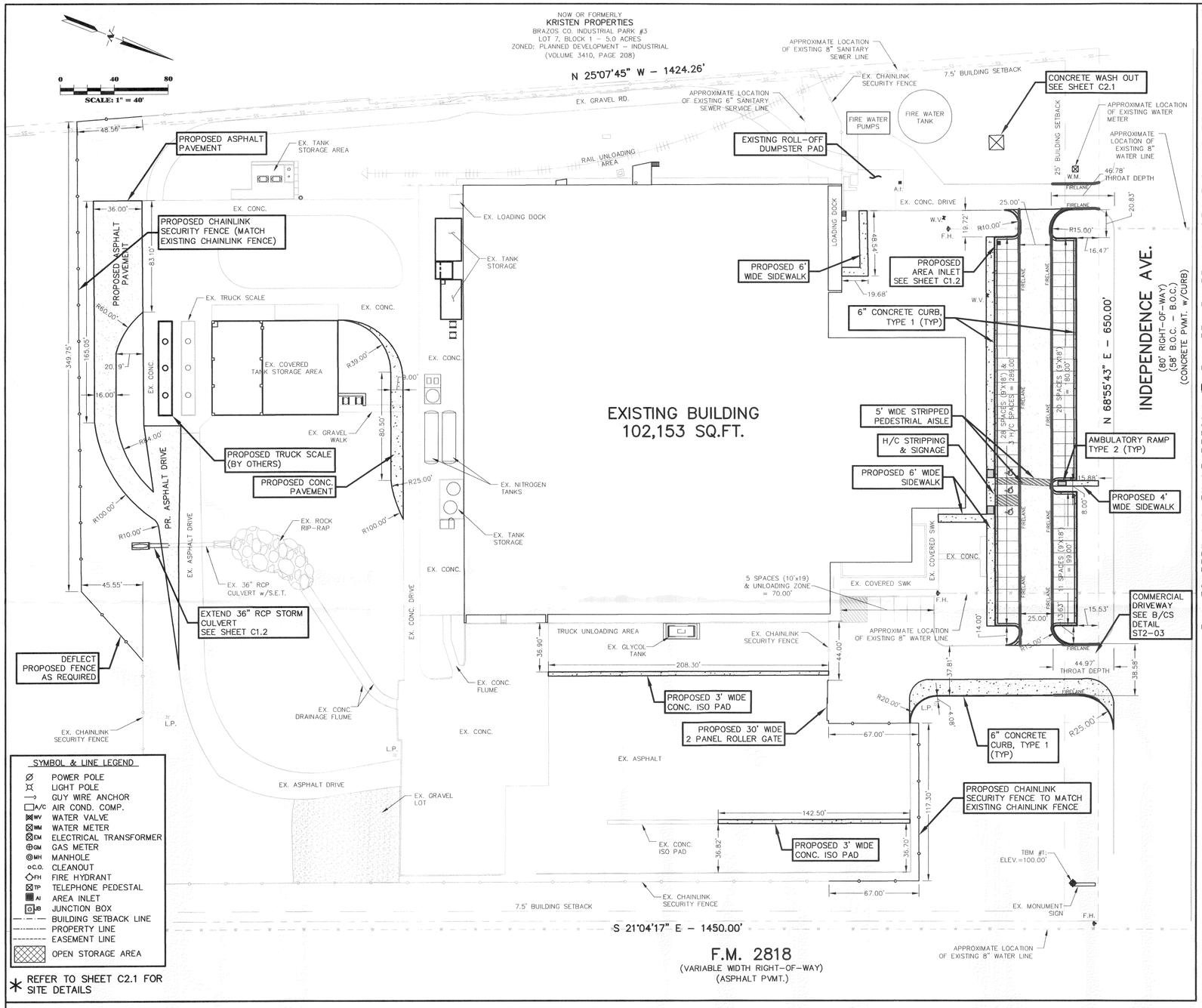


SITE NOTES:

1. A PORTION OF THIS SITE DOES LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041C, PANEL NO. 0137 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.

2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TAS & ANSI STANDARDS.

3. ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.

4. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.

5. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

6. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 35% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

7. NO DETENTION FACILITY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

9. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

10. THE MINIMUM CLEAR SPACE, WHEN FULLY OPEN, SHALL BE TWENTY FEET (20') FOR ALL VEHICULAR SECURITY GATES. GATES WILL SWING UP WITH COLLAPSIBLE ARMS AND SHALL BE EQUIPPED WITH KNOX BOXES FOR FIRE DEPARTMENT ENTRY.

11. HOLDING VESSELS FOR STORAGE OF MOTOR OIL, ANTI-FREESE, AND OIL FILTERS SHALL BE KEPT IN CONTAINERS AND LOCATED IN AN AREA THAT WILL PREVENT THE RELEASE OF POLLUTANTS INTO THE ENVIRONMENT DURING DISPOSAL, SERVICING, AND/OR A RAINFALL EVENT.

12. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND INDUSTRIAL WASTEWATER BY DEFINITION.

13. THE EXISTING WESTERLY DRIVEWAY ON THIS SITE IS USED AS A SERVICE AND EMERGENY DRIVE ONLY. THE PROPOSED PARKING LOT IS TIED TO THIS EXISTING DRIVEWAY FOR THE SOLE PURPOSE OF PREVENTING A TRAPPED CONDITION AT THE END OF A LONG PARKING LOT.

14. HEAVY INDUSTRIAL TRAFFIC (WB-50 VEHICLES) EXCLUSIVELY USE THE EASTERLY DRIVEWAY AS THEY INGRESS/EGRESS THE SITE TOWARDS F.M. 2818 ONLY. ROUTINE TRAFFIC OF WB-50 VEHICLES WILL NOT TURN LEFT OUT OF THE EASTERLY DRIVEWAY AND PROCEED WEST ON INDEPENDECE AVENUE.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY RABON METCALF ENGINEERING (RME), FOR THIS PROJECT IS CONSIDERED BY RME TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTEND SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THIS MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT RME, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.

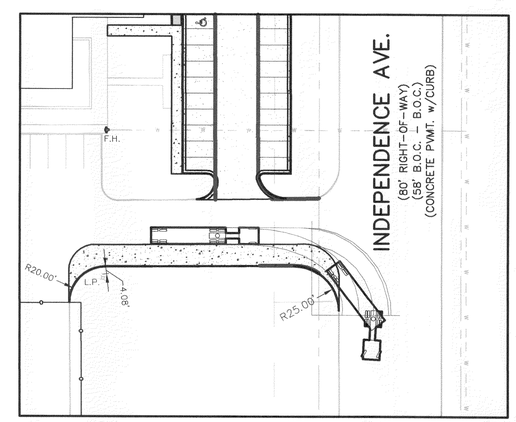
3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS APPLICABLE.

4. UNLESS OTHERWISE SHOWN, ALL RADIUS FOR CURBS ARE 4'-0" (AT FACE OF CURB) AND 2'-0" FOR SIDEWALKS.

5. A BOUNDARY SURVEY WAS NOT COMPLETED ON THE GROUND, BUT A GENERAL TOPOGRAPHICAL SURVEY WAS COMPLETED ON THE GROUND BY RME FOR THE SOLE PURPOSE OF ENGINEERING DESIGN. THE BASIS OF BEARING AND THE BOUNDARY DATA SHOWN IS DERIVED FROM THE FINAL PLAT FOR THE BRAZOS COUNTY INDUSTRIAL PARK, RECORDED ON JUNE 4, 1970, PREPARED UNDER THE SUPERVISION OF B.J. KLING, R.P.S. No. 680.

6. T.B.M. "1": SQUARE CHISELED IN SW CORNER OF CONCRETE FOOTING OF CONOCO PHILLIPS MONUMENT SIGN LOCATED NEAR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
(ELEV. = 100.00' – ASSUMED)

T.B.M. "2": SQUARE CHISELED IN LIGHTPOLE BASE ~ 125' WEST OF THE SOUTHEAST CORNER OF THE CHAINLINK SECURITY FENCE, ON THE SUBJECT PROPERTY.
(ELEV. = 98.82' – ASSUMED)



WB-50 TIRE TRACK DIAGRAM

PROPERTY INFORMATION
BRAZOS COUNTY INDUSTRIAL PARK #1
LOT 9, BLOCK ONE
(19.74 ACRES or 859,874 SQ.FT.)
ZONED: PLANNED DEVELOPMENT – INDUSTRIAL
NOW OR FORMERLY
CONOCO PHILLIPS, INC.
(VOL. 2302, PG. 138)

PARKING REQUIREMENTS:
ORDINANCE:
MANUFACTURING – 1 SPC/2 EMPLOYEES ON LARGEST SHIFT
REQUIRED:
LARGEST SHIFT = 40 EMPLOYEES
(40 / 2) = 20 SPACES
TOTAL REQUIRED = 20 SPACES

EXISTING: = 5 SPACES
PROVIDED: REGULAR = 59 SPACES
H/C = 3 SPACES
TOTAL PROVIDED = 67 SPACES

RME Consulting Engineers
1391 SEAMIST LANE <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 690-0329
FAX - (979) 690-0329

MARK	DATE	DESCRIPTION

95% COMPLETE NOT FOR CONSTRUCTION REVIEW ONLY 11/07/07

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, ON NOVEMBER 7, 2007. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CIVIL SITE PLAN

FOR THE

CONOCO PHILLIPS, INC.
1331 INDEPENDENCE AVENUE
BRYAN, TX

BRAZOS COUNTY INDUSTRIAL PARK #1
LOT 9, BLOCK ONE, CONTAINING 19.74 ACRES
BRAZOS COUNTY, TEXAS

Received
NOV 07 2007
Development & Engineering Services

CLIENT INFORMATION
BRAZOS PAVING, INC.
c/o BILLY PREWITT
P.O. BOX 714
BRYAN, TX. 77806
OFF: (979) 822-7605
FAX: (979) 823-2659

FILENAME: 0331SP1A	SCALE: 1"=40'
SUBMITTED DATE: OCTOBER 31, 2007	
DRAWN BY: A.J.B.	
CHECKED BY: R.A.M.	
FIELD BOOK: 9	PAGES: 12-23

RABON METCALF ENGINEERING
CLIENT NO. PROJECT NO.
141 – 0331

C1.1

SHEET 2 OF 7