRACT 2 (3,447 Acres)			
PROPOSED USE	PARKING RATIO	# UNITS	PARKING REQUIRE
OFFICE	1/325 SF	1	14 SPACES
MULTIFAMILY 1 BEDROOM	1,114 SF PER UNIT	195	245 SPACES
MULTIFAMILY 2+ BEDROOM	2.35P PER UNIT	127	254 SPACES
TOTAL PARKING REQUIRED			512 SPACES
TOTAL PARKING PROVIDED (SURFACE)			278 SPACES
TOTAL PARKING PROVIDED (SURFACE WITH CARPORT)			308 SPACES
TOTAL PARKING PROVIDED (GARAGES)			152 SPACES
TOTAL PARKING PROVIDED			588 SPACES

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.73'	1081.50'	3°38'29"	N85°41'03"E	68.72'
C2	64.86'	1020.50'	3°38'29"	N85°41'03"E	64.85'
C3	407.41'	1000.00'	23°20'34"	S80°49'25"E	404.59'
C4	218.03'	1100.00'	11°21'24"	S74°49'50"E	217.67'
C5	32.77'	1112.00'	1°41'18"	S89°12'20"E	32.77'
C6	170.28'	1509.49'	6°27'48"	S10°48'58"E	170.19'
C7	162.30'	551.67'	16°51'24"	S94°24'01"E	161.72'

Line Table		
Line #	Length	Direction
L1	60.27'	N42° 30' E
L2	73.47'	N87° 30' E
L3	18.35'	N83° 51' E
L4	50.91'	N87° 30' E
L5	90.01'	S69° 09' E
L6	122.00'	S77° 49' E
L7	30.34'	S88° 21' E
L8	76.06'	N89° 57' E
L9	37.42'	S48° 52' E
L10	33.79'	S1° 00' E



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Concept Plan
Robinson and Forum Apartments
an addition to the City of Grand Prairie
2 Lots

Date Prepared: September 26, 2018
Case Number Z181001/CP181001