



- 1. IMPROVEMENTS SHOWN ON THIS DRAWING TO WEST END OF WAVERLY DRIVE AND KOENIG STREET AND A PORTION OF SOUTH COLLEGE AVENUE, ARE DRAWN TO REFLECT THE SOUTH COLLEGE AVENUE RECONSTRUCTION PROJECT AS PROVIDED BY GOODWIN LASITER STRONG ENGINEERS.**
- 2. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.**
- 3. CONTRACTOR TO COORDINATE WITH SUDDEN/INK/OPTIMUM REMOVAL OF EXISTING UTILITY POLES PRIOR TO PROPOSED SIDEWALK IMPROVEMENTS.**

**SITE PLAN NOTES** NO SCALE **16**

**EXISTING BUILDINGS: BUSINESS**

LOT AREA: 0.868 ACRE (37,810 S.F.)  
WEST BUILDING AREA: 9,949 S.F. (TWO STORY)  
EAST BUILDING AREA: 2,016 (SINGLE STORY)  
ZONED: MT-C

**REQUIRED PARKING:**

1 SPACE PER 300 S.F.  
11,965/300 = 40 SPACES REQUIRED

**PARKING PROVIDED:**

37 STRAIGHT IN PARKING SPACES  
1 HC ACCESSIBLE SPACE  
1 HC VAN ACCESSIBLE SPACE  
39 TOTAL

**PARKING ANALYSIS** NO SCALE **12**

**GENERAL SITE NOTES** NO SCALE **8**

**VICINITY MAP** NO SCALE **4**

**OWNER:**  
TWIN CITY MISSION, INC.  
2505 S COLLEGE AVE.  
BRYAN, TX 77805

**LEGAL DESCRIPTION:**  
LOT 1, BLOCK 1  
LAWLER PLACE PH 3  
ACRAGE: 0.868 (37,810 S.F.)

**ZONING:**  
MT-C

**CONTACT INFORMATION:**  
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979.822.7511  
nevill@twincitymission.org

**LEGAL DISCRPTION** NO SCALE **15**

- FUTURE WORK BY OTHERS
- NEW CONCRETE PAVING
- NEW CONCRETE SIDEWALK
- EXISTING STONE PAVERS TO BE RESET
- EXISTING CONCRETE CURB
- NEW CONCRETE CURB
- PROPERTY LINE
- PROPERTY BUILDING SETBACK LINE, REF. SITE PLAN
- PROPERTY STREET SETBACK LINE, REF. SITE PLAN
- UTILITY EASEMENT LINE, REF. SITE PLAN
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- AERIAL TELEPHONE
- 6" WATER LINE
- 8" WATER LINE
- 12" WATER LINE
- 8" SANITARY SEWER
- GAS LINE

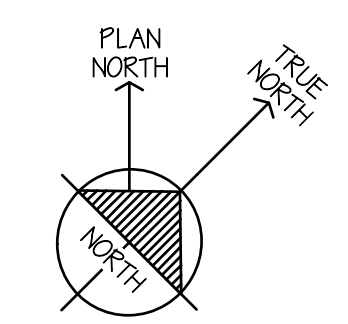
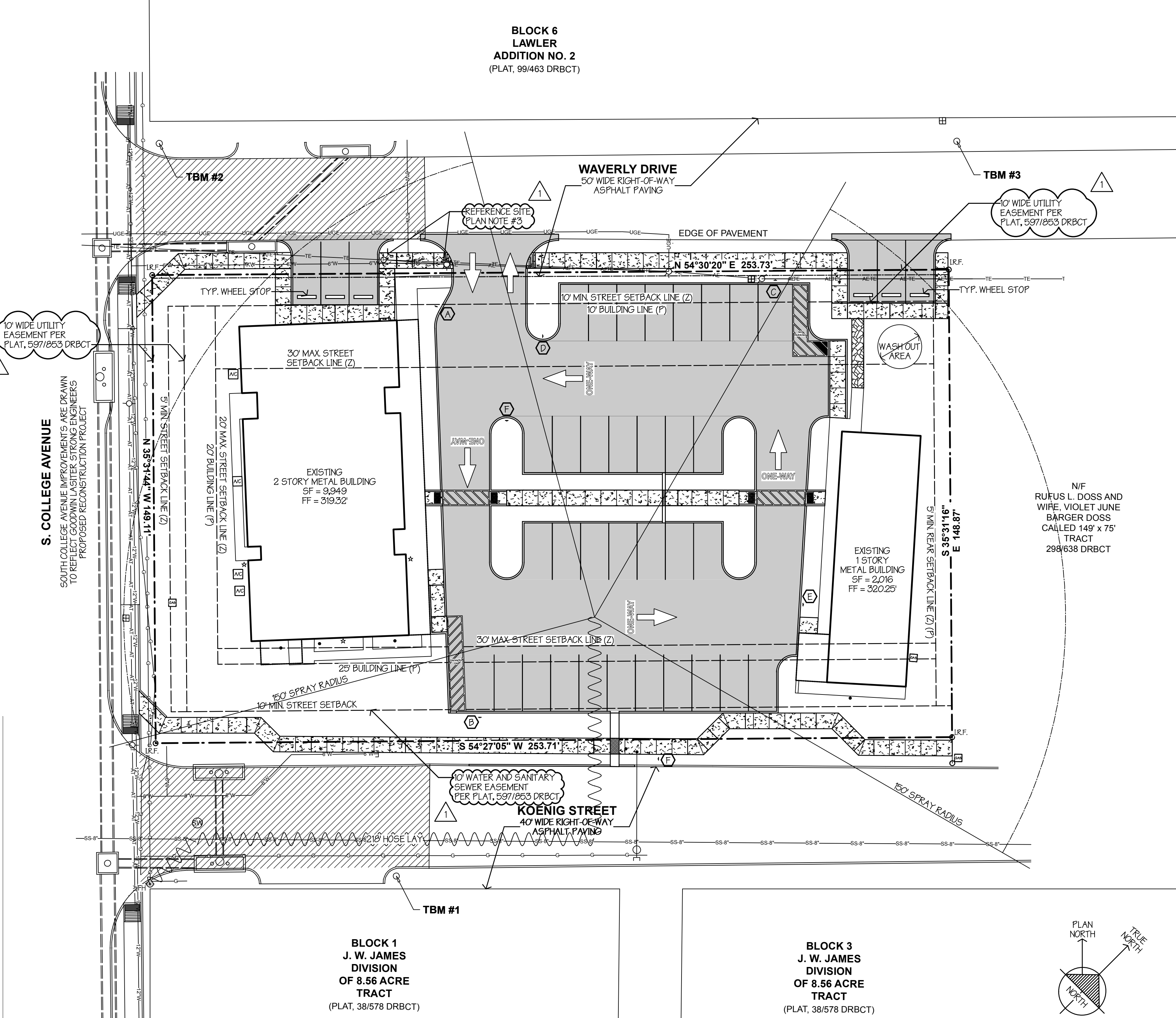
- NEW FIRE LAMP SIGNAGE, REF. 12/1A16
- NEW HANDICAP SIGNAGE, REF. 8/A16
- NEW HANDICAP SIGNAGE, REF. 4/A16
- NEW DO NOT ENTER SIGNAGE, REF. 15/A13
- NEW ONE-WAY SIGNAGE, REF. 14/A13
- EXISTING SIGNAGE, PROTECT DURING CONSTRUCTION

- 5/8" IRON ROD FOUND
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING CLEAN OUT
- EXISTING A/C UNIT
- EXISTING ELECTRICAL SERVICE
- EXISTING GAS METER
- EXISTING HOSE BIB
- INDICATES SIGNAGE LOCATION, REF. 17/A11

**SIGNAGE LEGEND** NO SCALE **17**

**GRAPHIC LEGEND** NO SCALE **13**

**SITE PLAN** NO SCALE **13**



1"=20'-0" **1**

**RENOVATION TO AN EXISTING FACILITY**  
**TWIN CITY MISSIONS**  
**PARKING**  
2505 SOUTH COLLEGE AVENUE  
BRYAN, TEXAS

Rev. Date:	Issue Notes:
1	02/28/22 IPR
2	06/14/23 COR COMMENTS
3	06/21/23 COR COMMENTS
Drawn By:	JMH
Checked By:	FP
Patterson Project No.:	2237
Building Inventory No.:	
Plot Date:	
CAD File:	
Project No.:	
Sheet Title:	<b>SITE PLAN</b>
Sheet No.:	<b>A1.1</b>