



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, NOVEMBER 6, 2024 AT 2:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

- I. CALL TO ORDER
- II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-45** [Grapevine Mills Mall, Primark] addressed as 3000 Grapevine Mills Parkway, Suite 253, and consideration of same.
- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-48** [Sunbelt Rentals] addressed as 1035 Texan Trail, and consideration of same.

IV. MINUTES

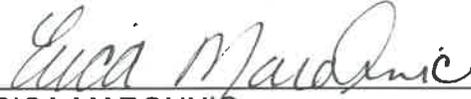
- A. Site Plan Review Committee to consider the minutes of the October 2, 2024, regular meeting.

V. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE

OF PLANNING SERVICES AT (817) 410-3155 AT LEAST 24 HOURS IN ADVANCE.
REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF
THE 1993 TEXAS LEGISLATURE, THE SITE PLAN REVIEW COMMITTEE MEETING AGENDA
WAS PREPARED AND POSTED ON THIS THE 1st DAY OF NOVEMBER 2024 AT 5:00 P.M.

A handwritten signature in cursive script, reading "Erica Marohnic", written in black ink. The signature is positioned above a horizontal line.

ERICA MAROHNIC
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: NOVEMBER 6, 2024

SUBJECT: CONDITIONAL USE REQUEST CU24-45; PRIMARK, 3000 GRAPEVINE MILLS PARKWAY

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use request CU20-17 (Ord. 2000-44) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space specifically to modify exterior elevations and to reconfigure parking for a net increase of five spaces. The property is zoned "CC", Community Commercial District.

REQUEST

The applicant proposes modifications along the southern exterior elevations, specifically to remove a previously approved main exterior entryway. Because of the removal of the main exterior entrance, the applicant proposes removing ADA-designated parking spaces and a crosswalk to the east of the entrance for a net increase of 5 spaces. The exterior modifications and signage are for a new tenant, Primark, which was approved on May 21, 2024 by City Council (CU24-01) to divide the existing Burlington Coat Factory suite. There are no proposed changes to the previously approved sidewalk or loading dock.

BACKGROUND INFORMATION

The subject site was zoned "L-1", Light Industrial District prior to the 1984 City-wide rezoning at which time the subject site was rezoned to "HCO", Hotel/Corporate Office and "PID", Planned Industrial Development. The subject property was rezoned to "CC", Community Commercial with (Z95-13) on October 17, 1995.

The property is currently zoned "CC", Community Commercial District with a planned commercial center in excess of 1,000,000 square feet of gross leasable space designation and is developed as the Grapevine Mills Mall.

- On January 16, 1996, City Council approved CU95-36 (Ord. 1996-05) for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area.
- On August 6, 1996, City Council approved ADD96-01 (Res. 1996-34) to CU95-36 for 8 public entryway features.
- On September 17, 1996, City Council approved CU96-26 (Ord. 1996-79) to revise the site layout, the ring road configuration, and access to residential properties to the west.

- On February 18, 1997, City Council approved CU97-05 (Ord. 1997-09) to allow alcoholic beverage sales (Sega Gameworks) and amend the site layout.
- On February 18, 1997, City Council approved CU97-06 (Ord. 1997-11) to amend the previously approved site plan for development of a theater (AMC Theater) with 30 screens.
- On February 18, 1997, City Council approved SU97-04 (Ordinance 1997-10) to allow skill-oriented games in excess of eight (8) machines and two (2) billiard tables.
- On March 18, 1997, City Council approved CU97-13 (Ord. 1997-28) to allow for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience).
- On April 15, 1997, City Council approved CU97-18 (Ord. 1997-40) to allow for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe).
- On June 3, 1997, City Council approved CU97-29 (Ord.1997-55) to allow additional signage for the entire Grapevine Mills Mall project including the outparcel areas. On July 1,1997, City Council modified CU97-29 to allow for an 80 foot entertainment globe.
- On June 19,1997, City Council approved CU97-25 (Ord. 1997-57) to allow for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area.
- On July 15, 1997, City Council approved CU97-36 (Ord. 1997-72) to allow for the development of a retail use in the outparcel area (Michael's Arts and Crafts Store).
- On August 19,1997, City Council approved CU97-42 (Ord. 1997-92) to allow the development of a retail tire store in the outparcel area (Discount Tire).
- On November 18, 1997, City Council approved Z97-22 (Ord. 1997-125) to rezone 11.825 acres from "PCD", Planned Commerce Development District and 26.43 acres from "HCO", Hotel/Corporate Office District to "CC", Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. The 38.255-acre Phase 2 development was incorporated into the overall Grapevine Mills planned commercial center located to the southeast of the mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road).
- On November 18, 1997, City Council approved CU97-60 (Ord. 1997-126) and CU97-61 (Ord. 1997-127) to incorporate Bass Pro Shops Outdoor World and Embassy Suites Hotel into the Grapevine Mills planned commercial center and also allow for on-premises consumption of alcoholic beverages and seven 40 foot pole signs.
- On November 18, 1997, City Council approved CU97-62 (Ord. 1997-128) to amend the previously approved site plan for a 39,870 square foot retail furniture store (Rooms to Go).
- On November 18, 1997, City Council approved CU97-63 (Ord. 1997-129) to amend the previously approved site plan for a 3,822 square foot restaurant (Chick Fil A).
- On November 18, 1997, City Council approved CU97-64 (Ord. 1997-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the mall proper (Baxter's).

- On December 19, 1997, City Council approved CU97-68 (Ord.1997-147) for the development of a 3,855 square foot health care facility (Primacare) in the Phase 1, outparcel area.
- On January 20, 1998, City Council approved CU97-75 (Ord. 1998-10) to amend the mall signage plan for wall signage associated with outparcel tenants.
- On January 20, 1998, City Council approved CU97-76 (Ord. 1998-11) to amend the site plan for a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area.
- On February 3, 1998, City Council approved CU98-03 (Ord. 1998-17) to amend the floor plan for Dick Clark's American Bandstand restaurant.
- On February 3, 1998, City Council approved CU98-07 (Ord. 1998-40) to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery).
- On June 16, 1998, City Council approved CU98-21 (Ord. 1998-74) to amend the floor plan for a restaurant (American Wilderness) with on premise consumption of alcohol beverage in the outparcel area.
- On June 16, 1998, City Council approved a request for temporary parking areas at Anchor Pads A and B through January 15, 1999.
- On September 15, 1998, City Council approved CU98-47 (Ord. 1998-116) to amend the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall.
- On September 15, 1998, City Council approved CU98-48 (Ord. 1998-117) to establish a restaurant (MJ's Chop House/Mason Jar) with on premise consumption of alcohol beverage in the outparcel area.
- On September 15, 1998, City Council approved CU98-49 (Ord. 1998-118) to allow for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills.
- On October 20, 1998, City Council approved CU98-57 (Ord. 1998-130) to allow for the development of a restaurant (Black-Eyed Pea) with alcohol beverage sales in the Phase 1, outparcel area.
- On November 17, 1998, City Council approved CU98-59 (Ord. 1998-135) to allow alcoholic beverage sales throughout the premises for "special events" at Sega Gameworks.
- On December 15, 1998, City Council approved CU98-63 (Ord. 1998-151) to allow for a 6-story, 121-room hotel (Ameri Suites) in the outparcel area.
- On February 2, 1999, City Council approved CU98-79 (Ord. 1999-17) to allow a revision to the floor plan for Sega Gameworks.
- On March 23, 1999, City Council approved CU99-12 (Ord. 1999-16) to allow revisions to Anchor "G" specifically building area reduction from 35,790 square feet to 26,500 square feet for Iguana Ameramex.
- On April 20, 1999, City Council approved CU99-17 (Ord. 1999-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks).
- On May 18, 1999, City Council approved CU99-27 (Ord. 1999-83) to allow for the construction of a partial stone wall with trellis along the rear elevation of an existing

restaurant (Cozymel's).

- On July 20, 1999, City Council approved CU99-41 (Ord. 1999-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area.
- On November 16, 1999, City Council approved CU99-60 (Ord. 1999-163) to amend the previously approved site plan for a mall expansion Anchor "A."
- On November 16, 1999, City Council approved CU99-61 (Ord. 1999-164) to amend the previously approved parking layout for Rooms-To-Go.
- On November 16, 1999, City Council approved CU99-63 (Ord. 1999-165) for a restaurant (Trail Dust) with on-premise alcohol beverage sales in the outparcel area.
- On December 7, 1999, City Council approved CU99-71 (Ord. 1999-178) to allow for the development of a 4-story, 105-room hotel (Hawthorn Suites) in the Phase 1 outparcel area.
- On April 18, 2000, City Council approved CU00-16 (Ord. 2000-43) to allow for changes to the exterior elevations of Anchor "A."
- On June 20, 2000, City Council approved SU00-07 for 30 redemption/coin-operated games at the main Texas entrance of the Grapevine Mills Mall.
- On August 15, 2000, City Council approved CU00-21 (Ord. 2000-83) to allow for a four story 114-room hotel (SpringHill Suites)
- On December 19, 2000, City Council approved CU00-67 (Ord. 2000-127) to allow for the development of a restaurant with a drive-thru window, Steak-n-Shake, in the outparcel area.
- On December 19, 2000, City Council approved CU00-68 (Ord. 2000-128) to allow for the development of a business services/reproduction facility (Kinko's) in the outparcel area.
- On July 17, 2001, City Council approved CU01-38 (Ord. 2001-56) to allow for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as Last Call.
- On October 16, 2001, City Council approved CU01-51 (Ord. 2001-78) and Special Use Request SU01-07 to allow for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area.
- On September 26, 2001, SPRC approved CU01-54 for minor revisions to the site plan of a department store (Neiman Marcus) located at the mall proper to allow for a power generator and landscape island.
- On May 21, 2002, City Council approved CU02-17 (Ord. 2002-37) to allow for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus Last Call.
- On June 18, 2002, City Council approved CU02-16 (Ord. 2002-47) for an expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone).
- On June 18, 2002, City Council approved CU02-21 (Ord. 2002-50) to allow for an expansion of the alcohol consumption area to include the entire floor area within Sega Game works.
- On October 15, 2002, City Council approved CU02-43 (Ord. 2002-79) to amend

the previously approved site plan of a former restaurant (Black-Eyed-Pea) to allow for modifications to the floor plan for a new restaurant (Blue Goose).

- On May 20, 2003, City Council approved CU03-14 (Ord. 2003-33) to amend the previously approved site plan to allow modifications associated with the Springhill Suites hotel in the outparcel area.
- On July 15, 2003, City Council approved CU03-19 (Ord. 2003-47) for the development of a tunnel-based aquarium (Underwater World) with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area.
- On December 16, 2003, City Council approved CU03-43 (Ord. 2003-79) and SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club (Midnight Rodeo/Hondo's Grill) and to allow the use of three pool tables.
- On December 16, 2003, City Council approved CU03-47 (Ord. 2003-82) to allow for a restaurant (Ritzzy's) in the outparcel area.
- On January 26, 2005, SPRC approved CU05-01 to allow minor modifications to the exterior and interior of an existing restaurant (Love and War in Texas)
- On March 15, 2005, City Council approved CU05-08 (Ord. 2005-19) to allow for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area.
- March 15, 2005, City Council approved CU05-09 (Ord. 2005-20) to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall.
- On July 25, 2006, SPRC approved CU06-33 to allow for the addition of 1,000 square feet of office space.
- On November 7, 2006, City Council approved CU06-42 (Ord. 2006- 79) for a car wash service (Pronto Wash) adjacent to Neiman Marcus Last Call.
- On November 21, 2006, City Council approved CU06-52 (Ord. 2006-83) to allow a 26,325 square foot retail structure located between Rooms to Go and Chuck E. Cheese in the outparcel area.
- On October 21, 2008, City Council approved CU08-25 (Ord. 2008-57) for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms to Go and Chuck E. Cheese in the outparcel area.
- On September 15, 2009, City Council approved CU09-24 (Ord. 2009-39) for an existing restaurant (Love and War in Texas) to allow outside dining with outdoor speakers for live music performances.
- On November 17, 2009, City Council approved CU09-37 (Ord. 2009-51) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining and converting the former Bennigan's restaurant to a new Applebee's restaurant.
- On December 21, 2010, City Council approved CU10-25 (Ord. 2010-70) to modify site signage.
- On January 19, 2011, City Council approved CU10-25A (Ord. 2010-70) to revise the site signage package for 20 existing signs and one wall sign.
- On July 21, 2015, City Council approved CU15-21 (Ord. 2015-038) to allow for the

possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing hotel.

- On November 17, 2015, SPRC approved CU15-46 to revise the previously approved sign package with new way finding signs.
- On September 15, 2020, City Council approved CU20-17 (Ord. 2020-44) to amend the previously approved site plan to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant (Blue Goose Cantina).
- On September 15, 2020, City Council approved CU20-17 (Ord. 2020-44) to amend the previously approved site plan to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant (Kimsu Sushi).
- On June 9, 2022, SPRC approved CU22-20 to modify the building's exterior elevation to install a parapet-mounted sign above the existing height of Macy's Backstage.
- On June 9, 2022, SPRC approved CU22-23 to modify the north and east exterior elevations that includes a mural, a new tiered entry feature, and enhancements to the building's façade for new tenant (Meow Wolf).
- On March 19, 2024, City Council approved CU24-06 (Ord. 2024-025) to allow the possession, storage, retail sale of on and off premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with an existing café inside of Meow Wolf.
- On May 21, 2024, City Council approved CU24-01 (Ord. 2024-xxx) to split the existing Burlington Coat Factory, suite 343, into two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5-foot sidewalk and loading dock.

/lc

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) <u>Grapevine Mills Addition, Block 1 Lot 1R3</u>	Gross area of parcel (to nearest tenth of acre) <u>131.9</u>
Street frontage & distance to nearest cross street <u>n/a</u>	Describe the Proposed Use <u>Retail Store Remodel</u>
Proposed Zoning <u>n/a</u>	Existing Zoning <u>Community Commercial (CC)</u>
Future Land Use Designation <u>Commercial</u>	Subject Property Address <u>3000 Grapevine Mills Parkway, Grapevine, TX. 76051</u>

All Conditional Use Permit Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan approved with a conditional use permit request can only be approved by City Council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four-month period.

I have read and understand all of the requirements as set forth by the application for a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Joseph Jymaszek Owner Phone Number 972-724-4910
 Company Grapevine Mills / Simon Property Group
 Address 3000 Grapevine Mills Pkwy
 City Grapevine State TX Zip Code 76051
 Email [REDACTED]

RECEIVED
OCT 07 2024

C424-45

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representation (check one):

I will represent the application myself; OR

I hereby designate Marissa Volk, PE (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature Joseph C Szymaszek Date 10/7/24

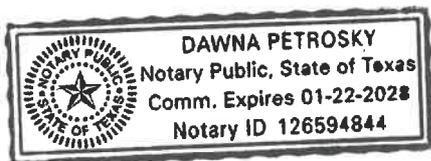
STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Joe Szymaszek (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 7th day of October, 20 24

[Signature]

NOTARY PUBLIC in and for the State of Texas



RECEIVED

OCT 07 2024

CU24-45

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Marissa Volk Company Kimley Horn

Address 1660 Warren Parkway #210

City Frisco State TX Zip Code 75034

Phone 469-353-6055 Email [REDACTED]

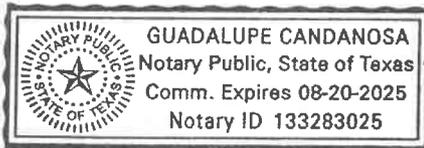
Applicant's Signature Marissa Volk Date 10/8/24

STATE OF: Texas

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Marissa Volk
(printed project representative name) the above signed, who, under oath, stated the following: "I
hereby certify that I am the applicant for the purposes of this application; that all information submitted
herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 8th day of
October, 20 24



[Signature]
NOTARY PUBLIC in and for the State of Texas

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: Grapevine Mills Mall Limited Partnership

Provide a most recent public information report that includes:

1. All general partners
2. File Number
3. Registered agent name
4. Mailing address

CU24-45

(You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

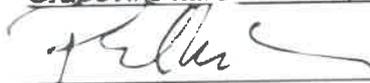
PLATTING VERIFICATION:

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

- It has been determined that the property described below is **currently platted or does not require platting or replatting** at this time.

Address of subject property 3000 Grapevine Mills Parkway, Grapevine, TX. 76051

Legal description of subject property
Grapevine Mills Addition, BLock 1, Lot 1R3



Public Works Department

12-12-23

Date

OCT 07 2024
CU24-45



Memorandum

To: City of Grapevine

From: Marissa Volk, P.E.

Date: October 23, 2024

Subject: Project Narrative

Project Description/Summary

The purpose of the project is to remodel a portion of the existing Burlington Coat Factory store to create a new retail store. A truck dock and driveway will be provided at the northern side of the store and one of the landscaping islands will be adjusted to accommodate truck deliveries in and out of the site.

New water and sanitary sewer utilities will be extended through to the building. New gas and electric service will be provided as well. Adjustments to the drainage system are not anticipated. Minor grading is proposed, and a few trees will need to be removed to complete the remodel.

Tenant Description

Primark is an international fashion retailer employing more than 80,000 colleagues across 17 countries in Europe and the US. Founded in Ireland in 1969 under the Penney's brand, Primark aims to provide affordable choices for everyone, from great quality everyday essentials to stand-out style across women's, men's and kids, as well as beauty, homeware and accessories. With a focus on creating great retail experiences, Primark has 450 stores globally and continues to expand.



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76166-0301 • 817-884-1100
taxoffice@tarrantcounty.com

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TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76166-0301 • 817-884-1100
taxoffice@tarrantcounty.com

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TAX CERTIFICATE FOR ACCOUNT: 00007006756
AD NUMBER: 100714 1 1903
CERTIFICATE NO: 42811633
COLLECTING AGENCY
BETSY PRICE
PO BOX 981018
FORT WORTH TX 76161-0018

DATE: 06/20/07
FEE: \$10.00
PROPERTY DESCRIPTION
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2
000000 GRAPEVINE MILLS PRWY
119.747 ACRES
PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 222022007

REQUESTED BY
CITY OF GRAPEVINE
200 S. MAIN ST
GRAPEVINE TX 76051

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2006	JPS HEALTH NETWORK	0.00
2006	Tarrant County	0.00
2006	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: CITY OF GRAPEVINE
ACCOUNT NUMBER: 00007006756
TOTAL CERTIFIED TAX: \$0.00

BY: *[Signature]* TARRANT COUNTY TAX OFFICE
BY: *[Signature]* TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT: 0000770823
AD NUMBER: 100714 1 1903
CERTIFICATE NO: 42811623
COLLECTING AGENCY
BETSY PRICE
PO BOX 981018
FORT WORTH TX 76161-0018

DATE: 06/20/07
FEE: \$10.00
PROPERTY DESCRIPTION
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2
000000 GRAPEVINE MILLS CIR
3.284 ACRES
PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 222022007

REQUESTED BY
CITY OF GRAPEVINE
200 S. MAIN ST
GRAPEVINE TX 76051

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2006	JPS HEALTH NETWORK	0.00
2006	Tarrant County	0.00
2006	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: CITY OF GRAPEVINE
ACCOUNT NUMBER: 0000770823
TOTAL CERTIFIED TAX: \$0.00

BY: *[Signature]* TARRANT COUNTY TAX OFFICE
BY: *[Signature]* TARRANT COUNTY TAX OFFICE

REVISED 10/06

REVISED 10/06



TARRANT COUNTY TAX OFFICE
100 E. Weatherford, Room 105 • Fort Worth, Texas 76166-0301 • 817-884-1100
taxoffice@tarrantcounty.com

D207195454
6/8/14
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TARRANT COUNTY TAX OFFICE
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taxoffice@tarrantcounty.com

7/8/14
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TAX CERTIFICATE FOR ACCOUNT: 0000770831
AD NUMBER: 100714 1 1903
CERTIFICATE NO: 42811631
COLLECTING AGENCY
BETSY PRICE
PO BOX 981018
FORT WORTH TX 76161-0018

DATE: 06/20/07
FEE: \$10.00
PROPERTY DESCRIPTION
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2C
000000 GRAPEVINE MILLS CIR
3.422 ACRES
PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 222022007

REQUESTED BY
CITY OF GRAPEVINE
200 S. MAIN ST
GRAPEVINE TX 76051

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2006	JPS HEALTH NETWORK	0.00
2006	Tarrant County	0.00
2006	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: CITY OF GRAPEVINE
ACCOUNT NUMBER: 0000770831
TOTAL CERTIFIED TAX: \$0.00

BY: *[Signature]* TARRANT COUNTY TAX OFFICE
BY: *[Signature]* TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE FOR ACCOUNT: 0000770899
AD NUMBER: 100714 1 1903
CERTIFICATE NO: 42811633
COLLECTING AGENCY
BETSY PRICE
PO BOX 981018
FORT WORTH TX 76161-0018

DATE: 06/20/07
FEE: \$10.00
PROPERTY DESCRIPTION
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2E
000000 GRAPEVINE MILLS CIR
0.951 ACRES
PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 222022007

REQUESTED BY
CITY OF GRAPEVINE
200 S. MAIN ST
GRAPEVINE TX 76051

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

YEAR	TAX UNIT	AMOUNT DUE
2006	JPS HEALTH NETWORK	0.00
2006	Tarrant County	0.00
2006	TARRANT COUNTY COLLEGE	0.00
TOTAL		\$0.00

ISSUED TO: CITY OF GRAPEVINE
ACCOUNT NUMBER: 0000770899
TOTAL CERTIFIED TAX: \$0.00

BY: *[Signature]* TARRANT COUNTY TAX OFFICE
BY: *[Signature]* TARRANT COUNTY TAX OFFICE

REVISED 10/06

REVISED 10/06



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76164-0301 • 817-854-1100

207195454 10/14

BETSY PRICE

Tax Assessor-Collector

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TAX CERTIFICATE FOR ACCOUNT: 000709704
AD NUMBER: 00711 1 2
CERTIFICATE NO: 4281835
COLLECTING AGENCY:
BETSY PRICE
PO BOX 981018
FORT WORTH TX 76164-0518

DATE: 06/20/07
PAGE 1 OF 1

PROPERTY DESCRIPTION
GRAPEVINE MILLS ADDITION
BLK 1 LOT 2

PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 22209-2307

REQUESTED BY
CITY OF GRAPEVINE
200 S. MAIN ST
GRAPEVINE TX 76051

This is to certify that the ad valorem records of the Tarrant County Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Tarrant County Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Tarrant County Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collections. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Table with columns: YEAR, TAX UNIT, AMOUNT DUE. Rows for 2006 JPS HEALTH NETWORK, Tarrant County, TARRANT COUNTY COLLEGE. Total amount due: \$0.00.

ISSUED TO: CITY OF GRAPEVINE
ACCOUNT NUMBER: 000709704
TOTAL CERTIFIED TAX: \$0.00

BY: [Signature] TARRANT COUNTY TAX OFFICE
BY: [Signature] TARRANT COUNTY TAX OFFICE

TAX CERTIFICATE NO: 0001929
Collecting Office: Grapevine-Colleyville ISD

207195454 10/14

11968
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3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 22209-2307

PROPERTY DESCRIPTION
GRAPEVINE MILLS
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2

Property Account Number: 07909756 PIDN: 16071H 1 1R2

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Table with columns: Year, Delinquent, Taxing Unit, Other Type, Base Tax Due, Delinquent Taxes, Penalties & Interest. Total delinquent: \$ 0.00.

***** CURRENT YEAR TAXES *****

Table with columns: YEAR ENTITY TYPE, NET VALUE, BASE LEVY, AMOUNT PAID, AMOUNT DUE. Rows for 2006 111, 2006 906. Total due: \$0.00.

(If applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

[Signature] Doba M. Reed
Signature of Authorized Officer JUNE 6, 2007
Date of Tax Certificate

REMOVED SIGNATURE

TAX CERTIFICATE NO: 0001930
Collecting Office: Grapevine-Colleyville ISD
3072 Mustang Drive
Grapevine, Texas 76051

207195454 10/14

11968
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Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

TAX CERTIFICATE NO: 0001931
Collecting Office: Grapevine-Colleyville ISD

207195454 10/14

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3072 Mustang Drive
Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
Grapevine-Colleyville ISD

PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 22209-2307

PROPERTY DESCRIPTION
GRAPEVINE MILLS
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2B

PROPERTY OWNER
GRAPEVINE MILLS LTD PARTNSHP
ATTN THE MILLS CORP
1300 WILSON BLVD STE 400
ARLINGTON VA 22209-2307

PROPERTY DESCRIPTION
GRAPEVINE MILLS
GRAPEVINE MILLS ADDITION
BLK 1 LOT 1R2C

Property Account Number: 07708823 PIDN: 16071H 1 1R2B

Property Account Number: 07708821 PIDN: 16071H 1 1R2C

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Table with columns: Year, Delinquent, Taxing Unit, Other Type, Base Tax Due, Delinquent Taxes, Penalties & Interest. Total delinquent: \$ 0.00.

Table with columns: Year, Delinquent, Taxing Unit, Other Type, Base Tax Due, Delinquent Taxes, Penalties & Interest. Total delinquent: \$ 0.00.

***** CURRENT YEAR TAXES *****

Table with columns: YEAR ENTITY TYPE, NET VALUE, BASE LEVY, AMOUNT PAID, AMOUNT DUE. Rows for 2006 111, 2006 906. Total due: \$0.00.

Table with columns: YEAR ENTITY TYPE, NET VALUE, BASE LEVY, AMOUNT PAID, AMOUNT DUE. Rows for 2006 111, 2006 906. Total due: \$0.00.

(If applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

(If applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

[Signature] Doba M. Reed
Signature of Authorized Officer

JUNE 6, 2007
Date of Tax Certificate

[Signature] Doba M. Reed
Signature of Authorized Officer

JUNE 6, 2007
Date of Tax Certificate

TAX CERTIFICATE
 NO: 0001932
 Collecting Office: Grapevine-Colleyville ISD
 3072 Mustang Drive
 Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
 Grapevine-Colleyville ISD

PROPERTY OWNER: GRAPEVINE MILLS LTD PRINSHP
 ATTN THE MILLS CORP
 1300 WILSON BLVD STE 400
 ARLINGTON VA 22209-2307

PROPERTY DESCRIPTION: GRAPEVINE MILLS
 GRAPEVINE MILLS ADDITION
 BLK 1 LOT 1R2E

ACRES: 0.6610
 Property Account Number: 07708866
 PIDN: 16071H 1 1R2E

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit:

Year	Delinquent	Taxing Unit	Other Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
***** CURRENT YEAR TAXES *****					
2006	111			626.27	0.00
2006	906			2,719.82	0.00
				TOTAL DELINQUENT:	\$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
 Signature of Authorized Officer

JUNE 6, 2007
 Date of Tax Certificate



TAX CERTIFICATE
 NO: 0001933
 Collecting Office: Grapevine-Colleyville ISD
 3072 Mustang Drive
 Grapevine, Texas 76051

Collecting Taxes For: City of Grapevine
 Grapevine-Colleyville ISD

PROPERTY OWNER: GRAPEVINE MILLS LTD PRINSHP
 ATTN THE MILLS CORP
 1300 WILSON BLVD STE 400
 ARLINGTON VA 22209-2307

PROPERTY DESCRIPTION: GRAPEVINE MILLS
 GRAPEVINE MILLS ADDITION
 BLK 1 LOT 2

ACRES: 4.7720
 Property Account Number: 07909764
 PIDN: 16071H 1 2

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit:

Year	Delinquent	Taxing Unit	Other Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
***** CURRENT YEAR TAXES *****					
2006	111			9,243.75	0.00
2006	906			40,144.65	0.00
				TOTAL DELINQUENT:	\$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Debra McLeod
 Signature of Authorized Officer

JUNE 6, 2007
 Date of Tax Certificate



11968
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 CABINET A SLIDE
 Grapevine Mills Addition
 0207195454
 A 11968
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 11971

CITY OF GRAPEVINE

Submitter: CITY OF GRAPEVINE/PUBLIC WORKS - 001 ZDRAP

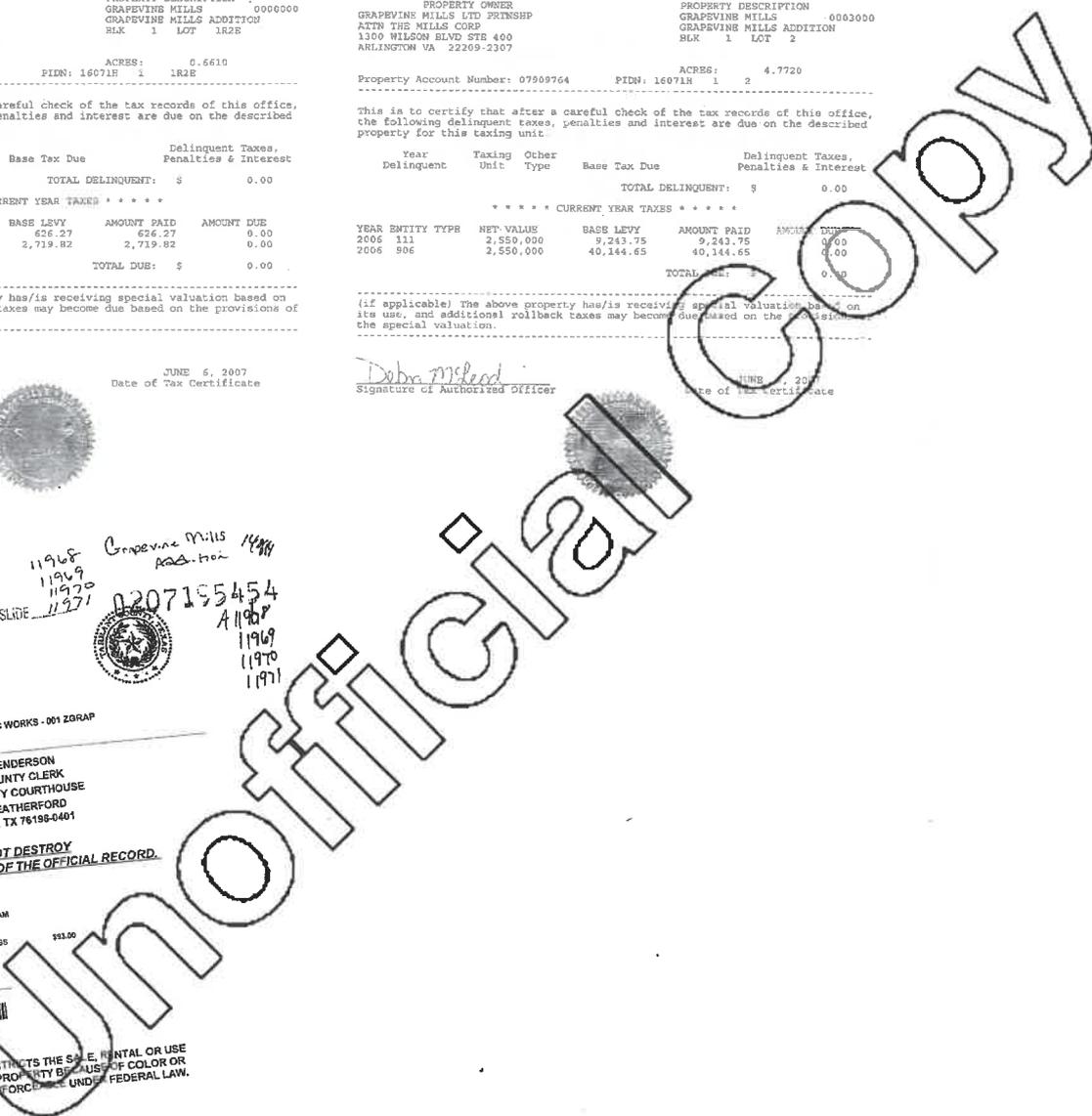
SUZANNE HENDERSON
 TARRANT COUNTY CLERK
 TARRANT COUNTY COURTHOUSE
 100 WEST WEATHERFORD
 FORT WORTH, TX 76198-0401

DO NOT DESTROY
 WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 06/06/2007 11:00 AM
 Instrument #: 0207195454
 PLATA 18 PGS \$93.00

By: [Signature]
 0207195454

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



**CERTIFICATE OF INCUMBENCY
OF
SIMON-MILLS III, LLC**

The undersigned hereby certifies as follows:

1. He is the duly qualified and acting Assistant Secretary and Assistant General Counsel of Simon-Mills III, LLC, a Delaware limited liability company (the “*Company*”).
2. The Company is the sole member of Grapevine Mills Operating Company, L.L.C., a Delaware limited liability company, which is the managing general partner of Grapevine Mills Limited Partnership, a Delaware limited partnership, which is the member and manager of Grapevine Mills Mall GP, LLC, a Delaware limited liability company, which is the general partner of Grapevine Mills Mall Limited Partnership, a Delaware limited partnership.
3. The following persons have been duly elected to serve as officers of the Company (“*Authorized Officers*”) until the election, qualification and taking of office of their successors:

<u>Name</u>	<u>Title</u>
David Simon	Chairman of the Board, Chief Executive Officer and President
John Rulli	Chief Administrative Officer
Brian J. McDade	Executive Vice President- Chief Financial Officer
Donald G. Frey	Executive Vice President - Treasurer
Adam J. Reuille	Senior Vice President – Chief Accounting Officer
Gary S. Duncan	Vice President
Steven E. Fivel	Secretary and General Counsel
Kevin M. Kelly	Assistant Secretary and Assistant General Counsel

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OCT 07 2024
CU24-45

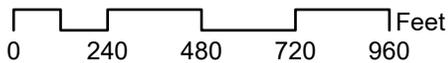
CERTIFIED as of December 22, 2023.

DocuSigned by:



BEEDF910E39E4C5

Kevin M. Kelly,
Assistant Secretary and Assistant General Counsel

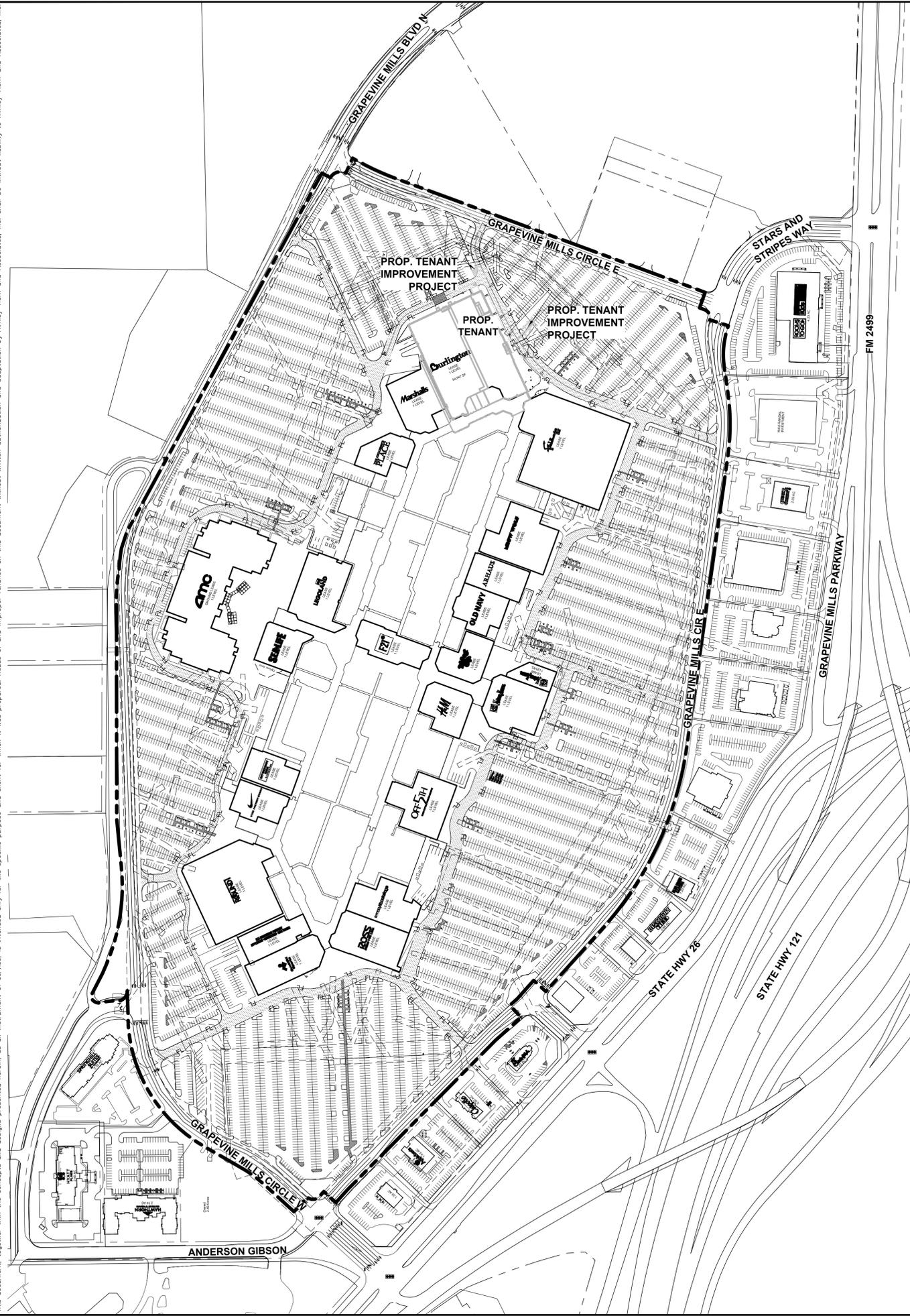


CU24-45; Primark 3000 Grapevine Mills Parkway

Date Prepared: 10/24/2024

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Plotted By: James, Lauren Date: January 25, 2024 10:58:25am File Path: \\K:\VRI-Civil\051135048-Grapevine Mills Primark\CAD\PlanSheets\C-Site.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE

LOT NUMBER	LOT SIZE SF	BUILDING COVERAGE SF	DENSITY %	BUILDING HEIGHT	PAVED AREA SF	OPEN SPACE SF - (%)	TOTAL BLDG. PATIO & PAVED AREA SF	PARKING REQUIRED	PARKING PROVIDED
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VACANT FORMERLY GARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
VACANT FORMERLY CHINA BUFFET - LOT 3, BLOCK 3	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK 81	5,964,147	1,868,952					5,363,842	7,489	8,462
HOMWOOD SUITES - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	128	130
VACANT FORMERLY FED-EX KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT FORMERLY DAYLIGHT GOLF - LOT 1, BLOCK 3	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VARIOUS BUSINESSES - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
VACANT FORMERLY STEAK-N-SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,137	2,073,689					6,366,217	9,117	10,219

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU22-23 BOSK LANES PROJECT APPROVED 06/09/2022. SITE DATA TABLE WAS UPDATED TO REFLECT THIS PROJECT.

ZONING HISTORY

CU95-36 (ORD. NO. 9608) - ESTABLISH A PLANNED COMMERCIAL CENTER OVER 1,000,000 SQUARE FEET OF GROSS LEASABLE AREA.
 ADDENDUM 96-01 (PRESOLUTION NO 95-34) - APPROVAL OF (B) PUBLIC ENTRYWAY ELEVATIONS FOR GRAPEVINE MILLS MALL.
 ADDENDUM 95-26 (ORD. NO. 96-79) - AMEND SITE LAYOUT.
 CU97-05 (ORD. NO. 97-09) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 SU97-09 (ORD. NO. 97-10) - SPECIAL USE REQUEST SKILL ORIENTED GAMES IN EXCESS OF EIGHT MACHINES AND TWO BILLIARD TABLES.
 ADDENDUM 97-06 (ORD. NO. 97-11) - AMEND THE SITE LAYOUT (AMC THEATER).
 CU97-13 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (THE AMERICAN WILDERNESS EXPERIENCE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 CU97-18 (ORD. NO. 97-40) - CONDITIONAL USE REQUEST (RAINFOREST CAFE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 CU97-25 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (TRES HOMBRES) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 CU97-29 (ORD. NO. 97-56) - CONDITIONAL USE REQUEST FOR MALL SIGNAGE AND AN 80 FOOT ENTERTAINMENT GLOBE (ORD. NO. 97-61).
 CU97-36 (ORD. NO. 97-72) - AMEND THE SITE LAYOUT (MICHAELS).
 CU97-39 (ORD. NO. 97-99) - CONDITIONAL USE REQUEST TO AMEND THE LANDSCAPING PLAN AND PROVIDE THREE 50 FOOT, AND TWO FOOT OUT-PARCEL SIGNS.
 CU97-40 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (CHILI'S TOO) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 CU97-41 (ORD. NO. 97-91) - CONDITIONAL USE REQUEST (DICK CLARK'S RESTAURANTS) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 CU97-42 (ORD. NO. 97-92) - AMEND THE SITE LAYOUT (DISCOUNT TIRE).
 CU97-82 (ORD. NO. 97-128) - CONDITIONAL USE REQUEST (ROOMS TO GO) TO AMEND THE SITE LAYOUT (PHASE 1).
 CU97-83 (ORD. NO. 97-129) - CONDITIONAL USE REQUEST (CHICK-FIL-A) TO AMEND THE SITE LAYOUT (PHASE 1).
 CU97-84 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BAXTERS AFICIONADO COLLECTIONS) FOR OFF-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGE (WINE ONLY, PHASE 1).
 CU97-85 (ORD. NO. 97-147) - CONDITIONAL USE REQUEST (PRIMACARE) TO AMEND THE SITE LAYOUT (PHASE 1).
 CU97-75 (ORD. NO. 96-10) - AMEND THE MALL SIGNAGE PLAN FOR OUT-PARCEL TENANT WALL SIGNS (PHASE 1).
 CU97-76 (ORD. NO. 96-11) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT (PHASE 1).
 CU97-77 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT SEGA GAMEWORKS (PHASE 1).
 CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT DICK CLARK'S RESTAURANTS (PHASE 1).
 CU98-07 (ORD. NO. 96-40) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT CORNER BAKERY R-1 (PHASE 1).
 CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT AMERICAN WILDERNESS (PHASE 1).
 CU98-47 (ORD. NO. 96-118) - AMEND THE FLOOR PLAN AT COZYMEL'S (PHASE 1).
 CU98-48 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (MASON JAR/ MJS CHOP HOUSE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU98-48 (ORD. NO. 97-90) - AMEND THE SITE LAYOUT PLAN (AMC THEATER) TO INCLUDE A CANOPY ADJACENT TO THE EXISTING TICKET BOOTHS (PHASE 1).
 CU98-57 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BLACK-EYED PEAS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU22-20 APPROVED TO MODIFY THE BUILDING'S EXTERIOR ELEVATION TO INSTALL A PARAPET-MOUNTED SIGN ABOVE THE EXISTING HEIGHT OF MACY'S BACKSTAGE.
 CU22-23 APPROVED TO MODIFY THE NORTH AND EAST EXTERIOR ELEVATIONS THAT INCLUDES A MURAL, A NEW TIERED ENTRY FEATURE, AND ENHANCEMENTS TO THE BUILDING'S FAÇADE.
 CU98-59 (ORD. NO. 96-135) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (AMERISUITES) FOR A 125 ROOM 8 STORY HOTEL.
 CU98-78 (ORD. NO. 99-15) - CONDITIONAL USE REQUEST (AMERICAN WILDERNESS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR THE INSTALLATION OF SALE COUNTER, GAME SOFTWARE SALES DISPLAY AND ONE PAIR OF ADDITIONAL DOORS.
 CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (IGUANA AMERAMEX) TO AMEND THE SITE LAYOUT.
 CU99-17 (ORD. NO. 99-51) - CONDITIONAL USE REQUEST (JEKYLL AND HYDE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT.
 CU99-41 (ORD. NO. 99-1) - CONDITIONAL USE REQUEST (BENNICANS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU09-37 (ORD. NO. 2009-51) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU10-25 - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ADD SIGNAGE THROUGHOUT THE MALL.
 CU10-25A - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ALLOW FOR A MONUMENT SIGN AT THE NORTHWEST CORNER OF GRAPEVINE MILLS BOULEVARD SOUTH AND STATE HIGHWAY 26.
 CU10-32 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU11-08 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST FOR ON PREMISE ALCOHOLIC BEVERAGE SALES AND CONSUMPTION FOR A WINE TASTING ROOM.
 CU13-19 (ORD. NO. 2014-05) - CONDITIONAL USE REQUEST (CHILI'S TOO) TO REVISE THE FLOOR PLAN.
 CU13-35 (ORD. NO. 2014-05) - CONDITIONAL USE REQUEST (LEGOLAND) FOR AN OUTDOOR SPLASH PAD.
 CU13-13 CONDITIONAL USE REQUEST (CHIPOTLE) FOR USE OF A DRIVE THROUGH AND ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 CU15-29 CONDITIONAL USE REQUEST (ROUND 1) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES AND SKILL ORIENTED GAMES.
 CU15-46 CONDITIONAL USE REQUEST TO REPLACE EXTERIOR AND ON-PREMISE SIGNS TO ALLOW FOR NEW WAYFINDING SIGNS.
 CU15-48 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU05-27 SPRG, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW DINING OUTSIDE AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.
 CU20-17 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF L10-25A (ORD. 2011-02) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT.

PREVIOUSLY APPROVED

LEGEND

- PROPERTY LINE
- EASEMENT
- PROPOSED STRIPING
- EXISTING STRIPING
- PROPOSED CURB
- EXISTING CURB
- FIRE LANE

SITE NOTES

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADI ARE 2' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

CITY OF GRAPEVINE NOTES

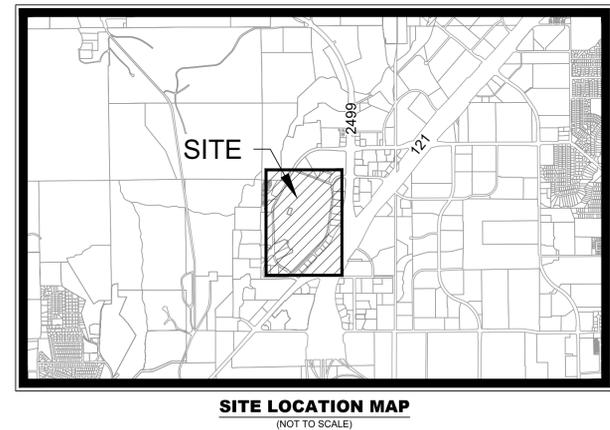
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
- PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

BENCHMARKS

CITY OF GRAPEVINE MONUMENT NO. 7
 12" ALUMINUM ROD WITH CAP SET 0.6' BELOW ACCESS COVER. ACCESS COVER IS STAMPED "CITY OF GRAPEVINE, MON. 7". MONUMENT IS LOCATED AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE HEADQUARTERS ON FAIRVIEW DRIVE, (110 FAIRVIEW DR.)
 ELEV=585.76' (NGVD 1929)

TBM #4 [X] SET ON BACK OF CURB IN FRONT OF ENTRANCE NO. 3, ±8' NORTHEAST FROM A PEDESTRIAN CROSSING SIGN, AND ±38' SOUTHEAST FROM THE EASTERMOST SIDE OF ENTRY SIGN NO. 3.
 ELEV=541.89'

TBM #7 [X] SET ON BACK OF CURB IN THE NORTHERLY PARKING LOT OF THE PROJECT, ±25' TO THE W. GRAPEVINE MILLS CIRCLE ENTRY TO PRIMARK, AND ±176' NORTHWEST FROM THE NORTHERMOST SIDE OF ENTRY SIGN NO. 3.
 ELEV=541.39'



PURPOSE STATEMENT

THE PURPOSE OF CU24-01 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-23 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE. THIS REQUEST IS SPECIFICALLY TO SPLIT THE EXISTING BURLINGTON COAT FACTORY INTO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5-FOOT SIDEWALK AND LOADING DOCK.

CAUTION!

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.



CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
 CASE NUMBER: CU24-01
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 9

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

PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN

FOR
GRAPEVINE MILLS - REMODEL
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 AB. NO. A-1415
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0889 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: JANUARY 25, 2024

OWNER:
 COMPANY NAME: SIMON
 CONTACT: MARK LINGELBACH
 ADDRESS: 225 WEST WASHINGTON STREET
 INDIANAPOLIS, IN 46204
 PHONE NUMBER: 317.263.7992

PREPARED BY:
 COMPANY NAME: KIMLEY-HORN
 CONTACT: MARRISSA VOLK
 ADDRESS: 6160 WARREN PARKWAY, SUITE
 210, FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

DATE
REVISIONS

No.
DATE

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

MASTER SITE PLAN

CITY OF GRAPEVINE, TEXAS

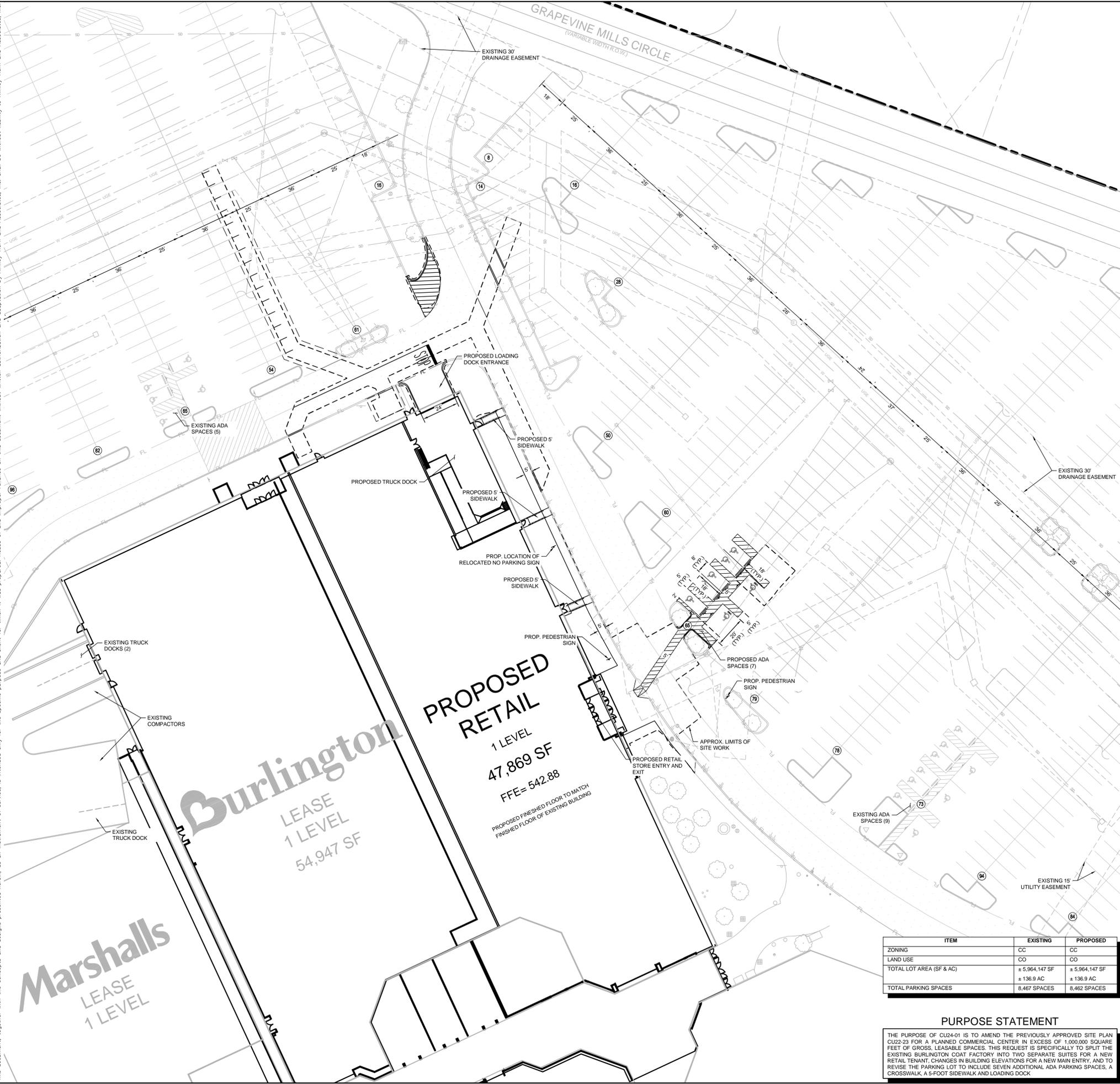
SCALE AS SHOWN
 DESIGNED BY LEJ
 DRAWN BY LEJ
 CHECKED BY MMV

STATE OF TEXAS
 MARISSA VOLK
 128532
 LICENSED PROFESSIONAL ENGINEER
 CIVIL

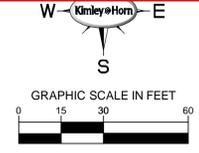
DATE 01/25/24
 PROJECT NO. CU24-01
 SHEET NUMBER 1 OF 9

1 OF 9

Plotted By: Volk, Marissa (Smith), Date: January 25, 2024, 11:36:43am, File Path: K:\FR\Civil\061138048-Grapevine Mills Primark\CAD\PlanSheets\C-StifFocus.dwg
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PREVIOUSLY APPROVED



LEGEND

	PROPERTY LINE
	EASEMENT
	EXISTING STRIPING
	PROPOSED STRIPING
	EXISTING CURB
	PROPOSED CURB
	FIRE LANE
	NUMBER OF PARKING SPACES

- SITE NOTES**
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 ELEV=541.39'

ITEM	EXISTING	PROPOSED
ZONING	CC	CC
LAND USE	CO	CO
TOTAL LOT AREA (SF & AC)	± 5,964,147 SF ± 136.9 AC	± 5,964,147 SF ± 136.9 AC
TOTAL PARKING SPACES	8,467 SPACES	8,462 SPACES

PURPOSE STATEMENT

THE PURPOSE OF CU24-01 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU22-23 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACES. THIS REQUEST IS SPECIFICALLY TO SPLIT THE EXISTING BURLINGTON COAT FACTORY INTO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5-FOOT SIDEWALK AND LOADING DOCK

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CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION
 CASE NUMBER: CU24-01
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR: _____ SECRETARY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

DATE: _____

SHEET: 2 OF 9

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

PLANNING SERVICES DEPARTMENT

FOCUSED SITE PLAN

FOR
 GRAPEVINE MILLS - REMODEL
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 AB. NO. A-1415
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: JANUARY 25, 2024

OWNER:
 COMPANY NAME: SIMON
 CONTACT: MARK LINGELBACH
 ADDRESS: 225 WEST WASHINGTON STREET
 INDIANAPOLIS, IN 46204
 PHONE NUMBER: 317.263.7992

PREPARER:
 COMPANY NAME: KIMLEY-HORN
 CONTACT: MARISSA VOLK
 ADDRESS: 6160 WARREN PARKWAY, SUITE 210
 FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

Kimley»Horn

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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX, 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-628

SCALE AS SHOWN
 DESIGNED BY LEJ
 DRAWN BY LEJ
 CHECKED BY MMV

FOCUSED SITE PLAN

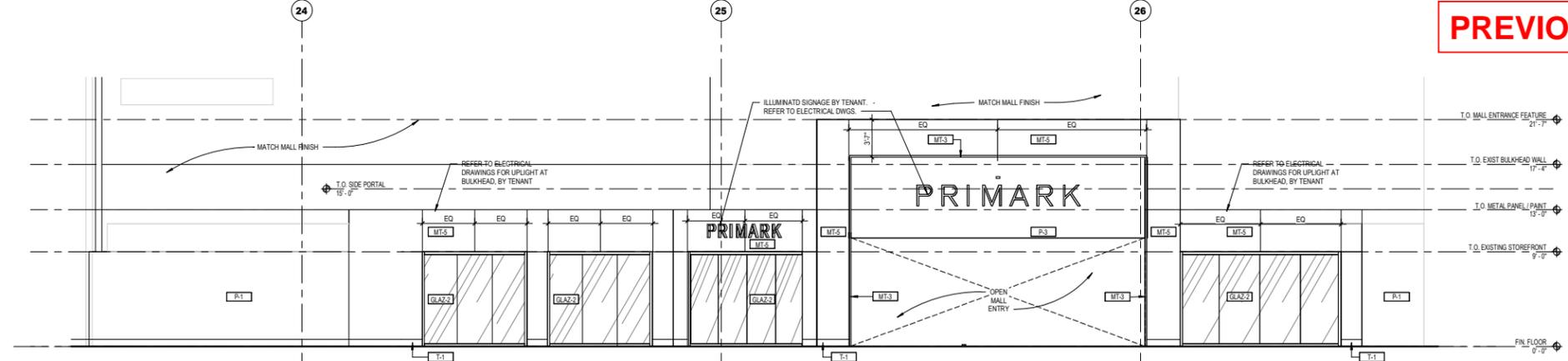
SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

DATE 01/25/24
 PROJECT NO. CU24-01
 SHEET NUMBER 2 OF 9

PREVIOUSLY APPROVED



01/24/2024



MALL ENTRY (NORTH) ELEVATION 1 SCALE: 3/16" = 1'-0"

Table with 2 columns: Material Code and Description. Includes items like CNPY-1, CPNG-2, EFS-2, GLAZ, GLAZ-2, MT-3, MT-6, P-1, P-3, and T-1.

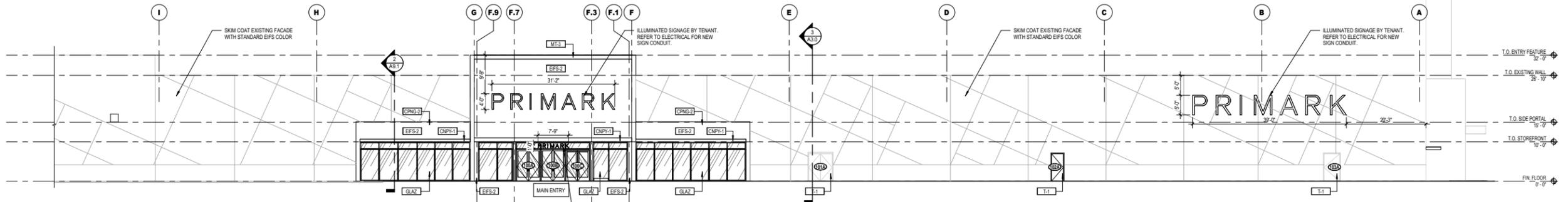
FOX DESIGN GROUP, LLC 3072 BARNBROOK ROAD, 2ND FLOOR, COLUMBUS, OH 43119 www.foxdesigngroup.com



SIMON logo

NEW MERCANTILE TENANT *****GRAPEVINE MILLS***** GRAPEVINE, TX 76051

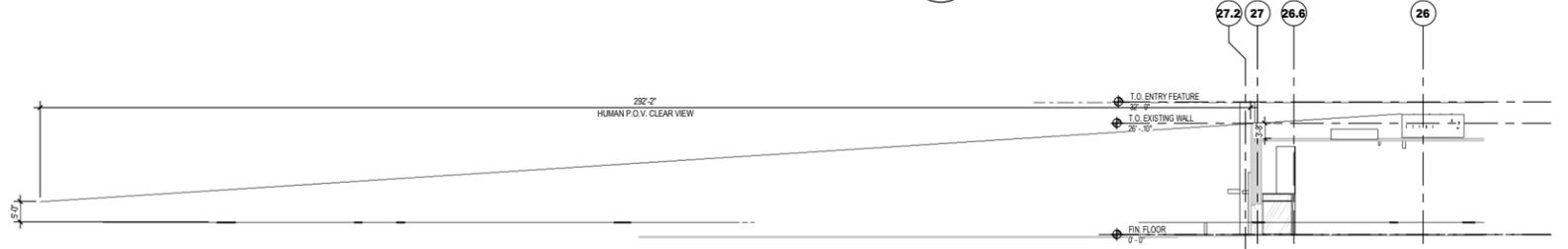
Table with 3 columns: NO., ISSUE, DATE. Includes project number 01320 and sheet number 3 OF 9.



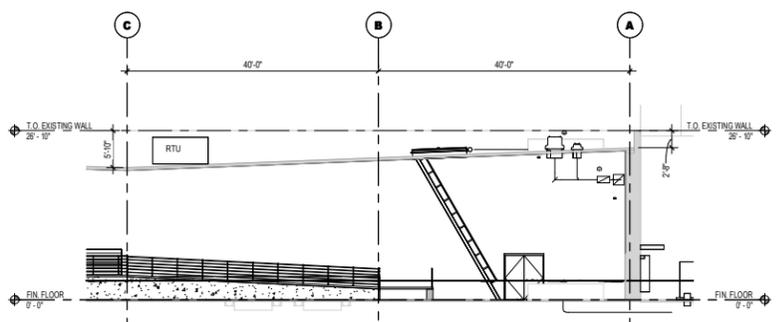
SOUTH (FRONT) BUILDING ELEVATION BE3 SCALE: 3/32" = 1'-0"

"The purpose of CU24-01 is to amend the previously approved site plan CU22-23 for a planned commercial center in excess of 1,000,000 square feet of gross, leasable spaces. This request is specifically to split the existing Burlington Coat Factory into two separate suites for a new retail tenant, changes in building elevations for a new main entry, and to revise the parking lot to include seven additional ADA parking spaces, a crosswalk, a 5-foot sidewalk and loading dock."

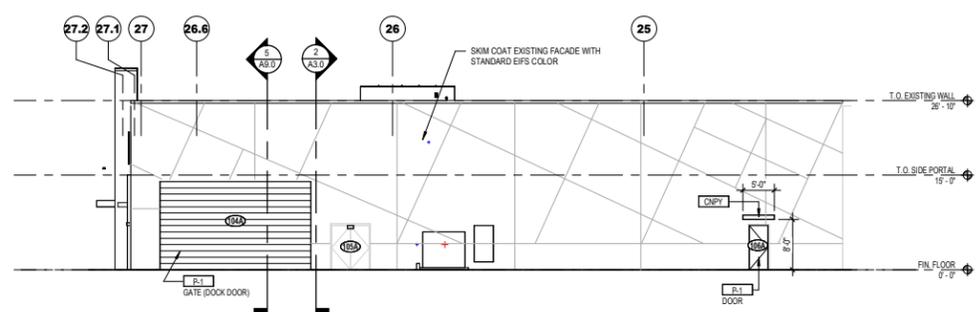
EXTERIOR MATERIALS IS STUCCO OVER METAL STUD FRAMING



RTU CLEAR SECTION 2 RTU CLEAR SECTION 2 3 SCALE: 1/16" = 1'-0"



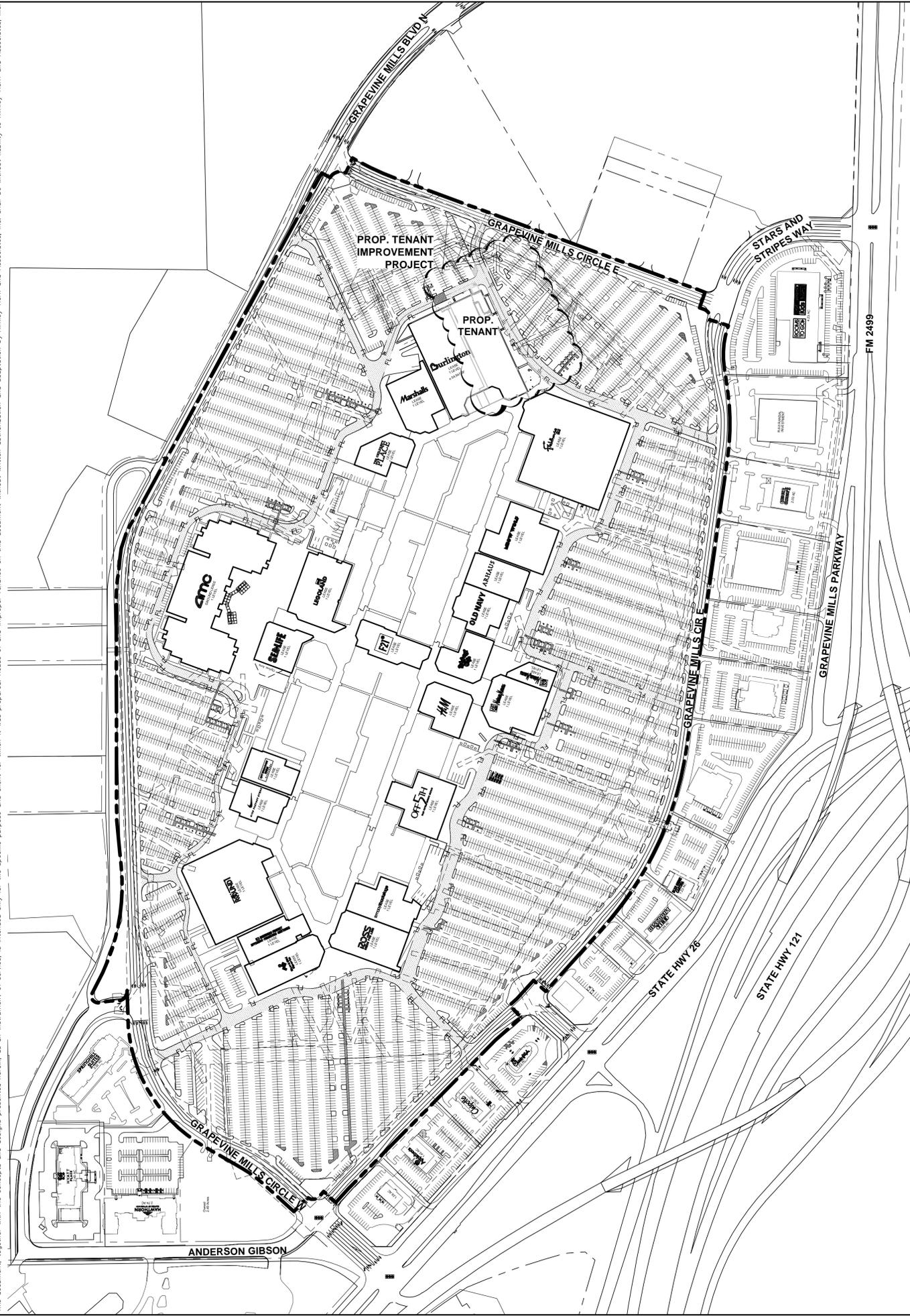
RTU CLEAR SECTION RTU CLEAR SECTION 2 SCALE: 3/32" = 1'-0"



EAST (SIDE) BUILDING ELEVATION BE1 SCALE: 3/32" = 1'-0"

CASE NAME: GRAPEVINE MILLS MALL - BURLINGTON RECONFIGURATION CASE NUMBER: CU24-01 LOCATION: 3000 GRAPEVINE MILLS PARKWAY MAYOR SECRETARY DATE: PLANNING AND ZONING COMMISSION CHAIRMAN DATE: SHEET: 3 OF 9 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES. PLANNING SERVICES DEPARTMENT BUILDING ELEVATIONS FOR GRAPEVINE MILLS - REMODEL GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3 AB. NO. A-1415 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 1.0989 AC OR 47,869 SF ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT DATE OF PREPARATION: JANUARY 25, 2024

Plotted By: Volk, Marissa (Smith) Date: October 21, 2024 09:16:33am File Path: K:\FRM\Civil\061135048-Grapevine Mills Primark\CAD\PlanSheets\C-Site.dwg
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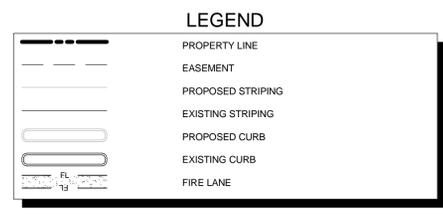
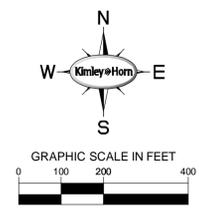


SITE DATA TABLE

LOT NUMBER	LOT SIZE SF	BUILDING COVERAGE SF	DENSITY %	BUILDING HEIGHT	PAVED AREA SF	OPEN SPACE SF - (%)	TOTAL BLDG. PATIO & PAVED AREA SF	PARKING REQUIRED	PARKING PROVIDED
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VACANT FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
VACANT FORMERLY CHINA BUFFET - LOT 3, BLOCK 3	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK 81	5,964,147	1,868,952					5,363,842	7,489	8,467
HOMWOOD SUITES - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
VACANT FORMERLY FED-EX/KINKOS - LOT 4, BLOCK 4	47,899	3,890	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT FORMERLY DAYLIGHT GOLF - LOT 1, BLOCK 3	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VARIOUS BUSINESSES - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
VACANT FORMERLY STEAK-N-SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,137	2,073,689					6,366,217	9,117	10,224

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU24-06 MEOW WOLF PROJECT APPROVED 03/02/2024. SITE DATA TABLE WAS UPDATED TO REFLECT THIS PROJECT.

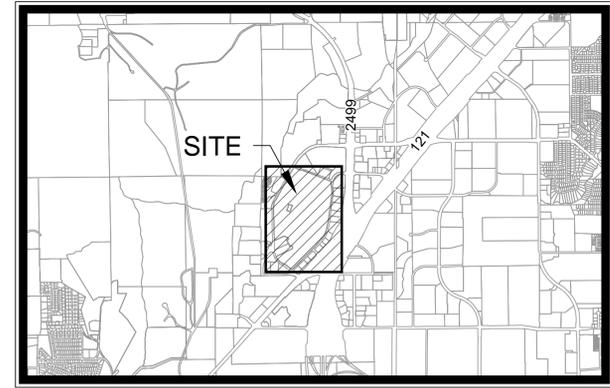
- ### ZONING HISTORY
- CU95-36 (ORD. NO. 9608) - ESTABLISH A PLANNED COMMERCIAL CENTER OVER 1,000,000 SQUARE FEET OF GROSS LEASABLE AREA.
 - ADDENDUM 96-01 (PRESOLUTION NO 95-34) - APPROVAL OF (B) PUBLIC ENTRYWAY ELEVATIONS FOR GRAPEVINE MILLS MALL.
 - ADDENDUM 95-26 (ORD. NO. 96-79) - AMEND SITE LAYOUT.
 - CU97-05 (ORD. NO. 97-09) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - SU97-09 (ORD. NO. 97-10) - SPECIAL USE REQUEST SKILL ORIENTED GAMES IN EXCESS OF EIGHT MACHINES AND TWO BILLIARD TABLES.
 - ADDENDUM 97-06 (ORD. NO. 97-11) - AMEND THE SITE LAYOUT (AMC THEATER).
 - CU97-13 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (THE AMERICAN WILDERNESS EXPERIENCE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - CU97-18 (ORD. NO. 97-40) - CONDITIONAL USE REQUEST (RAINFORREST CAFE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - CU97-25 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (TRES HOMBRES) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - CU97-29 (ORD. NO. 97-56) - CONDITIONAL USE REQUEST FOR MALL SIGNAGE AND AN 80 FOOT ENTERTAINMENT GLOBE (ORD. NO. 97-61).
 - CU97-36 (ORD. NO. 97-72) - AMEND THE SITE LAYOUT (MICHAELS).
 - CU97-39 (ORD. NO. 97-99) - CONDITIONAL USE REQUEST TO AMEND THE LANDSCAPING PLAN AND PROVIDE THREE 50 FOOT, AND TWO FOOT OUT-PARCEL SIGNS.
 - CU97-40 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (CHILI'S TOO) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - CU97-41 (ORD. NO. 97-91) - CONDITIONAL USE REQUEST (DICK CLARK'S RESTAURANTS) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - CU97-42 (ORD. NO. 97-92) - AMEND THE SITE LAYOUT (DISCOUNT TIRE).
 - CU97-82 (ORD. NO. 97-128) - CONDITIONAL USE REQUEST (ROOMS TO GO) TO AMEND THE SITE LAYOUT (PHASE 1).
 - CU97-83 (ORD. NO. 97-129) - CONDITIONAL USE REQUEST (CHICK-FIL-A) TO AMEND THE SITE LAYOUT (PHASE 1).
 - CU97-84 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BAXTERS AFICIONADO COLLECTIONS) FOR OFF-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGE (WINE ONLY, PHASE 1).
 - CU97-65 (ORD. NO. 97-147) - CONDITIONAL USE REQUEST (PRIMACARE) TO AMEND THE SITE LAYOUT (PHASE 1).
 - CU97-75 (ORD. NO. 96-10) - AMEND THE MALL SIGNAGE PLAN FOR OUT-PARCEL TENANT WALL SIGNS (PHASE 1).
 - CU97-76 (ORD. NO. 96-11) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT (PHASE 1).
 - CU97-77 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT SEGA GAMEWORKS (PHASE 1).
 - CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT DICK CLARK'S RESTAURANTS (PHASE 1).
 - CU98-07 (ORD. NO. 96-40) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT CORNER BAKERY R-1 (PHASE 1).
 - CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT AMERICAN WILDERNESS (PHASE 1).
 - CU98-47 (ORD. NO. 96-118) - AMEND THE FLOOR PLAN AT COZYMEL'S (PHASE 1).
 - CU98-48 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (MASON JAR/ MJS CHOP HOUSE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU98-48 (ORD. NO. 97-90) - AMEND THE SITE LAYOUT PLAN (AMC THEATER) TO INCLUDE A CANOPY ADJACENT TO THE EXISTING TICKET BOOTHS (PHASE 1).
 - CU98-57 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BLACK-EYED PEAS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU98-59 (ORD. NO. 96-135) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (AMERISUITES) FOR A 125 ROOM 8 STORY HOTEL.
 - CU98-78 (ORD. NO. 99-15) - CONDITIONAL USE REQUEST (AMERICAN WILDERNESS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR THE INSTALLATION OF SALE COUNTER, GAME SOFTWARE SALES DISPLAY AND ONE PAIR OF ADDITIONAL DOORS.
 - CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (IGUANA AMERAMEX) TO AMEND THE SITE LAYOUT.
 - CU99-17 (ORD. NO. 99-51) - CONDITIONAL USE REQUEST (JEKYLL AND HYDE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT.
 - CU99-41 (ORD. NO. 99-1) - CONDITIONAL USE REQUEST (BENNIGAN'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU09-37 (ORD. NO. 2009-51) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU10-25 - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ADD SIGNAGE THROUGHOUT THE MALL.
 - CU10-25A - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ALLOW FOR A MONUMENT SIGN AT THE NORTHWEST CORNER OF GRAPEVINE MILLS BOULEVARD SOUTH AND STATE HIGHWAY 26.
 - CU10-32 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 - CU11-08 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST FOR ON PREMISE ALCOHOLIC BEVERAGE SALES AND CONSUMPTION FOR A WINE TASTING ROOM.
 - CU13-19 (ORD. NO. 2014-05) - CONDITIONAL USE REQUEST (CHILI'S TOO) TO REVISE THE FLOOR PLAN.
 - CU13-35 (ORD. NO. 2014-05) - CONDITIONAL USE REQUEST (LEGOLAND) FOR AN OUTDOOR SPLASH PAD.
 - CU13-13 CONDITIONAL USE REQUEST (CHIPOTLE) FOR USE OF A DRIVE THROUGH AND ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.
 - CU15-29 CONDITIONAL USE REQUEST (ROUND 1) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES AND SKILL ORIENTED GAMES.
 - CU15-46 CONDITIONAL USE REQUEST TO REPLACE EXTERIOR AND ON-PREMISE SIGNS TO ALLOW FOR NEW WAYFINDING SIGNS.
 - CU15-48 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU05-27 SPRC, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL, SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW DINING OUTSIDE AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.
 - CU20-17 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF U10-25A (ORD. 2011-02) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL, SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT.
 - CU22-20 APPROVED TO MODIFY THE BUILDING'S EXTERIOR ELEVATION TO INSTALL A PARAPET-MOUNTED SIGN ABOVE THE EXISTING HEIGHT OF MACY'S BACKSTAGE.
 - CU22-23 APPROVED TO MODIFY THE NORTH AND EAST EXTERIOR ELEVATIONS THAT INCLUDES A MURAL, A NEW TIERED ENTRY FEATURE, AND ENHANCEMENTS TO THE BUILDING'S FAÇADE.
 - CU24-01 APPROVED TO SPLIT THE EXISTING BURLINGTON INTO TWO SUITES, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT.
 - CU24-06 APPROVED TO ALLOW THE STORAGE, RETAIL SALE AND ON AND OFF PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH MEOW WOLF.



- ### SITE NOTES
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
 2. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 3. ALL CURB RADI ARE 2' UNLESS NOTED OTHERWISE.
 4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
 5. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

- ### CITY OF GRAPEVINE NOTES
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

- ### BENCHMARKS
- CITY OF GRAPEVINE MONUMENT NO. 7
12" ALUMINUM ROD WITH CAP SET 0.6' BELOW ACCESS COVER. ACCESS COVER IS STAMPED: CITY OF GRAPEVINE, MON. 7. MONUMENT IS LOCATED AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE HEADQUARTERS ON FAIRVIEW DRIVE, (110 FAIRVIEW DR.)
ELEV=585.76' (NGVD 1929)
- TBM #4 SET ON BACK OF CURB IN FRONT OF ENTRANCE NO. 3, ±8' NORTHEAST FROM A PEDESTRIAN CROSSING SIGN, AND ±38' SOUTHEAST FROM THE EASTERMOST SIDE OF ENTRY SIGN NO. 3.
ELEV=541.89'
- TBM #7 SET ON BACK OF CURB IN THE NORTHERLY PARKING LOT OF THE PROJECT ±25' TO THE W. GRAPEVINE MILLS CIRCLE ENTRY TO PRIMARK, AND ±78' NORTHWEST FROM THE NORTHERMOST SIDE OF ENTRY SIGN NO. 3.
ELEV=541.39'



PURPOSE STATEMENT

THE PURPOSE OF CU24-45 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU24-01. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING EXTERIOR ELEVATIONS BY REMOVING A STOREFRONT ENTRANCE AND TO RECONFIGURE PARKING FOR AN INCREASE OF 5 SPACES.



OWNER:
 COMPANY NAME: SIMON
 CONTACT: MARK LINGELBACH
 ADDRESS: 225 WEST WASHINGTON STREET
 INDIANAPOLIS, IN 46204
 PHONE NUMBER: 317.263.7992

PREPARER:
 COMPANY NAME: KIMLEY-HORN
 CONTACT: MARISSA VOLK
 ADDRESS: 6100 WARREN PARKWAY, SUITE
 210, FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

CASE NAME: PRIMARK
 CASE NUMBER: CU24-45
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 9

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

PLANNING SERVICES DEPARTMENT

MASTER SITE PLAN

FOR
PRIMARK
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 AB. NO. A-1415
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 ADDRESS: 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: OCTOBER 15, 2024

DATE
REVISIONS

No.
No.

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6100 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972.335.3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-628

MASTER SITE PLAN

CITY OF GRAPEVINE, TEXAS

SIMON PROPERTY GROUP

CITY OF GRAPEVINE, TEXAS

DATE 10/17/24

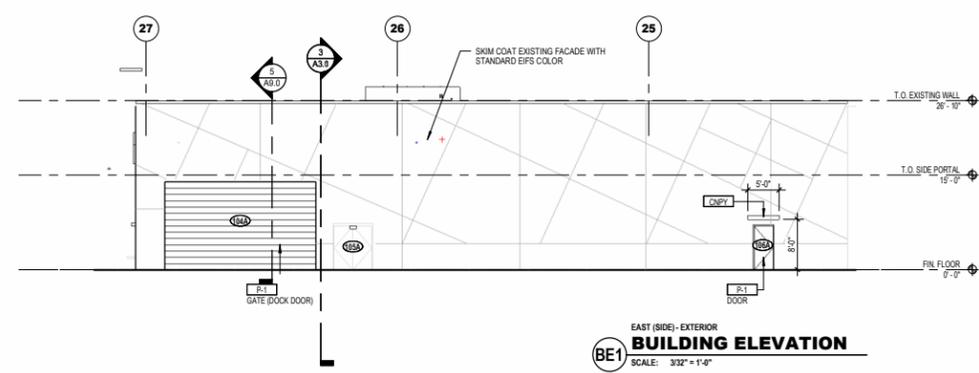
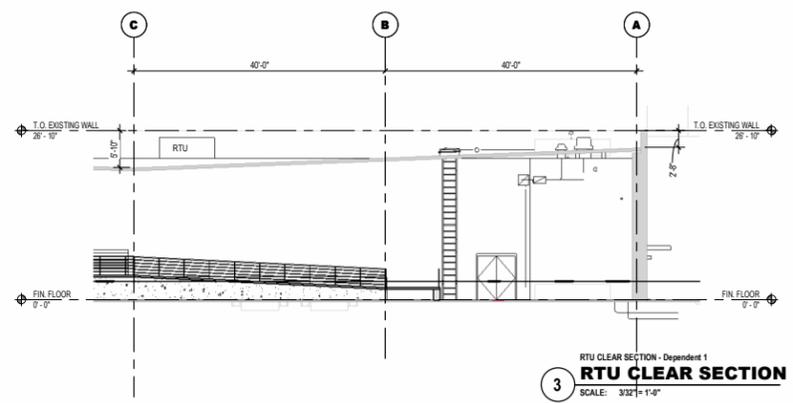
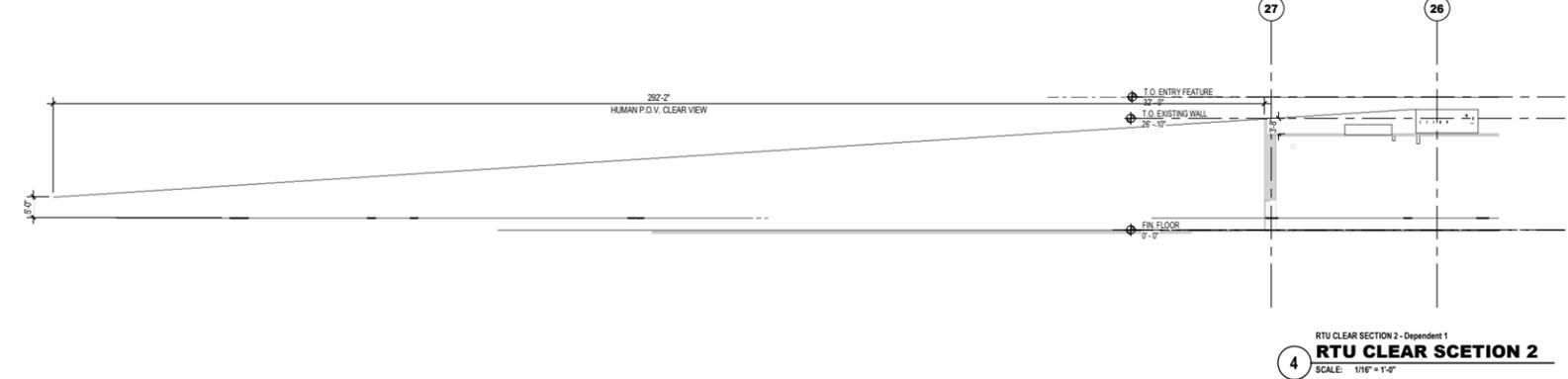
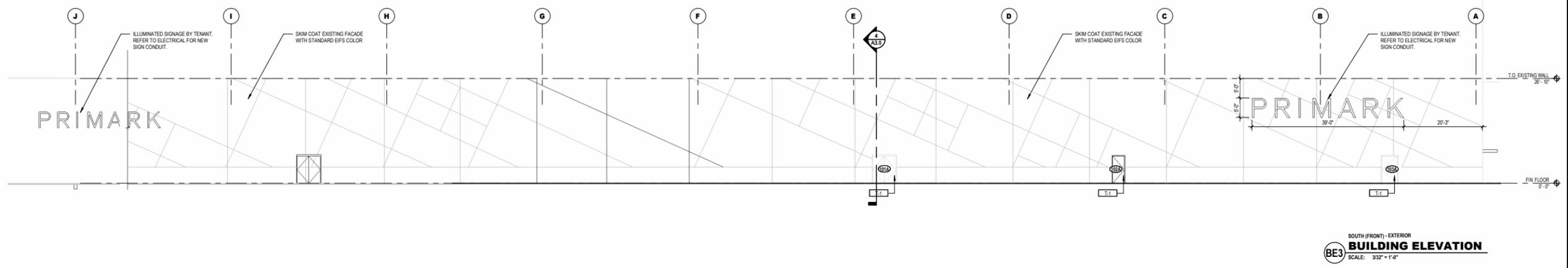
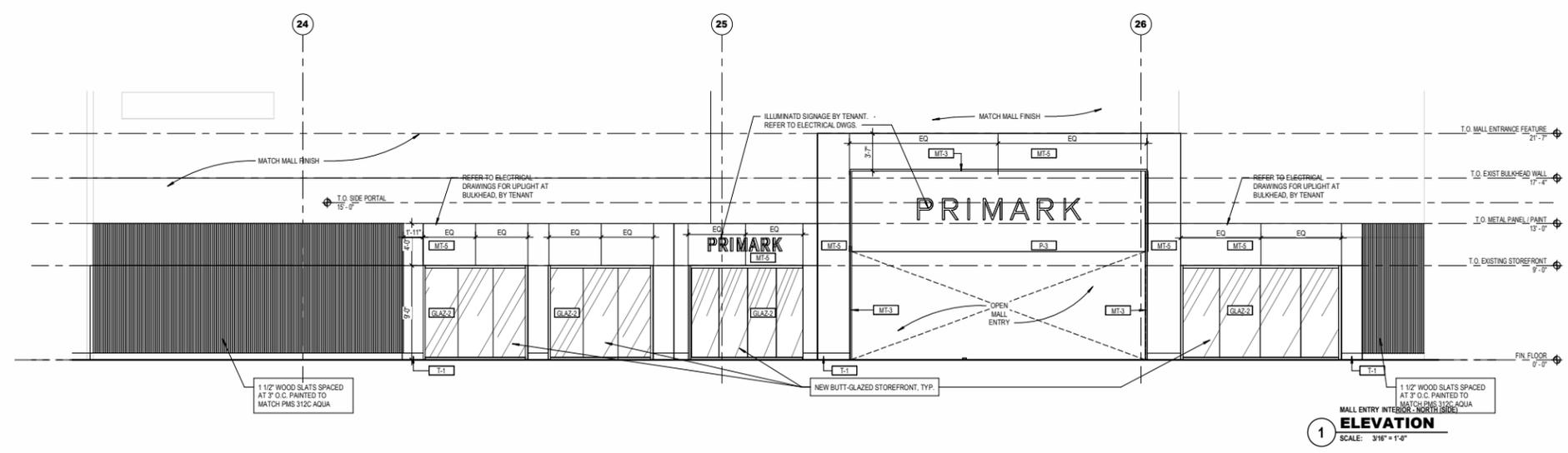
PROJECT NO. CU24-45

SHEET NUMBER 1 OF 9



BUILDING ELEVATIONS
 PRIMARK GRAPEVINE MILLS MALL
 GRAPEVINE, TX 76051

EXTERIOR MATERIAL SCHEDULE	
CNRY-1	PRE-FINISHED METAL CANOPY - COLOR TO MATCH PSL RAL 9003 SIGNAL WHITE
CPNG-2	PRE-FINISHED METAL COPING - COLOR TO MATCH PSL RAL 7047 LIGHT GRAY
EFS-2	FINISH TO MATCH PSL RAL 7047 LIGHT GRAY
GLAZ	ALUMINUM STOREFRONT CURTAIN-WALL SYSTEM. COLOR FINISHES TO MATCH RAL 9006 SILVER GREY
GLAZ-2	ALUMINUM STOREFRONT CURTAIN-WALL SYSTEM. CLEAR ANODIZED
MT-3	PRE-FINISHED ACM PANEL. COLOR TO MATCH PMS 312C AQUA
MT-5	PRE-FINISHED ACM PANEL. COLOR TO MATCH RAL 7047
P-1	PAINT TO MATCH RAL 9003
P-3	PAINT TO MATCH RAL 9003 SIGNAL WHITE
T-1	METAL BASE TO MATCH RAL 7047



EXTERIOR MATERIALS IS STUCCO OVER METAL STUD FRAMING

THE PURPOSE OF CU24-45 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU24-01. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING EXTERIOR ELEVATIONS BY REMOVING A STOREFRONT ENTRANCE AND TO RECONFIGURE PARKING FOR AN INCREASE OF 5 SPACES.

OWNER:
 COMPANY NAME: SIMON
 CONTACT: MARK LINGELBACH
 ADDRESS: 225 WEST WASHINGTON STREET
 INDIANAPOLIS, IN 46204
 PHONE NUMBER: 317.263.7992

PREPARER:
 COMPANY NAME: KIMLEY-HORN
 CONTACT: MARISSA VOLK
 ADDRESS: 6160 WARREN PARKWAY,
 SUITE 210, FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

CASE NAME: PRIMARK
CASE NUMBER: CU24-45
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR SECRETARY
 DATE: _____
 PLANNING AND ZONING COMMISSION

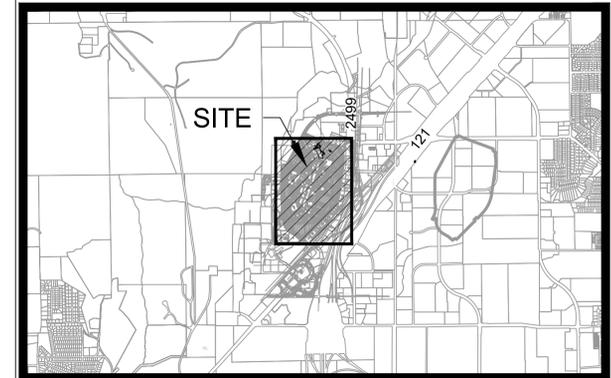
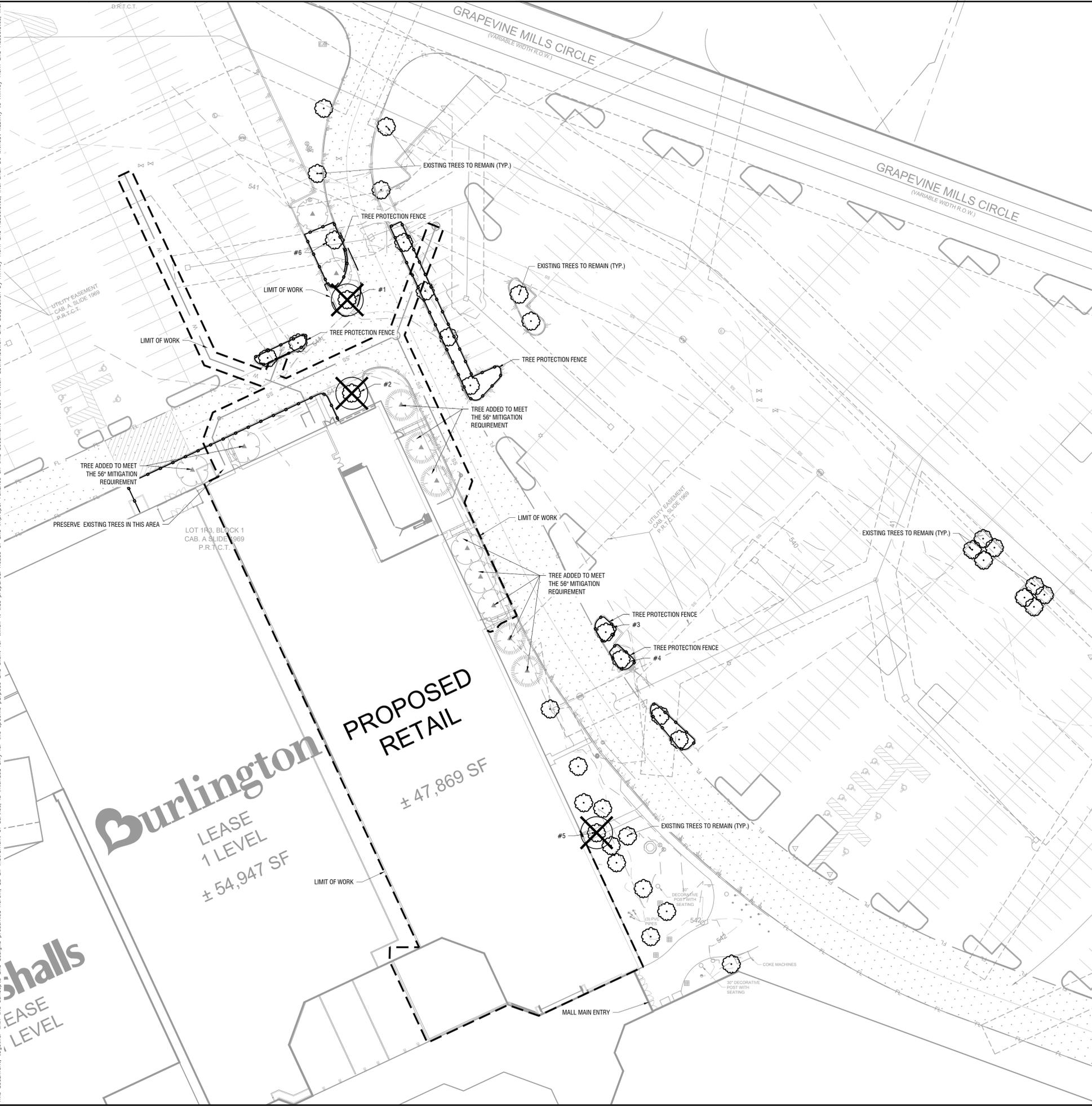
CHAIRMAN
 DATE: _____
 SHEET: 3 OF 9

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

FOR
PRIMARK
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 AB. NO. A-1415
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0989 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: SEPTEMBER 30, 2024

PROJECT NUMBER:	01320	
NO.	ISSUE	DATE
1	FOR CONSTRUCTION	11/10/23
3	FOR CONSTRUCTION	07/24/24
		9/30/24
DRAWING: BUILDING ELEVATIONS		
SHEET NUMBER: 3 OF 9		

Plotted By: McKinney, Brandon Date: October 17, 2024 05:32:57pm File Path: \\FRL\Civil\061138048-Grapevine Mills Primark\Landscapes\DESIGN\01_Permitt-Codes\PlantSheet\TP_1.01.dwg
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SITE LOCATION MAP
(NOT TO SCALE)

TREE PRESERVATION CHART								
TAG #	HEIGHT	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	STATUS	REASON	MITIGATION INCHES
1	12'-14'	18.0	LIVE OAK	QUERCUS VIRGINIANA	HEALTHY	REMOVED	IN ROADWAY	18.0
2	12'-14'	18.0	RED OAK	QUERCUS RUBRA	HEALTHY	REMOVED	IN ROADWAY	18.0
3	12'-14'	16.0	LIVE OAK	QUERCUS VIRGINIANA	HEALTHY	REMAIN	-	-
4	12'-14'	24.0	LIVE OAK	QUERCUS VIRGINIANA	HEALTHY	REMAIN	-	-
5	12'-14'	20.0	RED OAK	QUERCUS RUBRA	HEALTHY	REMOVED	IN SIDEWALK	20.0
6	12'-14'	20.0	LIVE OAK	QUERCUS VIRGINIANA	HEALTHY	REMAIN	-	-
TOTAL MITIGATION INCHES								56.0

TREE PROTECTION LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCE

TREE PRESERVATION AND REMOVAL NOTES

1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.

CITY OF GRAPEVINE NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE: THE INFORMATION SHOWN ON THE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE. KIMLEY-HORN IS NOT RESPONSIBLE FOR ANY MISSING SURVEY INFORMATION, THE LOCATION OF EXISTING TREES IS PROVIDED BASED ON AERIAL DATA AND IS NOT SURVEYED.

NOTE: ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED

PURPOSE STATEMENT

THE PURPOSE OF CU24-45 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU24-01. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING EXTERIOR ELEVATIONS BY REMOVING A STOREFRONT ENTRANCE AND TO RECONFIGURE PARKING FOR AN INCREASE OF 5 SPACE



OWNER:
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 CONTACT: MARK LINGELBACH
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 INDIANAPOLIS, IN 46204
 PHONE NUMBER: 317.263.7992

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 COMPANY NAME: KIMLEY-HORN
 CONTACT: MARISSA VOLK
 ADDRESS: 6160 WARREN PARKWAY, SUITE
 210, FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

CASE NAME: PRIMARK
 CASE NUMBER: CU24-45
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5 OF 9

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

PLANNING SERVICES DEPARTMENT

TREE PRESERVATION FOR PRIMARK GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0869 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: OCTOBER 15, 2024

No.	REVISIONS	DATE

Kimley»Horn
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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		BTM	BTM	LMC

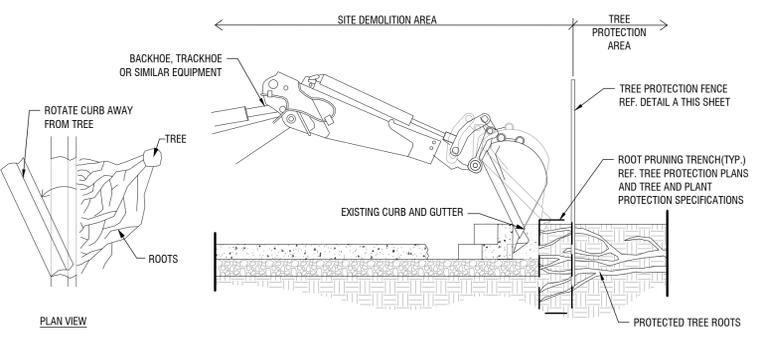
TREE PRESERVATION

SIMON PROPERTY GROUP
 CITY OF GRAPEVINE, TEXAS
 DATE: 10/21/24
 PROJECT NO. CU24-45
 SHEET NUMBER 5 OF 9

Plotted By: McKinney, Brandon - Date: October 17, 2024 - 05:33:07pm File Path: \\c:\Users\Brandon.McKinney\Documents\Projects\2024\10-17-2024\10-17-2024.dwg
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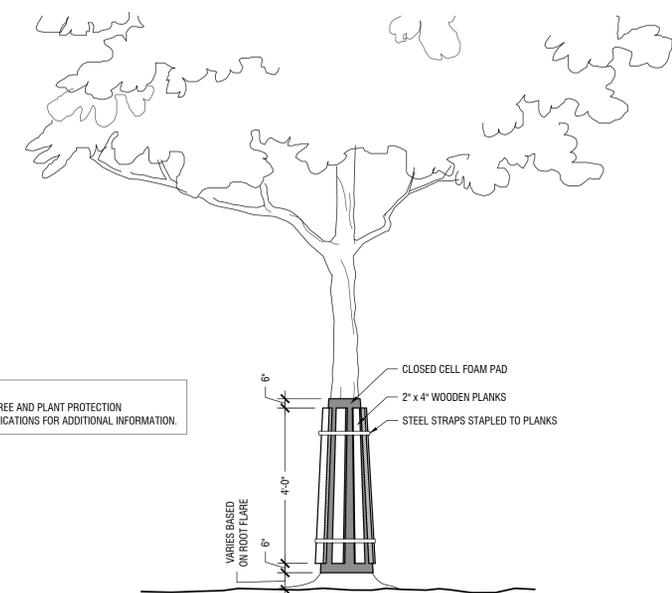
- DEMOLITION SEQUENCE:**
- PERFORM ANY ROOT PRUNING.
 - INSTALL TREE PROTECTION FENCING.
 - BREAK OR CUT 6" SECTIONS OF CURB.
 - CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 - COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
- PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 - ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 - OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



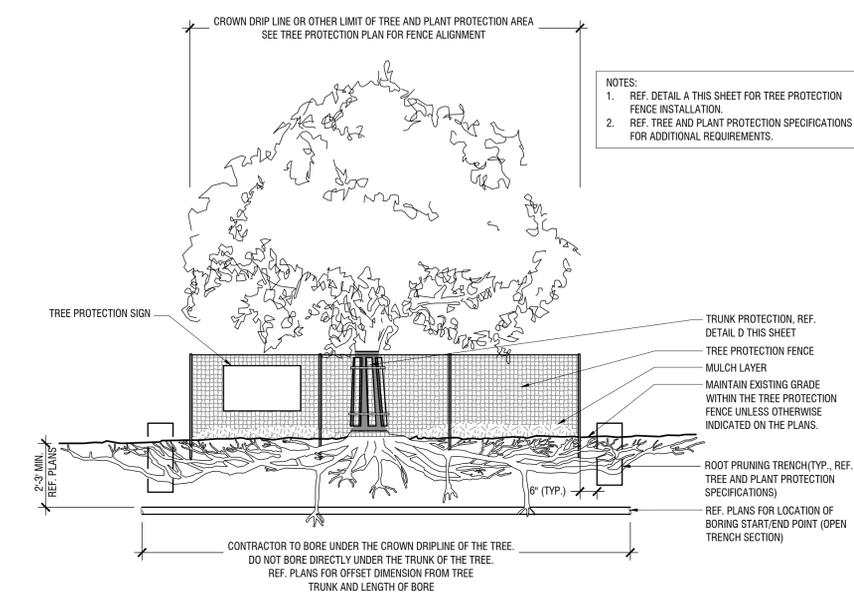
CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS



TRUNK PROTECTION

Scale: NTS

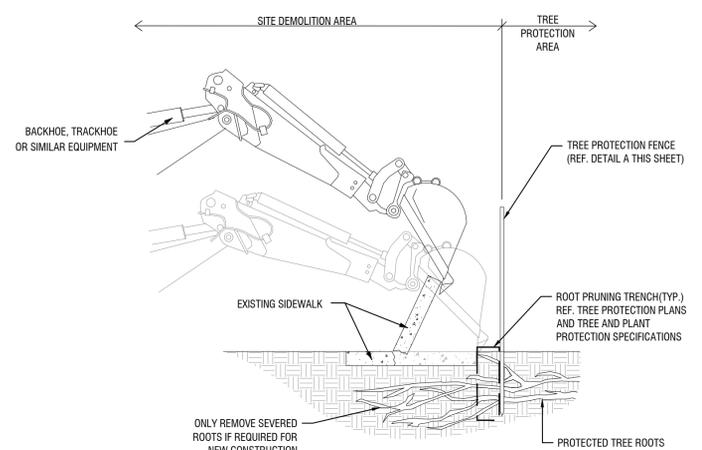


TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

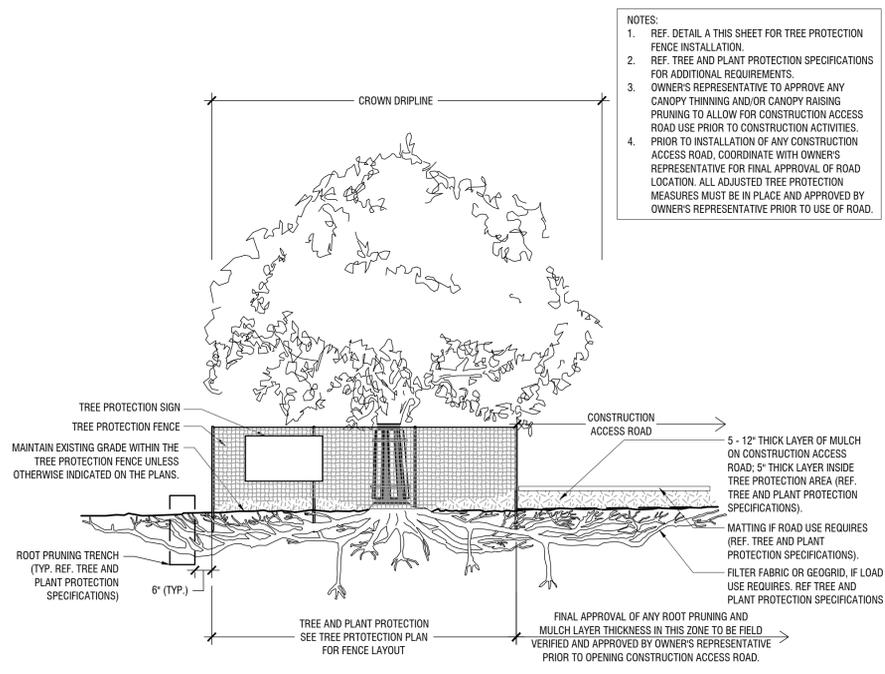
- DEMOLITION SEQUENCE:**
- PERFORM ANY ROOT PRUNING.
 - INSTALL TREE PROTECTION FENCING.
 - CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
- PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 - ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 - OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



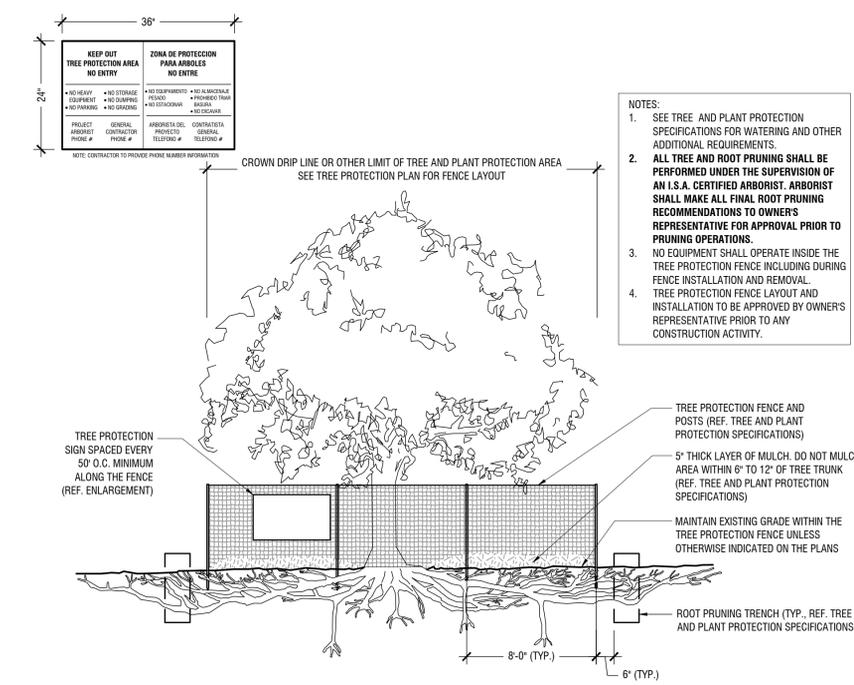
SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS



TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS



TYPICAL TREE PROTECTION FENCING

Scale: NTS

CASE NAME: PRIMARK
 CASE NUMBER: CU24-45
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 6 OF 9

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

PLANNING SERVICES DEPARTMENT

TREE PRESERVATION DETAILS

FOR PRIMARK
 GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 AB. NO. A-1415
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0969 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: OCTOBER 15, 2024

OWNER:
 COMPANY NAME: SIMON
 CONTACT: MARK LINGELBACH
 ADDRESS: 225 WEST WASHINGTON STREET
 INDIANAPOLIS, IN 46204
 PHONE NUMBER: 317.263.7992

PREPARER:
 COMPANY NAME: KIMLEY-HORN
 CONTACT: MARISSA VOLK
 ADDRESS: 6160 WARREN PARKWAY, SUITE
 210, FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

SIMON PROPERTY GROUP
 CITY OF GRAPEVINE, TEXAS

TREE PRESERVATION
 DETAILS

DATE
 10/21/24

SCALE AS SHOWN
 DESIGNED BY BTM
 DRAWN BY BTM
 CHECKED BY LMC

REVISIONS
 No. _____
 DATE _____

DATE
 10/21/24

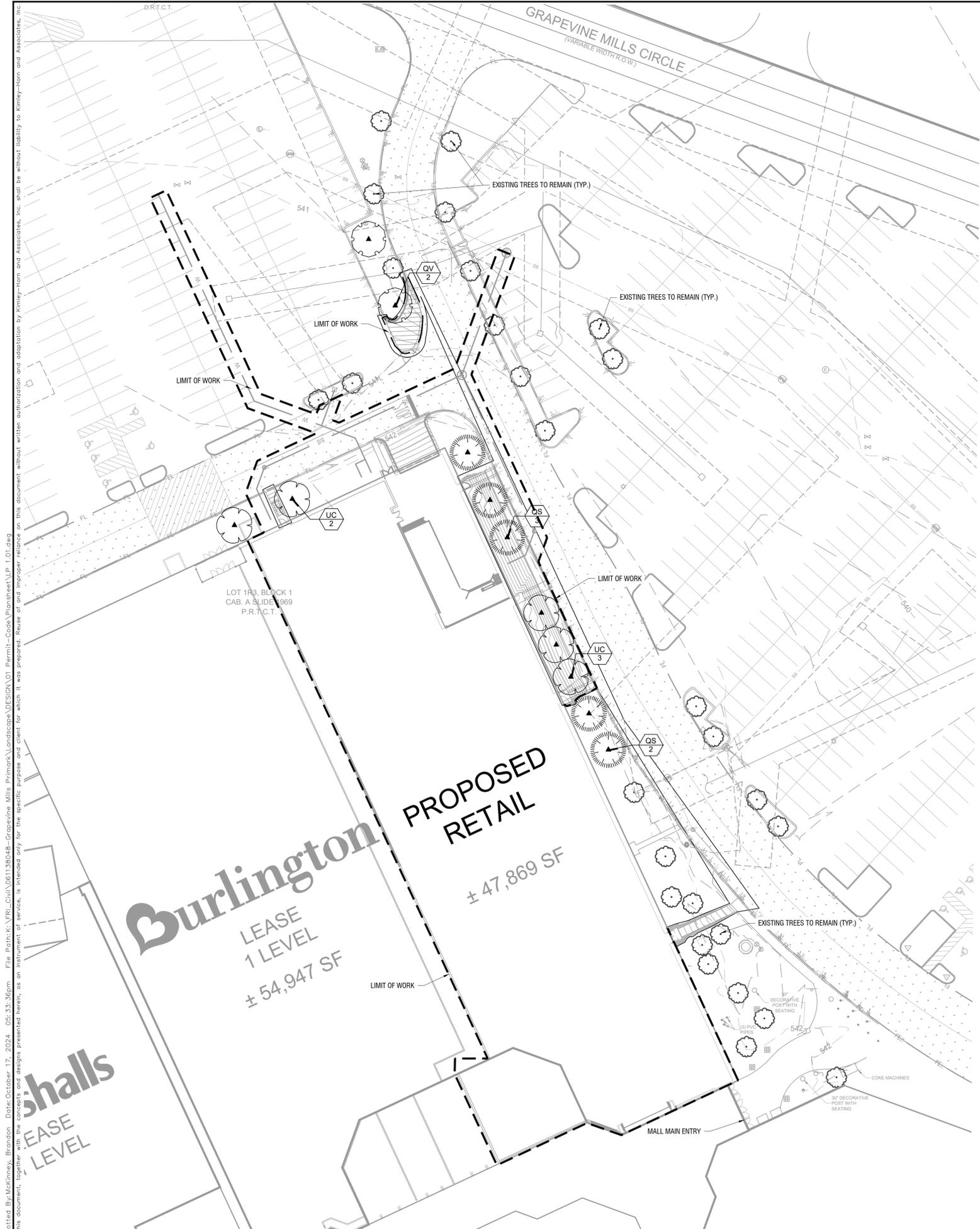
PROJECT NO.
 CU24-45

SHEET NUMBER
 6 OF 9

Kimley»Horn

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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928


 10/21/24



CITY OF GRAPEVINE NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CITY OF GRAPEVINE LANDSCAPE NOTES

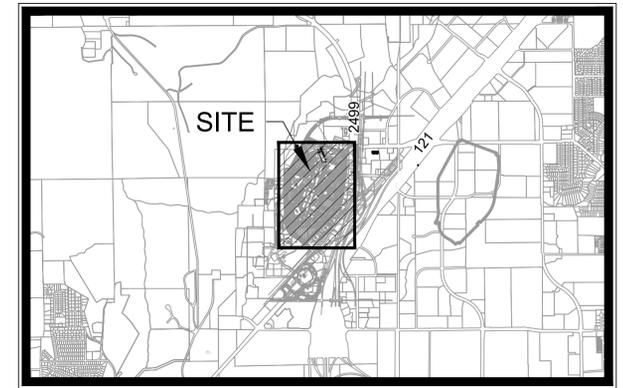
1. SHRUBS SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE FEET HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.
2. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE OIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE: THE INFORMATION SHOWN ON THE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE. KIMLEY-HORN IS NOT RESPONSIBLE FOR ANY MISSED SURVEY INFORMATION. THE LOCATION OF EXISTING TREES IS PROVIDED BASED ON AERIAL DATA AND IS NOT SURVEYED.

NOTE: ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

PURPOSE STATEMENT

THE PURPOSE OF CU24-45 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN FOR CU24-01. THIS REQUEST IS SPECIFICALLY TO MODIFY THE EXISTING EXTERIOR ELEVATIONS BY REMOVING A STOREFRONT ENTRANCE AND TO RECONFIGURE PARKING FOR AN INCREASE OF 5 SPACE.



SITE LOCATION MAP
(NOT TO SCALE)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	QS	5	Quercus shumardii / Shumard Red Oak	5" cal, 12' ht, 5' spr	Full, Straight, Single Leader
	QV	2	Quercus virginiana / Southern Live Oak	5" cal, 12' ht, 5' spr	Full, Straight, Single Leader
	UC	5	Ulmus crassifolia / Cedar Elm	5" cal, 12' ht, 5' spr	Full, Straight, Single Leader
MISC					
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, trees in sod to receive 4" dia. mulch ring	

SITE DATA TABLE

LOT NUMBER	LOT SIZE SF	BUILDING COVERAGE SF	DENSITY %	BUILDING HEIGHT	PAVED AREA SF	OPEN SPACE SF - (%)	TOTAL BLDG, PATIO & PAVED AREA SF	PARKING REQUIRED	PARKING PROVIDED
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VACANT FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 - (28.50)	18,899	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	16,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,800	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
VACANT FORMERLY CHINA BUFFET - LOT 3, BLOCK 3	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,348	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK B1	5,964,147	1,888,952					5,363,842	7,489	8,467
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,335	14,804	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
VACANT FORMERLY FED-EX/ KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT FORMERLY DAYLIGHT GOLF - LOT 1, BLOCK 3	104,239	14,804	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VARIOUS BUSINESSES - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
VACANT FORMERLY STEAK-N-SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,137	2,073,689					6,366,217	9,117	10,224

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU24-06 MEOW WOLF PROJECT APPROVED 03/20/2024. SITE DATA TABLE WAS UPDATED TO REFLECT THIS PROJECT.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS, LAWN, AND GRAVEL/DG AREAS. REFERENCE SITE PLAN.
5. PROVIDE GRASS SEEDING OR LAY BUFFALO SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE TEMPORARY IRRIGATION AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
7. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
8. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BUFFALO SOD AND TEMPORARILY IRRIGATED.
9. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
10. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BUFFALO SEED OR SOD AND TEMPORARILY IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.

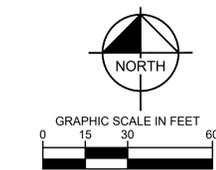
EXISTING TREES ON SITE WITHIN THE LIMIT OF WORK

TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	STATUS	REASON	MITIGATION INCHES
1	18.0	LIVE OAK	QUERCUS VIRGINIANA	REMOVED	IN ROADWAY	18.0
2	18.0	RED OAK	QUERCUS RUBRA	REMOVED	IN ROADWAY	18.0
3	16.0	LIVE OAK	QUERCUS VIRGINIANA	REMAIN	-	-
4	24.0	LIVE OAK	QUERCUS VIRGINIANA	REMAIN	-	-
5	20.0	RED OAK	QUERCUS RUBRA	REMOVED	IN SIDEWALK	20.0
6	20.0	LIVE OAK	QUERCUS VIRGINIANA	REMAIN	-	-
TOTAL INCHES REMOVED						56.0

PROPOSED TREES ON SITE

QTY	DBH	COMMON NAME	SCIENTIFIC NAME	CODE	REASON	TOTAL INCHES
5	5"	SHUMARD RED OAK	QUERCUS SHUMARDII	QS		25
2	5"	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	QV		10
5	5"	CEDAR ELM	ULMUS CRASSIFOLIA	UC		25
TOTAL PROPOSED INCHES						60

NOTE: NO REQUIRED CODE PLANTING, ALL PROPOSED TREES ARE PROVIDED TO MEET MITIGATION NUMBERS.
PROPOSED INCHES - MITIGATION INCH (60-56= 4 INCHES)



OWNER:
COMPANY NAME: SIMON
CONTACT: MARK LINGELBACH
ADDRESS: 225 WEST WASHINGTON STREET
INDIANAPOLIS, IN 46204
PHONE NUMBER: 317.263.7992

PREPARER:
COMPANY NAME: KIMLEY-HORN
CONTACT: MARISSA VOLK
ADDRESS: 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

CASE NAME: PRIMARK
CASE NUMBER: CU24-45
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 7 OF 9

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE PLAN
FOR
PRIMARK
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
1.9999 AC OR 47,869 SF
ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
DATE OF PREPARATION: OCTOBER 15, 2024

Kimley-Horn
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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



SCALE AS SHOWN
DESIGNED BY BTM
DRAWN BY BTM
CHECKED BY LMC

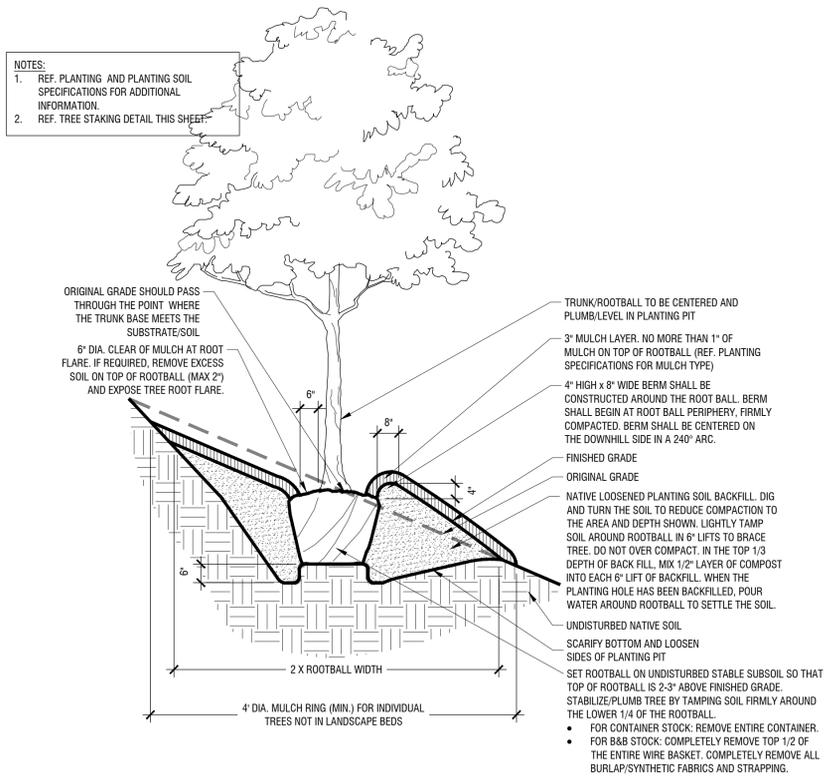
LANDSCAPE PLAN

SIMON PROPERTY GROUP
CITY OF GRAPEVINE, TEXAS

DATE 10/21/24
PROJECT NO. CU24-45
SHEET NUMBER 7 OF 9

Plotted By: McKinney, Brandon Date: October 17, 2024 05:33:35pm File Path: \\FRL\Civil\061138048-Grapevine Mills Primark_Landscape\DESIGN\01_Permitt-Codes\PlanSheet\LP_1.01.dwg
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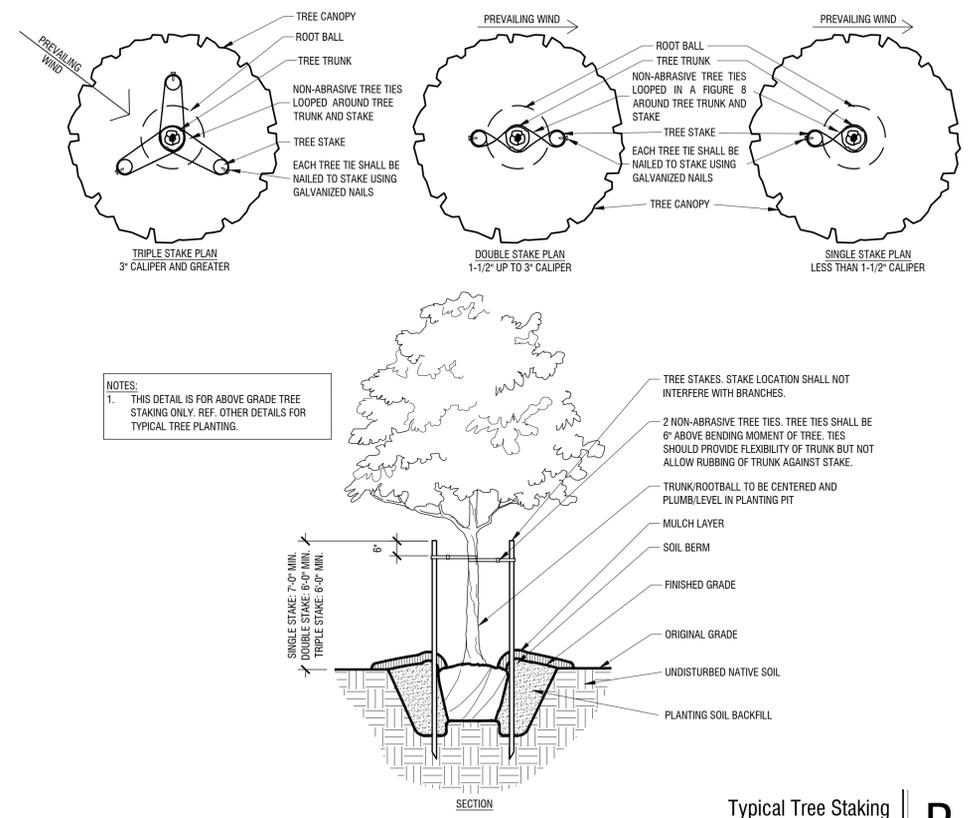
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Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

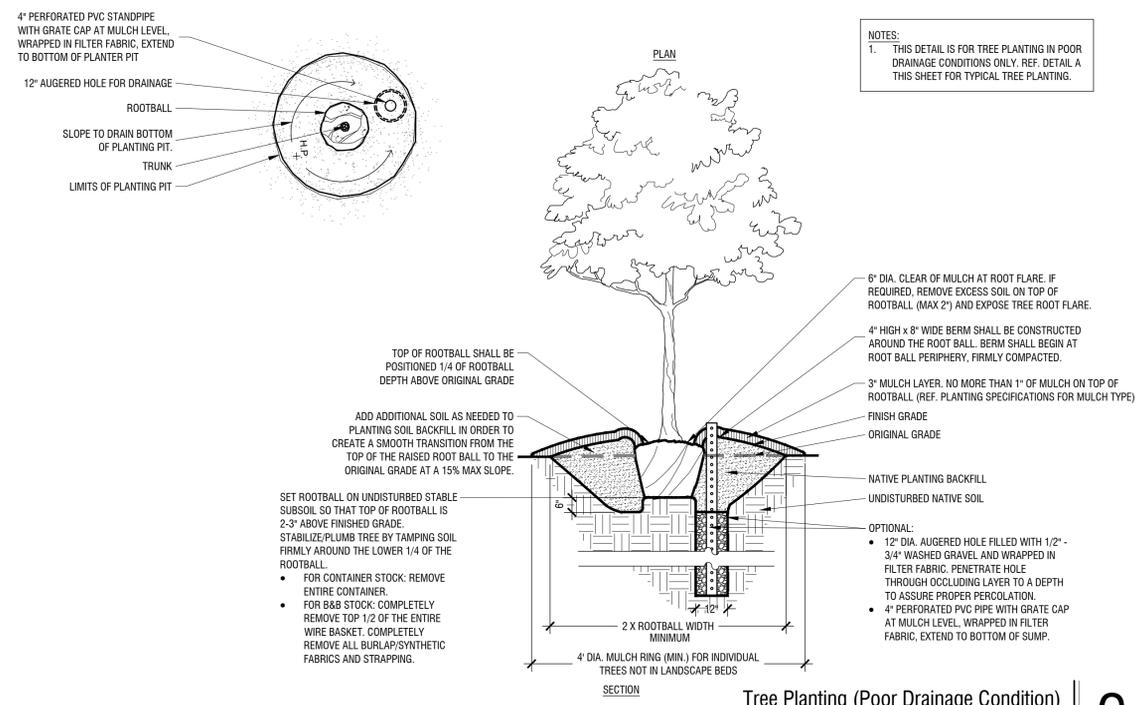
D



Typical Tree Staking

Scale: NTS

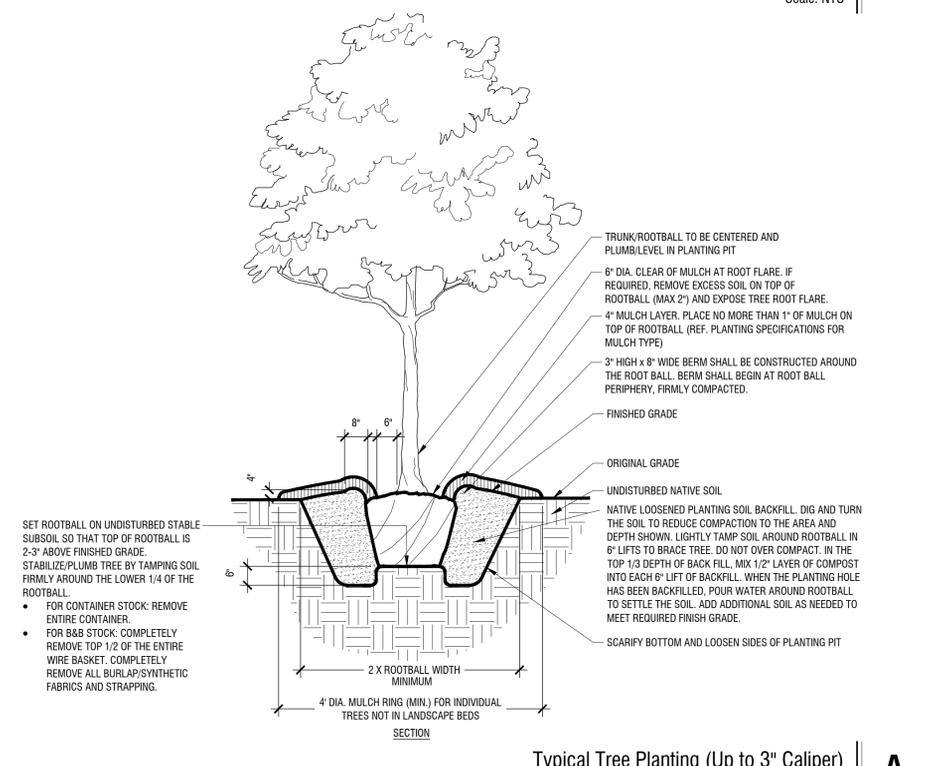
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

No.	REVISIONS	DATE

Kimley»Horn
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 6180 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	BTM	BTM	LMC

LANDSCAPE DETAILS
 SIMON PROPERTY GROUP
 CITY OF GRAPEVINE, TEXAS

CASE NAME: PRIMARK
 CASE NUMBER: CU24-45
 LOCATION: 3000 GRAPEVINE MILLS PARKWAY
 MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 8 OF 9
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 PLANNING SERVICES DEPARTMENT
 LANDSCAPE DETAILS
 FOR
PRIMARK
GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
 AB. NO. A-1415
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 1.0969 AC OR 47,869 SF
 ZONE: "CC" COMMUNITY COMMERCIAL DISTRICT
 DATE OF PREPARATION: OCTOBER 15, 2024

OWNER:
 COMPANY NAME: SIMON
 CONTACT: MARK LINGELBACH
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 INDIANAPOLIS, IN 46204
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PREPARER:
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 ADDRESS: 6180 WARREN PARKWAY, SUITE
 210, FRISCO, TX 75034
 PHONE NUMBER: 972.335.3580

DATE	PROJECT NO.	SHEET NUMBER
10/21/24	CU24-45	8 OF 9

Plotted By: McKinney, Brandon Date: October 17, 2024 08:33:49pm File Path: K:\FRI\Civil\061138048--Grapevine Mills Primark\Landscapes\DESIGN_V01_Primark-Cock\PlanSheet_VLP_3.01.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any part of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS USE OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIFTLINE OR THE SPILL OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIFTLINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS SAMPLES
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC YARD
PLANTS ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, EDITION ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL BRANCH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATELY DISEASED OR INJURED PLANTS SHALL BE REJECTED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

1. ASTM D2926, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1/2 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL ACQUIRED THROUGH GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOIL, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.

4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURE LAND, BOGS, OR MARSHES.

6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.

7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

- a. ORGANIC SOIL AMENDMENTS
 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 6. WORM CASTINGS: EARTHWORMS.

- b. INORGANIC SOIL AMENDMENTS
 1. LIME: ASTM D602, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 50 PERCENT PASSING NO. 20 SIEVE.
 2. SULFUR: GRANULAR, BIODIGESTIBLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

- c. PLANTING SOIL MIX
 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MIMICK MATERIALS OR APPROVED EQUAL.
 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

2. SOIL/SEED AREA TOPSOIL: ALL SOIL AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 2% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGG BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 90.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. MIN. CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OF HIS PLANT AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.

1. SHRUBS AND TREES: MILORGANITE OR APPROVED EQUAL ANALYSIS AND ORGANIC/INORGANIC - OSMOCOTE/SERBA BLEND 14-14-14 3-0-0-3-6-6 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS PER FORMULA. 21 GRAM OR EQUAL THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOSTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BRUISING AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPROOF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE ROOTS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

M. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) YEARS. PLANTS SHALL BE GROWN TO AN ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

Q. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREA TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SURGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" . SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED FROM ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION TRENDS AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 269.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTING. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOP" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
 - TWO (2) TABLETS PER 1 GAL. PLANT
 - THREE (3) TABLETS PER 3 GAL. PLANT
 - FOUR (4) TABLETS PER 10 GAL. PLANTLARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOP OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6"; REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PROPERTY OR PERSON.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK, IF DIRECTED BY THE OWNER. "POONUP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETION. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAD UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS. PAVED AND PLANTED AREAS: ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOPDRESSING IS NECESSARY AFTER ROLLING TO FILL THE JOBS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

- D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

- A. PROVIDE FRESH, CLEAN, NEW GROWN LAWN SEED MIXTURE. FURNISH TO OWNER DEMONSTRATION GUARANTEED STATEMENT OF COMPOSITION OF SEED AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
- B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF SEED MIXTURE VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DOW AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

- D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND JACKOBER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
- F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROX SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEED BEDS. UNPLANTED AREAS INACCESSIBLE TO CUTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

- G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE SLOTTED DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO 4 MINIMUM DEPTH OF 4 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.
- H. CONTRACTOR TO REPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PROVIDE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRING SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL IF ANY ARE IN PLACE.

- C. CLEAN UP: UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RESTAINING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY GROWING CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING," AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO USE THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE IN PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY RE-PLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

CASE NAME: PRIMARK
CASE NUMBER: CU24-45
LOCATION: 3000 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 9 OF 9

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

PLANNING SERVICES DEPARTMENT
FOR
PRIMARK
LANDSCAPE SPECIFICATIONS

GRAPEVINE MILLS ADDITION BLOCK 1 LOT 1R3
AB. NO. A-1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ADDRESS: 6160 WARREN PARKWAY, SUITE
210, FRISCO, TX 75034
PHONE NUMBER: 972.335.3580

DATE 10/21/24

PROJECT NO. CU24-45

SHEET NUMBER

DATE OF PREPARATION: OCTOBER 15, 2024

DATE	
REVISIONS	
No.	
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 928	
SCALE	AS SHOWN
DESIGNED BY	BTM
DRAWN BY	BTM
CHECKED BY	L/MC
LANDSCAPE SPECIFICATIONS	

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: NOVEMBER 6, 2024

SUBJECT: CONDITIONAL USE REQUEST CU24-48; SUNBELT RENTALS, 1035 TEXAN TRAIL

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use permit CU23-05 (Ord. 2023-018) to amend the previously approved site plan to allow sales and rental of heavy equipment and machinery. This request is specifically to construct a 10-foot-tall concrete retaining wall adjacent to Building 2 and to allow two monument signs to exceed maximum height and effective area requirements along Texan Trail. The property is zoned “BP”, Business Park District.

REQUEST

On March 21, 2023, City Council approved Z23-02 to rezone 23.320 acres from “CC”, Community Commercial District to “BP”, Business Park District for the development of an integrated commercial office-warehouse development with outside storage and display areas, conditional use permit CU23-05 to allow sales and rental of heavy equipment and machinery, and planned development overlay PD23-01 to deviate from but not be limited to building encroachment and paving within the required front yard of the “BP”, Business Park District.

The applicant is requesting a revision to the approved site plan to incorporate a 10-foot-tall concrete retaining wall adjacent to the east side of Building 2. This addition aims to improve truck maneuverability and create more space for turnarounds. In conjunction with the retaining wall, two monument signs are proposed. The primary sign will be located at the southwest corner of the lot; it will stand 10 feet tall and will be approximately 29 feet in length. The secondary sign will be positioned at the northwest corner of the lot, at the intersection of Texan Trail and Coppell Road. This sign will be 18 feet tall and 21 feet long. Both signs will feature raised, back-lit lettering. All lighting will remain as previously approved, ensuring that no lighting exceeds 3.0 foot candles at the property line. No other changes are being proposed with this request.

	Section 60 Sign Standards	Proposed Primary Sign	Proposed Secondary Sign
Height	10 feet	10 feet	18 feet
Gross surface Area	100 square feet	271.22 square feet	245.69 square feet

BACKGROUND INFORMATION

The subject property and the surrounding area to the north, south and east were zoned "I-2", Heavy Industrial District prior to the 1984 City-wide rezoning. The property to the west was zoned "C-2", Community Business District prior to the 1984 City-wide rezoning.

- On January 18, 2005, City Council approved zone change Z04-16 (Ord. 2005-004) to rezone 41.235 acres from "PID", Planned Industrial Development District to "CC", Community Commercial District for future development.
- On March 21, 2023, City Council approved zone change Z23-02 (Ord. 2023-017) to rezone 23.320 acres from "CC", Community Commercial District to "BP", Business Park District for the development of an integrated commercial office-warehouse development with outside storage and display areas, a conditional use permit CU23-05 (Ord. 2023-018) to allow sales and rental of heavy equipment and machinery, and a planned development overlay PD23-01 (Ord. 2023-019) to deviate from but not be limited to building encroachment and paving within the required front yard of the "BP", Business Park District

/ng

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)

Sunbelt Rental Lot 2A, BLK 2

Gross area of parcel (to nearest tenth of
acre)

22 ACRES

Street frontage & distance to nearest cross street

SE Corner of the intersection of Coppel Rd & Texan Trail

Describe the Proposed Use

Business Park

Proposed Zoning

Community Commercial District

Existing Zoning

Community Commercial District

Future Land Use Designation

Business Park

Subject Property Address

1035 Texan Trail

All Conditional Use Permit Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a site plan approved with a conditional use permit request can only be approved by City Council through the public hearing process.

Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four-month period.

I have read and understand all of the requirements as set forth by the application for a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Jason Tieman Owner Phone Number 803-558-5169

Company Sunbelt Rentals

Address 1799 Innovation Point

City Fort Mill State SC Zip Code 29715

Email [REDACTED]

RECEIVED

OCT 07 2024

CU24-48

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate McAdams/ Darren Andrews (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 10/02/2024

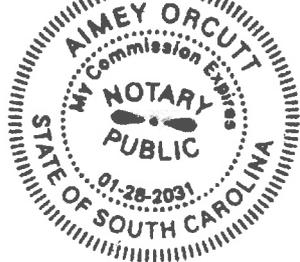
STATE OF: South Carolina
COUNTY OF: York

BEFORE ME, a Notary Public, on this day personally appeared JASON TIERMAN (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 2nd day of October, 2024

[Signature]

NOTARY PUBLIC in and for the State of Texas



RECEIVED
OCT 07 2024

CU24-48

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Darren Andrews Company McAdams

Address 4400 SH 121, Suite 800

City Lewisville State Tx Zip Code 75056

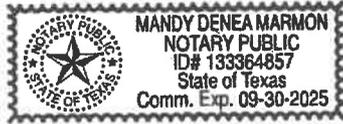
Phone 972-436-9712 Email [REDACTED]

Applicant's Signature [Signature] Date 10/01/2024

STATE OF: TEXAS
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared DARREN ANDREWS
(printed project representative name) the above signed, who, under oath, stated the following: "I
hereby certify that I am the applicant for the purposes of this application; that all information submitted
herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 2nd day of
October, 2024



[Signature]
NOTARY PUBLIC in and for the State of Texas

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company,
provide a copy of a legal document attached with this application showing that the individual signing
this document is a duly authorized partner, officer, or owner of said corporation, partnership, or
Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any
process, notice or demand:

Entity Name or File Number: _____

Provide a most recent public information report that includes:

- 1. All general partners
- 2. File Number
- 3. Registered agent name
- 4. Mailing address

(You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open
Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)

RECEIVED
OCT 07 2024

CU24-48

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

DR-5877 DC-
WA#OPT46416

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

101 001760

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

That **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other valuable consideration to it in hand paid by **Sunbelt Rentals, Inc.**, a North Carolina Corporation, ("Grantee"), whose address is 2341 Deerfield Drive, Fort Mill, South Carolina 29715, the receipt and sufficiency of which are hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto said Grantee all that certain tract or parcel of land known as Lot 2A, Block 2, Airport Crossing JV Wells Addition to the City of Grapevine, situated in the Ester Moore Survey, Abstract Number 1029, Tarrant County, Texas, more particularly described in Exhibits "A" & "B" attached hereto and made a part hereof for all purposes, (the "Property"). Grantor does not own the mineral estate and therefore all of the oil, gas and other minerals in and under the Property are not included in this conveyance; provided, however, to the extent that Grantor does own any interest in such oil, gas or other minerals, it waives all rights of ingress and egress to the surface of the Property for the purpose of exploring, developing, mining or drilling for same.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

General real estate taxes for 2022 having been prorated to the date of conveyance, Grantee assumes the responsibility for general real estate taxes and special assessments for 2022 and subsequent years not yet due and payable, and any subsequent tax assessment due to a change in land usage or ownership or both.

Grantee hereby expressly acknowledges and agrees that Grantee has thoroughly inspected and examined the property to the extent deemed necessary by Grantee in order to enable Grantee to evaluate the purchase of the Property. Grantee hereby further acknowledges and agrees that Grantee is relying solely upon the inspection, examination, and evaluation of the Property by Grantee, and that Grantee is purchasing the Property on an "AS IS and WITHOUT FAULTS" basis, without representations, warranties or covenants, express or implied, of any kind or nature.

CU24-48

OCT 07 2024

Grantor, for the consideration and subject to the above stated exceptions and reservations from conveyance, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the above stated exceptions, when the claim is by, through, or under Grantor but not otherwise.

Executed this 12th day of MAY, 2022 to be effective the 13th day of MAY, 2022

Oncor Electric Delivery Company LLC a Delaware limited liability company

By: [Signature]
DANIER JOHNSON-GREEN
Attorney-in-Fact

THE STATE OF TEXAS

COUNTY OF TARRANT

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared DANIER JOHNSON-GREEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Oncor Electric Delivery Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of

MAY 2022

[Signature]
Notary Public in and for the State of Texas

After Recording, Return to:

Surelet Rentals Inc
2341 Deerfield Dr
Foot Hill, NC
29715

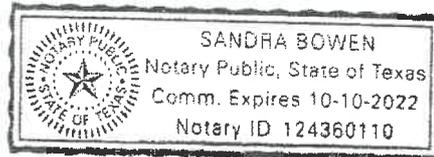


EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot 2A, Block 2 of Airport Crossing JV Wells Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Document No. D219207952 and recorded Amended Plat Document No. D220245590 in the Official Records of Tarrant County, Texas.

Unofficial Copy

GREAT WOLF ADDITION
OF GRAPEVINE
DOC. NO. 206214579
(CAB. A, SL. 11261)
O.R.T.C.T.

POINT OF
BEGINNING

W.K. PAYNE SURVEY
ABSTRACT NO. 1211

COPPELL ROAD
(160' RIGHT OF WAY)

N89°43'43"E 1618.93'

APPROX. ABSTRACT LINE

L12

L1

L11

L10

L9

1/2" FIR BEARS
N47°48'15"E, 0.83'

C2

L8

L7

L6

C1

L5

ESTHER MOORE SURVEY
ABSTRACT NO. 1029

LOT 2A, BLOCK 2
AIRPORT CROSSING JV WELLS
DOC. NO. D219207952 &
DOC. NO. D220245590
O.R.T.C.T.

ONCOR ELECTRIC
DELIVERY COMPANY LLC
DOC. No. D218025857
O.P.R.T.C.T.

22.32 ACRES
972,265 SQ. FT.

LOT 1R, BLOCK 1
AIRPORT CROSSING JV WELLS
DOC. NO. D219207952 &
DOC. NO. D220245590
O.R.T.C.T.

TOTAL E&P USA BARNETT, LLC
DOC. NO. D216266568
O.R.T.C.T.

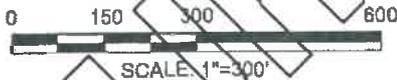
LOT 1A, BLOCK 2
AIRPORT CROSSING JV WELLS
DOC. NO. D219207952 &
DOC. NO. D220245590
O.R.T.C.T.

ONCOR ELECTRIC DELIVERY COMPANY LLC
DOC. No. D218025857
O.P.R.T.C.T.

DALLAS AREA RAPID TRANSIT

(100' RIGHT-OF-WAY)
VOL. 10146, PG. 640
O.R.T.C.T.

TEXAS TRAIL
VARIABLE WIDTH
RIGHT-OF-WAY



A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT

EXHIBIT "B"
BOUNDARY SKETCH
OF A
22.32 ACRE TRACT
SITUATED IN THE
ESTHER MOORE SURVEY, ABSTRACT NO. 1029
IN THE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

Basis of bearing is NAD 83 Texas Coordinate System, Texas North Central Zone (4202), based upon Leica SmartNet Network system as surveyed November 8, 2017. Distances shown are surface values using TxDOT Tarrant County scale factor of 1.00012

LEGEND

- FIR FOUND IRON ROD
- 1/2" FIR W/ 'HALFF' CAP 1/2" FOUND IRON ROD W/YELLOW PLASTIC CAP STAMPED 'HALFF'
- 1/2" SIR W/ 'HALFF' CAP 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED 'HALFF'
- FP FENCE POST
- (CM) CONTROL MONUMENT
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- O.R.T.C.T. OFFICIAL RECORDS TARRANT COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT COUNTY TEXAS



DGN: EXH-22.32 AC LGL_1-32743.dgn

AVO: 32743

DATE: APRIL 1, 2022

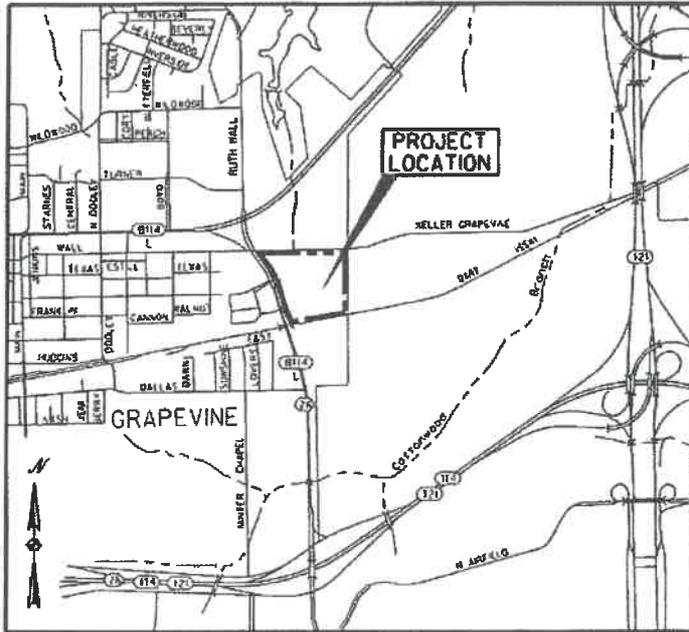
PAGE NO.: 2 OF 3

Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

C:\RCS\14 MON FS PIV CA.Plot

SHEET

4/20/22 7:55:48 AM 01402 HALFF I:\32000\32743\BDR\CADD\EXHIBIT\EXH-22.32 AC LGL 2-32743.dgn



VICINITY MAP
NOT TO SCALE

CURVE TABLE

- C1 Δ=04°43'44"
R=1700.42'
T=70.21
L=140.34'
CB=N19°33'38"W
CL=140.30'
- C2 Δ=11°11'07"
R=1700.42'
T=166.51'
L=331.96'
CB=N31°02'28"W
CL=331.43'

LINE TABLE

- L1 S37°15'33"E
76.63'
- L2 S28°41'48"W
21.14'
- L3 N88°53'45"W
272.95'
- L4 S00°58'20"W
237.15'
- L5 N17°03'24"W
3.27'
- L6 N21°24'08"E
29.39'
- L7 N23°46'28"W
58.46'
- L8 N68°54'15"W
29.13'
- L9 N32°11'42"W
68.73'
- L10 N40°10'48"W
126.61'
- L11 N42°04'27"W
77.39'
- L12 N24°07'13"E
35.49'

A LEGAL DESCRIPTION
ACCOMPANIES THIS EXHIBIT

EXHIBIT "B"
BOUNDARY SKETCH
OF A
22.32 ACRE TRACT
SITUATED IN THE
ESTHER MOORE SURVEY, ABSTRACT NO. 1029
IN THE
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

LEGEND

- FIR FOUND IRON ROD
- 1/2" FIR W/ 1/2" FOUND IRON ROD
"HALFF" CAP W/YELLOW PLASTIC CAP
STAMPED "HALFF"
- 1/2" SIR W/ 1/2" SET IRON ROD
"HALFF" CAP W/YELLOW PLASTIC CAP
STAMPED "HALFF"
- FP FENCE POST
(CM) CONTROL MONUMENT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- D.R.T.C.T. OFFICIAL RECORDS TARRANT
COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TARRANT
COUNTY TEXAS



DGN: EXH-22.32 AC LGL 2-32743.dgn

AVO: 32743

4000 FOSSIL CREEK BLVD FORT WORTH, TEXAS 76137 (817) 847-1422
TPELS FIRM NO. 10029605

DATE: APRIL 1, 2022

PAGE NO.: 3 OF 3

I, Douglas A. Calhoun, Registered Professional Land Surveyor, do hereby certify that this parcel was prepared from a survey made on the ground under my supervision and direction.

Inverse With Area

Fri Feb 3 14:30:42 2023

PntNo	Bearing	Distance	Northing	Easting	Description
PP			7028177.88	2409842.62	
	N 17°03'24" W	3.27			
PP			7028181.01	2409841.66	
	Radius: 1700.42	Chord: 140.30	Degree: 3°22'10"		Dir: Left
	Length: 140.34	Delta: 4°43'44"	Tangent: 70.21		
	Chord BRG: N 19°33'38" W Rad-In: S 72°48'14" W Rad-Out: S 68°04'30" W				
	Radius PntNo: PP N: 7027678.29 E: 2408217.25				
PP			7028313.21	2409794.68	
	N 21°24'08" E	29.39			
PP			7028340.57	2409805.41	
	N 23°46'28" W	58.46			
PP			7028394.07	2409781.84	
	N 68°54'15" W	29.13			
PP			7028404.56	2409754.66	
	Radius: 1700.42	Chord: 331.43	Degree: 3°22'10"		Dir: Left
	Length: 331.96	Delta: 11°11'07"	Tangent: 166.51		
	Chord BRG: N 31°02'28" W Rad-In: S 64°33'06" W Rad-Out: S 53°21'58" W				
	Radius PntNo: PP N: 7027673.89 E: 2408219.23				
PP			7028688.52	2409583.76	
	N 32°11'42" W	68.73			
PP			7028746.69	2409547.14	
	N 40°10'48" W	126.61			
PP			7028843.42	2409465.45	
	N 42°04'27" W	77.39			
PP			7028900.86	2409413.59	
	N 24°07'13" E	35.48			
PP			7028933.25	2409428.10	
	N 89°43'43" E	1618.93			
PP			7028940.92	2411047.01	
	S 37°15'33" E	76.63			
PP			7028879.93	2411093.40	
	S 11°07'48" W	370.91			
PP			7028515.99	2411021.80	
	S 28°41'48" W	121.14			
PP			7028409.73	2410963.63	
	N 88°53'45" W	272.95			
PP			7028414.99	2410690.73	
	S 00°58'20" W	237.15			
PP			7028177.88	2410686.71	
	N 90°00'00" W	844.10			
PP			7028177.88	2409842.62	

Closure Error Distance > 0.0000
Total Distance Inversed > 4442.57

Area: 972257 Sq. Feet, 22.3200 Acres



RECEIVED

OCT 07 2024

CU24-48

Legal Description
22.320 Acres

BEING all that certain lot, tract, or parcel of land, situated in the Esther Moore Survey, Abstract Number 1029, Tarrant County, Texas, and being all of Lot 2A, Block 2, Airport Crossing JV Wells, an addition to the City of Grapevine, according to the plat thereof, recorded in Instrument Number D220245590, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found stamped "HALFF" at the southwest corner of said Lot 2A, and being the northwest corner of Lot 1A, Block 2, of said Airport Crossing JV Wells, and being in the east line of Texan Trail (a Variable Width Texas Department of Transportation ROW);

THENCE with the west line of said Lot 2A, and the east line of said Texan Trail, the following:

N 17°03'24" W, a distance of 3.27 feet to a 1/2" capped rebar found stamped "HALFF";

Northwesterly with the arc of a curve to the left, having a radius of 1700.42 feet, a central angle of 04°43'44", an arc length of 140.34 feet and whose chord bears N 19°33'38" W, a distance of 140.30 feet to a 1/2" rebar found;

N 21°24'08" E, a distance of 29.39 feet to a 1/2" capped rebar found stamped "HALFF";

N 23°46'28" W, a distance of 58.46 feet to a 1/2" capped rebar found stamped "HALFF";

N 68°54'15" W, a distance of 29.13 feet to a 1/2" capped rebar found stamped "HALFF";

Northwesterly with the arc of a curve to the left, having a radius of 1700.42 feet, a central angle of 11°11'07", an arc length of 331.96 feet, and whose chord bears N 31°02'28" W, a distance of 331.43 feet to a point, from which a 1/2" rebar found bears N 46°35' E, a distance of 0.9 feet;

N 32°11'42" W, a distance of 68.73 feet to a 1/2" capped rebar found stamped "WIER";

N 40°10'48" W, a distance of 126.61 feet to a point from which a 1/2" capped rebar found stamped "WIER" bears S 48°09' W, a distance of 1.6 feet;

N 42°04'27" W, a distance of 77.39 feet to a 1/2" capped rebar found stamped "HALFF" at the south end of a 25'x25' Right-of-Way dedication, as shown on said plat of Airport Crossing JV Wells, and being at the intersection of said Texan Trail, and the south line of Wall Street (a called 60' right-of-way), from which a Texas Department of Transportation monument found bears N 42°04'27" W, a distance of 25.00 feet;

THENCE N 24°07'13" E, with the northwest line of said Lot 2A, and the southeast line of said 25'x25' Right-of-Way dedication, a distance of 35.48 feet to a 1/2" capped rebar found stamped "HALFF", from which a 1/2" capped rebar found stamped "HALFF" bears S 89°43'43" W, a distance of 25.00 feet;

THENCE N 89°43'43" E, with the south line of said Wall Street, and the north line of said Lot 2A, a distance of 1618.93 feet to a 1/2" capped rebar found stamped "HALFF" at the northeast corner thereof, and being the northerly northwest corner of Lot 1R, Block 1, of said Airport Crossing JV Wells;

THENCE with the east line of said Lot 2A, and the west line of said Lot 1R, the following:

RECEIVED

OCT 07 2024

CU24-48

S 37°15'33" E, a distance of 76.63 feet to a 1/2" capped rebar set stamped "MCADAMS";
S 11°07'48" W, a distance of 370.91 feet to a 1/2" capped rebar set stamped "MCADAMS";
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S 00°58'20" W, a distance of 237.15 feet to a 1/2" capped rebar found stamped "HALFF" at the
southeast corner of said Lot 2A, and being the northerly northeast corner of said Lot 1A;

THENCE N 90°00'00" W, with the south line of said Lot 2A, and the north line of said Lot 1A, a distance of
844.10 feet to the POINT OF BEGINNING and containing approximately 22.320 acres of land.

Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.



**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

PLATTING VERIFICATION:

To be filled out by the Public Works & Engineering Department at time of submittal

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

- It has been determined that the property described below is **currently platted or does not require platting or replatting** at this time.

Address of subject property 1035 Texan Trail

Legal description of subject property
Lot 2A, Block 2, Airport Crossing JV Wells

Justin Turner 10.7.2024
Public Works Department Date

OCT 07 2024

CU24-48



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

SPEC21084

October 02, 2024

City of Grapevine

200 S. Main Street

Grapevine, Texas 76051

E: planning@grapevinetexas.gov

P: 817. 410. 3155

RE: Conditional Use Permit (CU24-48) Narrative

Dear Planning,

The purpose of this conditional use permit request, CU24-48, is for the construction of two entry monument signs and the construction of a retaining wall east of Building #2.

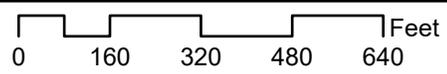
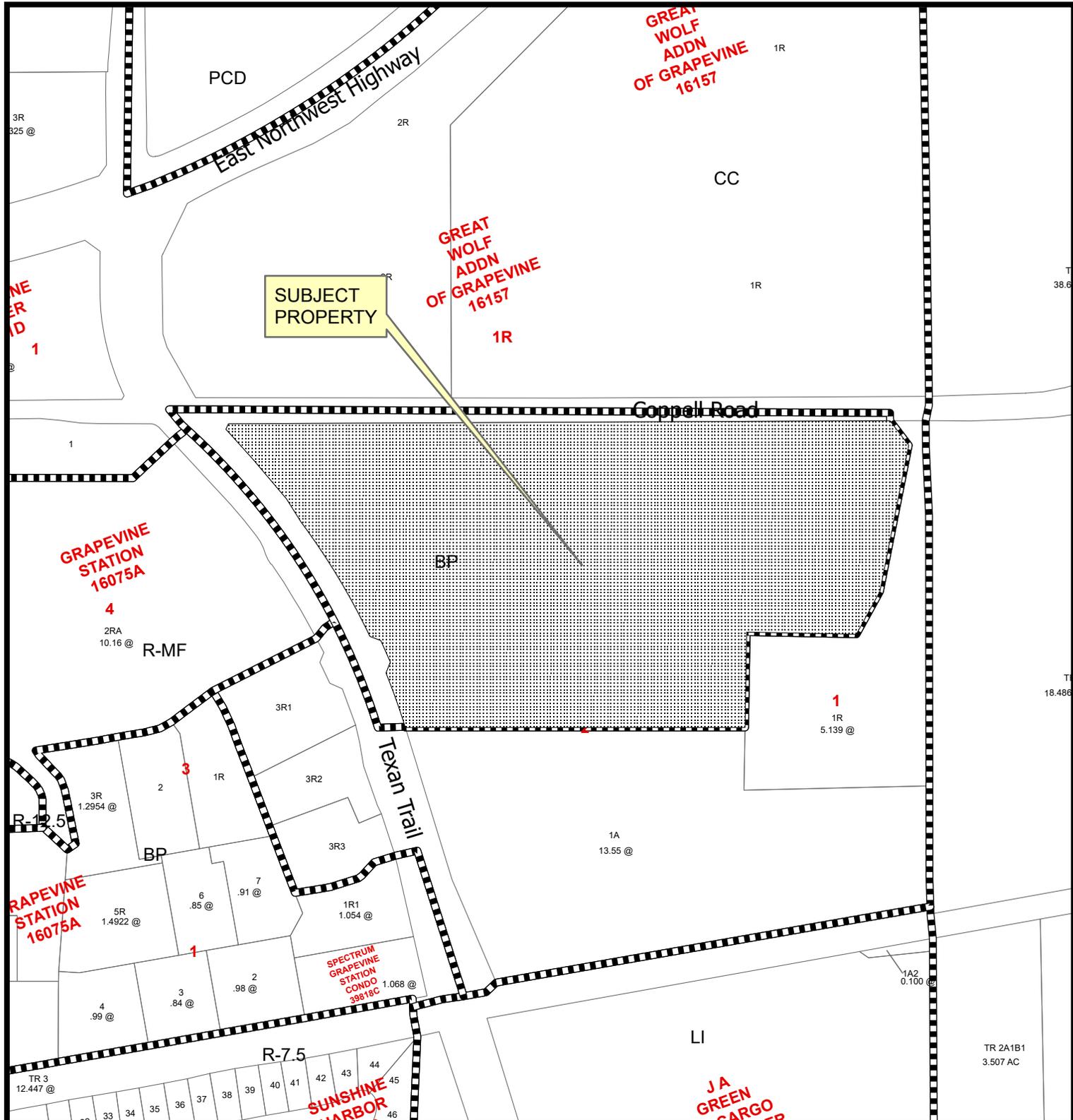
Sincerely,

McAdams

A handwritten signature in blue ink that reads "Darren Andrews".

Darren Andrews, PE | Senior Technical Manager

[REDACTED] | 972.310. 7328



CU24-48; Sunbelt Rentals 1035 Texan Trail

Date Prepared: 10/24/2024

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



100 0 100 200 300 Feet
SCALE 1" = 100'

STANDARD NOTES

- Refuse disposal areas shall be landscaped and screened from view in accordance with the Zoning Ordinance.
- Mechanical and electrical equipment including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view in accordance with the Zoning Ordinance.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- The masonry requirements of Section 54 of the Zoning Ordinance shall be met.
- Illuminated signage was included in the determination of the site illumination levels.
- Outdoor lighting shall comply with illumination standards within Section 55 of the Zoning Ordinance unless specifically excepted.
- Proposed ground signage shall meet the minimum requirements of Section 60 of the Zoning Ordinance and is contingent upon approval of a separate building permit with Building Services.
- All onsite electrical conductors associated with new construction shall be located underground.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 55 of the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and/or other performance standards.
- All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.
- Light poles including the base may not exceed 30 feet in height.
- All light fixtures shall be recessed to prevent glare.

PREVIOUSLY APPROVED



Vicinity Map 1"=1000'

LEGAL DESCRIPTION:

BEING all that certain lot, tract, or parcel of land, situated in the Esther Moore Survey, Abstract Number 1029, Tarrant County, Texas, and being all of Lot 2A, Block 2, Airport Crossing JV Wells, an addition to the City of Grapevine, according to the plat thereof, recorded in Instrument Number D220245590, Plat Records, Tarrant County, Texas, and being more particularly described as follows: BEGINNING at a 1/2" capped rebar found stamped "HALFF" at the southwest corner of said Lot 2A, and being the northwest corner of Lot 1A, Block 2, of said Airport Crossing JV Wells, and being in the east line of Texan Trail (a Variable Width Texas Department of Transportation ROW); THENCE with the west line of said Lot 2A, and the east line of said Texan Trail, the following:

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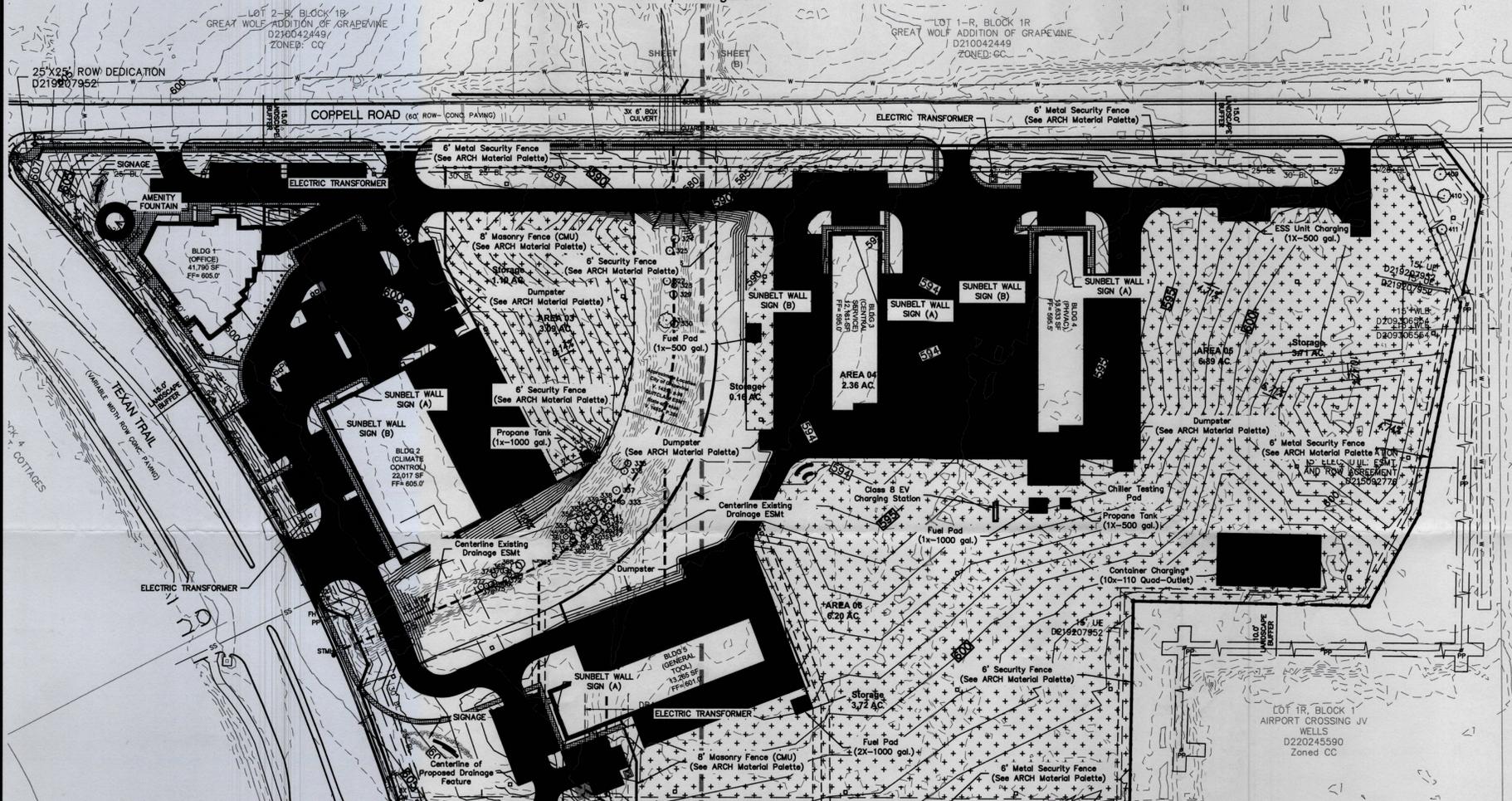
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THENCE with the east line of said Lot 2A, and the west line of said Lot 1R, the following:

S 37°15'33" E, a distance of 76.63 feet to a 1/2" capped rebar set stamped "MCADAMS"; S 11°07'48" W, a distance of 370.91 feet to a 1/2" capped rebar set stamped "MCADAMS"; S 28°41'48" W, a distance of 121.14 feet to a 1/2" capped rebar set stamped "MCADAMS"; N 88°53'45" W, a distance of 272.95 feet to a 1/2" capped rebar set stamped "MCADAMS"; S 00°58'20" W, a distance of 237.15 feet to a 1/2" capped rebar found stamped "HALFF" at the southeast corner of said Lot 2A, and being the northerly northeast corner of said Lot 1A;

THENCE N 90°00'00" W, with the south line of said Lot 2A, and the north line of said Lot 1A, a distance of 844.10 feet to the POINT OF BEGINNING and containing approximately 22.320 acres of land.



PAVING SPECIFICATIONS:

- FIRE LANE AND HEAVY EQUIPMENT PAVEMENT:**
8" THICK 4000 PSI CONCRETE W/ #4 BARS @ 18" O.C.E.W.
6" LIME STABILIZED SUBGRADE TO 95% STD PROCTOR DENSITY
- PARKING AREA:**
5" THICK 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- HEAVY EQUIPMENT STORAGE AREA:**
8" COMPACTED GRAVEL

"Container for charging electronic vehicle accessories"

Heavy Machinery Storage	8.69 AC.
Heavy Machinery Storage Percentage	38.93%
Net Acreage	20.72 AC.
Total Acreage	22.32 AC.

NET ACREAGE: Total site acreage minus channel Quitclaim Drainage ESMT.

Impervious Area Calculations

Total BLDG SF	74,567
BLDG Coverage	7.66%
PVMT Hardscape SF	353,288
Open Space	63.00%
Impervious Surface	37.00%

PVMT Impervious Calculations

BLDG Footprint	74,567 SF
Pavement	257,719 SF
Sidewalk	21,002 SF

SUNBELT RENTALS - PARKING SUMMARY CHART

	STORIES	HEIGHT	TYPE	TOTAL LOT AREA	(USE) BLDG SF	OVERALL TOTAL BLDG (SF)	TOTAL BLDG AREA (SF)	BLDG COVERAGE PERCENTAGE (%)	FLOOR AREA RATIO (%)	BLDG MASONRY PERCENTAGE (%)	RATIO	PARKING REQUIRED BY USAGE	TOTAL PARKING REQUIRED	PARKING PROVIDED	ADA REQUIRED	ADA PROVIDED
BLDG 01	3	152'-0"	Office		36,548	41,790	13,111	1.35	4.30	71.70	5 + 1 / 300 SF	127	127	99	5	5
BLDG 02	1	133'-0"	Office		1,650	22,017	22,017	2.26	2.26	86.40	1 Space / 300 SF	6	16	16	1	1
			Warehouse		20,367						1 Space / 2,000 SF	10				
BLDG 03	1	131'-0"	Office	22.32	2,063	12,181	12,181	1.25	1.25	80.31	1 Space / 300 SF	7	12	19	1	1
			Warehouse		10,118							1 Space / 2,000 SF	5			
BLDG 04	1	126'-10 1/2"	Office		2,327	13,633	13,633	1.40	1.40	84.15	1 Space / 300 SF	8	14	19	1	1
			Warehouse		11,306						1 Space / 2,000 SF	6				
BLDG 05	1	127'-0"	Office		2,408	13,625	13,625	1.40	1.40	77.29	1 Space / 300 SF	8	14	27	2	2
			Warehouse		11,217						1 Space / 2,000 SF	6				
TOTAL:	22.32				TOTAL:	103,246	74,567	7.66	10.61	399.85	TOAL:	183	183	180	10	10

The purpose of conditional use permit request CU23-05 is to allow the sale and rental of heavy machinery and equipment. The purpose of the nonresidential rezoning request Z23-02 is to rezone 22.323 acres from "CC", Community Commercial District to "BP", Business Park District. The purpose of PD23-01 is to request a planned development overlay to deviate from but not be limited to building setbacks and minimum landscaping required in a front yard.

CASE NAME: Sunbelt Rental
CASE NUMBER: CU23-05/PD23-01/Z23-02
LOCATION: 3035 Texan Trail

MAYOR: *[Signature]* SECRETARY: *[Signature]*

DATE: **MAR 9 1 2023**

PLANNING AND ZONING COMMISSION

CHAIRMAN: *[Signature]*

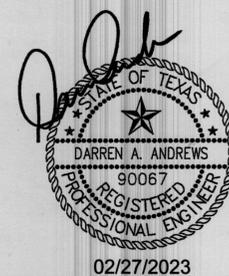
DATE: **MAR 9 1 2023**

SHEET: **1** OF **33**

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

Planning Services Department

OWNER/DEVELOPER
SUNBELT RENTALS
2341 DEERFIELD DRIVE
FORT MILL, SOUTH CAROLINA
Ph. (803) 678-5922
Contact: JASON TIEMAN



The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

MASTER SITE PLAN

for
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22,320 Acres OR 97259.2 SF
ZONE: "CC" Community Commercial District
Proposed "BP" Business Park District
Date of Preparation: March 13th, 2023

DRAWN BY: AB DATE: 3/13/2023 SCALE: 1"=100' JOB. No. SPEC21084 SHEET # 1 of 33



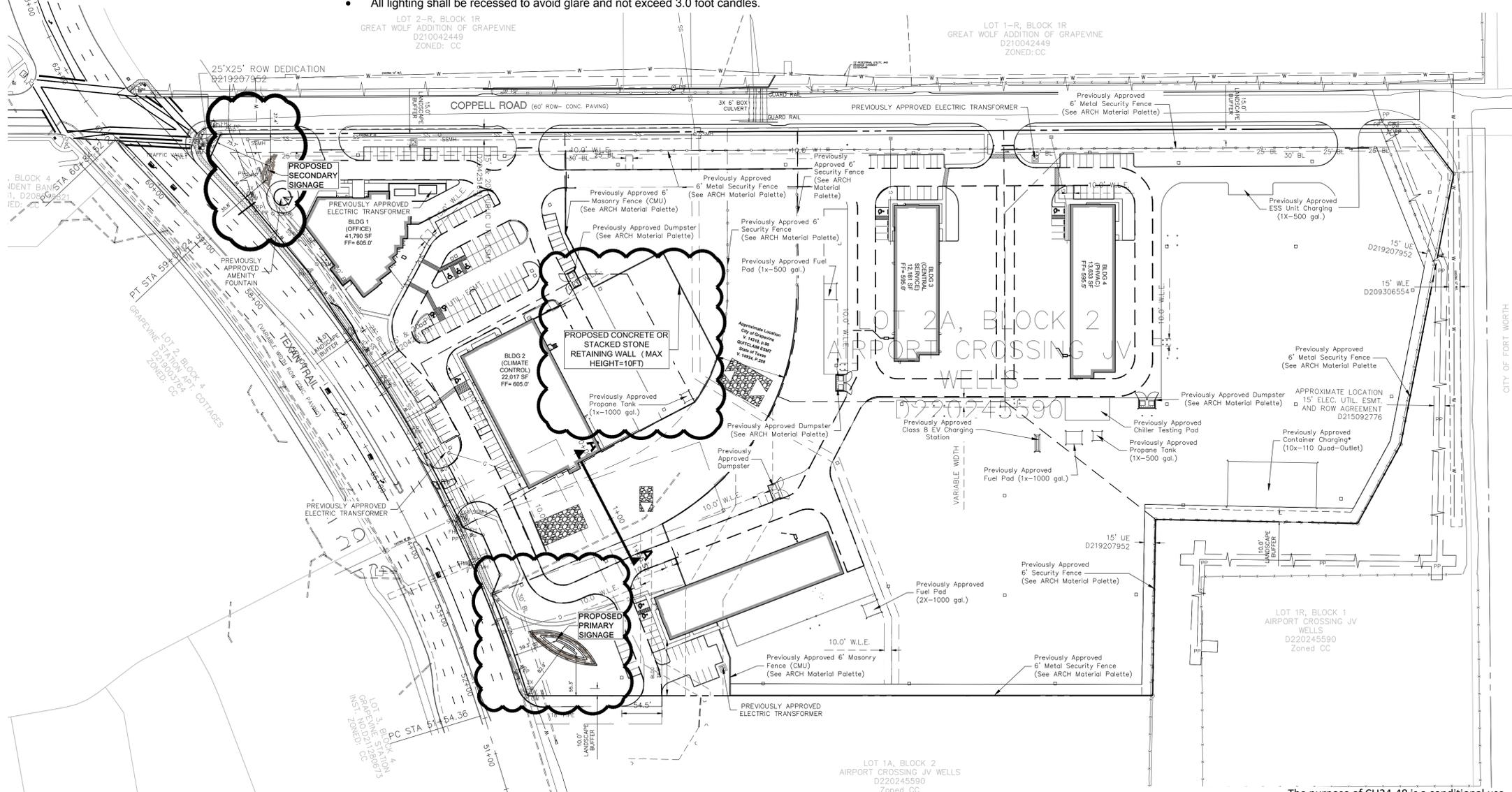
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- All light fixtures shall be recessed to prevent glare.
- All lighting levels will not exceed 3.0 footcandles at the property lines.
- All lighting shall be recessed to avoid glare and not exceed 3.0 foot candles.



CUP23-05 IS STILL UNDER CONSTRUCTION, AND CUP24-48 ONLY PERTAINS TO THE PROPOSED ENTRANCE SIGNAGE(2) AND PROPOSED RETAINING WALL AS CLOUDED.



"Container for charging electronic vehicle accessories"

Heavy Machinery Storage	8.69 AC.
Heavy Machinery Storage Percentage	38.93%
Net Acreage	20.72 AC.
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TOTAL				22.32	103,246	74,567	7.66	10.61	399.85	TOAL:		183	183	180	10	10

The purpose of CU24-48 is a conditional use permit to amend the previously approved site plan CU23-05 (Ord. 2023-018) to construct a 10-foot-tall concrete retaining wall adjacent to Building 2 and to have two monument signs at each entrance of the site adjacent to Texan Trail.

CASE NAME: Sunbelt Rental
CASE NUMBER: CU24-48 / PD23-01/223-02
LOCATION: 1035 Texan Trail

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____ SHEET: ____ OF ____

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

Planning Services Department

OWNER/DEVELOPER
SUNBELT RENTALS
2341 DEERFIELD DRIVE
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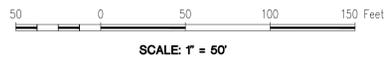


10/21/2024

MASTER SITE PLAN

for
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22.320 Acres OR 97259.2 SF
ZONE: "BP" Business Park District
Date of Preparation: October 2nd, 2024

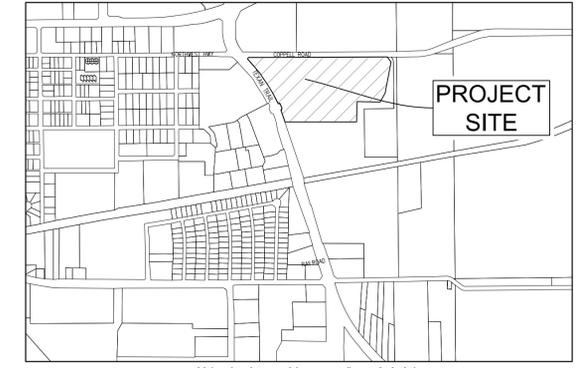
DRAWN BY: AB DATE: 10/21/2024 SCALE: 1"=100' JOB: No. SPEC21084



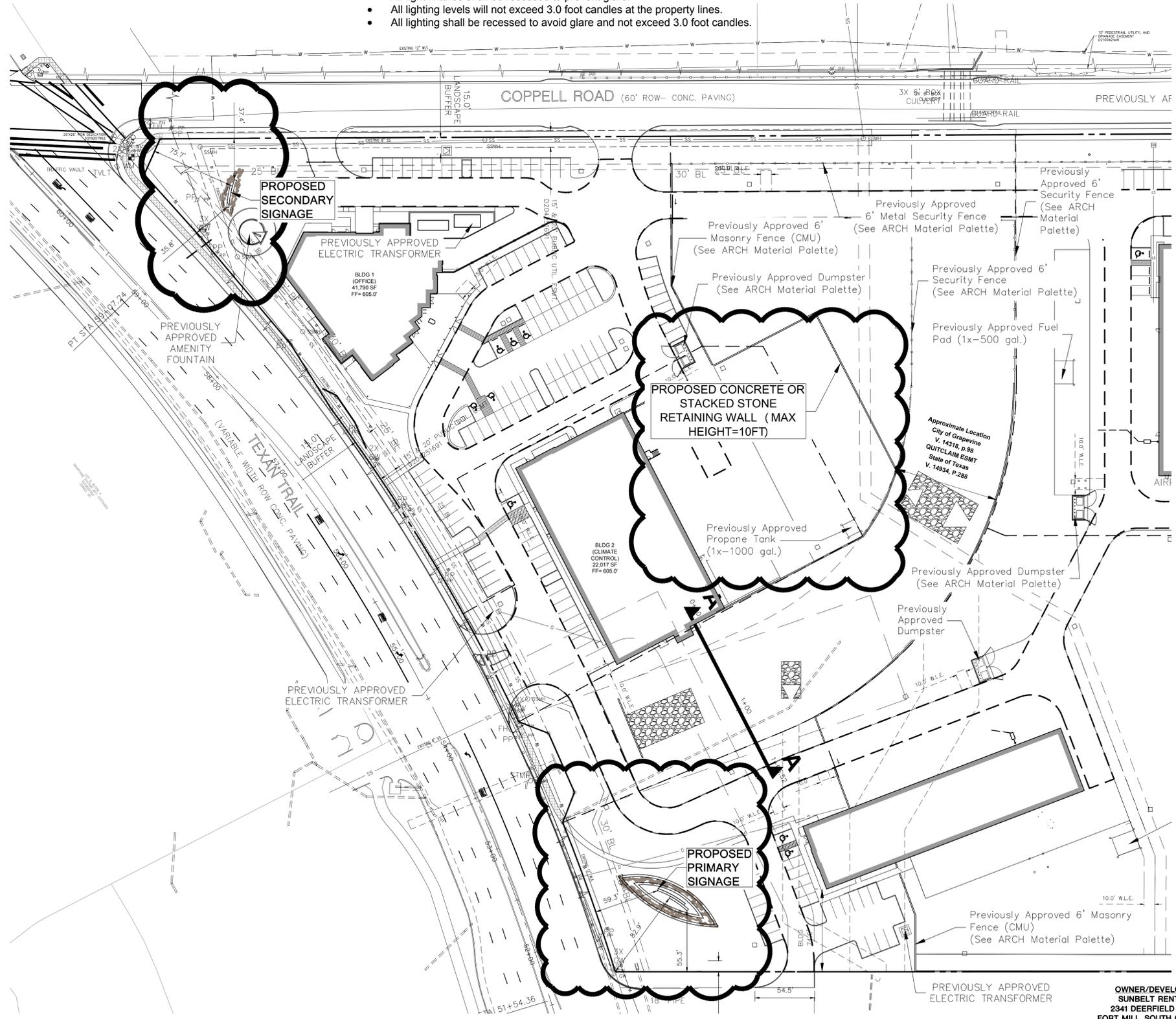
SCALE: 1" = 50'

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Vicinity Map 1"=1000'



LEGEND		
LINES & SYMBOLS:		
Existing:		Proposed:
---	Property Line	---
---	Contours	---
---	Asphalt Pavement	---
---	Wood Fence	---
---	Chain Link Fence	---
---	Wire Fence	---
---	Masonry Wall	---
---	Centerline of Creek, Swale, or Waterway	---
---	Waterline	---
---	Sanitary Sewer	---
---	Storm Sewer	---
---	Overhead Power	---
---	Buried Power	---
---	Gas Line	---
---	Fire Hydrant	---
---	Water Valve	---
---	Water Meter	---
---	Sanitary Sewer Manhole	---
---	Guy Wire	---
---	Light Pole	---
---	Power Pole	---
---	Tree	---

The purpose of CU24-48 is a conditional use permit to amend the previously approved site plan CU23-05 (Ord. 2023-018) to construct a 10-foot-tall concrete retaining wall adjacent to Building 2 and to have two monument signs at each entrance of the site adjacent to Texan Trail.

CASE NAME: Sunbelt Rental
CASE NUMBER: CU24-48 / PD23-01/223-02
LOCATION: 1035 Texan Trail

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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

Planning Services Department

OWNER/DEVELOPER
SUNBELT RENTALS
2341 DEERFIELD DRIVE
FORT MILL, SOUTH CAROLINA
Ph. (803) 578-5922
Contact: JASON TIEMAN



The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715

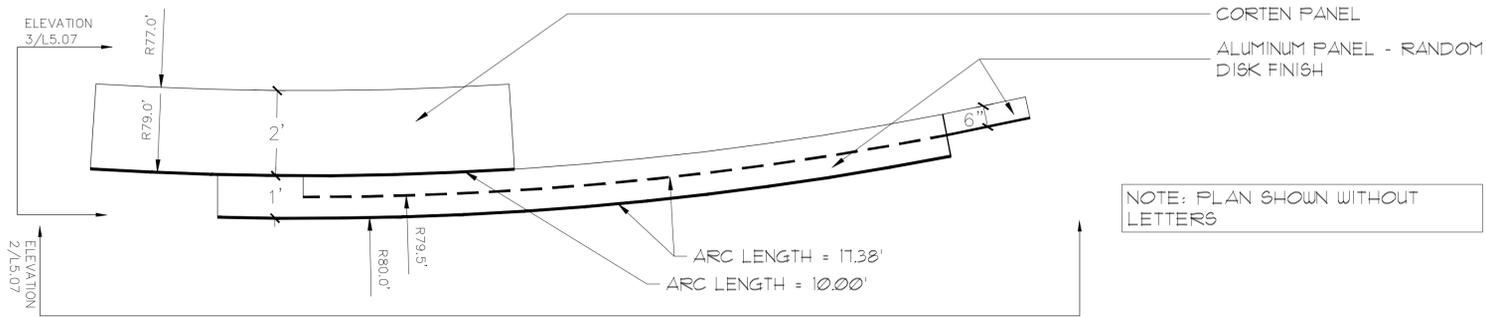
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



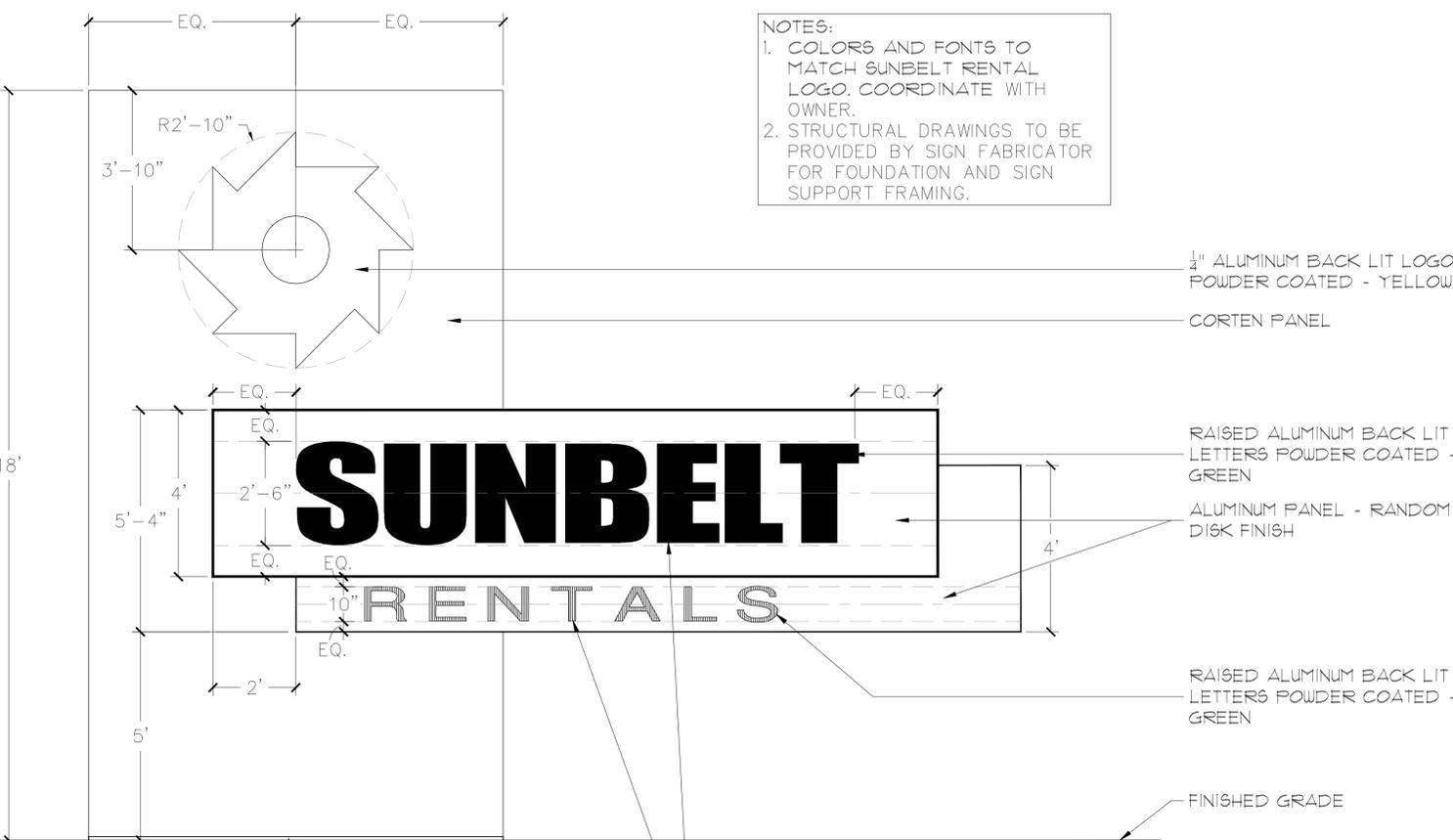
10/21/2024

ARCHITECTURAL SITE SHEET A
for
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22.320 Acres OR 97259.2 SF
ZONE: "BP" Business Park District
Date of Preparation: October 2nd, 2024

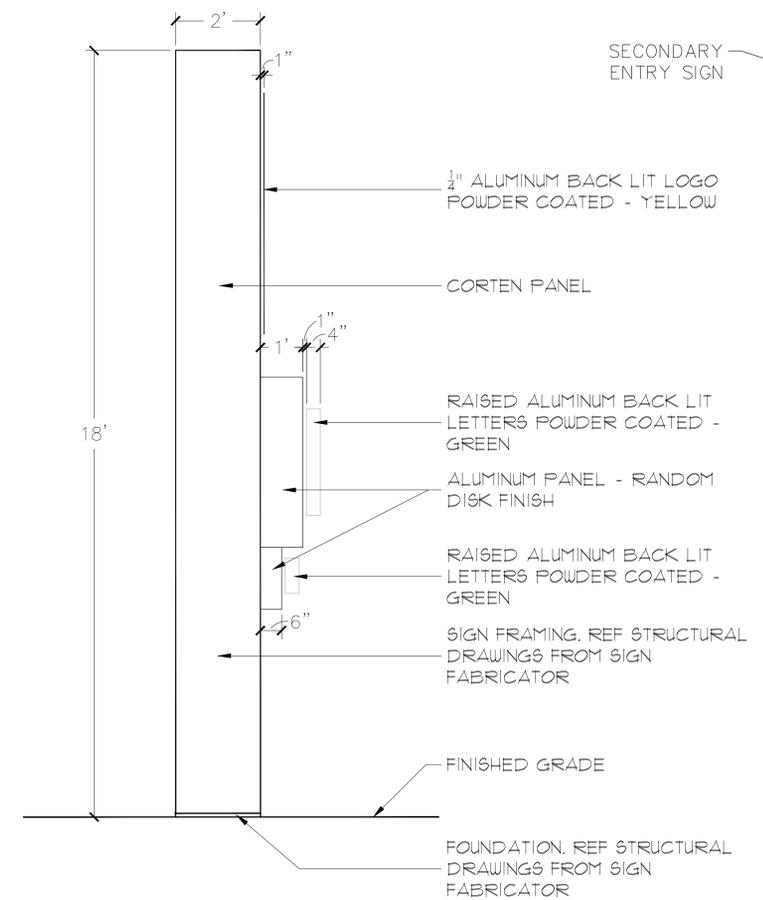
DRAWN BY: AB DATE: 10/21/2024 SCALE: 1"=50' JOB. No. **SPEC21084**



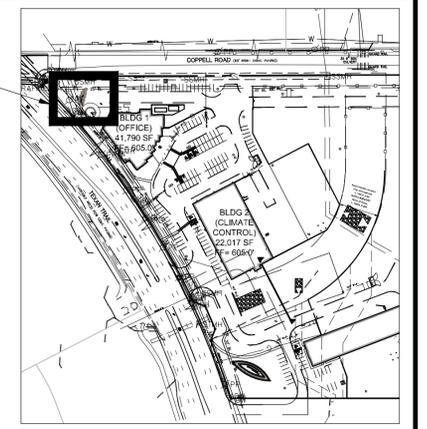
1. SECONDARY ENTRY SIGN DETAIL - PLAN
1/2"=1'-0"



2. SECONDARY ENTRY SIGN DETAIL - ELEVATION A
1/2"=1'-0"



3. SECONDARY ENTRY SIGN DETAIL - ELEVATION B
1/2"=1'-0"



CUP23-05 IS STILL UNDER CONSTRUCTION, AND CUP24-48 ONLY PERTAINS TO THE PROPOSED ENTRANCE SIGNAGE(2) AND PROPOSED RETAINING WALL AS CLOUDED.

ALL LIGHTING SHALL BE RECESSED TO AVOID GLARE AND NOT EXCEED 3.0 FOOT CANDLES.

The purpose of CU24-48 is a conditional use permit to amend the previously approved site plan CU23-05 (Ord. 2023-018) to construct a 10-foot-tall concrete retaining wall adjacent to Building 2 and to have two monument signs at each entrance of the site adjacent to Texan Trail.



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LOCATION: 1035 Texan Trail

MAYOR _____ SECRETARY _____

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PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
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APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

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FORT MILL, SOUTH CAROLINA
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SECONDARY MONUMENT SIGN

for
Sunbelt Rentals
Lot 2A, Block A, AIRPORT CROSSING JV WELLS
Esther Moore Survey, Ab. No. 1029
City of Grapevine, Tarrant County, Texas
22.320 Acres OR 97259.2 SF
ZONE: "BP" Business Park District
Date of Preparation: October 2nd, 2024

DRAWN BY: JEB DATE: 10/21/2024 SCALE: ##### JOB: No. SPEC21084



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, OCTOBER 2, 2024 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 2nd day of October 2024, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chair
Sharron Rogers	Member
Erica Marohnic	Member

Constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
Lindsay Carey	Planning Technician

I. CALL TO ORDER – 2:00 P.M. – Planning and Zoning Conference Room

II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

No one signed up to speak.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-38** [Office/ Warehouse] addressed as 942 Minters Chapel Road, and consideration of same.

Albert presented **CU24-38** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-38** [Office/ Warehouse] addressed as 942 Minters Chapel Road 2024 with the condition that shipping containers

only be stored in the oversized parking spaces adjacent to the northern property line and that additional 27 regular vehicle parking spaces are maintained for parking only:

Motion: Oliver
Second: Marohnic
Ayes: Rogers
Nays: None
Approved: 3-0

IV. MINUTES

A. Site Plan Review Committee to consider the minutes of the August 7, 2024, regular meeting.

Motion was made to **approve** the **minutes** from August 7, 2024, regular Site Plan Review Committee meeting:

Motion: Rogers
Second: Marohnic
Ayes: Oliver
Nays: None
Abstention: None
Approved: 3-0

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:33 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 6th DAY OF NOVEMBER 2024.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II