

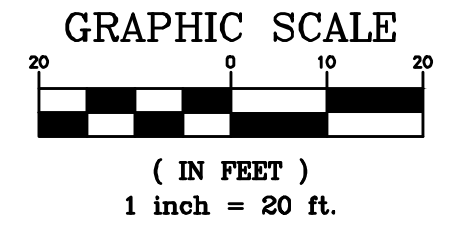
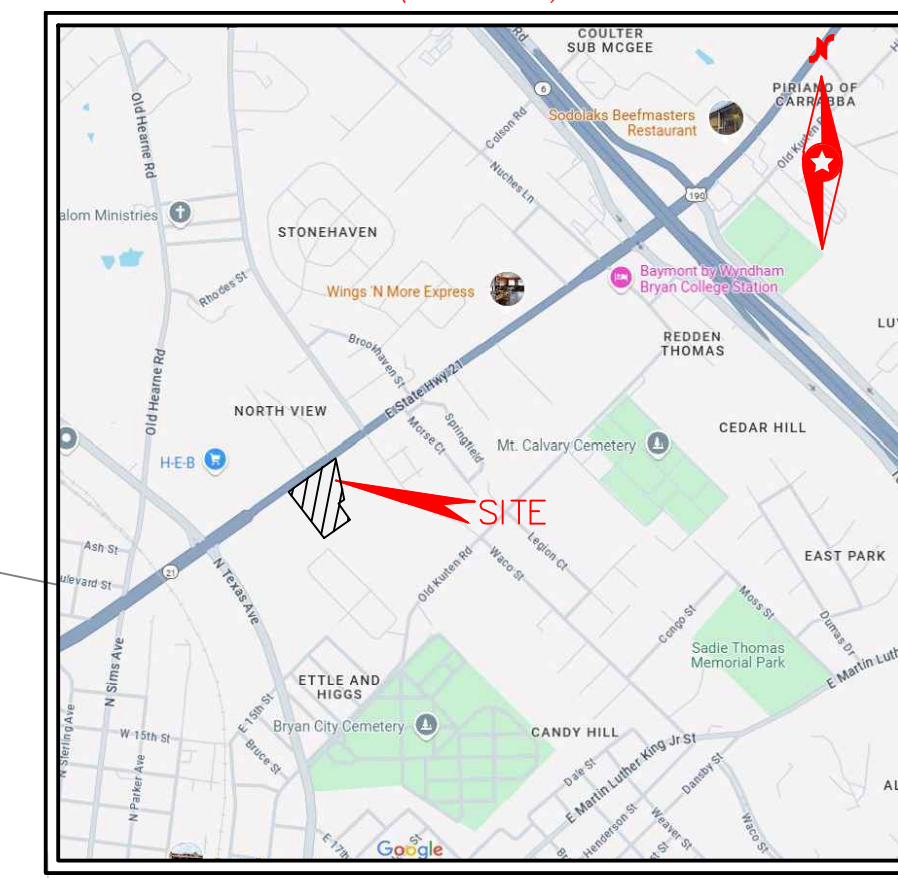
CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TBM #1
 PROJECT BENCHMARK
 CITY OF BRYAN MONUMENT GPS-117
 NORTHING: 10234456.75' EASTING: 3538482.77', ELEVATION: 338.00'
 (ELEVATION DATUM NAVD 1988)

FLOODNOTE
 ACCORDING TO THE F.I.R.M. NO. 48041C0205F, DATED APRIL 02, 2014 AND LOMR 21-06-2790P, DATED AUGUST 10, 2022, THE SUBJECT PROPERTY LIES IN "ZONE X" AND "ZONE AE".

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

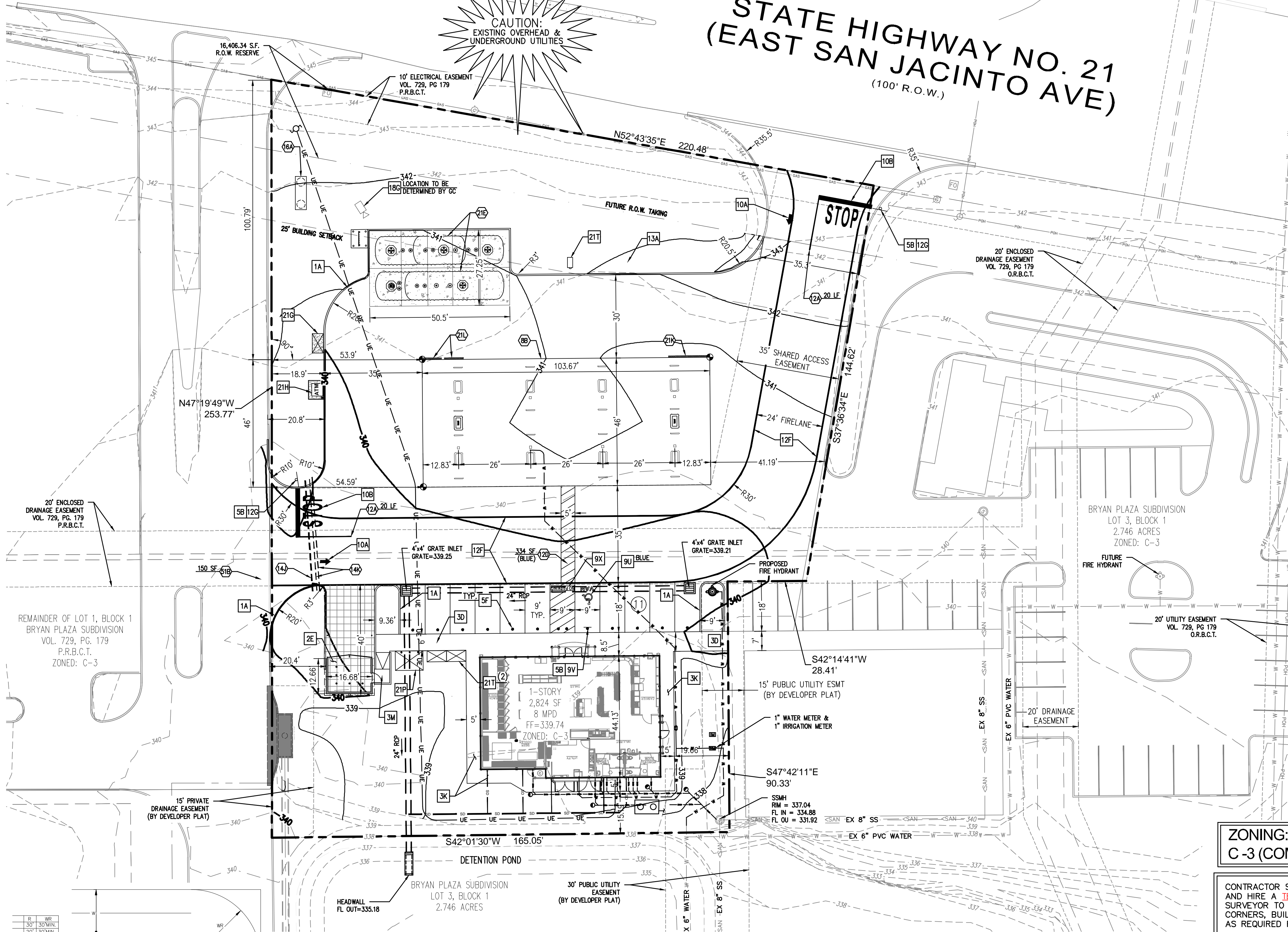
VICINITY MAP
 (NOT TO SCALE)



STATE HIGHWAY NO. 21
(EAST SAN JACINTO AVE)
 (100' R.O.W.)



BUILDING SETBACKS:
 SEE SITE PLAN



EXISTING

| | | |
|----------------------------|------------------------------------|---------------------|
| XXXX'XXX'XXX'W XXX.XX (M) | MEASURED BEARING & DISTANCE | |
| (XXXXXXXX'W XXXXX' APB) | ACTUAL PLAT BEARING & DISTANCE | |
| (XXXXXXXX'W XXXXX' - PLAT) | RECORDED PLAT BEARING & DISTANCE | |
| D.R.B.C.T. | DEED RECORDS, BRAZOS COUNTY, TEXAS | |
| P.R.B.C.T. | PLAT RECORDS, BRAZOS COUNTY, TEXAS | |
| TBM | TEMPORARY SITE BENCHMARK | |
| XOUT | X" CUT IN CONCRETE | |
| ROW | RIGHT-OF-WAY | |
| IRF | IRON ROD FOUND | |
| ○ | FOUND MONUMENT | |
| ● | SANITARY SEWER MANHOLE | |
| ⊗ | WATER STRUCTURE | |
| ⊕ | FIRE HYDRANT | |
| ⊖ | WATER VALVE | |
| --- | PROPERTY LINE | |
| --- | EASEMENT LINE | |
| --- | MAJOR CONTOUR | |
| --- | MINOR CONTOUR | |
| --- | CURB LINE | |
| --- | W | WATER LINE |
| --- | SAN | SANITARY SEWER LINE |
| --- | OE | OVERHEAD POWER LINE |
| --- | --- | STORM DRAIN LINE |

PROPOSED

| | |
|-------------|------------------------------|
| --- | BOUNDARY LINE |
| --- | CONCRETE CURB AND GUTTER |
| ● | BUILDING CONTROL POINT |
| CF | CONSTRUCTION FENCE |
| SAN > -4" S | SANITARY SEWER SERVICE |
| UE | UNDERGROUND ELECTRIC SERVICE |
| FO | UNDERGROUND INTERNET SERVICE |
| W - 1/2" W | WATER SERVICE |

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

SITE NOTES

BB OVERHEAD CANOPY (TYP. PER CANOPY PLANS)

12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)

12D 4" WIDE PAINTED STRIPE: 2", 0", 8" 4" (SEE SIZE INDICATED AT SYMBOL)

14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)

14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)

16A MURPHY FREE STANDING SIGN (1-25,000 GAL. & 1-26,000 GAL.)

21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)

21K MURPHY EXPRESS ID SIGN PER APPROVED RENDERING

21L PRICE SIGN PER APPROVED ELEVATION

51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

1A INTEGRAL CONCRETE CURB

2E DUMPSTER ENCLOSURE W/MAN DOOR (SEE DETAIL ON SHEET C-13)

3D CONCRETE SIDEWALK

3K CONCRETE SIDEWALK AROUND BUILDING

3M BARRIER FREE RAMP (PER CITY OF CELINA STANDARDS)

5B TRAFFIC SIGN IN BOLLARD

5F STEEL BOLLARD W/COVER (SINGLE)

9V ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)

9V ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD

10A STOP BAR (TYP.)

10B TRAFFIC FLOW ARROW (TYP.)

12B BIKE RACK (SEE DETAIL 12B ON SHEET C-10)

12G "STOP" SIGN

12F 6" FIRELANE STRIPE - SEE DETAIL THIS SHEET (BY MURPHY'S GC)

13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)

18G CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)

21C AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB

21H ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR CONDUITS)

21P 7"x10" CONCRETE SLAB FOR PROPANE TANKS

21T MAILBOX. CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION.

21U 5'x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)

ZONING:
 C-3 (COMMERCIAL)

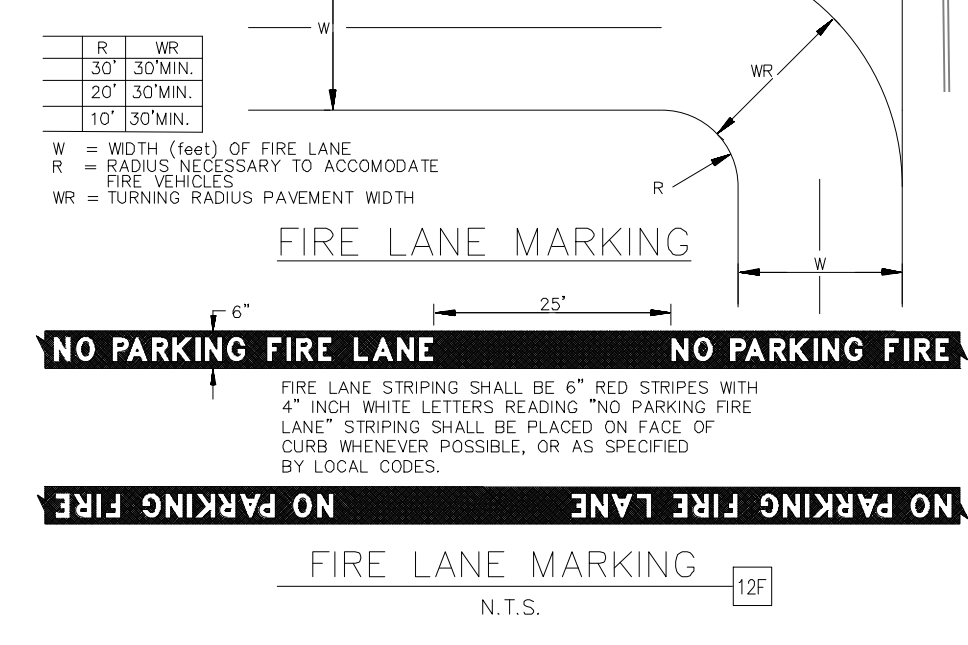
CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

PARKING INFORMATION:

| DESCRIPTION | BUILDING AREA (S.F.) | REQUIRED RATIO | SPACES | | | | TOTAL |
|-----------------|----------------------|----------------|---------|--------------|------------|----|-------|
| | | | REGULAR | UNDER CANOPY | ACCESSIBLE | | |
| FUELING STATION | 2,824 | 1/250 S.F. | 11 | | 1 | 12 | |
| | | PROVIDED: | | | | | |
| | | 3/264 S.F. | 11 | 20 | 1 | 32 | |

NO. OF FUEL ISLANDS: 10
 NO. OF VEHICLE FUELING POINTS: 20

SITE PLAN
MURPHY USA
 PART OF LOT 1, BLOCK 1, BRYAN PLAZA SUBDIVISION
 48,439 S.F. / 1.112 AC
 BRYAN, BRAZOS COUNTY, TEXAS
 STEPHEN F. AUSTIN LEAGUE # 10 SURVEY,
 ABSTRACT NO. G3
 NOVEMBER 13, 2024



SHEET NO.
C-3

SITE PLAN
MURPHY USA
 STATE HWY 21 & TEXAS AVE
 BRYAN, TEXAS 77803

1101 CENTRAL EXPY SOUTH,
 Suite 215
 ALLEN, TX 75013
 Ph. 214.491.1930
 John Measels, PE
 CIVIL ENGINEER



MURPHY OIL USA, INC.
 200 PEACH STREET
 P.O. BOX 7000
 EL DORADO, AR 71730-7000
 OFFICE: (870)-881-6639

MURPHY USA