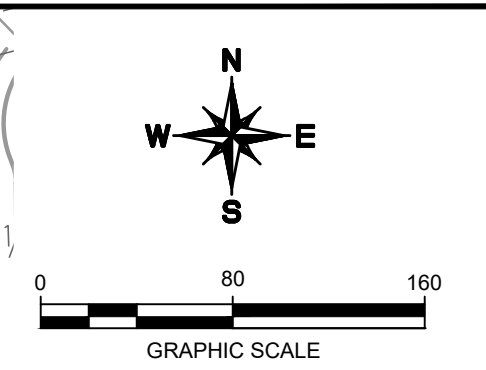
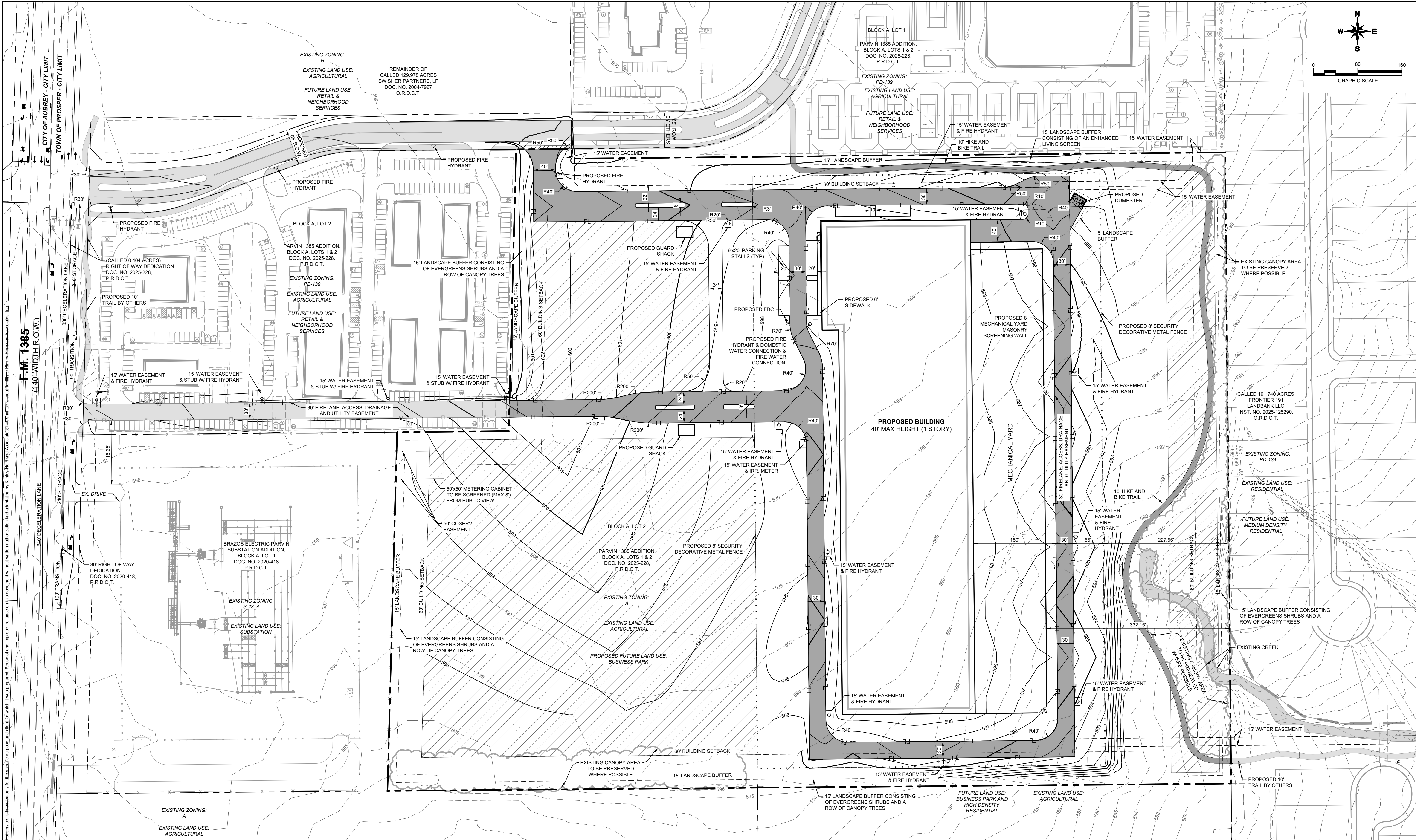


DATE: 07/27/2026
LAST SAVED: 07/27/2026 4:54 PM
DRAWN BY: KIMLEY-HORN
CHECKED BY: MICHAEL J. CARLISLE, P.E.
PROJECT: PROJECT TOMAHAWK
SHEET: EXHIBIT D - CONCEPTUAL PLAN



PLANNED DEVELOPMENT STANDARDS

ZONING	PD
PROPOSED USE	DATA CENTER
LOT AREA/ SQ. FT. AND AC	1,623,594 SF; 37.273 AC
BUILDING HEIGHT * (number of stories) MAX HEIGHT = 40'	40' MAX
LOT COVERAGE	50% MAX
FLOOR AREA RATIO (for non-residential zoning)	0.5:1 MAX
TOTAL PARKING REQUIRED	1 SPACE PER 10,000 SF OF GROSS FLOOR AREA
USABLE OPEN SPACE REQUIRED	1,623,594 SQ. FT. x 12% = 194,831 SQ. FT. (12%)

*WITH ADDITIONAL MAX HEIGHT OF 20' FOR ROOFTOP EQUIPMENT
*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH T&S STANDARDS
*BUILDING SQ. FT TO BE DETERMINED AT LATER DATE

NOTES

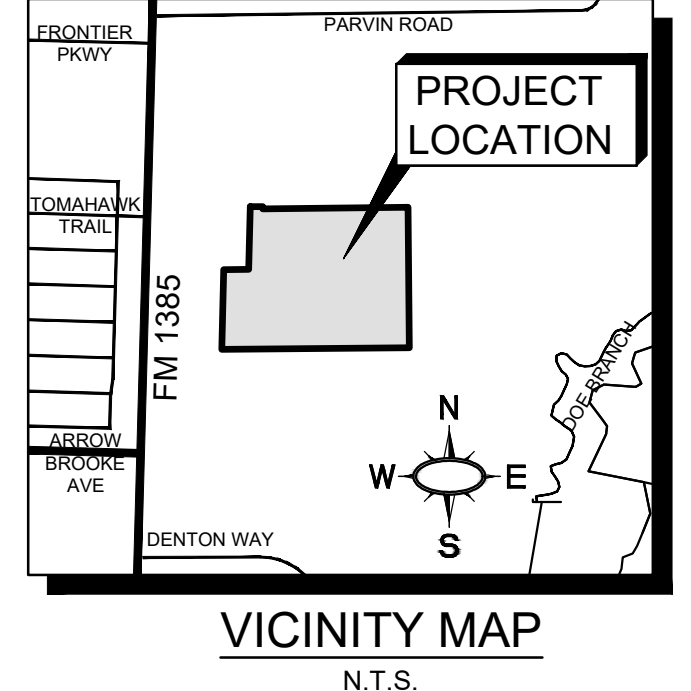
1. THE THOROUGHFARE ALIGNMENT SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
2. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.

FIRE ZONING NOTES

ZONING DOES NOT INCLUDE COMPLIANCE WITH TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE ZONING DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING PSP AND SP SUBMITTAL, AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT.

LEGEND

FL	PROPOSED FIRE LANE
FL	PROPOSED BUILDING
	OPEN SPACE
---	PROPOSED ROW/LOT LINE
---	PROPOSED SETBACK



ZONE-26-0007 EXHIBIT D CONCEPTUAL PLAN

BEING 37.273 ACRES OUT OF THE
THE J. MORTON SURVEY, ABSTRACT NO.793
THE L. RUE SURVEY, ABSTRACT NO.1110
Town of Prosper, Denton County, Texas
Submitted: JULY 27, 2026

Owner:
D-1 Assets, LLC
8794 Markham Drive
Frisco, Texas 75035
Phone: (469)-938-5405
Contact: Srinivas Maram

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
200 North Travis Street, #500
McKinney, Texas 75069
Contact: Michael Carlisle, P.E.
Phone: (469)-353-6061

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 N TRAVIS ST, SUITE 500, SHERMAN, TX 75090
PHONE: (903) 258-9416
WWW.KIMLEY-HORN.COM TX F-628

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Engineer: MICHAEL J. CARLISLE, P.E.
P.E. No. 132972 Date: 07/27/2026

KHA PROJECT	060081400
DATE	JULY, 2026
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	GDO
CHECKED BY	MDC

PROJECT TOMAHAWK

PROSPER, TEXAS

EXHIBIT D -
CONCEPTUAL PLAN

SHEET NUMBER
EX D

BY	DATE	REVISIONS
No.		