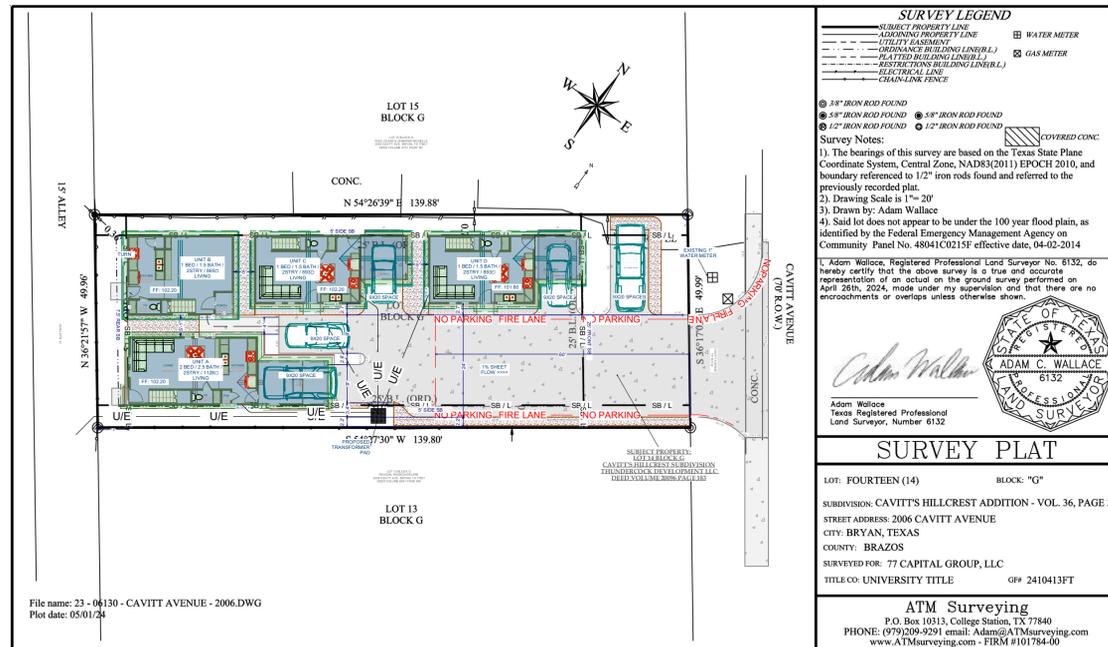




VICINITY MAP N.T.S.



ARTISTIC RENDERING



File name: 23 - 06130 - CAVITT AVENUE - 2006.DWG
Plot date: 05/01/24

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY BASINMENT
- OBSTACLE BUILDING LINE(S)
- PLATTED BUILDING LINE(S)
- RESTRICTING BUILDING LINE(S)
- ELECTRICAL LINE
- CHAIN-LINE FENCE
- WATER METER
- GAS METER
- COVERED CONC.

Survey Notes:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previously recorded plat.
- Drawing Scale is 1" = 20'
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on April 26th, 2024, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

ADAM C. WALLACE
6132
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEY PLAT

LOT: FOURTEEN (14) BLOCK: "G"
SUBDIVISION: CAVITT'S HILLCREST ADDITION - VOL. 36, PAGE 3
STREET ADDRESS: 2006 CAVITT AVENUE
CITY: BRYAN, TEXAS
COUNTY: BRAZOS
SURVEYED FOR: 77 CAPITAL GROUP, LLC
TITLE: CO-UNIVERSITY TITLE GR# 2410413FT

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FIRM #101784-00

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

Building Number	A	B	C	D	Total
Total Bedrooms	2	1	1	1	5
Total Bathrooms	2.5	1.5	1.5	1.5	9
Foundation Area	664	467	515	515	2,161
Total Square Feet	1,328	934	1,030	1,030	4,322
Conditioned Square Feet	1,114	865	884	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	1
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 IFC

LANDSCAPE REQUIREMENTS

	Required	Provided
Developed Area	4,783	
Landscape @ 15% of Developed	717	1,450
1/2 of Landscape as Trees	358	600
Half of Trees as Shade	179	200
Canopy Streets 1 per Island	6	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

NOTES:

- AN ACCESSIBLE ROUTE IS PROVIDED TO ALL UNITS.
- ALL UNITS DESIGNED AS ANSI 117.1 TYPE B UNITS
- ALL BUILDING SETBACKS SHALL BE WITHIN CITY OF BRYAN CODE OF ORDINANCES
- THE ZONING DESIGNATION OF THIS PROPERTY IS MIXED-USE DISTRICT (MU-2)
- THIS PROPERTY DOES NOT LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN FIRM PANEL 48041C0215F

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

REVISION B BY: MBB

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

PRINT DATE
3/19/2026
18:38:02

FULL SCALE WHEN PRINTED
24 x 36

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

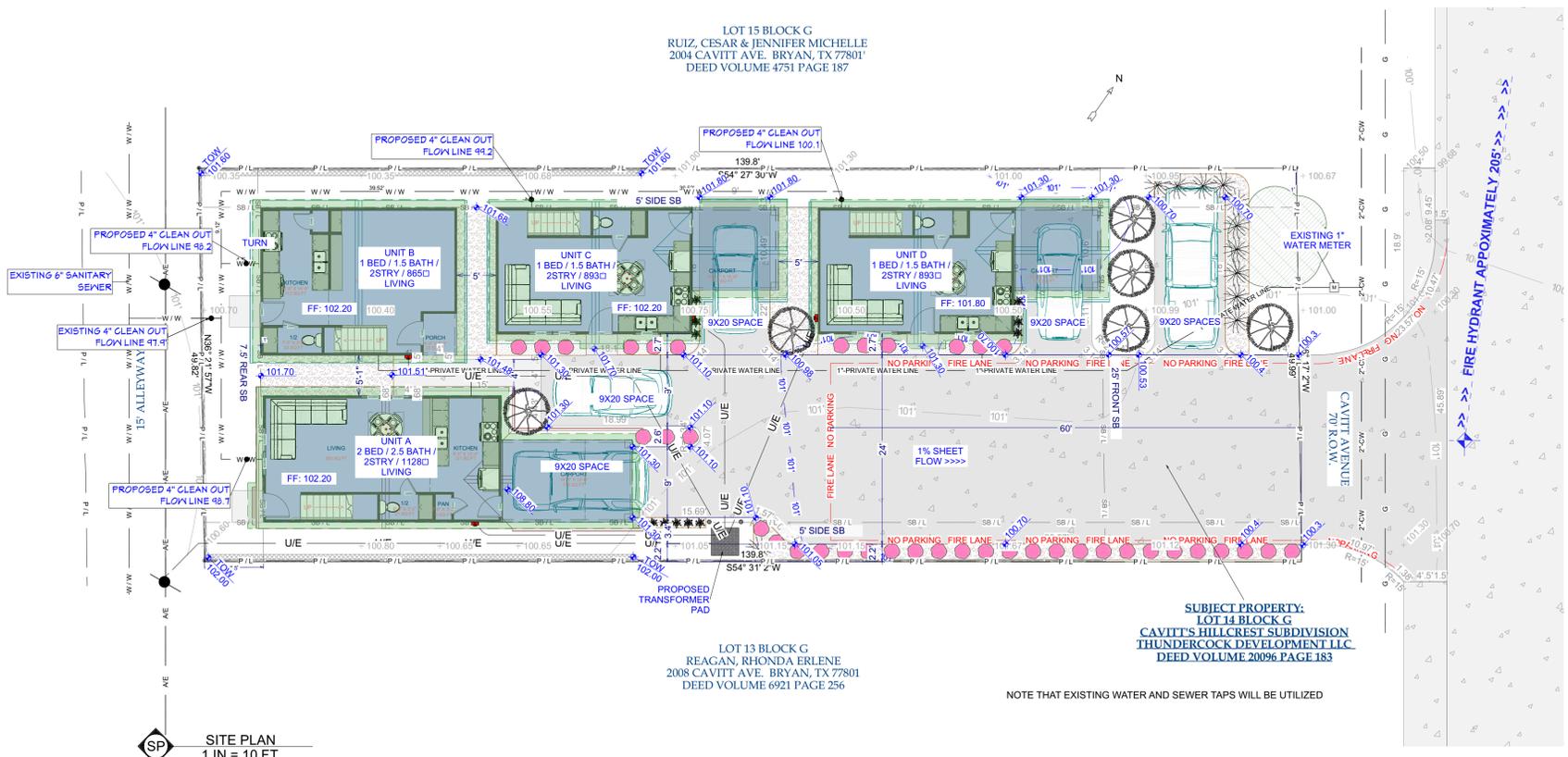
The BEN BROWN Group
Est. 2013

PROPOSED DEVELOPMENT OVERLAY ON SURVEY 1" = 20'

BUILDING SUMMARY					
CONSTRUCTION TYPE 5B USE: R-3 SINGLE FAMILY RESIDENTIAL					
Building Number	A	B	C	D	Total
Total Bedrooms	2	1	1	1	5
Total Bathrooms	2.5	1.5	1.5	1.5	9
Foundation Area	664	467	515	515	2,161
Total Square Feet	1,328	934	1,030	1,030	4,322
Conditioned Square Feet	1,114	865	868	864	3,747
Sprinkled Type 3SR	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	1
TOTAL PARKING REQUIRED	5
PARKING PROVIDED	5



LEGEND	
+ 100.35	EXISTING ELEVATION
+ 102.09	PROPOSED ELEVATION
---	EXISTING GRADE LINE
---	PROPOSED GRADE LINE
---	FLOW LINE
---	BUILDING FOOTPRINT
---	AREA UNDER ROOF
---	CONCRETE PAVING
---	PROPERTY LINE
---	SETBACK LINE
---	4" PRIVATE SANITARY SEWER LINE
---	ARIEL ELECTRICAL
---	UNDGND ELECTRICAL
---	NATURAL GAS
---	FIRE LANE
---	5/8" WATER METER
---	ELECTRICAL METER
---	PROPOSED 6" PRIVACY FENCE
---	LIMESTONE BLOCK LANDSCAPE WALL

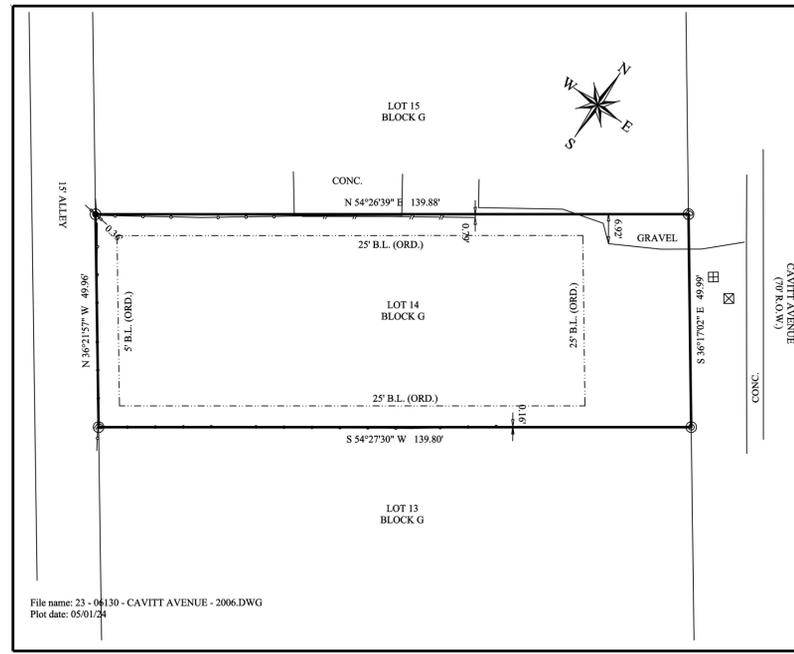
IPC Water Supply Fixture Use Tabulation.				
Fixture Type	Quantity of Fixtures	FU/Fixture	Probability of Use	Total FU (GPM)
Toilets	9	2.2	0.68%	19.8
Laboratories	13	0.7	1.79%	9.1
Shower/Tubs	5	1.4	3.48%	7
Kitchen Sinks	4	1.4	1.79%	5.6
Dishwashers	4	1.4	0.44%	5.6
Clothes Washer	4	1.4	3.45%	5.6
Hose Bibs	4	2.5	2%	10
Total	44			62.7

FU data based on 2021 IPC Table E101.3(2)

IAMPO PEAK WATER DEMAND CALCULATOR					
Water Demand Calculator* (WDC v2.2)					
PROJECT NAME:	2006 Cavitt	Total Number of Apartments in the Building:	4	Thursday, March 19, 2026	
Click for Drop-down Menu →	Multi-Family Building	Total Apartments in this Calculation:	4	4:17 PM	

FIXTURE GROUPS	FIXTURE	ENTER TOTAL NUMBER OF FIXTURES	PROBABILITY OF USE (%)	ENTER FIXTURE FLOW RATE (GPM)	MAXIMUM RECOMMENDED FIXTURE FLOW RATE (GPM)
Bathroom Fixtures	1. Bathub (no Shower)	0	0.85	5.5	5.5
	2. Bidet	0	0.68	2.0	2.0
	3. Combination Bath/Shower	5	3.43	5.5	5.5
	4. Faucet, Lavatory	13	1.79	1.5	1.5
	5. Shower, per head (no Bathub)	0	2.43	2.0	2.0
	6. Water Closet, 1.28 GPF Gravity Tank	9	0.68	3.0	3.0
Kitchen Fixtures	7. Dishwasher	4	0.44	1.3	1.3
	8. Faucet, Kitchen Sink	4	1.79	2.2	2.2
Laundry Room Fixtures	9. Clothes Washer	4	3.45	3.5	3.5
	10. Faucet, Laundry	0	1.79	2.0	2.0
Bar/Prep Fixtures	11. Faucet, Bar Sink	0	1.79	1.5	1.5
	12. Hose Bib	4	2.00	4.0	6.0
Other Fixtures	13. Fixture 2	0	0.00	0.0	6.0
	14. Fixture 3	0	0.00	0.0	6.0

COMPUTED RESULTS FOR PEAK PERIOD CONDITIONS	
Total No. of Fixtures in Calculation	N = 43
99th Percentile Demand Flow	Q = 13.2 GPM
Hunter Number	
H(E _g) = 0.77	
Stagnation Probability	
Pr(Zero Demand) = 46%	
Method of Computation	Convolution



SURVEY LEGEND

SUBJECT PROPERTY LINE
 ADJOINING PROPERTY LINE
 UTILITY LINES
 CHAIN-LINK FENCE

WATER METER
 GAS METER

SURVEY NOTES:

- The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previously recorded plat.
- Drawing Scale is 1"=20'
- Drawn by: Adam Wallace
- Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date: 04/02/2014

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on April 26th, 2024, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

ADAM C. WALLACE
 6132
 LAND SURVEYOR

SURVEY PLAT

LOT: FOURTEEN (14) BLOCK: "G"
 SUBDIVISION: CAVITT'S HILLCREST ADDITION - VOL. 36, PAGE 3
 STREET ADDRESS: 2006 CAVITT AVENUE
 CITY: BRYAN, TEXAS
 COUNTY: BRAZOS
 SURVEYED FOR: 77 CAPITAL GROUP, LLC
 TITLE CO: UNIVERSITY TITLE
 GFW: 2410413FT

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979) 299-9291 email: Adam@ATMSurveying.com
 www.ATMSurveying.com - FIRM #101784-06

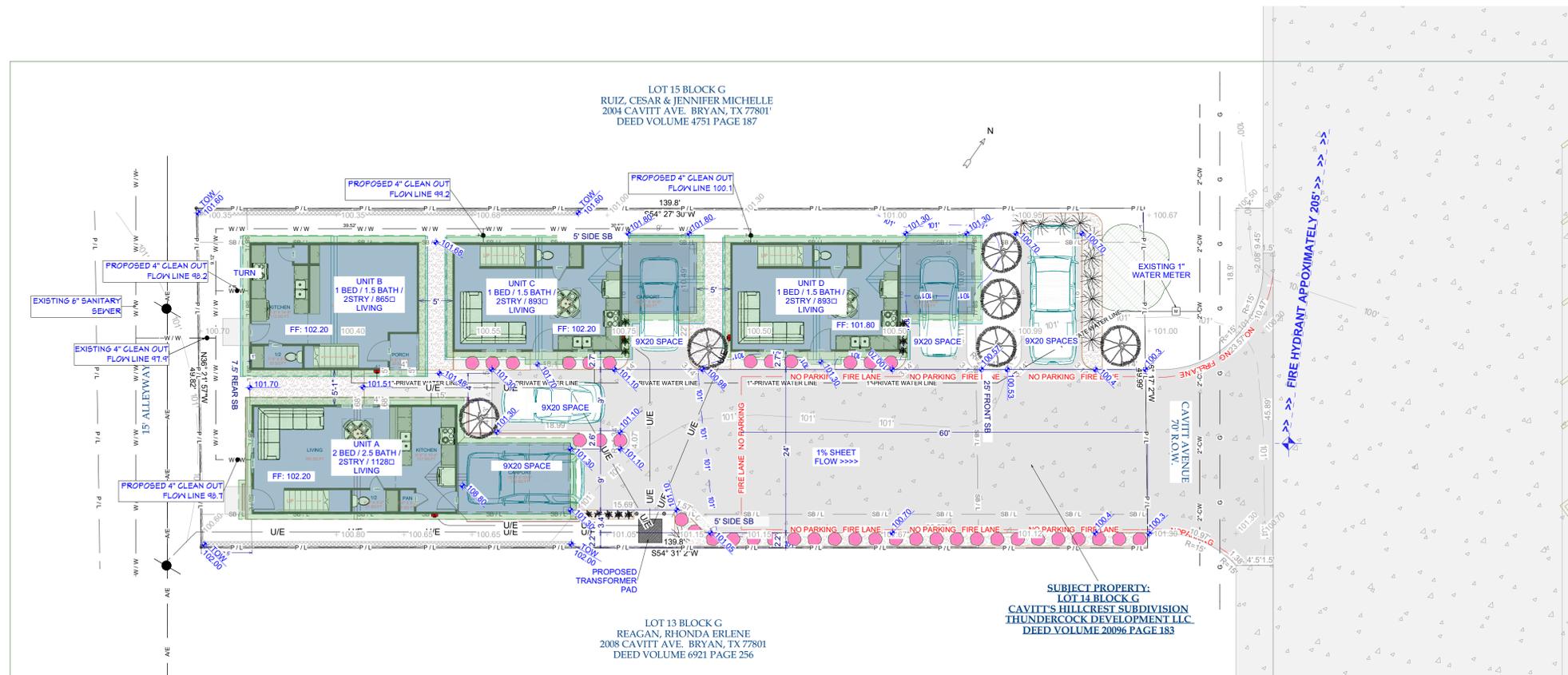
DAILY SEWER DEMAND:

3 X 1 BEDROOM UNITS X 1.5 PERSONS PER BEDROOM = 4.5 PERSONS
 1 X 2 BEDROOM UNIT X 2.5 PERSONS PER BEDROOM = 2.5 PERSONS
 TOTAL NUMBER OF PEOPLE = 7
 AWWA LOAD 100 GPD / PERSON HIGH END
 100 GPD / PERSON X 7 PERSONS = 700 GALLONS PER DAY

CALL FOR UTILITY LOCATES:
 CITY OF BRYAN PUBLIC WORKS - 979-209-5900
 TEXAS ONE CALL - DIAL 811
 NOTE: TEXAS ONE CALL DOES NOT LOCATE BRYAN, TX UTILITIES

NOTE: WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES."

PROJECT NAME		PROJECT ADDRESS:
Cavitt Avenue Condos		2006 CAVITT AVENUE BRYAN, TEXAS
SHEET NO.	SHEET TITLE	REV. DATE
A1	SITE PLAN & SURVEY	2/26/2026
		REVISION B BY: MBB
CLIENT NAME..... ARETE / JAKE CARLILE		PRINT DATE
CLIENT PHONE..... 979-277-5439		3/19/2026
CLIENT EMAIL..... JAKE@ARATEPG.COM		18:38:03
FULL SCALE WHEN PRINTED	The BEN BROWN Group	
24 x 36	Est. 2013	
CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		



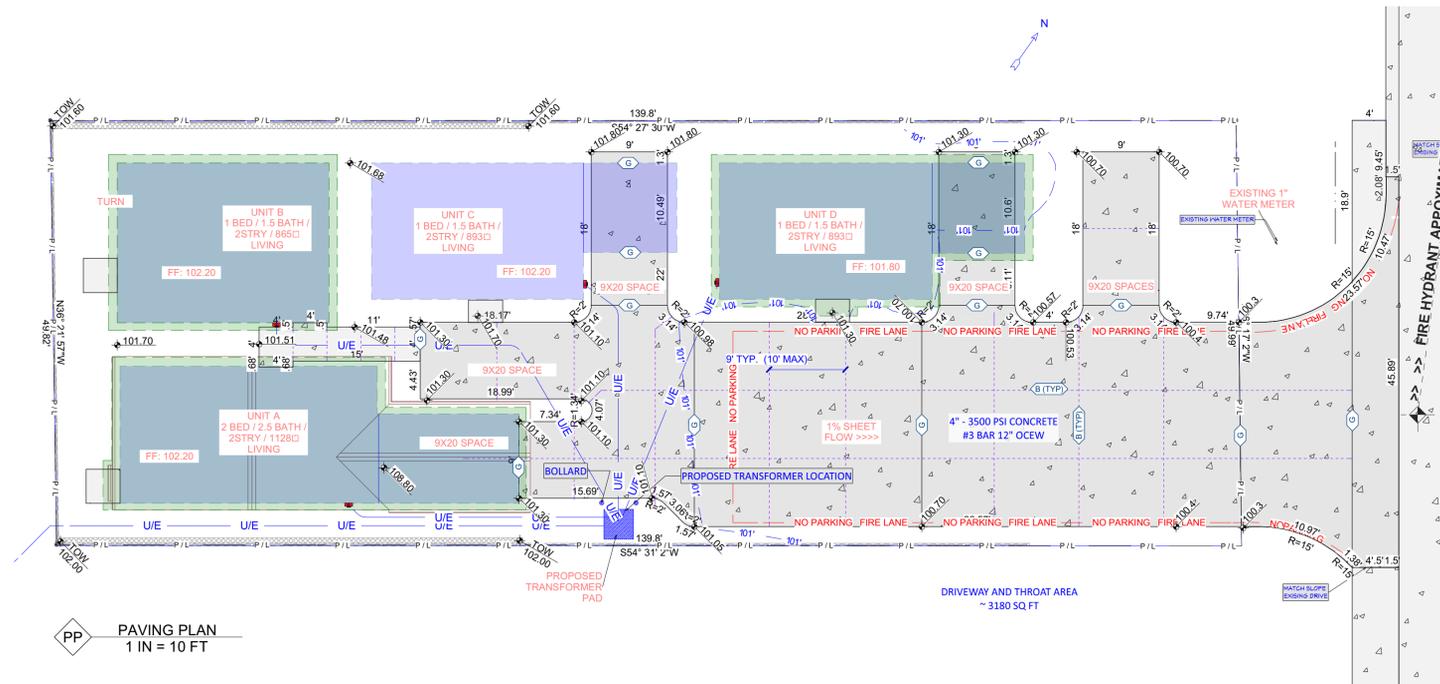
UTILITY NOTES:

- 1) ELECTRICAL: EACH UNIT REQUIRES A 150A SERVICE. SERVICES SHALL BE UNDERGROUND AND RUN AS DESIGNED AND SPECIFIED BY BRYAN TEXAS UTILITIES
- 2) SOLID WASTE: EACH UNIT SHALL BE PROVIDED A 90 GALLON TRASH DRUM TO BE WHEELED TO CAVITT STREET FOR WEEKLY PICKUP
- 3) WATER: EACH UNIT SHALL BE INDIVIDUALLY METERED ADDITIONALLY A METER SHALL BE PROVIDED FOR IRRIGATION. IRRIGATION SHALL BE DESIGNED AND INSTALLED BY A LISCENSED IRRIGATION PROFESSIONAL
- 4) GAS: THE UNITS WILL BE 100% ELECTRIC. GAS WILL NOT BE BROUGHT INTO THE PROPERTY
- 5) SANITARY SEWAGE: AND EXISTING 4" SEWER LINE WILL BE UTILIZED AS A TAP POINT FOR THE NEW PRIVATE SANITARY SEWER LINE.

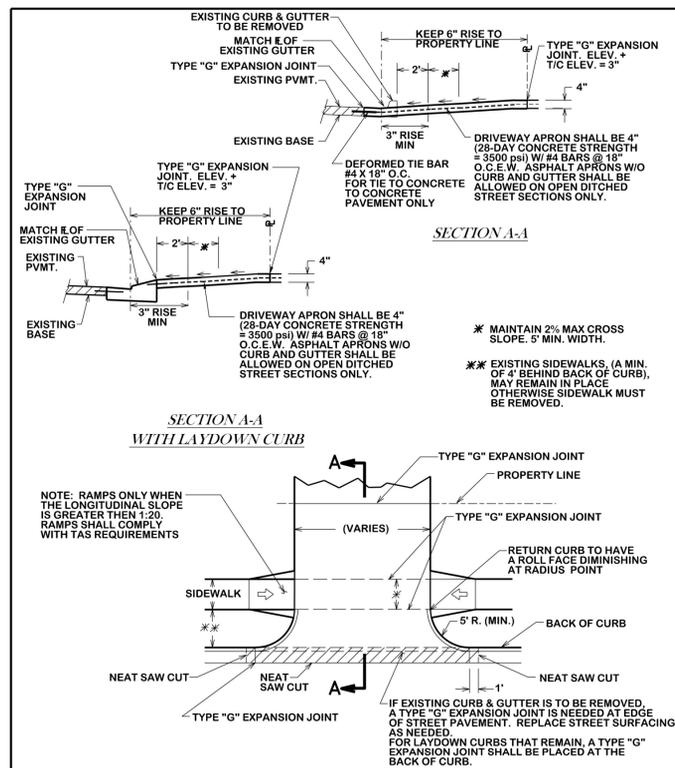
LEGEND	
+ 100.35	EXISTING ELEVATION
↓ 102.09	PROPOSED ELEVATION
---	EXISTING GRADE LINE
-101'	PROPOSED GRADE LINE
---	FLOW LINE
[Green Fill]	BUILDING FOOTPRINT
[Light Green Fill]	AREA UNDER ROOF
[Grey Fill]	CONCRETE PAVING
---	PROPERTY LINE
---	SETBACK LINE
---	4" PRIVATE SANITARY SEWER LINE
---	ARIEL ELECTRICAL
---	NATURAL GAS
[M]	1" WATER METER
[E]	ELECTRICAL METER
[Orange Line]	PROPOSED 6" PRIVACY FENCE
[Patterned Box]	LIMESTONE BLOCK LANDSCAPE WALL

PROJECT NAME Cavitt Avenue Condos		PROJECT ADDRESS: 2006 CAVITT AVENUE BRYAN, TEXAS
SHEET NO. A2	SHEET TITLE UTILITY PLAN	REV. DATE 2/26/2026
		REVISION B BY: MBB
CLIENT NAME ARETE / JAKE CARLILE		PRINT DATE 3/19/2026
CLIENT PHONE 979-277-5439		18:38:04
CLIENT EMAIL JAKE@ARATEPG.COM		
FULL SCALE WHEN PRINTED 24 x 36		
CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		

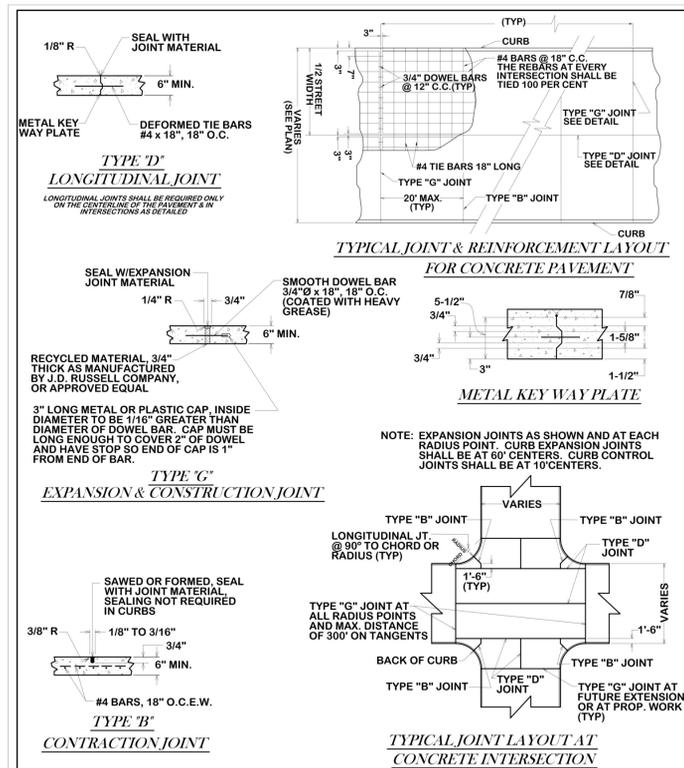
NOTE:
BUILD DRIVEWAY TO
RESIDENTIAL DRIVEWAY
STANDARD



PP PAVING PLAN
1 IN = 10 FT



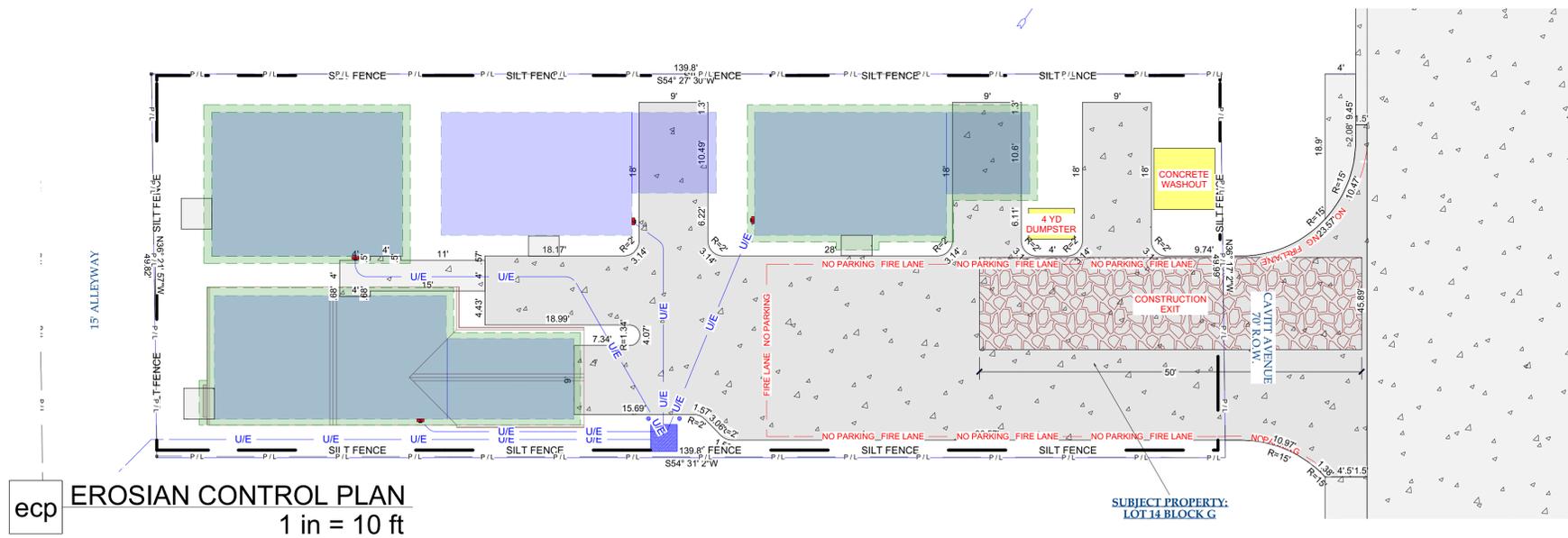
RESIDENTIAL DRIVEWAY
DATE: OCT. 2016
B/C'S UNIFIED STANDARD DETAIL
DETAIL NO. ST2-00
CITY OF COLLEGE STATION



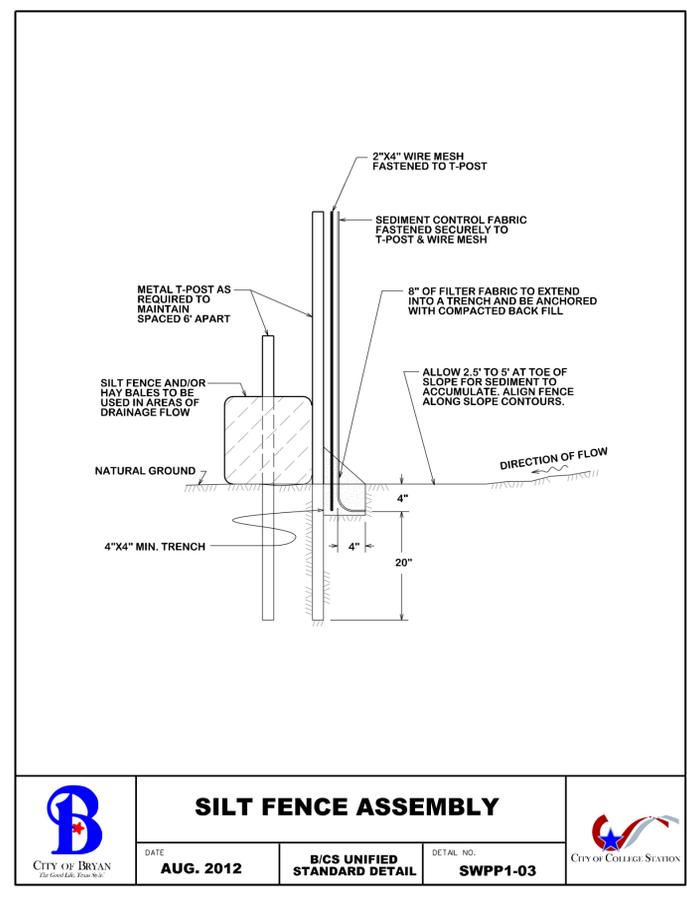
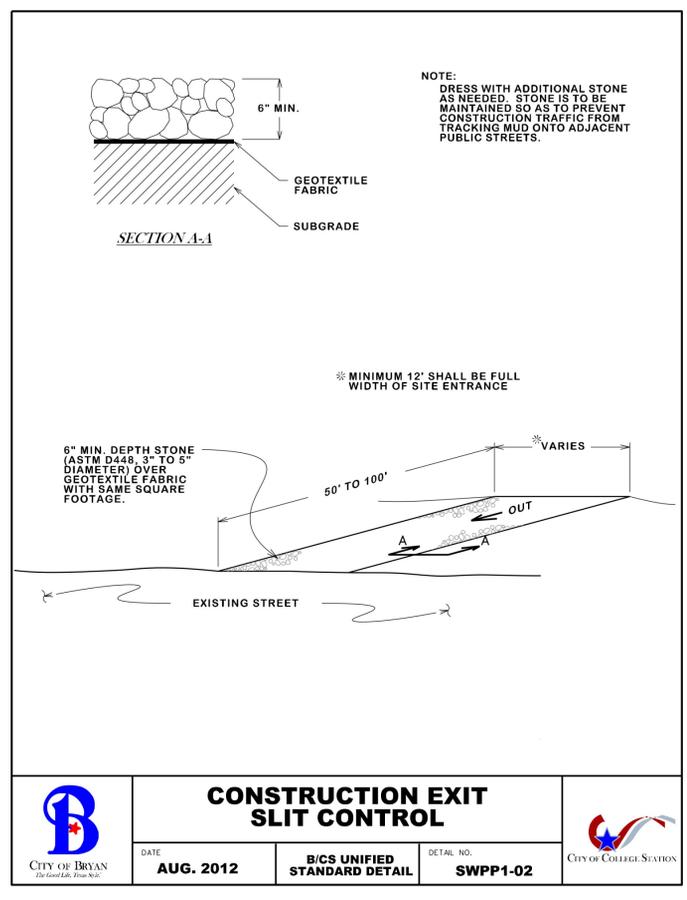
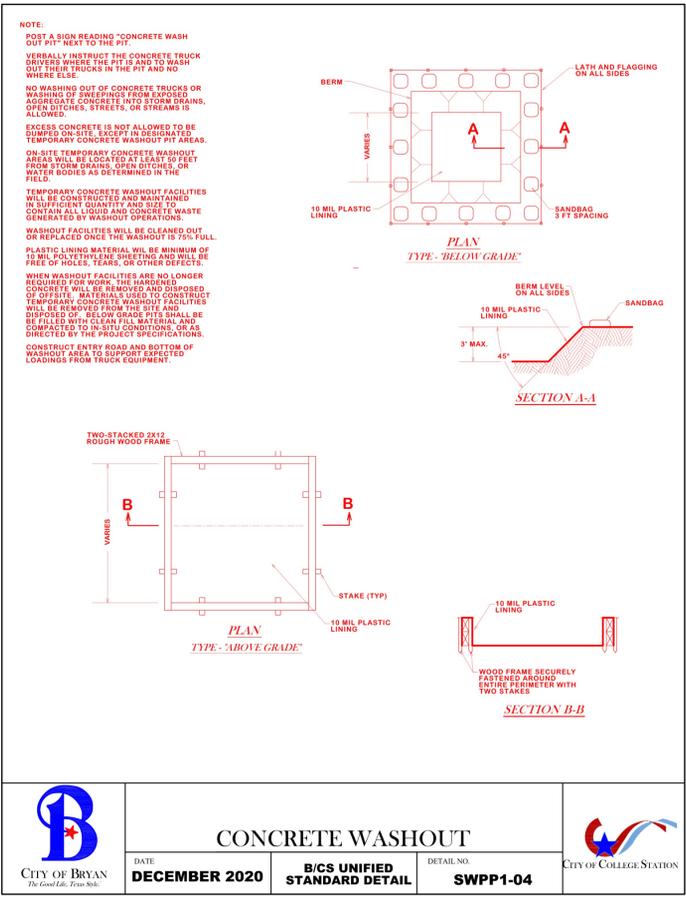
CONCRETE PAVEMENT JOINT LAYOUT
DATE: FEB. 2018
B/C'S UNIFIED STANDARD DETAIL
DETAIL NO. ST3-00
CITY OF COLLEGE STATION

LEGEND	
+ 100.35	EXISTING ELEVATION
+ 102.09	PROPOSED ELEVATION
101'	EXISTING GRADE LINE
-101'	PROPOSED GRADE LINE
---	FLOW LINE
[Green Box]	BUILDING FOOTPRINT
[Blue Box]	AREA UNDER ROOF
[Grey Box]	CONCRETE PAVING
- P/L	PROPERTY LINE
- SB/L	SETBACK LINE
- W/W	4" PRIVATE SANITARY SEWER LINE
- AE	ARIEL ELECTRICAL
- G	NATURAL GAS
[Square]	1" WATER METER
[Circle]	ELECTRICAL METER
[Dashed Line]	PROPOSED 6' PRIVACY FENCE
[Patterned Box]	LIMESTONE BLOCK LANDSCAPE WALL

PROJECT NAME Cavitt Avenue Condos		PROJECT ADDRESS: 2066 CAVITT AVENUE BRYAN, TEXAS
SHEET NO. A3	SHEET TITLE PAVING PLAN	REV. DATE 2/26/2026
CLIENT NAME..... ARETE / JAKE CARLILE CLIENT PHONE..... 979-277-5439 CLIENT EMAIL..... JAKE@ARATEPG.COM		REVISION B BY: MBB PRINT DATE 3/19/2026 18:38:05
FULL SCALE WHEN PRINTED 24 x 36		CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM



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



PROJECT NAME Cavitt Avenue Condos		PROJECT ADDRESS: 2006 CAVITT AVENUE BRYAN, TEXAS
SHEET NO. A4	SHEET TITLE EROSION CONTROL PLAN	REV. DATE 2/26/2026
		REVISION B BY: MBB
CLIENT NAME ARETE / JAKE CARLILE		PRINT DATE 3/19/2026
CLIENT PHONE 979-277-5439		CLIENT EMAIL JAKE@ARATEPG.COM
CLIENT EMAIL JAKE@ARATEPG.COM		18:38:06
FULL SCALE WHEN PRINTED 24 x 36		THE BEN BROWN Group EST. 2013
CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		