EAST 29 TH STREET

R.O.W. 80' (45' EXISTING PAVEMENT)

R.O.W. 80' (37' EXISTING PAVEMENT)

BROADMOOR DRIVE

SERVICE DRIVE

EXISTING 4' CONCRETE SIDEWALK

EXIST. STORM SEWER INLET BOX

TRAFFIC SIGN BOX

PROPERTY LINE

IRG VALVE BOX

CITY OF BRYAN ELECTRICAL EASEMENT WIDTH VARIES

CITY OF BRYAN ELECTRICAL EASEMENT WIDTH VARIES

25' BUILDING SETBACK

30' PIPELINE ESMT.

EXISTING STORM WATER RETENTION AREA

THREE J & K VENTURES SNOW CONE STAND

TERRACE

RAMP

CONNECTION TO WATER LINE (3/4" TAP SIZE)

FLOW LINE

EXISTING "MARQUEE" SIGN

EXISTING GRASS AREA

EXISTING PARKING

15' SEWER LINE ESMT.

CONNECTION TO SEWER LINE (4" TAP SIZE)

MANHOLE

SEWER MANHOLE

4 SPACES @ 9'-0" = 36'-0"

35'-0"

42'-2" +/-

18'-4"

66'-0"

99'

10' PUBLIC UTILITY ESMT.

BRYAN ELECTRICAL ESMT.

ONE WAY

PROPERTY LINE

4" PVC CNDT. FOR G.T.E. W/POLLWIRE IN PLACE.

25'BUILDING SET BACK

PARKING AT REAR OF BUILDING AND ALONG SOUTH AND EAST PROPERTY LINE

EXISTING BUILDING RETAIL SHOPS

8' X 8' T.T.B 3/4" PLYWD. MTD ON MTL STUD WALL

ELECTRICAL TRANSFORMER

ELECTRICAL TRANSFORMER

BRYAN ELECTRICAL ESMT

25 BUILDING SET BACK

25 BUILDING SET BACK

THE GROVE

6' SCREEN FENCE

EMPLOYEE PARKING

4" PVC CNDT. FOR G.T.E. W/POLLWIRE IN PLACE.

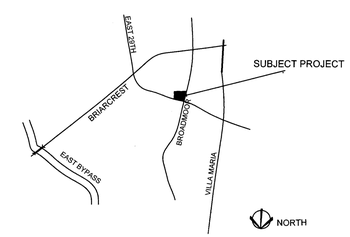
DUMPSTER PAD

PROPERTY LINE

LEGEND

- EXISTING BUILDING
- NEW MODULAR BUILDING
- NEW DECK (SEATING AREA)
- EXISTING MARQUEE SIGN
- EXISTING GRASS AREA
- EXISTING WATER VALVE
- VA — VAN ACCESIBLE PARKING AS PER TEXAS ACCESSIBILITY STANDARDS, 1:50 MAX. SLOPE ANY DIRECTION. EXISTING ACCESIBLE PARKING SIGNS IN PLACE.
- ACCESSIBLE ROUTE
- CITY OF BRYAN UTILITY EASEMENT
- LP(E) — EXISTING LIGHT POLE
- PP(E) — EXISTING POWER POLE
- TREE
- WS — WHEEL STOP
- N — PARKING COUNT - TOTAL PER ROW

LOCATION MAP:



NORTH	TRIPLE J & K VENTURES, LLC. SNOW CONE STAND	DESCRIPTION: 0.69 ACRES OF THE RIVERSTONE PLAZA, BLOCK 1, LOT 1, (PART OF)	ZONING: C2 RETAIL DISTRICT
	ADDRESS: 3020 E. 29TH. STREET BRYAN, TX 77802	FLOOD ZONE: ZONE X (OUTSIDE 500 YR. FLOOR PLAN) FIRM MAP BRAZOS COUNTY, TEXAS 480800142 JULY 2/1992	PLANNED USE OF PROPOSED BUILDING: SNOW CONE STAND
		DATE: FEBRUARY 22, 2016 BLOCK 1, LOT 1, (PART OF)	APPLYING UNDER ZONING ORDINANCE SEC-130-14.C3, (C8) COMMERCIAL DISTRICT
			SCALE: 1" = 25'