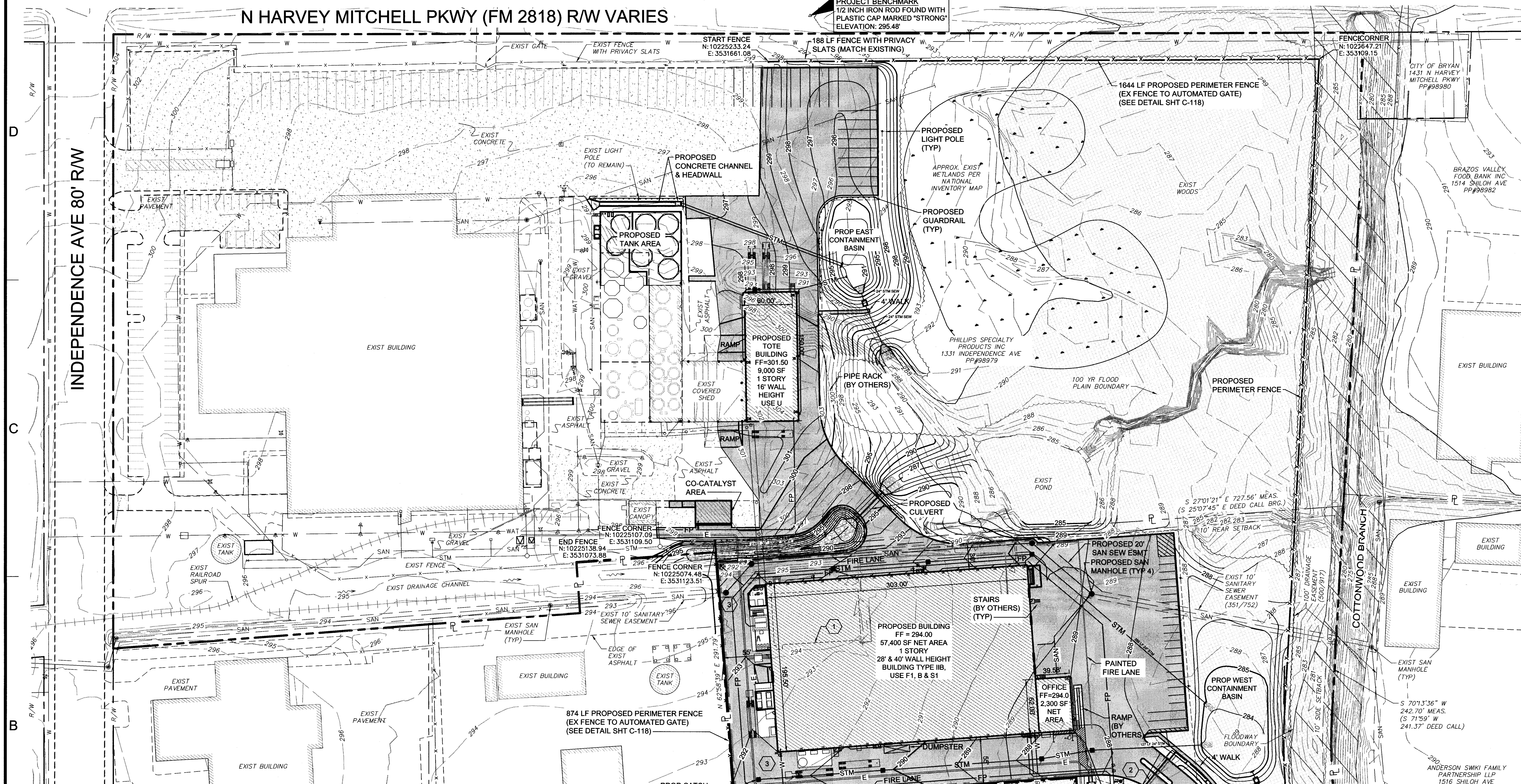
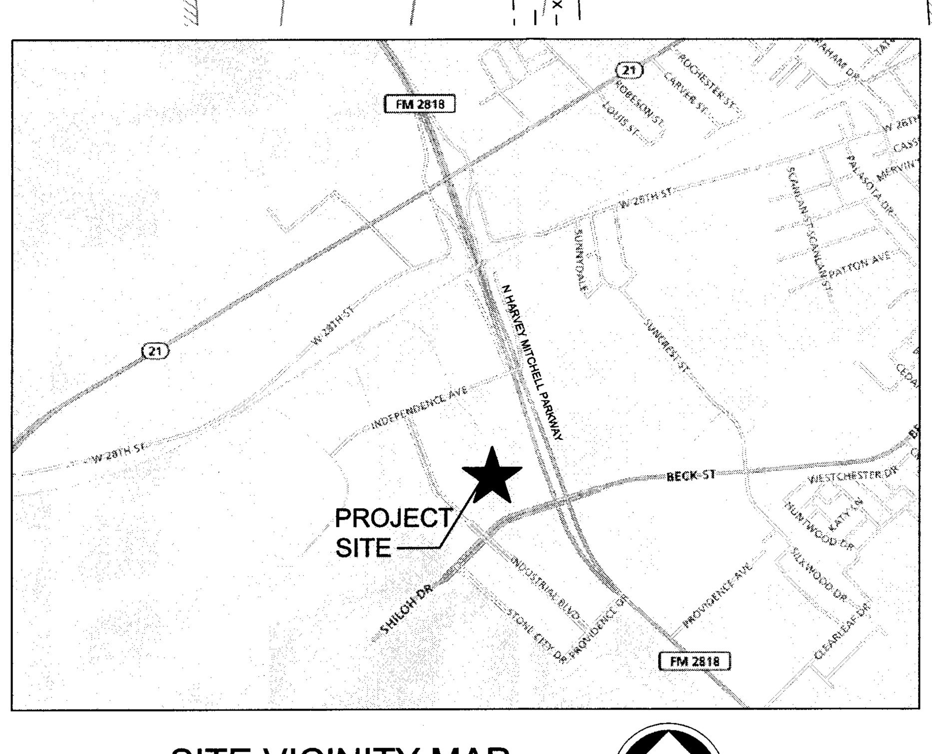


KEY NOTES:

1. EXISTING BUILDING SUPERSTRUCTURE TO BE REMOVED AND RE-ERECTED FOR THE TOTE BUILDING.
2. PROPOSED AUTOMATED GATE (BY OTHERS)
3. MINIMUM DRIVE INSIDE RADIUS OF 35' AND OUTSIDE RADIUS OF 55' PROVIDED FOR FIRE TRUCK ACCESS

LEGEND

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



SITE VICINITY MAP

SCALE: NTS

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 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

PARKING REQUIREMENTS:

SPACE SIZE: 9' x 18' WHERE SPACE ABUTS A LANDSCAPED ISLAND.
AMOUNT OF PARKING REQUIRED:
BUILDING USE - MANUFACTURING
BUILDING AREA - 61,100 SF
NUMBER OF EMPLOYEES - 8
NUMBER OF SPACES REQUIRED - 16
NUMBER OR SPACES PROVIDED - 42

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

LUBRIZOL SPECIALTY PRODUCTS INC.

LIQUID POWER PLANT EXPANSION
BRYAN, TEXAS

Development Services
JAN 22 2016
RECEIVED

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

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

O:\CLIENT\PGL\LUBRIZOL\15-4853\CADD\CIVIL\4853-CS101-A.DWG, 1/19/2016 4:00 PM, HALTRICH, CYNTHIA