BENCH MARK:

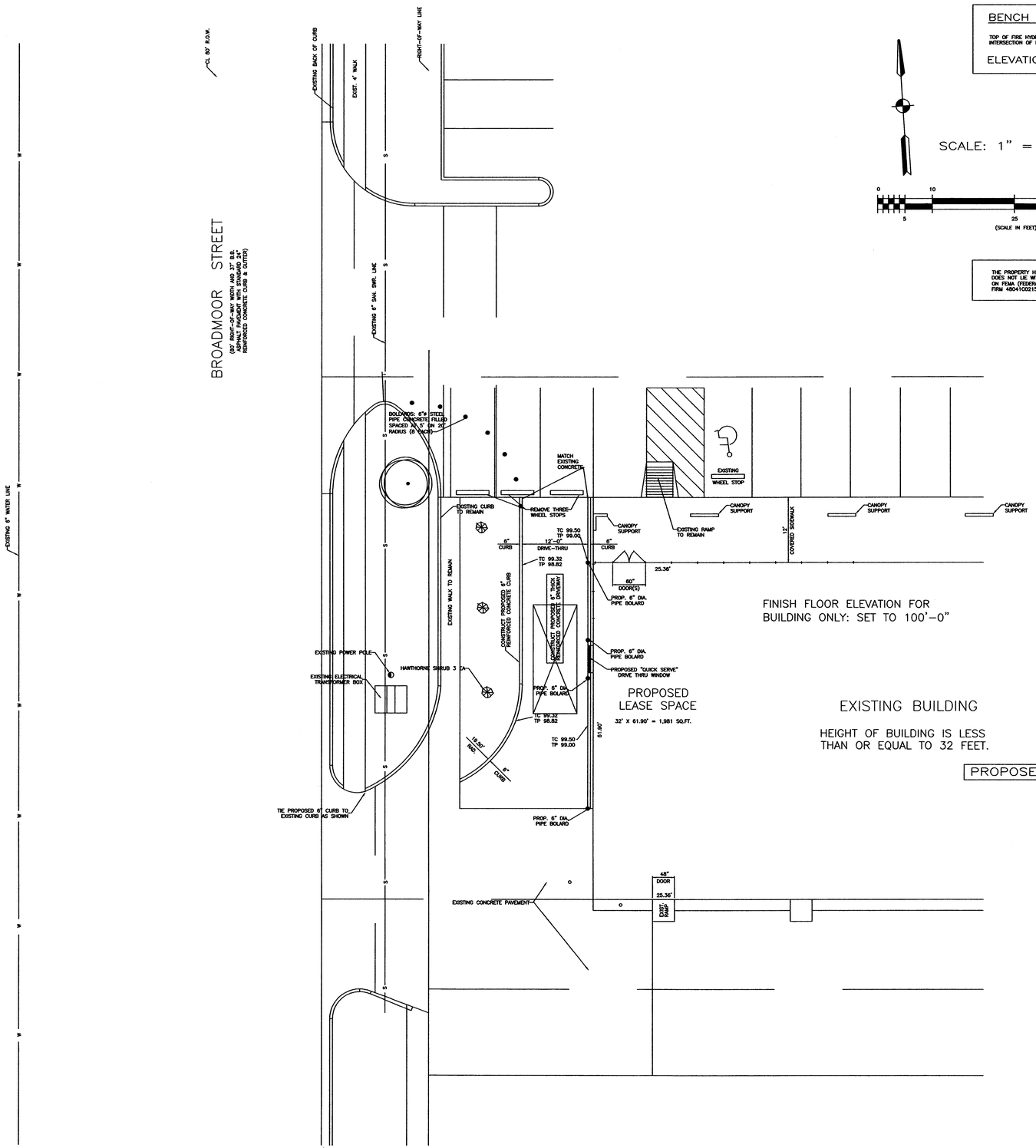
TOP OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST 29TH STREET AND BROADMOOR STREET.

ELEVATION= 336.13

SCALE: 1" = 10'

0 10 50
5 25
(SCALE IN FEET)

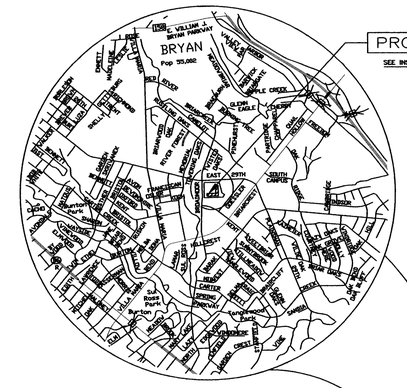
THE PROPERTY HEREON DESIGNATED AS RIVERSTONE PLAZA ADDITION DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AS DEPICTED ON FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FIRM 48041C0215F, REVISED APRIL 2, 2014



FINISH FLOOR ELEVATION FOR BUILDING ONLY: SET TO 100'-0"

EXISTING BUILDING

HEIGHT OF BUILDING IS LESS THAN OR EQUAL TO 32 FEET.



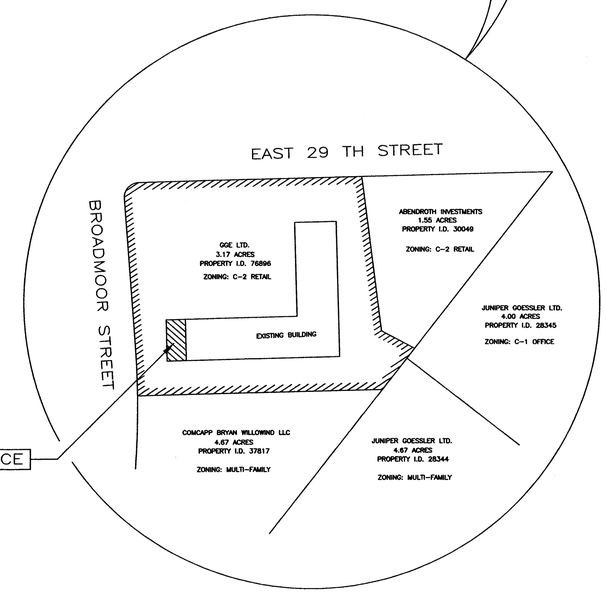
PROJECT LOCATION

SEE INSET FOR ENLARGEMENT OF PROJECT AREA

VICINITY MAP

NOT TO SCALE

PROPOSED LEASE SPACE



INSET

NOT TO SCALE

LANDSCAPE LEGEND:

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT	POINTS VALUE
⊛	5 GALLON CONTAINER	HAWTHORNE (white) (Nandina domestica) Shrub	3	10	30

LANDSCAPE CALCULATIONS

REMOVE 356 S.F. OF CONCRETE
ADD 720 S.F OF GRASS
136 S.F. DIFFERENCE

136 S.F. X 15%=20.40 S.F.=>30 S.F

REQUIRED = 30 S.F.
SUPPLIED = 30 S.F.

THEREFORE, LANDSCAPING PROVIDED MEETS ORDINANCE.

Development Services
DEC 21 2015
RECEIVED

REVISIONS	
1.	REVISED ENTRNC & ADD'D GRASS
2.	REVISED ENTRNC & ADD BOLLRDS

DATE	12-16-2015
DRAWN	LAB
CHECKED	BEC

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF:
CONSTRUCTION
UNDER THE AUTHORITY OF:

L.A. BERRY, P.E.
BERRY ENGINEERING COMPANY (F-4489)
1811 ROSE ST. BRYAN, TX 77802
(979) 776-9000
la@berryengineering.com

STATE OF TEXAS
L.A. BERRY
74246
LICENSED PROFESSIONAL ENGINEER
12/16/15

RIVERSTONE PLAZA ADDITION
5900 STREET AT BROADMOOR DRIVE
BRYAN, TX 77808

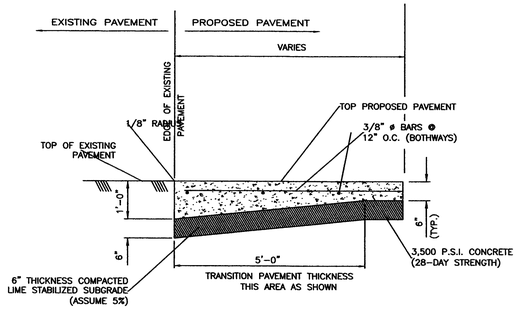
J.A. Lewis Management Inc GGE Ltd.
1716 Briarcrest Drive, Suite605
BRYAN, TEXAS 77802-2777
BRAZOS,COUNTY

GRADING PLAN

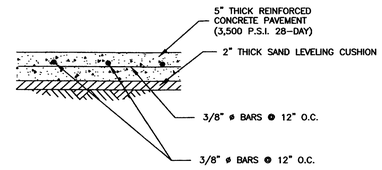
BEING A 3.859 ACRE TRACT
LOT ONE - BLOCK ONE
RIVERSTONE PLAZA ADDITION
VOL. 7574, PAGE 825
JOHN AUSTIN LEAGUE-ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

DATE:	12/15/2015
NAME:	GRADING PLAN
SCALE:	AS NOTED

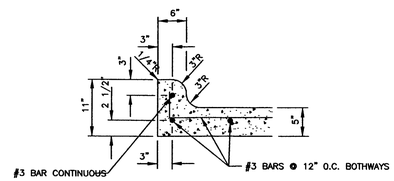
SHEET
C1



TYPICAL SECTION THRU ACCESS DRIVE APRON N.T.S.

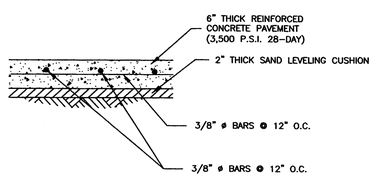


TYPICAL 5" REINFORCED CONCRETE PAVEMENT N.T.S.

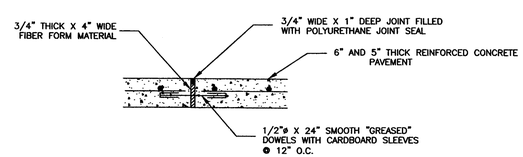


TYPICAL 6" CONCRETE MONOLITHIC CURB N.T.S.

6" CONCRETE MONOLITHIC CURB SHALL BE 3,500 P.S.I. CONCRETE (28-DAY STRENGTH) REINFORCED WITH GRADE 60 STEEL



TYPICAL 6" REINFORCED CONCRETE APRON N.T.S.



EXPANSION JOINT DETAIL N.T.S.

NOTE: PLACE EXPANSION JOINTS DEPICTED ON THIS SHEET

Development Services
DEC 21 2015
RECEIVED

REVISIONS

DATE	12-15-2015
DRAWN	LAB
CHECKED	BEC

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L.A. BERRY, P.E.
BERRY ENGINEERING COMPANY (F-4408)
1811 ROSE ST, BRYAN, TX 77802
979-779-9549
la@berryengineering.com

STATE OF TEXAS
L.A. BERRY
74246
LICENSED PROFESSIONAL ENGINEER
12/15/15

RIVERSTONE PLAZA ADDITION
2000 STREET AT BROADMOOR DRIVE
BRYAN, TX 77802

J.A. Lewis Management Inc GGE Ltd.
1716 Briarcrest Drive, Suite605
BRYAN, TEXAS 77802-2777
BRAZOS,COUNTY

DETAILS

BEING A 3.859 ACRE TRACT
LOT ONE - BLOCK ONE,
RIVERSTONE PLAZA ADDITION
VOL. 794, PAGE 833
JOHN AUSTIN LEAGUE-ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

DATE:	12/15/2015
NAME:	DETAILS
SCALE:	AS NOTED

SHEET
DET