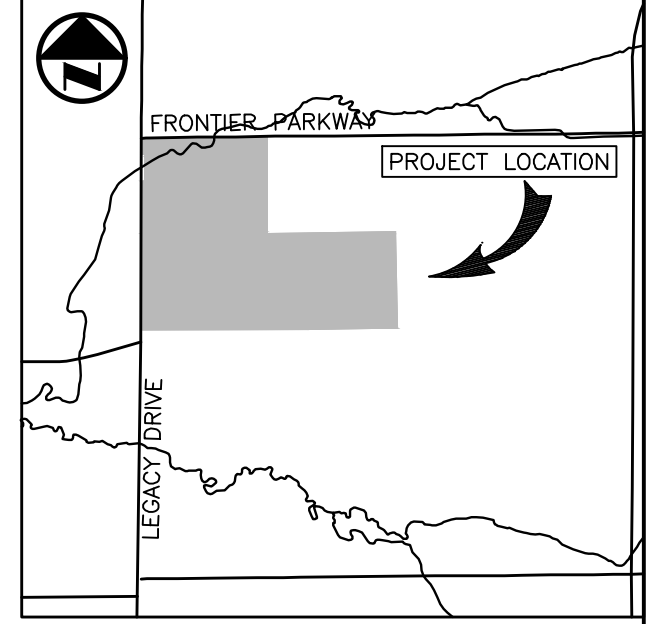
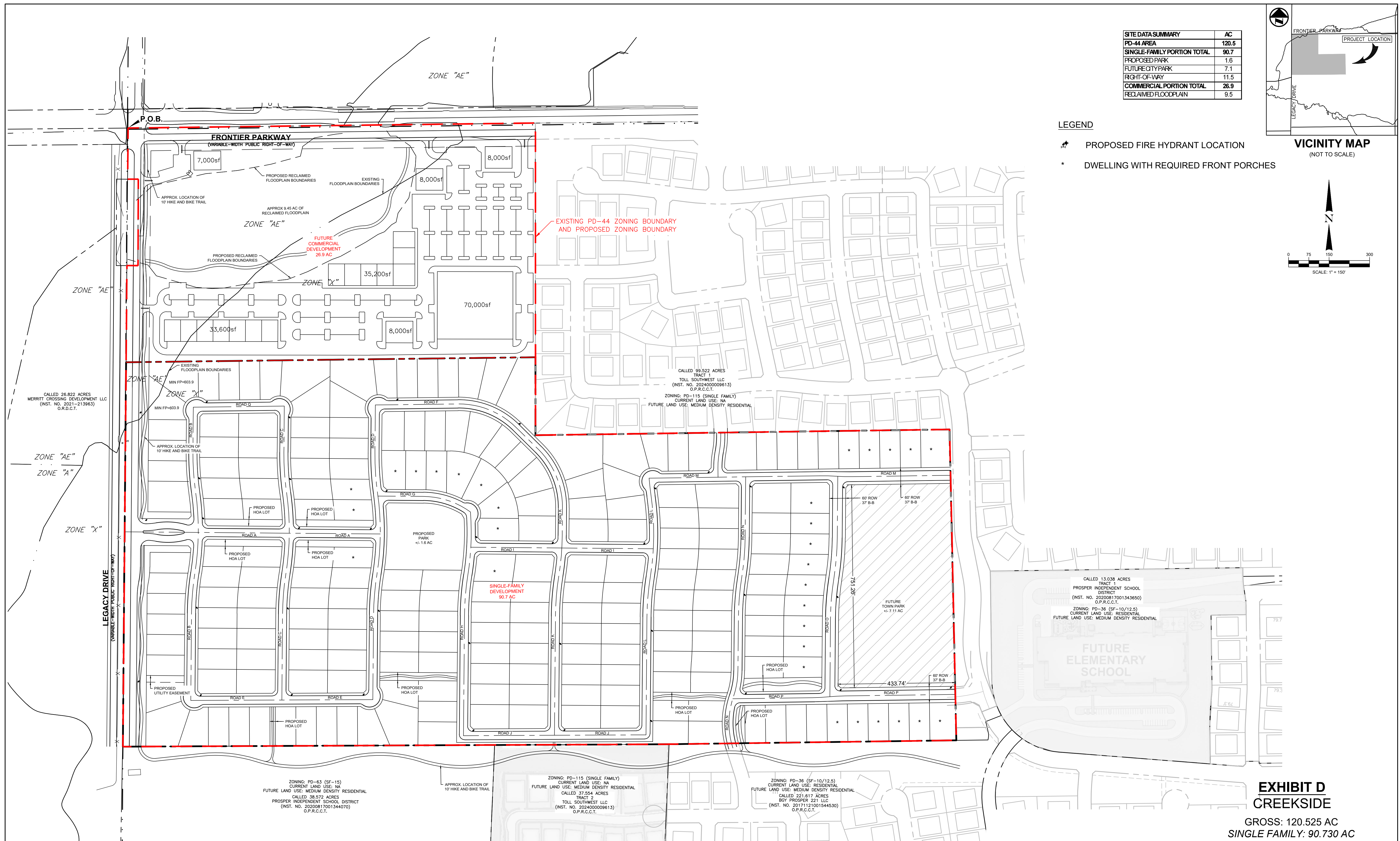
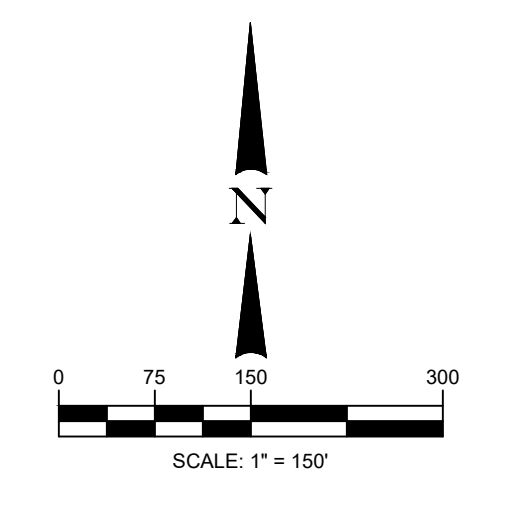


SITE DATA SUMMARY	AC
PD-44 AREA	120.5
SINGLE-FAMILY PORTION TOTAL	90.7
PROPOSED PARK	1.6
FUTURE CITY PARK	7.1
RIGHT-OF-WAY	11.5
COMMERCIAL PORTION TOTAL	26.9
RECLAIMED FLOODPLAIN	9.5



LEGEND

- PROPOSED FIRE HYDRANT LOCATION
- DWELLING WITH REQUIRED FRONT PORCHES



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.
- PROPOSED RIGHT-OF-WAY WITHIN SINGLE-FAMILY PORTION TO BE 50' ROW WITH 31' B-B, UNLESS OTHERWISE SHOWN.
- THE CONCEPTUAL LAYOUT PROVIDED REFLECTS THE GENERAL INTENT; HOWEVER, THE FINAL LAYOUT WILL BE DETERMINED DURING THE PRELIMINARY SITE PLAN STAGE AND MUST COMPLY WITH ALL TOWN REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, ADHERENCE TO ALL FIRE CODE REGULATIONS, ENGINEERING DESIGN STANDARDS CONCERN DRIVEWAY SPACING, THROAT DEPTH, AND TURN LANE REQUIREMENTS, AND THE TOWN'S STANDARD LANDSCAPING REQUIREMENTS, UNLESS SPECIFIED OTHERWISE IN EXHIBIT C (PLANNED DEVELOPMENT STANDARDS). ADDITIONALLY, ALL DEVELOPMENT STANDARDS OUTLINED IN THE TOWN ZONING ORDINANCE, UNLESS OTHERWISE DEFINED IN EXHIBIT C, MUST BE FOLLOWED AS WELL AS COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, PARTICULARLY THOSE CONCERNING FLOODPLAINS AND WATERS OF THE U.S. THE APPROVAL OF THE LAYOUT DEPICTED IN EXHIBIT D DOES NOT CONFER ANY VESTED RIGHTS IN THIS ZONING CASE.

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EXHIBIT D
CREEKSIDE

GROSS: 120.525 AC
 SINGLE FAMILY: 90.730 AC
 COMMERCIAL: 29.795 AC
 COLLIN COUNTY SCHOOL LAND SURVEY
 ABSTRACT NO. 147
 TOWN OF PROSPER
 COLLIN COUNTY, TEXAS
 PREPARED: AUG 28, 2024
 PROJECT NO: ZONE-24-0013