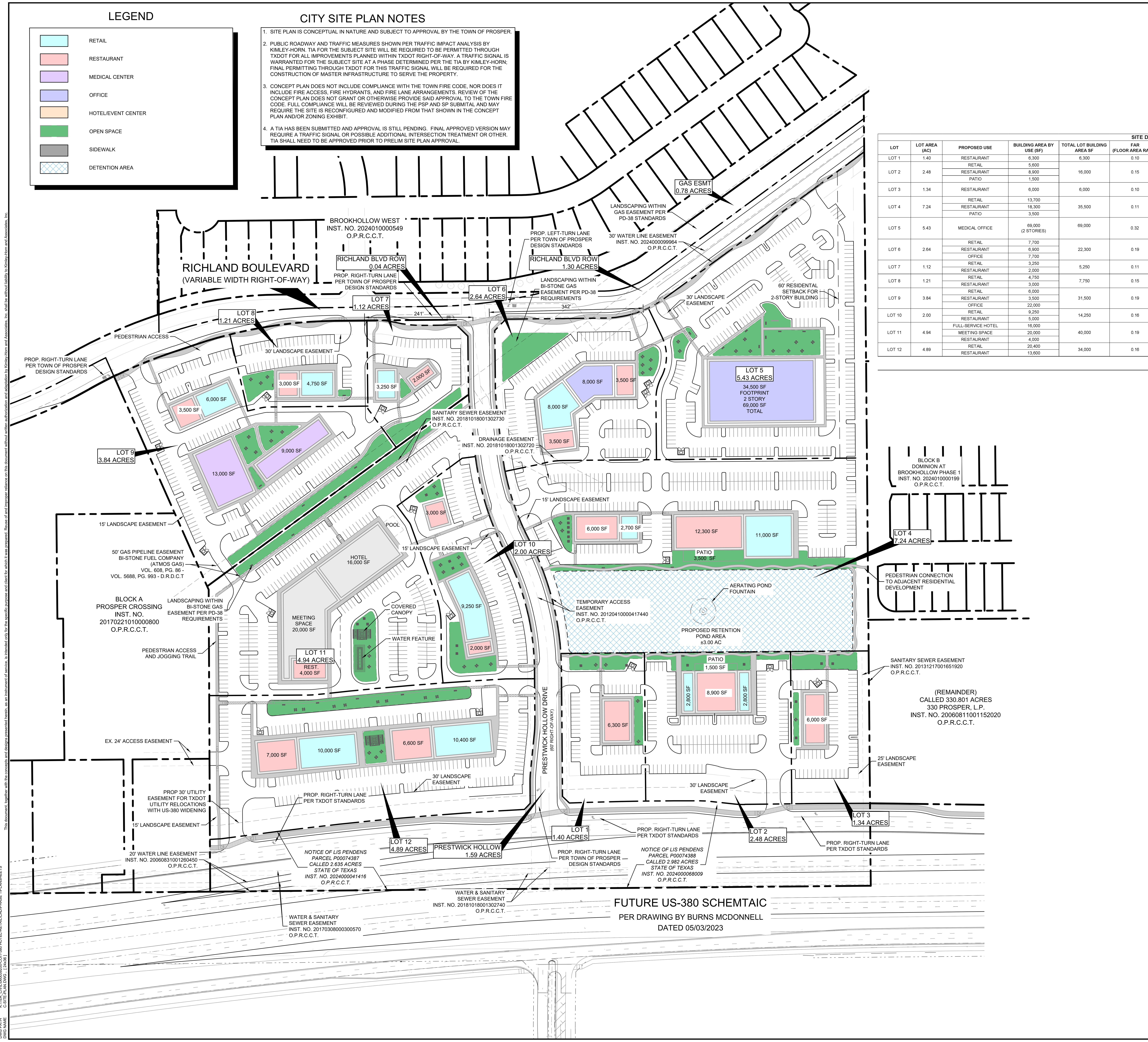
LEGEND

(light blue)	RETAIL
(pink)	RESTAURANT
(light purple)	MEDICAL CENTER
(lavender)	OFFICE
(peach)	HOTEL/EVENT CENTER
(green)	OPEN SPACE
(grey)	SIDEWALK
(blue hatch)	DETENTION AREA

CITY SITE PLAN NOTES

1. SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO APPROVAL BY THE TOWN OF PROSPER.
2. PUBLIC ROADWAY AND TRAFFIC MEASURES SHOWN PER TRAFFIC IMPACT ANALYSIS BY KIMLEY-HORN. TIA FOR THE SUBJECT SITE WILL BE REQUIRED TO BE PERMITTED THROUGH TXDOT FOR ALL IMPROVEMENTS PLANNED WITHIN TXDOT RIGHT-OF-WAY. A TRAFFIC SIGNAL IS WARRANTED FOR THE SUBJECT SITE AT A PHASE DETERMINED PER THE TIA BY KIMLEY-HORN; FINAL PERMITTING THROUGH TXDOT FOR THIS TRAFFIC SIGNAL WILL BE REQUIRED FOR THE CONSTRUCTION OF MASTER INFRASTRUCTURE TO SERVE THE PROPERTY.
3. CONCEPT PLAN DOES NOT INCLUDE COMPLIANCE WITH THE TOWN FIRE CODE, NOR DOES IT INCLUDE FIRE ACCESS, FIRE HYDRANTS, AND FIRE LANE ARRANGEMENTS. REVIEW OF THE CONCEPT PLAN DOES NOT GRANT OR OTHERWISE PROVIDE SAID APPROVAL TO THE TOWN FIRE CODE. FULL COMPLIANCE WILL BE REVIEWED DURING THE PSP AND SP SUBMITAL AND MAY REQUIRE THE SITE IS RECONFIGURED AND MODIFIED FROM THAT SHOWN IN THE CONCEPT PLAN AND/OR ZONING EXHIBIT.
4. A TIA HAS BEEN SUBMITTED AND APPROVAL IS STILL PENDING. FINAL APPROVED VERSION MAY REQUIRE A TRAFFIC SIGNAL OR POSSIBLE ADDITIONAL INTERSECTION TREATMENT OR OTHER. TIA SHALL NEED TO BE APPROVED PRIOR TO PRELIM SITE PLAN APPROVAL.



SITE DATA SUMMARY											
LOT	LOT AREA (AC)	PROPOSED USE	BUILDING AREA BY USE (SF)	TOTAL LOT BUILDING AREA SF	FAR (FLOOR AREA RATIO)	REQUIRED PARKING RATIO	REQUIRED PARKING BY USE	TOTAL REQUIRED PARKING	PROVIDED PARKING	REQUIRED OPEN SPACE %	PROVIDED OPEN SPACE %
LOT 1	1.40	RESTAURANT	6,300	6,300	0.10	1:100 SF	63 SPACES	63 SPACES	63 SPACES	7%	11.64%
LOT 2	2.48	RETAIL	5,600	16,000	0.15	1:250 SF	22 SPACES	119 SPACES	119 SPACES	7%	7.82%
		RESTAURANT	8,900			1:100 SF	89 SPACES				
		PATIO	1,500			1:200 SF	8 SPACES				
LOT 3	1.34	RESTAURANT	6,000	6,000	0.10	1:100 SF	60 SPACES	60 SPACES	60 SPACES	7%	11.02%
LOT 4	7.24	RETAIL	13,700	35,500	0.11	1:250 SF	55 SPACES	255 SPACES	255 SPACES	7%	43.00%
		RESTAURANT	18,300			1:100 SF	183 SPACES				
		PATIO	3,500			1:200 SF	18 SPACES				
LOT 5	5.43	MEDICAL OFFICE	69,000 (2 STORIES)	69,000	0.32	1:250 SF	276 SPACES	276 SPACES	276 SPACES	7%	7.00%
LOT 6	2.64	RETAIL	7,700	22,300	0.19	1:250 SF	31 SPACES	131 SPACES	131 SPACES	7%	9.13%
		RESTAURANT	6,900			1:100 SF	69 SPACES				
		OFFICE	7,700			1:250 SF	31 SPACES				
LOT 7	1.12	RETAIL	3,250	5,250	0.11	1:250 SF	13 SPACES	43 SPACES	44 SPACES	7%	10.63%
		RESTAURANT	2,000			1:100 SF	30 SPACES				
LOT 8	1.21	RETAIL	4,750	7,750	0.15	1:250 SF	19 SPACES	49 SPACES	49 SPACES	7%	7.00%
		RESTAURANT	3,000			1:100 SF	30 SPACES				
LOT 9	3.84	RETAIL	6,000	31,500	0.19	1:250 SF	24 SPACES	147 SPACES	162 SPACES	7%	9.36%
		RESTAURANT	3,500			1:100 SF	35 SPACES				
		OFFICE	22,000			1:250 SF	88 SPACES				
LOT 10	2.00	RETAIL	9,250	14,250	0.16	1:250 SF	37 SPACES	87 SPACES	87 SPACES	7%	15.31%
		RESTAURANT	5,000			1:100 SF	50 SPACES				
LOT 11	4.94	FULL-SERVICE HOTEL	16,000	40,000	0.19	1 SPACE: 1 ROOM	110 SPACES	250 SPACES	250 SPACES	7%	8.18%
		MEETING SPACE	20,000			1:200 SF	100 SPACES				
		RESTAURANT	4,000			1:100 SF	40 SPACES				
LOT 12	4.89	RETAIL	20,400	34,000	0.16	1:250 SF	82 SPACES	218 SPACES	218 SPACES	7%	7.28%
		RESTAURANT	13,600			1:100 SF	136 SPACES				
									TOTAL	7%	21.00%

TOWN OF PROSPER CASE NO.
DEVAPP-25-0116
CONCEPTUAL DEVELOPMENT PLAN
PROSPER CROSSING

C WILLIAMSON SURVEY, TRACT 1, 7, 8, & 10
ABST. NO. A09048 WITHIN THE
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED APRIL 3, 2026

DEVELOPER:
REALONE SQUARE, LLC
10030 COIT ROAD, SUITE 100
FRISCO, TX 75035
CONTACT: SRINIVASULU MUPPARAJU
PHONE: (214) 784-0538

ENGINEER/SURVEYOR/APPLICANT
KIMLEY-HORN & ASSOCIATES, INC.
203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
CONTACT: MICHAEL J. FEATHER, P.E.
PHONE: (972) 391-7414

REVISIONS		
No.	DATE	BY

Kimley»Horn
203 WEST NASH STREET
SUITE 100 TERRELL, TX 75126
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL FEATHER, P.E.
P.E. No. 156504 Date 4/6/26

KHA PROJECT	060059200
DATE	4/6/26
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MJF

COIT-380
HOTEL-RETAIL
PREPARED FOR
REALONE SQUARE, LLC
TOWN OF PROSPER, TEXAS

CONCEPTUAL DEVELOPMENT PLAN

SHEET NUMBER
SP-04