

SITE DATA SUMMARY TABLE
LOT 4R1, BLOCK C
HILLCREST BUSINESS PARK

SITE DATA:
 PHYSICAL ADDRESS: 1556 HERITAGE PARKWAY
 GROSS SITE AREA: 64,382 SF (1.478 ACRES)

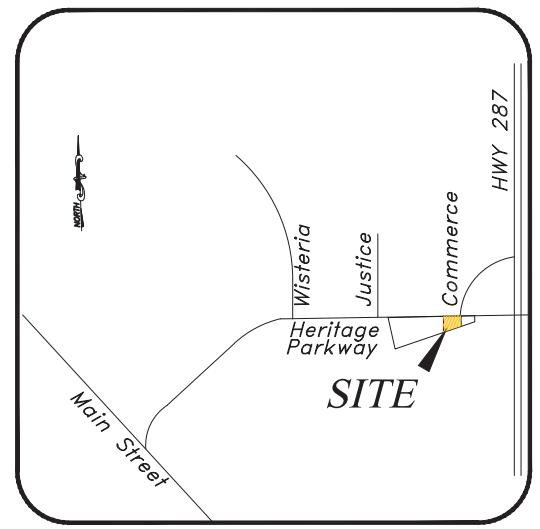
BUILDING DATA:
 ONE STORY BUILDING: 4,469 SF (EXISTING)
 ONE STORY ACCESSORY BUILDING: 1,500 SF (PROPOSED)
 BUILDING HEIGHT: 50' MAXIMUM

COVERAGE: 9%

USE: FUNERAL HOME & CREMATORY

PARKING SUMMARY:
 (1 SPACE FOR EVERY 4 SEATS IN VIEWING ROOMS)

	REQUIRED	PROVIDED
EXISTING BUILDING (80 SEATS)	20	25
PROPOSED BUILDING (40 SEATS)	10	15
TOTAL	30	40



VICINITY MAP
 N.T.S.

ZONING DATA

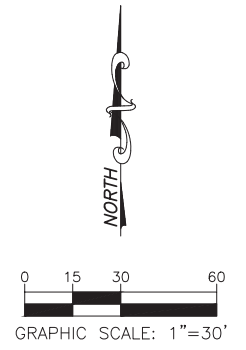
ZONED: I-1

BUILDING SETBACKS
 FRONT = 30'
 REAR = 0'
 SIDE = 0'

LANDSCAPE BUFFERS
 FRONT = 20'
 REAR = 10'
 SIDE = 10'

LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED FIRE LANE
- PROPOSED PARKING SPACES
- EXISTING PARKING SPACES
- EXISTING FIRE LANE
- EXISTING FLOOD PLAIN LINE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING AC UNIT
- EXISTING WATER METER & BACK FLOW PREVENTER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- POWER POLE
- GUY WIRE



NOTES

- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR I-1 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
- ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF THE ZONING ORDINANCE.
- THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF THE ZONING ORDINANCE.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR VEHICLES ON THE PROPERTY.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.

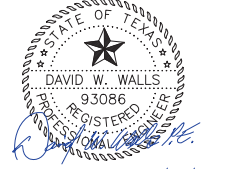
SPECIAL USE PERMIT
SITE PLAN

1556 HERITAGE PARKWAY
 MANSFIELD, TEXAS 76063



NO.	DATE	REVISIONS	DRAWN	CHECKED	DATE
2	09.14.2020	REV PER SUP REVIEW 2	BARRAGAN	WALLS	08.06.2020
2	09.03.2020	REV PER SUP REVIEW 1	BARRAGAN	WALLS	08.06.2020
1	08.14.2020	FOR SPECIAL USE PERMIT	BARRAGAN	WALLS	08.06.2020

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID W. WALLS, P.E. 93086



PROJECT NO. **20002**

SHEET NO. **EXHIBIT B**

SUP#20-014

