

UTILITY DEMAND

PHASE 1

WATER DEMAND

AVERAGE 50 GPM
MAXIMUM (PEAK) 200 GPM

2" DOMESTIC WATER METER

SANITARY SEWER DEMAND

AVERAGE 25 GPM
MAXIMUM (PEAK) 100 GPM

6" SANITARY SEWER LINE

1.04 % MIN. SLOPE
FIXTURE UNITS = 640
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PHASE 2

WATER DEMAND

AVERAGE 37.5 GPM
MAXIMUM (PEAK) 150 GPM

2" DOMESTIC WATER METER

SANITARY SEWER DEMAND

AVERAGE 25 GPM
MAXIMUM (PEAK) 100 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

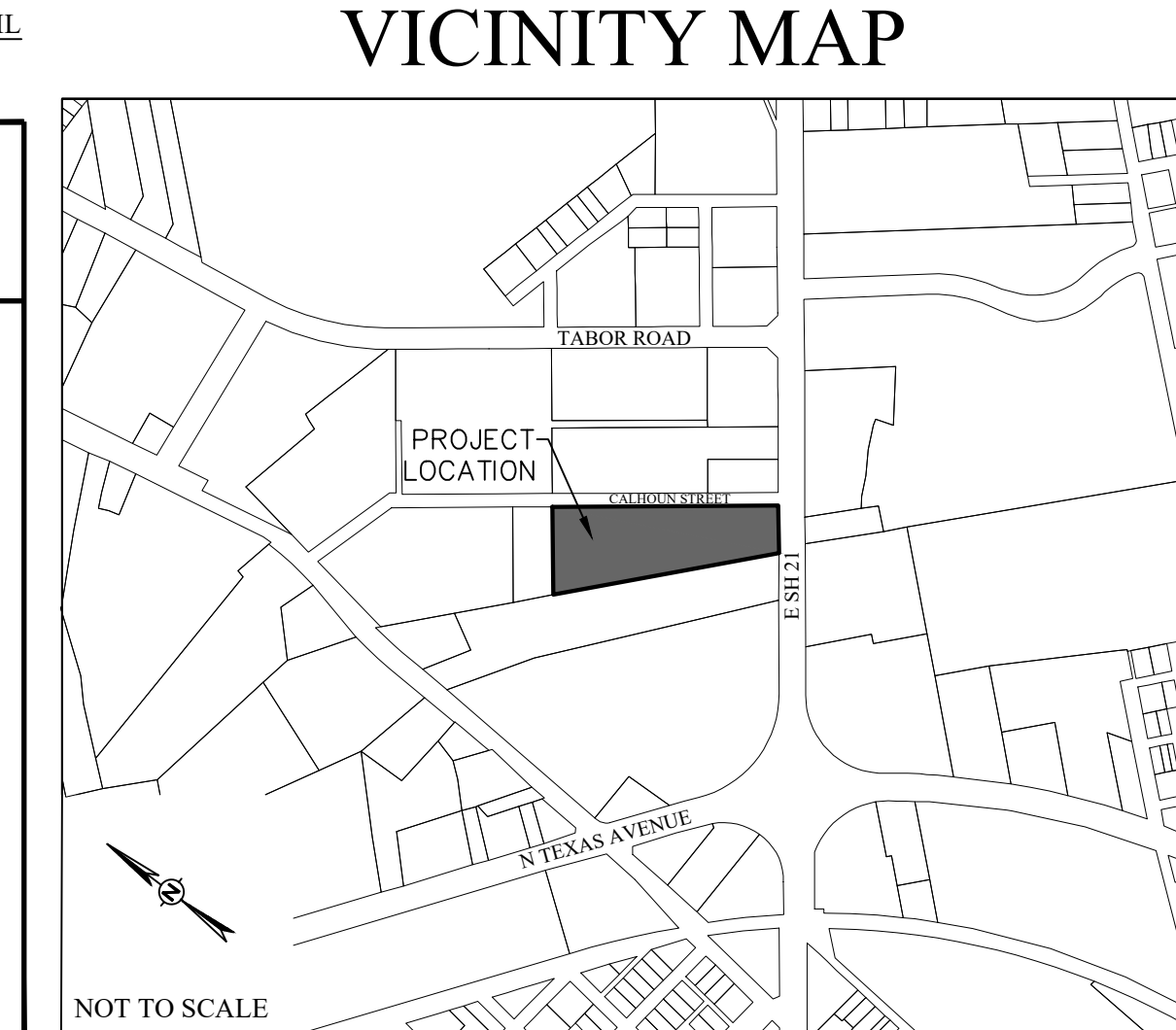
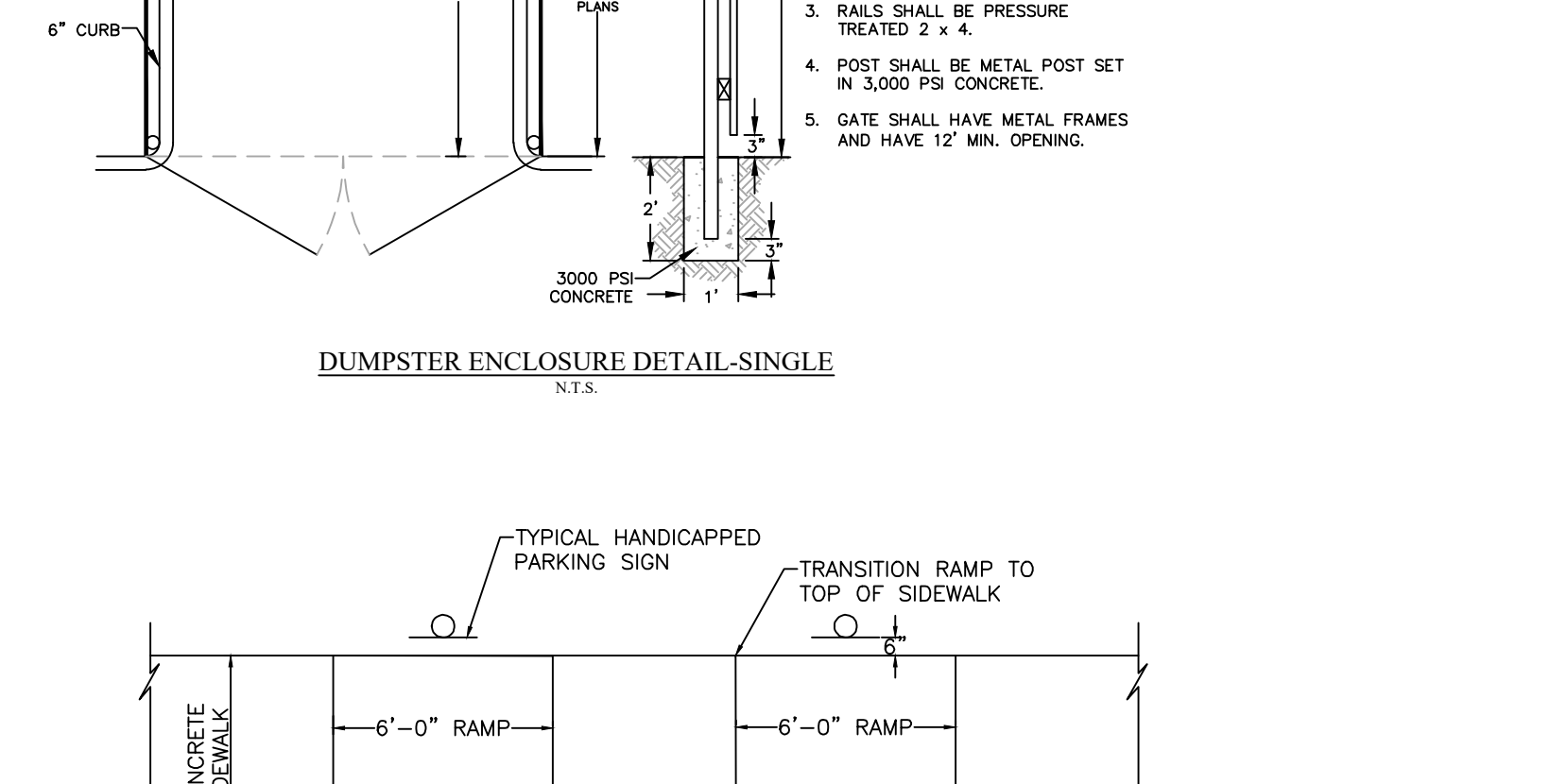
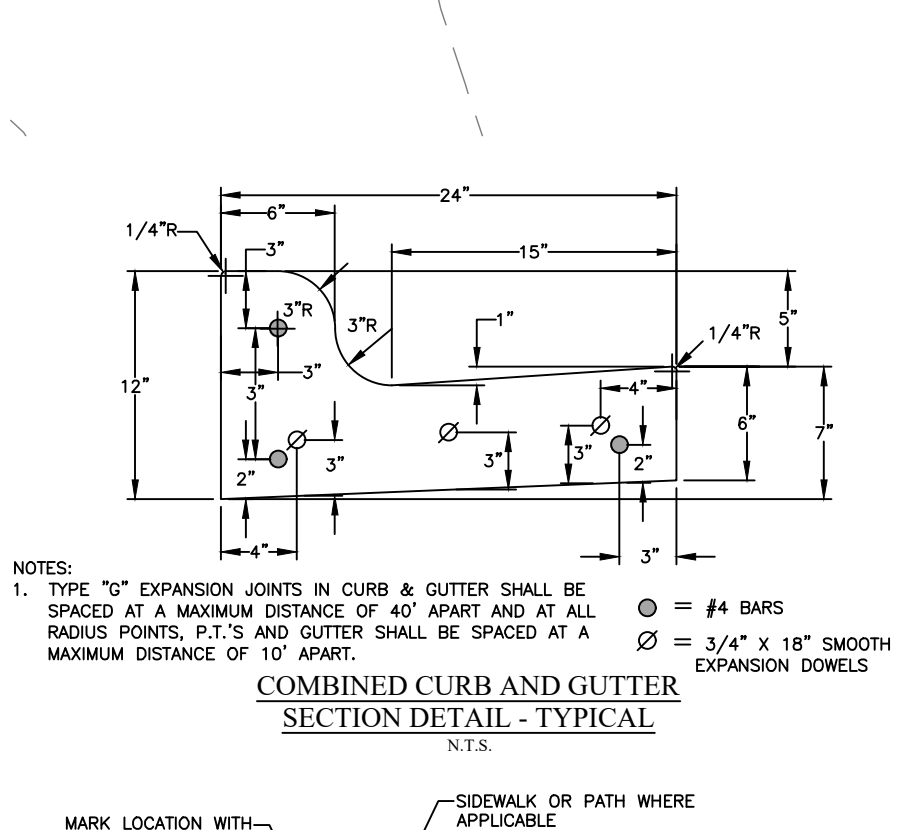
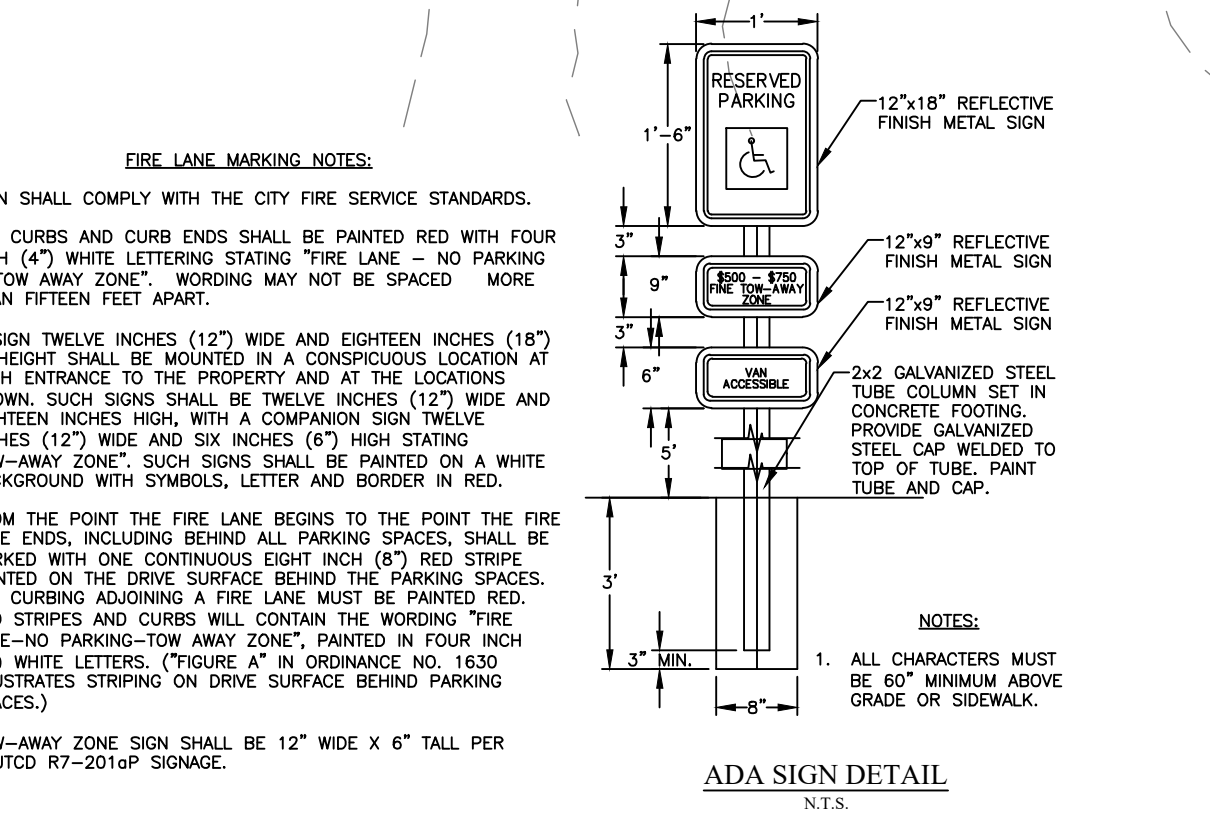
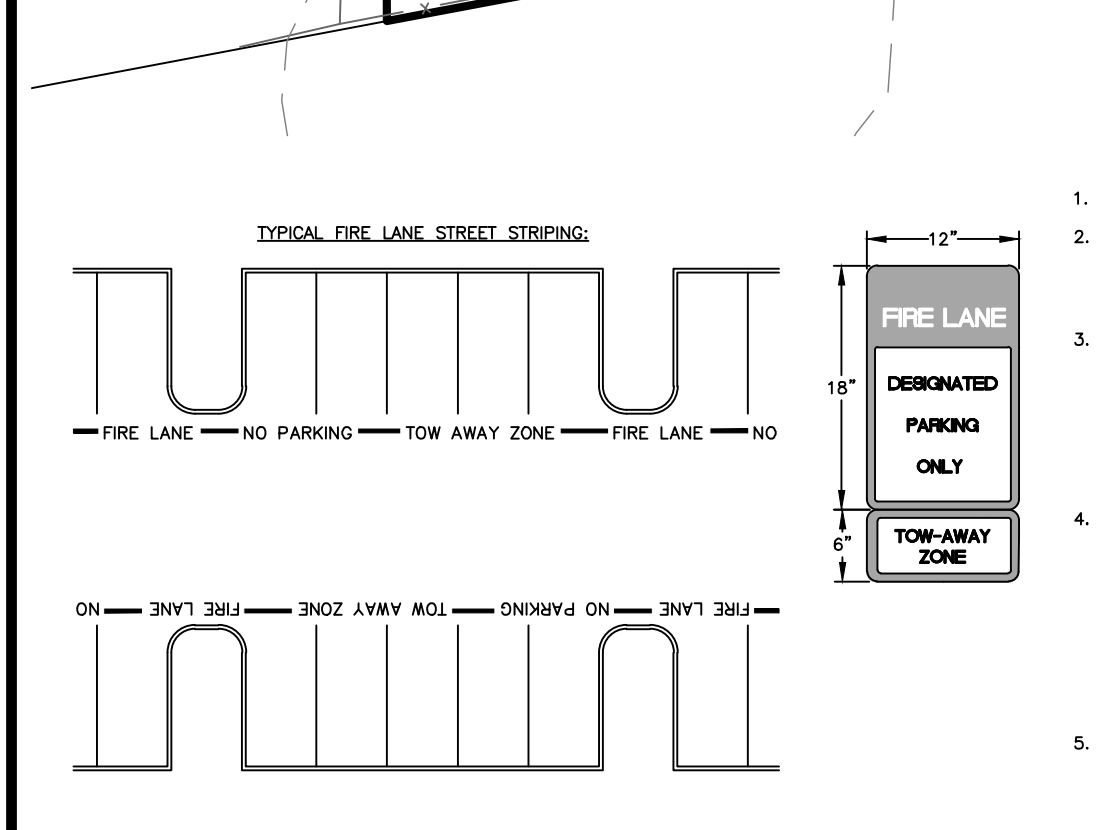
TBM 1 N: 10237010.5619
E: 3542276.1174
ELEV: 344.001 (IRF)

TBM 1 N: 10236958.9261
E: 3542213.4814
ELEV: 342.499 (CONTROL MARK IN INLET)

TBM 1 N: 10236904.322
E: 3542136.4208
ELEV: 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 WATERLINE, SIZE NOTED
EXISTING WATERLINE, SIZE NOTED
PROPOSED SANITARY SEWER LINE, SIZE NOTED
EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS
PROPOSED GAS LINE, SIZE NOTED
EXISTING GAS LINE, SIZE NOTED
UE
PROPOSED UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND ELECTRIC LINE
AE
EXISTING OVERHEAD ELECTRIC LINE



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

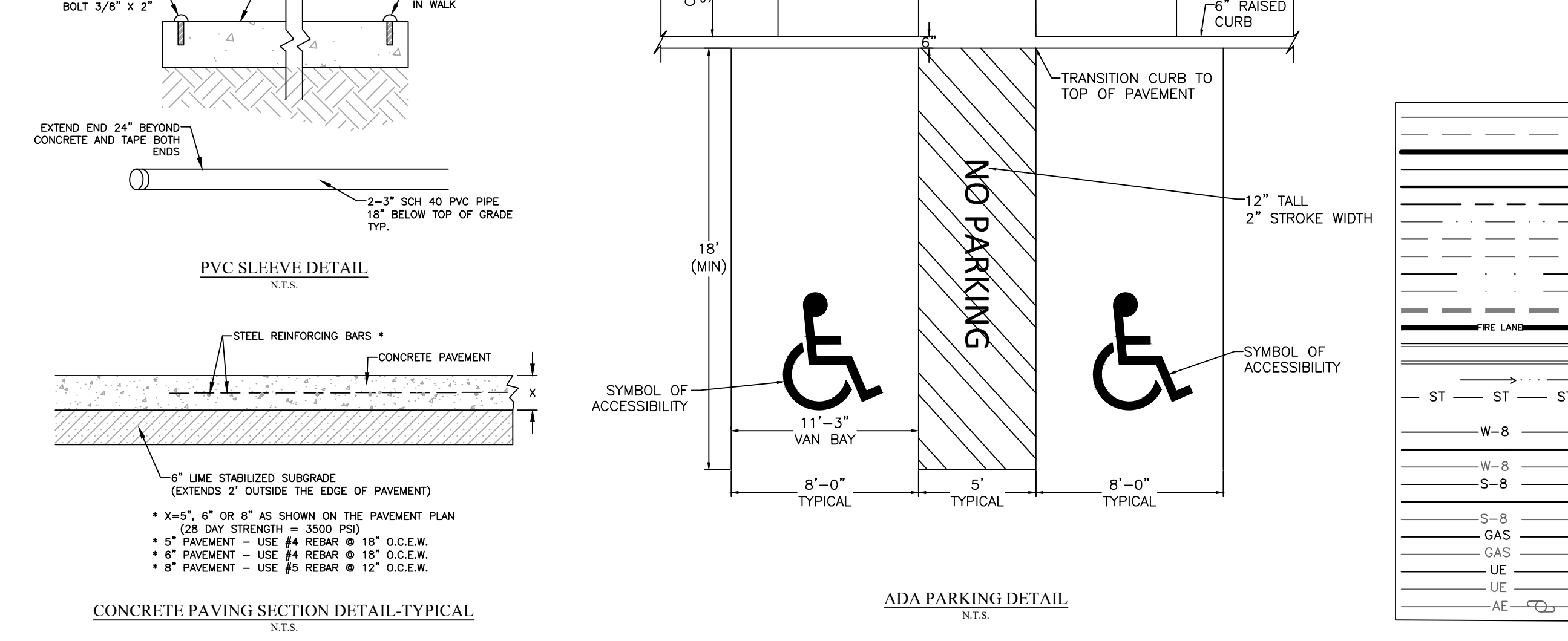
TOTAL DISTURBED AREA = 2,309 ACRES
CHATHAM NORTHVIEW
LOT R-1, BLOCK 14
TOTAL AREA = 4.99 ACRE
VOL. 144, PG. 613
STEPHEN F. AUSTIN LEAGUE NO.10, A - 63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' SEPTEMBER 2022

OWNER/DEVELOPER: DREW'S CARWASH NO.6 LLC
1751 UNIVERSITY DRIVE EAST
COLLEGE STATION, TX 77803
(936) 520-4180

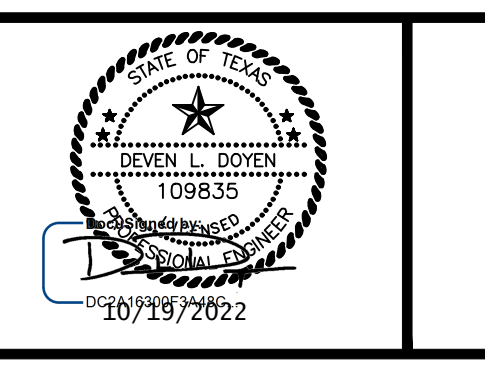
SURVEYOR: BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

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	OCTOBER 2022



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835, OCTOBER 19, 2022

RELEASED FOR CONSTRUCTION

10/19/2022

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

SITE PLAN

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

SHEET C1