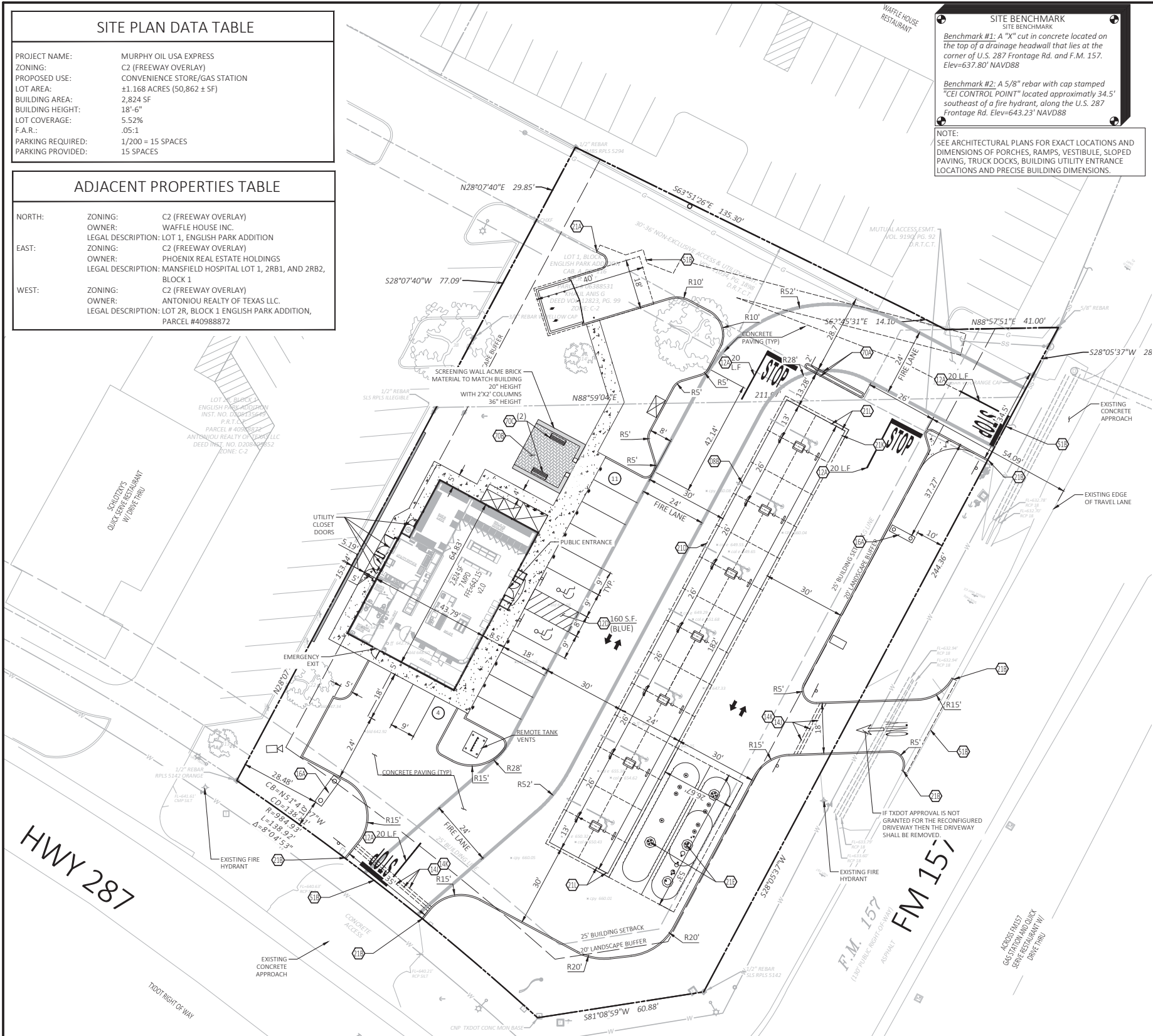


SITE PLAN DATA TABLE	
PROJECT NAME:	MURPHY OIL USA EXPRESS
ZONING:	C2 (FREEWAY OVERLAY)
PROPOSED USE:	CONVENIENCE STORE/GAS STATION
LOT AREA:	±1.168 ACRES (50,862 ± SF)
BUILDING AREA:	2,824 SF
BUILDING HEIGHT:	18'-6"
LOT COVERAGE:	5.52%
F.A.R.:	.05:1
PARKING REQUIRED:	1/200 = 15 SPACES
PARKING PROVIDED:	15 SPACES

ADJACENT PROPERTIES TABLE	
NORTH:	ZONING: C2 (FREEWAY OVERLAY) OWNER: WAFFLE HOUSE INC. LEGAL DESCRIPTION: LOT 1, ENGLISH PARK ADDITION
EAST:	ZONING: C2 (FREEWAY OVERLAY) OWNER: PHOENIX REAL ESTATE HOLDINGS LEGAL DESCRIPTION: MANSFIELD HOSPITAL LOT 1, 2RB1, AND 2RB2, BLOCK 1
WEST:	ZONING: C2 (FREEWAY OVERLAY) OWNER: ANTONIOU REALTY OF TEXAS LLC. LEGAL DESCRIPTION: LOT 2R, BLOCK 1 ENGLISH PARK ADDITION, PARCEL #40988872



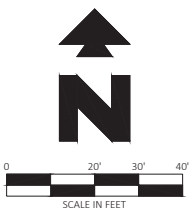
SITE BENCHMARK

SITE BENCHMARK

Benchmark #1: A "X" cut in concrete located on the top of a drainage headwall that lies at the corner of U.S. 287 Frontage Rd. and F.M. 157. Elev=637.80' NAVD88

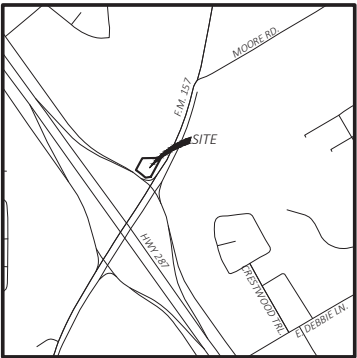
Benchmark #2: A 5/8" rebar with cap stamped "CEI CONTROL POINT" located approximately 34.5' southeast of a fire hydrant, along the U.S. 287 Frontage Rd. Elev=643.23' NAVD88

NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



811

Know what's below.  
Call before you dig.



EXISTING LEGEND	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Setback Line
	Break Line
	Underground Fiber Optic Line
	Overhead Electric Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Water Line
	Gas Line
	Wood Fence Line
	Benchmark (BM)
	Found Monument (As Noted)
	Found Concrete Monument
	Found Chiseled "X"
	Gas Meter
	Electric Meter
	Electric Riser
	Electric Vault
	Utility Pole
	Light on Utility Pole
	Ground Light
	Light Pole Overhanging
	Guy Wire / Anchor
	Air / Vacuum Machine
	Water Meter
	Water Valve
	Fire Hydrant
	Drainage Manhole (DMH)
	Grate Inlet (GI)
	Sewer Manhole (SMH)
	Sewer Clean Out
	Telephone Riser
	Fiber Optic Vault
	Warning Fiber Optic Line Sign
	Single Pole Pylon Sign
	Double Pole Pylon Sign
	Handicap Parking (ADA)
	Bollard / Guard Post
	Monitoring Well
	Fuel Storage Cap
	Traffic Signal Vault
	Traffic Sign (Type of Sign)
	Traffic Light (4 Lamps)
	Flag
	Record Bearing & Distance per Plat Bk. XXXX, Pg. XXXX

PROPOSED LEGEND	
	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A
	FIRE LANE
	BUILDING CONTROL POINT
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

- CITY OF MANSFIELD NOTES
- A.

ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS SPECIFIED IN CHAPTER 155.090 OF THE CODE OF ORDINANCES.
- B.

THE TRASH ENCLOSURE AND ALL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 155.093 OF THE CODE OF ORDINANCES.
- C.

ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
- D.

THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR MERCHANDISE ON THE PROPERTY EXCEPT IN ENCLOSURES AS SPECIFIED ON THIS PLAN.
- E.

THERE WILL BE NO OUTSIDE STORAGE OF VEHICLES ON THE PROPERTY.
- F.

ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.

- SITE NOTES
- 08B

OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).
- 12A

4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 12D

4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (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 SLEEVE FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
- 16A

MURPHY MONUMENT SIGN PER APPROVED ELEVATION. SEE UTILITY PLAN FOR INSTALLATION OF CONDUITS.
- 21A

TAPER CURB TO MATCH EXISTING CURB.
- 21B

TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
- 21D

EDGE OF CONCRETE SLAB (PER ARCH. PLAN).
- 21E

UNDERGROUND STORAGE TANKS (1) 25,000 GAL.-REGULAR, (1) 8,000 GAL.-PREMIUM, (1) 10,000 GAL.-DIESEL, (1) 8,000 GAL-E-O.
- 21K

MURPHY USA ID SIGN PER APPROVED ELEVATION
- 21L

PRICE SIGN PER APPROVED ELEVATION.
- 51B

LIMITS OF SAWCUT AND PAVEMENT REMOVAL
- 70A

TRANSITION FROM TYPE G CURB (MOUNTABLE) TO TYPE A CURB AND GUTTER OVER 2 FEET.
- 70B

BELGARD STANDARD PAVERS WITH SAND SET ON AGGREGATE BASE (OR APPROVED EQUAL.)
- 70C

4" CONTOURED BENCH BY VICTOR STANLEY, MODEL #CR-10 (OR APPROVED EQUAL.) (IN-GROUND MOUNT.)

PARKING INFORMATION MURPHY OIL						
DESCRIPTION	BUILDING AREA (S.F)	REQUIRED:				
		RATIO	SPACES			
MURPHY OIL	2,824	1/200 S.F	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
STALL DIMENSIONS:			13	1	1	15
9' X 18'		PROVIDED:				
		RATIO				
		1/200 S.F	REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
			13	1	1	15
NO. OF FUEL ISLANDS: 7			NO. OF VEHICLE FUELING POINTS: 14			

PRE-CONSTRUCTION		
IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	38,259	75%
GREEN SPACE	12,603	25%
GROSS SITE	50,862	100%

POST-CONSTRUCTION		
IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	36,916	73%
GREEN SPACE	13,946	27%
GROSS SITE	50,862	100%

ZONING: C2 (FREEWAY OVERLAY DISTRICT)

BUILDING SETBACKS:

FRONT (STREETS):	REQUIRED	PROVIDED
SIDE:	25' 00'	25' 00'
REAR: (L/SCAPE BUFFER)	10'	10'

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

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

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

SEE SHEET C-4.2 FOR BUILDING ROOF AND CANOPY DRAINAGE

SUP#21-005 EXHIBIT B



CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844

MURPHY OIL U.S.A. INC.

422 N WASHINGTON AVE.  
P.O. BOX 7000  
EL DORADO, AR 71730-7000

MURPHY USA

DEVELOPER:  
ESTACADO INTERESTS  
DEVAN PHARIS  
940-550-8068  
DEVAN@ESTACADOINTERESTS.COM  
2800 GUILDER DR.  
PLANO, TX 75074

ENGINEER:  
TOM BURRY  
TBURRY@CEIENG.COM

MURPHY USA  
MURPHY EXPRESS  
1901 FM RD. 157  
MANSFIELD, TX

F-7524

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	RAD
DESIGNER	CWM
CEI PROJECT NUMBER	32178
DATE	9/21/2021
REVISION	REV-2

SITE PLAN for SUP

SHEET TITLE:  
SHEET NUMBER

C1