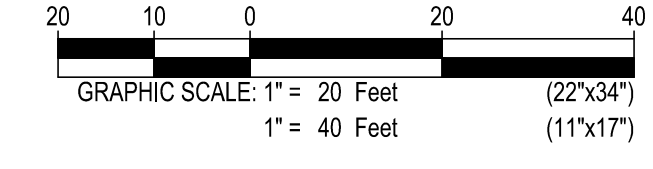
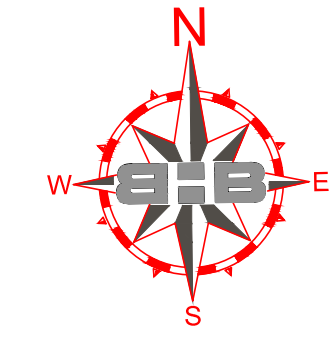
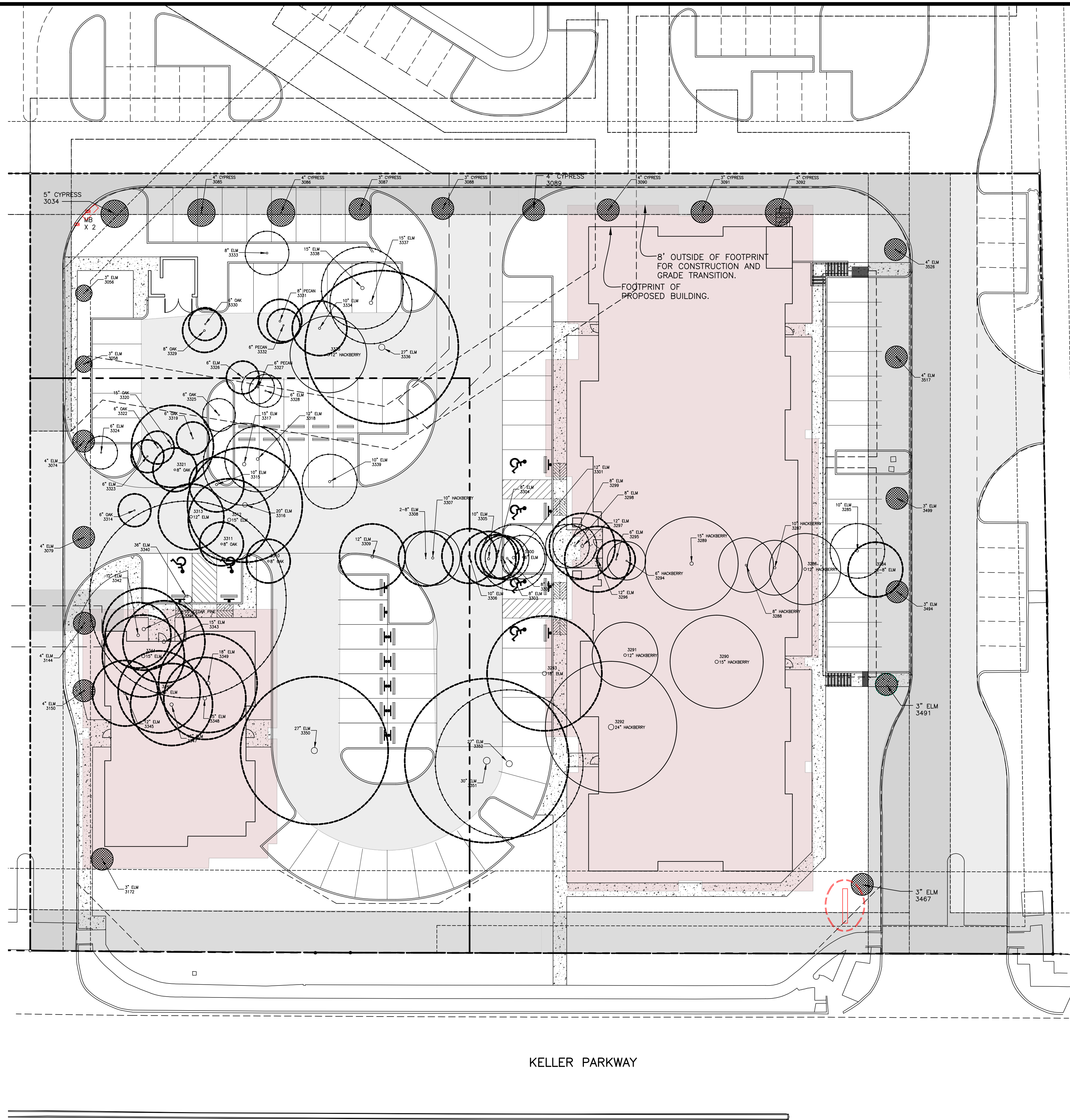


4/07/2020 9:50AM \\bhb-29\cadd\2019.000\0002019.724.001 - CDS for Offices at The Bowden - Keller\01_CADD\03_Landscape\CADD\19.724\Tree Survey and Preservation Planning TREE SURVEY & PRESERVATION PLAN



BUILDING FOOTPRINT
(INCLUDES ADDITIONAL 8' FOR CONSTRUCTION AND GRADE TRANSITION.)

UTILITY & DRAINAGE EASEMENTS

FIRE LANES AND DRIVEWAYS

NOTE: THERE IS SOME OVERLAP BETWEEN EASEMENTS AND FIRELANES/DRIVEWAYS

NON-PROTECTED TREES TO BE REMOVED. THESE TREES ARE NOT INCLUDED IN CALCULATIONS.
TOTAL: 10 TREES (HACKBERRIES)

PROTECTED TREES TO BE REMOVED THAT ARE EXEMPT FROM MITIGATION. THESE TREES ARE EXEMPT BECAUSE THEY ARE LOCATED WITHIN BUILDING PADS, UTILITY OR DRAINAGE EASEMENTS, FIRE LANES, OR DRIVEWAYS.
TOTAL: 41 TREES

EXISTING PROTECTED TREES TO BE REMOVED AND TRANSPLANTED.
TOTAL: 22 TREES

PROTECTED TREES TO BE REMOVED - NOT EXEMPT

TREE MITIGATION: 171 CALIPER INCHES WILL REQUIRE MITIGATION. REFER TO TREE TABLE FOR CALCULATIONS, AND TREE MITIGATION NOTES BELOW.

SUMMARY TABLE

TOTAL PROTECTED TREES:	81
EXEMPT TREES:	41
TOTAL NON-EXEMPT TREES:	40

TREE MITIGATION

A TOTAL OF 171 CALIPER INCHES ARE REQUIRED TO BE MITIGATED. FOLLOWING IS HOW MITIGATION WILL BE ACHIEVED:

- PLANTING OF TREES NOT REQUIRED BY ORDINANCE: (10) 3" CALIPER ORNAMENTAL TREES AND (7) 4" CALIPER CANOPY TREES = 58" OF MITIGATION.
- TRANSPLANTED TREES THAT ARE GREATER THAN 3" CALIPER: (13) 4" CALIPER TREES = 13" OF MITIGATION.
- NEW (NOT TRANSPLANTED) PARKING LOT TREES UP-SIZED FROM 3" TO 4": (3) 4" CALIPER CANOPY TREES = 3" OF MITIGATION.

TOTAL MITIGATION REQUIRED: 171 CALIPER INCHES
TOTAL MITIGATION PROVIDED: 74 CALIPER INCHES.

THE REMAINING 97 CALIPER INCHES WILL BE MITIGATED BY A PAYMENT INTO THE TREE FUND. PAYMENT AMOUNT TO BE DETERMINED BY THE CITY OF KELLER.

REFER TO DEMOLITION PLAN FOR TREE TRANSPLANTING NOTES, AND LANDSCAPE PLAN FOR LOCATIONS OF NEW TREES AND TRANSPLANTED TREES.

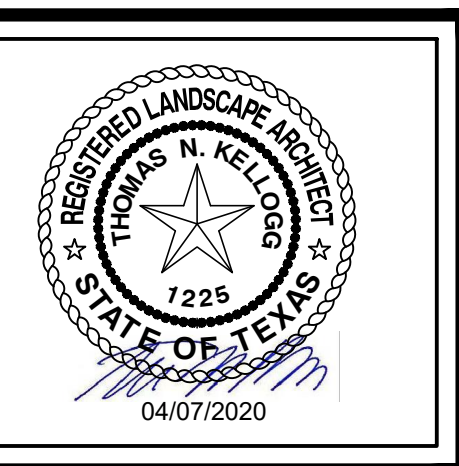
KELLER PARKWAY

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KP BOWDEN, LLC
OFFICE DEVELOPMENT
AT THE BOWDEN
1807 KELLER PARKWAY, KELLER, TX 76248

TREE SURVEY & PRESERVATION PLAN

NO.	DESCRIPTION	DATE



PROJECT NUMBER: 2019.724.001
DATE: 04/07/2020 DRAWN BY: TK
DESIGN BY: TK CHECKED BY: KB

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ENHANCED LANDSCAPE AT KELLER PARKWAY FRONTAGE:

PROPOSED LANDSCAPE SHOWN ALONG KELLER PARKWAY, BETWEEN THE SOUTH BUILDING FACADES, PARKING, AND THE PARKWAY RIGHT OF WAY HAS BEEN ENHANCED TO PROVIDE BEAUTIFICATION AND A VERY POSITIVE "CURB APPEAL" FOR TRAFFIC ALONG KELLER PARKWAY AND TRAFFIC ENTERING THE BOWDEN SITE. ALL REQUIREMENTS FOR BUFFER TREES HAVE BEEN MET, AND EXCEEDED. ALL REQUIREMENTS FOR PARKING SCREENING HAVE BEEN MET AND EXCEEDED. ALL REQUIREMENTS FOR BUILDING FACADE LANDSCAPING HAVE BEEN MET AND EXCEEDED.

THE FOLLOWING LANDSCAPE PLANTS ARE PROPOSED FOR THE FRONTAGE AREAS:

- 7 LARGE CANOPY TREES
- 15 ORNAMENTAL TREES
- 36 JACK EVANS INDIAN HAWTHORN SHRUBS
- 24 DWARF YAUPON HOLLY SHRUBS
- 25 HARBOR DWARF NANDINA SHRUBS
- 9 MOONBAY NANDINA SHRUBS
- 51 MAY NIGHT SALVIA FLOWERING PERENNIALS
- 4 PINK MUHLY ORNAMENTAL GRASSES
- 135 LIRIOPE (MONKEY GRASS)
- 1,200 WINTERCREEPER GROUNDCOVER
- 5,250 SQ. FT. GRASS SOD

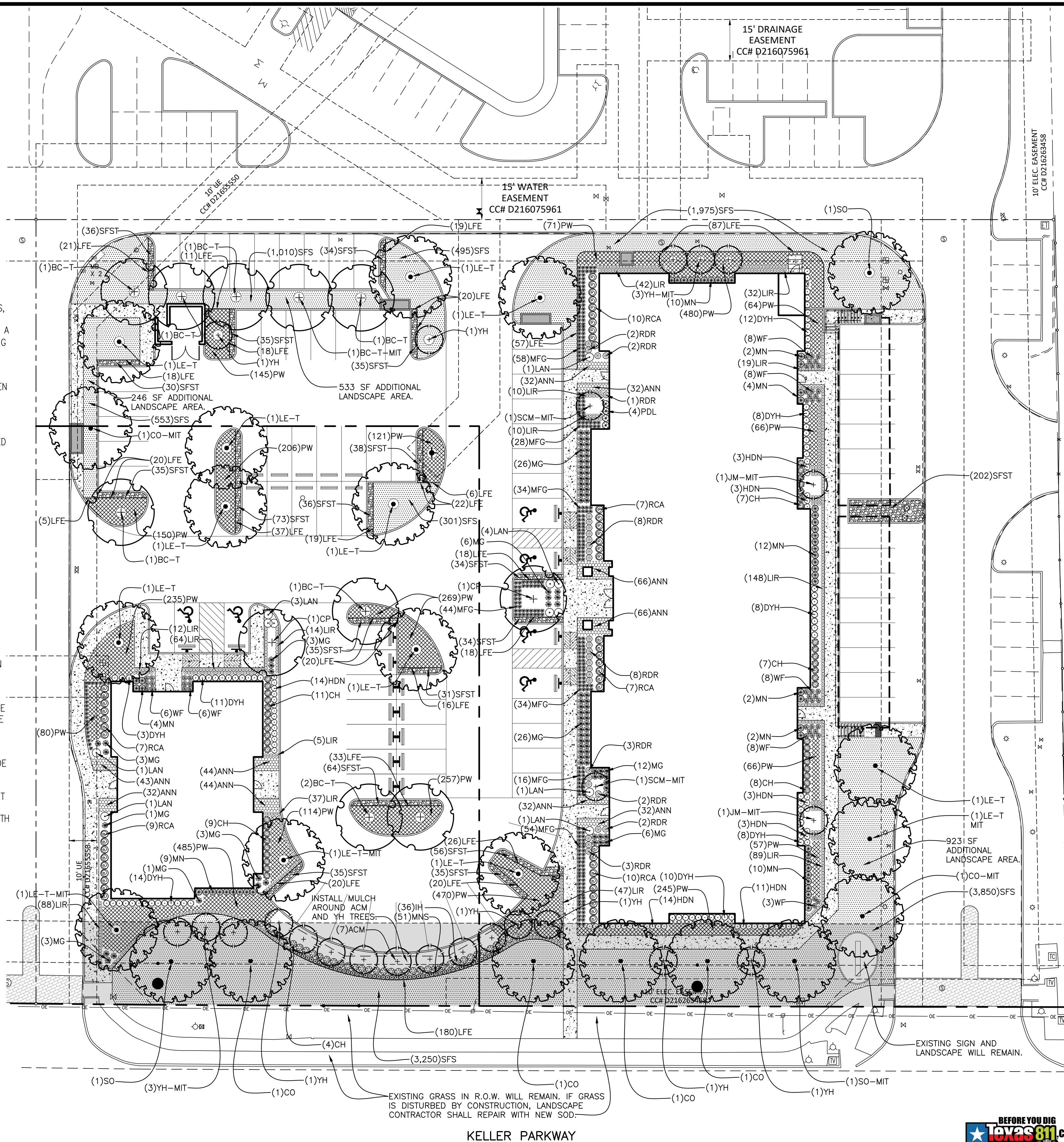
MANY OF THE SHRUBS, PERENNIALS, AND GROUNDCOVER PLANTS LISTED ABOVE ARE ABOVE AND BEYOND WHAT IS REQUIRED BY ORDINANCE. THEY ARE BEING PLANTED FOR BEAUTIFICATION.

TREE PLANTING IN THE FRONTAGE AREA HAS BEEN MAXIMIZED BASED ON RECOMMENDED SPACING OF TREES, EXISTING EASEMENTS IN THE FRONTAGE AREA, AND OVERHEAD POWER LINES. 2 LARGE CANOPY TREES AND 3 ORNAMENTAL TREES WILL BE PLANTED THAT ARE IN ADDITION TO THE FRONTAGE TREE REQUIREMENTS.

THE ENHANCED LANDSCAPING, ALONG WITH THE LANDSCAPE REQUIRED BY ORDINANCE, WILL PROVIDE A VERY PLEASING AND ATTRACTIVE GREENSPACE UTILIZING A VARIETY OF PLANT TYPES, SIZES, COLORS, TEXTURES, AND VARIETY. THE COMPLIMENT BETWEEN THE ARCHITECTURE, SITE DESIGN, AND LANDSCAPE WILL PROVE TO BE AN ASSET FOR BOTH THE DEVELOPMENT AND THE CITY OF KELLER.

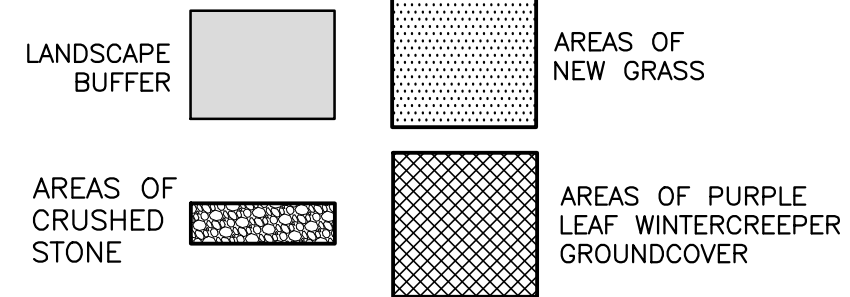
ADDITIONAL LANDSCAPE AREAS:

IN ORDER TO OFFSET EXTRA PARKING, A TOTAL OF 1,702 SF OF ADDITIONAL LANDSCAPE AREA HAS BEEN PROVIDED IN 3 SEPARATE AREAS. REFER TO LABELS ON THIS PLAN.



PLANT & MATERIAL ABBREVIATION KEY

BC-T	Bald Cypress to be transplanted
LE-T	Lacebark Elm to be transplanted
CO	Chinquapin Oak
SO	Shumard Oak
LO	Live Oak
CE	Cedar Elm
CP	Chinese Pistachio
JM	Japanese Maple
ACM	Apalachee Crape Myrtle
SCM	Sioux Crape Myrtle
YH	Yaupon Holly
PW	Purple Leaf Wintercreeper
RDR	Red Drift Rose
MN	Moonbay Nandina
HDN	Harbor Dwarf Nandina
IH	Jack Evans Indian Hawthorn
RCA	Rose Creek Abelia
CH	Carissa Holly
DYH	Dwarf Yaupon Holly
PDL	Purple Diamond Loropetalum
LAN	New Gold Lantana
MG	Pink Muhly Grass
MFG	Mexican Feather Grass
LIR	Liriope (Monkey Grass)
WF	Wood Fern
MNS	May Night Salvia
ANN	Annuals
LFE	Linear Feet Steel Edging
SFS	Square Feet Sod
SFST	Square Feet Crushed Stone



CITY OF KELLER LANDSCAPE REQUIREMENTS

BUFFERS:
Thirty foot (30') landscape buffer adjacent to Keller Parkway is required. Buffer is 294' in length. (5) 4" caliper large trees, spaced maximum 60' on center are required. 7 trees have been provided (2 Shumard Oaks, 1 Lacebark Elm & 4 Chinquapin Oaks). 2 ornamental trees per 50' of buffer length are required. 12 trees are required. 15 trees have been provided (7 Apalachee Crape Myrtles & 8 Yaupon Hollies).

PARKING LOTS:
A minimum of 15% of all parking lots shall be landscaped.
- Area of parking and driveways: 32,396 Sq. Ft.
- Parking lot landscape required: 4,859 Sq. Ft. (32,396 x 15%)
- Parking lot landscape provided: 5,843 Sq. Ft.

TREE MITIGATION:
Refer to TREE SURVEY & PRESERVATION PLAN for mitigation of existing trees to be removed.
Trees which not required by ordinance and are being planted for mitigation are labeled with the word "MIT" following the abbreviation. For example: (1)LE-MIT
Existing trees to be transplanted are labeled with a "T" following the abbreviation. for example: (1)BC-T.

IRRIGATION NOTE:
ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

MAINTENANCE NOTE:
TO BE MAINTAINED IN ACCORDANCE WITH THE CITY OF KELLER REGULATIONS. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY 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, BUT NOT BE LIMITED TO, MOWING (OF GRASS OF SIX INCHES (6") OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, 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 PART OF THE LANDSCAPING. ALL PLANT MATERIAL 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 SIZE, WITHIN NINETY (90) DAYS.

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KP BOWDEN, LLC
OFFICE DEVELOPMENT
AT THE BOWDEN
1807 KELLER PARKWAY, KELLER, TX 76248

LANDSCAPE PLAN

NO.	DESCRIPTION	DATE



PROJECT NUMBER: 2019.724.001
DATE: 04/07/2020 DRAWN BY: TK
DESIGN BY: TK CHECKED BY: SLW
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EXISTING GRASS IN R.O.W. WILL REMAIN. IF GRASS IS DISTURBED BY CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL REPAIR WITH NEW SOD.

EXISTING SIGN AND LANDSCAPE WILL REMAIN.

PLANT and MATERIALS LIST

NOTE: TREES TO BE TRANSPLANTED (9 BALD CYPRESSES AND 13 LACEBARK ELMS) ARE NOT INCLUDED IN THIS PLANT LIST. REFER TO LANDSCAPE PLAN AND DEMOLITION PLAN.

Trees

KEY	PLANT NAME	QUANTITY	MIN. CALIPER	MIN. HT/SPR	NOTES
CO	Chinquapin Oak Quercus muehlenbergii	6	4" Caliper	14'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
SO	Shumard Oak Quercus shumardii	3	4" Caliper	14'/5'	NURSERY GROWN; FULL; 7' MIN. BRANCHING HEIGHT
CP	Chinese Pistachio Pistacia chinensis	2	4" Caliper	12'/5'	NURSERY GROWN; FULL; 6'-6" MIN. BRANCHING HEIGHT
SCM	Sioux Crape Myrtle Lagerstroemia 'Sioux'	2	3" Caliper	7'/4'	NURSERY GROWN; FULL; MULTI-TRUNK MIN. 3 CANES
ACM	Apalachee Crape Myrtle Lagerstroemia 'Apalachee'	7	3" Caliper	7'/4'	NURSERY GROWN; FULL; MULTI-TRUNK MIN. 3 CANES
YH	Yaupon Holly Ilex vomitoria	13	3" Caliper	7'/4'	NURSERY GROWN; FULL; MULTI-TRUNK MIN. 3 CANES
JM	Glowing Embers Japanese Maple Acer palmatum 'Glowing Embers'	2	3" Caliper	7'/4'	NURSERY GROWN; FULL; MULTI-TRUNK MIN. 3 CANES

Shrubs and Groundcover

KEY	PLANT NAME	QUANTITY	CONTAINER	MIN. HT/SPR.	NOTES
PW	Purpleleaf Wintercreeper Euonymus fortunei 'Coloratus'	3,581	4" POT		FULL; SPACE 12" ON CENTER; MIN. 3 RUNNERS; EACH RUNNER MIN. 5" LONG
RCA	Rose Creek Abelia Abelia grandiflora 'Rose Creek'	50	3 GALLON	12"/12"	FULL
DYH	Dwarf Yaupon Holly Ilex vomitoria 'Nana'	74	3 GALLON	12"/12"	FULL
IH	Jack Evans Indian Hawthorn Raphiolepis indica 'Jack Evans'	36		24"/18"	FULL; MINIMUM 24" HEIGHT TAKES PRECEDENCE OVER GALLON SIZE.
PDL	Purple Diamond Loropetalum Loropetalum chinensis 'Purple Diamond'	4	5 GALLON	16"/14"	FULL
HDN	Harbor Dwarf Nandina Nandina domestica 'Harbor Dwarf'	51	2 GALLON	8"/10"	FULL
MN	Moonbay Nandina Nandina domestica 'Moonbay'	53	3 GALLON	14"/12"	FULL
MG	Muhly Grass Muhlenbergia capillaris	86	1 GALLON		FULL
CH	Carissa Holly Ilex cornuta 'Carissa'	42	3 GALLON	12"/12"	FULL
LAN	New Gold Lantana Lantana 'New Gold'	12	1 GALLON		FULL
LJR	Liriope Liriope muscari 'Big Blue' or 'Royal Purple'	617	4" POT		FULL; SPACE AS SHOWN - APPROX. 15" ON CENTER. 'MAJESTIC' IS ALSO ACCEPTABLE.
RDR	Red Drift Rose Rosa 'Meipalgio'	31	2 GALLON	9"/12"	FULL
MNS	May Night Salvia Salvia x sylvestris 'May Night'	51	1 GALLON		FULL
WF	Wood Fern Dryopteris normalis	47	2 GALLON		FULL
MFG	Mexican Feather Grass Nassella tenuissima	290	1 GALLON		FULL
ANN	Annual color plants	423	4" POT		QUANTITY SHOWN IS BASED ON 12" SPACING. QUANTITY MAY BE ADJUSTED TO REFLECT DIFFERENT SPACINGS.

Grass

SFS	SOLID SOD	Cynodon dactylon Bermudagrass	11,434 Sq. Ft.	Tifway 419, Tex Turf 10, or other improved variety.
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Miscellaneous

LFE	711 Linear feet steel edging; COMMERCIAL GRADE - 3/16" thick; black (preferred) or green; securely staked. Refer to detail.
SFST	878 Square feet crushed stone; Minimum 4 inch layer of "Basalt Gravel Small"; available from Whiz-Q Stone, 817-429-0822. Product Code #50110TON. Set on weed block fabric: DeWitt Pro 5 Weed Barrier. Equivalent products may be substituted for stone and fabric. Owner must pre-approve substitutions. Refer to detail.

NOTES

THE QUANTITIES OF PLANTS AND MATERIALS SHOWN IN THE ABOVE LISTS MUST BE COMPARED TO THE LANDSCAPE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

ACTUAL QUANTITY OF SOD (AND/OR HYDROMULCH) NEEDED MAY DIFFER FROM SQUARE FOOTAGES LABELED. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT LIST, AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING SOD (AND/OR HYDROMULCH). THE CONTRACTOR IS REQUIRED TO TAKE APPROPRIATE MEASURES TO ENSURE THAT A FULL STAND OF HEALTHY GRASS IS ESTABLISHED IN ALL GRASS AREAS. GRASS SHALL BE PLANTED IN AREAS DISTURBED BY GRADING AND OTHER CONSTRUCTION ACTIVITIES. FIELD VERIFICATION OF GRASS LIMITS IS OFTEN REQUIRED.

PRIOR TO INSTALLATION OF PLANTS, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE TO VERIFY ALL AREAS TO BE PLANTED, PLANT SIZES, AND COORDINATION OF PLANTING ACTIVITIES WITH IRRIGATION INSTALLATION.

IF HYDROMULCH IS NOT SHOWN ON THE LANDSCAPE PLANS, THE LANDSCAPE CONTRACTOR SHALL DISCUSS WITH THE OWNER'S REPRESENTATIVE IF IT IS POSSIBLE TO INSTALL HYDROMULCH RATHER THAN SOD IN SOME GRASS AREAS. IF HYDROMULCH IS INSTALLED, IT SHALL BE SULTAN, BLACK JACK, OR SAHARA BERMUDA WITH A TACKIFIER ADDITIVE ON 4:1 OR GREATER SLOPES. BERMUDA HYDROMULCH SHALL ONLY BE APPLIED BETWEEN THE DATES OF MAY 1st AND SEPTEMBER 15th. BETWEEN SEPTEMBER 15th AND MAY 1st, HYDROMULCH WITH ANNUAL RYE GRASS, AND RETURN AFTER MAY 1st TO REMOVE OR TILL IN RYE GRASS AND HYDROMULCH (OR SOD IF OWNER REQUESTS) WITH BERMUDA. PRIOR TO HYDROMULCHING, VERIFY WITH OWNER'S REPRESENTATIVE AREAS, DATES, AND TYPE OF GRASS. DISCUSS WITH THE OWNER THE SCHEDULE AND OTHER DETAILS REGARDING RETURNING AFTER MAY 1ST TO ESTABLISH PERMANENT BERMUDA GRASS.

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014."

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL TAKE NECESSARY MEASURES TO COORDINATE THE TIMING OF INSTALLATION OF PLANTS AND INSTALLATION OF THE IRRIGATION SYSTEM. COORDINATE WITH THE GENERAL CONTRACTOR IF NECESSARY. THE GENERAL CONTRACTOR OR PAVING CONTRACTOR SHALL CONSULT WITH THE IRRIGATION CONTRACTOR REGARDING THE POSSIBILITY OF IRRIGATION SLEEVES WITHIN AREAS TO BE PAVED.

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

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

SUBMITTALS

- A. Samples: Provide representative quantities of mulch and stone. Samples shall be approved by Owner's Representative before use on project.
- B. 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.
- C. Plant substitutions must be approved by the Owner's Representative in writing.

JOB CONDITIONS

- A. 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.
- B. 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 Contractor's expense.
- C. 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

- A. 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.
- B. Maintenance shall include watering, cultivation, weeding, edging, pruning of trees, cleaning up, and all other necessary maintenance tasks.
- C. 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.
- D. After final acceptance, the Owner assumes responsibility for maintenance.
- E. 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.
- F. First initial plant replacement shall be at the Landscape Contractor's expense. Additional replacement plants beyond the first are not guaranteed.
- G. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified.
- H. 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

- A. 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.
- B. 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.
- C. 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

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

PLANTS

- A. 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.
- B. 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.
- C. 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

- A. Prior to installation, Landscape Contractor shall inspect all existing conditions and report any deficiencies to the Owner's Representative.
- B. Areas 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.
- C. 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.
- D. 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.
- E. 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.
- F. 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.
- G. All plant beds and trees shall be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.
- H. 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.
- I. 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.
- J. 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

- A. 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.



KP BOWDEN, LLC
OFFICE DEVELOPMENT
AT THE BOWDEN
1807 KELLER PARKWAY, KELLER, TX 76248

PLANT LIST & SPECIFICATIONS

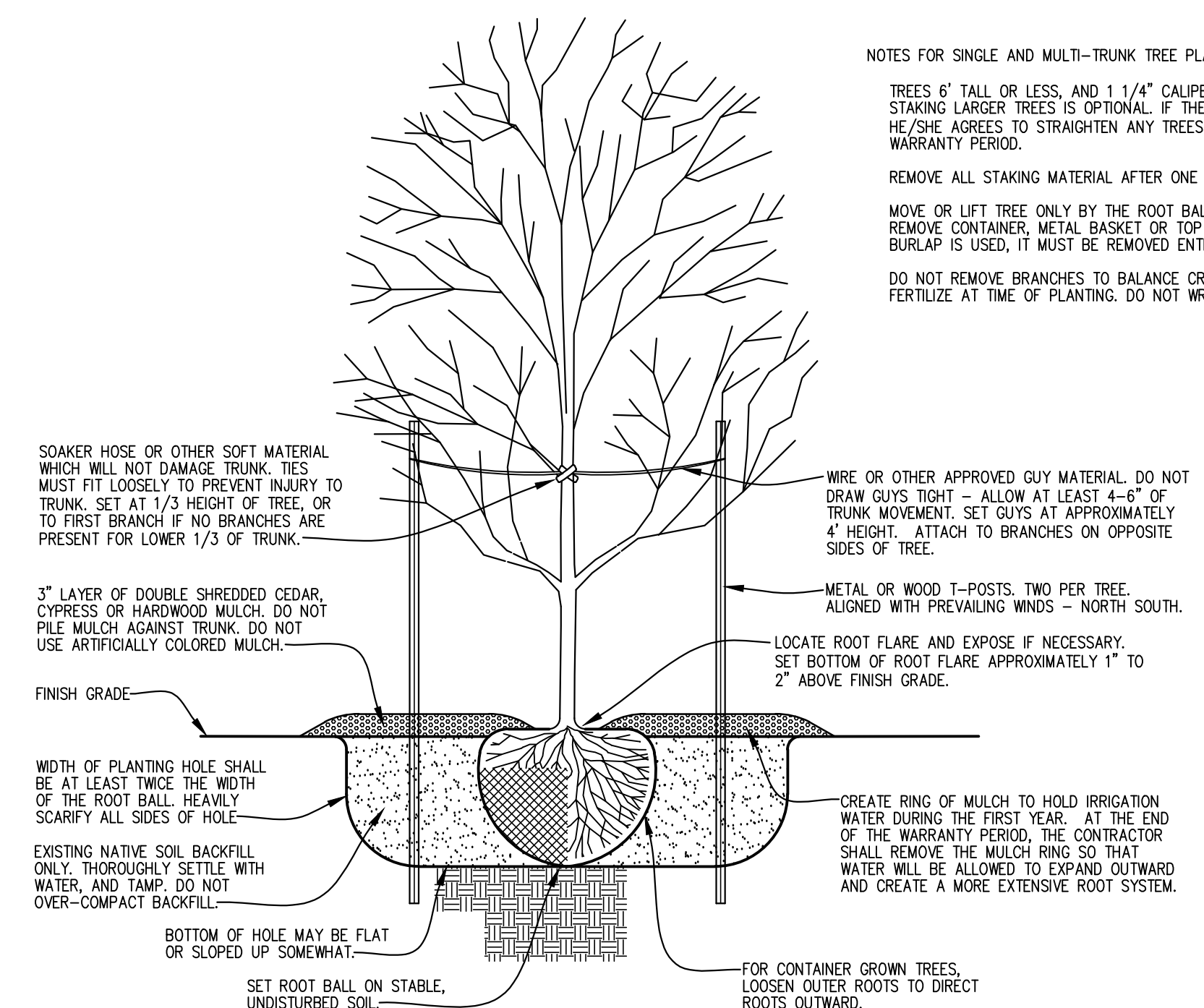
NO.	DESCRIPTION	DATE



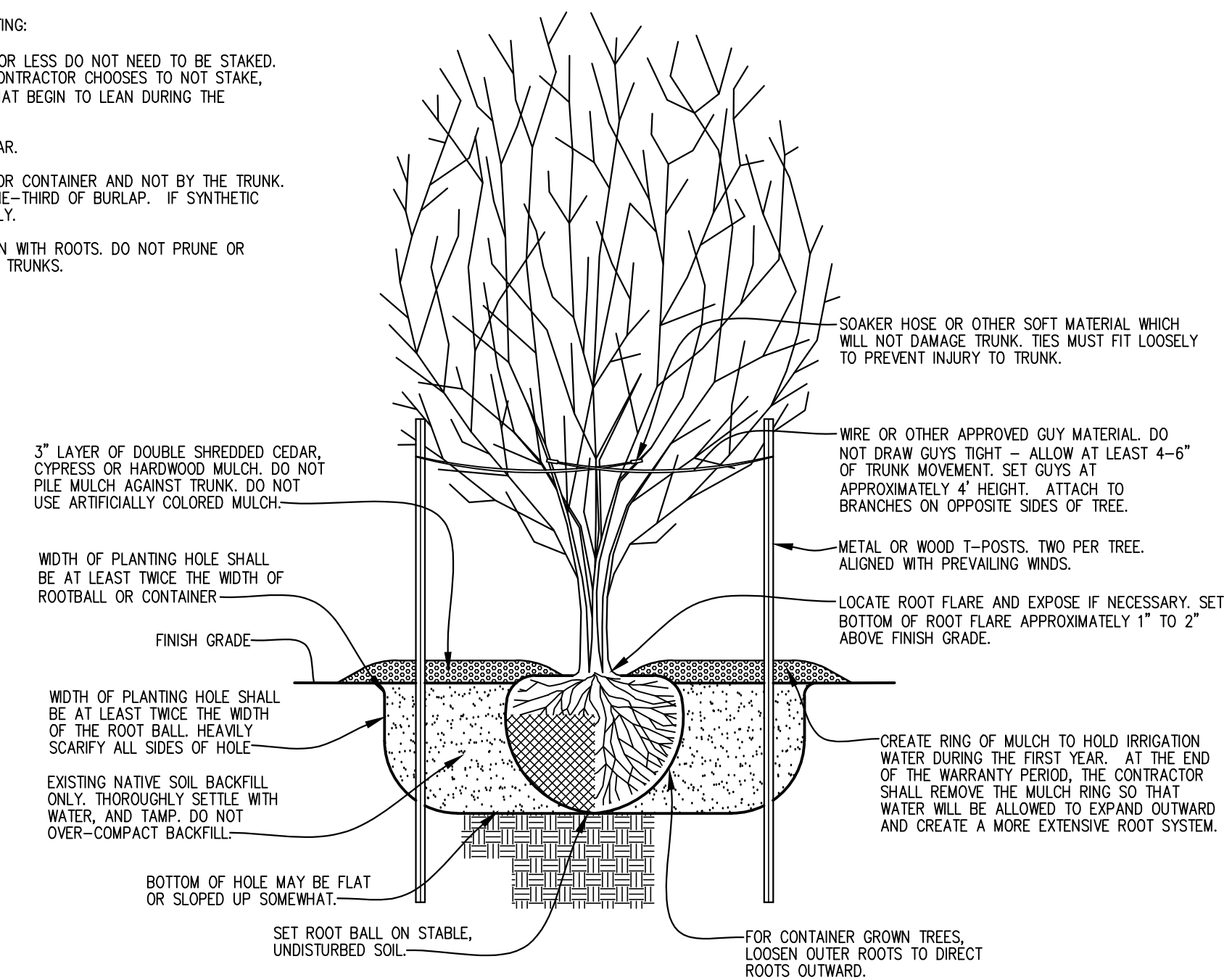
PROJECT NUMBER: 2019.724.001
DATE: 03/30/2020 DRAWN BY: TK
DESIGN BY: TK CHECKED BY: SLW

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3.27.2020 2:07PM \\BHB-29\cad\2019\000\0002019\724\001 - CDS for Office at The Bowden - Keller\01_CADD\03_Landscape\CADD\724_Landscape Plan.dwg LANDSCAPE DETAILS



SINGLE TRUNK TREE PLANTING
Section Not to Scale



MULTI-TRUNK TREE PLANTING
Section Not to Scale

NOTES:

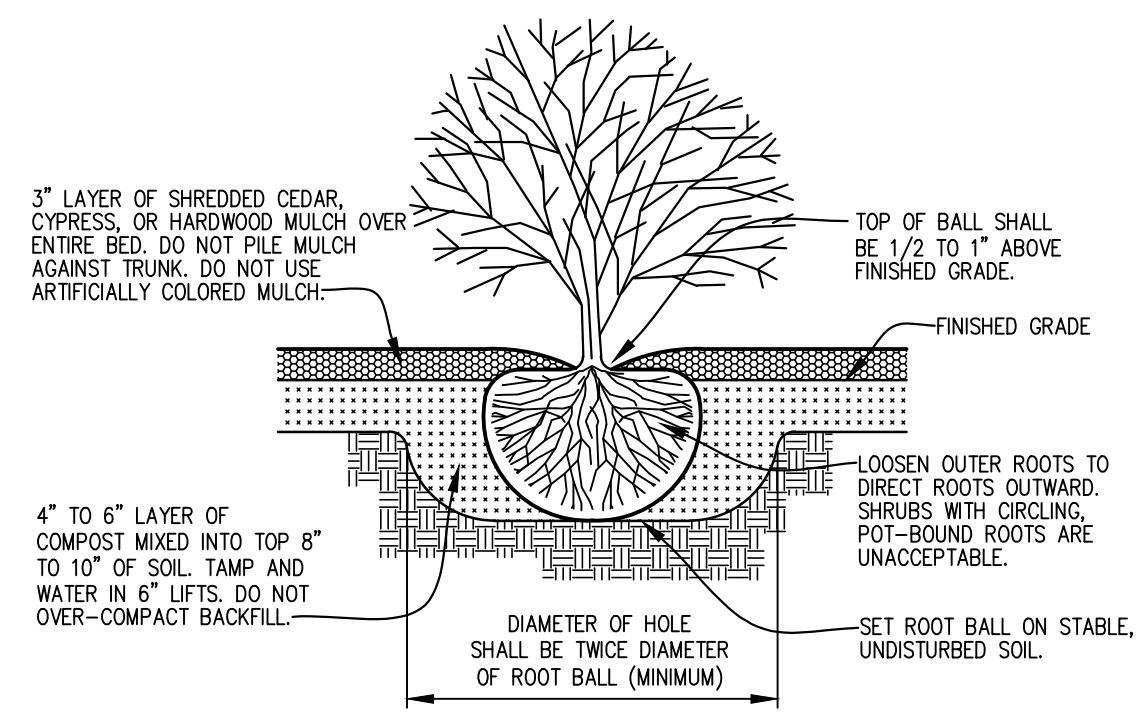
WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.

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

NOTES:

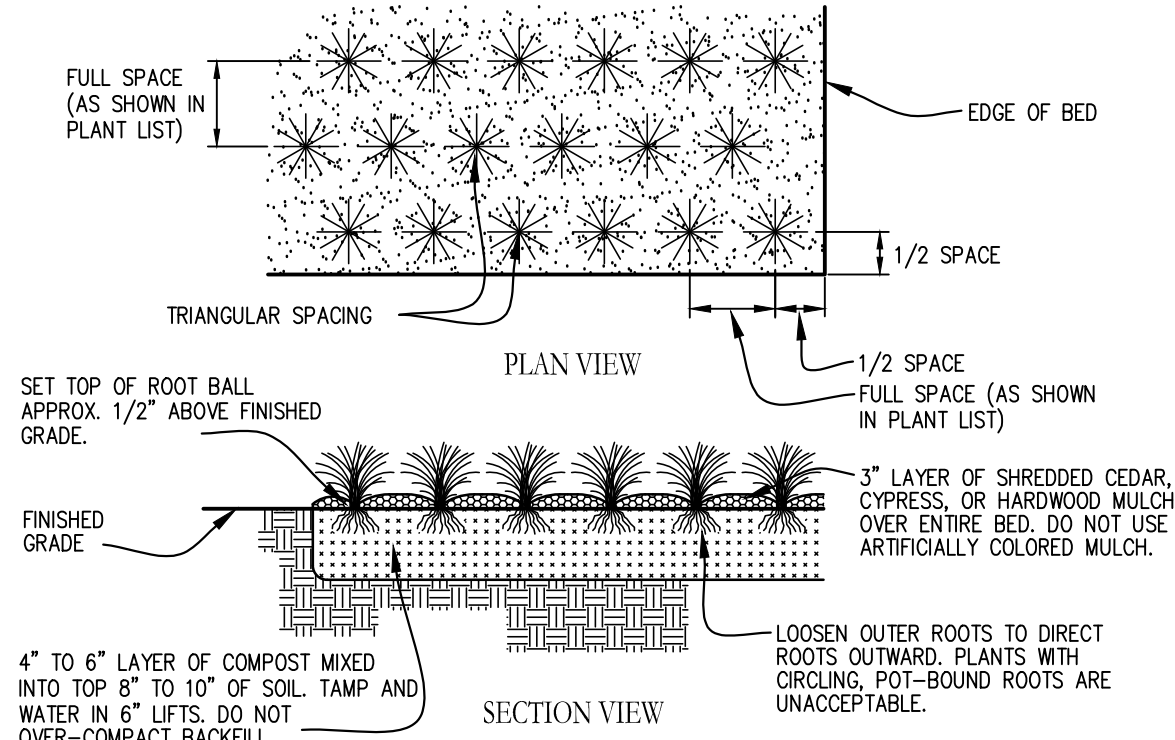
WITHIN 18" TO 24" (HORIZONTAL DISTANCE) OF EXTERIOR BUILDING FACADES, REDUCE DEPTH OF MULCH TO 1" TO ENSURE THAT MULCH IS AT LEAST SEVERAL INCHES BELOW FINISH FLOOR ELEVATION. NEVER INSTALL MULCH ABOVE FFE.

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.



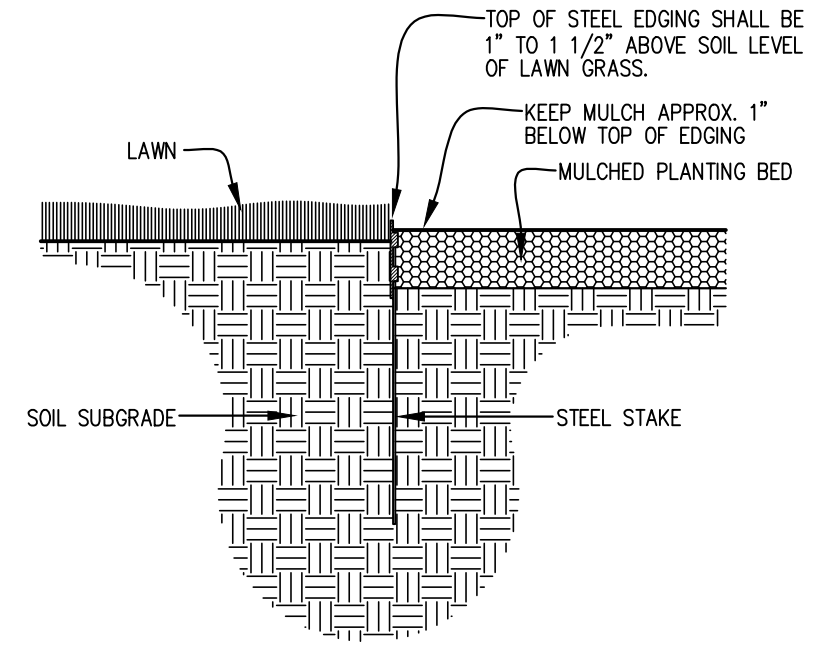
GROUNDCOVER/ANNUAL PLANTING
Plan/Section Not to Scale

NOTES:

STEEL EDGING SHALL BE COMMERCIAL GRADE; 3/16" THICK; BLACK COLOR (PREFERRED) OR GREEN.

INSTALL EDGING SO THAT CURVED SECTIONS FORM SMOOTH RADIIUSES. STRAIGHT SECTIONS SHALL BE STRAIGHT AND TRUE, WITHOUT BOWS OR WAIVERS.

AT ENDS OF RUNS, CUT A CHAMFER (ABOUT 1 INCH) INTO THE EXPOSED TOP END POINT TO ELIMINATE SHARP POINTS. POINTS MAY ALSO BE GROUND SMOOTH TO FORM A MINIMUM 3/4 INCH RADIUS.

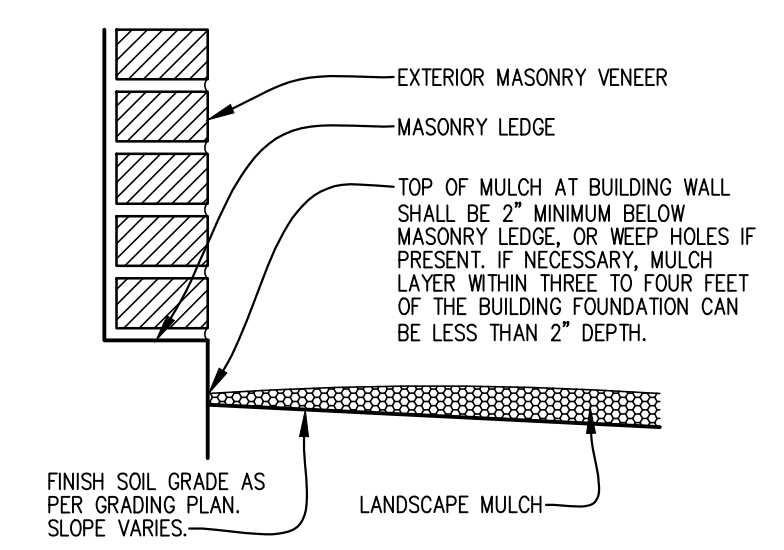


STEEL EDGING BETWEEN PLANT BED & LAWN
Section Not to Scale

NOTES:

LANDSCAPE CONTRACTOR SHALL COORDINATE CLOSELY WITH GRADING/GENERAL CONTRACTOR TO ENSURE THAT FINISH GRADE IS CORRECT AND WILL ALLOW MULCH TO BE PLACED AS SHOWN IN THIS DETAIL.

IN LOCATIONS WHERE THERE IS AN EXTERIOR BUILDING MATERIAL OTHER THAN MASONRY, THE TOP LEVEL OF MULCH SHALL BE AT LEAST 4" BELOW FINISH FLOOR ELEVATION.



LANDSCAPE MULCH AT BUILDING WALL
Section Not to Scale

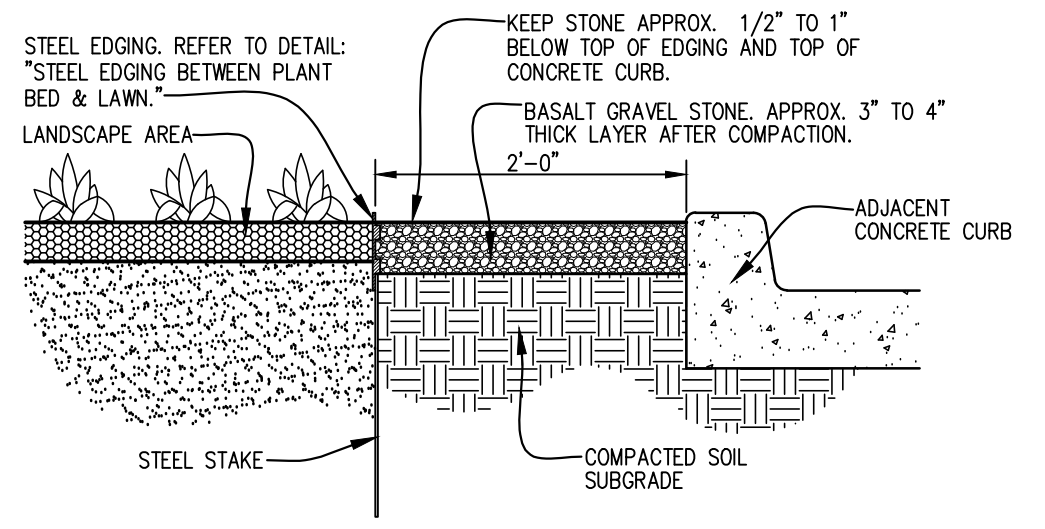


NOTES:

STONE SHALL BE CRUSHED BASALT GRAVEL. REFER TO PLANT AND MATERIALS LIST.

MOISTEN BASALT GRAVEL AND COMPACT WITH VIBRATORY PLATE COMPACTOR. MAKE SEVERAL PASSES, AND TOP OFF WITH ADDITIONAL STONE IF NEEDED. RE-COMPACT SO THAT TOP SURFACE OF STONE WILL BE SLIGHTLY BELOW ADJACENT CURB AND STEEL EDGING.

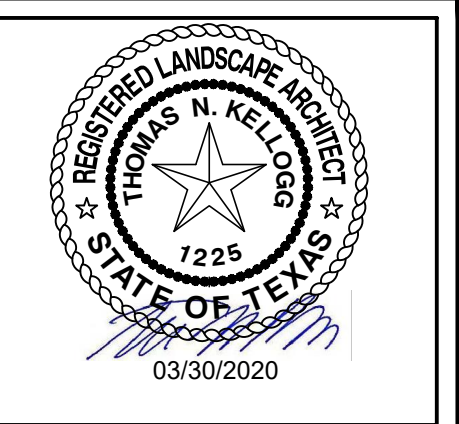
STEEL EDGING SHALL BE COMMERCIAL GRADE; 3/16" THICK; BLACK COLOR (PREFERRED) OR GREEN.



CRUSHED STONE PATH IN PARKING ISLANDS
Section Not to Scale

LANDSCAPE DETAILS

NO.	DESCRIPTION	DATE

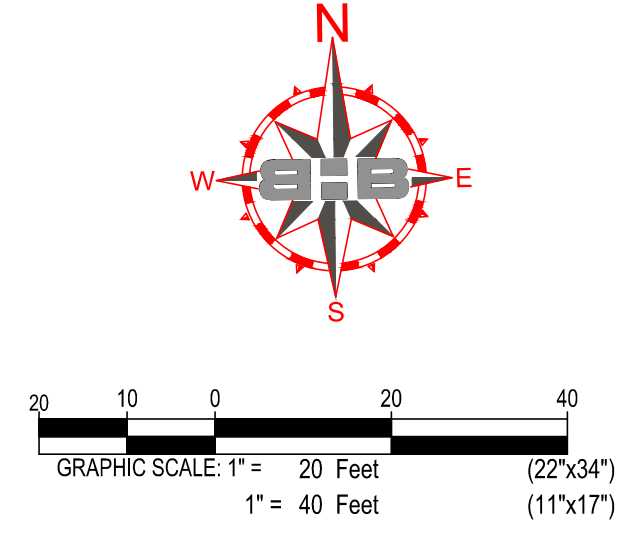
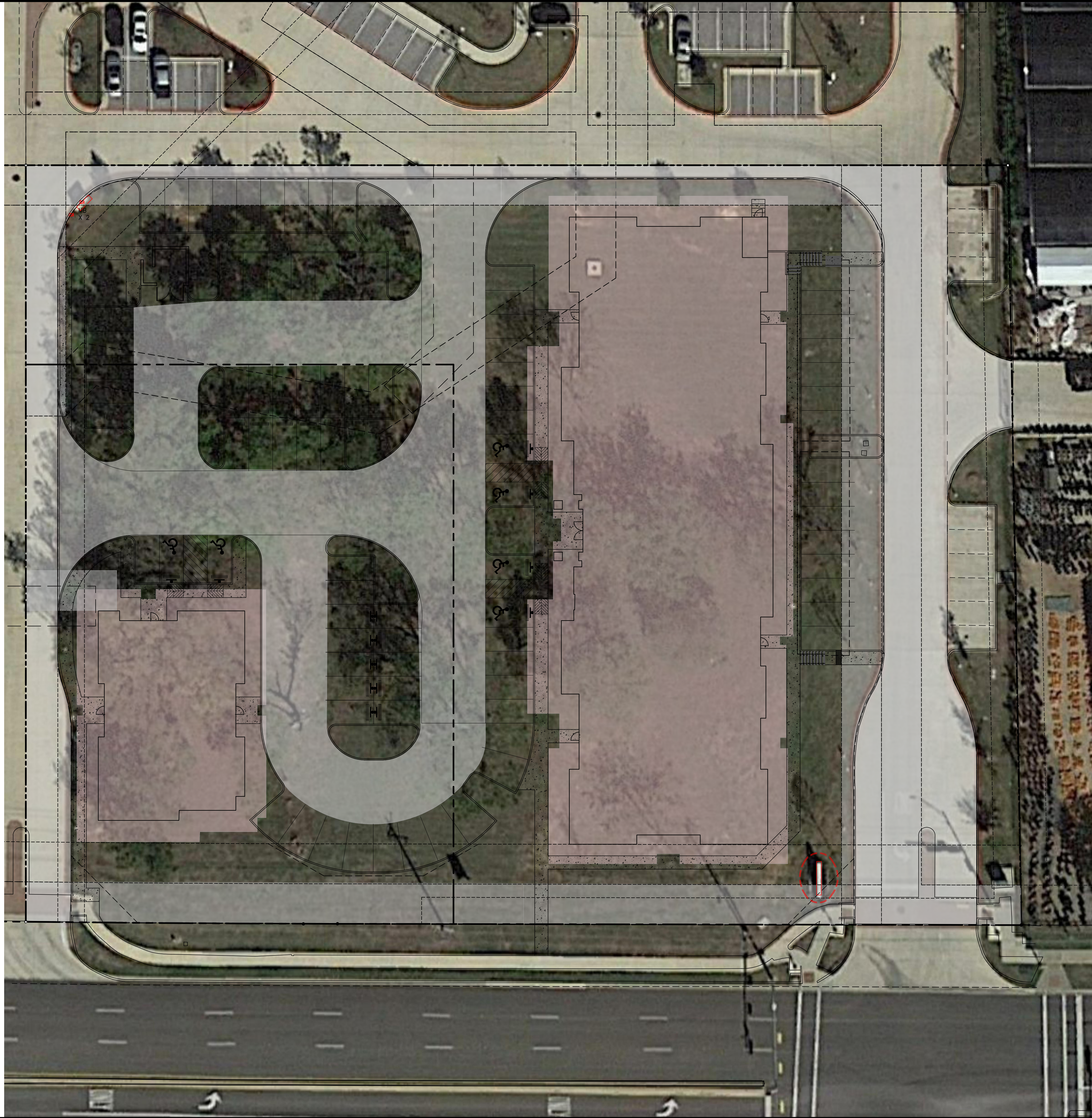


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OFFICE DEVELOPMENT
AT THE BOWDEN
1807 KELLER PARKWAY, KELLER, TX 76248

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TBPE Firm #44 • TBPLS FIRW #10011302

3/27/2020 2:20PM \\Bhb-29\cad\2019\000\000\2019\724\001 - CDs for Offices at The Bowden - Keller\01_CADD\03_Landscape\CADD\19\724\Tree Survey and Preservation Plan.dwg AERIAL PHOTO



BHB
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AERIAL PHOTO

NO.	DESCRIPTION	DATE



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