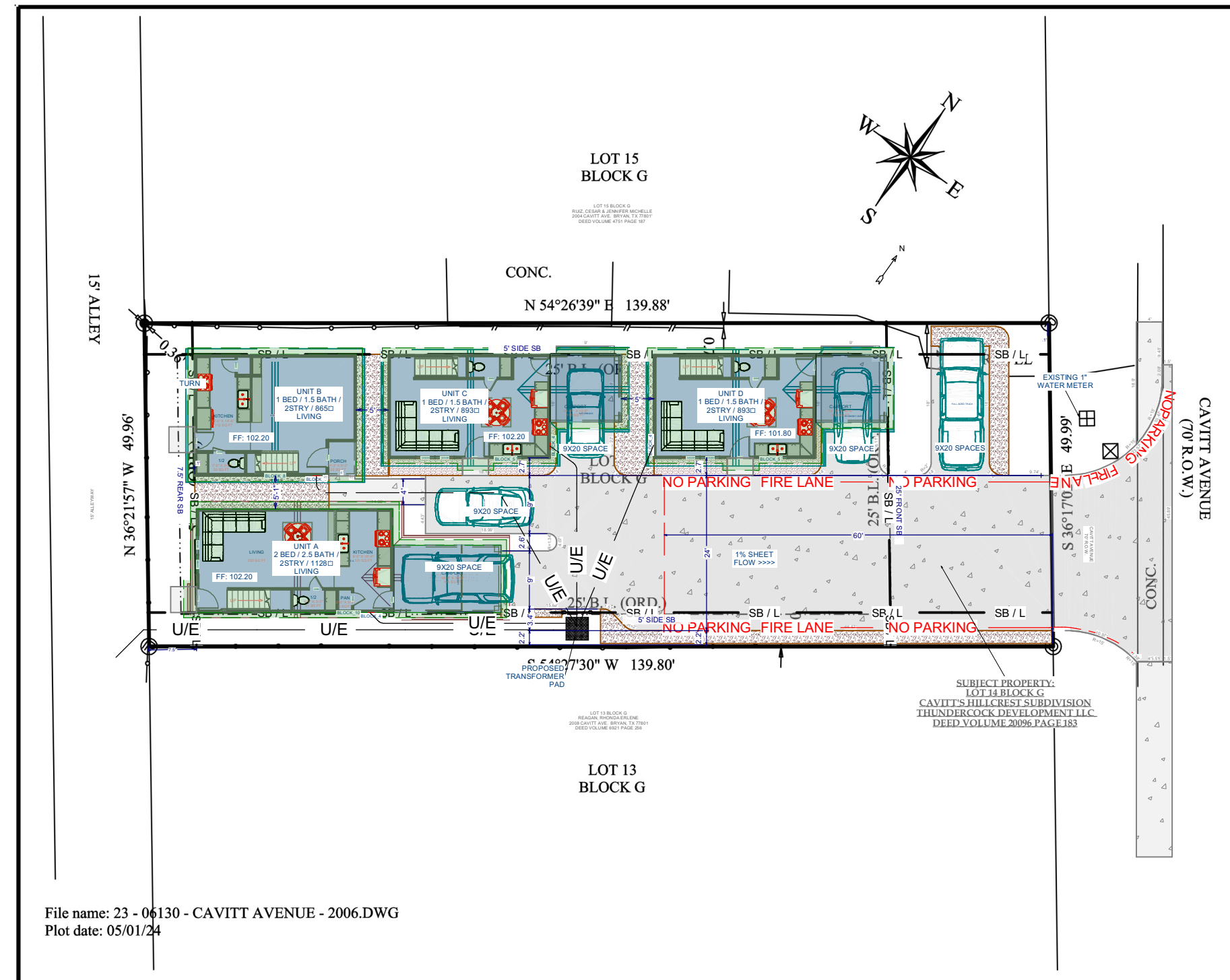


VICINITY MAP N.T.S.



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
- PLATTED BUILDING LINES (L)
- OBSTACLE BUILDING LINES (L)
- RESTRICTING BUILDING LINES (L)
- 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

1. 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

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

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

	A	B	C	D	Total
Building Number	2	1	1	1	5
Total Bedrooms	2.5	1.5	1.5	1.5	9
Total Bathrooms	2.5	1.5	1.5	1.5	9
Foundation Area	664	467	515	515	2,161
Total Square Feet	1,228	934	1,030	1,030	4,322
Conditioned Square Feet	1,114	865	884	884	3,747
Spinnet 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 (SQ FT)	6,985
Building Footprints (SQ FT)	2,161
Sidewalks and Drives (SQ FT)	2,822
Total Developed (SQ FT)	4,783
Percentage Developed (%)	68%

PARKING & REQUIREMENTS

Unit Type	Requirement
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 (SQ FT)	4,783	
Landscaping @ 15% of Developed	717	1,450
1/2 of Landscaping as Trees	359	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 ROUNDED 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 THIS ARTICLE SUBJECT TO THE GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14

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
4/1/2026

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

PRINT DATE
4/1/2026
11:12:51

FULL SCALE WHEN PRINTED
24 x 36

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

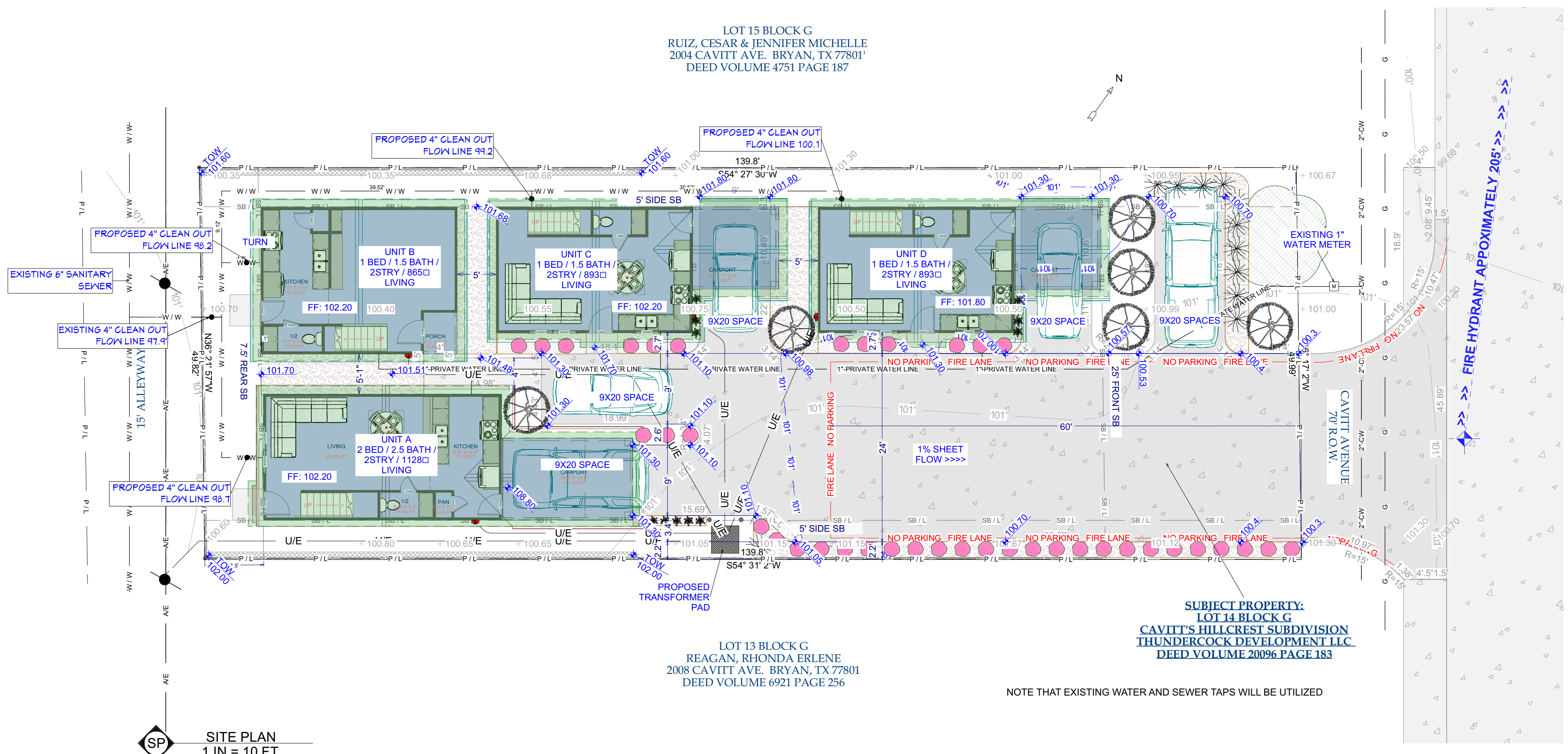
THE BEN BROWN Group
Est. 2013

PROPOSED DEVELOPMENT OVERLAY ON SURVEY 1" = 20'

BUILDING SUMMARY					
CONSTRUCTION TYPE SB 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
Scrimed 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
101'	EXISTING GRADE LINE
101' - 101'	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
M	5/8" WATER METER
E	ELECTRICAL METER
---	PROPOSED 6" PRIVACY FENCE
---	LIMESTONE BLOCK LANDSCAPE WALL

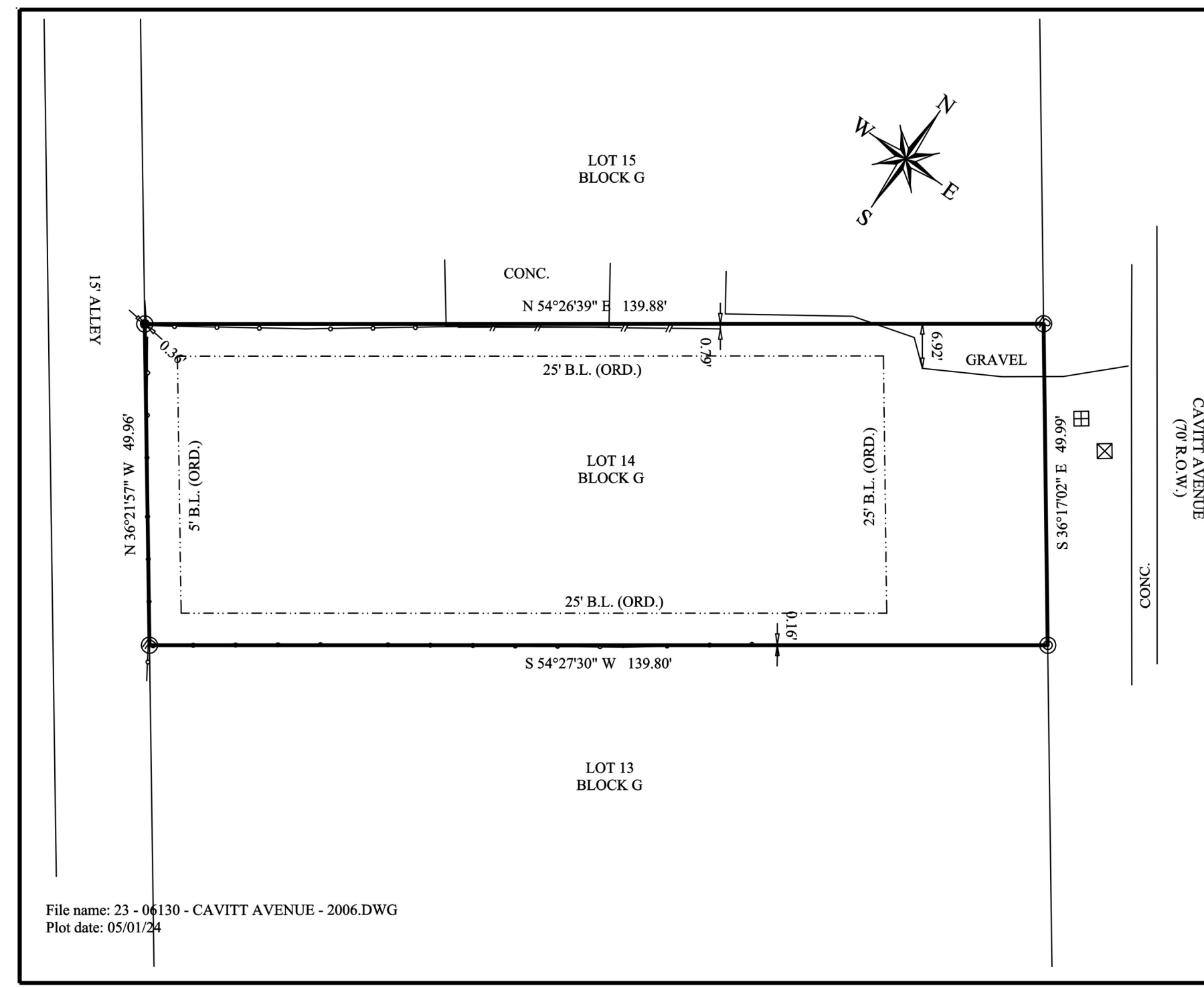
IPC Water Supply Fixture Use Tabulation.				
Fixture Type	Quantity of Fixtures	FU/Fixture	Probability of Use	Total FU (GPM)
Toilets	9	2.2	0.68%	19.8
Laboratories	13	0.7	1.79%	9.1
Shower/Tubs	5	1.4	3.48%	7
Kitchen Sinks	4	1.4	1.79%	5.6
Dishwashers	4	1.4	0.44%	5.6
Clothes Washer	4	1.4	3.45%	5.6
Hose Bibs	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
99 th 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 #101784-40

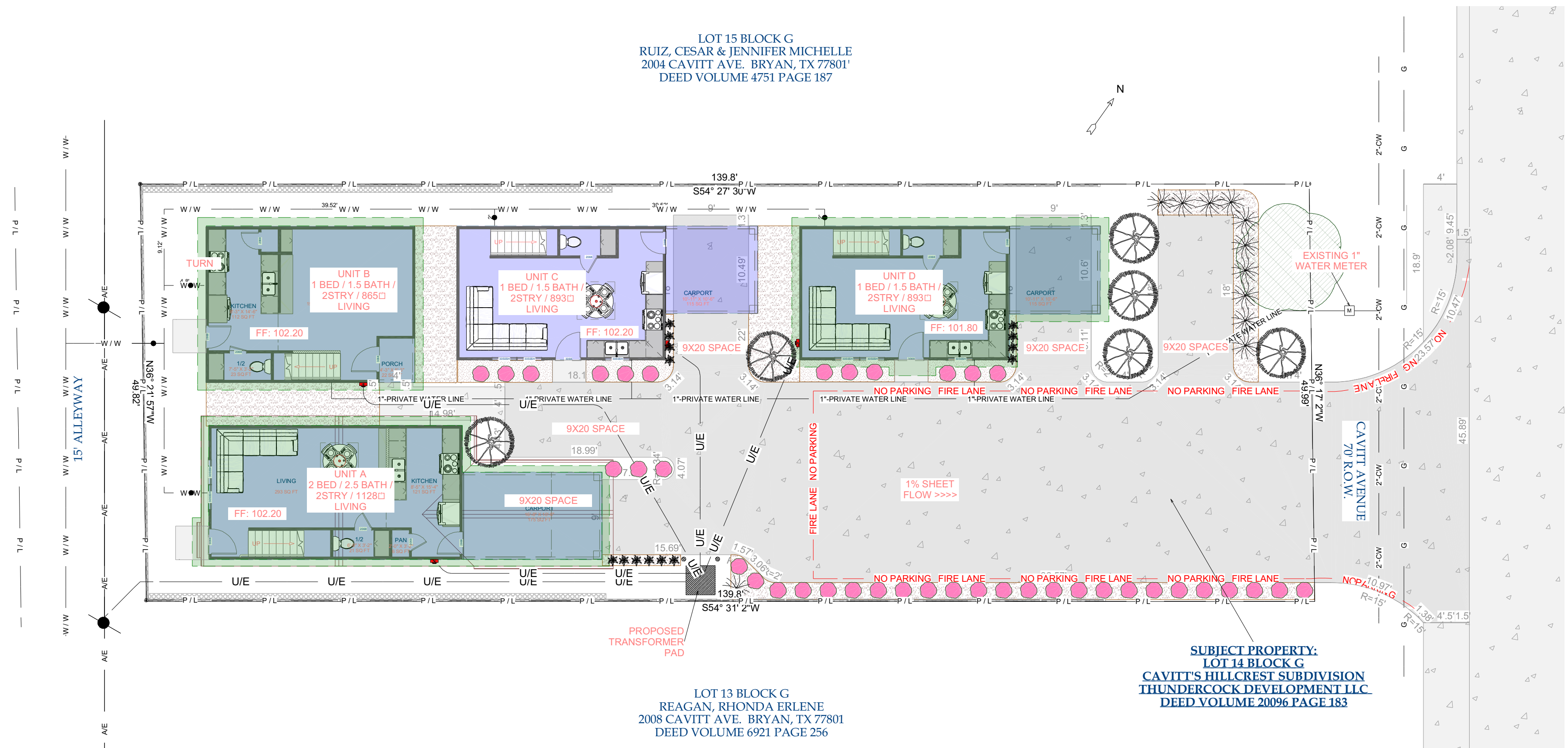
DAILY SEWER DEMAND:

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	4/1/2026
CLIENT NAME..... ARETE / JAKE CARLILE		PRINT DATE
CLIENT PHONE..... 979-277-5439		4/1/2026
CLIENT EMAIL..... JAKE@ARATEPG.COM		11:12:53
FULL SCALE WHEN PRINTED	REVISION B BY: MBB	
24 x 36		
CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		The BEN BROWN Group Est. 2013



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.	14	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

LANDSCAPE REQUIREMENTS	Required	Provided
Developed Area	4,783	1,450
Landscape @ 15% of Developed	717	600
1/2 of Landscape as Trees	359	200
Half of Trees as Shade	179	7
Canopy Streets 1 per Island	6	7

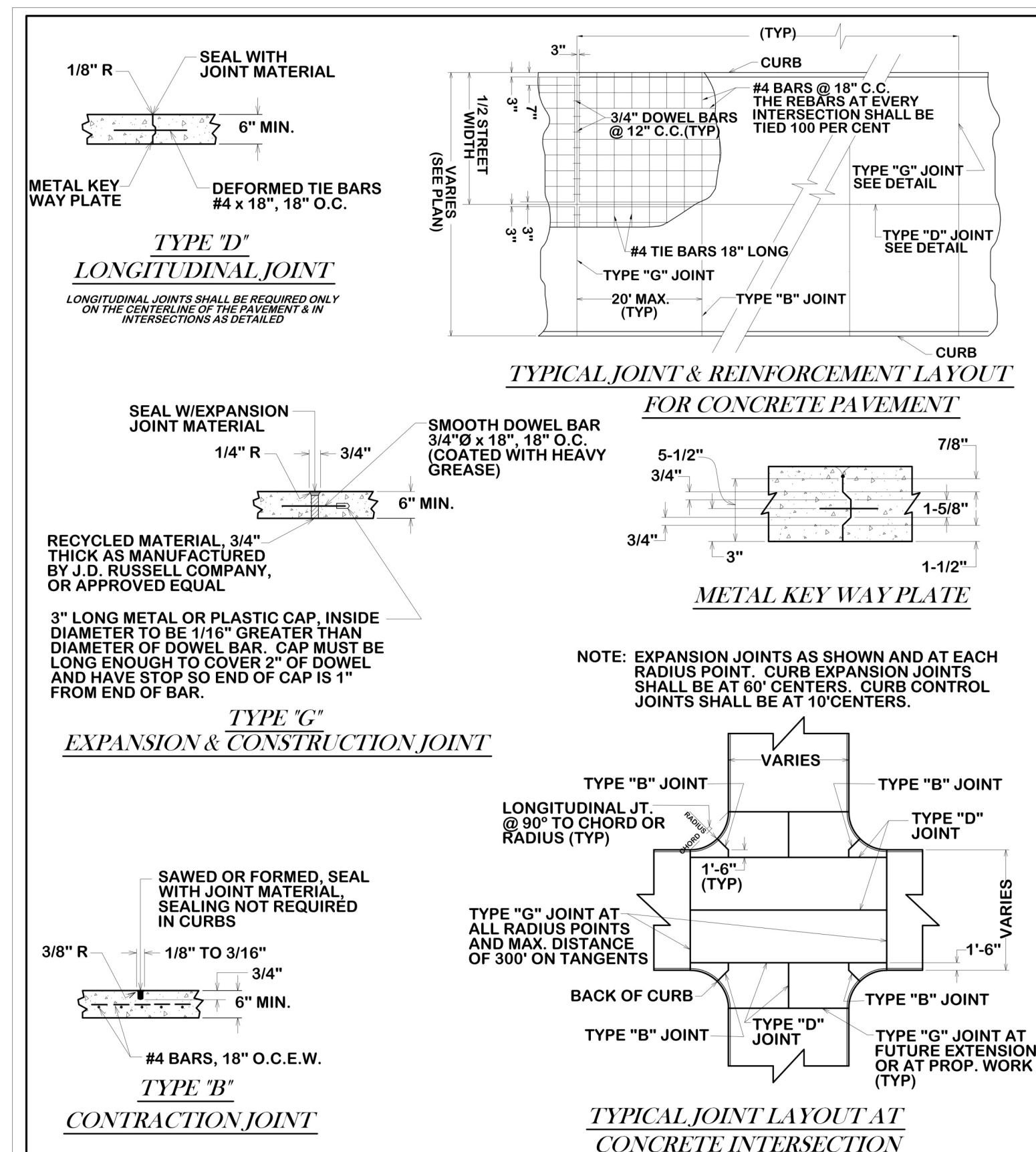
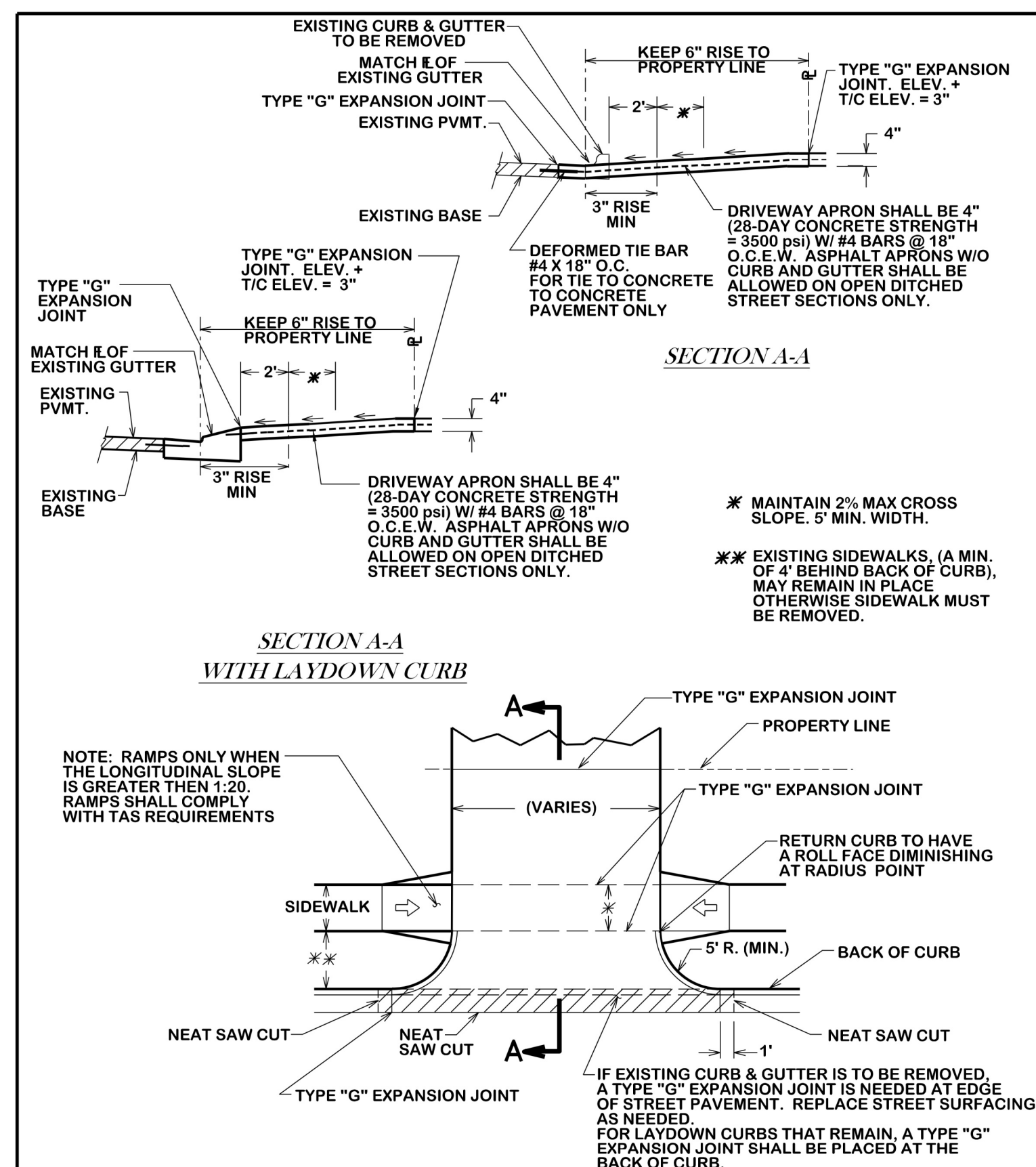
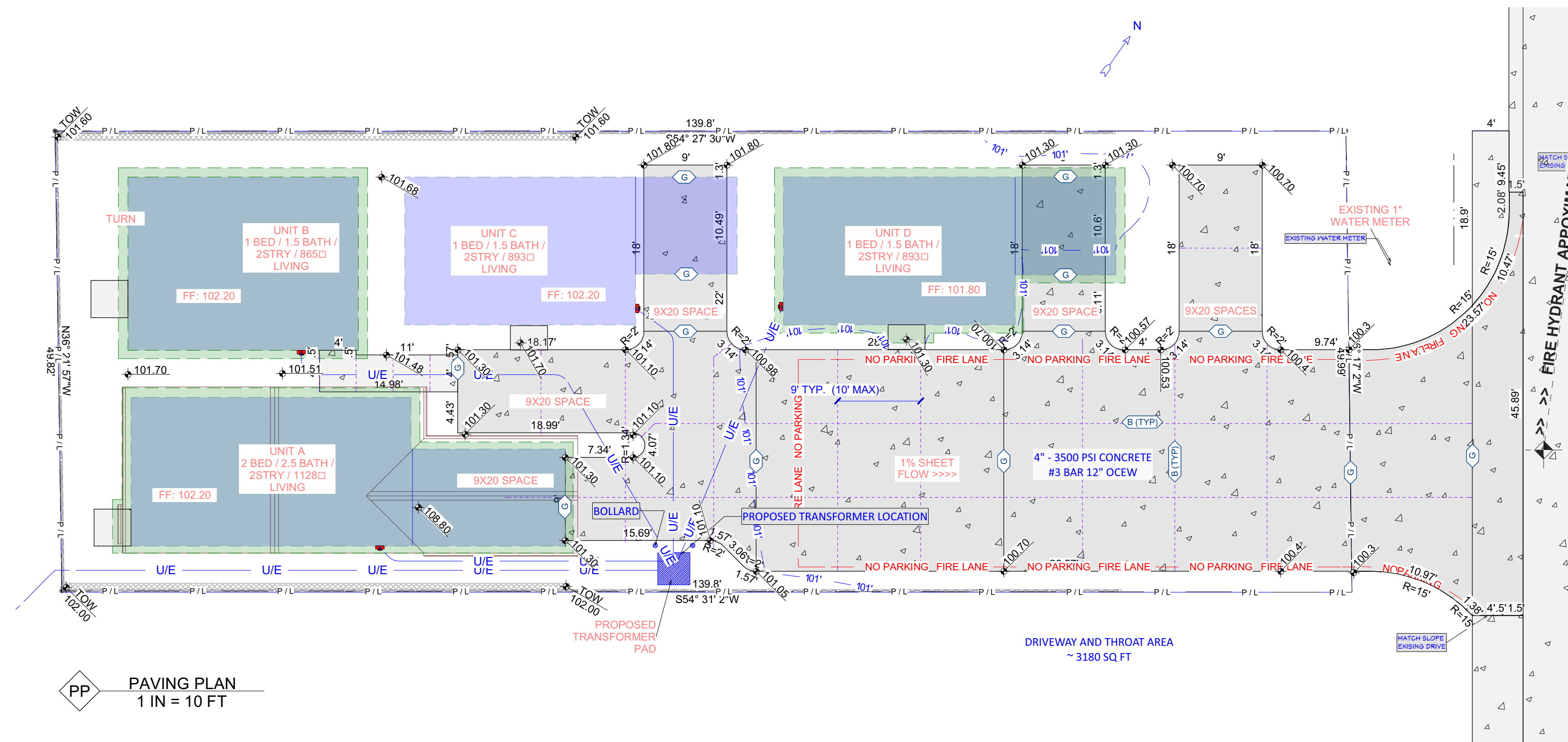
NOTES:
1) TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOULDURED TO A CENTER HEIGHT.
2) REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST 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 HIS ARTICLE SUBJECT TO THE GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14

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
— G — — —	NATURAL GAS
	1" WATER METER
	ELECTRICAL METER
	PROPOSED 6" PRIVACY FENCE
	LIMESTONE BLOCK LANDSCAPE WALL

PROJECT NAME Cavitt Avenue Condos		PROJECT ADDRESS: 2006 CAVITT AVENUE BRYAN, TEXAS
SHEET NO. A2	SHEET TITLE LANDSCAPE PLAN	REV. DATE 4/1/2026
CLIENT NAME..... ARETE / JAKE CARLILE CLIENT PHONE..... 979-277-5439 CLIENT EMAIL..... JAKE@ARATEPG.COM		REVISION B BY: MBB PRINT DATE 4/1/2026 11:12:54
FULL SCALE WHEN PRINTED 24 x 36	CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM	



NOTE:
BUILD DRIVEWAY TO
RESIDENTIAL DRIVEWAY
STANDARD



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
- SBL	SETBACK LINE
- W/W	4\"/>
- AE	ARIEL ELECTRICAL
- G	NATURAL GAS
[Square]	1\"/>
[Circle]	ELECTRICAL METER
[Line]	PROPOSED 6\"/>
[Pattern]	LIMESTONE BLOCK LANDSCAPE WALL

RESIDENTIAL DRIVEWAY

DATE: **OCT. 2016** | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO. **ST2-00**

CITY OF BRYAN | CITY OF COLLEGE STATION

CONCRETE PAVEMENT JOINT LAYOUT

DATE: **FEB. 2018** | B/C'S UNIFIED STANDARD DETAIL | DETAIL NO. **ST3-00**

CITY OF BRYAN | CITY OF COLLEGE STATION

PROJECT NAME
Cavitt Avenue Condos

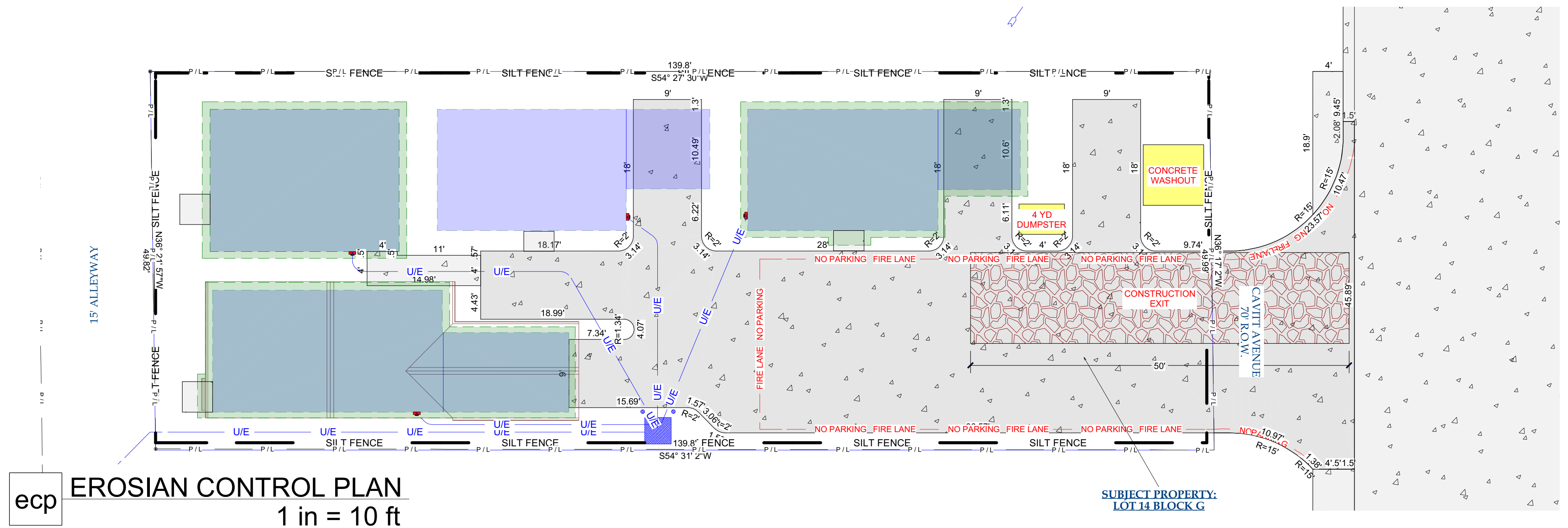
PROJECT ADDRESS:
2066 CAVITT AVENUE
BRYAN, TEXAS

SHEET NO. A3 | **SHEET TITLE PAVING PLAN** | **REV. DATE 4/1/2026**

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

FULL SCALE WHEN PRINTED 24 x 36

CONTACT: 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 PIT IS AND 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 PLAN.
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

PROJECT NAME Cavitt Avenue Condos		PROJECT ADDRESS: 2006 CAVITT AVENUE BRYAN, TEXAS
SHEET NO. A4	SHEET TITLE EROSION CONTROL PLAN	REV. DATE 4/1/2026
		REVISION B BY: MBB
CLIENT NAME ARETE / JAKE CARLILE		PRINT DATE 4/1/2026
CLIENT PHONE 979-277-5439		11:12:56
CLIENT EMAIL JAKE@ARATEPG.COM		
FULL SCALE WHEN PRINTED 24 x 36		THE BEN BROWN Group Est. 2013
CONTACT: 979-739-2002 / M.BROWN@THEBENBROWNGROUP.COM		