



1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
6. EXISTING SEWER TAPS CONNECTING TO SANITARY SEWER LINE ON DOERGE STREET WILL NEED TO BE ABANDONED.
7. EXISTING WATER METERS ALONG ELM AVENUE WILL NEED TO BE CAPPED AT THE WATER MAIN.
8. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
9. BEFORE DUMPSTER ENCLOSURE CONSTRUCTION/MODIFICATIONS BEGINS, CONTACT SOLID WASTE AT 979-299-5900 FOR AN ON-SITE REVIEW.
10. DUMPSTER CONTAINMENT AREA SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
11. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES
12. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 299-5900 FOR AN ON-SITE REVIEW.
13. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEAS CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
14. ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

CARSON STREET TOWNHOMES - REESE AVENUE & WEST CARSON STREET

200 WEST CARSON STREET, BRYAN, 77801

SHEET NO.

C-5

SITE PLAN

BEASON ADDITION VOL 19970, PG 88
LOT 7/F, BLOCK 3
CITY OF BRYAN
BRYAN, BRAZOS COUNTY, TEXAS