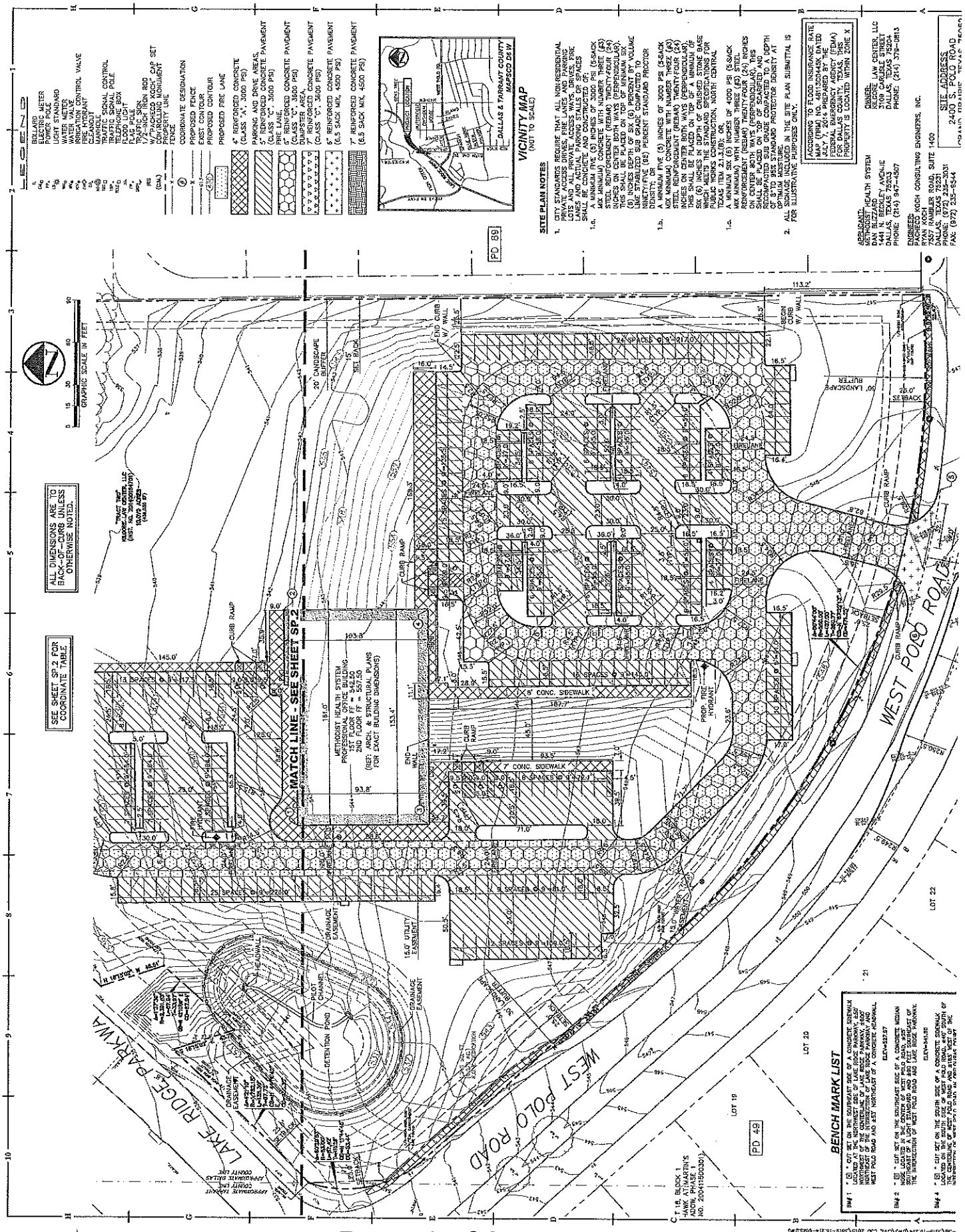
Exhibit C - Site Plan

Planning Department
AUG 24 2016
Received

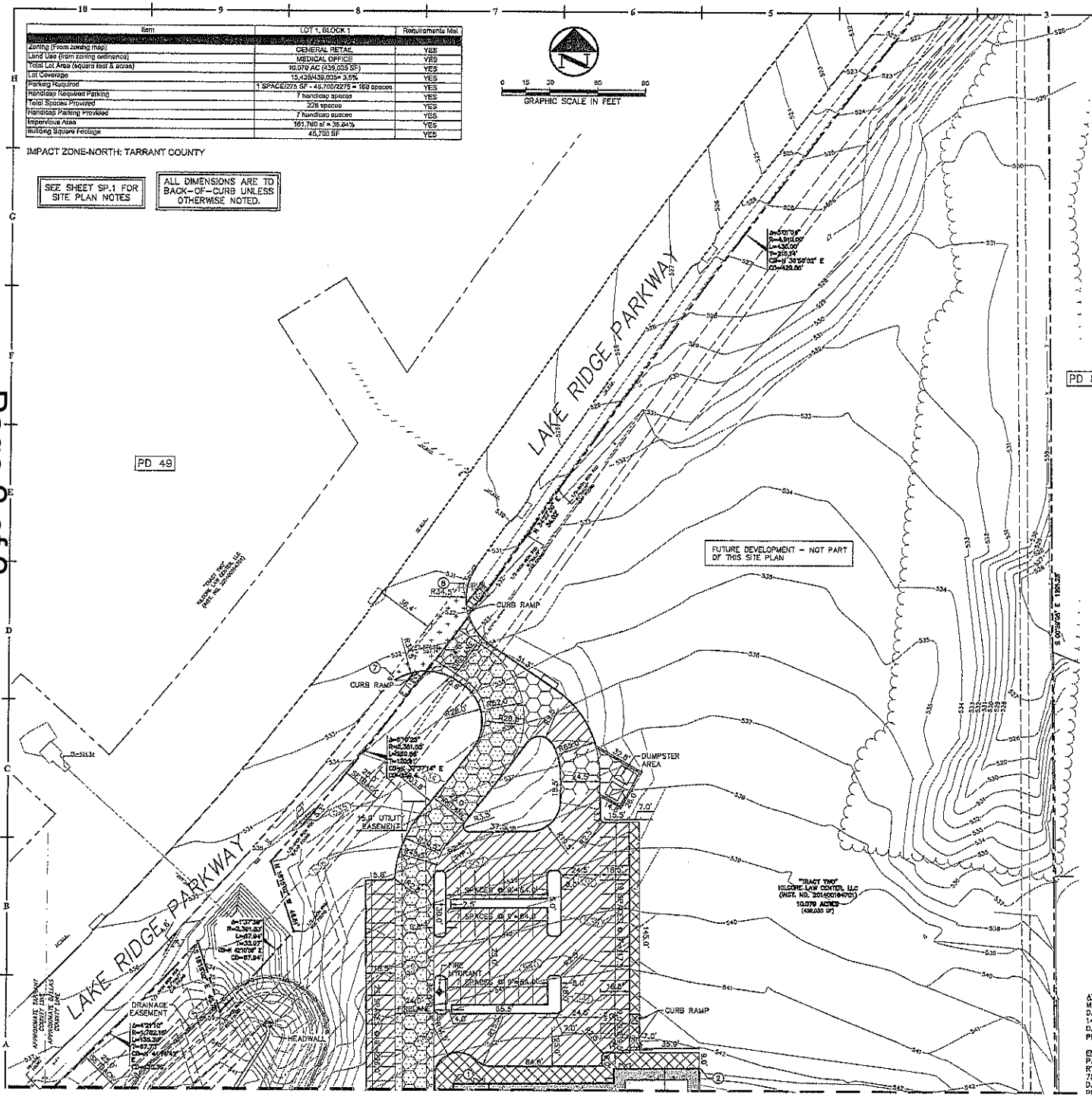


Item	LOT 1, BLOCK 1	Requirements Met
Zoning (From zoning map)	GENERAL RETAIL	YES
Land Use (from zoning ordinance)	MEDICAL OFFICE	YES
Total Lot Area (square feet & acres)	10.070 AC (439,035 SF)	YES
Lot Coverage	15,426/439,035= 3.5%	YES
Parking Required	1 SPACE/275 SF - 45,700/275 = 166 spaces	YES
Handicap Required Parking	7 handicap spaces	YES
*Total Spaces Provided	326 spaces	YES
Handicap Parking Provided	7 handicap spaces	YES
Impervious Area	161,760 sf = 36.84%	YES
Building Square Footage	45,700 SF	YES

IMPACT ZONE-NORTH: TARRANT COUNTY

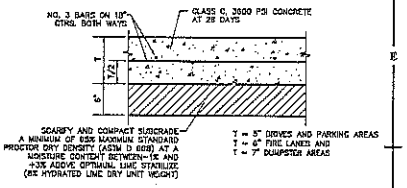
SEE SHEET SP.1 FOR SITE PLAN NOTES

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- EXIST CONTOUR
- PROPOSED CONTOUR
- PROPOSED FIRE LANE
- 4" REINFORCED CONCRETE (CLASS "A", 3000 PSI)
- PARKING AND DRIVE AREAS, 5" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
- FIRE LANE, 6" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
- DUMPSTER AREA, 7" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
- 6" REINFORCED CONCRETE PAVEMENT (6.5 SACK MIX, 4500 PSI)
- 7" REINFORCED CONCRETE PAVEMENT (6.5 SACK MIX, 4500 PSI)



1 CONCRETE PAVEMENT SECTION

NOT TO SCALE

BENCH MARK LIST

BM# 1 " (S) " CUT SET ON THE SOUTHEAST SIDE OF A CONCRETE SIDEWALK LOCATED AT THE NORTHWEST SIDE OF LAKE RIDGE PARKWAY, ±50' NORTHWEST OF THE CENTERLINE OF LAKE RIDGE PARKWAY, ±800' NORTHEAST OF THE INTERSECTION OF LAKE RIDGE PARKWAY AND WEST POLO ROAD AND ±5' NORTHEAST OF A CONCRETE HEADWALL.

ELEV=527.97

BM# 2 " (S) " CUT SET ON THE SOUTHEAST SIDE OF A CONCRETE MEDIAN NOSE LOCATED IN THE CENTER OF WEST POLO ROAD, ±35' SOUTHEAST OF A LIGHT STANDARD AND ±60 FEET SOUTHEAST OF THE INTERSECTION OF WEST POLO ROAD AND LAKE RIDGE PARKWAY.

ELEV=541.50

BM# 4 " (S) " CUT SET ON THE SOUTH SIDE OF A CONCRETE SIDEWALK LOCATED ON THE SOUTH SIDE OF WEST POLO ROAD, ±40' SOUTH OF THE CENTERLINE OF WEST POLO ROAD AND ±105' WEST OF THE INTERSECTION OF WEST POLO ROAD AN EPPLEGAN COURT.

ELEV=546.27

COORDINATE TABLE

CORD. No.	NORTHING	EASTING	DESCRIPTION
1	6926761.5794	2419266.9239	NORTHWEST BLDG CORNER
2	6926773.6249	2419420.1751	NORTHEAST BLDG CORNER
3	6926668.0522	2419267.9921	SOUTHWEST BLDG CORNER
4	6926669.7983	2419421.3572	SOUTHEAST BLDG CORNER
5	6926305.5922	2419507.6523	DRIVEWAY TIE IN
6	6926328.7158	2419415.0145	DRIVEWAY TIE IN
7	6927016.9071	2419227.7080	DRIVEWAY TIE IN
8	6927075.8110	2419271.0791	DRIVEWAY TIE IN

APPLICANT:
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ENGINEER:
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