



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 (P/AE) |
| --- | EXISTING PRIVATE ACCESS EASEMENT (P/AE) |
| --- | PROPOSED PUBLIC DRAINAGE EASEMENT (PDE) |
| --- | EXISTING PUBLIC DRAINAGE EASEMENT (PDE) |
| --- | PROPOSED PRIVATE DRAINAGE EASEMENT (P/D E) |
| --- | EXISTING PRIVATE DRAINAGE EASEMENT (P/D E) |
| --- | LIMITS OF DISTURBANCE |
| --- | FIRE LANE |
| --- | PROPOSED CURB AND GUTTER |
| --- | EXISTING CURB AND GUTTER |
| --- | FLOW ARROWS |
| ST | STORM PIPE |
| ST | EXISTING STORM PIPE |
| W-B | PROPOSED WATER LINE, SIZE NOTED |
| W | EXISTING WATER LINE, SIZE NOTED |
| S-B | PROPOSED SANITARY SEWER LINE, SIZE NOTED |
| S | 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:**
- 100% COVERAGE OF GROUND COVER, 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.
 - ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
 - TREE PROTECTION BARRICADES MUST BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. BARRICADES FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.
 - ALL SHRUBS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24" TALL WHEN PLANTED AND REACH 36" TALL WITHIN 1 YEAR.
 - PLANTS SHALL BE PLANTED A MINIMUM OF 3' FROM EXISTING UTILITIES.

- IRRIGATION SYSTEM NOTES:**
- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - 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.
 - 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 >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN | LIVE OAK (QUERCUS VIRGINIANA) CANOPY | 26 | 200 | 5200 |
| | 6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN | CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY | 41 | 100 | 4100 |
| | 5 GAL. | SEA GREEN JUNIPERS/JUNIPER US & PEZZERIANA 'SEA GREEN' | 130 | 10 | 1300 |
| CANOPY TREE AREA (SF): | | | | | 5200 |
| TOTAL TREE AREA (SF): | | | | | 9300 |
| TOTAL LANDSCAPE AREA (SF): | | | | | 10600 |
| TOTAL LANDSCAPE AREA PROVIDED (SF): | | | | | 10600 |
| TOTAL LANDSCAPE AREA REQUIRED (SF): | | | | | 10473 |

| MARK | REVISION | BY | DATE |
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| | | | |

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 College Station, Texas 77840
 979.764.3900
 TBPE FIRM NO. 12327

| SURVEYED | DESIGNED | DRAWN | APPROVED | JOB NO. | DATE |
|----------|----------|-------|----------|---------|-----------|
| KERR | DLD | DLD | JPS | 26-428 | JUNE 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