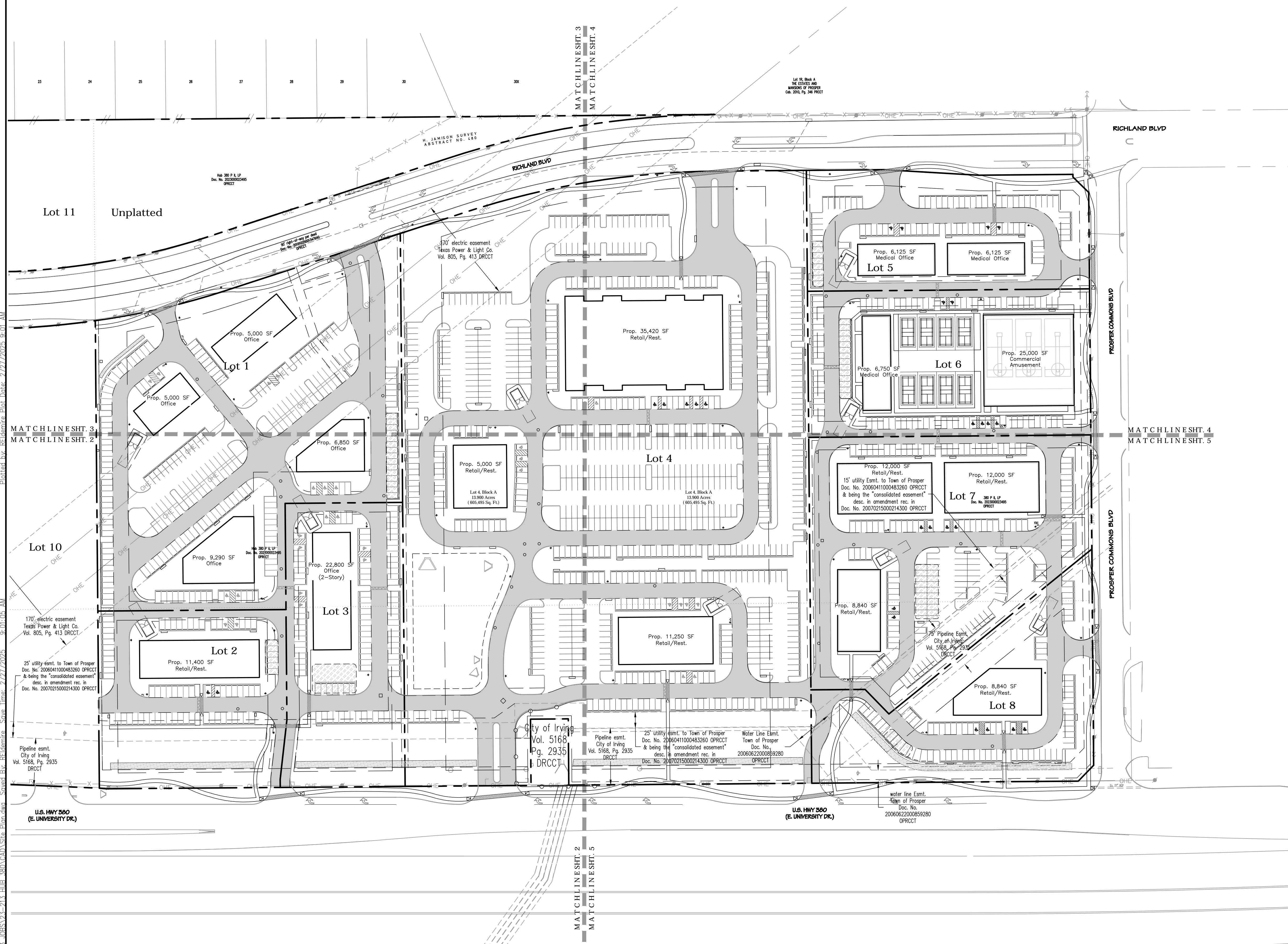
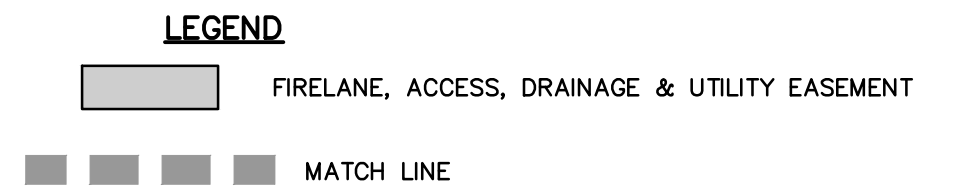


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1-2007



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Sheet 1 of 6  
PRELIMINARY SITE PLAN  
**HUB 380 RETAIL**

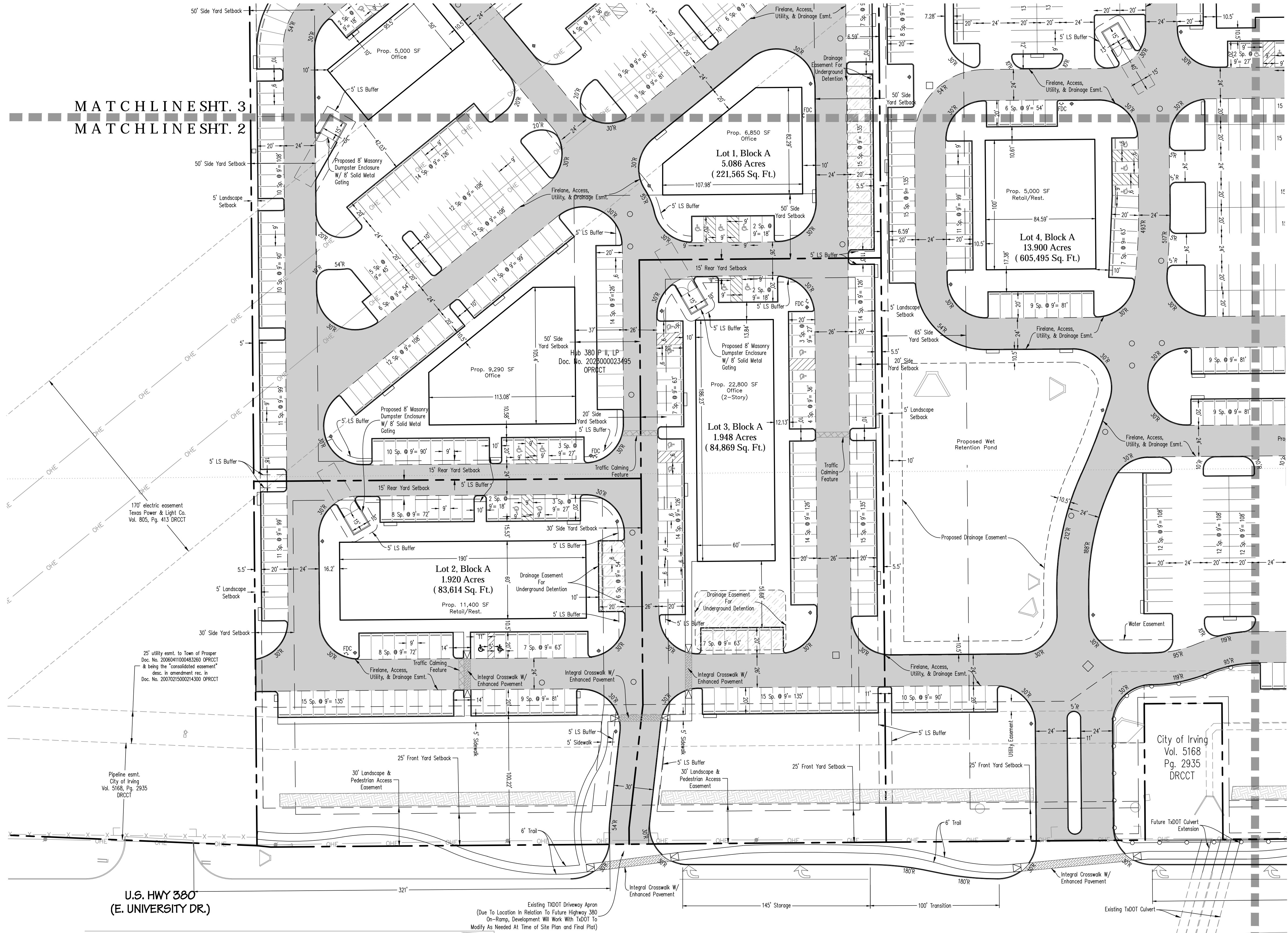
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Current Zoning: PD-2  
Town Case No. DEVAPP-24-0161  
Prepared February 2025

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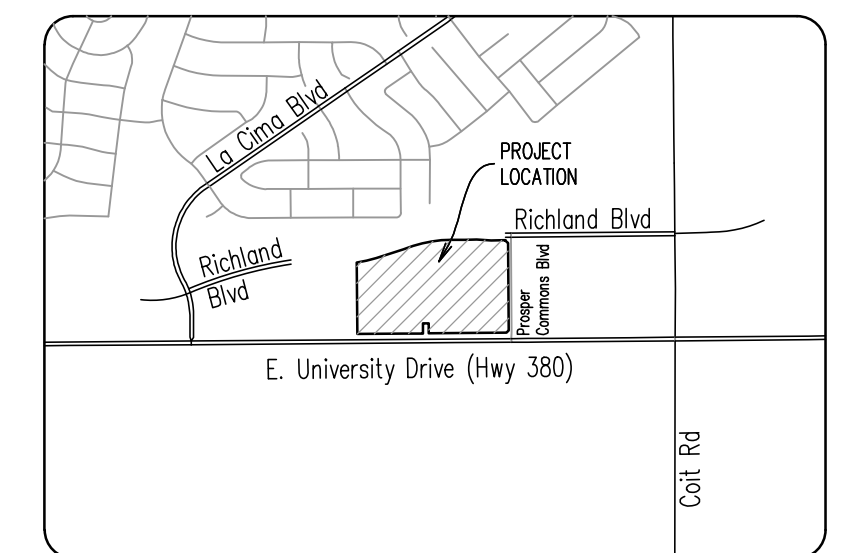
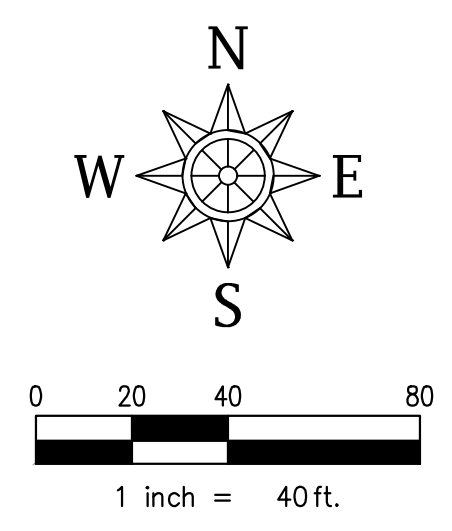
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Frisco, TX, 75034  
Telephone: (314) 614-0101  
Contact: Satya Donepudi

Drawn by: BEI/edw/ra Date: 2/27/2025 9:01:05 AM  
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MATCHLINE SHT. 3  
MATCHLINE SHT. 2



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	INTEGRAL CROSSWALK W/ENHANCED PAVEMENT
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	PROPOSED GUARDRAIL

U.S. HWY 380  
(E. UNIVERSITY DR.)

Existing TxDOT Driveway Apron  
(Due To Location In Relation To Future Highway 380  
On-Ramp, Development Will Work With TxDOT To  
Modify As Needed At Time of Site Plan and Final Plat)

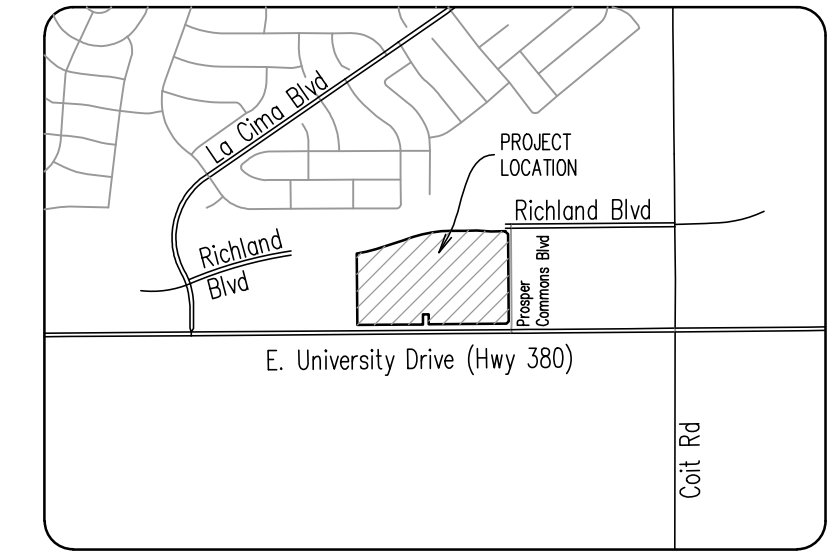
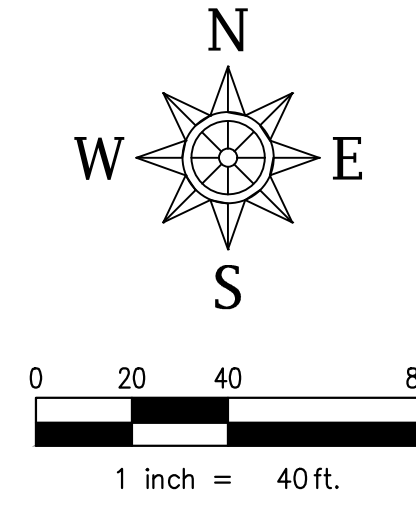
City of Irving  
Vol. 5168  
Pg. 2935  
DRCC

MATCHLINE SHT. 2  
MATCHLINE SHT. 5

Sheet 2 of 6  
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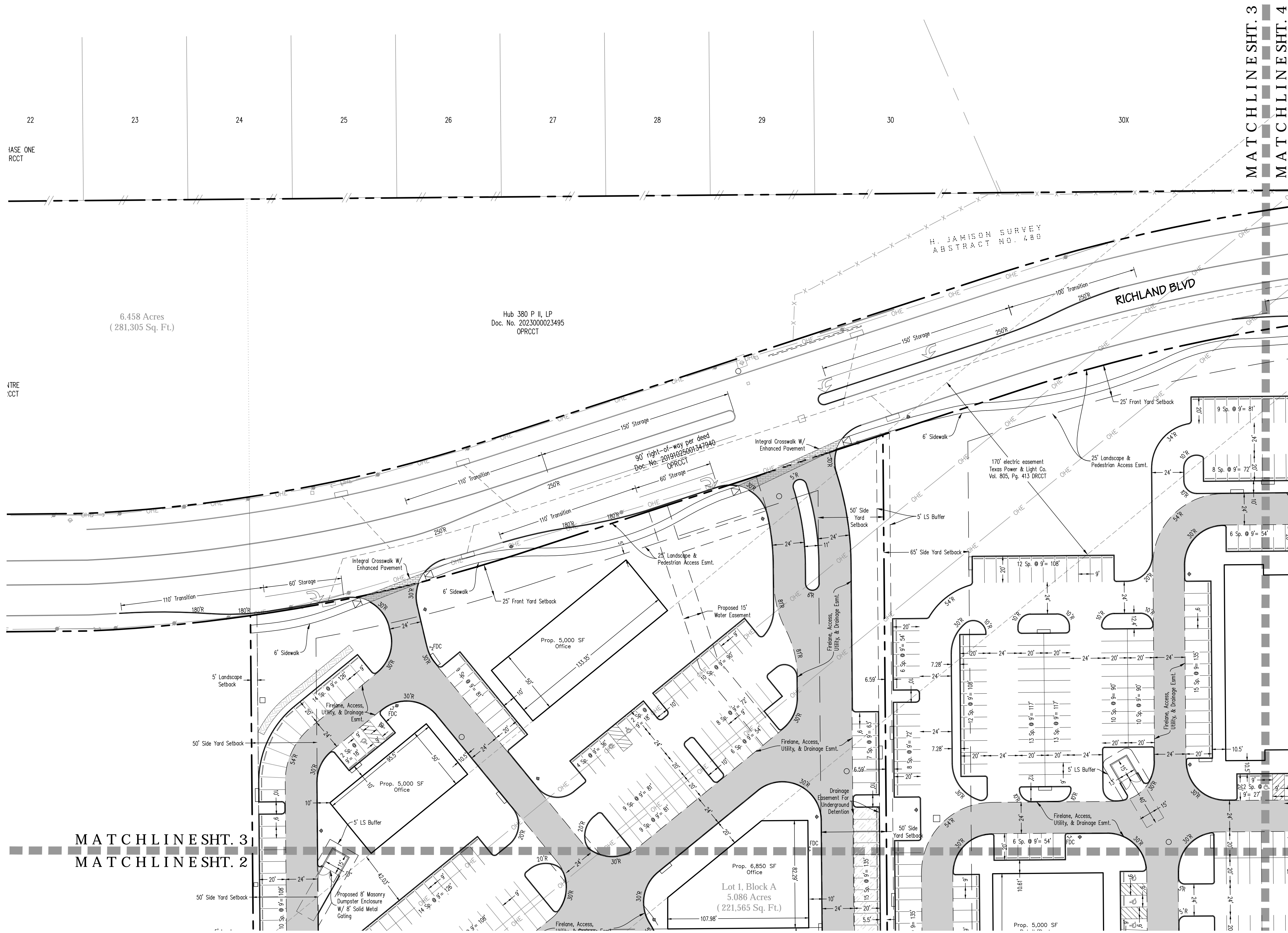
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MATCHLINE SHT. 3  
MATCHLINE SHT. 4

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MATCHLINE SHT. 2

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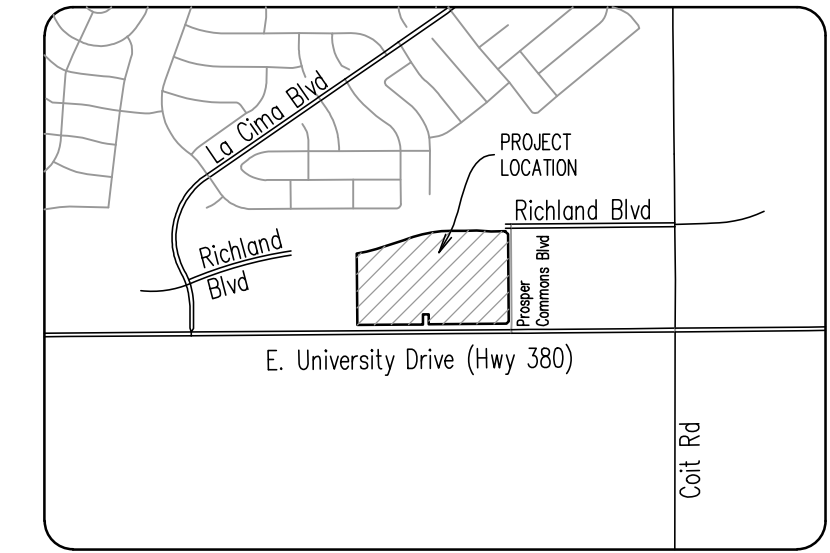
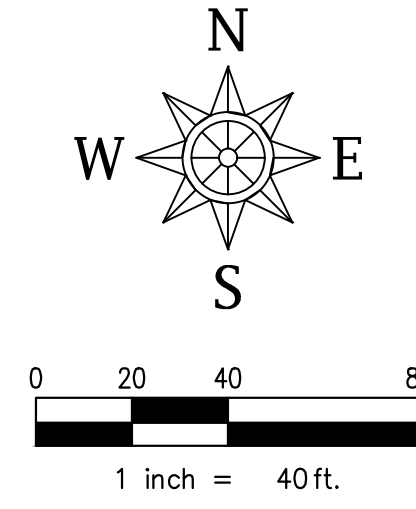
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MATCHLINESHT. 3  
MATCHLINESHT. 4

Lot 1R, Block A  
THE ESTATES AND  
MANSIONS OF PROSPER  
Cab. 2010, Pg. 346 PROCT



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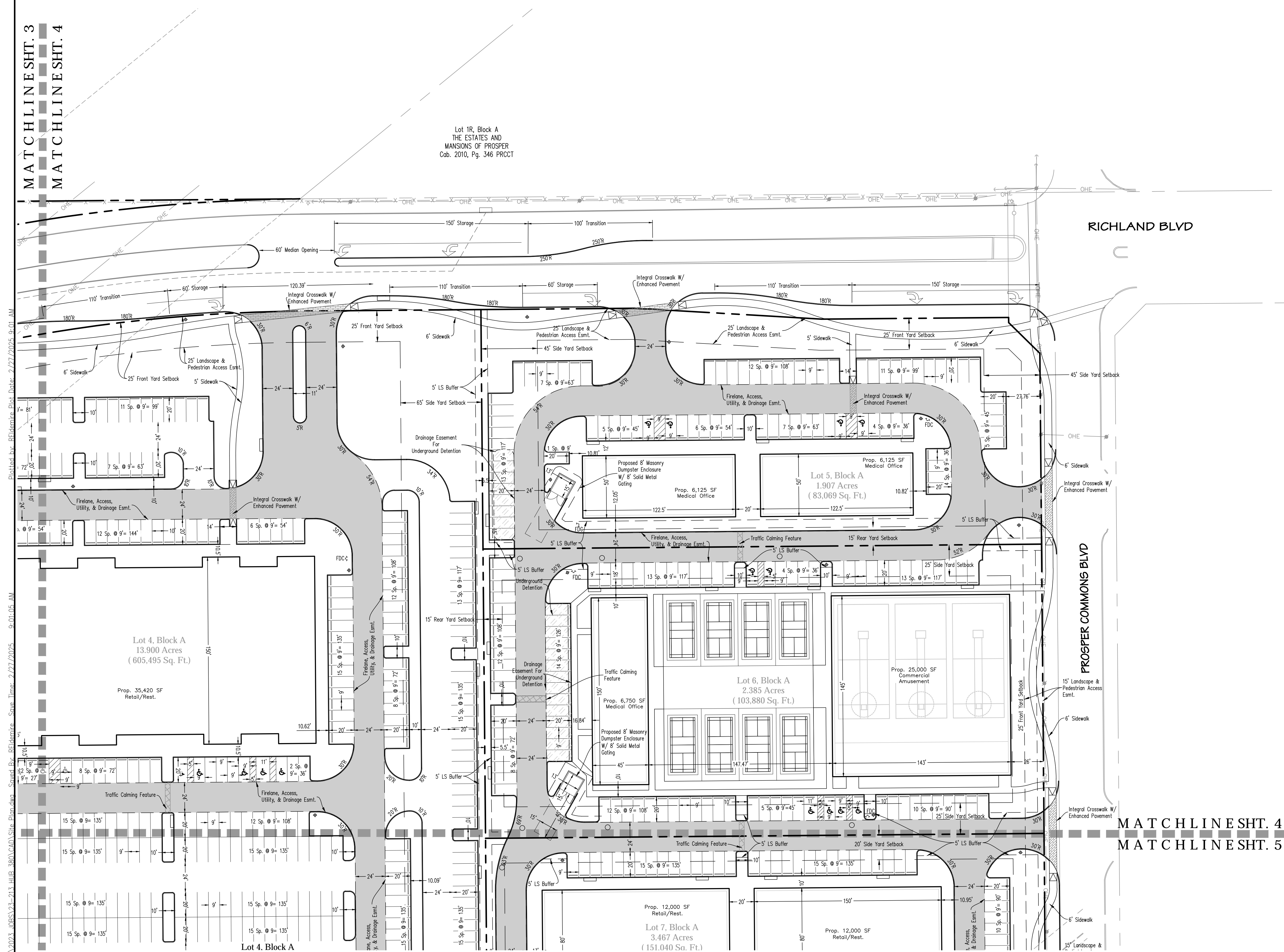
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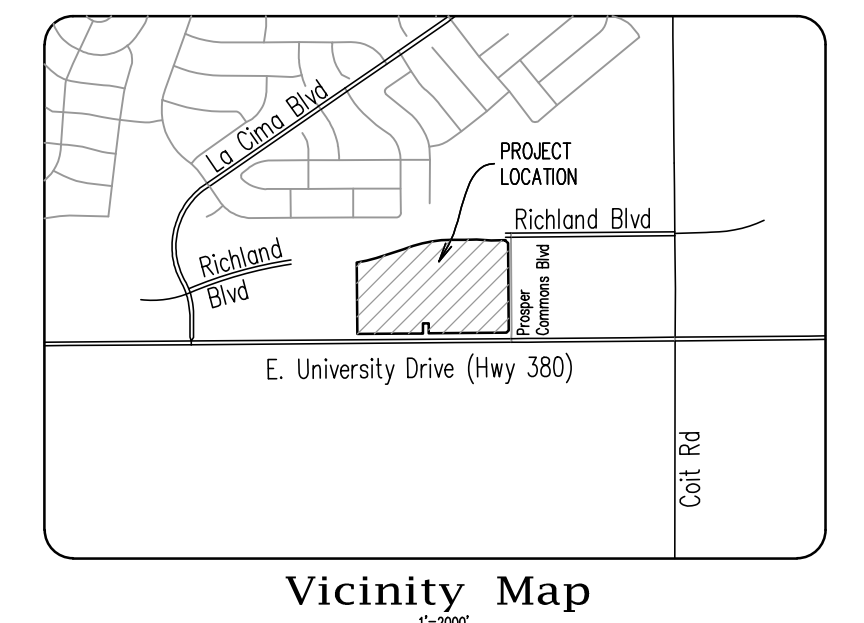
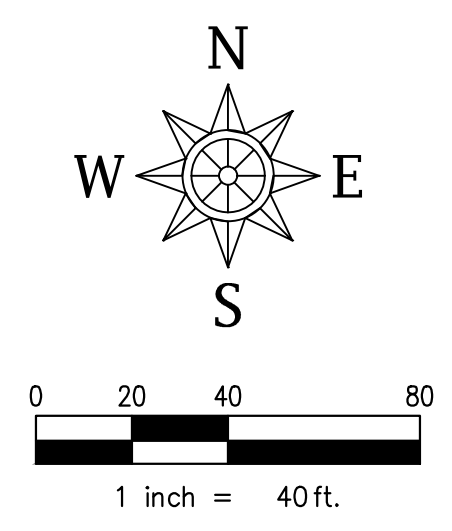
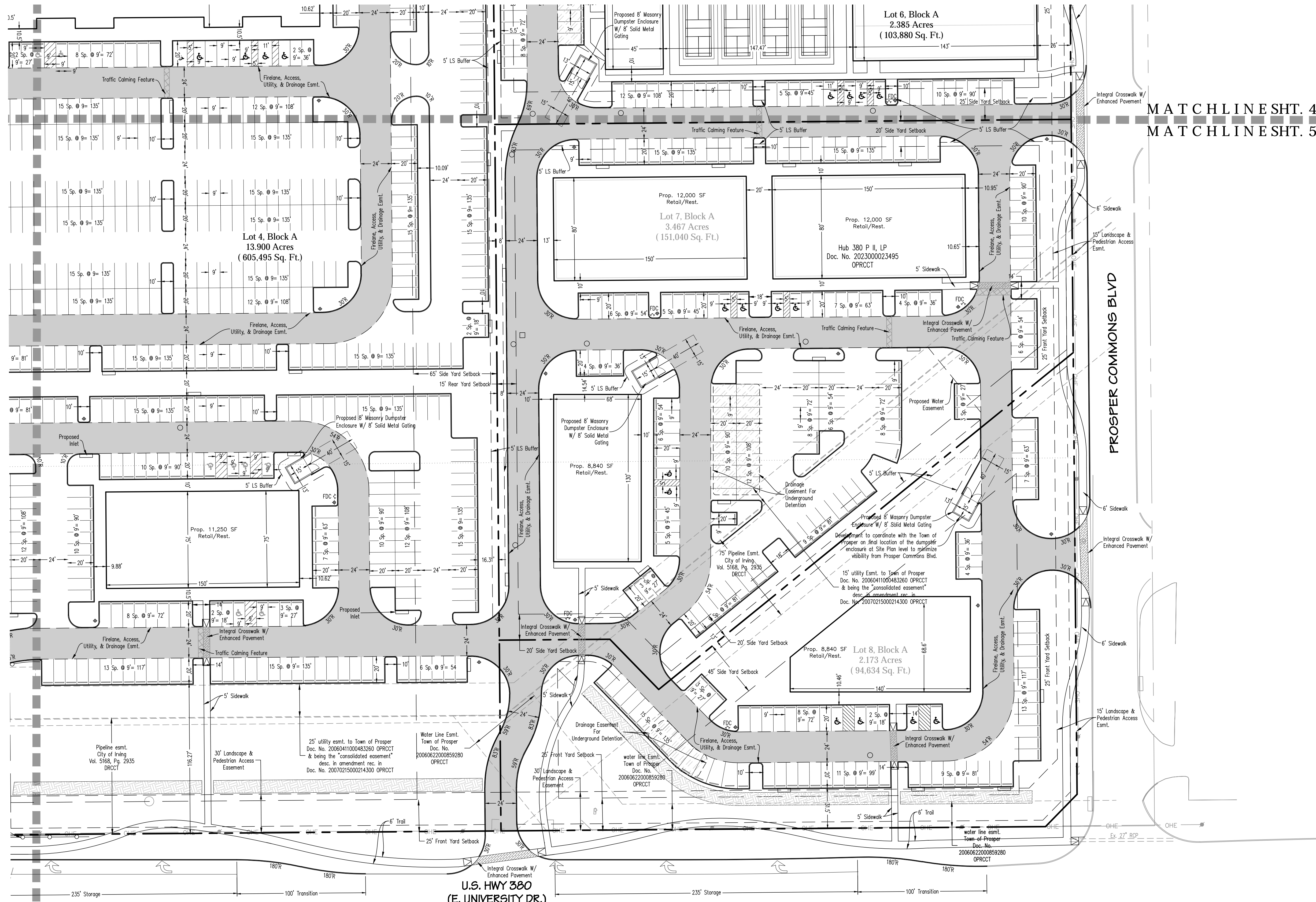
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	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Zoning	PD-2 Cor	PD-2 Cor	PD-2 Cor	PD-2 Cor	PD-2 Cor	PD-2 Cor	PD-2 Cor	PD-2 Cor
Proposed Use	Office	Retail/Rest.	Office <b>(2 story)</b>	Retail/Rest.	Medical Office	Commercial Amusement/ Medical Office Office.	Retail/Rest.	Retail/Rest.
Lot Area (Ac)	5.086	1.920	1.948	13.900	1.907	2.385	3.467	2.173
Lot Area (SF)	221,564	83,616	84,869	605,495	83,069	103,880	151,040	94,634
Restaurant Building Area (SF)	-	4,560	-	16,250			4,750	6,740
Medical Office (SF)	-	-	-	-	12,250	6,750		
Commercial Amusement (SF)	-	-	-	-	-	15,800		
Retail Building Area (SF)	-	6,840	-	35,420	-		28,090	2,100
Office Building Area (SF)	26,140	-	22,800	-	-			
Total Building Area (SF)	26,140	11,400	22,800	51,670	12,250	31,750	32,840	8,840
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"
Lot Coverage	11.8%	13.6%	13.4%	8.5%	14.7%	30.6%	21.7%	9.3%
Floor Area Ratio	0.118:1	0.1363:1	0.2686:1	0.0853:1	0.1475:1	0.3056:1	0.2174:1	0.0934:1
	1Sp./350 SF	Rest = 1/100 Retail=1/250	1Sp./350 SF	Rest = 1/100 Retail=1/250	1Sp./250 SF	Med Office 1/250 SF Comm. Amusement = 1/3 guests	Rest = 1/100 Retail=1/250	Rest = 1/100 Retail=1/250
Total Parking Required	75	73	66	305	49	97	160	76
Total Parking Provided	236	73	100	741	79	97	160	76
Handicap Parking Required	7 Sp.	4 Sp.	5 Sp.	16 Sp.	4 Sp.	4 Sp.	6 Sp.	4 Sp.
Handicap Parking Provided	9 Sp.	4 Sp.	8 Sp.	16 Sp.	4 Sp.	6 Sp.	6 Sp.	4 Sp.
Parking Lot Landscaping Required (SF)	1,500	1,460	1,320	6,100	980	1,940	3,200	1,520
Parking Lot Landscaping Provided (SF)	5,735	2,795	1,970	23,092	2,600	2,220	6,256	2,289
Total Impervious Area (SF)	175,904	50,474	58,063	450,138	68,245	98,717	132,926	69,556
Open Space Required (SF)	15,509	5,853	5,941	42,385	5,815	7,272	10,573	6,624
Open Space Provided (SF)	33,862	17,533	12,608	120,267	7,552	9,290	14,215	26,472

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