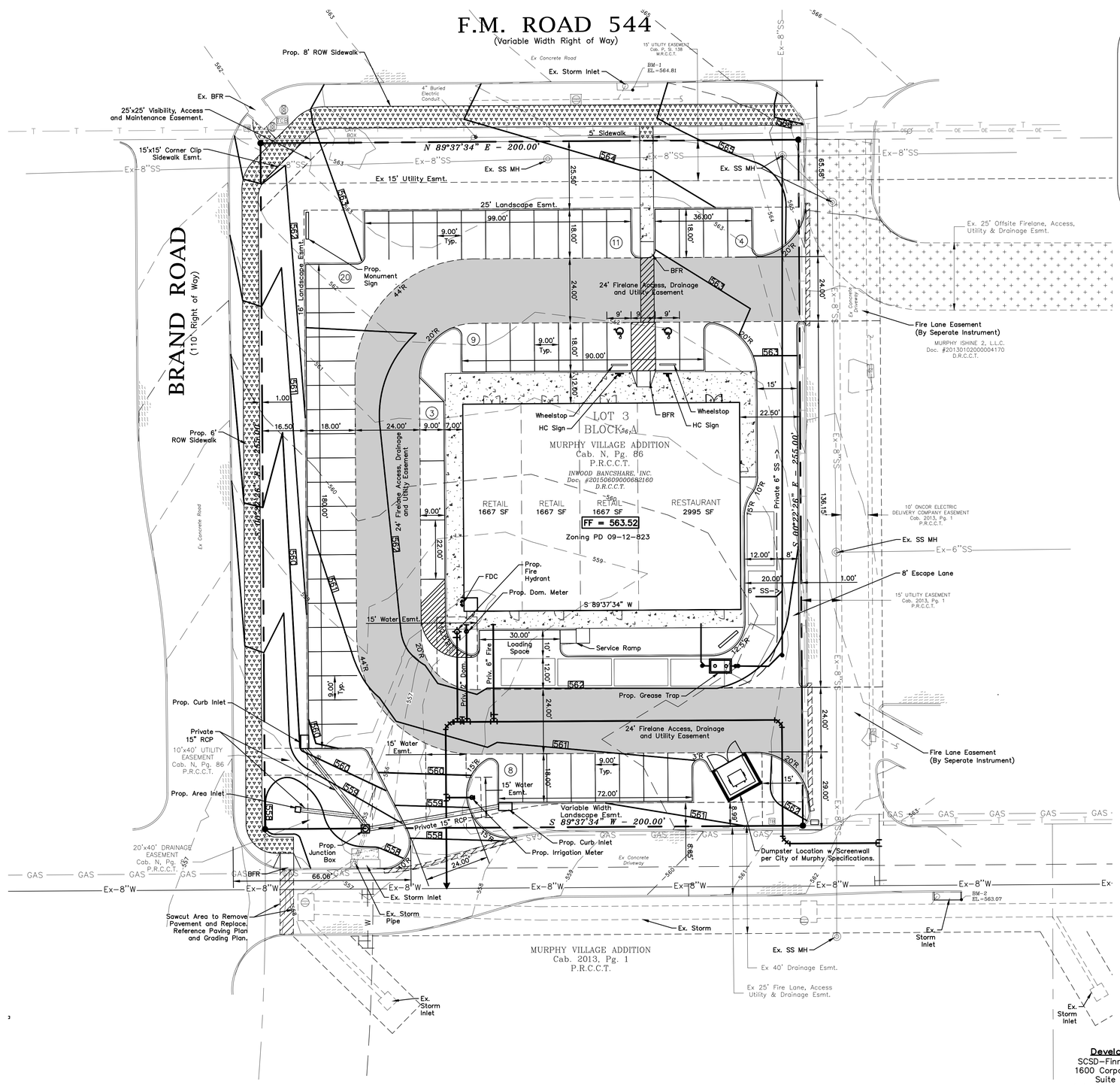

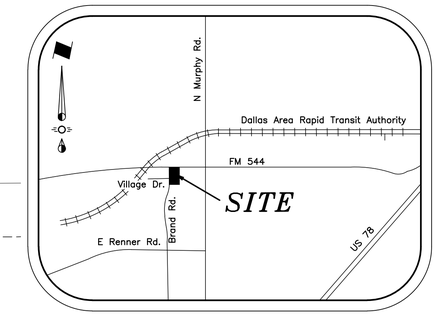

VICINITY MAP

NTS

0 20 60

GRAPHIC SCALE 1"=20'

LEGEND

- Firelane
- Proposed Sidewalk (Private)
- Proposed Sidewalk (Public ROW)
- Ex. Offsite Firelane
- Ex. Concrete
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Handicap Parking Sign

GENERAL NOTES

1. All materials and construction shall be in accordance with the City of Murphy, Texas Standard Paving Specifications.

2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.

5. All curb radii are 3' unless noted otherwise.

6. All parking spaces are 9' x 18', unless noted otherwise.

SYNOPSIS

Zoning	PD 09-12-823
Proposed Use	Retail, Restaurant
Lot Area	1.171 AC. (51,008 s.f.)
Building Rest.	2,925 sf
Building Retail	5,000 sf
	7,925 sf
Floor Area Ratio:	0.15:1
Lot Coverage	15.5%
Building Height	Max. 35'
Parking Required :	Restaurant (2925/100) = 30 Spaces
	Retail (5000/200) = 25 Spaces
Parking Provided :	55 Spaces
HC Parking Required	1 Spaces
HC Parking Provided	2 Spaces
Legal Description	Lot 3, Block A
	Murphy Village Addition

BENCHMARK:

BM-1 = "X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544.
Elev. = 564.81

BM-2 = "X" on southeast corner of concrete curb inlet close to the southeast property corner.
Elev. = 563.07

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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Issue Dates:	Revisions:	Date:
1 9-17-2015	1 SP, U, P	10-7-2015
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 20'

SITE PLAN

ALBERT RETAIL - MURPHY
MURPHY VILLAGE ADDITION
Albert Restaurant Group, LLC
City of Murphy, Texas

Sheet No. SP

Project No. 15085

ALBERT RETAIL - MURPHY