

Site Development Review Committee Comments No. 2

Project: Drew's Car Wash #7 – SP23-67

Planning Services (Benjamin Johnson):

- FYI: The Final Plat for Coker Subdivision has not been approved and the subject Site Plan cannot be approved until this Final Plat (FP23-27) has been recorded with the county.
Noted.
- Repeat Comment, for tracking purposes: Upon approval of Final Plat FP23-27, please include the Volume and Page Number in the Title Block.
Noted.
- Repeat Comment, for tracking purposes: Upon approval of Final Plat FP23-27, please include labels for all easements with recording information.
Noted.

Engineering Services (Brianna Groves):

Construction Document Status:

1. The following items have been submitted and are currently under review by Public Works. Please anticipate comments by December 14, 2023.
 - Construction plans
 - Drainage report
 - Engineer's estimate for proposed City of Bryan public infrastructure only improvement costs
 - Water (domestic and fire flow demands) Utility Reports
 - Oversized participation request
 - TxDOT Permit No.1058 for driveway construction*Noted.*
2. Please submit a Right-of-Way work permit to TxDOT for the proposed median.
ROW Permit was submitted to EngPlanReview@bryantx.gov.

TxDOT (Vincent Espinoza):

- TxDOT will install median and extend LTL. Drew's engineer to put "Work By Others" on their layout.
Plans have been updated per TxDOT comment.