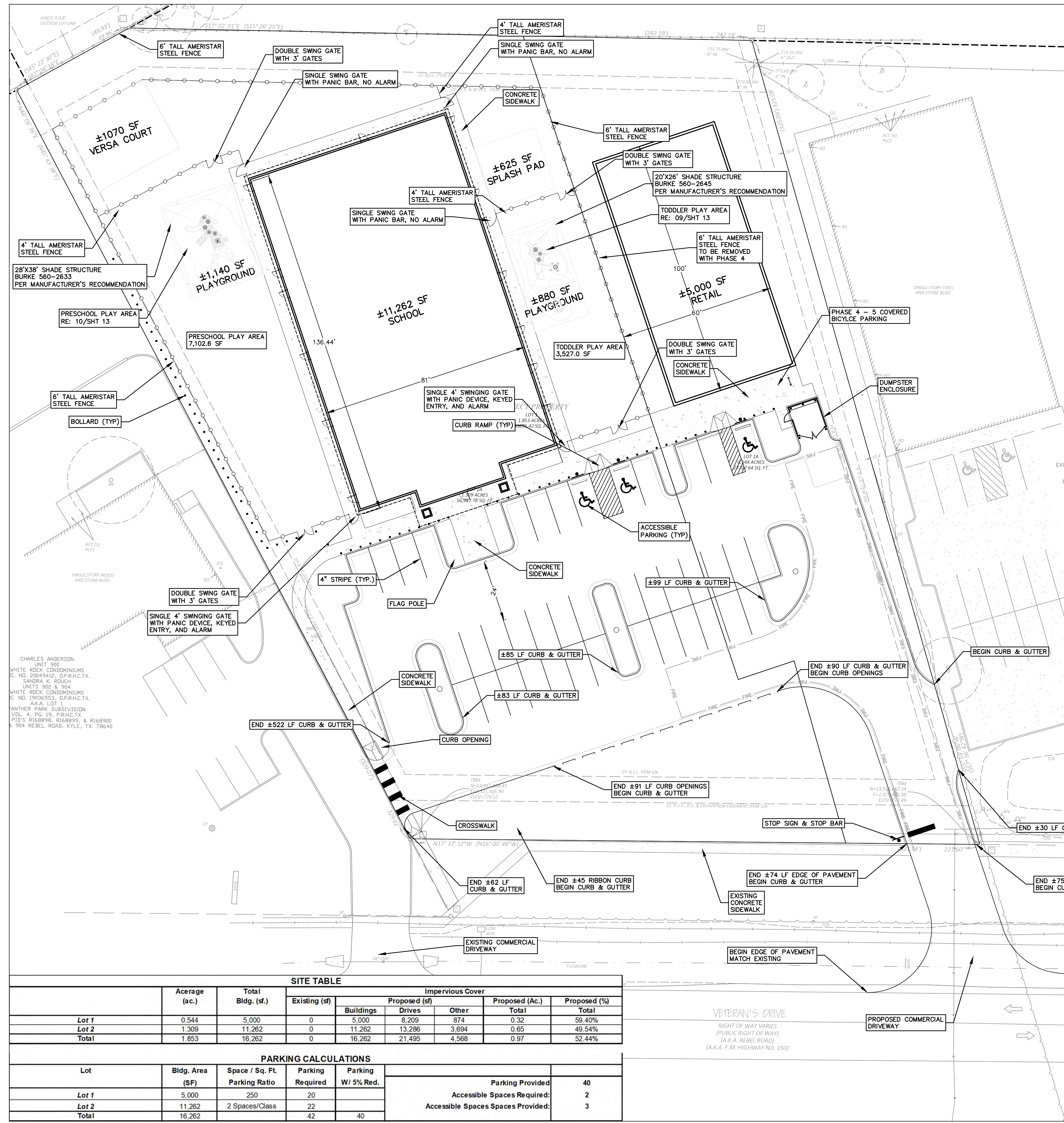
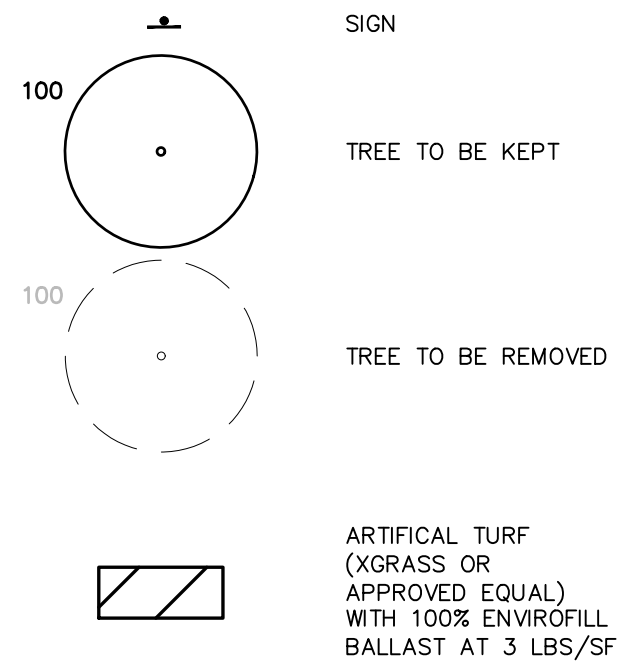
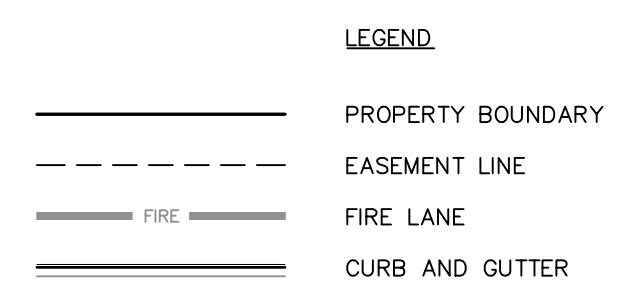
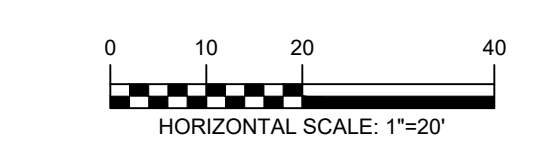


D:\Projects\0316_0503\001_Goddard_School_Kyle\CAD\Site_Development\035-001_SITE.dwg ~ Layout: "SITE PLAN" ~ Fri, Sep 08, 2023, 11:27am, By: TravisFlake



GENERAL-NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS APPLICABLE.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OR OUTSIDE FACE OF BRICK, BLOCK OR BUILDING FASCIA UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ABUTS THOSE AREAS.
- CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED.
- CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE STATES DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PLAYGROUND BOXES. PAVEMENT EDGES WITH GRANULAR BACKFILL. REFER TO GEOTECHNICAL REPORT FOR TYPE OF FILL TO ACHIEVE DESIRED COMPACTION. EG: 2A OR EQUIVALENT.
- ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH THE STATES DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SHALL BE YELLOW.
- CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC DISABLED PARKING SIZES, STRIPING AND SIGNAGE REQUIREMENTS.
- PRIMARY COLORED PLAYGROUND EQUIPMENT WILL BE INSTALLED UNLESS THE LOCAL JURISDICTION, HOA OR COVENANTS AND RESTRICTIONS REQUIRE EARTHTONE.
- GATES TO BE HARD WIRED, CONNECTED TO SEPARATE ALARM SYSTEM, CHIME BACK AT OFFICE WHEN OPENED. PUSH BARS TO HAVE MINIMUM 12" DEPTH 16 GAUGE EXPANDED METAL BACKING ALONG WIDTH OF GATE WITH LOCKABLE HANDLES ON EXTERIOR.
- G.C. SHALL INSTALL GSI'S STANDARD 'COMING SOON' TEMPORARY SIGN PER AHJ STANDARDS. RE:02/C5.2
- G.C. TO PROVIDE QTY. 3 MIN. SELF CLOSING HINGE SETS TO ALL EXTERIOR GATES, DUE TO 4FT WIDTH AND TO PREVENT POSSIBLE SAGGING.
- G.C. TO INSTALL & LOCATE CLEAN OUTS PER PLUMBING PLANS AND SPECIFICATIONS.



- FIRE NOTES:**
- FIRE LANES SHALL BE MARKED ON BOTH SIDES OF THE DESIGNATED ROADWAY PATH FOR FIRE APPARATUS. PROVIDE TEXT STATING "FIRE ZONE/TOW AWAY ZONE" OR "FIRE LANE/TOW AWAY ZONE". CURB TEXT SHALL BE AT INTERVALS < 35 FEET AND SHALL MEET THE BACKGROUND AND PRIMARY COLORS SPECIFIED IN 2015 INTERNATIONAL FIRE CODE SECTION 503.3.2 (LOCAL AMENDMENT).
 - POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE EQUIPPED WITH GATE OPERATORS LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION MUST BE DESIGNED, CONSTRUCTED AND INSTALLED PER ASTM F2200. EACH POWER OPERATED GATE SHALL BE EQUIPPED WITH A KNOX FIRE DEPARTMENT BOX OR KEY SWITCH. A MANUAL MEANS OF OPENING THE GATE IN THE EVENT OF POWER LOSS IS REQUIRED.

UTILITY-STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EQUIPMENT-NOTE

PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE, RED, GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.

SITE TABLE

Lot	Average (ac.)	Total Bldg. (sf.)	Existing (sf)	Impervious Cover				Proposed (Ac.)	Proposed (%)
				Buildings	Drives	Other	Total		
Lot 1	0.544	5,000	0	5,000	8,209	874	0.32	59.40%	
Lot 2	1.309	11,262	0	11,262	13,286	3,694	0.65	49.54%	
Total	1.853	16,262	0	16,262	21,495	4,568	0.97	52.44%	

PARKING CALCULATIONS

Lot	Bldg. Area (SF)	Space / Sq. Ft. Parking Ratio	Parking Required	Parking W/ 5% Red.	Parking Provided	
					Accessible Spaces Required:	Accessible Spaces Provide:
Lot 1	5,000	250	20		40	2
Lot 2	11,262	2 Spaces/Class	22			3
Total	16,262		42	40		



SITE PLAN

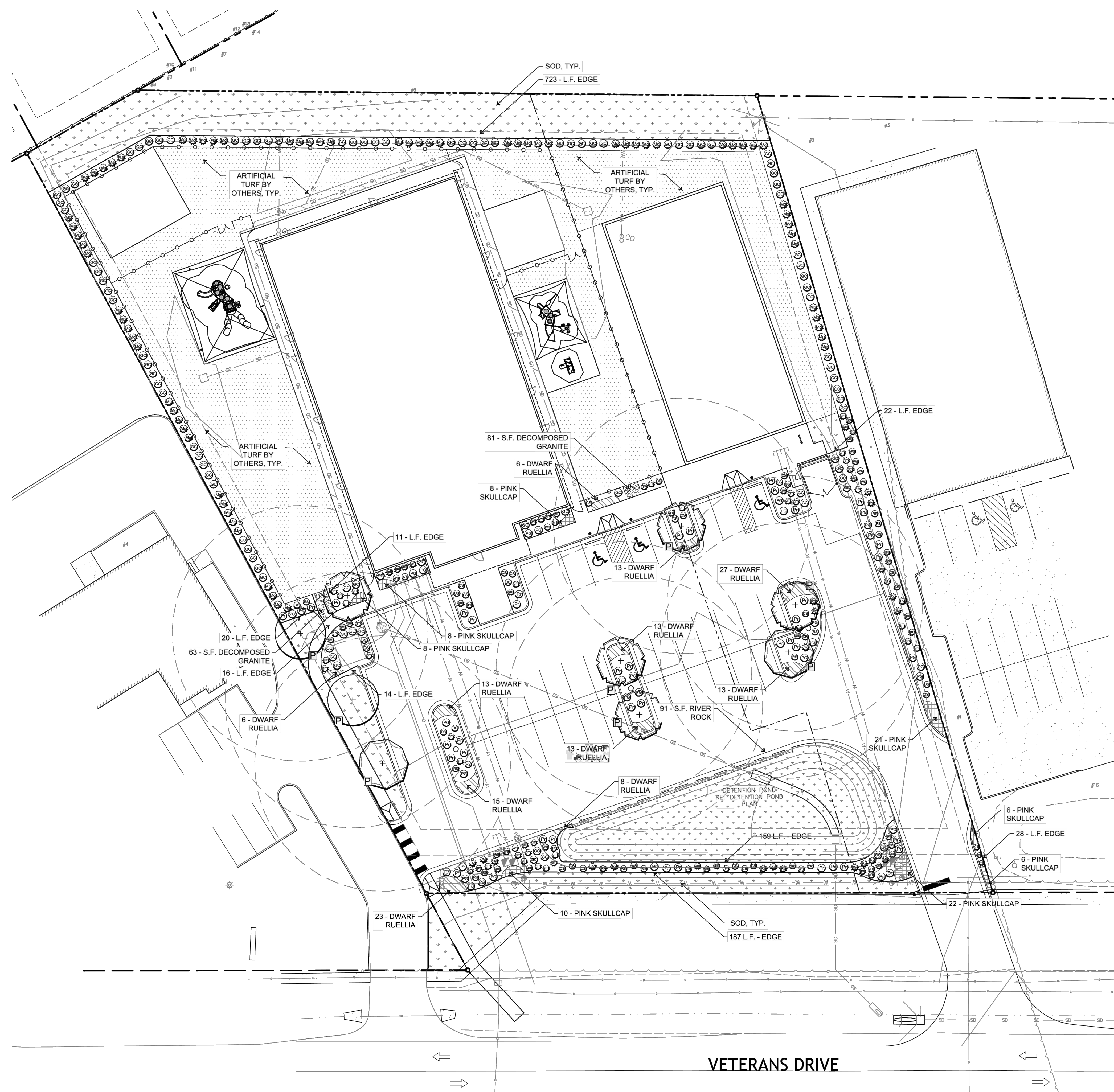
GODDARD SCHOOL - KYLE

SITE DEVELOPMENT PLAN

TGS03 0 KYLE, LLC - 870 VETERANS DR, KYLE, TEXAS



PRO. NO. 036-001
SHEET 08 OF 30



CANOPY TREES	
SYMBOL	COMMON NAME
	LIVE OAK
	CEDAR ELM
	BUR OAK

SHRUBS ETC,	
SYMBOL	COMMON NAME
	CHERRY SAGE
	GREEN CLOUD SAGE
	WHITE SAGE
	DWARF YAUPON HOLLY
	MAIDEN GRASS
	MEXICAN FEATHERGRASS
	GULF MUHLY
	PROSTRATE ROSEMARY
	RUSSIAN SAGE
	PINK GUARA
	RED YUCCA
	SOFT YUCCA

- GENERAL NOTES:
1. The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
 2. Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
 3. The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
 4. The contractor shall be responsible for filed verification of existing conditions and shall perform field measurements prior to the fabrication of or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
 5. For all slopes or trenches greater than five feet in depth: All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
 6. The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
 7. The contractor is to maintain all existing grades unless otherwise noted.
 8. The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
 9. The contractor is responsible for the quality of workmanship and schedule of work.
 10. The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to landscape architect.
 11. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work.

NO.	REVISION	DATE

carrillo DEAN
Landscape Architecture

7301 Via Correto Dr. • CarrilloDean.com
Austin, Texas 78749 • Phone: 512-535-7303

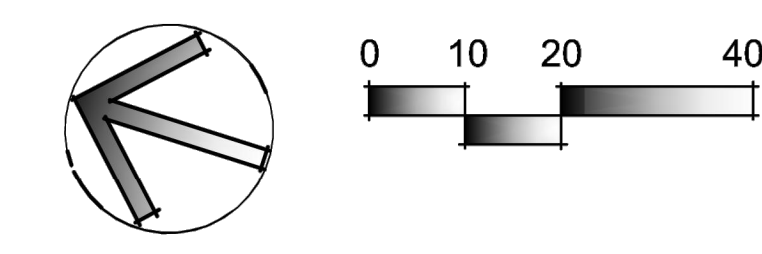
PROJECT NAME
**GODDARD SCHOOL
KYLE**


PROJECT ADDRESS
**870 VETERANS DRIVE
KYLE, TX 78610**

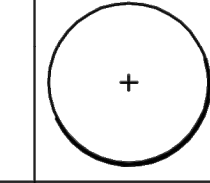
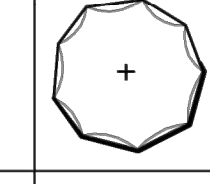
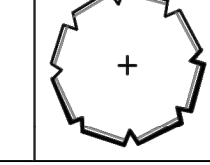
DATE: 08/10/23 SCALE: 1" = 20'-0" JOB NO.: 7171-01




SHEET TITLE
LANDSCAPE PLAN

SHEET NO.



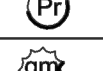











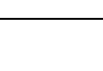
CITY CALCULATIONS		
LANDSCAPE AREA		
	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A	80,695 S.F.
MINIMUM LANDSCAPE AREA	8,695 S.F. (10%)	36,168 S.F. (45%)
LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
TREES = (8,695 S.F. / 1000) x 1 =	9	9
SHRUBS = (8,695 S.F. / 1000) x 3 =	27	>27
PARKING LOT LANDSCAPE		PARKING LOT TREES = 
EVERY PARKING SPACE SHALL BE WITHIN 50' OF A CANOPY TREE		
	REQUIRED	PROVIDED
	9	9

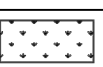
CODE REQUIRED LANDSCAPE				
CODE REQUIRED CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2		LIVE OAK	Quercus virginiana	3" caliper, 8' height
2		BUR OAK	Quercus macrocarpa	3" caliper, 8' height
5		CEDAR ELM	Ulmus crassifolia	3" caliper, 8' height



CODE REQUIRED SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
9		CHERRY SAGE	Salvia greggii	3 Gallon, 18" HL/18" spread
9		GREEN CLOUD SAGE	Leucophyllum frutescens 'Green Cloud'	5 Gallon, 24" HL/24" spread
9		RED YUCCA	Hesperaloe parviflora	3 Gallon, 24" HL/18" spread

ADDITIONAL LANDSCAPE

SHRUBS & ORNAMENTAL GRASSES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
24		CHERRY SAGE	Salvia greggii	3 Gallon, 18" HL/18" spread
95		GREEN CLOUD SAGE	Leucophyllum frutescens 'Green Cloud'	5 Gallon, 24" HL/24" spread
17		WHITE SAGE	Salvia greggii, 'Alba'	3 Gallon, 18" HL/18" spread
43		PROSTRATE ROSEMARY	Rosmarinus officinalis 'Prostratus'	3 Gallon, 12" HL/12" spread
83		GULF MUHLY	Muhlenbergia capillaris	3 Gallon, 18" HL/18" spread
69		MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'	3 Gallon, 24" HL/18" spread
3		MEXICAN FEATHERGRASS	Stipa tenuissima	1 Gallon, 12" HL/12" spread
17		RED YUCCA	Hesperaloe parviflora	3 Gallon, 24" HL/18" spread
3		SOFT YUCCA	Yucca recurvifolia	3 Gallon, 12" HL/18" spread

PERENNIALS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
149		KATY DWARF RUELLIA	Ruellia brittoniana 'Compact Katy'	1 Gallon, 18" O.C.
89		PINK SKULLCAP	Scutellaria suffrutescens	1 Gallon, 12" O.C.
13		RUSSIAN SAGE	Perovskia atriplicifolia	1 Gallon, spaced as shown
28		PINK GUARA	Gaura lindheimeri	1 Gallon, spaced as shown

TURF				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
11,910 S.F.		TIFF 419 BERMUDA GRASS	Cynodon dactylon 'TIF 419'	Solid sod

MISC.		
QUANTITY	SYMBOL / CALLOUT	DESCRIPTION
1,169 L.F.	L.F. EDGE	Steel edge 1/8" X 4" with 12" stakes, green in color.
7,633 S.F.	ALL BEDS	Minimum 2" deep 50% organic landscape mix to be tilled to a depth of 12" with existing soil. Some beds may require more than 2" of mix. If no planting soil exists it shall be imported and mixed with the organic mix. There shall be 12" of soil in all planting beds.
7,633 S.F.	ALL BEDS	3" depth hardwood mulch & weed barrier at planting beds. Weed barrier to be 4.1 oz. DeWitt, or approved equal
103 S.F.		Decomposed granite, 6" compacted to 4" deep, rolled in 1" increments
91 S.F.		1" - 3" Colorado river rock. Minimum 4" deep.

NATURAL VS ARTIFICIAL VEGETATION:
 - Natural (shrub beds & turf grass) - 19,543 sf (56%)
 - Artificial (artificial turf) - 15,068 sf (44%)

SOIL CONDITIONING AND MULCHING

- A Minimum of 12 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- Non-porous material such as sheet plastic shall not be placed under the mulch.
- All disturbed areas to be revegetated are required to provide a minimum of six (6) inches of topsoil.
- Tree planting areas are to be provided with a minimum of 12 inches of friable native loam soil. Planting in relatively undisturbed existing native soils is encouraged. Soil to a minimum depth of 12 inches is required within the entire landscape median or peninsula. All other planting areas must have a minimum soil depth of 12 inches within a radius of six feet from the tree trunk. Trees are not to be planted in caliche, solid rock, or, in soils whose texture has been compacted by construction equipment. Areas of compaction which have been subsequently amended with 12 inches of friable native soil are suitable for planting.
- All topsoil and compost shall meet specifications as outlined in City of Kyle Standard Specifications Series 601S.

IRRIGATION OF LANDSCAPE AREAS

- The Owner shall be responsible for the irrigation of all required landscape areas and plant materials, utilizing the following methods:
 1. An automatic or manual underground irrigation system (conventional spray, bubblers, drip, emitters, drip tubing, porous pipe and the like with turf zones separated from planting zones unless otherwise approved);
 2. Landscape areas planted with native grasses and wildflowers may use a temporary and above ground irrigation system in accordance with the design criteria in Section 25-2-1008 and shall be required to provide irrigation only for the first two (2) growing seasons.
 B. The irrigation methods used shall:
 Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
 Be in place and operational at the time of the landscape inspection unless an alternative method is approved under Section 25-2-1008 of the LDC; and
 Be maintained and kept operational at all times to provide for efficient water distribution.
 Landscape working plans shall indicate, by a detail a drawing or by specification in a note on the site plan, the nature and location of irrigation which will be used; these should be specific enough to show that adequate irrigation will be provided to all required landscape areas and plant materials and that there is no disturbance to the critical root zones of existing trees.
 No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
 C. Automatic irrigation systems shall comply with the Irrigation Guidelines (refer to Appendix O).

TREE PROTECTION NOTES

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing (Reference civil plans).
- Protective fences shall be erected according to City of Kyle Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.

MAINTENANCE NOTE:

Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.

GENERAL NOTES

- The contractor is responsible to locate all underground utilities prior to any digging.
- The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
- The contractor shall comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- The contractor is responsible for the quality of workmanship and schedule of work.
- The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- All quantities provided in the plant list are for general use and are to be verified by the contractor.
- All plant material shall comply with size and conditions as stated in the plant list and as stated by the American Association of Nurserymen.
- During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.
- Landscape shall be maintained and replaced in order to meet City of Kyle ordinance requirements.
- Owner may make reasonable substitution of landscape plants shown on plans provided that they meet ordinance requirements.
- Owner may elect to add planting in addition to what is shown on the landscape plans.
- The owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- Adequate barriers between all vehicular use areas and adjacent landscape areas, such as a 6" concrete curb are required. If a standard 6" curb and gutter are not provided for all vehicular use areas and adjacent landscape areas, comply with ECM, Section 2.4.7, "Protection of Landscape Areas".
- Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

- These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - the system must provide a moisture level adequate to sustain growth of the plant materials;
 - the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - circuit remote control valves have adjustable flow controls;
 - serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - a master valve installed on the discharge side of the backflow preventer;
 - above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (1/2") rainfall; and
 - newly planted trees shall have permanent irrigation consisting of drip or bubblers.
- The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
- The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - a laminated copy of the water budget containing zone numbers, precipitation rate, and gallons per minute, and the location of the isolation valve; and an as built plan.
- The irrigation installer shall provide a report to the City on a form provided by Kyle Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

GENERAL NOTES:

- The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
- Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
- The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
- The contractor shall be responsible for filed verification of existing conditions and shall perform field measurements prior to the fabrication of or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
- For all slopes or trenches greater than five feet in depth: All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
- The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
- The contractor is to maintain all existing grades unless otherwise noted.
- The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
- The contractor is responsible for the quality of workmanship and schedule of work.
- The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to landscape architect.
- During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work.

NO.	REVISION	DATE



7301 Via Correto Dr. • CarrilloDean.com
Austin, Texas 78749 • Phone: 512-535-7303



PROJECT NAME
**GODDARD SCHOOL
KYLE**

PROJECT ADDRESS
**870 VETERANS DRIVE
KYLE, TX 78610**

DATE: 08/10/23 SCALE: AS SHOWN JOB NO.: 7171-01

SHEET TITLE
**LANDSCAPE NOTES &
DETAILS**

SHEET NO.

SECTION 02900 LANDSCAPE

PART I - GENERAL

1.1 SCOPE

The work covered by this portion of these specifications includes the furnishing of all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans and these specifications.

1.2 REFERENCED DOCUMENTS

A. Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.3 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.4 REFERENCES

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.5 NOTIFICATION OF SOURCES

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Owner of the sources of plant materials required for the project.

1.6 JOB CONDITIONS

A. General Contractor to complete the following punch list:
1. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave all lawn areas to receive solid sod 3 inches below the finish grade of sidewalks, drives, and curbs.
2. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide 2 inches of topsoil as described in 2.1, Letter G, Materials.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.7 MAINTENANCE AND GUARANTEE

A. Maintenance:
1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions

2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.

A. Maintenance (Cont.):

4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:
1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Ground Cover, Shrubs and lawn areas shall be guaranteed for a three (3) month period after acceptance The Contractor shall replace all dead materials not in a vigorous thriving condition as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry the original guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season, but in such cases, dead plants shall be removed from the premises immediately.
c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.8 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety size and quality. Owner retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects. Owner may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Plants
1. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
2. Quality and size: Plant materials shall conform to the size given on the plan, and shall be sound, healthy, vigorous, with well formed tops and good healthy root systems. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and are to be of specimen quality.
3. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified.
4. Trees shall be healthy, vigorous, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
a. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
5. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

D. Mulch for planting bed areas shall be Shredded Hardwood Mulch.

E. Organic Fertilizer Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

F. Grass Areas:
1. Solid Sod: Blocks of sod should be laid joint to joint, staggered joints, after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Hydromulch:
a. Common Bermudagrass shall be extra fancy, hulled and treated, lawn type seed, meeting minimum requirements of Texas State Seed Law. Minimum purity germination 90 percent.
b. Perennial Rye grass shall be extra fancy, hulled and treated, lawn type seed, meeting minimum requirements of Texas State Seed Law. Minimum purity germination 90 percent.

G. Topsoil:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
2. Physical properties as follows:
Clay - between 7-27 %
Silt - between 28-50 %
Sand - less than 52 %

PART 3 - EXECUTION

3.1 PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. Grass Area:
1. Areas to be Solid Sod: Blocks of sod should be laid joint to joint, staggered joints, after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with compost where they are evidently gaped open, then watered thoroughly.

C. Beds:
1. All beds shall have 2" of compost tilled in to a depth of 12" or 4" below the root ball whichever is deeper.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B&B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relation to the finish grade that it did to soil surface in place of growth.

F. Shrub and tree pits shall be no less than two times wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Run a perk test fill the hole with water and wait until the next day. If the water level does not drop substantially overnight the tree needs to be moved to another location or have drainage added.

I. Backfill only with the existing soil that came from the hole. When the hole is dug in solid rock, topsoil from the same area should be used. Some rock mixed into the soil is beneficial. Topsoil from the immediate area should be used for the top six to twelve (6-12") inches of backfill, if possible. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and even wire mesh. Container trees will usually be pot bound.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least three (3") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of tree (3") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Each tree shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant and in the manner fitting its use in the landscape design.
1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material three (3") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Preparation:
1. Scarify lawn areas where excessive compaction is greater than 85 % Standard Procter to a depth of 4 inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
2. Leave areas free of weeds and ready for final grading.
3. Provide barricades around scarified areas to prevent compaction by construction vehicles.

R. Spreading Topsoil (Item "R" is the responsibility of the General Contractor/Landscape Contractor)
1. No topsoil shall be placed until subgrade is approved by landscape architect.
2. Contractor to furnish and spread topsoil on lawn areas to a depth of two inches (in base bid).
3. Work topsoil to a smooth uniform surface and compact firmly.
4. Feather topsoil into undisturbed areas creating a smooth, even transition. Spread additional topsoil in undisturbed areas to eliminate water ponding.

S. Final Grading
1. Remove from site and legally dispose of stones 1 inch and larger, sticks and other debris exposed during this operation.
2. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1 inch below paving.
3. Secure approval from the landscape architect prior to proceeding with grassing operation.

T. Herbicide
1. Apply Herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturers' recommendations.

U. Fertilizer
1. Place first application with sod at a rate of 12 lbs. per 1,000 square feet.
2. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 lbs. per 1,000 square feet.

3.2 INSTALLATION (Cont)

V. Solid Sod
1. Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
2. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs. per 1,000 square feet. Repeat fertilizing at the same rate 3-4 weeks later.

W. Hydromulch
1. Areas to be hydromulched shall use Common Bermudagrass during the warm weather season with maximum germination and Perennial Rye grass during the cool season when Bermudagrass will not reach maximum germination. Landscape Contractor to contact the Landscape Architect determine which will be appropriate.
2. Landscape Contractor to provide a line item cost for treating Perennial Rye grass, scalping and reapplying Bermudagrass hydromulch during the following season.
3. Bermudagrass hydromulch shall be applied with a mixture of 1 1/4 pound of unhulled Bermudagrass and 1 1/4 pound of hulled Bermudagrass per 1,00 square feet of area.
4. Perennial Rye grass hydroulch shall be applied at a rate of 8 pounds per 1,000 square feet.

X. Establishment and Maintenance of Lawn Areas
1. Watering
a. Water lawn areas immediately after grassing operation.
b. Continue watering as required to keep soil uniformly moist to a minimum depth of 4 inches.
c. Be alert to over-watering newly planted grass, particularly in heavy clay soils.on wor
2. Replanting/Erosion Control
a. Correct any erosion that may occur during the establishment of grass.
b. Reseed or resod any areas not showing successful growth within 3 weeks after initial grassing. Continue seeding until a stand of grass is achieved.
c. A stand of grass will be defined as a uniform cover of actively growing turf.
3. Mowing/Weed Control
a. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3 inches, set mower to cut at 2 inches. A minimum of 2 mowings is required.
b. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing, or pulling. If approved, herbicide spot treatments may be used.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

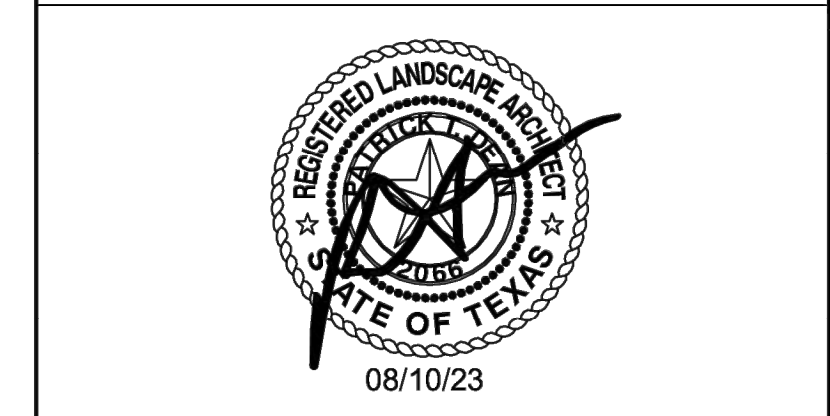
END OF SECTION

GENERAL NOTES:
1. The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
2. Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
3. The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
4. The contractor shall be responsible for filed verification of existing conditions and shall perform field measurements prior to the fabrication of or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
5. For all slopes or trenches greater than five feet in depth: All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
6. The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
7. The contractor is to maintain all existing grades unless otherwise noted.
8. The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
9. The contractor is responsible for the quality of workmanship and schedule of work.
10. The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to landscape architect.
11. During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work.

NO.	REVISION	DATE



7301 Via Correto Dr. Austin, Texas 78749 • CarrilloDean.com • Phone: 512-535-7303



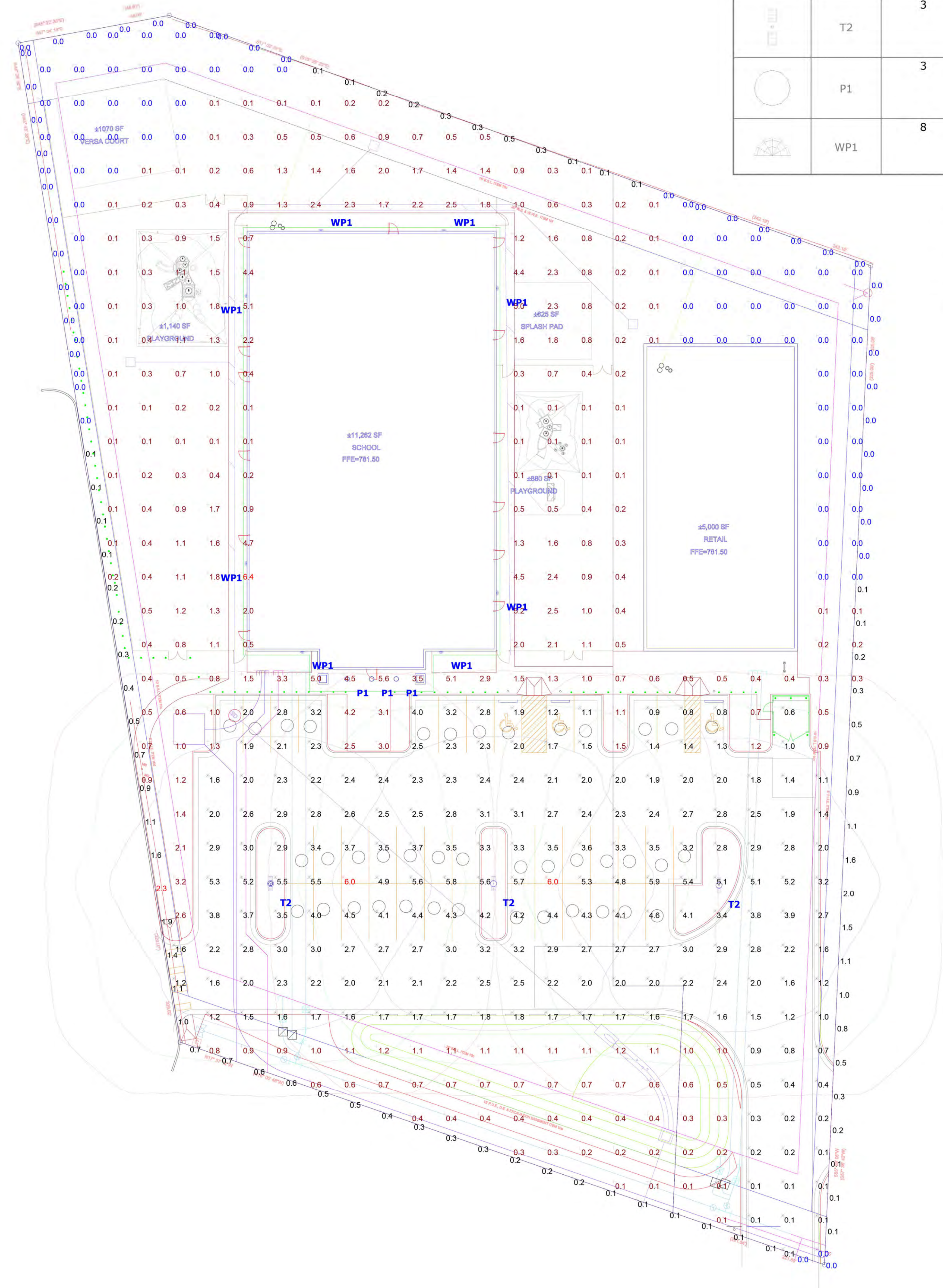
PROJECT NAME
GODDARD SCHOOL KYLE

PROJECT ADDRESS
870 VETERANS DRIVE KYLE, TX 78610

DATE	SCALE	JOB NO.
08/10/23	AS SHOWN	7171-01

SHEET TITLE
LANDSCAPE SPECIFICATIONS

SHEET NO.



Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	T2	3	PFPRV-1-C25-T4-20-100-BZ / SSS4A20SFM4-BZ	Double Head Cooper Lighting Solutions PRV Prevail Series Pole & Fixture Combo LED Area Unit w/Type 4ME Distribution (20ft. Pole w/2.5ft. Base)	EATON LED 4000K (FULL CUTOFF DESIGN)	192
	P1	3	H-93716-93-OP-24"ST1/4-STC-2-93	Hi-Lite Manufacturing H-93716 Old School Collection Suspended Decorative Pendant Unit w/Qty.1 A21 LED Lamping	19A21/2700-WHT-DIM-6/1	17
	WP1	8	ISC-SA1D-740-U-SL4-WH	Cooper Lighting Solutions McGraw Edison Impact Elite Cylinder Series Architectural Wall Mounted LED Sconce Unit w/Type SL4 Distribution	LED/4000K (FULL CUTOFF DESIGN)	45.2

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	✖	2.5 fc	6.0 fc	0.0 fc	N/A	N/A
Property Line Light Levels	+	0.3 fc	2.3 fc	0.0 fc	N/A	N/A
Overall Site Light Levels	+	1.4 fc	6.4 fc	0.0 fc	N/A	N/A

Designer
 Adam Carrier
Date
 08/10/2023
Scale
 Not to Scale
Drawing No.
 Summary