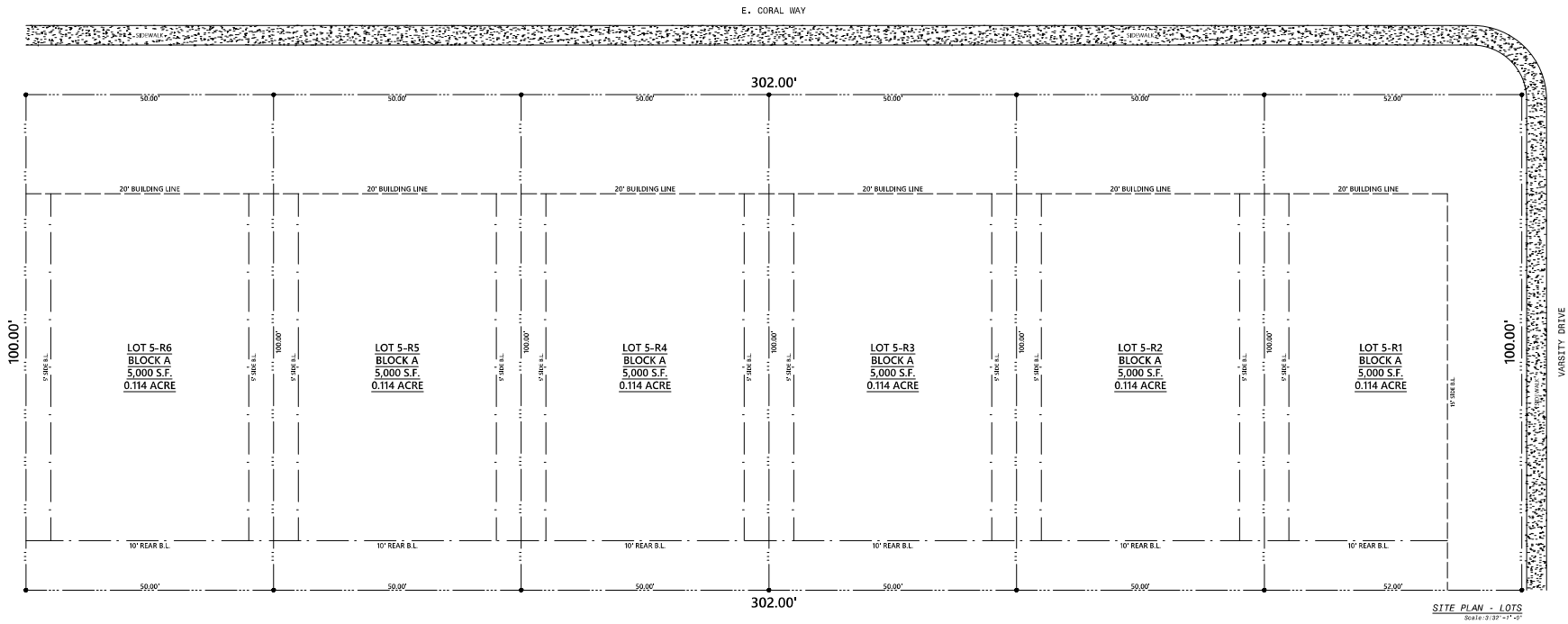


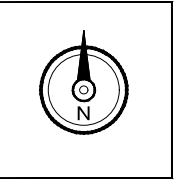
Exhibit C - Concept Plan
Page 1 of 2



- GENERAL NOTES:**
- THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANDOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 - THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
 - THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
 - ALL WORK PERFORMED ON THE PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
 - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT IS RECOMMENDED THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.

AD

AMAYA'S DESIGN
Tel: 872.358.1646
ps_ag@hotmail.com



Customer(s)/Owner(s):
Dolphin Custom Homes Inc.

Legal Description:
**Lakeland Heights
Block A
N 1/2 Lot 5**

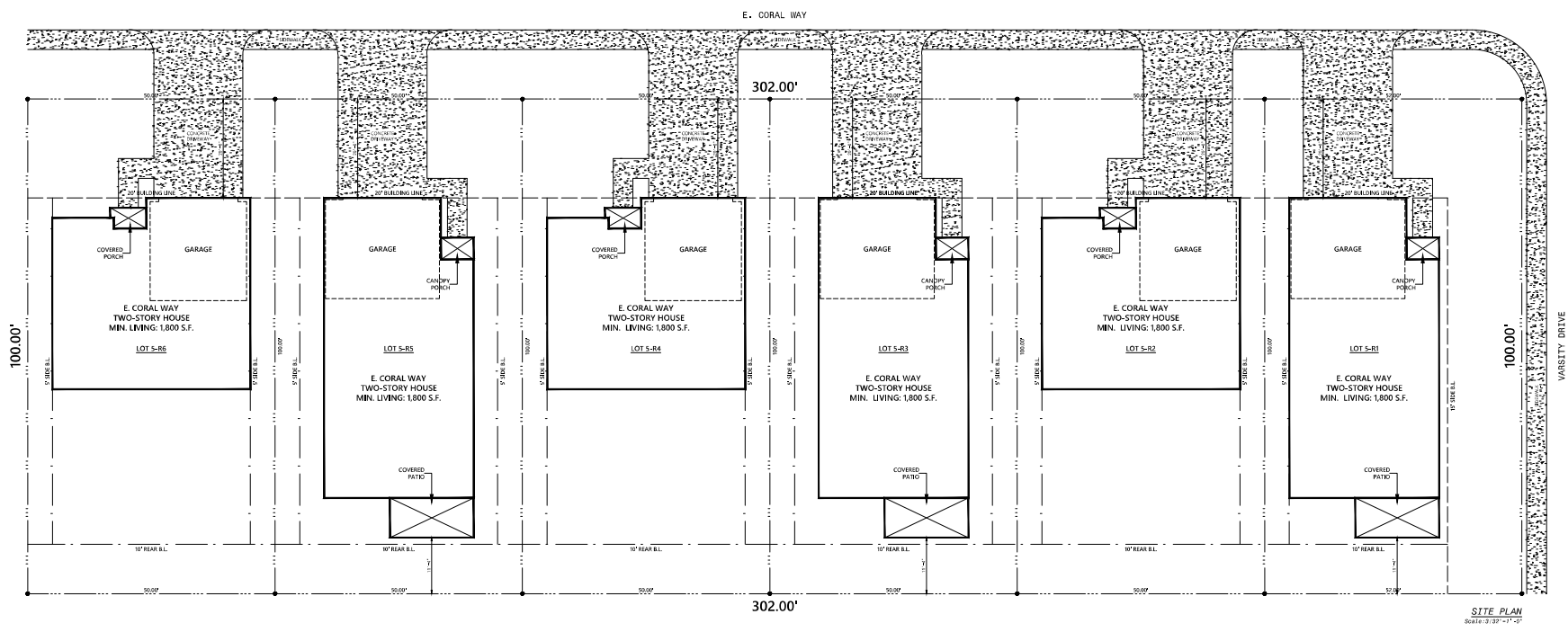
Project Address:
**1901 Varsity Drive
Grand Prairie TX 75051**

Project Name:
New House

Plan Name:
SITE PLAN

Project #: SAM22-LS	Drawn By: PSA
Date: 09-08-2022	Scale: 3/32" = 1'-0"

Exhibit C - Concept Plan
Page 2 of 2

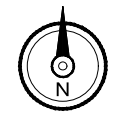


SITE PLAN
Scale: 3/32" = 1'-0"

Standard	SF-4 (Current)	SF-6 (Required)	SF-6 (Proposed)	Meets?
Max. Density (dwelling units per acre)	5.8	8.7		Yes/No?
Min. Dwelling Area (SF)	1,800	1,400	1,800	Yes/No?
Min. Lot Area (SF)	7,200	5,000	5,000	Yes/No?
Min. Lot Width (Ft)	60	50	50	Yes/No?
Min. Lot Depth (Ft)	110	100	100	Yes/No?
Front Setback (Ft)	25	25	20	Yes/No?
Rear Setback (Ft)	10	10	10	Yes/No?
Internal Side (Ft)	0	5	5	Yes/No?
Side-on Street (Ft)	15	15	10	Yes/No?
Lot Coverage (%)	50	50	50	Yes/No?

- GENERAL NOTES:**
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Customer(s)/Owner(s):
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Block A
N 1/2 Lot 5

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1901 Varsity Drive
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