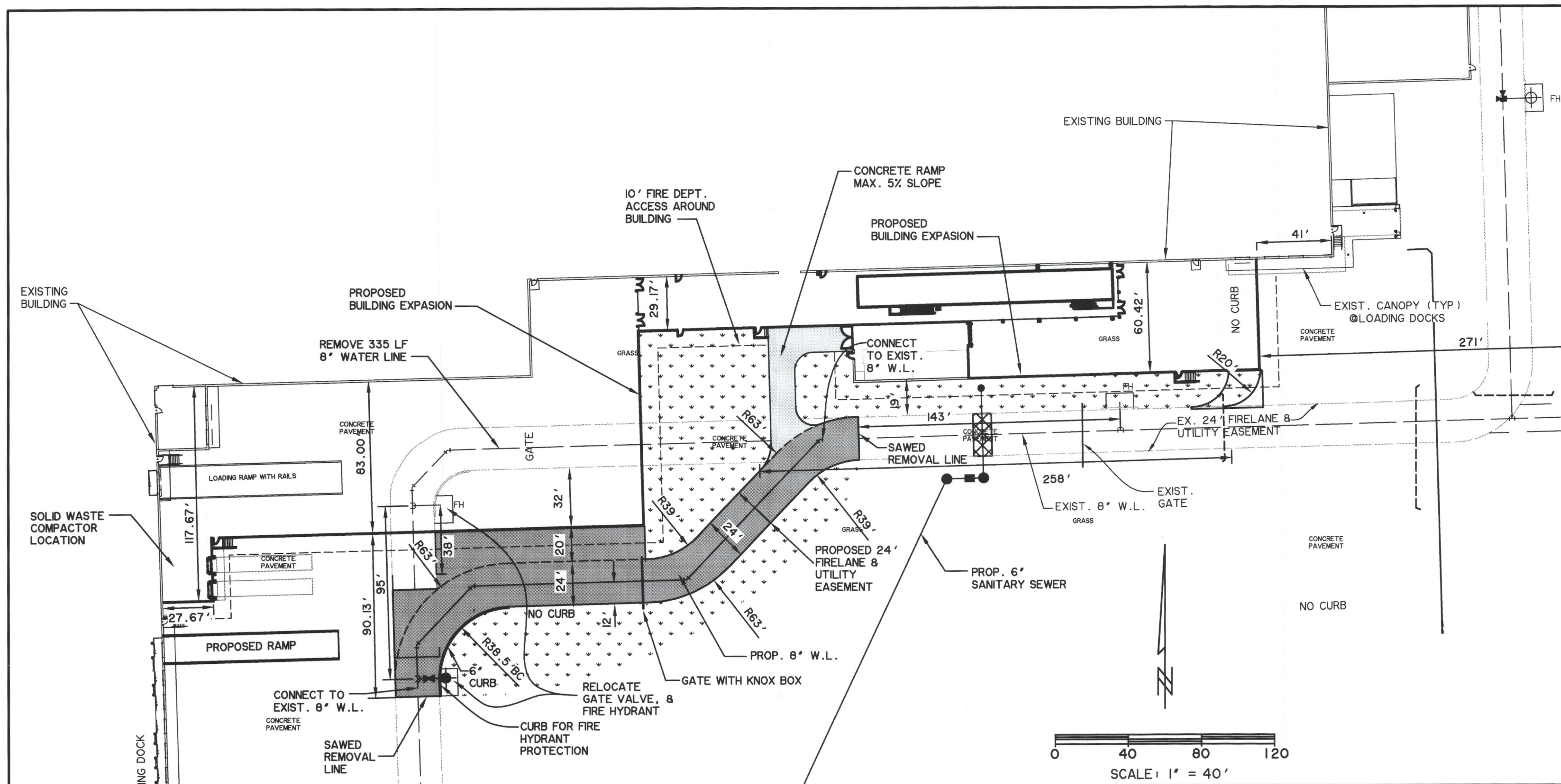
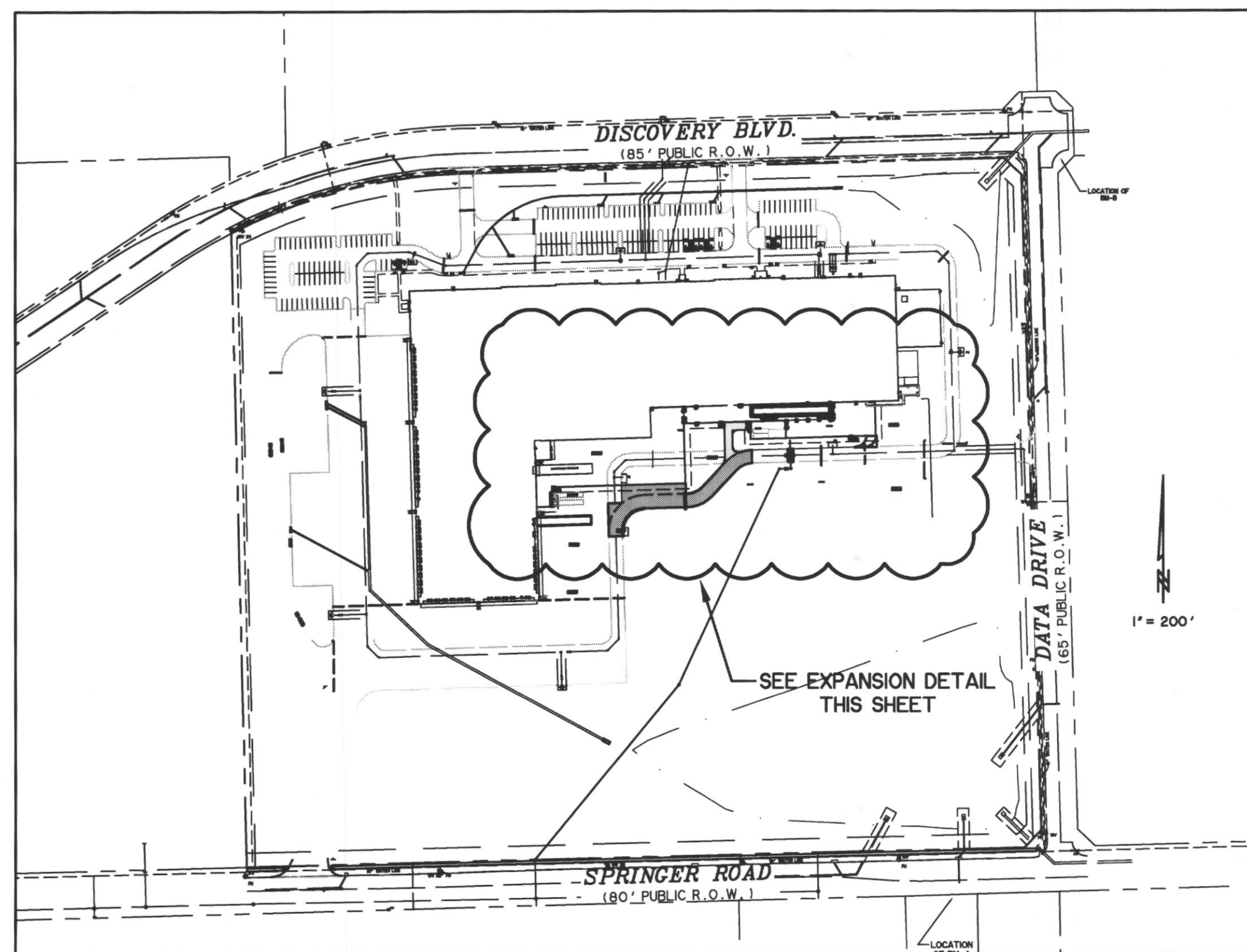


TIME: 16:08 FILE: AMENDED SITE PLAN-12002.01.dwg

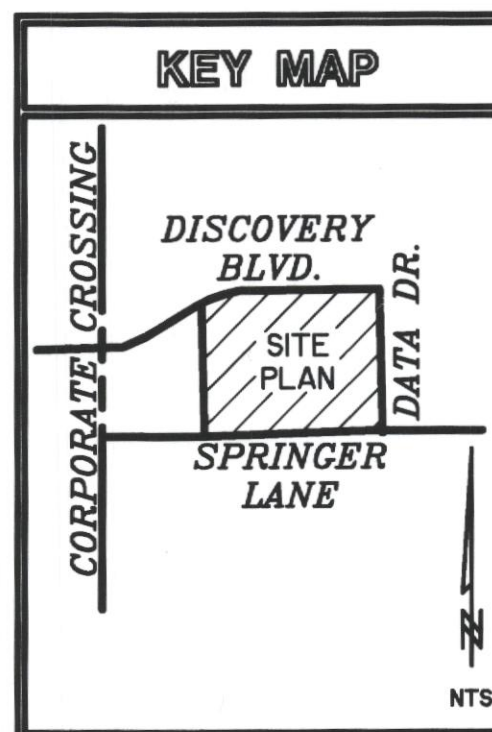


EXPANSION DETAIL



OVERALL SITE PLAN

- GENERAL NOTES:**
1. DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
  2. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  3. ALL DISTURBED AREAS TO BE HYDROMULCHED SEEDED UNLESS OTHERWISE NOTED.
  4. ALL PROPOSED GATES ARE DOUBLE SWING PIPE GATES.



\* BENCH MARKS \*

BM A  
AN 'X' CUT IN THE BACK OF CURB LOCATED AT THE SOUTH RIGHT-OF-WAY LINE OF SPRINGER ROAD ±2470' EAST OF THE INTERSECTION OF SPRINGER ROAD AND F.M. 549.  
598.80 FT.

BM B  
AN 'X' CUT IN THE CENTERLINE OF WALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DATA DRIVE AND DISCOVERY BLVD.  
600.88 FT.

**LEGEND**

	PROPOSED LANDSCAPE SEEDING AREAS
	4\"-3000 PSI REINFORCED CONC. SIDEWALK (MIN. 6.5 SACK MIX)
	5\"-3600 PSI REINFORCED CONC. PUBLIC DRIVE APPROACH (MIN. 6.5 SACK MIX)
	8\"-3600 PSI REINFORCED CONC. HEAVY DUTY PAVEMENT (MIN. 6.5 SACK MIX)
	9\"-3600 PSI REINFORCED CONC. HEAVY DUTY PAVEMENT (MIN. 6.5 SACK MIX)
	CONCRETE REMOVAL
	PARKING STALL COUNT

**SITE DATA**

ZONING:	LI
PROPOSED USE:	BAKERY PRODUCTION AND SHIPPING; F-1 MODERATE HAZARD FACTORY INDUSTRIAL
INGREDIENTS STORAGE:	S-1 MODERATE HAZARD STORAGE
LOT AREA GROSS:	38.932 AC (1,695,870 S.F.)
BUILDING AREA:	EXISTING = 276,580 S.F. ADDITION = 42,873 S.F. TOTAL = 319,453 S.F.
BUILDING COVERAGE:	19%
TOTAL IMPERVIOUS AREA:	710,500 S.F.
TOTAL OPEN SPACE:	989,256 S.F.
PERCENT OPEN SPACE:	58%
NUMBER OF STORIES:	
BUILDING HEIGHT:	34'-6" (MAX)
CONSTRUCTION TYPE:	II B NON-COMBUSTIBLE, UNPROTECTED
BUILDING IS FULLY SPRINKLERED	
ON-SITE PARKING REQ'D:	OFFICE: 20,910 S.F. ● 1 SPACE/300 S.F. = 70 SPACES REST OF BUILDING: 255,638 S.F. ● 1 SPACE/1000 S.F. = 256 SPACES TOTAL PARKING SPACES REQUIRED = 368 SPACES
TOTAL ON-SITE PARKING PROVIDED:	200 SPACES
STAFFING STATISTICS:	SHIPPING: 50 EMPLOYEES ● 25 PER SHIFT SHIPPING PARKING: 75 SPACES, INCL. 2 H.C. SPACES BAKERY/OFFICE: 81 EMPLOYEES ● 27 PER SHIFT BAKERY/OFFICE PARKING: 125 SPACES, INCL. 6 H.C. SPACES

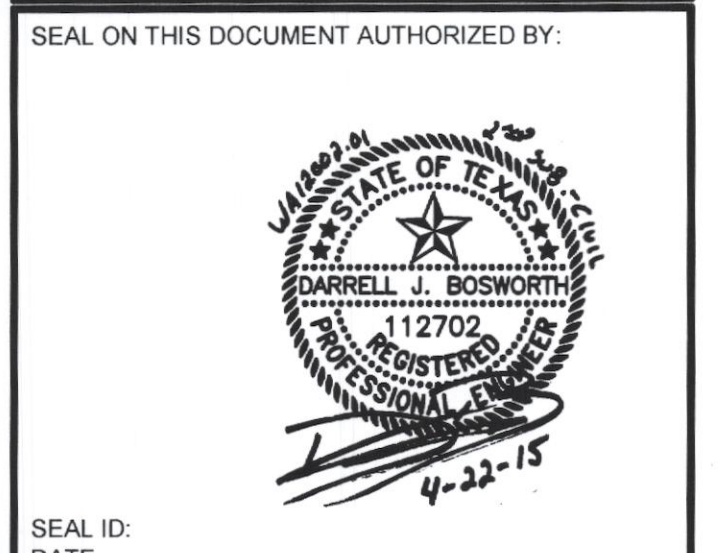
OWNER/DEVELOPER INFORMATION  
ALLEN FOODS, INC.  
GARY VOLOVNIK  
1810 EAST RIDGE PIKE ROAD  
NORRISTOWN, PA 19044  
PH. 610-825-1140 EX. 368



**Turner**

Construction Managers/General Contractors  
460 West Dussel Drive  
Maumee, Ohio 43537  
p | 419.893.7000 f | 419.893.1741  
www.turnerconstruction.com/lathrop

CONSULTANTS:  
PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com



PROJECT INFORMATION:  
**ROCKWALL TECHNOLOGY PARK PHASE III BIMBO BAKERIES USA EXPANSION ROCKWALL, TEXAS**

CLIENT INFORMATION:  
**BIMBO BAKERIES, USA**  
1810 EAST RIDGE PIKE ROAD  
Norristown, Pa.  
19044-0110

CLIENT PROJECT NO: 00-00000-00

NO.	DATE	REVISION OR ISSUE
1	XXXXX X	REVISION NAME
		SUBJECT
		REVISION OR ISSUE

PROJECT NO: WA # 12002.01  
PROJECT MANAGER: JUSTIN BOSWORTH, P.E.  
DESIGNED: JUSTIN BOSWORTH, P.E.  
CHECKED:

DRAWING TITLE:  
**AMENDED SITE PLAN**

DRAWING NO:

C-S101

DATE: 03-23-2015