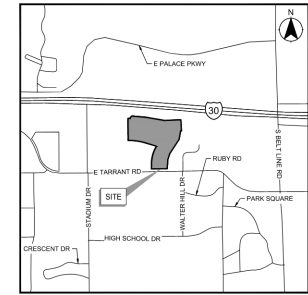
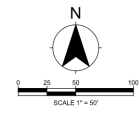
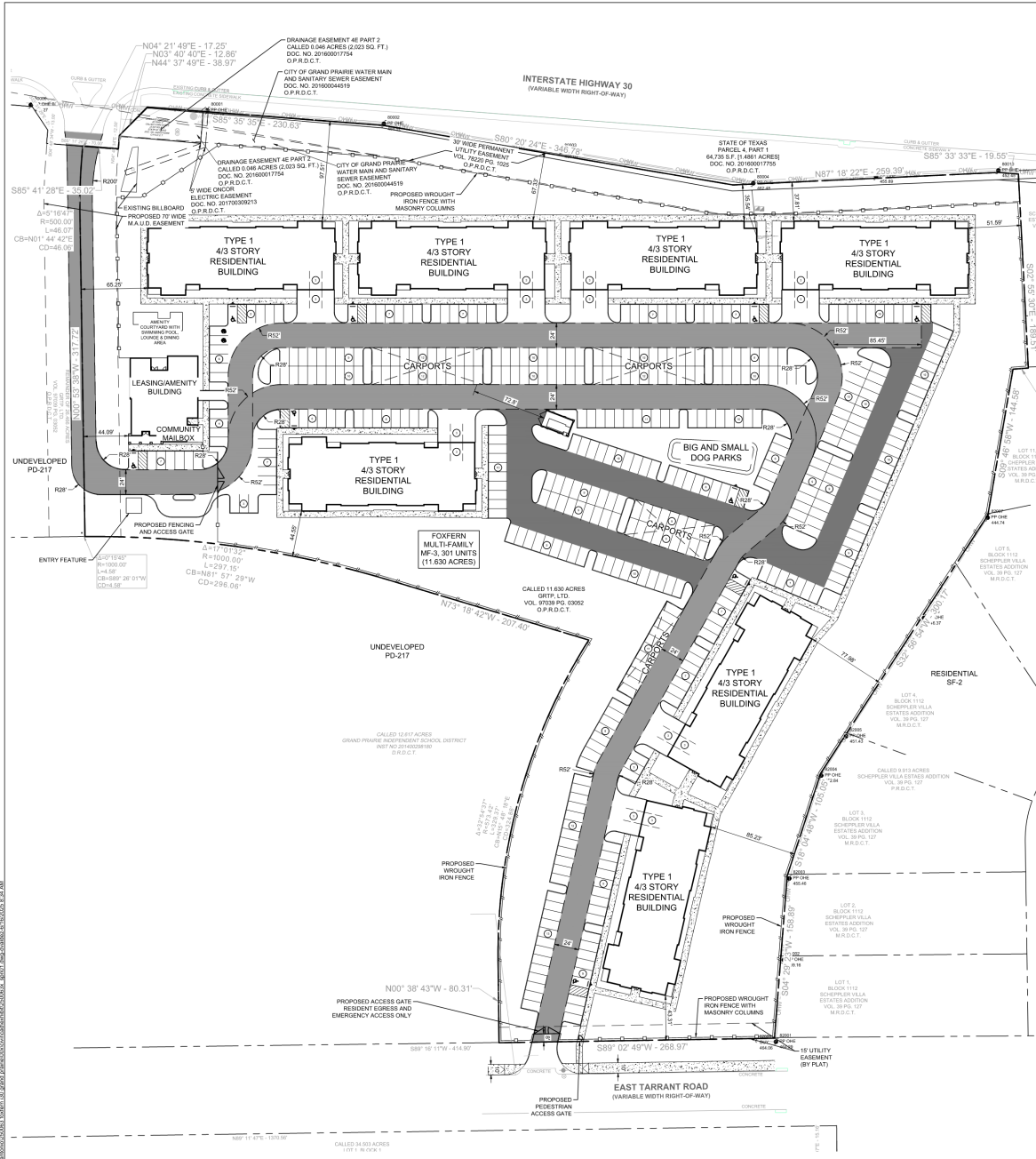


Exhibit C - Site Plan  
Page 1 of 1



**LEGEND**

- PROPERTY LINE
- (with number) PARKING COUNT
- ▬ PROPOSED FIRE LANE
- ▬ PROPOSED SIDEWALK
- ▭ (with number) PARKING AREA
- ▬ PROPOSED DRIVE AISLE

**TABLE 2 DENSITY AND DIMENSIONAL REQUIREMENTS**

STANDARD	UDC	PROPOSED	COMPLIES
MIN LOT AREA (SQ. FT.)	12,000	206,603	YES
MIN LOT WIDTH (FT.)	150	266	YES
MIN LOT DEPTH (FT.)	100	335	YES
MIN FRONT YARD ON STREET (FT.)	25	43	YES
MIN SIDE YARD (FT.) Adj. to Res.	—	102	—Var
MAXIMUM HEIGHT (FT.)	NO LIMIT	4 STORIES (90')	YES
MAXIMUM DENSITY (DU/AC)	26 (MF-3)	26	YES
MINIMUM LIVING AREA (SQ. FT.)	600	600	YES
MAXIMUM % SINGLE BED UNITS	60%	74.4%	VARIANCE
FENCE ALONG STREET	WROUGHT IRON W/ MASONRY COLUMNS	WROUGHT IRON W/ MASONRY COLUMNS	YES
DRIVEWAY FENCE HEIGHT (FT.)	6	6	YES
FENCE ALONG SF ZONING	WROUGHT IRON	—WROUGHT IRON— Type 1	—Var

**PARKING REQUIREMENTS**

THE ARTICLE 10 OF THE UNIFIED DEVELOPMENT CODE (UDC) SPECIFIES THE FOLLOWING

STANDARD	ARTICLE 10 UDC	PROVIDED	MEETS
1.5 PARKING SPACES/ONE BEDROOM	224 UNITS - 336	336	YES
2 PARKING SPACES/TWO BEDROOM OR MORE BEDROOM	77 UNITS - 154	154	YES
SURFACE PARKING		364	
COVERED PARKING	20% (98)	20% (98)	YES
CARPORIT		77	
GAZONED		21	
TANDEM PARKING		21	N/A
ACCESSIBLE PARKING	9	9	YES
TOTAL MULTI-FAMILY PARKING SPACES	490	492	YES

**UNIT MIX**

UNIT TYPE	MINIMUM LIVING AREA (SF)	UNIT COUNT	PERCENTAGE
ONE BEDROOM	600	234	74%
TWO BEDROOM	850	77	26%
<b>TOTAL</b>		<b>311</b>	<b>100%</b>

**ADDITIONAL SITE NOTES**

TOTAL IMPERVIOUS AREA	6.82 AC (296,208 SF)
WATER AND WASTEWATER IMPACT FEE ZONE	NORTH

OWNER  
GRTP, LTD  
REYNOLDS OUTDOOR  
5220 MCKINNEY AVE, SUITE 300  
DALLAS, TX 75205

ENGINEER/SURVEYOR  
KFM ENGINEERING & DESIGN, LLC  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TX 75019  
CONTACT: JOSH MILLISAP, P.E.  
PHONE: (214) 318-4747  
E-MAIL: JMILLISAP@KFM-LLC.COM

DEVELOPER  
FOXFERN HOLDINGS, LLC  
7902 BRIAR BROOK COURT  
DALLAS, TX 75218  
CONTACT: SCOTT MILLER  
E-MAIL: SCOTT@FOXFERNHOLDINGS.COM



DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
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DESCRIPTION: \_\_\_\_\_

CLIENT  
FOXFERN HOLDINGS, LLC

PROJECT  
FOXFERN I-30 GRAND PRAIRIE

SHEET TITLE  
SITE PLAN EXHIBIT



PROJECT NUMBER: SUP-25-05-0017  
DRAWN BY: JMW  
DESIGNED BY: CR  
CHECKED BY: CR  
DATE: 3/25/25  
SHEET: EXH

SUP-25-05-0017

EXH