



### 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(A)E)
	EXISTING PRIVATE ACCESS EASEMENT (P(A)E)
	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
	STORM PIPE
	EXISTING WATER LINE, SIZE NOTED
	PROPOSED WATER SERVICE, SIZE NOTED
	EXISTING WATER LINE, SIZE NOTED
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED GAS LINE, SIZE NOTED
	EXISTING GAS LINE, SIZE NOTED
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE

- GENERAL NOTES:**
- 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.
  - 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	25	200	5000
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	42	100	4200
	5 GAL.	SEA GREEN JUNIPERS/JUNIPER US & PEZZERIANA 'SEA GREEN'	130	10	1300
CANOPY TREE AREA (SF):					5000
TOTAL TREE AREA (SF):					9200
TOTAL LANDSCAPE AREA (SF):					10500
TOTAL LANDSCAPE AREA PROVIDED (SF):					10500
TOTAL LANDSCAPE AREA REQUIRED (SF):					10473

MARK	REVISION	BY	DATE

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	JULY 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'  
PLOTING SCALE: 1:1  
FILE NAME: 26-428

**SHEET**  
**L1**