

VICINITY MAP
1"=1000'

"VARIANCES REQUESTED"

1. A VARIANCE IS REQUESTED TO NOT PROVIDE A MASONRY-SCREENING WALL AS REQUIRED BY SECTION 8.13 OF THE CITY OF KELLER UNIFIED DEVELOPMENT CODE.

SITE PLAN FOR KELLER FIRE STATION #2

737 KELLER SMITHFIELD ROAD
KELLER, TEXAS 76248
IN THE CITY OF KELLER,
A PORTION OF LOT 1, BLOCK 1
CEDAR CREEK ADDITION
TOTAL ACREAGE: 4.50 AC
ZONED: SF-36

BUILDING/PARKING DATA

EXISTING BUILDING AREA:	5,583 SF
PROPOSED BUILDING AREA:	4,978 SF
TOTAL BUILDING AREA:	10,561 SF
EXISTING PARKING:	20
EXISTING PARKING TO REMAIN:	14
PROPOSED PARKING:	10
TOTAL PARKING:	24

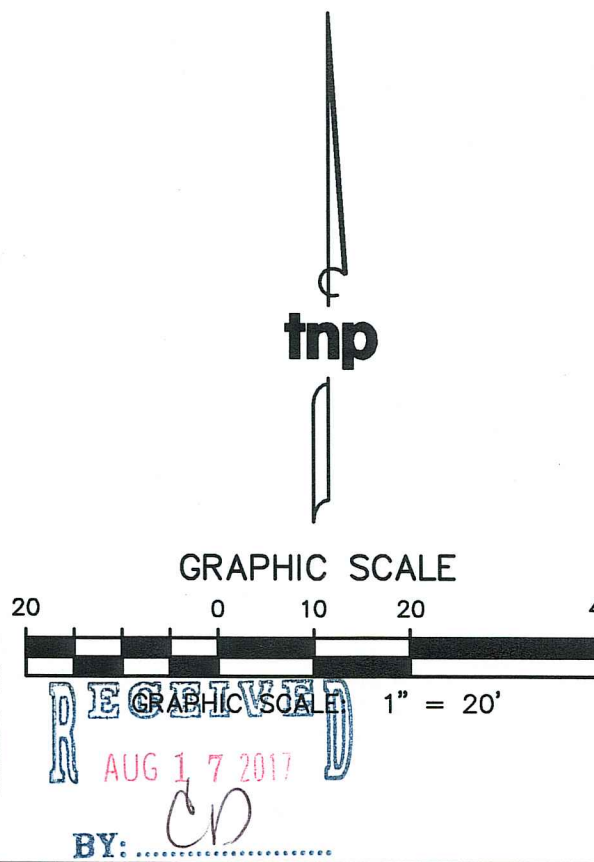
OWNER/APPLICANT:
CITY OF KELLER-FIRE DEPARTMENT
1100 BEAR CREEK PARKWAY
KELLER, TEXAS 76248
817.743.4400
CONTACT: DAVID JONES

PREPARED BY:
TEAGUE NALL & PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: SCOTT A. GIBSON

DATE PREPARED:
JULY 2017

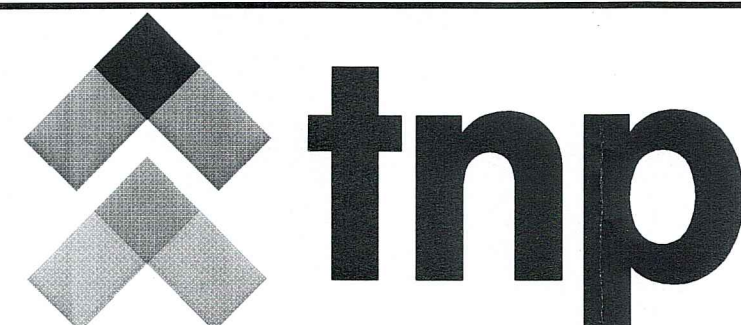
ZONING: SF-36

LOT 6
CROSSROADS ADDITION
VOL. 10487, PG. 2315
P.R.T.C.T.



no.	revision	by	date

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1"=20'
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N/A
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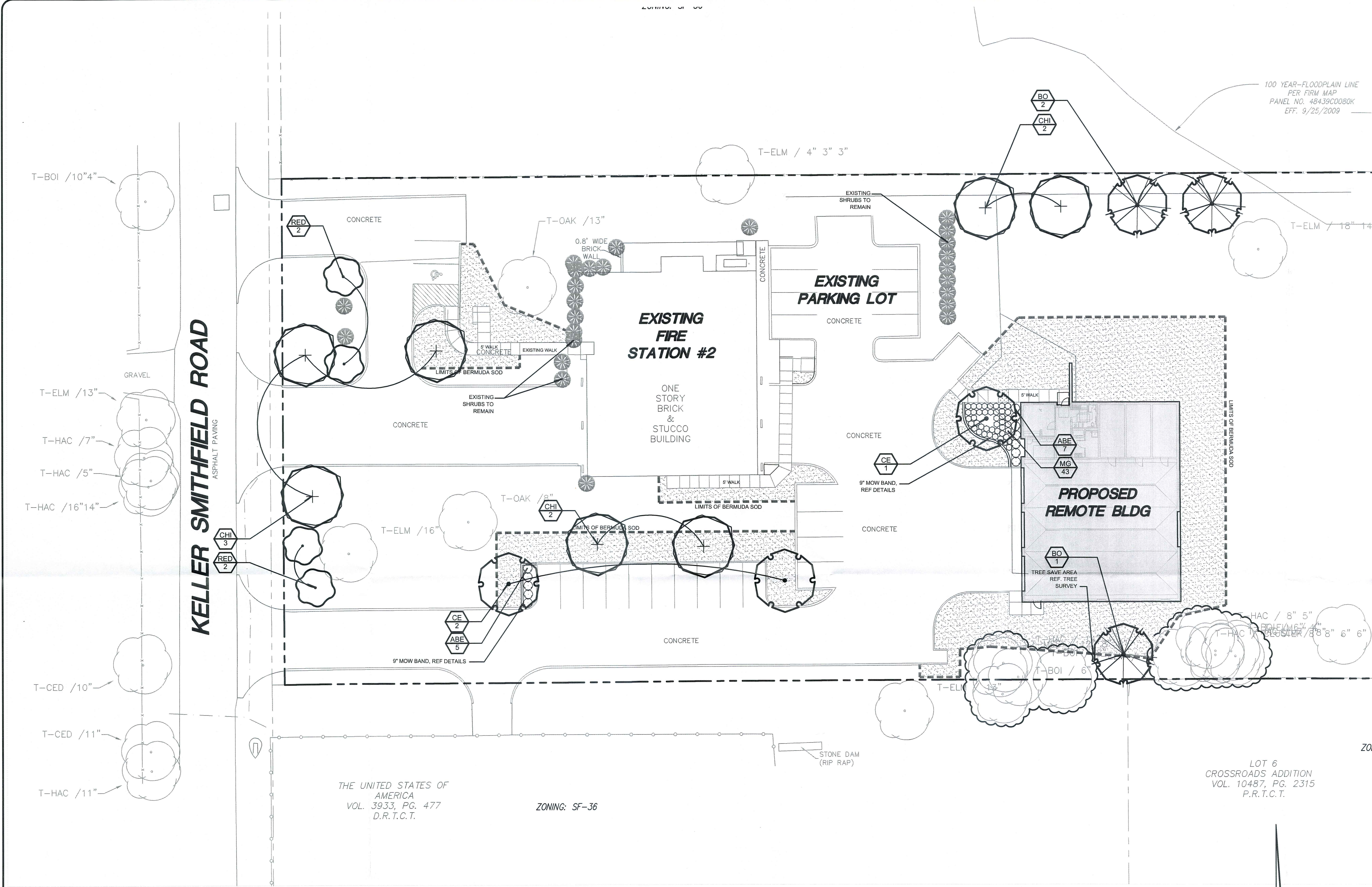
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SCOTT A. GIBSON, P.E. Date: AUG 2017

Tx. Reg. # 89290

City of Keller, Texas
Improvements for
Keller Fire Station #2
SITE PLAN

tnp project
BRK17145
sheet
1



PLANT KEY		
TREES	CODE	COMMON NAME
	BO	Burr Oak
	CHI	Chinkapin Oak
	CE	Cedar Elm
ORNAMENTAL TREES	CODE	COMMON NAME
	RED	Texas Redbud
SHRUBS	CODE	COMMON NAME
	ABE	Dwarf Abelia
	MG	Seep Muhly
GROUND COVERS	CODE	COMMON NAME
	CB	Common Bermuda Sod

CITY OF KELLER - LANDSCAPE REQUIREMENTS:

STREET TREES: KELLER SMITHFIELD ROAD
REQUIRED: 15' LANDSCAPE BUFFER W/ TWO CANOPY TREES, 30' O.C.
+ 4 ORNAMENTAL TREES
PROVIDED: 15' LANDSCAPE BUFFER W/ TWO CANOPY TREES, 30' O.C.
+ 4 ORNAMENTAL TREES

LANDSCAPE BUFFER - NORTH PROPERTY BOUNDARY
REQUIRED: FOUR CANOPY TREES
PROVIDED: FOUR CANOPY TREES

LANDSCAPE BUFFER - SOUTH PROPERTY BOUNDARY
REQUIRED: ONE CANOPY TREES
PROVIDED: ONE CANOPY TREES

FOUNDATION PLANTINGS:
REQUIRED: FOUNDATION PLANTING A MINIMUM OF 5' IN WIDTH ALONG FRONT AND SIDE OF BUILDINGS
PROVIDED: FOUNDATION PLANTING AROUND FRONT OF PROPOSED BUILDING

PARKING LOT SCREENING:
REQUIRED: PARKING LOTS SHALL BE 100% SCREENED WITH SHRUBS ADJACENT TO ALL PUBLIC STREETS
PROVIDED: PARKING LOT SCREENING PROVIDED IN FRONT OF NEW PARKING

PARKING LOT LANDSCAPING:
REQUIRED: 15% OF PARKING AREA LANDSCAPED
NEW PARKING AREA = 1,625 SF X .15 = 244 SF
PROVIDED: 1,855 SF LANDSCAPE AREA

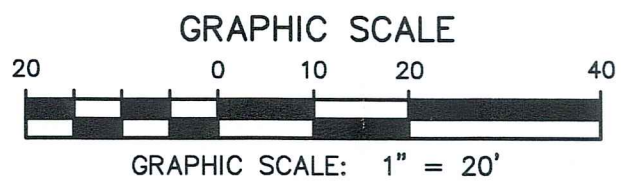
- NOTES:
- REFERENCE 5 FOR GENERAL NOTES, LANDSCAPE DETAILS, AND LANDSCAPE SCHEDULE.
 - REFERENCE CIVIL SHEETS FOR ALL SITE WORK INCLUDING WALLS, WALKS AND DRAINAGE CONSTRUCTION.
 - REFERENCE GRADING PLAN FOR LIMITS OF DISTURBANCE. SOD SHALL COVER ALL LIMITS THAT HAVE BEEN DISTURBED OR AS SHOWN.
 - CROWN ALL PLANTER ISLANDS AT A SLOPE OF 12:1.
 - PER CITY OF KELLER ALL LANDSCAPE AREAS WILL BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS
 - ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN ACCORDANCE TO CITY OF KELLER REGULATIONS.

FOR ALL TREE-SAVE AREAS, CONTRACTOR SHALL:

- REMOVE ALL TRASH AND DEBRIS
- FENCE THIS AREA OFF DURING THE ENTIRE CONSTRUCTION PERIOD WITH A CONTINUOUS, CLOSED, 4' HIGH PLYWOOD FENCE
- KILL ALL POISON OAK, POISON IVY, OR RELATED SPECIES
- PERFORM CROWN CLEANING BY REMOVAL (TO 15') OF DEFECTIVE LIMBS INCLUDING THOSE THAT ARE DEAD, DYING, DISEASED, RUBBING, AND STRUCTURALLY UNSOUND, AND AS REQUIRED BY CLIENT OR LA. ALL PRUNING SHALL BE TO ANSI A 300 PRUNING STANDARDS.

LANDSCAPE PLAN
FOR
KELLER FIRE STATION #2

LOT 6
CROSSROADS ADDITION
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WILLIAM H. SMITH L.A. Date: AUG 2017
Tx. Reg. # 2663

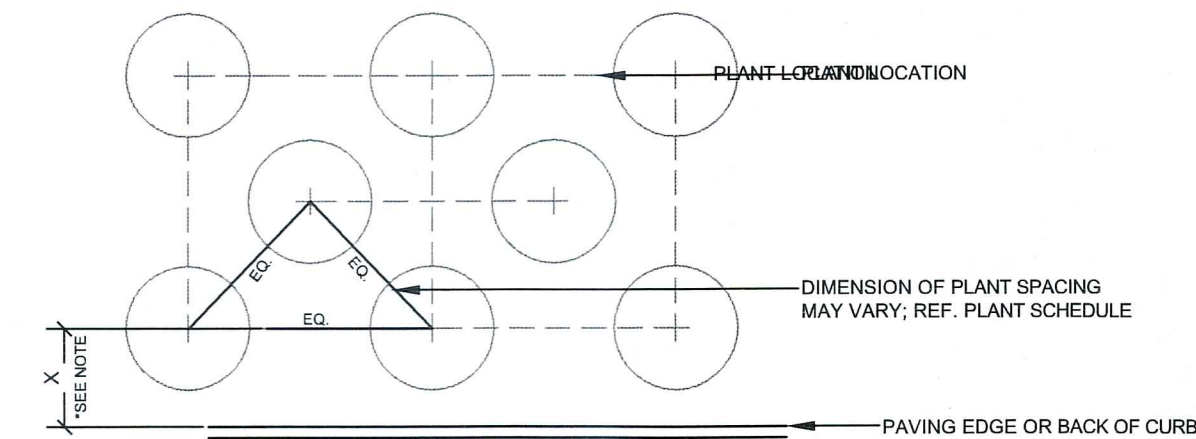
City of Keller, Texas
Improvements for Keller Fire Station #2
LANDSCAPE PLAN

tnp project BRK17145
sheet 4

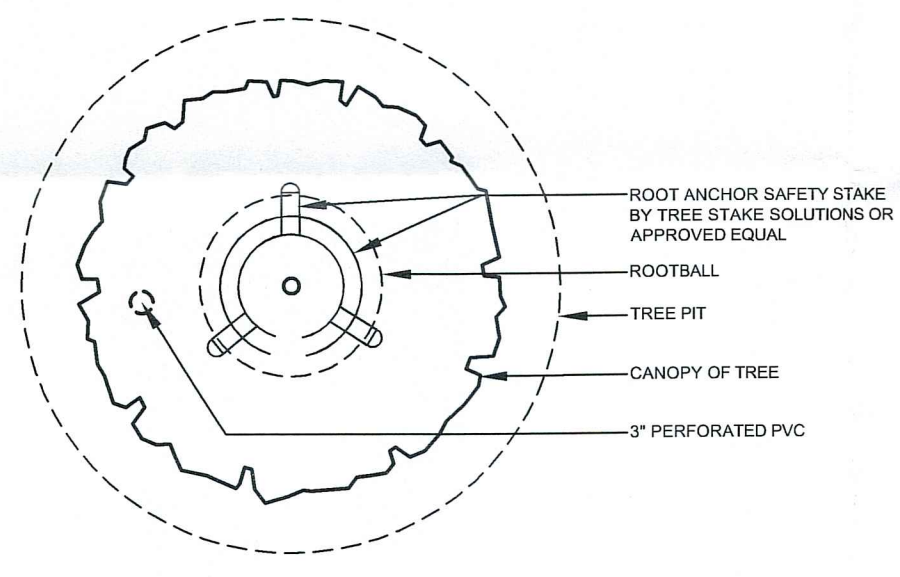
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PLANT SCHEDULE

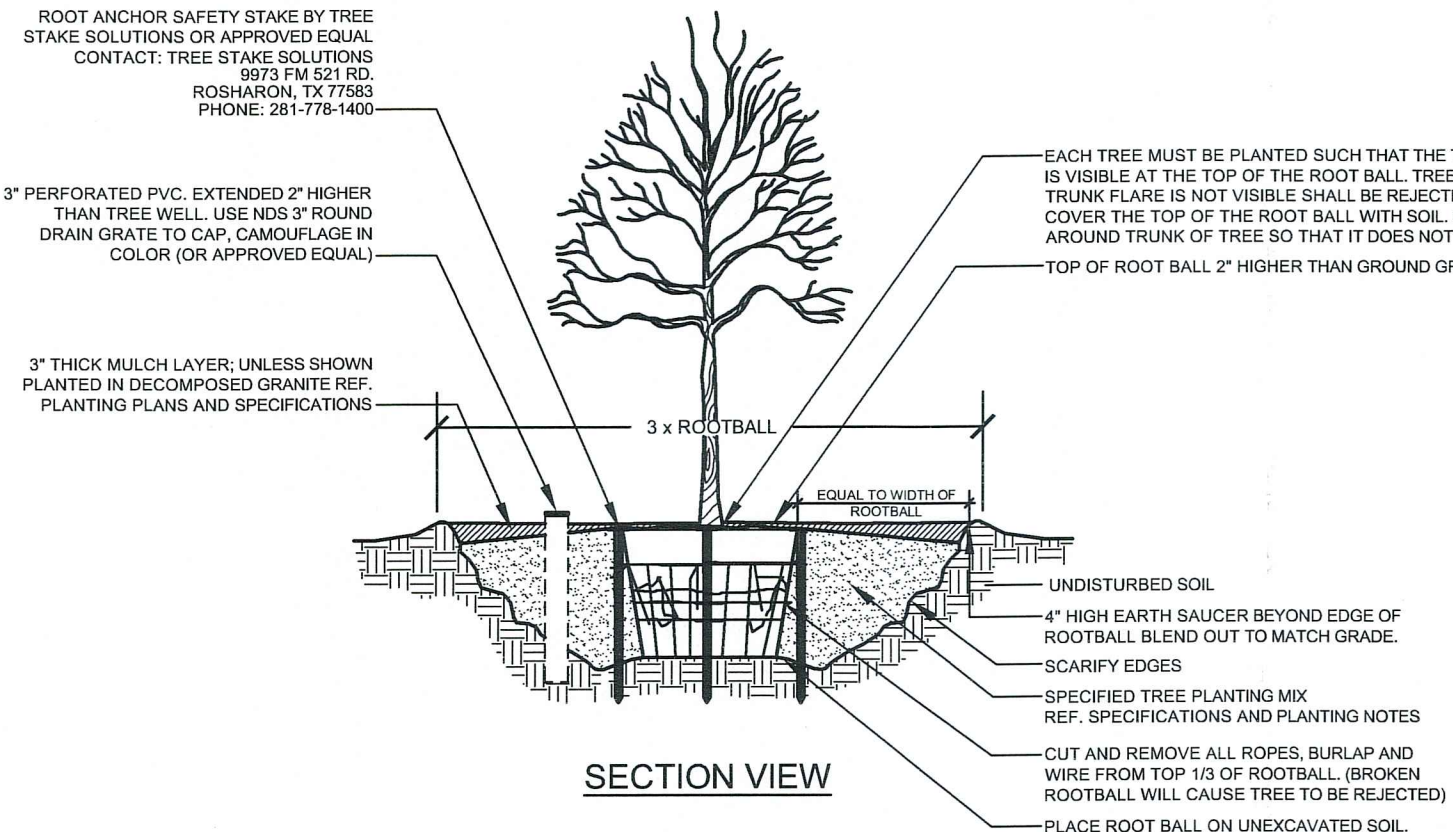
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	BO	3	Quercus macrocarpa / Burr Oak	3" Cal.	10'-12'	6'-8'	As shown	Container grown, full dense head, symmetrical, single-trunk
	CHI	7	Quercus muehlenbergi / Chinkapin Oak	3" Cal.	10'-12'	8'-10'	As shown	Container grown, full dense head, symmetrical, single-trunk
	CE	3	Ulmus crassifolia / Cedar Elm	3" Cal.	10'-12'	8'-10'	As shown	Container grown, full dense head, symmetrical, single-trunk
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	RED	4	Cercis canadensis texensis / Texas Redbud	30 gal	8' min.	4'-6'	As shown	Container grown, full dense head, symmetrical, single-trunk
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	ABE	12	Abelia x grandiflora "Sherwoodii" / Dwarf Abelia	5 gal	24"	16"-24"	36" O.C.	Container grown, mature root system but not root bound. Full broad top
	MG	43	Muhlenbergia reverchonii / Seep Muhly	3 gal	2'-3'	16"-24"	30" O.C.	Container grown, mature root system but not root bound. Full broad top
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	CB	10,333 sf	Cynodon dactylon / Common Bermuda Sod	Solid Sod / Roll	n/a	n/a	n/a	Reference Specifications



PLAN VIEW



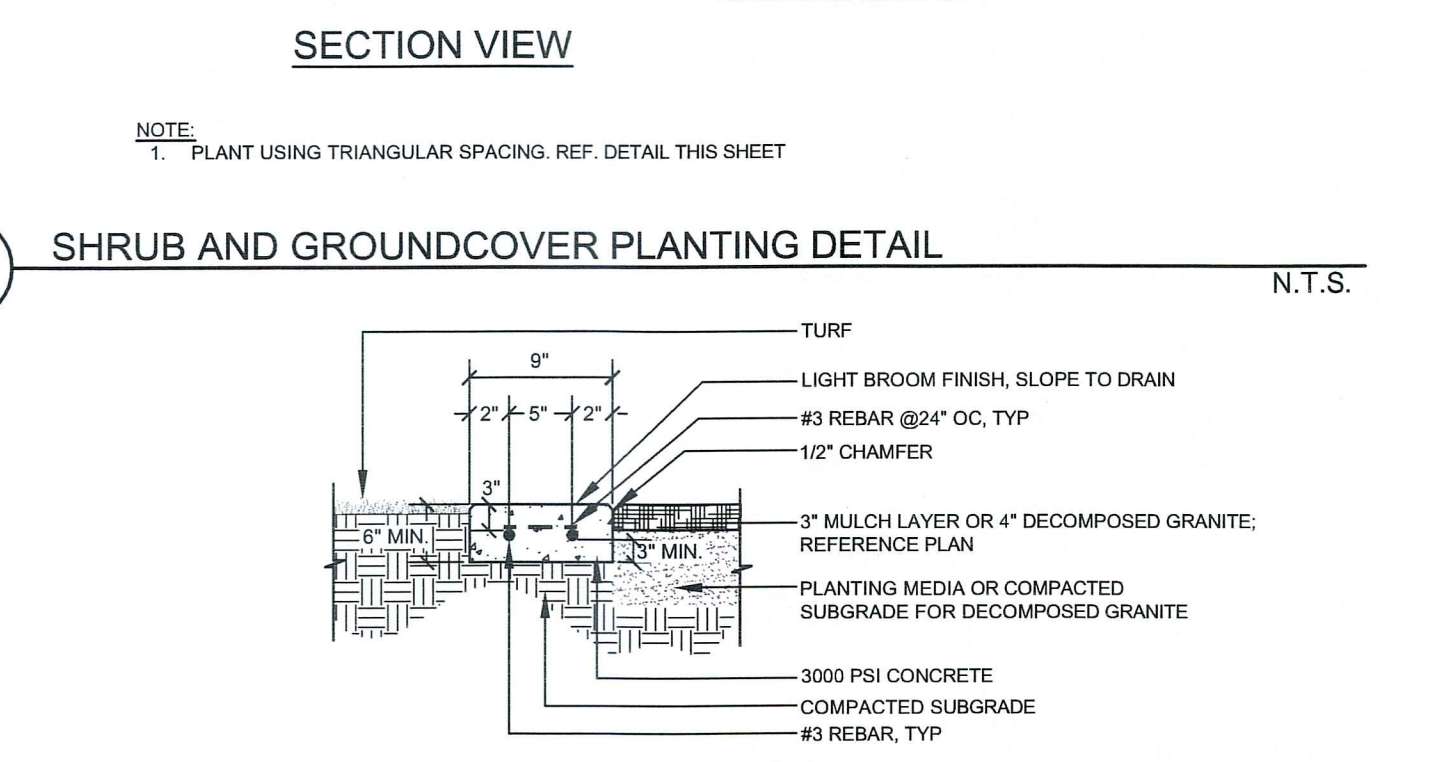
PLAN VIEW



- NOTE:
- ROOTBALL SIZE SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK
 - ROOTBALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 10" OF ROOTBALL FOR EACH CALIPER INCH OF TREE TRUNK
 - ROOTBALL DEPTH IS 200% OF DIAMETER
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN

A TREE PLANTING DETAIL

N.T.S.

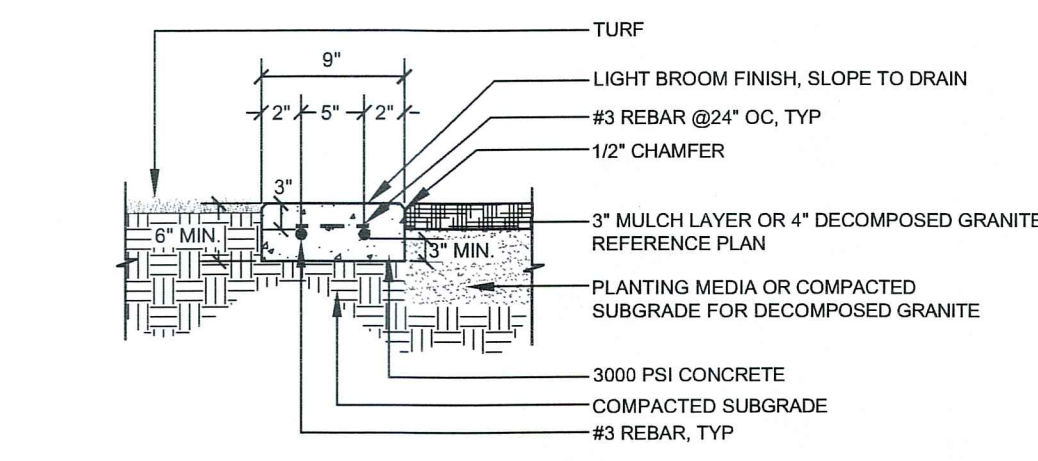


SECTION VIEW

- NOTE:
- PLANT USING TRIANGULAR SPACING. REF. DETAIL THIS SHEET

B SHRUB AND GROUND COVER PLANTING DETAIL

N.T.S.



- NOTE:
- MOW CURBS SHALL HAVE EXPANSION AND CONTROL JOINTS. EXPANSION JOINTS SHALL BE LOCATED EVERY 50' O.C. AND CONTROL JOINTS SHALL BE LOCATED EVERY 10' O.C.
 - PROVIDE POSITIVE DRAINAGE FROM PLANTING BED WITH MAX. 0.5% CROSS SLOPE, TYP.

C 9" CONCRETE MOW BAND

N.T.S.

PLANTING NOTES
THE FOLLOWING NOTES ARE PROVIDED AS A COURTESY TO THE LANDSCAPE CONTRACTOR. PLEASE NOTE THAT CONTRACTOR SHOULD REFER TO ALL RELEVANT SECTIONS PROVIDED IN THE SPECIFICATIONS.

SECTION 1 - GENERAL

- THESE NOTES ARE INTENDED AS A FIELD REFERENCE FOR THE CONTRACTOR. THE CONTRACTOR WILL THOROUGHLY REVIEW THESE NOTES, SPECIFICATIONS AND THE DRAWINGS PRIOR TO START OF ANY WORK. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS BID AND PRIOR TO START OF WORK TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT (HEREINAFTER, LA) OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VERIFY ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, OR THE DRAWINGS WITH THE LA FOR CLARIFICATION. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANS AND THE NUMBER OF PLANTS SHOWN IN THE PLANT MATERIAL LEGEND, THE GREATER NUMBER OF PLANTS WILL TAKE PRECEDENCE FOR BIDDING PURPOSES. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES
- THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR OBTAINING ALL LICENSES AND PERMITS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCIES TO ACCOMPLISH THE WORK OF THIS PROJECT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS AND SUBMIT TEST RESULTS TO LA FOR APPROVAL. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THESE RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO INITIAL SOIL TEST REPORT APPROVAL. TESTING SHALL BE DONE BY LA APPROVED LABORATORY. NO PLANTING SHALL BEGIN UNTIL RESULTS AND PROPER ADJUSTMENT HAVE BEEN MADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER DRAINAGE AND FERTILITY OF ALL PLANTING AREAS.
- COORDINATE ALL WORK WITH THE PROJECT'S BUILDING CONTRACTOR OR OWNER.
- WARNING! CALL TOLL-FREE 811 BEFORE YOU DIG! THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. THE CONTRACTOR SHALL CONTACT THE BUILDING CONTRACTOR AND ALL UTILITY AUTHORITIES TO MARK LOCATION OF SITE UTILITIES. INSTALL FLAGS OR STAKES AND MAINTAIN THEM IN PLACE THROUGHOUT THE PROJECT. DAMAGE TO UTILITIES OR OTHER WORK SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. LANDSCAPE ARCHITECT AND/OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- DUE TO EXISTING VEGETATION AND OTHER SITE CONDITIONS, THE CONTRACTOR SHOULD ANTICIPATE FIELD ADJUSTMENTS BY THE LA AND SHOULD UNDERSTAND SUCH ADJUSTMENTS ARE NOT AN ADDITIONAL SERVICE.
- THE CONTRACTOR SHALL GIVE THE LA 48 HOURS NOTICE OF REQUIRED INSPECTIONS UPON COMPLETION OF EACH OF THE FOLLOWING PHASES:
 - PRE-CONSTRUCTION CONFERENCE AFTER AWARD OF BID (ON-SITE)
 - CONSTRUCTION DEBRIS/ WEED CLEAN-UP (BEFORE ANY GRADING, FILL, OR IRRIGATION)
 - ROUGH GRADING (WITHIN 2" OF FINISH GRADE), UTILITY MARKING, AND TREE STAKING
 - FINE GRADING AND TREE STAKING (BEFORE ANY TREE PITS ARE DUG)
 - TREE PLANTING
 - STAKING OF BEDLINES AND/OR EDGING
 - SHRUB PLANTING
 - SUBSTANTIAL COMPLETION
 - FINAL ACCEPTANCE
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE (1) FULL YEAR (SOD 60 DAYS) FROM DATE OF FINAL ACCEPTANCE. SOD SHALL BE GUARANTEED FOR (30) THIRTY DAYS FROM DATE OF FINAL ACCEPTANCE. THE CUTTING OFF OF WATER OR ELECTRICITY BY OTHER TRADES OR PERSONS SHALL NOT VOID THE WARRANTY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE AVAILABILITY OF WATER TO THE PLANTS AT ALL TIMES UNTIL FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE AND REPLACE ALL TREES WITH TIP-DIEBACK OF MORE THAN ONE (1) INCH OVER THE ENTIRE CANOPY OF THE TREE AND REPLACE ALL SHRUBS OR PLANTS WITH ANY DIEBACK. ALL REJECTED PLANT MATERIAL SHALL BE REJECTED WITH SPECIFIED PLANT MATERIAL WITHIN 14 CALENDAR DAYS AT THE CONTRACTOR'S EXPENSE.
- LA ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITIES, OR COST RESULTING FROM CHANGES OR ALTERATIONS MADE TO THE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF LA.

SECTION 2 - MATERIALS

- ALL MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LA. ALL MATERIAL REJECTED BY THE LA SHALL BE REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CHECK ALL MATERIAL FOR SPECIFIED REQUIREMENTS, SHIPPING DAMAGE, PESTS, AND DISEASES AND SHALL REJECT ALL UNSATISFACTORY MATERIALS. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES, AND/OR FOLIAGE OF THE PLANT. MISHANDLED MATERIAL WILL BE REJECTED. B&B MATERIAL SHALL BE "HARDENED OFF" AFTER DIGGING FOR AT LEAST 90 DAYS AND HAVE AT LEAST 10" OF ROOTBALL FOR EVERY CALIPER INCH.
- PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETY SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS, AND DISEASES. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. THE CONTRACTOR SHALL REJECT ALL CRACKED ROOT BALLS. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE LATEST EDITION (ANSI Z60.1) OF "AMERICAN STANDARD FOR NURSERY STOCK." ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. TREES WITH CO-DOMINANT STEMS SHALL BE REJECTED.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED MATERIAL IS NOT AVAILABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LA.
- ALL PLANTING AREAS SHALL HAVE WELL-DRAINED, FRABLE, SANDY-LOAM USED FOR IMPORTED FILL. SANDY-LOAM IS TO BE PH 5.5-6.5, VERY WELL DRAINED, RED CLAY, LIMESTONE, POORLY DRAINED BOTTOMLAND, SILT, OR ALLUVIAL SOILS ARE NOT ALLOWED IN ANY PLANTING AREAS. CONTRACTOR SHALL SUBMIT A 2-CUP SAMPLE IN A GALLON-SIZE BAGGIE TO LANDSCAPE ARCHITECT BEFORE DELIVERY OF ANY SOIL TO THE SITE OR PLACEMENT OF ANY SOIL IN PLANTING AREAS
- ALL LIMESTONE AND INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING BED AREAS TO A DEPTH OF 24" AND REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL AS PER SPECIFICATIONS.
- SOD SHALL CONSIST OF LIVE GROWING PLANTS SECURED FROM SOURCES WHICH HAVE DENSE, THICKLY MATTED ROOT SYSTEM THROUGHOUT THE SOIL OF THE SOD FOR A MINIMUM OF ONE INCH. SOD SHALL BE FREE OF WEEDS OR OTHER VARIETIES OF GRASSES.
- SOD SHALL NOT BE USED WHERE THE ROOTS ARE DRIED BECAUSE OF SUN OR WIND. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY OR ALL OF SOD DUE TO LACK OF CARE, IMPROPER CUTTING, OR OTHER AGRONOMIC PROBLEMS.

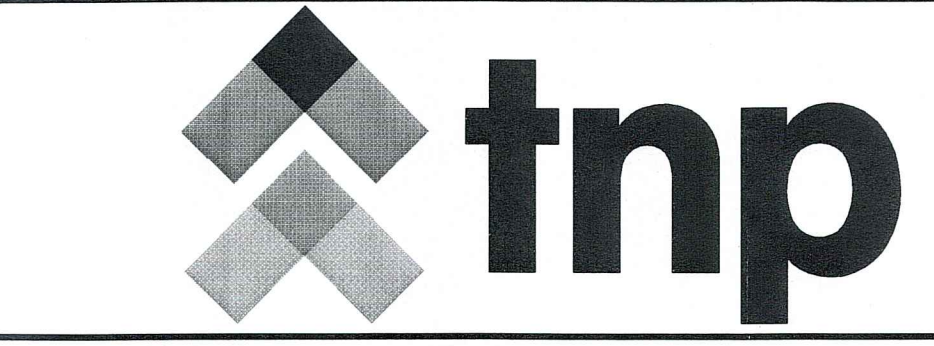
SECTION 3 - EXECUTION

- ALL LOCATIONS AND WORKMANSHIP ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LA. ALL LOCATIONS AND WORKMANSHIP REJECTED BY THE LA SHALL BE REMEDIATED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL THOROUGHLY REMOVE ALL CONSTRUCTION DEBRIS TO A DEPTH OF 12", ESPECIALLY THOSE SUBSTANCES SUCH AS MORTAR, CONCRETE, PAINT, CHEMICALS, WEEDS, DEBRIS, ETC. THAT COULD BE HARMFUL TO PLANT GROWTH. ALL PARTICLES, ROCK OR DEBRIS LARGER THAN 1/2" IN DIAMETER SHALL BE REMOVED. THE LA SHALL VERIFY THAT CONSTRUCTION DEBRIS IS REMOVED BEFORE THE CONTRACTOR IS AUTHORIZED TO PROCEED WITH FILL OR GRADING.
- MOW CURBS SHALL BE USED AT ALL PLANTING BED EDGES WHEN THEY ARE ADJACENT TO LAWN (SEE DETAIL). UNLESS OTHERWISE SHOWN ON PLANS, MOW CURBS SHALL INTERSECT CURBS, SIDEWALKS, AND BUILDINGS AT 90 DEGREES (SQUARE). MOW CURBS SHALL HAVE EXPANSION JOINTS EVERY 50' AND AT ALL ABUTMENTS TO OTHER HARDCAPE ELEMENTS. CONSTRUCTION JOINTS SHALL BE SAW CUT AT 10' ON CENTER. MOW CURBS SHALL HAVE CURVES THAT ARE SMOOTH, FLOWING, AND CONSISTENT IN NATURE. MOW CURBS WITH STRAIGHT LINES SHALL BE STRAIGHT. ALL FORMWORK SHALL BE WITHIN A 1/4" TOLERANCE OF DRAWINGS. NO MOW CURB SHALL HAVE A RADIUS SMALLER THAN 72" UNLESS SPECIFICALLY CALLED OUT ON DRAWINGS.
- CONTRACTOR SHALL FINE GRADE ALL AREAS FOR APPROVAL BY LA. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS. NO PLANTING OR MULCHING WILL TAKE PLACE UNTIL ALL CONSTRUCTION, CLEAN-UP, FINE GRADING, AND IRRIGATION IS COMPLETE IN THE IMMEDIATE AREA. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LA BEFORE ANY PLANTING TAKES PLACE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANTING BEDS SHALL BE AMENDED WITH 4" OF "LANDSCAPER'S BLEND" SOIL MEDIA FROM SOIL BUILDING SYSTEMS. CONTRACTOR SHALL APPLY A 4" INCH LAYER OF PLANTING MEDIA TO ALL PLANTING BEDS AND THEN ROTO-TILL IT INTO THE TOP 4" OF EXISTING SOIL TO ACHIEVE 8" DEPTH OF PLANTING MEDIA.
- ALL SOD AREAS SHALL BE AMENDED WITH 4" OF "ENRICHED TOP SOIL" FROM SOIL BUILDING SYSTEMS OR APPROVED EQUAL. CONTRACTOR SHALL APPLY A 4" INCH LAYER OF PLANTING MEDIA TO ALL PLANTING BEDS AND THEN ROTO-TILL IT INTO THE TOP 4" OF EXISTING SOIL TO ACHIEVE 8" DEPTH OF PLANTING MEDIA.
- SCARIFY ALL ROOT BALLS (#1 AND LARGER) TO PREVENT PLANTS FROM REMAINING POT-BOUND. THIS IS TO BE DONE BY HAND OR WITH A 3-PRONG CULTIVATOR BUT NEVER WITH A SHOVEL OR MACHETE.
- PLANTS SHALL BE SET SO THAT THE TOP OF THE ROOT BALL IS FLUSH WITH FINISH GRADE AFTER SETTLEMENT.
- WATER IN AND COMPACT PLANTING BACKFILL TO PREVENT FORMATION OF AIR POCKETS.
- PLANTS SHALL BE SET PLUMB, UNLESS OTHERWISE DIRECTED BY LA.
- BACK ROW OF SHRUBS SHALL BE PLANTED 36" FROM FACE OF BUILDING WALL, GROUNDCOVERS SHALL BE 12" FROM BUILDING OR AS REQUIRED BY CONDITIONS. FRONT ROW OF SHRUBS SHALL BE PLANTED A MINIMUM OF 24" BEHIND (12" FOR GROUND COVER) BED LINES AT LAWNS OR WALKS AND MINIMUM 36" BACK FROM CURBS, DRIVEWAYS, AND PARKING AREAS.
- AFTER PLANTING, REMOVE STRAPPING, WIRE "EARS" AND STRINGS, CORDS, BURLAP, ETC. FROM TOP OF B&B ROOT BALL.
- ALL PLANTING BEDS AND TREES SHALL BE MULCHED WITH A 4" (2 - 3" AFTER SETTLEMENT) LAYER OF MULCH.
- ALL TREES ARE TO BE STABILIZED PER DETAIL AND SPECS IMMEDIATELY AFTER PLANTING.
- ALL SOD AREAS THOROUGHLY GRADED, SMOOTHED, AND WETTED WITH 1" - 2" OF WATER BEFORE LAYING SOD. ALL SOD SHALL BE ROLLED WITH A 5-TON MECHANICAL ROLLER IN AT LEAST TWO DIRECTIONS WITHIN 24 HOURS OF LAYING. ALL SOD JOINTS SHALL BE TIGHT. ALL SOD MUST BE PLACED PERPENDICULAR TO SLOPES AND STAGGERED NO LESS THAN 12" ON EACH ROW. SLOPES GREATER THAN 4:1 MUST BE HELD IN PLACE WITH GALVANIZED SOD PINS, WOOD PEGS, OR OTHER METHOD APPROVED BY LA. ALL SOD AREAS SHALL BE BARRICADED WITH WOOD STAKES AND RIBBON FOR NO LESS THAN 7 DAYS.
- PRIOR TO SOD INSTALLATION, A FERTILIZER SHALL BE APPLIED TO THE PREPARED SOIL. REFERENCE SPECIFICATION APPLICATION MUST BE DONE NO LONGER THAN 24 HOURS PRIOR TO INSTALLATION OF SOD. DO NOT APPLY FERTILIZER WHEN A POSSIBILITY OF RAIN MIGHT OCCUR BEFORE SOD IS INSTALLED. REFERENCE SPECIFICATION "TURF AND GRASSES" 32 9200 FOR SPECIFIC TYPE OF FERTILIZER TO BE USED.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- ALL PLANT MATERIAL SHALL BE FULLY-MAINTAINED IN A HEALTHY AND GROWING CONDITION UNTIL FINAL ACCEPTANCE, AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. THIS INCLUDES MOWING, PRUNING, WATERING, AND WEEDING.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL UNTIL FINAL ACCEPTANCE.

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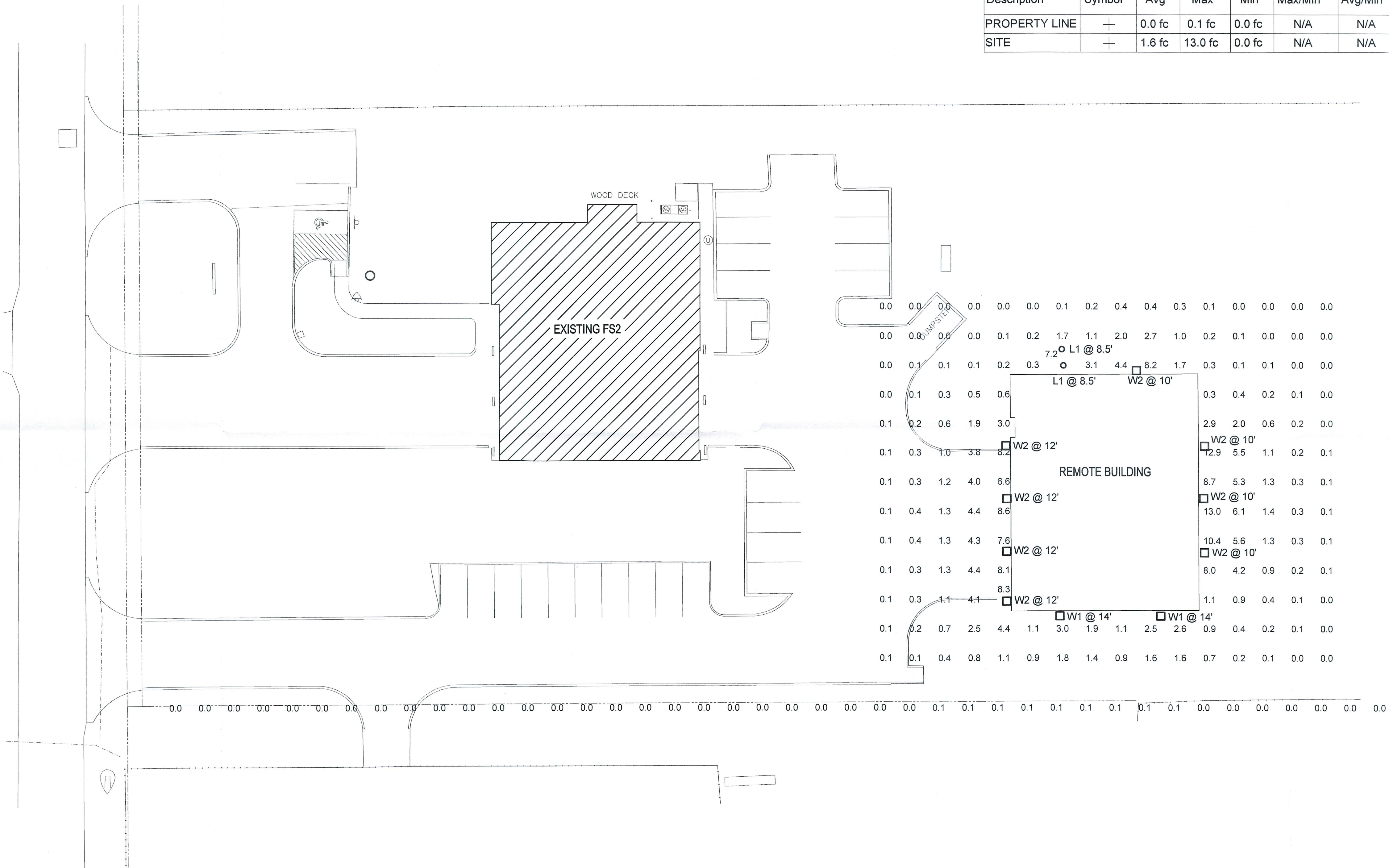


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WILLIAM H. SMITH, L.A. Date: AUG 2017
Tx. Reg. # 2663

City of Keller, Texas
Improvements for
Keller Fire Station #2
LANDSCAPE SCHEDULE, NOTES AND DETAILS

tnp project
BRK17145
sheet
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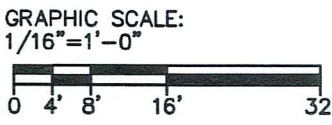


Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor
□	W1	2	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	1659	0.8
□	W2	8	Lithonia Lighting	WST LED P2 40K VF MVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, MVOLT	LED	1	3469	0.8
○	L1	2	DMF Lighting	DRD2M10940-DRD2TS4SBK	N/A	N/A	1	952	0.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	1.6 fc	13.0 fc	0.0 fc	N/A	N/A

01 PHOTOMETRICS SITE PLAN
SCALE: 1/16"=1'-0"

THIS PHOTOMETRICS WAS DESIGNED BY THE LIGHTING ALLIANCE. CONTACT SARAH MURPHY FOR ANY INQUIRIES OR COMMENTS: 972-456-9800



FOR INFORMATION ONLY

KELLER FIRE STATION 2 - REMOTE BUILDING

737 KELLER SMITHFIELD RD. KELLER, TX 76248

Architect: Brinkley Sargent Wiginton Architects (972) 940-9970
Landscaper: TNP (817) 334-5773
Structural: AG&E Structural Engineering (214) 520-7202
MEP: MD Engineering (469) 467-0200
Civil: TNP (817) 334-5773

History		
#	Date	Description

MD ENGINEERING, LLP
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JOHN VACANT, P.E.
TXSAR REGISTRATION #108039
DATE: 31 JULY 2017

PHOTOMETRICS SITE

21706

07.31.17

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100% DESIGN DEVELOPMENT

BRINKLEY SARGENT WIGINTON ARCHITECTS