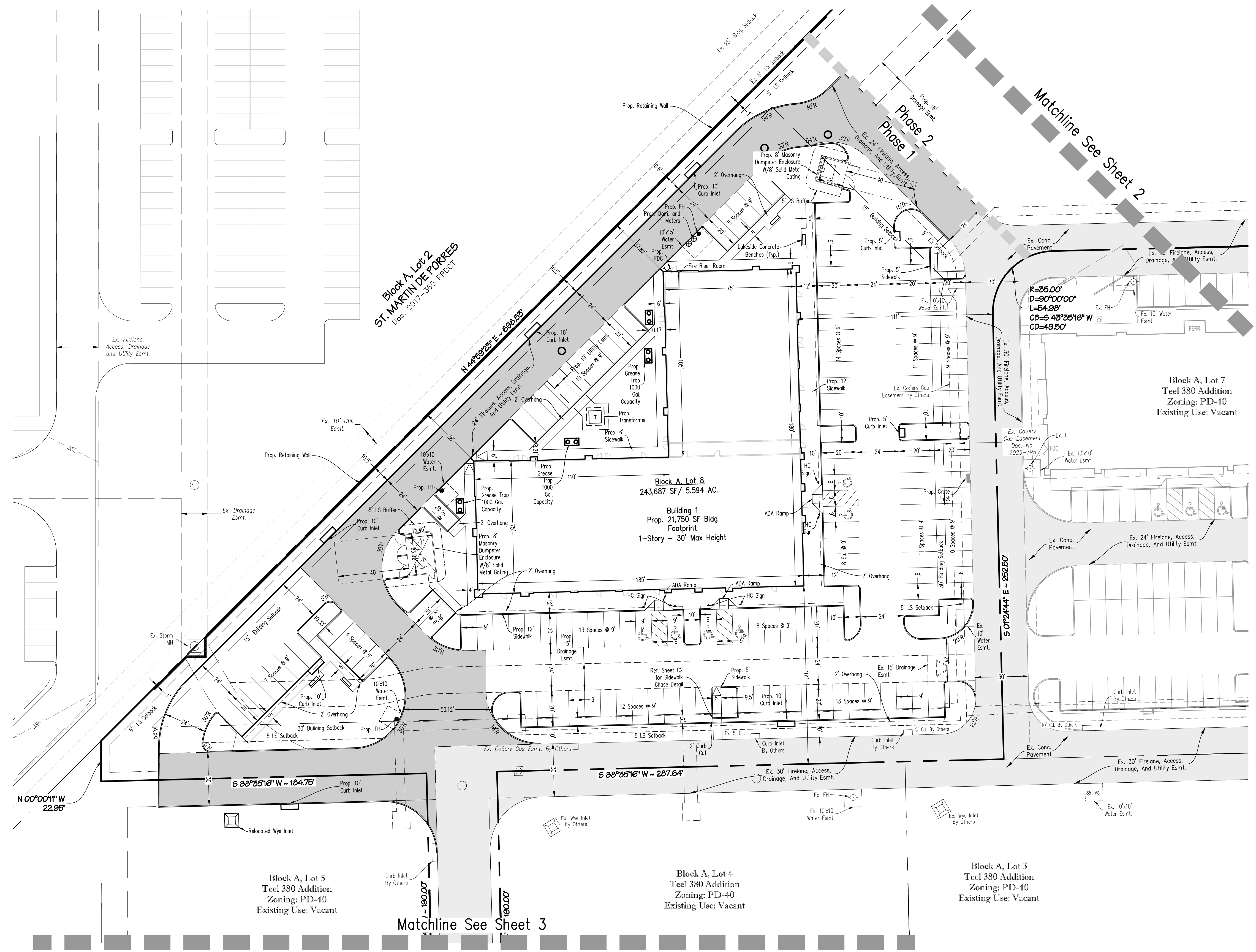


Vicinity Map
NTS



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SITE DATA		BLOCK A, LOT 8	
Zoning	Mixed Use PD-40	Lot Area:	5.594 Ac. (243,687 Sq. Ft.)
Proposed Use:	Retail/Restaurant	Phase 1 Lot Area:	3.308 Ac. (144,085 SQ FT)
		Building 1 Area:	21,750 Sq. Ft.
		Building 1 Height:	1 Story, 30'0" Max.
		Lot Coverage:	17.5%
		Floor Area Ratio:	0.17:1
		HC Parking Required:	6 Spaces
		Total HC Parking Provided:	6 Spaces
		Parking Required:	Retail 1:250 Sq. Ft.(13,417 Sq. Ft.) = 54 Spaces
			Restaurant 1:100 Sq. Ft.(8,333 Sq. Ft.) = 84 Sp.
			Total Required: 138 Spaces
		Total Parking Provided:	138 Spaces Incl. 6 HC
		Interior Parking Landscape Required:	2,070 Sq Ft
		Interior Parking Landscape Provided:	4,238 Sq Ft
		Phase 1 Open Space Required:	10,086 SQ FT
		Phase 1 Open Space Provided:	13,638 SQ FT
		Impervious Surface:	110,883 Sq Ft

LEGEND

	FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
	PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
	PROPOSED SIDEWALK
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT

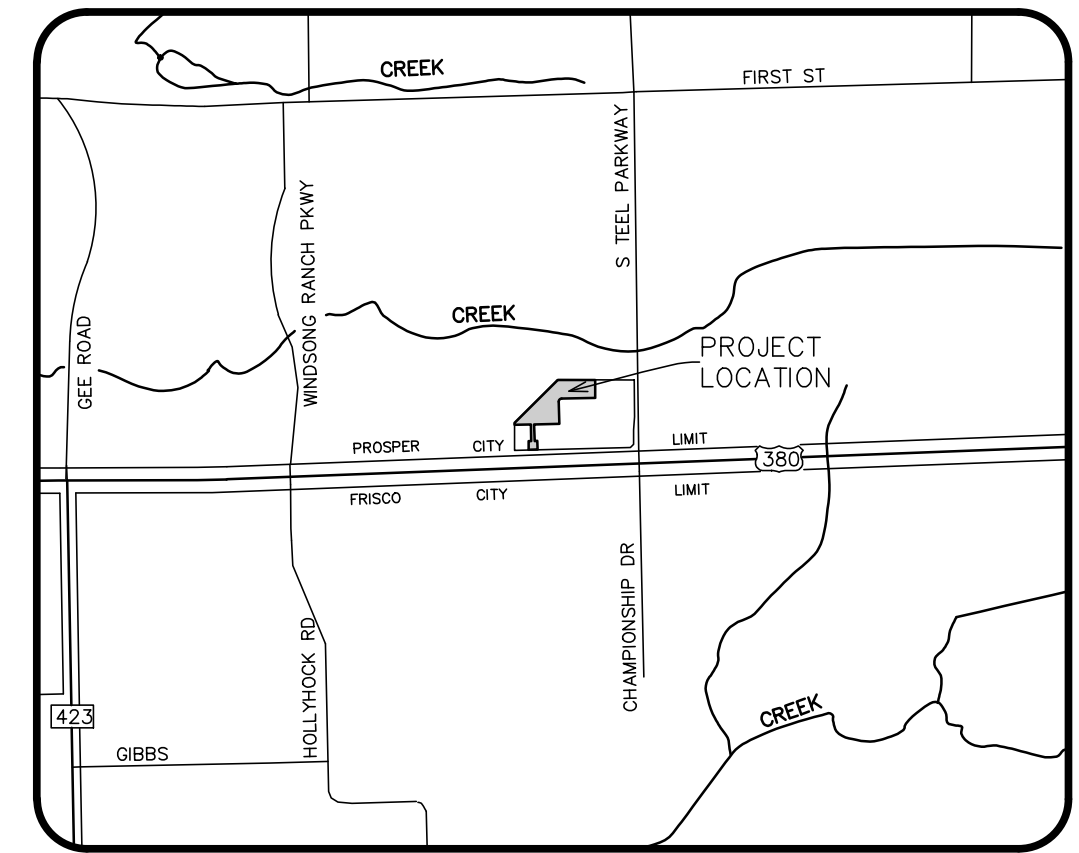
Water Meter Schedule

I.D.	Type	Size	No.	Type
①	Irrig.	1.5"	1	Prop.
②	Domestic	2"	1	Prop.

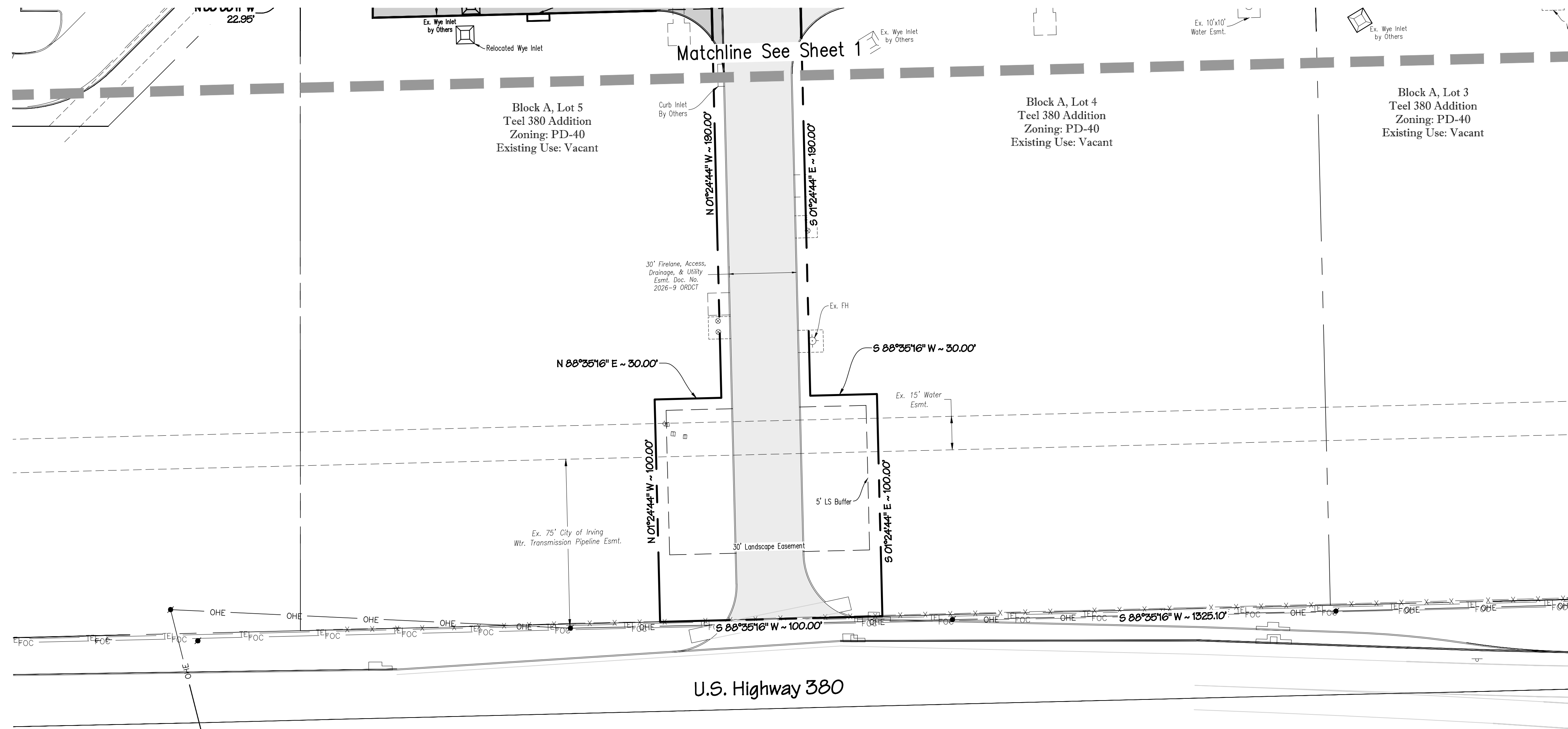
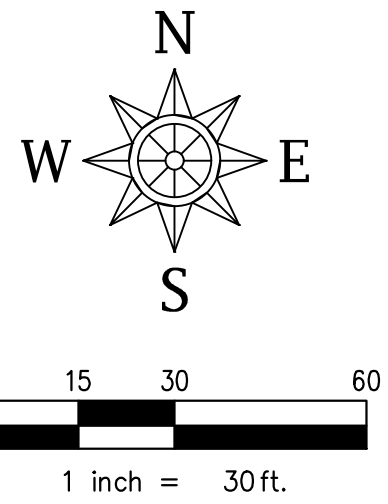
DEVAPP-26-0033
SITE PLAN
TEEL LOT 8
TEEL 380 ADDITION- BLOCK A, LOT 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C.I. SMITH SURVEY ABSTRACT NO. 1681
243,687 Sq. Ft./5.594 Acres

OWNER / APPLICANT VCSR PGA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (469) 500-3393 Contact: Ashwini Bhimnapati	OWNER / APPLICANT VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Ashwini Bhimnapati	OWNER / APPLICANT Spirars Engineering, Inc. 14690 Gentle Breeze Rd Frisco, Texas 75080 Telephone (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Karis Smith, P.E.
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 Plotted by: scaldwell Plot Date: 6/2/2026 1:04 PM



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Frisco, Texas 75035
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Contact: Ashwini Bhimanapati

OWNER / APPLICANT
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone (469) 500-3393
Contact: Ashwini Bhimanapati

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, Texas 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Karis Smith, P.E.