

### LEGEND

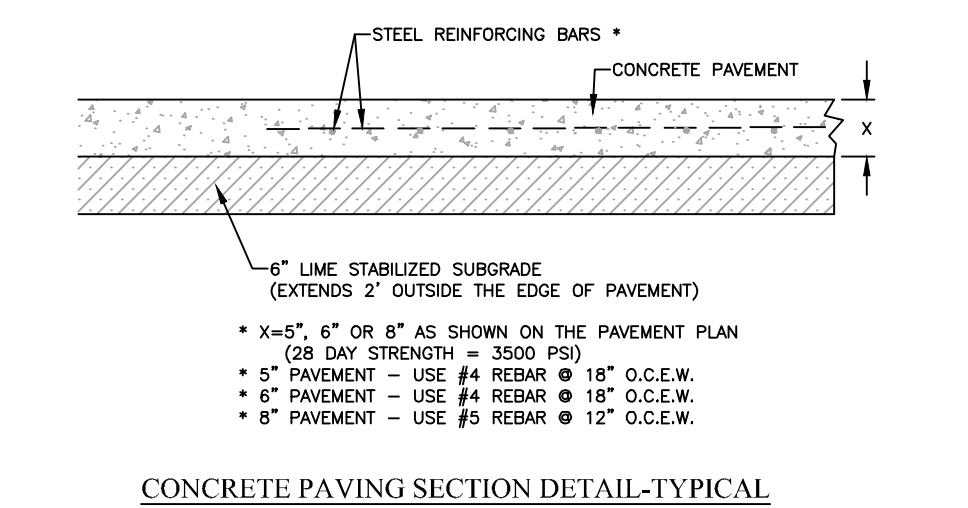
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PIAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PIAE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	STORM PIPES
---	EXISTING STORM PIPE
---	PROPOSED WATER SERVICE, SIZE NOTED
---	EXISTING WATER LINE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	EXISTING SANITARY SEWER SERVICE, 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:
- 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 UTILITIES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM THE CITY OF BRYAN AND/OR ADEQUATE 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.
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  - THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRUCK 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. TPR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY MULCHED OR HYDRATED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOG WILL BE REQUIRED. BARRED AREAS SHALL BE SEEDDED 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 DETAILS.
  - 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 CROSSED 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 DOUBLE CHECK 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 SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FORMAT. THE RECIPIENT UNDERSTANDS THAT SE AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. 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 AND MAINTAIN INSIDE AND OUTSIDE. CONTRACTOR SHALL REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE ELECTRICAL FACILITIES.
  - BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)-209-5900 FOR AN ON-SITE REVIEW.
  - IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
  - ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

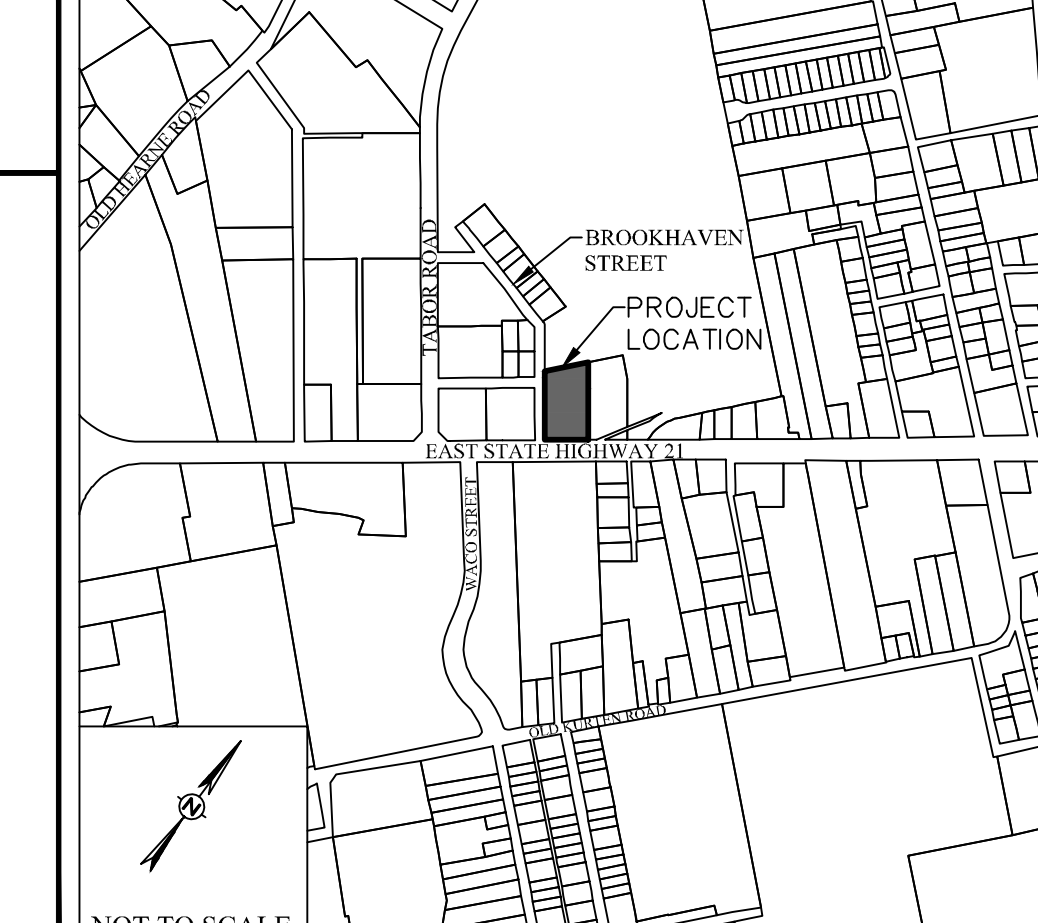
- ### SITE SPECIFIC NOTES:
- THE OWNER OF THE PROPERTY IS SCHIEFFER DEVELOPMENT CO. THE SUBJECT PROPERTY IS STONE HAVEN, BLOCK 1, LOT 4. PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3).
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1,603 ACRES (69,823 SF).
  - THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED 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 (IC TYPE VB OF 2,500 SF IS 500 GALLONS 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 SUPPLY THE SAME PROTECTION AS THE AMP OR USA L566 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 LOG 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.
  - CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE CONCRETE WITH #5 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 VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
  - ALL DEVICES, APPLIANCES, 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
<b>WATER DEMAND</b>	<b>REQUIRED PARKING</b>
AVERAGE	620 SF OF SEATING AREA
MAXIMUM (PEAK)	8 + 4 SPACES PER 50 SF OF SEATING AREA
1.5" DOMESTIC WATER METER	20 SPACES REQUIRED
<b>SANITARY SEWER DEMAND @ 90% OF WATER DEMAND</b>	<b>PROPOSED PARKING</b>
AVERAGE	20 SPACES PARKING
MAXIMUM (PEAK)	2 SPACES ACCESSIBLE PARKING
4" SANITARY SEWER LINE	22 SPACES PROVIDED

BENCHMARK INFORMATION	
0.1% MIN. SLOPE	TBM 1 N: 10237982.1683 E: 35243018.8740 IRON ROD FOUND
FIXTURE UNITS = 103	TBM 2 N: 10237959.4383 E: 3543214.9540 IRON ROD FOUND
FIXTURE UNITS ALLOWED = 180	TBM 3 N: 10237958.4383 E: 3543523.7640 IRON ROD FOUND
PIPE SLOPE OK	TBM 4 N: 10238137.5783 E: 3543155.6240 IRON ROD FOUND



### 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

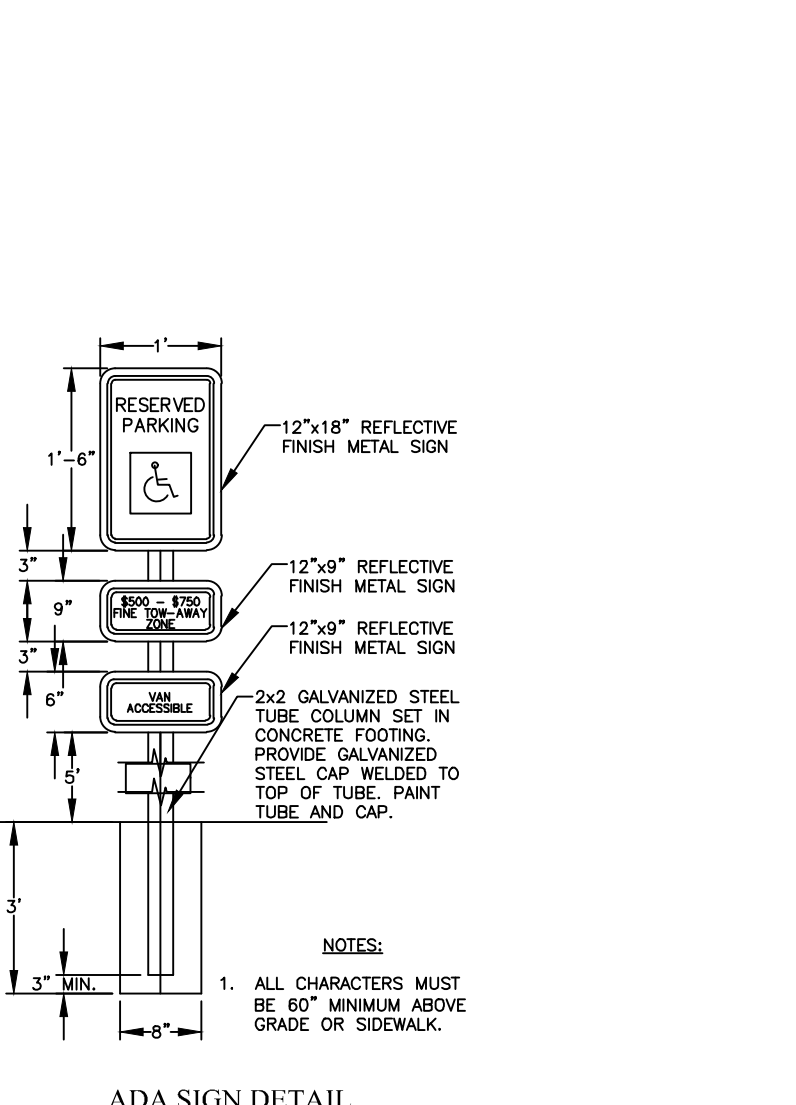
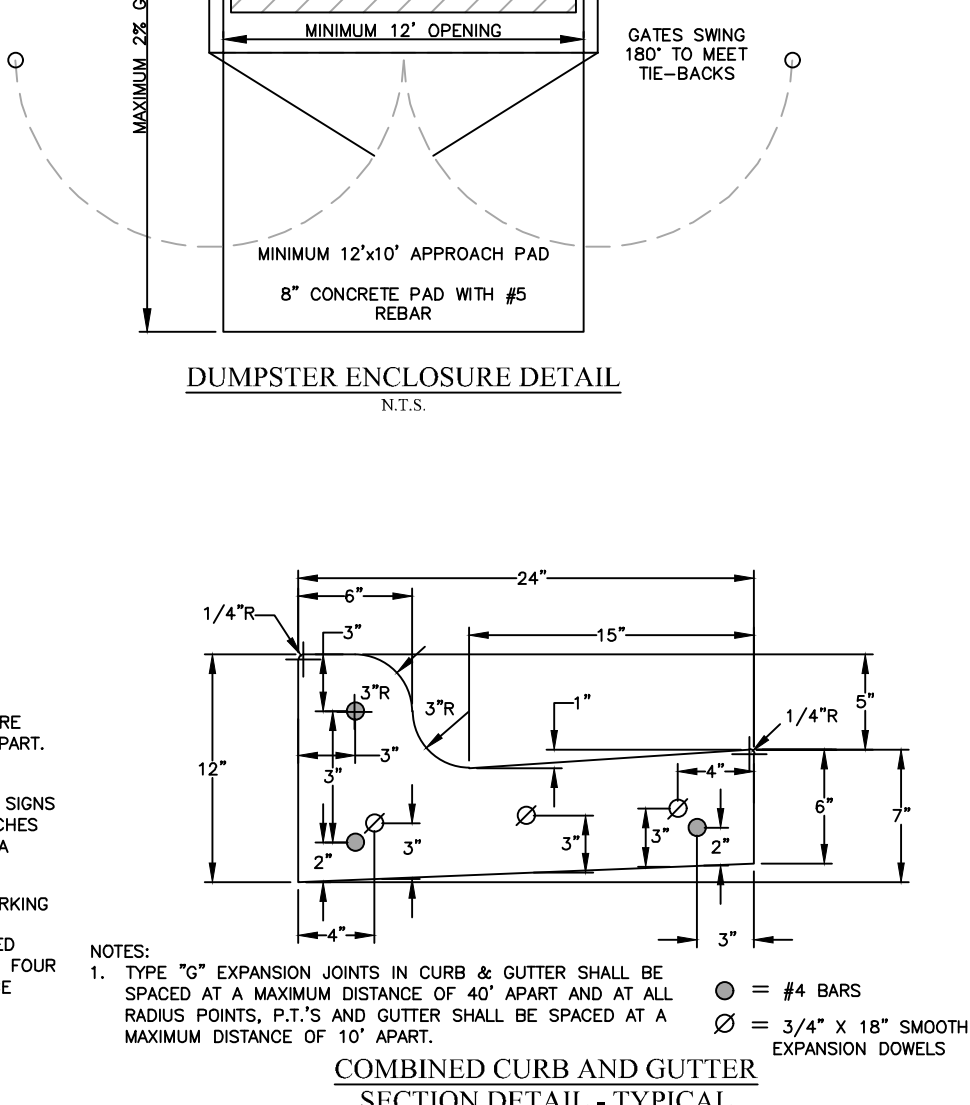
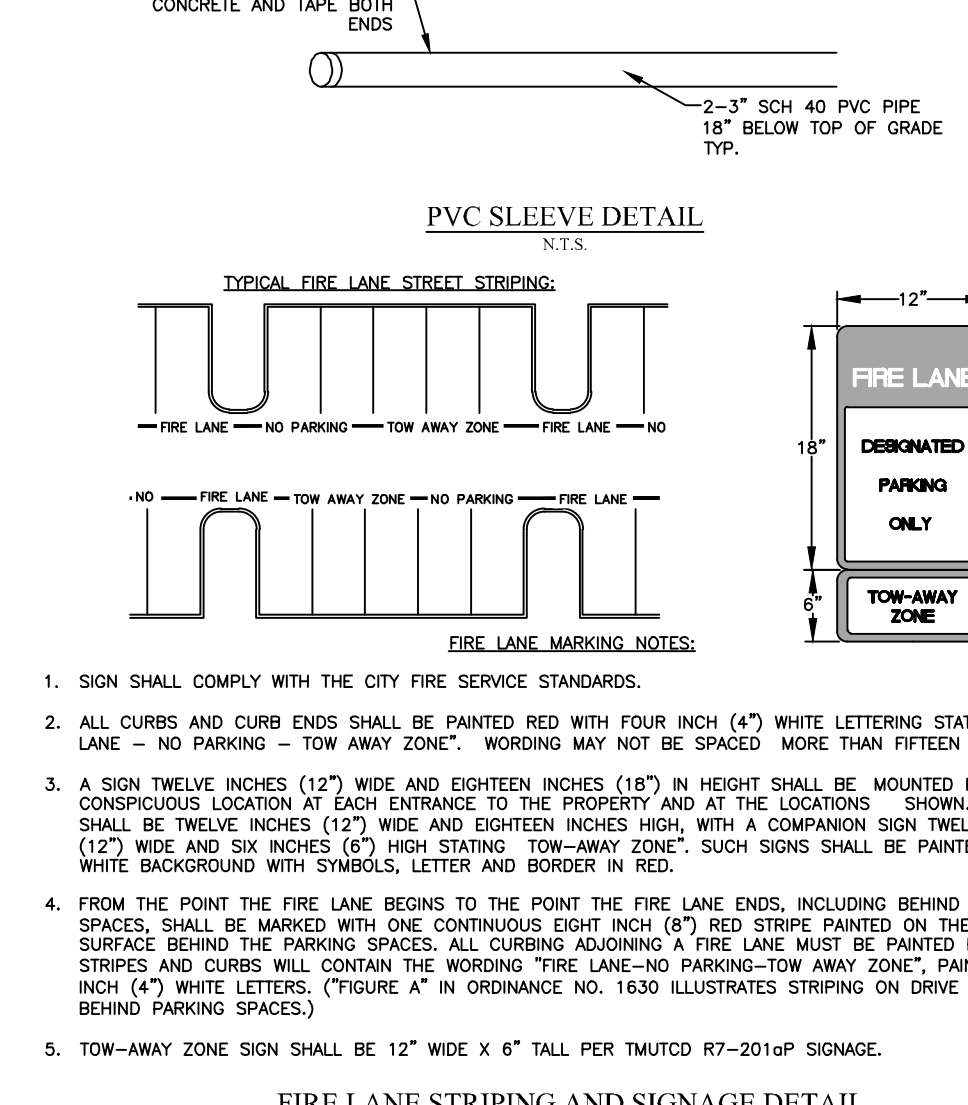
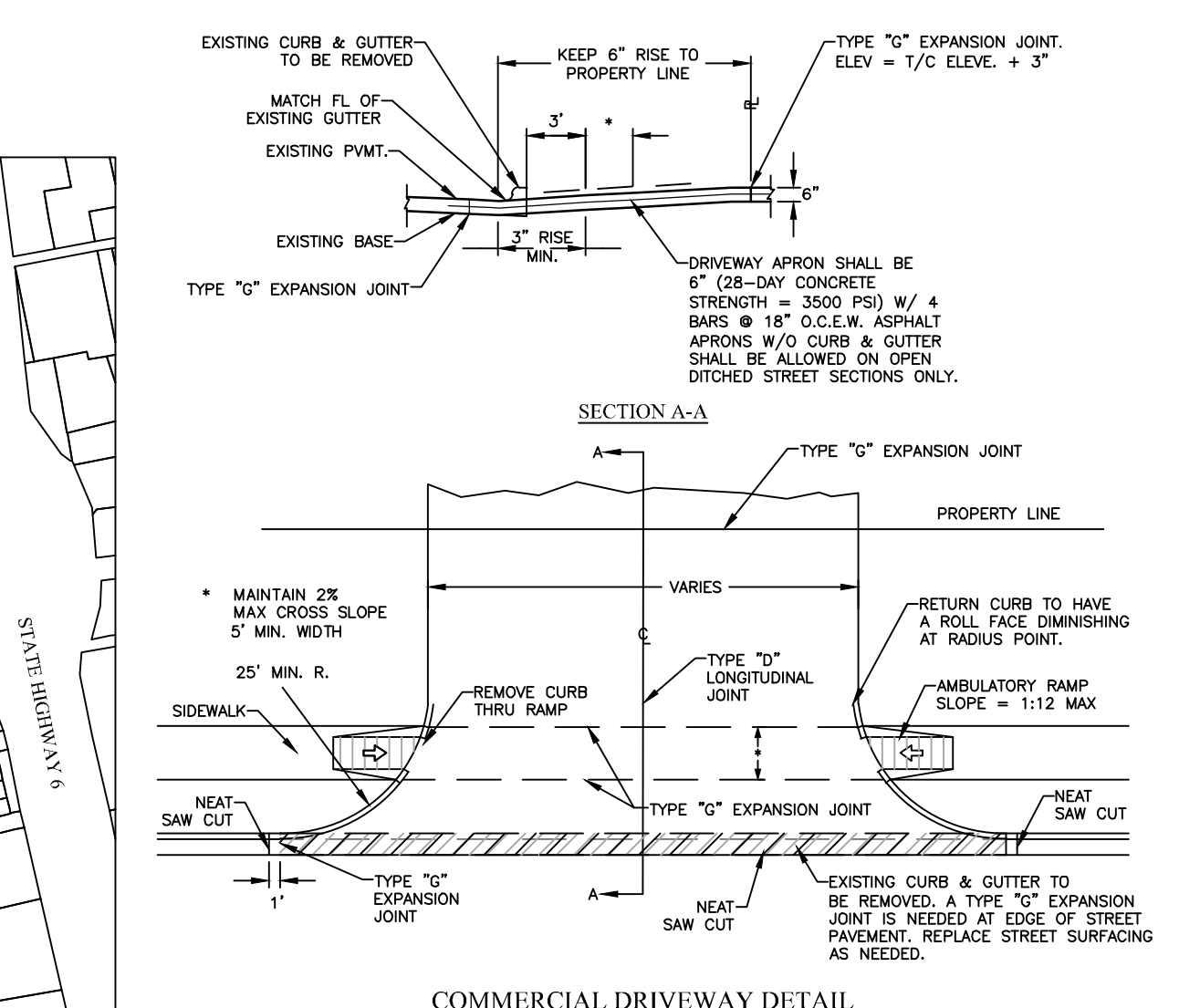
SCALE: 1"=30' JULY 2026

OWNER: SCHIEFFER 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



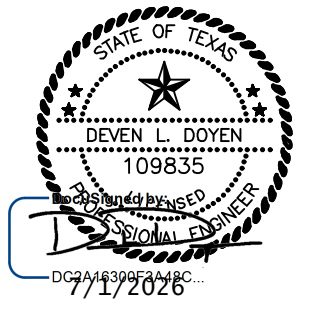
MARK	REVISION	BY	DATE
		KERR	

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	26-428	JULY 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 JULY 1, 2026

ISSUED FOR REVIEW



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

# SITE PLAN

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