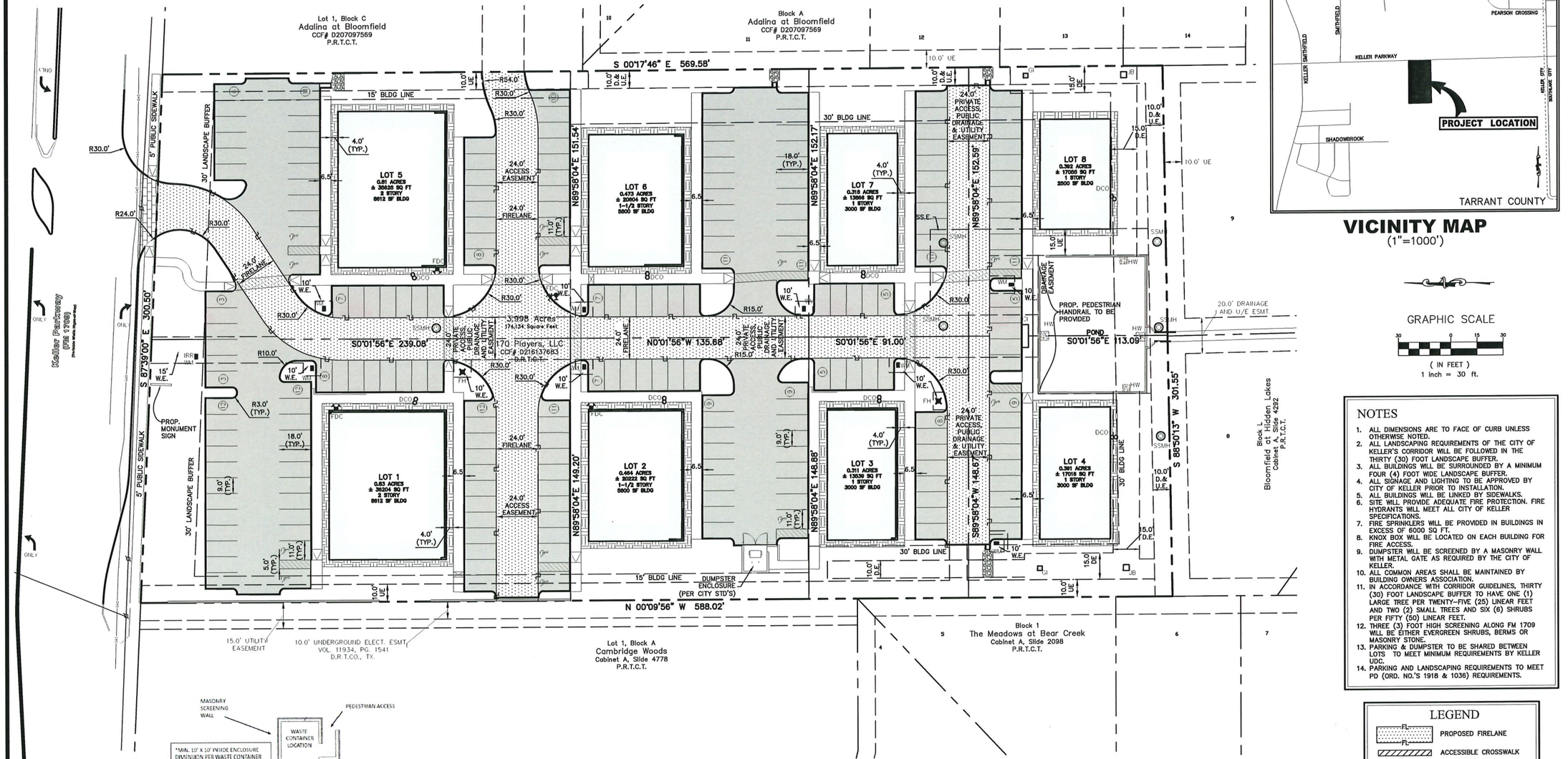


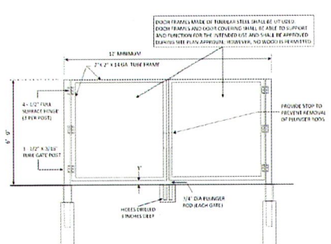
VICINITY MAP
(1"=1000')

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL LANDSCAPING REQUIREMENTS OF THE CITY OF KELLER'S CORRIDOR WILL BE FOLLOWED IN THE THIRTY (30) FOOT LANDSCAPE BUFFER.
3. ALL BUILDINGS WILL BE SURROUNDED BY A MINIMUM FOUR (4) FOOT WIDE LANDSCAPE BUFFER.
4. ALL SIGNAGE AND LIGHTING TO BE APPROVED BY CITY OF KELLER PRIOR TO INSTALLATION.
5. ALL BUILDINGS WILL BE LINKED BY SIDEWALKS.
6. SITE WILL PROVIDE ADEQUATE FIRE PROTECTION. FIRE HYDRANTS WILL MEET ALL CITY OF KELLER SPECIFICATIONS.
7. FIRE SPRINKLERS WILL BE PROVIDED IN BUILDINGS IN EXCESS OF 6000 SQ FT.
8. KNOX BOX WILL BE LOCATED ON EACH BUILDING FOR FIRE ACCESS.
9. DUMPSTER WILL BE SCREENED BY A MASONRY WALL WITH METAL GATE AS REQUIRED BY THE CITY OF KELLER.
10. ALL COMMON AREAS SHALL BE MAINTAINED BY BUILDING OWNERS ASSOCIATION.
11. IN ACCORDANCE WITH CORRIDOR GUIDELINES, THIRTY (30) FOOT LANDSCAPE BUFFER TO HAVE ONE (1) LARGE TREE PER TWENTY-FIVE (25) LINEAR FEET AND TWO (2) SMALL TREES AND SIX (6) SHRUBS PER FIFTY (50) LINEAR FEET.
12. THREE (3) FOOT HIGH SCREENING ALONG FM 1709 WILL BE EITHER EVERGREEN SHRUBS, BERMS OR MASONRY STONE.
13. PARKING & DUMPSTER TO BE SHARED BETWEEN LOTS TO MEET MINIMUM REQUIREMENTS BY KELLER UDC.
14. PARKING AND LANDSCAPING REQUIREMENTS TO MEET PD (ORD. NO.'S 1918 & 1036) REQUIREMENTS.

LEGEND
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED PAVEMENT
- PROPERTY BOUNDARY
- INTERNAL LOT BOUUNDARY

NOTE: – SCREENING WALL TO MATCH BUILDING FACADE MATERIALS AND COLORS



KELLER DUMPSTER ENCLOSURE DETAILS
NOT TO SCALE

SUMMARY TABLE						
LOT	LOT AREA (SF)	BUILDING AREA (SF)	PARKING PROVIDED	PARKING REQUIRED	HANDICAP PARKING PROVIDED	HANDICAP PARKING REQUIRED
1	36,204	8,612	54	44	4	3
2	20,222	5,800	24	29	1	1
3	13,539	3,000	13	15	0	1
4	17,016	3,000	10	15	1	1
5	35,628	8,612	41	44	4	2
6	20,604	5,800	28	29	1	2
7	13,866	3,000	16	15	0	1
8**	17,055	2,500	13	8	1	1
TOTAL	174,134	40,324	199	199	12	12

** NOTE: PARKING REQUIRED BASED ON CITY OF KELLER UDC ARTICLE 8, SECTION G PLANNED DEVELOPMENT MEDICAL OFFICE USE (1 SPACE PER 200 SF GROSS FLOOR AREA) AND GENERAL OFFICE USE (1 SPACE PER 350 SF GROSS FLOOR AREA)*
** HANDICAP PARKING REQUIREMENT PER TAS Table 208.2*
*** PER PD ORDINANCE 1918, LOT 8 IS TO BE GENERAL OFFICE ONLY.*

PROPOSED USE: MEDICAL OFFICE

LOT AREA:
- LOT 1 ± 36,204 SQ FT
- LOT 2 ± 20,222 SQ FT
- LOT 3 ± 13,539 SQ FT
- LOT 4 ± 17,016 SQ FT
- LOT 5 ± 35,628 SQ FT
- LOT 6 ± 20,604 SQ FT
- LOT 7 ± 13,866 SQ FT
- LOT 8 ± 17,055 SQ FT

APPROVED BY COMMUNITY DEVELOPMENT
Approved by: ksmithers
Date: 3/3/2020

REVIEWED BY THE CITY OF KELLER AND RELEASED FOR CONSTRUCTION

DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER — DATE

OWNER/APPLICANT
MONTAGE DEVELOPMENT, LLC
151 PLAYERS CIRCLE
SUITE 200
SOUTHLAKE, TX 76092

BENCHMARKS
CITY OF KELLER MONUMENT #6:
BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATION IN THE MEDIAN OF BEAR CREEK PARKWAY APPROXIMATELY 18' EAST OF THE EAST SIDE OF THE BRIDGE OVER BEAR CREEK AND APPROXIMATELY 41' WEST OF A LIGHT POLE
(ELEVATION=634.72')

CITY OF KELLER MONUMENT #9:
BERNTSEN TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED APPROXIMATELY 625' EAST OF THE CENTERLINE INTERSECTION OF TOWN CENTER LANE AND BEAR CREEK PARKWAY AND APPROXIMATELY 8' WEST OF THE WEST END OF A BRICK WALL AND 5' EAST OF A CONCRETE WALK
(ELEVATION=652.54')

REV.	DATE	REMARKS	BY

LCE LINCOLN CONSULTING & ENGINEERING
Wylie, Texas 75098
P.O. Box 1176
phone (214) 215-5066
Josh@LincolnCE.com

STATE OF TEXAS
JOSHUA A. LINCOLN
114389
REGISTERED PROFESSIONAL ENGINEER
2/26/2020

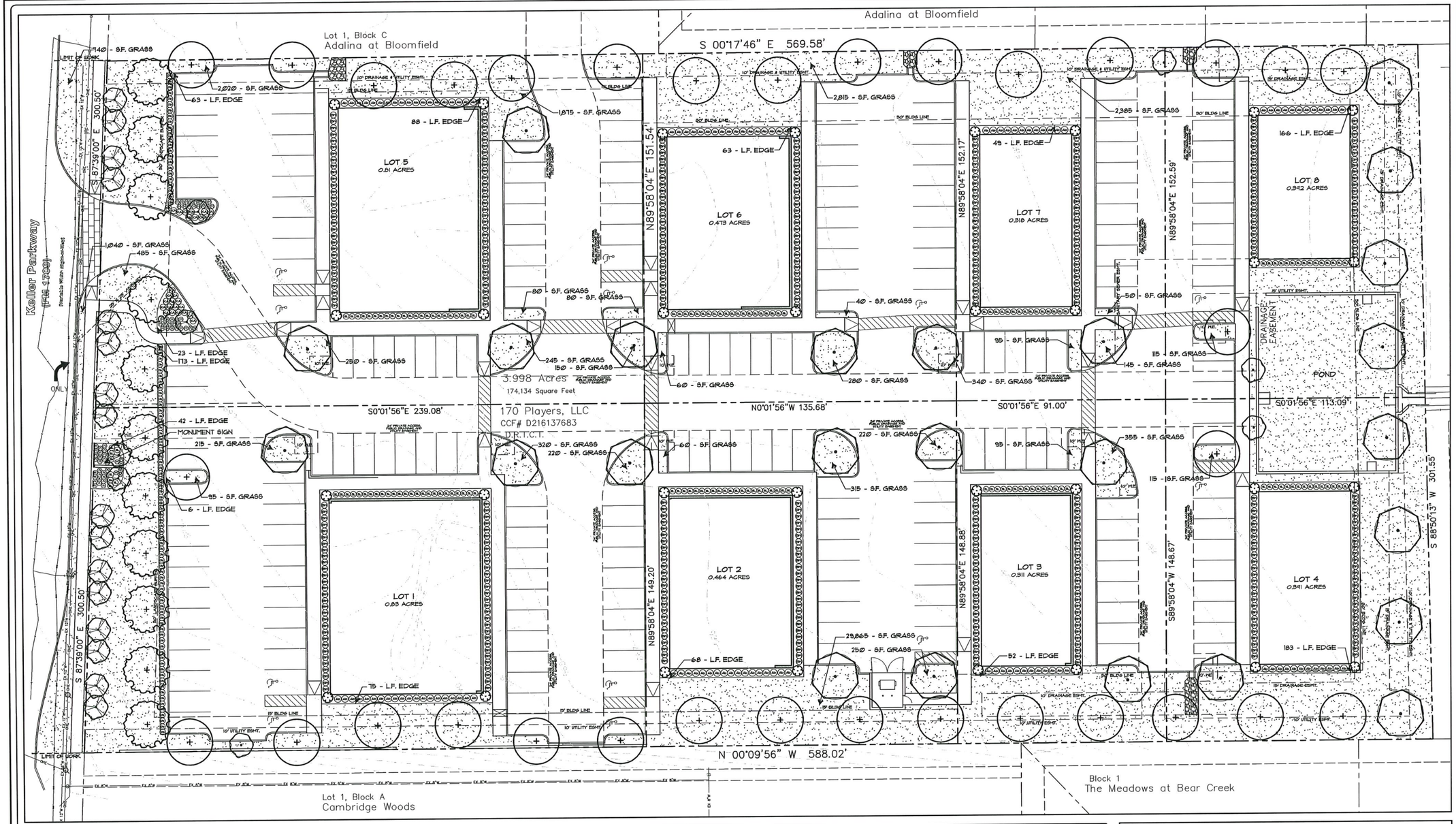
BLOOMFIELD OFFICE PARK - City of Keller, Texas - LC&E PROJECT NO. 1012-002

BLOOMFIELD OFFICE PARK
BLOOMFIELD ADDITION
LOTS 1-8, BLOCK A
City of Keller , Tarrant County, Texas

SITE PLAN

Scale: 1" = 30'
Designed by: JAL
Drawn by: JAL
Checked by: JAL
Date: February 26, 2020
Project No. 1012-002

C0.2



GROUNDCOVER / MISCELLANEOUS

1,051 L.F.	——	RYERSON STEEL EDGE

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
121	AG	EDWARD GOUCHER ABELIA	Abelia grandiflora 'Eduard Goucher'	5 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen
27	KA	KALEIDOSCOPE ABELIA	Abelia grandiflora 'Kaleidscope'	3 gallon, 14" Ht./12"-14" spread, bushy, full to ground
26	ND	HARBOUR DWARF NANDINA	Nandina domestica 'Harbour Dwarf'	3 gallon, 14" Ht./12"-14" spread, bushy, full to ground
40	MR	GULF COAST MUHLY GRASS	Muhlenbergia capillaris	3 gallon, 14" Ht./12"-14" spread, bushy, full to ground
91	DH	DWARF BURFORD HOLLY	Ilex comuta 'Burfordii nana'	5 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen
432	BW	WINTERGREEN BOXWOOD	Buxus spp. 'Wintergreen'	5 gallon, 18"-20" Ht./18"-20" spread, full, bushy, specimen
157	SL	SUNSHINE LIGUSTRUM	Ligustrum sinense 'Sunshine'	5 gallon, 18" Ht./12"-14" spread, bushy, full to ground

TURF GRASS

45,415 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
9		MUSKOGEE CRAPE MYRTLE	Lagerstroemia indica 'Muskogee'	8' Ht./3' spread min. 30 Gallon, 3 Trunk Min., full , bushy tree formed, specimen.
20		TUSCARORA CRAPE MYRTLE	Lagerstroemia indica 'Tuscarora'	8' Ht./3' spread min. 30 Gallon, 3 Trunk Min., full , bushy tree formed, specimen.
32		NELLIE R. STEVENS HOLLY	Ilex comuta 'Nellie R. Stevens'	5' Ht./3' spread min. B+B, full , bushy specimen.

APPROVED BY
COMMUNITY DEVELOPMENT
Approved by: KSmithers
Date: 3/31/2020

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
25		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 5-6' spread, B+B, straight trunk.
33		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 5-6' spread, B+B, straight trunk.
11		SHUMARD RED OAK	Quercus shumardii	4" caliper, 10'-12' Ht./ 5-6' spread, B+B, straight trunk.

NORTH

0 10 20 40
SCALE: 1" = 20'-0"

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 19140
Scale 1" = 20'-0"
Drawn By: JDG
Date 02-26-2020

Bloomfield Office Park
Lots 1-8, Block A
Keller Texas

STATE OF TEXAS
JOE D. GRUBBS
3776
REGISTERED LANDSCAPE ARCHITECT
02-26-20

Sheet Title: Landscape Plan

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (If Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sawdust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduits or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or disease.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Fill be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary; 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.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated 'B&B' shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any trees loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hydrum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 5" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various bags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1"inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, revisen water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations must be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below 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.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native gravel plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, seeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. 'Raleigh' St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to maintain soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: 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.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs.per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

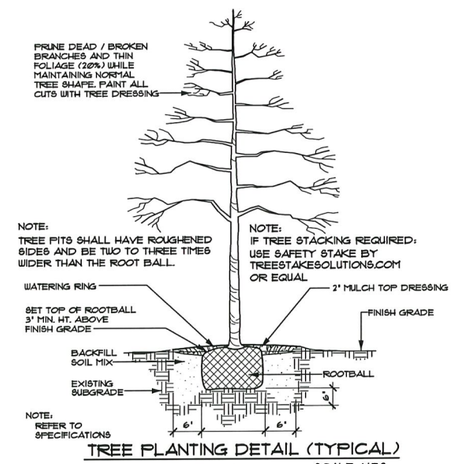
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 8 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. 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 two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

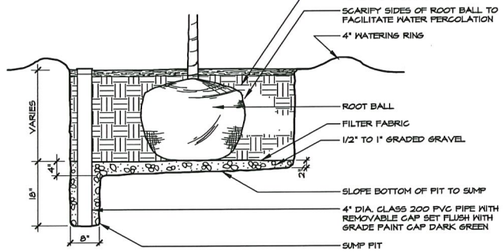
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

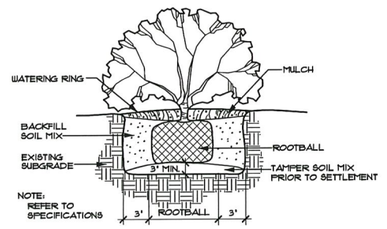
END OF LAWN SECTION



TREE PLANTING DETAIL (TYPICAL)
ALL TREES SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.

APPROVED BY
COMMUNITY DEVELOPMENT
Approved by: JCSmithers
Date: 3/3/2020

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 19140
Scale N.T.S.
Drawn By: JDG
Date 02-26-2020

Bloomfield Office Park
Lots 1-8, Block A
Keller Texas

STATE OF TEXAS
JOE D. GRUBBS
12118
REGISTERED LANDSCAPE ARCHITECT
02-26-20

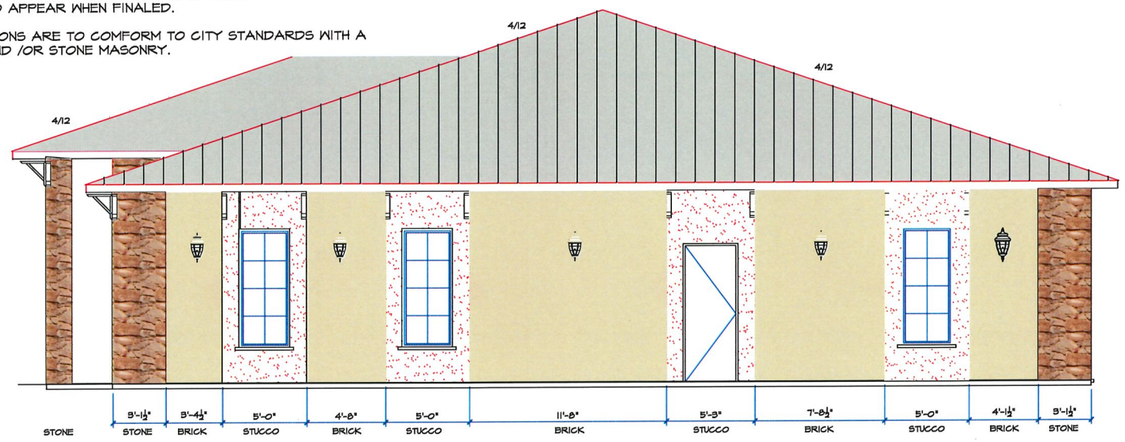
Sheet Title: Landscape Specifications

Sheet Number: L2
of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

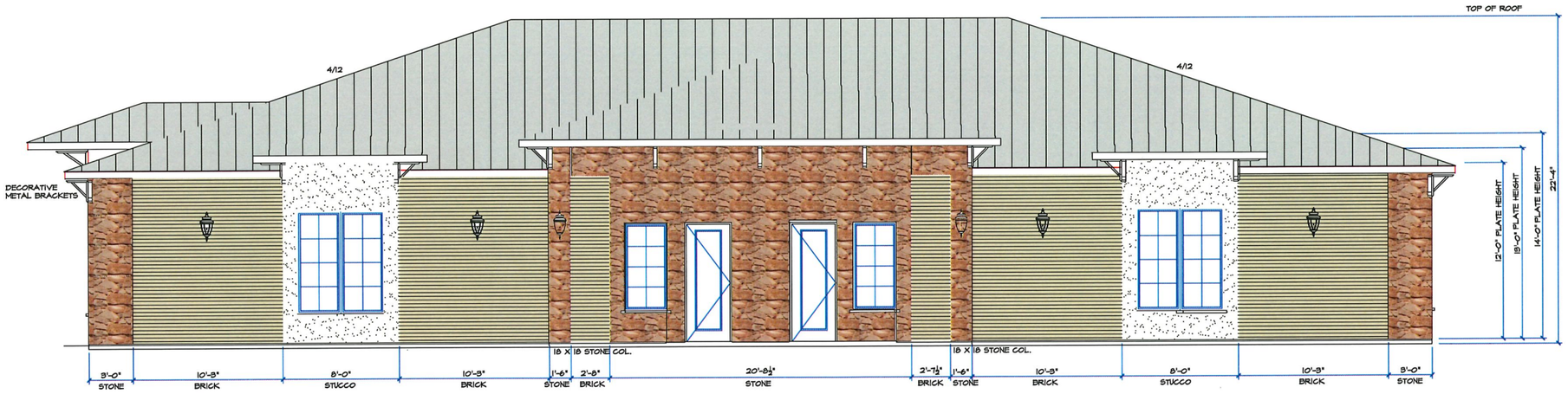
COLOR AND MATERIAL SHOWN ARE AN EXAMPLE OF WHAT ALL BUILDINGS ARE TO APPEAR WHEN FINALED.

ALL BUILDING ELEVATIONS ARE TO COMFORM TO CITY STANDARDS WITH A MINIMUM 75% BRICK AND /OR STONE MASONRY.



02 WEST ELEVATION

SCALE 1/4" = 1'-0"



01 NORTH ELEVATION

SCALE 1/4" = 1'-0"

APPROVED BY
COMMUNITY DEVELOPMENT
Approved by: Ksmithers
Date: 3/3/2020

REVISIONS

MasterPlans
817-379-7326

CONSTRUCTION DRAWINGS

KELLER PARKWAY
KELLER, TEXAS

REGISTERED ARCHITECT WAYNE R. LAWSON 13661 STATE OF TEXAS

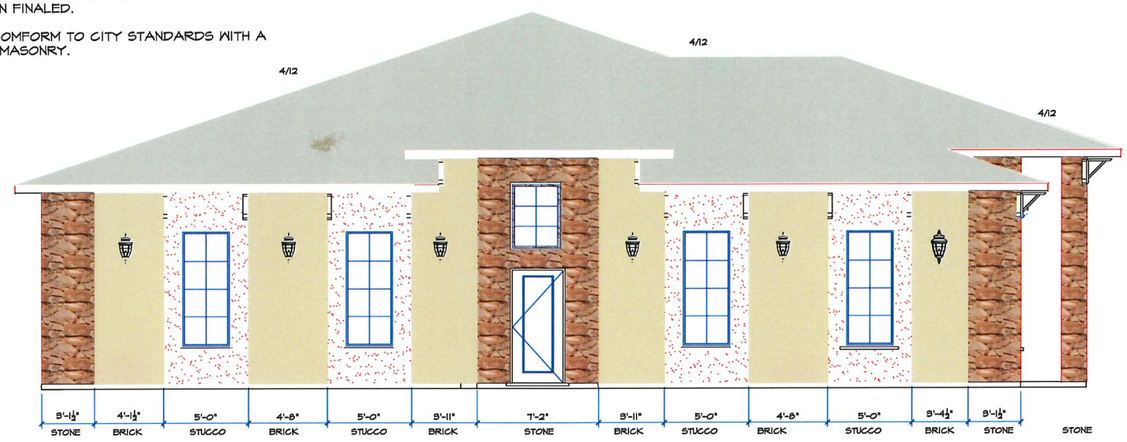
11/25/2019

PROJECT #:
19-052

A-3.1

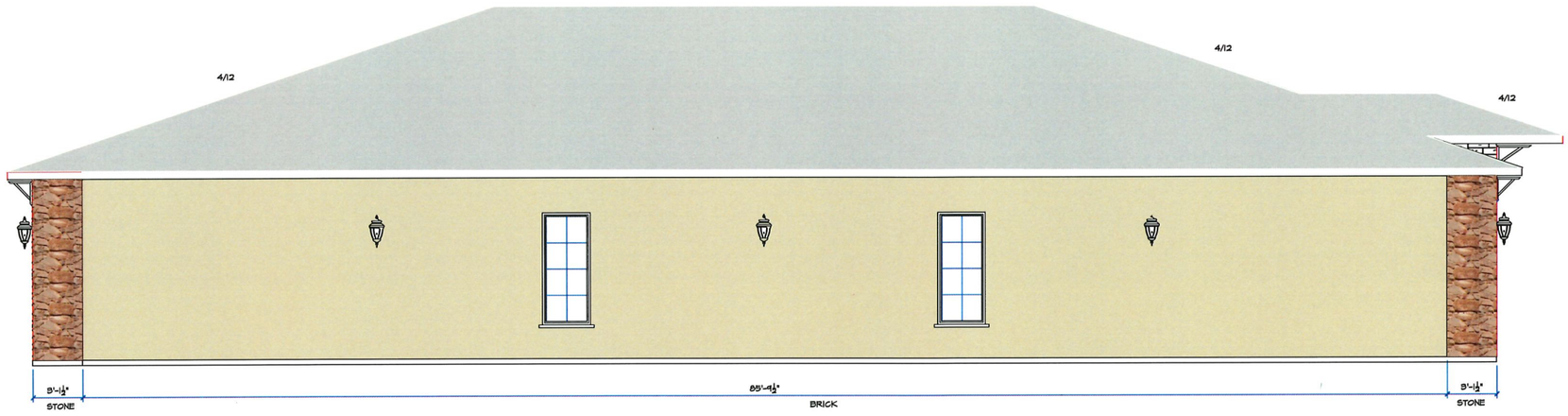
COLOR AND MATERIAL SHOWN ARE AN EXAMPLE OF WHAT ALL BUILDINGS ARE TO APPEAR WHEN FINALED.

ALL BUILDING ELEVATIONS ARE TO COMFORM TO CITY STANDARDS WITH A MINIMUM 75% BRICK AND /OR STONE MASONRY.



02 EAST ELEVATION

SCALE 1/4" = 1'-0"



01 SOUTH ELEVATION

SCALE 1/4" = 1'-0"

APPROVED BY
COMMUNITY DEVELOPMENT
Approved by: KSmithers
Date: 3/31/2020

REVISIONS

MasterPlans
817-379-7326

CONSTRUCTION DRAWINGS

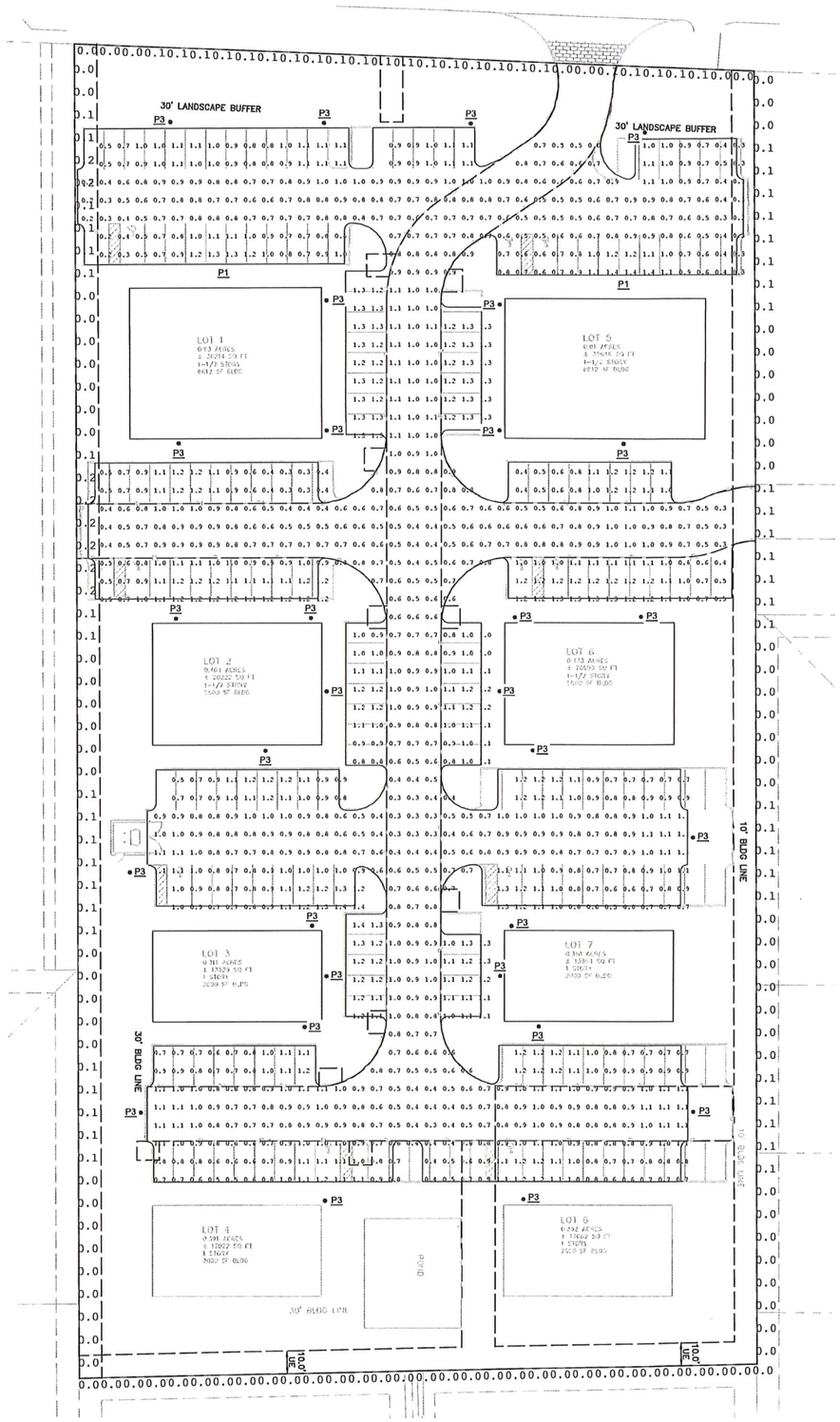
KELLER PARKWAY
KELLER, TEXAS

REGISTERED ARCHITECT
WAYNE R. LANDON
13881
STATE OF TEXAS

11/25/2019

PROJECT #:
19-052

A-3.2

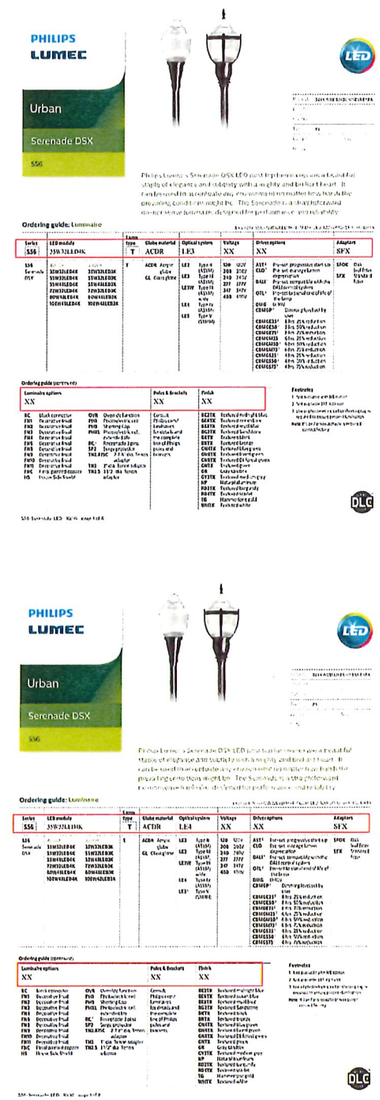


Luminaire Schedule						
Symbol	Qty	Tag	Label	Arrangement	LLF	Description
●	2	P1	55x-35H32LED4K-T-LE3	SINGLE	0.900	55x-35H32LED4K-T-LE3
●	30	P3	55x-35H32LED4K-T-LE4	SINGLE	0.900	55x-35H32LED4K-T-LE4

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Light Trespass	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
Parking Lot_Planar	Illuminance	Fc	0.85	1.4	0.2	4.25	7.00

LIGHTING FIXTURE MOUNTING HEIGHTS

- POLE MOUNTED FIXTURES 'P1' & 'P3' SHALL BE MOUNTED ON 15' POLE WITH 6" POLE BASE. COORDINATE WITH STRUCTURAL ENGINEER FOR POLE BASE DETAILS



APPROVED BY
COMMUNITY DEVELOPMENT
Approved by: KSmithers
Date: 3/3/2020

N

1 PH1.00 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE:1" = 30'-0"
0 30 60 90

Engineer of Record:	SR
Drawn by:	EZ
Date Plotted:	11/11/2019
Issue for Pricing / Bidding:	
Issue for Permit Application:	
Issue for Construction:	

REVISIONS

#	DATE	COMMENTS

BLOOMFIELD OFFICE PARK
LOTS 1-8, BLOCK A
BLOOMFIELD ADDITION
TOWN OF KELLER , TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

APTUS ENGINEERING
APTUS Engineering LLC
1919 S. 1st - Building B
Austin, Texas 78704
Tel. (512) 872-5059
TBPE FIRM #: F-15962

STATE OF TEXAS
SHAWN REGHI
103727
LICENSED
PROFESSIONAL
ENGINEER

SHEET TITLE
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NO.
PH1.00