



ICINITY MAP

NTS

LEGEND

	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
—	PROPOSED CONTOUR - MAJOR
— — —	PROPOSED CONTOUR - MINOR
— — — —	EXISTING CONTOUR - MAJOR
— — — — —	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM 	WATER METER (AND VAULT)
FH 	FIRE HYDRANT
FDC 	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

OTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

SITE DATA SUMMARY TABLE

ZONING PROPOSED USE	PD-52/CC OFFICE/WAREHOUSE/
LOT AREA/ SQ. FT. AND AC	470,844 SF; 10.817 AC
BUILDING AREA (gross square footage)	117,000 GSF (WAREHOUSE) 37,000 GSF (OFFICE)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	40' (1 STORY)
LOT COVERAGE	32.7%
FLOOR AREA RATIO (for non-residential zoning)	.33:1
TOTAL PARKING REQUIRED (1:250 FOR OFFICE = 37,000 SF: 148) (1:1000 FOR WAREHOUSE = 117,000 SF: 117)	265 SPACES
TOTAL PARKING PROVIDED	265 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,975 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	8,454 SQ. FT.
IMPERVIOUS SURFACE	178,470 SQ. FT.
USABLE OPEN SPACE REQUIRED	32,959 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	53,441 SQ. FT. (11%)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

ONE-25-0012

EXHIBIT D

PROSPER FLEX PARK
BLOCK A LOT 1
Being 10.81 Acres Out Of The
OLLIN COUNTY SCHOOL AND SURVEY,
ABSTRACT NO. 147, PLM ADDITION,
BLOCK A LOT 1

wn of Prosper, Collin County, Texas
Submitted: NOVEMBER 18, 2025

Owner:
Prosper Trail Commercial LP
10210 N Central Expy Ste 300
Dallas, TX 75231-3470
Contact: Hunter Graham
Phone: (972)-385-4149

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594

PROVIDENT INDUSTRIAL

SHEET NUMBER