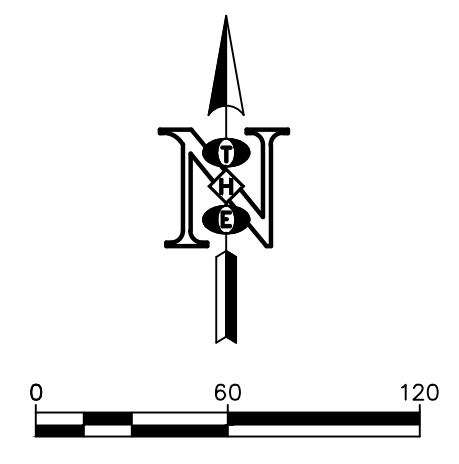


LEGEND

	7" REINF CONC PVMT 3,600 PSI W/#4 @ 18" OCEW 8" LIME/CEMENT TREATED SUBGRADE
	6" REINF CONC PVMT 3,600 PSI W/#3 @ 18" OCEW 2" MAX. SAND CUSHION
	4" REINF CONC SIDEWALK PER CITY DETAIL



VARIANCES REQUESTED

- 1) A variance to allow for the driveway width to exceed the maximum width.
- 2) A variance to allow the garage doors (2 -172 s.f. EACH) for the cart storage facility to face Jessie St.
- 3) A variance to allow for tubular steel fencing in lieu of the masonry screening fencing around the proposed improvements on Lot 1-R-1-A.

NOTE

- 1) The Contractor is to protect the existing trees as shown in the Tree Preservation Plan (in the final design documents) during the construction of the new paving, and utility improvements.
- 2) All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code.
- 3) Proposed lighting for parking lot and proposed security lighting at all other locations shall conform with the Unified Development Code.
- 4) All proposed new fencing shall be 7'-0" tall and shall be powder coated steel unless noted otherwise.

SITE DATA SUMMARY TABLE	
ZONING	SF-8.4
PROPOSED USE	ANCILLARY USE FOR CHURCH
TRACT AREA LOT 1-R-1-A	151,200 SF / 3.471 ACRES
EX. BUILDING SQUARE FOOTAGE	1,886 SF
PROP. BUILDING SQUARE FOOTAGE	4,573 SF
FUTURE PAVILLION SQUARE FOOTAGE	3,287 SF
PARKING REQUIRED PHASE 2	33
TOTAL EXISTING PARKING PROVIDED	59 (RE-STRIPE FROM 63 SPACES)
HANDICAP PARKING REQUIRED	3
HANDICAP PARKING PROVIDED	3

SITE DATA SUMMARY TABLE	
ZONING	SF-8.4 & O.T.K.
PROPOSED USE	ANCILLARY USE FOR CHURCH
TRACT AREA LOTS 11 & 10-R	220,356 SF / 5.059 ACRES
EX. BUILDING SQUARE FOOTAGE	2,421 SF
PARKING REQUIRED PHASE 2	9
TOTAL PARKING PROVIDED	95
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4

**PRELIMINARY
FOR INTERIM REVIEW ONLY**

By THOMAS L. HOOVER P.E.# 62493
Date 09-19-22

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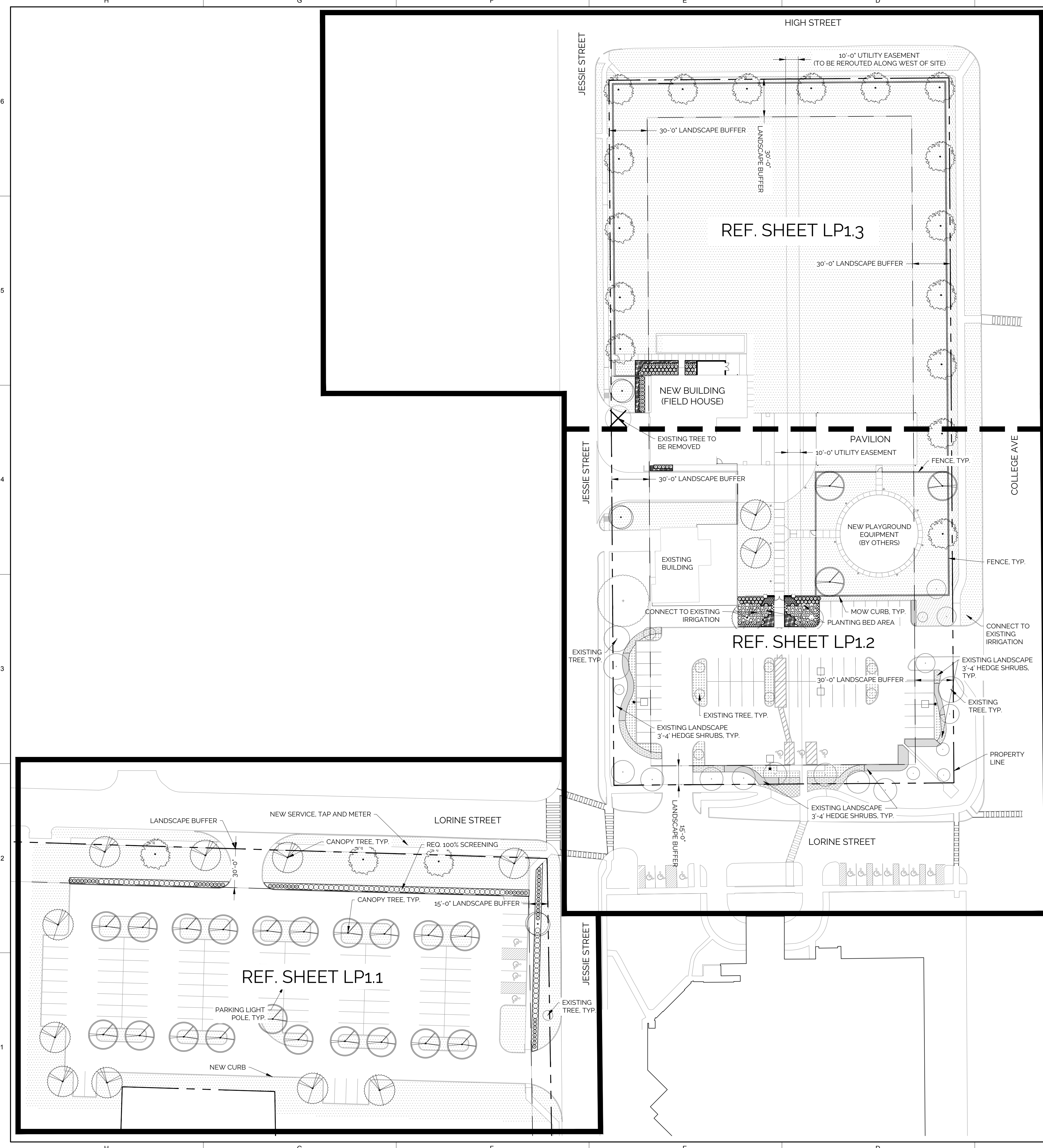
ARCHITECT OXLEY WILLIAMS THARP ARCHITECTS 509 PECAN, SUITE 100 FT. WORTH, TX 76210 817/993-9844 CONTACT: ANDREW OXLEY	PREPARER/ENGINEER THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TX 76244 817/913-1350 CONTACT: THOMAS HOOVER	OWNER/APPLICANT FIRST BAPTIST CHURCH KELLER 225 KELLER PARKWAY KELLER, TX 76248 817/431-2545 CONTACT: JIM BROWN
---	---	---

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

**FIRST BAPTIST CHURCH
LOTS 11 & 10R, BLOCK 2
& LOT 1-R-1-A, BLOCK 3
JOHNSON ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
8.530 ACRES OF LAND
CURRENT ZONING - "SF-8.4" SINGLE FAMILY & O.T.K.**

SITE PLAN LAYOUT

DESIGNED TLH	SCALE 1"=60'	PROJECT NO.	SHEET SP-1
DRAWN SDS	DATE 09-19-22		of
CHECKED TLH			

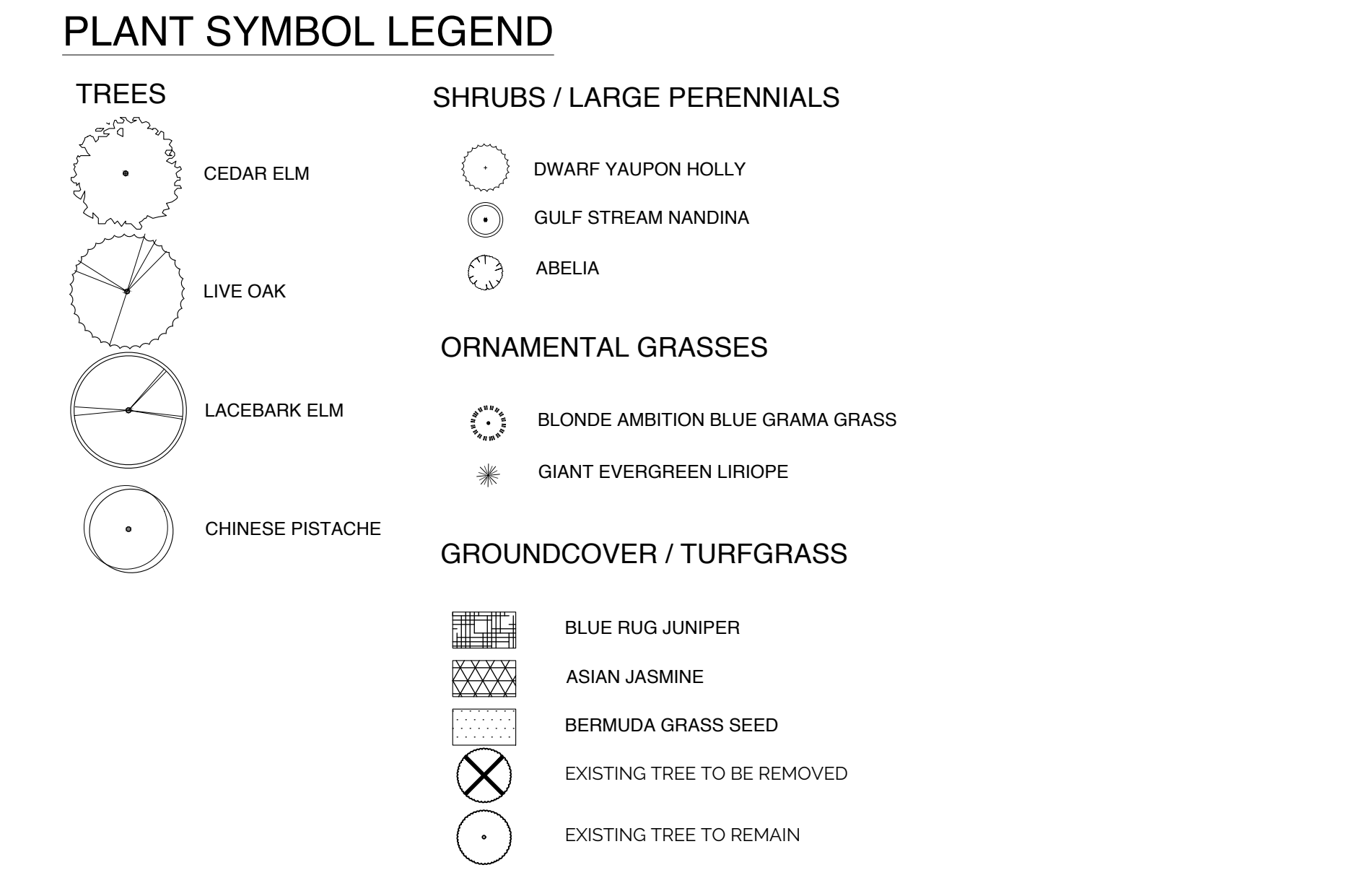


PROJECT LANDSCAPE DATA TABLE

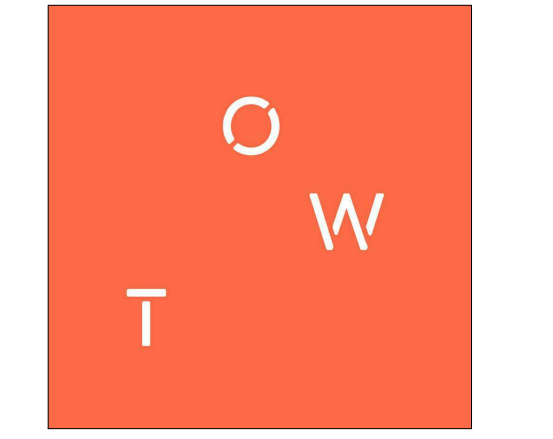
CITY LANDSCAPE REQUIREMENTS				
TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	ALL REQUIRED LANDSCAPED OPEN AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL.	-	YES	YES
BUFFERS	MINIMUM FIFTEEN-FOOT (15') LANDSCAPE BUFFER ADJACENT TO ALL PUBLIC STREETS.	-	YES	YES
	MINIMUM THIRTY-FOOT (30') LANDSCAPE BUFFER ADJACENT TO ALL PROPERTIES WITH RESIDENTIAL USES OR ZONING OR WHEN RESIDENTIAL ZONING OR USES ARE ACROSS THE STREET FROM THE SIDE OR REAR YARD OF A NON-RESIDENTIAL OR MULTI-FAMILY DEVELOPMENT.	-	YES	YES
	MINIMUM TEN-FOOT (10') LANDSCAPE BUFFER ADJACENT TO SIDE AND REAR PROPERTY LINES WHEN ADJACENT TO NON-RESIDENTIAL USES OR ZONING.	-	YES	YES
	MINIMUM THREE INCH (3") CALIPER CANOPY TREES SPACED BASED ON PROJECTED MATURE TREE CANOPY WIDTHS IN A STRAIGHT LINE NEAR THE CENTER OF ALL REQUIRED BUFFERS. SPACING MAX OF SIXTY FEET (60').	HIGH ST - 270 LF COLLEGE AVE - 410 LF JESSIE ST - 399 LF TOTAL LORINE ST - 331 LF	HIGH ST - 5 COLLEGE AVE - 7 JESSIE ST - 7 LORINE ST - 6	HIGH ST - 5 COLLEGE AVE - 7 JESSIE ST - 7 LORINE ST - 7
PARKING LOTS	PARKING LOTS SHALL BE 100% SCREENED WITH SHRUBS OR BERMS ADJACENT TO ALL PUBLIC STREETS.	-	YES	YES
	AN ISLAND THE SIZE OF ONE (1) PARKING SPACE SHALL CONTAIN ONE (1) LARGE THREE-INCH (3") CALIPER CANOPY TREE AND AN ISLAND THE SIZE OF TWO PARKING SPACES SHALL CONTAIN TWO (2) LARGE THREE-INCH (3") CALIPER TREES.	-	20 TREES	20 TREES
	A MINIMUM OF 15% OF ALL PARKING LOTS SHALL BE LANDSCAPED.	53,000 SF	7,950 SF	14,053 SF

PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS	
CANOPY TREES								
19	CEDAR ELM	ULMUS CRASSIFOLIA	2.5"	12'	4'	-	FULL & MATCHED, STRAIGHT TRUNK	
23	LACEBARK ELM	ULMUS PARVIFOLIA	2.5"	10'	4'	-	FULL & MATCHED, STRAIGHT TRUNK	
13	LIVE OAK	QUERCUS VIRGINIA	2.5"	10'	4'	-	FULL & MATCHED, STRAIGHT TRUNK	
4	CHINESE PISTACHE	PISTACHIA CHINENSIS	2.5"	10'	4'	-	FULL & MATCHED, STRAIGHT TRUNK	
SHRUBS & LARGE PERENNIALS								
28	ABELIA	ABELIA X GRANDIFLORA	-	24" MIN	24" MIN	5 GAL	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
78	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	-	24" MIN	24" MIN	5 GAL	48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
110	GULF STREAM NANDINA	NANDINA DOMESTICA 'GULF STREAM'	-	24" MIN	24" MIN	5 GAL	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
ORNAMENTAL GRASSES								
50	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	-	18" MIN	18" MIN	3 GAL	36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
133	GIANT EVERGREEN LIRIOPE	LIRIOPE MUSCARI 'EVERGREEN GIANT'	-	12"	12"	1 OT.	18" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS	
SMALL PERENNIALS & GROUNDCOVER								
375 SF	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS	-	12"	24"	3 GAL	36" O.C. TRIANGULAR SPACING	
98 SF	ASIAN JASMINE	TRACHELOSPERM ASIATICUM	-	-	-	4" POT	12" O.C. TRIANGULAR SPACING	
TURF GRASS								
130,150 SF	BERMUDA GRASS SEED	CYNODON DACTYLON						HYDRO-SEED APPLICATION
OTHER								
572 LF	BED EDGING	1/2" STEEL			4" BROWN COLOR	INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES		



LANDSCAPE PLAN | 1
SCALE: 1" = 40'-0" | 4/A3.00



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JEREMY BLAD
SEPTEMBER 19, 2022

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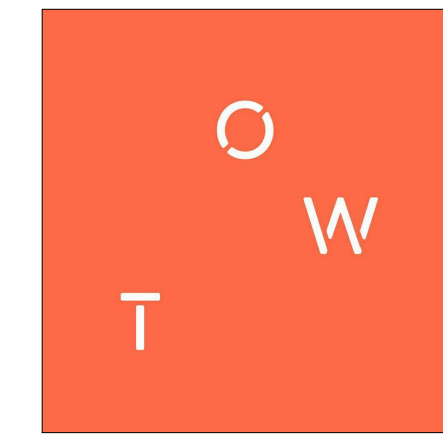


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LANDSCAPE PLAN

LP1.0



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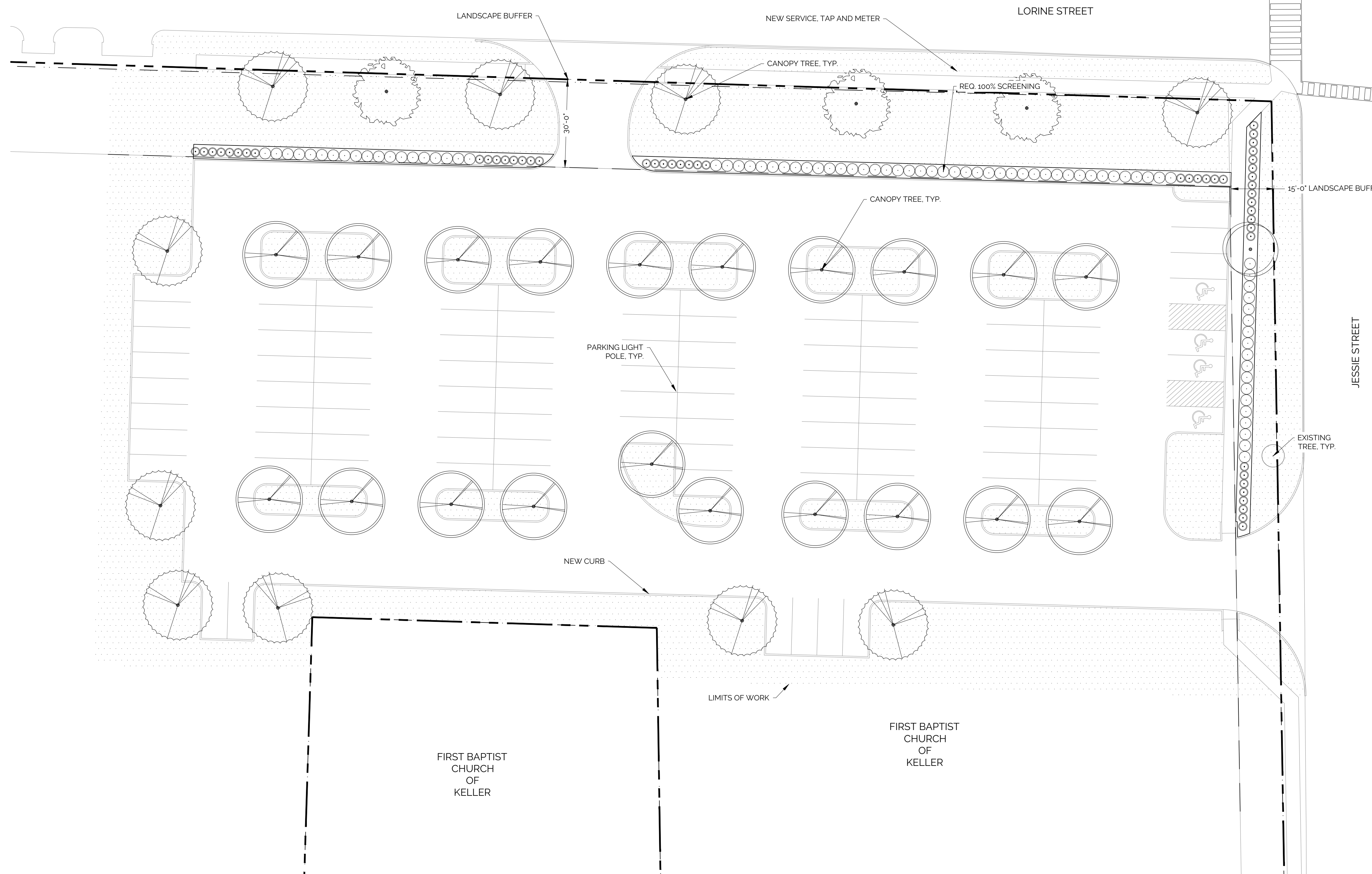
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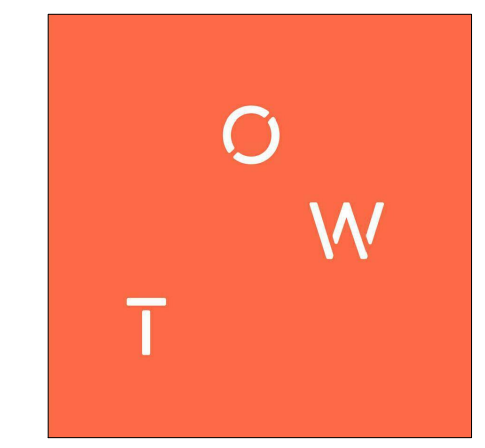
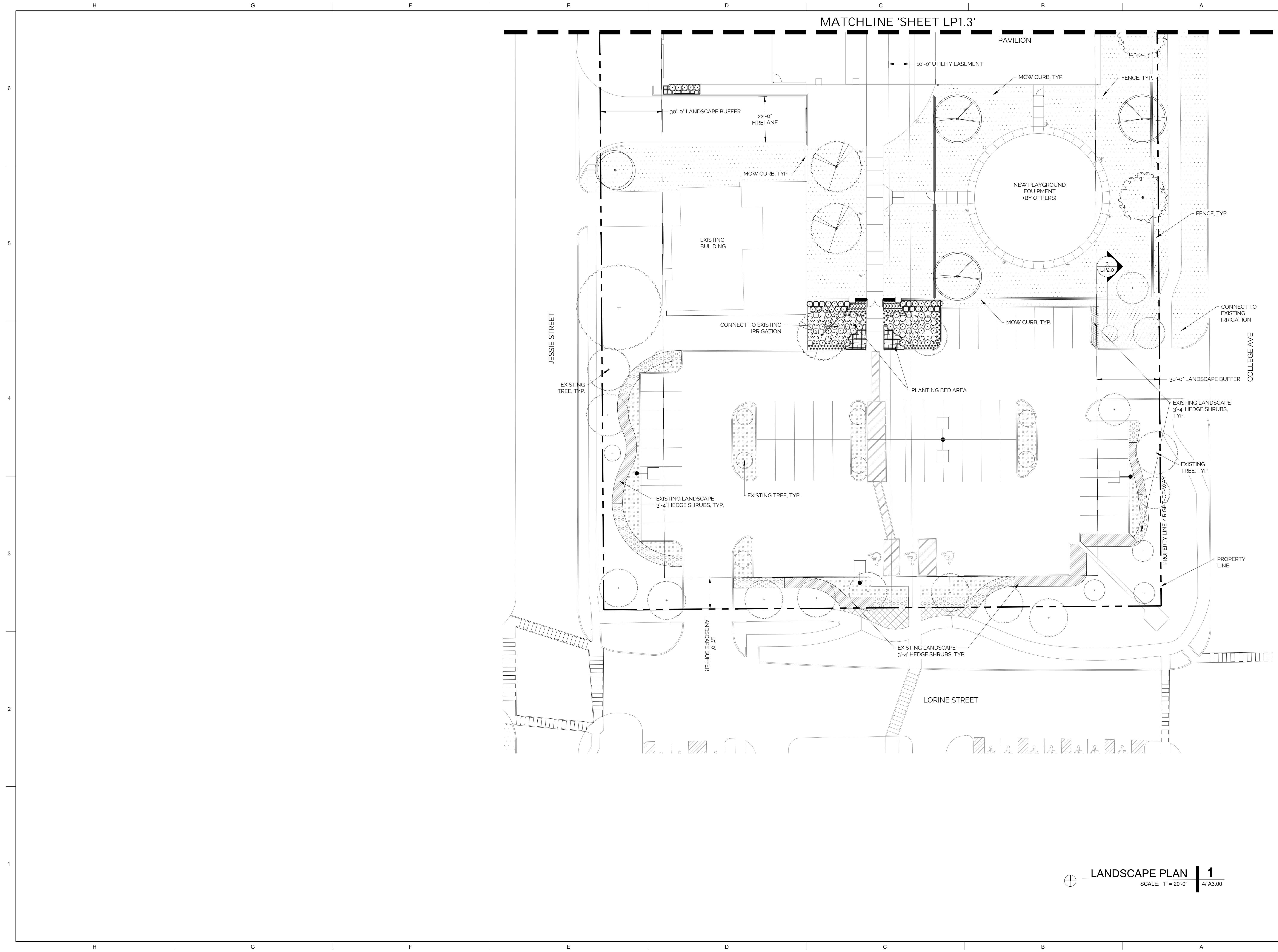
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**LANDSCAPE
PLAN**

LP1.1



N LANDSCAPE PLAN | 1
SCALE: 1" = 20'-0" | 4/A3.00



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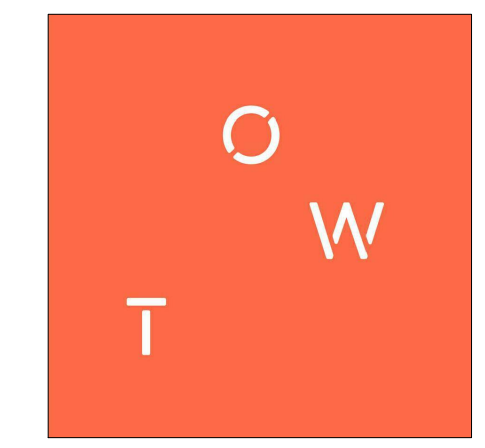
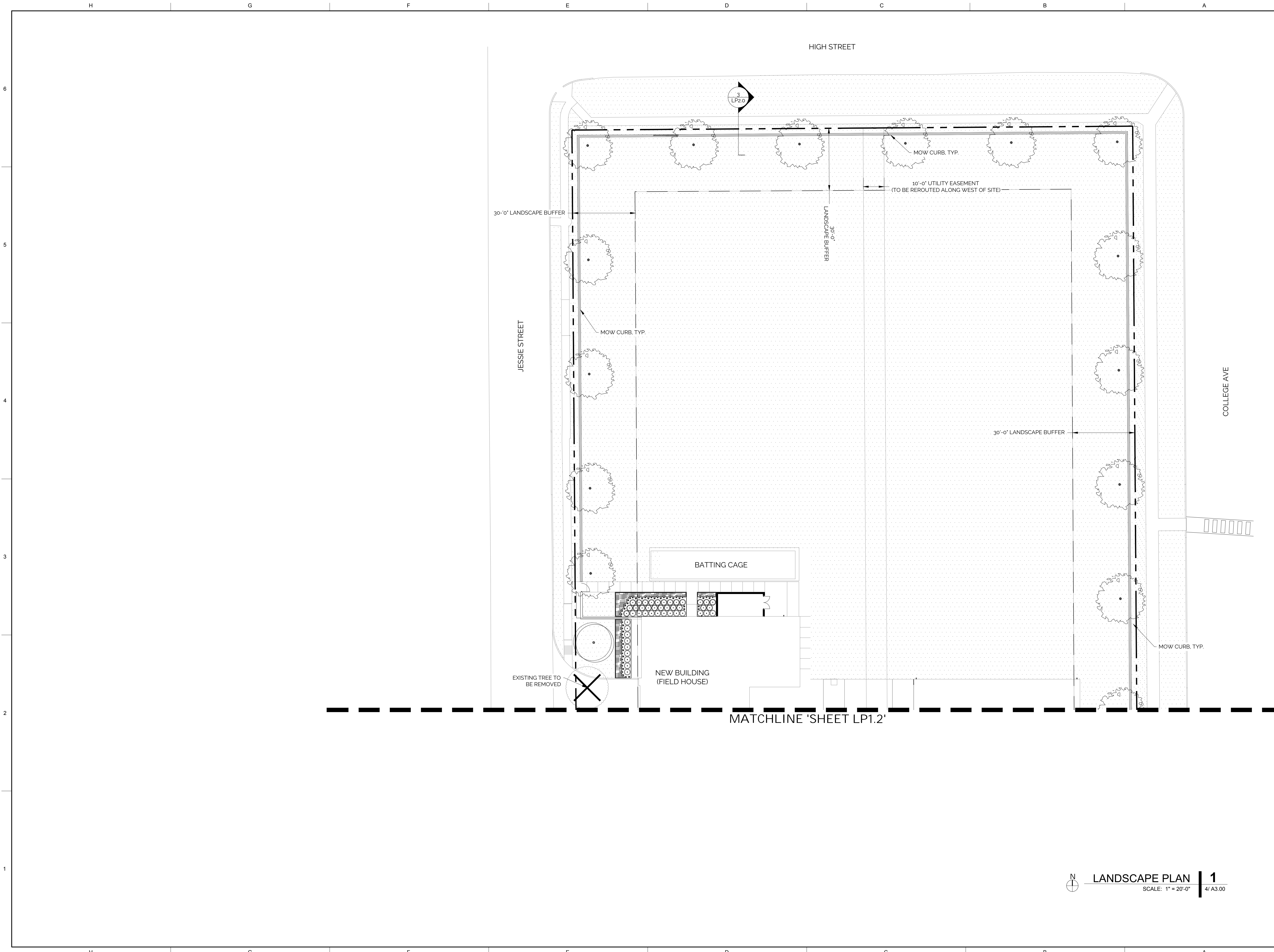
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LANDSCAPE PLAN

LANDSCAPE PLAN | 1
 SCALE: 1" = 20'-0" | 4/A3.00

LP1.2



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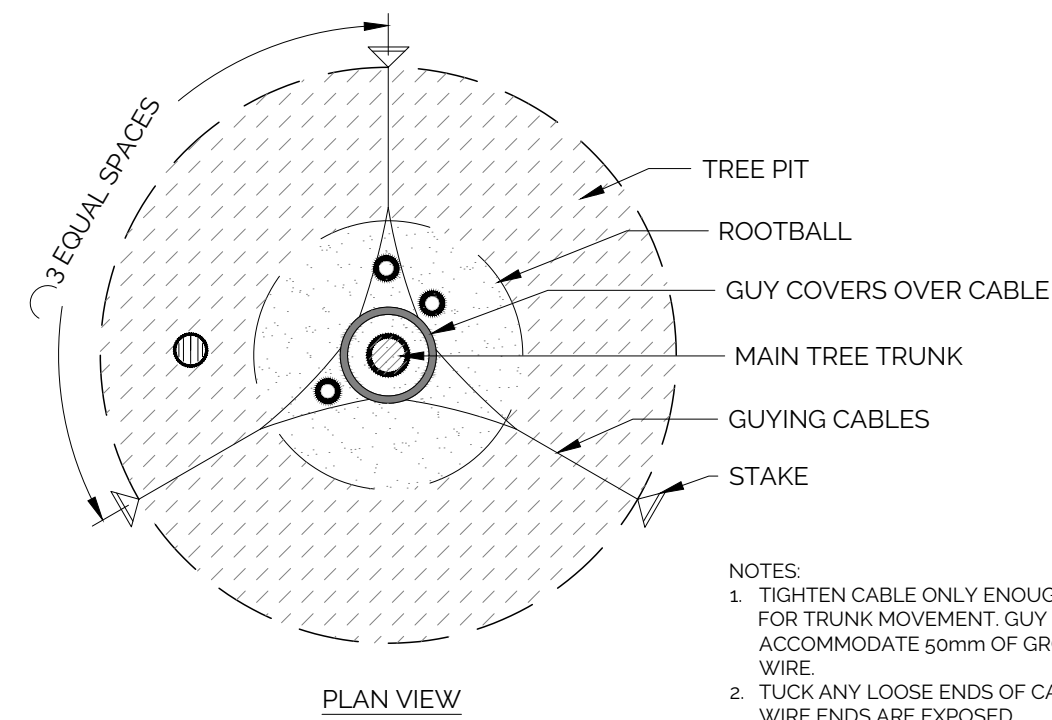
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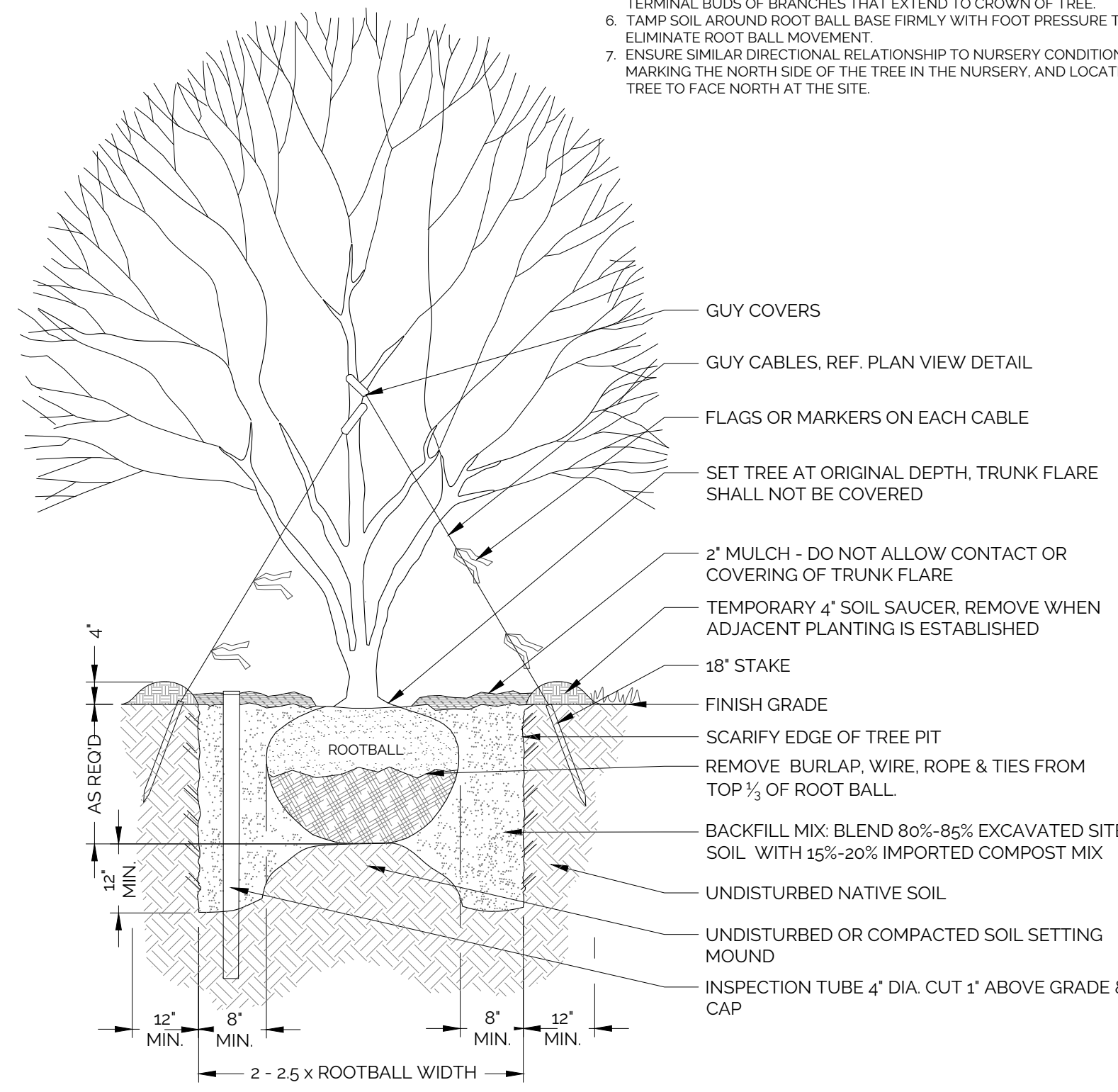
**LANDSCAPE
 PLAN**

LP1.3

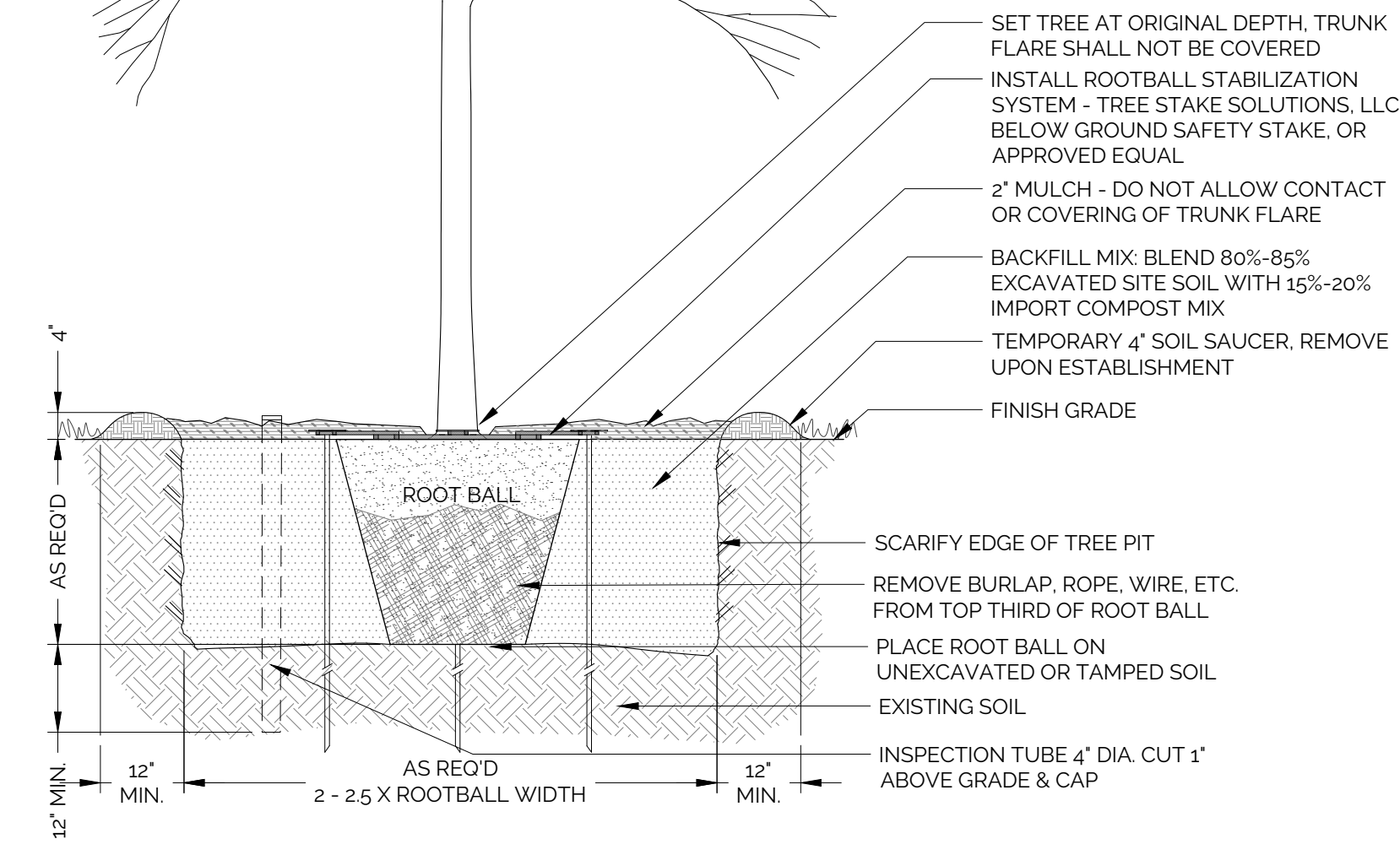
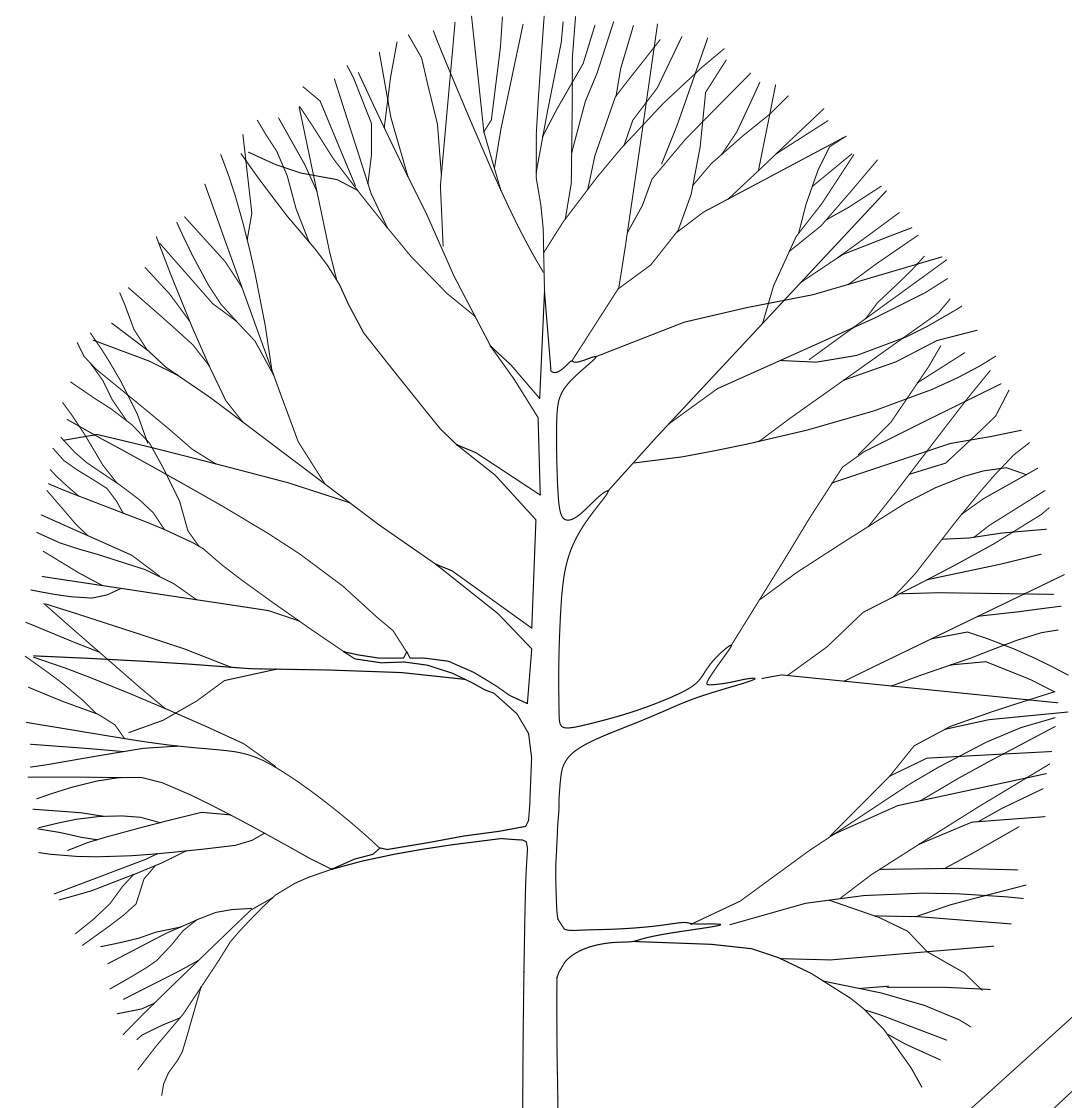
N LANDSCAPE PLAN | 1
 SCALE: 1" = 20'-0" | 4/A3.00



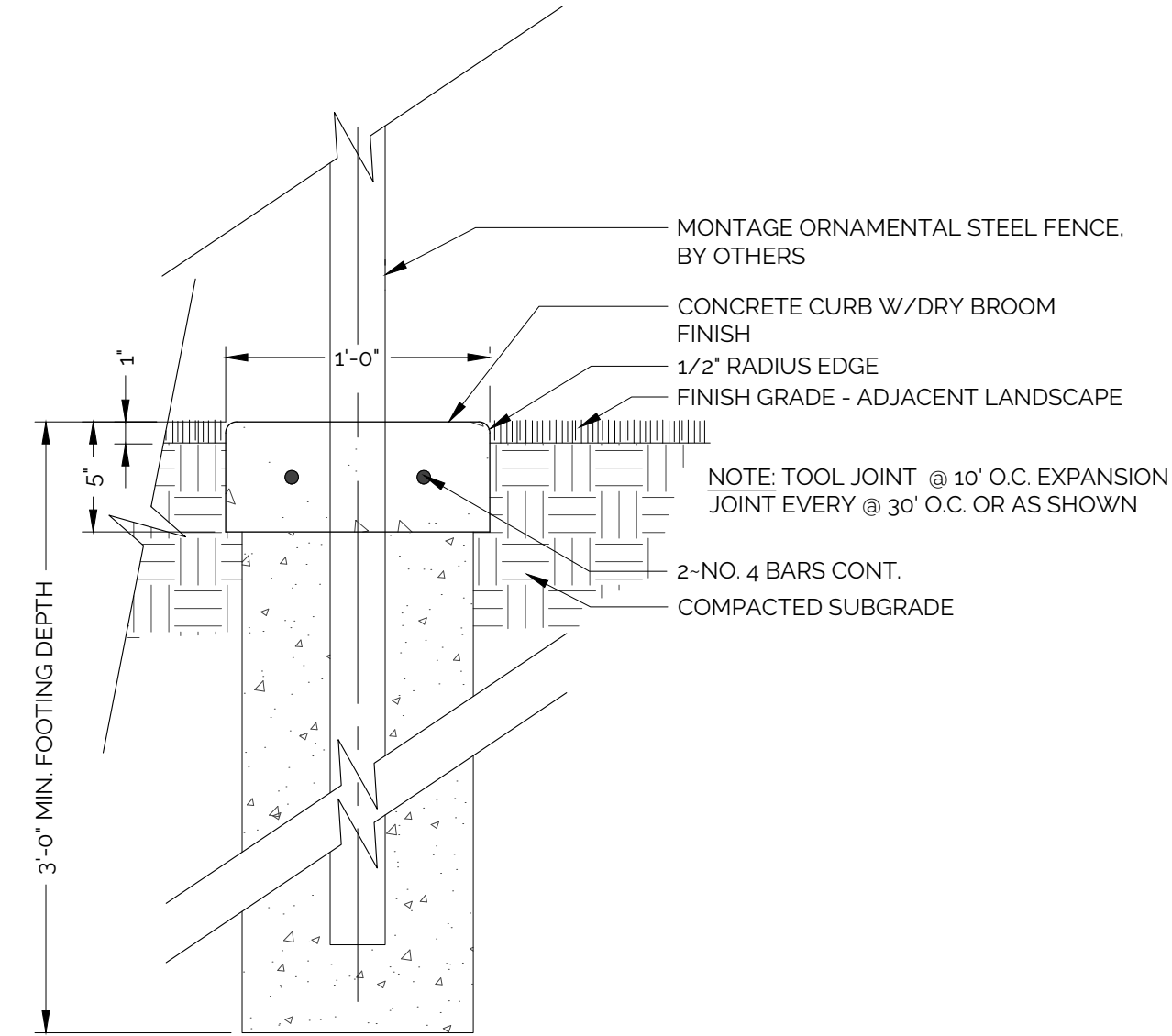
- NOTES**
- TIGHTEN CABLE ONLY ENOUGH TO KEEP GUY FROM SLIPPING AND ALLOW FOR TRUNK MOVEMENT. GUY COVER SHALL BE LONG ENOUGH TO ACCOMMODATE 50mm OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
 - TUCK ANY LOOSE ENDS OF CABLE INTO THE GUY COVER SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
 - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN ROOTS SUFFICIENT TO OVERCOME THE TREE MOVEMENT AT THE ROOTS. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 - THE TRUNK FLARE SHALL BE VISIBLE AT TOP OF THE ROOT BALL WITH NO SOIL OR MULCH IN CONTACT WITH THE TRUNK.
 - TREES SHALL NOT BE HEAVILY PRUNED AT PLANTING. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO CROWN OF TREE.
 - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE TO ELIMINATE ROOT BALL MOVEMENT.
 - ENSURE SIMILAR DIRECTIONAL RELATIONSHIP TO NURSERY CONDITIONS BY MARKING THE NORTH SIDE OF THE TREE IN THE NURSERY, AND LOCATE TREE TO FACE NORTH AT THE SITE.



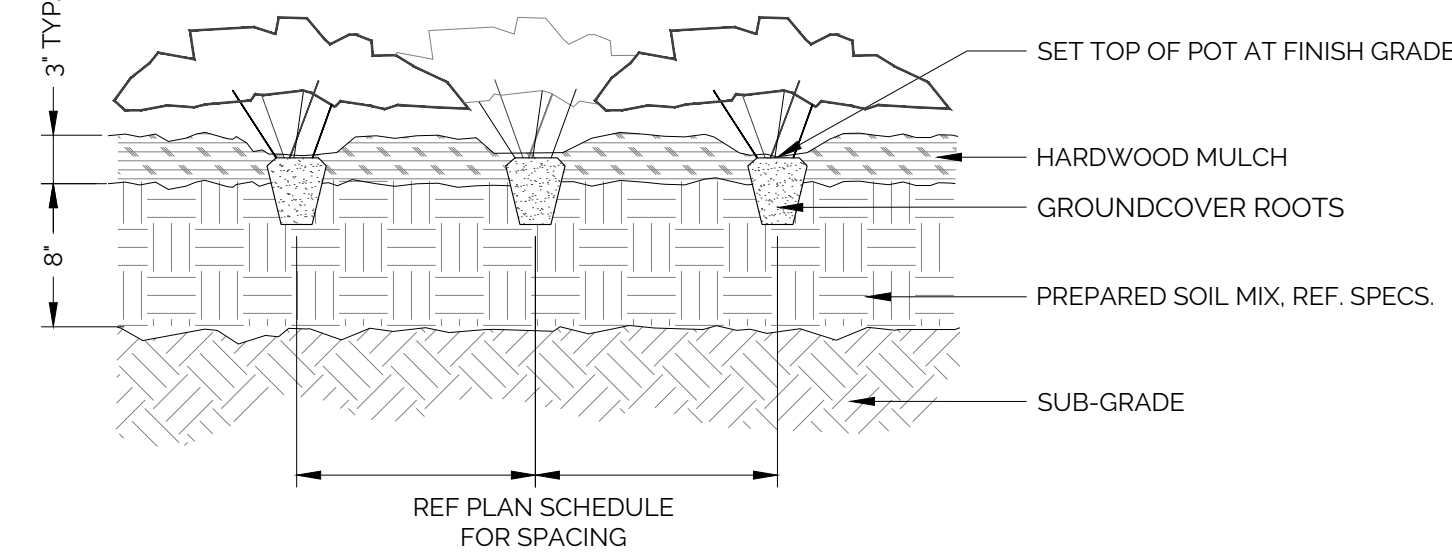
1 MULTI-STEM TREE PLANTING
1/2'-1'-0"



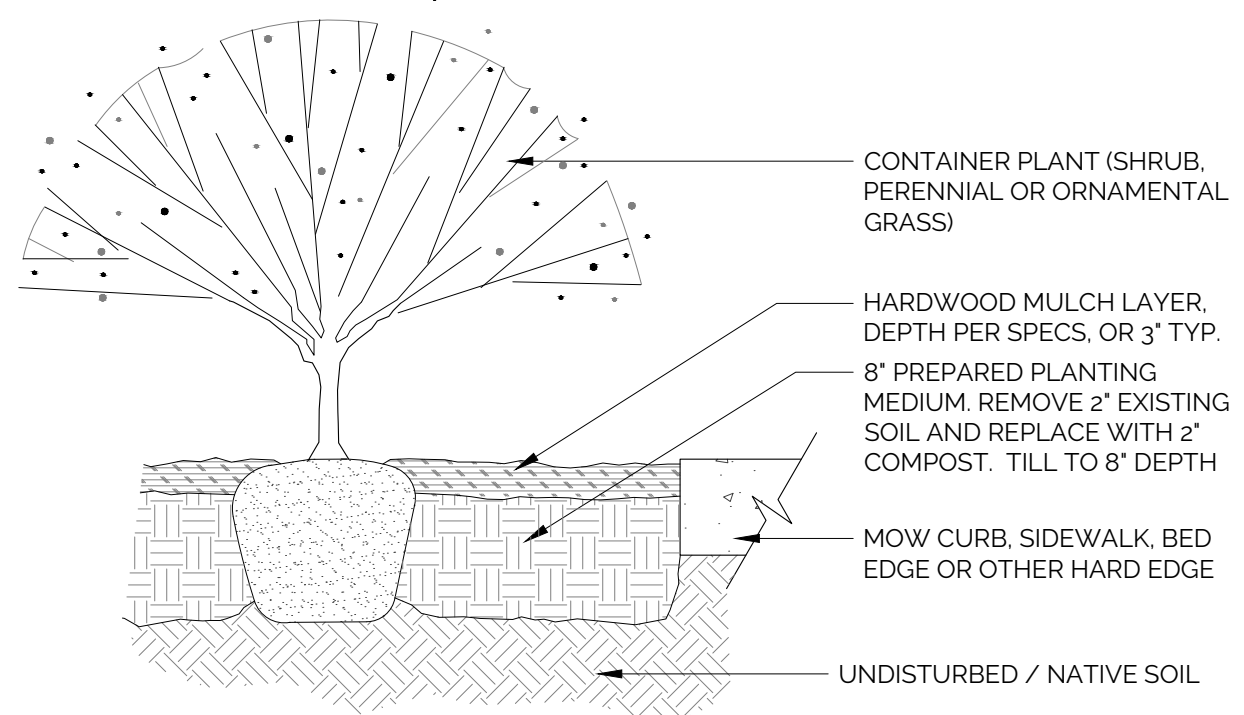
2 SHADE TREE PLANTING
1/2'-1'-0"



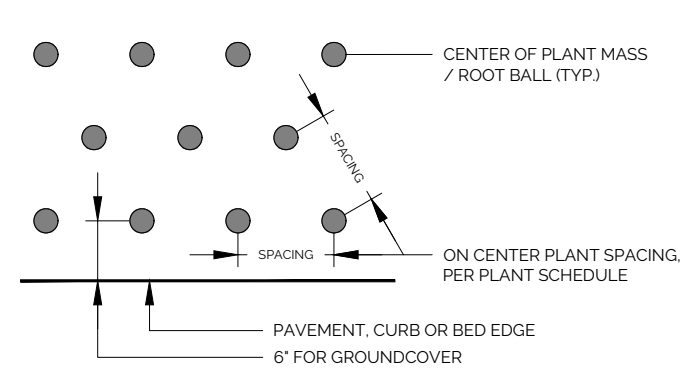
3 12" CONCRETE MOW CURB
1 1/2'-1'-0"



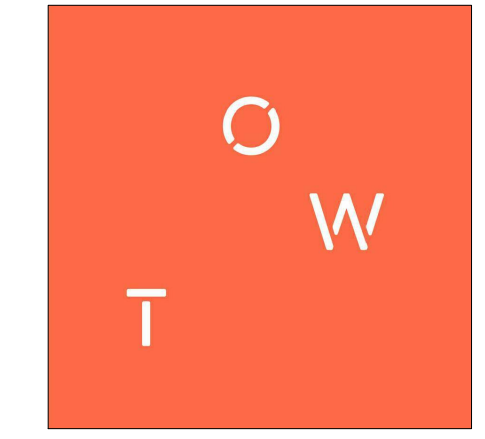
4 GROUND COVER PLANTING
1 1/2'-1'-0"



5 CONTAINER PLANTING
1'-1'-0"



6 PLANT SPACING
1/4'-1'-0"



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LANDSCAPE DETAILS

LP2.0

PLANTING SPECIFICATIONS

TREE PLANTING

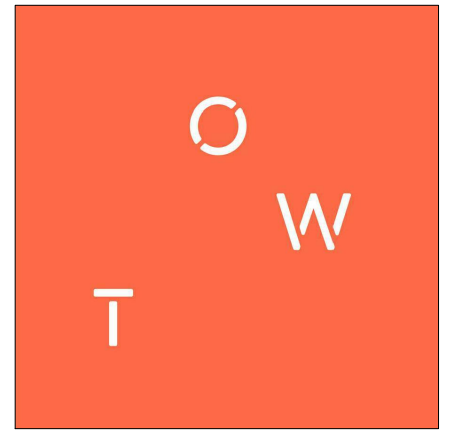
- COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- PROVIDE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY OF THE SCHEDULED TREES THAT COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z601 "AMERICAN STANDARD FOR NURSERY STOCK".
- TREES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE PLANTING. THE CONTRACTOR SHALL REMOVE REJECTED TREES IMMEDIATELY FROM THE PROJECT SITE AND REPLACE THE REJECTED TREES WITH ACCEPTABLE TREES AT NO COST TO THE OWNER.
- DO NOT PRUNE TREES PRIOR TO DELIVERY UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. PROVIDE ADEQUATE PROTECTION OF THE ROOT SYSTEMS AND FOLIAGE FROM DRYING WIND AND SUN.
- DO NOT BEND OR BIND TREES IN SUCH A MANNER THAT WOULD DAMAGE THE BARK, BREAK BRANCHES OR DESTROY THE TREES NATURAL SHAPE. PROVIDE PROTECTIVE COVERINGS DURING DELIVERY. ANY TREE IN FULL LEAF WILL BE SPRAYED WITH AN ANTI-DESICCANT PRIOR TO DELIVERY.
- DO NOT REMOVE TREES FROM THEIR CONTAINERS UNTIL THEY ARE READY TO BE PLANTED.
- WHILE WAITING TO BE PLANTED TREES SHALL NOT BE STORED ON PAVEMENT OR ANY SURFACES WHICH REFLECT A LARGE AMOUNT OF HEAT DURING STORAGE.
- ALL TREES SHALL BE HANDLED CAREFULLY SO THAT THE ROOTS ARE ADEQUATELY PROTECTED FROM DRYING OUT AND FROM INJURY. THE BALLS OF BALLED AND BURLAPPED TREES WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE "THELED IN" FOR PROTECTION WITH SOIL, MULCH OR OTHER ACCEPTABLE MATERIAL.
- TREE PLANTING SHALL NOT TAKE PLACE BETWEEN THE MONTHS OF JUNE THROUGH AUGUST UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
- FERTILIZER SHALL BE A SLOW RELEASE GRANULATED ORGANIC FERTILIZER. ACCEPTABLE PRODUCTS INCLUDE GARDEN-VILLE SOIL FOOD SELECT CONTAINING A 6-2-2 (N-P-K) RATIO OF NUTRIENTS, SUSTANE CONTAINING A 5-2-4 (N-P-K) RATIO OF NUTRIENTS OR APPROVED EQUAL.
- ROOT STIMULATOR SHALL BE MAXICROP OR GARDEN VILLE BRAND LIQUEFIED SEAWEED OR APPROVED EQUAL.
- MULCH SHALL BE SHREDDED HARDWOOD MULCH FREE OF STONES, CLAY OR OTHER FOREIGN MATERIALS.
- WATER SHALL BE AVAILABLE VIA THE IRRIGATION SYSTEM. WATER REQUIRED IN CONNECTION WITH TREE PLANTING WILL BE FURNISHED AND PAID FOR BY THE OWNER PROVIDED IT IS NOT USED IN A WASTEFUL MANNER. ANY HOSE OR WATER EQUIPMENT NECESSARY FOR TREE WATERING MUST BE SUPPLIED BY THE CONTRACTOR.
- TREES SHALL BE STABILIZED WITH TREE STAKES AS SHOWN ON THE TREE PLANTING DETAIL ON THE DRAWINGS OR APPROVED EQUAL.
- PROVIDE TREES GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE ONLY HEALTHY STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. TREE TRUNKS WILL BE CENTERED IN THE ROOT BALL. PRUNING CUTS LARGER THAN THREE-QUARTER (3/4) INCHES WILL BE CAUSE FOR REJECTION.
- LABEL ALL TREES WITH A SECURELY ATTACHED WATERPROOF TAG BEARING THE BOTANICAL AND COMMON NAME. THE OWNER MUST APPROVE ALL TREES PRIOR TO PLANTING.
- PROVIDE HEALTHY, VIGOROUS, WELL ROOTED TREES ESTABLISHED IN THE CONTAINERS IN WHICH THEY ARE SOLD.
- BALLED AND BURLAPPED STOCK IS REQUIRED WHEN THE TREES EXCEED THE MAXIMUM SIZE RECOMMENDATIONS PER ANSI Z601 FOR CONTAINER GROWN STOCK.
- ESTABLISHED CONTAINER STOCK IS DEFINED AS A TREE GROWN IN OR TRANSPLANTED AND GROWN IN A CONTAINER FOR A MINIMUM OF SIX (6) MONTHS SO THAT TREE CAN DEVELOP A NEW FIBROUS ROOT SYSTEM AND POSSES A CRITICAL ROOT MASS THAT WILL RETAIN ITS SHAPE AND WILL HOLD TOGETHER WHEN THE CONTAINER IS REMOVED.
- USE RIGID CONTAINERS WHICH WILL HOLD THE BALL SHAPE AND WILL PROTECT THE ROOT BALL DURING SHIPPING.
- TREES DESIGNATED AS B&B ON THE PLANS SHALL BE BALLED AND BURLAPPED. TREES SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE TREE. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIALS AND BOUND WITH TWINE, CORD OR WIRE MESH, WHERE NECESSARY, TO PREVENT BREAKING OR CRACKING OF THE BALL DURING THE DELIVERY AND PLANTING PROCESS. THE BALL MAY BE SECURED TO A PLATFORM.
- STAKE INDIVIDUAL TREE LOCATIONS AND SECURE THE OWNER'S REPRESENTATIVES ACCEPTANCE BEFORE START OF TREE INSTALLATION.
- PRIOR TO PLANTING ERADICATE ALL WEEDS AND PLANT MATERIAL WITH ROUND-UP PER THE MANUFACTURER'S RECOMMENDATIONS.
- EXCAVATE TREE PITS WITH ROUGHENED SIDES OF THE TREE PIT. LEAVE THE SOIL IN THE BOTTOM OF THE TREE PIT UNDISTURBED.
- SAVE EXCAVATED SOIL TO BE USED FOR BACKFILLING THE TREE PIT.
- IF ROCK, UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS ARE ENCOUNTERED WHILE EXCAVATING TREE PITS NOTIFY THE OWNER'S REPRESENTATIVE TO DETERMINE WHETHER THE OBSTRUCTION WILL BE REMOVED OR THE TREE LOCATION WILL BE MOVED.
- BEFORE BACKFILLING CLEAN THE EXCAVATED SOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS OR OTHER EXTRANEIOUS MATERIAL THAT WOULD BE HARMFUL OR TOXIC FOR TREE GROWTH.
- SET TREES ON UNDISTURBED SOIL IN A PLUMB POSITION AND CENTERED IN THE TREE PIT. TREES SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS AND STRUCTURES. THE TOP OF THE ROOT BALL SHALL BE ONE AND ONE-HALF (1 1/2) TO TWO (2) INCHES ABOVE THE FINISH GRADE. REMOVE BURLAP FROM THE TOP OF THE ROOT BALL BUT DO NOT REMOVE THE SIDES OR BOTTOM. REMOVE ANY WIRE OR TWINE THAT IS SECURING THE ROOT BALL.
- REMOVE AND REPLACE ANY TREES WHERE THE BALL IS BROKEN OR CRACKED DURING PLANTING OPERATIONS.
- AFTER PLANTING APPLY THE SPECIFIED ROOT STIMULATOR AND FERTILIZER AT THE APPLICATION RATES RECOMMENDED BY THE MANUFACTURER.
- IMMEDIATELY AFTER PLANTING INSTALL THE "TREE STAPLES" AS SHOWN ON THE PLANS.
- CREATE A SHALLOW SAUCER OF EXCAVATED SOIL AROUND THE TREE PIT.
- AFTER PLANTING, APPLY A TWO INCH (2") LAYER OF HARDWOOD BARK MULCH PAYING SPECIAL ATTENTION NOT COVER THE TREES ROOT FLARE.
- IF A TREE SETTLES THE TREE SHALL BE REMOVED, RE-SET, RE-STAKED AND THE MULCH REDISTRIBUTED.

SHRUB, AND GROUND COVER PLANTING

- COMPOST. COMPOST SHALL BE A FULLY COMPOSTED COTTON BURR BASED ORGANIC MATERIAL ACIDIFIED WITH SULFUR. THIS MATERIAL SHALL HAVE BEEN COMPOSTED FOR AT LEAST FOUR (4) MONTHS AT TEMPERATURES EXCEEDING ONE HUNDRED FIFTY (150) DEGREES. COMPOST SHALL BE COARSELY SCREENED AND FREE OF FUNGUS, GRASS OR WEEK SEED, DEBRIS OR ANY TOXIC SUBSTANCE. COMPOST SUPPLIERS MUST BE A MEMBER OF THE UNITED STATES COMPOSTING COUNCIL.
- MULCH SHALL BE SHREDDED HARDWOOD MULCH FREE OF STONES, CLAY OR OTHER FOREIGN DEBRIS.
- FERTILIZER SHALL BE A NATURALLY OCCURRING ORGANIC GLAUCONITE WITH AN N-P-K RATION OF 0-2-5.
- USE TEXAS GREENSAND AVAILABLE FROM SOIL BUILDING SYSTEMS, DALLAS, TX, 972.831.8181, OR LIVING EARTH TECHNOLOGIES, INC. DALLAS, TX, 972.869.4332, OR GARDEN VILLE, AUSTIN, TX 888.655.6115 OR AN APPROVED EQUAL.
- WATER SHALL BE AVAILABLE AT THE SITE VIA THE IRRIGATION SYSTEM. WATER REQUIRED IN CONNECTION WITH PLANTING WILL BE FURNISHED BY THE OWNER PROVIDED IT IS NOT USED IN A WASTEFUL MANNER. ANY HOSE OR OTHER WATERING EQUIPMENT SHALL BE PROVIDED BY THE CONTRACTOR.
- THE NAMES AND LOCATIONS OF ALL PLANTS ARE NOTED ON THE DRAWINGS. THE NOMENCLATURE OF ALL PLANT MATERIAL IS PER HORTUS THIRD BY L.H. BAILEY. PLANT MATERIALS NOT CONFORMING TO THIS REFERENCE WILL BE REJECTED.
- ALL PLANT MATERIALS SHALL BE FIRST CLASS REPRESENTATIVES OF THEIR NORMAL SPECIES OR VARIETY UNLESS OTHERWISE SPECIFIED. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THEIR SPECIES AND SHALL BE HEALTHY, SHAPELY, WELL ROOTED AND VIGOROUS. ALL PLANT MATERIALS SHALL BE FREE FROM INSECTS, PESTS, PLANT DISEASES AND INJURIES. THE CONTAINERS OF ALL PLANTS DELIVERED TO THE SITE SHALL BE FREE FROM WEEDS OR GRASSES WHICH COULD BE CONSIDERED NOXIOUS OR OBJECTIONABLE. ALL PLANT MATERIAL SHALL BE EQUAL TO OR EXCEED THE SIZE REQUIREMENTS SPECIFIED ON THE PLANS. PLANTS SHALL BE MEASURED AFTER PRUNING WITH BRANCHES IN THEIR NORMAL POSITION. THE REQUIREMENT FOR MEASUREMENT, BRANCHING, GRADING AND QUALITY OF PLANTS GENERALLY FOLLOWS THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, IN THE AMERICAN STANDARD FOR NURSERY STOCK.
- THE OWNER MUST APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING.
- THE ROOTBALLS OF PLANTS NOT PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL OR MULCH OR OTHERWISE PROTECTED FROM DRYING WINDS AND THE SUN.
- ALL PLANTS SHALL BE WATERED AS NECESSARY UNTIL PLANTING.
- ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE INCLUDED IN THE DRAWINGS. THE SPECIFIED SIZES SHALL BE THE MINIMUM SIZE ACCEPTABLE FOR EACH PLANT VARIETY.
- ALL PLANTS SHALL BE NURSERY GROWN. NURSERY GROWN PLANTS SHALL BE DEFINED AS PLANTS WHICH ARE HEALTHY, VIGOROUS PLANTS LINED OUT IN ROWS AT A NURSERY AND WHICH ARE ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES.
- PLANTS DESIGNATED AS B&B ON THE PLANS SHALL BE BALLED AND BURLAPPED. PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIALS AND BOUND WITH TWINE, CORD OR WIRE MESH, WHERE NECESSARY, TO PREVENT BREAKING OR CRACKING OF THE BALL DURING THE DELIVERY AND PLANTING PROCESS. THE BALL MAY BE SECURED TO A PLATFORM.
- SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER. THE CONTRACTOR MUST MAKE EVERY EFFORT TO LOCATE AND ACQUIRE THE SPECIFIED PLANTS IN A TIMELY MANNER.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES FROM DRYING OUT AND FROM INJURY.
- LOCATION AND SPACING FOR PLANTS AND OUTLINE OF AREAS TO BE PLANTED SHALL BE AS DENOTED BY STEM LOCATION OR BY NOTATIONS ON THE PLANS.
- PRIOR TO BED PREPARATION THE CONTRACTOR SHALL APPLY ROUND-UP HERBICIDE TO ALL BED AREAS. FOLLOW MANUFACTURER'S RECOMMENDATIONS AS TO THE TIMING REQUIREMENTS FOR EFFECTIVE WEED CONTROL.
- PLANTING AREAS SHALL BE DUG AND SOIL FULLY PREPARED, GRADED AND MADE READY TO RECEIVE THE PLANT MATERIAL BEFORE DELIVERY OF PLANT MATERIAL AFTER PLANTING. ALL BEDS SHALL BE FINISHED GRADE ONE (1) INCH ABOVE THE ADJACENT GRADE TO ALLOW FOR SETTLING.
- PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF TWO (2) INCHES TO ACCOMMODATE THREE (3) INCHES OF COMPOST. AFTER THE COMPOST IS SPREAD THE BEDS SHALL BE TILLED TO A DEPTH OF EIGHT (8) INCHES.
- TEXAS GREEN SAND SHALL BE TILLED INTO THE PREPARED SOIL MIX AT A RATE OF EIGHTY (80) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- ALL PLANTS SHALL BE PLANTED IN PITS OR BEDS AS SHOWN ON THE PLANS, CENTERED AND SET TO TOUCH SUCH DEPTH THAT THE TOP OF THE ROOT BALL WILL BE ONE (1) TO TWO (2) INCHES ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING. EACH PLANT SHALL BE PLANTED PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR STRUCTURES. TWINE OR WIRE SHALL BE CUT SO THAT THE BURLAP COVERING THE TOP OF THE B&B ROOT BALLS CAN BE PULLED BACK. BURLAP SHALL NOT BE PULLED OUT FROM UNDER ROOT BALLS. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY.
- AFTER FINE GRADING ALL BED AREAS WILL BE COVERED WITH TWO (2) INCHES OF MULCH COMPLETELY COVERING THE ENTIRE BED AREA. ROOT FLARES MUST BE VISIBLE AFTER MULCHING.
- THE CONTRACTOR IS RESPONSIBLE FOR WATERING, WEED CONTROL AND OTHER NECESSARY MAINTENANCE UNTIL FINAL ACCEPTANCE OF ALL WORK.

TURFGRASS PLANTING

- ALL DELIVERY RECEIPTS AND COPIES OF INVOICES FOR MATERIALS USED FOR THIS WORK SHALL BE SUBJECT TO CHECKING BY THE OWNER'S REPRESENTATIVE.
- VARIOUS SAMPLES, CERTIFICATES AND SPECIFICATIONS FOR SEED, FERTILIZER AND OTHER MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE OWNER AS REQUIRED BY SUBSEQUENT SECTIONS OF THIS SPECIFICATION.
- BERMUDA GRASS SOD: TURFGRASS SOD SHALL BE "CYNODON DACTYLON" COMMON BERMUDA GRASS. SOD SHALL CONSIST OF STOLONS, LEAF BLADES, RHIZOMES AND ROOTS WITH HEALTHY, VIRILE SYSTEM OF DENSE, THICKLY MATTED ROOTS THROUGHOUT THE SOIL OF THE SOD. THE SOD PAD SHALL BE NOT LESS THAN THREE QUARTER (3/4) INCHES THICK. SOD SHALL BE ALIVE, HEALTHY, VIGOROUS, FREE OF INSECTS, DISEASE, STONES AND UNDESIRABLE FOREIGN MATERIALS AND GRASSES. THE GRASS SHALL HAVE BEEN MOWED PRIOR TO SOD CUTTING SO THAT THE HEIGHT OF THE GRASS SHALL NOT EXCEED TWO (2) INCHES. SOD SHALL NOT BE HARVESTED OR PLANTED WHEN THE MOISTURE CONDITION OF THE SOD IS SO EXCESSIVELY WET OR DRY THAT ITS SURVIVAL WILL BE AFFECTED. ALL SOD SHALL BE HARVESTED, DELIVERED AND PLANTED WITHIN A THIRTY-SIX (36) HOUR PERIOD. SOD SHALL BE PROTECTED FROM EXPOSURE TO WIND, SUN AND FREEZING. IF SOD IS STACKED, IT SHALL BE KEPT MOIST AND SHALL BE STACKED ROOTS-TO-ROOTS AND GRASS-TO-GRASS.
- ALL SOD SHALL BE THE SAME THICKNESS, SOD SECTIONS SHALL BE RECTANGULAR AND MAY VARY IN LENGTH BUT THE WIDTH OF ALL SOD SECTIONS MUST BE EQUAL. BROKEN OR TORN SOD PADS WILL BE UNACCEPTABLE.
- BERMUDA GRASS SEED: TURFGRASS SEED SHALL BE "CYNODON DACTYLON" COMMON BERMUDA GRASS. THE SEED SHALL BE HARVESTED NO MORE THAN ONE (1) YEAR PRIOR TO PLANTING AND SHALL BE FREE OF WEED SEED TO THE LIMITS ALLOWABLE UNDER THE FEDERAL SEED ACT AND APPLICABLE SEED LAWS. THE SEED SHALL NOT BE A MIXTURE. THE SEED SHALL BE HULLED, EXTRA FANCY GRADE, TREATED WITH FUNGICIDE AND MUST HAVE A PURITY THAT WILL PRODUCE, AFTER ALLOWANCES FOR FEDERAL SEED ACT TOLERANCES, A LIVE SEED CONTENT OF NOT LESS THAN 85%. SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS.
- PRIOR TO PLANTING, PROVIDE THE OWNER'S REPRESENTATIVE WITH THE STATE CERTIFICATE STATING THE ANALYSIS OF PURITY AND SEED GERMINATION.
- FERTILIZER SHALL BE A COMMERCIAL PRODUCT, UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
- FERTILIZER FOR THE INITIAL PLANTING APPLICATION SHALL HAVE AN N-P-K RATIO OF 4-5-1 (19-26-5).
- FERTILIZER FOR THE POST PLANTING APPLICATION WILL BE A COMPLETE FERTILIZER OF A CHEMICAL BASE CONTAINING BY WEIGHT THE FOLLOWING PERCENTAGES OF NUTRIENTS: 27-3-4 +2% FE (N-P-K) FROM A METHYLENE UREA OR THE NITROGEN EQUIVALENT OF 33-3-10.
- ALL MULCH WILL BE MANUFACTURED FROM HARDWOODS AND WILL BE REFINED SPECIFICALLY FOR TURF HYDROMULCH APPLICATIONS. THREE (3) APPROVED MULCH MANUFACTURERS ARE CONWED FIBERS, WEYERHAEUSER AND FILTREX.
- ALL TURF PLANTING SHALL BE EXECUTED ACROSS THE SLOPE PARALLEL TO THE FINISH GRADE CONTOURS.
- SOD AREAS NOT ESTABLISHED BY SEPTEMBER 15 SHALL BE PLANTED WITH BERMUDA SOD THAT HAS BEEN OVER SEEDDED RYE GRASS AT THE TURF FARM PRIOR TO DELIVERY TO THE SITE. THE CONTRACTOR WILL STILL BE RESPONSIBLE FOR PRODUCING AN ACCEPTABLE COVERAGE OF BERMUDA GRASS AS SPECIFIED.
- GRASS AND SEED PLANTING CAN ONLY PROCEED UPON APPROVAL OF THE FINE GRADING BY THE OWNER'S REPRESENTATIVE.
- SOIL SHALL BE TILLED TO LOOSEN THE SOIL. DESTROY ANY EXISTING VEGETATION AND TO PREPARE AN ACCEPTABLE PLANTING BED. ALL TURF AREAS SHALL BE TILLED TO A DEPTH OF FIVE (5) INCHES.
- SOIL SHALL BE CLEANED OF ALL DEBRIS, BUILDING MATERIALS, RUBBISH, WEEDS AND STONES LARGER THAN THREE- QUARTER (3/4) INCHES IN DIAMETER. ALL COLLECTED MATERIALS SHALL BE REMOVED OFF-SITE.
- THE INITIAL PLANTING FERTILIZER APPLICATION SHALL BE APPLIED AT A RATE OF NINE (9) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR FOUR HUNDRED (400) POUNDS PER ACRE.
- FOR SEED AREAS THE INITIAL FERTILIZER APPLICATION SHALL BE APPLIED AFTER SOIL PREPARATION OPERATIONS ARE COMPLETE BUT NOT MORE THAN TWO (2) DAYS PRIOR TO PLANTING.
- FERTILIZER SHALL BE APPLIED OVER SODDED AREAS AFTER PLANTING, BUT NOT MORE THAN TWO (2) DAYS LATER.
- THE POST PLANTING FERTILIZER APPLICATION SHALL BE APPLIED THIRTY (30) DAYS AFTER PLANTING AND SHALL BE APPLIED AT A RATE OF ONE (1) POUND OF NITROGEN PER ONE THOUSAND (1000) SQUARE FEET OR FORTY FOUR (44) POUNDS PER ACRE.
- PRIOR TO LAYING THE SOD, THE PLANTING BED SHALL BE RAKED SMOOTH AND MOISTENED TO A DEPTH OF FOUR (4) INCHES, BUT NOT TO THE EXTENT OF CAUSING PUDDLING.
- SOD SHALL BE LAID SMOOTHLY AND BUTTED END TO END WITH STAGGERED JOINTS.
- THE SOD SHALL BE PRESSED FIRMLY INTO CONTACT WITH THE SUBGRADE BY ROLLING IN ORDER TO ELIMINATE ALL AIR POCKETS. TO PROVIDE A TRUE AND EVEN SURFACE AND TO ENSURE ROOTING WITHOUT DISPLACEMENT OF THE SOD OR DEFORMATION OF THE SURFACES OF THE SODDED AREA.
- FOLLOWING ROLLING, FINE SCREENED SOIL OF GOOD QUALITY SHALL BE USED TO FILL ANY CRACKS BETWEEN SOD SECTIONS. EXCESS SOIL SHALL BE WORKED INTO THE GRASS WITH SUITABLE EQUIPMENT AND SHALL BE WELL WATERED. THE TEXTURE OF THE FILL SOIL SHALL BE SUCH THAT IT WILL NOT SMOTHER THE GRASS.
- WITHIN TWO (2) DAYS OF SOIL PREPARATION AND FERTILIZATION GRASS AND NATIVE SEED MIX SHALL BE DRILL SEEDDED WITH A BRILLION SEEDER-CULTIPACKER AT THE FOLLOWING RATES
- BERMUDA GRASS AT A RATE OF THREE (3) POUNDS PER ONE THOUSAND (1000) SQUARE FEET / ONE HUNDRED THIRTY (130) POUNDS PER ACRE.
- RYE GRASS AT A RATE OF EIGHT (8) POUNDS PER ONE THOUSAND (1000) SQUARE FEET / THREE HUNDRED AND FIFTY (350) POUNDS PER ACRE.
- IMMEDIATELY FOLLOWING SEEDING OPERATIONS ALL SEEDDED AREAS AREA TO BE CAPPED WITH WOOD FIBER MULCH USING CONVENTIONAL HYDRO-MULCH EQUIPMENT. THE HYDRO MULCH CAP SHALL BE APPLIED AT A RATE OF FORTY-SIX (46) POUNDS PER ONE THOUSAND (1000) SQUARE FEET / TWO THOUSAND (2000) POUNDS PER ACRE AND WATER AT A RATE OF TWENTY THREE (23) GALLONS PER ONE THOUSAND (1000) SQUARE FEET / ONE THOUSAND (1000) GALLONS PER ACRE.
- NO HEAVY EQUIPMENT SHALL BE MOVED OVER THE PLANTED TURF/SEED AREAS. ANY AREAS DISTURBED PRIOR TO TURFGRASS ACCEPTANCE SHALL BE TILLED, REGRADED, LEVELED AND REPLANTED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL IRRIGATION EQUIPMENT DURING GRASSING OPERATIONS.
- THE PROPOSED IRRIGATION SYSTEM MUST BE COMPLETELY OPERATIONAL BEFORE GRASSING OPERATIONS MAY BEGIN. AFTER PLANTING, ANY BREAKDOWNS OR MALFUNCTIONS OF THE IRRIGATION SYSTEM MUST BE IMMEDIATELY REPAIRED BY THE CONTRACTOR OTHERWISE, THE COST OF REPLACING LOST TURF DUE TO THE CONTRACTOR'S FAILURE TO PROMPTLY REPAIR THE IRRIGATION SYSTEM WILL BE BORNE BY THE CONTRACTOR.
- AREAS NOT COVERED BY THE PROPOSED IRRIGATION SYSTEM SHALL BE WATERED WITH A TEMPORARY IRRIGATION SYSTEM. TEMPORARY IRRIGATION MUST BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. ONCE THE NON-IRRIGATED VEGETATION HAS ACHIEVED AN ACCEPTABLE STAND OF GRASS THE TEMPORARY IRRIGATION SYSTEM MUST BE REMOVED.
- APPLY AT LEAST ONE-HALF (1/2 ") INCH OF WATER OVER THE ENTIRE PLANTED AREA EVERY THREE (3) DAYS UNTIL GRASS/NATIVE GRASS IS ESTABLISHED. CONTRACTOR SHALL WATER THOROUGHLY AND INFREQUENTLY ONCE GRASS/NATIVE GRASS IS ESTABLISHED TO ENCOURAGE DEEP ROOT GROWTH. WATER WILL BE PAID FOR BY THE OWNER AS LONG AS IT IS NOT USED IN A WASTEFUL MANNER.



OWT ARCHITECTS

911 HOUSTON STREET
FORT WORTH, TX 76102
817.993.9844

www.owtarchitects.com

TEXAS FIRM REGISTRATION #: BR 301

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

JEREMY BLAD

SEPTEMBER 19, 2022

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REVISION SCHEDULE

Rev. #	Revision Description	Revision Date
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Valley Quest DESIGN

LANDSCAPE ARCHITECTS
222 S. Elm St. Ste. 102
Denton, Texas 76201
ph: 214.783.1715

FBC KELLER - FIELDHOUSE & MULTI-PURPOSE PRACTICE FIELDS

225 KELLER PARKWAY
KELLER, TX 76248
OWT #2021.011.00

LANDSCAPE DETAILS

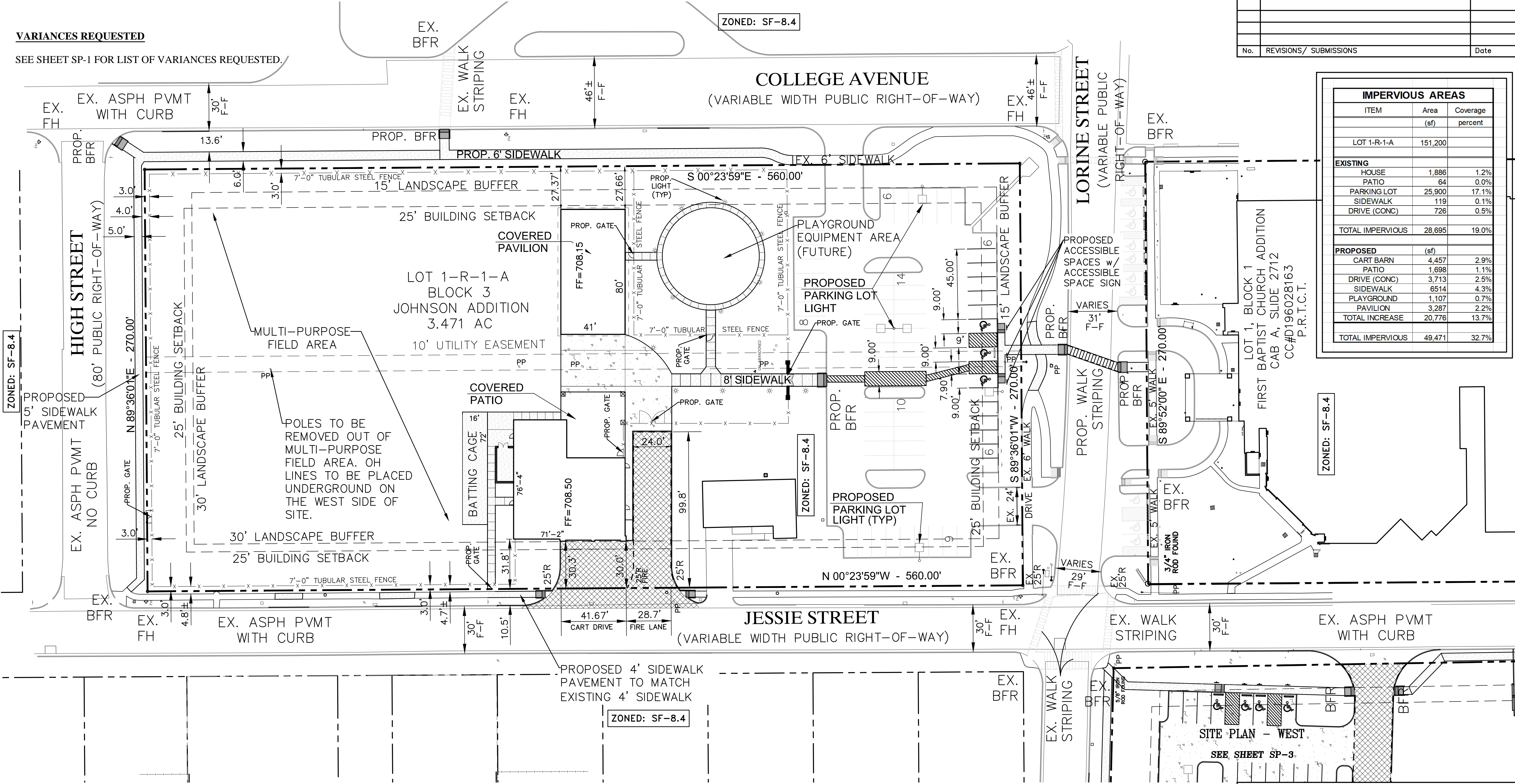
LP2.1

VARIANCES REQUESTED

SEE SHEET SP-1 FOR LIST OF VARIANCES REQUESTED.

ZONED: SF-8.4

No.	REVISIONS/ SUBMISSIONS	Date



IMPERVIOUS AREAS		
ITEM	Area (sf)	Coverage percent
EXISTING		
HOUSE	1,886	1.2%
PATIO	64	0.0%
PARKING LOT	25,900	17.1%
SIDEWALK	119	0.1%
DRIVE (CONC)	726	0.5%
TOTAL IMPERVIOUS	28,695	19.0%
PROPOSED (sf)		
CART BARN	4,457	2.9%
PATIO	1,698	1.1%
DRIVE (CONC)	3,713	2.5%
SIDEWALK	6514	4.3%
PLAYGROUND	1,107	0.7%
PAVILION	3,287	2.2%
TOTAL INCREASE	20,776	13.7%
TOTAL IMPERVIOUS	49,471	32.7%

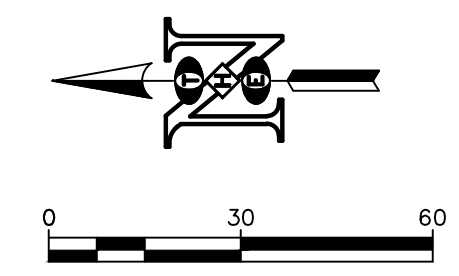
ZONED: SF-8.4

ZONED: SF-8.4

ZONED: SF-8.4

LEGEND

- 7" REINF. CONC PVMT, 3,600 PSI W/#4 @ 18" OCEW, 8" LIME/CEMENT TREATED SUBGRADE
- 6" REINF. CONC PVMT, 3,600 PSI W/#3 @ 18" OCEW, 2" MAX. SAND CUSHION
- 4" REINF. CONC SIDEWALK PER CITY DETAIL



PRELIMINARY FOR INTERIM REVIEW ONLY
 By THOMAS L. HOOVER P.E.# 62493
 Date 09-19-22
 THOMAS HOOVER ENGINEERING, LLC
 NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

SITE PLAN - WEST
 SEE SHEET SP-3

THOMAS HOOVER ENGINEERING, LLC
 P.O. BOX 1808
 KELLER, TEXAS 76244
 (817) 913-1350 PH.
 T.B.P.E. FIRM REGISTRATION NO. 006009

FIRST BAPTIST CHURCH
LOTS 11 & 10R, BLOCK 2 & LOT 1-R-1-A, BLOCK 3
JOHNSON ADDITION
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS.
8.530 ACRES OF LAND
CURRENT ZONING - "SF-8.4" SINGLE FAMILY & O.T.K.

SITE PLAN - NORTH		PROJECT NO.	SHEET
DESIGNED TLH	SCALE 1"=30'		SP-2
DRAWN SDS	DATE		
CHECKED TLH	09-19-22		

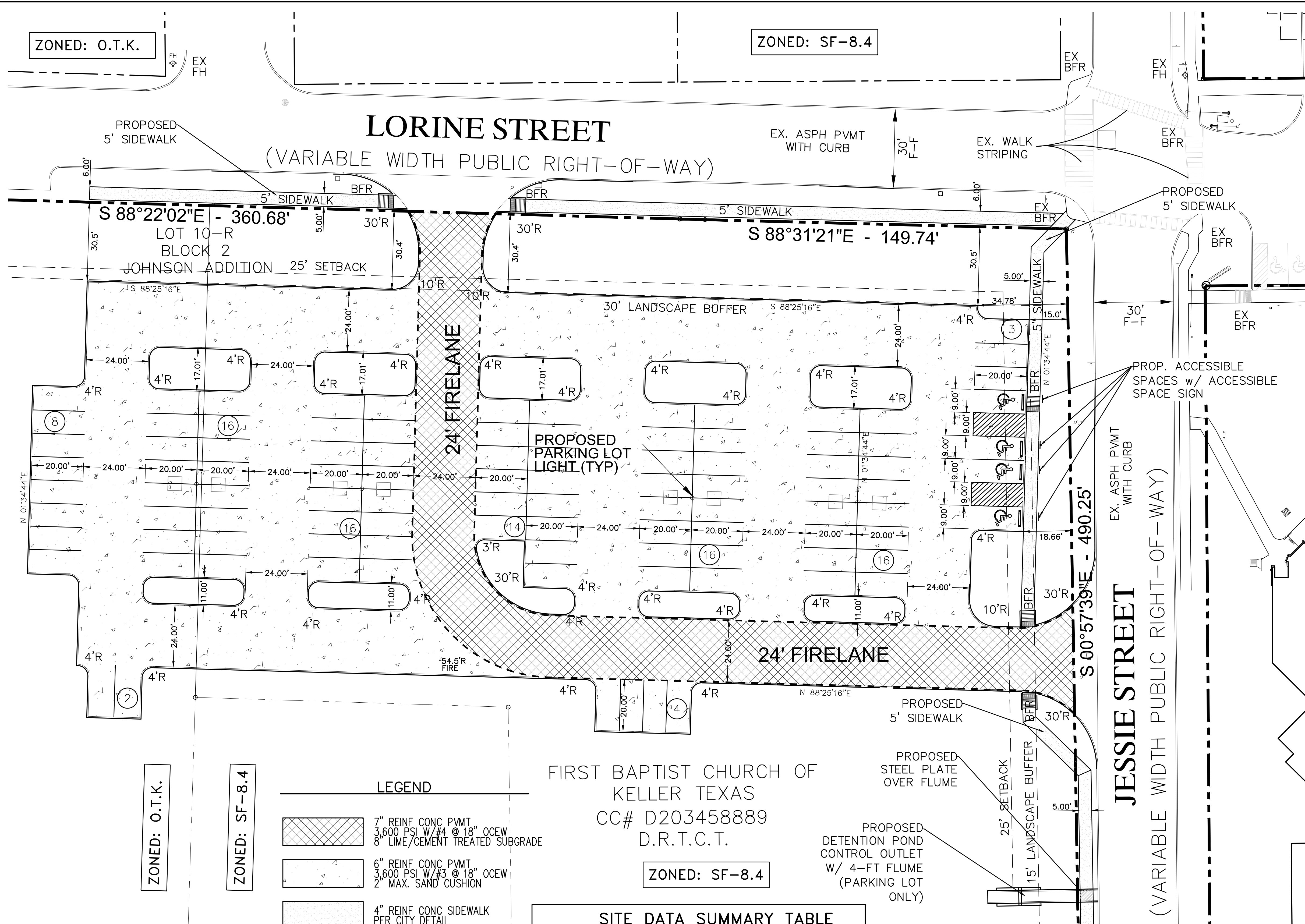
ZONED: O.T.K.

ZONED: SF-8.4

No.	REVISIONS/ SUBMISSIONS	Date

VARIANCES REQUESTED

SEE SHEET SP-1 FOR LIST OF VARIANCES REQUESTED.



IMPERVIOUS AREAS		
ITEM	Area (sf)	Coverage percent
LOTS 10R & 11	220,356	
EXISTING		
HOUSE	2,427	1.1%
PATIO	270	0.1%
ACCESSORY	1,166	0.5%
FLAT/CONCRETE	1,997	0.9%
DRIVE (ASPH)	703	0.3%
TOTAL IMPERVIOUS	6,563	3.0%
PROPOSED		
SIDEWALK	974	0.4%
PARKING LOT	52,633	23.9%
TOTAL INCREASE	53,607	24.3%
TOTAL IMPERVIOUS	60,170	24.3%

LANDSCAPE AREAS		
ITEM	Area (sf)	Coverage percent
LOTS 10R & 11	220,356	
PARKING LOT		
TOTAL IMPERVIOUS	52,633	0.0%
LANDSCAPE AREA		
PARKING LOT ISLANDS	8,048	15.3%
ADDITIONAL AREA	4,395	8.4%
TOTAL LANDSCAPE	12,443	23.6%
PERCENT LANDSCAPE		23.6%

ZONED: O.T.K.

ZONED: SF-8.4

LEGEND

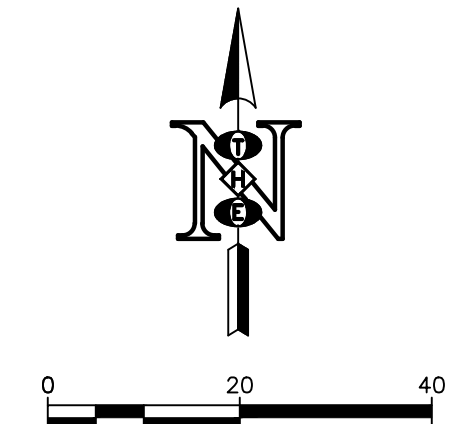
	7" REINF CONC PVMT 3,600 PSI W/ #4 @ 18" OCEW 8" LIME/CEMENT TREATED SUBGRADE
	6" REINF CONC PVMT 3,600 PSI W/ #3 @ 18" OCEW 2" MAX. SAND CUSHION
	4" REINF CONC SIDEWALK PER CITY DETAIL

FIRST BAPTIST CHURCH OF
KELLER TEXAS
CC# D203458889
D.R.T.C.T.

ZONED: SF-8.4

SITE DATA SUMMARY TABLE	
	SITE PLAN FOR LOTS 11 & 10-R, BLOCK 2
ZONING	SF-8.4 & O.T.K.
PROPOSED USE	ANCILLARY USE FOR CHURCH
TRACT AREA LOTS 11 & 10-R	220,356 SF/ 5.059 ACRES
EX. BUILDING SQUARE FOOTAGE	2,427 SF
PARKING REQUIRED LOT 10R	9
TOTAL PARKING PROVIDED	95
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4

OFFICE PARKING REQUIREMENTS
2,427 SQUARE FEET
1 SPACE PER 300 SF = 9 SPACES



JESSIE STREET

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PRELIMINARY
FOR INTERIM REVIEW ONLY

By THOMAS L. HOOVER P.E.# 62493
Date 09-19-22

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TEXAS 76244
(817) 913-1350 PH.
T.B.P.E. FIRM REGISTRATION NO. 006009

FIRST BAPTIST CHURCH
LOTS 11 & 10R, BLOCK 2
& LOT 1-R-1-A, BLOCK 3
JOHNSON ADDITION
IN THE CITY OF KELLER,
TARRANT COUNTY, TEXAS.
8.530 ACRES OF LAND
CURRENT ZONING - "SF-8.4" SINGLE FAMILY & O.T.K.

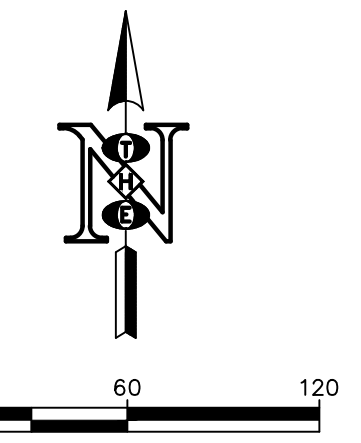
SITE PLAN - WEST

DESIGNED	TLH	SCALE	1"=20'	PROJECT NO.		SHEET	SP-3
DRAWN	SDS	DATE	09-19-22			of	
CHECKED	TLH						



LEGEND

- 7" REINF CONC PVMT
3,600 PSI W/#4 @ 18" OCEW
8" LIME/CEMENT TREATED SUBGRADE
- 6" REINF CONC PVMT
3,600 PSI W/#3 @ 18" OCEW
2" MAX. SAND CUSHION
- 4" REINF CONC SIDEWALK
PER CITY DETAIL



No.	REVISIONS/ SUBMISSIONS	Date

VARIANCES REQUESTED

- 1) A variance to allow for the driveway width to exceed the maximum width.
- 2) A variance to allow the garage doors (2 - 10' X 16') for the cart storage facility to face Jessie St.
- 3) A variance to allow for tubular steel fencing in lieu of the masonry screening fencing around the proposed improvements on Lot 1-R-1-A.

NOTE

- 1) The Contractor is to protect the existing trees as shown in the Tree Preservation Plan (in the final design documents) during the construction of the new paving, and utility improvements.
- 2) All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code unless modified with an approved variance by the City of Keller.
- 3) Proposed lighting for parkinglot and proposed security lighting at the angled parking and at all other locations shall conform with the Unified Development Code.
- 4) All proposed new fencing shall be 7'-0" tall and shall be powder coated steel unless noted otherwise.

SITE DATA SUMMARY TABLE

SITE PLAN LOT 1-R-1-A	
ZONING	SF-8.4
PROPOSED USE	ANCILLARY USE FOR CHURCH
TRACT AREA LOT 1-R-1-A	151,200 SF/ 3.471 ACRES
EX. BUILDING SQUARE FOOTAGE	1,886 SF
PROP. BUILDING SQUARE FOOTAGE	4,573 SF
FUTURE PAVILLION SQUARE FOOTAGE	3,287 SF
PARKING REQUIRED PHASE 2	33
TOTAL EXISTING PARKING PROVIDED	59 (RE-STRIPE FROM 63 SPACES)
HANDICAP PARKING REQUIRED	3
HANDICAP PARKING PROVIDED	3

SITE DATA SUMMARY TABLE

SITE PLAN FOR LOTS 11 & 10-R, BLOCK 2	
ZONING	SF-8.4 & O.T.K.
PROPOSED USE	ANCILLARY USE FOR CHURCH
TRACT AREA LOTS 11 & 10-R	220,356 SF/ 5.059 ACRES
EX. BUILDING SQUARE FOOTAGE	2,421 SF
PARKING REQUIRED PHASE 2	9
TOTAL PARKING PROVIDED	95
HANDICAP PARKING REQUIRED	4
HANDICAP PARKING PROVIDED	4

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FIRST BAPTIST CHURCH
LOTS 11 & 10R, BLOCK 2
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JOHNSON ADDITION
IN THE CITY OF KELLER,
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8.530 ACRES OF LAND
CURRENT ZONING - "SF-8.4" SINGLE FAMILY & O.T.K.

<p>ARCHITECT OXLEY WILLIAMS THARP ARCHITECTS 509 PECAN, SUITE 100 FT. WORTH, TX 76102 817/993-9844 CONTACT: ANDREW OXLEY</p>	<p>PREPARER/ENGINEER THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TX 76244 817/913-1350 CONTACT: THOMAS HOOVER</p>	<p>OWNER/APPLICANT FIRST BAPTIST CHURCH KELLER 225 KELLER PARKWAY KELLER, TX 76248 817/431-2545 CONTACT: JIM BROWN</p>
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SITE PLAN LAYOUT - AERIAL			
DESIGNED TLH	SCALE 1"=60'	PROJECT NO.	SHEET SP-9
DRAWN SDS	DATE 09-19-22		of
CHECKED TLH			

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumens Output	Total Input Watts	Ballast Factor	Light Loss Factor	User Defined Factor
S3A	1	2	LITHONIA DSX1 LED 95 30W T4M HVOLT HS SPA (CONTROLS) (FINISH) DHMSAS +20FT POLE	4910	94	1.000	1.000	1.000
S3B	1	2	LITHONIA DSX1 LED 95 30W T2M HVOLT SPA (CONTROLS) (FINISH) DHMSAS +20FT POLE	4910	94	1.000	1.000	1.000
S3C	2	2	LITHONIA DSX1 LED 95 30W T5W HVOLT SPA (CONTROLS) (FINISH) DHMSAS +20FT POLE	10080	192	1.000	1.000	1.000
S3D	12	12	LITHONIA DSX1 LED 95 30W T5W HVOLT SPA (CONTROLS) (FINISH) DHMSAS +20FT POLE	11032	216	1.000	1.000	1.000
S3E	12	12	LITHONIA RADPT P2 30K ASY (VOLTAGE) P2A R2 (FINISH) RADPBC	4671	38.0187	1.000	1.000	1.000

Calculation Summary	Calculated GFCI Load	Calc. Height (ft.)	LUMENS	Avg	Max	Min	Avg/Min
PROPERTY LINE - LORINE ST	N.A.	FC	0.07	0.2	0.0	N.A.	
PROPERTY LINE - LORINE ST	N.A.	FC	0.04	0.2	0.0	N.A.	
NORTH PARKING	N.A.	FC	1.49	3.1	0.0	1.49	
ROUND WALKWAY	N.A.	FC	4.18	6.0	2.5	1.67	
STRAIGHT WALKWAY	N.A.	FC	4.44	5.4	0.0	1.48	
WEST PARKING	N.A.	FC	1.49	3.2	0.6	2.48	

Notes:
 1. Surface reflectances: Vertical/Horizontal = 50/50.
 2. Calculation values are at height indicated in summary table.
 3. Footing heights are designated on drawing with "TM".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumens output of scaled luminaires, multiply Total Lumens Output by User Defined Factor.

