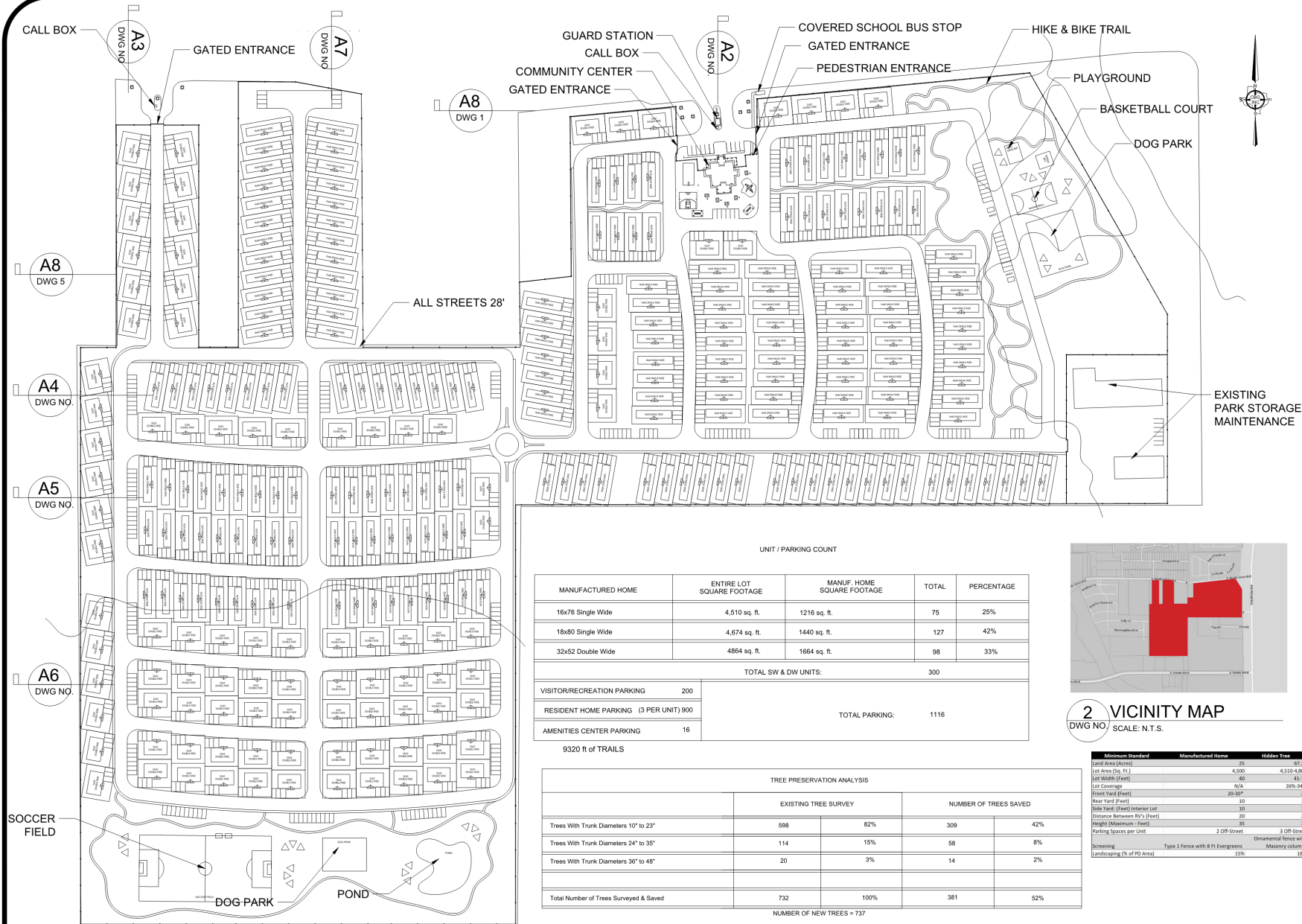
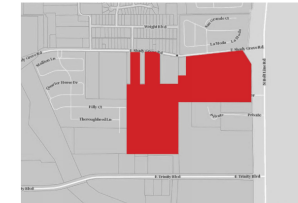


Exhibit C - Concept Plan
Page 1 of 9



UNIT / PARKING COUNT				
MANUFACTURED HOME	ENTIRE LOT SQUARE FOOTAGE	MANUF. HOME SQUARE FOOTAGE	TOTAL	PERCENTAGE
16x76 Single Wide	4,510 sq. ft.	1216 sq. ft.	75	25%
18x80 Single Wide	4,674 sq. ft.	1440 sq. ft.	127	42%
32x52 Double Wide	4864 sq. ft.	1664 sq. ft.	98	33%
TOTAL SW & DW UNITS:			300	
VISITOR/RECREATION PARKING	200			
RESIDENT HOME PARKING (3 PER UNIT) 900				
AMENITIES CENTER PARKING	16			
			TOTAL PARKING:	1116

TREE PRESERVATION ANALYSIS				
	EXISTING TREE SURVEY		NUMBER OF TREES SAVED	
Trees With Trunk Diameters 10" to 23"	598	82%	309	42%
Trees With Trunk Diameters 24" to 35"	114	15%	58	8%
Trees With Trunk Diameters 36" to 48"	20	3%	14	2%
Total Number of Trees Surveyed & Saved	732	100%	381	52%
NUMBER OF NEW TREES = 737				



Minimum Standard	Manufactured Home	Hidden Tree
Lot Area (Acres)	25	67.25
Lot Area (Sq. Ft.)	4,500	4,510-4,864
Lot Width (Feet)	40	45-76
Lot Coverage	N/A	26%-34%
Front Yard (Feet)	20-30'	34'
Rear Yard (Feet)	10	10'
Side Yard (Feet) Interior Lot	10	10'
Distance Between RV's (Feet)	20	15'
Height (Maximum - Feet)	35	35'
Parking Spaces per Unit	2 Off Street	3 Off Street
Screening	Type 3 Fence with 8 Ft Evergreens	Ornamental fence with Masonry columns
Landscaping (% of PD Area)	15%	15%

General Notes

HIDDEN TREE MANUFACTURED HOME PARK

701 E. SHADY GROVE RD GRAND PRAIRIE, TX

2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

OVERALL SITE PLAN

Zoning Exhibit/Concept Plan:

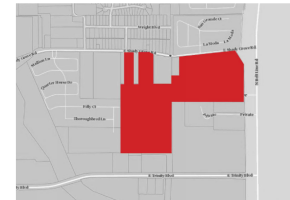
Project	HIDDEN TREE	Sheet	A-1
Date	7/17/2018		
Scale	1" = 100'		



1 OVERALL SITE PLAN
DWG NO. SCALE: 1"=100'

UNIT / PARKING COUNT

MANUFACTURED HOME	ENTIRE LOT SQUARE FOOTAGE	MANUF. HOME SQUARE FOOTAGE	TOTAL	PERCENTAGE
16x76 Single Wide	4,510 sq. ft.	1216 sq. ft.	75	25%
18x80 Single Wide	4,674 sq. ft.	1440 sq. ft.	125	42%
32x52 Double Wide	4864 sq. ft.	1664 sq. ft.	100	33%
TOTAL SW & DW UNITS:			300	
VISITOR PARKING	216			
OFF STREET PARKING	900			
			TOTAL PARKING:	1116
9320 ft of TRAILS				

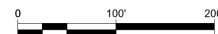


2 VICINITY MAP
DWG NO. SCALE: N.T.S.

TREE PRESERVATION ANALYSIS

	EXISTING TREE SURVEY		NUMBER OF TREES SAVED	
Trees With Trunk Diameters 10" to 23"	598	82%	309	42%
Trees With Trunk Diameters 24" to 35"	114	15%	58	8%
Trees With Trunk Diameters 36" to 48"	20	3%	14	2%
Total Number of Trees Surveyed & Saved	732	100%	381	52%

NUMBER OF NEW TREES = 737



SCALE: 1" = 100'

General Notes

HIDDEN TREE MANUFACTURED HOME PARK

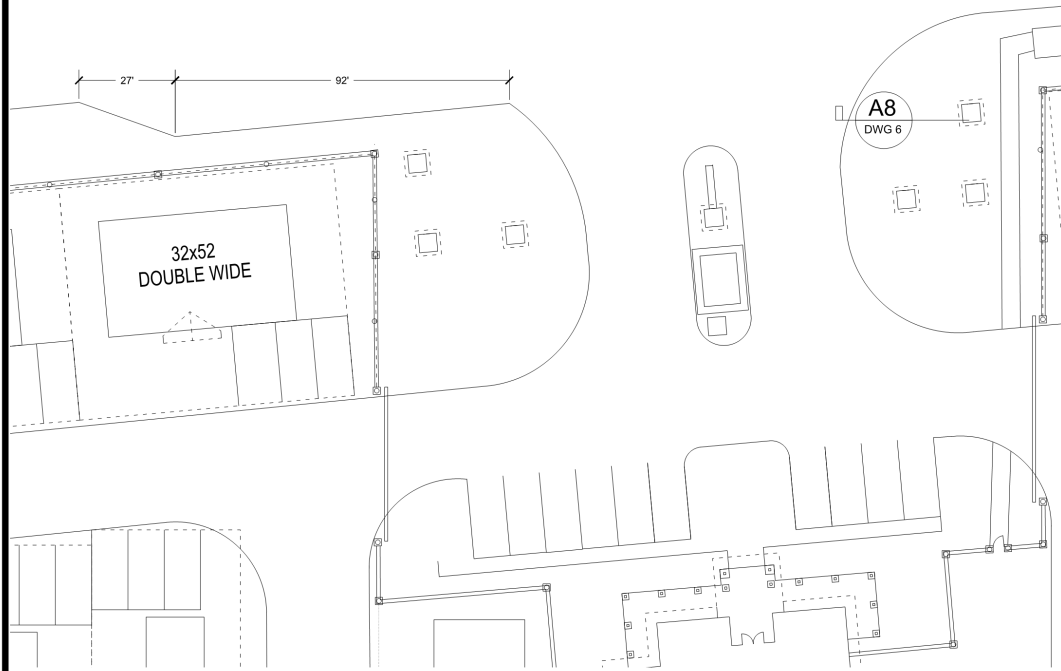
701 E. SHADY GROVE RD GRAND PRAIRIE, TX

1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

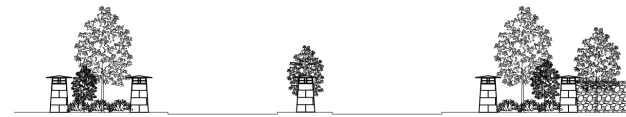
OVERALL SITE PLAN

Zoning Exhibit/Concept Plan:

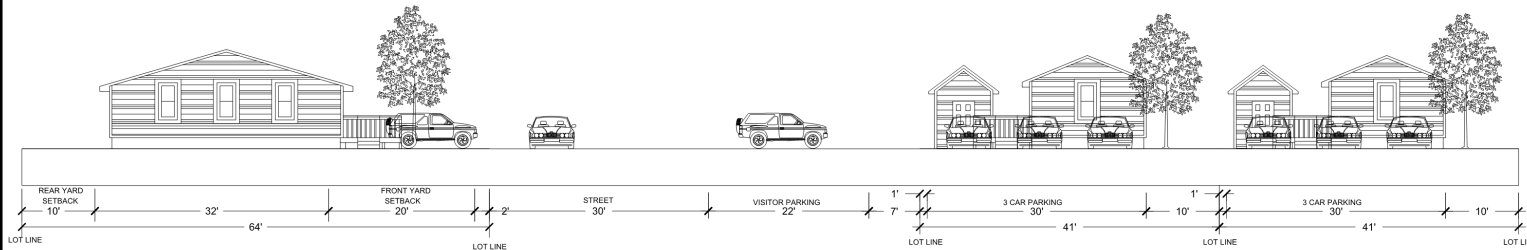
Project	HIDDEN TREE	Sheet
Date	6/19/2018	A-1
Scale	1" = 100'	



1 PLAN ENTRY TO HIDDEN TREE
DWG NO. SCALE: 1/16"=1'



2 ELEVATION ENTRY TO HIDDEN TREE
DWG NO. SCALE: 1/16"=1'



3 STREET ELEVATION
DWG NO. SCALE: 1/8"=1'

General Notes

HIDDEN TREE MANUFACTURED HOME PARK

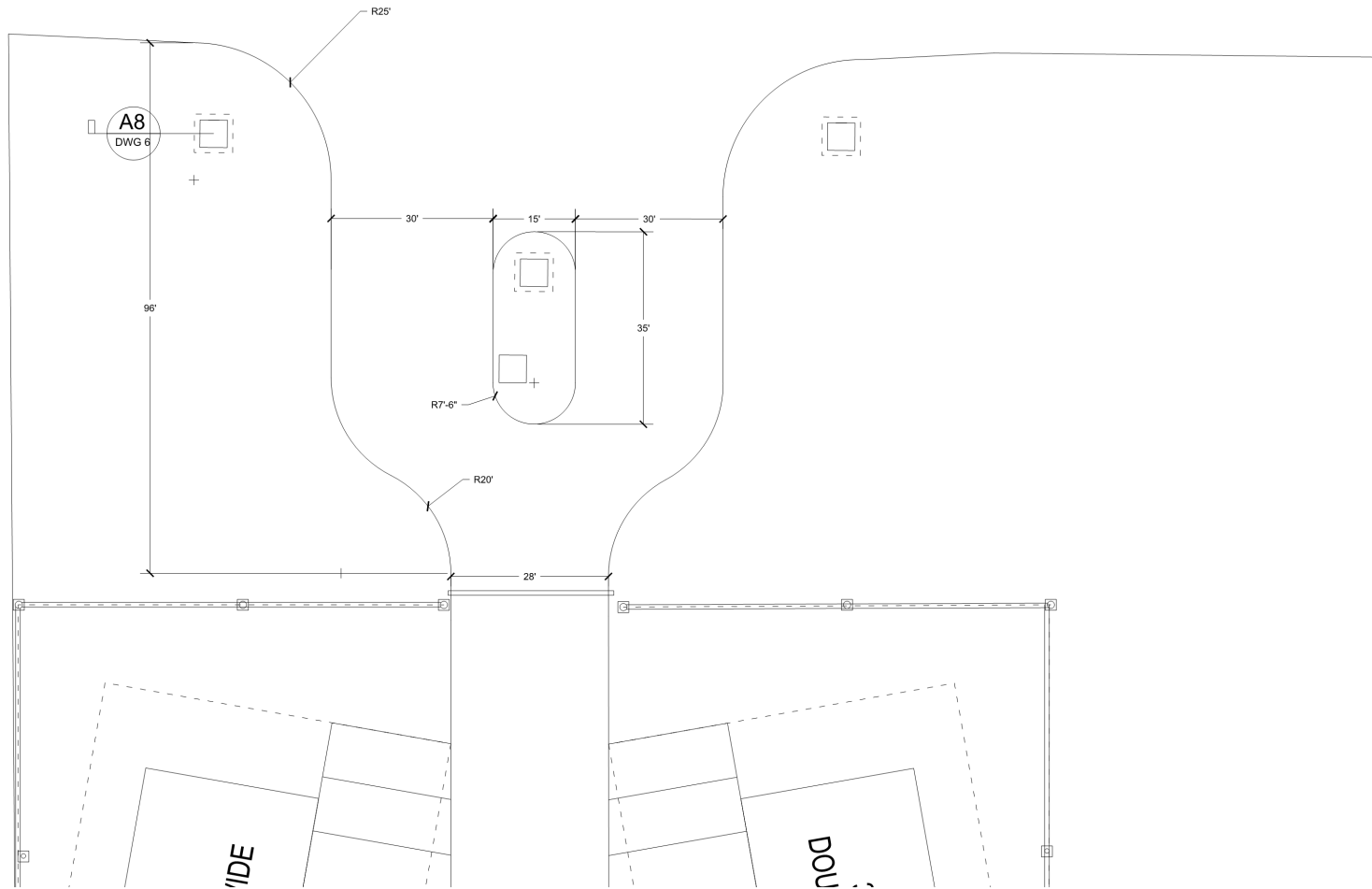
701 E. SHADY GROVE RD GRAND PRAIRIE, TX

2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

ENTRY & STREET ELEV.

Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-2
Scale	VARIES	

Exhibit C - Concept Plan
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3 SECONDARY ENTRANCE
DWG NO. SCALE: 1"=10'

General Notes

HIDDEN TREE
MANUFACTURED HOME PARK
701 E. SHADY GROVE RD GRAND PRAIRIE, TX

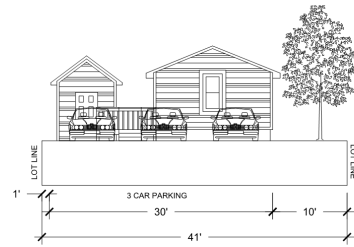
2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

**SECOND
ENTRY**

Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-3
Scale	1"=10'	

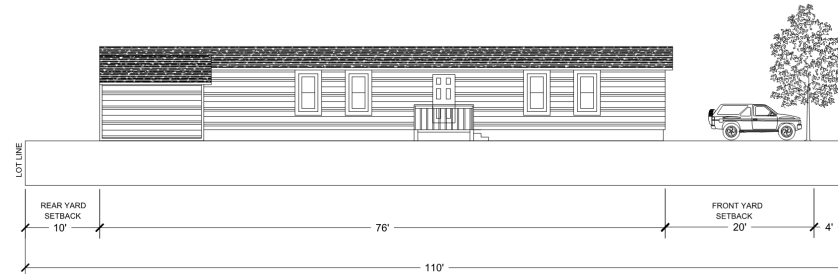
16x76 Single Wide

ENTIRE LOT: 4,510 sq. ft.
MANUFACTURED HOME: 1216 sq. ft.
STORAGE UNIT: 112 sq. ft.
PARKING: 3 spaces
TOTAL UNITS IN PARK: 75



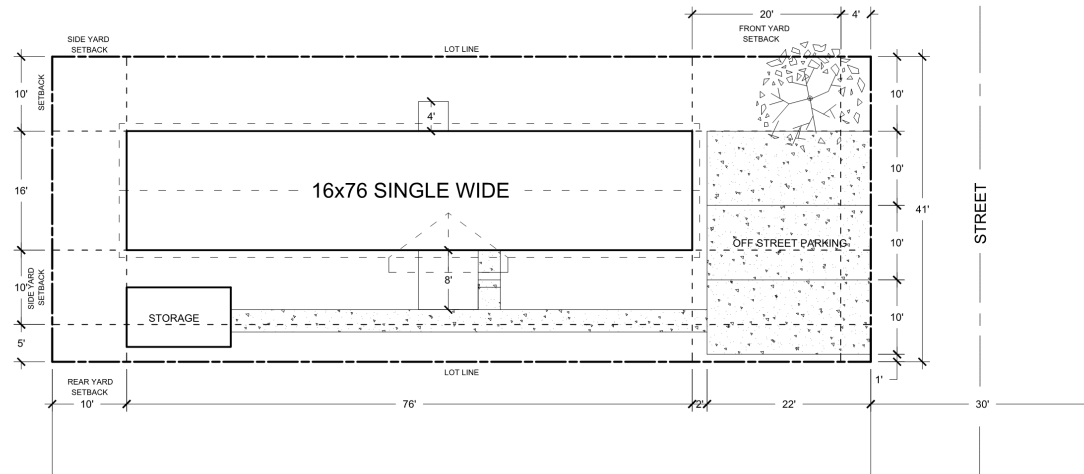
16x76 SINGLE WIDE STREET ELEVATION

SCALE: 1/8"=1'



16x76 SINGLE WIDE SIDE ELEVATION

SCALE: 1/8"=1'



16x76 SINGLE WIDE DETAILED PLAN

SCALE: 1/8"=1'

General Notes

HIDDEN TREE
MANUFACTURED HOME PARK
E. SHADY GROVE RD GRAND PRAIRIE, TX

2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	5/19/2018
No.	Revision/Issue	Date

16x76
SINGLE
WIDE
SITE
PLAN

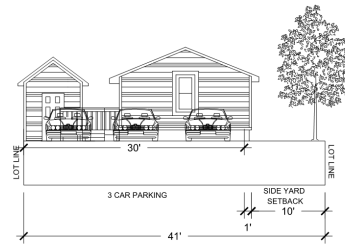
Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-4
Scale	1/8" = 1'	

Exhibit C - Concept Plan

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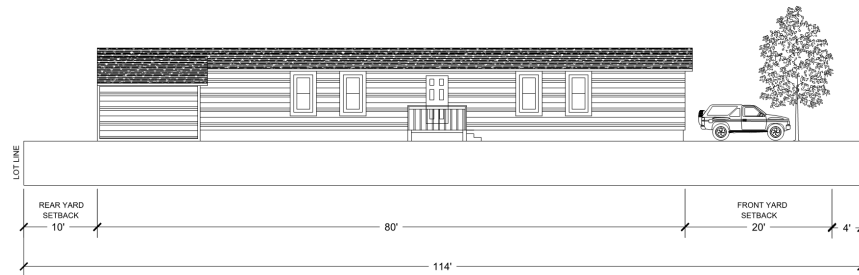
18x80 Single Wide

ENTIRE LOT: 4,674 sq. ft.
 MANUFACTURED HOME: 1440 sq. ft.
 STORAGE UNIT: 112 sq. ft.
 PARKING: 3 spaces
 TOTAL UNITS IN PARK: 125



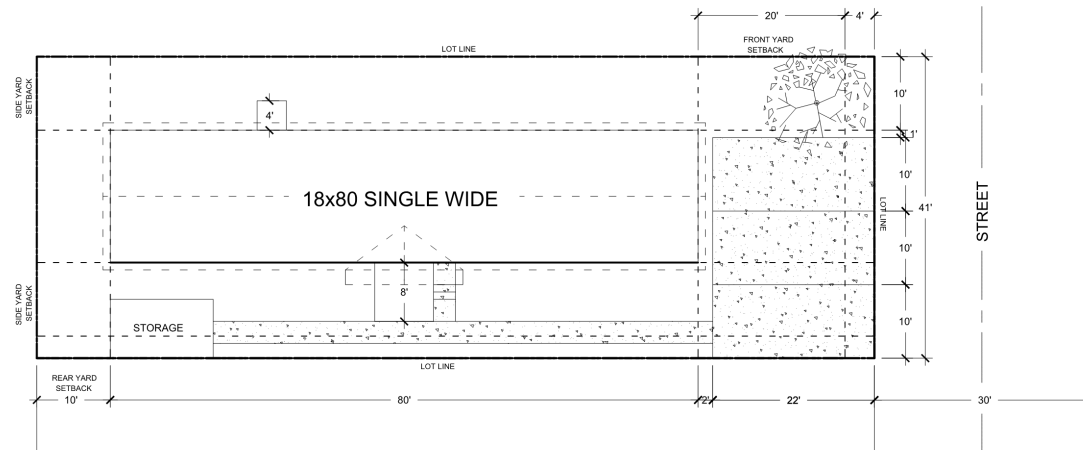
18x80 SINGLE WIDE STREET ELEVATION

SCALE: 1/8"=1'



18x80 SINGLE WIDE SIDE ELEVATION

SCALE: 1/8"=1'



18x80 SINGLE WIDE DETAILED PLAN

SCALE: 1/8"=1'

General Notes

HIDDEN TREE
MANUFACTURED HOME PARK
 E. SHADY GROVE RD GRAND PRAIRIE, TX

2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

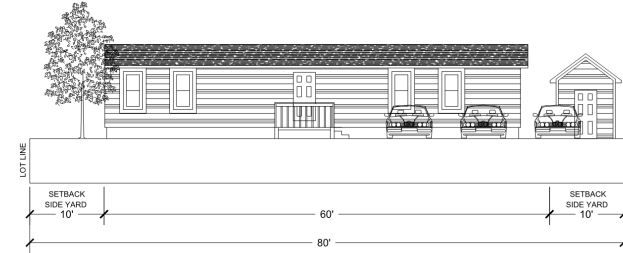
18x80
DOUBLE
WIDE
SITE
PLAN

Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-5
Scale	1/8" = 1'	

Exhibit C - Concept Plan
Page 7 of 9

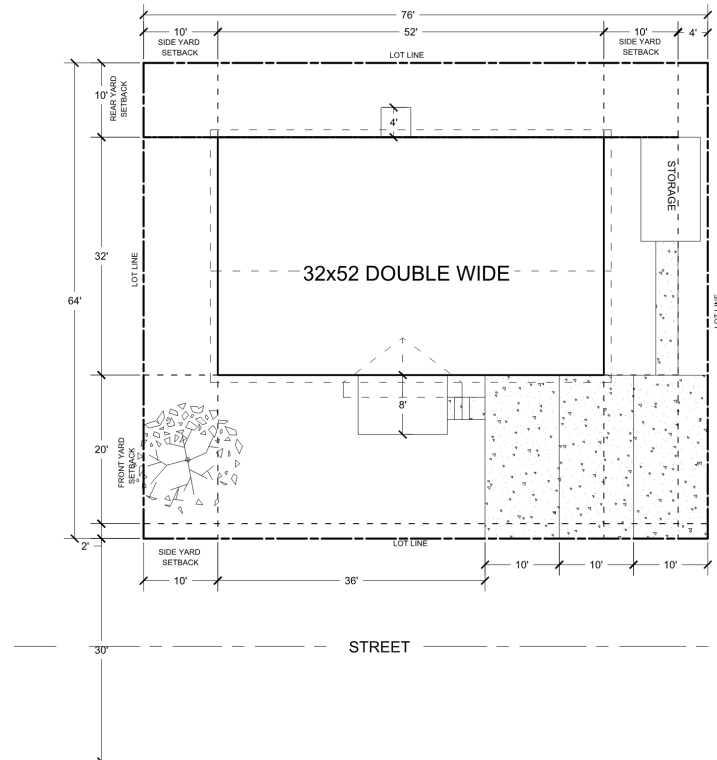
32x52 Double Wide

ENTIRE LOT: 4808 sq. ft.
MANUFACTURED HOME: 1664 sq. ft.
STORAGE UNIT: 112 sq. ft.
PARKING: 3 spaces
TOTAL UNITS IN PARK: 100



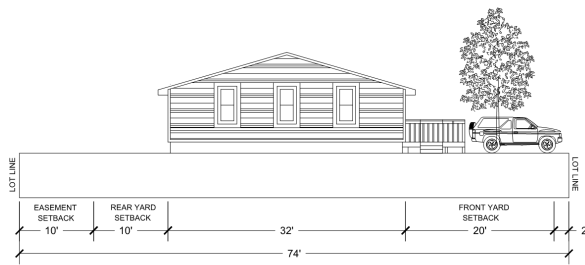
32x56 DOUBLE WIDE STREET ELEVATION

SCALE: 1/8"=1'



32x56 DOUBLE WIDE DETAILED PLAN

SCALE: 1/8"=1'



32x56 DOUBLE WIDE SIDE ELEVATION

SCALE: 1/8"=1'

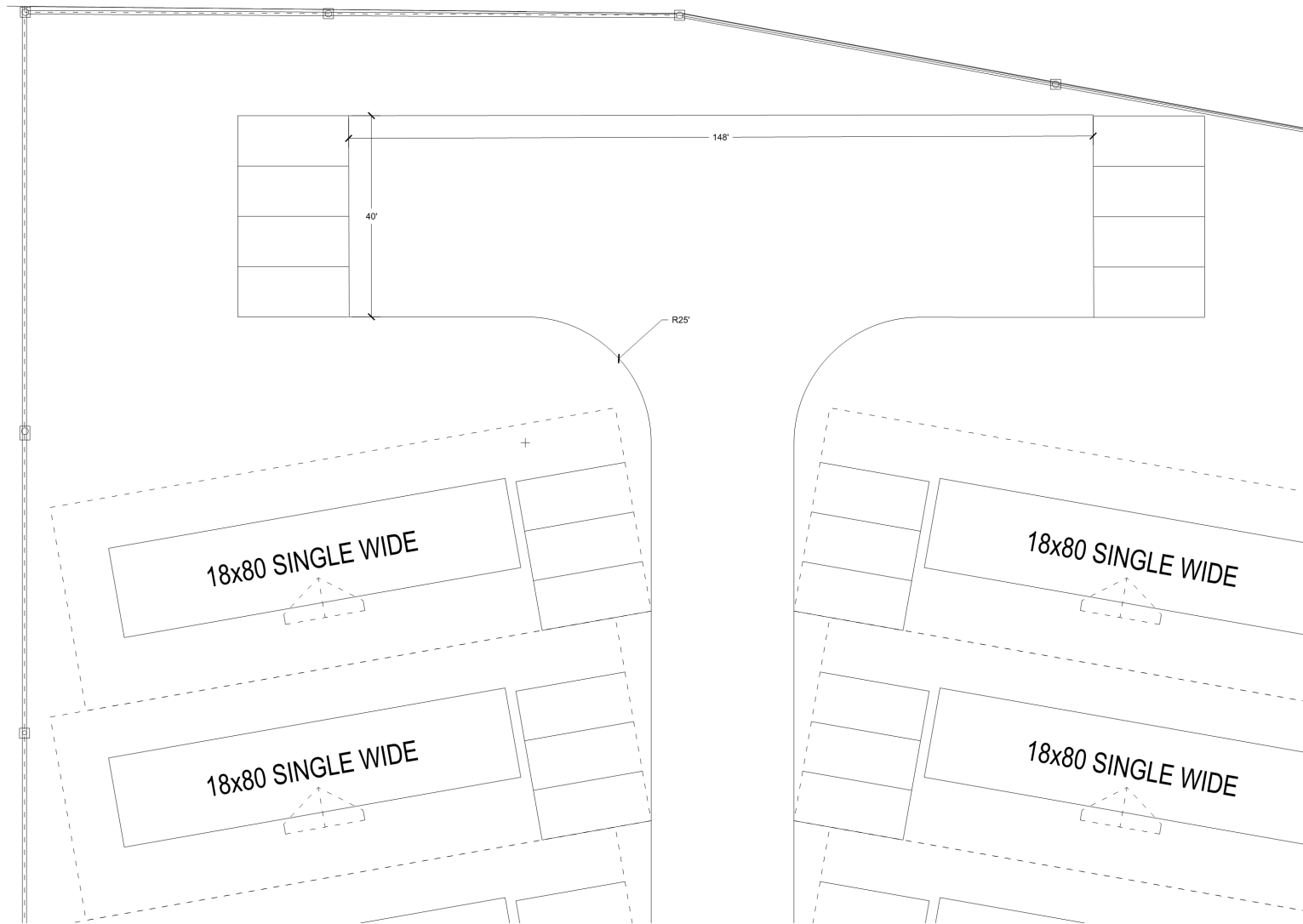
General Notes

HIDDEN TREE
MANUFACTURED HOME PARK
E. SHADY GROVE RD GRAND PRAIRIE, TX

2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

32x56
DOUBLE
WIDE
SITE
PLAN

Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-6
Scale	1/8" = 1'	



1 HAMMER HEAD DETAIL
DWG NO. SCALE: 1"=10'

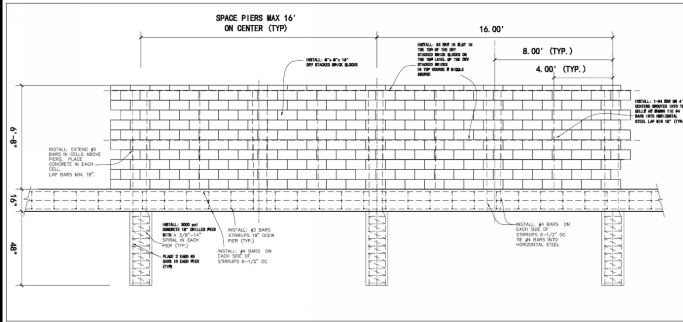
General Notes

HIDDEN TREE
MANUFACTURED HOME PARK
701 E. SHADY GROVE RD GRAND PRAIRIE, TX

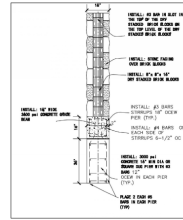
2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

HAMMER HEAD

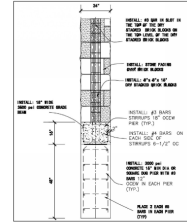
Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-7
Scale	VARIES	



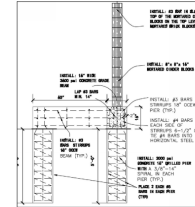
1 TYPE 1 WALL ELEVATION AT SHADY GROVE
DWG NO. SCALE: 1/4"=1'



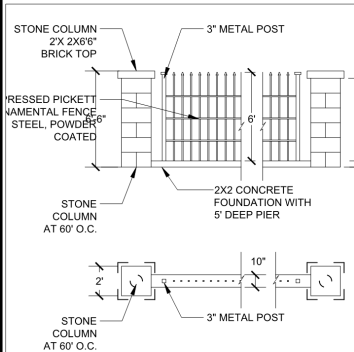
2 TYP. 1 WALL SECTION AT PIER
DWG NO. SCALE: 1/4"=1'



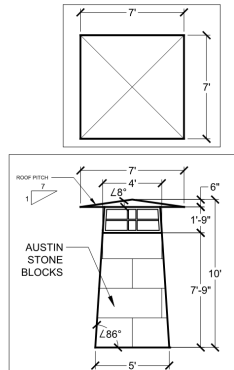
3 TYP. 1 WALL SECTION AT BEAM MIDPOINT
DWG NO. SCALE: 1/4"=1'



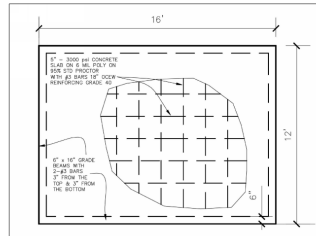
4 TYP. 1 WALL PIER BRACE
DWG NO. SCALE: 1/4"=1'



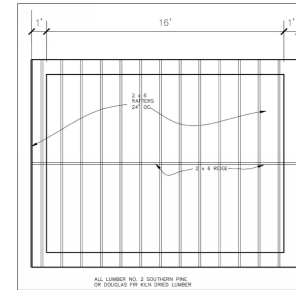
5 TYPE 2 PERIMETER FENCE
DWG NO. SCALE: 1/4"=1'



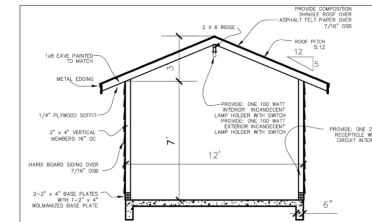
6 KIOSK TOWER
DWG NO. SCALE: 1/4"=1'



7 STORAGE SHED FOUNDATION PLAN
DWG NO. SCALE: 1/4"=1'



8 STORAGE SHED ROOF PLAN
DWG NO. SCALE: 1/4"=1'



9 STORAGE SHED ELEVATION
DWG NO. SCALE: 1/4"=1'

General Notes

HIDDEN TREE MANUFACTURED HOME PARK

701 E. SHADY GROVE RD GRAND PRAIRIE, TX

2.0	SU180801/S180803	7/17/2018
1.0	DESIGN SET 01	6/19/2018
No.	Revision/Issue	Date

DETAILS

Zoning Exhibit/Concept Plan

Project	HIDDEN TREE	Sheet
Date	7/17/2018	A-8
Scale	1/4" = 1'	