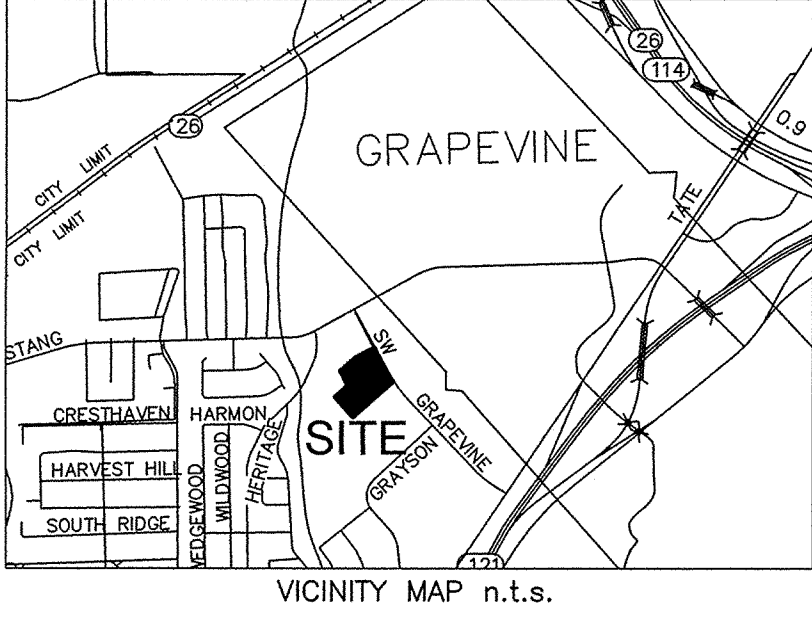
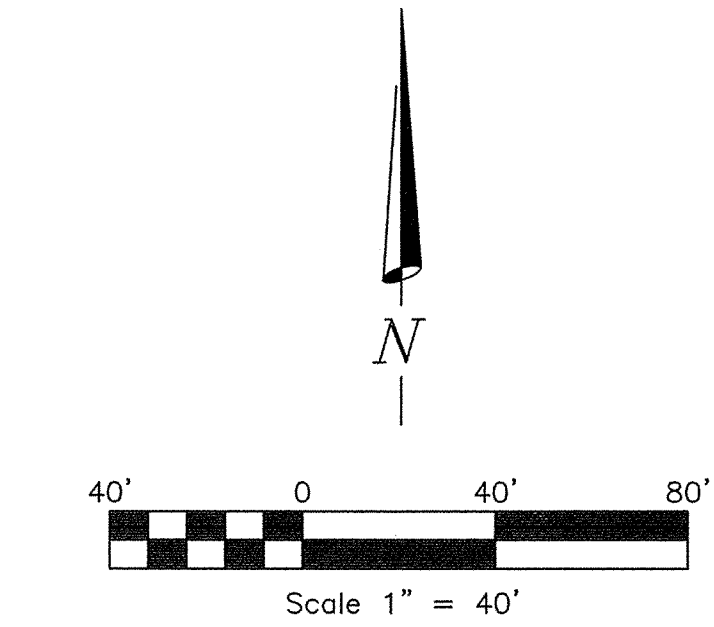
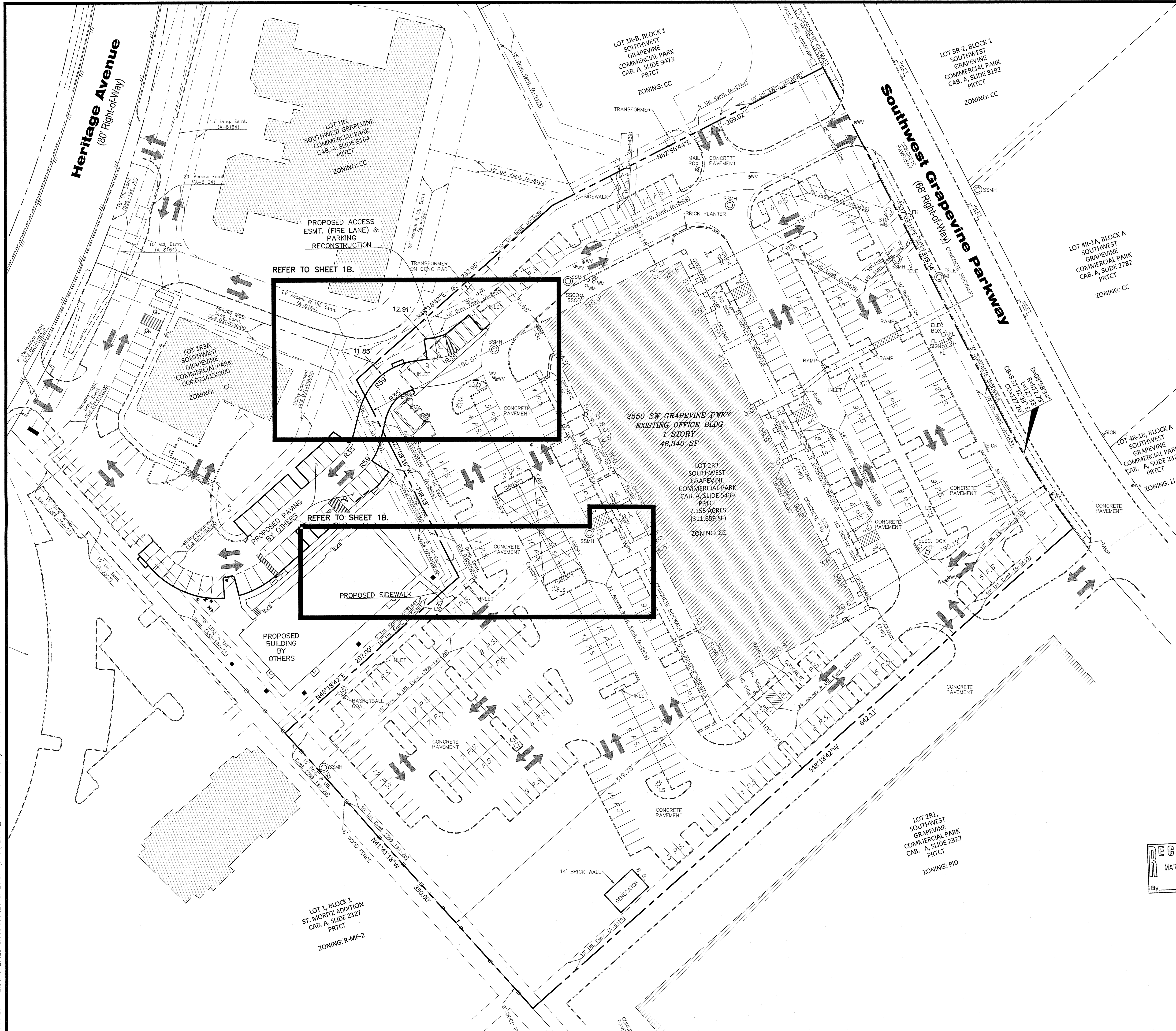


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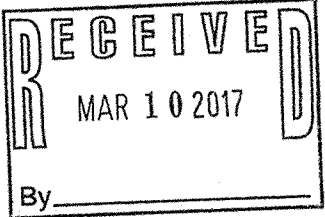
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	NONE
---	EASEMENT	NONE
▨	BUILDING FOOTPRINT	NONE
---	CURB & GUTTER	NONE
---	CONCRETE SIDEWALK	NONE
◆	FIRE HYDRANT	NONE
●	WATER VALVE	NONE
○	SSMH	NONE
□	CURB INLET	NONE
☆	LIGHT POLE	NONE
→	TRAFFIC CIRCULATION	→

SITE DATA SUMMARY

EXISTING ZONING	CC--COMMUNITY COMMERCIAL
EXISTING & PROPOSED USE	OFFICE BUILDING
LOT AREA (ACRES / S.F.)	7.155 AC / 311,659 S.F.
BUILDING AREA (S.F. / %)	48,340 S.F. / 15.51%
BUILDING HEIGHT	1 STORY, 24'
FLOOR AREA RATIO	0.155
REQUIRED LANDSCAPE AREA	62,332 S.F. / 20%
PROVIDED LANDSCAPE AREA	101,077 S.F. / 32%
TOTAL IMPERVIOUS AREA	210,582 S.F.
TOTAL BLDG & PAVED AREA	210,582 S.F.
PARKING SPACES REQUIRED	167 (5 PLUS 1 PER 300 SF)
EXISTING PARKING SPACES	418 (1 PER 116 SF)
PROPOSED PARKING SPACES	414 (1 PER 117 SF)
ACCESSIBLE SPACES REQUIRED	9
ACCESSIBLE SPACES PROVIDED	10

CITY OF GRAPEVINE NOTES

1. ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
2. THIS SHEET REVISES SP99-26 APPROVED ON NOVEMBER 29, 1999 BY RECONFIGURING THE PARKING LAYOUT AND THE INTERNAL TRAFFIC CIRCULATION PLAN TO ALLOW FIRE LANE ACCESS FROM THE ADJACENT LOT 1R3A.



CASE NAME: THE OFFICES @ GRAPEVINE PARKWAY
CASE NUMBER: SP17-06
ADDRESS/LEGAL: 2550 SOUTHWEST GRAPEVINE PARKWAY
SHEET 1A OF 4
CITY OF GRAPEVINE APPROVED
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY: [Signature]
DATE: 3-23-17

GRAPEVINE MLE, LLC & GRAPEVINE SLLC, LLC
THE OFFICES @ GRAPEVINE PARKWAY

2550 SOUTHWEST GRAPEVINE PARKWAY
GRAPEVINE, TEXAS 76051

DIMENSIONAL CONTROL
SITE PLAN (1 OF 2)

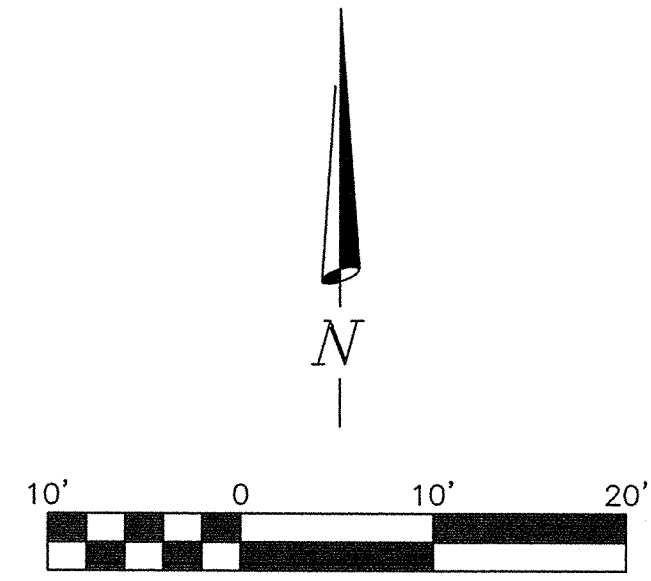
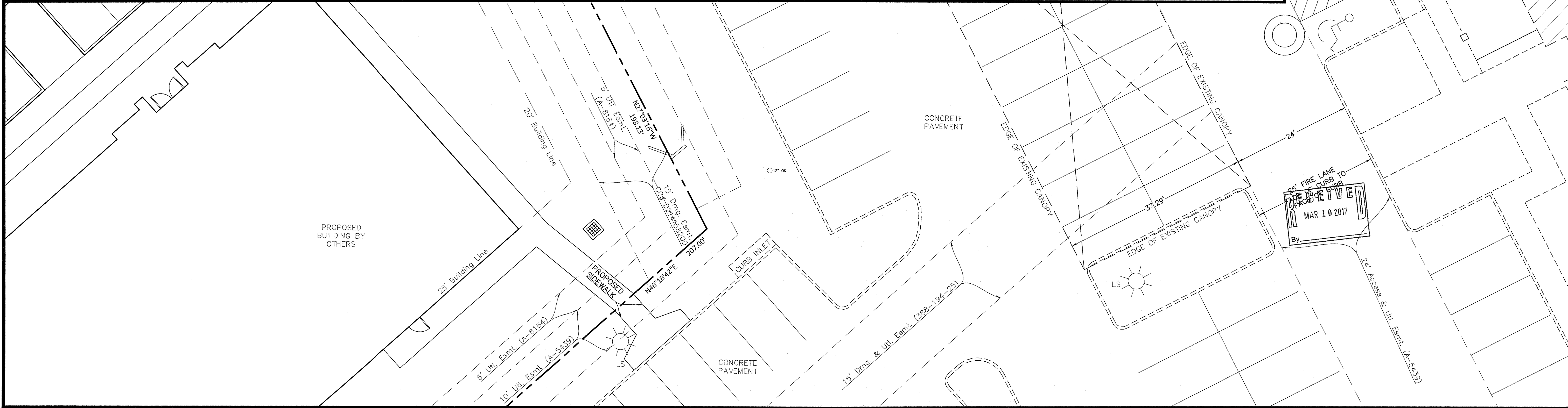
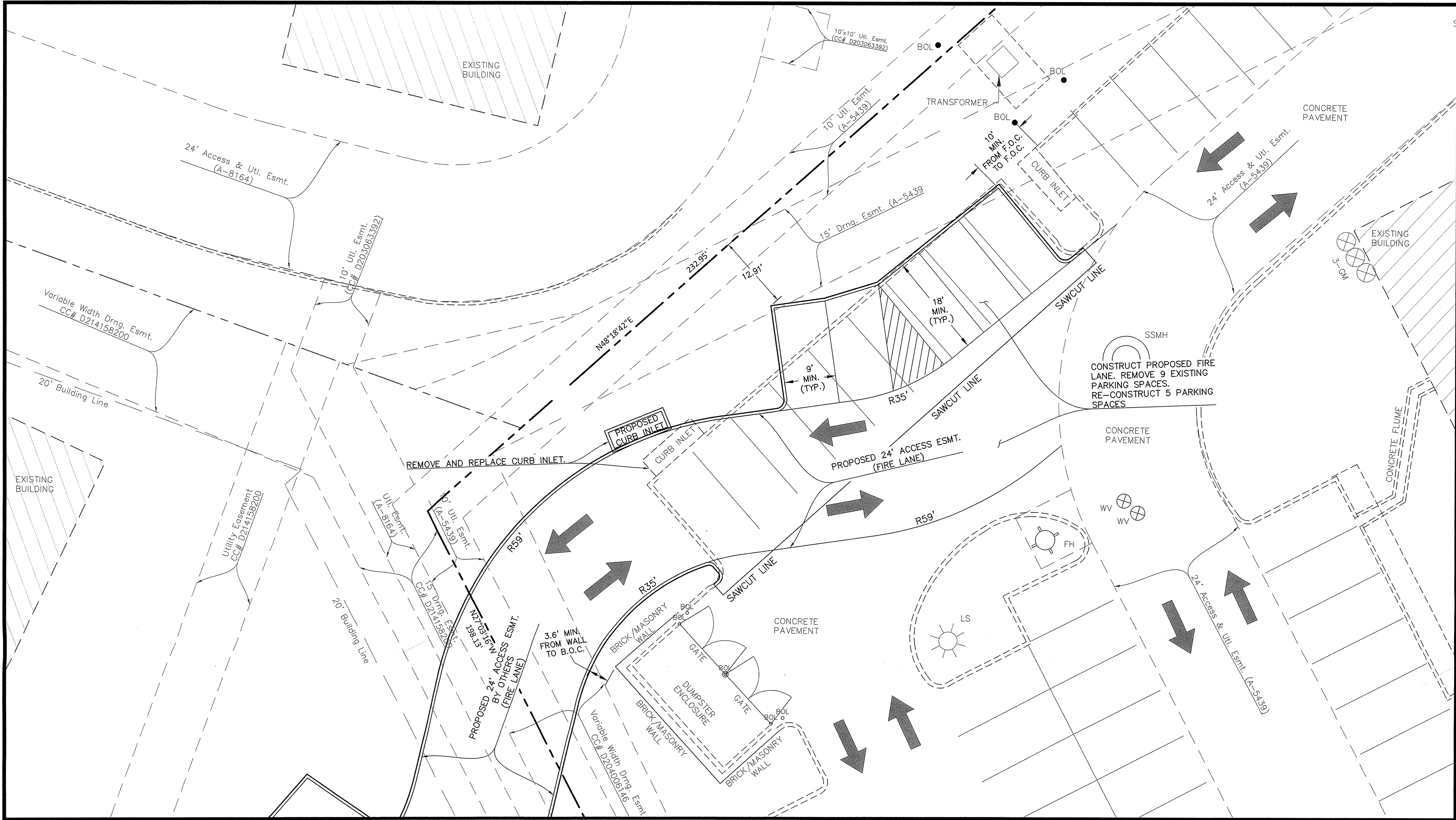
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHARLES GENE CAPPS, P.E., 104919 ON 3-10-2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PROJECT NUMBER: 2016.726.001
DATE: 02/10/2017 DRAWN BY: GC
DESIGN BY: GC CHECKED BY: GC

SHEET
1A
1A of 1

B=B
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 360, Suite 180
Grapevine, TX 76051
mail@bbhinc.com 817.251.8550
BBHINC.COM
TBPE Firm #44

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LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	NONE
---	EASEMENT	NONE
[Hatched Box]	BUILDING FOOTPRINT	NONE
---	CURB & GUTTER	---
---	CONCRETE SIDEWALK	---
+	FIRE HYDRANT	NONE
•	WATER VALVE	NONE
⊙	SSMH	NONE
□	CURB INLET	□
*	LIGHT POLE	NONE
→	TRAFFIC CIRCULATION ARROW	→

CASE NAME: THE OFFICES @ GRAPEVINE PARKWAY
CASE NUMBER: SP17-06
ADDRESS/LEGAL: 2550 SOUTHWEST GRAPEVINE PARKWAY
SHEET 1B OF 4
CITY OF GRAPEVINE APPROVED
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY: [Signature] PLANNER
DATE: 3-23-17

GRAPEVINE MILE, LLC & GRAPEVINE SLLC, LLC
THE OFFICES @ GRAPEVINE PARKWAY

2550 SOUTHWEST GRAPEVINE PARKWAY
GRAPEVINE, TEXAS 76051

DIMENSIONAL CONTROL
SITE PLAN (2 OF 2)

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHARLES GENE CAPPS, P.E., 104919 ON 3-10-2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

03/10/2017

PROJECT NUMBER: 2016.726.001
DATE: 03/10/2017 DRAWN BY: GC
DESIGN BY: GC CHECKED BY: GC

SHEET
1B
18 of

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Heritage Avenue
(80' Right-of-Way)

LOT 1, BLOCK 1
ST. MORITZ ADDITION
CAB. A, SLIDE 2327
PRCTCT
ZONING: R-MF-2

LOT 182A
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. D214158200
ZONING: CC

LOT 1R2
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 8164
PRCTCT
ZONING: CC

LOT 1R-B, BLOCK 1
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 9473
PRCTCT
ZONING: CC

LOT 5R-2, BLOCK 1
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 8192
PRCTCT
ZONING: CC

Southwest Grapevine Parkway
(66' Right-of-Way)

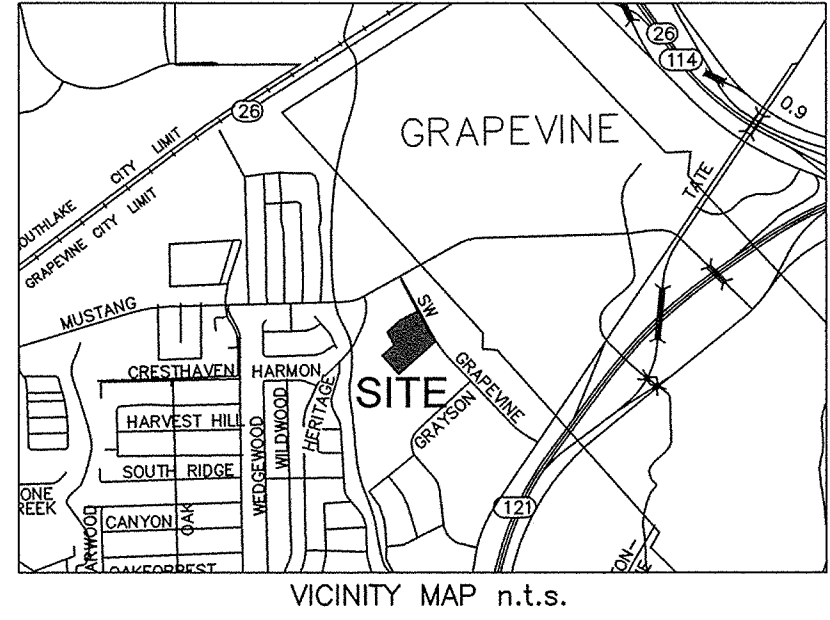
LOT 4R-1A, BLOCK A
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 2782
PRCTCT
ZONING: CC

LOT 4R-1B, BLOCK A
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 2327
PRCTCT
ZONING: LI

LOT 2R3
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 2327
PRCTCT
ZONING: PID

2550 SW GRAPEVINE PKWY
EXISTING OFFICE BLDG
1 STORY
48,340 SF

LOT 2R3
SOUTHWEST GRAPEVINE
COMMERCIAL PARK
CAB. A, SLIDE 5439
PRCTCT
7.155 ACRES
(311,639 SF)
ZONING: CC



LEGEND

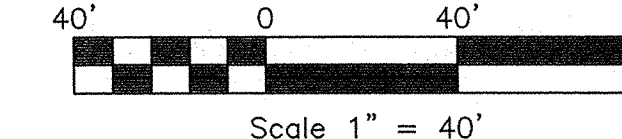
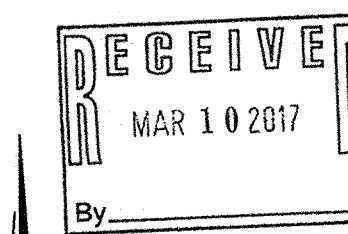
- EXISTING DWARF BURFORD HOLLY HEDGE, 3'-6" HEIGHT.
- PROPOSED DWARF BURFORD HOLLIES TO FILL IN GAPS IN EXISTING HEDGE.
- EXISTING SHADE TREES
- EXISTING EVERGREEN TREES
- EXISTING SMALL ORNAMENTAL TREES
- EXISTING WOODED AREA
- EXISTING OFF-SITE TREES IN CLOSE PROXIMITY TO THE SITE
- EXISTING TREES TO BE REMOVED
- PROPOSED NEW TREES

LANDSCAPE REQUIREMENTS

A	Total area of site	311,654 SF
B	Landscape area required (A x 20%)	62,332 SF
C	Landscape area provided	101,071 SF
D	Area of parking, driveways, and interior landscaping	162,418 SF
E	Area of interior landscaping required (D x 10%)	16,242 SF
F	Area of interior landscaping provided	16,907 SF
G	Trees in interior L.S. area required (E/400 SF)	41
H	Trees in interior L.S. area provided	47
I	Perimeter trees required (1,374 feet of perimeter/50')	28
J	Perimeter trees provided	30
K	Non-vehicular open space required (A x 15%)	46,744 SF
L	Non-vehicular open space provided (23.90% of total site)	105,734 SF
M	Non-vehicular open space trees required (L/3,000 SF)	36
N	Non-vehicular open space trees provided	36

NOTES:

- ONE TREE IS REQUIRED IN ALL PARKING LOT PLANTING ISLANDS. ONE TREE HAS BEEN PROVIDED IN ALL ISLANDS. NEW TREES WILL BE MINIMUM 3" CALIPER. REFER TO PLANT LIST.
- A PERIMETER LANDSCAPE AREA OF AT LEAST 15 FEET IN DEPTH IS REQUIRED WHERE OFF-STREET PARKING AND DRIVES ABUT THE SOUTHWEST GRAPEVINE PARKWAY R.O.W. A PERIMETER LANDSCAPE AREA OF AT LEAST 10 FEET IN DEPTH IS REQUIRED WHERE OFF-STREET PARKING AND DRIVES ABUT ADJACENT PROPERTY LINES. IN BOTH CASES, THESE AREAS HAVE BEEN PROVIDED. ADDITIONALLY, SCREENING IN THE FORM OF SHRUBS OR BERMS HAS BEEN PROVIDED WITHIN THE PERIMETER LANDSCAPE AREAS. WHERE THERE ARE GAPS IN THE SCREENING SHRUBS, THESE PLANS SHOW THE ADDITION OF DWARF BURFORD HOLLY SHRUBS TO FILL IN THE GAPS.
- TO CONSTRUCT THE FIRE LANE ACCESS, THREE TREES WILL BE REMOVED. THEY FALL WITHIN THE BUILDABLE AREA, AND MITIGATION IS NOT REQUIRED.
- REFER TO SHEET 16 FOR MAINTENANCE AND IRRIGATION NOTES.



CASE NAME: THE OFFICES @ GRAPEVINE PARKWAY
CASE NUMBER: SP17-06
ADDRESS/LEGAL: 2550 SOUTHWEST GRAPEVINE PARKWAY
SHEET 3 OF 4
CITY OF GRAPEVINE APPROVED
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED BY: [Signature] PLANNER
DATE: 3-23-17

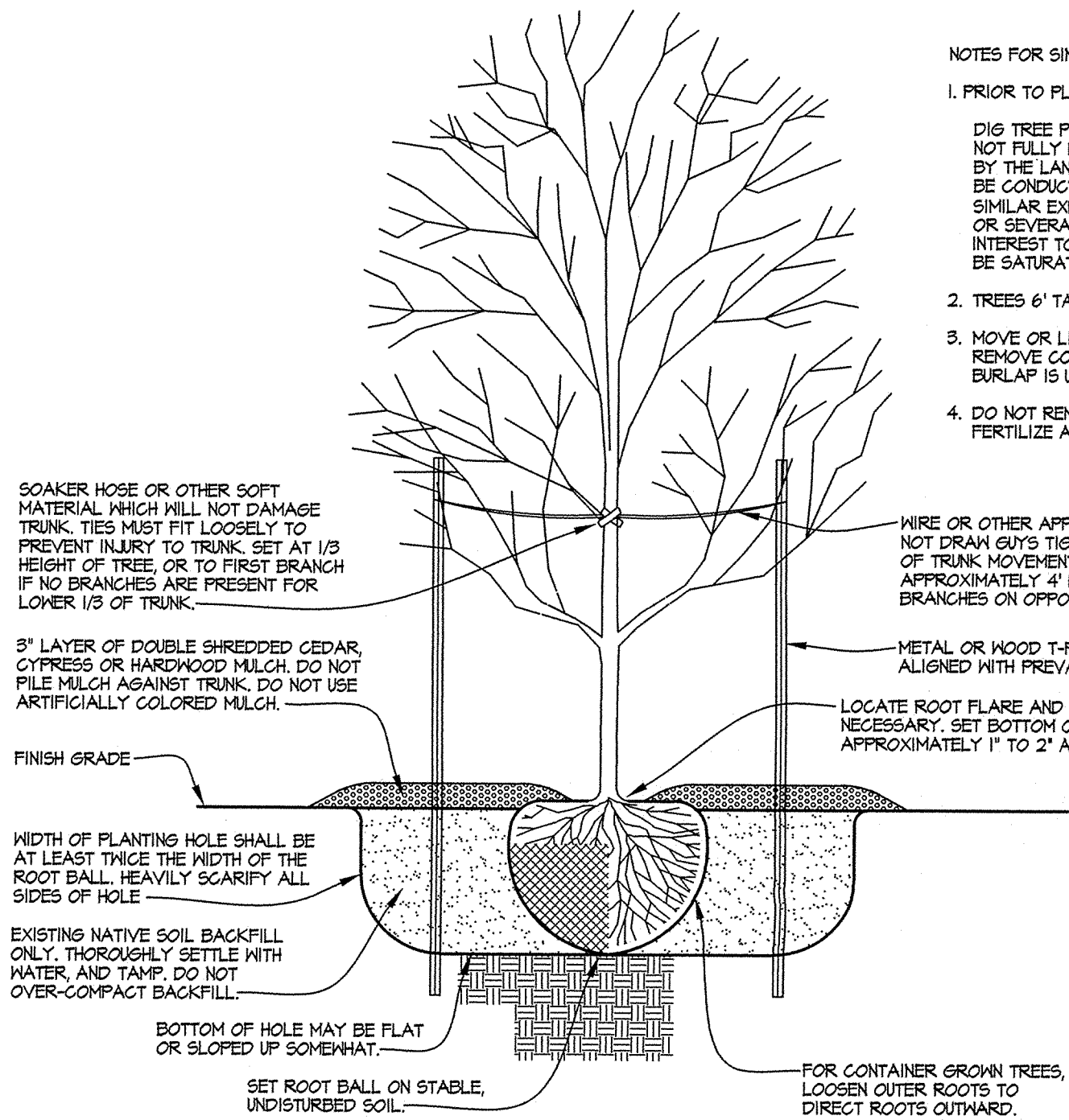
GRAPEVINE MLE, LLC & GRAPEVINE SLLC, LLC
THE OFFICES @ GRAPEVINE PARKWAY
2550 SOUTHWEST GRAPEVINE PARKWAY
GRAPEVINE, TEXAS 76051

REVISED LANDSCAPE
DEVELOPMENT PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 1225. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PROJECT NUMBER: 2016.726.001
DATE: 03/10/2017
DESIGN BY: TKI
DRAWN BY: TK
CHECKED BY: KB
SHEET 15
15 of

BIBB
BAIRD, HAMPTON & BROWN
ENGINEERING & SURVEYING
4550 State Hwy 869, Suite 180
Grapevine, TX 76051
mail@bbhinc.com 817.251.8550
bbhinc.com
TBPE Firm #44
#1001302



SINGLE TRUNK TREE PLANTING

Section Not to Scale

NOTES FOR SINGLE AND MULTI-TRUNK TREE PLANTING:

1. PRIOR TO PLANTING, CONDUCT DRAINAGE TEST AS FOLLOWS:

DIG TREE PIT ENTIRELY AND FILL NEARLY FULL WITH WATER. WAIT 24 HOURS. IF WATER IS NOT FULLY DRAINED FROM PIT, AN ALTERNATE PLANTING LOCATION SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. DRAINAGE TEST NEED NOT BE CONDUCTED ON EVERY TREE PIT. IF TREES ARE IN THE SAME RELATIVE VICINITY AND SIMILAR EXPECTED DRAINAGE CONDITIONS (SIMILAR SLOPES AND/OR SIMILAR SOILS) ONE OR SEVERAL TESTS MAY BE CONDUCTED. IT IS IN THE LANDSCAPE CONTRACTOR'S BEST INTEREST TO CONDUCT AN ADEQUATE NUMBER OF TESTS TO ENSURE ROOT BALLS WILL NOT BE SATURATED.

2. TREES 6' TALL OR LESS, AND 1 1/4" CALIPER OR LESS DO NOT NEED TO BE STAKED.

3. MOVE OR LIFT TREE ONLY BY THE ROOT BALL OR CONTAINER AND NOT BY THE TRUNK. REMOVE CONTAINER, METAL BASKET OR TOP ONE-THIRD OF BURLAP. IF SYNTHETIC BURLAP IS USED, IT MUST BE REMOVED ENTIRELY.

4. DO NOT REMOVE BRANCHES TO BALANCE GROWN WITH ROOTS. DO NOT PRUNE OR FERTILIZE AT TIME OF PLANTING. DO NOT WRAP TRUNKS.

3" LAYER OF DOUBLE SHREDDED CEDAR, CYPRESS OR HARDWOOD MULCH. DO NOT PILE MULCH AGAINST TRUNK. DO NOT USE ARTIFICIALLY COLORED MULCH.

WIDTH OF PLANTING HOLE SHALL BE AT LEAST TWICE THE WIDTH OF ROOTBALL OR CONTAINER.

FINISH GRADE

WIDTH OF PLANTING HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ROOT BALL. HEAVILY SCARIFY ALL SIDES OF HOLE.

EXISTING NATIVE SOIL BACKFILL ONLY. THOROUGHLY SETTLE WITH WATER, AND TAMP. DO NOT OVER-COMPACT BACKFILL.

BOTTOM OF HOLE MAY BE FLAT OR SLOPED UP SOMEWHAT.

SET ROOT BALL ON STABLE, UNDISTURBED SOIL.

FOR CONTAINER GROWN TREES, LOOSEN OUTER ROOTS TO DIRECT ROOTS OUTWARD.

MULTI-TRUNK TREE PLANTING

Section Not to Scale

SOAKER HOSE OR OTHER SOFT MATERIAL WHICH WILL NOT DAMAGE TRUNK. TIES MUST FIT LOOSELY TO PREVENT INJURY TO TRUNK.

HIRE OR OTHER APPROVED GUY MATERIAL. DO NOT DRAW GUYS TIGHT - ALLOW AT LEAST 4'-6" OF TRUNK MOVEMENT. SET GUYS AT APPROXIMATELY 4' HEIGHT. ATTACH TO BRANCHES ON OPPOSITE SIDES OF TREE.

METAL OR WOOD T-POSTS, TWO PER TREE. ALIGNED WITH PREVAILING WINDS.

LOCATE ROOT FLARE AND EXPOSE IF NECESSARY. SET BOTTOM OF ROOT FLARE APPROXIMATELY 1" TO 2" ABOVE FINISH GRADE.

FINISH GRADE

WIDTH OF PLANTING HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ROOT BALL. HEAVILY SCARIFY ALL SIDES OF HOLE.

EXISTING NATIVE SOIL BACKFILL ONLY. THOROUGHLY SETTLE WITH WATER, AND TAMP. DO NOT OVER-COMPACT BACKFILL.

BOTTOM OF HOLE MAY BE FLAT OR SLOPED UP SOMEWHAT.

SET ROOT BALL ON STABLE, UNDISTURBED SOIL.

FOR CONTAINER GROWN TREES, LOOSEN OUTER ROOTS TO DIRECT ROOTS OUTWARD.

NOTES:

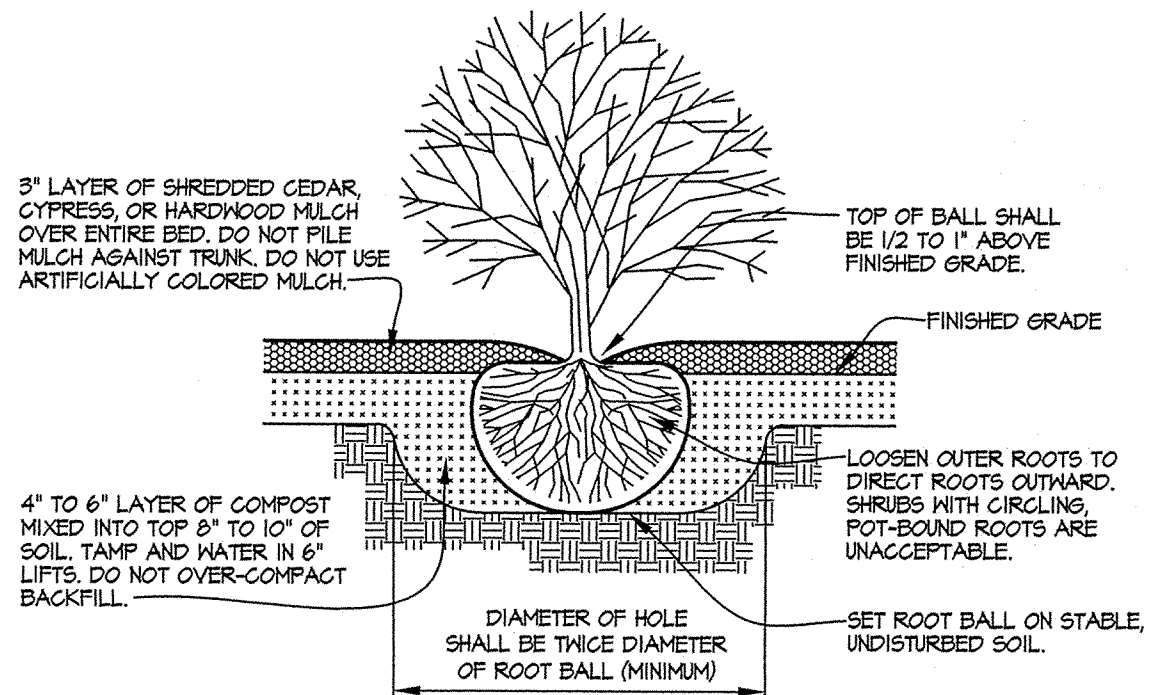
WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.

REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.

IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.

ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.

DO NOT FERTILIZE AT TIME OF PLANTING.



SHRUB PLANTING

Section Not to Scale

PLANT LIST

Trees

PLANT NAME	QUANTITY	MIN. SIZE	MIN. HT/SPR	NOTES
Live Oak <i>Quercus virginiana</i>	3	3" Caliper	12/5'	NURSERY GROWN; FULL; 7' BRANCHING CLEARANCE
Chinese Pistachio <i>Pistacia chinensis</i>	8	3" Caliper	10/4'	NURSERY GROWN; FULL; 6'-6" BRANCHING CLEARANCE
Dwarf Burford Holly <i>Ilex cornuta 'Burfordii nana'</i>	46		24"/16"	FULL

LANDSCAPE MAINTENANCE

THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOVER, EDGING, PRUNING, FERTILIZING, IRRIGATION SYSTEMS, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE.

LANDSCAPE IRRIGATION

THERE IS AN EXISTING AUTOMATIC UNDERGROUND IRRIGATION SYSTEM ON THE SITE. WHERE THE SITE WILL BE REVISED FOR THE CONSTRUCTION OF THE ACCESS/FIRELANE, A LICENSED IRRIGATION CONTRACTOR SHALL ADJUST THE EXISTING IRRIGATION TO PROVIDE FULL COVERAGE, WITH MINIMAL OVERSPRAY ONTO PAVED AREAS. ALSO, THE IRRIGATION CONTRACTOR SHALL VERIFY THAT ALL PROPOSED TREE AND SHRUB PLANTINGS WILL BE COVERED BY THE EXISTING IRRIGATION SYSTEM. IF NECESSARY, THE IRRIGATION SHALL BE ADJUSTED TO PROVIDE FULL COVERAGE OF NEW PLANTINGS.

LANDSCAPE SPECIFICATIONS

SCOPE OF WORK

A. Furnish all supervision, labor, materials, services, and equipment required to complete the work covered in these specifications and plans, including the following: planting of trees, shrubs, and groundcover, submittals, maintenance, guarantee, cleanup, and acceptance.

REFERENCES

- American Standard for Nursery Stock - ANSI Z60.1 - published by American Nursery & Landscape Association; latest edition.
- Hortis Third, 1976 - Cornell University

SUBMITTALS

- Samples: Provide representative quantities of mulch and stone. Samples shall be approved by Owner's Representative before use on project.
- If the Owner's Representative does not inspect plants at the nursery, the Landscape Contractor shall provide at the site three (3) representative samples of each variety of trees, shrubs, and groundcover plants for Owner's Representative's approval. Photographs of representative plants are acceptable. Photos must show plant clearly from at least two sides. For each plant type, photos must be taken of at least three (3) different plants.
- Plant substitutions must be approved by the Owner's Representative in writing.

JOB CONDITIONS

- General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All construction debris shall be removed prior to Landscape Contractor beginning work.
- Underground utilities must be located prior to planting. Landscape Contractor shall arrange for utility location service. Contact Texas811.com at least two working days prior to excavation. Landscape Contractor shall be responsible for protecting utility lines. Repairs due to damage shall be at the Landscape Contractors expense.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner will not be responsible for theft or damage.

MAINTENANCE AND GUARANTEE

- The Landscape Contractor is responsible for maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, or groundcover will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- Maintenance shall include watering, cultivation, weeding, edging, pruning of trees, cleaning up, and all other necessary maintenance tasks.
- A written notice requesting final inspection and acceptance should be submitted to the Owner's Representative at least seven (7) days prior to completion. An on-site inspection by Owner's Representative and Landscape Contractor will be completed prior to written acceptance.
- After final acceptance, the Owner assumes responsibility for maintenance.
- Trees, shrubs, and groundcover shall be guaranteed for a twelve (12) month period after acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner's Representative. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be subject to replacement.
- First initial plant replacement shall be at the Landscape Contractor's expense. Additional replacement plants beyond the first are not guaranteed.
- Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified.
- The Owner agrees that for the guarantee to be effective, he/she will water plants at least twice a week during dry periods. The Landscape Contractor shall visit the site at regular intervals during the guarantee period to observe the condition of the plants, and report any problems and possible remedies to the Owner.

QUALITY ASSURANCE

- Owner's Representative has the right to inspect all plant materials at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
- Owner's Representative retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- Owner's Representative may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately.

PRODUCT DELIVERY, STORAGE AND HANDLING

- Balled and burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
- Container grown plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunks or stems.

PLANTS

- Plants shall be well-formed nursery grown stock, with tags showing species and variety. Tags must remain until after final acceptance. Plants will be individually approved by the Owner's Representative and his decision as to their acceptability shall be final.
- The Plant and Materials List shown on the plans is an aid to the Landscape Contractor. Confirm all quantities, and report any discrepancies to the Owner's Representative.
- Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. Plants shall be free from insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, and insect eggs and larvae.

D. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree 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. Unless specified as multi-trunk, trees shall have a single dominant leader.

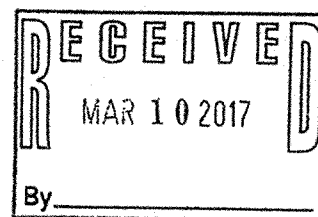
E. Substitutions: Plant substitutions may be requested. Substitutions must be pre-approved by the Owner's Representative. In order for a substitution to be considered, the contractor must provide proof that the specified plant is not readily available, either by species, quantity, or size. The contractor shall provide in writing the names, phone numbers, and contact persons from three wholesale nurseries that were contacted. The contractor may suggest an alternative, but the Owner's Representative shall reserve the right as to which substitution, if any, is allowed.

INSTALLATION

- Prior to installation, Landscape Contractor shall inspect all existing conditions and report any deficiencies to the Owner's Representative.
- Area to receive rock groundcover: Remove existing grass, weeds, rocks, or other obstructions. Lay polypropylene fabric, using pins as necessary to hold securely in place. Place stone groundcover to depths indicated on plans. Surfaces shall be smooth, without visible depressions or ridges.
- Position the trees and shrubs in their intended location as per plan. Notify the Owner's Representative for inspection and approval of all positioning of plant materials. Plants in the vicinity of fire hydrants, meters, or utility boxes must be placed so that, at plant maturity, a five (5) foot clearance is provided.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed. Root flare of trees must be exposed.
- Prior to planting trees, conduct drainage test as follows: dig tree pit entirely and fill nearly full with water. Wait 24 hours. If water is not fully drained from pit, the Landscape Contractor shall notify the Owner's Representative or Landscape Architect so that an alternate planting location might be selected. Drainage test need not be conducted on every tree pit. If trees are in the same relative vicinity and similar expected drainage conditions (similar slopes and/or similar soils) one or several tests may be conducted. It is in the Landscape Contractor's best interest to conduct an adequate number of tests to ensure root balls will not be saturated.
- Backfill trees only with existing material excavated from the pit. Carefully settle by watering to prevent air pockets. Backfill shrubs and groundcover beds with planting soil mix as specified in the planting details.
- All plant beds and trees shall be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.
- In the event that rock, or underground construction work or obstructions are encountered, the Landscape Contractor shall notify the Owner's Representative or Landscape Architect immediately in order to determine if alternate locations can be selected. Where locations cannot be changed, if possible, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6) inches below the bottom of the root ball when plant is properly set at the required grade. For trees, the planting pit shall be at least three times the width of the root ball. Prior to excavating the obstruction(s), the Landscape Contractor shall negotiate with the Owner's Representative to determine if a change order is required.
- The Landscape contractor shall return after a period of one year to remove all tree staking materials. If any trees appear to need additional time to stabilize, staking will remain for no longer than an additional 6 months. During the period of time when trees are staked, the contractor is responsible for straightening trees that are not plumb, and adjusting stakes and guy wires as necessary. Guy wires must fit loosely as called for in the planting details.
- Lay sod within 24 hours of harvesting. Do not lay sod if ground is frozen or muddy. Sod shall form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass. Lay sod across angle of slopes exceeding 1:3. Anchor sod on slopes exceeding 1:6 with biodegradable staples spaced as recommended by sod grower but not less than 2 anchors per sod strip to prevent slippage. Saturate sod with fine water spray within two hours of planting. After planting, water daily or more frequently until sod is established.

CLEANUP

- During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work. Site shall be clean and neat at time of final inspection.



CASE NAME: THE OFFICES @ GRAPEVINE PARKWAY

CASE NUMBER: SP17-06

ADDRESS/LEGAL: 2550 SOUTHWEST GRAPEVINE PARKWAY

SHEET 4 OF 4 CITY OF GRAPEVINE APPROVED

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

APPROVED BY: [Signature] PLANNER

DATE: 3-23-17

REVISED LANDSCAPE CONSTRUCTION DETAILS & SPECIFICATIONS

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 1225. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

03/10/2017

PROJECT NUMBER: 2016.726.001

DATE: 02/10/2017 DRAWN BY: TK

DESIGN BY: TK CHECKED BY: KB

SHEET

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GRAPEVINE MLE, LLC & GRAPEVINE SLLC, LLC
THE OFFICES @ GRAPEVINE PARKWAY

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