

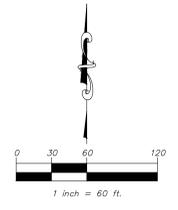
LINE #	LENGTH	DIRECTION
L1	122.21'	S 38°33'32" E
L2	25.26'	N 51°10'13" E
L3	80.03'	S 38°21'12" E
L4	102.33'	S 32°18'50" E
L5	84.99'	S 21°10'32" W
L6	45.03'	S 76°44'18" W
L7	5.39'	S 00°25'31" E
L9	28.47'	N 45°50'04" W

UNDEVELOPED PD PD-59  
CITY OF CORINTH VOL. 608, PG. 158 PROJECT

UNDEVELOPED PD PD-59  
CORINTH ECONOMIC DEVELOPMENT CORPORATION DOC NO. 2019-69270 PROJECT

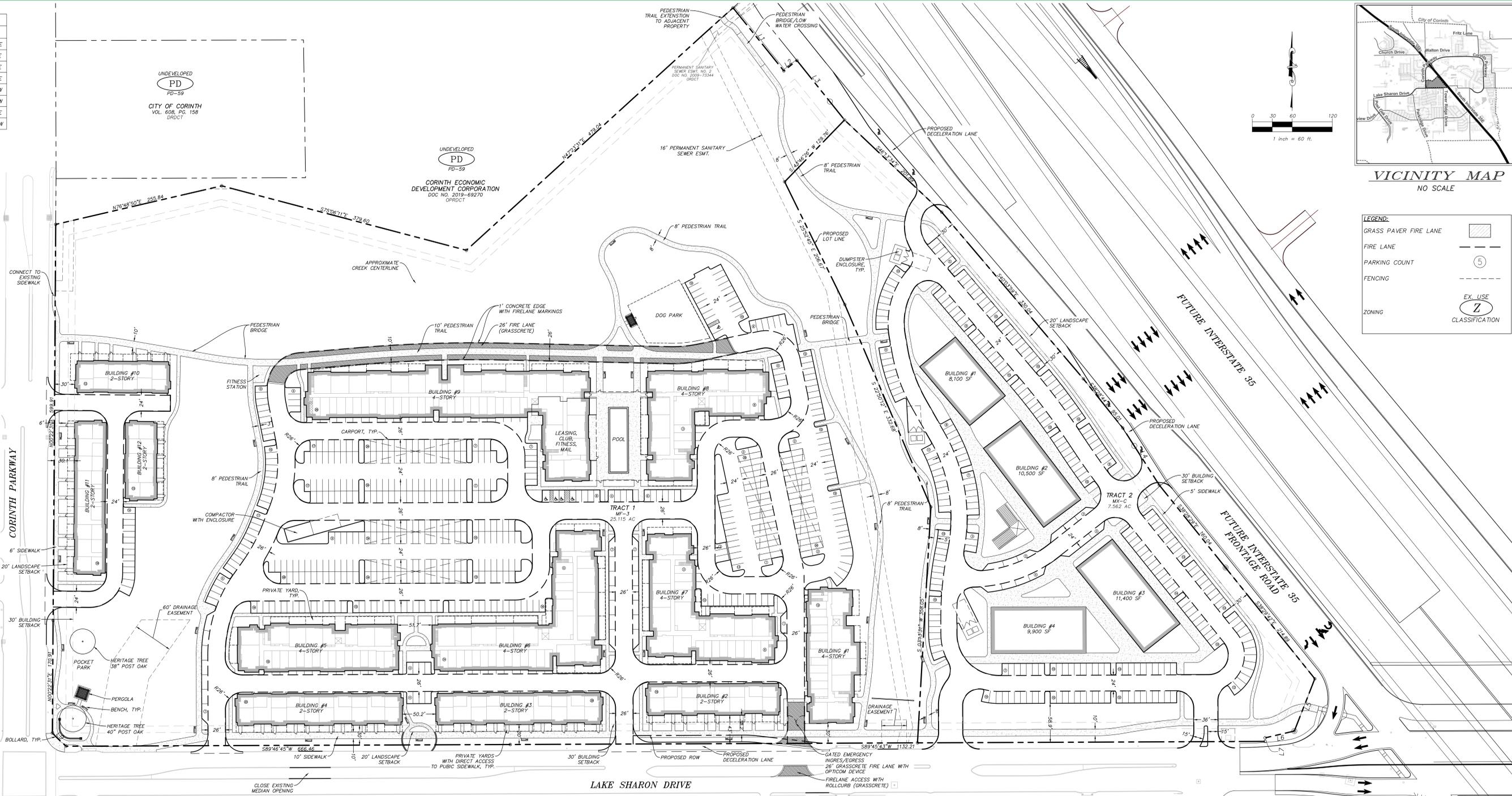
MULTI-FAMILY PD PD-60  
THE BOULEVARD APARTMENTS ADDITION DOC NO. 2011-208 PROJECT

MULTI-FAMILY PD PD-59 & 31  
CORINTHAN PARK CAB. X, PG. 157 PROJECT



**LEGEND:**

GRASS PAVER FIRE LANE	
FIRE LANE	
PARKING COUNT	
FENCING	
ZONING	
EX. USE CLASSIFICATION	



SITE DATA TABLE	
MULTI-FAMILY REQUIREMENTS (BUILDINGS #1 - #9)	
<b>SITE DATA</b>	
CURRENT ZONING	MX-C
BASE ZONING	MF-3
SITE AREA	25.115 AC (1,094,009 SF)
UNITS	444
BUILDING COVERAGE (ALL BUILDINGS)	50% MAX.
DENSITY	18 DU/AC
<b>BUILDING DATA</b>	
NUMBER OF STORES	4 STORES; 36' MAX.
MINIMUM FLOOR AREA	528 SF
<b>BUILDING SETBACKS</b>	
FRONT YARD	30' MIN.
REAR YARD	30' MIN.
SIDE YARD (INTERIOR)	30' MIN.
SIDE YARD (CORNER)	30' MIN.
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	NA
<b>UNIT TYPE</b>	<b>NUMBER</b>
MULTI-FAMILY 1 BEDROOM	285
MULTI-FAMILY 2 BEDROOM	151
TOTAL MULTI-FAMILY UNITS	416
TOWNHOME STYLE 2 BEDROOM	17
TOWNHOME STYLE 3 BEDROOM	11
TOTAL TOWNHOME STYLE UNITS	28
TOTAL UNITS	444
<b>REQUIRED PARKING</b>	
1.6 PS PER UNIT	711
TOTAL REQUIRED PARKING	711
<b>PROVIDED PARKING</b>	
SURFACE PARKING (INCLUDING CARPORTS & GARAGES)	1.6 SPACES PER UNIT
TOTAL PARKING PROVIDED	712 SPACES (1.6 UNIT)

SITE DATA TABLE	
MULTI-FAMILY REQUIREMENTS (BUILDINGS #10 - #12)	
<b>SITE DATA</b>	
CURRENT ZONING	MX-C
BASE ZONING	MF-3
SITE AREA	25.115 AC (1,094,009 SF)
UNITS	20
BUILDING COVERAGE (ALL BUILDINGS)	50% MAX.
DENSITY	18 DU/AC
<b>BUILDING DATA</b>	
NUMBER OF STORES	2 STORES; 36' MAX.
MINIMUM FLOOR AREA	528 SF
<b>BUILDING SETBACKS</b>	
FRONT YARD	30' MIN.
REAR YARD	30' MIN.
SIDE YARD (INTERIOR)	30' MIN.
SIDE YARD (CORNER)	30' MIN.
ADJACENT TO ONE OR TWO FAMILY RESIDENTIAL	NA
<b>UNIT TYPE</b>	<b>NUMBER</b>
TOWNHOME STYLE 2 BEDROOM	15
TOWNHOME STYLE 3 BEDROOM	5
TOTAL UNITS	20
<b>REQUIRED PARKING</b>	
2.7 PS PER UNIT	54
TOTAL REQUIRED PARKING	54
<b>PROVIDED PARKING</b>	
GARAGE PARKING	40
SURFACE PARKING	14
TOTAL PARKING PROVIDED	54

SITE DATA TABLE	
COMMERCIAL REQUIREMENTS	
<b>SITE DATA</b>	
CURRENT ZONING	MX-C
BASE ZONING	MX-C
SITE AREA	7,562 AC (329,401 SF)
UNITS	1
BUILDING COVERAGE	50% MAX.
<b>BUILDING DATA</b>	
NUMBER OF STORES	2.5 STORES; 40' MAX.
<b>BUILDING SETBACKS</b>	
FRONT YARD	30' MIN.
REAR YARD	30' MIN.
SIDE YARD (INTERIOR)	0' MIN.
SIDE YARD (CORNER)	30' MIN.
<b>PROVIDED PARKING</b>	
MIXED USES	VARIES PER USE
TOTAL PARKING PROVIDED	276 SPACES

NOTES:  
1. THE DESIGN OF TRACT 2 ACCESS WILL BE FURTHER EVALUATED AT THE TIME OF SITE PLAN / DETAILED ENGINEERING DESIGN.

SINGLE-FAMILY PD PD-13  
MEADOW OAKS PHASE II CAB. P, PG. 261 PROJECT

SINGLE-FAMILY PD PD-48  
CROSSPOINTE DOC. NO. 2015-446 PROJECT

**OWNER:**  
MINERVA PARTNERS LTD  
4143 MAPLE AVE STE 325,  
DALLAS, TX, 75219-3291

**DEVELOPER:**  
GREYSTAR DEVELOPMENT  
CENTRAL, LLC  
600 E. LAS COLINAS BLVD., SUITE 2100  
IRVING, TEXAS 75039  
CONTACT: JR THULIN  
PHONE: (214) 451-5698

EXHIBIT C  
PD CONCEPT PLAN  
CORINTH GROVES  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
AUGUST 2022  
ZONING CASE # ZAPD22-0004

