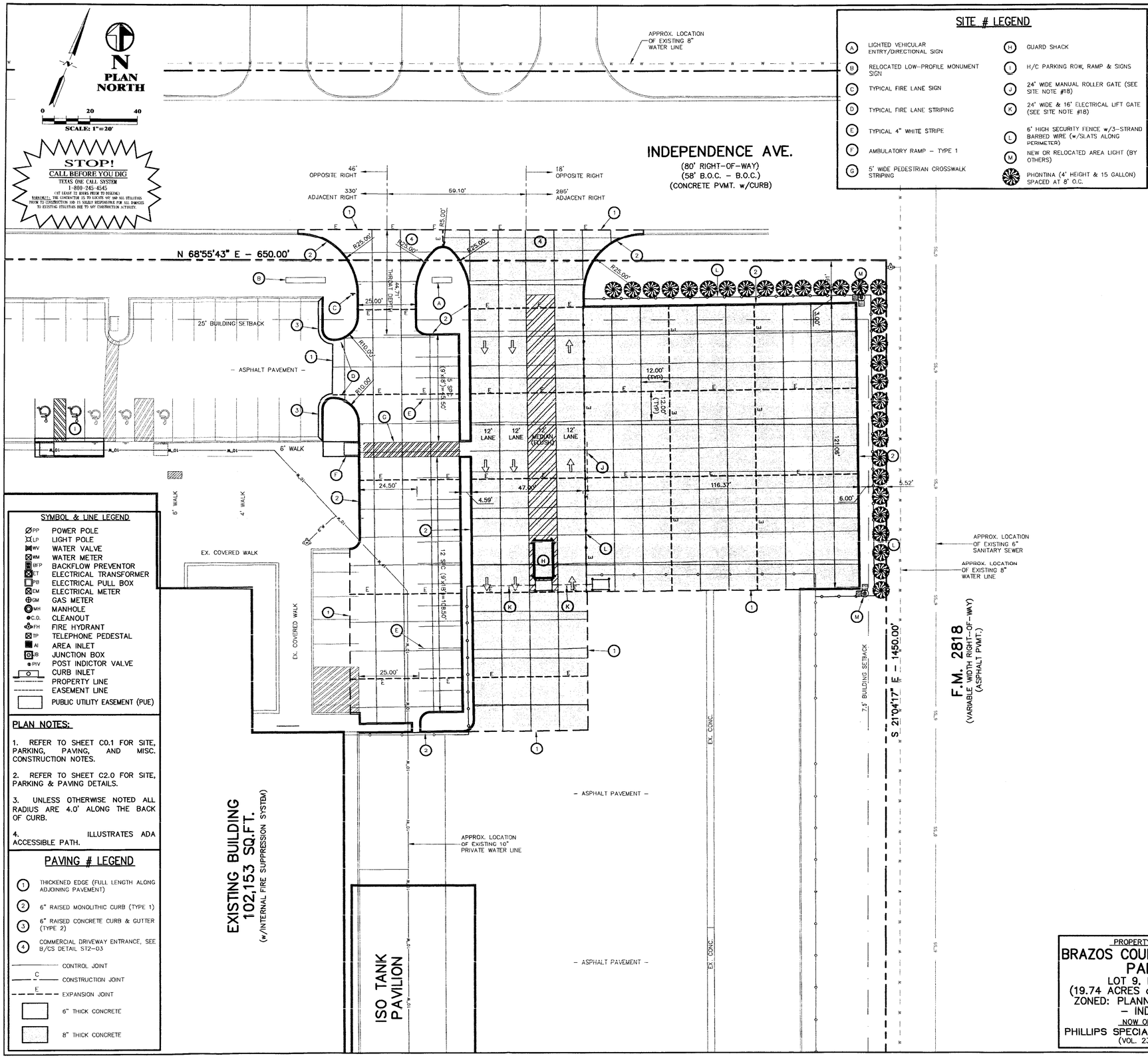


SITE # LEGEND

- (A) LIGHTED VEHICULAR ENTRY/DIRECTIONAL SIGN
- (B) RELOCATED LOW-PROFILE MONUMENT SIGN
- (C) TYPICAL FIRE LANE SIGN
- (D) TYPICAL FIRE LANE STRIPING
- (E) TYPICAL 4" WHITE STRIPE
- (F) AMBULATORY RAMP - TYPE 1
- (G) 5' WIDE PEDESTRIAN CROSSWALK STRIPING
- (H) GUARD SHACK
- (I) H/C PARKING ROW, RAMP & SIGNS
- (J) 24' WIDE MANUAL ROLLER GATE (SEE SITE NOTE #18)
- (K) 24' WIDE & 16' ELECTRICAL LIFT GATE (SEE SITE NOTE #18)
- (L) 6' HIGH SECURITY FENCE w/3-STRAND BARBED WIRE (w/SLATS ALONG PERIMETER)
- (M) NEW OR RELOCATED AREA LIGHT (BY OTHERS)
- PHONTINA (4' HEIGHT & 15 GALLON) SPACED AT 8' O.C.

SYMBOL & LINE LEGEND

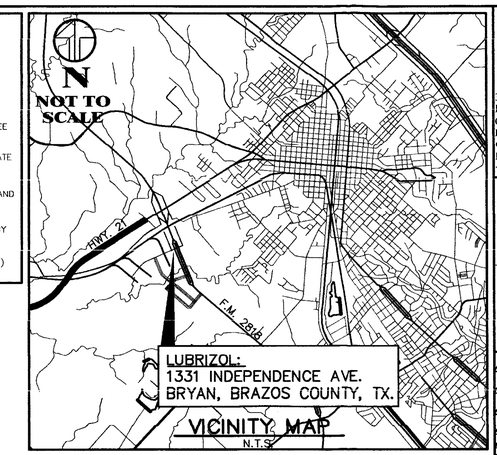
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- BFP BACKFLOW PREVENTOR
- ET ELECTRICAL TRANSFORMER
- PB ELECTRICAL PULL BOX
- EM ELECTRICAL METER
- GM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- AI AREA INLET
- JB JUNCTION BOX
- PIV POST INDICTOR VALVE
- CURB INLET
- PROPERTY LINE
- EASEMENT LINE
- PUBLIC UTILITY EASEMENT (PUE)

PLAN NOTES:

1. REFER TO SHEET C0.1 FOR SITE, PARKING, PAVING, AND MISC. CONSTRUCTION NOTES.
2. REFER TO SHEET C2.0 FOR SITE, PARKING & PAVING DETAILS.
3. UNLESS OTHERWISE NOTED ALL RADIUS ARE 4.0' ALONG THE BACK OF CURB.
4. ILLUSTRATES ADA ACCESSIBLE PATH.

PAVING # LEGEND

- (1) THICKENED EDGE (FULL LENGTH ALONG ADJOINING PAVEMENT)
- (2) 6" RAISED MONOLITHIC CURB (TYPE 1)
- (3) 6" RAISED CONCRETE CURB & GUTTER (TYPE 2)
- (4) COMMERCIAL DRIVEWAY ENTRANCE, SEE B/CS DETAIL ST2-03
- CONTROL JOINT
- C CONSTRUCTION JOINT
- E EXPANSION JOINT
- 6" THICK CONCRETE
- 8" THICK CONCRETE



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. 0195 E, WITH AN EFFECTIVE DATE OF MAY 16, 2012. HOWEVER, THE DEVELOPMENT PORTION OF THIS PROPERTY (VIEWABLE AREA ILLUSTRATED ON THIS SITE PLAN) IS NOT INUNDATED BY FLOODPLAIN.

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 GRAY 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 37% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

7. DETENTION FOR INCREASED IMPERVIOUS COVER, (ILLUSTRATED ON SITE PLAN DATED 8/19/13), IS PROVIDED FOR IN THE SOUTHEAST TRUCK PARKING AREA AND METERED BY AN APPROPRIATE SIZED WEIR STRUCTURE.

8. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C2.0). ALL PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 8" THICK IN DRIVELANES & 6" THICK IN PARKING DRIVES AND BAYS.

9. 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.

10. 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.

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. SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.

13. THE INTENDED USE FOR THIS DEVELOPMENT IS FOR INDUSTRIAL PURPOSES.

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 EMERGENCY 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 INDEPENDENCE AVENUE.

15. THE APPROXIMATE LOCATION OF THESE UTILITY LINES AND APPURTENANCES ARE SHOWN AS ILLUSTRATED TO RME CONSULTING ENGINEERS BY LUBRIZOL IN A MEETING ON JULY 7, 2008, WITH OPERATIONS ENGINEER, JAY MILES AND HSE RESOURCE CSPI, JOHN DEVINE.

16. SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. FREE-STANDING SIGNS AND BUILDING SIGNANGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNANGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-364.

17. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TXDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).

FIRE DEPARTMENT SECTION OF NOTES:

18. 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 AND/OR SWITCH FOR FIRE DEPARTMENT ENTRY.

19. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).

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
PHILLIPS SPECIALTY PRODUCTS, 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

PROVIDED
REGULAR = 74 SPACES
H/C = 5 SPACES
TOTAL PROVIDED = 79 SPACES

RME Consulting Engineers
3800 SH No. 6 SOUTH, STE. 108G <77845>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmeengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

GENERAL CONTRACTOR
BRAZOS PAVING, INC.
PO BOX 714
BRYAN, TX 77806
EMAIL: billyprewitt@brazospaving.com
PH: (979) 822-7605
FX: (979) 823-2659

MARK	DATE	DESCRIPTION

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 12/29/14

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

STATE OF TEXAS
ROBIN A. METCALF
88583
LICENSED
PROFESSIONAL ENGINEER

SITE & PAVING PLAN
PARKING & DRIVE IMPROVEMENTS
FOR THE
PHILLIPS SPECIALTY PRODUCTS, INC.
1331 INDEPENDENCE AVENUE
BRYAN, TX
BRAZOS COUNTY INDUSTRIAL PARK #1
LOT 9, BLOCK 1 CALLED 19.74 ACRES
BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
LUBRIZOL
c/o MICHAEL PEART
1331 INDEPENDENCE AVE
BRYAN, TX 77807
PH: (979) 821-5430
EMAIL: MICHAEL.PEART@P66.COM

FILENAME: 0502SP1A	SCALE: 1"=20'
SUBMITTED DATE: 12/29/14	
DRAWN BY: R.A.M.	CHECKED BY: R.A.M.
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. 141 - PROJECT NO. 0553

C1.1
SHEET 4 OF 6