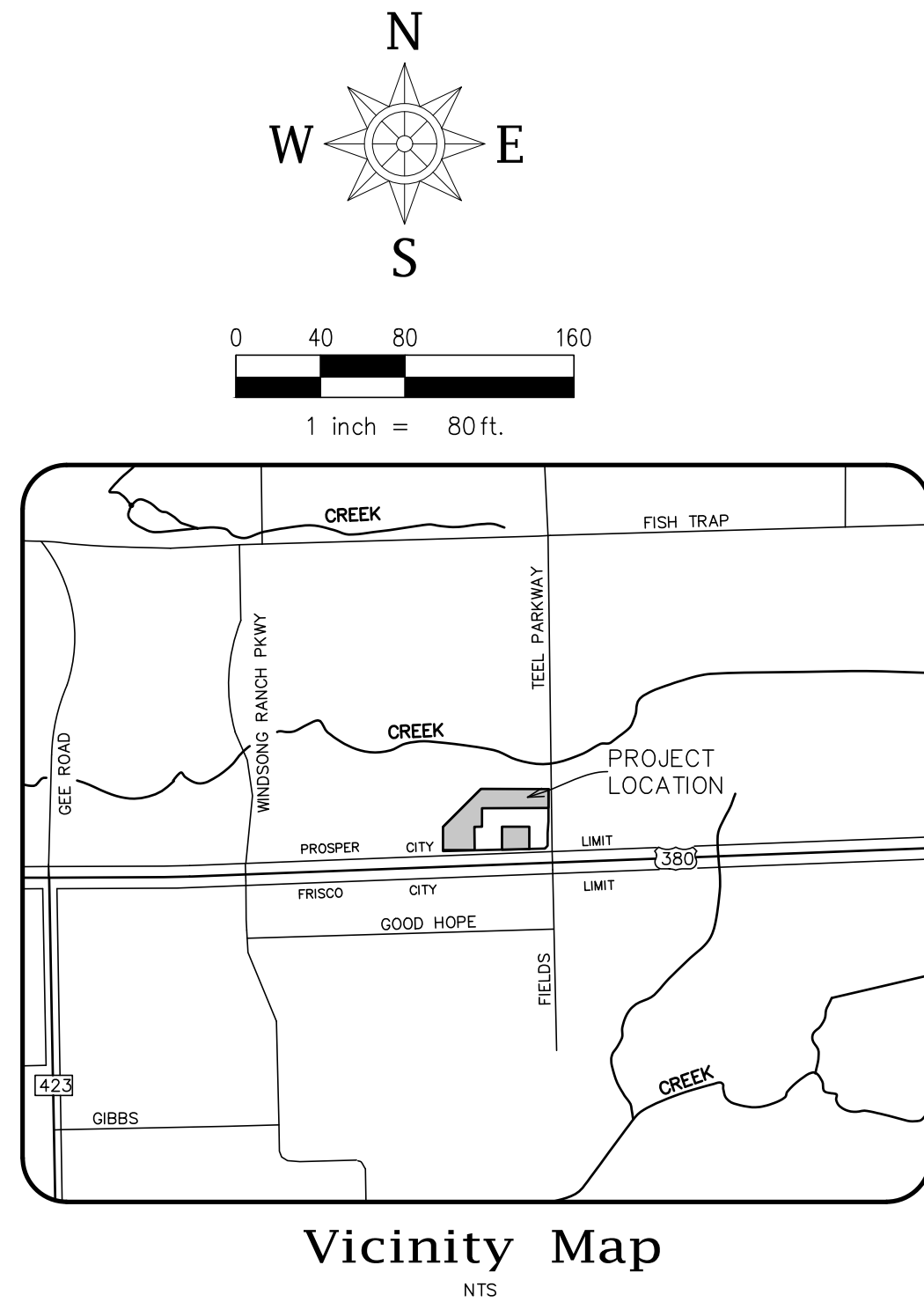
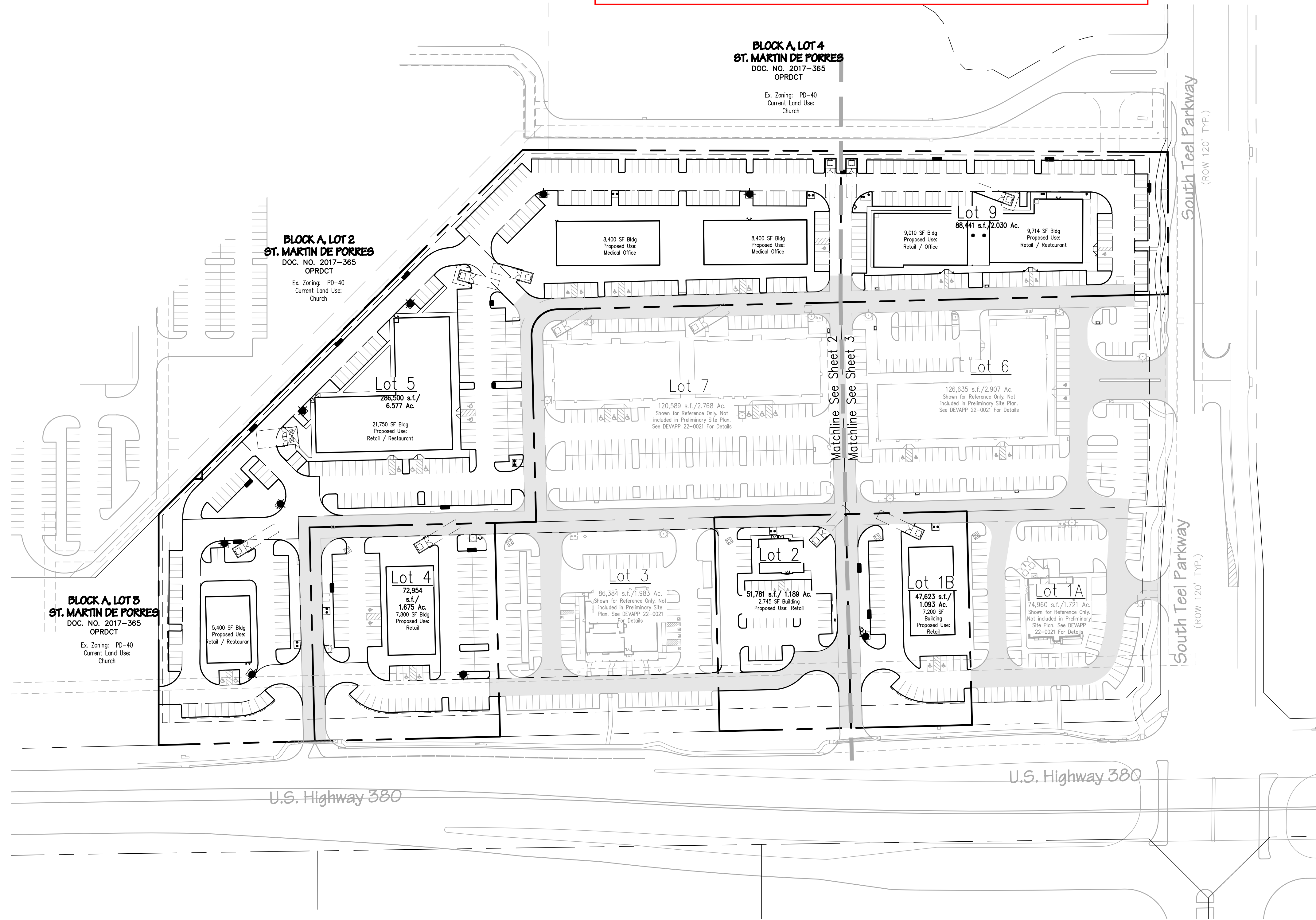




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 - 9) No Trees on Site.
 - 10) At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

LEGEND

Proposed Firelane, Access, Drainage, and Utility Easement

Existing Firelane, Access, Drainage, and Utility Easement

Match Line



P&Z Approved
11/4/2025

Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

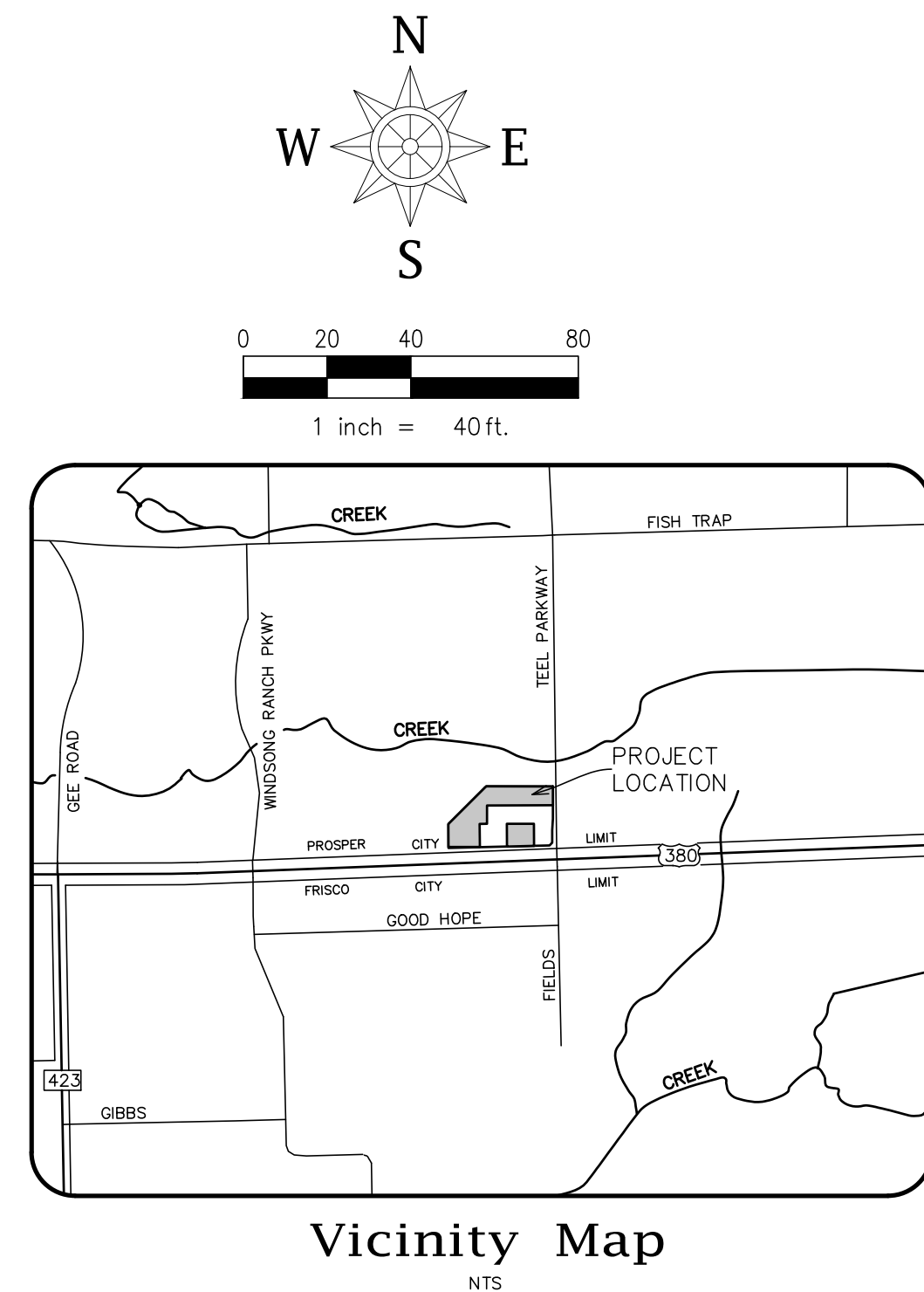
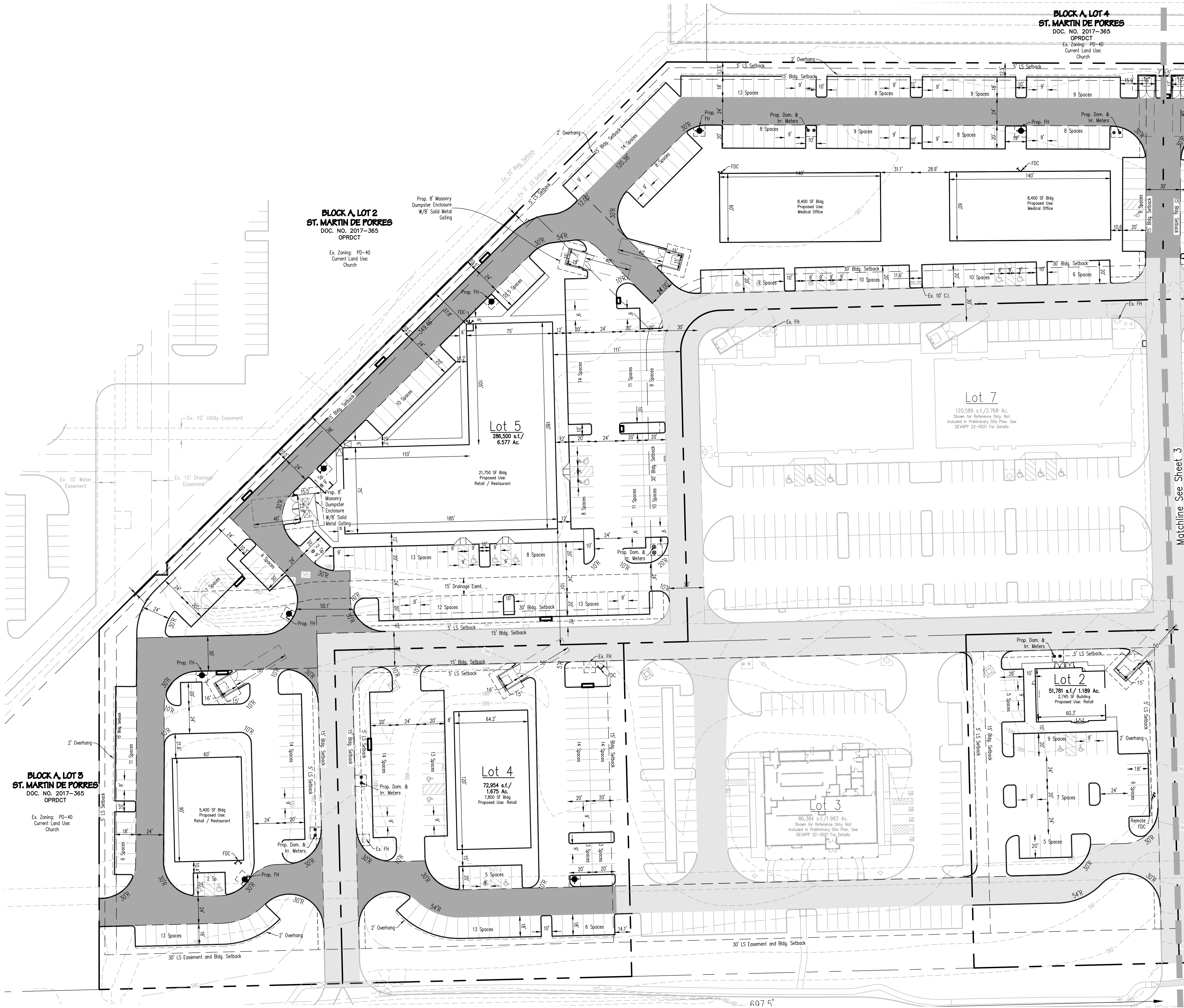
Block A, Lots 1B, 2, 4, 5 and 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
437,229 Sq. Ft./12.56 Acres

SITE DATA SUMMARY TABLE																									
LOT	ZONING	PROPOSED USE (USE 1; USE 2; USE 3)	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	USE 1 BUILDING AREA (SF)	USE 2 BUILDING AREA (SF)	USE 3 BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO (USE 1; USE 2; USE 3)	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF) (15 SF PER SPACE)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)		OPEN SPACE PROVIDED		PATIO SPACE PROVIDED (SF)
			SF	AC																	(7%)	(SF)	(%)		
1B	PD	RETAIL	47,623	1.09	7,200	7,200	N/A	N/A	29'-11"	1	15.1%	0.1512:1	1:250	29	30	2	2	450	886	21,220	3,334	7,865	16.52%	N/A	
2	PD	RETAIL; RESTAURANT	51,781	1.19	2,745	0"	2,745	N/A	29'-11"	1	5.3%	0.063:1	1:250; 1:100	28	32	2	2	480	1,630	33,591	3,625	8,579	16.57%	N/A	
4	PD	RETAIL; RESTAURANT	72,954	1.67	7,800	0"	7,800	N/A	29'-11"	1	10.7%	0.1069:1	1:250; 1:100	78	85	4	4	1,275	2,666	42,631	5,107	7,555	10.36%	N/A	
5	PD	RETAIL; RESTAURANT; MEDICAL/PROF. OFFICE	286,500	6.58	43,950	14,250	12,900	16800*	29'-11"	1	15.3%	0.1534:1	1:250; 1:100; 1:250	254	323	8	14	4,845	10,316	218,629	20,065	28,998	10.12%	N/A	
9	PD	RETAIL; RESTAURANT; PROF. OFFICE	88,441	2.03	18,724	9,464	6,500	2,760	29'-11"	1	21.2%	0.2117:1	1:250; 1:100	117	117	5	5	1,755	3,344	78,724	6,191	6,373	7.21%	864	
Total			547,239	12.564	80,419	30,914	29,945	19,560						506	587	21	27	6,820	16,452	394,957	36,312	59,208	10.82%	864	

* Note: Lot parked for use with most restrictive parking requirements.

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Karis Smith • karis.smith@spiarsengineering.com

OWNER / APPLICANT Lots 1B, 2, & 4 TEEL 380 LP 8668 John Hickman Parkway Suite 907 Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondru	OWNER / APPLICANT Lot 5 380 Teel Retail LLC 5867 Alyworth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikanth Krothapalli	OWNER / APPLICANT Lot 5 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, TX 75035 Telephone: (469) 500-3393 Contact: Kalyan Reddy	OWNER / APPLICANT Lot 9 Alpha 19 LLC 440 Louisiana St, Suite 952 Houston, Texas 77002 Telephone (210) 412-4622 Contact: Varun Sharma	OWNER / APPLICANT Lot 5 VCOR PCA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	OWNER / APPLICANT Lot 5 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalasani	ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Karis Smith
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TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

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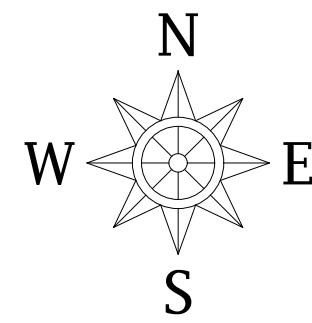
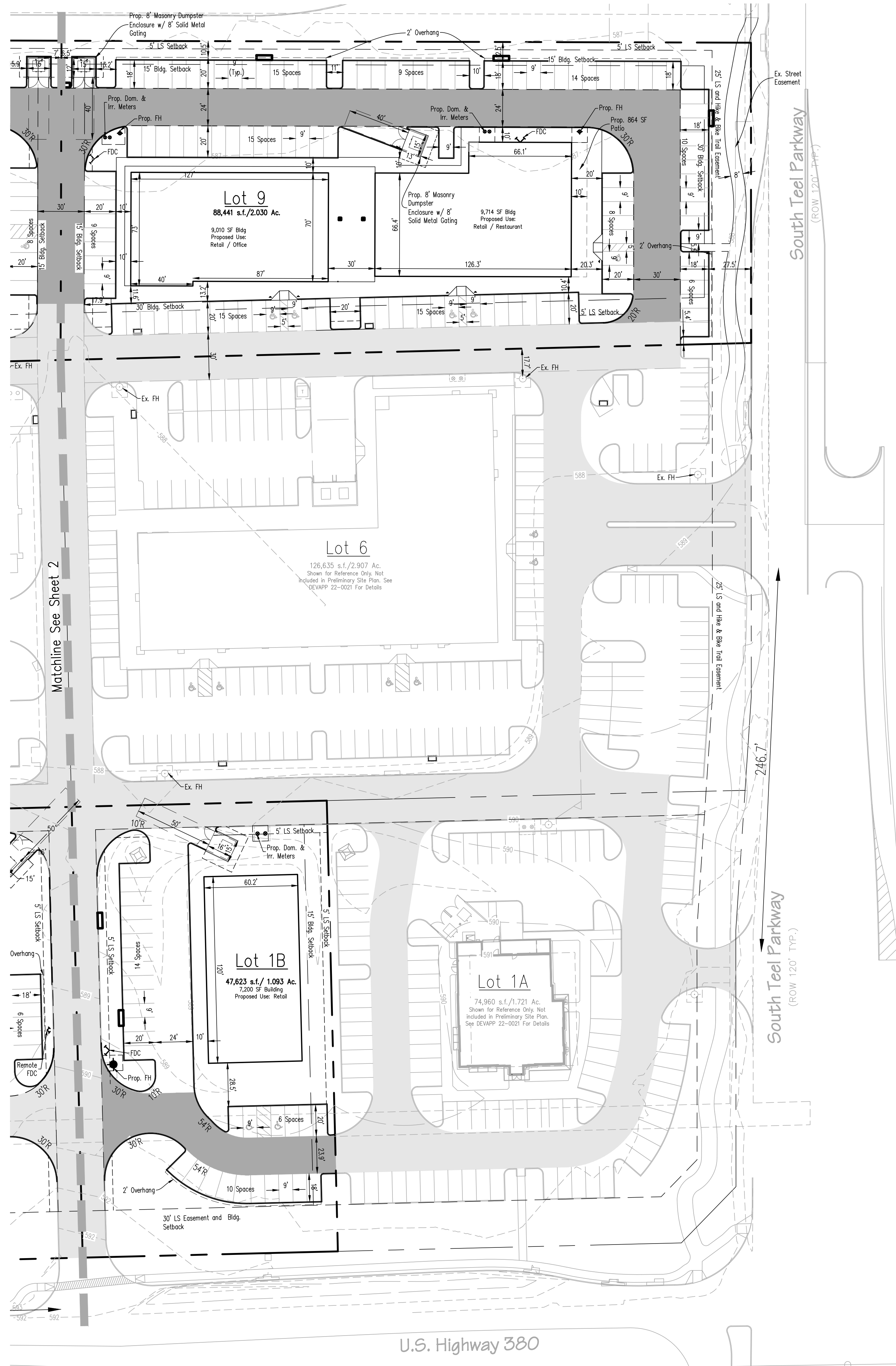
Matchline See Sheet 3

LEGEND

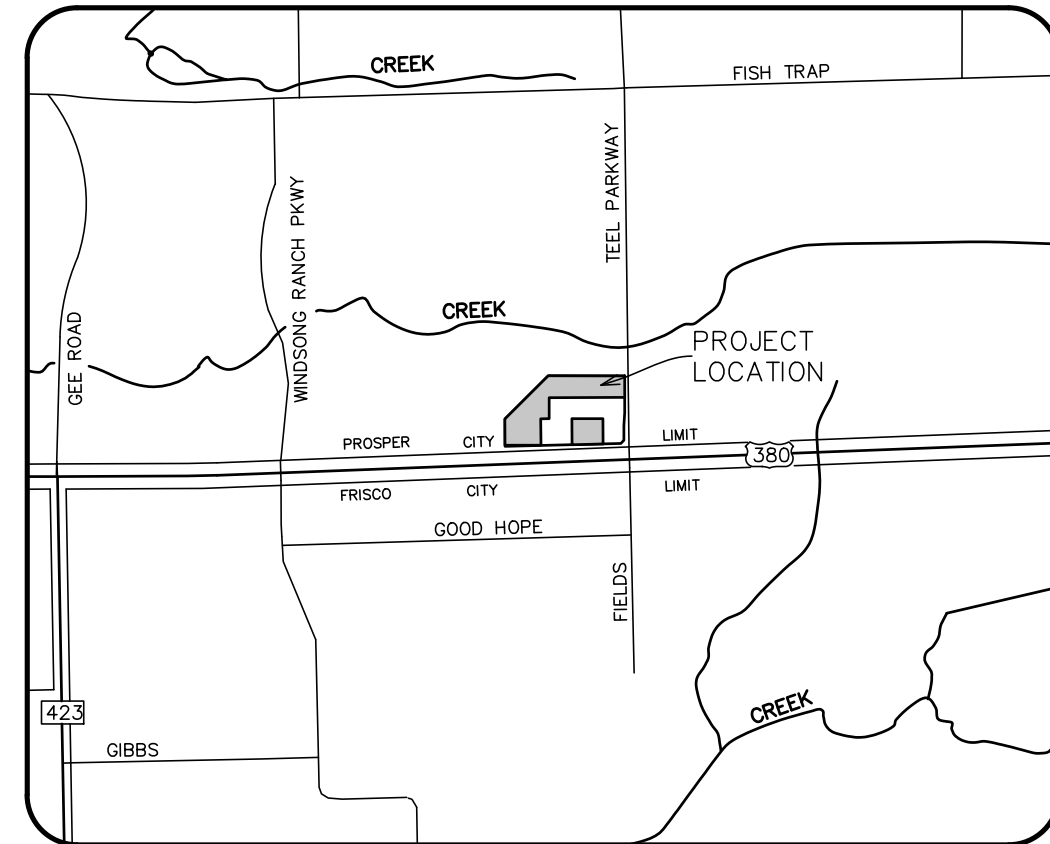
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Town Case No. DEVAPP-25-0058 PRELIMINARY SITE PLAN TEEL 380 ADDITION Block A, Lots 1B, 2, 4, 5 and 9 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS C. SMITH SURVEY ~ ABSTRACT NO. 1681 Current Zoning: PD-40 437,229 Sq. Ft./12.56 Acres

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0 20 40 80
1 inch = 40 ft.



Vicinity Map
NTS

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