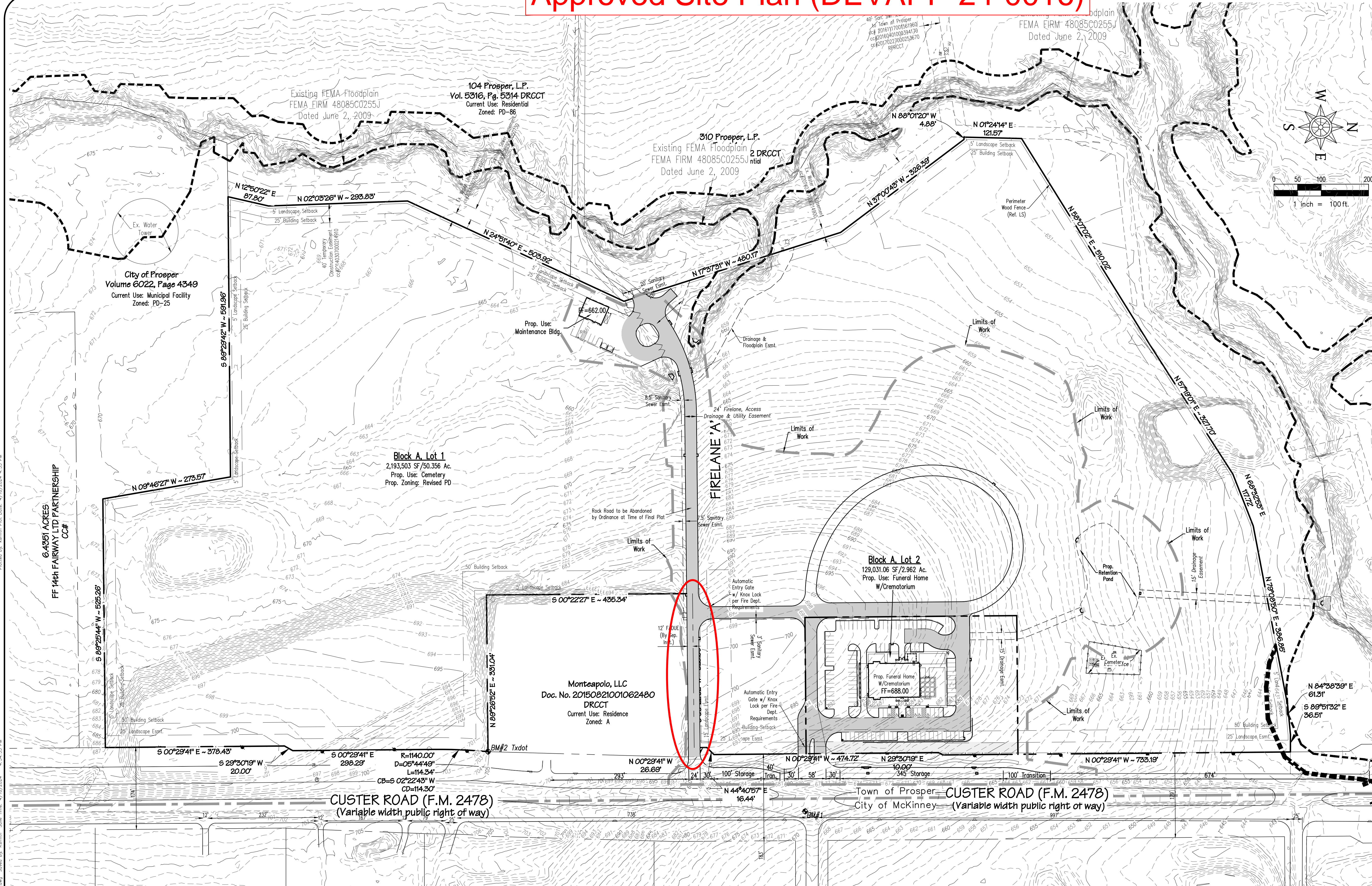
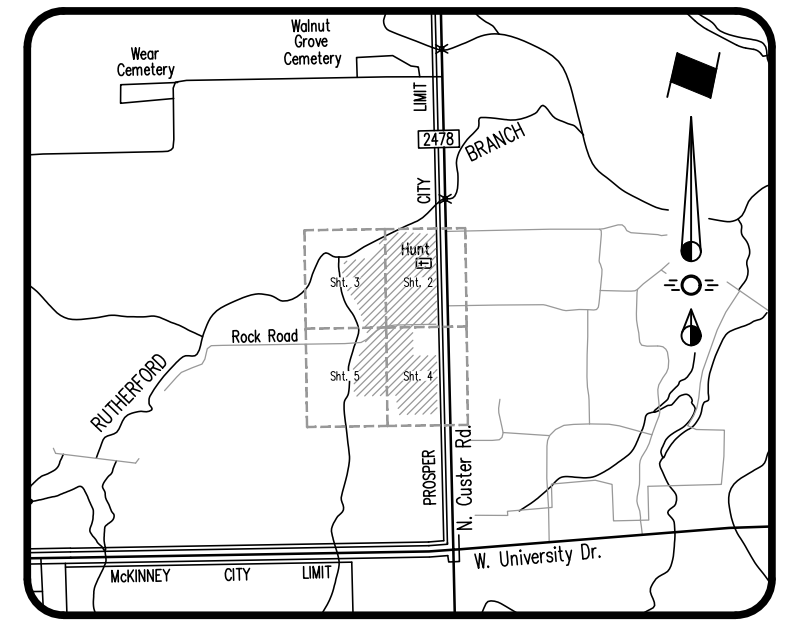


Approved Site Plan (DEVAPP-24-0016)



Site Data Summary Table		
General Site Data	Lot 1	Lot 2
Zoning	PD-105	PD-105
Land Use	Cemetery	Funeral Home W/Crematorium
Lot Area Gross (SF)	2,193,503	129,031
Lot Area Gross (Ac)	50.356	2.962
Building Footprint Area	2,000	7,881
Total Building Area	2,000	5,978
Building Height	1 Story- 25'	1 Story- 30'
Lot Coverage	0.1%	6.2%
Floor Area Ratio	0.001:1	0.061:1
Parking		
Parking Ratio	NA	1 per 250 SF
Parking Required	NA	79
Parking Provided	NA	106
Accessible Parking Required	NA	5
Accessible Parking Provided	NA	6
Landscaping		
Required Interior Parking Landscape	60	1,590
Interior Landscape Area Provided	700	40,127
Impervious Area(SF)	37,994	85,847
Open Space Required (7%)	153,545	9,032
Open Space Provided	2,042,953	30,310



P&Z Approved
05/07/2024

CASE No. - DEVAPP-24-0016
SITE PLAN

SCI Prosper Trails Addition
Block A, Lot 1 & 2 - 53.318 Acres
SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

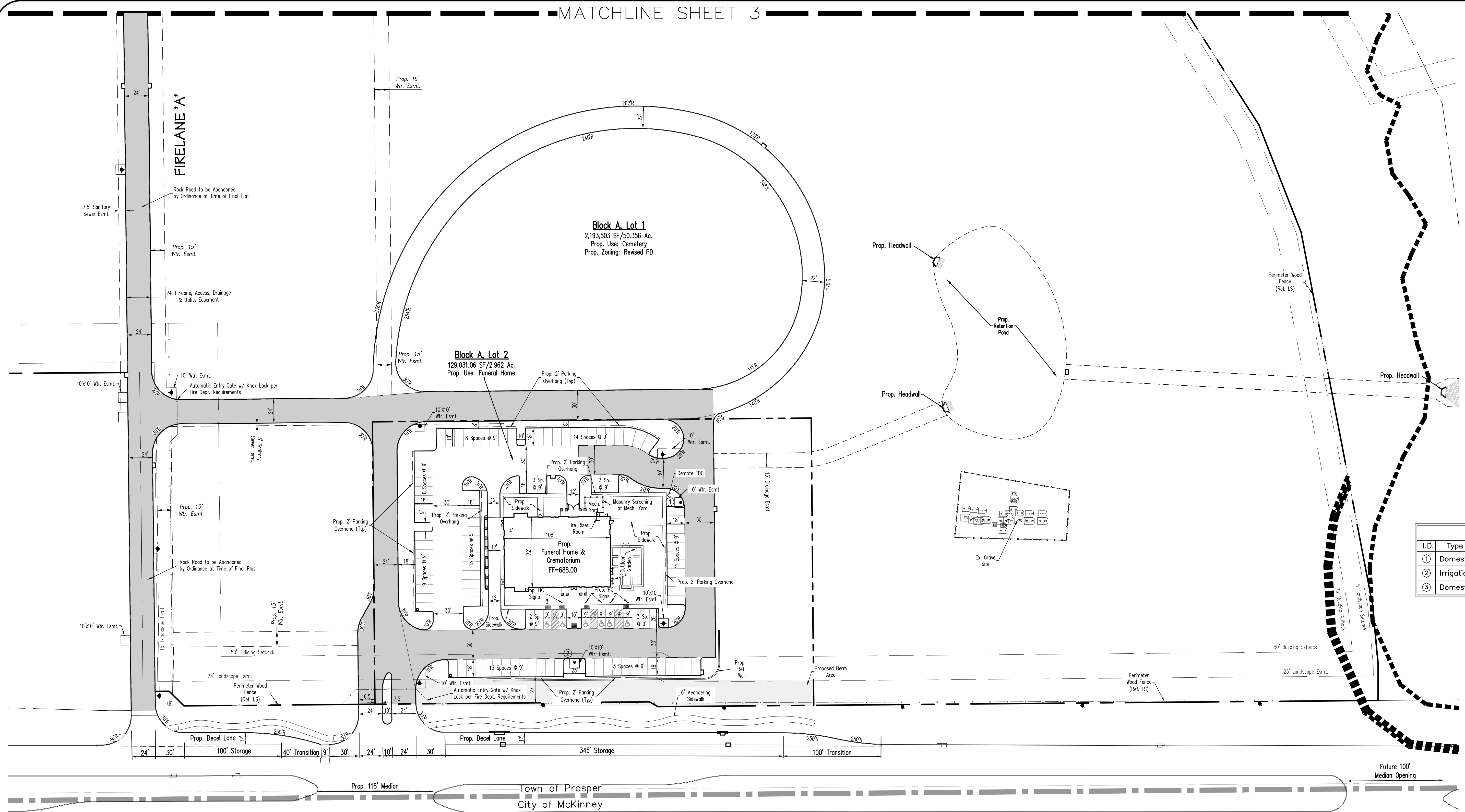
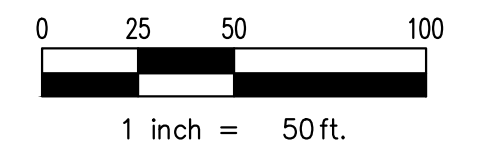
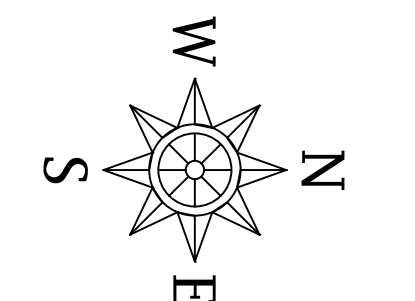
OWNER/APPLICANT
SCI Texas Funeral Services, LLC
1929 Allen Parkway
Houston, TX 77219
Telephone: (713) 525-5277
Contact: Cameron Alexander

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

Note: Berming along Custer Road shall be provided as required by the Zoning Ordinance, ranging in height from 3-6 feet and an overall minimum average of 4.5 feet.

Note: This development proposes to use residential style tote trash and recycling receptacles that will be stored internal to the building. If receptacles are stored outside of the building, a masonry screening wall will be required to be constructed in conformance with the Zoning Ordinance.

- Town of Prosper Site Plan Notes:**
- All development standards shall follow Town Standards.
 - Landscaping shall conform to landscape plans approved by the Town of Prosper.
 - All development standards shall follow Fire Requirements per the Town of Prosper.
 - Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
 - All signage is subject to Building Official approval.
 - Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
 - The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan approval is null and void.
 - Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.



Water Meter Schedule					
I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	2"	1	N/A	Proposed
③	Domestic	2"	1	6"	Proposed

LEGEND

- Firelane, Access & Utility Easement
- Existing Fire Hydrant
- Existing Water Valve
- Existing Sanitary Sewer Manhole
- Proposed Fire Hydrant
- Proposed Water Meter
- Proposed FDC
- ROW Centerline
- Property Line
- Proposed Inlet

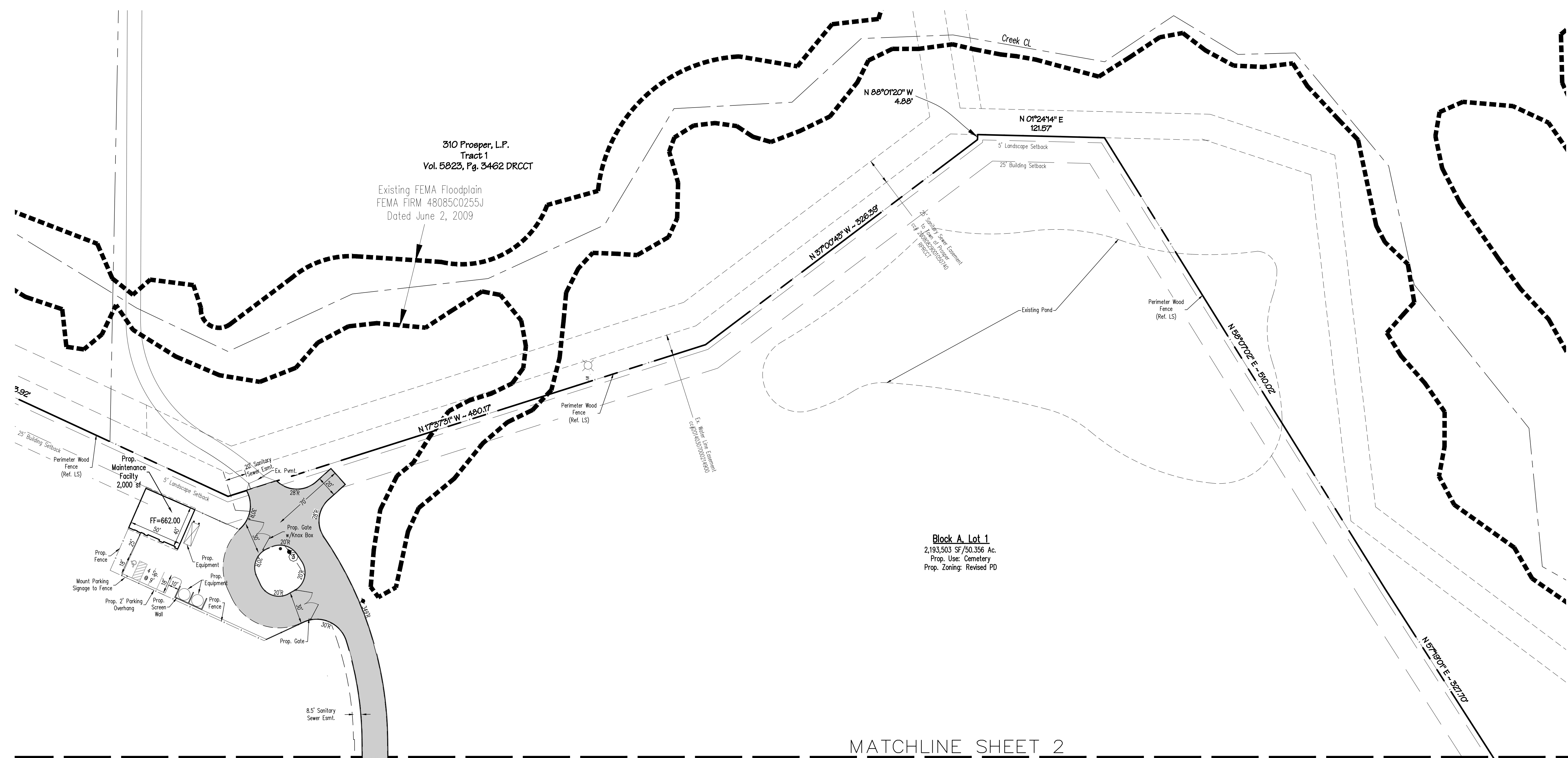
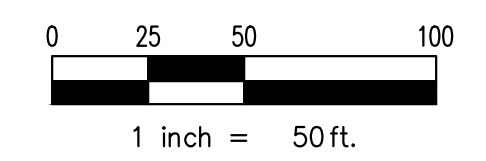
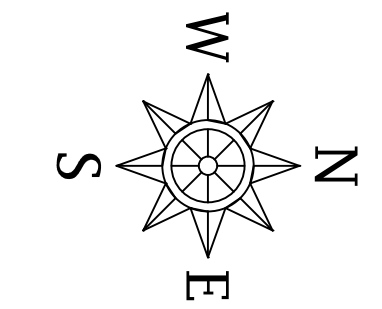
CUSTER ROAD (F.M. 2478)
(Variable width public right of way)

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TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

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LEGEND

- Firelane, Access & Utility Easement
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MATCHLINE SHEET 2

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