

**GENERAL NOTES**

LANDSCAPE CONTRACTOR TO RECEIVE SITE AT APPROXIMATE FINAL GRADE. ALL ROCKS, TRASH, AND DEBRIS TO BE REMOVED PRIOR TO FINE GRADING.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACHIEVING POSITIVE DRAINAGE WITHOUT STANDING WATER. DRAINAGE SHOULD BE DIRECTED AWAY FROM BUILDINGS AND PROPERTY LINES AND TOWARDS STORM SEWER INLETS. FINISHED GRADE OF LAWN AND PLANTING AREAS TO BE A MIN. OF 1/2" BELOW ADJACENT PAVEMENT.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ANY EXISTING IRRIGATION AND PLANT MATERIAL ON SITE AND ADJACENT SITES.

ANY ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO ITS EXISTING CONDITION OR BETTER.

LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND CITY CODES.

LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION. EXTREME CARE SHOULD BE TAKEN IN EXCAVATING AND WORKING NEAR UTILITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY INJURY OR COST INCURRED DUE TO DAMAGE OF OWNERS PROPERTY OR UTILITIES. HAND DIGGING PLANTING PITS OR PLANTING BEDS SHOULD BE DONE AS NEEDED.

ALL CONTRACTORS ARE RESPONSIBLE FOR REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (TOOLS, OPEN HOLES, ETC.) ON A DAILY BASIS.

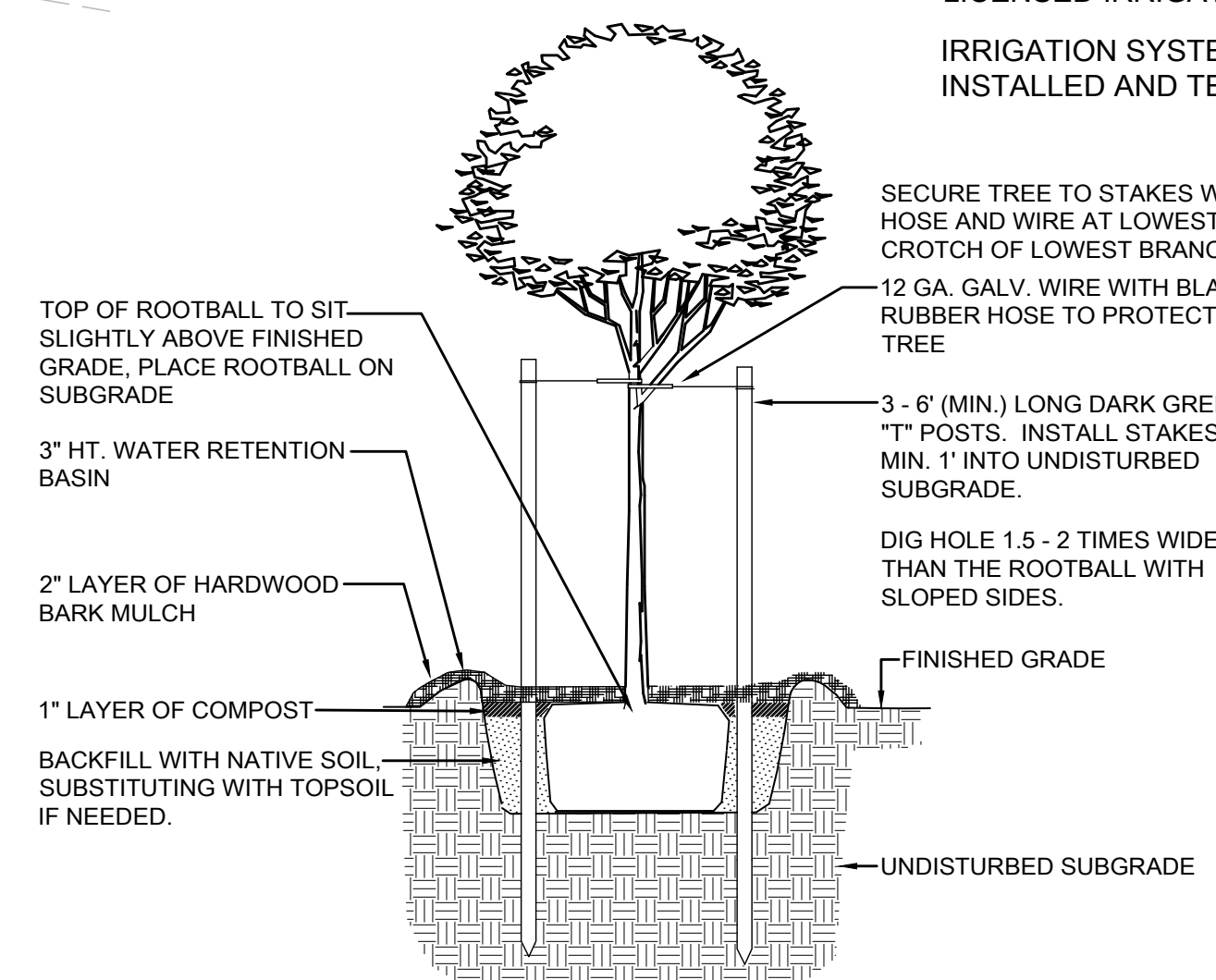
UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, THE CONTRACTOR WILL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, CONSTRUCTION DEBRIS, LITTER, ETC. AND REPAIR DAMAGE TO FINISHED GRADE INCLUDING SPOILS FROM EXCAVATIONS, WHEEL RUTS, ETC.

100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE) OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES, DRAINAGE AREAS, PARKING LOT SETBACKS, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED BY CONSTRUCTION. IF NOT INDICATED ON THIS PLAN USE HYDROMULCH SEEDING ON ALL DISTURBED AREAS.

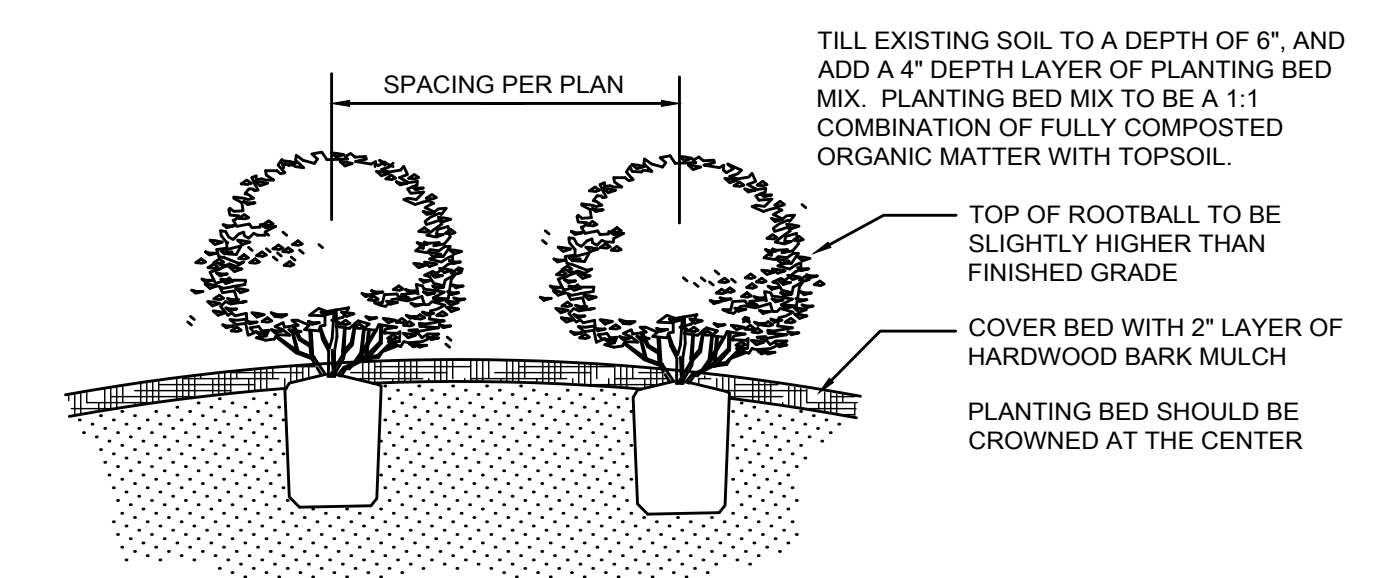
**IRRIGATION NOTES**

AN IRRIGATION SYSTEM TO PROVIDE FULL COVERAGE OF ALL PLANTING BEDS AND LAWN AREAS SHALL BE INSTALLED BY A LICENSED IRRIGATOR BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE LICENSED IRRIGATOR IS RESPONSIBLE FOR THE IRRIGATION PERMIT.

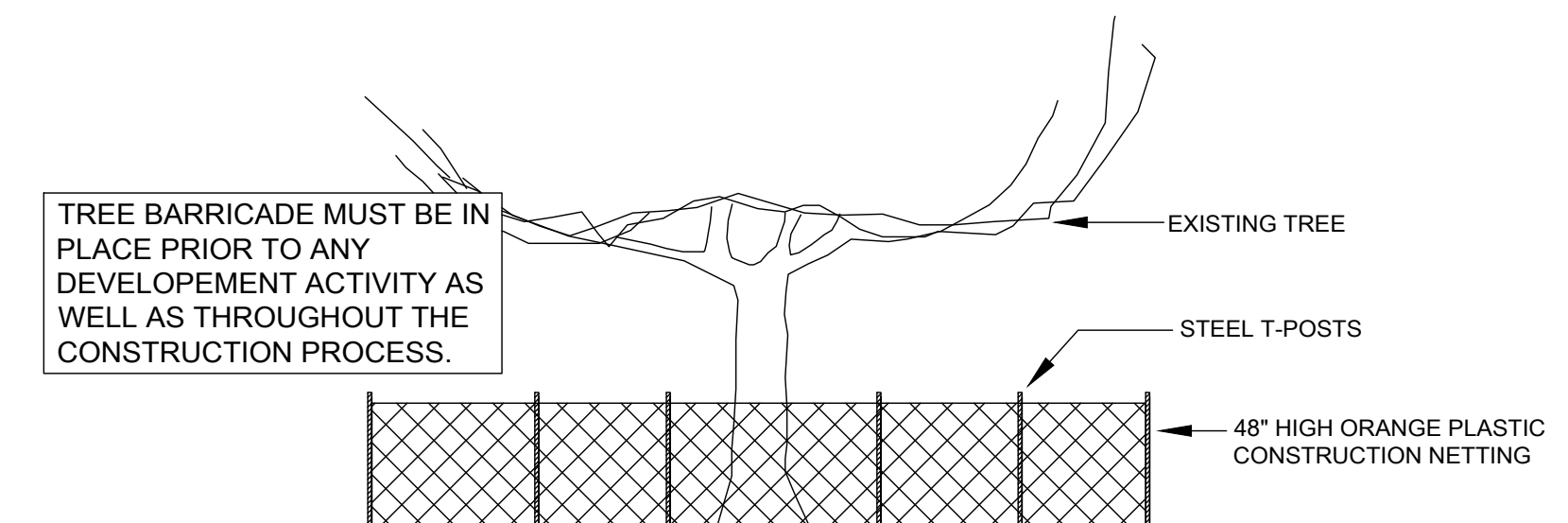
IRRIGATION SYSTEM TO BE PROTECTED WITH A BACK FLOW DEVICE. THE BACKFLOW DEVICE IS TO BE INSTALLED AND TESTED BY A BACKFLOW PREVENTION ASSEMBLY TESTER (BPAT).



1. TREE PLANTING DETAIL NOT TO SCALE



2. PLANTING BED DETAIL NOT TO SCALE



3. TREE PROTECTION BARRICADE NOT TO SCALE

**PLANT SYMBOL KEY AND LANDSCAPE POINT DISTRIBUTION**

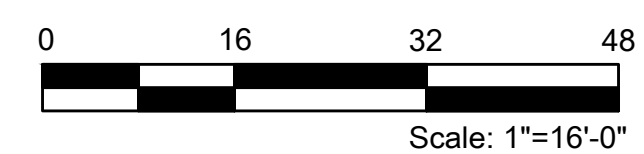
SYMBOL	SIZE	COMMON NAME BOTANICAL NAME	QTY	SF VALUE	TOTAL
<b>EXISTING TREES</b>					
	9" CAL	CHINKAPIN OAK QUERCUS MUEHLENBERGII	2	400	800
<b>CANOPY TREES</b>					
	1.5"-3" CAL 30 gal. container min.	LIVE OAK QUERCUS VIRGINIANA	6	200	1200
<b>SHRUBS</b>					
	3 GAL 3' spacing	RED TIP PHOTINIA PHOTINIA X FRASERI	11	10	110
	3 GAL 3' spacing	DWARF YALUPON HOLLY ILLEX VOMITORIA 'NANA'	78	10	780
	3 GAL 1.5' spacing	SUPER BLUE LIRIOPE LIRIOPE MUSCARI 'SUPER BLUE'	20	10	200
	1 GAL 3' spacing	LANTANA	15	0	0
<b>TOTAL AREA PROVIDED:</b>					3090
<b>LAWN</b> All areas not planting bed or pavement and all disturbed areas on adjacent property to be hydromulch bermude grass					

**LANDSCAPE / STREETScape CALCULATIONS**

- 15% OF DEVELOPED AREA 17,519 SQ FT = 2,628 SF LANDSCAPING
- NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES - 1,314 SF REQUIRED; 800 SF EXISTING TREES AND 1,200 SF NEW CANOPY TREES, 2,000 SF PROVIDED
- NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY, 657 SF REQUIRED; 1200 PROVIDED
- ALL PARKING ISLANDS MUST HAVE A CANOPY TREE

TOTAL AREA REQUIRED: 2,628: SF  
LANDSCAPE AREA PROVIDED: 3090 SF

**LANDSCAPE PLAN**



Royce Properties LLC  
Penner Place Subdivision  
817 N Earl Rudder FWY  
Bryan, TX 77802

Issued:

February 13, 2026

Revisions:

4-20-26 Updated siteplan & plant key  
4-28-26 Updated planting & plant key

LANDSCAPE PLAN, NOTES, & DETAILS