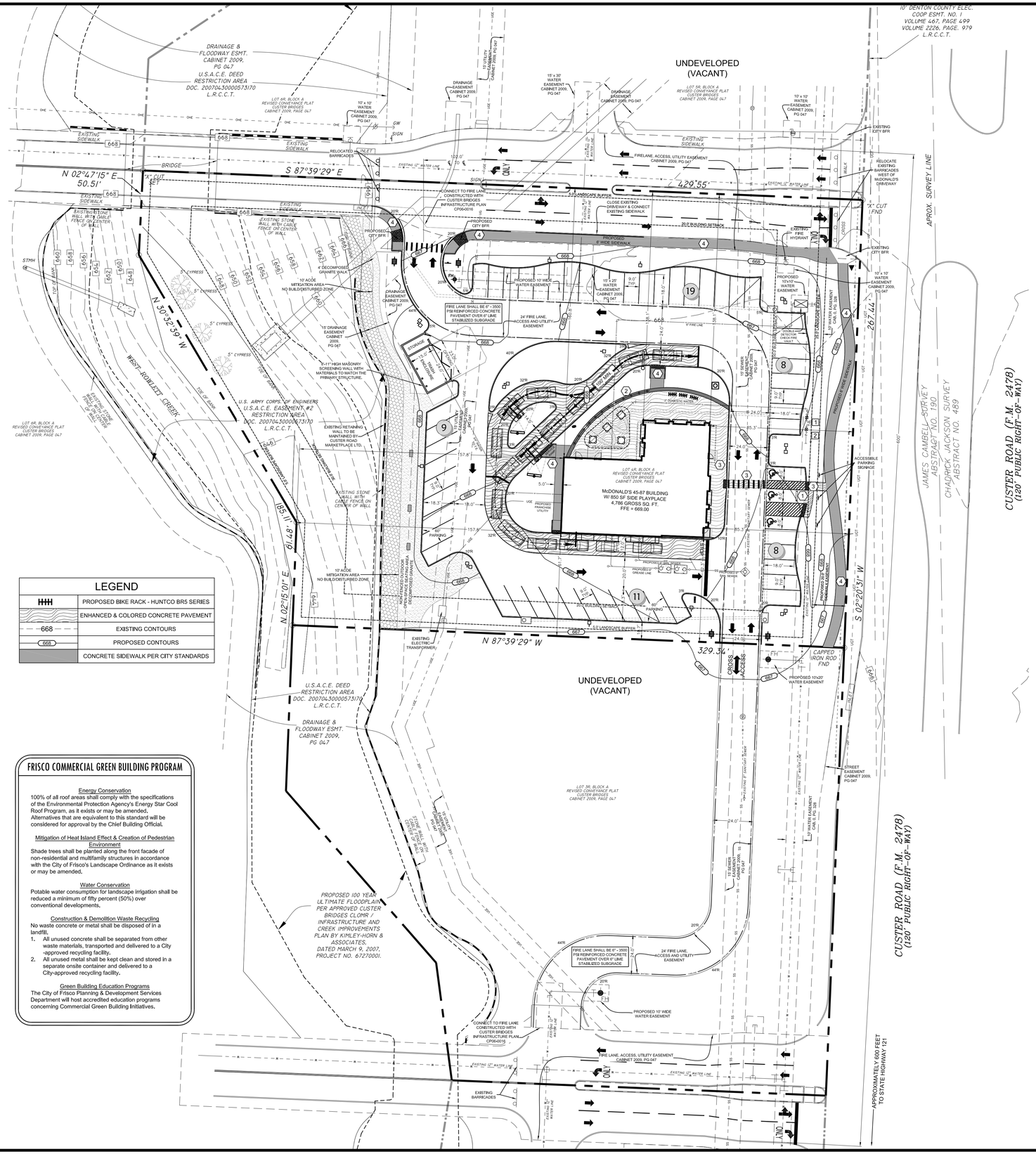

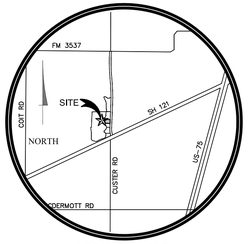

VICINITY MAP
N.T.S.

N

SCALE: 1" = 30'

TEXAS ONE CALL SYSTEM 1-800-245-4545 STOP - CALL BEFORE YOU DIG!

DIMENSIONAL NOTE:
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

WATER METER TABLE

I.D.	TYPE	SIZE	No.	EXISTING/ PROPOSED
1	DOMESTIC	2"	1	PROPOSED
2	IRRIGATION	1"	1	PROPOSED

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	PROPOSED CONCRETE WHEELSTOP
2	PROPOSED DECORATIVE HANDRAILS
3	ACCESSIBLE ROUTE PER SD-4
4	PROPOSED CONCRETE WALK

FLOOD STATEMENT

THE FEMA 100YR FLOODPLAIN IS LOCATED AT THE REAR OF LOT 4R WITHIN THE EAST FORK OF WEST ROWLETT CREEK BASED ON FLOOD STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DATED: DECEMBER 2006

SITE DATA SUMMARY TABLE

ZONING	C-1 (COMMERCIAL DISTRICT-1)
PROPOSED USE	RESTAURANT, DRIVE-IN
LOT AREA / SQ. FT & ACRES	100,980 SQ. FT. (2.318 Ac.)
BUILDING AREA	4,786 S.F.
BUILDING HEIGHT	23'-4"
LOT COVERAGE	4.74%
FLOOR AREA RATIO	0.0474:1
PARKING REQUIRED	1 SPACE PER 100 SF
TOTAL PARKING REQUIRED	48 SPACES
TOTAL PARKING PROVIDED	55 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED	3 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	3 SPACES
OPEN SPACE REQUIRED (10%)	10,098 SF
OPEN SPACE PROVIDED	10,273 SF
INTERIOR LANDSCAPE REQUIRED	825 SF
INTERIOR LANDSCAPE PROVIDED	5,979 SF
IMPERVIOUS SURFACE	52,499 SF

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
WV	Water Valve
WM	Water Meter Sanitary
SSMH	Sewer Manhole
PVC	PVC Pipes
TCB	Traffic Control Box
GMRK	Gas Marker
CO	Sanitary Sewer Cleanout
ETP	Electric Transformer Pad
TMRK	Telephone Marker
TELEPED	Telephone Pedestal
OHE	Overhead Electric
TMH	Telephone Manhole
SS	Sanitary Sewer Line
W	Water Line
UGT	Underground Telephone
GAS	Gas Line
10	Parking Counter

CONTACT INFORMATION

OWNER:
CUSTER ROAD MARKETPLACE, LTD.
8901 GOVERNORS ROW
DALLAS, TEXAS 75247
CONTACT: STANLEY V. GRAFF
P: (214) 951-7434

DEVELOPER:
McDONALD'S
511 E. CARPENTER FRWY, STE. 375
IRVING, TEXAS 75062
CONTACT: RICK MATHEWS
P: (972) 869-5346

CIVIL ENGINEER:
ADAMS ENGINEERING
911 S. KIMBALL AVENUE
SOUTHLAKE, TEXAS 76092
CONTACT: TIM D. HODES, P.E.
P: (817) 328-3200

SURVEYOR:
A.J. BEDFORD GROUP, INC.
301 N. ALAMO ROAD
ROCKWALL, TEXAS 75087
CONTACT: AUSTIN J. BEDFORD
P: (972) 722-0225

LEGEND

	PROPOSED BIKE RACK - HUNTCO BR5 SERIES
	ENHANCED & COLORED CONCRETE PAVEMENT
668	EXISTING CONTOURS
668	PROPOSED CONTOURS
	CONCRETE SIDEWALK PER CITY STANDARDS

FRISCO COMMERCIAL GREEN BUILDING PROGRAM

Energy Conservation
100% of all roof areas shall comply with the specifications of the Environmental Protection Agency's Energy Star Cool Roof Program, as it exists or may be amended. Alternatives that are equivalent to this standard will be considered for approval by the Chief Building Official.

Mitigation of Heat Island Effect & Creation of Pedestrian Environment
Shade trees shall be planted along the front facade of non-residential and multifamily structures in accordance with the City of Frisco's Landscape Ordinance as it exists or may be amended.

Water Conservation
Potable water consumption for landscape irrigation shall be reduced a minimum of fifty percent (50%) over conventional developments.

Construction & Demolition Waste Recycling
No waste concrete or metal shall be disposed of in a landfill.
1. All unused concrete shall be separated from other waste materials, transported and delivered to a City -approved recycling facility.
2. All unused metal shall be kept clean and stored in a separate onsite container and delivered to a City-approved recycling facility.

Green Building Education Programs
The City of Frisco Planning & Development Services Department will host accredited education programs concerning Commercial Green Building Initiatives.

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	7/10/09	CITY COMMENTS	EAO	---
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Adams ENGINEERING
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200 TBPE Registration: F- F-11002

STATE OF TEXAS
TIM D. HODES
88519
LICENSED PROFESSIONAL ENGINEER
7.21.09

BENCHMARK DESCRIPTION

STANDARD CITY OF FRISCO MONUMENT STATION NO. 14 IS LOCATED JUST NORTH OF ROLATER DRIVE IN THE CENTER MEDIAN OF CUSTER ROAD AND BEING AT THE INTERSECTION OF ROLATED DRIVE AND CUSTER ROAD. THE MONUMENT IS LOCATED 13 FEET EAST OF THE WEST BACK OF CURB OF THE CENTER MEDIAN, 29 FEET EAST OF THE WEST BACK OF CURB OF THE CENTER MEDIAN, AND 122 FEET NORTH OF THE SOUTHERN MOST BACK OF CURB OF THE CENTER MEDIAN. POSTED ELEVATION = 690.92

CITY OF FRISCO SITE PLAN NOTES

Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.

Planning Department
1) Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
2) Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
3) Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance.
4) Landscaping shall conform to landscape plans approved by the City.
5) All elevations shall comply with applicable overlay district requirements.
6) Removal, transplanting, protection and or mitigation of protected trees, shall comply with the Comprehensive Zoning Ordinance. Tree surveys and tree protection are subject to City inspection and approval.

Fire Department
1) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
2) Fire lanes shall be designed and constructed per city standards or as directed by the Fire Department.
3) Two points of access shall be maintained for the property at all times.
4) Speed bumps are not permitted within a fire lane.

Building Inspections
1) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted International Building Code.
2) All signage is subject to Building Inspection Division approval.
3) All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
4) All exterior building materials are subject to Building Inspection Division's approval.

Engineering
1) Sidewalks and barrier free ramps at all curb crossings shall be provided per city standards.
2) Approval of the site plan is not final until all engineering plans are approved.
3) Site plan approval is required prior to grading release.

Parks Department
1) All subdivisions or additions are required to identify any existing or proposed bodies of water or wetlands within the proposed subdivision or addition. All necessary permits required for development shall be secured prior to the commencement of construction.
2) Four-inch (4") sleeves for irrigation lines and electrical service shall be installed in street medians.
3) All right-of-way areas shall have eight (8") inches of topsoil prior to acceptance by the City.

SITE PLAN
FOR
McDONALD'S
LOCATED AT
CUSTER BRIDGES
BLOCK A, LOT 4R - CABINET 2009, PG 047
BEING 2.318 ACRE LOT OF
JAMES CAMBELL SURVEY,
ABSTRACT No. 190, CITY OF FRISCO,
COLLIN COUNTY, TEXAS
PREPARED 6/2/2009
SPFP09-0009

SPFP09-0009

FULL PATH: E:_Projects\2007\2007.074 McD Custer Rd Frisco TX\Drawings\1_Projects\2007\2007.074 McD Custer Rd Frisco TX\Drawings\C4-3 FINAL SITE PLAN
PLOTTED: Adobe PDF
PLOT TIME: 2:22:57 PM
PLOT DATE: Tuesday, July 21, 2009
PLOTTED BY: Edgar Ortiz
FILENAME: C4-3 FINAL SITE PLAN.dwg