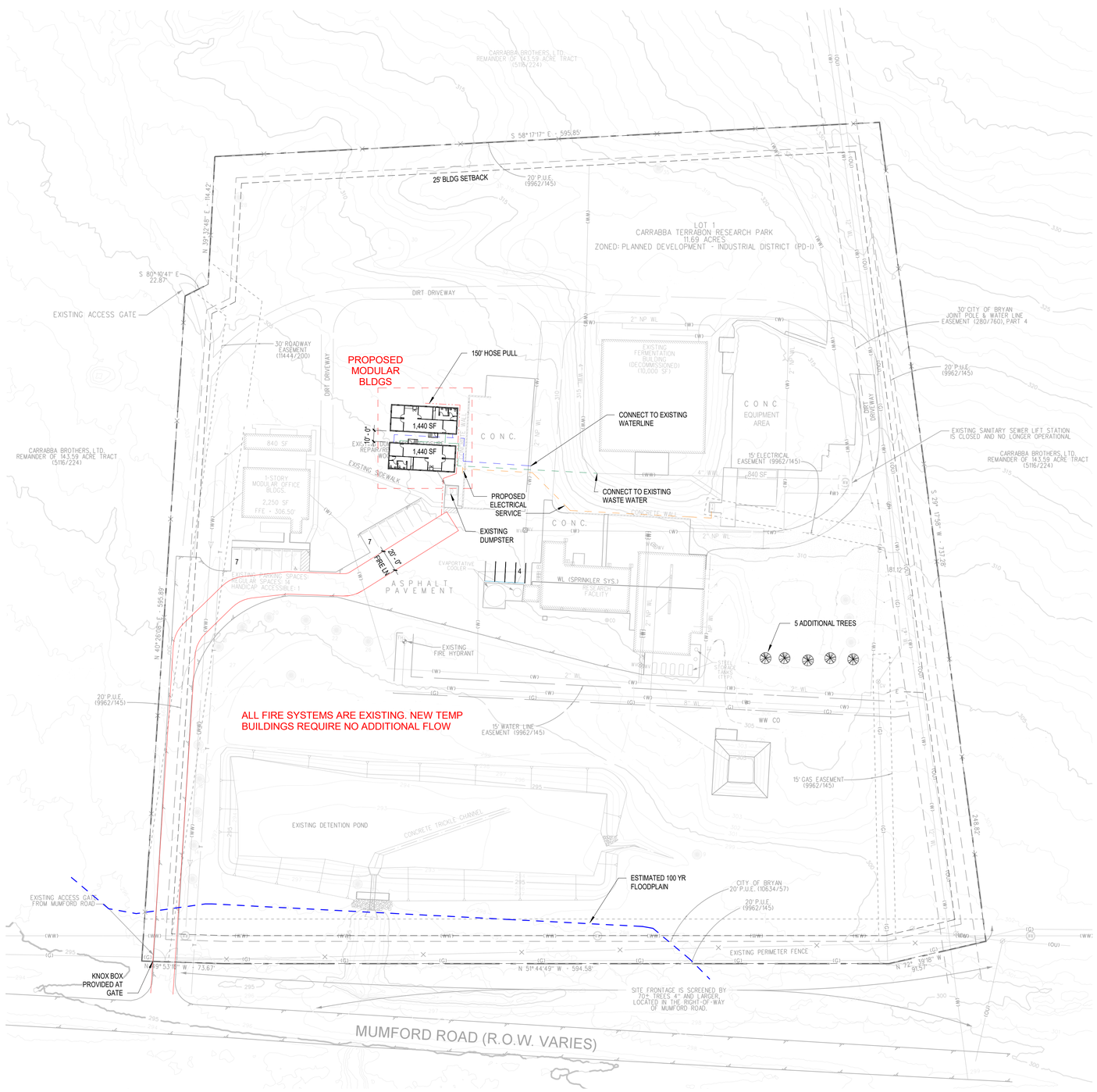


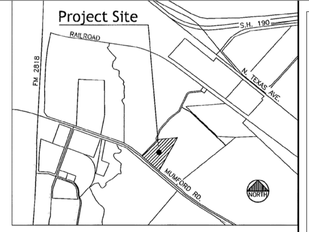
SCALE: 1" = 50'

0 25 50

(IN FEET)

LEGEND

- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVMENT
- EXISTING PERIMETER FENCE
- (W) EXISTING WATER LINE
- (WW) EXISTING SANITARY SEWER LINE
- (OU) EXISTING OVERHEAD UTILITY LINE
- (G) EXISTING GAS LINE
- T EXISTING TELECOM LINE
- PROPOSED BUILDING
- PROPOSED 7" CONCRETE PAVEMENT



VICINITY MAP
NOT TO SCALE

EXISTING TREE LIST

TREE NO.	SIZE	DESCRIPTION
1	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
2	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
3	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
4	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
5	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
6	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
7	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
8	8.5" +/-	(M)CRAPE MYRTLE, 7'-10' HEIGHT
9	2.5"	OAK
10	8" +/-	(M)25 MESQUITE TREES
11	35"	OAK
12	12.5" +/-	(M)MESQUITE
13	6"	OAK
14	7.5"	OAK
15	8"	OAK
16	7.5"	OAK
17	8"	OAK
18	3"	OAK
19	7.5"	OAK
20	6.5"	OAK
21	5"	OAK
22	7"	OAK
23	6"	OAK
24	9.5"	OAK
25	5"	OAK
26	2"	OAK
27	5" - 10"	(M)CRAPE MYRTLE, 7'-9' HEIGHT
28	4"	ASH
29	8" - 13.5"	(M)MESQUITE
30	36"	OAK
31	25"	OAK
32	5" - 10"	(M)MESQUITE
33	5" - 10"	(M)MESQUITE
34		20-30 YOUNG TREES

(M) = MULTI-TRUNK TREE
CALIPER INCHES FOR MULTI-TRUNK TREES (M) IS ESTIMATED TO BE THE DIAMETER OF THE LARGEST TRUNK PLUS HALF THE DIAMETER OF THE REMAINING ADDITIONAL TRUNKS.

LANDSCAPE PLAN / ANALYSIS

ITEM / DESCRIPTION	QUANTITY
TOTAL SITE AREA	509,217 SF
TOTAL AREA OF NEW DEVELOPMENT	6,475 SF
LANDSCAPE AREA REQUIRED (15%)	971 SF
GRASS / GROUND COVER	0
NON-CANOPY TREES	0
CAPOPY TREES (1/200)	5

5 TREES REQUIRED
PROPOSED 1.5" CEDAR ELM
PROVIDE DRIP IRRIGATION FOR NEWLY PLANTED TREES.

PROPOSED TREE LIST

TREE NO.	SIZE	DESCRIPTION
35 - 39	1.5" MIN.	CEDAR ELM

NOTES

1. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
2. FOR EXISTING UTILITY LOCATION, CONTACT THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT AT (979) 209-5900.
3. 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 OCCURANCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
4. DEMOLITION / CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF BRYAN, OR CITY PERMITTED CONTRACTOR ONLY.
5. PROPOSED FACILITY WILL NOT REQUIRE A NEW WATER METER. WATER SERVICE TO THE STRUCTURE WILL BE PROVIDED BY EXISTING FACILITY WATER LINES.
6. NO PROCESS WASTEWATER SHALL BE INTRODUCED INTO THE PUBLIC SEWER SYSTEM FROM SITE OPERATIONS OTHER THAN THE DOMESTIC WASTEWATER FROM THE EXISTING MODULAR LABRATORY BUILDING.
7. POTABLE WATER LINE INSTALLATION SHALL MEET TCEQ SEPARATION AND CROSSING REQUIREMENTS WITH ANY NON-POTABLE WATER LINE.
8. BACKFLOW ASSEMBLIES MUST BE TESTED BY A CITY-PERMITTED ASSEMBLY TESTER IMMEDIATELY FOLLOWING INSTALLATION.
9. PREMISE ISOLATION AND INTERNAL PROTECTION FOR CROSS-CONTAMINATION TO THE PUBLIC WATER SYSTEM SHALL BE REQUIRED AS NOTED IN TEXAS ADMINISTRATIVE CODE 30 TAC CHAPTER 290.47, APPENDIX F.
10. PARKING ANALYSIS: MAXIMUM OF 10 EMPLOYEES PRESENT DURING LARGEST SHIFT. THIS PROJECT DOES NOT INCREASE THE MAXIMUM NUMBER OF EMPLOYEES, SO NO NEW PARKING IS PROVIDED.

LANDSCAPE NOTES

1. SITE IS 11.69 ACRES, EXISTING DEVELOPED AREA IS 3.11 ACRES, AND LANDSCAPING MEETING CITY OF BRYAN REQUIREMENTS WAS FURNISHED.
2. REMAINDER OF THE SITE IS COVERED WITH NATIVE TREES AND NATIVE GRASSES.
3. AREAS TO BE GRADED WILL BE RE-SEEDED WITH GRASS.

ZONING: PD-I (PROPOSED DEVELOPMENT DISTRICT)

DRAINAGE:
NO NEW IMPERVIOUS, MODULAR ARE ON BLOCK WITH PERVIOUS BELOW, NO WORK IN THE DETENTION POND WITHIN PROPOSED SCOPE

NO CHANGES TO THE DRAINAGE DESIGN. NO NEW IMPERVIOUS.

NO LAND DISTURBANCE WITHIN SCOPE, SWP3 SHOULD NOT BE REQUIRED

FLOODPLAIN:
100 YR NOTED ALONG THE STREET FRONTAGE

FACILITY IS NOT AUTHORIZED TO DISCHARGE WASTEWATER TO THE PUBLIC SEWER WITHOUT APPROVAL BY THE CITY OF BRYAN.

NO WORK TO EXISTING WATERLINE OR EXISTING SEWER SYSTEMS

WHERE ELECTRIC FACILITES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACIITIES UPON, OVER UNDER ANDACROSS THE PROPERTY INCLUDED IN THE PUE TO ACCESS ELECTRIC FACILITIES

PARKING ANALYSIS:
16,100 SF OF MANUFACTURING SPACE
1 PARKING SPACE PER 1,000 SF = 17 PARKING SPACES REQ.
18 SPACES SHOWN

ALTAR GROUP

ARCHITECTURE
ENGINEERING

DESIGNER:
Altar Group
P.O. Box 1305
Cypress, Texas 77410
713-248-7752
John Linton

Owner Name:
EE-TERRABON BIOFUELS LLC

Acres: 11.10
Legal Description: CARRABBA TERRABON RESEARCH PARK, LOT 1 (PT OF), SEE 360304 FOR IMP ONLY

Date	Description

EARTH
ENERGY
RENEWABLES,
LLC

6150 MUMFORD ROAD
BRYAN, TX 77807

OVERALL SITE PLAN

Project # 22-020
Date 04/12/22

A0.01

Scale 1" = 50'-0"