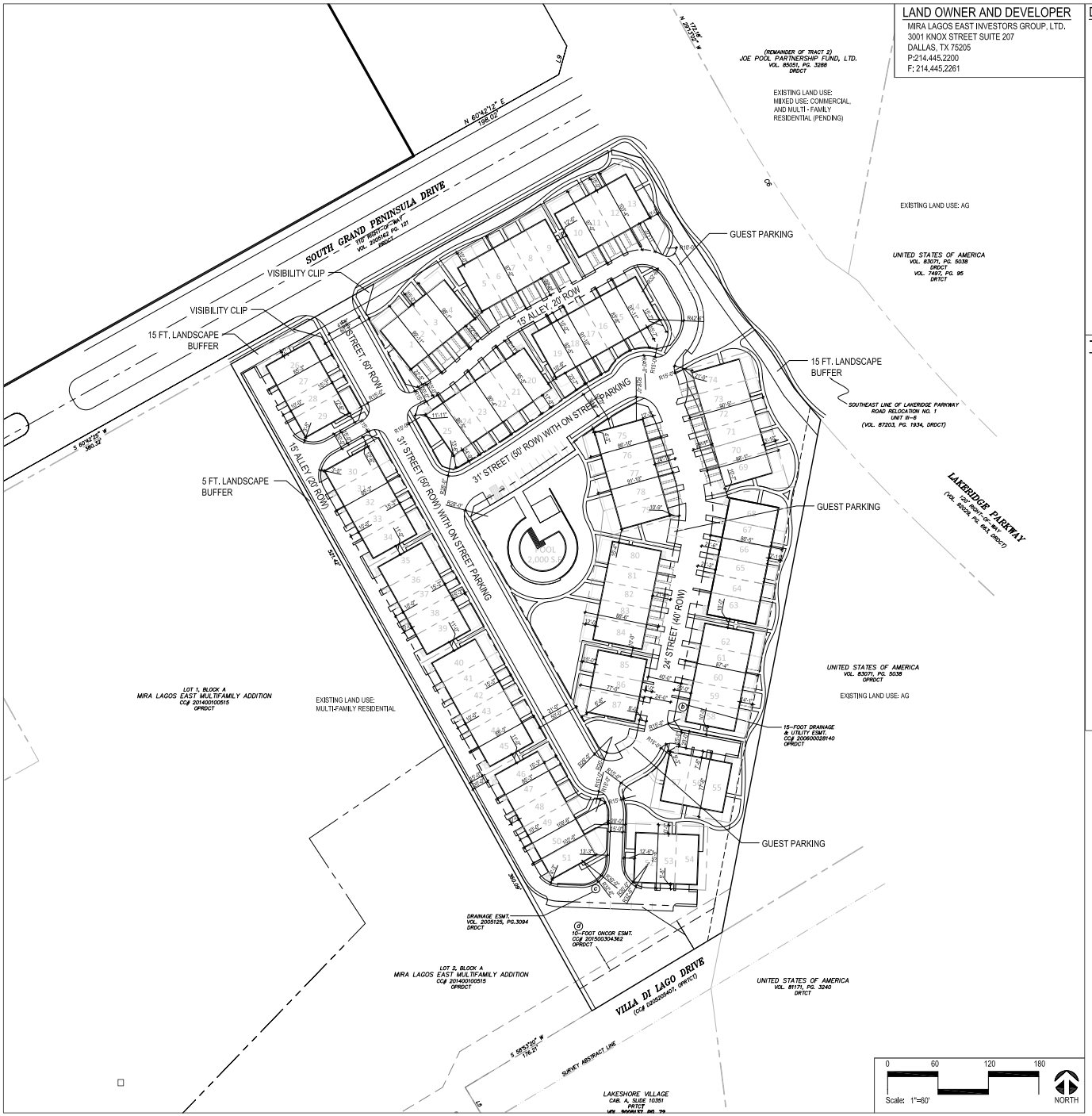
Exhibit B - Dimensional Control Plan



LAND OWNER AND DEVELOPER

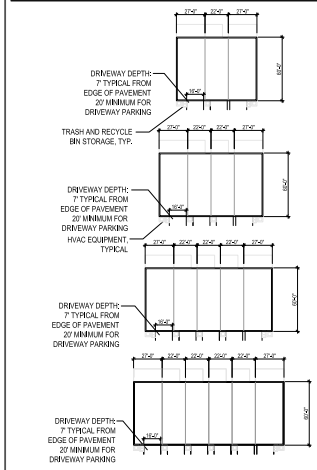
MIRA LAGOS EAST INVESTORS GROUP, LTD.
3001 KNOX STREET SUITE 207
DALLAS, TX 75205
P:214.445.2200
F: 214.445.2261

DEVELOPMENT SUMMARY

EXISTING ZONING:	PD-365
PROPOSED USE:	Residential Townhome
SITE AREA (GROSS/NET):	9.296 acres (404,948 s.f.)
NUMBER OF LOTS:	87 residential units
DENSITY (GROSS/NET):	9.36 du/ac
BUILDING HEIGHT:	2 stories
BUILDING AREA:	125,640 s.f. residential (First Floor Building Envelope Only)
TOTAL PARKING REQUIRED:	38 stalls
AMENITY CENTER	1 per 100 s.f. of pool area (20 total stalls)
RESIDENTIAL	2 garage stalls per unit and guest parking at 1 stall per 5 units: (18 total stalls)
TOTAL PARKING PROVIDED:	109 stalls
AMENITY CENTER	12 stalls
RESIDENTIAL	2 garage stalls per unit, 80 driveway stalls and additional 17 guest parking
TYPICAL PARKING STALL SIZES	
PERPENDICULAR:	9' x 18'
PARALLEL:	9' x 24'
TOTAL IMPERVIOUS SURFACE:	262,426 s.f. 64.8% (buildings, sidewalks, streets and patios)
TOTAL LANDSCAPE:	142,522 s.f. 35.2.% (turf, shrub, tree, screening, etc.)

NO 100 YEAR FLOODPLAIN LIMITS EXIST IN SITE AREA PER MAP NUMBER 48113C0585K, DALLAS, COUNTY, FLOODZONE Z, MAP REVISED JULY 7 2014, ALL FINISHED FLOOR ELEVATIONS OF THE BUILDING WILL BE ABOVE THE 100 YR FLOODPLAIN

TYPICAL RESIDENTIAL BUILDING DIMENSIONS



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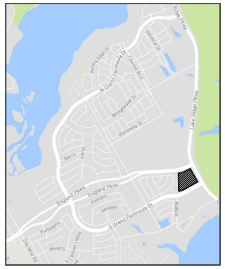
MESA

VICINITY MAP



Sheet No.

NOT FOR CONSTRUCTION

Seal

12/18/17

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Issue / Addenda / Revisions

Date	Description

Drawing Title

Project Name

MIRA LAGOS TOWNHOMES

Grand Prairie, Texas
Case Number: S180106

Issue Title

SITE PLAN: SOUTH TRACT DIMENSIONAL CONTROL PLAN

Issue Date: 12.18.2017
P:\16019 \02\Bases\GH\Site plan\South Dimensional Control Plan
Project No: 17033