

VICINITY MAP
NOT TO SCALE

LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	XCF	"X" Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clean Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	TSN	Traffic Sign
SN	Sign	UGC	Underground Cable Marker
CM	Control Monument	EB	Electric Box
		EM	Electric Meter

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

SITE DATA TABLE

LOT 3 BLOCK A	
EXISTING ZONING	PD-12-10-923
PROPOSED ZONING	PD-12-10-923
BUILDING AREA	8,637 SF
MAX REST. AREA	4,318 SF
REMAINING RETAIL AREA	4,319 SF
PARKING REQUIRED	18 SPACES
REQUIRED PARKING RATIO	
RETAIL	1/200
RESTAURANT	1/100
PARKING PROVIDED ONSITE	36 SPACES
PARKING PROVIDED OFFSITE	26 SPACES
LAND AREA	1.04 ACRES
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	3 SPACES
COVERAGE	19.07%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**MURPHY MARKETPLACE
MURPHY TOWN CENTER ADDITION
LOT 3 - BLOCK A**

BEING 1.040 ACRES OUT OF THE
JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582
IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS
JUNE 7, 2019

OWNER/DEVELOPER
PHILLIPS EDISON & COMPANY
222 S. MAIN STREET, SUITE 1730
SALT LAKE, UTAH 84101
(801) 869-1826

ENGINEER/SURVEYOR:
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090

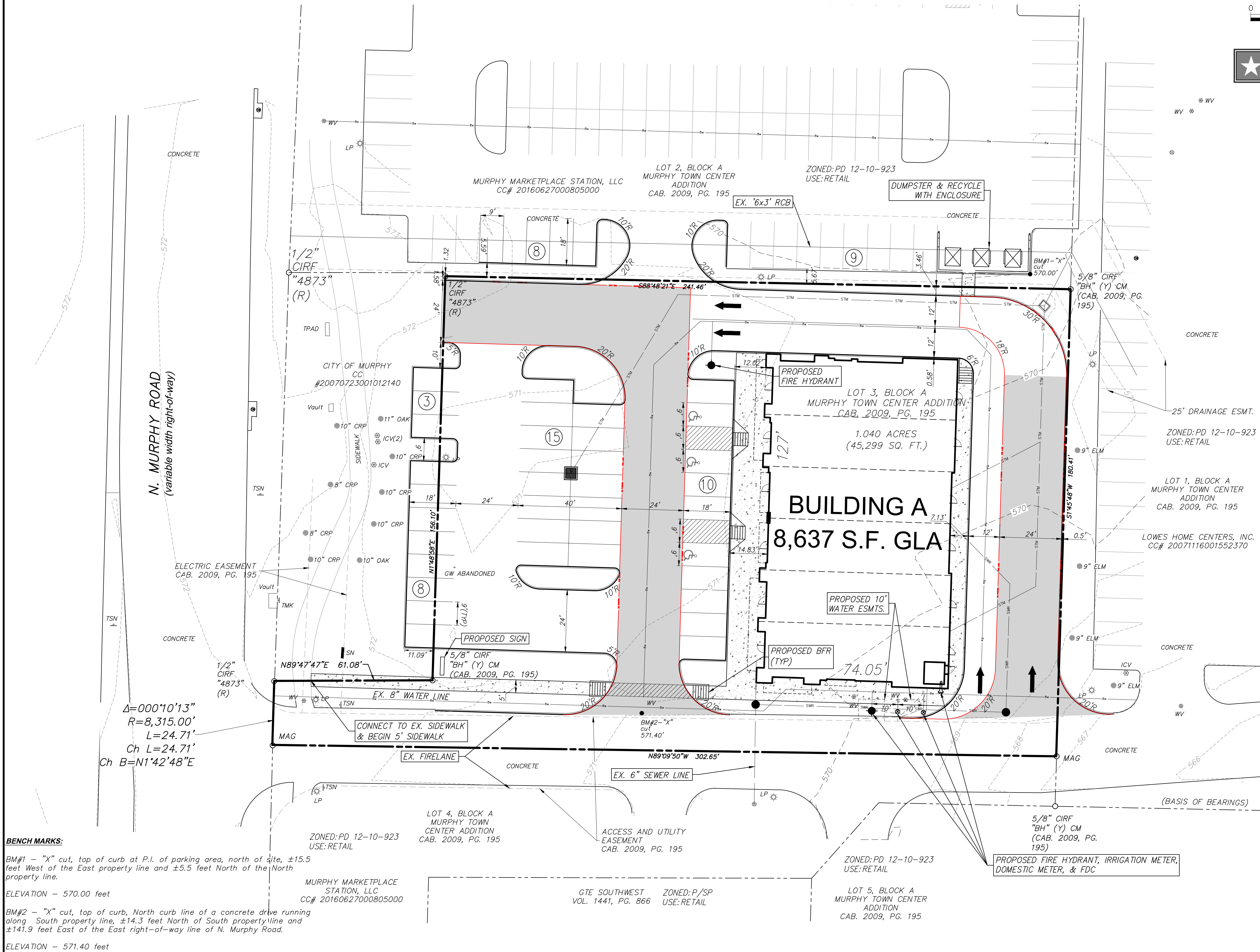
SITE PLAN
MURPHY MARKETPLACE
MURPHY, TX

C-01.00

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090 FAX
(972) 490-1899 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100666-00
C-01.00 (Rev. 06-2019) Winkelman & Associates, Inc.

06-07-2019

80101.00



BENCH MARKS:
BM#1 - "X" cut, top of curb at P.I. of parking area, north of site, ±15.5 feet West of the East property line and ±5.5 feet North of the North property line.
ELEVATION - 570.00 feet
BM#2 - "X" cut, top of curb, North curb line of a concrete drive running along South property line, ±14.3 feet North of South property line and ±141.9 feet East of the East right-of-way line of N. Murphy Road.
ELEVATION - 571.40 feet

APPROVED: [Signature] DATE: 2019-06-07
REVISION: [Table with 6 rows]
SITE PLAN COMMENTS 2
SITE PLAN COMMENTS 1