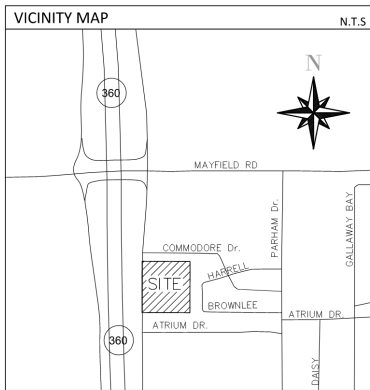


Exhibit B - Site Plan
Page 1 of 1



TOTAL IMPERVIOUS AREA	98,269 SFT
TOTAL LANDSCAPE AREA	38,691 SFT
TOTAL SITE AREA	136,960 SFT

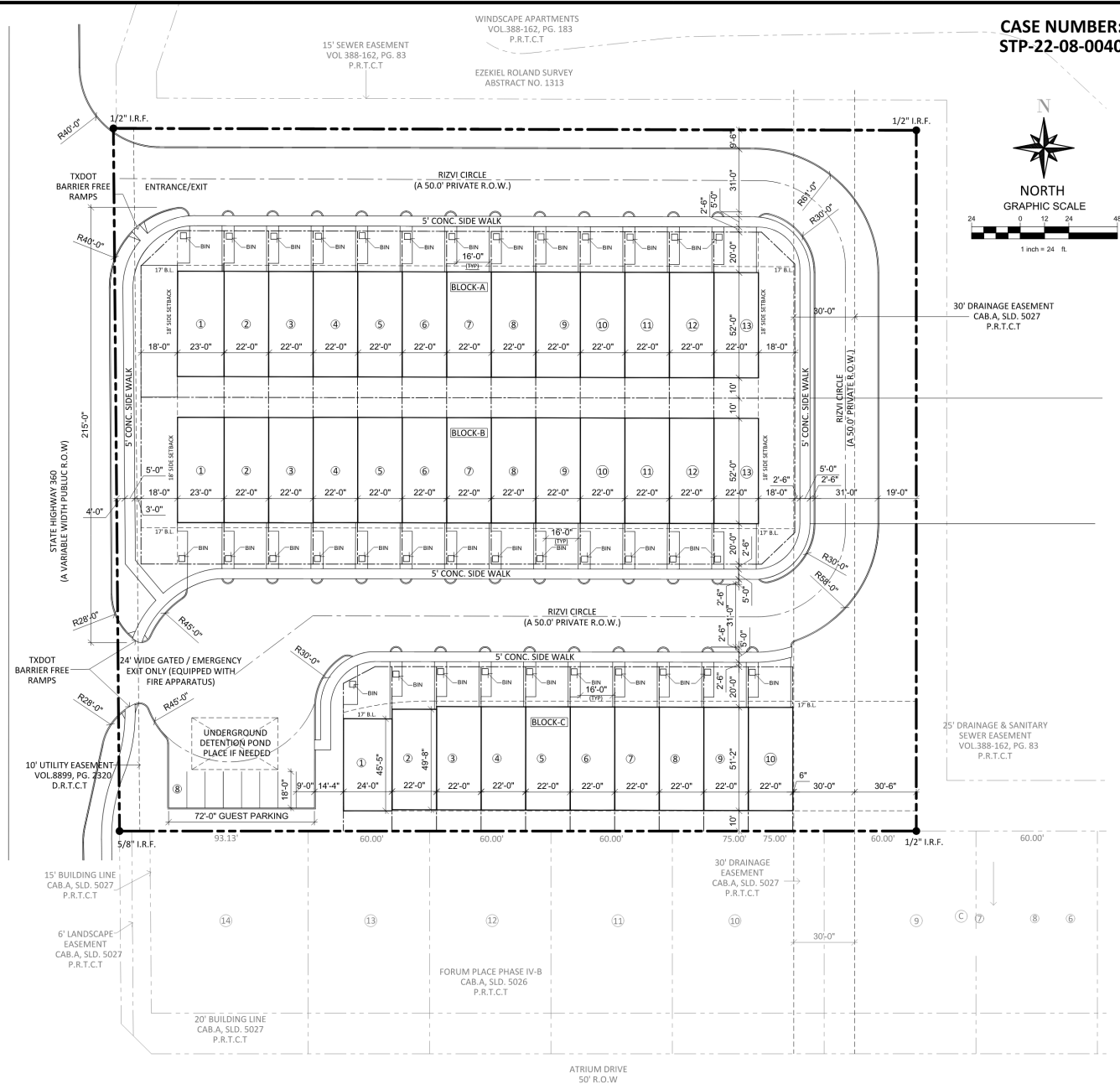
WATER AND WASTE WATER IMPACT ZONE : NORTH

ARTICLE 6: DENSITY AND DIMENSIONAL REQUIREMENTS

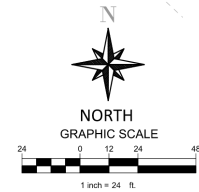
Table 6B
Summary of Density and Dimensional Requirements
for Single Family Attached and Townhouse Districts

[illegible]

1. Residential lots encroaching into a designated floodplain shall have a minimum lot size of one (1) acre, or the encroaching floodplain shall be increased as a Storm Water Management Area to the City of Grand Prairie.
2. Lot width shall be dictated by five (5) feet for corner lots (Section 6.4.1.1) and by ten (10) feet for lay lots (Section 6.4.1.2).
3. Minimum lot size adjoining a collector or arterial thoroughfare to be 3,300 square feet with a minimum lot width of 30 feet.
4. This requirement refers to the setback for rear entry garage doors only.
5. The distance between a primary structure and an accessory structure shall be ten (10) feet.
6. Measured below the fascia board or roofline excluding doors, windows, board or bay windows, dormers, areas under covered porches one story in height, and other architectural projections.



CASE NUMBER:
STP-22-08-0040



ARCHITECT & CONTRACTOR:



EVERY LAST DETAIL

1520 Blue Mesa Rd, Carrollton, Texas 75007.
dariaidmnm@gmail.com
Contact: 972-824-1919

STAMP:

[illegible]

MDM TOWNHOMES
S HWY 360,
GRAND PRAIRIE,
TEXAS, 75052.

PROJECT/ ADDRESS:

SITE PLAN

A-1	DATE:	1/17/2025
	SCALE:	1" = 24'
	DRAWN BY:	R.R.
	CHECKED BY:	D.R.
SHEET NO:		MDM TOWNHOMES GPTX_01.17.25.DWG
FILE NAME:		