
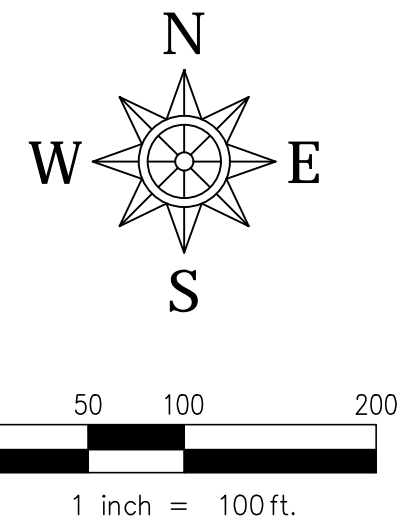
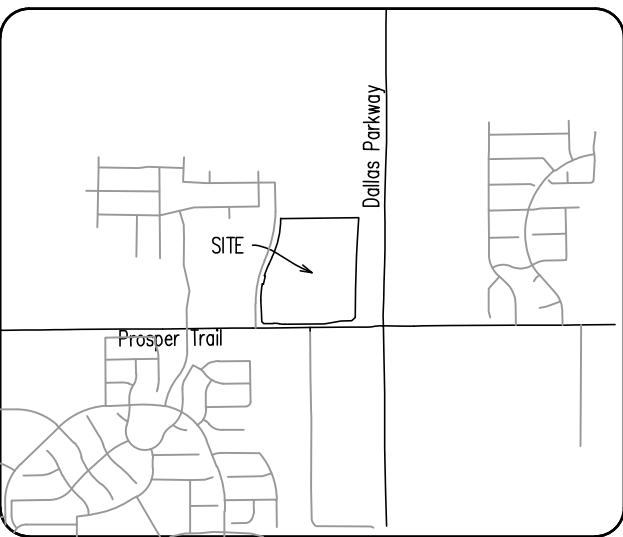


Drawing: 6/13/2024 09:53:248 0 Prosper County CAD/Urban/04/18\_Enrich/0.dwg, Sheet: 4/18/2024 11:06:51 AM  
Printed by: Internet Print Date: 4/18/2024 2:48 PM

Legacy Gardens Phase I  
Rieland Prosper 221 LLC  
Zoning Class: PD-36-Single Family-10/Single Family-12.5  
Current Land Use: Single-Family  
Future Land Use: Medium-Density Residential

Exhibit D  
Previous Conceptual Plan from the April 23, 2024,  
Planning & Zoning Commission Meeting

Note:  
 Approximate location of public art.



Basis of bearing: State Plane  
Coordinate System, Texas North  
Central Zone 4202, North American  
Datum of 1983, Adjustment  
Realization 2011.

Site Data Summary Table	
Multifamily Zone	
Max. Permitted Density	50 du/ac
Min. Front Yard Setback	10'
Min. Side Yard Setback	30' for structures adjacent to property line that is either zoned for Multi-Family or non-residential uses; Multiple structures constructed on the same lot shall maintain a minimum separation of 30'
Min. Rear Yard Setback	30' for structures adjacent to property line that is either zoned for Multi-Family or non-residential uses
Max. Height	5 stories, no greater than 60 feet from finished grade
Shawnee Trail Landscape Buffer	25'
Dallas Parkway Landscape Buffer	30'
Prosper Trail Landscape Buffer	25'
Mixed-Use Zone	
Min. Front Yard Setback	None
Min. Side Yard Setback	10' subject to provision of fire retardant wall as required by adopted edition of the Unified Building Code; 10 feet without fire retardant wall.
Min. Rear Yard Setback	None, if abutting an alley or fire lane and constructed with fire retardant wall; 10' subject to provision of fire retardant wall as required by adopted edition of the Unified Building Code; 10' without alley separation or fire-retardant wall.
Min. Lot Area	30,000 sq. ft
Min. Lot Width	120'
Min. Lot Depth	250'
Max. Height	9 stories, no greater than 110 feet along Shawnee Trail and 14 stories, no greater than 170 feet along Dallas Parkway
Lot Coverage	55%
Floor Area Ratio	2.25:1
Shawnee Trail Landscape Buffer	25'
Dallas Parkway Landscape Buffer	30'
Prosper Trail Landscape Buffer	25'

Note:  
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.

Note:  
All proposed driveways shall meet all Town of Prosper standards in regards to spacing, throat depth, and such.

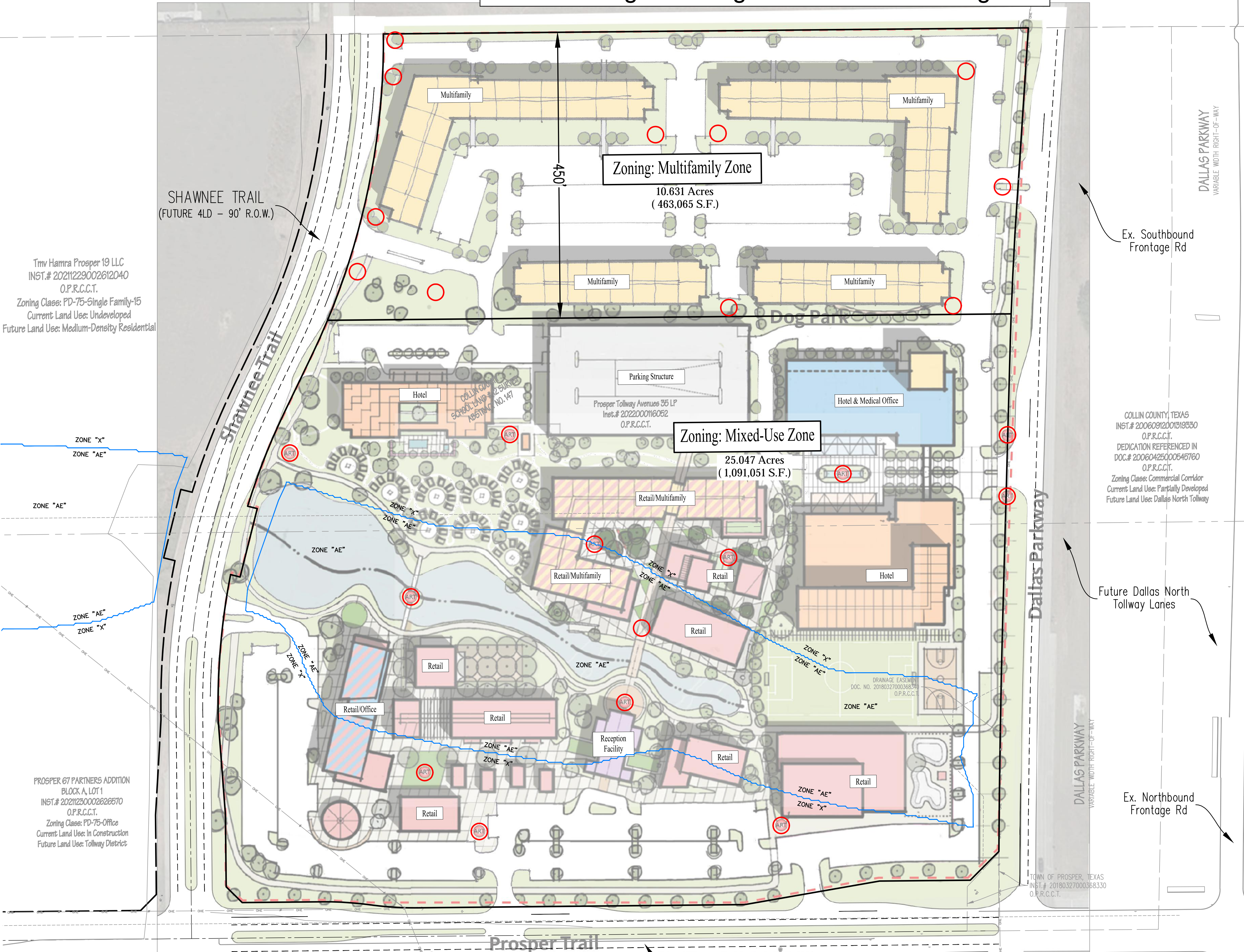
Note:  
The Traffic Impact Analysis (TIA) shall be provided at time of Preliminary Site Plan. Additional improvements or modifications may be required to accommodate results.

Note:  
FEMA Floodplain depicted on this exhibit reflects Flood Insurance Rate Map (FIRM) panel number 48085C0115J, dated 6/2/2009, and Letter of Map Revision (LOMR) Case No. 21-06-1205P, dated 1/27/2022

EXHIBIT D CONCEPTUAL PLAN  
**PROSPER ARTS DISTRICT**  
2,047,881 SQ. FEET OR 47.013 ACRES (GROSS)  
1,554,116 SQ. FEET OR 35.678 ACRES (NET)  
OF LAND OUT OF THE  
COLLIN COUNTY SCHOOL LAND #12 SURVEY  
ABSTRACT NO. 147, TRACT 74  
TOWN OF PROSPER  
COLLIN COUNTY, TEXAS

PROJECT NO. ZONE-24-0001

OWNER / APPLICANT Prosper Tollway Avenues 35, LP 5 Cowboys Way, #300 Frisco, TX 75034 Telephone: (630) 987-9275 Contact: Satya Donepudi	ENGINEER Spiars Engineering, Inc. 801 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Mike Martinie
--	--



Timv Hamra Prosper 19 LLC  
INST.# 20211229002612040  
O.P.R.C.C.T.  
Zoning Class: PD-75-Single Family-15  
Current Land Use: Undeveloped  
Future Land Use: Medium-Density Residential

ZONE "X"  
ZONE "AE"  
ZONE "AE"  
ZONE "AE"  
ZONE "X"

PROSPER 67 PARTNERS ADDITION  
BLOCK A, LOT 1  
INST.# 2021250002626870  
O.P.R.C.C.T.  
Zoning Class: PD-75-Office  
Current Land Use: In Construction  
Future Land Use: Tollway District

Villages of Star Trail  
Inst.# 20200204000159110  
O.P.R.C.C.T.  
Zoning Class: PD-66-Single Family  
Current Land Use: Single-Family  
Future Land Use: Medium Density Residential

183 Land Corporation  
Inst.# 20210407000704790  
O.P.R.C.C.T.  
Zoning Class: PD-66-Retail  
Current Land Use: Undeveloped  
Future Land Use: Tollway District

W PROSPER TRAIL  
(FUTURE 4LD - 90' R.O.W.)

Note:  
The conceptual layout generally depicts intent, but final layout shall be determined at time of Preliminary Site Plan, and shall meet all Town requirements including, but not limited to, ALL Fire Code requirements. Engineering Design Standards as it relates to driveway spacing, throat depth and turn lane requirements, standard Town landscape requirements if not otherwise defined in Exhibit C (Development Standards), and all development standards listed throughout the Town Zoning Ordinance also if not otherwise defined in Exhibit C. In addition, all other local, state, and federal regulations as it relates to the floodplain and waters of the US, or other shall be adhered. There are no vested rights with the approval of the layout of this zoning case depicted in Exhibit D.

COLLIN COUNTY, TEXAS  
INST.# 20060912001319330  
O.P.R.C.C.T.  
DEDICATION REFERENCED IN  
DOC.# 20060425000545760  
O.P.R.C.C.T.  
Zoning Class: Commercial Corridor  
Current Land Use: Partially Developed  
Future Land Use: Dallas North Tollway

TOWN OF PROSPER, TEXAS  
INST.# 20180327000358330  
O.P.R.C.C.T.