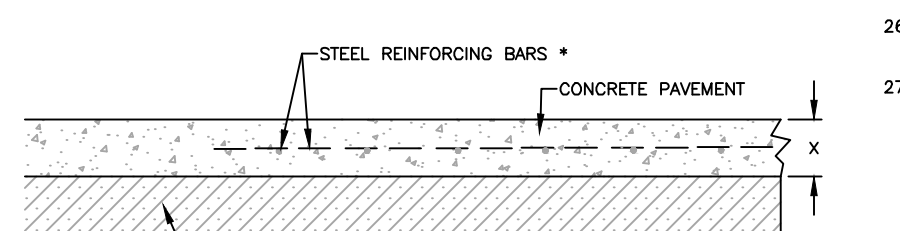


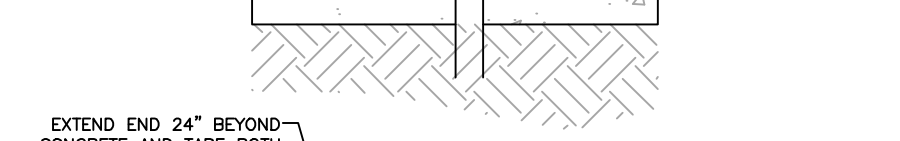
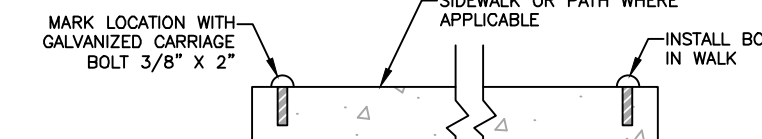
- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 - DIG TESS: (800) 344-8377
 - AMCO ENERGY: (979) 774-2208
 - SUDGEN LINK COMMUNICATIONS: (979) 595-2429
 - FRONTIER COMMUNICATIONS: (979) 821-4783
 - WATER/SEWER CITY OF BRYAN: (979) 209-5900
 - BTU: (979) 821-5700
 - CITY OF BRYAN: (979) 209-5900
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPO'S GENERAL PERMIT NO. TWR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOGGED OR HYDRATED/COVERED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOG WILL BE REQUIRED. BARRED AREAS SHALL BE SEEDED OR SOGGED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION, REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTH.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSING OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED ONLY FOR THE INDIVIDUAL TO WHOM IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS AND AGREES THAT SE IS NOT RESPONSIBLE FOR THE REUSE OR MODIFICATION OF SUCH DATA. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, DISABE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PLAN AND THE RIGHT OF INGRESS AND EGRESS OF PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS SCHEFFER DEVELOPMENT CO. THE SUBJECT PROPERTY IS STONE HAVEN, BLOCK 1, LOT 4. PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3).
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1,603 ACRES (69,823 SF).
 - THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480410205F, REVISED DATE: 04-02-2014, REFERENCE ON 02-13-2026.
 - THE MINIMUM REQUIRED FLOW FOR A COMMERCIAL BUILDING (BC TYPE VB OF 2,290 SF IS 300 GPM PER MINUTE, 1 FIRE HYDRANT IS REQUIRED). THE EXISTING HYDRANT WILL BE SUFFICIENT.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL SURVIVE THE SAME PROTECTION AS THE AMP OR USA L1569 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL OR HIS DESIGNEE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE ACCESS EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE, ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - 6" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #6 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK WALK ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
 - ALL DEVICES, APPLIANCE, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.

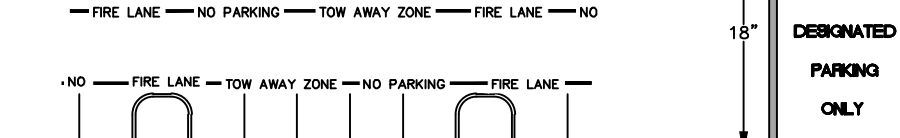
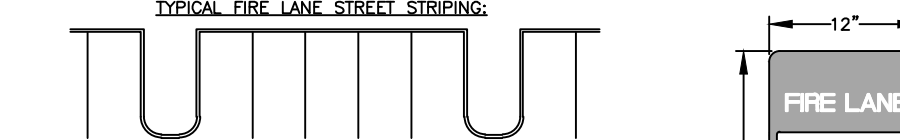
UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND		REQUIRED PARKING	
AVERAGE	32 GPM	620 SF OF SEATING AREA	8 + 4 SPACES PER 50 SF OF SEATING AREA
MAXIMUM (PEAK)	128 GPM	20 SPACES REQUIRED	PROPOSED PARKING
1.5" DOMESTIC WATER METER		18 SPACES PARKING	2 SPACES ACCESSIBLE PARKING
SANITARY SEWER DEMAND @ 90% OF WATER DEMAND		BENCHMARK INFORMATION	
AVERAGE	44 GPM	TBM 1	N: 10237982.1683 E: 3543018.8740 ELEV: 352.34 IRON ROD FOUND
MAXIMUM (PEAK)	176 GPM	TBM 2	N: 10237959.4383 E: 3543214.9540 ELEV: 345.90 IRON ROD FOUND
4" SANITARY SEWER LINE		TBM 3	N: 10237959.4383 E: 3543213.7640 ELEV: 344.26 IRON ROD FOUND
@ 1.1 % MIN. SLOPE		TBM 4	N: 10238137.5783 E: 3543156.6240 ELEV: 351.33 IRON ROD FOUND
FIXTURE UNITS = 103			
PIPE FIXTURE UNITS ALLOWED = 180			



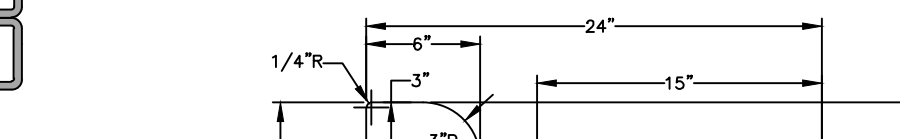
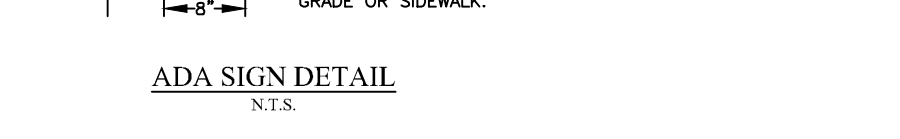
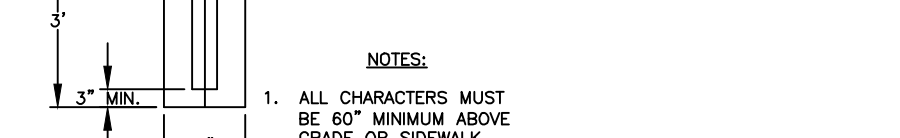
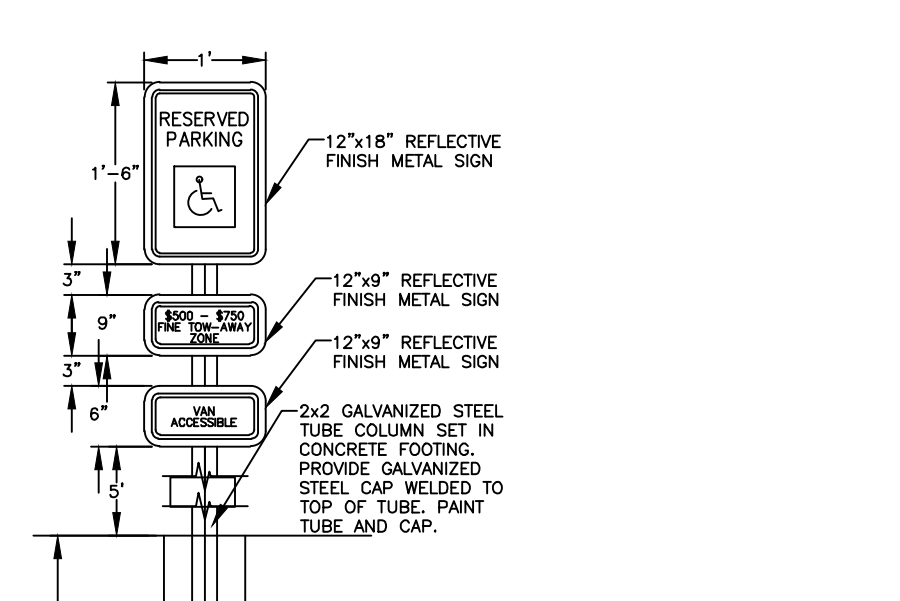
- X=5', 6' OR 8' AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
- 5" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
- 6" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
- 8" PAVEMENT - USE #5 REBAR @ 12" O.C.E.W.



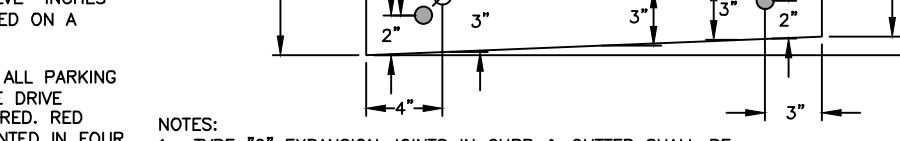
- NOTES:**
- ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.



- SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
- ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
- A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") HIGH WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
- FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE-NO PARKING-TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS. (FIGURE "A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE)
- TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER T/MUTCO R7-2010P SIGNAGE.

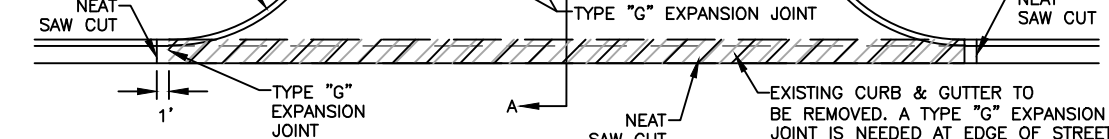
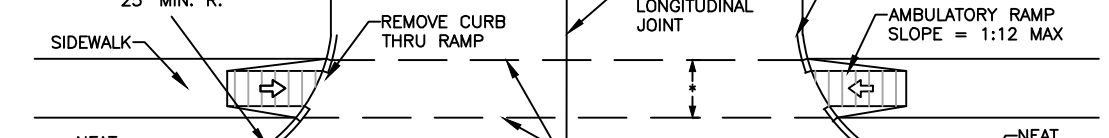
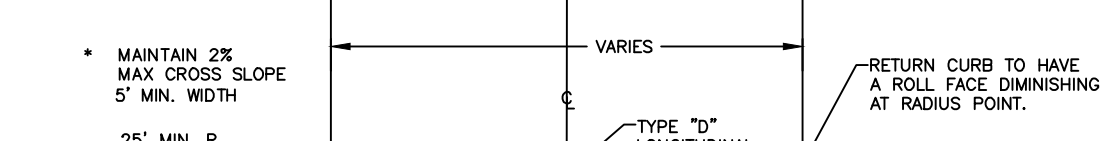
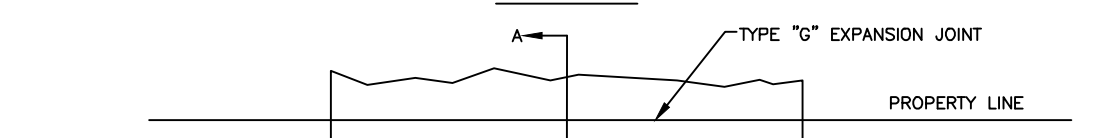
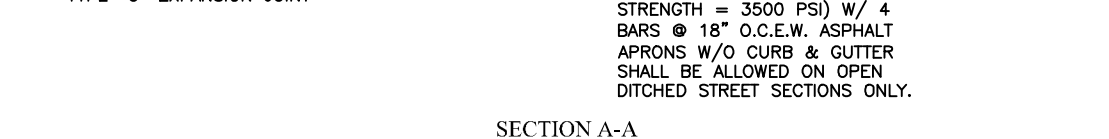
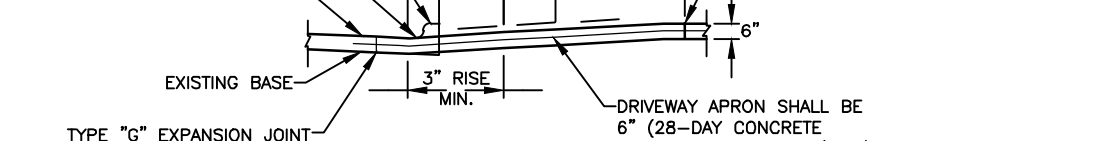
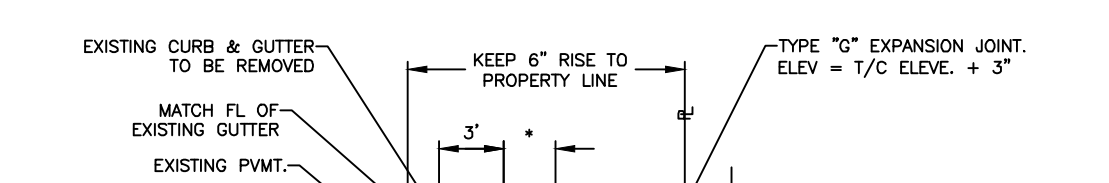
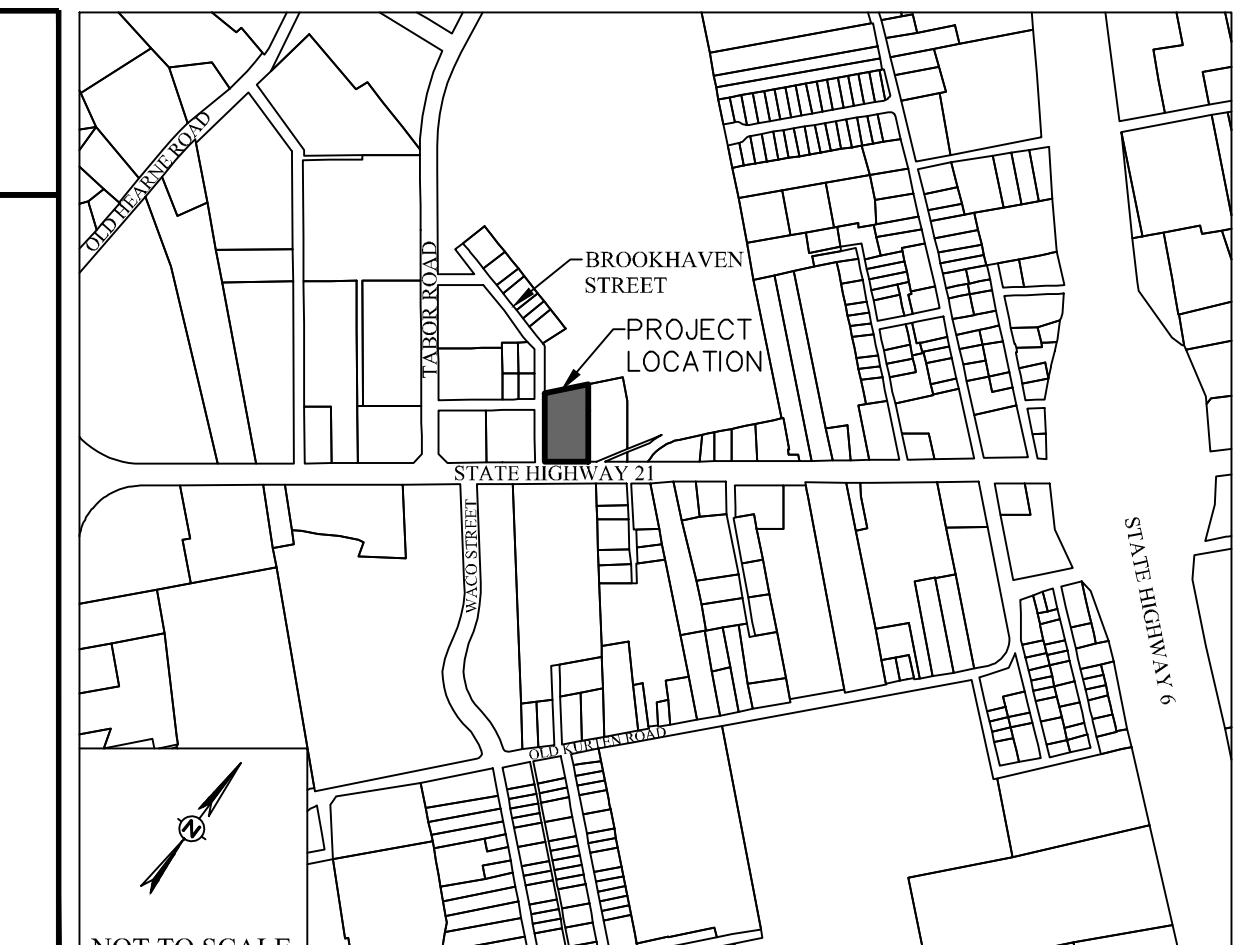


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- NOTES:**
- TYPE "O" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.
 - #4 BARS
 - 3/4" x 18" SMOOTH EXPANSION DOWELS

VICINITY MAP



DAIRY QUEEN
2400 E. SH-21

TOTAL DISTURBED AREA = 1603 ACRES
STONE HAVEN
LOT 4, BLOCK 1
TOTAL AREA = 1603 ACRES
VOL. 18283, PG. 191
STEPHEN F. AUSTIN SURVEY LEAGUE, A - 63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' MAY 2026

OWNER:
SCHEFFER DEVELOPMENT CO.
4211 TUSCANY COURT
BRYAN, TX, 77802
(979) 225-6205

DEVELOPER:
SMITH DAIRY QUEEN, LTD
161 N. EARL RUDDER FREEWAY
BRYAN, TX, 77802
(979) 485-3752

SURVEYOR:
MICHAEL SHERROD, RPLS NO. 7103
KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TX, 77802
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

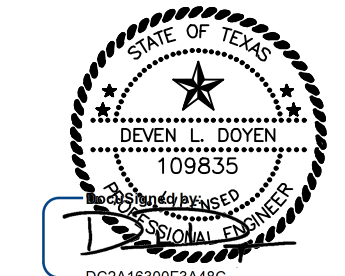
MARK	REVISION	BY	DATE

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

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 MAY 15, 2026

ISSUED FOR REVIEW



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

SITE PLAN

SCALE		SHEET	
VERTICAL	N/A	C1	
HORIZONTAL	1"=30'		
PLOTTING SCALE:	1:1		
FILE NAME:	26-428		