Exhibit C - Concept Plan
Page 1 of 1

SITE INFORMATION SUMMARY

ZONING	PLANNED DEVELOPMENT DISTRICT (PD)		
TOTAL PROPERTY AREA	17.811 ACRES	(775,847 S.F.)	
TRACT 1 : COMMERCIAL	2.034 ACRES	(88,601 S.F.)	
TRACT 2 : MIXED USE & MULTI-FAMILY	14.537 ACRES	(633,232 S.F.)	
MIXED USE	0.948 ACRES	(41,310 S.F.)	6.52 %
MULTI-FAMILY	13.589 ACRES	(591,922 S.F.)	93.48 %
TRACT 3 : MULTI-FAMILY OR COMMERCIAL OR MIXED USE	1.240 ACRES	(54,014 S.F.)	
PROPOSED USE	MIXED USES		
BUILDING HEIGHT (APPLIES TO MULTI-FAMILY AND MIXED USE ONLY)	MAX. 65 FEET		
MAXIMUM RESIDENTIAL DENSITY	MAX. 30 UNITS PER ACRE		

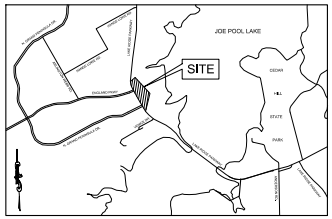
CONTACT INFORMATION:

OWNERS:
1. HPC LAKERIDGE RESIDENTIAL, LTD
   3001 KNOX ST, SUITE 207
   DALLAS, TEXAS 75205
   BEN LUEDTKE
   (214) 445-2211
2. HPC LAKERIDGE COMMERCIAL, LTD
   3001 KNOX ST, SUITE 207
   DALLAS, TEXAS 75205
   BEN LUEDTKE
   (214) 445-2211
3. JOE POOL PARTNERSHIP FUND, LTD
   701 N. CENTRAL EXPRESSWAY
   BUILDING THREE, SUITE 300
   RICHARDSON, TEXAS 75080
   C/O C.W. KENDAL, III
   (972) 690-9000

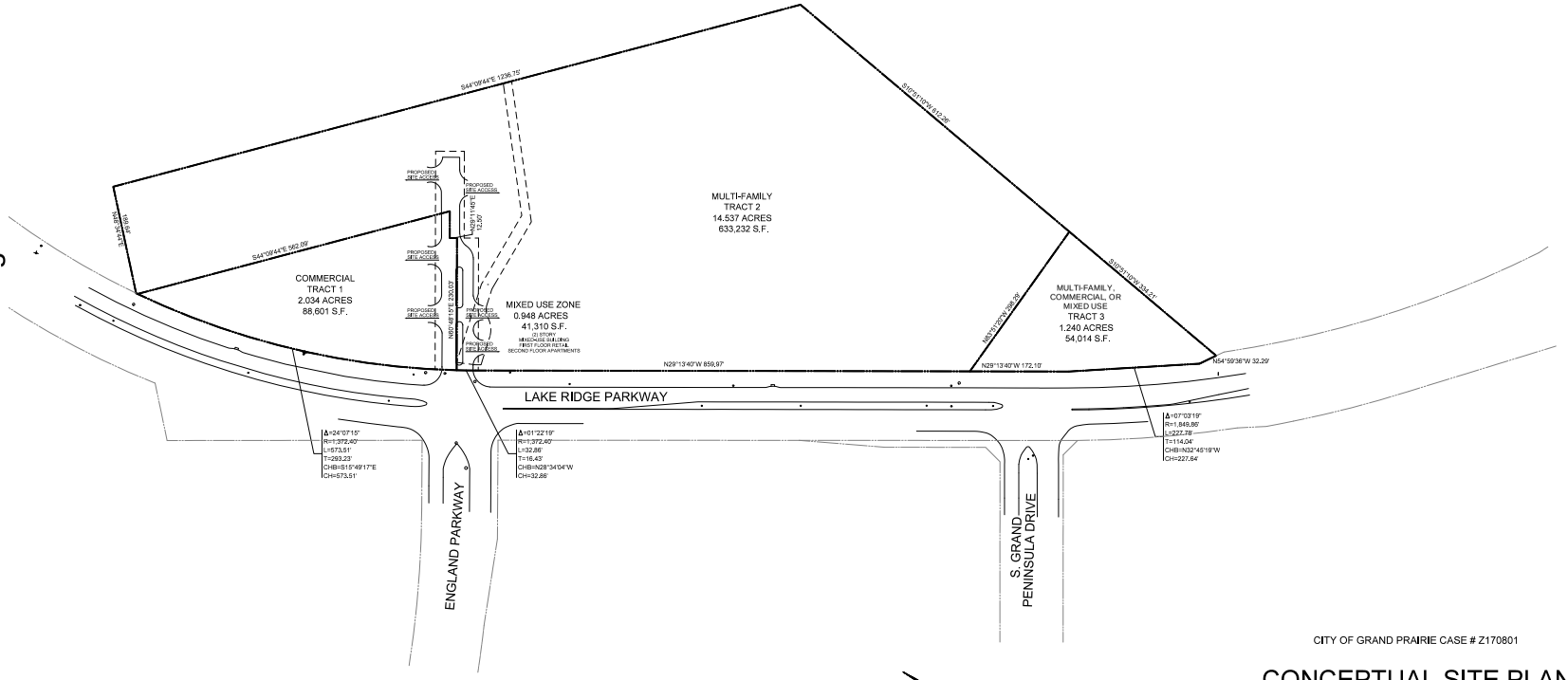
APPLICANT:
HPC LAKERIDGE RESIDENTIAL, LTD
3001 KNOX ST, SUITE 207
DALLAS, TEXAS 75205
BEN LUEDTKE
(214) 445-2211

APPLICANT AGENT:
BALDWIN ASSOCIATES
3904 ELM ST, SUITE B
DALLAS, TEXAS 75226
ROB BALDWIN
(214) 824-7949

ARCHITECT:
ARCHITECTURE DEMAREST
2320 VALDINA ST, SUITE B
DALLAS, TEXAS 75207
JERRY LOWREY
(214) 748-6655



VICINITY MAP
NOT TO SCALE



SCALE: 1:100
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CITY OF GRAND PRAIRIE CASE # Z170801

CONCEPTUAL SITE PLAN

HANOVER LAKE RIDGE MIXED-USE DEVELOPMENT

7500 LAKERIDGE PARKWAY
GRAND PRAIRIE, TEXAS 75104
BEING A 17.811 ACRE OR 775,847 SQUARE FOOT TRACT
OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY,
ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, TEXAS

JULY 26, 2017

ARCHITECTURE DEMAREST
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Client/Project
PROJECT NUMBER: 15036
HANOVER LAKE RIDGE MIXED-USE DEVELOPMENT
7500 LAKERIDGE PARKWAY
GRAND PRAIRIE, TEXAS 75104

Revision YYYY.MM.DD

Issued YYYY.MM.DD

Permit-Seal

Title
CONCEPTUAL SITE PLAN
Scale Revision
JULY 26, 2017
Drawing No.
A.01