LANDSCAPE ANALYSIS (SECTION 62-429)

REQUIRED:

91,794 SF DEVELOPED AREA
118,023 SF STORAGE AREA

5% OF SITE AREA (SF)	5,901
15% OF DEVELOPED AREA (SF)	13,769
TOTAL	19,670

PROPOSED:

EXISTING CANOPY TREES PROTECTED DURING CONSTRUCTION

8 @ 225 SQ FT/TREE	1800
NEWLY PLANTED TREES	
43 @ 350 SQ FT/TREE (CANOPY, TRUNK DIA. >3")	15,050
GRASS AND LIVE GROUND COVER	
29,510 SQ FT @ 10 SQ FT/100 SQ FT	2,951
TOTAL	19,801

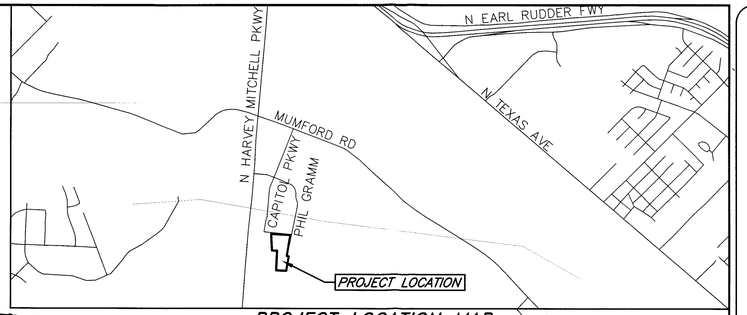
0 40 80 Feet
Scale: 1"=40'

LOT 3, BLOCK 3
BRYAN INDUSTRIAL PARK PH II
VOL. 847, PG. 403 ORBC

CALLED 12.152 ACRES
LOT 4, BLOCK 3
AMENDING PLAT
BRYAN INDUSTRIAL PARK PH II
VOL. 8784, PG. 31 ORBC

PHIL GRAMM BOULEVARD (60' WIDE-& 37' WIDE PAVEMENT) VOL 847 PG 403 ORBC

ELECTRIC SLIDING GATE
KNOX BOX
EX. FIRE HYDRANT #2
PROP. NEWLY PLANTED CANOPY TREE TRUNK DIA. >3" TYP
EX. FIRE HYDRANT #3
4' GATE FOR FIRE ACCESS
SLOPED CONCRETE PAVING
CONCRETE DRIVE SECTION
LAY OF HOSE, 300'
RELOCATE EX PORTABLE OFFICE
HANDICAP SIGN WITH VAN ACCESSIBLE PLAQUE (R7-8)
EX. FIRE HYDRANT #1
LIBERTY DRIVE (60' WIDE ROW) (37' WIDE PAVEMENT) VOL 847 Pg 403 ORBC
OFFICE
OIL PAD COLLECTION LINE
TRUCK SCALE
5' WIDE ADA ACCESSIBLE ROUTE
12'x12' CLEAR DUMPSTER PAD WITH 6' TALL OPAQUE SCREEN
TRANSFORMER PAD
KNOX BOX
130.62'
20' TYP
BUILDING FF=294.36
SQ. FT.= 46,000
LOT 1, BLOCK 1
BRYAN INDUSTRIAL PARK PH IV
VOL. 11143, PG. 277 ORBC
8" RED FIRE LANE STRIPING WITH REPEATED 4" LETTERS "FIRE LANE" "NO PARKING" "TOW AWAY ZONE", TYP
DESIGNATED FIRE LANE WITH TURNING RADIUS
FUTURE REMOVE & RELOCATE RAIL BUMPER
ELECTRIC SLIDING GATE
40.86'
108'
LAY OF HOSE, 300'
RELOCATE TELEPHONE LINE
"FIRE LANE NO PARKING" SIGN (12"x18") TYP
DEMO EX TEMPORARY BLDG & PARKING
30' PRIVATE RAILROAD SPUR ACCESS EASEMENT
PROP. NEWLY PLANTED CANOPY TREE TRUNK DIA. >3" TYP
20' PUE
30' PUE
TIE INTO EXISTING FENCE
REMAINDER OF A 329.196 ACRES
BRYAN DEVELOPMENT FOUNDATION
GENERAL WARRANTY DEED
VOL. 652, PG. 339 ORBC
SECURITY FENCE ON PROPERTY LINE
LOT 3, BLOCK 5
BRYAN INDUSTRIAL PARK PH II
VOL. 847, PG. 403 ORBC
LOT 1, BLOCK 1
BRYAN INDUSTRIAL PARK PH III
VOL. 8874, PG. 79 ORBC
REPLACE BTU UTILITY POLE WITH SELF-SUPPORTING UTILITY POLE
REMOVE BTU UTILITY POLE
RELOCATE BTU UTILITY POLE, REMOVE GUY WIRE
PROPOSED RAIL EXTENSION
PROPOSED RAIL BUMPER
GRAVEL EQUIPMENT STORAGE YARD, ALL WEATHER SURFACE CAPABLE OF SUPPORTING TRUCKS
ELECTRIC SLIDING GATE
LAY OF HOSE, 300'
8" RED FIRE LANE STRIPING WITH REPEATED 4" LETTERS "FIRE LANE" "NO PARKING" "TOW AWAY ZONE", TYP PAINTED ON EDGE OF CONCRETE APRON
EX 4" ATMOS GAS LINE
20' PUE
FUTURE RAIL BUMPER
FUTURE RAIL EXTENSION
PROPOSED 30' PRIVATE RAILROAD EASEMENT
20' PUE
20' BTU EASEMENT
PROPOSED 45' PRIVATE RAILROAD EASEMENT
100 YEAR FLOOD PLAIN PER FEMA
ALL-WEATHER GRAVEL SURFACE
EX TREES TO BE SAVED
100 YEAR FLOOD PLAIN PER LOCAL REGULATED ULTIMATE DEVELOPMENT
FEMA 100-YR FLOODPLAIN (SEE NOTE 10)
DESIGNATED AREA FOR DEBRIS AND CONCRETE WASH-OUT



PROJECT LOCATION MAP
NTS

PARKING ANALYSIS (7.2.I)

REQUIRED:

NUMBER OF WORKERS PRESENT AT LARGEST SHIFT	12
1 PARKING SPOT PER 2 SHIFT WORKERS (h.3)	6
TOTAL	6
PROPOSED:	24

HANDICAPPED PARKING ANALYSIS (TAS):

REQUIRED:

HANDICAPPED SPACES (1-25)	1
VAN ACCESIBLE (1 PER 8)	1
PROPOSED:	
VAN ACCESSIBLE HANDICAPPED SPACES	2

NOTES:

1. OWNER: DARLING INTERNATIONAL
2. DEVELOPER: BAKERY FEEDS, 4221 ALEXANDRIA PIKE, COLD SPRING, KY 41076
3. SITE ADDRESS: 601 LIBERTY DRIVE, BRYAN, TX 77807
4. LEGAL DESCRIPTION: LOT 1, BLOCK 1, BRYAN INDUSTRIAL PARK PHASE IV, 9.028 ACRES
5. ZONING: PLANNED DEVELOPMENT – INDUSTRIAL DISTRICT (ORDINANCE NO 1384, APPROVED JANUARY 28, 2003)
6. LAND USE: INDUSTRIAL
7. FLOOD HAZARD STATEMENT: ACCORDING TO MAP NO. 48041C0185E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE CITY OF BRYAN IN BRAZOS COUNTY TEXAS, DATED MAY 16, 2012, A PORTION OF THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, SHADED ZONE "X"; DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD, AND ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED
8. CITY STANDARDS: ALL WORK SHALL COMPLY WITH CITY STANDARDS AND DETAILS
9. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXED AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY
10. EROSION CONTROL: EXISTING GRASS COVER BETWEEN THE CONSTRUCTION ZONE AND THE CREEK TO PROVIDE ADDITIONAL NATURAL EROSION CONTROL FOR THE FACILITY
11. WASTEWATER: THE WASTE STREAM TO BE GENERATED AT THIS SITE IS NORMAL DOMESTIC WASTEWATER
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTER ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
13. IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY.
14. FIRE SPRINKLER SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY IF REQUIRED BY BUILDING PLAN REVIEW
15. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM
16. A RENDERING GREASE CONTAINER IS NOT REQUIRED FOR THIS SITE SINCE THIS FACILITY DOES NOT MANUFACTURE, ORDER AND/OR PREPARE FOOD ITEMS TO PUBLIC/CUSTOMERS.

P:\PROJECTS\C0011-0023 Bakery Feeds\Civil Const Dwgs\PNP\SITE PLAN.dwg May 19,2015 - 11:47pm CM

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: May 15, 2015

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
1500 S. Tibly Street • Brenham, Texas 77833 • 979.836.6631

BAKERY FEEDS NEW BUILDING
BRYAN TEXAS

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Design Drawing Date :	-
Rev.	Date / Description :

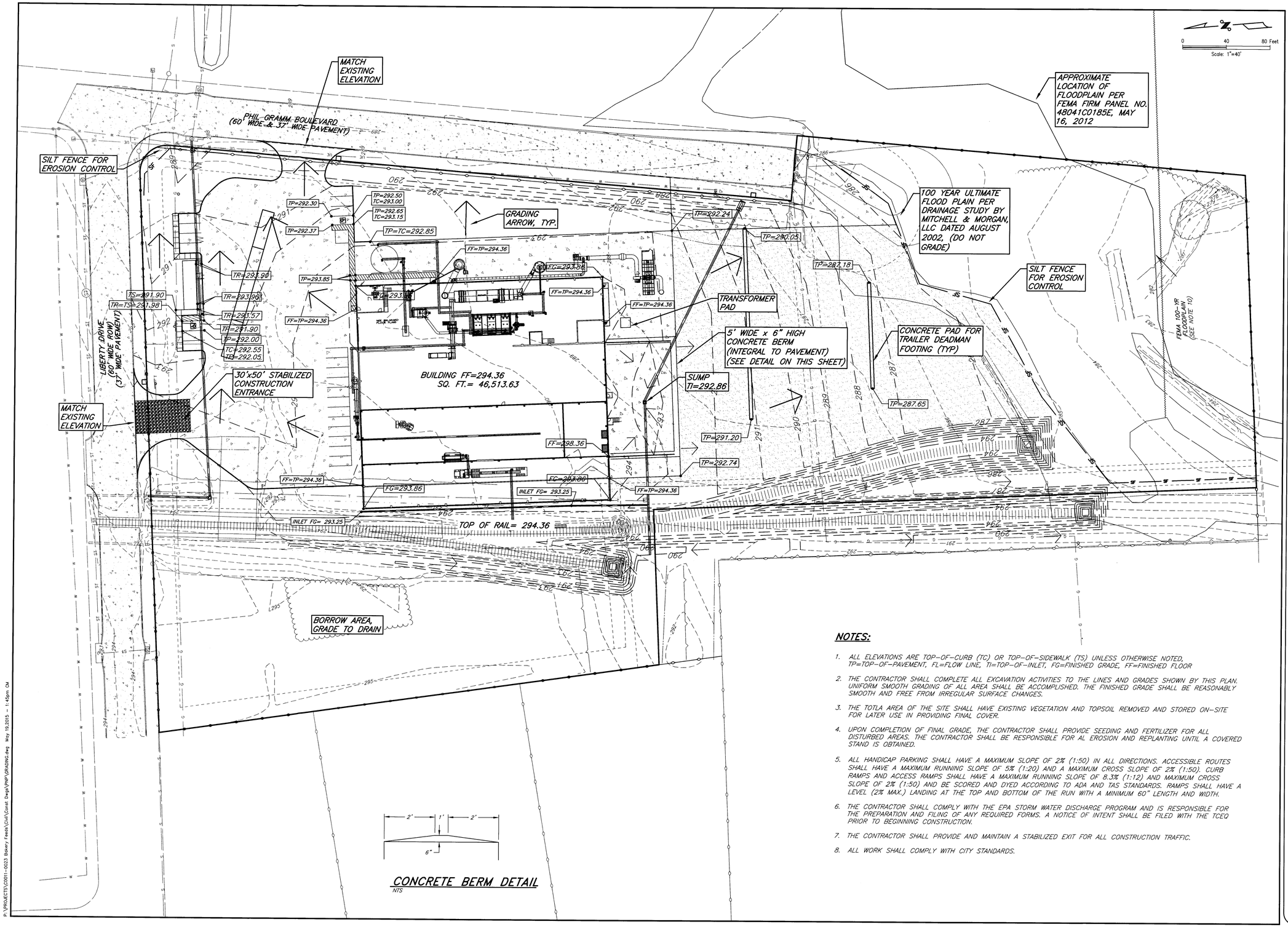
MAY 18 2015

DRAWN BY :	TP
CHECKED BY :	SED
PROJECT NO. :	C0011-0023
SCALE :	AS SHOWN

SHEET NAME :
CITY SITE, LANDSCAPE & DIMENSION PLAN

SHEET NO.
C1
OF 3

EXCEL PROJECT MANAGEMENT



NOTES:

1. ALL ELEVATIONS ARE TOP-OF-CURB (TC) OR TOP-OF-SIDEWALK (TS) UNLESS OTHERWISE NOTED, TP=TOP-OF-PAVEMENT, FL=FLOW LINE, TI=TOP-OF-INLET, FG=FINISHED GRADE, FF=FINISHED FLOOR
2. THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREA SHALL BE ACCOMPLISHED. THE FINISHED GRADE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULAR SURFACE CHANGES.
3. THE TOTLA AREA OF THE SITE SHALL HAVE EXISTING VEGETATION AND TOPSOIL REMOVED AND STORED ON-SITE FOR LATER USE IN PROVIDING FINAL COVER.
4. UPON COMPLETION OF FINAL GRADE, THE CONTRACTOR SHALL PROVIDE SEEDING AND FERTILIZER FOR ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AL EROSION AND REPLANTING UNTIL A COVERED STAND IS OBTAINED.
5. ALL HANDICAP PARKING SHALL HAVE A MAXIMUM SLOPE OF 2% (1:50) IN ALL DIRECTIONS. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% (1:20) AND A MAXIMUM CROSS SLOPE OF 2% (1:50). CURB RAMPS AND ACCESS RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.3% (1:12) AND MAXIMUM CROSS SLOPE OF 2% (1:50) AND BE SCORED AND DYED ACCORDING TO ADA AND TAS STANDARDS. RAMPS SHALL HAVE A LEVEL (2% MAX.) LANDING AT THE TOP AND BOTTOM OF THE RUN WITH A MINIMUM 60" LENGTH AND WIDTH.
6. THE CONTRACTOR SHALL COMPLY WITH THE EPA STORM WATER DISCHARGE PROGRAM AND IS RESPONSIBLE FOR THE PREPARATION AND FILING OF ANY REQUIRED FORMS. A NOTICE OF INTENT SHALL BE FILED WITH THE TCEQ PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A STABILIZED EXIT FOR ALL CONSTRUCTION TRAFFIC.
8. ALL WORK SHALL COMPLY WITH CITY STANDARDS.

CONCRETE BERM DETAIL
NTS

P:\PROJECTS\C0011-0023 Bakery Feeds\Civil\Const Dwgs\PNP\GRADING.dwg May 19,2015 - 1:45pm CM

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: May 15, 2015

JONES | CARTER
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BAKERY FEEDS NEW BUILDING
BRYAN TEXAS

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Design Drawing Date : -

Rev.	Date	Description :

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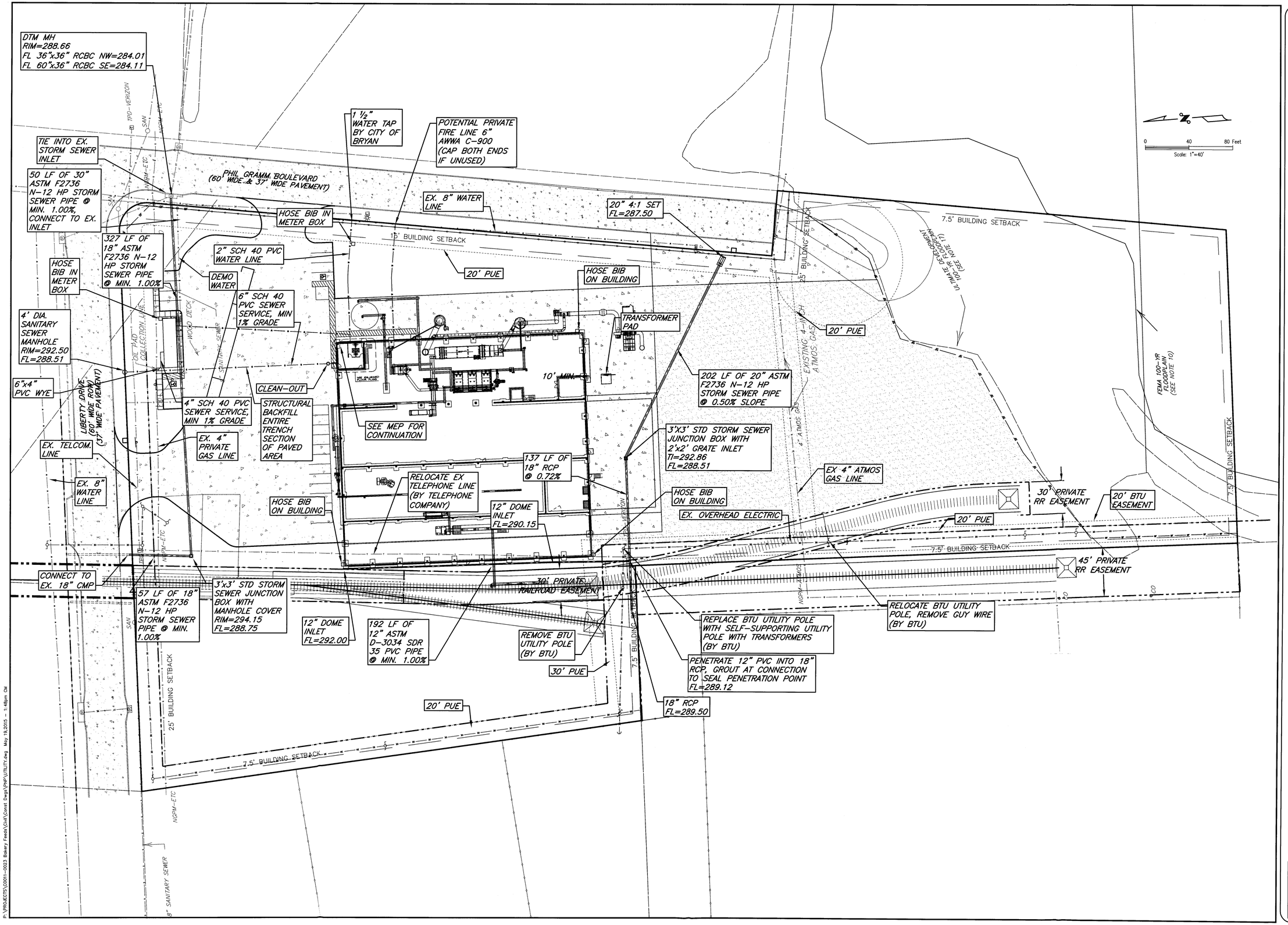
CHECKED BY :	SED
PROJECT NO. :	C0011-0023
SCALE :	AS SHOWN

SHEET NAME :

GRADING & EROSION PLAN

SHEET NO.
C2
OF 3

EXCEL PROJECT MANAGEMENT



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BAKERY FEEDS NEW BUILDING
BRYAN TEXAS

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Design Drawing Date : -

Rev.	Date	Description :

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CHECKED BY : SED
PROJECT NO. : C0011-0023
SCALE : AS SHOWN
SHEET NAME :

UTILITY PLAN

SHEET NO.
C3
OF 3

EXXCEL PROJECT MANAGEMENT

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