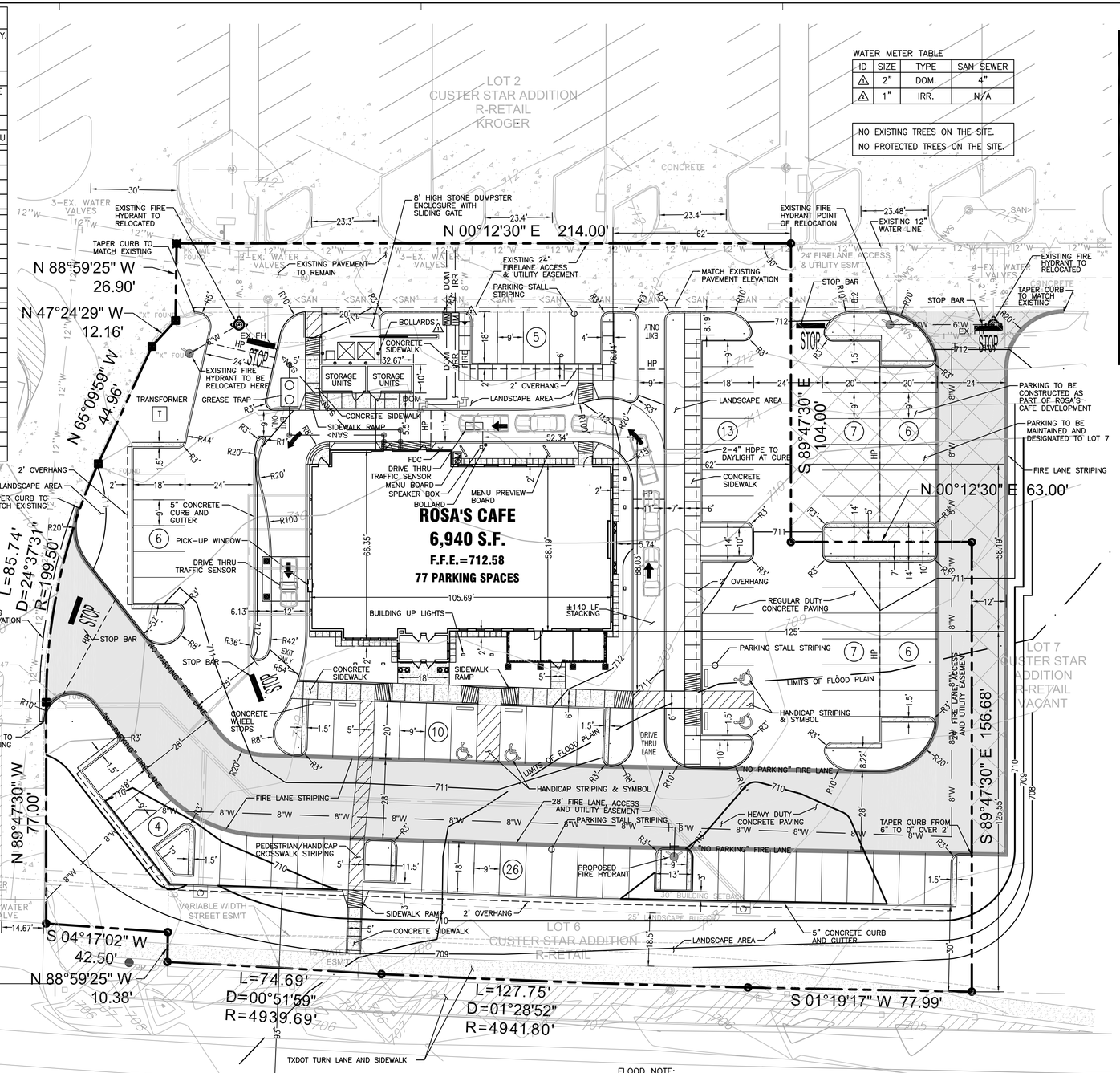
SITE DATA TABLE

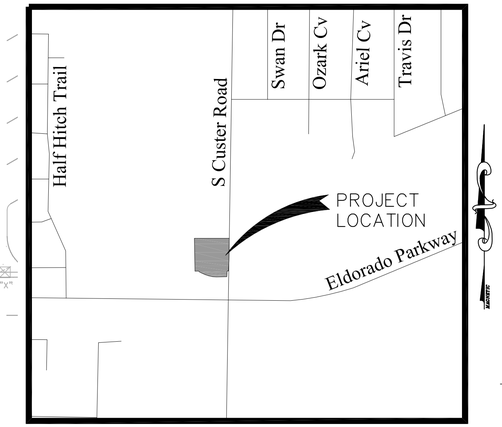
LOCATION:	CUSTER RD. & ELDORADO PKY. FRISCO, TEXAS	
SUBDIVISION:	BLOCK A, LOT 6 CUSTER STAR ADDITION	
SITE AREA:	1.66 AC. (72,220 S.F.)	
ZONING:	RETAIL WITH SPECIFIC USE PERMIT (S-169) FOR A BIG BOX	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT/W DRIVE-THRU	
LOT COVERAGE DATA:		
FLOOR AREA RATIO	9.6% / 6,940 S.F.	
IMPERVIOUS AREA	67.5% / 48,748 S.F.	
PERVIOUS	22.9% / 16,532 S.F.	
PARKING SUMMARY:	REQUIRED	PROVIDED
1 SPACE PER 100 S.F. FLOOR AREA		
PARKING SPACES (9'x20')	*	16
PARKING SPACES (9'x18')	*	57
ADA ACCESSIBLE PARKING SPACES	3	4
TOTAL SPACES	*70	77
BUILDING DATA:		
BUILDING	1 STORY	
PEAK HEIGHT	27'-3"	
MEAN HEIGHT	27'-3"	
TOTAL SQUARE FOOTAGE	6,940 S.F.	
LANDSCAPING:		
INTERIOR LANDSCAPING REQUIRED:	1,335 S.F.	
INTERIOR LANDSCAPING PROVIDED:	1,335 S.F.	
OPEN SPACE REQUIRED (7%):	5,056 S.F.	
OPEN SPACE PROVIDED:	5,088 S.F.	



WATER METER TABLE

ID	SIZE	TYPE	SAN SEWER
A	2"	DOM.	4"
A	1"	IRR.	N/A

NO EXISTING TREES ON THE SITE.
NO PROTECTED TREES ON THE SITE.



LOCATION MAP
NOT TO SCALE

EXISTING LEGEND:

- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VAULT
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- "X" FOUND / SET
- BILLBOARD
- INLET
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- WATER VALVE
- TREE
- TRANSFORMER
- VAULT

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- LIMITS OF 100 YEAR FLOOD PLAIN
- PARKING SPACES
- ADA RAMP
- STOP BAR STRIPING
- FIRELANE
- BOLLARD
- TRAFFIC/HANDICAP SIGN
- DIRECTIONAL SIGN
- SPEAKER BOX
- MENU BOARD
- LIGHT POLE
- GREASE TRAP
- TRANSFORMER
- FDC
- CLEAN-OUT
- DOUBLE CLEAN-OUT
- FIRE HYDRANT
- GAS METER
- WATER METER
- IRRIGATION METER
- WATER VALVE
- BUILDING UP LIGHTS
- CURB INLET
- OFF-SITE PARKING TO BE CONSTRUCTED BY DEVELOPER IN CONJUNCTION WITH THE CONSTRUCTION OF ROSA'S CAFE

SITE PLAN
OF
BLOCK A, LOT 6
CUSTER STAR ADDITION
BEING 1.66 ACRES

OUT OF THE
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
CITY OF FRISCO
COLLIN COUNTY, TEXAS
DECEMBER 2009

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

OWNER
ELDORADO CROSSING, LLC
2700 SOUTH CUSTER ROAD
McKINNEY, TX 7570

APPLICANT
GREENBERGFARROW
2611 INTERNET BLVD., SUITE 125
FRISCO, TEXAS 75034
(214) 975-3200
CONTACT: JOHN MEASELS, PE (ENGINEER)

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 METRIC DR., SUITE 124
DALLAS, TEXAS 75243
(214) 340-9700
CONTACT: GARY JOHNSON (SURVEYOR)

ENGINEER
GREENBERGFARROW
2611 INTERNET BLVD., SUITE 125
FRISCO, TEXAS 75034
(214) 975-3200
CONTACT: JOHN MEASELS, PE (ENGINEER)

REGIONAL DETENTION
PROVIDED BY DEVELOPER AND DESIGNED BY:
WINKLEMAN AND ASSOCIATES, INC.
6750 HILLCREST AVE.
DALLAS, TEXAS 75205
(972) 490-7090
CONTACT: TERENCE YOUNG
DATED: 10-26-2009

FLOOD NOTE:
ACCORDING TO THE F.I.R.M. NO. 48085C0265 J, DATED JUNE 02, 2009 OF THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, THIS PROPERTY LIES WITHIN ZONE A.

ZONE A – NO BASE FLOOD ELEVATIONS DETERMINED.

BENCHMARK:
STANDARD CITY OF FRISCO MONUMENT STATION NO. 15 LOCATED JUST NORTH OF F.M. 720 IN THE CENTER MEDIAN OF CUSTER ROAD AT THE INTERSECTION OF F.M. 720 AND CUSTER ROAD. THE MONUMENT IS LOCATED 57 FEET SOUTH OF AN INLET LID, 130 FEET NORTH OF A TRAFFIC SIGN, 32 FEET WEST OF THE EAST BACK OF CURB OF THE CENTER MEDIAN, AND 12 FEET EAST OF THE WEST BACK OF CURB OF THE CENTER MEDIAN.
ELEVATION=711.75 FEET.

SITE PLAN NOTES
1) ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3) BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
4) ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
5) ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTIONS DIVISION APPROVAL.

GreenbergFarrow
COA#: COA#
2611 Internet Blvd, Suite 125
Frisco, TX 75034
t: 214 975 3200 f: 214 975 3198

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
11/23/09	CITY SUBMITTAL
01/11/10	SECOND CITY SUBMITTAL
02/08/10	THIRD CITY SUBMITTAL
02/15/10	FOURTH CITY SUBMITTAL

GREENBERGFARROW FIRM NO. 4380

PROFESSIONAL IN CHARGE
CIVIL PROF IN CHARGE
JOHN MEASELS, PE
LICENSE NO. 93278

PROJECT MANAGER
JOHN MEASELS, PE

QUALITY CONTROL
PETRUS MULIA, PE

DRAWN BY
ORLANDO RODRIGUEZ

PROJECT NAME
ROSA'S CAFE

S. CUSTER ROAD & ELDORADO PARKWAY
FRISCO, TEXAS
BLOCK A, LOT 6
CUSTER STAR ADDITION
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037

CITY PROJECT NUMBER (SPFP09-0023)

PROJECT NUMBER
20090641.0

SHEET TITLE
SITE PLAN

SHEET NUMBER

NOT ISSUED FOR CONSTRUCTION