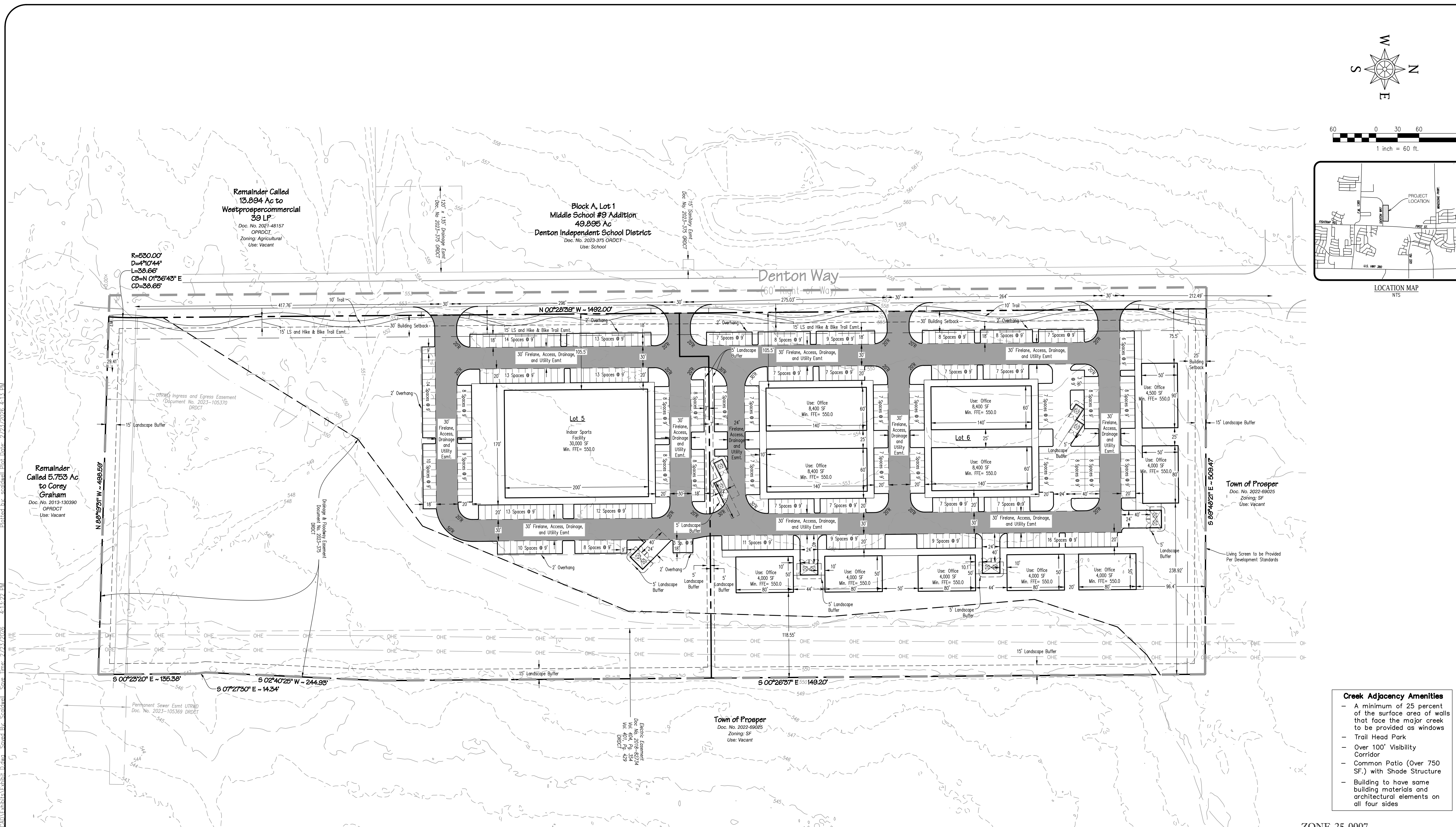


LOCATION MAP
NTS



- Creek Adjacency Amenities**
- A minimum of 25 percent of the surface area of walls that face the major creek to be provided as windows
 - Trail Head Park
 - Over 100' Visibility Corridor
 - Common Patio (Over 750 SF.) with Shade Structure
 - Building to have same building materials and architectural elements on all four sides

ZONE-25-0007
EXHIBIT D

DENTON WAY OFFICE PARK

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
J. MORTON SURVEY ABSTRACT NO. 793
824,982 Sq. Ft./18.939 Acres (GROSS)
779,070 Sq. Ft./17.885 Acres (NET)

ENGINEER / SURVEYOR / APPLICANT
Spiers Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75023
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Karis Smith

OWNER/DEVELOPER
Prosper Denton Commercial
1720 Lewis Crossing
Keller, TX 76248
Telephone: (214) 452-8025
Contact: Phani Chennupati

LOT	PROPOSED USE	LOT AREA SF AC	BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
6	MEDICAL OFFICE	354,593 8.14	62,100	30	1	17.5%	0.175:1	1:250	248	261	7	3,915	15,595	24,822	53,921
5	INDOOR SPORTS FACILITY	424,473 9.75	30,000	36	1	7.1%	0.071:1	1 per 3 Guests	171	171	5	2,565	5,987	29,713	59,313

Note:
1. The conceptual layout provided reflects the general intent; however, the final layout will be determined during the Preliminary Site Plan stage and must comply with all Town requirements. This includes, but is not limited to, adherence to all Fire Code regulations, Engineering Design Standards concerning driveway spacing, throat depth, and turn lane requirements, and the Town's standard landscaping requirements, unless specified otherwise in Exhibit C (Planned Development Standards). Additionally, all development standards outlined in the Town Zoning Ordinance, unless otherwise defined in Exhibit C, must be followed as well as compliance with all applicable local, state and federal regulations, particularly those concerning floodplains and waters of the U.S. The approval of the layout depicted in Exhibit D does not confer any vested rights in this zoning case.
2. All buildings are protected by an approved automatic fire sprinkler system.