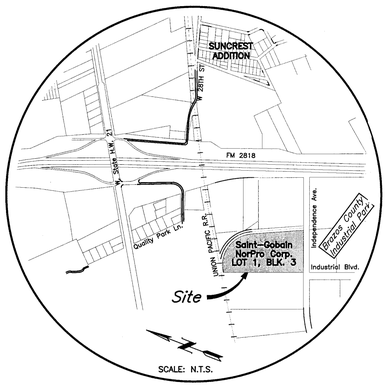


VICINITY MAP

SITE NOTES:

1. Existing Land Use: Industrial Facility, Zoned "PD-I".
2. Contour Information is base on an assumed Datum.
3. No portion of the site is within the 100-Year flood plain per the Federal Emergency Management Agency Flood Insurance Rate Maps for Brazos County, Texas, Map Number 48041C0195E, Effective May 16, 2012.
4. Solid Waste Disposal is and shall continue to be handled by Texas Commercial Waste, a private waste collection Company.
5. Existing underground utility information has been obtained from the available records of the site.
6. Sewer and Water use will remain unchanged, based on current usage, due to building expansion.
7. Contractor shall be responsible for 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.
8. Parking Analysis:

Category:	Manufacturing Operation
Requirement:	1 space/2 Employees on largest Shift
Largest Shift:	60
Required Spaces:	30
Existing Parking Spaces:	80
Parking Spaces Removed:	26
Parking Spaces Added:	29
Total Parking Spaces Provided:	83
Typical Spaces	79
Handicap Spaces	4

9. See Sheet L1.1 for Landscaping Plan.
10. All dimensions are from back-of-curb, unless noted otherwise.

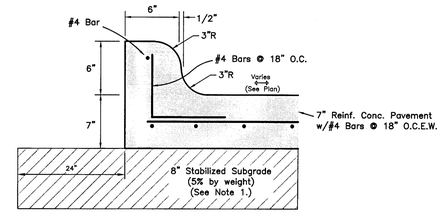
GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
   Contact Dig Tess @ 1-800-344-8377
2. All construction shall be in accordance with the current City of Bryan Standard Details, Specifications, and B/CS Design Guidelines for Water, Sewer, Drainage and Street Construction. All inspection of public infrastructure shall be coordinated with the staff of the City Engineer of Bryan.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Owner for any substitution.
4. Trench Safety shall be conducted in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
5. TRENCHING AND BACKFILLING: The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of street subgrade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
6. It is the responsibility of the Contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the Contractor shall coordinate all proposed work and procedures with Bryan Texas Utilities (BTU).
7. Trenches may be left open overnight if properly covered or barricaded to prevent pedestrian and vehicular access.
8. The Contractor shall drill and set/epoxy dowels when connecting to existing concrete pavement or sidewalks. Dowels shall be set 1/2 their respective length.

Concrete Element	Dowel	Dowel Type	Length	Spacing
Pavement	#5	Smooth	18"	12" CC
Sidewalk	#3	Smooth or Deformed	12"	18" CC

STRIPING NOTES:

1. Contractor shall be responsible for the "layout" of the striping plan in the field and stripe as shown on this sheet. All markings shall be white.
2. All paint, glass beads and application rates shall conform to TxDOT Item 666, Reflectorized pavement Markings, Type II Marking Materials.
3. All Parking Space Limit Lines shall be solid white lines 6" wide.
4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation and City of Bryan Ordinances.
5. All Fire Lanes shall be designated by painting the curbs. The curbs shall be painted red with four inch (4") white lettering stating "No Parking Fire Lane Tow Away Zone" Wording may not be spaced more than fifteen feet (15') apart.

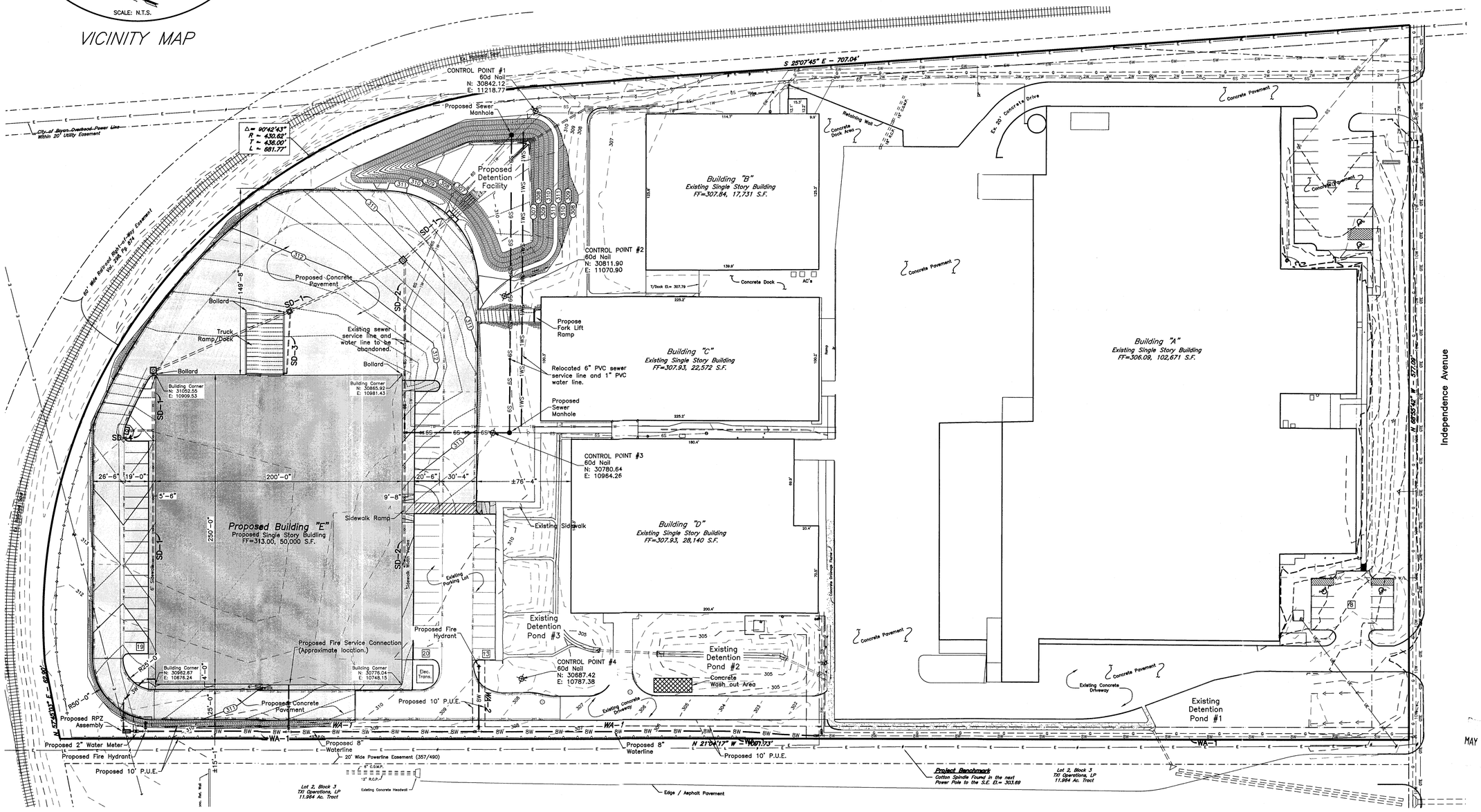


NOTES:

1. Lime series analysis must be performed on subgrade to determine exact amount of lime to be mixed into soil.
2. Concrete shall be 4,000 p.s.i. (28-days).
3. Reinforcement shall be Grade 60.

TYPICAL PAVEMENT SECTION

Scale: N.T.S.



SITE PLAN

SCALE: Hor: 1" = 40'

0 20' 40' 80'

STATE OF TEXAS
05/13/2014
J. DALE BROWNE, JR.
81890
REGISTERED PROFESSIONAL ENGINEER

ISSUED FOR BIDDING ONLY.

DATE:	05/01/13
DRAWN BY:	JDB
DESIGNED BY:	JDB
CHECKED BY:	JDB

108-00001-001-C1.1

REVISIONS

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-458 · Survey Reg. No. 10103300
1008 Woodcreek Dr., Suite 103
College Station, Tx. 77845 (979) 693-3838
1314 10th Street, Suite 210
Huntsville, Tx. 77320 (936) 294-9749
M&B

Site Plan

Sanit-Gobain NorPro Corporation
Lot 1, Block 3, Brazos Co. Industrial Park, Phase III
Volume 500, Page 917, 12.780 Acres

Phase 3 Plant Expansion

SHEET NO.

C1.1