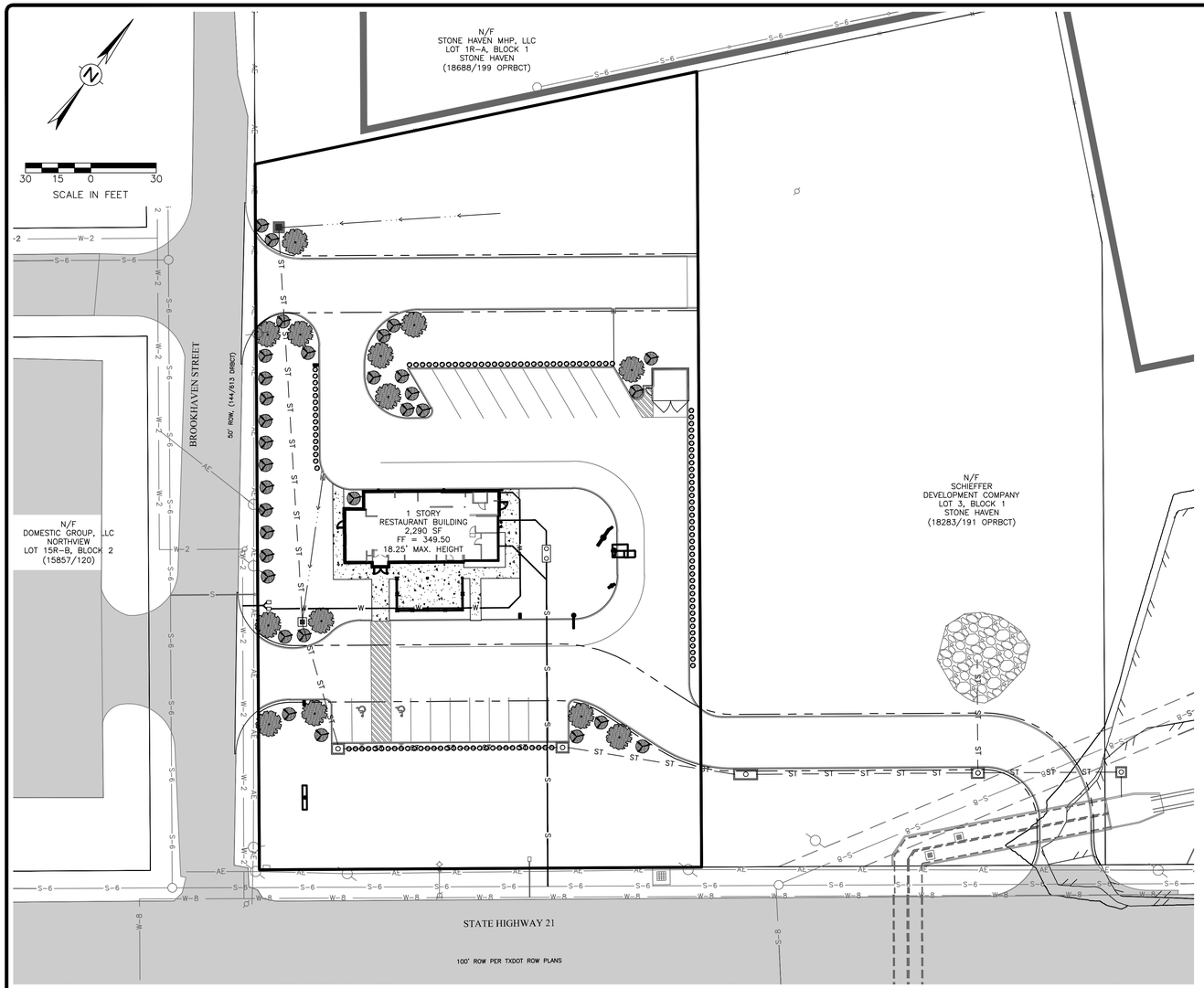

LEGEND

- 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 (PrAE)
- EXISTING PRIVATE ACCESS EASEMENT (PrAE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PrDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
- LIMITS OF DISTURBANCE
- FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- ST — STORM PIPE
- ST — EXISTING STORM PIPE
- W-8 — PROPOSED WATER LINE, SIZE NOTED
- W — PROPOSED WATER SERVICE, SIZE NOTED
- W-8 — EXISTING WATER LINE, SIZE NOTED
- S-8 — PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S — PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
- S-8 — EXISTING SANITARY SEWER LINE, SIZE NOTED
- GAS — PROPOSED GAS LINE, SIZE NOTED
- GAS — EXISTING GAS LINE, SIZE NOTED
- UE — PROPOSED UNDERGROUND ELECTRIC LINE
- UE — EXISTING UNDERGROUND ELECTRIC LINE
- AE — EXISTING OVERHEAD ELECTRIC LINE

GENERAL NOTES:

1. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK(NOT LOOSE, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
2. ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
3. TREE PROTECTION BARRICADES MUST BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. BARRICADE FOR INDICATED TRESS TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.
4. ALL SHRUBS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24" TALL WHEN PLANTED AND REACH 36" TALL WITHIN 1 YEAR.
5. PLANTS SHALL BE PLANTED A MINIMUM OF 3' FROM EXISTING UTILITIES.

IRRIGATION SYSTEM NOTES:

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
2. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

LANDSCAPE AREA CALCULATIONS

PROJECT AREA

DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)
69823	10,473	5237	2618

LANDSCAPE AREA

SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	13	350	4550
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	32	150	4800
	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFITZERIANA 'SEA GREEN')	120	10	1200
				CANOPY TREE AREA (SF):	4550
				TOTAL TREE AREA (SF):	9350
				TOTAL LANDSCAPE AREA (SF):	10550
				TOTAL LANDSCAPE AREA PROVIDED (SF):	10550
				TOTAL LANDSCAPE AREA REQUIRED (SF):	10473

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	26-428	MAY 2026

THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION

DAIRY QUEEN
STONE HAVEN, BLOCK 1, LOT 4
BRYAN, TX

LANDSCAPE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 26-428

SHEET
L1