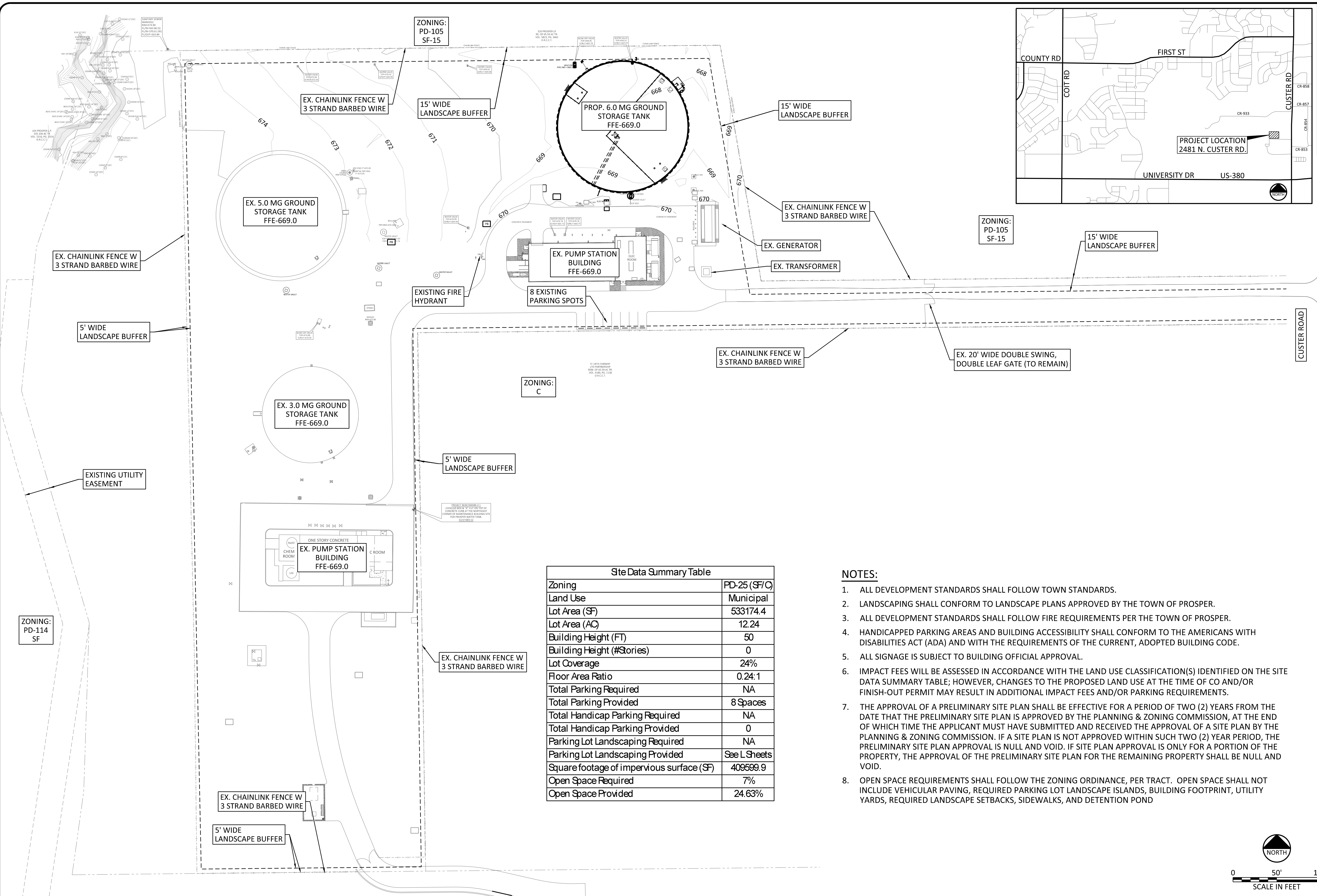


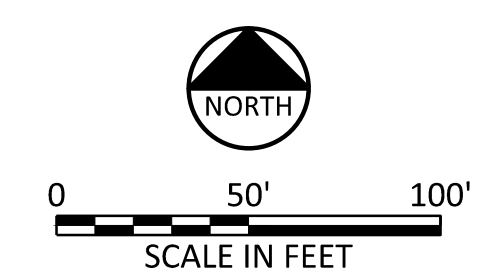
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 Last Saved: 1/6/2026 1:13 PM Saved By: 08804



Site Data Summary Table	
Zoning	PD-25 (SF/C)
Land Use	Municipal
Lot Area (SF)	533174.4
Lot Area (AC)	12.24
Building Height (FT)	50
Building Height (#Stories)	0
Lot Coverage	24%
Floor Area Ratio	0.24:1
Total Parking Required	NA
Total Parking Provided	8 Spaces
Total Handicap Parking Required	NA
Total Handicap Parking Provided	0
Parking Lot Landscaping Required	NA
Parking Lot Landscaping Provided	See L Sheets
Square footage of impervious surface (SF)	409599.9
Open Space Required	7%
Open Space Provided	24.63%

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 BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE 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



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TOWN OF PROSPER, TEXAS
CUSTER ROAD GROUND STORAGE TANK
 CIVIL
OVERALL SITE PLAN

NO.	ISSUE	DATE	BY	FILE NAME
0	VERIFY SCALE			GN-ALL-SITE.dwg
1				

LEGAL DESCRIPTION: ABS A0411 JEREMIAH HORN SURVEY, TRACT 26, 12.2442 ACRES
 PREPARATION DATE: 01/06/2026
 CASE NUMBER: DEVAPP-25-0153
 SHEET C-0.5