

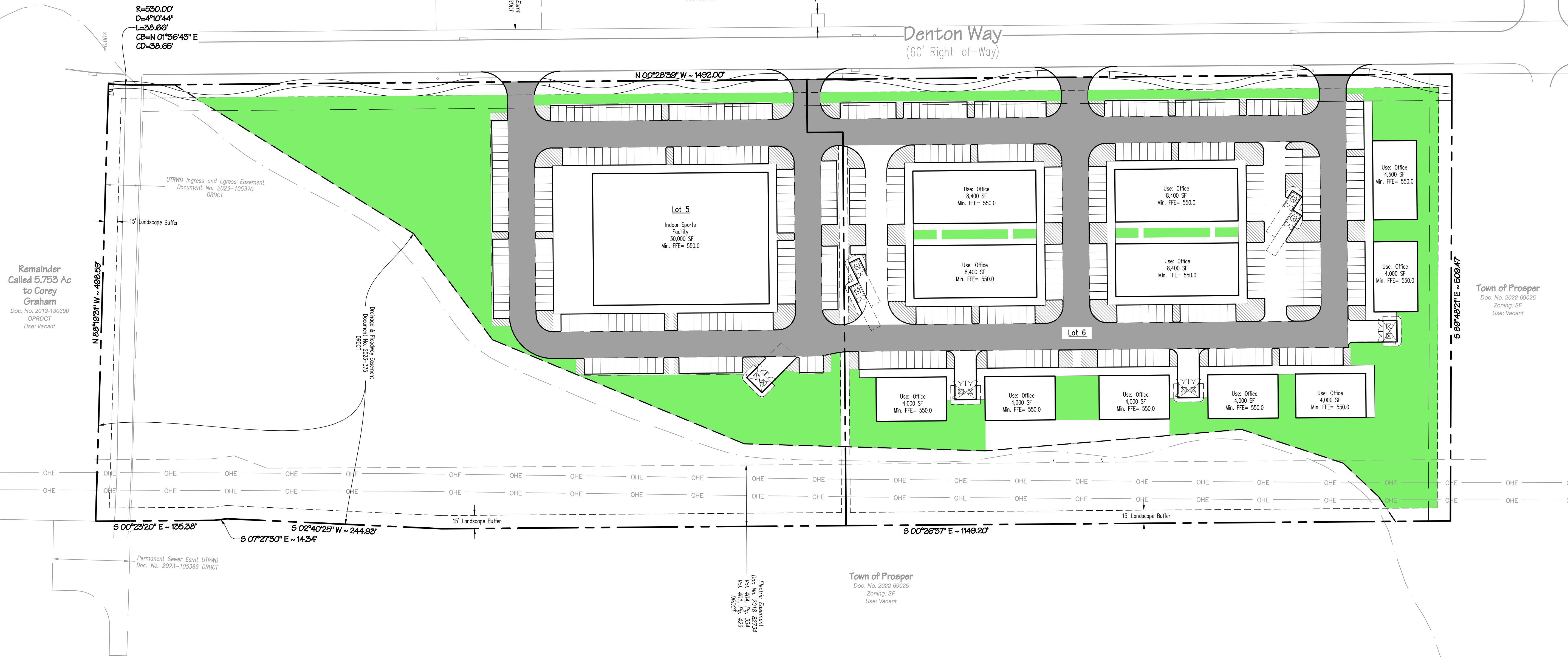
Remainder Called
13.894 Ac to
Westprosercommercial
39 LP

Doc. No. 2021-48157
OPRDCT
Zoning: Agricultural
Use: Vacant

Block A, Lot 1
Middle School #9 Addition
49.895 Ac
Denton Independent School District

Doc. No. 2023-375 ORDC
Use: School

Denton Way
(60' Right-of-Way)



Town of Prosper
Doc. No. 2022-69025
Zoning: SF
Use: Vacant

Town of Prosper
Doc. No. 2022-69025
Zoning: SF
Use: Vacant

LEGEND

- INTERIOR LANDSCAPE AREA PROVIDED
- OPEN SPACE PROVIDED

SITE DATA SUMMARY TABLE

LOT	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
		SF	AC					
6	MEDICAL OFFICE	354,593	8.14	62,100	3,915	15,595	24,822	53,921
5	COMMERCIAL AMUSEMENT, INDOOR (SPORTS FACILITY)	424,473	9.75	30,000	2,565	5,987	29,713	59,313

Note:
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 floodplain's 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.

**ZONE-25-0007
OPEN SPACE PLAN
DENTON WAY OFFICE PARK
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
J. MORTON SURVEY ABSTRACT NO. 793
779,070 Sq. Ft./17.885 Acres**

ENGINEER / SURVEYOR / APPLICANT
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Richardson, TX 75023
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Koris Smith

OWNER/DEVELOPER
Prosper Denton Commercial
1720 Lewis Crossing
Keller, TX 76248
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Contact: Phani Chennupati