

**BENCHMARKS:**

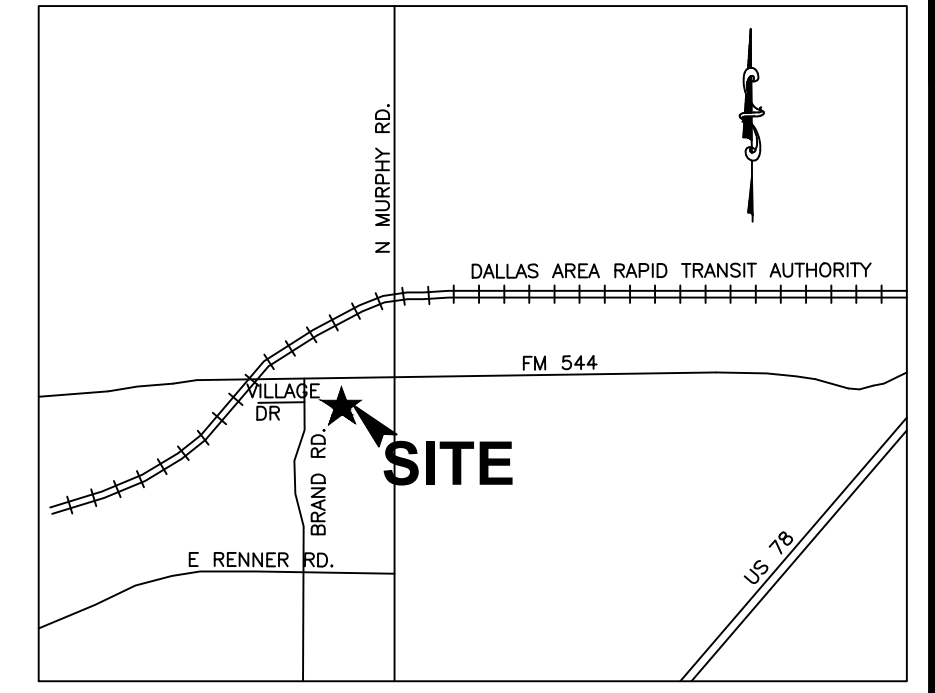
**TBM#1**  
 PK NAIL FOUND ON SOUTH SIDE MEDIAN IN GUTTER OF CL NOSE MEDIAN OF BRAND ROAD NORTH SIDE OF THE R.O.W OF VILLAGE DRIVE.  
 ELEVATION 557.55

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

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

**SITE PLAN SUMMARY**

ZONED:	G-1 (Office) with PD Conditions
LOT AREA:	1.5289 ACRE (66,599.00 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:	15,987.50 SF (8000 SF MEDICAL OFFICE, 8000 SF PROFESSIONAL OFFICE)
FLOOR AREA RATIO:	1/0.24
TOTAL SITE AREA:	66,599 S.F.
PARKING:	REQUIRED: 1 SPACE PER 150 S.F. OF MEDICAL OFFICE = 53 REQUIRED: 1 SPACE PER 300 S.F. OF PROFESSIONAL OFFICE = 27
TOTAL PARKING SPACES PROVIDED:	80
HANDICAP SPACE:	REQUIRED: 4 (VAN ACCESSIBLE) PROVIDED: 4 (VAN ACCESSIBLE)
LANDSCAPING:	TOTAL AREA OF ENTIRE PARKING LOT AREA = 26,501.00 S.F. LANDSCAPE AREA REQUIRED: 1,325 S.F. (MIN. 5% OF PARKING AREA) LANDSCAPE AREA PROVIDED: 1,779 S.F. (6.71%)



**LOCATION MAP**

MAPSCO: 661-X

NTS

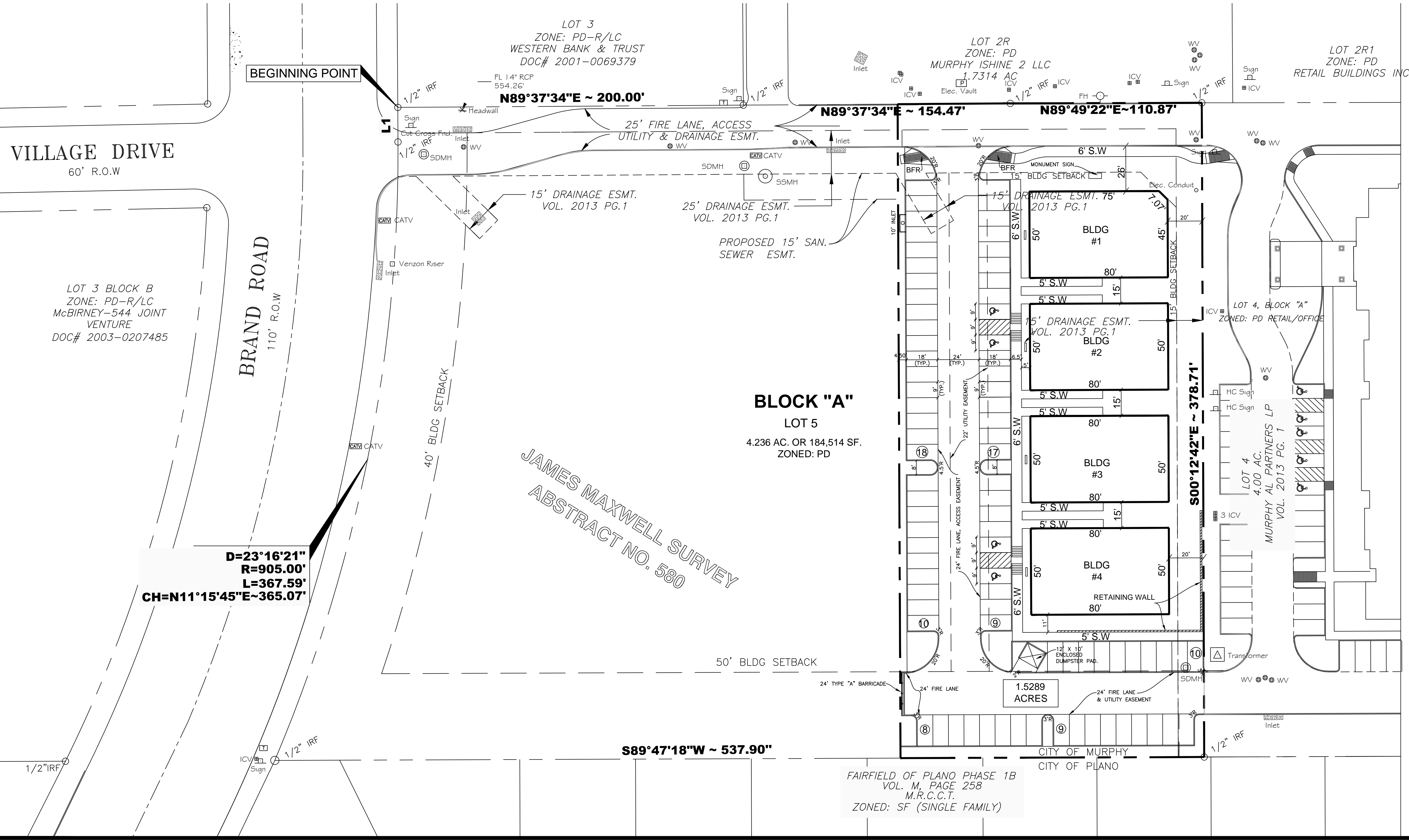
LOT 1 BLOCK B  
 ZONE: PD-R/LC  
 McBIRNEY-544 JOINT VENTURE  
 DOC# 2003-0207485

LOT 3 BLOCK B  
 ZONE: PD-R/LC  
 McBIRNEY-544 JOINT VENTURE  
 DOC# 2003-0207485

LOT 3  
 ZONE: PD-R/LC  
 WESTERN BANK & TRUST  
 DOC# 2001-0069379

LOT 2R  
 ZONE: PD  
 MURPHY ISHINE 2 LLC  
 1.7314 AC

LOT 2R1  
 ZONE: PD  
 RETAIL BUILDINGS INC



**D=23°16'21"**  
**R=905.00'**  
**L=367.59'**  
**CH=N11°15'45"E~365.07'**

**JAMES MAXWELL SURVEY**  
**ABSTRACT NO. 580**

**BLOCK "A"**  
**LOT 5**  
 4.236 AC. OR 184,514 SF.  
 ZONED: PD

1.5289 ACRES

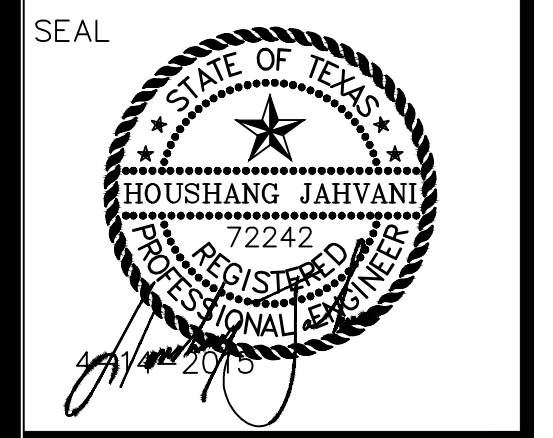
FAIRFIELD OF PLANO PHASE 1B  
 VOL. M, PAGE 258  
 M.R.C.C.T.  
 ZONED: SF (SINGLE FAMILY)

**MURPHY OFFICE / CONDOMINIUM**  
 PART OF LOT 5, BLOCK "A".  
 JAMES MAXWELL SURVEY, ABSTRACT NO. 580  
 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" = 30'

DATE 4-14-2015

3 of 18  
 SHEET NUMBER

