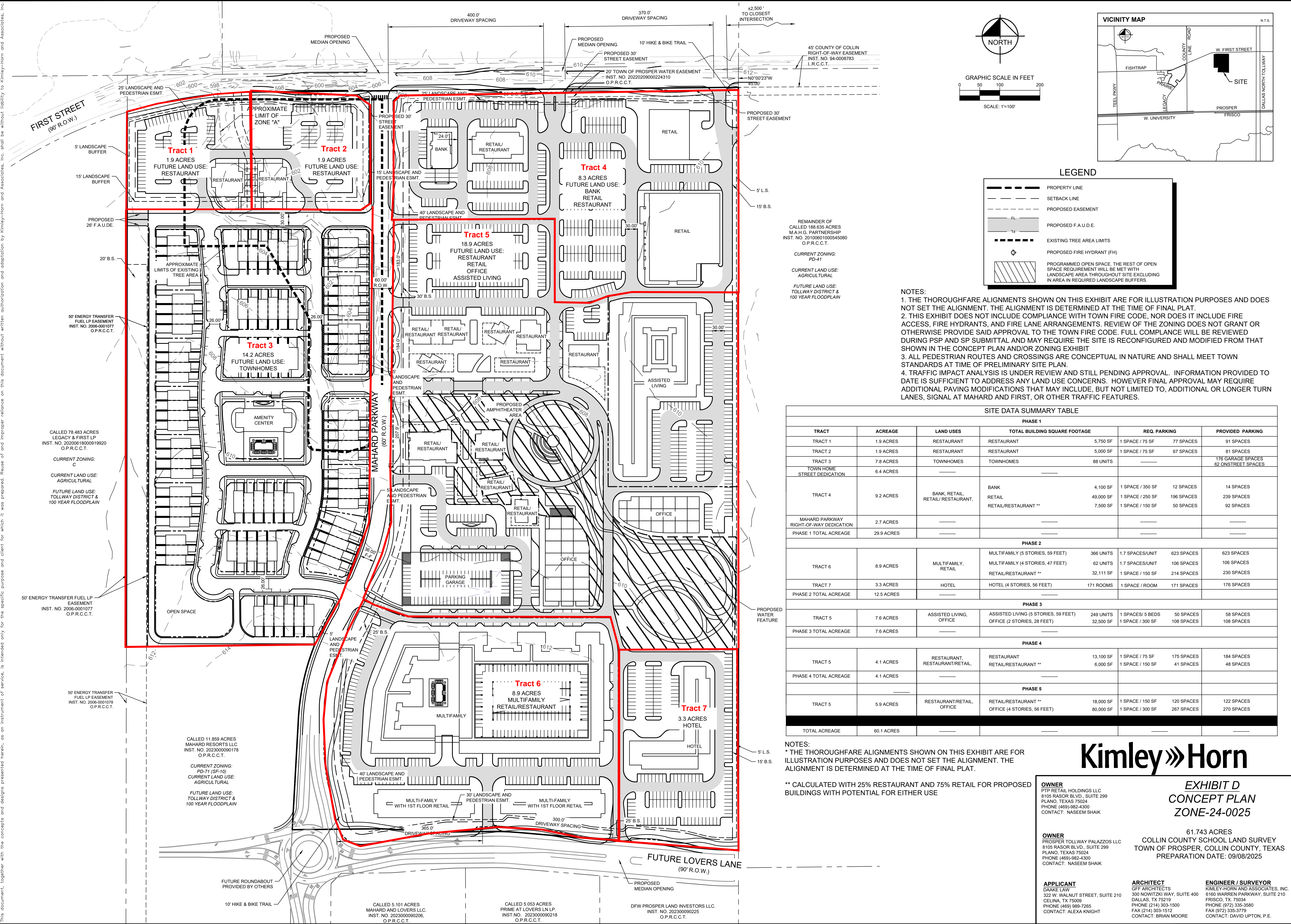


Plotted By: Loosley, Ryan Date: September 08, 2025 03:01:13pm File Path: K:\FRL\01\068303300-Prosper 60-Acre Tract\CAD\PlanSheets\VC-PD-Exhibit D.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA SUMMARY TABLE					
PHASE 1					
TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE	REQ. PARKING	PROVIDED PARKING
TRACT 1	1.9 ACRES	RESTAURANT	RESTAURANT	1 SPACE / 75 SF	77 SPACES
TRACT 2	1.9 ACRES	RESTAURANT	RESTAURANT	1 SPACE / 75 SF	67 SPACES
TRACT 3	7.8 ACRES	TOWNHOMES	TOWNHOMES		176 GARAGE SPACES 62 ONSTREET SPACES
TOWN HOME STREET DEDICATION	6.4 ACRES				
TRACT 4	9.2 ACRES	BANK, RETAIL, RETAIL/ RESTAURANT,	BANK RETAIL RETAIL/RESTAURANT **	1 SPACE / 350 SF 1 SPACE / 250 SF 1 SPACE / 150 SF	12 SPACES 196 SPACES 50 SPACES
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES				
PHASE 1 TOTAL ACREAGE	29.9 ACRES				
PHASE 2					
TRACT 6	8.9 ACRES	MULTIFAMILY, RETAIL	MULTIFAMILY (5 STORIES, 59 FEET) MULTIFAMILY (4 STORIES, 47 FEET) RETAIL/RESTAURANT **	1.7 SPACES/UNIT 1.7 SPACES/UNIT 1 SPACE / 150 SF	623 SPACES 106 SPACES 230 SPACES
TRACT 7	3.3 ACRES	HOTEL	HOTEL (4 STORIES, 56 FEET)	1 SPACE / ROOM	171 SPACES
PHASE 2 TOTAL ACREAGE	12.5 ACRES				
PHASE 3					
TRACT 5	7.6 ACRES	ASSISTED LIVING, OFFICE	ASSISTED LIVING (5 STORIES, 59 FEET) OFFICE (2 STORIES, 28 FEET)	1 SPACES/ 5 BEDS 1 SPACE / 300 SF	50 SPACES 108 SPACES
PHASE 3 TOTAL ACREAGE	7.6 ACRES				
PHASE 4					
TRACT 5	4.1 ACRES	RESTAURANT, RESTAURANT/RETAIL,	RESTAURANT RETAIL/RESTAURANT **	1 SPACE / 75 SF 1 SPACE / 150 SF	175 SPACES 41 SPACES
PHASE 4 TOTAL ACREAGE	4.1 ACRES				
PHASE 5					
TRACT 5	5.9 ACRES	RESTAURANT/RETAIL, OFFICE	RETAIL/RESTAURANT ** OFFICE (4 STORIES, 56 FEET)	1 SPACE / 150 SF 1 SPACE / 300 SF	120 SPACES 267 SPACES
TRACT 5	5.9 ACRES	RESTAURANT/RETAIL, OFFICE	RETAIL/RESTAURANT ** OFFICE (4 STORIES, 56 FEET)	1 SPACE / 150 SF 1 SPACE / 300 SF	120 SPACES 267 SPACES
TOTAL ACREAGE	60.1 ACRES				

NOTES:

* THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.

** CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

OWNER
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EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/08/2025

Kimley»Horn
© 2025, KIMLEY-HORN AND ASSOCIATES, INC.
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TEXAS REGISTERED ENGINEERING FIRM F-928

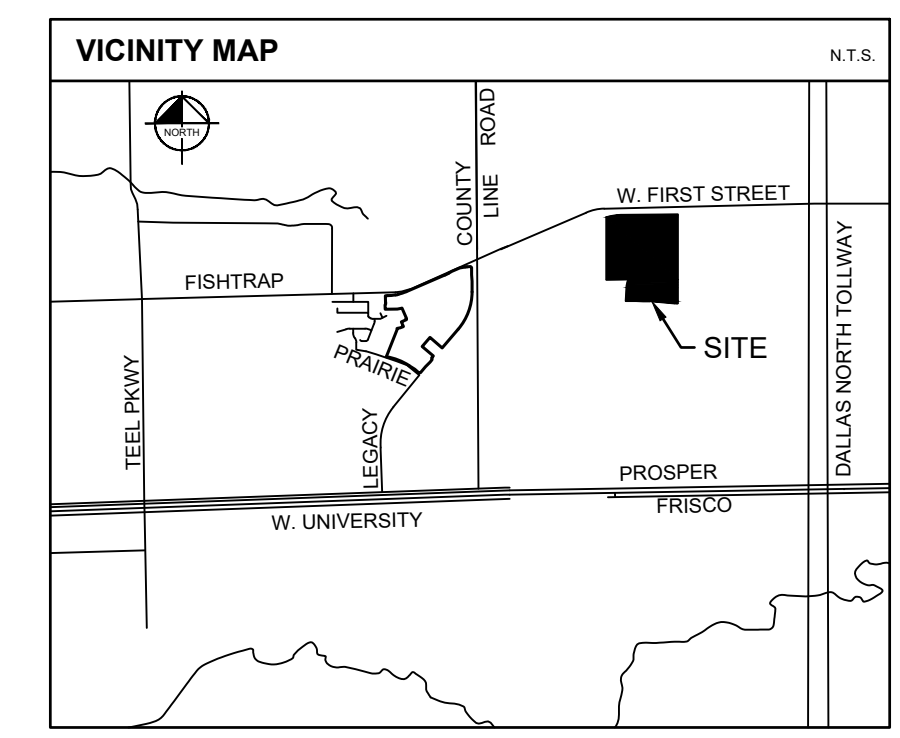
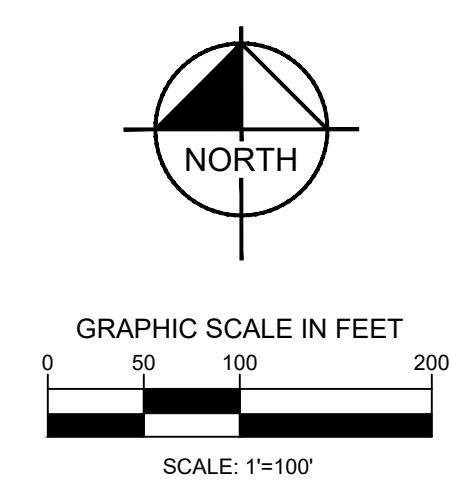
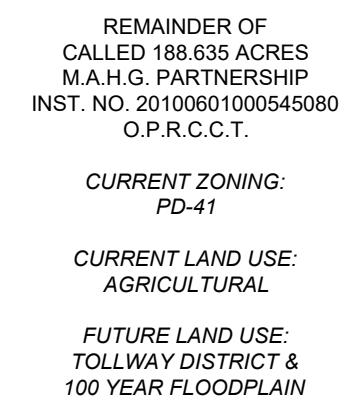
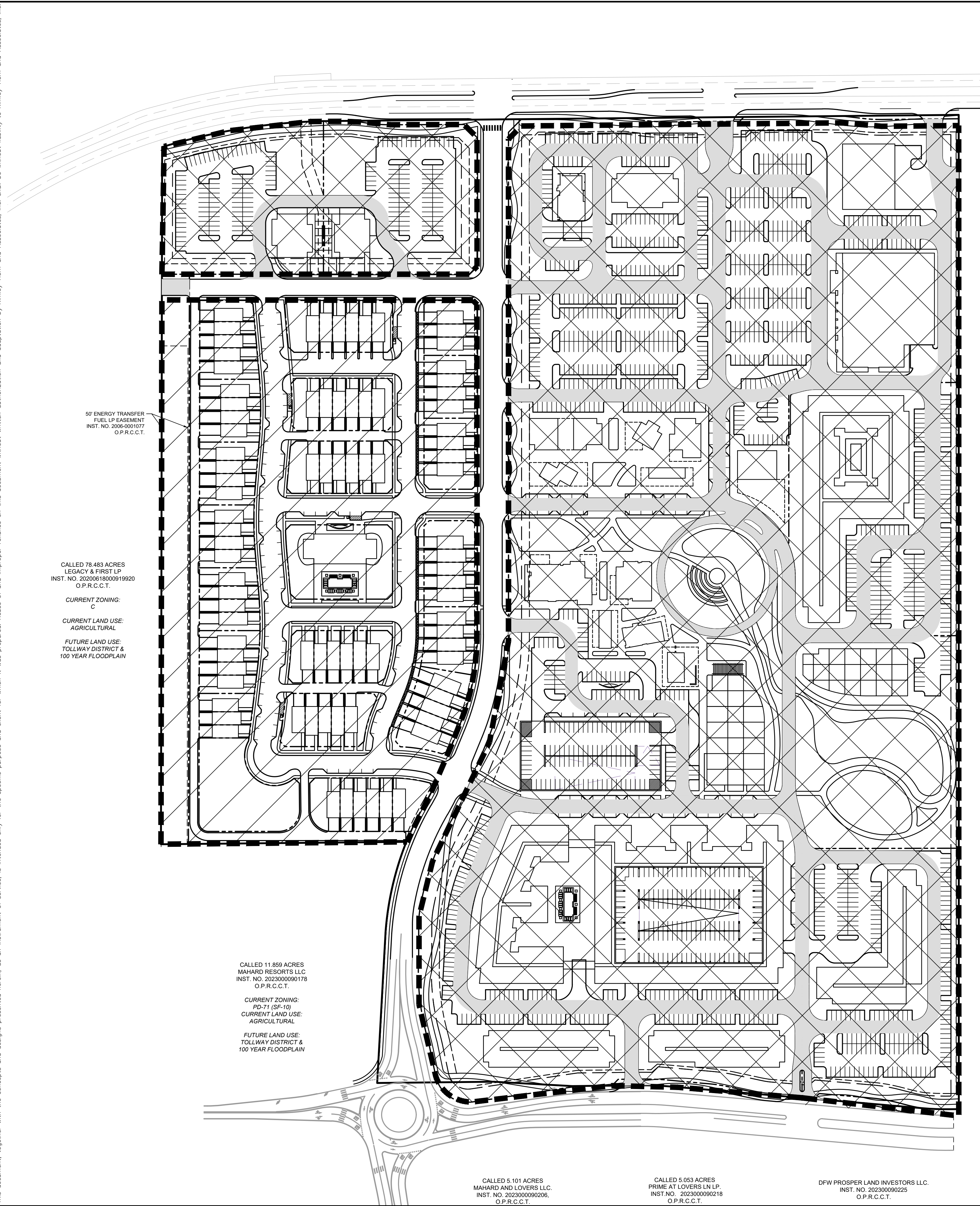
REVISIONS

No.	REVISIONS	DATE

EXHIBIT D
CONCEPT PLAN

BELLA PROSPER
TOWN OF PROSPER, TEXAS

DATE: 09/08/25
PROJECT NO. 068303300

NEIGHBORHOOD
SUB-DISTRICTRETAIL
SUB-DISTRICT

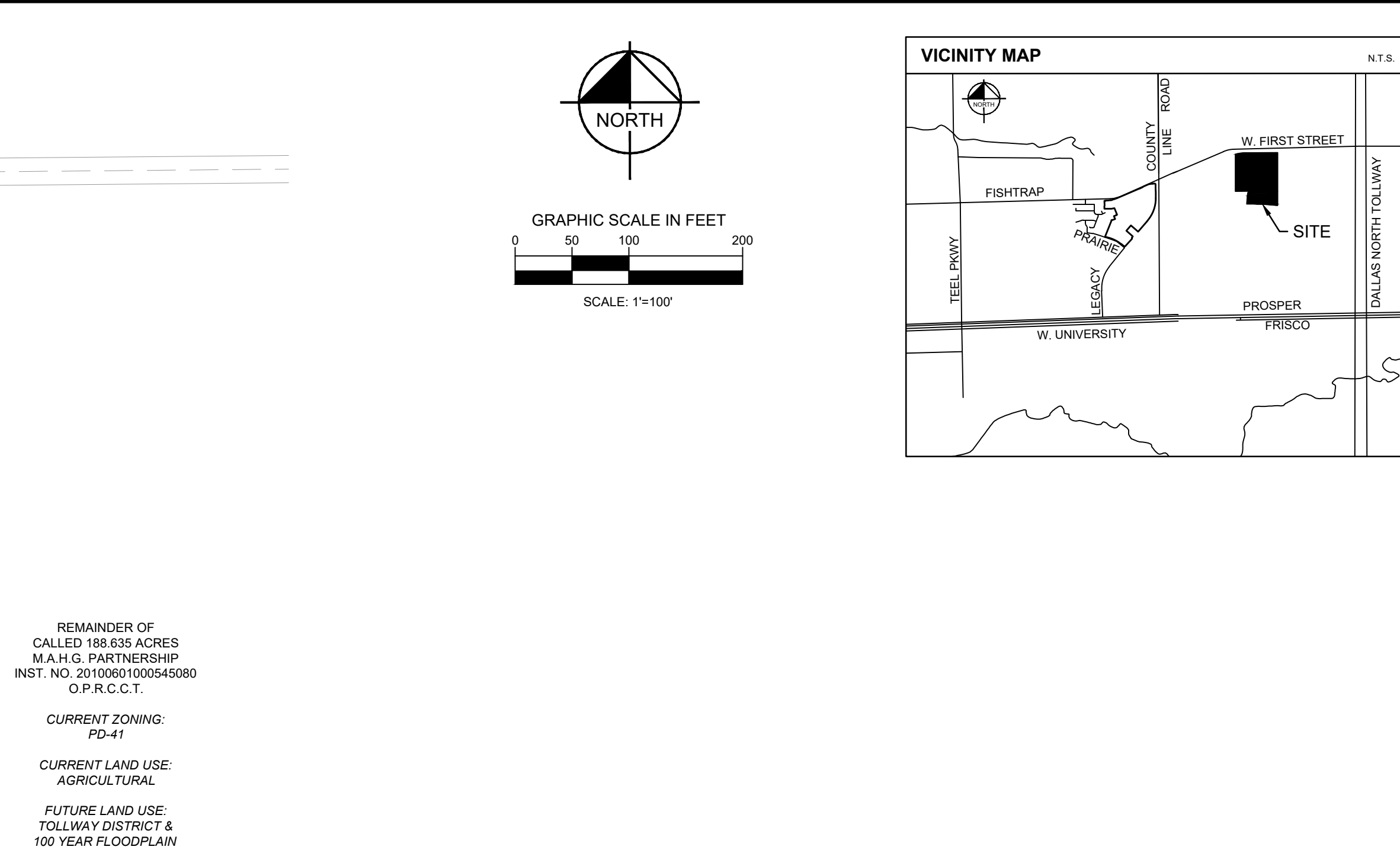
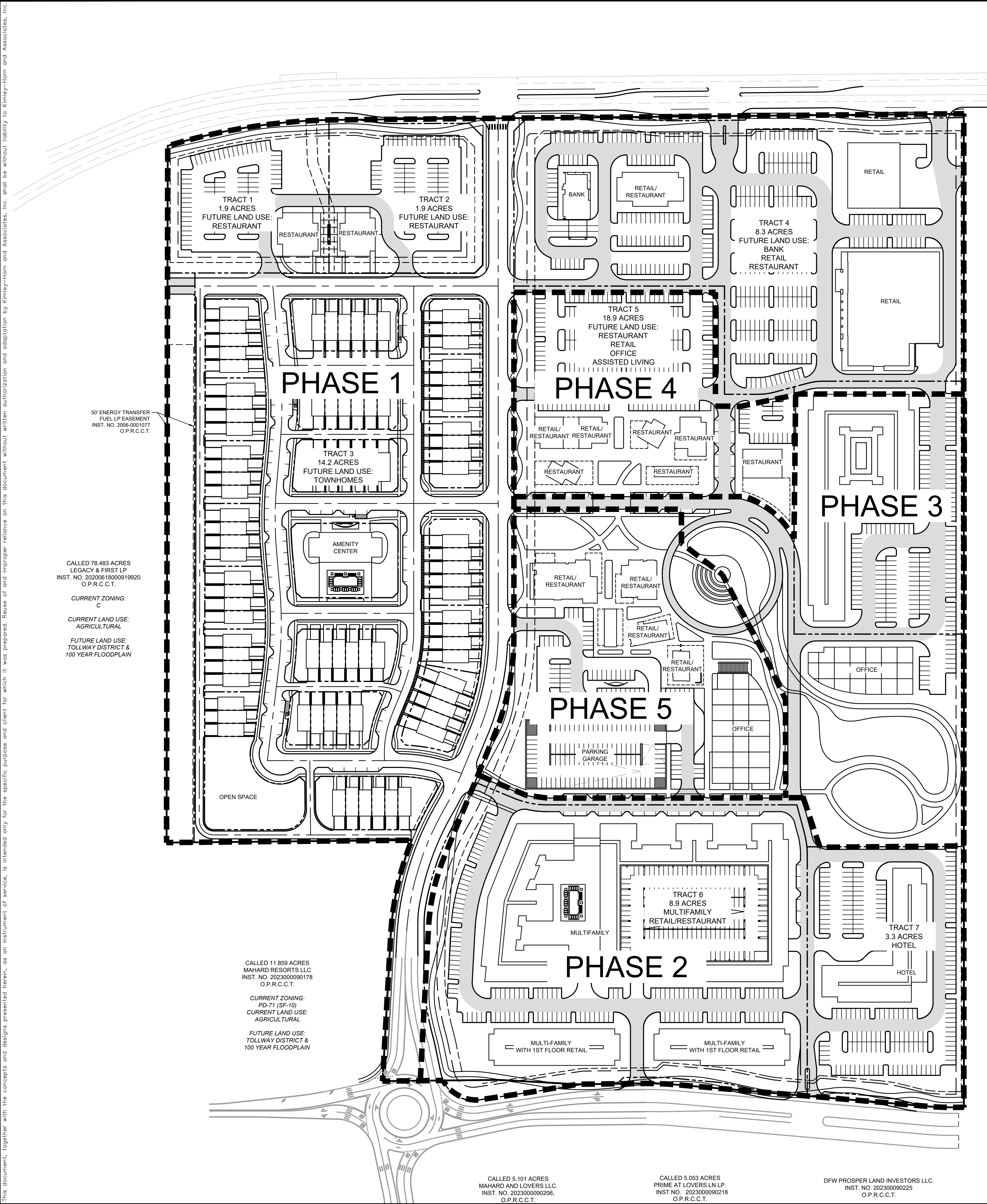
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SITE DATA SUMMARY TABLE							
PHASE 1							
TRACT	ACREAGE	LAND USES	TOTAL BUILDING SQUARE FOOTAGE		REQ. PARKING		PROVIDED PARKING
TRACT 1	1.9 ACRES	RESTAURANT	RESTAURANT	5,750 SF	1 SPACE / 75 SF	77 SPACES	91 SPACES
TRACT 2	1.9 ACRES	RESTAURANT	RESTAURANT	5,000 SF	1 SPACE / 75 SF	67 SPACES	81 SPACES
TRACT 3	7.8 ACRES	TOWNHOMES	TOWNHOMES	88 UNITS	-----		176 GARAGE SPACES 62 ONSTREET SPACES
TOWN HOME STREET DEDICATION	6.4 ACRES	-----	-----				
TRACT 4	9.2 ACRES	BANK, RETAIL, RETAIL/ RESTAURANT,	BANK	4,100 SF	1 SPACE / 350 SF	12 SPACES	14 SPACES
			RETAIL	49,000 SF	1 SPACE / 250 SF	196 SPACES	239 SPACES
			RETAIL/RESTAURANT **	7,500 SF	1 SPACE / 150 SF	50 SPACES	92 SPACES
MAHARD PARKWAY RIGHT-OF-WAY DEDICATION	2.7 ACRES	-----	-----				-----
PHASE 1 TOTAL ACREAGE	29.9 ACRES	-----			-----		-----
PHASE 2							
TRACT 6	8.9 ACRES	MULTIFAMILY, RETAIL	MULTIFAMILY (5 STORIES, 59 FEET)	366 UNITS	1.7 SPACES/UNIT	623 SPACES	623 SPACES
			MULTIFAMILY (4 STORIES, 47 FEET)	62 UNITS	1.7 SPACES/UNIT	106 SPACES	106 SPACES
			RETAIL/RESTAURANT **	32,111 SF	1 SPACE / 150 SF	214 SPACES	230 SPACES
TRACT 7	3.3 ACRES	HOTEL	HOTEL (4 STORIES, 56 FEET)	171 ROOMS	1 SPACE / ROOM	171 SPACES	176 SPACES
PHASE 2 TOTAL ACREAGE	12.5 ACRES	-----	-----				
PHASE 3							
TRACT 5	7.6 ACRES	ASSISTED LIVING, OFFICE	ASSISTED LIVING (5 STORIES, 59 FEET) OFFICE (2 STORIES, 28 FEET)	249 UNITS 32,500 SF	1 SPACES/ 5 BEDS 1 SPACE / 300 SF	50 SPACES 108 SPACES	58 SPACES 108 SPACES
PHASE 3 TOTAL ACREAGE	7.6 ACRES	-----	-----				
PHASE 4							
TRACT 5	4.1 ACRES	RESTAURANT, RESTAURANT/RETAIL,	RESTAURANT RETAIL/RESTAURANT **	13,100 SF 6,000 SF	1 SPACE / 75 SF 1 SPACE / 150 SF	175 SPACES 41 SPACES	184 SPACES 48 SPACES
PHASE 4 TOTAL ACREAGE	4.1 ACRES	-----	-----				
PHASE 5							
TRACT 5	5.9 ACRES	RESTAURANT/RETAIL, OFFICE	RETAIL/RESTAURANT ** OFFICE (4 STORIES, 56 FEET)	18,000 SF 80,000 SF	1 SPACE / 150 SF 1 SPACE / 300 SF	120 SPACES 267 SPACES	122 SPACES 270 SPACES
TOTAL ACREAGE	60.1 ACRES	-----	-----		-----		-----

NOTES:
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 ** CALCULATED WITH 25% RESTAURANT AND 75% RETAIL FOR PROPOSED BUILDINGS WITH POTENTIAL FOR EITHER USE

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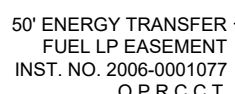
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EXHIBIT D *CONCEPT PLAN* *ZONE-24-0025*

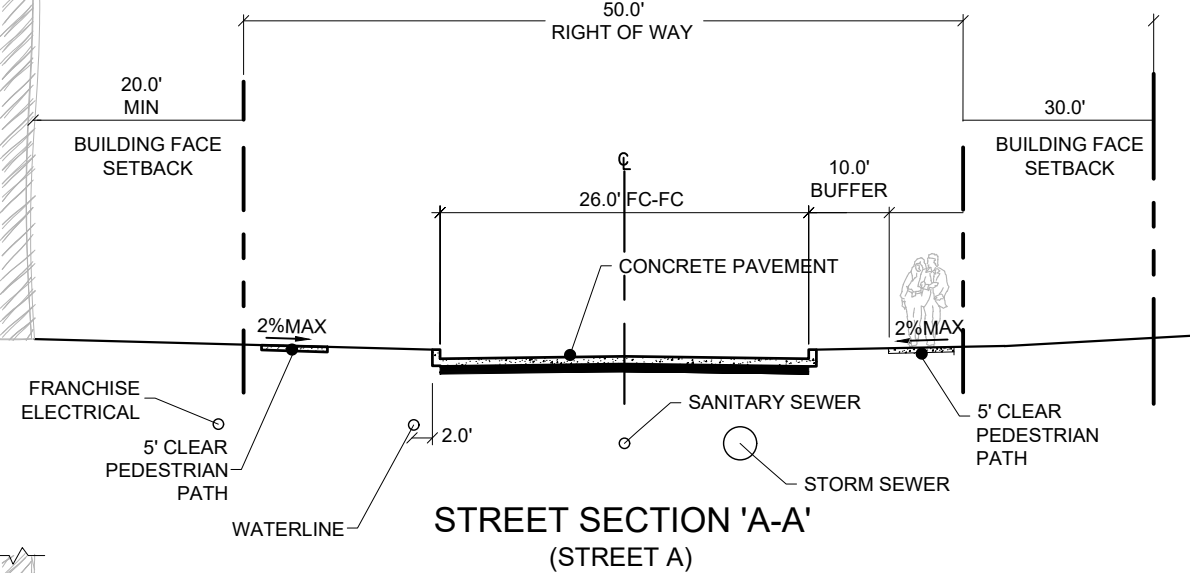
61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/08/2025

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GRAPHIC SCALE IN FEET

SCALE: 1"=100'



Kimley»»Horn

EXHIBIT D
CONCEPT PLAN
ZONE-24-0025

61.743 ACRES
COLLIN COUNTY SCHOOL LAND SURVEY
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: 09/04/2025

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Kimley»»Horn

SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		DCU	DCU	CAK

BELLA PROSPER
TOWN OF PROSPER, TEXAS