FIRE HYDRANT APPROX. 110'± DIAGONALLY ACROSS STREET FROM CORNER OF BUILDING, LOCATED AT FIRE STATION PROPERTY.

LAWRENCE STREET
50' R.O.W. - 33' CONC. PVMT.

PROPOSED NEW CURB

9'± CITY STREET R.O.W.

N44°00'59"W 199.65' PLAT CALL 200.00'

MALONEY AVE.
50' R.O.W. - 33' ASPH. PVMT.

S44°05'15"E 149.98' PLAT CALL 150.00'

SOUTH TEXAS AVE.
100' R.O.W. 64' ASPH. PVMT.

N45°51'07"W 149.88' PLAT CALL 150.00'

CONC. PAD

PROPOSED 30' WOOD DECK

SEE NOTE BELOW FOR LANDSCAPING

DROP INCREASES

TRASH CAN LOCATION

PROPOSED WOOD DECK

BENCH MARK 4'-1"

CONC.

4' WALK

3030 HS SH 50"

3 METERS AND 3 SERVICE PANELS

BREAKER

15' B.S.L.

SH 49"

SH 34"

6044 FIXED

TOP EDGE OF WALK FRONT & SIDE 4'-1"

EXISTING SLAB ELEVATION 4'-1"

EXIST. OFFICE

18'-6" B.O.L.

8'-0"± TO MISS. WDW

8'-0"

AC

SC

2920 FIXED

EG=2'-3½"

TOP OF ASPHALT AT BLDG.= 3'-8"

2020 HS

2018 FIXED

EG=2'-5"

COVERED CONC. PAD ADD GUARD RAIL

GUARDRAIL

HDCP. PARKING SIGN

TOP EDGE OF WALK = 3'-4"

6' ASPH. WALK

EXISTING PROJECT SIGN

450± TO FIRE HYDRANT ACROSS MITCHELL ST.

IN WATER METER CASE

3/4" CLOSED

COVERED CONC. PAD ADD GUARD RAIL

10'-0"

5'R

25' B.S.L.

HDCP.

20'-0"

4" ASPH. PAVEMENT.

SLOPE 3½" PER FOOT

5' WALK

MATCH ASPH. WITH EXIST. CONC

CONCRETE

EG=2'-10"

EG=2'-2"

LD

ASPHALT

EG=1'-0"

EG=2'-3"

MATCH ASPH. TO EXIST. CONC.

CONCRETE ENTRY

17'-0½"

CONCRETE

22'-0"

33'-11"

10'R

EG=0'-8"

EXISTING

EG=1'-10"

5' CONC. DRAINAGE SWALE

PROVIDE 2¾"x4" DRAINAGE OPENINGS BOTTOM 5'-0" AC. AT OF CURB

6" CURB

13'6'-0"

TOP EDGE OF ASPHALT = 2'-2"

51'-0"

17'-8"

20'-0½"

EG=1'-11"

EG=1'-9"

EG=1'-8"

EG=1'-9"

RENE GADE BAKERY & CULINARY STUDIO

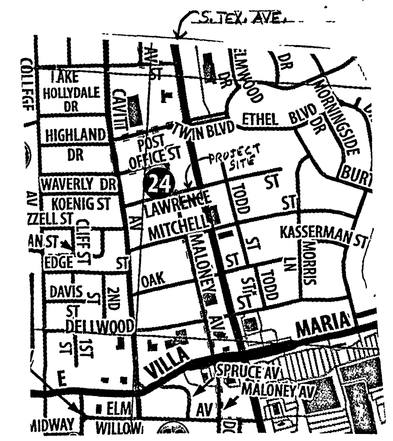
JUNO & LILLY A UNIQUE FOOD TRUE

S 44°02'19" W 200.27' PLAT CALL 200.00'

NORTH

REVISED SITE LAYOUT
1/8" = 1'-0"
LOTS 1, 2 & 3 BLOCK 10
0.638 ACRES

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 ℄ to Slab
—◇—	– 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.

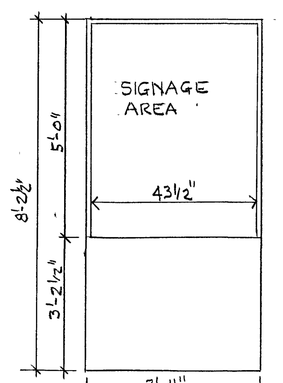
SH = SILL HEIGHT ABOVE FINISHED FLOOR.
EG = EXISTING GRADE.
GM = GAS METER.

THE EXISTING GRADES (±) ARE BASED ON THE 4'-1" EXISTING SLAB ELEVATION.

ZONING: COMMERCIAL DISTRICT (C-3).

OWNER: MFSN LLC
MUBARAK SOMANI
PHONE: 770-365-7860

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



EXISTING PROJECT SIGN
20" DEEP METAL FRAME

REGISTERED ARCHITECT HARRY W. BOSTIC JR. 8256 STATE OF TEXAS

10-31-23

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:

SINCE APPROXIMATELY 9' OF THE SPACE BEHIND THE PROPOSED NEW CURB FOR LAWRENCE STREET IS CITY R.O.W., THE OWNER AND APPLICANT IS REQUESTING THE CITY OF BRYAN TO PARTICIPATE IN THE REMOVAL OF THE PARKING AND ADDING SOIL FOR LANDSCAPING.

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