



**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

**TBM A**  
A 1" IRON ROD FOUND FOR AN EAST CORNER OF THIS TRACT, ALSO BEING A POINT IN THE INTERSECTION OF WEST CARSON STREET (VARIABLE WIDTH R.O.W.) AND REESE AVENUE (VARIABLE WIDTH R.O.W.)

**TBM B**  
SOUTH 41°07'11" WEST, A DISTANCE OF 100.04 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID WEST CARSON STREET TO A 1" IRON ROD FOUND BENT FOR THE SOUTH CORNER OF THIS TRACT

**TBM C**  
SOUTH 37°52'14" WEST, A DISTANCE OF 4.89 FEET ACROSS SAID WEST CARSON STREET TO A 1" IRON ROD FOUND FOR AN EAST CORNER OF THIS TRACT.

**100-YEAR FLOOD PLAIN**  
ACCORDING TO MAP NO. 48041C0215F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY DATED APRIL 2, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNDESIGNED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXIST. WATERLINE
- EXIST. GAS
- EXIST. SANITARY SEWER
- EXIST. STORM SEWER
- EXIST. OVERHEAD POWER
- PROP. SANITARY SEWER
- PROP. WATERLINE
- HOSE LAY BY TRUCK
- HOSE LAY BY MAN
- CONCRETE TRUCK WASHOUT AREA
- STABILIZED CONSTRUCTION ACCESS
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- BUILDING CORNERS
- PROP. 8" REINFORCED CONCRETE
- PROP. 6" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE SIDEWALK
- HOSE LAY : LENGTH (CUMULATIVE)
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- FLOW LINE WITH KEY NOTE

**NOTES**

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
- ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
- SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
- CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
- EXISTING SEWER TAPS CONNECTING TO SANITARY SEWER LINE ON DOERGE STREET WILL NEED TO BE ABANDONED.
- EXISTING WATER METERS ALONG ELM AVENUE WILL NEED TO BE CAPPED AT THE WATER MAIN.
- ALL SIGNAGE TO BE PERMITTED SEPARATELY.
- BEFORE DUMPSTER ENCLOSURE CONSTRUCTION/MODIFICATIONS BEGINS, CONTACT SOLID WASTE AT 979-209-5900 FOR AN ON-SITE REVIEW.
- 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.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 209-5900 FOR AN ON-SITE REVIEW.
- IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

[illegible]