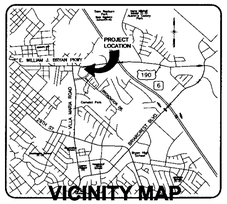
Bleyl & Associates




NOT TO SCALE

## SYMBOL LEGEND

**EXISTING**

- SANITRY SWR MANHOLE
- FIRE HYDRANT
- PIPELINE MARKER
- TPED

**PROPOSED**

- STORM SEWER GRATE INLET
- SAN SEW CLEANOUT
- STORM SEWER INLET
- Water Meter

## LINE LEGEND

**EXISTING**

- CONTOUR
- EX. STM SEW LINE
- EX. SIDEWALK

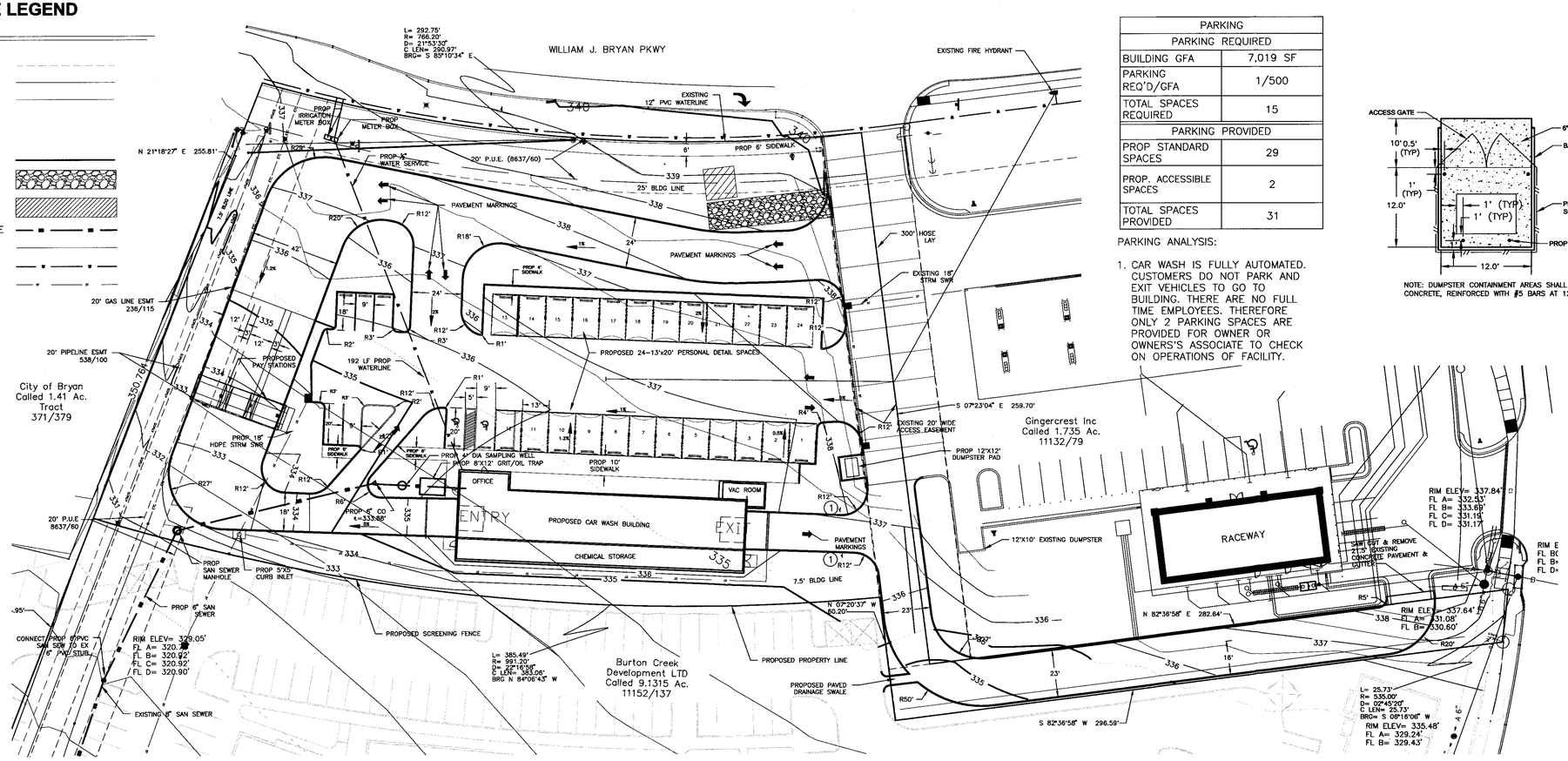
**PROPOSED**

- CONTOUR
- CONSTRUCTION EXIT
- WASHOUT AREA
- PROP SAN SEWER LINE
- PROP SIDEWALK
- PROP WATER LINE
- PROP STM SEW LINE

N

0 15 30 60 120

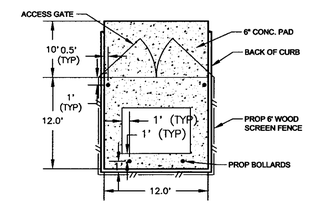
SCALE: 1"=30'




| PARKING | |
|---|---|
| PARKING REQUIRED | |
| BUILDING GFA | 7,019 SF |
| PARKING REQ'D/GFA | 1/500 |
| TOTAL SPACES REQUIRED | 15 |
| PARKING PROVIDED | |
| PROP STANDARD SPACES | 29 |
| PROP. ACCESSIBLE SPACES | 2 |
| TOTAL SPACES PROVIDED | 31 |

PARKING ANALYSIS:

1. CAR WASH IS FULLY AUTOMATED. CUSTOMERS DO NOT PARK AND EXIT VEHICLES TO GO TO BUILDING. THERE ARE NO FULL TIME EMPLOYEES. THEREFORE ONLY 2 PARKING SPACES ARE PROVIDED FOR OWNER OR OWNERS'S ASSOCIATE TO CHECK ON OPERATIONS OF FACILITY.




NOTE: DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW.

NOTES:

1. PROPERTY LIES WITHIN FM 158 CORRIDOR OVERLAY DISTRICT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE PROJECT.
3. DEMOLITION/CONSTRUCTION WASTE–SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
4. IRRIGATION SYSTEM–POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
4. POTABLE WATER PROTECTION–ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION, OF THE WATER SUPPLY SYSTEM.
5. SIGNAGE WILL BE PERMITTED SEPARATELY.

| SUBJECT PROPERTY DATA | |
|---|---|
| BRIAR MEADOWS CREEK PH3, LOT 1–RB | |
| OWNER | BURTON CREEK DEVELOPMENT LTD |
| BUYER | DAVID BORSKI |
| PARCEL AREA | 1.99 ACRES |
| EXISTING ZONING | C–3 COMMERCIAL |
| BUILDING HEIGHT | 23 FT |
| CARWASH BLDG SF | 7019 SF |
| CARWASH BLDG FF | 336.48 |

(1) DO NOT ENTER — R5–1 (30 x 30 in) DO NOT ENTER SIGN

| REV | DATE | BY | APP | COMMENT |
|---|---|---|---|---|
| A | | | | |
| B | | | | |
| C | | | | |
| D | | | | |

PREPARED FOR:
DAVID BORSKI
1008 W. BRIAR ANE, BRYAN, TX. 77801
mysterimsgc@yahoo.com

SCALE: AS SHOWN
DATE: September 24, 2014
DRAWN BY: KGN
PROJECT MANAGER: DAVID L. BESLY, P.E.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Project Engineering & Management
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CONROE, TEXAS 77301
(936) 441-7833 PHONE
(936) 760-3833 FAX
TEXAS BOARD of PROFESSIONAL ENGINEERS: F-678


# SITE PLAN

# CAR WASH ON WJB

BRIAR MEADOWS CREEK PH3, LOT 1–RB

2103 EAST WMJ BRYAN PKWY, BRYAN

BRAZOS COUNTY, TEXAS

**DRAFT FOR INTERIM REVIEW ONLY**

THIS SET OF PLANS WAS PREPARED UNDER THE DIRECTION OF DAVID L. BESLY, P.E., SEAL No. 81873 ON 9/24/2014. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY AND NOT TO BE USED FOR CONSTRUCTION.

PROJECT NUMBER 11402

FILE NAME:

SHEET: 00 OF: 01

Z:\11400\11402 CAR WASH ON WJB\CD-11402\11402 - SITE\LAYOUT2 9/24/2014 11:07 AM MELANIE REYES

Bleyl & Associates

Development Services
SEP 24 2014
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