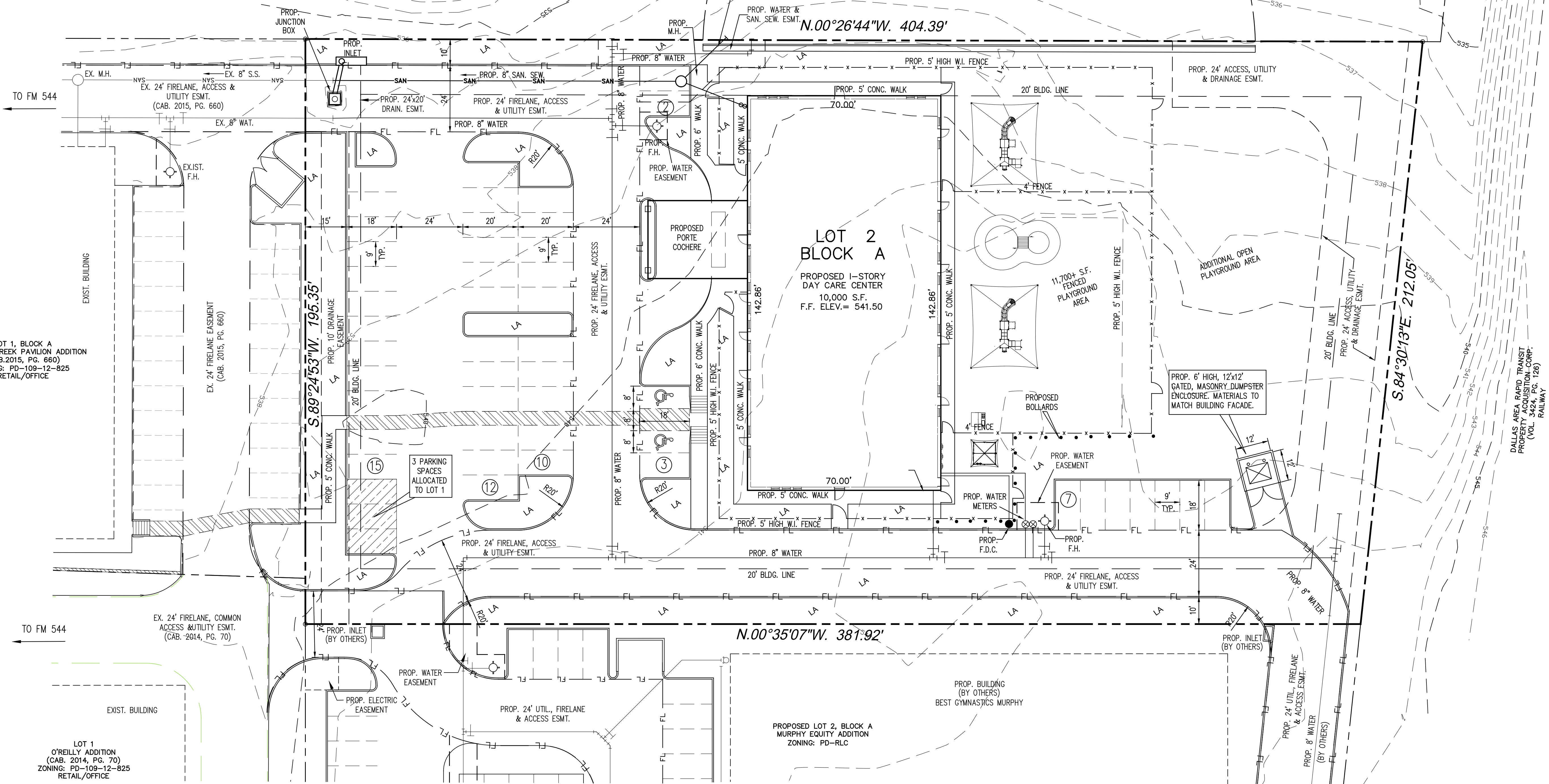


LOT 4, BLOCK A
MURPHY FOUR ADDITION
(CAB. 2019, PG. 38)
ZONING: PD-12-10-923
PD-17-10-1764
FLOOD PLAIN

REMAINDER OF
SANG DUK PARK
(VOL. 4198, PG. 3430)
ZONING: PD-12-10-923
PD-17-10-1764
VACANT

LOT 4, BLOCK A
MURPHY FOUR ADDITION
(CAB. 2019, PG. 38)
ZONING: PD-12-10-923
PD-17-10-1764
FLOOD PLAIN



LOT 1, BLOCK A
MAXWELL CREEK PAVILION ADDITION
(CAB. 2015, PG. 660)
ZONING: PD-109-12-825
RETAIL/OFFICE

EX. 24' FIRELANE EASEMENT
(CAB. 2015, PG. 660)

S. 89°24'53"W. 195.35'

LOT 2
BLOCK A
PROPOSED 1-STORY
DAY CARE CENTER
10,000 S.F.
F.F. ELEV. = 541.50

S. 84°30'13"E. 212.05'

DALLAS AREA RAPID TRANSIT
PROPERTY ACQUISITION CORP.
(VOL. 3414, PG. 126)
RAILWAY

TO FM 544

EX. 24' FIRELANE, COMMON
ACCESS & UTILITY ESMT.
(CAB. 2014, PG. 70)

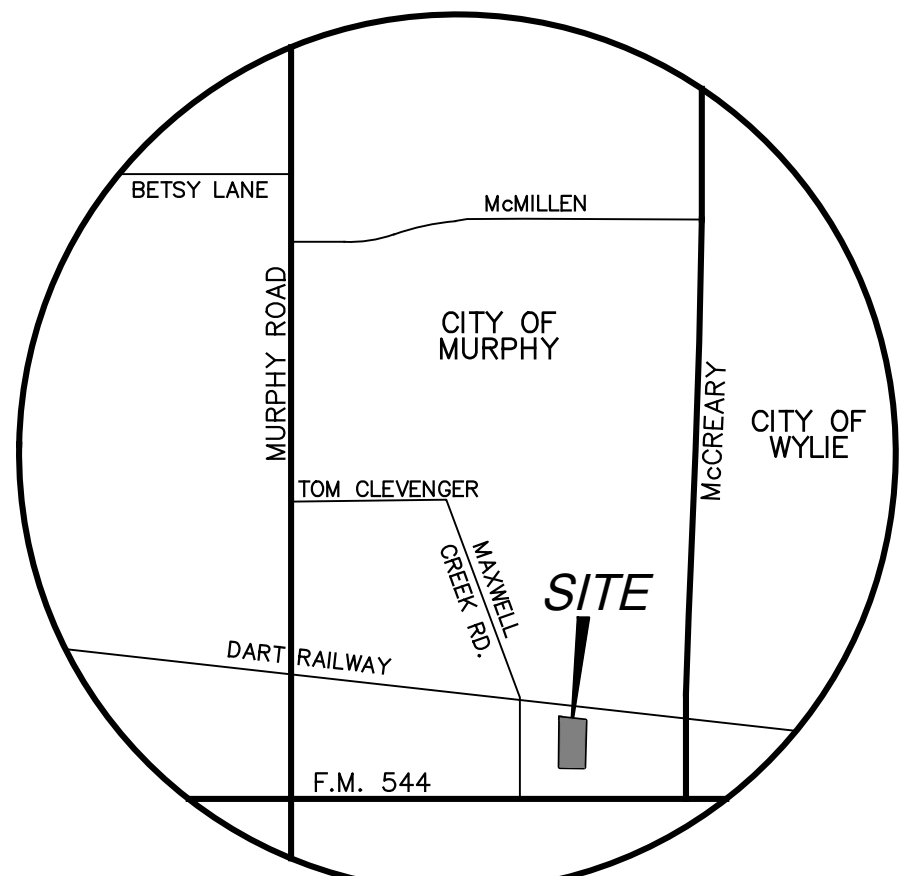
EXIST. BUILDING

LOT 1
O'REILLY ADDITION
(CAB. 2014, PG. 70)
ZONING: PD-109-12-825
RETAIL/OFFICE

N. 00°35'07"W. 381.92'

PROP. BUILDING
(BY OTHERS)
BEST GYMNASTICS MURPHY

PROPOSED LOT 2, BLOCK A
MURPHY EQUITY ADDITION
ZONING: PD-RLC



LOCATION MAP
NTS

LEGEND	
LA	LANDSCAPE AREA
VOL	VOLUME
PG	PAGE
ESMT.	EASEMENT
P.W.M.	PAVEMENT
F.H.	FIRE HYDRANT
F.D.C.	FIRE DEPARTMENT CONNECTION
CONC.	CONCRETE
EX.	EXISTING
UTIL.	UTILITY
BLDG.	BUILDING
S.F.	SQUARE FEET
AC.	ACRE
(TYP)	TYPICAL
2'BO	2' BUMPER OVERHANG
⑧	DENOTES PROPOSED PARKING ROW TOTAL SPACES
[Pattern]	DENOTES FIRE LANES
[Pattern]	DENOTES EXISTING CONCRETE PAVEMENT
LA	DENOTES LANDSCAPE AREAS

PROJECT SITE DATA	
GENERAL	
CASE NUMBER	XXXXXXXXXX
NAME OF PROJECT/DEVELOPMENT	KIDDIE ACADEMY of MURPHY
PROPOSED USE	DAY CARE
FUTURE LAND USE DESIGNATION	NON-RESIDENTIAL
PROPOSED FUTURE LAND USE DESIGNATION	N/A
EXISTING ZONING DISTRICT	PD-R-LC (LIGHT COMMERCIAL)
PROPOSED ZONING DISTRICT	N/A
NUMBER OF CHILDREN	180
OVERALL SITE	
GROSS SITE AREA	83,100 S.F. (1,908 AC.)
SITE FRONTAGE	195.35 FT.
SITE WIDTH	195.5± FT.
SITE DEPTH	393 FT.
IMPERVIOUS SURFACE AREA	44,705 S.F.
PERVIOUS SURFACE AREA	36,595 S.F.
ACCESSORY USE	NONE
RECREATION (PLAYGROUND)	27,000± S.F.
PARKING REQUIRED DAY CARE USE	38 SPACES
TOTAL PARKING PROVIDED	49 SPACES
PARKING ALLOCATED TO ADJACENT LOT	3 SPACES
NET PARKING FOR LOT 3	46 SPACES
BUILDING	
TOTAL GROSS INTENSITY (FAR)	0.12
TOTAL SQUARE FOOTAGE	10,000 SQ.FT.

OWNER/APPLICANT:
MURPHY EQUITY MANAGEMENT, LTD.
PINNACLE MONTESSORI ACADEMY
222 MUNICIPAL DRIVE, SUITE 150
RICHARDSON, TEXAS 75080
CONTACT: CHRIS HUNG
972-342-1089
CHRIS@CMDEVELOPMENT.COM

SITE PLAN		
LOT 2, BLOCK A, MURPHY EQUITY ADDITION 83,020 SQ. FT. or 1.908 ACRES		
KIDDIE ACADEMY of MURPHY		
CITY OF MURPHY, COLLIN COUNTY, TEXAS		
Date: December 2, 2019	Scale: 1" = 20'	Sheet: SP-1

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
P.O. BOX 310
ANNA, TEXAS 75409
972-924-8894
email: rfoe@flash.net
Firm No. F-506

INFORMATIONAL &
FOR REVIEW
PURPOSES
NOT A CONSTRUCTION
DOCUMENT.

1-15-20	Per City Comments
1-10-20	Per City Comments
12-27-19	Per City Comments
Revisions:	

PROJ. # 6279

KIDDIE ACADEMY of MURPHY