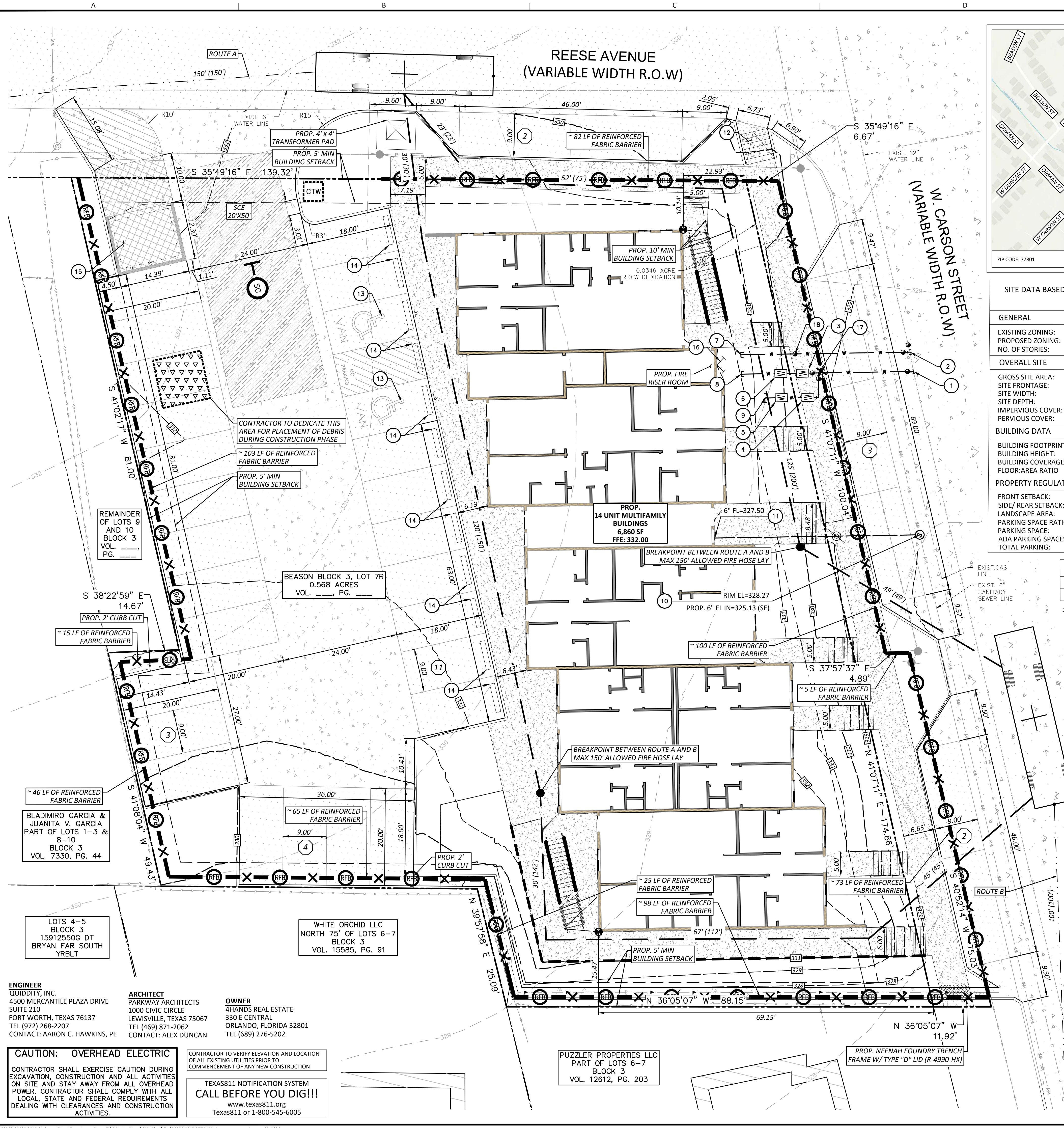


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**REUSE AVENUE**  
(VARIABLE WIDTH R.O.W.)

**W. CARSON STREET**  
(VARIABLE WIDTH R.O.W.)

**VICINITY MAP**  
N.T.S. GEOGRAPHIC ID: 133000-0003-0091

ZIP CODE: 77801

**SITE DATA BASED ON CARSON TOWNHOME PROPOSED DEVELOPMENT**  
BEASON ADDITION LOT 7R BLOCK 3

<b>GENERAL</b>		
EXISTING ZONING:	MIDTOWN CORRIDOR (MT-C)	
PROPOSED ZONING:	MIDTOWN CORRIDOR (MT-C)	
NO. OF STORIES:	2 (14 UNITS)(34 BED)	
<b>OVERALL SITE</b>		
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)	
<b>BUILDING DATA</b>		
BUILDING FOOTPRINT AREA:	6,860 SQUARE FEET	
BUILDING HEIGHT:	25.75 FEET (2 STORY, 12 UNIT)	
FLOOR:AREA RATIO	0.03 : 1	
<b>PROPERTY REGULATIONS</b>		
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
<b>UTILITY DEMANDS</b>		
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" SMITH BLAIR 317 SERVICE SADDLE
- CONNECT TO EXIST. WATER LINE 1" 12" x 6" CUT-IN-TEE
- 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
- 42 LF 6" SAN SEWER LEAD @0.00%. 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

**FIRE ENGINE (TYP.)**

Width : 8.17'  
Track : 8.17'  
Lock-Lock Time : 6.00'  
Steering Angle : 39.70'

**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.

0 5 10 20 30  
SCALE: 1" = 10'

**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.

App. No. Date

**REVISIONS**

AS SHOWN	DESIGNED BY:	ACH
JANUARY 2026	CHECKED BY:	ACH
29280-0015-01	DRAWN BY:	AM

**QUIDDITY**  
A Division of Professional Engineers and Land Surveyors, Inc. No. 232950  
400 West Carson Street, Suite 200, Bryan, Texas 77801-4400

**STATE OF TEXAS**  
AARON C. HAWKINS  
149709  
LICENSED PROFESSIONAL ENGINEER  
01/06/2026

**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-21