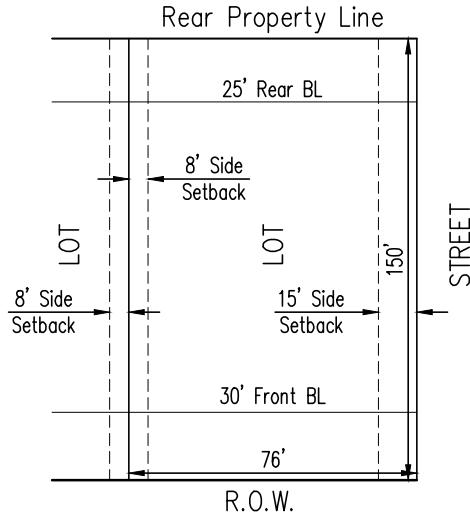
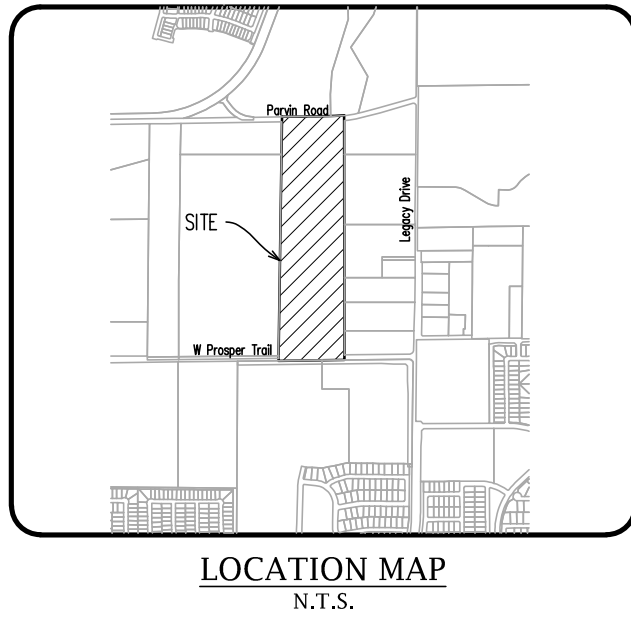
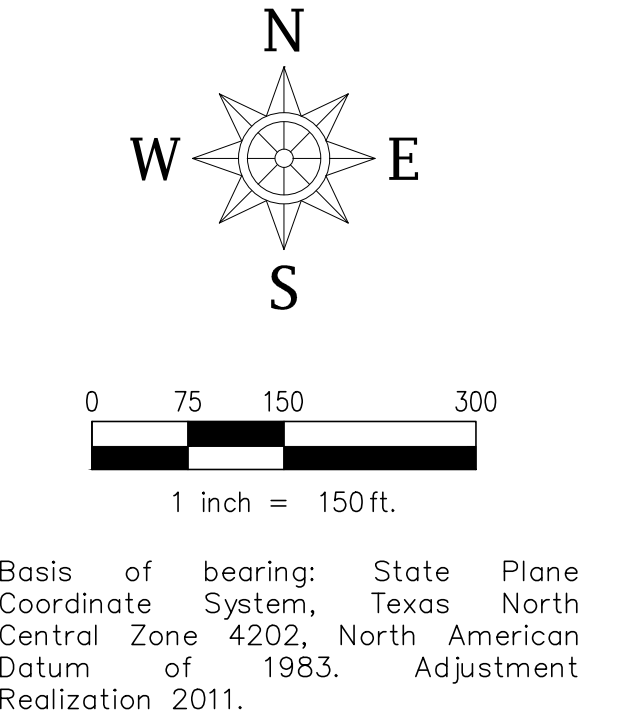
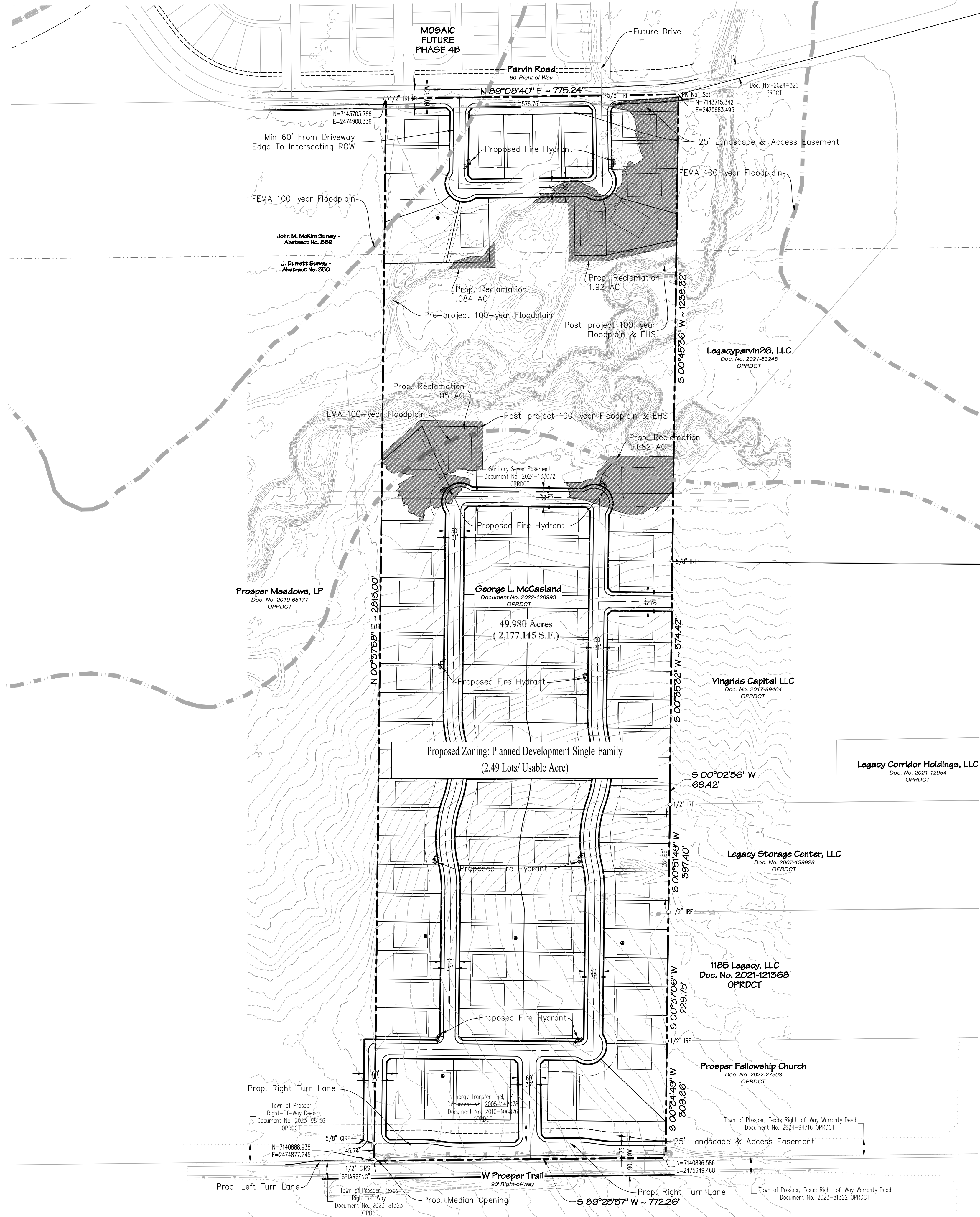


Drawing: 03/2024 0003/24-202 McCasland Tract CAD Exhibit Exhibit D Conceptual Plan.dwg Saved By: Jesterberg Save Time: 1/8/2026 1:24:21 PM Printed by: Jesterberg Plot Date: 1/8/2026 1:27 PM

Development Standards- Single Family-10	Prosper Standards	Proposed PD Standards
Max Density	2.5 UPA	2.5 UPA
Min Front Yard Setback	25'	30'
Min Side Yard Setbacks	8'	8'
Adjacent to Side Street	15'	15'
Min Rear Yard Setback	25'	25'
Min Lot Depth	125'	150'
Min Lot Width	80'	76'
Min Lot Area	10,000 SQFT	11,500 SQFT
Maximum Height	2.5 Stories,<40'	2.5 Stories,<40'
Lot Coverage	45 Percent	45 Percent
Min Enclosed Garage Area	400 SQFT	400 SQFT

OPEN SPACE		
Open Space	481,000sf (11.04 Acres)	22.10%
Total Site Area	2,176,682sf (49.98 Acres)	100%

- Note:
- 1) The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.
 - 2) All proposed driveways shall meet Town of Prosper standards in regards to spacing, throat depth, and such.
 - 3) The Traffic Impact Analysis (TIA) shall be provided at time of Preliminary Plat. Additional improvements or modifications may be required to accommodate results.
 - 4) Traffic calming street treatments have been provided in the form of pavement chokers and enhanced pavement per Town of Prosper Roadway Design Standards Section 4.0.2.M.
 - 5) Requesting Variance of 10.03.146 Residential Development Criteria Along Major Creeks.



STANDARD LOT DETAIL
FOR 76' X 150' MIN. LOT
96 Lots

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Tristan Poore

OWNER / APPLICANT
M&A Development Services
1845 Woodall Rogers Freeway, Suite 150
Dallas, TX 75201
Telephone: (214) 516-5166
Contact: John Mckenzie

ZONE-25-0006 EXHIBIT D (Conceptual Plan)

McCasland Tract
96 SINGLE-FAMILY LOTS & 8 OPEN SPACE LOTS
2,177,145 SQUARE FEET OR 49.98 ACRES OF LAND,
OUT OF THE
JOHN M. MCKIM SURVEY
ABSTRACT NO. 889
J. DURRETT SURVEY
ABSTRACT NO. 350
TOWN OF PROSPER
DENTON COUNTY, TEXAS