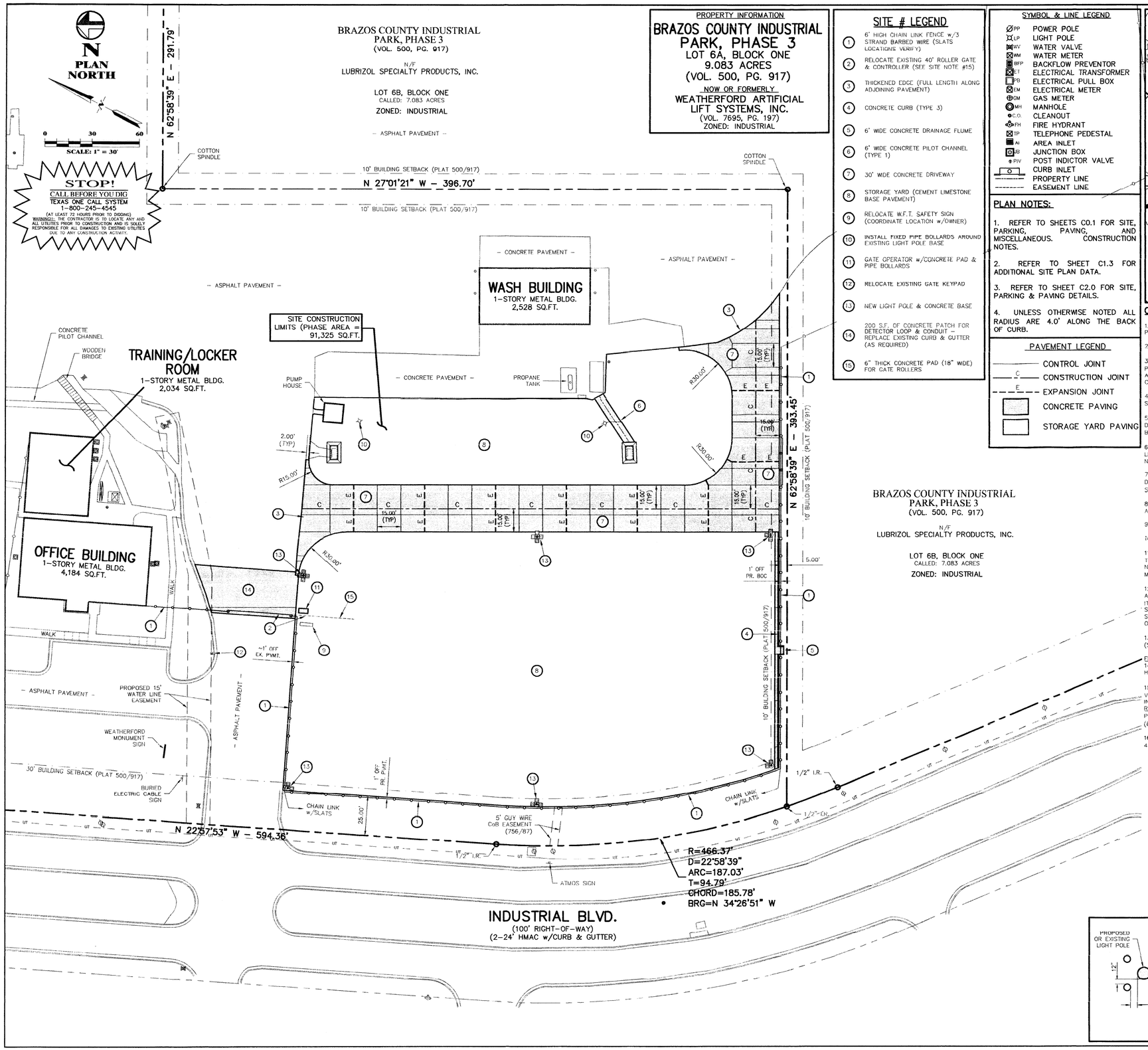


PROPERTY INFORMATION

BRAZOS COUNTY INDUSTRIAL PARK, PHASE 3
LOT 6A, BLOCK ONE
9.083 ACRES
(VOL. 500, PG. 917)

NOW OR FORMERLY
WEATHERFORD ARTIFICIAL LIFT SYSTEMS, INC.
(VOL. 7695, PG. 197)
ZONED: INDUSTRIAL

SITE # LEGEND

1. 6' HIGH CHAIN LINK FENCE w/3 STRAND BARBED WIRE (SLATS LOCATIONS VERIFY)
2. RELOCATE EXISTING 40' ROLLER GATE & CONTROLLER (SEE SITE NOTE #15)
3. THICKENED EDGE (FULL LENGTH ALONG ADJOINING PAVEMENT)
4. CONCRETE CURB (TYPE 3)
5. 6' WIDE CONCRETE DRAINAGE FLUME
6. 6' WIDE CONCRETE PILOT CHANNEL (TYPE 1)
7. 30' WIDE CONCRETE DRIVEWAY
8. STORAGE YARD (CEMENT LIMESTONE BASE PAVEMENT)
9. RELOCATE W.F.T. SAFETY SIGN (COORDINATE LOCATION w/OWNER)
10. INSTALL FIXED PIPE BOLLARDS AROUND EXISTING LIGHT POLE BASE
11. GATE OPERATOR w/CONCRETE PAD & PIPE BOLLARDS
12. RELOCATE EXISTING GATE KEYPAD
13. NEW LIGHT POLE & CONCRETE BASE
14. 200 S.F. OF CONCRETE PATCH FOR DETECTOR LOOP & CONDUIT – REPLACE EXISTING CURB & GUTTER (AS REQUIRED)
15. 6" THICK CONCRETE PAD (18" WIDE) FOR GATE ROLLERS

SYMBOL & LINE LEGEND

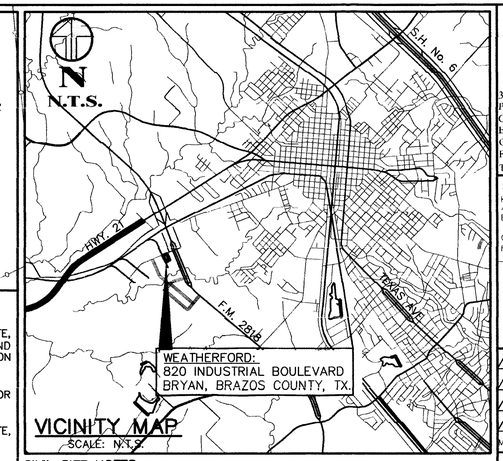
- PP POWER POLE
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- BFP BACKFLOW PREVENTOR
- ET ELECTRICAL TRANSFORMER
- PB ELECTRICAL PULL BOX
- EM ELECTRICAL METER
- GM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- AI AREA INLET
- JB JUNCTION BOX
- PIV POST INDICTOR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

PLAN NOTES:

1. REFER TO SHEETS C0.1 FOR SITE, PARKING, PAVING, AND MISCELLANEOUS. CONSTRUCTION NOTES.
2. REFER TO SHEET C1.3 FOR ADDITIONAL SITE PLAN DATA.
3. REFER TO SHEET C2.0 FOR SITE, PARKING & PAVING DETAILS.
4. UNLESS OTHERWISE NOTED ALL RADIUS ARE 4.0' ALONG THE BACK OF CURB.

PAVEMENT LEGEND

- CONTROL JOINT
- C — CONSTRUCTION JOINT
- E — EXPANSION JOINT
- CONCRETE PAVING
- STORAGE YARD PAVING



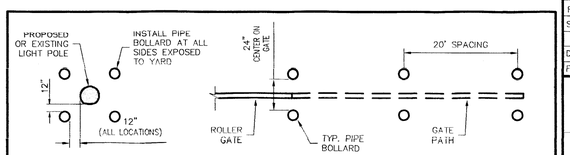
VICINITY MAP
SCALE: N.T.S.

CIVIL SITE NOTES:

1. NO PORTION OF THE REMAINING TRACT APPEARS TO LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE FEMA FIRM MAP PANEL NO. 48041C 0195E, REVISED DATE: JULY 7, 2014.
2. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
3. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), 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.
4. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 85% IMPERVIOUS COVER ON THE SUBJECT PROPERTY. TYPE 1 DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
5. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAILS ON SHEET C2.0). ALL NEW STORAGE YARD PAVEMENT WILL BE CEMENT STABILIZED LIMESTONE BASE AND NEW DRIVEWAYS WILL BE CONCRETE AND 10" THICK IN ALL AREAS.
6. 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.
7. 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.
8. THE PROPOSED IMPROVEMENTS CONTAINED IN THESE SITE DRAWINGS WILL NOT CREATE ANY ADDITIONAL SOLID WASTE. EXISTING SOLID WASTE FACILITIES WILL BE UTILIZED.
9. SEE SHEET C1.0 – EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
10. THE INTENDED USE FOR THIS DEVELOPMENT IS INDUSTRIAL EQUIPMENT AND MATERIALS STORAGE.
11. WASTEWATER GENERATED BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES DISCHARGES INTO THE EXISTING OIL/SAND SEPARATORS. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER BY DEFINITION. FOOD SERVICES WILL NOT BE PROVIDED BY THE MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS.
12. 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 62-564.
13. ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TXDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).

FIRE DEPARTMENT SECTION OF NOTES:

14. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
15. THE MINIMUM CLEAR SPACE, WHEN FULLY OPEN, SHALL BE TWENTY FEET (20') FOR ALL VEHICULAR SECURITY GATES. GATES WILL EITHER ROLL AND "COLLAPSE" INTO THE FENCE OR SWING INTO THE YARD. ALL GATES SHALL BE EQUIPPED WITH KNOX ENTRY BASED UPON FIRE DEPARTMENT REQUIREMENTS. THE MAXIMUM VERTICAL CLEARANCE, BETWEEN THE BOTTOM OF THE GATE AND THE PAVMENT/GRADE, THAT SHALL EXISTING WHEN THE GATE IS FULLY CLOSED SHALL BE LIMITED TO SIX (6) INCHES.
16. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).



PIPE BOLLARD DIAGRAM
N.T.S.

RME Consulting Engineers
3800 S.H. 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

SURVEYOR
KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TX 77803
OFF: (979) 268-3195
FAX: (979) 691-8904

MARK	DATE	DESCRIPTION

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 10/1/15

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

STATE OF TEXAS — RABON A. METCALF — 88883 — LICENSED PROFESSIONAL ENGINEER

CIVIL SITE & PAVING PLAN

FOR THE

WEATHERFORD 820 INDUSTRIAL BOULEVARD BRYAN, TX

LOT 6A, BLOCK 1 – BRAZOS COUNTY INDUSTRIAL PARK, PH 3
BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
WEATHERFORD
c/o BRIAN JERNIGAN
2000 ST. JAMES PLACE
HOUSTON, TX 77056
PH: (713) 836-6381
EMAIL: BRIAN.JERNIGAN@WEATHERFORD.COM

FILENAME: 0581SP1A	SCALE: 1"=30'
SUBMITTED DATE: 8/31/15, 9/10/15, 10/1/15	
DRAWN BY: R.A.M.	CHECKED BY: R.A.M.
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. – PROJECT NO.
308 – 0581

C1.1