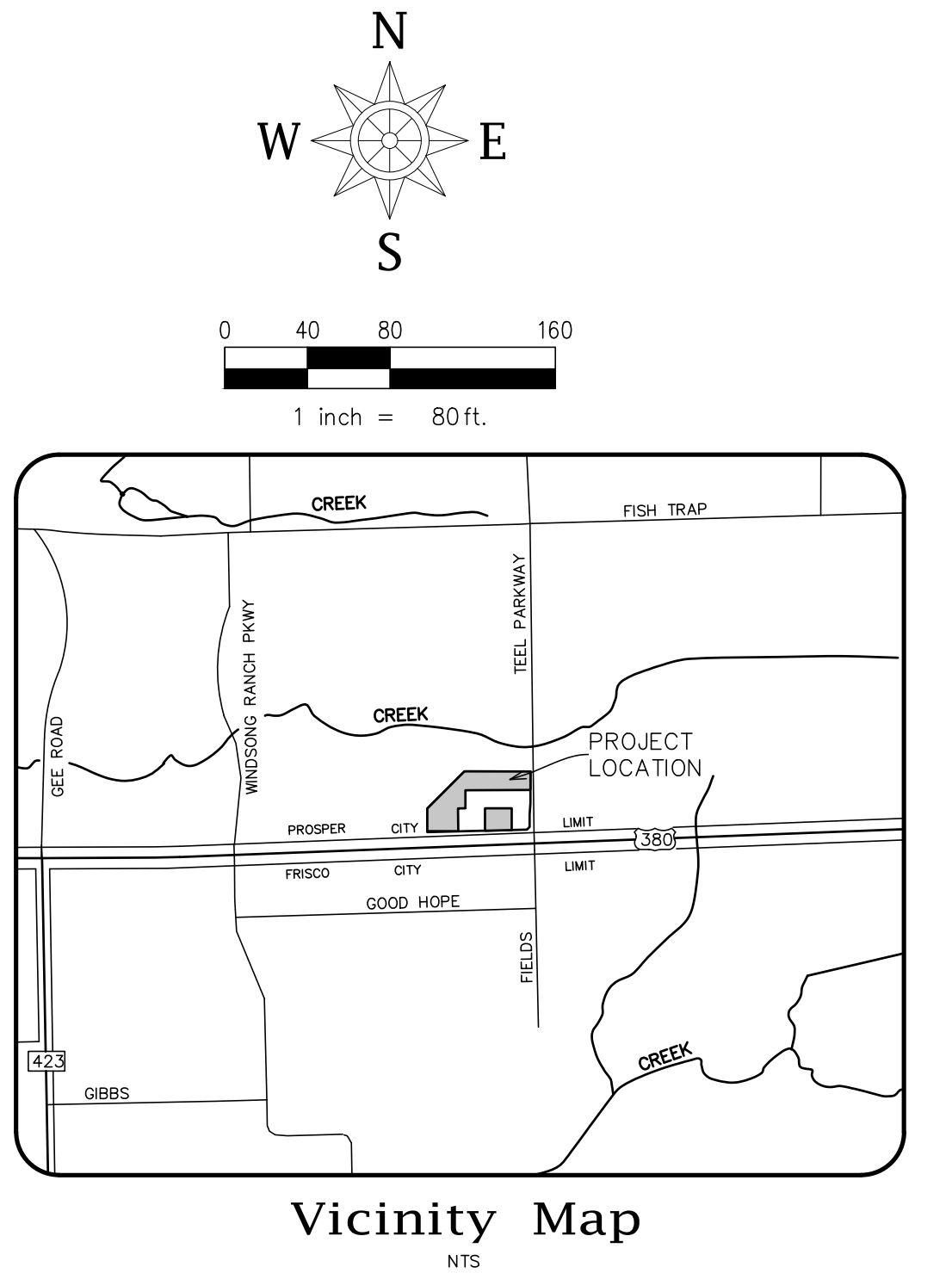
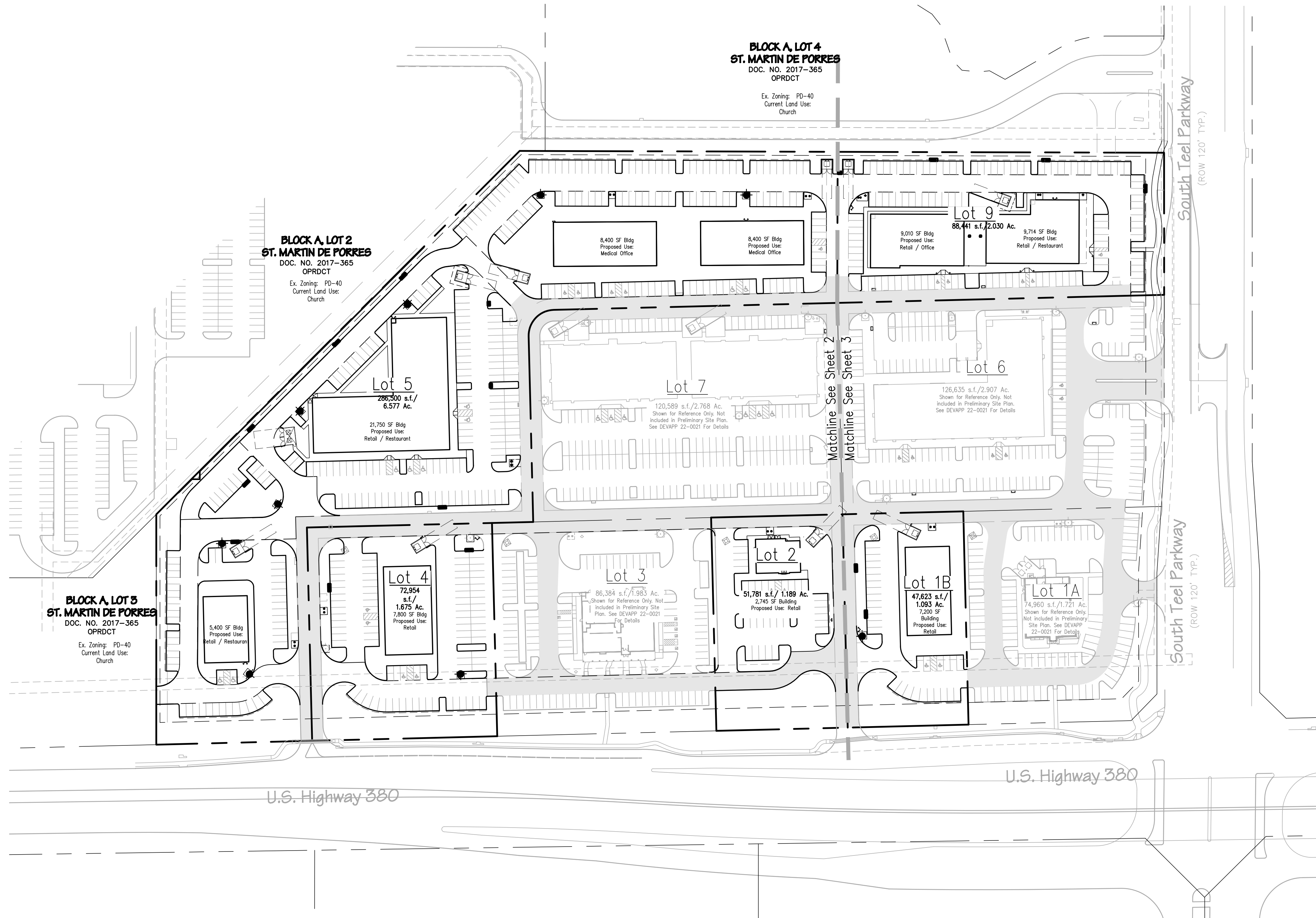


Plotted by: Kenneth Paul Date: 10/15/2025 2:59 PM

Drawing: C:\2025\005325-130_Town 380 P&Z\CAD\Preliminary Site Plan.dwg Saved By: Kenneth Date: 10/15/2025 2:56 PM



TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

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- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 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 Fielone, Access, Drainage, and Utility Easement
- Existing Fielone, 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																		(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	20,055	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	8,820	16,452	394,957	38,312	59,208	10.82%	864

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

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

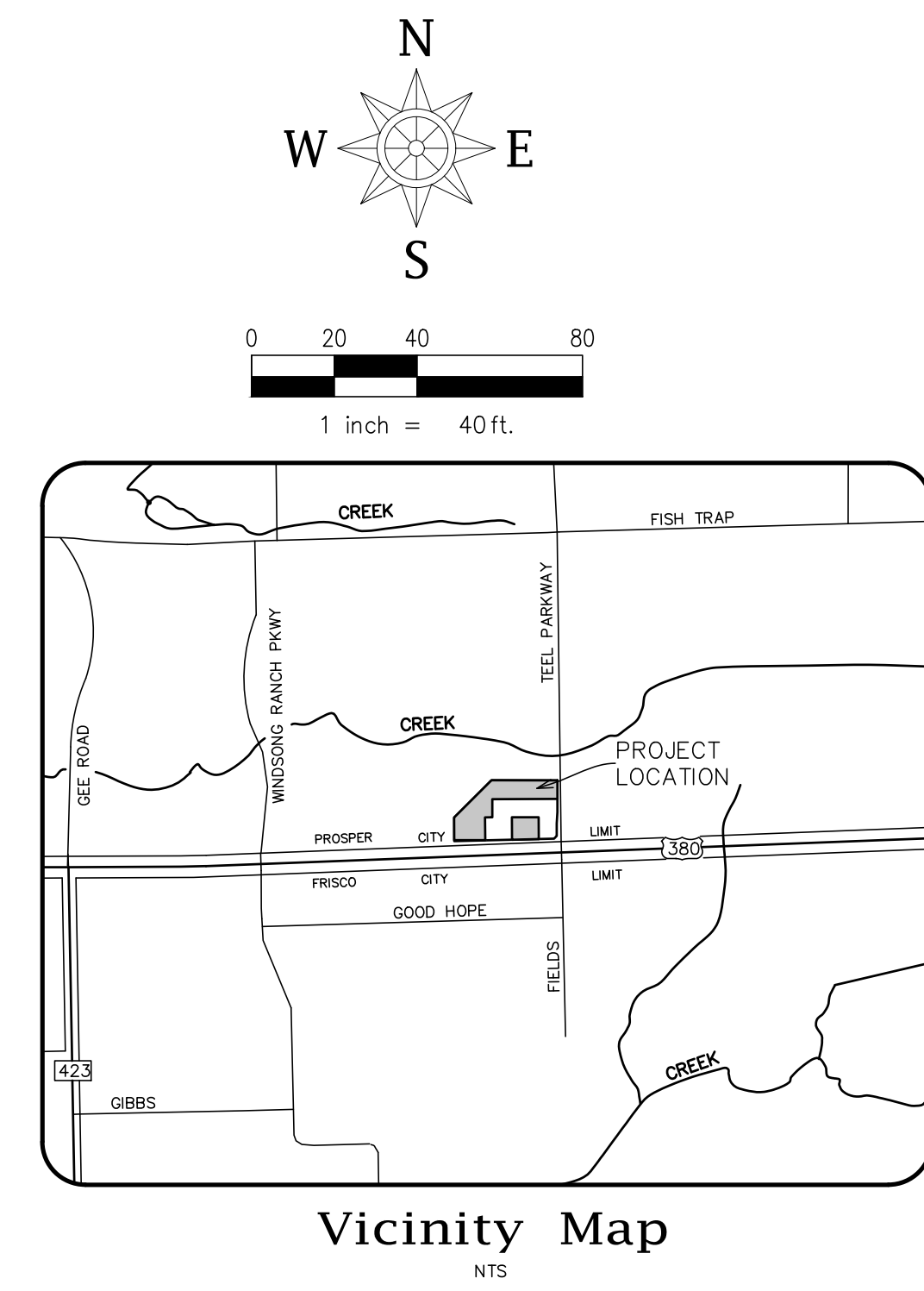
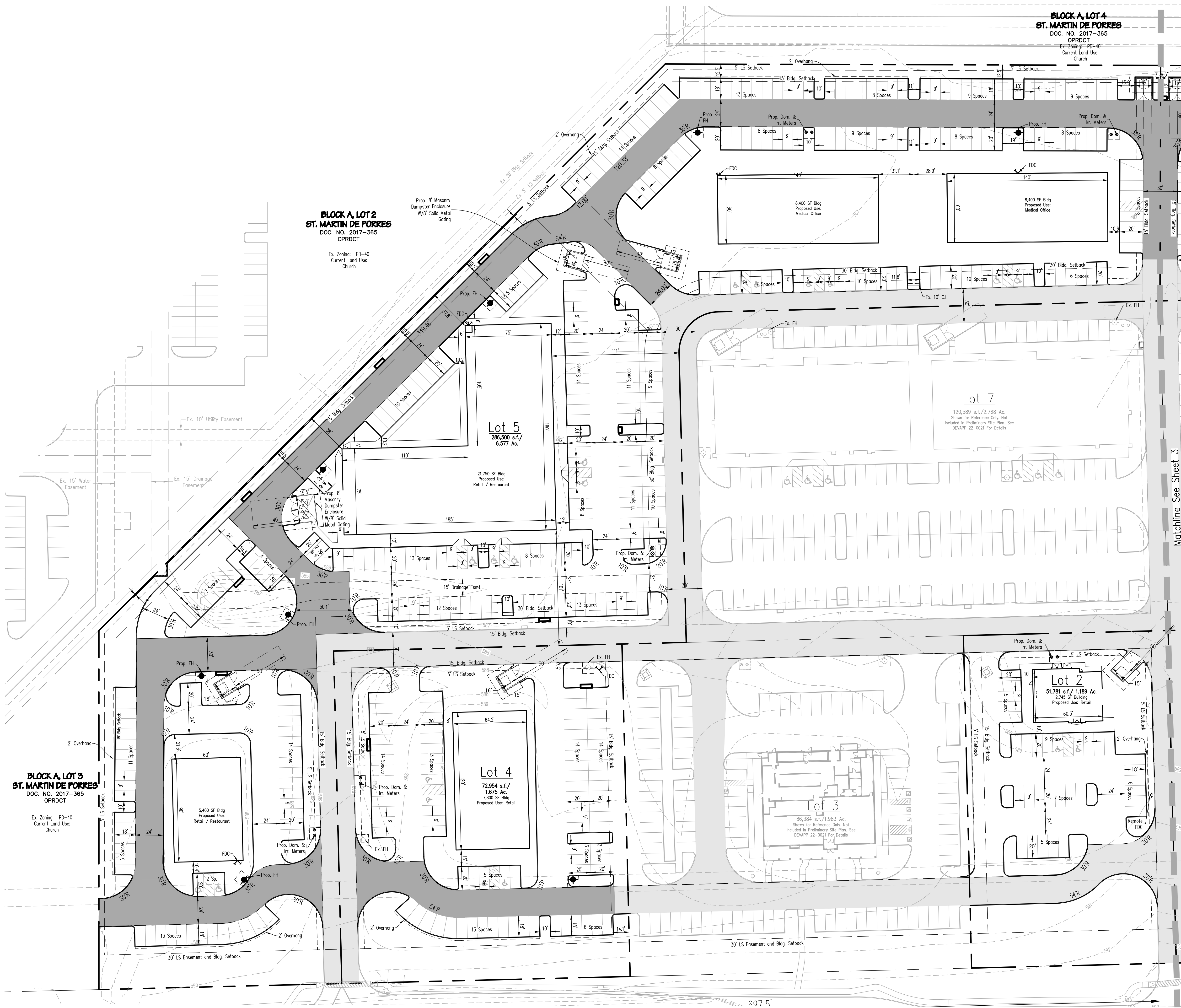
OWNER / APPLICANT
Lot 5
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, TX 75035
Telephone: (469) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 9
Alpha 19 LLC
440 Louisiana St, Suite 952
Houston, Texas 77002
Telephone (210) 412-4622
Contact: Varun Sharma

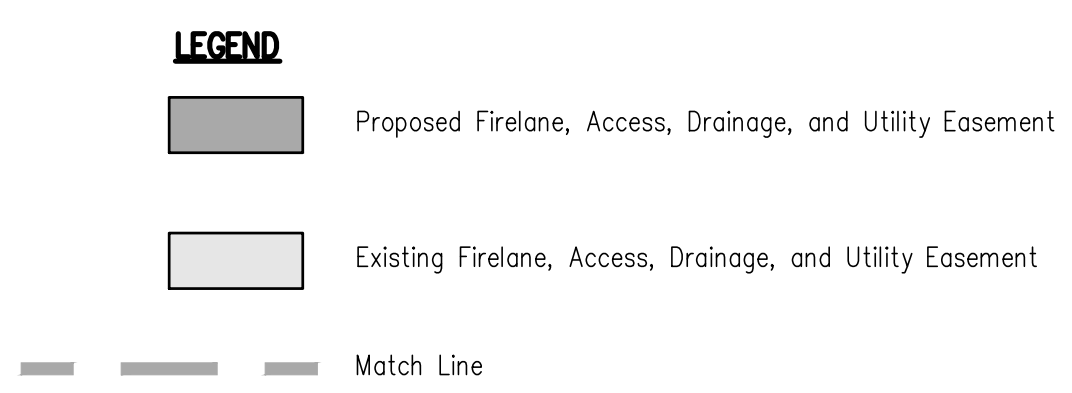
OWNER / APPLICANT
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VCSS PCA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

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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

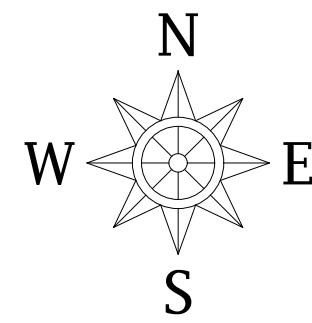
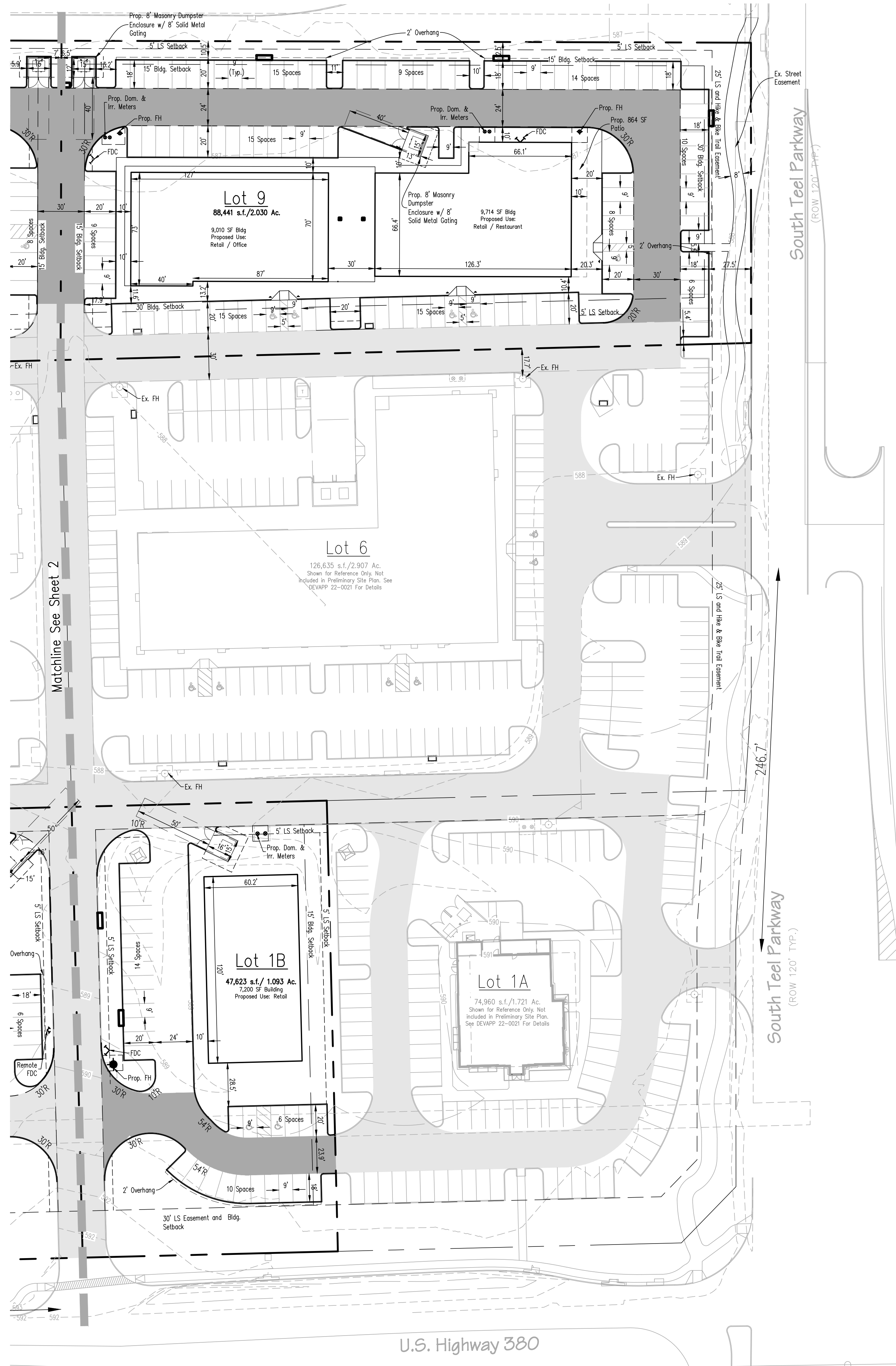


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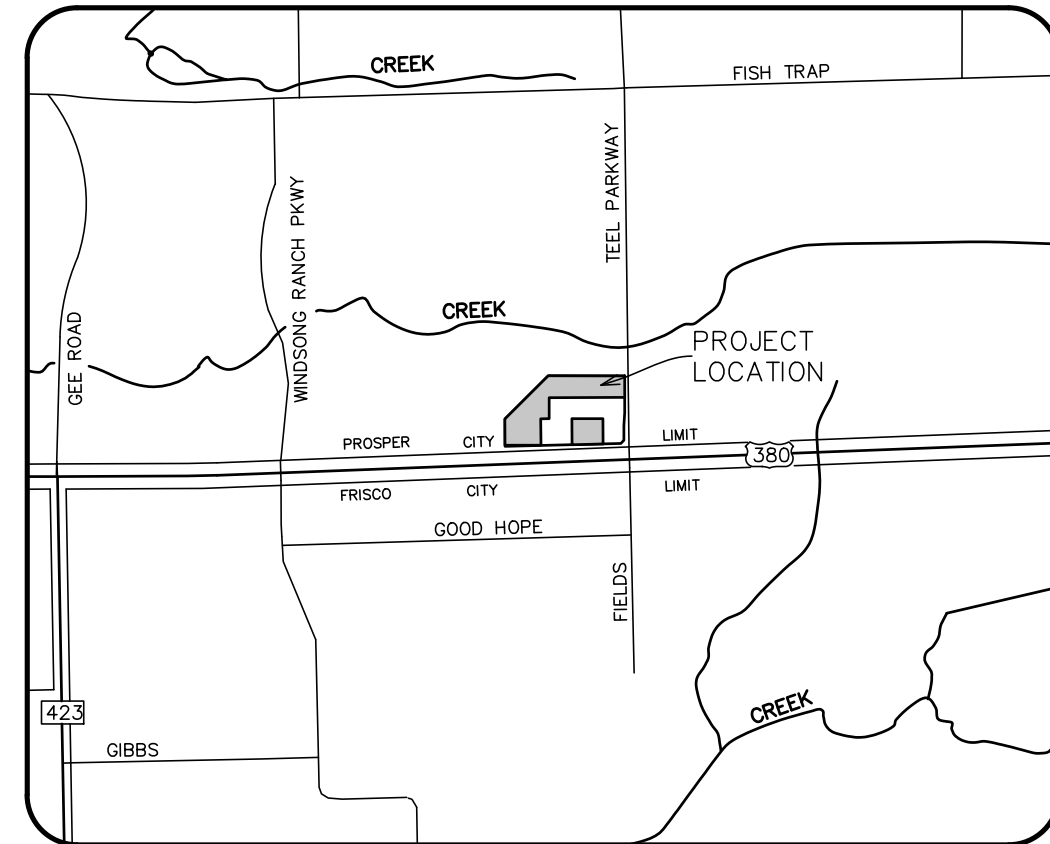


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OWNER / APPLICANT Lot 5 VCSR PCA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	OWNER / APPLICANT Lot 5 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 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	



0 20 40 80
1 inch = 40 ft.



Vicinity Map
NTS

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