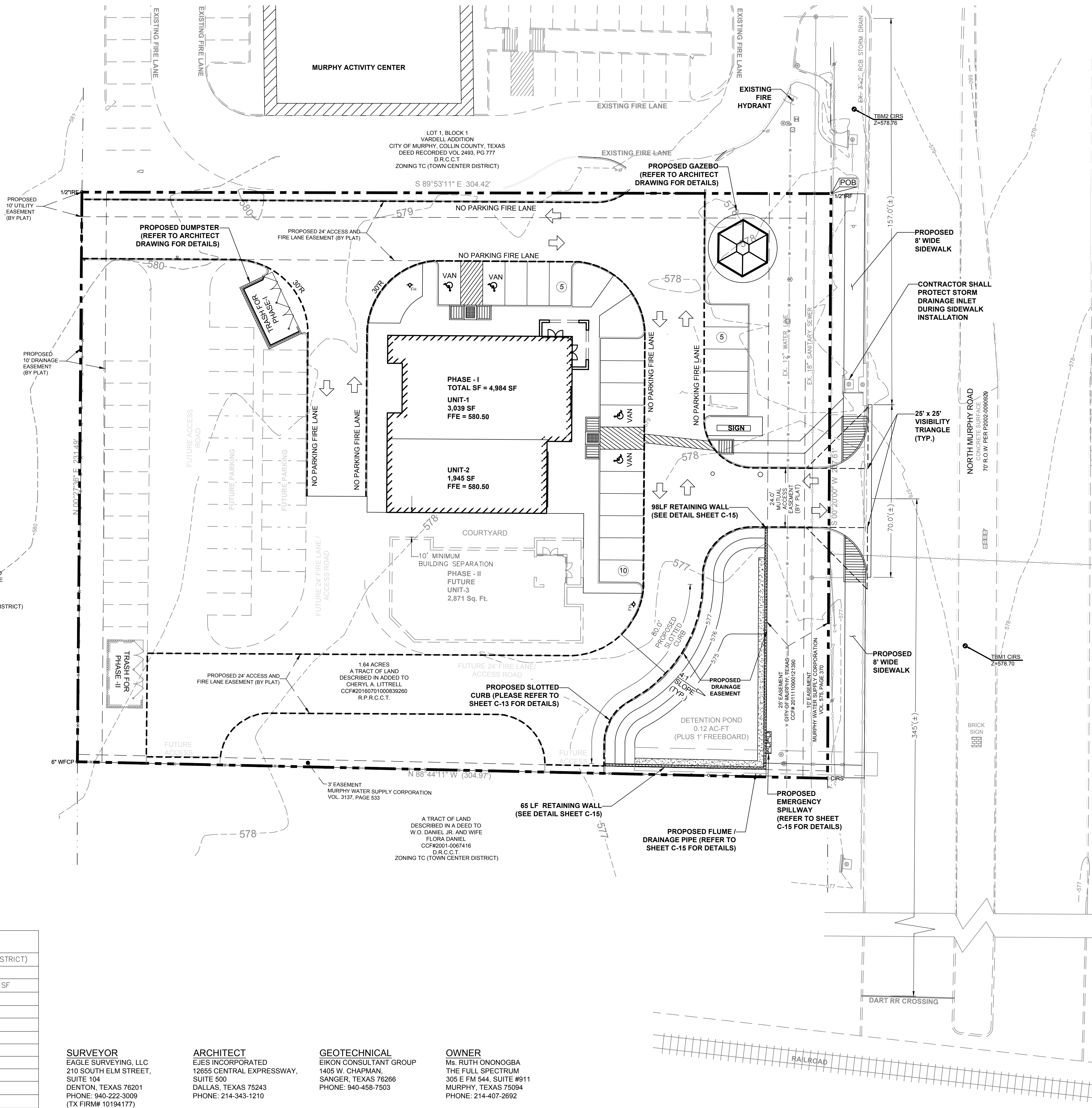


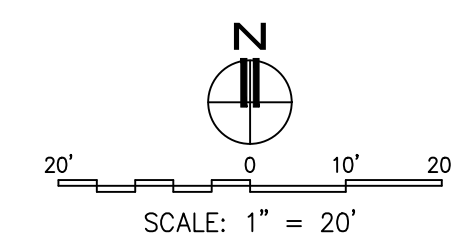
N
VICINITY MAP
N.T.S.

TREE SURVEY		
LABEL	SIZE (IN.)	TYPE
1	7	HACKBERRY
2	10	CLUSTER
3	40	OAK
4	36	PECAN
5	18	PECAN
6	24	PECAN
7	14	HACKBERRY
8	12	DBL. HACKBERRY
9	6	HACKBERRY
10	6	HACKBERRY
11	6	HACKBERRY
12	6	HACKBERRY
13	6	HACKBERRY
14	10	HACKBERRY
15	10	HACKBERRY
16	8	HACKBERRY
17	8	HACKBERRY

A TRACT OF LAND DESCRIBED IN A DEED TO W.O. DANIEL, JR. AND WIFE FLORA DANIEL VOL. 590, PG. 405 D.R.C.C.T. ZONING TC (TOWN CENTER DISTRICT)



LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED SLOTTED CURB
	NO PARKING FIRE LANE
	PROPOSED FIRE LANE
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CONCRETE
	PROPOSED STORM DRAINAGE LINE
	PROPOSED FUTURE DEVELOPMENT
	EASEMENTS
	EXISTING CONCRETE
	EXISTING PARKING STRIP
	EXISTING CONTOUR
	EXISTING WOOD FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING METAL FENCE
	EXISTING CURB & GUTTER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING OVER-HEAD ELECTRIC
	EXISTING STORM DRAINAGE LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAINAGE INLET
	EXISTING WATER METER
	EXISTING CLEANOUT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	PROPOSED SPILLWAY



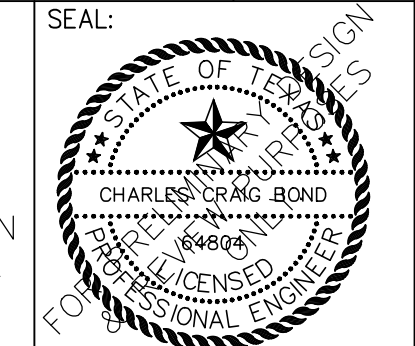
NOTE:
ACCORDING TO THE BOUNDARY/TOPOGRAPHY SURVEY, THE PROPERTY SHOWN LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480137 AS SHOWN ON MAP NUMBER 48085C0415J. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY.

ELEVATIONS ARE BASED ON NAVD88, REFERENCED TO NAD83, 2011 ADJUSTMENT.
BENCHMARK
TBM1 CIRS
ELEVATION = 578.70
TBM2 CIRS
ELEVATION = 578.76

NO.	REVISION	DESCRIPTION	DATE

CONSULTANT: _____ SEAL: _____

THIS DRAWING IS NOT BE USED FOR CONSTRUCTION OR DEMOLITION PURPOSES. IT IS FOR PRELIMINARY DESIGN AND REVIEW PURPOSES ONLY.
8/22/2017



PROPOSED SITE SUMMARY TABLE	
EXISTING ZONING	TC (TOWN CENTER DISTRICT)
PROPOSED USE	BEAUTY SHOP
TOTAL LOT AREA/ LOT AREA PHASE 1	71,438 SF / 37,957 SF
BUILDING AREA (PHASE 1)	4,984 SF
% OF LOT COVERAGE PHASE 1 BUILDING	13%
PARKING REQUIREMENTS (1 SPACE/250SF)	20 SPACES
# OF SPACES PROVIDED	20 SPACES
ADA ACCESSIBLE PARKING REQUIRED	1 SPACES
ADA ACCESSIBLE PARKING PROVIDED	4 SPACES
BUILDING HEIGHT	42'
FRONT YARD ALONG FM2551 (MURPHY ROAD)	25'
PROVIDED FLOOR AREA RATION (FAR)	0.07

SURVEYOR
EAGLE SURVEYING, LLC
210 SOUTH ELM STREET,
SUITE 104
DENTON, TEXAS 76201
PHONE: 940-222-3009
(TX FIRM# 10194177)

ARCHITECT
EJES INCORPORATED
12655 CENTRAL EXPRESSWAY,
SUITE 500
DALLAS, TEXAS 75243
PHONE: 214-343-1210

GEOTECHNICAL
EIKON CONSULTANT GROUP
1405 W. CHAPMAN,
SANGER, TEXAS 76266
PHONE: 940-458-7503

OWNER
Ms. RUTH ONONOGBA
THE FULL SPECTRUM
305 E FM 544, SUITE #911
MURPHY, TEXAS 75094
PHONE: 214-407-2692

KJE
ENVIRONMENTAL & CIVIL ENGINEERING

500 Moseley Road
Cross Roads, Texas 76227
Phone (940) 387-0805
Fax (940) 387-0830
(TBPE # F-12214)

SITE PLAN

THE FULL SPECTRUM
1.64 ACRES
141 N MURPHY ROAD
COLLIN COUNTY, TEXAS

DATE: 8/28/2017 SHEET: _____

DRAWN BY: MLL

CHECKED BY: CB

SCALE: AS NOTED

C-06