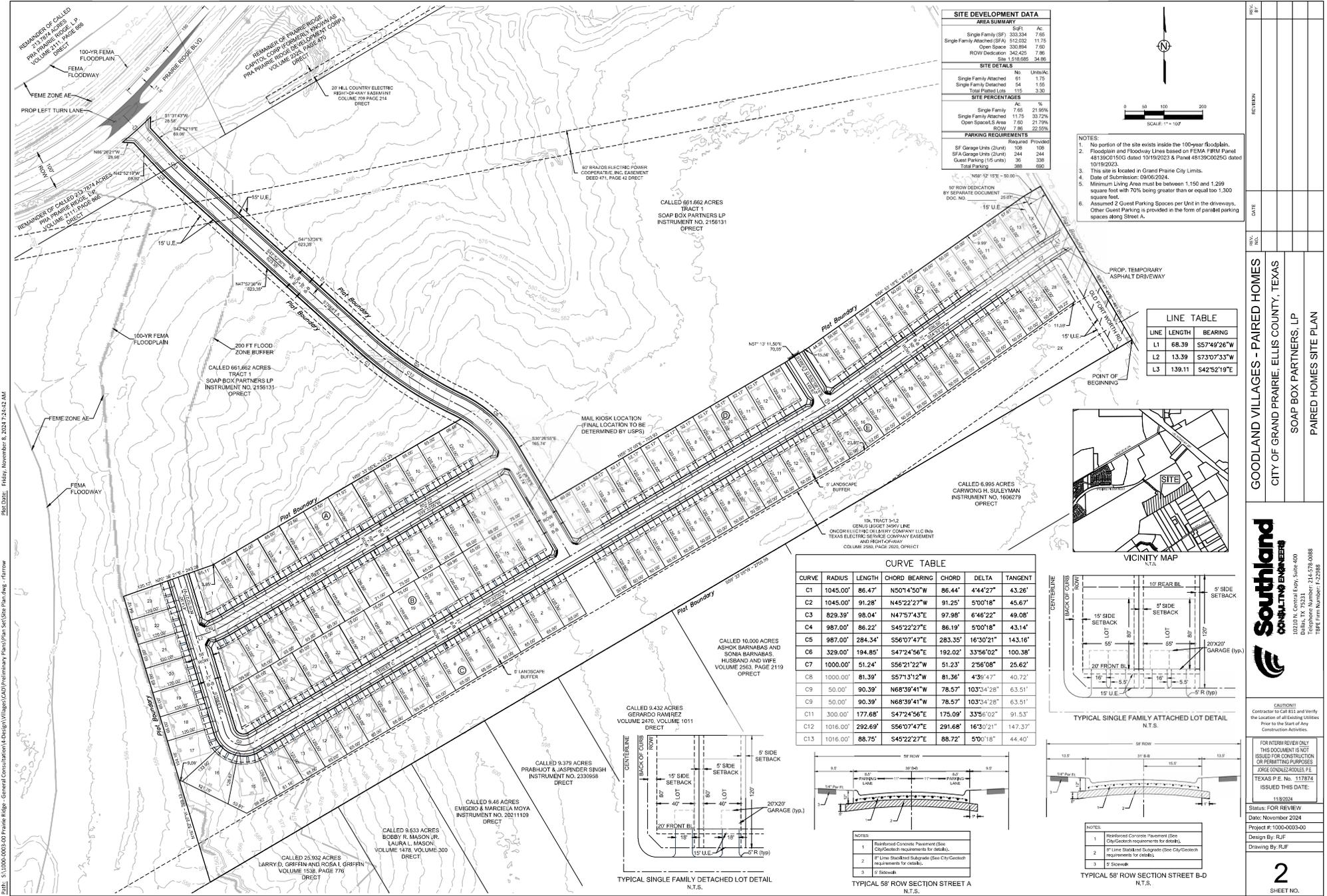


Exhibit B - Site Plan
Page 2 of 3



SITE DEVELOPMENT DATA

AREA SUMMARY

Single Family (SF)	333.334	7.65
Single Family Attached (SFA)	512.032	11.75
Open Space	330.884	7.60
ROW Dedication	342.425	7.86
Site	1,518.685	34.86

SITE DETAILS

Single Family Attached	81	Units/AC
Single Family Detached	54	1.75
Town Parcel Lots	115	3.30

SITE PERCENTAGES

Single Family	Ac.	%
Single Family Attached	7.65	21.99%
Single Family Detached	11.75	33.72%
Open Space	7.60	21.79%
ROW	7.86	23.50%

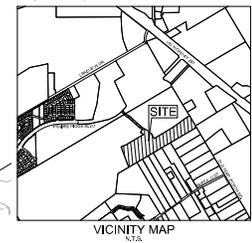
PARKING REQUIREMENTS

SF Garage Units (2/Unit)	108	108
SFA Garage Units (2/Unit)	244	244
Guest Parking (1/5 Units)	36	338
Total Parking	388	690

- NOTES:**
- No portion of the site exists inside the 100-year floodplain.
 - Floodplain and Floodway Lines based on FEMA Panel 48139C0150G dated 10/19/2023 & Panel 48139C0025G dated 10/19/2023.
 - This site is located in Grand Prairie City Limits.
 - Date of Submission: 09/06/2024.
 - Minimum Living Area must be between 1,150 and 1,259 square feet with 70% being greater than or equal to 1,300 square feet.
 - Assumed 2 Guest Parking Spaces per Unit in the driveways. Other Guest Parking is provided in the form of parallel parking spaces along Street A.

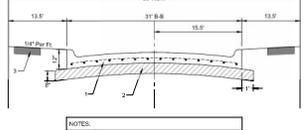
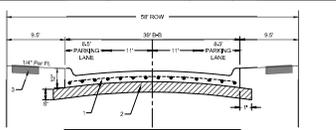
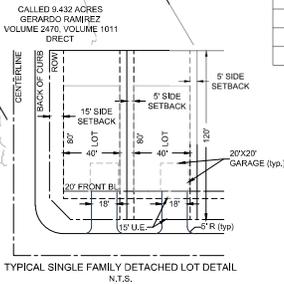
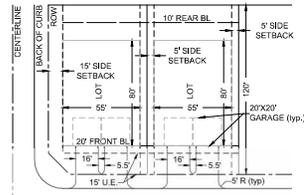
LINE TABLE

LINE	LENGTH	BEARING
L1	68.39	S57°49'26"W
L2	13.39	S73°07'33"W
L3	139.11	S42°52'19"E



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1045.00'	86.47'	N50°14'50"W	86.44'	4°44'27"	43.26'
C2	1045.00'	91.28'	N45°22'27"W	91.25'	5°00'18"	45.67'
C3	829.39'	98.04'	N47°57'43"E	97.98'	6°46'22"	49.08'
C4	987.00'	86.22'	S45°22'27"E	86.19'	5°00'18"	43.14'
C5	987.00'	284.34'	S56°07'47"E	283.35'	16°30'21"	143.16'
C6	329.00'	194.85'	S47°24'56"E	192.02'	33°56'02"	100.38'
C7	1000.00'	51.24'	S56°21'22"W	51.23'	2°56'08"	25.62'
C8	1000.00'	81.39'	S57°13'12"W	81.36'	4°39'47"	40.72'
C9	50.00'	90.39'	N68°39'41"W	78.57'	10°33'42"	63.51'
C9	50.00'	90.39'	N68°39'41"W	78.57'	10°33'42"	63.51'
C11	300.00'	177.68'	S47°24'56"E	175.09'	33°56'02"	91.53'
C12	1016.00'	292.69'	S56°07'47"E	291.68'	16°30'21"	147.37'
C13	1016.00'	88.75'	S45°22'27"E	88.72'	5°00'18"	44.40'



- NOTES:**
- Reinforced Concrete Pavement (See City/State requirements for details).
 - 5" Line Staked Subgrade (See City/State requirements for details).
 - 5" Sidewalk

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REV.	DATE	DESCRIPTION

GOODLAND VILLAGES - PAIRED HOMES
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

SOAP BOX PARTNERS, LP

PAIRED HOMES SITE PLAN

Southland CONSULTING ENGINEERS
10210 N. Central Exp., Suite 400
Dallas, TX 75231
Tel: 214.678.0868
TXEPL Form Number: F22088

CAUTION! Contractor to Call BEI and Verify the Location of all Existing Utilities Prior to the Start of Any Construction Activities.

FOR INTERVIEW ONLY THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
JARGE GONZALEZ ROJAS P.E.
TEXAS P.E. No. 137872
ISSUED THIS DATE: 11/03/24

Status: FOR REVIEW
Date: November 2024
Project #: 1000-0003-00
Design By: RJF
Drawing By: RJF

2
SHEET NO.

PDS: S:\1000-0003-00 Prairie Ridge - General Consultation\A.Design\A.Design\CAD\Preliminary Plans\Plan Set\Site Plan.dwg - fffrow
 PLOT DATE: Friday, November 8, 2024 7:26:42 AM

