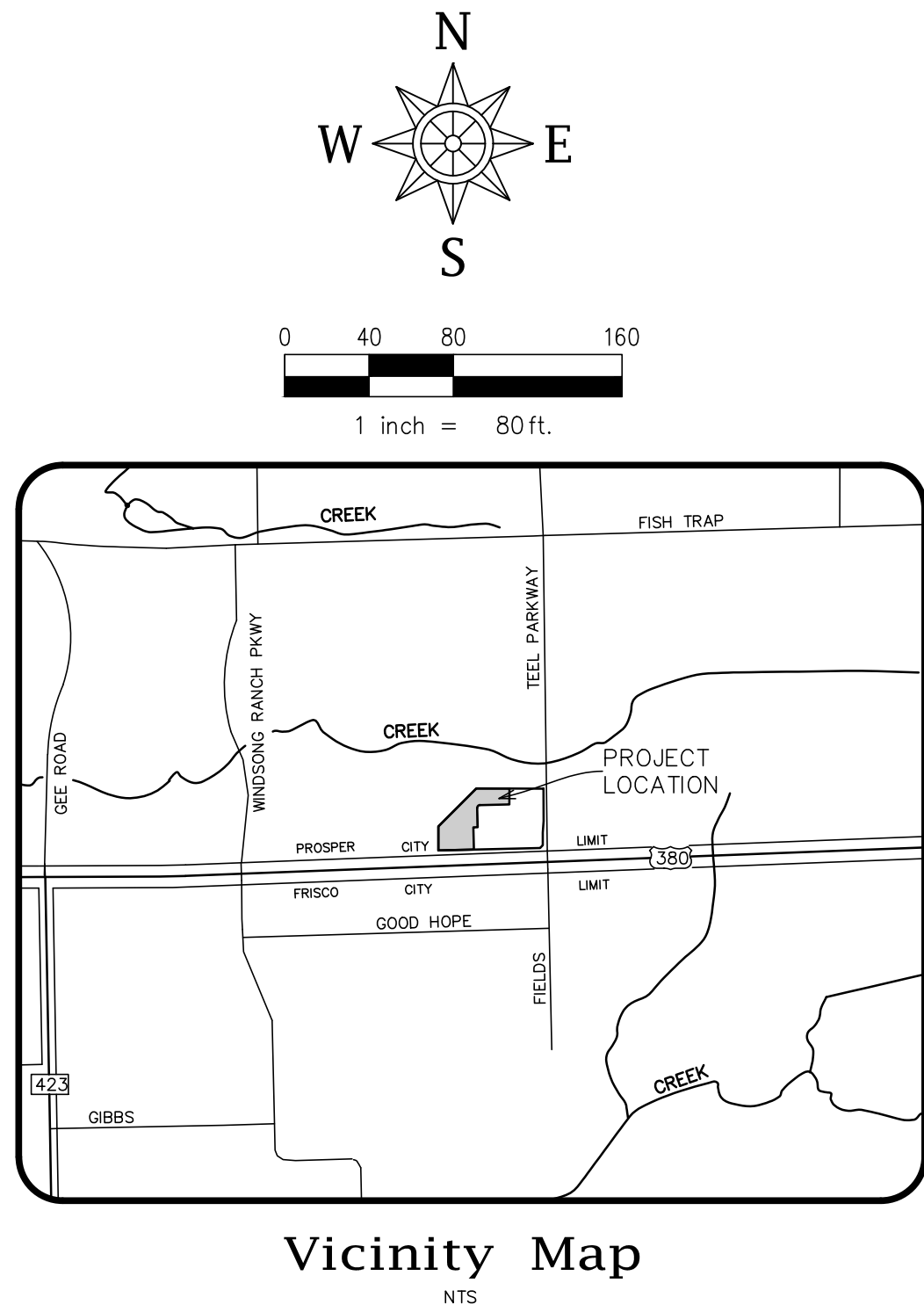
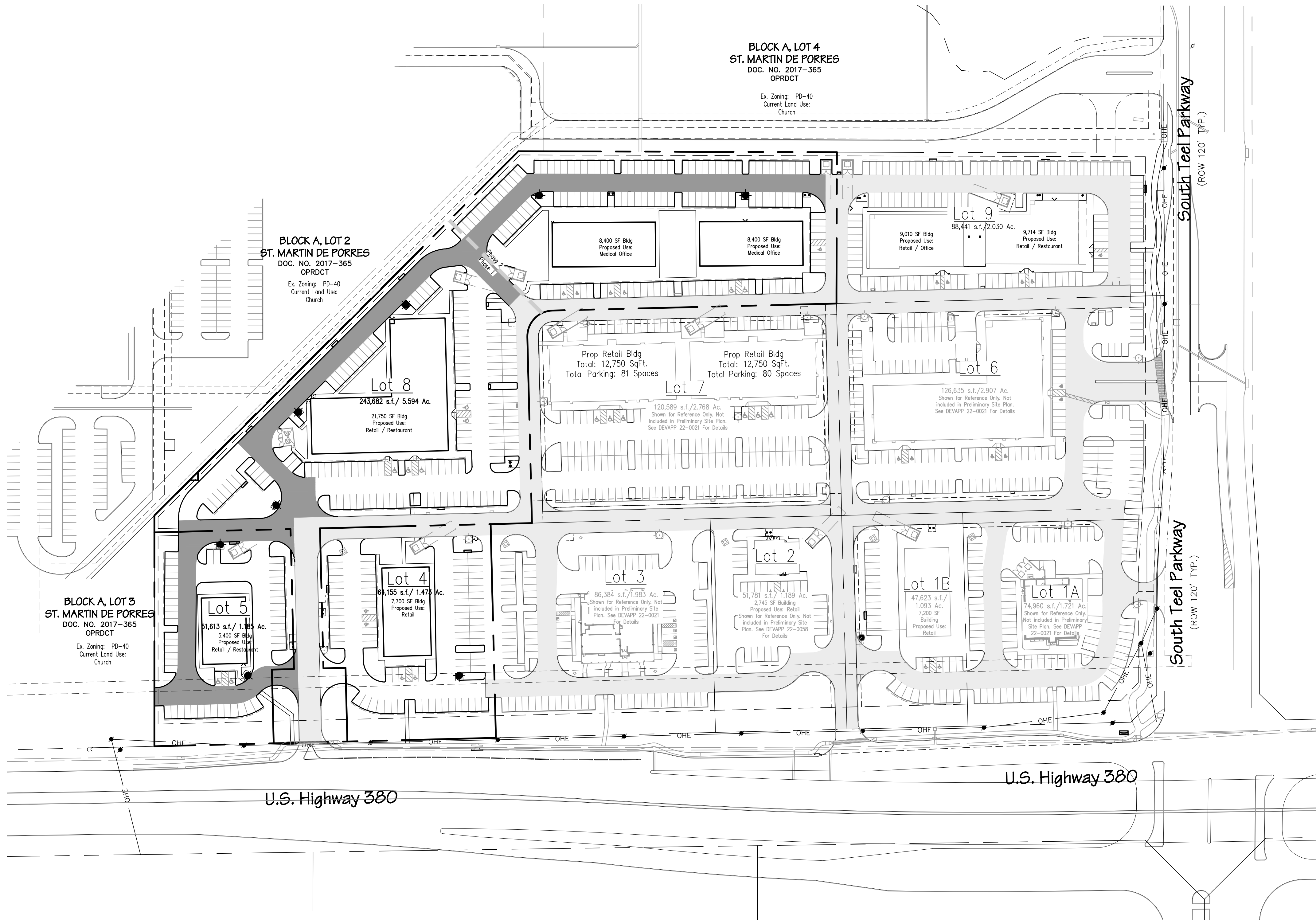


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Printed by: srikanth Plot Date: 1/6/2026 2:47 PM



- TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:**
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- LEGEND**
- Proposed Firelane, Access, Drainage, and Utility Easement
 - Firelane, Access, Drainage, And Utility Easement (By Others)

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																	(%)	(SF)	(%)	(SF)	
4	PD	RETAIL, RESTAURANT	64,155	1.47	7,700	0"	7,700	N/A	29'-11"	1	12.0%	0.12:1	1,250, 1:100	77	84	4	4	1,280	2,512	56,175	4,491	5,314	8.28%	N/A	
5	PD	RETAIL, RESTAURANT	51,613	1.18	5,400	1,000	4,400	N/A	29'-11"	1	10.5%	0.1046:1	1,250, 1:100;	48	49	2	2	735	2,024	34,880	3,613	6,407	12.41%	N/A	
8	PD	RETAIL, RESTAURANT, MEDICAL OFFICE	243,682	5.59	38,550	0"	21,750	16,800	29'-11"	1	15.8%	0.1582:1	1,250, 1:100, 1:350	266 + 5 (Patio)	274	7	7	4,110	9,308	213,609	17,058	26,640	10.93%	864	
Total			359,450	8.240	51,650	1,000	29,945	16,800						396	407	13	13	6,105	13,844	304,674	38,312	56,695	15.77%	864	

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

Town Case No. DEVAPP-25-0130
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

Block A, Lots 4, 5 & 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
359,450 Sq. Ft./8.252 Acres

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
Lot 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone (248) 345-3818
Contact: Shiva Kondru

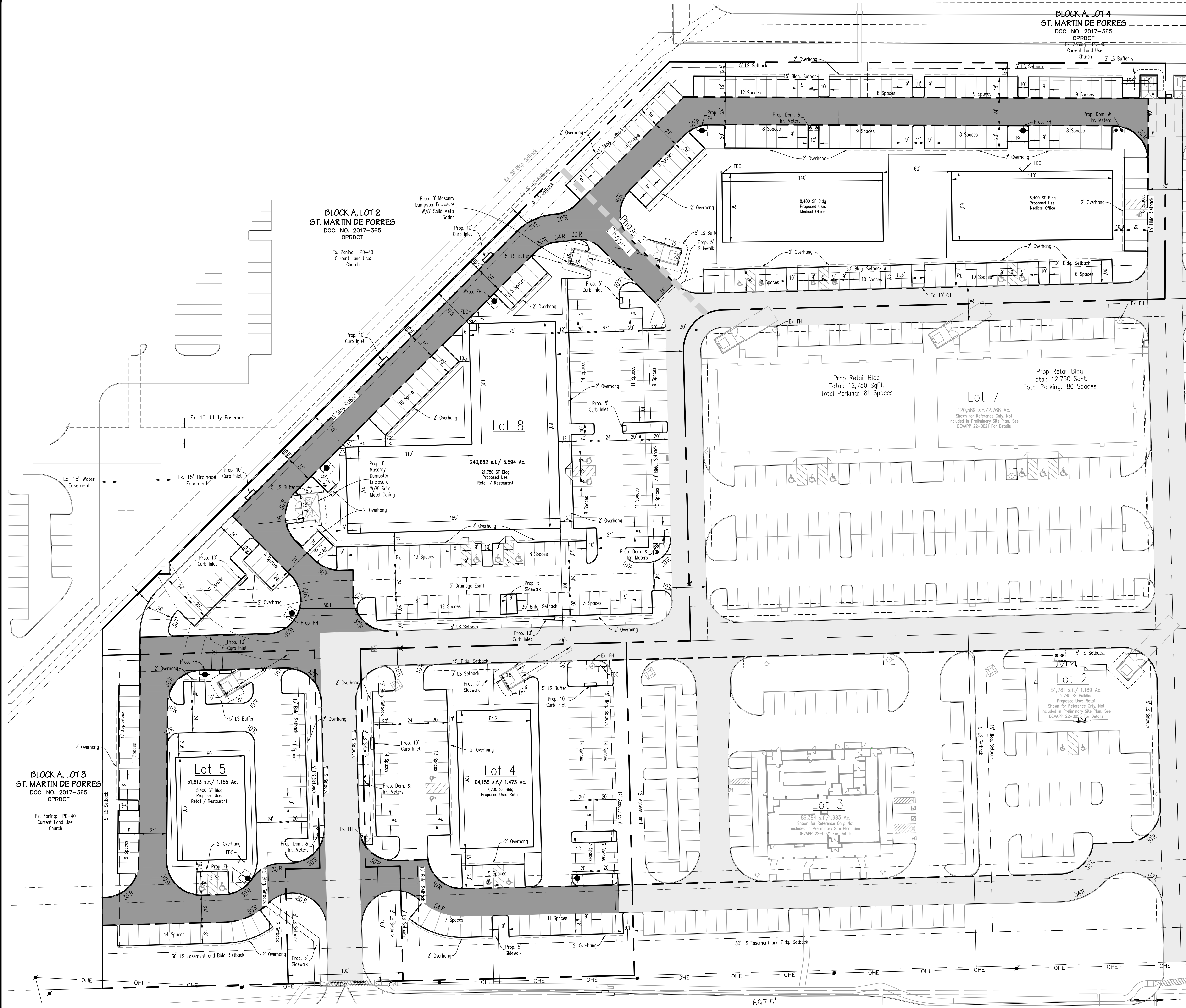
OWNER / APPLICANT
Lot 5
380 Teel Retail LLC
5867 Aliworth Dr
Frisco, Texas 75035
Telephone (302) 494-3699
Contact: Srikanth Krothapalli

OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 8
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekar Chintala

OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone (870) 509-0000
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



BLOCK A, LOT 4
ST. MARTIN DE PORRES
DOC. NO. 2017-365
OPRDC1

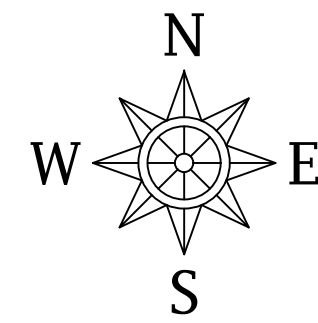
Ex. Zoning: PD-40
Current Land Use:
Church

BLOCK A, LOT 2
ST. MARTIN DE PORRES
DOC. NO. 2017-365
OPRDC1

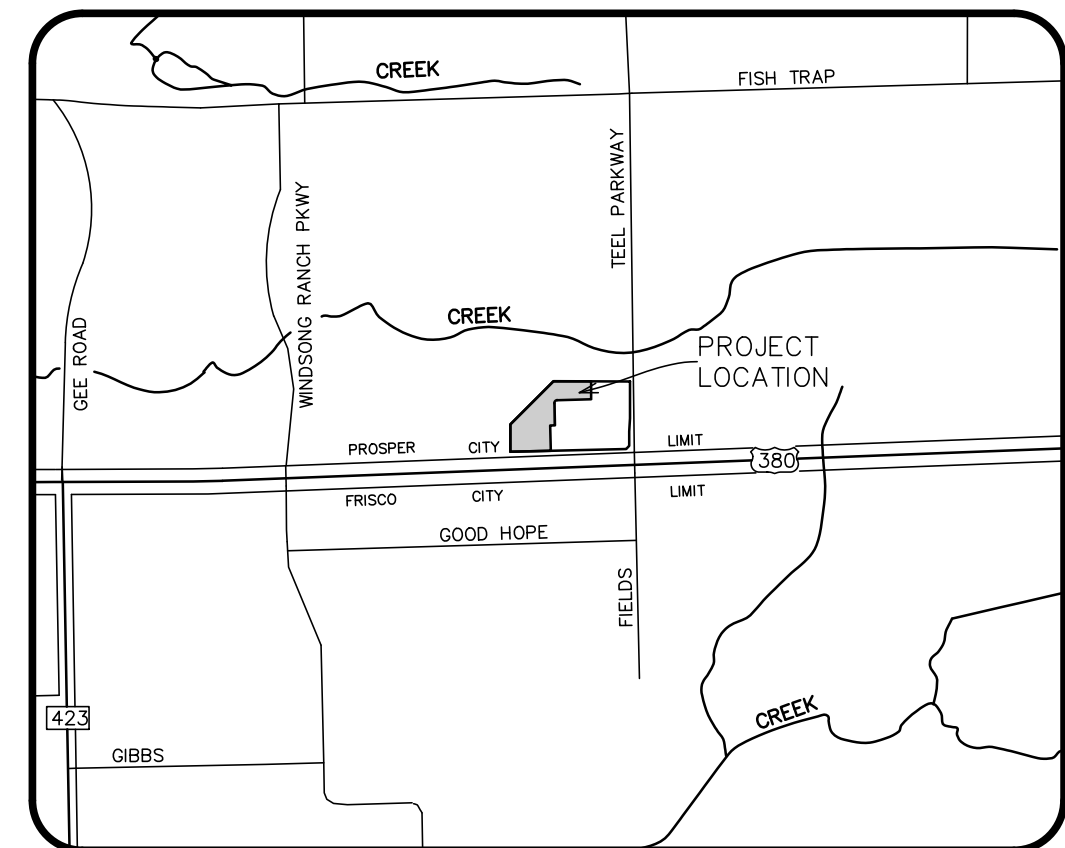
Ex. Zoning: PD-40
Current Land Use:
Church

BLOCK A, LOT 3
ST. MARTIN DE PORRES
DOC. NO. 2017-365
OPRDC1

Ex. Zoning: PD-40
Current Land Use:
Church



0 20 40 80
1 inch = 40 ft.



Vicinity Map

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