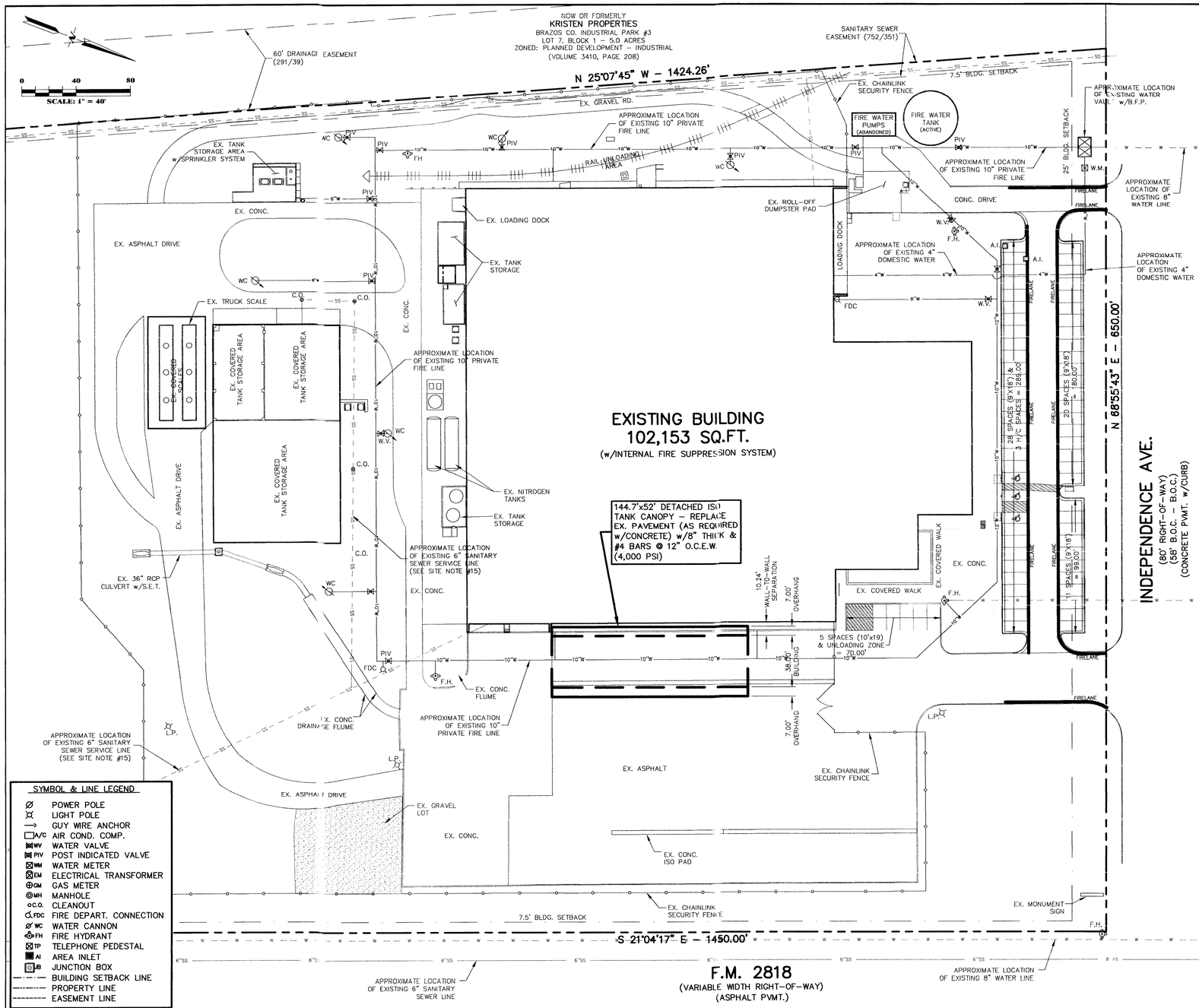
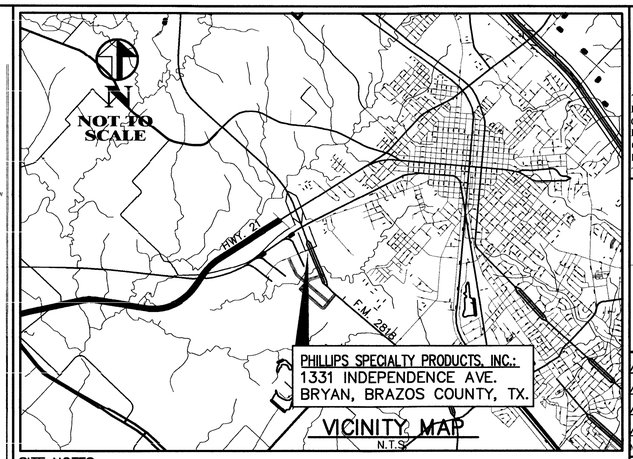




SITE NOTES:

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 35% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

7. DETENTION OF INCREASED IMPERVIOUS COVER, ILLUSTRATED ON THIS SITE PLAN, IS PROVIDED FOR IN THE NEW PARKING AREA AND METERED BY THE PROPOSED AREA INLET.

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 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 PHILLIPS SPECIALTY PRODUCTS, INC. IN A MEETING ON JULY 7, 2008, WITH OPERATIONS ENGINEER, JAY MILES AND HSE RESOURCE CSPI, JOHN DEVINE.

SYMBOL & LINE LEGEND

- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- A/C AIR COND. COMP.
- WV WATER VALVE
- PIV POST INDICATED VALVE
- WM WATER METER
- EM ELECTRICAL TRANSFORMER
- GM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FDC FIRE DEPART. CONNECTION
- WC WATER CANNON
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- AI AREA INLET
- JB JUNCTION BOX
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

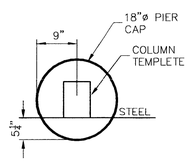
PROPERTY INFORMATION

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

EXISTING: REGULAR = 64 SPACES
H/C = 3 SPACES
TOTAL PROVIDED = 67 SPACES



PIER CAP

PIER NOTES:

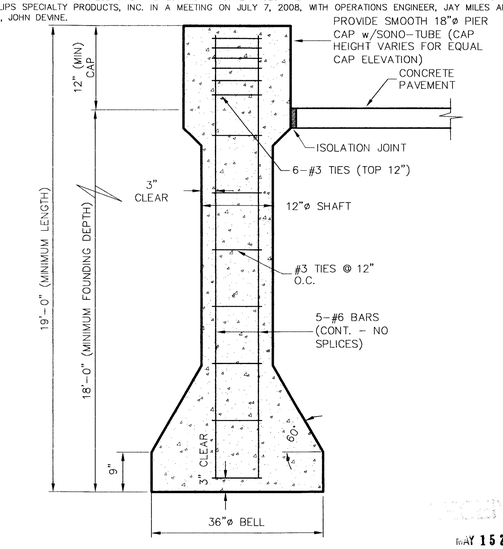
1. CONCRETE SHALL BE A 4-1/2 SACK MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.

2. DRILLED PIERS SHALL BE DRILLED, UNDEREAMED, AND PLACEMENT OF STEEL AND CONCRETE IN A FAIRLY UNIFORM FASHION. DRILL SHAFTS SHALL NOT BE LEFT EXPOSED WITHOUT PLACEMENT OF CONCRETE FOR MORE THAN TWELVE (12) HOURS.

3. CONCRETE FOR PIERS SHALL BE PLACED USING A TREMIE, ALLOWING CONCRETE TO FREE DROP NO MORE THAN EIGHT (8) FEET.

4. THE FOUNDATION ENGINEER SHALL BE NOTIFIED IMMEDIATELY SHOULD GROUND WATER BE ENCOUNTERED DURING ANY OF THE DRILLING PROCESS.

5. REFER TO METAL BUILDING PLANS FOR HORIZONTAL PLACEMENT OF DRILL SHAFTS AND ANCHOR BOLT PLACEMENT.



TYPICAL PIER DETAIL

N.T.S.

MAY 15 2013

RME Consulting Engineers
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COLLEGE STATION, TEXAS 77842
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OFFICE - (979) 764-0704
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TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 5/1/13

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

STATE OF TEXAS 85583 LICENSED PROFESSIONAL ENGINEER 5/1/13

CIVIL SITE PLAN
ISO TANK CANOPY
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
PHILLIPS SPECIALTY PRODUCTS, INC.
c/o MICHAEL PEART
1331 INDEPENDENCE AVE
BRYAN, TX 77807
PH: (979) 821-5430
EMAIL: MICHAEL.PEART@P66.COM

FILENAME: 0489SP1A	SCALE: 1"=40'
SUBMITTED DATE: 5/1/13	
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. 0489

C1.1
SHEET 1 OF 1

SP13-18