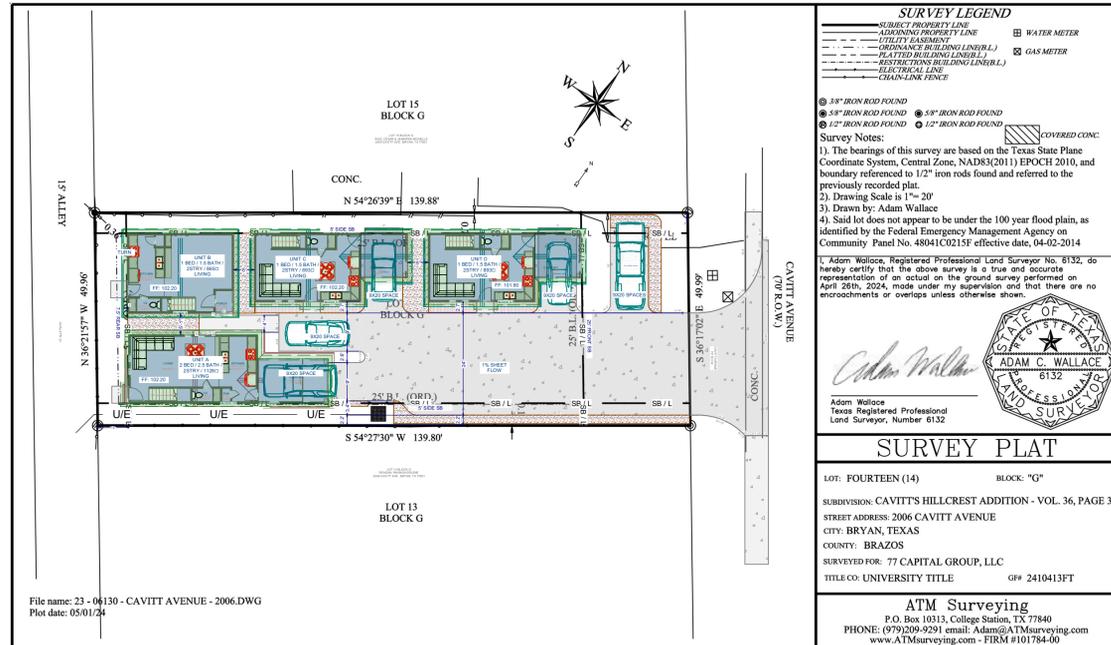




VICINITY MAP N.T.S.



ARTISTIC RENDERING



PROPOSED DEVELOPMENT OVERLAY ON SURVEY 1" = 20'

**BUILDING SUMMARY**  
 CONSTRUCTION TYPE 5B USE: R-3 SINGLE FAMILY RESIDENTIAL

	A	B	C	D	Total
Building Number	2	1	1	1	5
Total Bedrooms	2.5	1.5	1.5	3.5	9
Total Bathrooms	664	467	515	515	2,161
Total Square Feet	1,328	934	1,030	1,030	4,322
Conditioned Square Feet	1,114	865	894	884	3,747
Sprinkled Type 13R	NO	NO	NO	NO	
Eave Height	19' 4"	19' 4"	19' 4"	19' 4"	
Ridge Height	27' 4"	28'	27' 4"	27' 4"	

**LAND USE STATISTICS**

Total Area	6,985
Building Footprints	2,161
Sidewalks and Drives	2,622
Total Developed	4,783
Percentage Developed	68%

**PARKING & REQUIREMENTS**

Unit Type	DETACHED CONDO
NUMBER OF BEDROOMS	5
PARKING REQUIRED PER BEDROOM	3
TOTAL PARKING REQUIRED	5
PARKING PROVIDED	5

**CODE SUMMARY**

BUILDING CODE	2021 IRC
PLUMBING CODE	2021 IPC
ELECTRICAL CODE	2020 NEC
ENERGY CODE	2018 IECC
MECHANICAL CODE	2021 IMC
NATURAL GAS	2021 IPC

**LANDSCAPE REQUIREMENTS**

	Required	Provided
Developed Area	4,783	
Landscape @ 15% of Developed	717	1,450
1/2 of Landscape as Trees	359	600
Half of Trees as Shade	179	200
Canopy Streets 1 per Island	0	7

**NOTES:**

- TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUNDING TO A CENTER HEIGHT.
- REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A VIOLATION OF HTS ARTICLE SUBJECT TO THE GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14

NOTE:  
 AN ACCESSIBLE ROUTE IS PROVIDED TO ALL UNITS.  
 ALL UNITS DESIGNED AS ANSI 117.1 TYPE B UNITS

**LAYOUT PAGE TABLE**

LABEL	TITLE	DESCRIPTION
CS	COVER SHEET	
A1	SITE PLAN & SURVEY	
A2	LANDSCAPE PLAN	
A3	PAVING PLAN	
A4	EROSION CONTROL PLAN	

**PROJECT NAME**  
**Cavitt Avenue Condos**

**PROJECT ADDRESS:**  
 2006 CAVITT AVENUE  
 BRYAN, TEXAS

**SHEET NO.**  
**CS**

**SHEET TITLE**  
**COVER SHEET**

**REV. DATE**  
**2/26/2026**

**CLIENT NAME**..... ARETE / JAKE CARLILE  
**CLIENT PHONE**..... 979-277-5439  
**CLIENT EMAIL**..... JAKE@ARATEPG.COM

**PRINT DATE**  
 3/6/2026  
 05:31:59

**FULL SCALE WHEN PRINTED**  
**24 x 36**

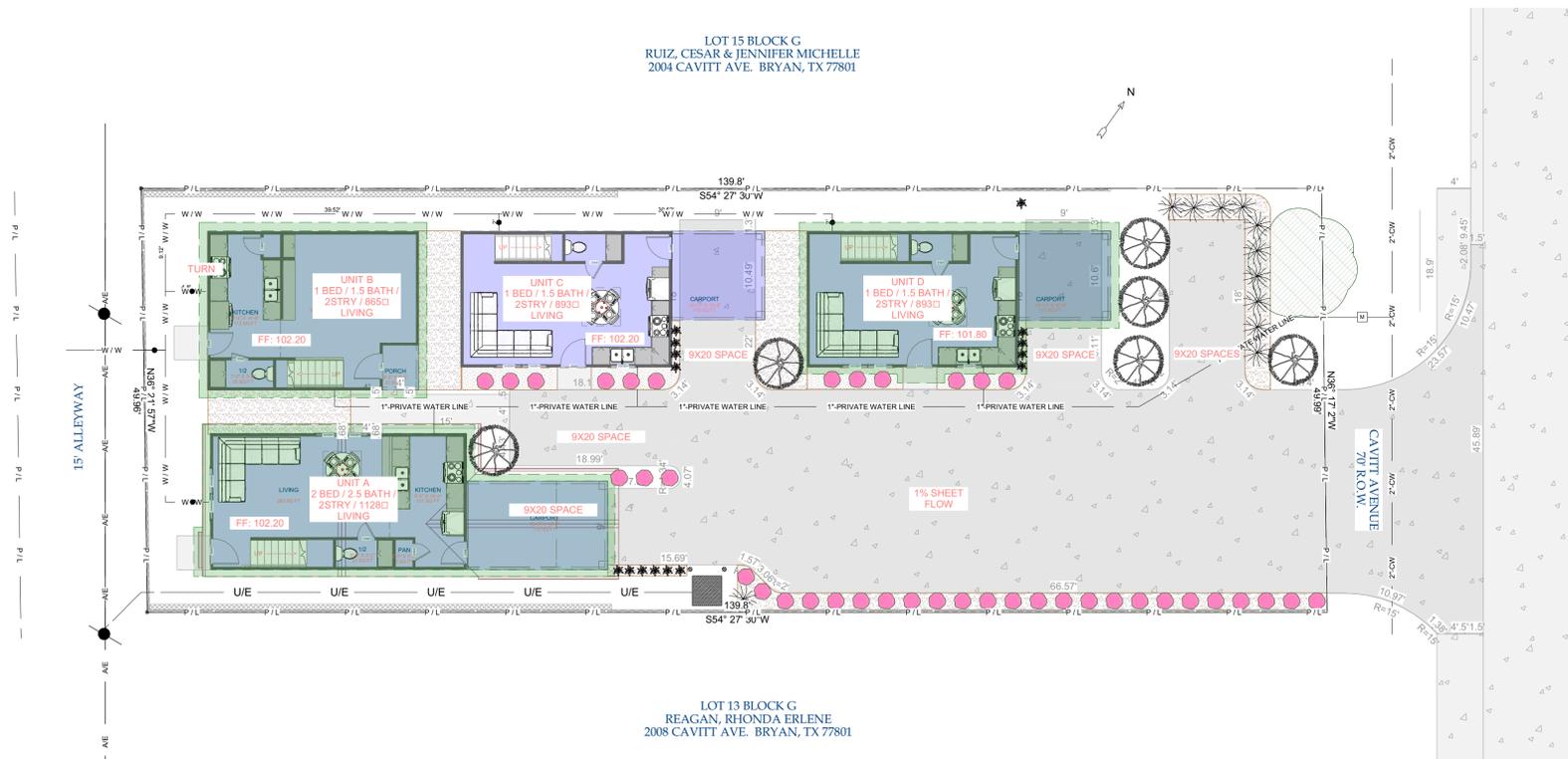
**CONTACT:** 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM

**The BEN BROWN Group**  
 Est. 2013



LOT 15 BLOCK G  
RUIZ, CESAR & JENNIFER MICHELLE  
2004 CAVITT AVE. BRYAN, TX 77801

LOT 13 BLOCK G  
REAGAN, RHONDA ERLENE  
2008 CAVITT AVE. BRYAN, TX 77801



**LP LANDSCAPE PLAN**  
1 in = 10 ft

PLANT SCHEDULE						
NUMBER	2D SYMBOL	COMMON NAMES	SCIENTIFIC NAME	SIZE	QTY	AREA TOTAL
P01		CRAPE MYRTLE, CREPE MYRTLE	LAGERSTROEMIA INDICA	> 1.5" CALIPER	6	100 600
P02		DRIFT ROSE - PINK	ROSA "DRIFT" PINK	>3 GAL.	39	10 390
P03		FLAX LILY	DIANELLA TASMANICA	> 3 GAL.	15	10 150
P04		GULF MUHLY	MUHLENBURGIA CAPILLARIS	> 3 GAL.	11	10 110
P05		SPANISH SYCAMORE	PLATANUS MEXICANA	1.5" TO 3" CALIPER	1	200 200

- RIVER ROCK LANDSCAPE BED  
1"-3" RIVER ROCK
- BARK MULCH LANDSCAPE BED  
BLACK BARK MULCH

1450

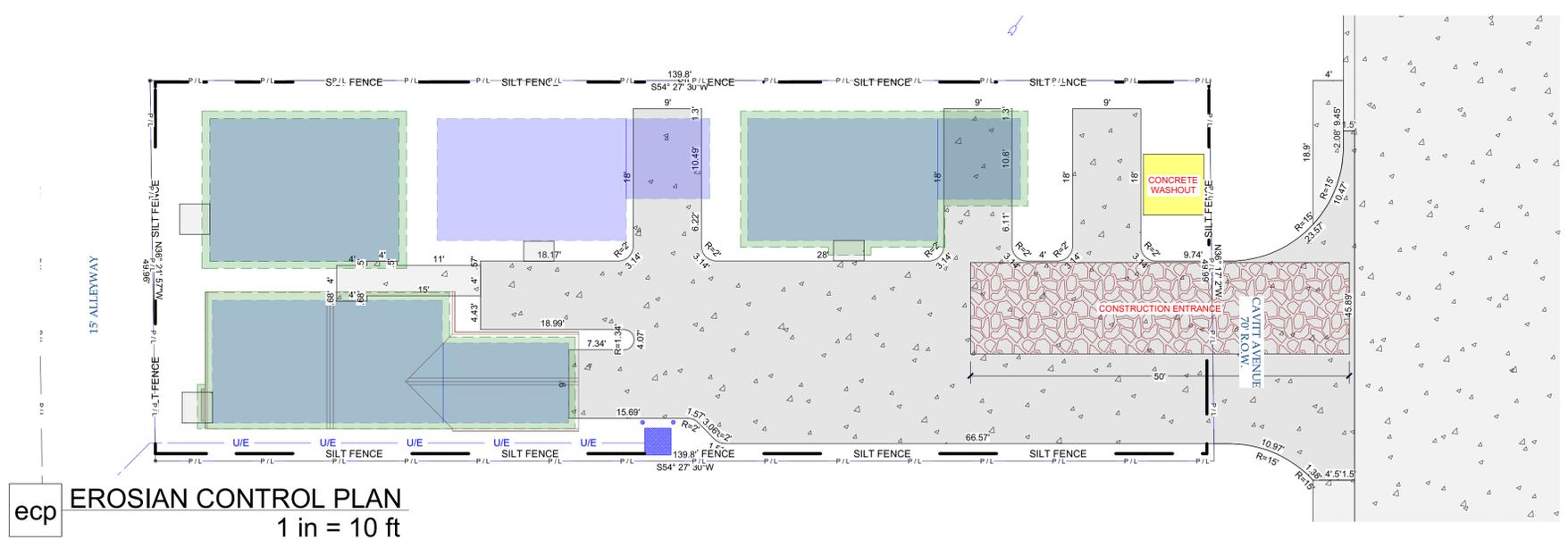
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NOTES:  
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LEGEND	
+ 100.35	EXISTING ELEVATION
↓ 102.09	PROPOSED ELEVATION
— 101' —	EXISTING GRADE LINE
-101' — — —	PROPOSED GRADE LINE
----->>---	FLOW LINE
	BUILDING FOOTPRINT
	AREA UNDER ROOF
	CONCRETE PAVING
— P/L —	PROPERTY LINE
— SB/L —	SETBACK LINE
— W/W —	4" PRIVATE SANITARY SEWER LINE
— AE —	ARIEL ELECTRICAL
	1" WATER METER
	ELECTRICAL METER
	PROPOSED 6' PRIVACY FENCE
	LIMESTONE BLOCK LANDSCAPE WALL

<b>PROJECT NAME</b> <b>Cavitt Avenue Condos</b>		<b>PROJECT ADDRESS:</b> 2006 CAVITT AVENUE BRYAN, TEXAS
<b>SHEET NO.</b> <b>A2</b>	<b>SHEET TITLE</b> <b>LANDSCAPE PLAN</b>	<b>REV. DATE</b> <b>2/26/2026</b>
<b>CLIENT NAME</b> ..... ARETE / JAKE CARLILE <b>CLIENT PHONE</b> ..... 979-277-5439 <b>CLIENT EMAIL</b> ..... JAKE@ARATEPG.COM		<b>PRINT DATE</b> 3/6/2026 05:32:01
<b>FULL SCALE WHEN PRINTED</b> <b>24 x 36</b>		
<b>CONTACT:</b> 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		





ecp **EROSION CONTROL PLAN**  
1 in = 10 ft

**NOTE:**  
POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.  
VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PITS ARE TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.  
NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.  
EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.  
ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.  
TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.  
WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.  
PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.  
WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. BELOW GRADE PITS SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.  
CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.

**CONCRETE WASHOUT**  
DATE: **DECEMBER 2020**  
B/C'S UNIFIED STANDARD DETAIL: **SWPP1-04**  
CITY OF COLLEGE STATION

**NOTE:**  
DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

**CONSTRUCTION EXIT SLIT CONTROL**  
DATE: **AUG. 2012**  
B/C'S UNIFIED STANDARD DETAIL: **SWPP1-02**  
CITY OF COLLEGE STATION

**SILT FENCE ASSEMBLY**  
DATE: **AUG. 2012**  
B/C'S UNIFIED STANDARD DETAIL: **SWPP1-03**  
CITY OF COLLEGE STATION

<b>PROJECT NAME</b> <b>Cavitt Avenue Condos</b>		<b>PROJECT ADDRESS:</b> 2006 CAVITT AVENUE BRYAN, TEXAS
<b>SHEET NO.</b> <b>A4</b>	<b>SHEET TITLE</b> <b>EROSION CONTROL PLAN</b>	<b>REV. DATE</b> <b>2/26/2026</b>
<b>CLIENT NAME</b> ..... ARETE / JAKE CARLILE		<b>PRINT DATE</b> 3/6/2026
<b>CLIENT PHONE</b> ..... 979-277-5439		<b>CLIENT EMAIL</b> ..... JAKE@ARATEPG.COM
<b>CLIENT EMAIL</b> ..... JAKE@ARATEPG.COM		<b>05:32:04</b>
<b>FULL SCALE WHEN PRINTED</b> <b>24 x 36</b>		<b>THE BEN BROWN Group</b> Est. 2013
<b>CONTACT:</b> 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		