

# The Reserve at Penley Park

Pflugerville, Texas

## Landscape Construction Plans

August 19, 2014

### Owner

Frank Severino  
Penley Park Development Company  
6 Deannas Way  
Tinton Falls, NJ 07724

### Design Team



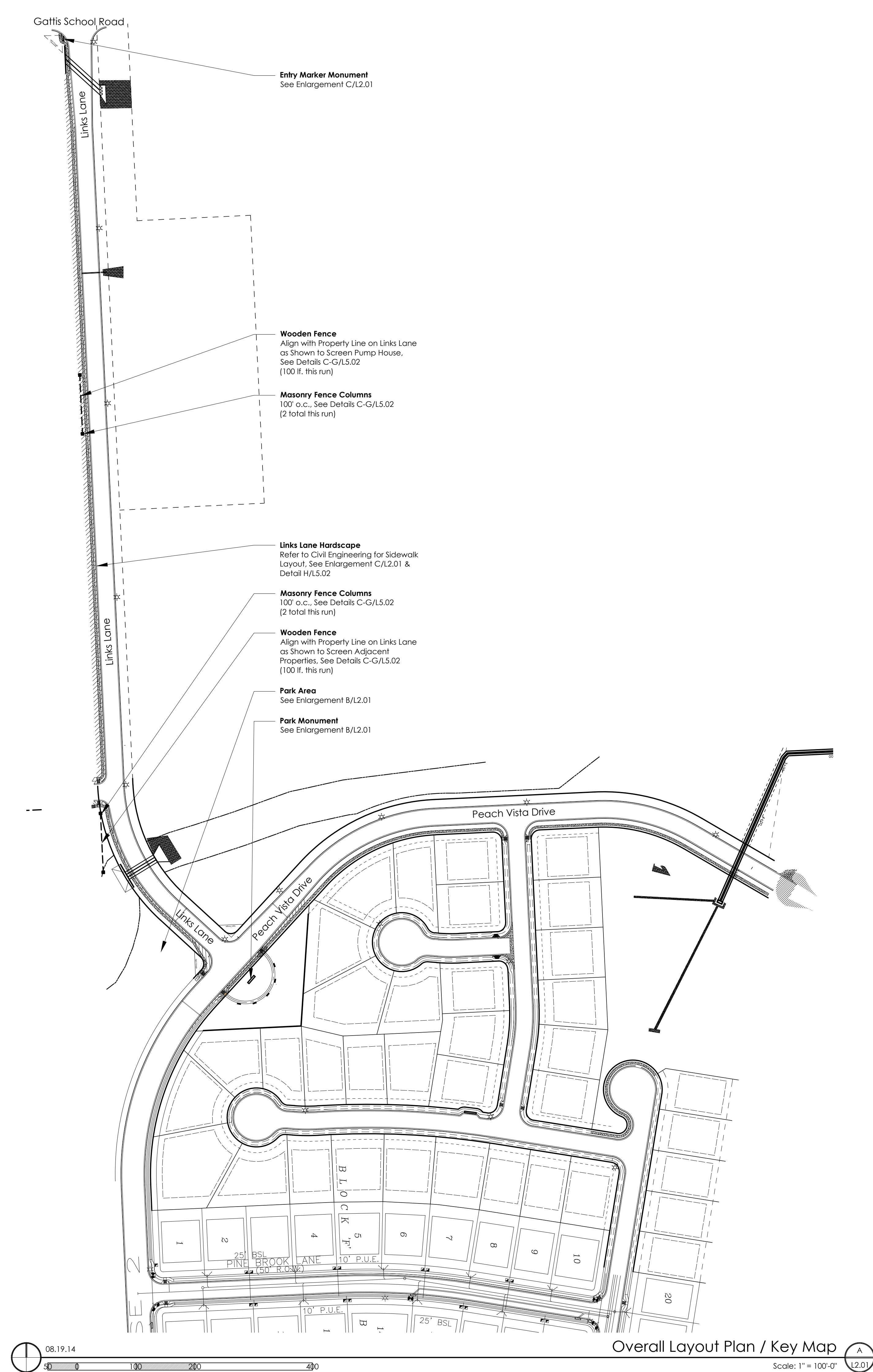
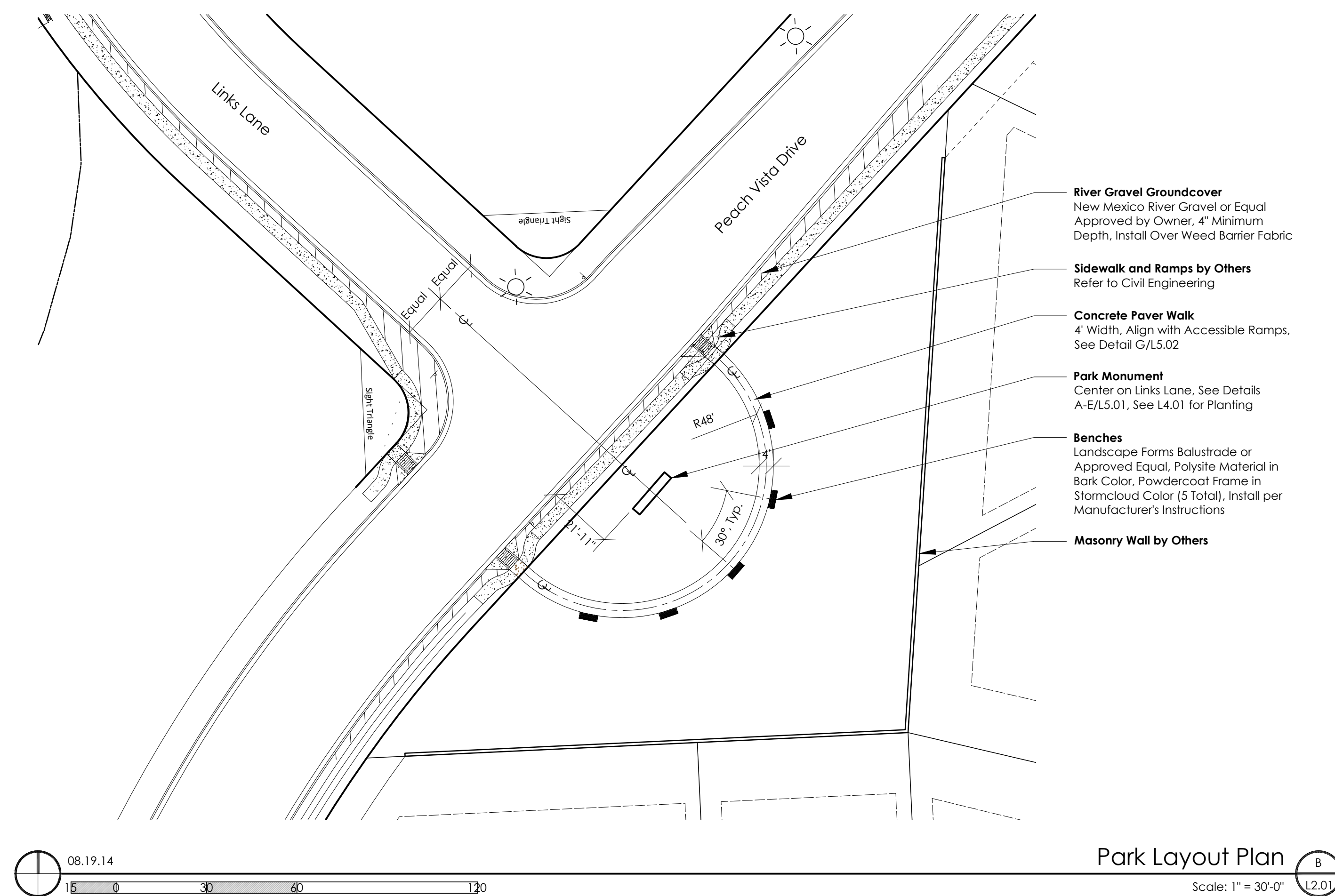
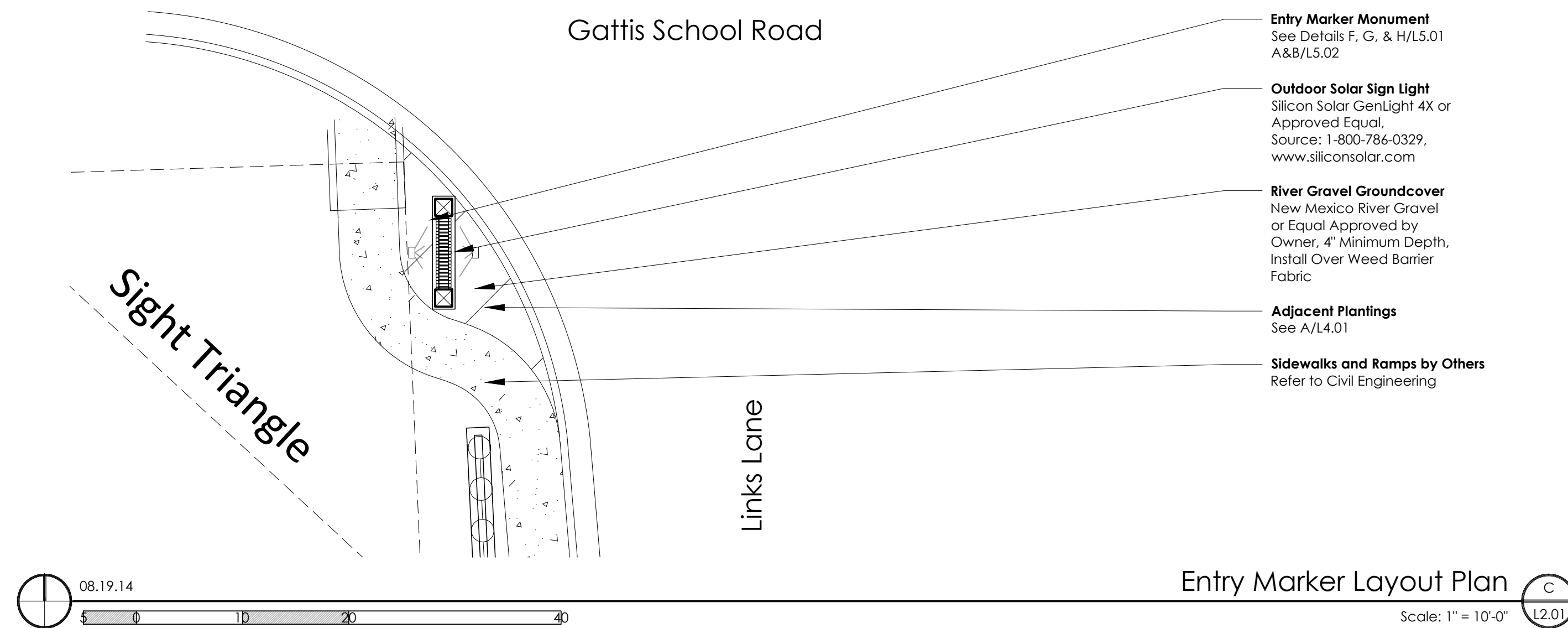
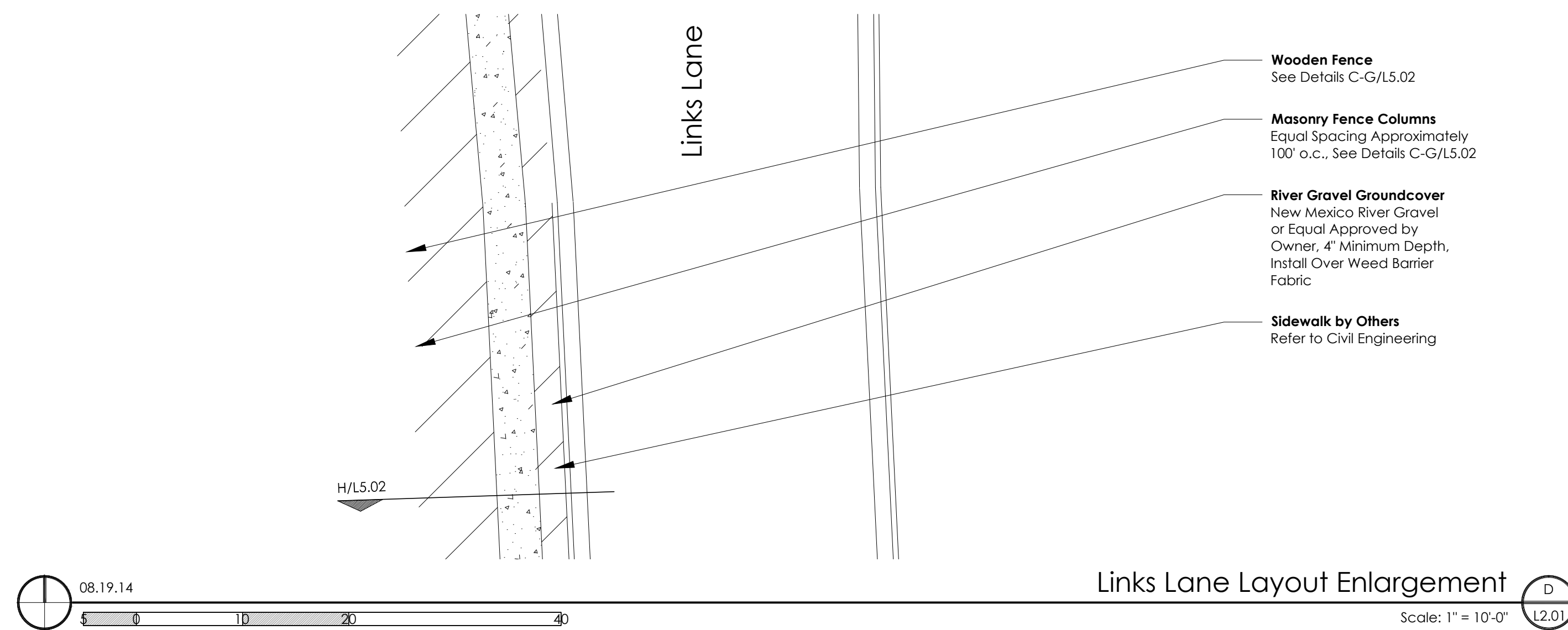
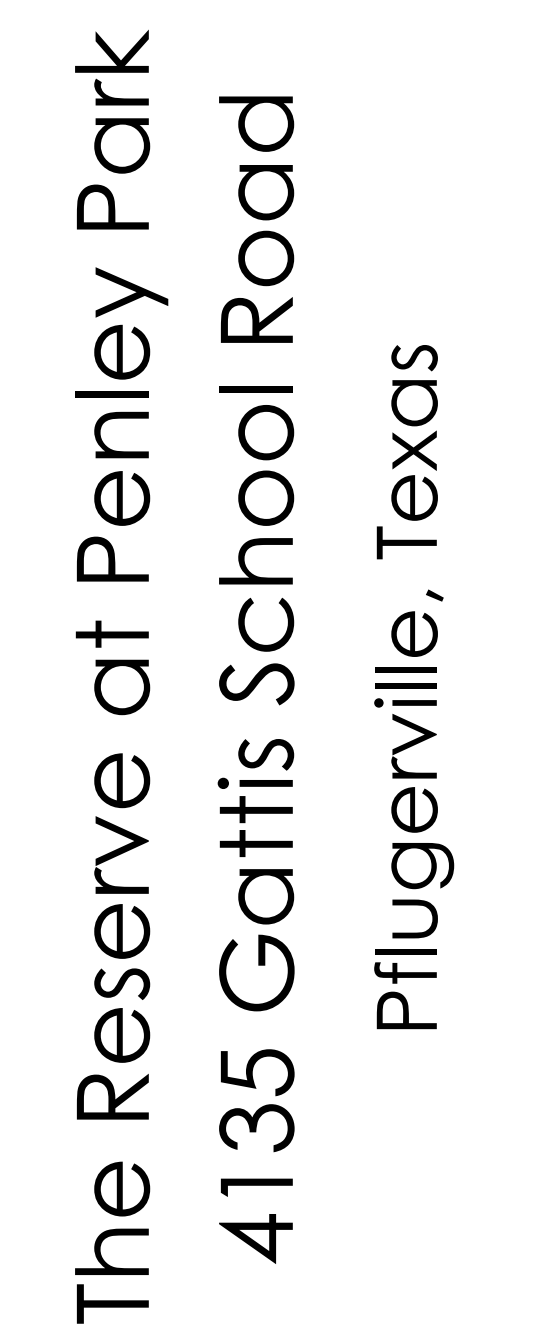
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Issue / Revisions		
No.	Date	Description
1	07/11/2014	Review Set
2	07/25/2014	Review Set
3	08/14/2014	Progress Set
4	08/19/2014	Regulatory Issue

Sea



Drawing Title

## Layout Plan

Issue Date: 08/19/2014

Project Number:

Reviewed By:

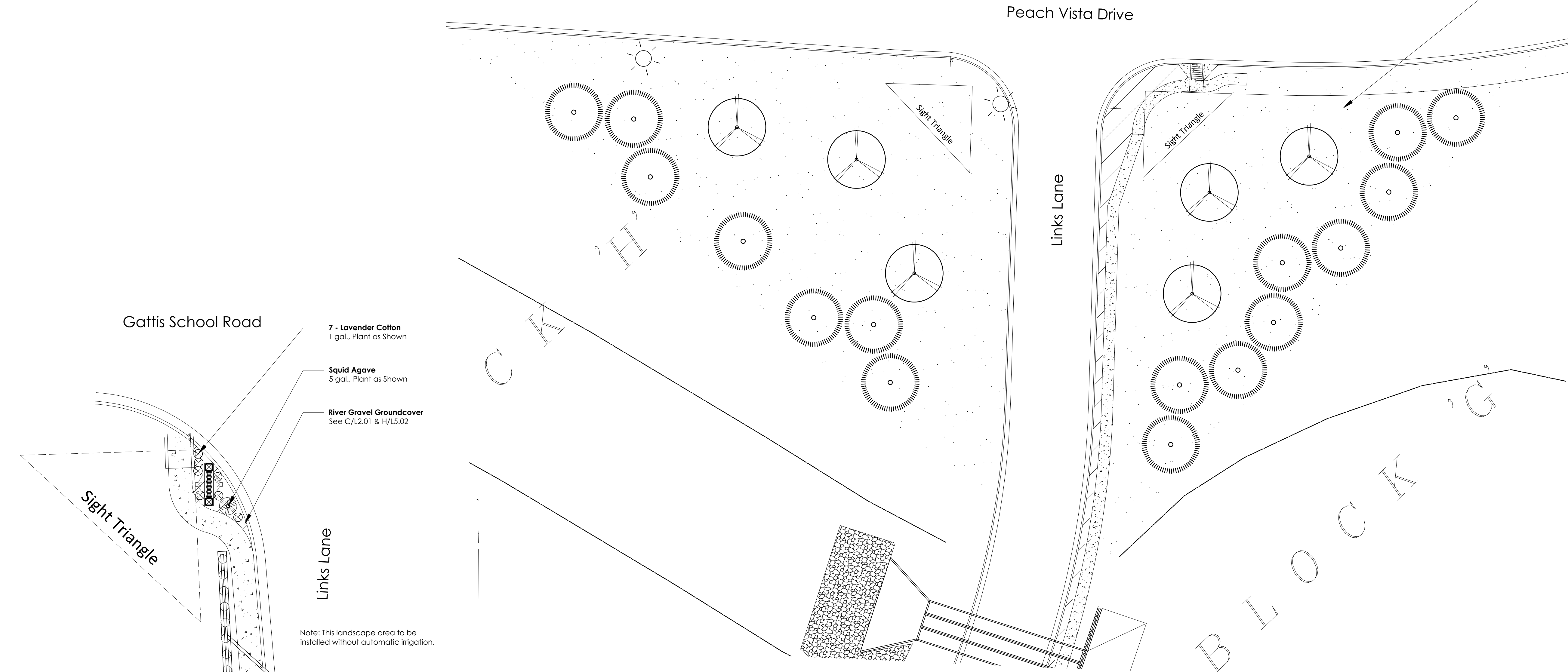
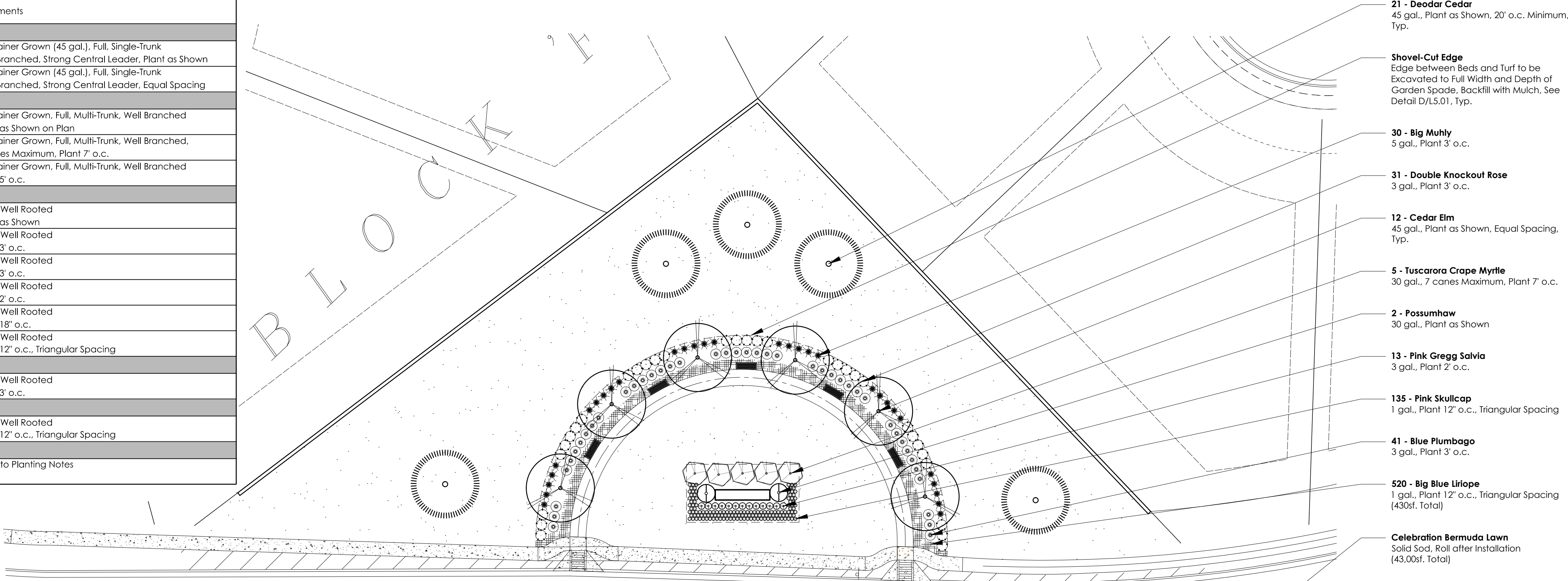
Drawn By: RRS

Drawing Number

L2.01



Plant Schedule					
Plant Quantity	Common Name Botanical name	Size Min.	Height Min.	Spread Min.	Comments
Canopy Trees					
21	Deodar Cedar <i>Cedrus deodara</i>	3" cal.	8'	3'	Container Grown (45 gal.), Full, Single-Trunk Well Branched, Strong Central Leader, Plant as Shown
12	Cedar Elm <i>Ulmus crassifolia</i>	3" cal.	10'	4'	Container Grown (45 gal.), Full, Single-Trunk Well Branched, Strong Central Leader, Equal Spacing
Ornamental Trees					
4	Possumhaw <i>Ilex decidua</i>	30 gal.	5'	3'	Container Grown, Full, Multi-Trunk, Well Branched Plant as Shown on Plan
5	Tuscarora Crape Myrtle <i>Lagerstroemia indica x fauriei</i> 'Tuscarora'	30 gal.	10'	3'	Container Grown, Full, Multi-Trunk, Well Branched, 7 canes Maximum, Plant 7' o.c.
19	Texas Mountain Laurel <i>Sophora secundiflora</i>	30 gal.	5'	3'	Container Grown, Full, Multi-Trunk, Well Branched Plant 5' o.c.
Shrubs & Perennials					
1	Squid Agave <i>Agave bracteosa</i>	5 gal.	8"	10"	Full & Well Rooted Plant as Shown
41	Blue Plumbago <i>Plumbago auriculata</i>	3 gal.	10"	12"	Full & Well Rooted Plant 3' o.c.
31	Double Knockout Rose <i>Rosa 'Radiko'</i>	3 gal.	12"	12"	Full & Well Rooted Plant 3' o.c.
13	Pink Gregg's Salvia <i>Salvia greggii</i> 'Pink'	3 gal.	8"	8"	Full & Well Rooted Plant 2' o.c.
1	Lavender Cotton <i>Santolina chamaecyparissus</i>	3 gal.	2"	8"	Full & Well Rooted Plant 18' o.c.
135	Pink Skullcap <i>Scutellaria suffrutescens</i>	1 gal.	4"	6"	Full & Well Rooted Plant 12' o.c., Triangular Spacing
Ornamental Grasses					
30	Big Muhly <i>Muhlenbergia lindheimeri</i>	5 gal.	12"	12"	Full & Well Rooted Plant 3' o.c.
Groundcovers					
520	Big Blue Liriope <i>Liriope muscari</i> 'Big Blue'	1 gal.	8"	8"	Full & Well Rooted Plant 12" o.c., Triangular Spacing
Turfgrass					
43,000 sf.	Celebration Bermuda <i>Cynodon dactylon</i> v. Celebration	Solid Sod	n/a	n/a	Refer to Planting Notes





## Landscape Notes:

### Preparation

Landscape contractor and representative of owner shall be responsible for verifying the correct location of all underground utilities, pipes, structures, and line runs in the field prior to the installation of any plant materials.

### Coordination

Landscape contractor shall be responsible for any coordination with other contractors on site as required to accomplish all planting operations.

### Verification

Contractor is responsible for all quantities per drawings and specifications by the landscape architect. Plant quantities have been provided as a convenience only and shall not be considered absolute. Landscape architect to be notified if discrepancies occur. Otherwise, the contractor is to bid their own verified quantities.

### Grading & Drainage

Landscape architect assumes no responsibility for failure of any hardscape amenity such as walks, entrances to structures, and planter beds formed or enclosed by edging and flatwork, which do not drain due to improper set up of elevations during construction. Landscape contractor is responsible for fine grading and verifying that the site has positive drainage prior to and after planting.

### Standards

All plant material shall conform to the sizes given in the plant schedule and shall be nursery grown in accordance with the "USA Standard for Nursery Stock", latest edition. All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications. Any plant substitution shall be approved by landscape architect.

### Irrigation

Contractor to install new irrigation system to provide 100% coverage of all landscape areas. Install new controller as required, sized to allow for future development. The contractor shall visit site to determine requirements prior to bid.

### Plant Locations

Refer to planting plan for planting locations and plant schedule for specifications. Plant material location to be staked in the field and approved by landscape architect prior to planting.

### Warranty

All plant material to be guaranteed for a period of one year from substantial completion and acceptance by the owner.

### Planting Beds

All beds are to be left 1" below finished grade of adjacent pavement by general contractor, removing all unwanted debris. Landscape contractor responsible for maintaining positive drainage of bed area. Till existing soil to 8" depth and rake smooth. Install Triple Power Compost from Organics by Gosh (or approved equal) to a depth of 2". Thoroughly till to incorporate compost. Rake smooth and plant per plans.

### Planting Soil Mixture

Planting soil mixture to be as follows:

Beds at Grade: 2" depth Triple Power Compost; Till to 8" depth

Raised Planters: 50 / 50 mix of Potting Soil and Compost

Raised Planters with Roses or Azaleas: Flower & Garden Soil Mix from Organics by Gosh

Pots / Containers: Potting Soil

All planting soil mixes available Organics by Gosh Austin, Texas

### Fertilizer

Add fertilizer tablets to all trees and shrubs, one tablet per 1/2" caliper for trees and one tablet per 12" of height or spread for each shrub at installation. Fertilize ground cover and seasonal color with 10-10-10 fertilizer at 1# actual nitrogen per 1000sf. Fertilize turf grass with 16-20-0 fertilizer at 1# actual nitrogen per 1000sf.

### Pruning

All trees to be pruned at installation to remove dead and unsightly limbs. All trees are to match in height, spread, and clear trunk and shall have straight trunks.

### Mulch

After installation of all plant material mulch beds and tree wells to 2" depth with a shredded hardwood mulch (min. 80% decomposed).

### Topsoil

Topsoil shall be natural, fertile, friable soil possessing characteristics of representative productive soils in the vicinity. It shall not be excessively acid or alkaline or contain toxic substances which may be harmful to plant growth. Topsoil shall be without admixture of subsoil and shall contain a minimum of lumps, stone, stumps, roots of similar substances one inch or more in diameter. Topsoil shall be free from weeds and other noxious materials. Topsoil shall not be stripped, collected or deposited while wet. Spread topsoil where necessary to fill low areas to achieve positive drainage.

### Staking, Guying & Tree Staples

All trees are to be staked and guyed or stapled as shown through the one year warranty at which time the owner shall determine if removal is necessary (refer to planting details).

### Maintenance

Landscape contractor shall be responsible for maintaining all landscaping in accordance with standard horticultural procedures, including irrigation as necessary, until substantial completion and acceptance by the owner.

### Turf Grass

Finish grade to be 1" below all paving, curbs, steel edging, etc.; roll both directions after installation. Fill in all low areas and lower high areas. All turf grass areas to have 100% positive drainage. Install turf grass as specified in specifications. Insure turf grass receives proper irrigation during specified maintenance period.

## IMPORTANT!!!

### Trees

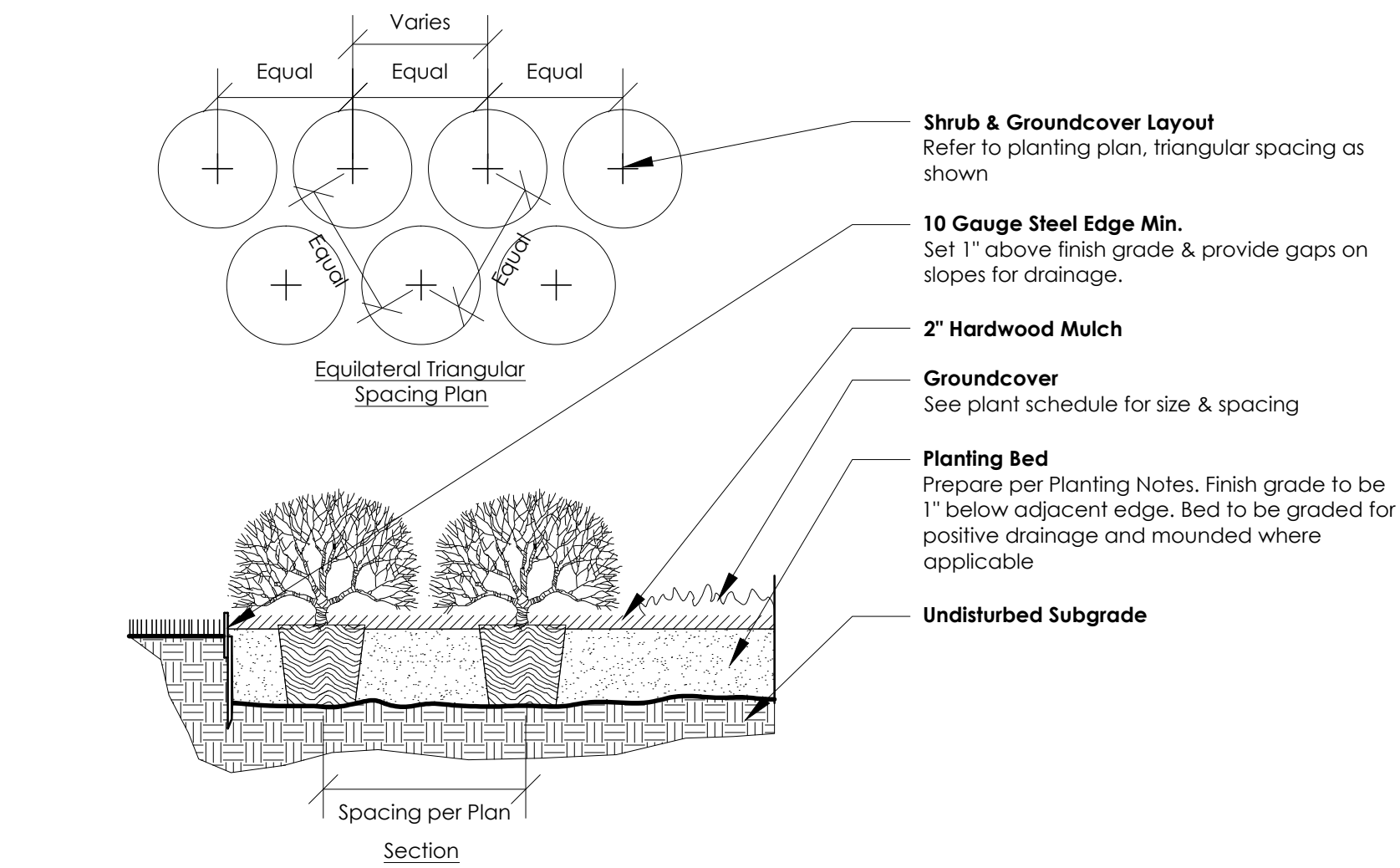
All trees shall comply with the latest amended edition of the "American Nursery Association Recommended Tree Specifications."

### Quantities

All contractors to verify and bid their own quantities. If any discrepancies are found on plans, notify landscape architect immediately.

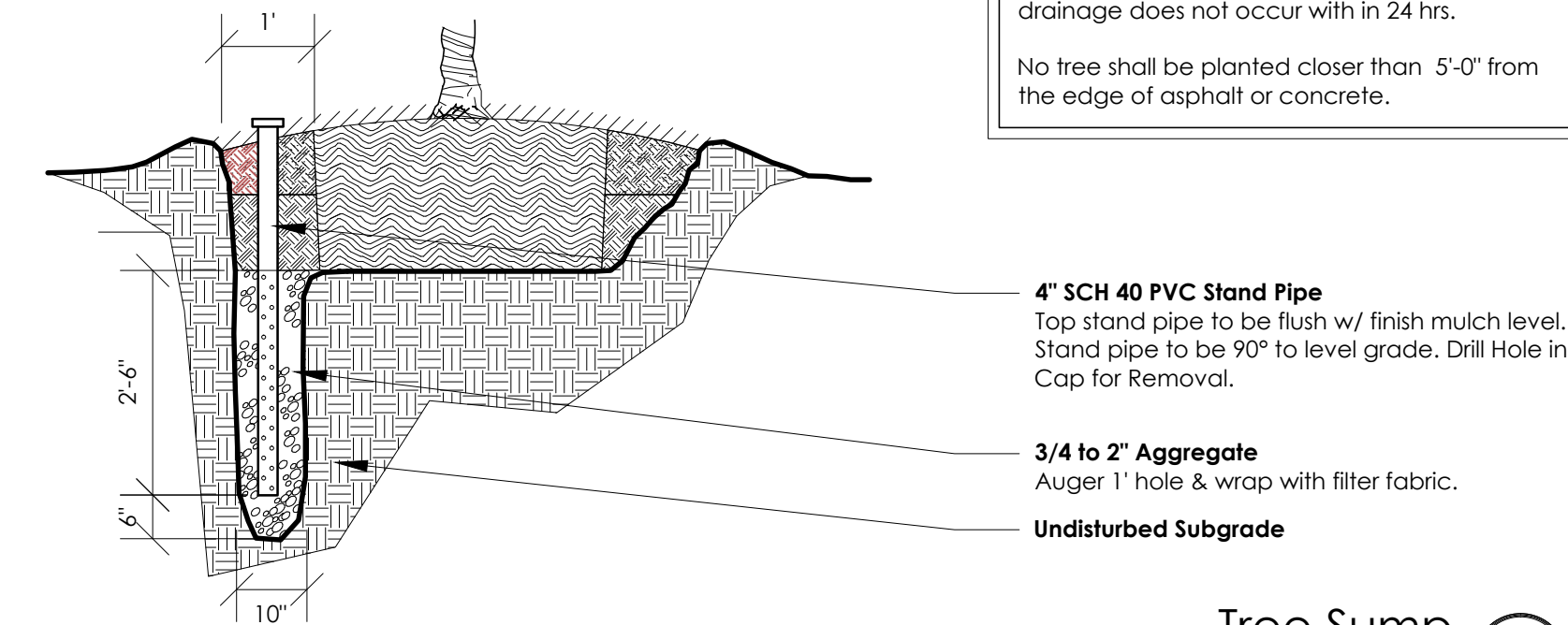
### Irrigation Required

All landscape areas to be automatically irrigated unless otherwise noted on plans.



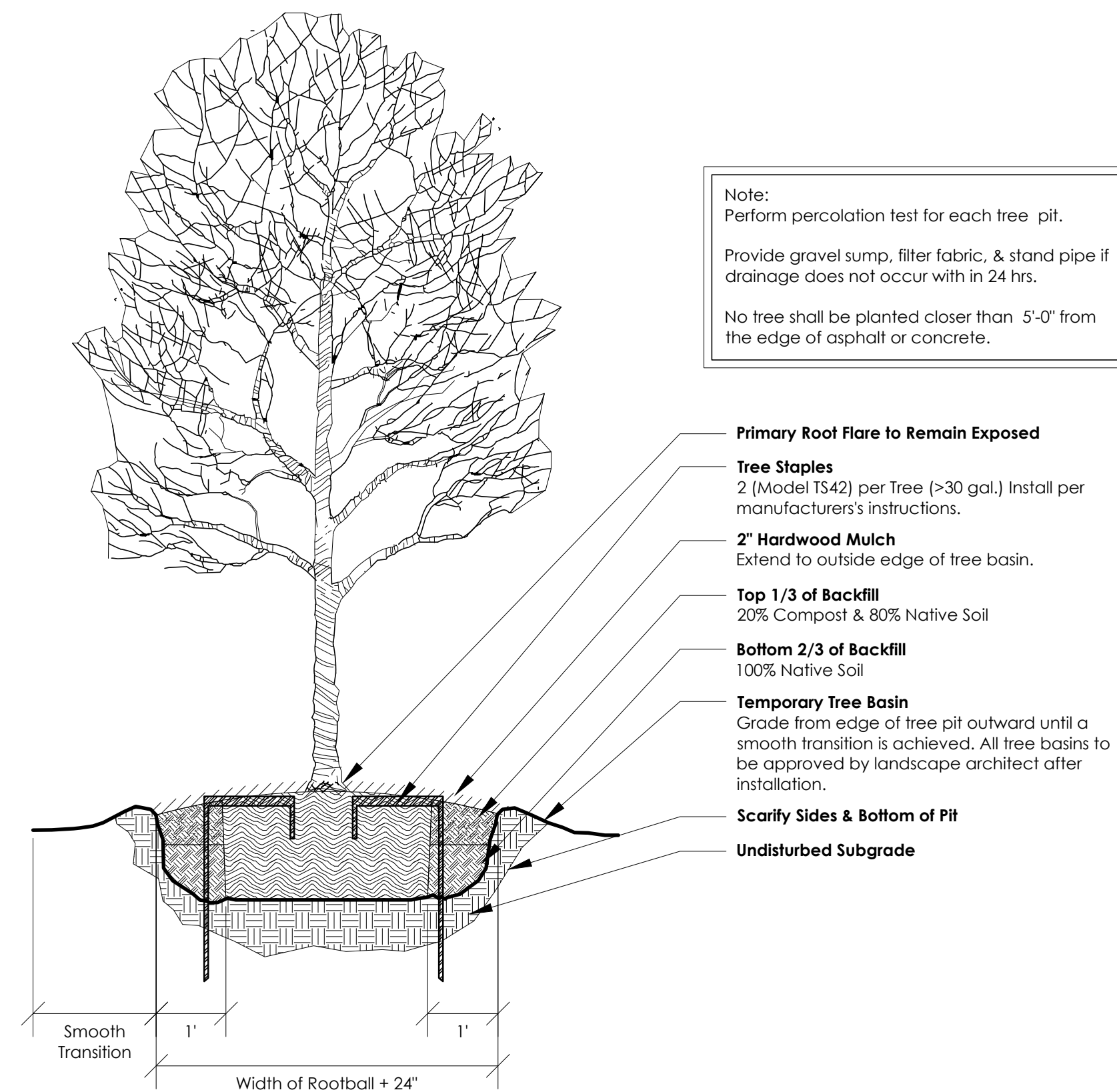
Shrub & Groundcover Planting

Scale: 1/2" = 1'-0"



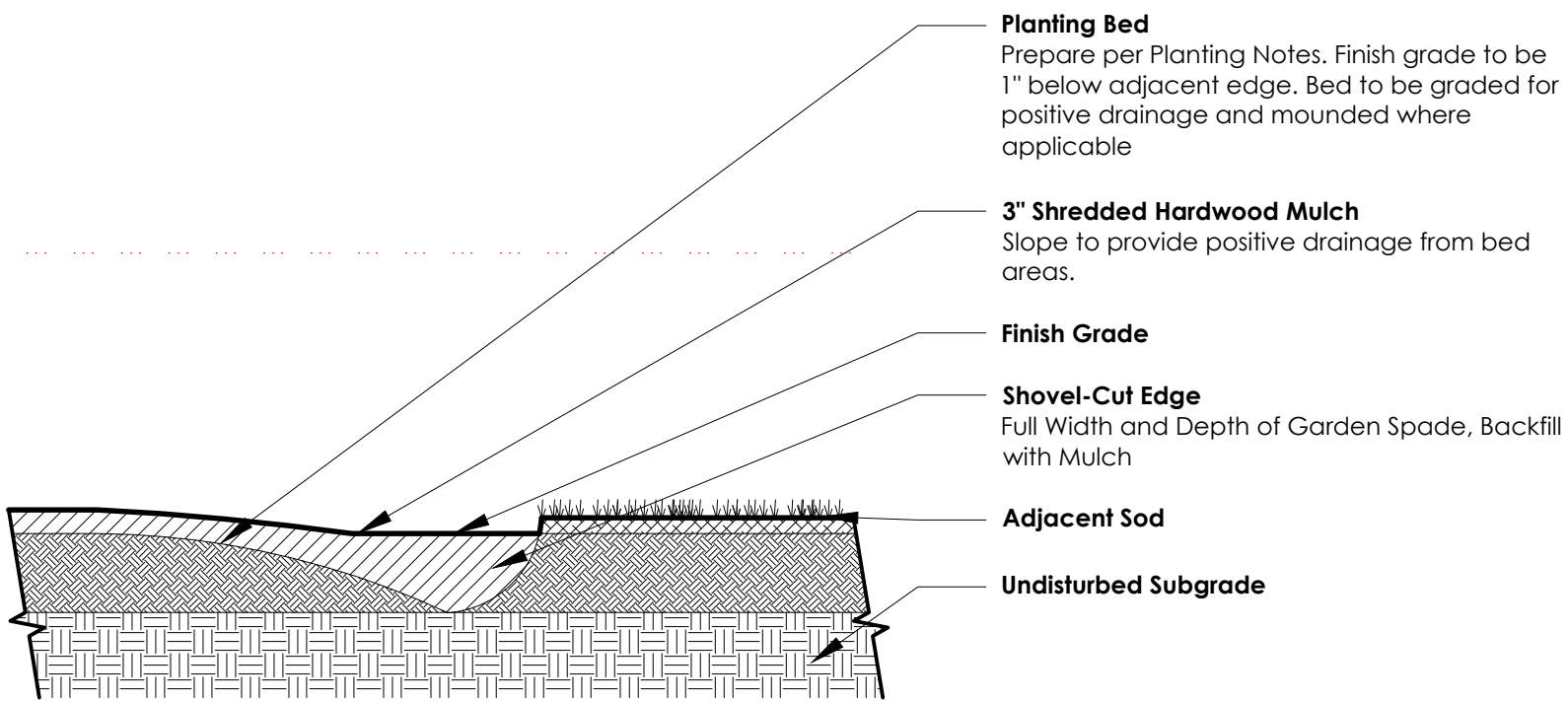
Tree Sump

Scale: 1/2" = 1'-0"



Tree Planting

Scale: 1/2" = 1'-0"



Shovel-Cut Bed Edge

Scale: 1" = 2'-0"



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#### Issue / Revisions

No.	Date	Description
1	07/11/2014	Review Set
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Seal



Drawing Title

## Planting Details & Notes

Issue Date: 08/19/2014

Project Number:

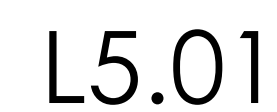
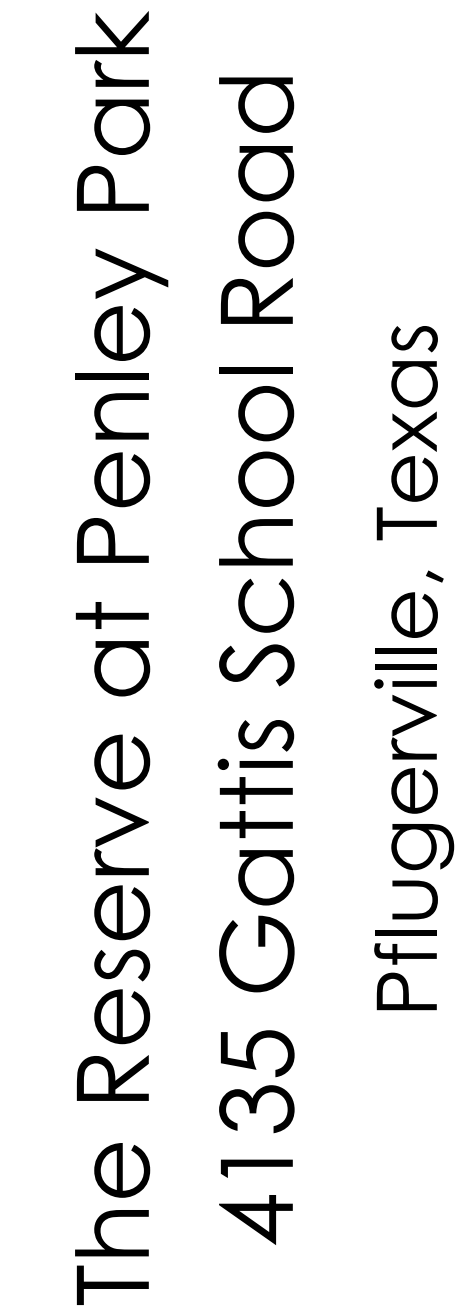
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Drawn By: RRS

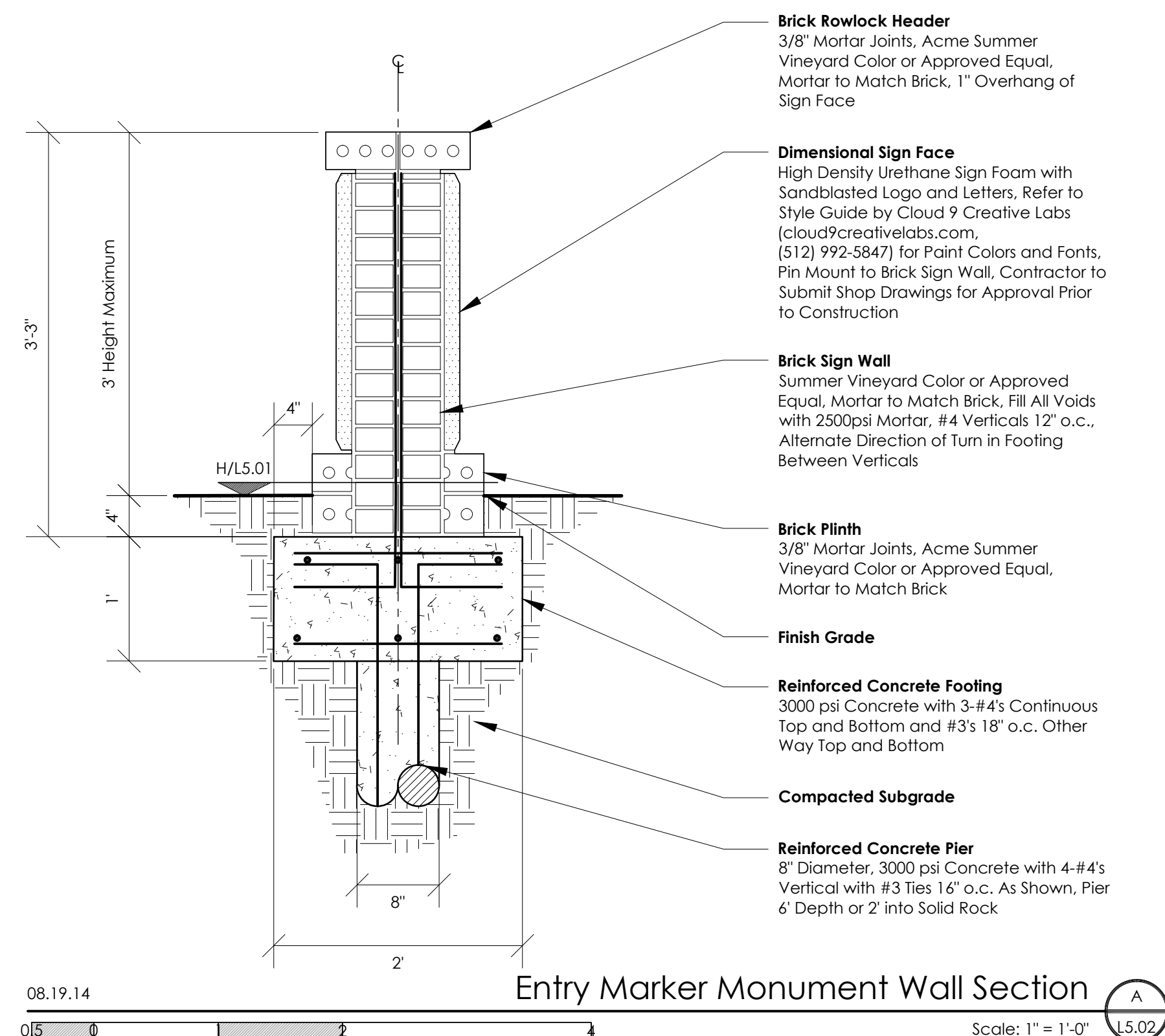
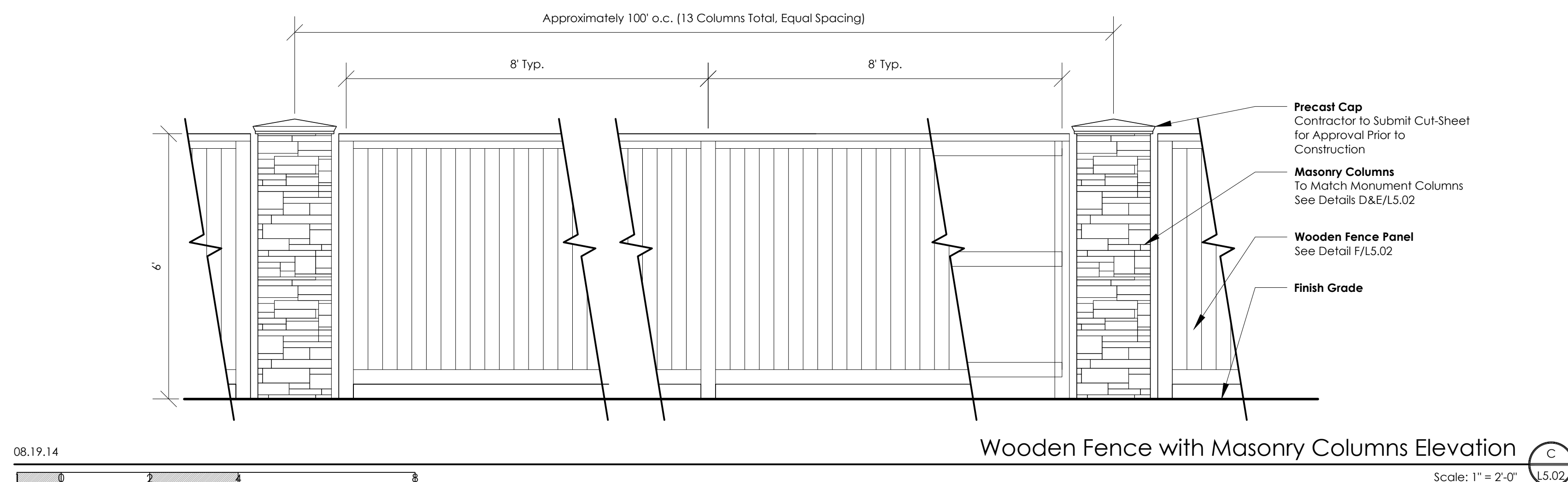
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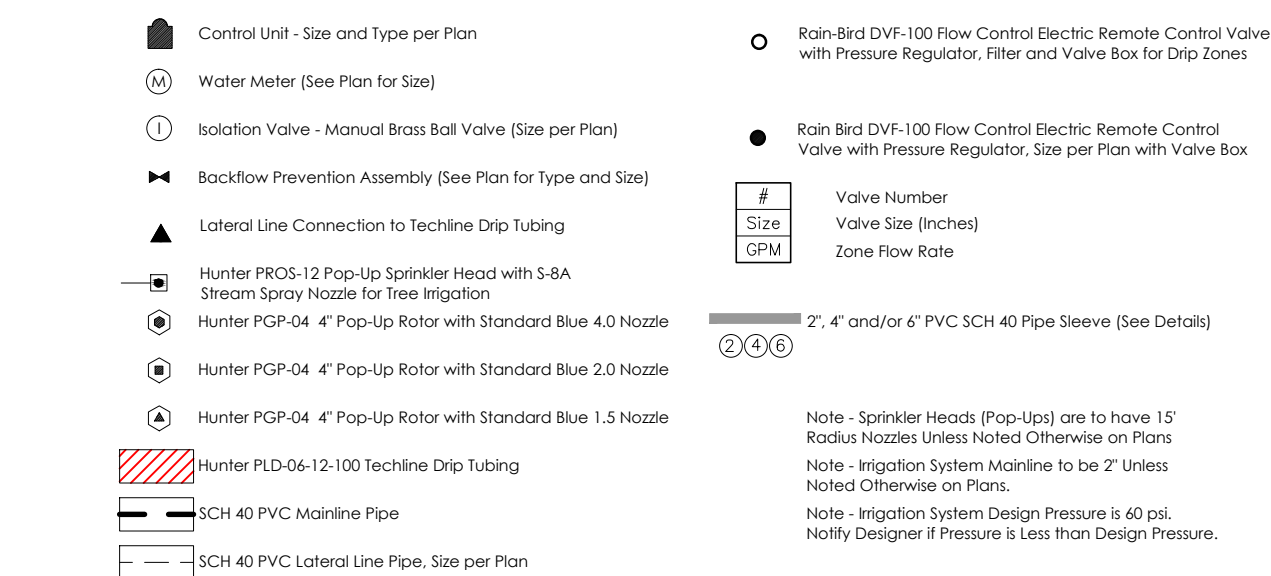




L5.02



## Irrigation Legend



## Irrigation Notes

- Contractor to field verify dimensions before trenching. If any discrepancies exist, notify designer before proceeding. Any increase in costs due to alteration of the system without verification from designer, becomes the responsibility of the contractor.
- Reference Landscape Plan and Site Plan for existing conditions. Contractor is responsible for verifying the location of all underground utilities with the proper agencies and with the General Contractor. Coordinate system installation with General Contractor.
- Reference Landscape Planting Plan for location of existing trees, new trees, shrub and bed locations, etc.....
- Refer to manufacture specifications and plan details for proper installation procedures of specified equipment.
- Contractor is responsible for obtaining and coordinating all permits and fees required by city and/or state codes for system installation.
- The piping routes and remote electric valve locations are drawn diagrammatic in some areas for design clarity.
- Coordinate sleeve installation with General Contractor. All sleeves are to be PVC Sch 40 solvent weld pipe. Size, location, and quantity are shown on the plan.
- Install all heads and valve boxes perpendicular to finished grade. Compact soil firmly around all heads and valve boxes. Settle all trenches by water injection and tamping. Irrigation Contractor to be responsible for the filling of all settled trenches for one year.
- Connect spray heads to lateral piping by use of flexible solvent weldable PVC tubing using solvent with primer or approved equal.
- Flush all piping before installing shrub head nozzles, spray rotors and quick coupling valves of all debris and soil. After nozzle installation, adjust arc and spray patterns for proper coverage and operation.
- Electrical power for controller to be installed by General Contractor to junction box at controller location (120 volt, 20 amp service). All valve wires to be UL-UP 14G signal wire (with one color for common, and another color for valves). Extend one extra common and two extra valve wires to the last valve(s) of the system.
- Contractor to prepare "as built" plans clearly showing the dimension and locations of remote electric valves, quick coupler valves, sleeves, and valve wiring. Plan also to show zones operated by each valve.
- Install lateral lines servicing sprinkler heads along street curbs 3'-0" from pavement edge.
- Install mainline a minimum of 3'-0" from all pavement.
- All sprinkler heads and lateral lines to be installed 1'-6" from alley pavement edge.
- Do not install any irrigation system component within 3'-0" of a water utility.
- Any irrigation over spray from sprinkler heads within the right-of-way is prohibited.
- All sprays and rotors to be attached to lateral lines using 1/2" PE flexible swing line tubing.
- IRRIGATION CONTRACTOR IS RESPONSIBLE TO PROVIDE 100% COVERAGE OF ALL LANDSCAPING. IRRIGATION SYSTEM DESIGN MAY BE MODIFIED TO REFLECT CHANGES TO THE SITE, BUILDING(S), AND PAVEMENT THAT OCCUR DURING CONSTRUCTION. NOTIFY IRRIGATION SYSTEM DESIGNER IF MAJOR IRREGULARITIES OCCUR.
- IRRIGATION CONTRACTOR TO VERIFY STATIC WATER PRESSURE PRIOR TO INSTALLATION. NOTIFY IRRIGATION SYSTEM DESIGNER IF STATIC PRESSURE IS LESS THAN DESIGN WORKING PRESSURED.
- IRRIGATION CONTRACTOR TO OBSERVE ALL STATE AND LOCAL REGULATIONS. STRICKLIN LANDSCAPE ARCHITECTURE DOES NOT ACT AS CONTRACTOR IN ANY WAY AND WILL NOT BE RESPONSIBLE FOR POOR CRAFTSMANSHIP OR NONCONFORMING INSTALLATION.

Master Valve

Control Unit  
Hunter i-CORE Outdoor Modular  
Controller with Stainless Steel Pedestal  
IC-4200-SS

Electrical Meter and Panel  
Coordinate with Oncor or Powertochoose.org

1" Water Meter with 1" Isolation Ball Valve and 1" Febco  
Double Check Valve Assembly Backflow Preventer



Irrigation Plan

Scale: 1" = 20'-0"



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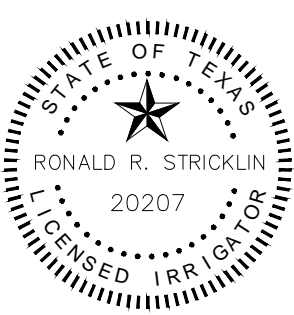
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Seal



Drawing Title

Irrigation Plan

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Reviewed By: RRS

Drawn By: RRS

Drawing Number

L6.01