

**FREDDY'S FROZEN CUSTARD & STEAKBUGERS**  
**STEAM PUMP VILLAGE – LOT 3**  
 CONCEPTUAL SITE PLAN – FACT SHEET

*PROJECT OVERVIEW:*

The proposed project consists of the construction of a Freddy's Frozen Custard & Steakburgers restaurant at 11143 N Oracle Road. The use will require a Conditional Use Permit to be processed simultaneously.

- Conceptual Site Plan: Steam Pump Village – Lot 3
- Lot Size: ~1.56 Acres
- Building Size ~3,300 Square Feet.

	<b>Existing</b>	<b>Proposed</b>
<b>General Plan Land Use</b>	Community/Regional Commercial	N/A (no change)
<b>Zoning</b>	Steam Pump Village PAD	N/A (no change)
<b>Allowable Uses</b>	Any use permitted under CN, C-1, C-2, as well as Convenience Uses	Convenience Use w/ Drive-thru
<b>Allowable Building Height</b>	39 Feet	30 feet (max)



If there are any questions, please feel free to contact the undersigned.

Sincerely,

**Cypress Civil Development**

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 Project Manager  
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