

**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**

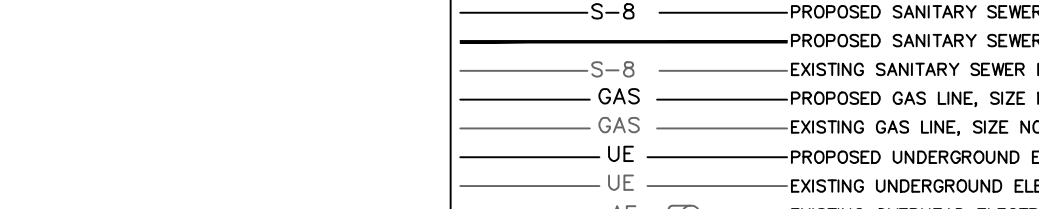
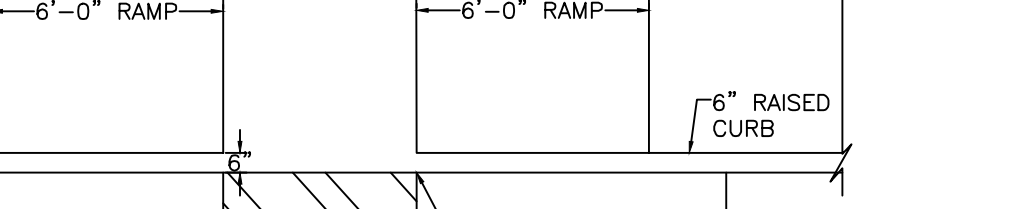
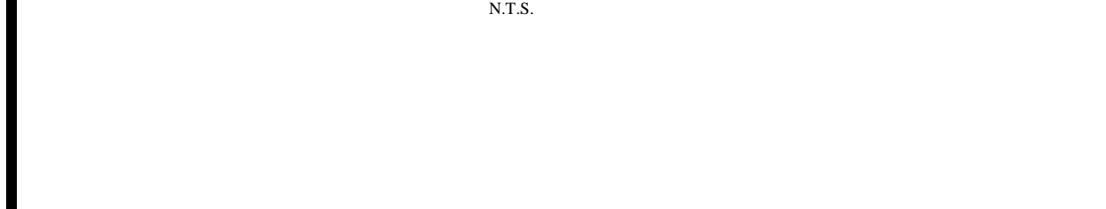
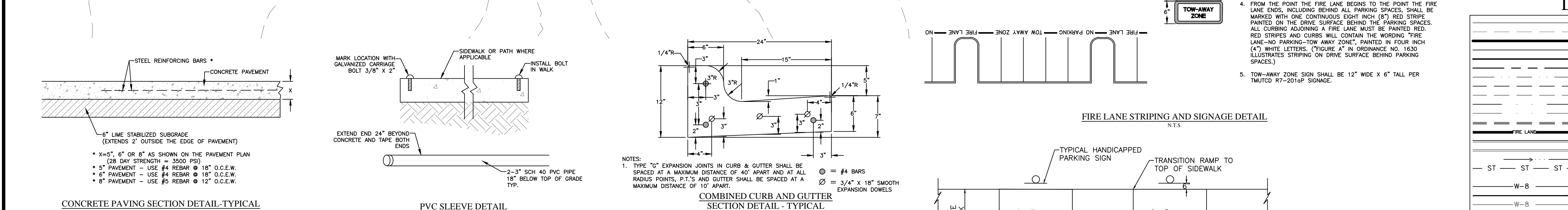
37 SPACES PROVIDED

**BENCHMARK INFORMATION**

TBM 1	N: 10237010.5619
	E: 3542276.1174
	ELF: 344.001 (IRF)
TBM 1	N: 10236958.9261
	E: 3542213.4814
	ELF: 342.459 (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
---	FLOW ARROWS
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATER SERVICE, SIZE NOTED
---	EXISTING WATER SERVICE, SIZE NOTED
---	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
---	EXISTING SANITARY SEWER SERVICE, SIZE NOTED
---	PROPOSED GAS LINE, SIZE NOTED
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE



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

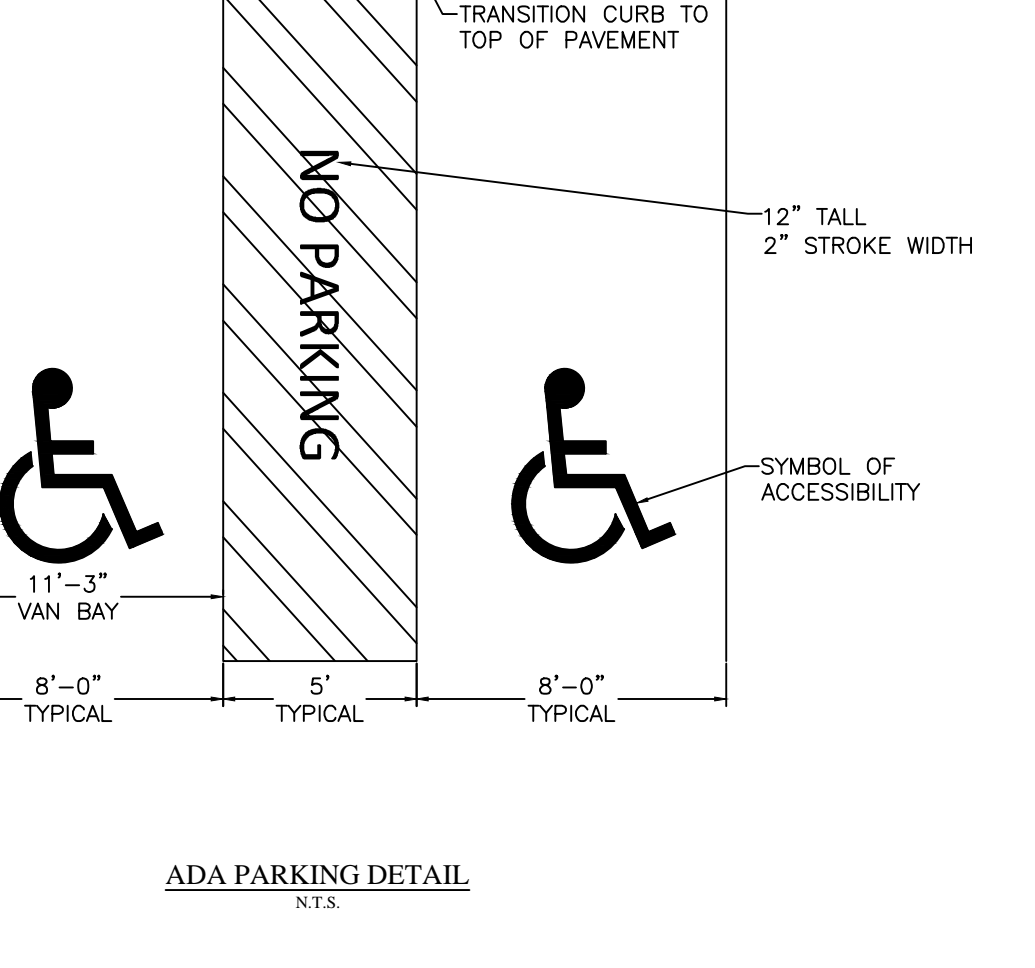
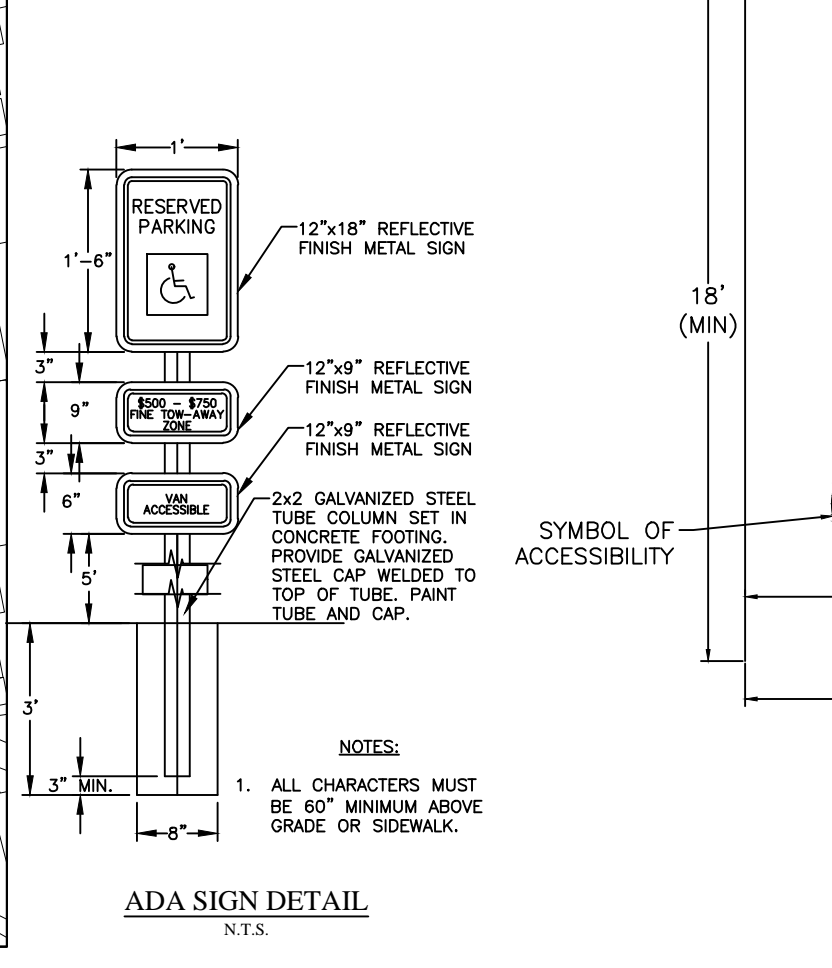
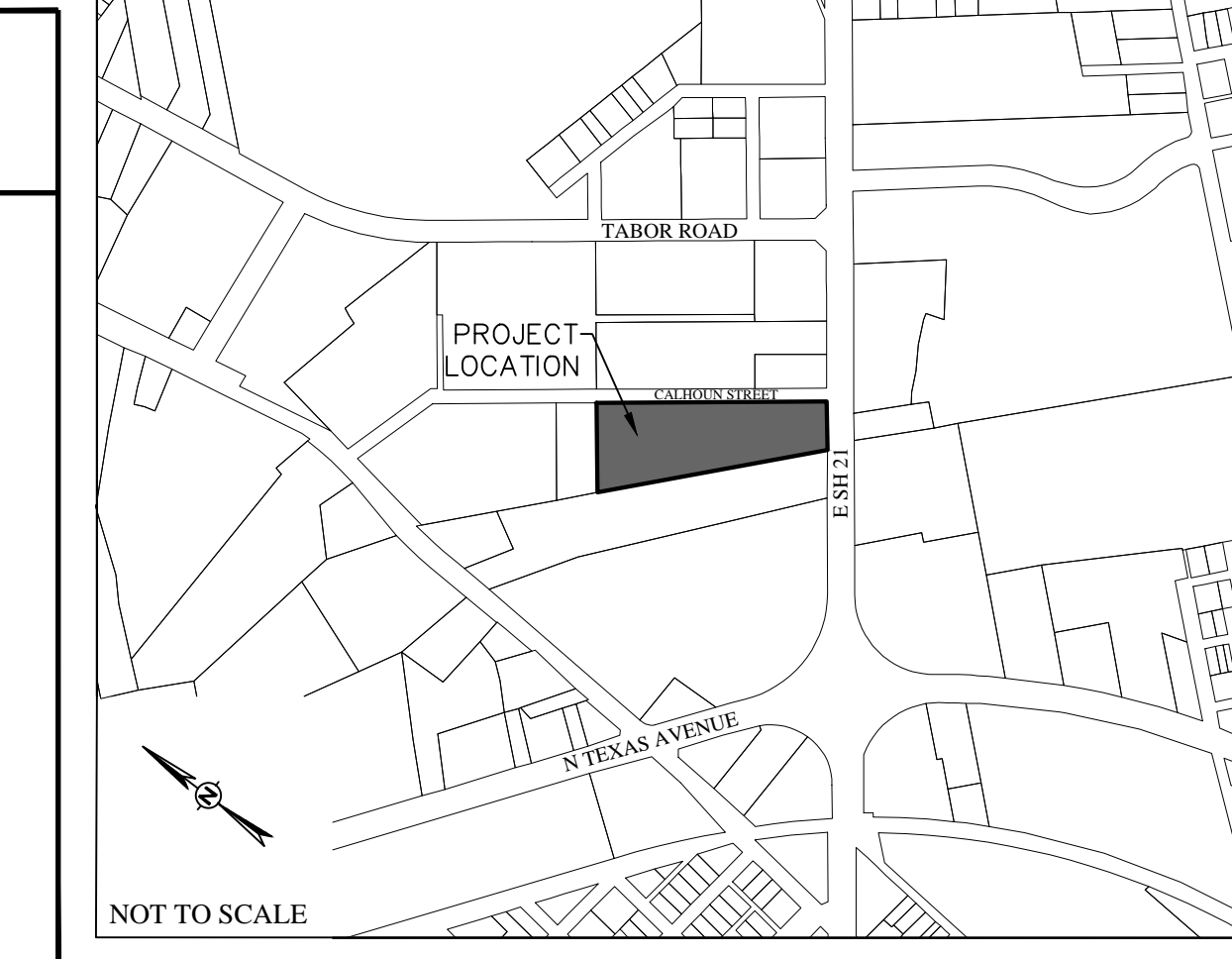
TOTAL DISTURBED AREA = 2,309 ACRES  
CHATHAM NORTHVIEW  
LOT R-1, BLOCK 14  
TOTAL AREA = 4.99 ACRE  
VOL. 144, PG. 613  
STEPHEN F. AUSTIN LEAGUE NO.10, A - 63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' JULY 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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	22-989	JULY 2022

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

SCALE

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

SHEET

**C1**