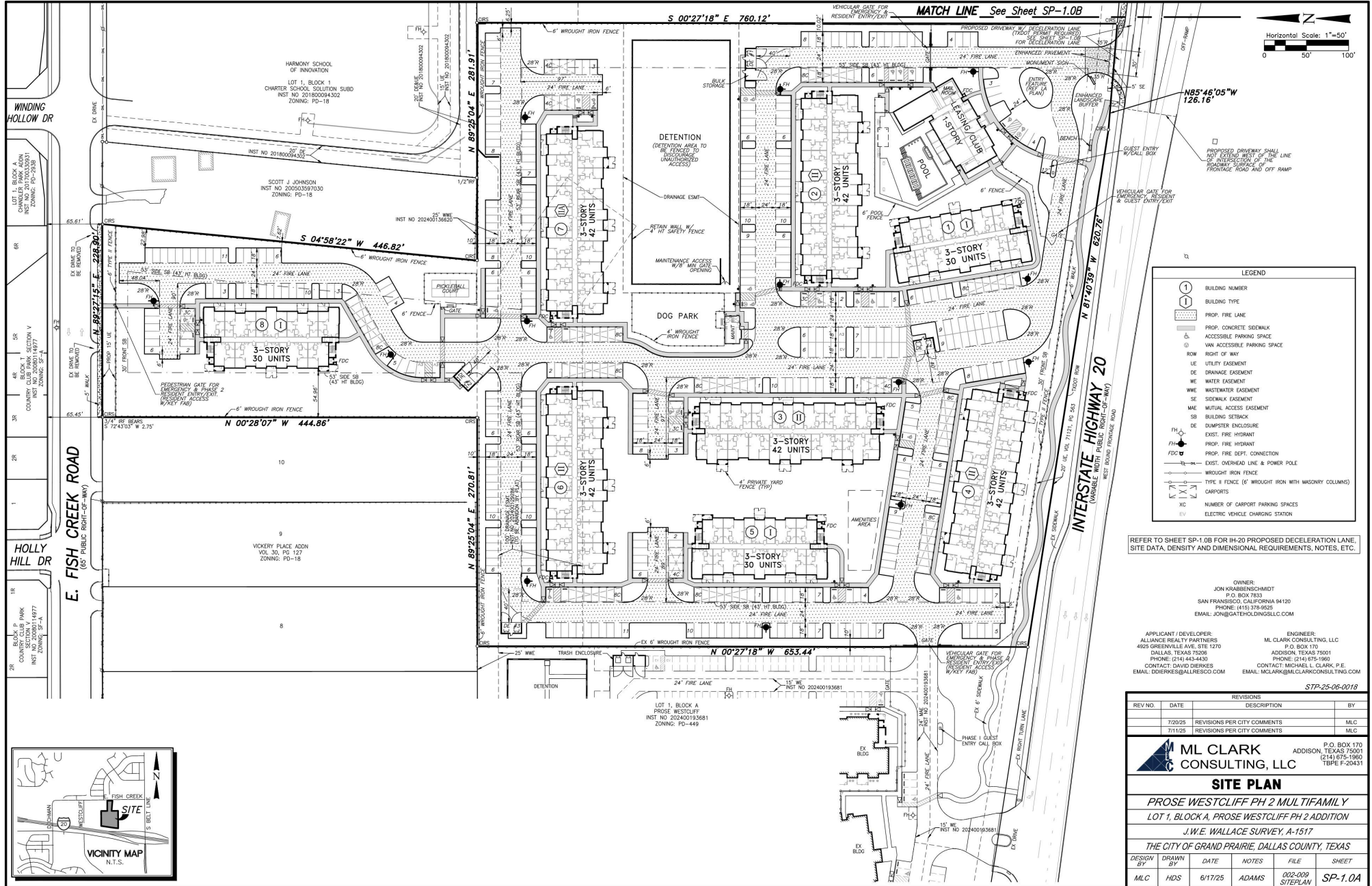
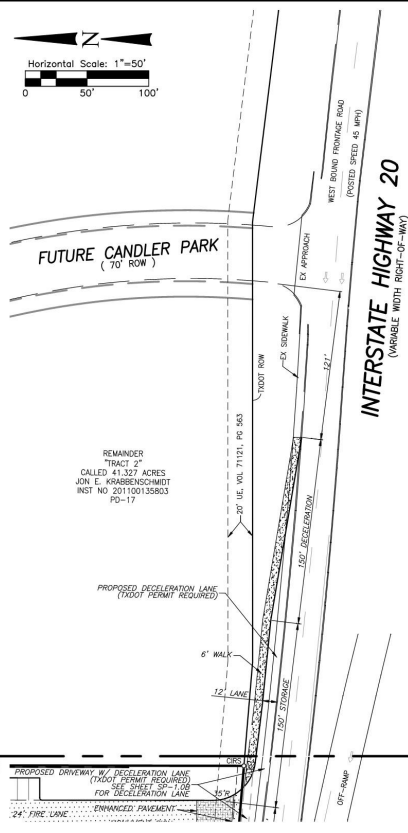
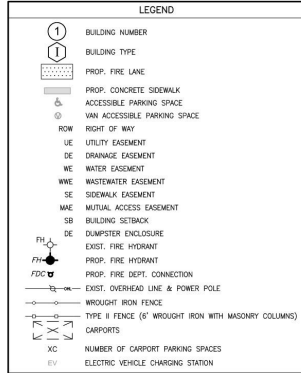


Exhibit C - Site Plan
Page 1 of 2





UNIT AREA TABULATIONS					
Unit (1 Bedroom)	Net (S.F.)	Gross (S.F.)	# of Units	% of Total Units	Total Net Area
A1-1-PATIO	731	800	6	2.0%	4,800 SF
A1-1-BALCONY	731	800	12	4.0%	9,600 SF
A1-2-PATIO	731	800	2	0.7%	1,600 SF
A1-2-PATIO ANSI	731	800	2	0.7%	1,600 SF
A1-2-BALCONY	731	800	20	6.7%	14,400 SF
A1-1-A	731	800	15	5.0%	11,360 SF
A2-1	818	818	15	5.0%	12,270 SF
A2-2-PATIO	818	818	5	1.7%	4,090 SF
A2-2-BALCONY	818	818	10	3.3%	8,180 SF
A2-1	818	818	5	1.7%	4,090 SF
A2-1-PATIO	818	818	6	2.0%	4,908 SF
A2-1-BALCONY	818	818	6	2.0%	4,908 SF
1 BEDROOM TOTAL			174	58.0%	131,760 SF
Unit (2 Bedroom)					
B1	1,106	1,106	27	9.0%	29,835 SF
B1-PATIO	1,106	1,170	3	1.0%	3,315 SF
B1-PATIO ANSI	1,106	1,170	3	1.0%	3,315 SF
B1-1-PATIO	1,106	1,171	5	2.7%	5,365 SF
B1-1-BALCONY	1,106	1,171	11	3.7%	12,166 SF
B1-2	1,106	1,106	5	1.7%	5,530 SF
B1-3	1,106	1,106	30	10.0%	33,180 SF
B2-PATIO	1,191	1,260	5	1.7%	5,955 SF
B2-BALCONY	1,191	1,260	10	3.3%	11,910 SF
B2-1	1,191	1,191	5	3.3%	10,719 SF
2 BEDROOM TOTAL			111	37.0%	124,773 SF
Unit (3 Bedroom)					
C1-PATIO	1,407	1,483	4	1.3%	5,628 SF
C1-PATIO ANSI	1,407	1,483	1	0.3%	1,483 SF
C1-BALCONY	1,407	1,483	10	3.3%	14,070 SF
3 BEDROOM TOTAL			15	5.0%	22,245 SF
TOTAL			300	100.0%	277,638 SF

SITE PLAN GENERAL NOTES

- ALL VEHICULAR PAVING SURFACE MATERIALS SHALL MEET THE CITY OF GRAND PRAIRIE MINIMUM STANDARDS.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF AMENDMENTS AND THE STATE OF TEXAS.
- A KNOX BOX SHALL BE PROVIDED AT ALL VEHICULAR AND PEDESTRIAN ENTRY GATES FOR FIRE DEPARTMENT ACCESS.
- DUMPSTER ENCLOSURES SHALL BE THAT ARE SCREENED WITH SOLID NON-TRANSPARENT MASONRY WALL SIMILAR IN MATERIALS TO THE MAIN STRUCTURE. THE ENCLOSURE FOR SINGLE DUMPSTERS SHALL MEASURE A MINIMUM OF 12' X 12' (10') AND FOR DUAL DUMPSTERS SHALL MEASURE A MINIMUM OF 12' X 20' (10') AND BE A MINIMUM OF 8' IN HEIGHT. THE STRUCTURE SHALL HAVE SCREENING GATE THAT SHALL REMAIN CLOSED EXCEPT WHEN BEING SERVICED.
- THE MAIL ROOM IS LOCATED IN THE LEASING/CLUB BUILDING.
- AMENITIES WILL INCLUDE THE FOLLOWING:
 - POOL
 - DOG PARK
 - POOL/RECREATION COURT
 - CLUB ROOM, BUSINESS CENTER, GAME ROOM AND FITNESS CENTER WITHIN THE LEASING BUILDING

IN ACCORDANCE WITH SECTION W.3.1.1, NEW MULTIFAMILY DEVELOPMENT THAT MEETS THE DESIGN RECOMMENDATIONS IN SECTION W.3.1 SHALL PROVIDE AMENITIES THAT ARE OF HIGH QUALITY AND OF BENEFIT TO ALL RESIDENTS BY PROVIDING FEATURES FROM AT LEAST TWO OF THE FOLLOWING THREE CATEGORIES. THE DEVELOPMENT SHALL MEET CATEGORY 2 AND CATEGORY 3 REQUIREMENTS.

APPENDIX W CHECKLIST FOR MULTIFAMILY DEVELOPMENT

- CATEGORY 1 (PROVIDED, BUT NOT REQUIRED)**
- ELECTRIC VEHICLE CHARGING STATIONS.
 - QUALIFIED RECYCLING PROGRAM.
 - OUTDOOR RECREATIONAL SPACES.
 - BIG AND SMALL DOG PARKS.
- CATEGORY 2 (REQUIRED)**
- GRANITE COUNTERTOPS OR SIMILAR IN KITCHENS AND BATHROOMS.
 - UPGRADED FLOORING THROUGHOUT, CONSISTING OF MASONRY TILE, SUCH AS PORCELAIN OR TRAVERTINE, WOOD-LOOK TILE, TRUE HARDWOOD, STAINED CONCRETE OR DEEP PILE CARPETING.
 - UPGRADED WOODWORK THROUGHOUT EACH UNIT, SUCH AS CROWN MOLDING, WAINSCOT, CHAIR RAILS, WINDOW AND DOOR MOLDINGS.
 - UPGRADED CABINETRY.
- CATEGORY 3 (REQUIRED)**
- INTEGRATED USB PORTS WITHIN ALL UNITS.
 - APP-ENABLED FUNCTIONALITY FOR DOOR LOCKS, LIGHTING, THERMOSTAT, APPLIANCES, OR OTHER ELECTRONICS.
 - APP-ENABLED COMMUNICATION BETWEEN RESIDENTS AND MANAGEMENT FOR THE REPORTING OF PROBLEMS RELATED TO MECHANICAL, SAFETY, SAFETY CONCERNS, OR NOISE ISSUES.
 - WI-FI INTERNET ACCESS PROVIDED TO USERS OF COMMON AMENITIES SUCH AS CLUBHOUSE, POOL, WALKING TRAILS, AND FITNESS AREA.
- CATEGORY 4 (REQUIRED)**
- INTEGRATED USB PORTS WITHIN ALL UNITS.
 - APP-ENABLED FUNCTIONALITY FOR DOOR LOCKS, LIGHTING, THERMOSTAT, APPLIANCES, OR OTHER ELECTRONICS.
 - APP-ENABLED COMMUNICATION BETWEEN RESIDENTS AND MANAGEMENT FOR THE REPORTING OF PROBLEMS RELATED TO MECHANICAL, SAFETY, SAFETY CONCERNS, OR NOISE ISSUES.
 - WI-FI INTERNET ACCESS PROVIDED TO USERS OF COMMON AMENITIES SUCH AS CLUBHOUSE, POOL, WALKING TRAILS, AND FITNESS AREA.

SECTION W.3.1 DESIGN STANDARD COMPLIANCE

- MASONRY, SUCH AS BRICK, STONE, CAST STONE, CULTURED STONE, POOL, EXTERIOR PORTLAND CEMENT PLASTER (STUCCO) WITH 3 COATERS OVER METAL LATH AND FIBER CEMENT SIDING (AS DEFINED IN THE MOST RECENTLY ADOPTED BUILDING CODE APPROVED BY THE BUILDING OFFICIAL). COMPLIANT; REFER TO ELEVATIONS FOR MATERIALS.
- NON-MASONRY MATERIAL, SUCH AS ARCHITECTURAL METAL PANEL OR ENGINEERED WOOD, IF SUCH MATERIAL EXHIBITS THE SAME WEATHERING AND DURABILITY CHARACTERISTICS AS MASONRY MATERIALS LISTED ABOVE, NOT APPLICABLE.
- THE USE OF A SINGLE TEXTURE, COLOR, OR MATERIAL FROM THE ELEVATIONS, OR MORE THAN SIXTY PERCENT (60%) OF A BUILDING FACE BETWEEN TERMINATING CORNERS. COMPLIANT; REFER TO ELEVATIONS FOR MATERIALS, COLOR AND FINISHES.
- THE DEVELOPER/BUILDER SHOULD USE EXTERIOR INSULATING FINISHING SYSTEM (EIFS) FOR ROOF PARAPET CORNICE MOLDING, ORNAMENTAL, ROUNDELS OR SIMILAR DECORATIVE ELEMENTS ONLY. THE USE OF EIFS SHOULD NOT BE UTILIZED ON ANY PORTION OF A WALL THAT IS LESS THAN EIGHT FEET (8') IN HEIGHT FROM THE FINISHED GRADE ELEVATION. NO ROOF PARAPETS OR ROUNDELS PROVIDED. NO EIFS UTILIZED, NOT APPLICABLE.
- NOT MORE THAN TWENTY (20%) OF EACH BUILDING FACE SHOULD UTILIZE NON-NEUTRAL COLORS. THE REMAINDER OF THE BUILDING FACE SHOULD UTILIZE NEUTRAL COLORS, INCLUDING EARTH TONES. COMPLIANT; REFER TO ELEVATIONS AND MATERIAL PERFORMANCE CHARTS.
- IN ANY DEVELOPMENT THAT INCLUDES MULTIFAMILY RESIDENTIAL OR MIXED-USE, EVERY BUILDING WITH RESIDENTIAL USE SHOULD DISPLAY THE SAME LEVEL OF ARCHITECTURE, MATERIALS, AND DETAILING ON ALL SIDES OF THE BUILDING. ARCHITECTURAL TECHNIQUES, SUCH AS VARIOUS SETBACKS OF WINDOWS AND BALCONIES, AND CHANGES IN MATERIAL, COLOR AND FINISH, SHOULD BE USED TO ARTICULATE FACADES AND SIDEWALLS. COMPLIANT; REFER TO ELEVATIONS FOR MATERIALS, COLOR AND FINISHES.
- IF A FLAT ROOF IS UTILIZED FOR THE PRIMARY ROOF SURFACE, THE DESIGN SHOULD EMPLOY HORIZONTAL AND VERTICAL OFFSETS OF 2 FEET OR GREATER FROM THE PRIMARY CORNER ELEVATION OVER A MINIMUM OF 50% OF THE LINEAR FOOTAGE OF EACH BUILDING SIDE. NO FLAT ROOF IS UTILIZED, NOT APPLICABLE.

SITE DATA	
SITE AREA:	14,180 AC (417,861 SF)
ROW DEDICATION:	0.00 AC (0 SF)
LOT AREA:	14,180 AC (417,861 SF)
ZONING:	PD-484
PROPOSED USE:	MULTIFAMILY (MF-2)
BUILDING FOOTPRINT AREA:	
BUILDINGS 1-8:	116,000 SF
LEASING/CLUB:	6,127 SF
MAIL ROOM:	5,127 SF
TOTAL:	127,254 SF
BUILDING LOT COVERAGE:	19.06%
IMPERVIOUS AREA:	
BUILDINGS 1-8:	117,700 SF
PAVEMENT:	206,696 SF
SIDEWALKS/HARDSCAPE:	27,095 SF
TOTAL:	351,491 SF
PERCENTAGE OF LOT AREA:	96.81%
BUILDING HEIGHT (STORIES):	
MAXIMUM ALLOWED:	3-STORY
PROPOSED:	3-STORY
BUILDINGS 1-8:	1-STORY
LEASING/CLUB:	1-STORY
MAIL ROOM:	1-STORY
DWELLING UNITS:	
1 BEDROOM:	174 (58%)
2 BEDROOM:	111 (37%)
3 BEDROOM:	15 (5%)
TOTAL:	300
PARKING:	
MINIMUM REQUIRED PARKING:	
1 BEDROOM: 1.5 SPACES/UNIT:	261
2 BEDROOMS: 2 SPACES/UNIT:	222
TOTAL:	483
MINIMUM REQUIRED COVERED PARKING (20%):	97
PROPOSED:	520
SURFACE:	105
CARPETS:	415
TOTAL (INCLUDES ACCESSIBLE PARKING & EV CHARGING STATIONS):	520
ELECTRIC VEHICLE EV CHARGING STATIONS:	
PROPOSED:	4
ACCESSIBLE PARKING:	
SURFACE:	18 (3 VAN)
CARPETS:	31 (3 VAN)
TOTAL:	21 (3 VAN)
IMPACT FEE ZONE:	NORTH

DENSITY AND DIMENSIONAL REQUIREMENTS			
STANDARD	MF-2	PROVIDED	COMPLIANCE
MAX. DENSITY (UNITS PER ACRE)	18	21.31*	YES
MIN. LOT AREA (SF)	12,000	617,861	YES
MIN. LOT WIDTH (FT)	100	228.90	YES
MIN. LOT DEPTH (FT)	120	1,098.30	YES
MIN. LIVING AREA (SF)	600	731	YES
MAX. SINGLE-UNIT (%)	60	58	YES
MIN. FRONT SETBACK (FT)	30.0 FT FROM STREET	30	YES
MIN. REAR SETBACK (FT)	45 FT + 1 FT FOR EVERY FT OVER 35 FT IN HEIGHT	53**	YES
MIN. INTERIOR SIDE (FT)	45 FT + 1 FT FOR EVERY FT OVER 35 FT IN HEIGHT	53**	YES
MIN. SIDE ON STREET (FT)	30.0 FT FROM STREET	N/A	N/A
MIN. BETWEEN BUILDINGS (FT)	15	15	YES
MAX. HEIGHT (FT)	90	43	YES

* INCREASED THE MAXIMUM DENSITY FROM 18 TO 21.16 UNITS PER ACRE PER APPENDIX W.
** 45 FEET + (45 FEET - 35 FEET) = 53 FEET

OWNER:
JON KRABENSHIMDT
P.O. BOX 7833
SAN FRANCISCO, CALIFORNIA 94120
PHONE: (415) 378-9625
EMAIL: JONG@GATEHOLDINGSLLC.COM

APPLICANT / DEVELOPER:
ALLIANCE REALTY PARTNERS
4625 GREENVILLE AVE., STE 1270
DALLAS, TEXAS 75206
PHONE: (214) 443-4430
CONTACT: DAVID DIERGES
EMAIL: DDIERGES@ALLIANCE.COM

ENGINEER:
ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
PHONE: (214) 675-1900
CONTACT: MICHAEL L. CLARK, P.E.
EMAIL: MCLARK@MLCLCONSULTING.COM

REVISIONS		
REV NO.	DATE	DESCRIPTION
1	7/20/25	REVISIONS PER CITY COMMENTS
2	7/17/25	REVISIONS PER CITY COMMENTS

ML CLARK CONSULTING, LLC

SITE PLAN

PROSE WESTCLIFF PH 2 MULTIFAMILY

LOT 1, BLOCK A, PROSE WESTCLIFF PH 2 ADDITION

J.W.E. WALLACE SURVEY, A-1517

THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

DESIGN BY	DRAWN BY	DATE	NOTES	FILE	SHEET
MLC	HDS	6/17/25	ADAMS	002-009 SITEPLAN	SP-1.0B

STANDARD PARKING SPACE

N.T.S.

STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

PARKING SHALL BE IN ACCORDANCE WITH UNIFIED DEVELOPMENT CODE, APPENDIX D