

Facility Operations

Landscaping/Grounds Construction Standards

For Outside Consultants (Engineers, Architects and Landscape Architects):

1. SITE SURVEY & EXISTING CONDITIONS

- A surveyor registered in the state of Kansas is required to provide a site survey of existing conditions to include:
 - AutoCAD files on Flash Drive in .DWG format.
 - One-foot contour intervals with appropriate spot elevations. Concrete pads, building corners, finished floor elevations, steps, top and bottom of walls and curbs and trees 6" in caliper or greater shall be included.
 - Property boundaries, easements and right-of-way's shall be documented.
 - Available utility lines, both public and private, above and below grade to include meter pits, valves, hydrants, light poles, transformers, power poles and ownership of each utility.
 - Existing site features including walls, fences, pavement, gravel, signs, trees (type, size and canopy), shrubs and any other significant vegetation.
 - Drawings should include: north arrow, name and address of owner and surveyor, date, scale and legal title of property.
 - Drawing shall be sealed by a licensed surveyor.

2. SITE CLEARING, DEMOLITION AND EROSION CONTROL

- A demolition plan shall be developed to account for site elements which are to be removed, relocated or to remain. Plan should include, but is not limited to:
 - Construction site entrance and exits, limits of construction fencing, materials staging/stockpile areas (gravel, topsoil, subsoil, etc. and dumpster locations).
 - Plant material that is designated to remain and protected, or removed. Plant material to remain will be protected by a construction fence that encompasses the drip line of the tree. No construction equipment, materials or debris shall be located within the tree protection boundaries.
 - Existing storm drain inlets, drainage swales and streams shall be protected from construction site runoff. An Erosion Control Plan shall be provided.

3. SITE GRADING

- Positive drainage shall occur adjacent to building in all locations at a minimum of 2% grade.
- Unless approved by University Facilities Operations, grading and excavations shall not occur within the drip line of existing plant materials to remain.
- Storm water discharges from new or adjusted systems shall not exceed present conditions whenever possible.

4. DESIGN

- Whenever possible, the option for rainwater harvesting for use in irrigation should be explored. A cost estimate shall be provided for collection and installation of water storage from downspouts.
- Any landscape design provided by an outside consultant is subject to approval by University Facilities Operations prior to bidding or project.

For Contractors:

5. FINISH GRADING

- Existing topsoil on site may be reused for lawns and planting beds if properly stored. Topsoil shall be free of subsoil, roots, grass, weeds, stones, debris and foreign matter.
- New topsoil shall be of good quality, free of debris, rock and excessive clay, and subject to approval by University Facilities Operations prior to installation.

- Topsoil minimum per landscape type:
 - Sod and Seed areas: 4" topsoil.
 - Landscape/flower Beds: 8" topsoil.

6. SEEDING & SODDING

- Areas to be seeded or sodded shall be identified on landscape or grading plan.
- Sod will be either a fine-blade turf-type fescue blend, or Bermuda grass depending on site conditions including use, maintenance requirements, and availability or irrigation.

7. PLANT MATERIAL & INSTALLATION

- All plant materials shall conform to American Standard for Nursery Stock requirements.
- Plants should be chosen from nurseries that are located in hardiness zones similar to that of Pittsburg State University.
- Plant materials are subject to approval by University Facilities Operations upon delivery. In some instances, plants may be requested to be reviewed prior to delivery by use of on-site inspection or by use of photographs. Any rejected plant material shall be replaced at no additional cost.
- Plants will have the following minimum sizes:
 - Deciduous Shade Trees: 2" Caliper
 - Ornamental Trees: 1 1/2" Caliper
 - Shrubs, small: 2 gallon
 - Shrubs, medium: 3 gallon
 - Shrubs, large: 5 gallon
 - Evergreen Trees: 6-7' Height
 - Perennials: 1 gallon
 - Groundcover: 4" pot
- Mulch shall be dark brown in color, or approved equal.