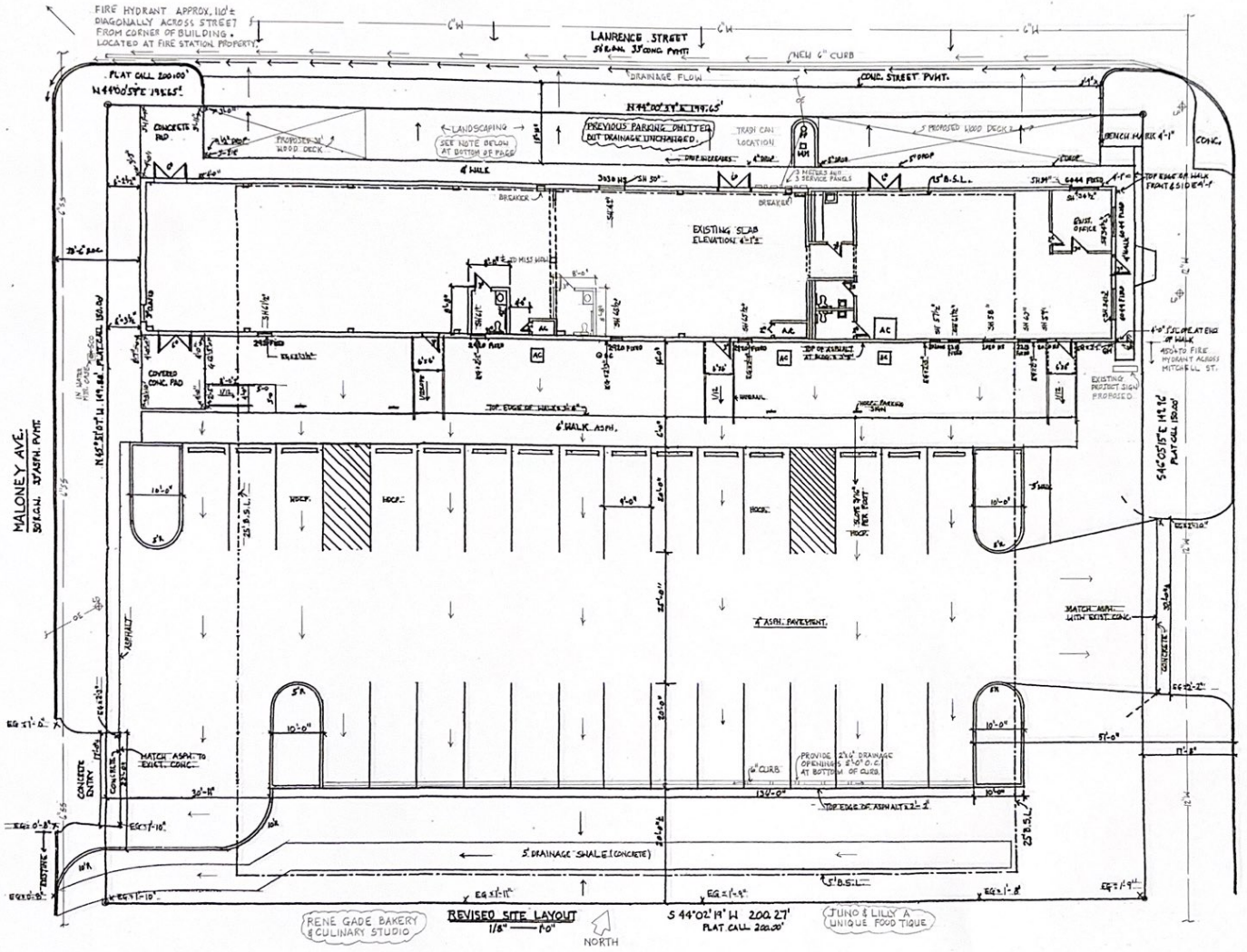

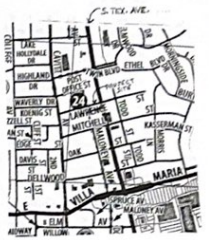

VACINITY MAP

JOBSITE ON LAWRENCE ST. BETWEEN S. TEX. AVE. AND MALONEY AVE. # 24 IS THE LOCATION OF FIRE STATION # 2.

NORTH

LEGEND

⊙	– 1/2" Iron Rod Found (CM)
◎	– 3/8" Iron Rod Found (CM)
B.S.L.	– Building Setback Line
CA	– Covered Concrete Area
CM	– Controlling Monument
GM	– Gas Meter
LP	– Light Pole
MS	– Metal Business Sign
PP	– Power Pole
SC	– Sewer Cleanout
UP	– Utility Pole
WM	– Water Meter
.....	– Indicates perp. distance from R. to Slab
—O—	– Chain Link Fence
—//—	– Wood Fence
—OE—	– Overhead Electrical Line

FIRE DEPARTMENT COVERAGE

FIRE HYDRANT TO TRUCK = 300 FT.
TRUCK TO FIRE DISTANCE = 150 FT.
MAXIMUM DISTANCE FIRE HYDRANT TO FIRE COVERAGE = 450 FT.
THIS BUILDING IS COVERED.

LOTS 1, 2 & 3 BLOCK 10
0.688 ACRES

MITCHELL - LAWRENCE - CAVITT ADDITION

TRACT ONE: LOT ONE BLOCK 10 - TRACT TWO LOTS TWO AND THREE BLOCK 10. DEED OF RECORDS VOLUME 86 PAGE 590.

PER THE FLOOD INSURANCE RATE MAP ("48041C0215 F) REVISED APRIL 2, 2014, THE PROPERTY IS NOT IN A FLOOD HAZARD AREA.

EXISTING BUILDING
188.2' x 30.2' = 5,683.64 S.F.

SPECIAL NOTE FOR CITY OF BRYAN:

THE OWNER AND APPLICANT IS REQUESTING THE CITY OF BRYAN TO PARTICIPATE IN THE REMOVAL OF THE PARKING PAVEMENT AND ADDING SOIL FOR LANDSCAPING ALONG LAWRENCE STREET AND INSTALLING A NEW STREET CURB.

ZONING: COMMERCIAL DISTRICT (C-3)

OWNER: MFSN LLC
MUBARAK SOMANI
PHONE: 770-365-7840

ARCHITECT
HARRY W. BOSTIC
PHONE: 979-777-5948

10-17-23

DATE:	10-17-23
SHEET:	A1

PROPOSED SITE AND BUILDING REVISIONS FOR:
THE EXISTING PROPERTY
2600 SOUTH TEXAS AVE. BRYAN, TEXAS