

LOCATION MAP
MAPSCO: 661-X

SITE PLAN SUMMARY

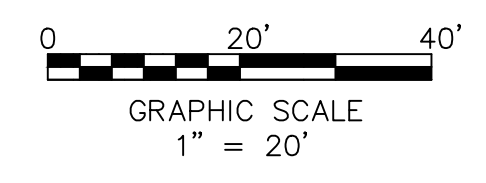
ZONED:	PD/LC
LOT AREA:	1.21 ACRES (52,682 SQ. FT)
SETBACKS:	
FRONT YARD:	15 YARD FROM ROADWAYS/ACCESS ROADS.
SIDE YARD:	15 YARD FROM SIDE ROAD AND 50' FROM RESIDENTIAL.
REAR YARD:	10'
TOTAL BUILDING FLOOR AREA:	10,876.00 SF (6,834.00 SF MEDICAL OFFICE, 4042.00 S.F PROFESSIONAL OFFICE)
FLOOR AREA RATIO:	=1/0.20
TOTAL SITE AREA:	=52,682 S.F
PARKING:	
REQUIRED:	1 SPACE PER 150 S.F OF MEDICAL OFFICE = 46
REQUIRED:	1 SPACE PER 300 S.F OF PROFESSIONAL OFFICE = 14
TOTAL PARKING SPACES REQUIRED:	60
TOTAL PARKING SPACES PROVIDED:	63
HANDICAP SPACE:	REQUIRED: 2 (VAN ACCESSIBLE) PROVIDED: 3 (VAN ACCESSIBLE)
LANDSCAPING:	
TOTAL AREA OF ENTIRE PARKING LOT AREA:	= 25,493.00 S.F
LANDSCAPE AREA REQUIRED:	1,274 S.F (MIN. 5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	2,550 S.F (10%)

DUMPSTER NOTE:
8' HIGH DUMPSTER SCREENING WALL TO MATCH THE BUILDING MATERIAL.

BENCHMARKS:

TBM#1
PK NAIL FOUND ON SOUTH SIDE MEDIAN IN GUTTER OF CL NOSE MEDIAN OF BRAND ROAD NORTH SIDE OF THE R.O.W OF VILLAGE DRIVE.
ELEVATION 557.55

TBM#2
CUT CROSS FOUND IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF INTERSECTION OF BRAND ROAD AND VILLAGE DRIVE.
ELEVATION 556.76

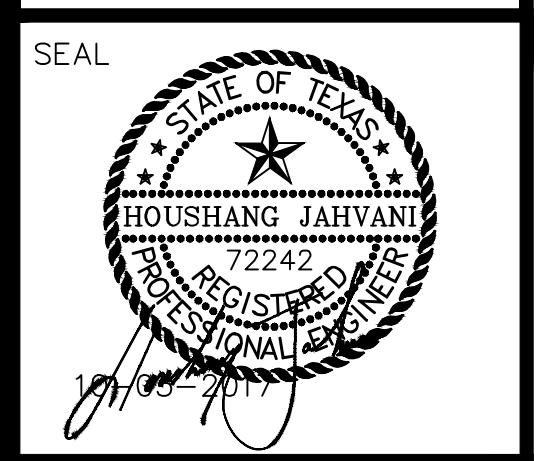


MURPHY OFFICE / MEDICAL ADDITION
LOT 5, BLOCK "A" MURPHY VILLAGE ADDITION, C.C.F. # 2013-1, P.R.C.C.T.
MURPHY, TEXAS 75094

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE



DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 10-03-2017

C2
SHEET NUMBER