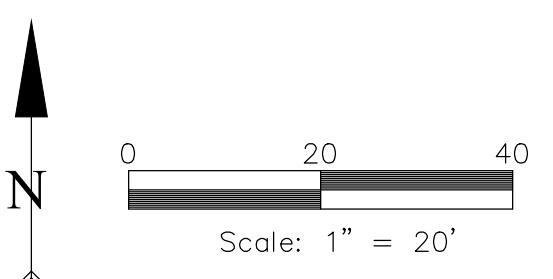


OVERALL MAP  
NOT TO SCALE



**SITE NOTES:**

1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF CURB. SIDEWALK DIMENSIONS ARE MEASURED FROM EDGE TO EDGE OF SIDEWALK. ALL SIDEWALKS ARE 5 FEET IN WIDTH UNLESS SHOWN OTHERWISE.
2. ALL PARKING LOT SIZES ARE TYPICALLY 18'X9' UNLESS OTHERWISE SHOWN.
3. REFER ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. ALL HANDICAP RAMPS AND PARKING SPACES SHALL MEET STATE AND ADA STANDARDS, EACH HANDICAP PARKING SPACE SHALL HAVE REQUIRED IDENTIFICATION SIGNAGE.
5. CONNECT BUILDING UTILITY PIPES TO THE CITY WATER AND WASTEWATER FOR SERVICES.
6. GENERAL CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGIN ANY CONSTRUCTION.
7. ALL PARKING LAYOUT LINES BE 4" PAINTED WHITE STRIPES.
8. ALL CONCRETE SHALL BE CLASS "A" STRUCTURAL CONCRETE (4,000 PSI IN 28 DAYS) AND ALL REINFORCING SHALL BE GRADE 60 UNLESS OTHERWISE NOTED.
9. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY ORDINANCES & CODES, LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
10. CONTRACTOR MUST BE RESPONSIBLE TO CONSTRUCT THE PROPOSED IMPROVEMENTS AT PROPER LOCATIONS AS SHOWN IN THIS PLAN SET. IN CASE OF ANY CONFLICT ARISES THE CONTRACTOR MUST NOTIFY ENGINEER IMMEDIATELY.

**LEGENDS:**

- EX=EXISTING
  - A & D.E.=ACCESS & DRAINAGE EASEMENT
  - F.A.&U.E. = FIRE, ACCESS & UTILITY EASEMENT
  - W.E. = WATER EASEMENT
  - BL= BUILDING LINE
  - FFE=FINISH FLOOR ELEVATION
- [Symbol] EXISTING PAVEMENT
  - [Symbol] FIRE LANE MARKING
  - [Symbol] PROPOSED FIRE LANE
  - [Symbol] EXISTING FIRE LANE
  - [Symbol] LANDSCAPE AREAS

**PROPERTY & BUILDING TABLE:**

EX ZONING	PD
PROPOSED ZONING	NO CHANGE
LOT AREA	39,319 SF (0.90 ACRE)
TOTAL BLDG AREA	7,409 SF
MAX BLDG HEIGHT	23.74 FEET
IMPERVIOUS AREA	22,959 SF(58.4%)
TOTAL OPEN SPACE	16,360 SF(41.6%)

**PARKING LOT DATA:**

BUILDING DATA	AREA (SF)	#PARKING LOT
DESCRIPTIONS	USE	REQUIRED PROVIDED
PROP. BLDG B	MEDICAL OFFICE	7409 37 37
EX BLDG 1A & 2A	MEDICAL OFFICE	5200 26 26

FOR MEDICAL OFFICE 1 PARKING SPC/ 200 SF  
 (1) EXISTING PARKING LOTS  
 (3) PROPOSED PARKING LOTS

**TEMPORARY BENCH MARKS:**

TBM#1 X-CUT TBM#2 X-CUT  
 N: 7158227.3 N: 7158502.3  
 E: 2557321.7 E: 2557591.1  
 ELEV: 692.4' ELEV: 694.2'

**BUILDING SET BACK:**  
 FRONT = 25'  
 SIDES = 10'  
 REAR = 10'

EXISTING ZONING = PD#08-34  
 PROPOSED ZONING = NONE  
 SCALE: 1"=20'  
 LOT SIZE 0.90 ACRE  
 LOT 1R, BLOCK DD  
 REPLAT OF VILLAGES OF MELISSA -PH 1B  
 VOL. 2008/P. 330  
 P.R.C.C.T., D.E.W. BARR SURVEY, ABST. NO 33  
 CITY OF MELISSA, COLLIN COUNTY, TEXAS

**SURVEYOR:**  
 EAGLE SURVEYING, LLC  
 Contact: Matthew Roabe, RPLS  
 222 S. Elm St, Suite 200  
 Denton, TX 76201  
 PH-940-222-3009

**ENGINEER:**  
 Civil Urban Associates, Inc.  
 Contact: Mj Mozhari Islam, P.E.  
 327 Maple St  
 Richardson, TX 75081  
 PH-469-226-5965

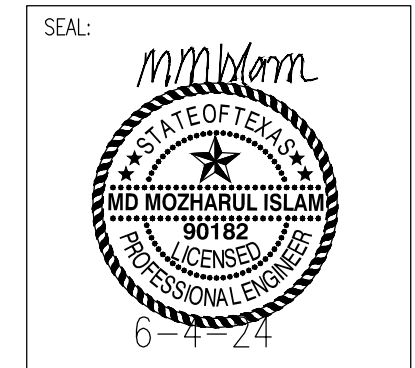
**OWNER/DEVELOPER:**  
 Qualitas Melissa LLC  
 Contact: Uday Dasari  
 15015 Snowhill Dr  
 Frisco, TX 75035  
 PH-469-363-2259

CONSULTANT:  
**Civil Urban Associates, Inc.**  
 • Civil Engineering  
 • Structural Engineering  
 • Planning  
 • Construction Management  
 • Land Development • Surveying  
 Firm Reg. No. 13795  
 327 Maple St, Richardson, TX 75081  
 Phone: 469-226-5965  
 E-mail: mmi.engineers@cuainc.com

DEVELOPER:  
**Qualitas Melissa LLC**  
 CONTACT:  
 UDAY DASARI  
 15015 SNOWHILL DR  
 FRISCO, TX 75035  
 PH-469-363-2259  
 EMAIL: DASARIUDAY17@GMAIL.COM

PROJECT:  
**Villages of Melissa-Building B**  
 0.903 ACRE TRACT  
 LOT 1R, BLOCK DD  
 REPLAT OF VILLAGES OF MELISSA , PH 1B  
 1500 SCOTT ST  
 CITY OF MELISSA, COLLIN CO., TX 75454

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



OWNER:  
**Qualitas Melissa LLC**  
 CONTACT:  
 UDAY DASARI  
 15015 SNOWHILL DR  
 FRISCO, TX 75035  
 PH-469-363-2259  
 EMAIL: DASARIUDAY17@GMAIL.COM

**SITE PLAN**  
**(proj limit)**

TITLE: \_\_\_\_\_  
 DATE: 5-15-24 SCALE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_ CHECKED: \_\_\_\_\_  
 PROJECT # **c1202024**  
 SHEET NO: **C4**