

C-03 SITE PLAN
 J. MURPHY PROJECTS, BRYAN, TX HWY 21 & TEXAS AVE - CURRENT DRAWINGS: M-202401.0 - BRYAN, TX, DWG 1/15/2025 4:47 PM CHRIS STRICKLAND

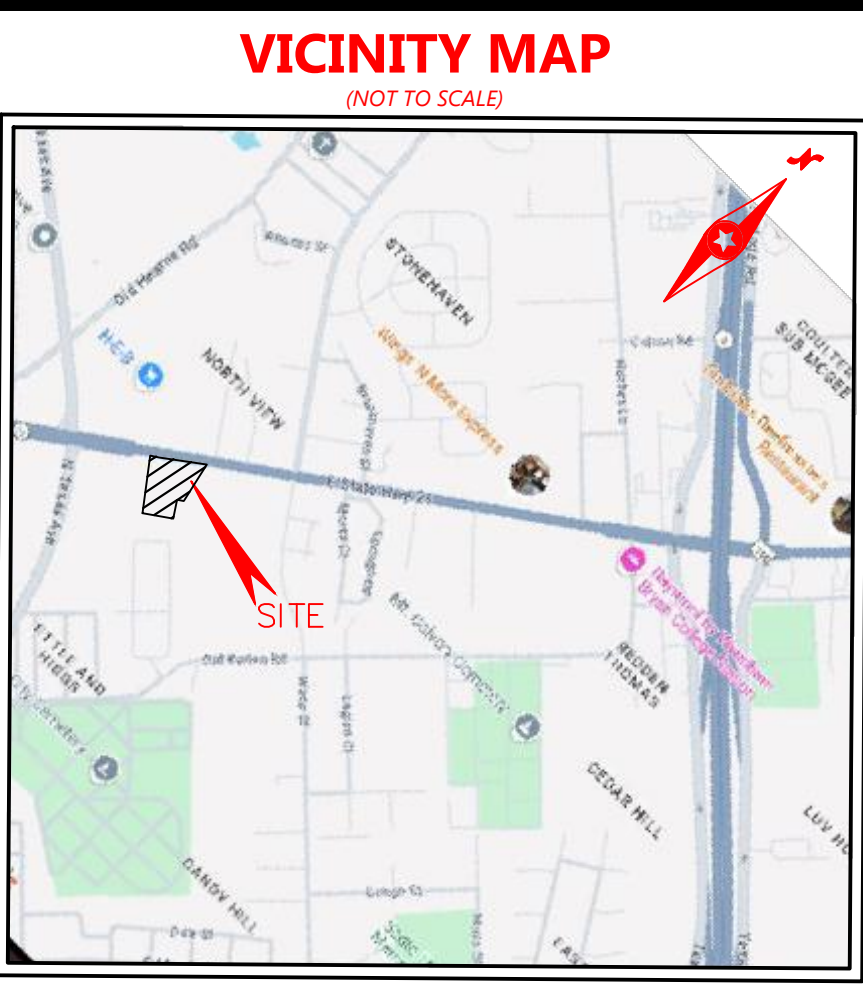
CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS 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.

ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.

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.

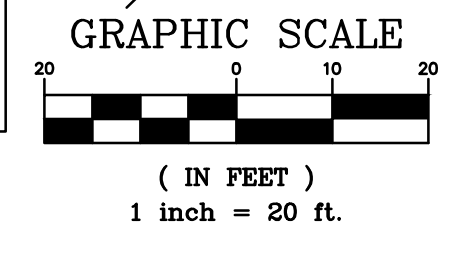


THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

FOR PUBLIC UTILITIES CALL CITY OF BRYAN PUBLIC WORKS (979-209-5900)

BUILDING SETBACKS:
 SEE SITE PLAN

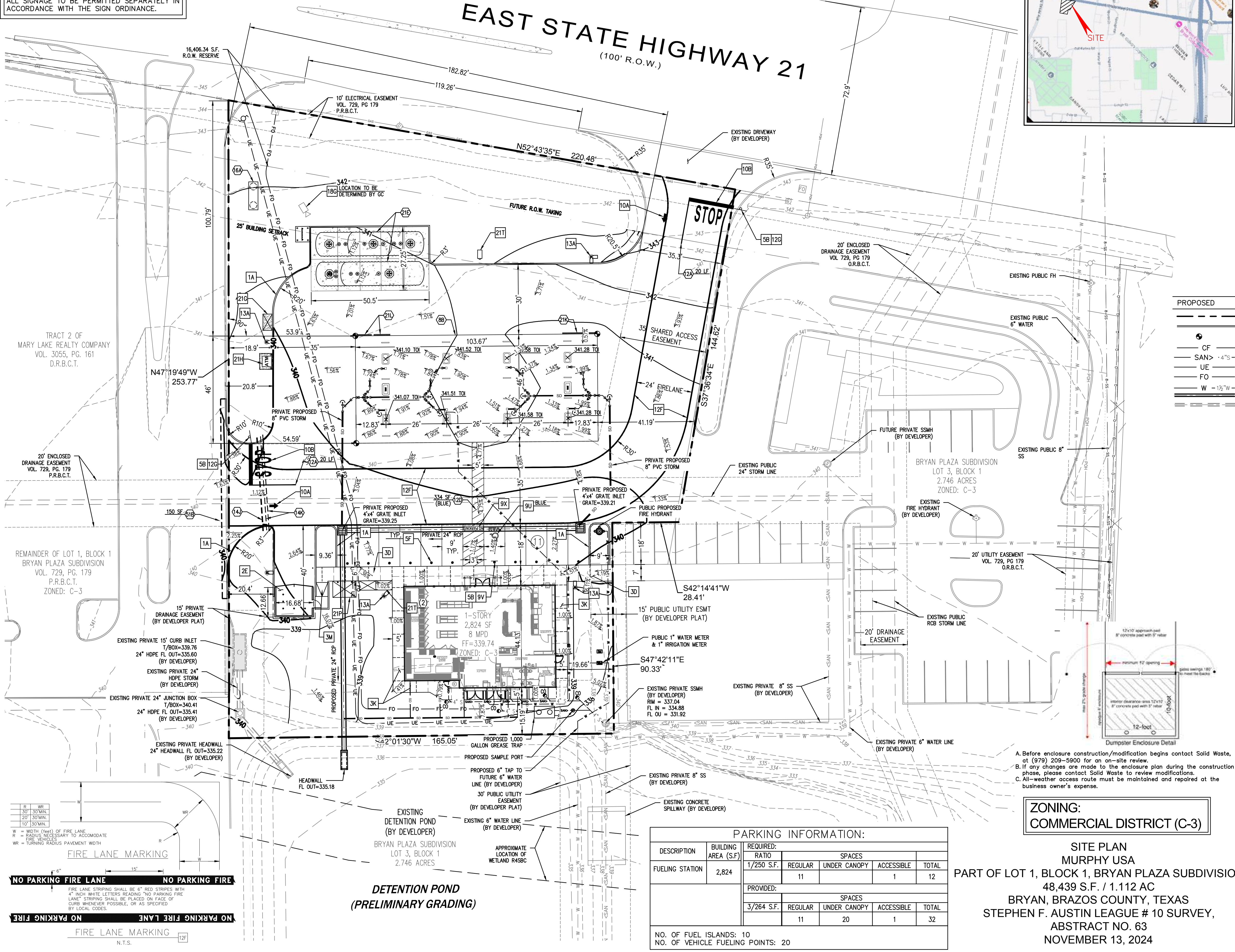


EXISTING	MEASURED BEARING & DISTANCE	ACTUAL PLAT BEARING & DISTANCE
(XXXXXXXXXX) (M)	(XXXXXXXXXX) (M)	(XXXXXXXXXX) (M)
(XXXXXXXXXX) (APB)	(XXXXXXXXXX) (APB)	(XXXXXXXXXX) (APB)
(XXXXXXXXXX) (PLAT)	(XXXXXXXXXX) (PLAT)	(XXXXXXXXXX) (PLAT)
D.R.B.C.T.	DEED RECORDS, BRAZOS COUNTY, TEXAS	DEED RECORDS, BRAZOS COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS, BRAZOS COUNTY, TEXAS	PLAT RECORDS, BRAZOS COUNTY, TEXAS
TBM	TEMPORARY SITE BENCHMARK	TEMPORARY SITE BENCHMARK
XOUT	"X" OUT IN CONCRETE	"X" OUT IN CONCRETE
ROW	RIGHT-OF-WAY	RIGHT-OF-WAY
IRF	IRON ROD FOUND	IRON ROD FOUND
●	FOUND MONUMENT	FOUND MONUMENT
○	WATER STRUCTURE	WATER STRUCTURE
○	FIRE HYDRANT	FIRE HYDRANT
○	WATER VALVE	WATER VALVE
---	PROPERTY LINE	PROPERTY LINE
---	EASEMENT LINE	EASEMENT LINE
---	MAJOR CONTOUR	MAJOR CONTOUR
---	MINOR CONTOUR	MINOR CONTOUR
---	CURB LINE	CURB LINE
---	WATER LINE	WATER LINE
---	SANITARY SEWER LINE	SANITARY SEWER LINE
---	OVERHEAD POWER LINE	OVERHEAD POWER LINE
---	STORM DRAIN LINE	STORM DRAIN LINE

PROPOSED	BOUNDARY LINE	CONCRETE CURB AND GUTTER	BUILDING CONTROL POINT	CONSTRUCTION FENCE	SANITARY SEWER SERVICE	PRIVATE UNDERGROUND ELECTRIC SERVICE	UNDERGROUND INTERNET SERVICE	WATER SERVICE	STORM DRAIN LINE	EXISTING STORM DRAIN LINE (BY DEVELOPER)	GREASE TRAP TANK	SEWER SAMPLING PORT	SANITARY SEWER MANHOLE	SANITARY SEWER CLEAN-OUT	EXISTING SEWER (BY DEVELOPER)	CANOPY STORM DRAIN LINE	EXISTING WATER (BY DEVELOPER)
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - 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.
 - 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.
 - 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.
 - 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.
 - ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
 - ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.

- SITE NOTES**
- OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
 - 4" TRAFFIC YELLOW LINE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 4" WIDE PAINTED STRIPES: 2" O.C. @ 4" (SEE SIZE INDICATED AT SYMBOL)
 - GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
 - MURPHY FREE STANDING SIGN (1-25,000 GAL. & 1-26,000 GAL.)
 - UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
 - MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
 - PRICE SIGN PER APPROVED ELEVATION
 - LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- SITE DETAILS**
- INTEGRAL CONCRETE CURB
 - DUMPSTER ENCLOSURE W/MAN DOOR (SEE DETAIL ON SHEET C-13)
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK AROUND BUILDING
 - BARRIER FREE RAMP (PER CITY OF BRYAN STANDARDS)
 - TRAFFIC SIGN BOLLARD
 - STEEL BOLLARD W/COVER (SINGLE)
 - ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
 - ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
 - "NO PARKING" PAINTED ON PAVEMENT
 - TRAFFIC FLOW ARROW (TYP.)
 - BAR TYPE
 - BIKE RACK (SEE DETAIL 12B ON SHEET C-10)
 - "STOP" SIGN
 - FIRELANE STRIPE - SEE DETAIL THIS SHEET (BY MURPHY'S GC)
 - SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
 - CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)
 - AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
 - ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR CONDUITS)
 - 7"x10" CONCRETE SLAB FOR PROPANE TANKS
 - MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
 - 5"x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)



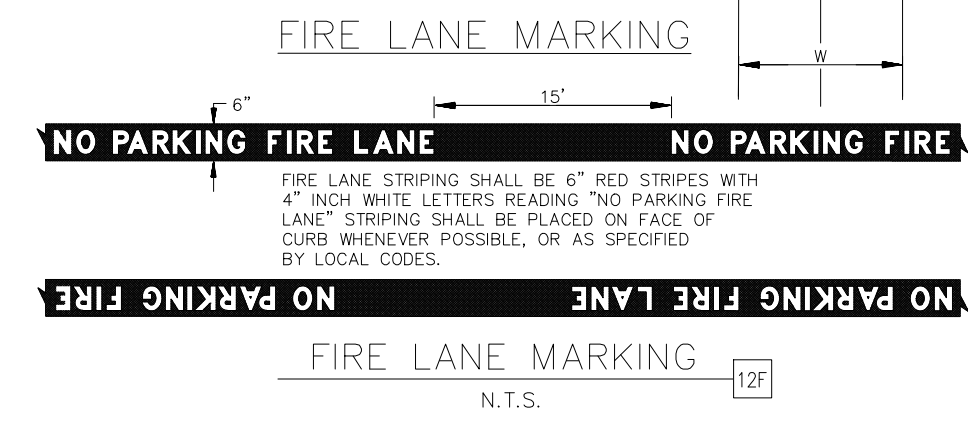
PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				TOTAL
		RATIO	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

ZONING:
 COMMERCIAL DISTRICT (C-3)

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. 63
 NOVEMBER 13, 2024



DETENTION POND (PRELIMINARY GRADING)

SHEET NO. C-3
 NOT FOR CONSTRUCTION FOR REVIEW ONLY
 FIRM NO. F-19504
 JOHN THOMAS MESSERS
 93278
 CIVIL ENGINEER
 01/15/25

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

1101 Central Expressway
 South,
 Suite 215
 Allen, TX 75013
 Ph. 214-491-1830
 John Messers, P.E.
 CIVIL ENGINEER

MURPHY OIL USA, INC.
 200 PEACH STREET
 P.O. BOX 7000
 EL DORADO, AR 71730-7000
MURPHY USA