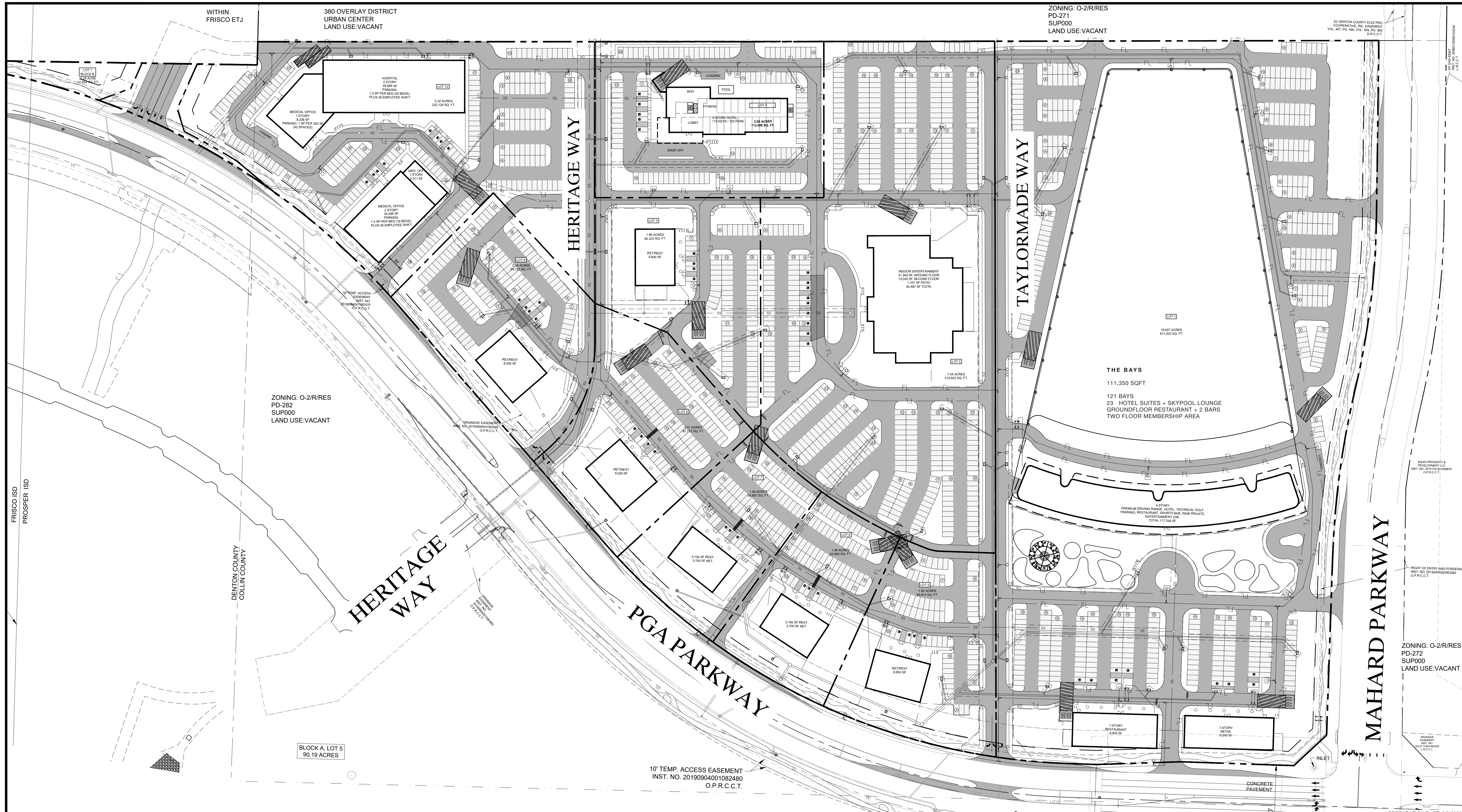


PLOTTED BY: DAN CABALLERO
 PLOT DATE: 8/2/2023 4:46 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-217 AKKADIA BAYS DEVELOPMENT FRISCO\CADD\SHEETS\SP-5 PRELIMINARY SITE PLAN.DWG
 LAST SAVED: 8/2/2023 4:00 PM

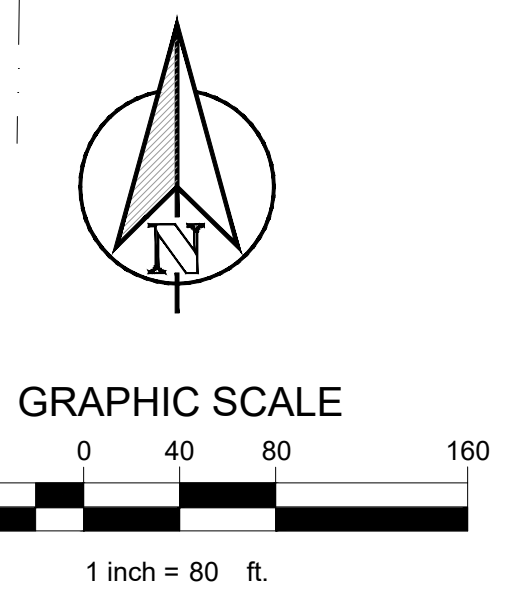


SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. FOOTPRINT (SQ. FT.)	TOTAL BLDG. AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		BIKE PARKING		TOTAL IMPERVIOUS (SQ. FT.)	TOTAL	USABLE OPEN SPACE		
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	EXCESS BIKE	TOTAL PROV.	REQ.	PROV.	REQ.			PROV.	REQ.	PROV.
1	PD-282-O-2/R/RES (US 380 OVERLAY)	GOLF COURSE (DRIVING RANGE), HOTEL, RETAIL, RESTAURANT	18.63	811,420	52,591	143,310	56.5' 4-STORY 14' 1-STORY	90% MAX.	6.5%	NONE	0.177	SEE LOT 1 PARKING BREAKDOWN ON THIS SHEET	*429	420	0	434	9	9	14	14	306,597	37.8%		
2		HEALTH/FITNESS	7.34	319,922	31,340	44,467	28' 2-STORY	90% MAX.	9.8%	NONE	0.139	1:100 SF	445	440	1	452	9	9	11	12	227,384	71.1%		
3		RETAIL/RESTAURANT	1.89	82,333	6,800	6,800	14' 1-STORY	90% MAX.	8.3%	NONE	0.083	1:100 REST./PATIO 1:200 RETAIL	82	82	0	86	4	4	8	8	48,084	58.4%		
4		HOTEL	2.58	112,456	14,883	59,532	56' 4-STORY	90% MAX.	13.2%	NONE	0.529	1 PER ROOM	115	119	0	124	5	5	10	10	82,693	73.5%		
5		RETAIL/RESTAURANT	1.92	83,814	6,800	6,800	14' 1-STORY	90% MAX.	8.1%	NONE	0.081	1:100 SF REST. 1:200 RETAIL	68	73	0	76	3	4	6	6	42,773	51.0%		
6		RETAIL/RESTAURANT	1.47	63,895	6,800	6,800	14' 1-STORY	90% MAX.	10.6%	NONE	0.106	1:100 REST./PATIO 1:200 RETAIL	67	67	0	70	3	3	6	6	34,735	54.4%		
7		RETAIL/RESTAURANT	1.47	63,897	6,800	6,800	14' 1-STORY	90% MAX.	10.6%	NONE	0.106	1:100 REST./PATIO 1:200 RETAIL	67	67	0	70	3	3	6	6	34,960	54.7%		
8		RETAIL/RESTAURANT	2.08	90,409	8,000	8,000	14' 1-STORY	90% MAX.	8.8%	NONE	0.088	1:100 SF REST. 1:200 RETAIL	95	95	0	97	4	4	6	6	50,810	56.2%		
9		RETAIL/RESTAURANT	2.11	91,826	8,000	8,000	14' 1-STORY	90% MAX.	8.7%	NONE	0.087	1:100 SF REST. 1:200 RETAIL	80	100	0	102	5	5	6	6	52,923	57.6%		
10		HOSPITAL/ MEDICAL OFFICE	5.33	232,128	46,490	82,131	14' 1-STORY 28' 2-STORY	90% MAX.	20.0%	NONE	0.354	1:200 SF MED. OFFICE 1.5 PER BED HOSP. 1 PER EMPLOYEE	244	233	2	245	7	7	10	12	117,077	50.4%		
																						147,875		1.55%

OPEN SPACE

ZONING: O-2/R/RES PD-282 SUP000 LAND USE: VACANT
 CALLED 11.000 ACRES CITY OF FRISCO, TEXAS INST. NO. 20190904001082480 O.P.R.C.C.T.
 CITY OF FRISCO, TEXAS INST. NO. 20190904001082480 O.P.R.C.C.T.



PRELIMINARY SITE PLAN
PSP23-0041

THE LINKS ENTERTAINMENT DISTRICT
BLOCK A LOTS 1 - 10, BLOCK B LOT 1
BEING A 26.7585 ACRE TRACT OR PARCEL OF LAND (0.28 ACRE ROW DEDICATION) SITUATED IN THE COLLIN COUNTY SCHOOL LAND #12 SURVEY, ABST. NO. 147 AND EDGAR B. HAWKINS SURVEY, ABST. NO. 581 IN THE CITY OF FRISCO, COLLIN COUNTY, AND DENTON COUNTY, TEXAS

OWNERS:
SM BAYS DEVELOPMENT LLC
4303 W LOVERS LANE
DALLAS, TX 75209-2803
CONTACT NAME: DAVID FOGEL
PH: 214.546.9366

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009

CONTACT NAME: DREW DONOSKY
7520 DALLAS PARKWAY SUITE 800
PLANO, TX 75024-4017
CONTACT NAME: JAMES MEESE
PH: 214.675.7524

CONTACT NAME: TED GOSSETT
CITY: FRISCO STATE: TEXAS

DESIGN: ASD
DRAWN: CWP
CHECKED: MAM
DATE: 8/2/2023

SHEET
SP-0

CM File No. 2022-217

TEXAS FIRM #14199
CLAYMOORE ENGINEERING
1005 CHESS SPANGLER RD. SUITE #1
DALLAS, TX 75243
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING AND PLANNING CONSULTANTS
ENGINEER: DREW DONOSKY
P.E. No. 125651 Date: 8/2/2023

THE LINKS ENTERTAINMENT DISTRICT
PGA PKWY. AND MAHARD PKWY.
FRISCO, TEXAS

OVERALL PRELIMINARY SITE PLAN

NO.	DATE	REVISION

BY: _____