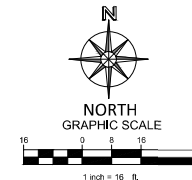
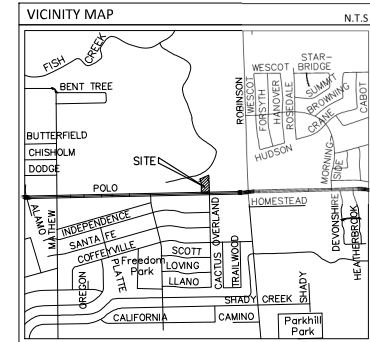
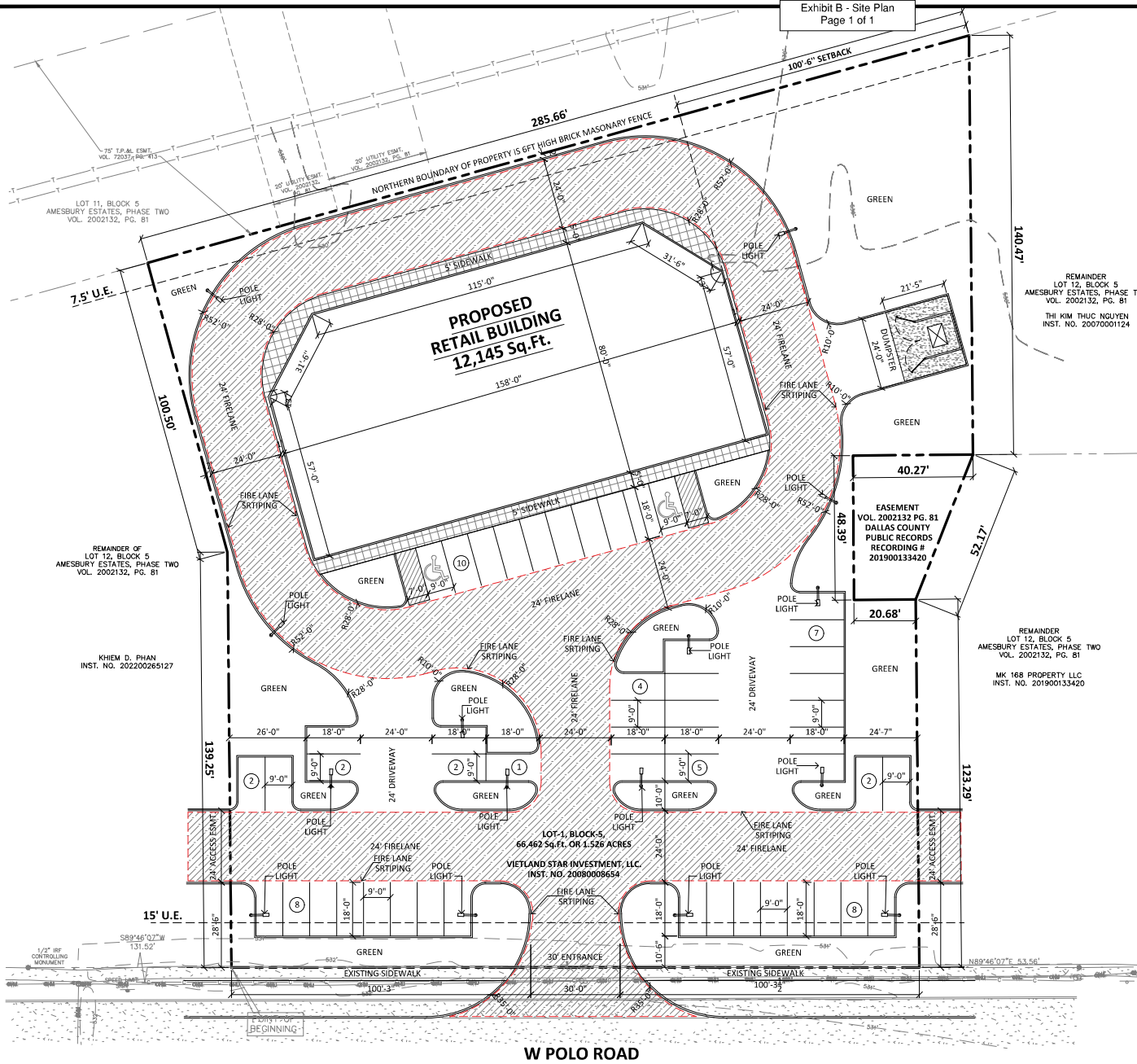


Exhibit B - Site Plan
Page 1 of 1



PROJECT INFORMATION	
PROJECT LOCATION:	912 W POLO ROAD, GRAND PRAIRIE, TEXAS 75052.
CODES:	2021 IBC 2021 IPC 2021 IMC 2021 IFGC 2020 NEC 2021 IFC 2021 IECC
EXISTING ZONING:	PD-247
PERMITTED USES:	SINGLE FAMILY - FIVE GENERAL RETAIL - ONE
PROPOSED ZONING:	GENERAL RETAIL - ONE
TOTAL LOT AREA:	66,462 Sq.Ft.
PROPOSED BUILDING AREA:	12,145 Sq.Ft.
MAXIMUM F.A.R.:	0.35:1
PROPOSED F.A.R.:	0.18:1
MIN. REQUIRED LANDSCAPE:	10%
PROPOSED LANDSCAPE AREA:	18,092 SF (27%)
PROPOSED PAVEMENT AREA:	34,437 Sq.Ft. (6" 4000 PSI CONCRETE)
BUILDING SIDEWALK:	1,788 Sq.Ft.
PROPOSED OCCUPANCY:	MERCANTILE (M)
SPRINKLER SYSTEM:	NONE
CONSTRUCTION TYPE:	TYPE II-A
BUILDING HEIGHT:	25' (1 - STOREY)
PARKING SPACES REQUIRED (1 sp. / 275 Sq.Ft.):	12145/275 = 44 Spaces (4 H.C Required)
PARKING SPACES PROVIDED:	STANDARD = 47 HANDICAPPED = 49
TOTAL	

1520 Blue Mesa Rd, Carrollton, Texas 75007
danielmdev@gmail.com
Contact: 972-828-3519

PROJECT / ADDRESS:

A NEW BUILDING FOR
VIETLAND STAR INVESTMENTS, INC.
912 W. POLO ROAD,
GRAND PRAIRIE,
TEXAS, 75052.

CASE NUMBER :

STP-27-07-0031

Brenden N. Allways
10.9.2024

REVISION NO.	DATE:	DESCRIPTION:

PROPOSED SITE PLAN

SHEET NO. **C-1**

DATE: 10/9/2024
SCALE: 1/16" = 1'-0"
DRAWN BY: R.R.
CHECKED BY: D.R.

FILE NAME: 912 W POLO ROAD OF TX_CIVIL_REV.DWG