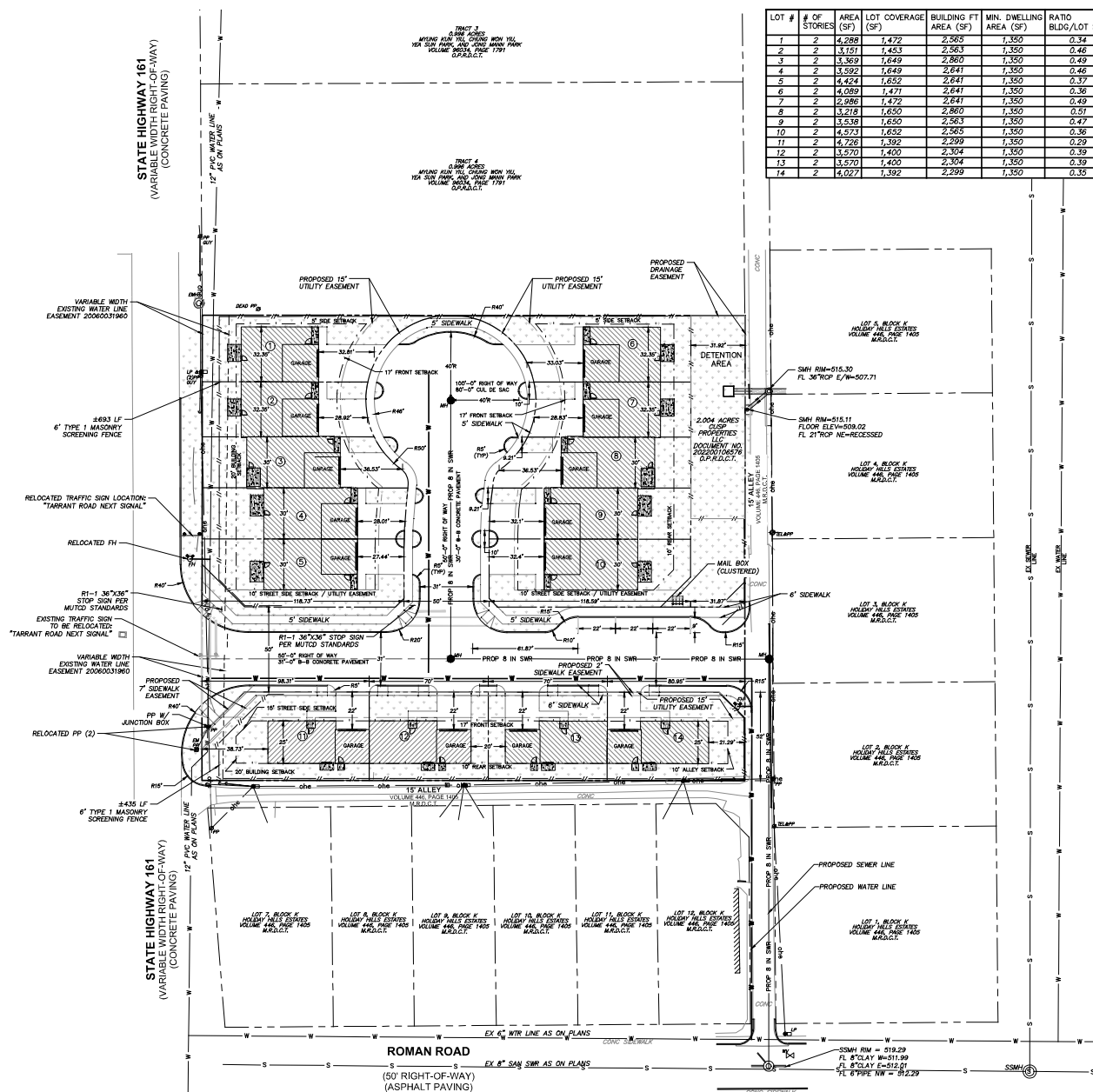













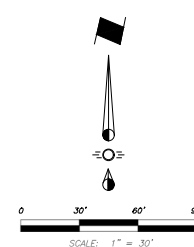
Exhibit C - Concept Plan
Page 1 of 1



LOT #	# OF STORES	AREA (SF)	LOT COVERAGE (SF)	BUILDING FT. AREA (SF)	MIN. DWELLING AREA (SF)	RATIO/LOT SIZE
1	2	4,288	1,472	2,565	1,350	0.34
2	2	3,151	1,423	2,563	1,350	0.46
3	2	3,589	1,649	2,641	1,350	0.49
4	2	3,592	1,649	2,541	1,350	0.46
5	2	4,424	1,652	2,641	1,350	0.37
6	2	4,069	1,471	2,641	1,350	0.36
7	2	3,266	1,472	2,565	1,350	0.49
8	2	3,218	1,650	2,860	1,550	0.51
9	2	3,538	1,650	2,563	1,350	0.47
10	2	3,773	1,652	2,563	1,350	0.38
11	2	4,726	1,392	2,299	1,350	0.29
12	2	3,670	1,400	2,304	1,350	0.39
13	2	3,670	1,400	2,304	1,350	0.39
14	2	4,027	1,392	2,299	1,350	0.35

PLAN LEGEND

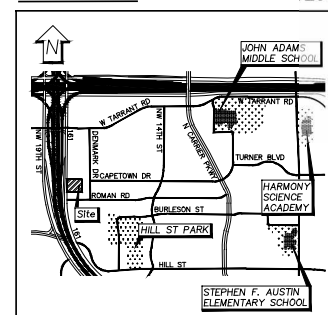
-  PROJECT BOUNDARY LINE
 ADJACENT SUBDIVISION BOUNDARIES
 LOT LINE
 LOT SETBACK LINE
 WROUGHT IRON FENCE
 PROPOSED ROAD CENTERLINE
 PROPOSED MANHOLE
 EXISTING FIRE HYDRANT
 EXISTING ELECTRIC METER
 EXISTING POWER POLE & GUY
 EXISTING LIGHT POLE



SITE DEVELOPMENT DATA		ARTICLE 6 STANDARDS		PROPOSED SITE
SITE ACREAGE	2.004 ACRES	MAXIMUM HEIGHT: 35' (3 STORIES)	29.6'±	
SITE CURRENT USAGE	VACANT	MAXIMUM HEIGHT: 35' (3 STORIES)	29.6'±	14 UNITS ± 12 DU/AC
SITE PROPOSED USAGE	TOWNHOMES	MAXIMUM LOT COVERAGE: 80%	29.6% COVERAGE	
EXISTING ZONING	BR/150	MIN. LIVING AREA: 300 1150-1199 SF	ALL UNITS ± 1300 SF	
EXTENDED MAXIMUM LOT COVERAGE	BR/150	MIN. LOT WIDTH: 30'±	30'±	14 UNITS
TOTAL YEAR FLOODPLAIN	N/A	MIN. LOT WIDTH: 30'±	30'±	ALL UNITS 30'±
TOTAL IMPERVIOUS ON-SITE	58.53%	MIN. LOT DEPTH: 30'±	30'±	REQUESTING VARIANCE
WATERWAY / W/IMPACT FEE ZONE:	NORTH			
APPENDIX W STANDARD		ARTICLE 10 STANDARDS		PROPOSED SITE
MINIMUM LOT AREA	30.0 ± 1.0%	MINIMUM LOT AREA	30.0 ± 1.0%	

SITE PLAN NOTES

1. *Boundary and Topographic Survey provided by Yellow Rose Mapping LLC.*
2. *Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflict between plans.*
3. *Dumpsters and trash containers shall be screened in accordance with the City's Development Code.*
4. *Outdoor lighting shall comply with the lighting and glare standards contained within the City's Development Code.*
5. *Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.*
6. *Speed bumps/humps are not permitted within a fire lane.*
7. *Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.*
8. *All signage is subject to Building Official approval.*
9. *All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.*
10. *All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.*
11. *Approval of the site plan is not final until all engineering plans are approved by the City Engineer.*
12. *All new electrical lines shall be installed and/or relocated underground.*
13. *All mechanical equipment shall be screened from public view with accordance with the City's Development Code.*
14. *Any landscaping located within the utility easements may be removed by the City to access utilities. The property owner will be responsible for replanting trees and/or shrubs.*
15. *Conduit for electrical lines to be placed by owner.*

VICINITY MAP

<u>OWNER/DEVELOPER</u> DINA MIQDADI 2975 EAGLE DR. GRAND PRAIRIE, TX 75052 (972) 602-9787	<u>ENGINEER</u> VILBIG & ASSOCIATES, PLLC 400 CHISHOLM PLACE SUITE 104 PLANO, TX 75075 CONTACT: TOMMY VILBIG (469) 907-4377	<u>SURVEYOR</u> YELLOW ROSE MAPPING LLC 2011 WOODLAND HILLS LN WEATHERFORD, TX 76087 CONTACT: CHARLES RUBY (501) 653-9234
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[illegible]

REVISIONS

SHEET
G2

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM #5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF THOMAS L.
VILBIG, P.E., 131154 ON
APRIL 25TH, 2024. IT IS NOT TO
BE USED FOR CONSTRUCTION,
FINAL BID, OR PERMIT PURPOSES.

**DINA ESTATES
TOWNHOMES**
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

SITE PLAN

E:1" = 30'

1