

UTILITY DEMAND

PHASE 1

WATER DEMAND

AVERAGE	37.5 GPM
MAXIMUM (PEAK)	150 GPM

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

4800 SF OF CARWASH
1 SPACE PER 500 SF
10 SPACES REQUIRED

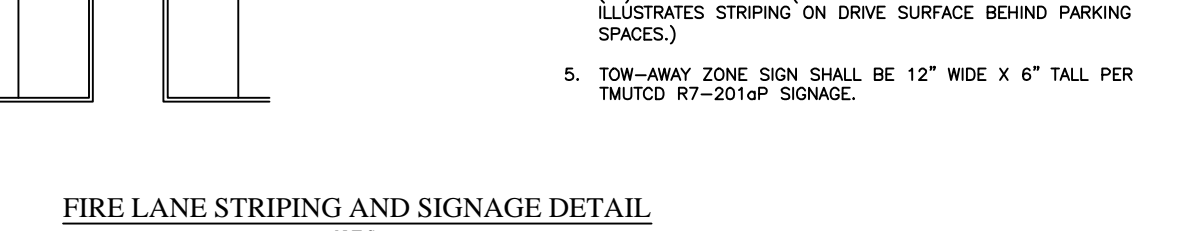
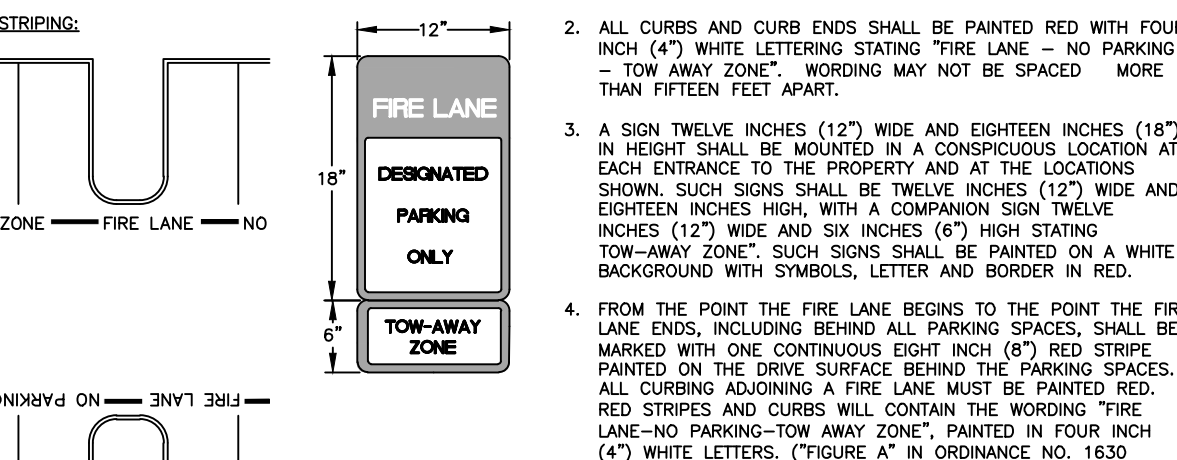
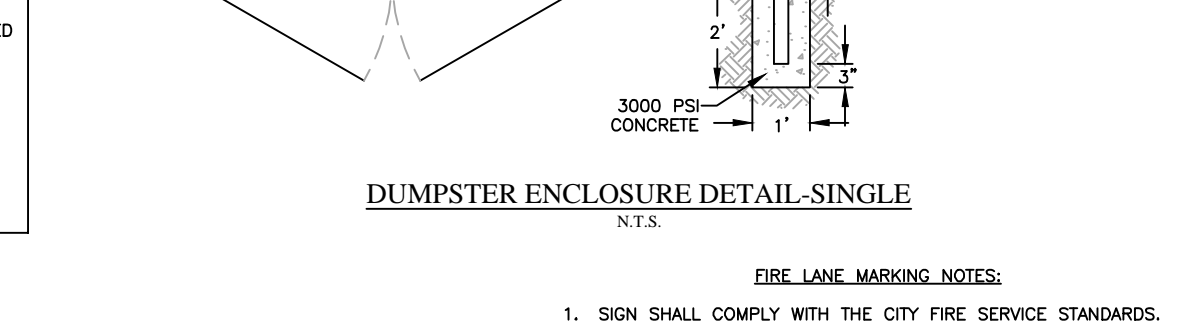
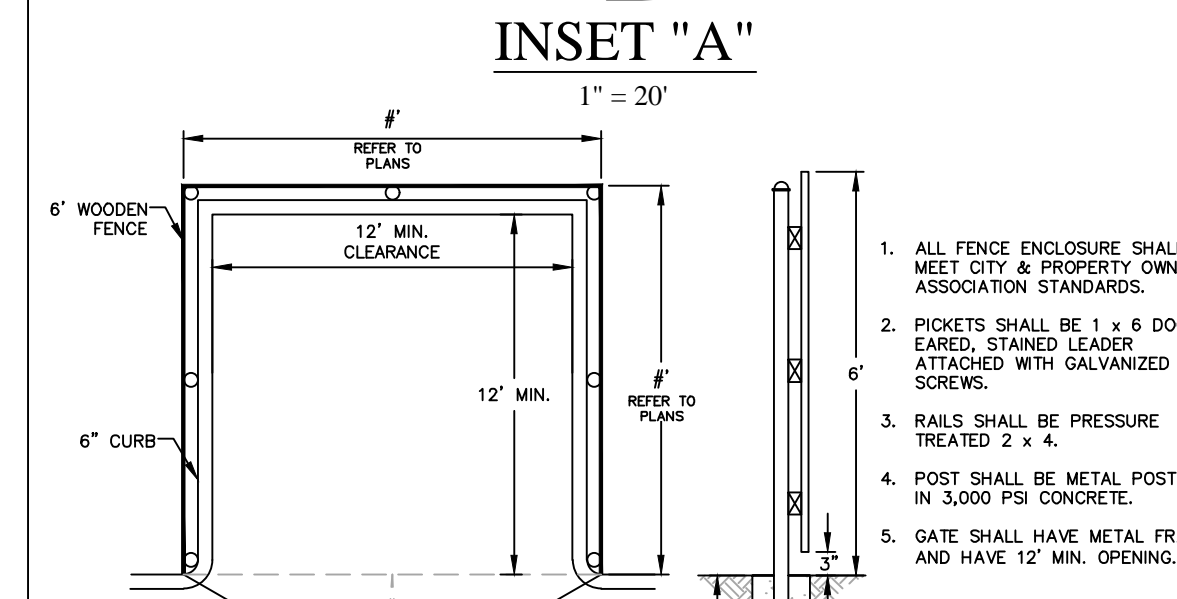
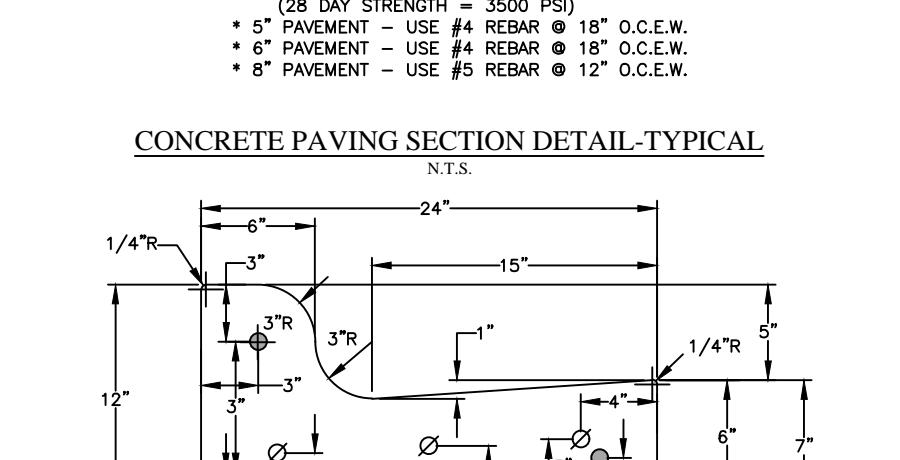
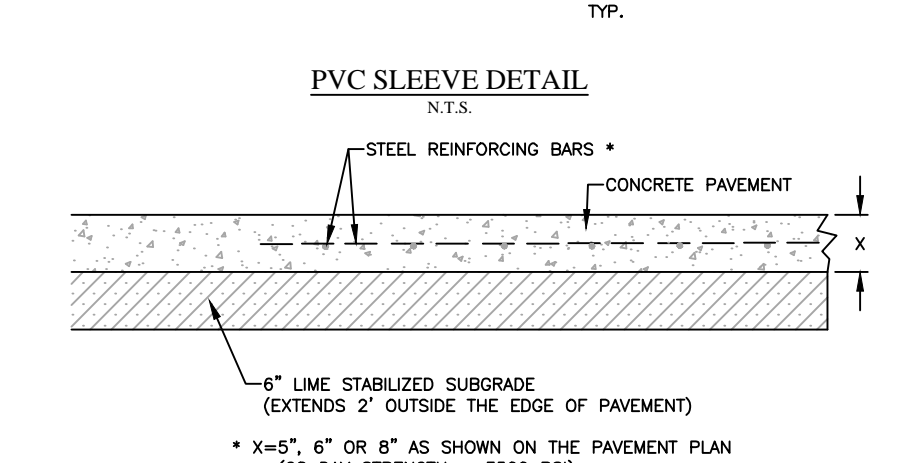
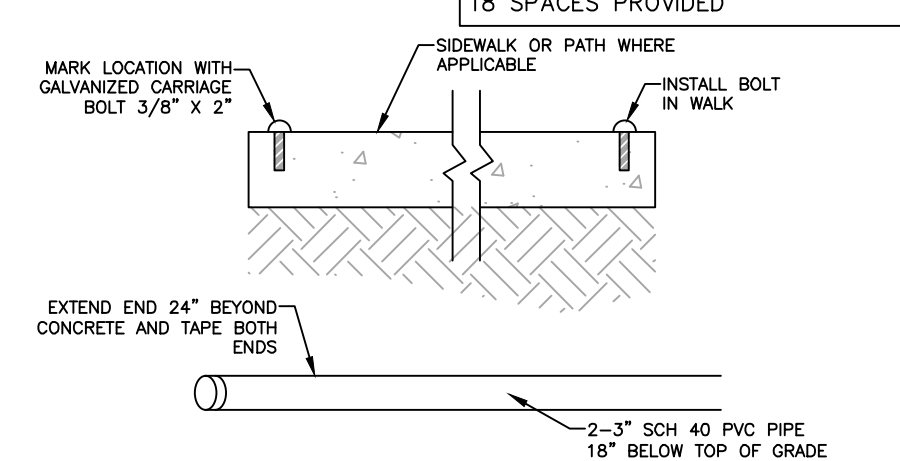
TOTAL REQUIRED: 10 SPACES

PROPOSED PARKING

17 VACUUM SPACES
1 SPACES ACCESSIBLE PARKING
18 SPACES PROVIDED

BENCHMARK INFORMATION

TBM 1 N: 10230636.8700
E: 3554297.8300
ELEV.: 317.340 (BM)



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	59.54'	S5° 32' 55"W
L2	60.50'	N80° 54' 43"W

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)
- PROPOSED PRIVATE ACCESS EASEMENT (PAE)
- EXISTING PRIVATE ACCESS EASEMENT (PAE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
- LIMITS OF DISTURBANCE
- FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- STORM PIPE
- PROPOSED WATERLINE, SIZE NOTED
- EXISTING WATERLINE, SIZE NOTED
- SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- GAS
- PROPOSED GAS LINE, SIZE NOTED
- EXISTING GAS LINE, SIZE NOTED
- UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE

VICINITY MAP



DREW'S CARWASH
2416 BOONVILLE RD

TOTAL DISTURBED AREA = 2.98 ACRES
COKER SUBDIVISION
BLOCK 1, LOT 1 AND COMMON AREA
TOTAL AREA = 2.98
VOL. ____ PG. ____

JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' NOVEMBER 2023

OWNER/DEVELOPER: DREW'S CAR WASH #7 LLC
1751 UNIVERSITY DRIVE EAST
COLLEGE STATION, TX 77803
(936) 520-4180

SURVEYOR: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER: SCHULTZ ENGINEERING, LLC
PO BOX 11999
COLLEGE STATION, TX 77842
(979) 64-3900

MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-090	NOVEMBER 2023

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DREW'S CARWASH NO. 7
COKER SUBDIVISION, BLOCK 1, LOT 1
BRYAN, TEXAS

SITE PLAN

SCALE: VERTICAL N/A, HORIZONTAL 1"=40', PLOTTING SCALE: 1:1, FILE NAME: 23-090

SHEET: **C1**



911 Southwest Pkwy E.
College Station, Texas 77840
979-764-3900
TBPE FIRM NO. 12327