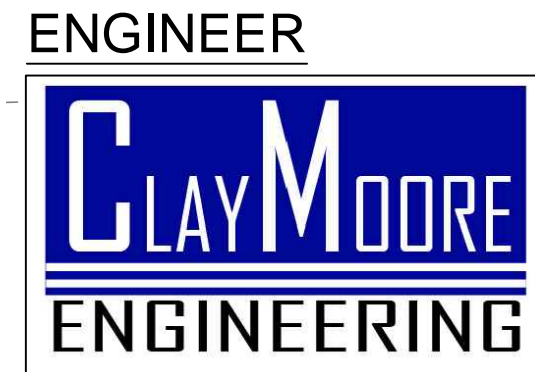


- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.
 4. ALL PARKING RADII ARE 3' UNLESS OTHERWISE SPECIFIED.



1903 CENTRAL DR.
SUITE #406
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PH. 817.281.0572
FAX 817.281.0574
CONTACT: MATT MOORE, PE
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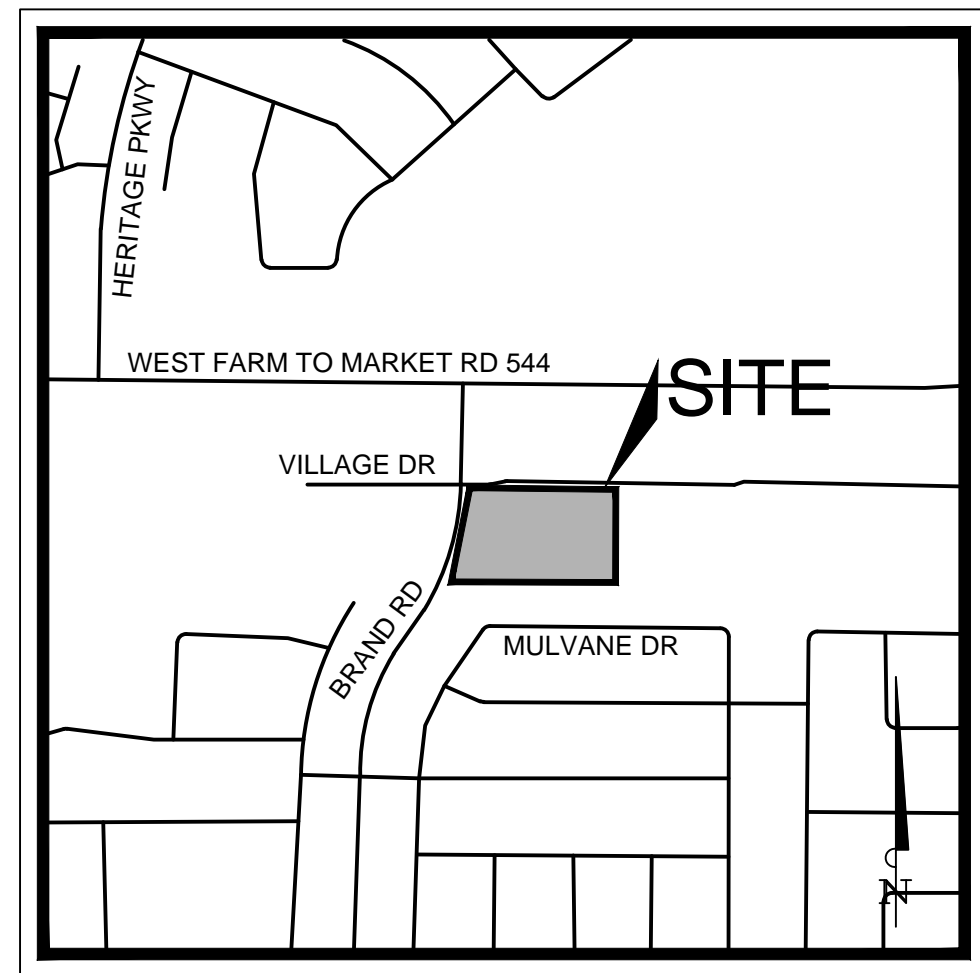
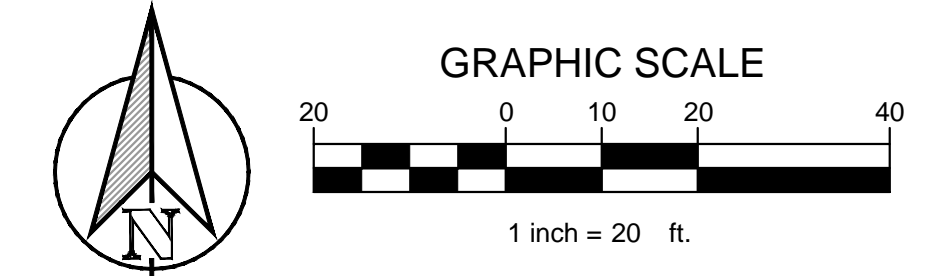
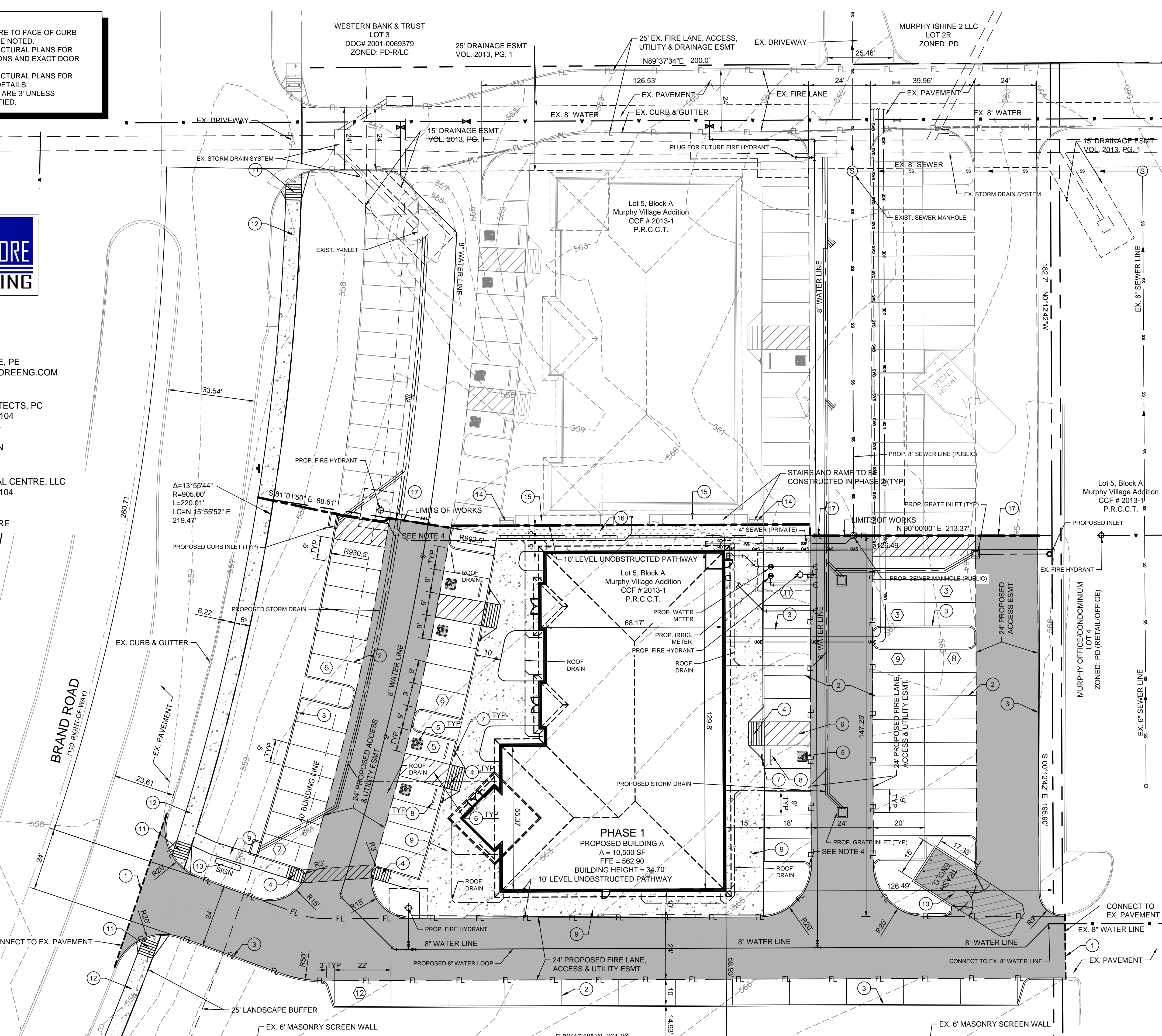
ARCHITECT
URBAN BOBCAT ARCHITECTS, PC
916 BRYAN AVE. SUITE 104
FORT WORTH, TX 76104
TEL: (817) 602-9129
CONTACT: MATT GREEN

OWNER
MURPHY PROFESSIONAL CENTRE, LLC
916 BRYAN AVE. SUITE 104
FORT WORTH, TX 76104
TEL: (817) 288-3035
CONTACT: RIAN MAGUIRE

PLOTTED BY: DEAN TORRES
 PLOT DATE: 9/16/2016 12:59 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2016-104 MURPHY PROFESSIONAL CENTER\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 9/12/2016 2:11 PM

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

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



LEGEND

[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	MODERATE DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE STRIPPING

CONSTRUCTION SCHEDULE

1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	CURB & GUTTER
4	PROPOSED HANDICAP RAMP
5	HANDICAP SYMBOL
6	PAVEMENT STRIPING
7	HANDICAP SIGN
8	CURB STOP
9	SIDEWALK
10	REFER TO ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS
11	PROPOSED ADA RAMP PER CITY STANDARDS
12	PROPOSED 6" SIDEWALK PER CITY STANDARDS
13	PROPOSED POLE SIGN. REFER TO ARCH. PLANS FOR DETAILS
14	PROPOSED STAIRS (TO BE CONSTRUCTED IN PHASE 2)
15	PROPOSED RAMP (TO BE CONSTRUCTED IN PHASE 2)
16	5' FLAT SURFACE WITH GRASS
17	STREET HEADER

SITE DATA TABLE

OVERLAY DISTRICT	PD - PLANNED DEVELOPMENT
ZONING DISTRICT	P/SP - PUBLIC/SEMI-PUBLIC
EXISTING USE	VACANT LOT
PROPOSED USE	MEDICAL PLAZA
LOT AREA	1.50 AC (65,142.63 SF)
BUILDING (A) AREA	10,500 SF
BUILDING (B) AREA	8,825 SF
TOTAL BUILDING AREA	19,325 SF
REQUIRED PARKING	1 SPACE FOR EVERY 150 S.F. 19,325 SF REST. @ 1:150 = 129 (5)
PARKING PROVIDED	133 (10)



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813 Date: 9/16/2016

**MURPHY PROFESSIONAL CENTER
LOT 5, BLOCK A
MURPHY VILLAGE ADDITION
BRAND ROAD AND VILLAGE DR
MURPHY TEXAS**

No.	DATE	REVISION	BY

SITE PLAN

DESIGN: MBT
DRAWN: MBT
CHECKED: MAM
DATE: 9/16/2016

SHEET
SP-1

File No. 2016-104