

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.

FLOODNOTE
 ACCORDING TO THE F.I.R.M. NO. 48439C0460K, THE SUBJECT PROPERTY LIES IN ZONE X PER MAP REVISION DATED SEPT. 25, 2009.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

BUILDING SETBACKS:
 SEE SITE PLAN

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.

ZONING: C-2 (COMMERCIAL RETAIL)

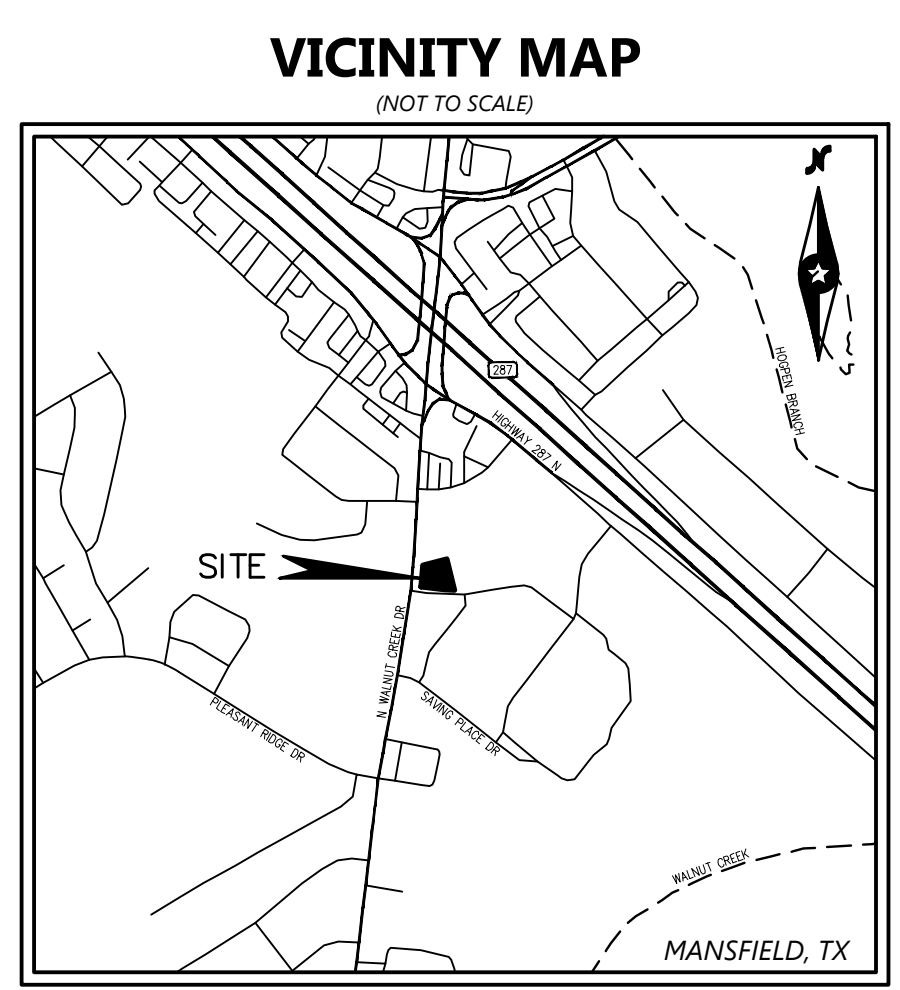
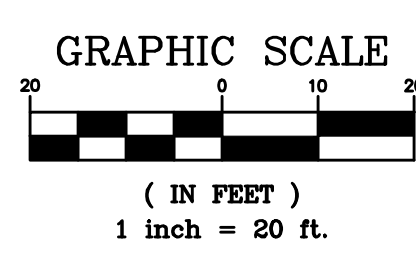
CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A TEXAS REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

TBM #1
 "X" CUT ON TOP OF A CONCRETE TRANSFORMER PAD NEAR ITS SOUTHWEST CORNER. SAID PAD IS LOCATED NORTH OF THE SUBJECT PROPERTY AND APPROXIMATELY 122 FEET NORTH AND 45 FEET NORTH OF A SANITARY SEWER MANHOLE COVER NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
 NORTHING=6896052.1190' EASTING=2389879.0700' ELEVATION=603.46'

TBM #2
 "X" CUT ON TOP OF A CONCRETE BACK OF CURB LOCATED EAST OF THE SUBJECT PROPERTY AND APPROXIMATELY 7 FEET WEST AND 7 FEET NORTH OF A LIGHT POLE.
 NORTHING=7131184.4730 EASTING=2434317.0290 ELEVATION=594.38'



Know what's below.
 Call before you dig.



EXISTING	MEASURED BEARING & DISTANCE	ACTUAL PLAT BEARING & DISTANCE
NXXX'XXX"XX" W XXX'XXX" (M)		
(NXXX'XXX"XX" W XXX'XXX" APB)		
D.R.I.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS	PLAT RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS	TEMPORARY SITE BENCHMARK
O.P.R.T.C.T.	TEMPORARY SITE BENCHMARK	* CUT IN CONCRETE
TBM	RIGHT-OF-WAY	IRON ROD FOUND
ROW		
IRF		
SIGN	FOUND MONUMENT	
LIGHTPOLE	SANITARY SEWER MANHOLE	
POWER POLE	WATER STRUCTURE	
STORM CULVERT	FIRE HYDRANT	
STORM SEWER MANHOLE	WATER VALVE	
	PROPERTY LINE	
	EASEMENT LINE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	CURB LINE	
	WATER LINE	
	SANITARY SEWER LINE	
	OVERHEAD POWER LINE	
	STORM DRAIN LINE	
	CONCRETE SURFACE	
	ASPHALT SURFACE	

PROPOSED	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	BUILDING CONTROL POINT
	CONSTRUCTION FENCE

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 3' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HERON: ALL CURB AND GUTTER ADJACENT TO EXISTING 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.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- CONTRACTOR TO PROTECT EXISTING LANDSCAPE/IRRIGATION MATERIAL.
- 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 SEEDDED/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.
- THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
- CONTRACTOR IS TO VERIFY LOCATION OF WAL-MART IRRIGATION SYSTEM, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTION DEVICE AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. IF DAMAGES OCCUR THEY MUST BE REPAIRED AT CONTRACTOR'S COST.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWING IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- 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.

CITY OF MANSFIELD NOTES:

- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS SPECIFIED IN CHAPTER 155.090 OF THE CODE OF ORDINANCES.
- THE TRASH ENCLOSURE AND ALL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 155.093 OF THE CODE OF ORDINANCES.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR MERCHANDISE ON THE PROPERTY EXCEPT IN ENCLOSURES AS SPECIFIED ON THIS PLAN.
- THERE WILL BE NO OUTSIDE STORAGE OF VEHICLES ON THE PROPERTY.
- ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OF CAUSE GLARE.

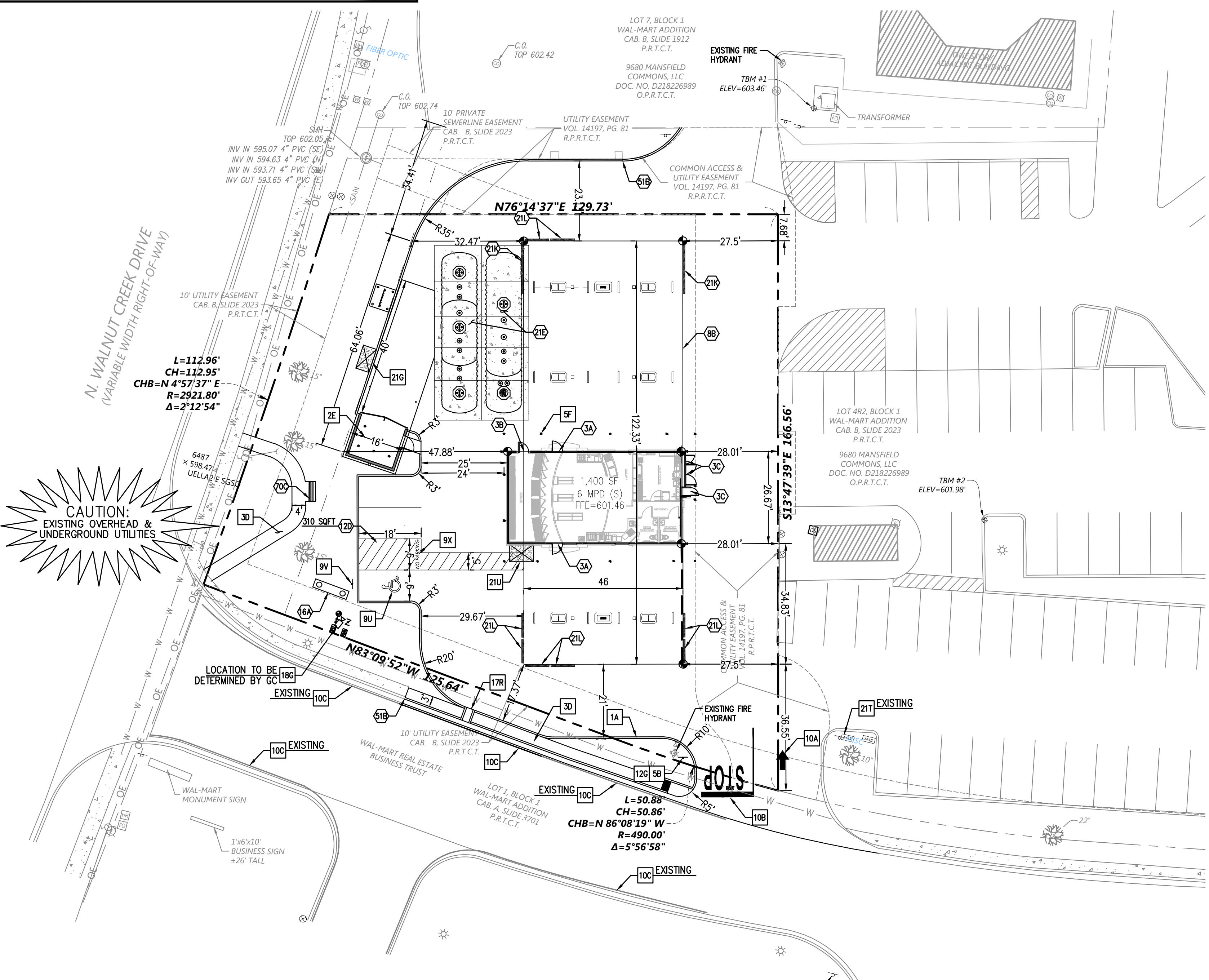
SITE NOTES

- PUBLIC ENTRANCE
- STOCKROOM ENTRANCE
- MAINTENANCE ACCESS
- OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 4" WIDE PAINTED STRIPES, 3" O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- MURPHY FREE STANDING SIGN
- 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
- 4" CONTOURED BENCH BY VICTOR STANLEY, MODEL #CR-10. (OR APPROVED EQUAL) (IN-GROUND MOUNT)

SITE DETAILS

- INTEGRAL CONCRETE CURB
- DUMPSTER ENCLOSURE
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK AROUND BUILDING
- TRAFFIC SIGN IN BOLLARD
- STEEL BOLLARD W/COVER (SINGLE)
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
- "NO PARKING" PAINTED ON PAVEMENT
- TRAFFIC FLOW ARROW (TYP.)
- STOP BAR (TYP.)
- FIRE LANE MARKING
- "STOP" SIGN
- SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
- CURB CUT WITH STEEL PLATE
- CONSTRUCTION CAMERA (COORDINATE WITH MOURA PM FOR LOCATION)
- AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
- ATM PAD (SEE FUEL DEVELOPMENT PLAN SHI, 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)

- THE MURPHY STATION WILL NOT DROP THE WAL-MART GREEN SPACE BELOW CITY REQUIREMENTS.
- ALL PERMANENT TURF AREAS MUST BE SODDED.
- GO TO ENSURE THAT TRAFFIC THROUGH MAIN WAL-MART DRIVES IS NOT INTERRUPTED AT ANY TIME DUE TO CONSTRUCTION ACTIVITIES. ENSURE A MINIMUM TEMPORARY LANE WIDTH OF 10' (EACH DIRECTION) IS AVAILABLE AT ALL TIMES, FREE OF OBSTRUCTIONS TO VEHICLES. AT NO TIME SHALL THE CONSTRUCTION FENCE EXTEND INTO THE DRIVE MORE THAN 2' FROM THE FACE OF THE CURB OR DRIVE.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE WAL-MART TRAFFIC FLOW OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION/STORE MANAGER AND/OR ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- ALL WAL-MART PROPERTY DAMAGED DUE TO CONSTRUCTION ACTIVITIES MUST BE REPLACED/RESTORED TO MATCH THE EXISTING TYPE AND QUALITY OF WORK AND MATERIALS, AND IS SUBJECT TO WAL-MART APPROVAL.
- UTILITY WORK DONE ON WAL-MART PARCEL, WHETHER BY THE GC, CITY OR THE UTILITY COMPANIES, SHALL BE REPAIRED BACK TO EXISTING CONDITIONS.
- EROSION CONTROL MEASURES IMPLEMENTED INSIDE THE WAL-MART DRIVE ISLES AND PARKING LOT SHALL INCLUDE ONLY SILT BAGS (OR WAL-MART PRE-APPROVED EQUAL) TO ENSURE TRAFFIC CIRCULATION IS NOT IMPEDED. GRAVEL INLET PROTECTION DEVICES SHALL NOT BE ALLOWED INSIDE THE WAL-MART DRIVE ISLES OR PARKING LOT.



PRE-CONSTRUCTION

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	15,330	73
GREENSPACE	5,586	26
GROSS SITE	20,916	100

POST-CONSTRUCTION

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	17,049	81
GREENSPACE	3,897	19
GROSS SITE	20,916	100

PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				TOTAL
		RATIO	SPACES			
FUELING STATION	1,400	1/200 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	7
			6		1	
		PROVIDED:		SPACES		15
		1/93 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	
			2	12	1	

NO. OF FUEL ISLANDS: 6
 NO. OF VEHICLE FUELING POINTS: 12

J. MURPHY PROJECTS/MANSFIELD, TX, DWG 12/3/2024, 11:01 AM CHRIS STRICKLAND

SHEET NO.
C-4

SITE PLAN
WALMART SUPERCENTER #284
960 N. WALNUT CREEK DRIVE
MANSFIELD, TX 76063

1101 Central Expressway
 South,
 Suite 215
 Allen, TX 75013
 Ph. 214.491.1830
 John Mecasas, P.E.
 CIVIL ENGINEER



MURPHY OIL USA, INC.
MURPHY
USA
 200 PEACH STREET
 P.O. BOX 7000
 EL DORADO, AR 71730-7000
SUP#24-003

Exhibit B