

VICINITY MAP
NTS

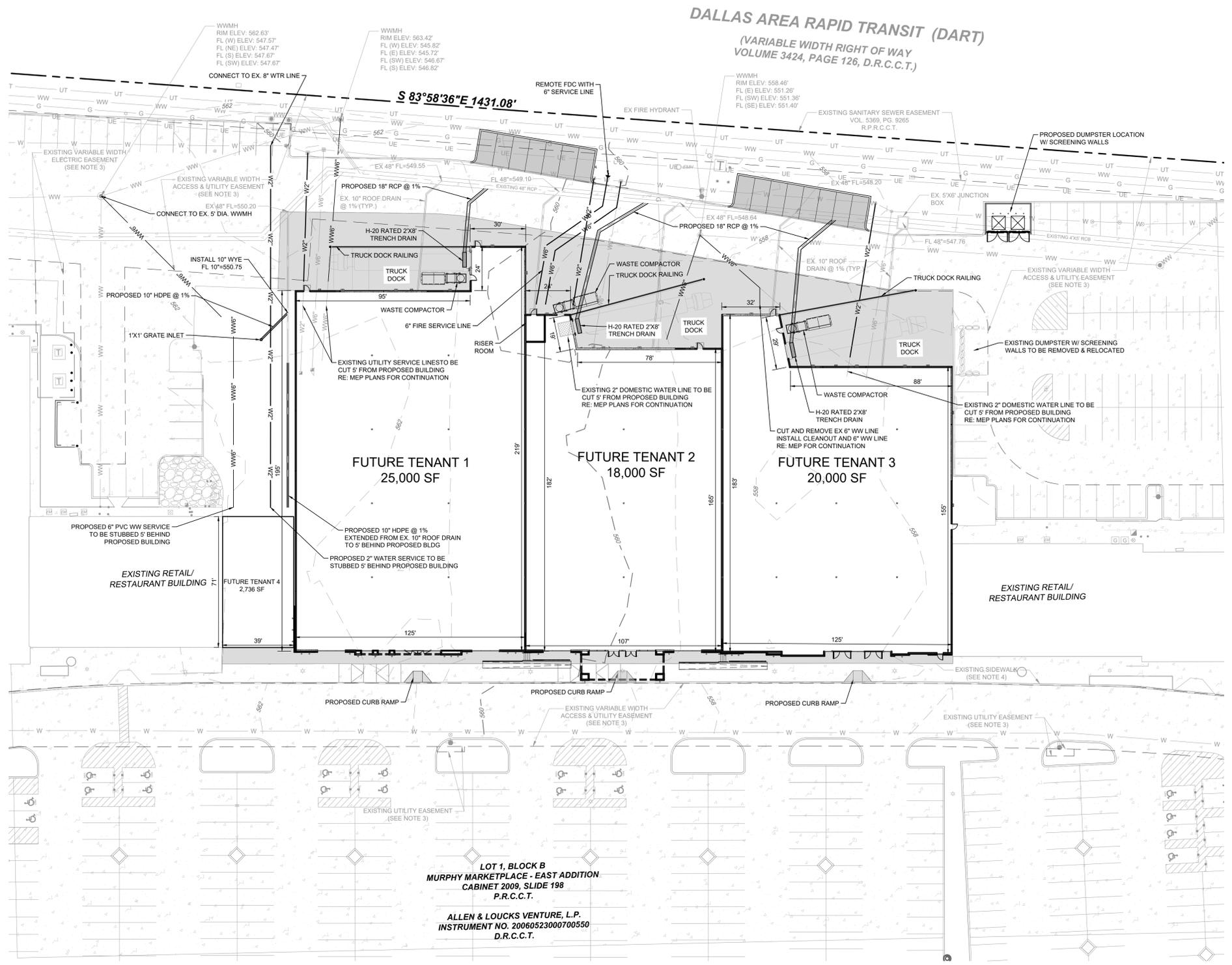
SITE DATA SUMMARY TABLE	
MURPHY MARKETPLACE-EAST, BLOCK B, LOT 1	
SITE AREA:	2.86 AC (124,636 S.F.)
BUILDING AREA:	25,000 S.F.
NORDSTROM RACK:	18,000 S.F.
FUTURE TENANT:	20,000 S.F.
BURLINGTON:	20,000 S.F.
TOTAL:	63,000 S.F.
BUILDING HEIGHT:	33'
PARKING ADDED:	15 SPACES
REMOVED:	3 SPACES
NET:	12 SPACES
ZONING:	PD-R

SITE PLAN NOTES

- PARKING REQUIREMENTS WERE MET FOR THIS DEVELOPMENT, INCLUDING REQUIREMENTS FOR THE USES SHOWN IN THIS SITE PLAN, WITH A PREVIOUS PHASE.
- UTILITY STUB OUTS UNDER PROPOSED BUILDING TO BE CUT BACK TO BUILDING CONNECTIONS.
- EASEMENT IS PER THE FINAL PLAT OF LOTS 1, 2, 3, 4, 5, & 6 BLOCK B, MURPHY MARKETPLACE EAST ADDITION, RECORDED IN CABINET 2009, SLIDE 198, P.R.C.C.T.
- EXISTING SIDEWALK, CURB, RAMPS, & LIGHT POLES IN FRONT OF PROPOSED BUILDINGS TO BE REMOVED & REPLACED DURING CONSTRUCTION TO ACCOMMODATE PROPOSED DOORWAYS AND ACCESSIBLE ROUTES.
- ACCESS EASEMENTS ALSO SERVE AS FIRE LANES. PER THE OFFICIAL FILED PLAT. SEE "ACCESS EASEMENTS" NOTE ON SHEET 2 OF THE FILED PLAT.
- ALL CONCRETE REPLACEMENT SHALL BE FULL PANEL REPLACEMENT.
- ALL CONCRETE REPLACEMENT IN THE FIRE LANE SHALL BE DESIGNED TO SUPPORT LOADS OF 80,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE FIRE LANE SHALL BE CONSTRUCTED WITH 8-INCH THICK 4,000 PSI CONCRETE REINFORCED WITH NO. 4 REBAR AT 18-INCHES ON CENTER EACH WAY ON SIX-INCH LINE STABILIZED SUBGRADE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY AT A +/- 3% OPTIMUM MOISTURE CONTENT.
- PROPOSED STORM LATERAL CONNECTIONS ARE TO BE DONE BY CUTTING INTO EXISTING PIPE AND GROUTED IN. A DETAIL WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS FOR PROPOSED CONNECTION METHOD.
- EXISTING UTILITY STUBS, INCLUDING ROOF DRAINS AND WATER SERVICES, THAT ARE NOT GOING TO BE USED WILL BE PLUGGED AND ABANDONED. A DETAIL WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENTS FOR UTILITY ABANDONMENT.

SITE PLAN LEGEND

	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING ELECTRIC TRANSFORMER
	H-20 RATED 2'X8' TRENCH DRAIN
	GRATE INLET
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC METER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELECOM LINE
	EXISTING GAS LINE
	EXISTING GAS METER
	BOLLARD
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WASTEWATER LINE
	EXISTING WASTEWATER MANHOLE
	EXISTING WASTEWATER CLEANOUT
	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	DOOR
	EXISTING LIGHT POLE



LOT 1, BLOCK B
MURPHY MARKETPLACE - EAST ADDITION
CABINET 2009, SLIDE 198
P.R.C.C.T.
ALLEN & LOUCKS VENTURE, L.P.
INSTRUMENT NO. 20060523000700550
D.R.C.C.T.

OWNER:
PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DRIVE
CINCINNATI, OHIO 45249
CONTACT: NEIL MADEWELL
PHONE: (801) 415-4364
E-MAIL: NMADEWELL@PHILLIPSEDISON.COM

ENGINEER:
KFM ENGINEERING & DESIGN, LLC
1301 S. MOPAC EXPY., SUITE 150
AUSTIN, TEXAS 78746
CONTACT: BRIAN LANDRY, PE
PHONE: (817) 688-2449
E-MAIL: BLANDRY@KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., STE. 122
DALLAS, TEXAS 75201
CONTACT: DAVID TRUONG
PHONE: (972) 392-5919
E-MAIL: DAVID.TRUONG@O'BRIENARCH.COM

SURVEYOR:
O'NEAL SURVEYING COMPANY, LLC
205 WINDCO CIR., STE. 100
WYLLIE, TEXAS 75098
CONTACT: DANIEL O'NEAL, R.P.L.S.
PHONE: (903) 804-2891
E-MAIL: DANIEL@ONEALSURVEYING.COM
TBPELS #: 10194132

SP2025-001
SITE PLAN
MURPHY MARKETPLACE
LOT 1, BLOCK B
2.86 ACRES
OUT OF THE JAMES W. MAXWELL SURVEY
ABSTRACT NO. 582
CITY OF MURPHY, COLLIN COUNTY, TEXAS
JANUARY 11, 2025



ELEVATION NOTES

- 1) THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING OFFICIAL.
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SITE PLAN

FACADE PLAN
MURPHY MARKETPLACE
LOT 3B - BLOCK A

BEING 5.78 ACRES OUT OF THE
 KFM ENGINEERING & DESIGN SURVEY, ABSTRACT
 NO.582
 IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS
 FEBRUARY 13, 2025

OWNER/ DEVELOPER: PHILLIPS EDISON & COMPANY 222 S MAIN STREET, SUITE 1730 SALT LAKE, UTAH 84101 CONTACT: NEIL MADEWELL PHONE: (801)415-4364	ENGINEER/ SURVEYOR: KFM ENGINEERING & DESIGN 3501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 CONTACT: JOSH MILLSAP PHONE: (469)899-0536	ARCHITECT: O'BRIEN ARCHITECTS 1722 ROUTH ST., SUITE 122 DALLAS, TEXAS 75201 CONTACT: JOSH POLLARD PHONE: (972) 788-1010
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MURPHY MARKETPLACE



MURPHY, TX

EXISTING ADJACENT BUILDINGS

SCALE : 1/8" = 1'-0" | 02.13.2025



MATERIALS LIST

STONE:	
1	CORONADO STONE SMOOTH LIMESTONE 12" x 24" CREAM
2	CORONADO STONE SPLIT LIMESTONE 12" x 24" CREAM
BRICK:	
3	METRO THIN BRICK 350 MAIN STREET FLASHED - VINTAGE TEXTURE
4	458 BROWNSTONE FLASHED - VINTAGE TEXTURE
TILT WALL PAINT COLORS:	
5	SW6141 SOFTER TAN
6	SW7004 SNOWBOUND
7	SW7056 RESERVED WHITE
CORNICE:	
8	EIFS - DRYVIT 449 BUSCKIN
METALS:	
9	PAINTED CANOPIES SW7048 URBAN BRONZE
STOREFRONT:	
10	DARK BRONZE
CANVAS AWNING:	
11	SUNBRELLA CANVAS BLACK

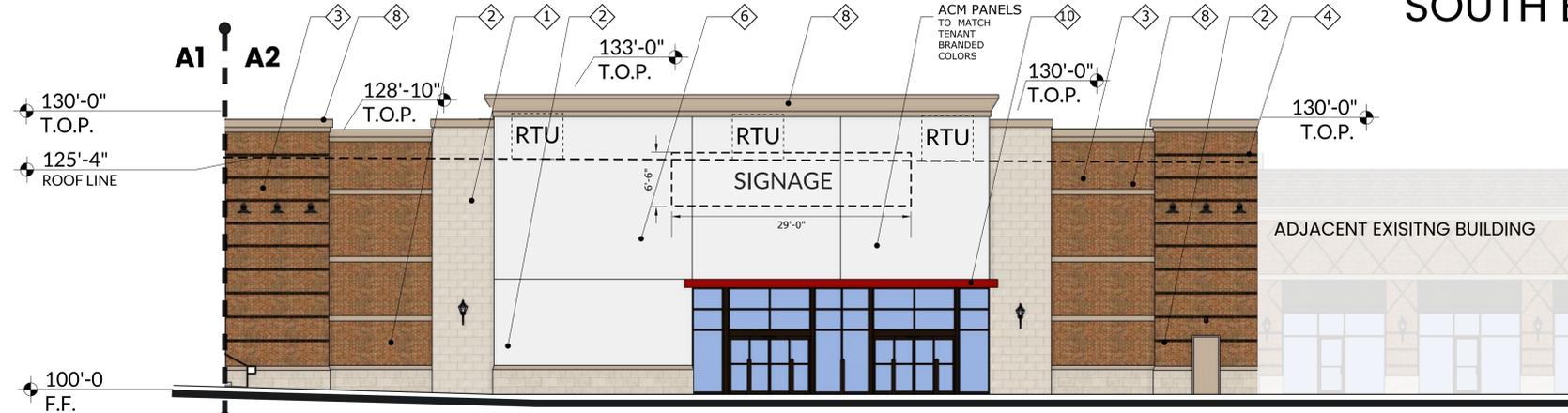


OVERALL SOUTH ELEVATION
FOR REFERENCE NOT TO SCALE



FUTURE PROPOSED BUILDING

SOUTH ELEVATION A1 (FRONT)



SOUTH ELEVATION A2 (FRONT)

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MATERIAL CALCULATIONS

SOUTH ELEVATION	
TOTAL SURFACE AREA SQ.FT.	12,355
MATERIAL PERCENTAGES	
01 - Coronado Smooth Limestone	10%
02 - Coronado Split Limestone	7%
03 - Metro Thin Brick - 350 Main Street Flashed	27%
04 - Metro Thin Brick - 458 Brownstone Flashed	2%
Total Primary Materials	45%
05 - Painted Tilt Wall - SW 6141 Softer Tan	11%
06 - Painted Tilt Wall - SW 7004 Snowbound	10%
07A - Painted Tilt Wall - SW 7056 Reserved White	5%
08 - EIFS - Dryvit - 449 Bucksin	7%
09 - Metal Canopy - SW 7048 Urbane Bronze	0%
Total Secondary Materials	33%
10 - Glazing - Dark Bronze	21%



SITE PLAN

FACADE PLAN MURPHY MARKETPLACE LOT 3B - BLOCK A

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3501 OLYMPIUS BLVD, SUITE 100
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PHONE: (469)899-0536

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MURPHY MARKETPLACE



MURPHY, TX

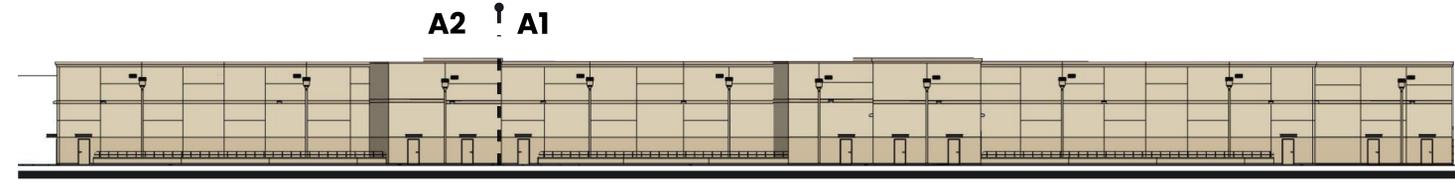
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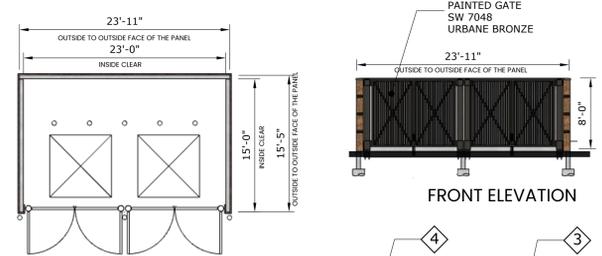


MATERIALS LIST

STONE:	
1	CORONADO STONE SMOOTH LIMESTONE 12" x 24" CREAM
2	CORONADO STONE SPLIT LIMESTONE 12" x 24" CREAM
BRICK:	
3	METRO THIN BRICK 350 MAIN STREET FLASHED - VINTAGE TEXTURE
4	458 BROWNSTONE FLASHED - VINTAGE TEXTURE
TILT WALL PAINT COLORS	
5	SW6141 SOFTER TAN
6	SW7004 SNOWBOUND
7B	SW6143 BASKET BEIGE
CORNICE:	
8	EIFS - DRYVIT 449 BUSCKSIN
METALS:	
9	PAINTED CANOPIES SW7048 URBAN BRONZE
STOREFRONT:	
10	DARK BRONZE
CANVAS AWNING:	
11	SUNBRELLA CANVAS BLACK



OVERALL NORTH ELEVATION
FOR REFERENCE NOT TO SCALE



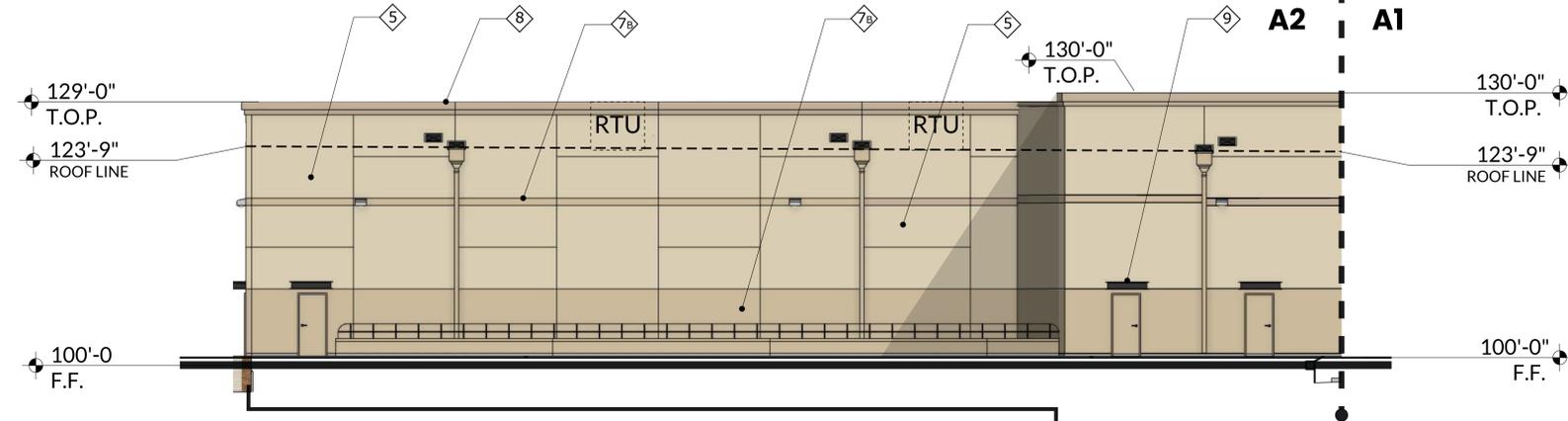
FLOOR PLAN

FRONT ELEVATION

BACK ELEVATION

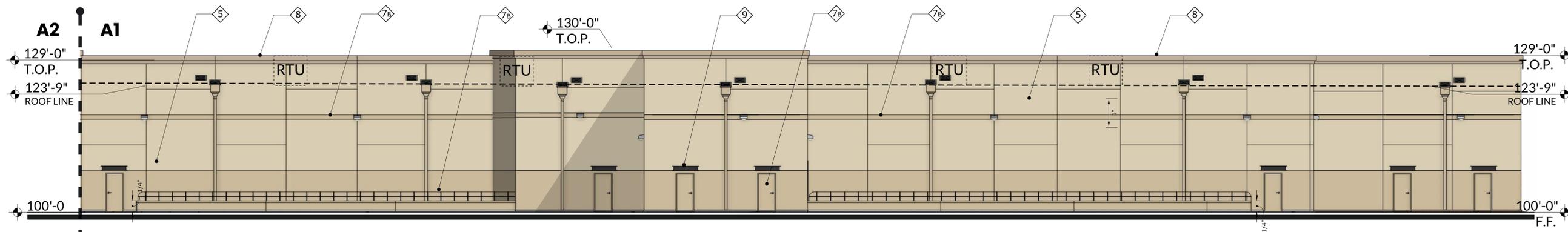
SIDE ELEVATION

DUMPSTER ENCLOSURE
SCALE : 1/8" = 1'-0"



NORTH ELEVATION A2 (BACK)

PARTIAL FLOOR PLAN



NORTH ELEVATION A1 (BACK)

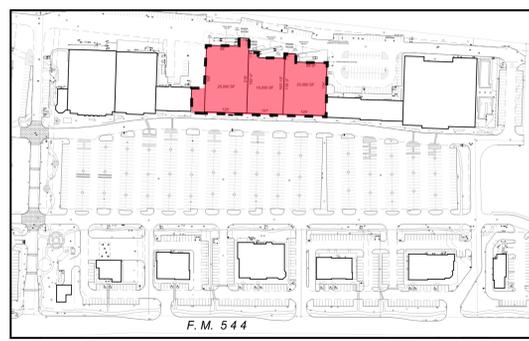
PARTIAL FLOOR PLAN

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MATERIAL CALCULATIONS

NORTH ELEVATION	
TOTAL SURFACE AREA SQ.FT.	10,980
MATERIAL PERCENTAGES	
01 - Coronado Smooth Limestone	0%
02 - Coronado Split Limestone	0%
03 - Metro Thin Brick - 350 Main Street Flashed	0%
04 - Metro Thin Brick - 458 Brownstone Flashed	0%
Total Primary Materials	70%
05 - Painted Tilt Wall - SW 6141 Softer Tan	7,680
06 - Painted Tilt Wall - SW 7004 Snowbound	0%
07B - Painted Tilt Wall - SW 6143 Basket Beige	3,275
08 - EIFS - Dryvit - 449 Bucksin	25
09 - Metal Canopy - SW 7048 Urbane Bronze	0%
Total Secondary Materials	100%
10 - Glazing - Dark Bronze	0



SITE PLAN

FACADE PLAN MURPHY MARKETPLACE LOT 3B - BLOCK A

BEING 5.78 ACRES OUT OF THE
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NO.582
IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS
FEBRUARY 13, 2025

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SALT LAKE, UTAH 84101
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DALLAS, TEXAS 75201
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MURPHY MARKETPLACE



MURPHY, TX

NORTH ELEVATION (BACK)

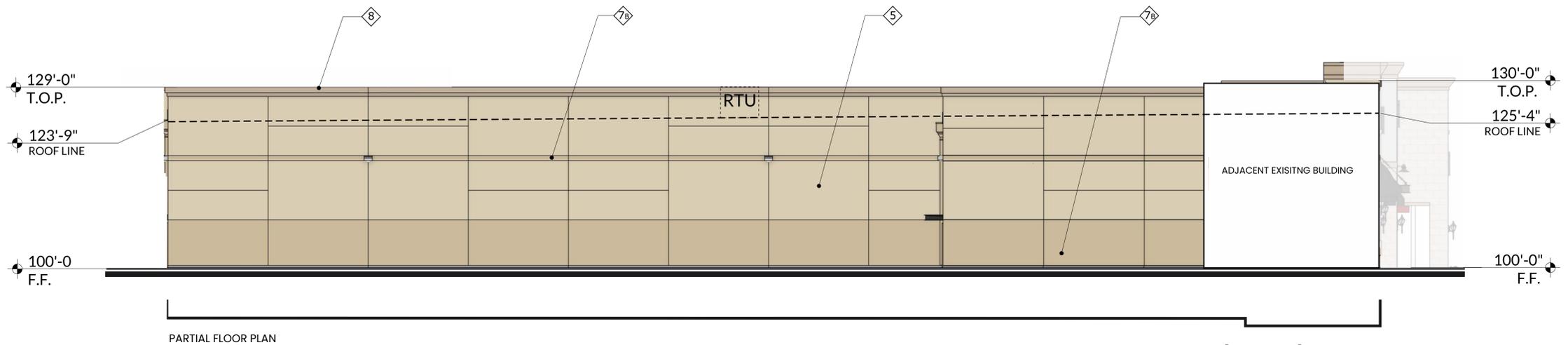
SCALE : 1/8" = 1'-0"

02.13.2025

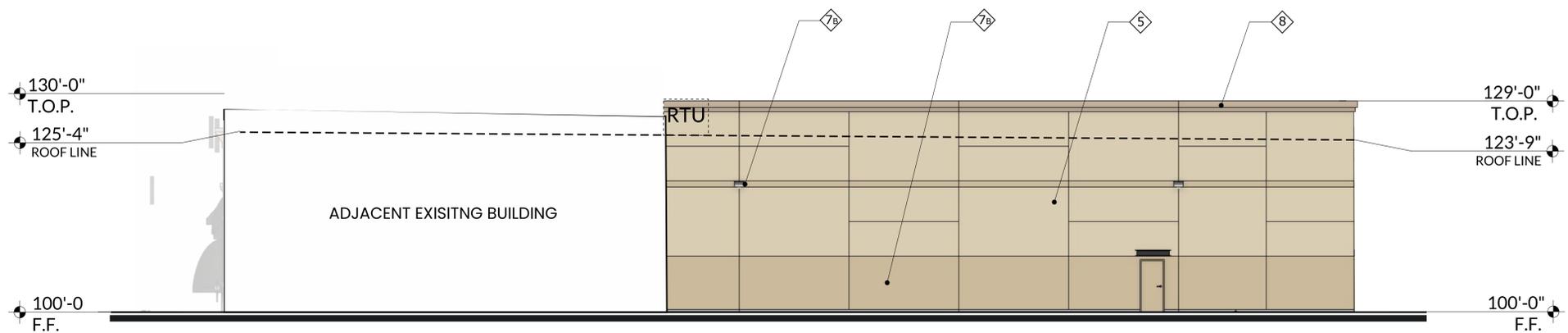


MATERIALS LIST

STONE:	
1	CORONADO STONE SMOOTH LIMESTONE 12" x 24" CREAM
2	CORONADO STONE SPLIT LIMESTONE 12" x 24" CREAM
BRICK:	
3	METRO THIN BRICK 350 MAIN STREET FLASHED - VINTAGE TEXTURE
4	458 BROWNSTONE FLASHED - VINTAGE TEXTURE
TILT WALL PAINT COLORS	
5	SW6141 SOFTER TAN
6	SW7004 SNOWBOUND
7a	SW6143 BASKET BEIGE
CORNICHE:	
8	EIFS - DRYVIT 449 BUSCKSIN
METALS:	
9	PAINTED CANOPIES SW7048 URBAN BRONZE
STOREFRONT:	
10	DARK BRONZE
CANVAS AWNING:	
11	SUNBRELLA CANVAS BLACK



WEST ELEVATION (SIDE)



EAST ELEVATION (SIDE)

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MATERIAL CALCULATIONS

	WEST ELEVATION	EAST ELEVATION
TOTAL SURFACE AREA SQ.FT.	5,600	2,740
MATERIAL PERCENTAGES		
01 - Coronado Smooth Limestone	0%	0%
02 - Coronado Split Limestone	0%	0%
03- Metro Thin Brick - 350 Main Street Flashed	9%	0%
04- Metro Thin Brick - 458 Brownstone Flashed	0%	0%
Total Primary Materials	10%	0%
05 - Painted Tilt Wall - SW 6141 Softer Tan	59%	66%
06 - Painted Tilt Wall - SW 7004 Snowbound	3,330	1,815
07B - Painted Tilt Wall - SW 6143 Basket Beige	0%	0%
08 - EIFS - Dryvit - 449 Bucksin	26%	28%
09 - Metal Canopy - SW 7048 Urbane Bronze	1,429	780
10 - Glazing - Dark Bronze	5%	5%
11 - Sunbrella Canvas Black	295	145
Total Secondary Materials	0%	0%
	5,054	2,740
	0%	0%
	0	0



SITE PLAN

FACADE PLAN MURPHY MARKETPLACE LOT 3B - BLOCK A

BEING 5.78 ACRES OUT OF THE
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SALT LAKE, UTAH 84101
CONTACT: NEIL MADEWELL
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3501 OLYMPUS BLVD, SUITE 100
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1722 ROUTH ST., SUITE 122
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MURPHY MARKETPLACE



MURPHY, TX

WEST & EAST ELEVATIONS(SIDES)

SCALE : 1/8" = 1'-0" | 02.13.2025





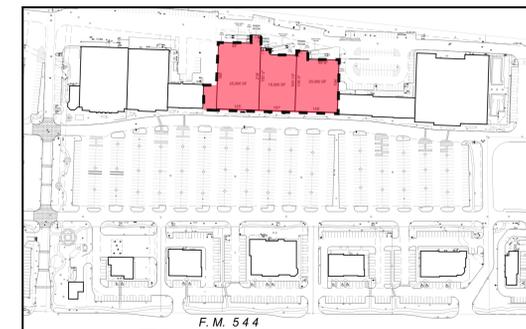
PERSPECTIVES 01



PERSPECTIVES 02

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SITE PLAN

**FACADE PLAN
MURPHY MARKETPLACE
LOT 3B - BLOCK A**

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MURPHY MARKETPLACE



MURPHY, TX

STONE

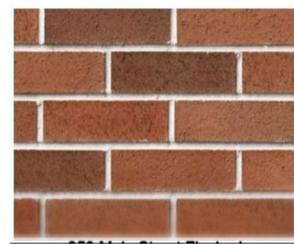


1 CORONADO SMOOTH LIMESTONE
12" X24" CREAM



2 CORONADO SPLIT LIMESTONE
12" X24" CREAM

BRICK



3 METRO THIN BRICK
350 MAIN STREET
FLASHED



4 METRO THIN BRICK
458 BROWNSTONE
FLASHED

PAINT COLORS ON TILT WALL



5 SHERWIN WILLIAMS
SOFTER TAN - SW 6141



6 SHERWIN WILLIAMS
SNOWBOUND- SW 7004

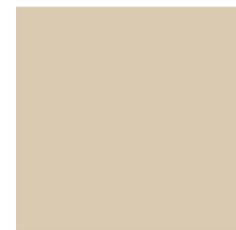


7A SHERWIN WILLIAMS
RESERVED WHITE-
SW 7056



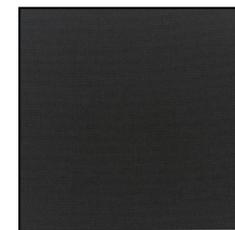
7B SHERWIN WILLIAMS
BASKET BEIGE - SW 6143

CORNICE



8 EIFS - DRYVIT
449 BUCKSKIN

CANVAS AWNING



11 SUNBRELLA
CANVAS
BLACK

METAL



9 METAL CANOPY
PAINTED:
SW 7048
URBANE BRONZE



10 STOREFRONT:
DARK BRONZE

GLAZING



VITRO GLAZING
Solarban® 70 (2) Atlantica® + Clear
VISIBLE LIGHT REFLECTANCE:
EXTERIOR: 10%
INTERIOR: 13%

MURPHY MARKETPLACE



MURPHY, TX

FACADE PLAN
MURPHY MARKETPLACE
LOT 3B - BLOCK A

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