N HARVEY MITCHELL PKWY (FM 2818) R/W VARIES

INDEPENDENCE AVE 80' R/W

PROJECT BENCHMARK
1/2 INCH IRON ROD FOUND WITH PLASTIC CAP MARKED "STRONG"
ELEVATION: 295.48'

START FENCE
N:10225233.24
E:3531661.08

188 LF FENCE WITH PRIVACY SLATS (MATCH EXISTING)

FENCE CORNER
N:10224647.21
E:3531909.15

1644 LF PROPOSED PERIMETER FENCE (EX FENCE TO AUTOMATED GATE) (SEE DETAIL SHT C-118)

PROPOSED LIGHT POLE (TYP)

PROPOSED GUARDRAIL (TYP)

PROPOSED CONCRETE CHANNEL & HEADWALL

PROPOSED TANK AREA

PROP EAST CONTAINMENT BASIN

4' WALK

PROPOSED TOTE BUILDING FF=301.50 9,000 SF 1 STORY 16' WALL HEIGHT

PIPE RACK (BY OTHERS)

PROPOSED PERIMETER FENCE

PROPOSED CULVERT

CO-CATALYST AREA

PROPOSED 20' SAN SEW ESMT

PROPOSED SAN MANHOLE (TYP 4)

STAIRS (BY OTHERS) (TYP)

PROPOSED BUILDING FF = 294.00 57,400 SF NET AREA 1 STORY 28' & 40' WALL HEIGHT BUILDING TYPE IIB, USE F1B & S1

OFFICE FF=294.0 2,600 SF NET AREA

RAMP (BY OTHERS)

TANK AREA

PROP WEST CONTAINMENT BASIN

874 LF PROPOSED PERIMETER FENCE (EX FENCE TO AUTOMATED GATE) (SEE DETAIL SHT C-118)

PROP CATCH BASIN (TYP)

286 LF FENCE WITH PRIVACY SLATS

PARKING LOT

PROP DETENTION BASIN

PROPOSED CULVERT

EXIST 10' SANITARY SEWER EASEMENT (351/752)

10' DRAINAGE EASEMENT (500/917)

COTTONWOOD BRANCH

EXIST BUILDING

EXIST POND

EXIST WOODS

EXIST FLUME

EXIST DRAINAGE CHANNEL

EXIST RAILROAD SPUR

EXIST TANK

EXIST PAVEMENT

EXIST CONCRETE

EXIST GRAVEL

EXIST ASPHALT

EXIST COVERED SHED

EXIST CANOPY

EXIST FENCE

EXIST SAN MANHOLE (TYP)

EDGE OF EXIST ASPHALT

EXIST LIGHT POLE (TO REMAIN)

EXIST FENCE WITH PRIVACY SLATS

EXIST GATE

FENCE CORNER N:10225107.09 E:3531109.50

END FENCE N:10225138.94 E:3531073.88

FENCE CORNER N:10225074.48 E:3531123.51

FENCE CORNER N:10224582.94 E:3531032.88

FENCE CORNER N:10224577.49 E:3531022.19

FENCE CORNER N:10224425.03 E:3531079.26

FENCE CORNER N:10224355.51 E:3531114.72

CITY OF BRYAN 1431 N HARVEY MITCHELL PKWY PP#98980

BRAZOS VALLEY FOOD BANK INC 1514 SHILOH AVE PP#98982

PHILLIPS SPECIALTY PRODUCTS INC 1331 INDEPENDENCE AVE PP#98979

ANDERSON SWIKI FAMILY PARTNERSHIP LLP 1516 SHILOH AVE PP#98983

WEATHERFORD ARTIFICIAL LIFT SYSTEMS INC 820 INDUSTRIAL BLVD PP#98984

APPROX. EXIST WETLANDS PER NATIONAL INVENTORY MAP

100 YR FLOOD PLAIN BOUNDARY

FLOODWAY BOUNDARY

S 27°01'21" E 727.56' MEAS. (S 25°07'45" E DEED CALL BRG.)

10' REAR SETBACK

30' FRONT SETBACK

10' SIDE SETBACK

N 62°58'39" E 291.79'

N 62°58'39" E 393.45'

N 27°01'21" W 396.70'

S 70°13'36" W 242.70' MEAS. (S 71°59' W 241.37' DEED CALL)

R=619.58' ARC=294.34' D=27°13'08" T=150.00' B=S 56°37'02" W CHORD=291.58' (B=58°22'26" W CHORD=291.58' DEED CALL)

S 4°30'28" W 14.38' MEAS. (S 44°45'52" W 14.38' DEED CALL)

N 48°18'52" W 330.27' MEAS. (N 48°18'52" W 330.27' PLAT CALL)

INDUSTRIAL BLVD 100' R/W

KEY NOTES:

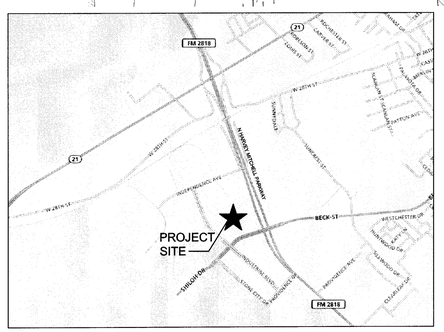
1. EXISTING BUILDING SUPERSTRUCTURE TO BE REMOVED AND RE-ERECTED FOR THE TOTE BUILDING.
2. PROPOSED AUTOMATED GATE (BY OTHERS)

LEGEND

- EXISTING WETLANDS
- EXISTING FLOOD ZONE AE
- EXISTING FLOODWAY
- EXISTING CONCRETE
- PROPOSED RIP-RAP
- PROPOSED CONCRETE

NOTES:

1. DRAWING SITE INFORMATION DERIVED FROM TOPOGRAPHIC SURVEY OF A 7.083 ACRE TRACT COMPLETED BY KERR SURVEYING, LLC. EXISTING PLANT TOPOGRAPHIC SURVEY AND FROM EXISTING DRAWING INFORMATION.
2. A PORTION OF THIS SITE IS LOCATED WITHIN THE FLOODPLAIN; FIRM PANEL #48041C0195E EFFECTIVE DATE; JULY 7, 2014.



SITE VICINITY MAP
SCALE: NTS

SITE DATA:

1331 INDEPENDENCE AVE
BRYAN, TEXAS
PROPERTY ZONED PLANNED DEVELOPMENT - INDUSTRIAL (PD-I)
BRAZOS COUNTY INDUSTRIAL PARK PH 3, BLOCK 1, LOT 1, ACRES 19.8 PROPERTY ID# 98979 & BRAZOS COUNTY INDUSTRIAL PARK PH 3, BLOCK 1, LOT 6B, ACRES 7.083 PROPERTY ID# 394014

OVERALL SITE PLAN
SCALE: 1"=60'

1" = 60'-0"

LOUIS PERRY
& ASSOCIATES, INC
A CDM SMITH COMPANY
165 SMOKERISE DRIVE WADSWORTH, OHIO 44281
PHONE (330) 334-1585 FAX (330) 334-1658
www.louisperry.com

CONSULTANTS

RECEIVED
DEC 18 2015

REV	DATE	DESCRIPTION
A	12/17/15	ISSUED FOR CITY REVIEW COMMENTS

LUBRIZOL SPECIALTY PRODUCTS INC.

LIQUID POWER PLANT EXPANSION
BRYAN, TEXAS

CAD DWG FILE:	4853-CS101-A
DRAWN BY:	CAH
DESIGNED BY:	ACS/LDS
CHECKED BY:	JWO/LDS
APPROVED BY:	KLM

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SHEET TITLE
CIVIL
OVERALL SITE PLAN

PROJECT	SHEET	REV
4853	C-SITE	A

D:\CLIENTPGL\LUBRIZOL\15-4853\CADD\CIVIL\4853-CS101-A.DWG , 12/17/2015 9:35 AM, HALTRICH, CYNTHIA