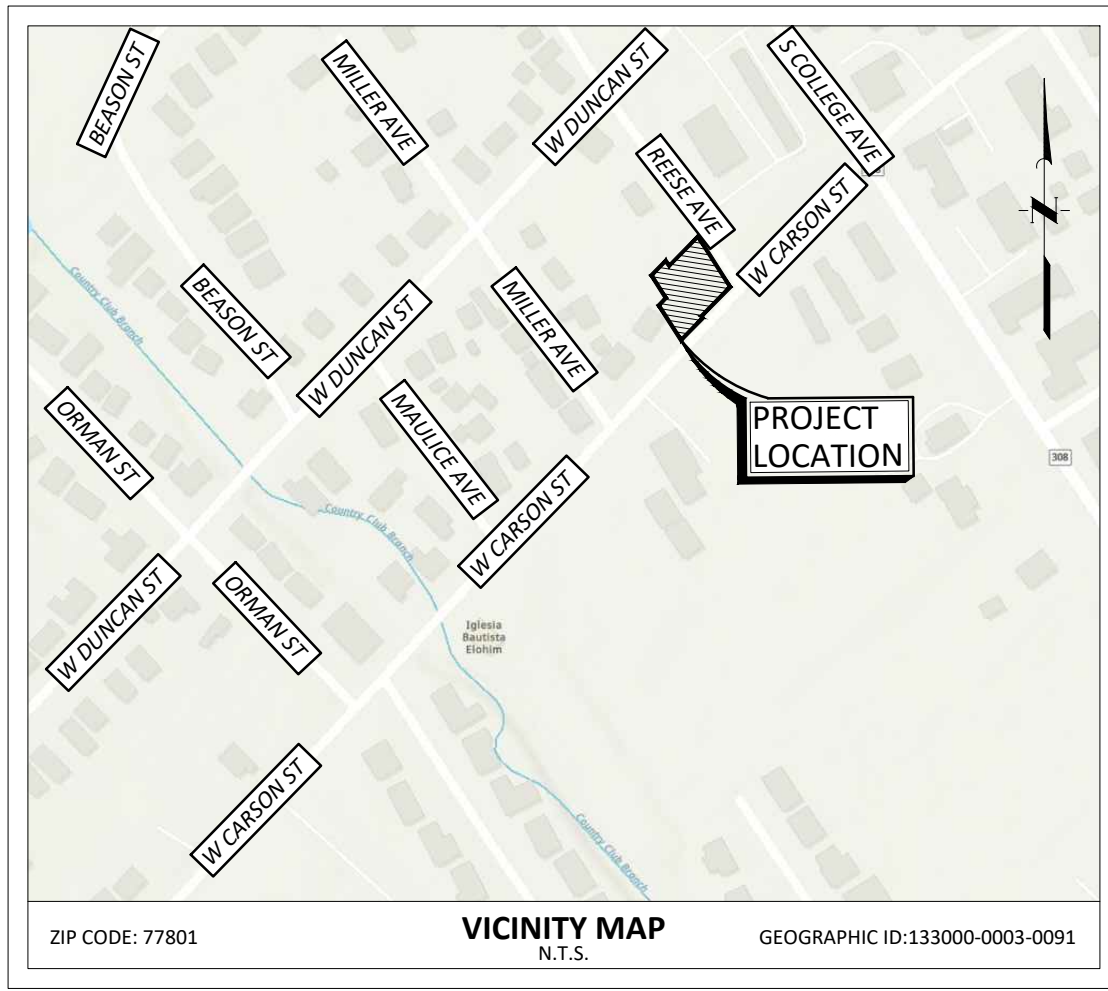
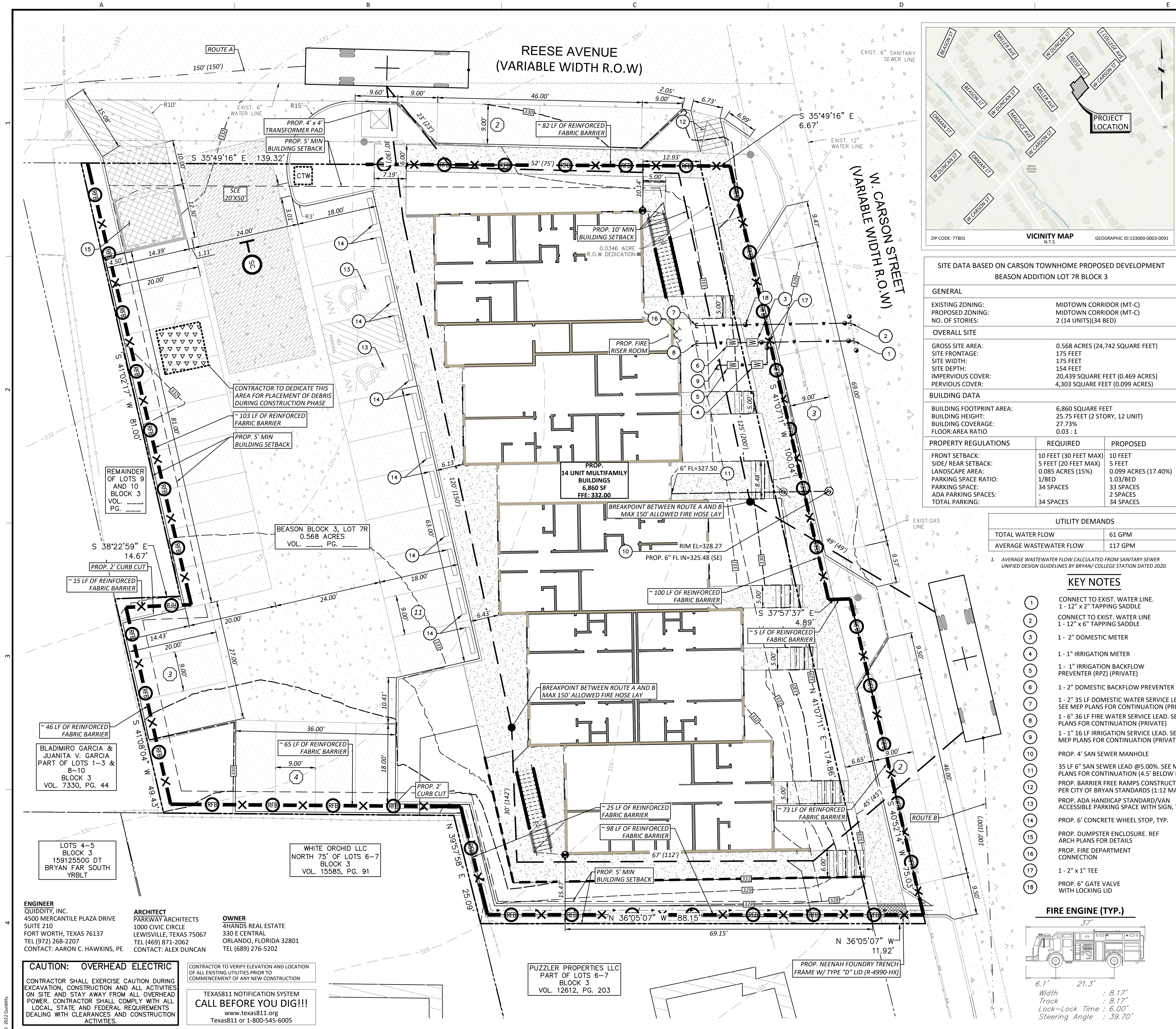


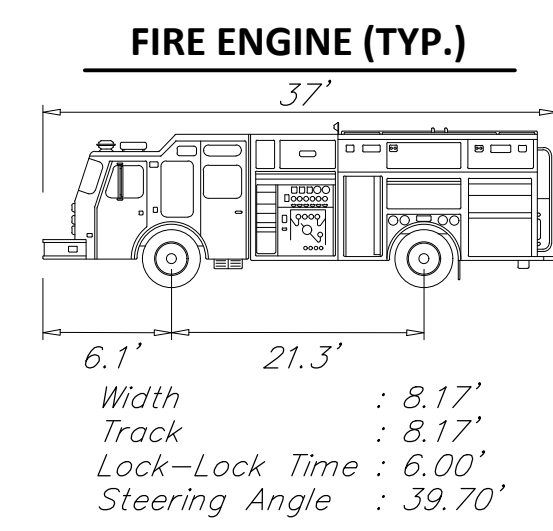


SITE DATA BASED ON CARSON TOWNHOME PROPOSED DEVELOPMENT BEASON ADDITION LOT 7R BLOCK 3		
GENERAL		
EXISTING ZONING:	MIDTOWN CORRIDOR (MT-C)	
PROPOSED ZONING:	MIDTOWN CORRIDOR (MT-C)	
NO. OF STORIES:	2 (14 UNITS)(34 BED)	
OVERALL SITE		
GROSS SITE AREA:	0.568 ACRES (24,742 SQUARE FEET)	
SITE FRONTAGE:	175 FEET	
SITE WIDTH:	175 FEET	
SITE DEPTH:	154 FEET	
IMPERVIOUS COVER:	20,439 SQUARE FEET (0.469 ACRES)	
PERVIOUS COVER:	4,303 SQUARE FEET (0.099 ACRES)	
BUILDING DATA		
BUILDING FOOTPRINT AREA:	6,860 SQUARE FEET	
BUILDING HEIGHT:	25.75 FEET (2 STORY, 12 UNIT)	
BUILDING COVERAGE:	27.73%	
FLOOR:AREA RATIO	0.03 : 1	
PROPERTY REGULATIONS	REQUIRED	PROPOSED
FRONT SETBACK:	10 FEET (30 FEET MAX)	10 FEET
SIDE/ REAR SETBACK:	5 FEET (20 FEET MAX)	5 FEET
LANDSCAPE AREA:	0.085 ACRES (15%)	0.099 ACRES (17.40%)
PARKING SPACE RATIO:	1/BED	1.03/BED
PARKING SPACES:	34 SPACES	33 SPACES
ADA PARKING SPACES:	-	2 SPACES
TOTAL PARKING:	34 SPACES	34 SPACES

UTILITY DEMANDS	
TOTAL WATER FLOW	61 GPM
AVERAGE WASTEWATER FLOW	117 GPM

1. AVERAGE WASTEWATER FLOW CALCULATED FROM SANITARY SEWER UNIFIED DESIGN GUIDELINES BY BRYAN/ COLLEGE STATION DATED 2020.

- ### KEY NOTES
- CONNECT TO EXIST. WATER LINE. 1" 12" x 2" TAPPING SADDLE
 - CONNECT TO EXIST. WATER LINE 1" 12" x 6" TAPPING SADDLE
 - 1 - 2" DOMESTIC METER
 - 1 - 1" IRRIGATION METER
 - 1 - 1" IRRIGATION BACKFLOW PREVENTER (RP2) (PRIVATE)
 - 1 - 2" DOMESTIC BACKFLOW PREVENTER
 - 1 - 2" 35 LF DOMESTIC WATER SERVICE LEAD. SEE MEP PLANS FOR CONTINUATION (PRIVATE)
 - 1 - 6" 36 LF FIRE WATER SERVICE LEAD. SEE MEP PLANS FOR CONTINUATION (PRIVATE)
 - 1 - 1" 16 LF IRRIGATION SERVICE LEAD. SEE MEP PLANS FOR CONTINUATION (PRIVATE)
 - PROP. 4" SAN SEWER MANHOLE
 - 35 LF 6" SAN SEWER LEAD @5.00%. SEE MEP PLANS FOR CONTINUATION (4.5' BELOW FFE)
 - PROP. BARRIER FREE RAMPS CONSTRUCTED PER CITY OF BRYAN STANDARDS (1:12 MAX)
 - PROP. ADA HANDICAP STANDARD/VAN ACCESSIBLE PARKING SPACE WITH SIGN, TYP.
 - PROP. 6" CONCRETE WHEEL STOP, TYP.
 - PROP. DUMPSTER ENCLOSURE. REF ARCH PLANS FOR DETAILS
 - PROP. FIRE DEPARTMENT CONNECTION
 - 1 - 2" x 1" TEE
 - PROP. 6" GATE VALVE WITH LOCKING LID



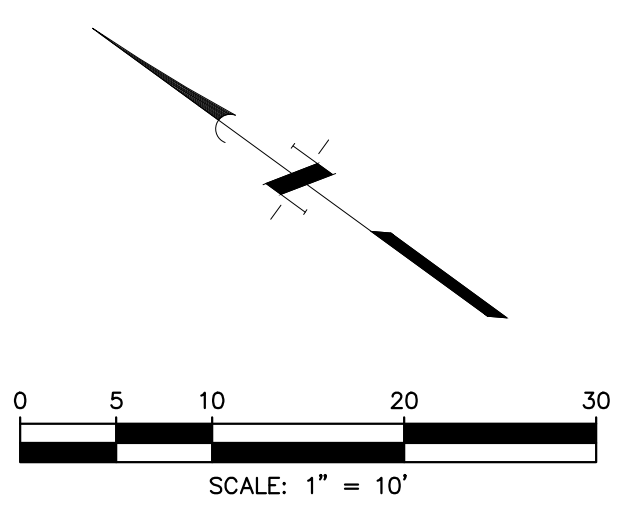
BENCHMARK
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. NAVD (88) DATUM, (GEOID 12A)

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 1/2" 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 1/2" 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: UNSHADED 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.
 14. ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

ENGINEER
QUIDDITY, INC.
4500 MERCANTILE PLAZA DRIVE
SUITE 210
FORT WORTH, TEXAS 76137
TEL (972) 268-2207
CONTACT: AARON C. HAWKINS, PE

ARCHITECT
PARKWAY ARCHITECTS
1000 CIVIC CIRCLE
LEWISVILLE, TEXAS 75067
TEL (469) 871-2062
CONTACT: ALEX DUNCAN

OWNER
4HANDS REAL ESTATE
330 E CENTRAL
ORLANDO, FLORIDA 32801
TEL (689) 276-5202

CAUTION: OVERHEAD ELECTRIC
CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

App. _____

No. _____ Date _____

REVISIONS

QUIDDITY
A Division of Professional Engineers and Land Surveyors, Inc. No. 23290
4005 Westover Road, Suite 200, Fort Worth, Texas 76120-2000

SCALE: AS SHOWN DESIGNED BY: ACH CHECKED BY: ACH DRAWN BY: AM
DATE: DECEMBER 2025 JOB NO.: 29280-0015-01

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.

Engineer: AARON C. HAWKINS
P.E. Serial No.: 149709
Date: DECEMBER 2025

SITE PLAN
BEASON ADDITION VOL 19970, PG 88
LOT 7R, BLOCK 3
0.568 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

CARSON STREET TOWNHOMES - REESE AVENUE & WEST CARSON STREET
200 WEST CARSON STREET, BRYAN, 77801

SHEET NO. **C-5**
OF C-20