

UTILITY DEMAND

WATER DEMAND

AVERAGE	50 GPM
MAXIMUM (PEAK)	200 GPM

2" DOMESTIC WATER METER

SANITARY SEWER DEMAND

AVERAGE	50 GPM
MAXIMUM (PEAK)	200 GPM

6" SANITARY SEWER LINE
@ 1.04 % MIN. SLOPE

FIXTURE UNITS = 640
FIXTURE UNITS ALLOWED = 700

PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING

5610 SF OF CARWASH
1 SPACE PER 500 SF
12 SPACES REQUIRED
4000 SF OF WAREHOUSE
1 SPACE PER 600 SF
7 SPACES REQUIRED

TOTAL REQUIRED: 19 SPACES

PROPOSED PARKING

8 QUEUING SPACES
22 VACUUM SPACES
6 PARKING SPACES

1 SPACE ACCESSIBLE PARKING
37 SPACES PROVIDED

BENCHMARK INFORMATION

TBM 1	N: 10237010.5619
	E: 3542276.1174
	ELF: 344.001
	(IRF)
TBM 1	N: 10236958.9261
	E: 3542213.4814
	ELF: 342.499
	(CONTROL MARK IN INLET)
TBM 1	N: 10236904.322
	E: 3542136.4206
	ELF: 340.389
	(IRF)

LEGEND

---	PROPOSED CONTOUR	
---	EXISTING CONTOUR	
---	PROPERTY BOUNDARY	
---	ADJACENT PROPERTY BOUNDARY	
---	RIGHT OF WAY (ROW)	
---	LOT LINE	
---	PROPERTY SETBACK	
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)	
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)	
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)	
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)	
---	LIMITS OF DISTURBANCE	
---	FIRE LANE	
---	PROPOSED CURB AND GUTTER	
---	EXISTING CURB AND GUTTER	
---	STORM PIPE	
---	FLOW ARROWS	
---	EXISTING STORM PIPE	
---	EXISTING WATER SERVICE, SIZE NOTED	
---	PROPOSED WATER SERVICE, SIZE NOTED	
---	EXISTING WATERLINE, SIZE NOTED	
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED	
---	EXISTING SANITARY SEWER SERVICE, SIZE NOTED	
---	EXISTING SANITARY SEWER LINE, SIZE NOTED	
---	PROPOSED GAS LINE, SIZE NOTED	
---	EXISTING GAS LINE, SIZE NOTED	
---	UE	PROPOSED UNDERGROUND ELECTRIC LINE
---	UE	EXISTING UNDERGROUND ELECTRIC LINE
---	AE	EXISTING OVERHEAD ELECTRIC LINE

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TESTS: (800) 344-8377 (979) 774-2506 (979) 595-2429 (979) 821-4783 (979) 299-5900 (979) 821-5700 (979) 299-5900
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE FENCES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY SOLOD OR HYDROSEED, WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOOD SOIL WILL BE REQUIRED. BARRED AREAS SHALL BE SEEDD OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE. AN INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR BY ANY MEANS. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT THIS DATA IS WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).

DREW'S CARWASH NO.6
2008 E SH-21

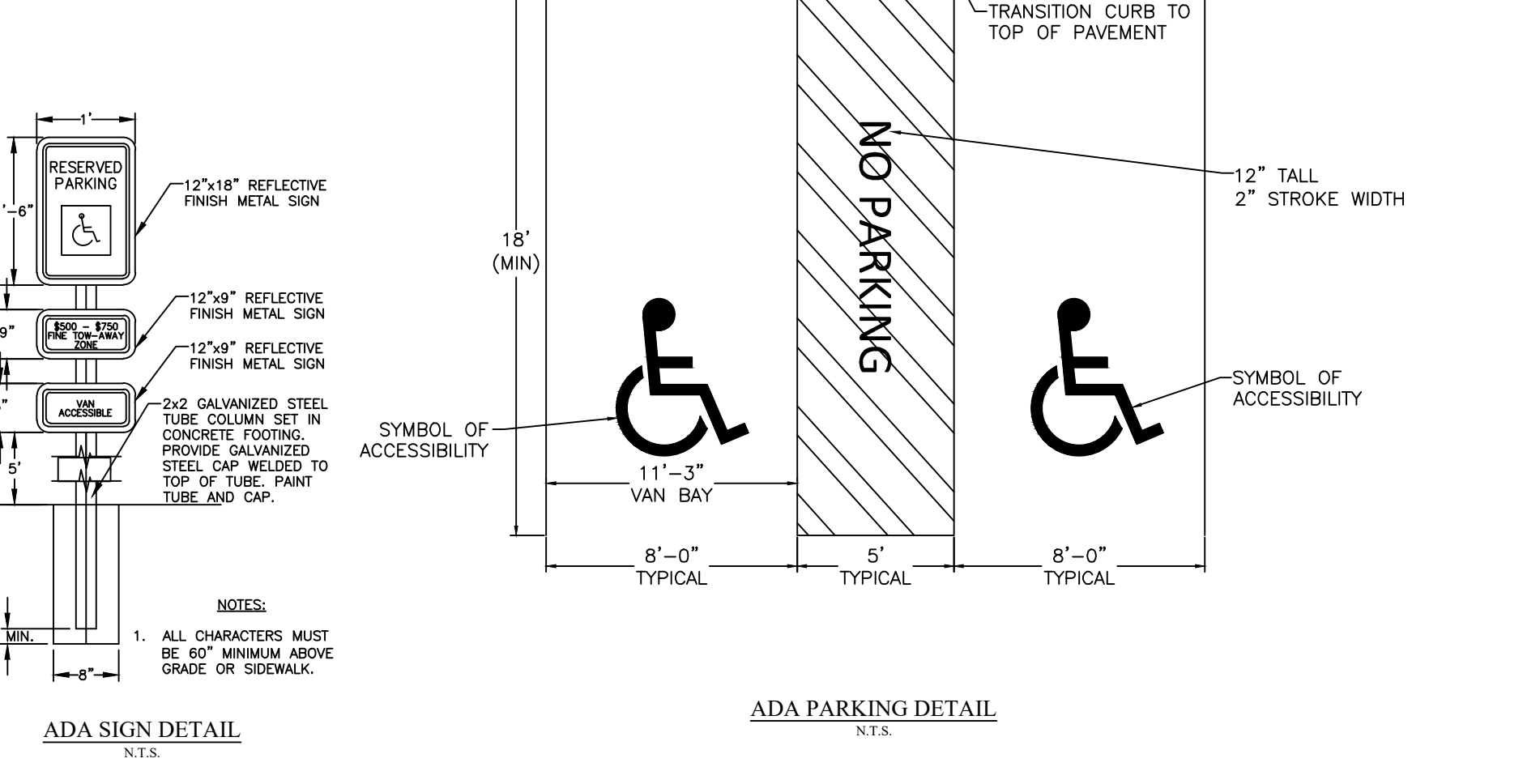
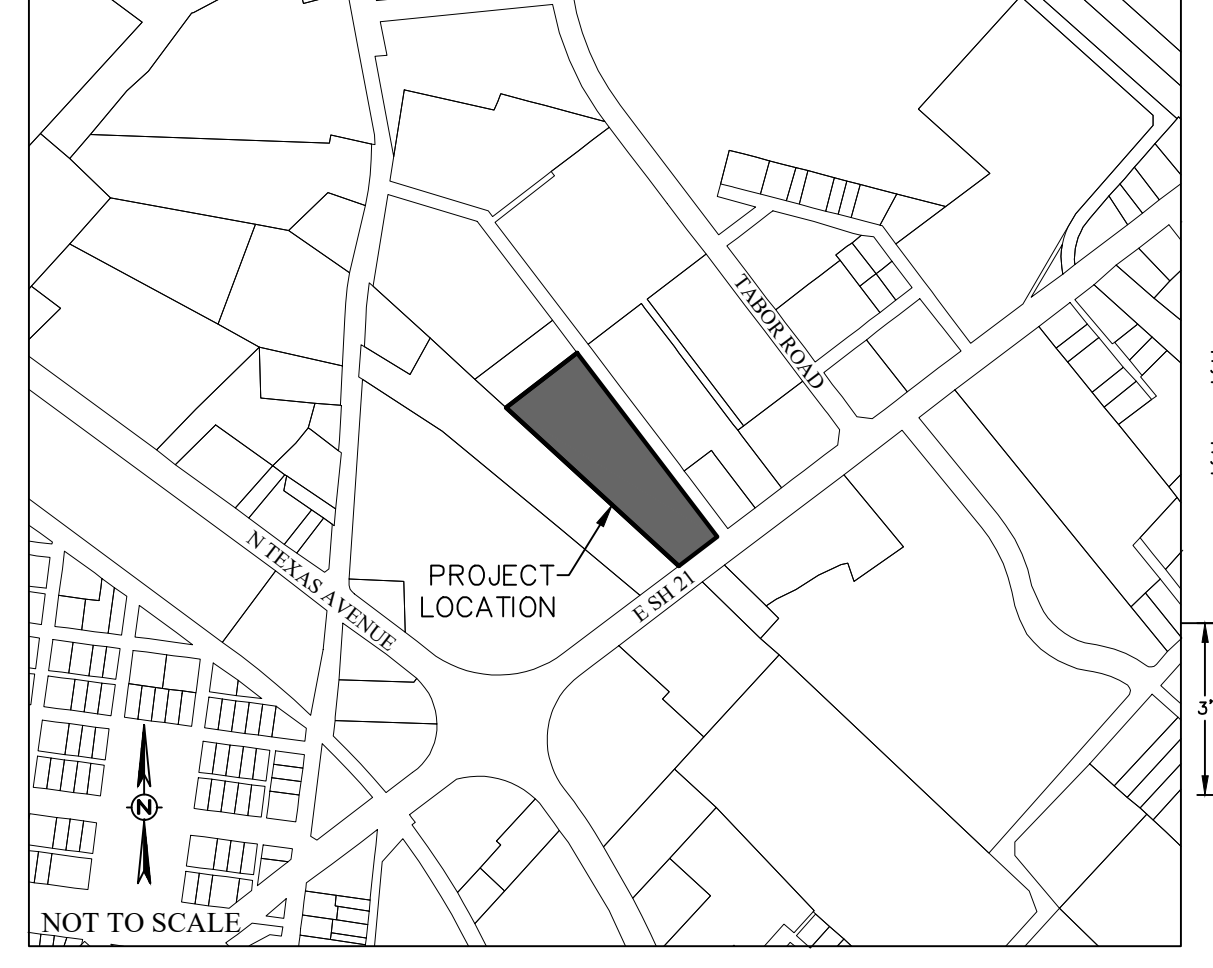
TOTAL DISTURBED AREA = 2,309 ACRES
CHATHAM NORTHVIEW
LOT R-1, BLOCK 14
TOTAL AREA = 4.99 ACRE
VOL. 144, PG. 613
STEPHEN F. AUSTIN LEAGUE NO.10, A - 63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' JUNE 2022

OWNER/DEVELOPER:
DREW'S CARWASH NO.6 LLC
1751 UNIVERSITY DRIVE EAST
COLLEGE STATION, TX 77840
(936) 520-4180

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC		911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBP FIRM NO. 12327	
SURVEYED	DESIGNED	DRAWN	APPROVED
KERR	DLD	DLD	JPS
JOB NO.	DATE		
22-989	JUNE 2022		

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JUNE 22, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

DREW'S CARWASH NO.6
CHATHAM NORTHVIEW
LOT R-1, BLOCK 14 - BRYAN, TX

SITE PLAN

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=40'
PLOTING SCALE: 1:1
FILE NAME: 22-989

SHEET
C1