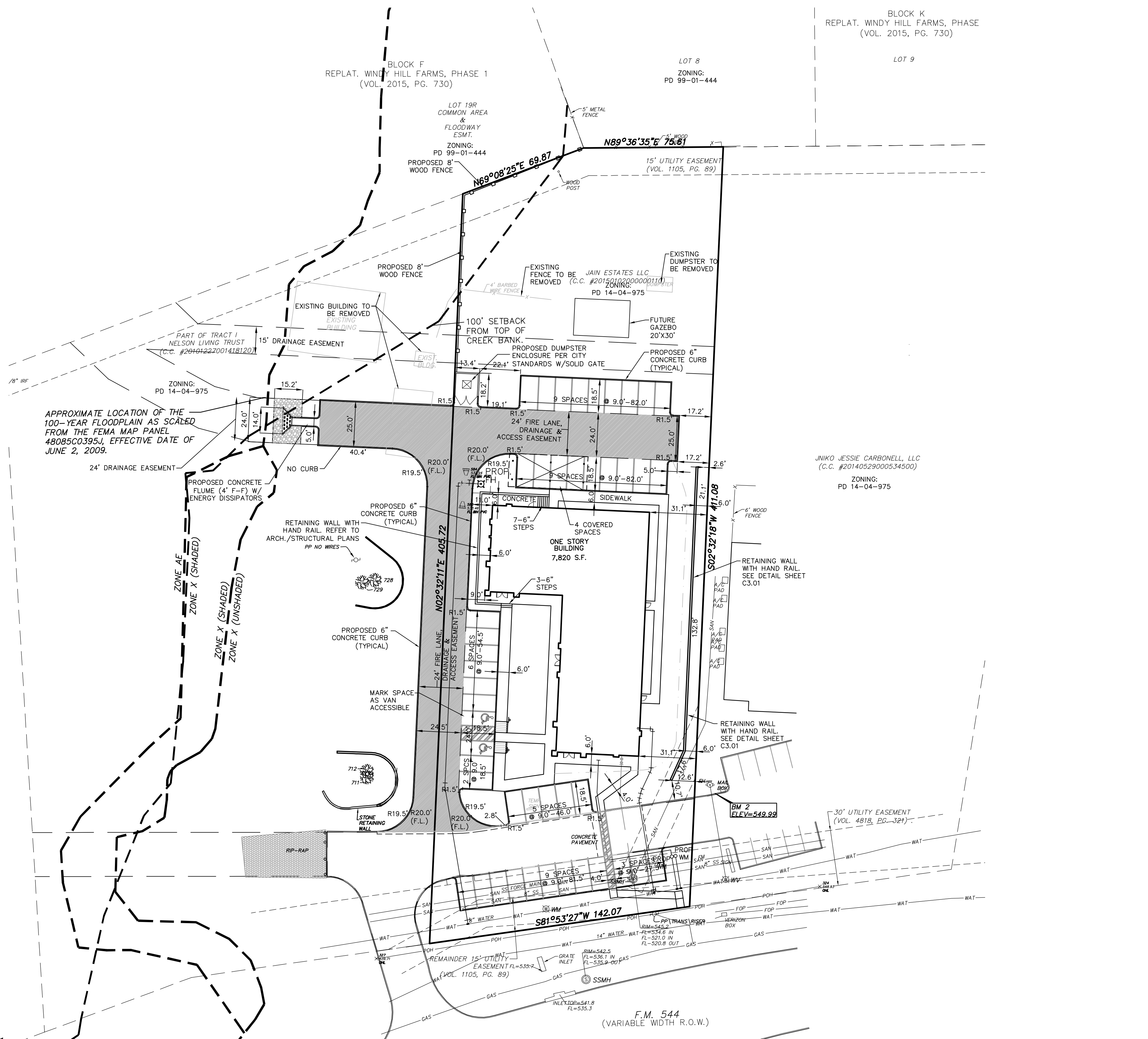


ANSAMUELSON 08/29/2016 - 10:53AM
 N:\0008645\00\DWG\01\000864501.DWG
 © WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. NO REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PERMITTED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.



BLOCK K
 REPLAT. WINDY HILL FARMS, PHASE
 (VOL. 2015, PG. 730)

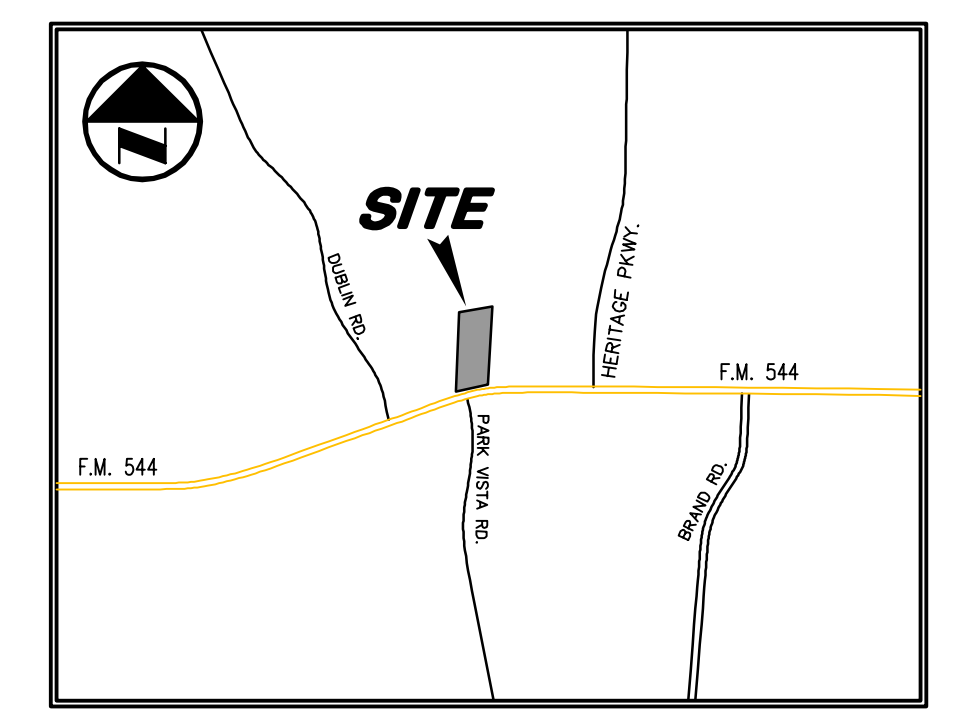
BLOCK F
 REPLAT. WINDY HILL FARMS, PHASE 1
 (VOL. 2015, PG. 730)

LOT 8
 ZONING:
 PD 99-01-444

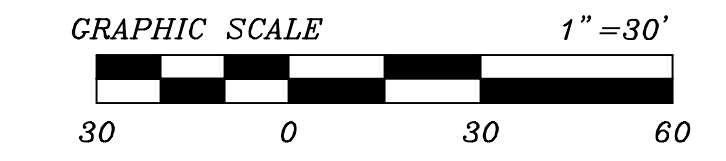
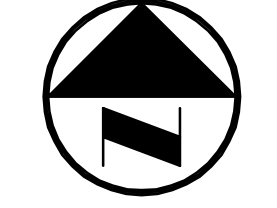
LOT 9

APPROXIMATE LOCATION OF THE
 100-YEAR FLOODPLAIN AS SCALDED
 FROM THE FEMA MAP PANEL
 48085C0395J, EFFECTIVE DATE OF
 JUNE 2, 2009.

JINIKO JESSIE CARBONELL, LLC
 (C.C. #20140529000534500)
 ZONING:
 PD 14-04-975



VICINITY MAP
 NOT TO SCALE



LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- FDC. FIRE DEPARTMENT CONNECTION
- CO. CLEAN OUT
- MH. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- SIG. TRAFFIC SIGN
- TELE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- L.A. LANDSCAPE AREA
- PROPERTY LINE
- O.H. O.H. POWER LINES
- U/G TELE. U/G TELEPHONE LINES
- WATER. U/G WATER LINE
- GAS. U/G GAS LINE
- FENCE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH "FOGUE ENG & DEV" CAP SET
- FIRE LANE

SITE DATA SUMMARY

ITEM	LOT 2
ZONING:	PD-14-04-975 (Office)
PROPOSED USE:	MEDICAL OFFICE
TOTAL LOT AREA:	1.33 AC.
TOTAL BUILDING AREA:	7,820 S.F.
BUILDING HEIGHT:	27'-0" (1-STORY)
LOT COVERAGE:	13.5%
PROPOSED FAR:	0.13
PARKING REQUIRED:	40 SPACES
GENERAL OFFICE (1/200)	0 SPACES
MEDICAL OFFICE (1/200)	40 SPACES
PARKING PROVIDED:	45 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES

NOTE:
 ALL DIMENSIONS ARE FROM BACK OF CURB TO
 BACK OF CURB, UNLESS OTHERWISE NOTED.

ADA ROUTE

NOTE:
 MAXIMUM SLOPE FOR ALL
 ADA PATHS 5% MAX. GROSS
 FALL IS 2% FOR THE FIRST
 FIVE FOOT FROM THE DOOR
 A 2% SLOPE (MAX.) MUST BE
 MAINTAINED

NOTE:
 OFF-SITE PAVING, GRADING, DRAINAGE,
 AND EROSION CONTROL IMPROVEMENTS TO
 BE APPROVED BY ADJACENT PROPERTY
 OWNER VIA A LETTER OF PERMISSION.

CAUTION!!! BEFORE YOU DIG...

UNDERGROUND UTILITIES ARE LOCATED IN
 THIS AREA. 48 HOURS PRIOR TO ANY
 CONSTRUCTION ACTIVITIES, CONTACT LINE
 LOCATES FOR FRANCHISE UTILITY INFO. CALL
 BEFORE YOU DIG.
 NATIONAL 811 DIGGING NUMBER
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
 NTHWD CONTACT LINE LOCATES 972-442-5405
 (IT IS THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING
 LOCATION & ELEVATION OF ALL EXISTING UTILITIES).
 NOTE: IF UTILITY RELOCATIONS ARE SCHEDULED, IN-PROGRESS
 OR COMPLETE, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION
 INSPECTOR & PROJECT MANAGER IMMEDIATELY IF FRANCHISE
 UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED
 CONSTRUCTION.

BENCH MARK LIST:

BENCHMARK #1
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) POINT NO. 219 FOUND LOCATED IN THE
 CITY OF PLANO GPS POINT NO. 219 FOUND LOCATED IN THE
 CENTERLINE MEDIAN OF 14TH STREET 305'± SOUTHWEST OF DUBLIN
 ROAD ELEVATION = 529.49

BENCHMARK #2
 SQUARE CUT SET ON TOP OF CURB OF NORTH SIDE OF DRIVEWAY 60'±
 NORTH OF SOUTHEAST CORNER OF THE SITE.
 ELEVATION = 549.99

FRANCHISE UTILITY NOTES:

- ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
- ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	MJN	08-29-2016

DEVELOPER
 JAIN ESTATES, LLC
 1331 TWIN KNOLL DRIVE
 MURPHY, TEXAS 75094
 MR. PANKAJ JAIN
 (201) 970-6273

PROJECT INFORMATION
 SMILES AT MURPHY OFFICE BUILDING
 A 1.3301 ACRE TRACT OF LAND IN
 THE MARY SCOTT SURVEY, A-859
 CITY OF MURPHY, TEXAS
 EXISTING ZONING: PD-14-04-975 (OFFICE)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
 OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W.
 SAMUELSON, P.E. 95871 ON 08-29-2016. IT IS
 NOT TO BE USED FOR CONSTRUCTION, BIDDING OR
 PERMIT PURPOSES.

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR:
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: ARLYN W. SAMUELSON, P.E.
 P.E. No.: 95871
 Date: 08-29-2016

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 a division of Westwood
 1512 BRAY CENTRAL DRIVE
 SUITE 100
 MCKINNEY, TEXAS 75069
 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
 (214) 437-4640 PHONE
 (888) 937-5150 TOLL FREE
 WWW.WESTWOODPS.COM

SITE PLAN
 SMILES AT MURPHY OFFICE BUILDING
 A 1.3301 ACRE TRACT IN
 MARY SCOTT SURVEY, A-859
 CITY OF MURPHY, TEXAS

SHEET
 NO.
 C1.01

SMILES AT MURPHY OFFICE BUILDING