

**SYMBOL & LINE LEGEND**

○	POWER POLE
○	LIGHT POLE
—	GUY WIRE ANCHOR
—	GAS PIPELINE RISER
—	WATER VALVE
—	WATER METER
—	DOUBLE CHECK VALVE
—	ELECTRIC VALVE
—	BALL VALVE
—	ELECTRICAL TRANSFORMER
—	GAS METER
—	MANHOLE
—	CLEANOUT
—	FIRE HYDRANT
—	TELEPHONE PEDESTAL
—	AREA INLET
—	JUNCTION BOX
—	FIXED PIPE BOLLARD
—	BUILDING SETBACK LINE
—	PROPERTY LINE
—	EASEMENT LINE
—	PUBLIC UTILITY EASEMENT
—	BUILDING SETBACK LINE
—	P.R. CONCRETE PAVING
—	P.R. H.M.A.C. PAVING
—	P.R. SEAL COAT PAVING
—	P.R. STRUCTURE

**PROPERTY INFORMATION**  
**EAST BRAZOS INDUSTRIAL PARK #1**  
 (VOL. 464, PG. 703)  
 PART OF LOT 1, BLOCK ONE  
 (3.178 ACRES or 138,434 SQ.FT.)  
 ZONED: PD-B  
 NOW OR FORMERLY  
**KEY ENERGY SERVICES, LLC**  
 (VOL. 4199, PG. 188)

**PLAN NOTES:**

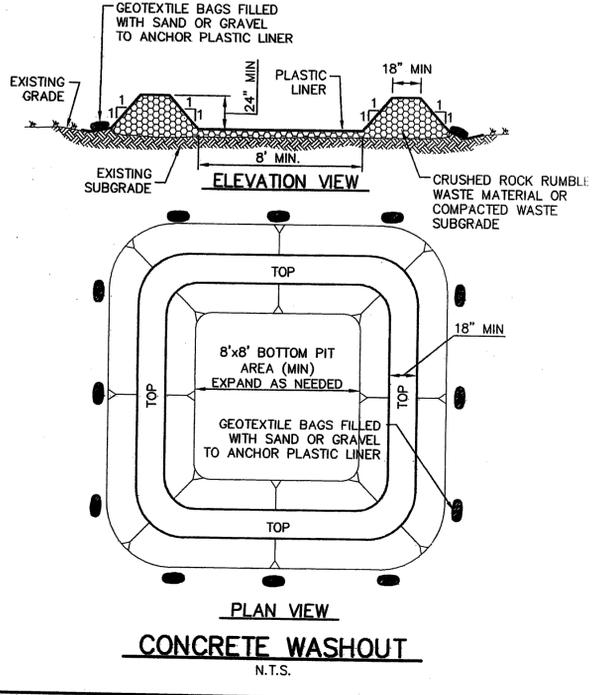
- REFER TO SHEET C0.1 FOR SITE, PARKING, UTILITY, AND CONSTRUCTION NOTES.
- REFER TO MISCELLANEOUS DETAIL SHEET C2.1 FOR SITE & PARKING DETAILS.

**PARKING REQUIREMENTS:**

**ORDINANCE:**  
 OFFICE - 1 SPC/300 SQ.FT.  
 WAREHOUSE (WHOLESALE) - 1 SPC/1000 SQ.FT.

**REQUIRED:**  
 OFFICE (2,147 / 300) = 7.2 SPACES  
 WAREHOUSE (2,843 / 1000) = 2.8 SPACES  
**TOTAL REQUIRED = 10 SPACES**

**PROVIDED:**  
 REGULAR = 9 SPACES  
 H/C = 1 SPACES  
**TOTAL = 10 SPACES**



**GENERAL SITE NOTES:**

THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 171, PANEL NO. 0132 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.

DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANSI STANDARDS.

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

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

30% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN ALL OPENING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 66% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

NO DETENTION FACILITY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

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 PRESENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

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

THIS PROPERTY IS ZONED PD-B DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON AUGUST 12, 2008 (ORDINANCE NO. 1767).

THE MINIMUM CLEAR SPACE, WHEN FULLY OPEN, SHALL BE TWENTY FEET (20') FOR ALL VEHICULAR SECURITY GATES. ALL GATES SHALL EITHER ROLL AND "COLLAPSE" INTO THE FENCE OR SWING INTO THE YARD. ALL GATES ALONG FIRE LANES SHALL BE EQUIPPED WITH KNOX BOXES FOR FIRE DEPARTMENT ENTRY.

THE INTENDED USE FOR THIS DEVELOPMENT IS THE STORAGE AND MANUFACTURING OF OIL PRODUCTION DRILLING EQUIPMENT.

WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES AND WILL BE TREATED BY DEFINITION. THIS WASTEWATER WILL BE COLLECTED INTO AN ISOLATED HOLDING TANK, PUMP PERIODICALLY TO A MUNICIPAL WASTEWATER TREATMENT FACILITY. A SEPTIC TANK WILL BE A BELOW GROUND UNIT LOCATED UNDER THE ROOF AREA OF THIS PROJECT'S SEPTIC PAVILION. ALL VEHICLE AND EQUIPMENT WASHING/CLEANING WILL BE CONDUCTED UNDER THE PAVILION. WASTEWATER GENERATED FROM THE OFFICE FACILITY IS ISOLATED AND IS NORMAL DOMESTIC WASTEWATER BY DEFINITION. THIS WASTEWATER IS TREATED BY AN EXISTING ON-SITE SEWERAGE FACILITY.

REGULAR SOLID WASTE GENERATED FROM THE USE OF THIS FACILITY SHALL BE DISPOSED OF BY A ROLL-OFF TRUCK.

THIS AREA SHALL REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES DURING AND AFTER BUSINESS HOURS IT SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT INGRESS/EGRESS. THIS FIRE ACCESS ROAD IS CURRENTLY CONSTRUCTED OUT OF A 6\"/>

16. New water reclamation system will use three 3' x 6' x 2' pits in foundation as holding tanks (maximum capacity 800 gallons)

APPROVED  
 Site Plan

*[Signature]* 08/29/08  
 Initials Date

**STOP!**  
**CALL BEFORE YOU DIG**  
 TEXAS ONE CALL SYSTEM  
 1-800-245-4545  
 (AT LEAST 72 HOURS PRIOR TO DIGGING)  
 WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

**RME Consulting Engineers**  
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**RECEIVED**  
 OCT 20 2010  
 Development & Engineering Services

MARK	DATE	DESCRIPTION

**SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 8/20/08**

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



**CIVIL SITE & PRIVATE UTILITY PLAN**

FOR THE  
**KEY ENERGY SERVICES**  
**B.O.P. TESTING CENTER**  
**BRYAN, TX**

6115 E. STATE HIGHWAY 21  
 LOT 1, BLOCK ONE, EAST BRAZOS INDUSTRIAL PARK #1  
 BRYAN, BRAZOS COUNTY, TEXAS

**CLIENT INFORMATION**  
 KEY ENERGY SERVICES, INC.  
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 EMAIL: APAWELEK@KEYENERGY.COM

FILENAME: 0332SP1A SCALE: 1"=30'  
 SUBMITTED DATE: AUGUST 11, 2008  
 DRAWN BY: R.A.M.  
 CHECKED BY: R.A.M.  
 FIELD BOOK: 9 PAGES: 64-70

RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
**130 - 0332**

**C1.1**  
 SHEET 3 OF 6