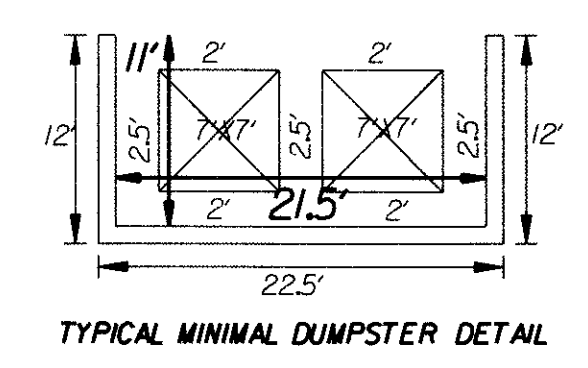
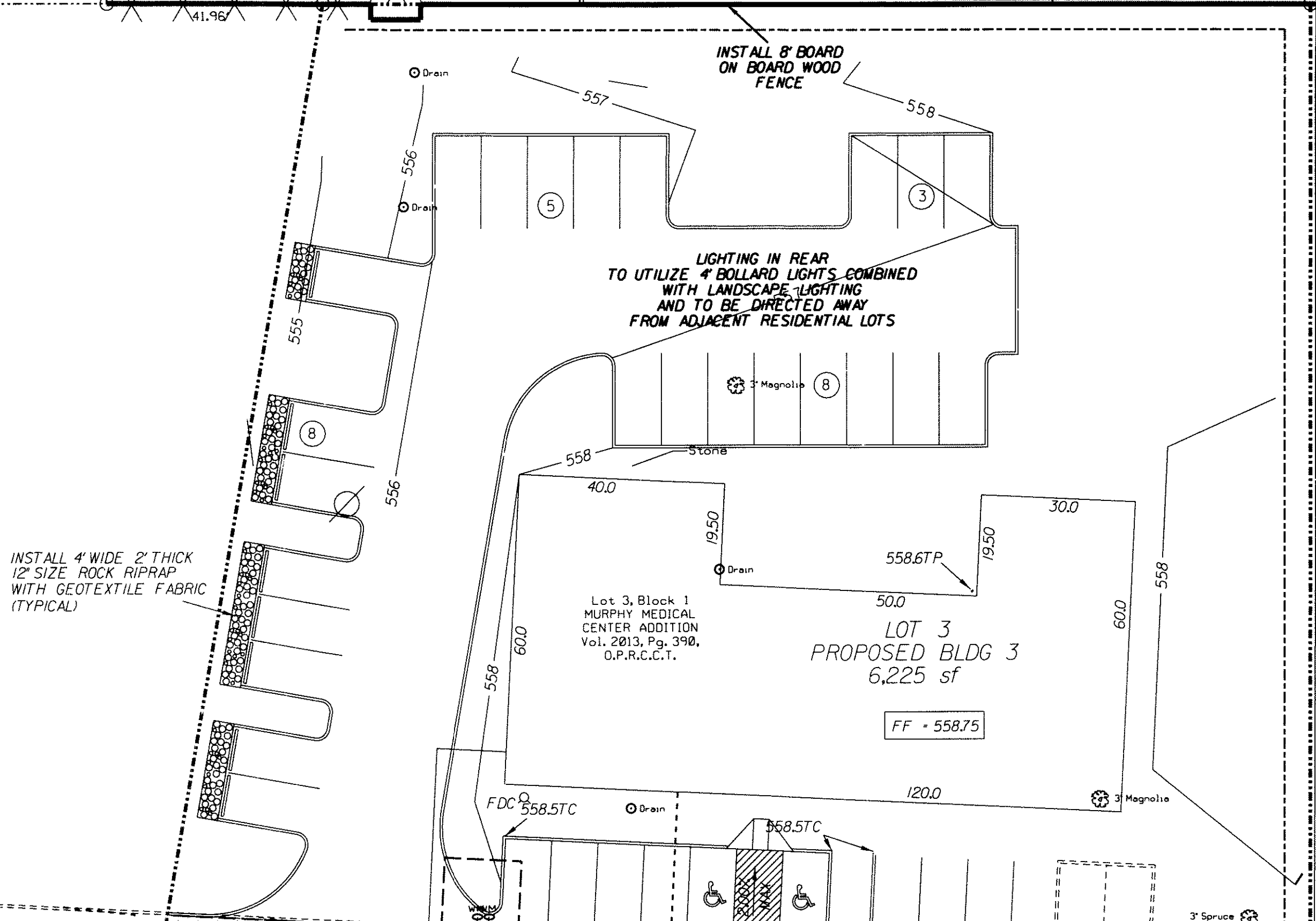
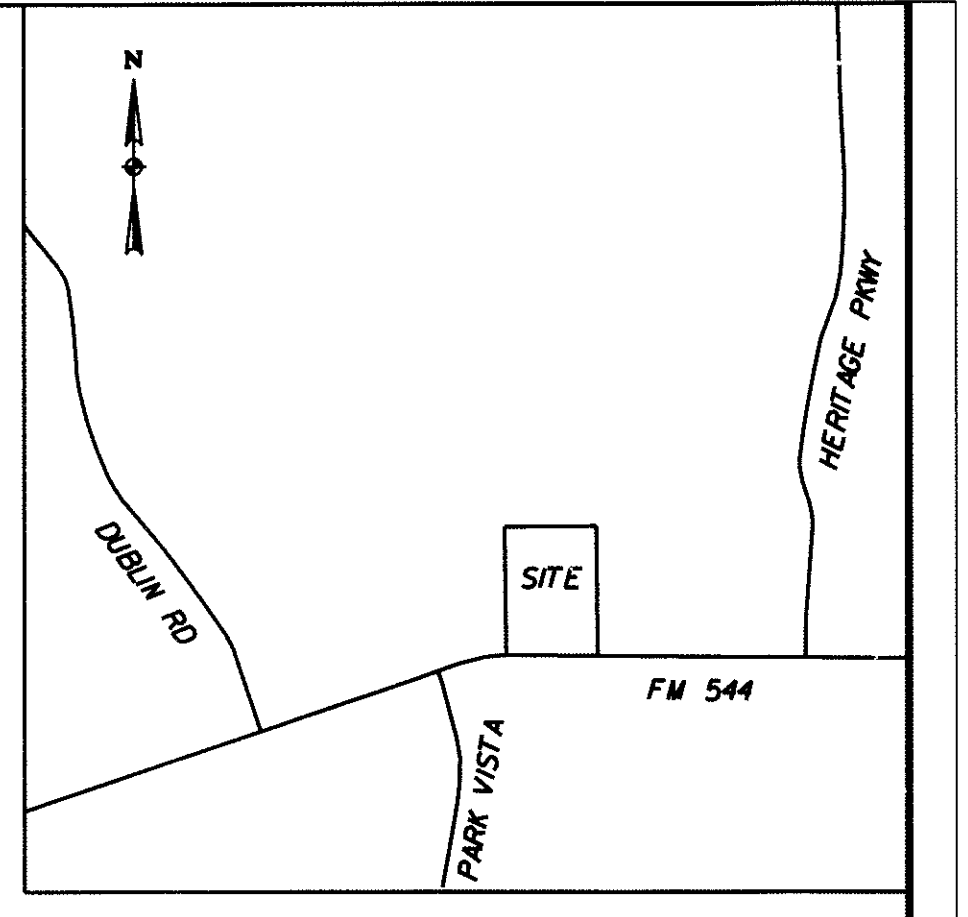


Lot 9, Block K WINDY HILL FARMS PHASE 1 Cdb. L, Pgs. 2-3, M.R.C.C.T.  
 Lot 10, Block K WINDY HILL FARMS PHASE 1 Cdb. L, Pgs. 2-3, M.R.C.C.T.  
 Lot 11, Block K REPLAT OF A PORTION OF WINDY HILL FARMS PHASE 1 Cdb. D, Pgs. 8-13, M.R.C.C.T.  
 Lot 12, Block K REPLAT OF A PORTION OF WINDY HILL FARMS PHASE 1 Cdb. D, Pgs. 8-13, M.R.C.C.T.



DUMPSTER LOCATION WITH 6' TALL MASONRY SCREENWALL WITH STEEL GATES TO MATCH BUILDING FACADE

1. All Buildings over 6,000 SF shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
4. Four foot wide sidewalks shall be provided two and one half feet off of the property line in the rights-of-way unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the City. Barrier free ramps per City standards, shall be provided on sidewalks at all curbside crossings.
5. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of the site plan is not final until all engineering plans are approved.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within this development shall be compatible as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 6-466 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution and service lines must be underground.
13. Uses shall conform in operation, location and construction to the following performance standards in Section 3-1300 of the Zoning Code: noise, smoke, and particulate matter, odorous matter, fire or explosive hazard, material, toxic and noxious matter, vibration and/or other performance standards.



VICINITY MAP  
NOT TO SCALE


GENERAL SITE DATA - LOT 1, BLOCK 1 - MURPHY MEDICAL ADDITION	
EXISTING ZONING	SF-20
PROPOSED ZONING	PD-OFFICE
LAND USE	MEDICAL OFFICE
LOT AREA	
LOT 1 - 0.476 AC	
BUILDING FOOTPRINT AREA	BLDG 1 - 5012 SF
TOTAL BUILDING AREA	5012 SF
BUILDING HEIGHT (STORIES)	BLDG 1 - 1 STORY - 22' MAX
BUILDING HEIGHT (FEET)	BLDG 1 - 22 FT MAX
LOT COVERAGE (%)	24.2%
FLOOR AREA RATIO	242%
PARKING	
PARKING RATIO	1 SPACE / 200 SF
REQUIRED PARKING	25 SPACES
PROVIDED PARKING	25 SPACES
ACCESSIBLE PARKING REQUIRED	1 SPACE
ACCESSIBLE PARKING PROVIDED	2 SPACES
LANDSCAPING	
LANDSCAPING AREA PROVIDED	3248 SF
IMPERVIOUS AREA	
ACTUAL IMPERVIOUS AREA	54005 SF

**SITE PLAN**

LOT 1 - BLOCK 1 MURPHY MEDICAL ADDITION

ALLERGY ASTHMA IMMUNOLOGY CENTER

MURPHY, COLLIN COUNTY, TEXAS


**HELMBERGER ASSOCIATES, INC.**  
 CIVIL AND ENVIRONMENTAL ENGINEERS  
1525 BOZMAN ROAD, WULF, TEXAS 75088 (972) 442-7439

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM	CADD	JUNE 2017	1"=20'	SPLAN	1721	C1