

C-03 SITE PLAN
J:\MURPHY\PROJECTS\BRYAN, TX HWY 21 & TEXAS AVE\CURRENT DRAWINGS\N-02401.0 - BRYAN, TX.DWG 2/26/2023 2:24 PM CHRIS STRICKLAND

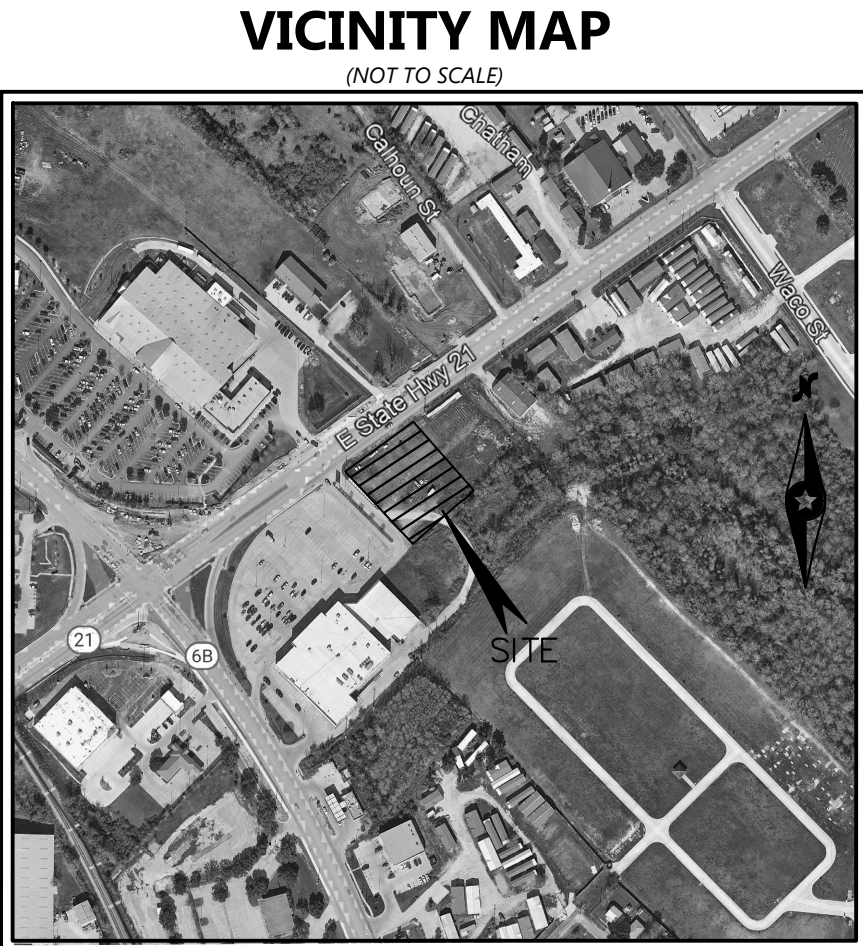
CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS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

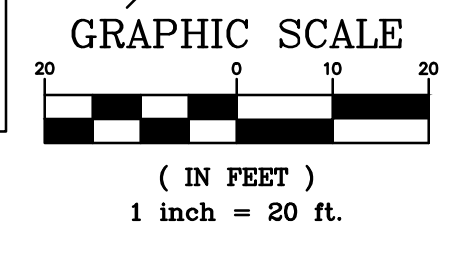


THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

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

NDXX°XX'XX"W XXXX.XX (M)	MEASURED BEARING & DISTANCE
(XXXXXXXXXX XXXXX' APB)	ACTUAL PLAT BEARING & DISTANCE
(XXXXXXXXXX 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* OUT IN CONCRETE
ROW	RIGHT-OF-WAY
RF	IRON ROD FOUND
○	FOUND MONUMENT
○	WATER STRUCTURE
○	FIRE HYDRANT
○	WATER VALVE
○	SANITARY SEWER LINE
○	OVERHEAD POWER LINE
○	STORM DRAIN LINE

PROPOSED

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

GENERAL SITE NOTES

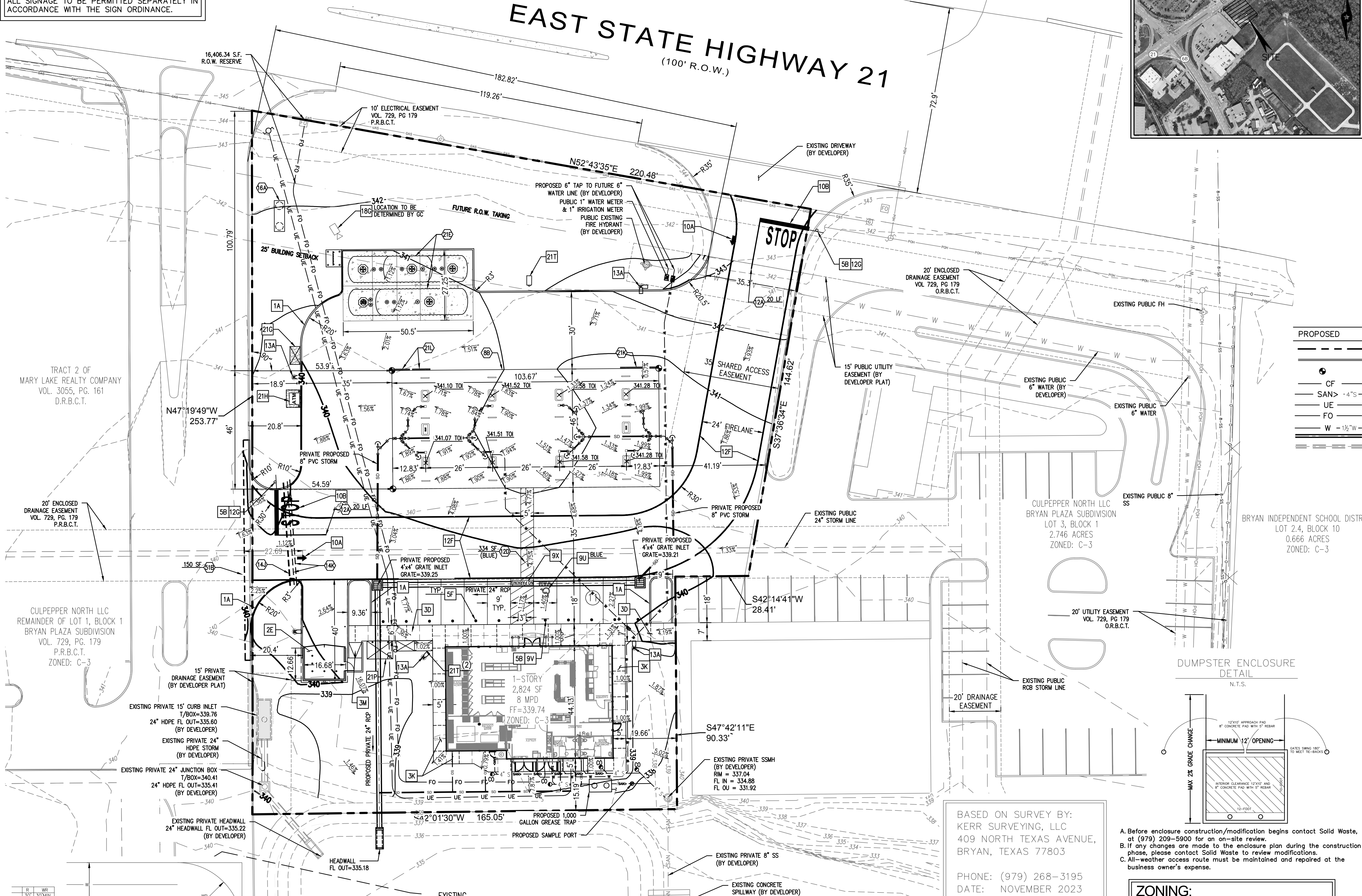
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.
- 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.
- H. ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.

SITE NOTES

- BB OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 12A 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 12D 4" WIDE PAINTED STRIPES, 2" O.C. @ 9" SIZE (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.)
- 21C 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
- 21B LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

- 1A INTEGRAL CONCRETE CURB
- 2E DUMPSTER ENCLOSURE W/MAN DOOR (SEE DETAIL ON SHEET C-13)
- 2D CONCRETE SIDEWALK
- 3K CONCRETE SIDEWALK AROUND BUILDING
- 3M BARRIER FREE RAMP (PER CITY OF BRYAN STANDARDS)
- 5B TRAFFIC SIGN 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
- 9X "NO PARKING" PAINTED ON PAVEMENT
- 10A TRAFFIC FLOW ARROW (TYP.)
- 10B STOP BAR (TYP.)
- 12B BIKE RACK (SEE DETAIL 12B ON SHEET C-10)
- 12C "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)



BASED ON SURVEY BY:
KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE,
BRYAN, TEXAS 77803
PHONE: (979) 268-3195
DATE: NOVEMBER 2023

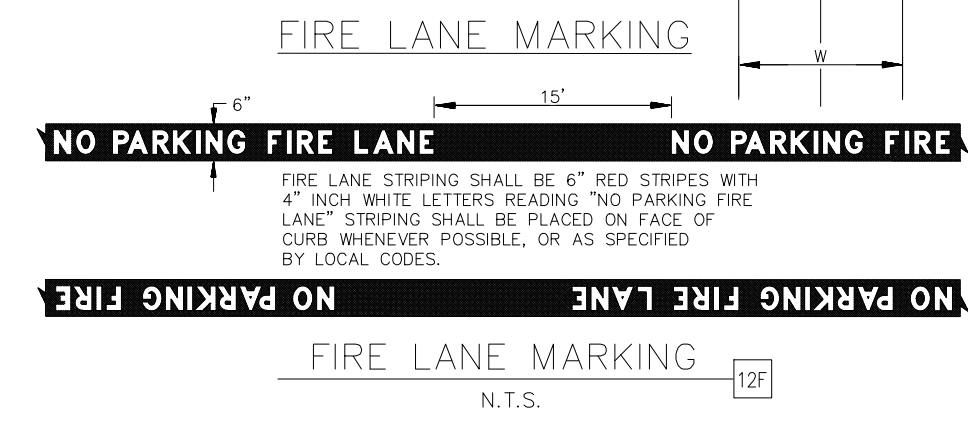
PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				TOTAL
		RATIO	REGULAR	UNDER CANOPY	ACCESSIBLE	
FUELING STATION	2,824	1/250 S.F.	11	1	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
LOT 2, 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)
CULPEPPER NORTH LLC
BRYAN PLAZA SUBDIVISION
LOT 3, BLOCK 1
2.746 ACRES

SHEET NO. C-3
NOT FOR CONSTRUCTION FOR REVIEW ONLY
FIRM NO. F-19504
JOHN THOMAS MESSERS
93278
02/26/25

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