



**NOTICE OF
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JANUARY 24, 2023, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

- 1.** November 15, 2022 Regular Meeting Minutes

Regular Agenda

- 2.** Discuss, consider and act on a recommendation for a final plat of Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres, 8560 S. Stemmons Freeway, situated in the Susan O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.
- 3.** Discuss, consider and act on a recommendation for a site and landscape plan for Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres, 8560 S. Stemmons Freeway, situated in the Susan O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

4. Discuss, consider and act on a recommendation for a final plat for The Olana at Hickory Creek, Lot 1, Block 1: being 38.8780 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.
5. Discuss, consider and act on a recommendation for a site and landscape plan for The Olana at Hickory Creek, Lot 1, Block 1: being 38.8780 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on January 19, 2023 at 9:00 a.m.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, NOVEMBER 15, 2022**

MINUTES

Call to Order

Meeting was called to order at 6:00 p.m. by Chairman May.

Roll Call

PRESENT

Commissioner Dustin Jensen
Commissioner Rodney Barton
Commissioner Jaycee Holston
Commissioner Bryant Hawkes
Commissioner Don Rowell
Chairman Tim May

ABSENT

Vice-Commissioner David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Ian Theodore, Council Liaison
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to U.S. and Texas flags led by Chairman May.

Invocation

Invocation given by Commissioner Jensen.

Public Comment

No Public Comment

Consent Agenda

1. October 18, 2022 Meeting Minutes

Motion made by Commissioner Hawkes to accept the minutes as presented, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a preliminary plat for Lake Dallas RV Park No. 2, Lot 1, Block 1: being a 3.545 acre tract of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located at 135 and 137 Folly Beach.

Ms. Chaudoir reported that the plat had been reviewed by Halff and Denton County and had been recommended for approval.

Chairman May spoke of the right-of-way dedication and the county's responsibility for maintenance of the roadway.

Braden Smith, owner of BSS, explained the proposed extension of the RV park will use the same entrance on Main Street and that the entrance on Folly Beach will be outfitted with a Knox Box for emergency access only. The dwellings on the property will be remodeled. The house on 137 will be divided into two parts, one for rental and one for bath facilities. The mobile home will be for rent. The number of RV lots should not exceed 48.

Chairman May and Mr. Sargent discussed whether plats in the extra-territorial jurisdiction were required to have all items required by the town for a plat. Mr. Sargent gave his recommendation about the town's ability to enforce the Subdivision Ordinance in the ETJ and recommended approval as presented. Mr. Smith stated he has had a full tree survey and engineering plan completed.

Motion to recommend approval made by Commissioner Rowell, Seconded by Commissioner Barton.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for a final plat for Lake Dallas RV Park No. 2, Lot 1, Block 1: being a 3.545 acre tract of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located at 135 and 137 Folly Beach.

Discussion held regarding the submittal of a tax certificate with the plat.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Hawkes.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously

4. Discuss, consider and act on a recommendation for a preliminary plat of the Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres out of the S. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir stated Halff had reviewed the newest plat submittal and recommended approval.

Chris Morphey, Reliant, responded to Commissioner Rowell's question that the southern entrance on Hickory Creek Road would be equipped with a gate and Knox Box and would have an exit only sign.

Chairman May stated the front setback should be shown from the new right-of-way and the tree inventory needs to be updated. Discussion of the mitigation requirements was held.

Motion to recommend approval made by Commissioner Jensen, Seconded by Commissioner Hawkes.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

5. Conduct a public hearing regarding a request from Shirley Abernathy to designate the zoning as C-1 on a 10.72 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in the Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" in Executor's Deed to Richard Goldfield, Brian Goldfield and Susan Goldfield, recorded in Instrument Number 2019-36351 of the Official Public Records of Denton County, Texas and consider and act on a recommendation for the same.

Ms. Chaudoir gave an overview of the location and history.

Public hearing opened at 6:37 p.m. and, with no one wishing to speak, closed at 6:38.

Motion to recommend approval made by Commissioner Hawkes, Seconded by Commissioner Holston.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

6. Conduct a public hearing continued from October 18, 2022 regarding an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter 14 Zoning, Article XXXIV Amendments and Article XXXII Board of Adjustment to modify or add requirements for on-site signage for applications for zoning changes or variances and consider and act on a recommendation for the same.

Public hearing continued at 6:42 p.m. With no one wishing to speak, the public hearing closed at 6:43 p.m.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Jensen.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

7. Conduct a public hearing on an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter, Article XI SF-5AC Residential District to modify setback requirements for detached garages and consider and act on a recommendation for the same.

Ms. Chaudoir gave an overview of the ordinance as written, the proposed changes and discussed with the commission the setback requirements of the various zoning classifications.

Public hearing opened at 6:48 p.m. With no one wishing to speak, the public hearing closed at 6:49.

Motion to recommend approval of the changes as presented made by Commissioner Jensen, Seconded by Commissioner Barton.

Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Holston, Seconded by Commissioner Hawkes. Voting Yea: Commissioner Jensen, Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

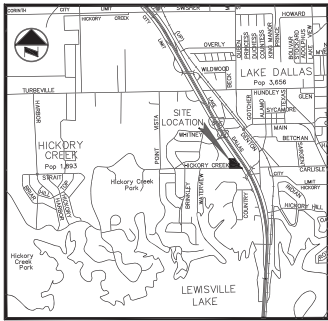
Meeting adjourned at 6:52 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



LOCATION MAP
SCALE: 1" = 2,000'

SCALE: 1" = 50' ON 24"x36" SHEET

LINE TABLE		
NO.	BEARING	LENGTH
L1	S54°28'56"W	42.34
L2	S54°29'03"W	69.28
L3	N00°01'06"E	58.01
L4	N00°01'06"E	58.55
L5	S54°29'03"W	69.28
L6	S54°29'09"W	42.42
L8	N00°23'46"E	73.57
L9	S89°38'11"E	81.01
L10	S00°23'49"W	13.02
L11	S89°38'11"E	80.06
L12	S00°23'49"W	66.18

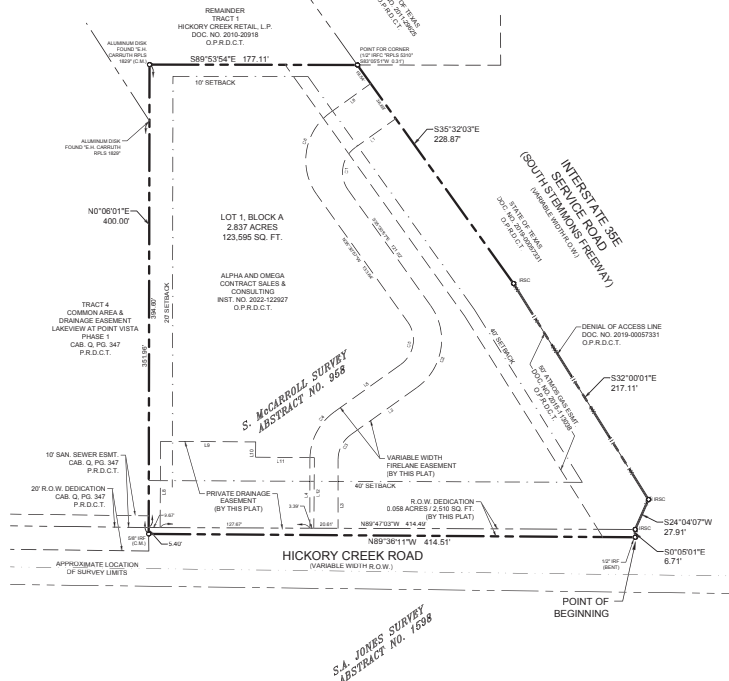
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	89°37'54"	26.00	49.82	S09°27'59"W
C2	90°00'01"	50.00	78.54	N00°29'03"E
C3	54°27'57"	28.00	24.72	S27°19'04"W
C4	54°27'57"	50.00	47.57	S27°19'04"W
C5	90°00'01"	26.00	49.84	N09°29'03"E
C6	89°51'57"	50.00	78.42	S09°29'01"W

LEGEND

IRF IRON ROD FOUND
IRSC 1/2" IRON ROD SET W/ YELLOW CAP
STAMPED "VOTEX SURVEYING"
(C.M.) CONTROLLING MONUMENT
CAB. CABINET
ESMT. EASEMENT
R.O.W. RIGHT-OF-WAY
DOC. NO. DOCUMENT NUMBER
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

NOTES:

- The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48121C0535 G, Community Panel No. 481150 0535 G, effective date: April 18, 2011. All of the subject property is shown to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:
"Zone X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.



SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation. The monuments or marks set, or found, are sufficient to enable retracement.

Dated this the ____ day of _____, 2023.

PRELIMINARY

RELEASED 11/23/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2023.

Notary Public, State of Texas

Recommended for Approval

Chairman, Planning and Zoning Commission Date
Town of Hickory Creek, Texas

Approved for Preparation of Final Plat

Mayor, Town of Hickory Creek, Texas Date

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of the Alpha-Omega Hickory Creek subdivision or addition to the Town of Hickory Creek was submitted to the town council on the ____ of _____, 2022, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this ____ day of _____ A.D., 2023.

Town Secretary Date
Town of Hickory Creek, Texas

OWNER / APPLICANT

ALPHA & OMEGA CS&C INC.
CONTACT: JACKIE JOHNSON
300 SOUTH GRANT STREET
ODESSA, TEXAS 79761
PH. 432-276-5885
EMAIL: jackiejohnson18@gmail.com

ENGINEER

BROCKETTE/DAVIS/BRAKE, INC.
CONTACT: JIM RILEY
4144 N. CENTRAL EXPWY., SUITE 1100
DALLAS, TEXAS 75204
PH. (214) 824-3647
EMAIL: jriley@bdsleng.com

OWNER'S CERTIFICATION

WHEREAS Alpha and Omega Contract Sales & Consulting, Inc. are the owners of a tract of land situated in the S. McCarrall Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas, being all of that certain tract of land conveyed to Alpha and Omega Contract Sales & Consulting, Inc. by General Warranty Deed recorded in Document No. 2022-12927, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the south end of a right-of-way corner clip at the intersection of the north right-of-way line of Hickory Creek Road (a variable width right-of-way) and the west right-of-way line of Interstate 35E (South Stemmons Freeway, a variable width right-of-way), same being the southwest corner of a tract of land conveyed to the State of Texas recorded in Document No. 2019-00057331, Official Public Records, Denton County, Texas;

THENCE N 89°38'11" W, with said north right-of-way line of Hickory Creek Road, a distance of 414.51 feet to a 5/8-inch iron rod found at the southwest corner of said L.E. Brown tract;

THENCE N 0°00'01" E, departing said north right-of-way line, at a distance of 351.96 feet passing an aluminum disk with cap stamped "E.H. CARRUTH RPLS 1827" found at the easterlymost northeast corner of Lakeview at Point Vista, an addition to the Town of Hickory Creek, Texas, according to the plat thereof recorded in Cabinet O, Page 347, Plat Records, Denton County, Texas and the southwest corner of a tract of land conveyed as Tract 1 to Hickory Creek Retail, L.P., by deed recorded in Document No. 2016-20918, Official Public Records, Denton County, Texas, and continuing for a total distance of 400.00 feet to an aluminum disk with cap stamped "E.H. CARRUTH RPLS 1827" found at the northwest corner of said Alpha and Omega tract and an interior ell corner of said Hickory Creek Retail tract;

THENCE S 89°53'54" E, with the common line of said Alpha and Omega tract and said Hickory Creek Retail tract, a distance of 177.11 feet to a point for the southwest corner of a tract of land conveyed to the State of Texas recorded in Document No. 2011-29625, Official Public Records, Dallas County, Texas and the northwest corner of first mentioned State of Texas tract; same said west right-of-way line of Interstate 35E; from which a 1/2-inch iron rod with yellow cap stamped "RPLS 5310" bears S 83°05'51" W, a distance of 0.31 feet;

THENCE with the west line of the first mentioned State of Texas tract and said west right-of-way line of Interstate 35E, the following courses and distances:

S 35°32'03" E, a distance of 228.87 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

S 32°00'01" E, a distance of 217.11 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the north corner of said right-of-way corner clip;

THENCE with said right-of-way corner clip, the following courses and distances:

S 24°04'07" W, a distance of 27.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

S 0°05'01" E, a distance of 6.71 feet to the **POINT OF BEGINNING** and containing 126.105 square feet or 2.895 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ALPHA AND OMEGA CONTRACT SALES & CONSULTING, INC. do hereby adopt this plat designating the herein above described property as **ALPHA-OMEGA HICKORY CREEK ADDITION**, an addition to the Town of Hickory Creek, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using the same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its facilities without the necessity of procuring the permission of anyone.

WITNESS my hand this the ____ day of _____, 2023.

Jackie Johnson
Title:

STATE OF TEXAS §
COUNTY OF DENTON §

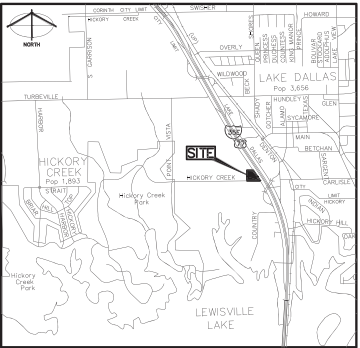
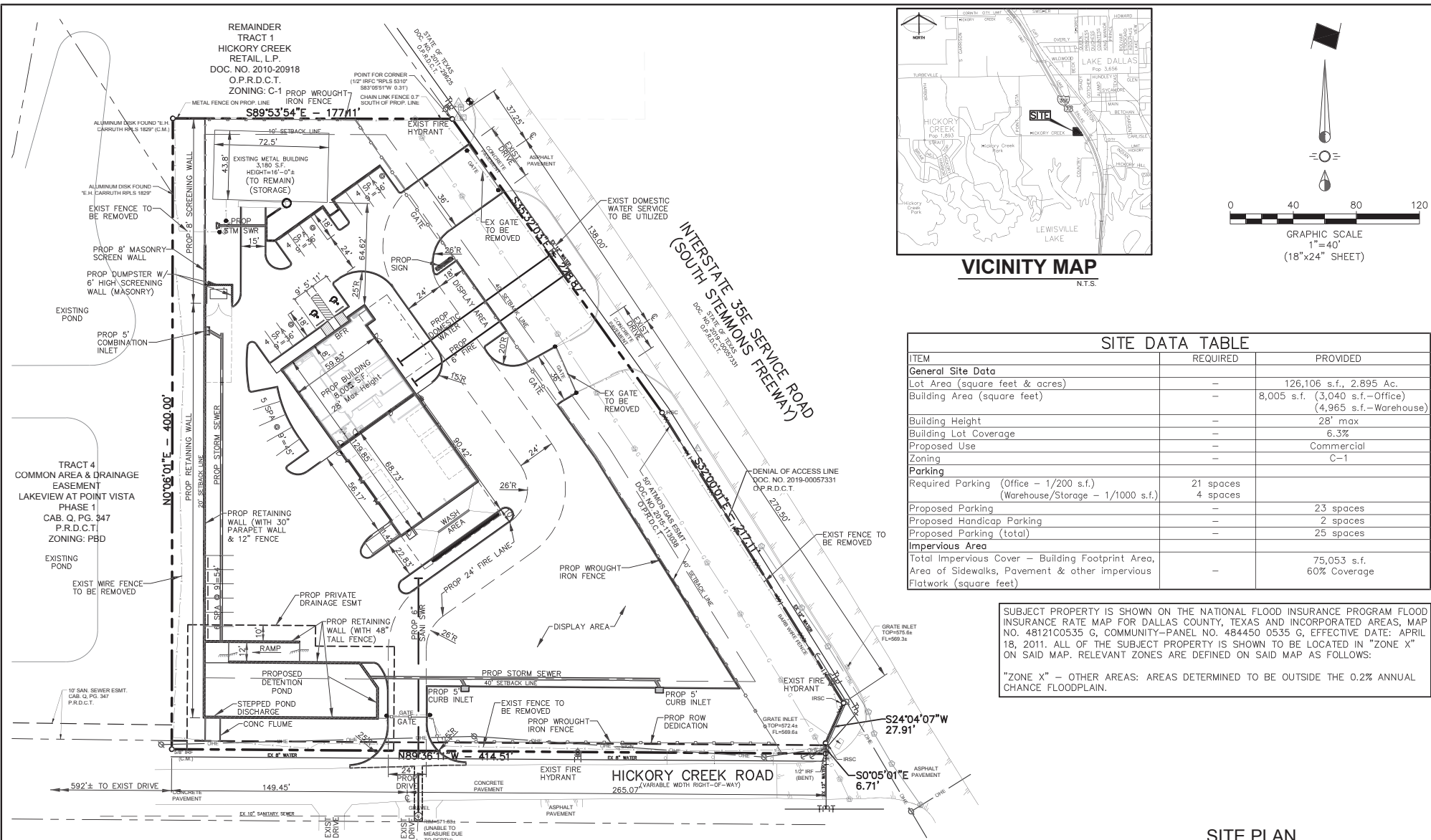
Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Jackie Johnson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2023.

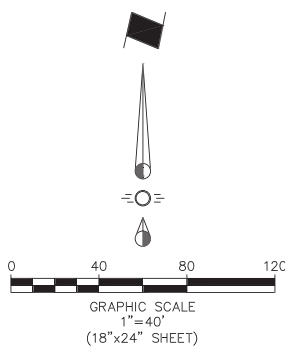
Notary Public, State of Texas

FINAL PLAT
ALPHA-OMEGA HICKORY
CREEK ADDITION
LOT 1, BLOCK A
2.895 ACRES
OUT OF THE
S. MCCARROLL SURVEY, ABSTRACT NO. 958
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS
JANUARY 2023

VOTEX SURVEYING COMPANY - TPPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY., SUITE 1100
DALLAS, TEXAS 75204
PH. (469) 333-8831; candj@votexsurveying.com
PROJECT NO. 2022-038



VICINITY MAP
N.T.S.



SITE DATA TABLE		
ITEM	REQUIRED	PROVIDED
General Site Data		
Lot Area (square feet & acres)	-	126,106 s.f., 2.895 Ac.
Building Area (square feet)	-	8,005 s.f. (3,040 s.f. - Office) (4,965 s.f. - Warehouse)
Building Height	-	28' max
Building Lot Coverage	-	6.3%
Proposed Use	-	Commercial
Zoning	-	C-1
Parking		
Required Parking (Office - 1/200 s.f.)	21 spaces	
(Warehouse/Storage - 1/1000 s.f.)	4 spaces	
Proposed Parking	-	23 spaces
Proposed Handicap Parking	-	2 spaces
Proposed Parking (total)	-	25 spaces
Impervious Area		
Total Impervious Cover - Building Footprint Area,		75,053 s.f.
Area of Sidewalks, Pavement & other impervious	-	60% Coverage
Flatwork (square feet)		

SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0535 G, COMMUNITY-PANEL NO. 484450 0535 G, EFFECTIVE DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- CABLE TV MARKER SIGN
- COMMUNICATIONS BOX
- COMMUNICATIONS MARKER
- ELEVATION BENCHMARK
- FIBER OPTIC MARKER SIGN
- GAS MARKER
- GAS SIGN
- TELEPHONE BOX
- GUY ANCHOR
- ELECTRIC MARKER
- UTILITY POLE
- SIGN
- METAL POST
- SANITARY SEWER MANHOLE
- STORM SEWER DRAIN
- TREE
- FIRE HYDRANT
- WATER METER
- WATER MARKER
- WATER VALVE
- WATER FAUCET
- OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VDTEX SURVEYING" SET



SITE PLAN
ALPHA-OMEGA HICKORY CREEK ADDITION
LOT 1, BLOCK A
2.895 ACRES
8560 S. STEMMONS FREEWAY
SITUATED IN THE
SUSAN O. MCCARROLL SURVEY, ABSTRACT NO. 958
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

Owner
Alpha & Omega CS&C, Inc.
300 South Grant Street
Odessa, Texas 79761
Contact: Jackie Johnson
PH: (432)276-5885
EMAIL: jackiejohns68@gmail.com

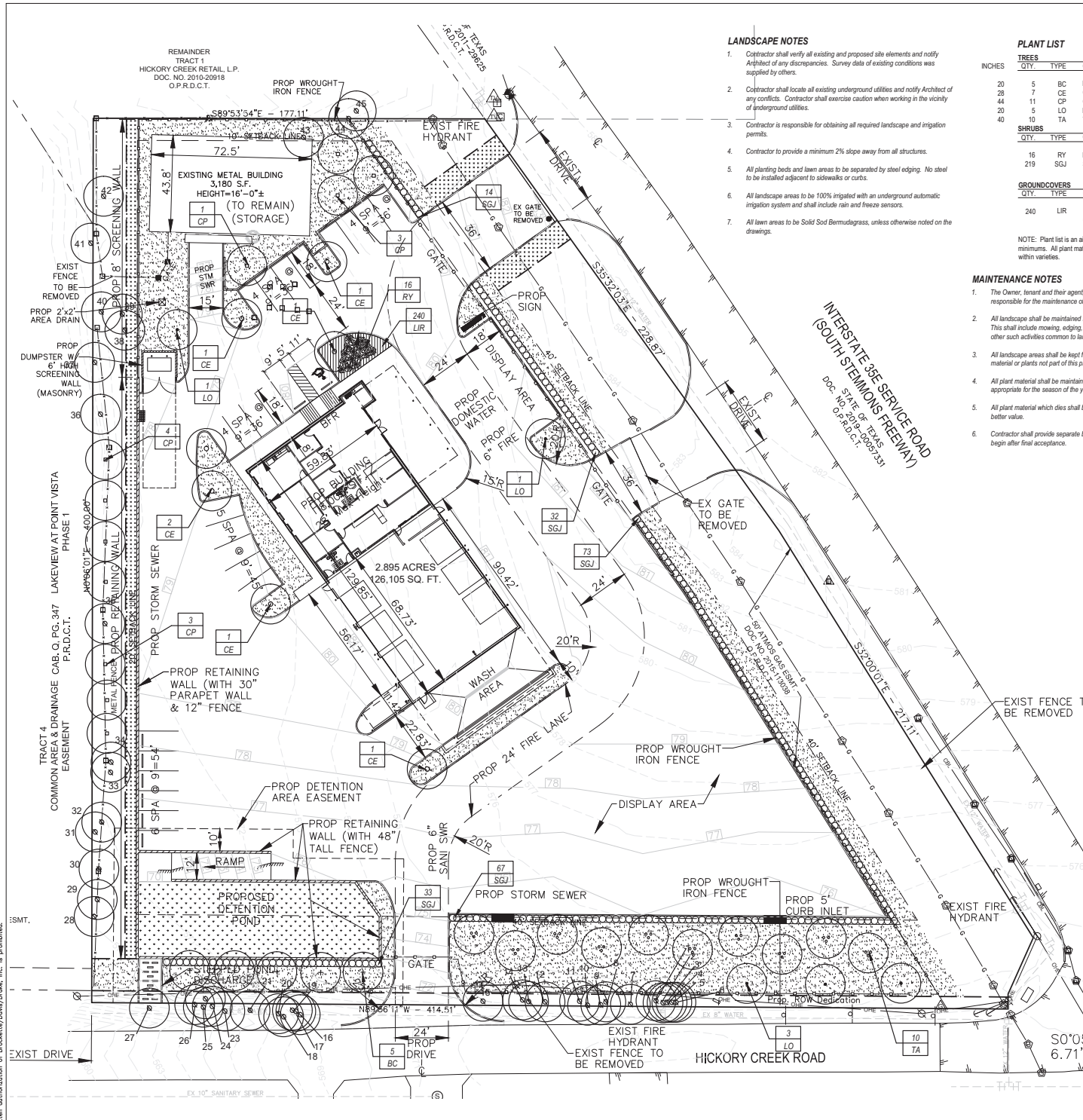
Architect
Studia Meyer Architects
408 Exposition Avenue
Dallas, Texas 75226
Contact: Fred Meyer, AIA
PH: (214)315-0578
EMAIL: fredmeyer@gmail.com

Surveyor
Votex Surveying
10440 N. Central Expressway, Suite 800
Dallas, Texas 75231
Contact: Candy Hone, RPLS
PH: (469)333-8831
EMAIL: candyh@votexsurveying.com

Engineer
Brackette Davis Drake, Inc.
4144 N. Central Expressway, Suite 1100
Dallas, Texas 75204
Contact: James A. Riley, P.E.
PH: (214)824-3647
EMAIL: jriley@bddeng.com

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LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

PLANT LIST

TREES		REMARKS			
INCHES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
28	5	BC	Bald Cypress	Taxodium distichum	4" cal. B&B, 15' ht., 5' spread min.
20	7	CE	Cedar Elm	Ulmus crassifolia	4" cal. B&B, 15' ht., 5' spread min.
44	11	CP	Chinese Pistache	Pistachia chinensis	4" cal. B&B, 15' ht., 5' spread min.
20	5	LO	Live Oak	Quercus virginiana	4" cal. B&B, 15' ht., 5' spread min.
40	10	TA	Texas Ash	Fraxinus texensis	4" cal. B&B, 15' ht., 5' spread min.
SHRUBS		REMARKS			
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
16	RY	Red Yucca	Hesperaloe parviflora	5 gal.	container, full plant, 36" o.c.
219	SGJ	Seagreen Juniper	Juniperus sp. 'Seagreen'	5 gal.	container, full plant, 36" o.c.
GROUNDCOVERS		REMARKS			
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
240	LIR	Liriope 'Big Blue'	Liriope muscari 'Big Blue'	4" pots	container, full top of container, 12" o.c. solid sod, refer to notes
		Common Bermudagrass	Cynodon dactylon		

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

DRAINFIELD MIX LAWN NOTES

- Installation of Drainfield Mix to be performed by hydro-seeding.
- Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
- Install the following mix at the specified rate of 90 pounds acre or per manufacturer recommendations.
- Seed mix available from Native American Seed 1 800 729 4933.

LANDSCAPE TABULATIONS

TREES REQUIRED
 Requirements: (10) trees, 3" cal., per acre
 Total site: 126,105 s.f. = 2.895 ac
 Required (29) trees, 3" cal. Provided (31) trees, 4" cal.

LANDSCAPE REQUIREMENTS: Site Area: 126,105 s.f.
 Requirements: 15% of the gross lot area to be landscape
 Required 18,916 s.f. (15%) Provided 47,674 s.f. (37.8%)

PERIMETER SCREENING
 Requirements: The perimeter of each lot shall be screened with shrubs, 24" o.c. (18" height min. at installation, 36" mature height)
 Provided

INTERIOR LANDSCAPE: (25) spaces
 Requirements: One (1) tree, 3" cal., per 15 parking spaces
 One (1) shrub, 5 gal., per 5 parking spaces

Required (3) trees, 3" cal. Provided (8) trees, 3" cal.
 (5) shrubs, 5 gal. (16) shrubs, 5 gal.



01 LANDSCAPE PLAN
 SCALE: 1" = 30'-0"
 (18"x24" SHEET)



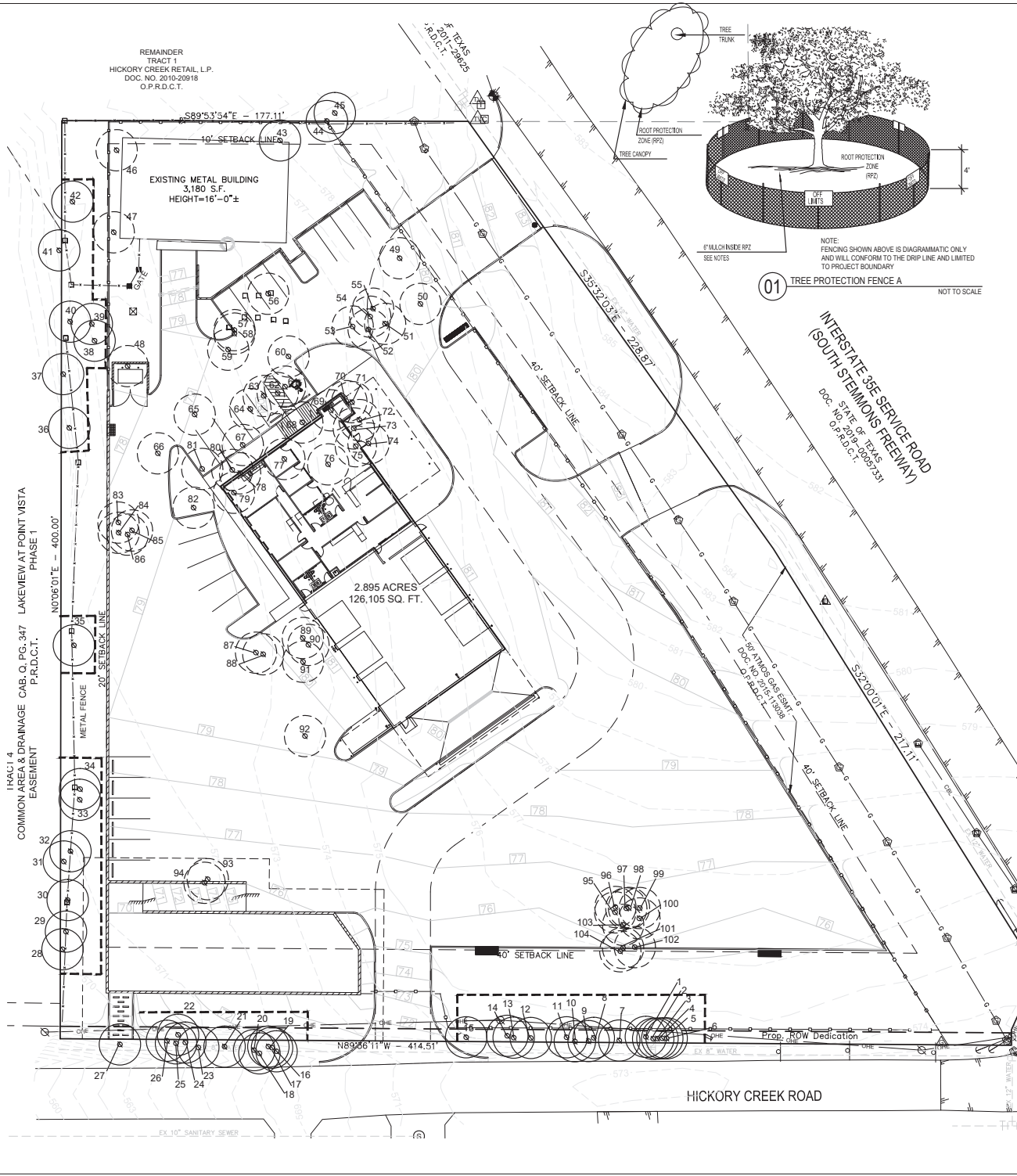
LANDSCAPE PLAN
 ALPHA-OMEGA HICKORY CREEK ADDITION
 LOT 1, BLOCK A
 2.895 ACRES
 8560 S. STEMMONS FREEWAY
 SITUATED IN THE
 SUSAN O. MCCARROLL SURVEY, ABSTRACT NO. 958
 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

Owner: Alpha & Omega CS&C, Inc.
 300 South Grant Street
 Odessa, Texas 79761
 Contact: Jackie Johnson
 Pk: (432)276-5885
 EMAIL: jackie.johnson68@gmail.com

Architect: Studio Meyer Architects
 408 Exposition Avenue
 Dallas, Texas 75226
 Contact: Fred Meyer, AIA
 Pk: (214)315-0578
 EMAIL: fredmeyer@gmail.com

Engineer: Brocette Davis Drake, Inc.
 1708 N. Griffin Street
 Dallas, Texas 75202
 Tel: 214.871.0083
 Fax: 214.871.0545
 Email: smr@smr-la.com

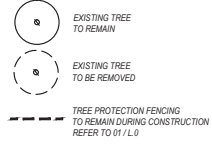
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 Any modification or use of this drawing without the express
 written authorization of Brocette/Davis/Drake, Inc. is prohibited.



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around drip-line (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or erosion shall be placed within the limits of the drip-line of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the drip-line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, grimes, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip-line of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's drip-line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bank Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING TREE LEGEND



TREE #	CALIPER	TREE TYPE	REMOVE/REMAIN	PROTECTED Y/N	IRRIGATION L/S
1	4	HACKBERRY	REMAIN	Y	0
2	8	HACKBERRY	REMAIN	Y	0
3	4	HACKBERRY	REMAIN	Y	0
4	5	HACKBERRY	REMAIN	Y	0
5	30	HACKBERRY	REMAIN	Y	0
6	5	HACKBERRY	REMAIN	Y	0
7	17	HACKBERRY	REMAIN	Y	0
8	13	HACKBERRY	REMAIN	Y	0
9	6	HACKBERRY	REMAIN	Y	0
10	30	HACKBERRY	REMAIN	Y	0
11	6	HACKBERRY	REMAIN	Y	0
12	4	HACKBERRY	REMAIN	Y	0
13	4	HACKBERRY	REMAIN	Y	0
14	5	HACKBERRY	REMAIN	Y	0
15	15	HACKBERRY	REMAIN	Y	0
16	7	HACKBERRY	REMAIN	Y	0
17	28	HACKBERRY	REMAIN	Y	0
18	13	HACKBERRY	REMAIN	Y	0
19	30	HACKBERRY	REMAIN	Y	0
20	3	HACKBERRY	REMAIN	Y	0
21	18	HACKBERRY	REMAIN	Y	0
22	5	HACKBERRY	REMAIN	Y	0
23	6	HACKBERRY	REMAIN	Y	0
24	18	HACKBERRY	REMAIN	Y	0
25	20	HACKBERRY	REMAIN	Y	0
26	6	HACKBERRY	REMAIN	Y	0
27	15	HACKBERRY	REMAIN	Y	0
28	22	CEDEAR	REMAIN	Y	0
29	7	CORN TREE	REMAIN	Y	0
30	30	CORN TREE	REMAIN	Y	0
31	32	HACKBERRY	REMAIN	Y	0
32	30	HACKBERRY	REMAIN	Y	0
33	34	HACKBERRY	REMAIN	Y	0
34	32	HACKBERRY	REMAIN	Y	0
35	23	HACKBERRY	REMAIN	Y	0
36	24	CEDEAR	REMAIN	Y	0
37	30	CEDEAR	REMAIN	Y	0
38	18	OSK	REMAIN	Y	0
39	18	OSK	REMAIN	Y	0
40	6	REMAIN	REMAIN	Y	0
41	5	REMAIN	REMAIN	Y	0
42	23	BURS OAK	REMAIN	Y	0
43	5	CEDEAR	REMAIN	Y	0
44	23	HACKBERRY	REMAIN	Y	0
45	17	HACKBERRY	REMAIN	Y	0
46	39	HACKBERRY	REMAIN	Y	25.5
47	32	CEDEAR	REMAIN	Y	13.5
48	22	OSK	REMAIN	Y	18
49	24	ASH	REMAIN	Y	36
50	13	JURUPER	REMAIN	Y	0
51	5	JURUPER	REMAIN	Y	0
52	11	JURUPER	REMAIN	Y	0
53	16	JURUPER	REMAIN	Y	24
54	5	JURUPER	REMAIN	Y	0
55	5	JURUPER	REMAIN	Y	0
56	9	ASH	REMAIN	Y	13.5
57	22	CEDEAR	REMAIN	Y	36
58	7	HACKBERRY	REMAIN	Y	0
59	18	ELM	REMAIN	Y	9
60	4	ELM	REMAIN	Y	0
61	12	ELM	REMAIN	Y	25.5
62	12	ELM	REMAIN	Y	18
63	9	ELM	REMAIN	Y	13.5
64	6	CEDEAR	REMAIN	Y	13.5
65	36	OSK	REMAIN	Y	54
66	22	OSK	REMAIN	Y	36
67	8	OSK	REMAIN	Y	12
68	20	ELM	REMAIN	Y	18
69	6	ELM	REMAIN	Y	9
70	6	ELM	REMAIN	Y	9
71	6	ELM	REMAIN	Y	9
72	3	HACKBERRY	REMAIN	Y	0
73	12	HACKBERRY	REMAIN	Y	18
74	18	ELM	REMAIN	Y	24
75	22	CEDEAR	REMAIN	Y	18
76	19	HACKBERRY	REMAIN	Y	58.5
77	4	CEDEAR	REMAIN	Y	12
78	32	HACKBERRY	REMAIN	Y	24
79	5	JURUPER	REMAIN	Y	0
80	7	CEDEAR	REMAIN	Y	10.5
81	26	HACKBERRY	REMAIN	Y	39
82	20	ELM	REMAIN	Y	36
83	4	CEDEAR	REMAIN	Y	0
84	7	CEDEAR	REMAIN	Y	10.5
85	1	CEDEAR	REMAIN	Y	0
86	3	CEDEAR	REMAIN	Y	0
87	13	ELM	REMAIN	Y	16.5
88	5	JURUPER	REMAIN	Y	0
89	6	JURUPER	REMAIN	Y	0
90	4	HACKBERRY	REMAIN	Y	0
91	5	JURUPER	REMAIN	Y	0
92	33	CORN TREE	REMAIN	Y	0
93	7	ELM	REMAIN	Y	10.5
94	14	ELM	REMAIN	Y	21
95	6	WALNUT	REMAIN	Y	0
96	6	WALNUT	REMAIN	Y	0
97	6	WALNUT	REMAIN	Y	0
98	6	WALNUT	REMAIN	Y	0
99	6	WALNUT	REMAIN	Y	0
100	6	WALNUT	REMAIN	Y	0
101	5	WALNUT	REMAIN	Y	0
102	9	WALNUT	REMAIN	Y	0
103	5	WALNUT	REMAIN	Y	0
104	5	WALNUT	REMAIN	Y	0

01 EXISTING TREE PLAN
 SCALE: 1" = 30'-0"
 (18"x24" SHEET)

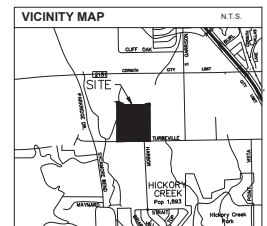
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Owner: Alpha & Omega CS&C, Inc.
 300 South Grant Street
 Odessa, Texas 79761
 Contact: Jockie Johnson
 Ph: (432)276-5885
 Email: jockie.johnson@gmail.com

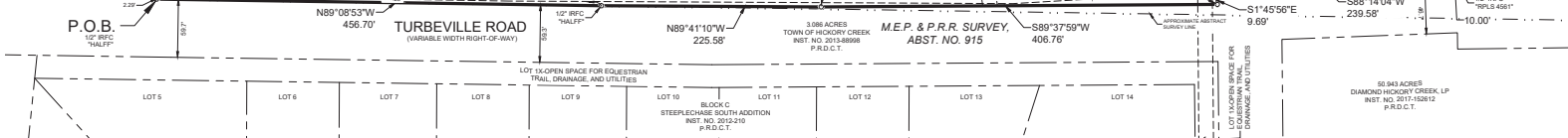
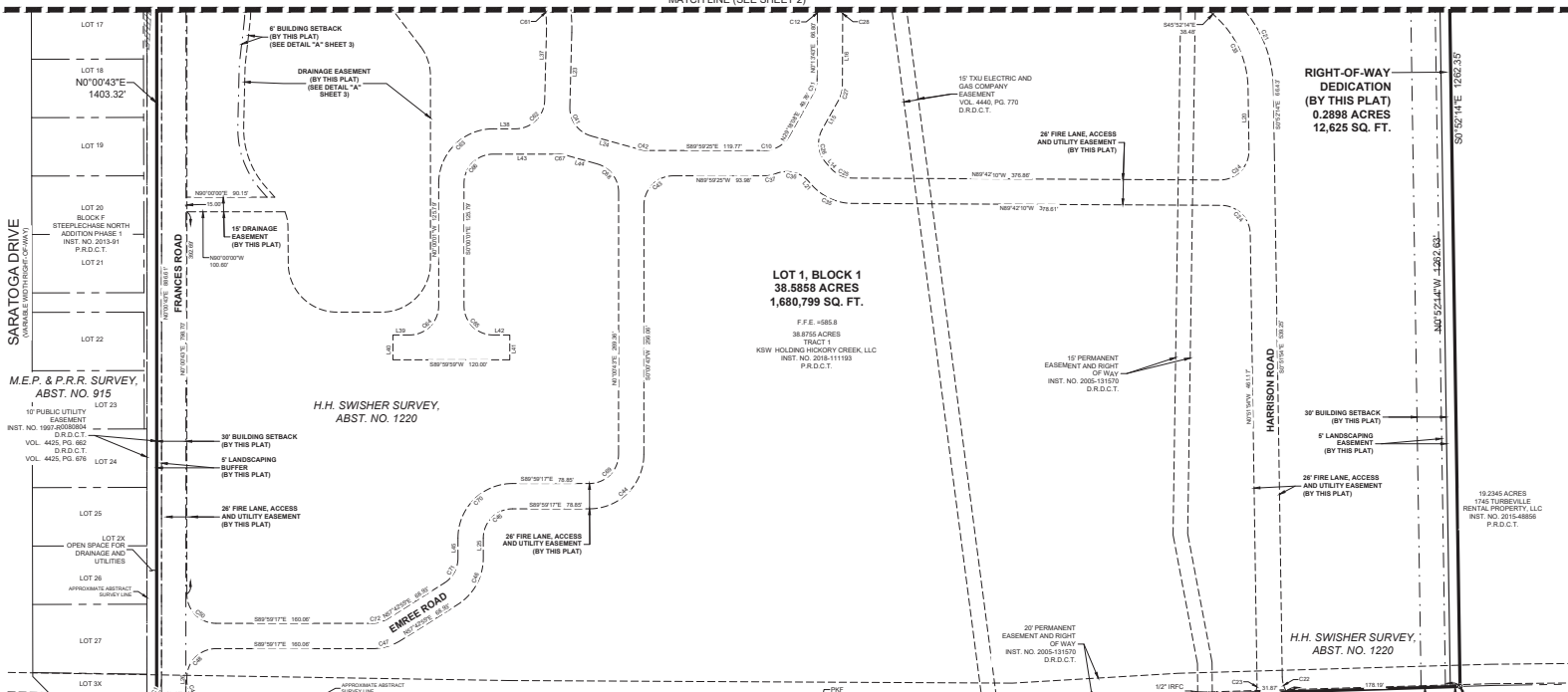
Architect: Studio Meyer Architects
 408 Exposition Avenue
 Dallas, Texas 75202
 Contact: Fred Meyer, AIA
 Ph: (214)315-0578
 Email: fredmeyer@aia.com

Engineer: Brocette/Davis/Drake, Inc.
 Texas Registered Engineering Firm F--841
 414 N. Central Expressway, Suite 1100
 Dallas, Texas 75204
 Contact: James A. Wiley, P.E.
 Ph: (214)824-3647
 Email: jay@ddeng.com

MATCH LINE (SEE SHEET 2)



LINE TYPE LEGEND table with columns for line style and description, including Building Setback, Easement, Right-of-Way, etc.



Multiple tables containing curve data: LINE TABLE, CURVE TABLE, and CHORD BEARING. Each table lists curve number, delta, radius, length, and chord bearing.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C03314 for Hickory Creek, Denton County, Texas and incorporated areas, dated June 19, 2020 and Map No. 48121C0355G for Hickory Creek, Denton County, Texas and incorporated areas, dated April 18, 2011 and LOMR 14-05-4253P effective October 28, 2015 this property is located within...

FINAL PLAT THE OLANA AT HICKORY CREEK LOT 1, BLOCK 1 38.5858 ACRES H.H. SWISHER SURVEY, ABSTRACT NO. 1220 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

Kimley Horn logo with the text 'Kimley Horn' in a stylized font.

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OWNER: KSW HOLDING HICKORY CREEK LP 1851 TURBVILLE ROAD HICKORY CREEK, TEXAS 75065 PHONE: 469-664-0100 SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: J. ANDY DOBBS PHONE: 972-770-1300 ENGINEER/APPLICANT: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 CONTACT: NEHA HOSEENY, P.E. PHONE: 972-731-2197

Scale, Drawn by, Checked by, Date, Project No., Sheet No. information. Scale: 1"=60'. Drawn by: CM. Checked by: JAD. Date: Dec. 2022. Project No.: 063217800. Sheet No.: 1 OF 3.

PROPERTY DESCRIPTION:

WHEREAS, KSW HOLDING HICKORY CREEK, LP, is the owner of a tract of land situated in the H.H. Swisher Survey Abstract No. 1220, Town of Hickory Creek, Denton County, Texas, and being all of a called 38.8755 acre tract of land described as Tract 1, in General Warranty Deed with Vendor's Lien to KSW Holding Hickory Creek, LP recorded in Instrument No. 2018-111183 of the Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "HALFF" cap found in the north right-of-way line of Turberville Road (variable width right-of-way), being the southeast corner of Lot 2X, Block F of Steeplechase North Addition, Phase 1 an addition to Denton County, Texas according to the plat recorded in Document No. 2019-30351 of the Official Records of Denton County, Texas and the southeast corner of said Tract 1;

THENCE with the east line of said Lot 2X, Block F, North 00°00'43" East, a distance of 1,403.32 feet to a 5/8" iron rod with red "KHA" cap set in the south line of a called 32.515 acre tract of land described as Tract 2 in Executor's Deed to Richard Goodfield, Brian Goodfield and Susan Goodfield recorded in Instrument No. 2019-30351 of said Public Records and being the northeast corner of said Lot 2X, Block F and the beginning of a non-tangent curve to the right, having a central angle of 38°41'31", a radius of 400.00 feet, a chord bearing and distance of South 71°50'26" East, a distance of 251.80 feet;

THENCE with the said south line of the Goldfield tract, the following courses and distances:

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 256.16 feet to a 5/8" iron rod with "RPLS 1800" cap found for the beginning of a reverse curve to the left, having a central angle of 38°41'11", a radius of 460.00 feet, a chord bearing and distance of South 71°50'16" East, a distance of 289.53 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 294.54 feet to a 5/8" iron rod with red "KHA" cap set for corner;

North 89°49'08" East, a distance of 524.98 feet to a 5/8" iron rod with cap (illegible) found for the beginning of a curve to the left, having a central angle of 16°52'25", a radius of 460.00 feet, a chord bearing and distance of North 81°22'55" East, a distance of 134.98 feet;

In an easterly direction, with said curve to the left, an arc distance of 136.47 feet to a 5/8" iron rod with red "KHA" cap set for the beginning of a reverse curve to the right, having a central angle of 16°52'25", a radius of 400.00 feet, a chord bearing and distance of North 81°22'55" East, a distance of 117.37 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 117.80 feet to a 5/8" iron rod with red "KHA" cap set;

North 89°49'08" East, a distance of 29.82 feet to a 5/8" iron rod with red "KHA" cap set for the northeast corner of said Tract 1 and the northwest corner of a called 19.2345 acre tract of land described in Special Warranty Deed with Vendor's Lien to 1745 Turberville Rental Property, LLC recorded in Instrument No. 2015-48856 of said Public Records;

THENCE with the east line of said Tract 1 and west line of said called 19.2345 acre tract, South 00°52'14" East, a distance of 1262.63 feet to a 1/2" iron rod with "RPLS 4561" cap found in the said north right-of-way line of Turberville Road;

THENCE with the said north right-of-way line of Turberville Road, the following courses and distances:

South 88°14'04" West, a distance of 249.58 feet to a 1/2" iron rod with "HALFF" cap found for corner;

South 01°45'56" East, a distance of 0.69 feet to a 1/2" iron rod with "RPLS 4561" cap found for corner;

South 89°37'59" West, a distance of 406.76 feet to a PK nail found for corner;

North 89°41'10" West, a distance of 225.58 feet to a 1/2" iron rod with "HALFF" cap found for corner;

North 89°08'53" West, a distance of 456.70 feet to the **POINT OF BEGINNING** and containing 38.8756 acres or 1,693,424 square feet.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **KSW HOLDING HICKORY CREEK, LP**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **THE OLANA AT HICKORY CREEK**, an addition to the Town of Hickory Creek, Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Hickory Creek.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2022.

KSW HOLDING HICKORY CREEK, LP,

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Hickory Creek, Texas.

Dated this _____ day of _____, 20____.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
(972) 770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____
Town of Hickory Creek, Texas

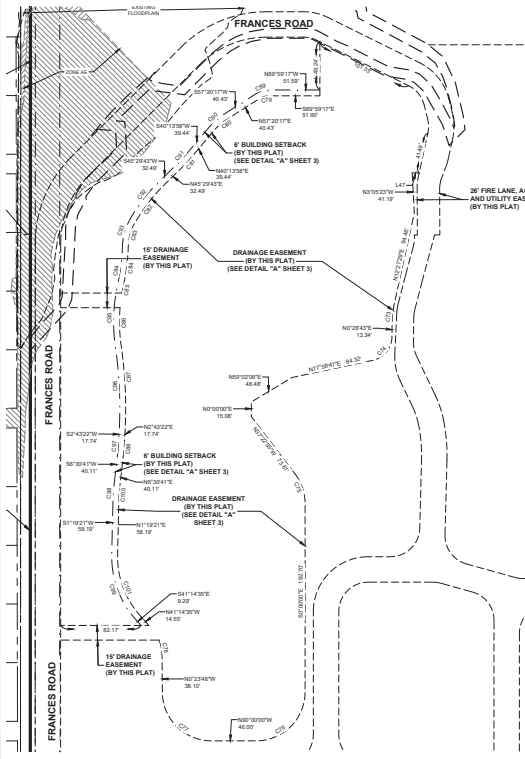
APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, Town of Hickory Creek, Texas _____ Date _____

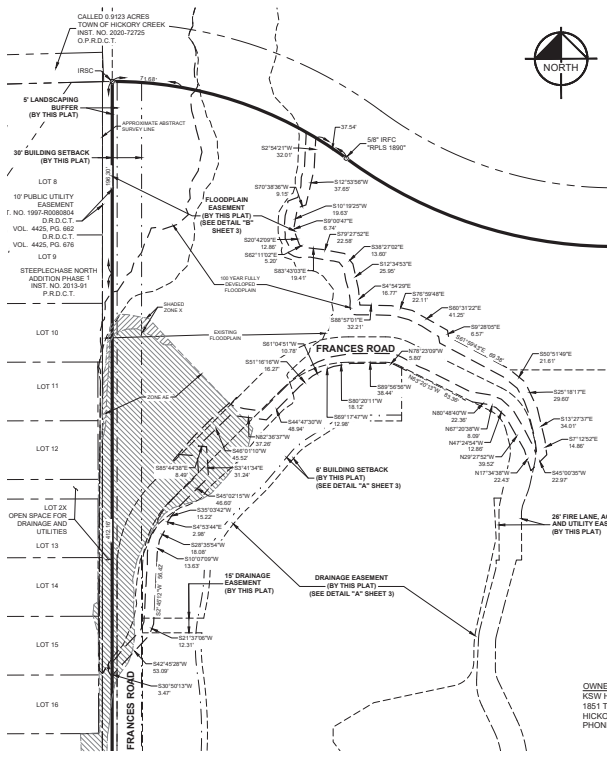
The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of The Olana at Hickory Creek subdivision or addition to the Town of Hickory Creek was submitted to the town council on the _____ of _____, 2022, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Town Secretary _____ Date _____
Town of Hickory Creek, Texas

DETAIL "A" SCALE: 1"=60'



DETAIL "B" SCALE: 1"=60'



OWNER:
KSW HOLDING HICKORY CREEK, LP
1851 TURBERVILLE ROAD
HICKORY CREEK, TEXAS 75065
PHONE: 469-644-0100

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: J. ANDY DOBBS
PHONE: 972-770-1300

ENGINEER/APPLICANT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
CONTACT: NEDA HOSEINY, P.E.
PHONE: 972-731-2197

FINAL PLAT
THE OLANA AT HICKORY CREEK
LOT 1, BLOCK 1
38.5858 ACRES
H.H. SWISHER SURVEY, ABSTRACT NO. 1220
TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300
Scale	Drawn by	Checked by
NA	CM	JAD
Date	Project No.	Sheet No.
Dec. 2022	063217800	3 OF 3



January 16, 2023
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: The Olana – Final Plat
3rd Review – Revision to Previously Approved Plat**

Dear Ms. Chaudoir:

Halff Associates received a request from the Town of Hickory Creek to review a revised Final Plat for The Olana at Hickory Creek on December 22, 2022. The plat was previously approved in May 2022. The surveyor and engineer/applicant is Kimley-Horn and Associates, Inc. The owner is KSW Holding Hickory Creek LP.

Halff has reviewed the Final Plat and no additional comments. Please note the Drainage Study and Civil Construction Plans are under review by separate letter and may require minor revisions to the Final Plat.

Final Plat

1. No comments.

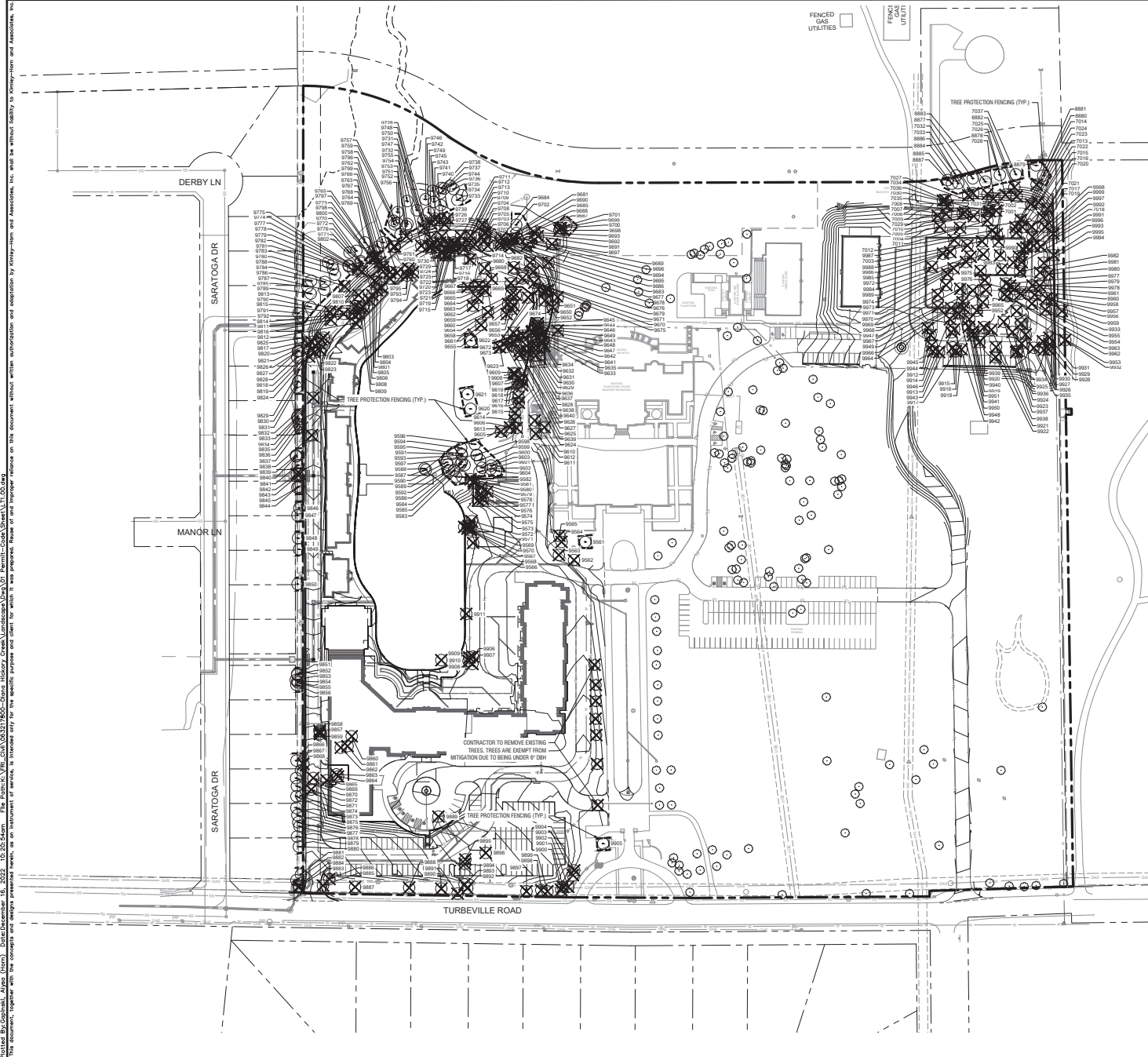
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink that reads "Lee T. Williams".

Lee T. Williams, PE
Town Engineer for the Town of Hickory Creek

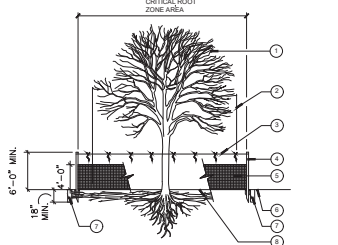
C: Kristi Rogers – Town Secretary
John Smith – Town Administrator



LEGEND

- TREES TO REMAIN
- TREES TO BE REMOVED
- EXISTING PHASE 1 TREE TO REMAIN
- UNPROTECTED PHASE 1 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, FOLLOWING COMPLETION OF THE PROJECT.
 4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
 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.



- NOTES:**
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRP LINE OF EXISTING TREES.
 2. ROOT PRUNING METHOD: 3 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND-CUT ROOTS BY DIGGING A 18" x 24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREES ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, WITH THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

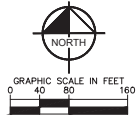
- TREE PROTECTION DETAIL**
- N.T.S.
- EXISTING TREES TO REMAIN.
 - DRPLINE OF EXISTING TREE (TYP).
 - CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2 TUNDRA WEIGHT ORANGE STREAMERS @ 3' O.C.
 - 1/2" METAL T-STAKES @ 0' O.C. MIN. DRIVEN 2' INTO GROUND AT (OR OUTSIDE) TREE DRPLINE.
 - 4" MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER MANF. RECOMMENDATIONS (TYP), SUPPLEMENT W/ BILT FENCE FABRIC @ PRUNING TRENCH AS REQ'D.
 - EXISTING GRADE TO BE DISTURBED.
 - ROOT PRUNING TRENCH 12" OUTSIDE FENCE - SEE NOTES.
 - EXISTING GRADE TO REMAIN.

I, KENZIE PORTER, BEING A LANDSCAPE ARCHITECT CERTIFIED BY THE STATE OF TEXAS, ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN.

SIGNATURE: *Kenzie Porter*

DATE: 12/16/2022

KIMLEY-HORN AND ASSOCIATES, INC. 15405 HOUSTON ROAD, SUITE 200, HOUSTON, TEXAS 77060
 PROJECT NO. 063217800
 SHEET NO. 101
 DATE: 12/16/2022
 DESIGNER: KENZIE PORTER
 DRAWN BY: KENZIE PORTER
 CHECKED BY: KENZIE PORTER
 SCALE: AS SHOWN
 TREE PRESERVATION PLAN
 THE OLANA MANSION
 DENTON COUNTY, TEXAS
 LEGEND
 TREE PRESERVATION AND REMOVAL NOTES
 CRITICAL ROOT ZONE AREA
 NOTES:
 TREE PROTECTION DETAIL
 N.T.S.
 I, KENZIE PORTER, BEING A LANDSCAPE ARCHITECT CERTIFIED BY THE STATE OF TEXAS, ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN.
 SIGNATURE: Kenzie Porter
 DATE: 12/16/2022



Kimley-Horn
 15405 HOUSTON ROAD, SUITE 200, HOUSTON, TEXAS 77060
 PHONE: 281.270.1300
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM #2208

NO.	REVISIONS	DATE

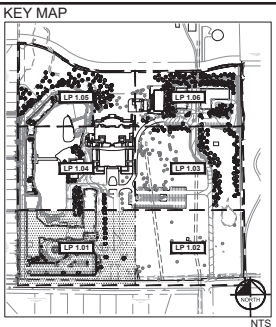
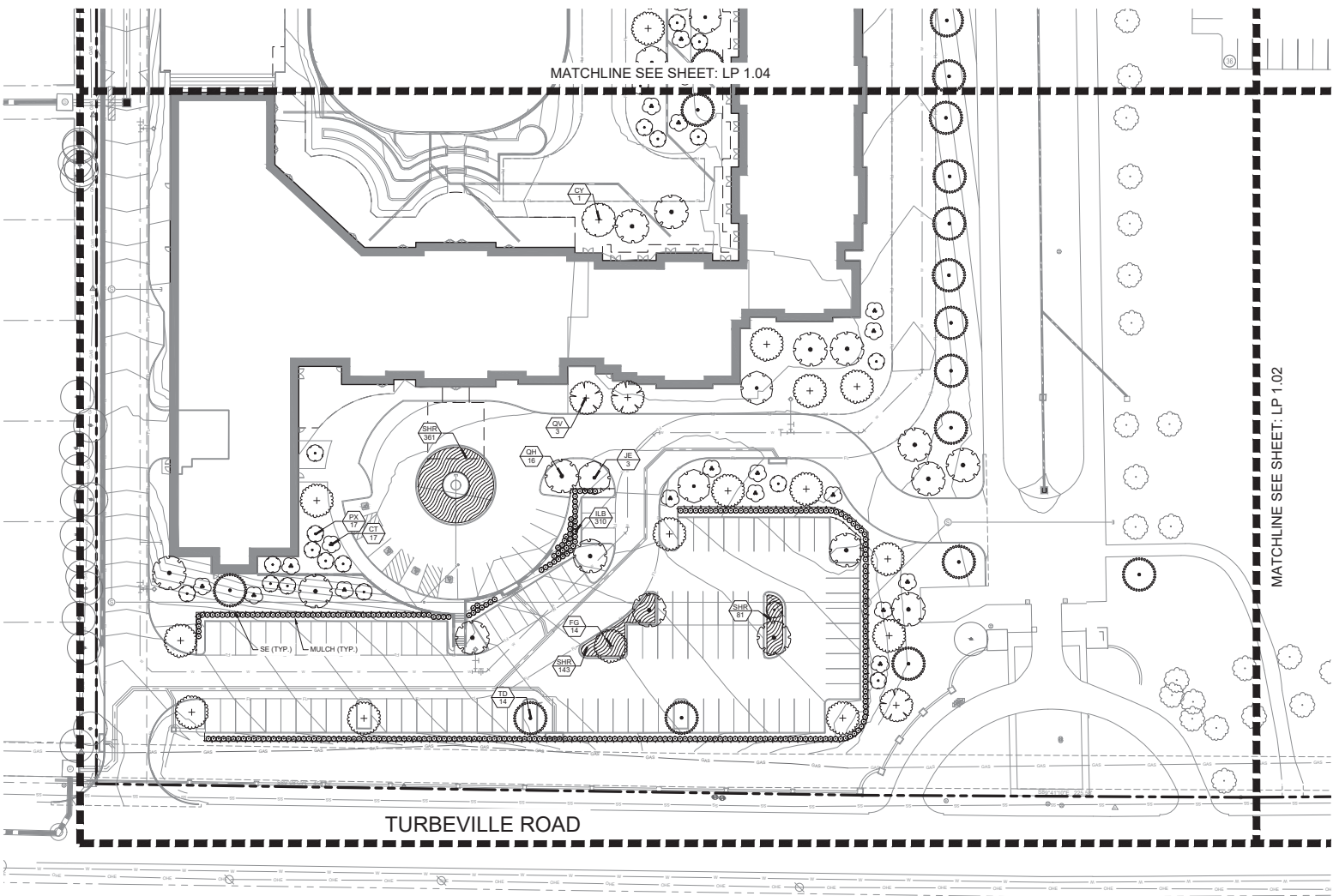
SCALE: AS SHOWN
 DESIGNED BY: KENZIE PORTER
 DRAWN BY: KENZIE PORTER
 CHECKED BY: KENZIE PORTER

TREE PRESERVATION PLAN

THE OLANA MANSION
 DENTON COUNTY, TEXAS

DATE: NOVEMBER 2022
 PROJECT NO. 063217800
 SHEET NUMBER
LT.101

Revised: 11/15/2022. Project No. 063217800. The Firm's Office: 1405 North Loop West, Suite 1000, Dallas, Texas 75201. The Project: 1405 North Loop West, Suite 1000, Dallas, Texas 75201. The Drawing: 1405 North Loop West, Suite 1000, Dallas, Texas 75201. The Drawing Title: PLANTING PLAN. The Drawing Date: 11/15/2022. The Drawing Scale: AS SHOWN. The Drawing Author: J. H. Kimley-Horn and Associates, Inc. The Drawing Checker: J. H. Kimley-Horn and Associates, Inc. The Drawing Designer: J. H. Kimley-Horn and Associates, Inc. The Drawing Engineer: J. H. Kimley-Horn and Associates, Inc. The Drawing Project Manager: J. H. Kimley-Horn and Associates, Inc. The Drawing Date: 11/15/2022. The Drawing Title: PLANTING PLAN. The Drawing Date: 11/15/2022. The Drawing Scale: AS SHOWN. The Drawing Author: J. H. Kimley-Horn and Associates, Inc. The Drawing Checker: J. H. Kimley-Horn and Associates, Inc. The Drawing Designer: J. H. Kimley-Horn and Associates, Inc. The Drawing Engineer: J. H. Kimley-Horn and Associates, Inc. The Drawing Project Manager: J. H. Kimley-Horn and Associates, Inc.

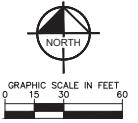


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
	CY	20	Black Hickory
	FG	48	Green Ash
	JE	32	Eastern Red Cedar
	PL	52	Loblolly Pine
	QH	68	Chickasaw Oak
	QV	24	Southern Live Oak
	TD	108	Bald Cypress
ORNAMENTAL TREE	CODE	QTY	COMMON NAME
	CT	34	Eastern Redbud
	PX	99	Mexican Plum
SHRUBS	CODE	QTY	COMMON NAME
	LB	310	Dwarf Burford Holly
GROUND COVERS	CODE	QTY	COMMON NAME
	SHR	585	Shrubs and Ground Cover

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



Kimley-Horn
 13650 HOUSTON ROAD, SUITE 200, DALLAS, TEXAS 75244
 PHONE: (972) 770-1300
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM #228

PRELIMINARY
Kimley-Horn

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 DRAWN BY
 CALC.
 CHECKED BY

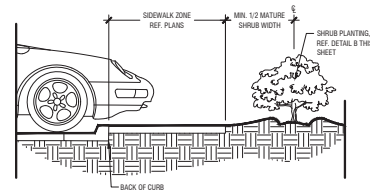
PLANTING PLAN

THE OLANA MANSION
 DENTON COUNTY, TEXAS

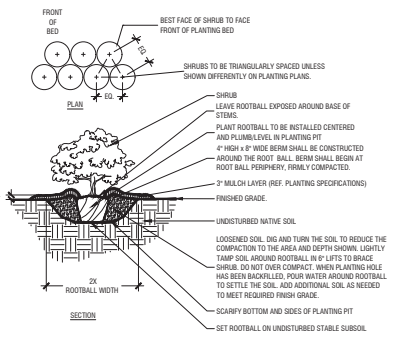
DATE: NOVEMBER 2022
 PROJECT NO.: 063217800
 SHEET NUMBER: LP 1.01

NO.	REVISIONS	DATE

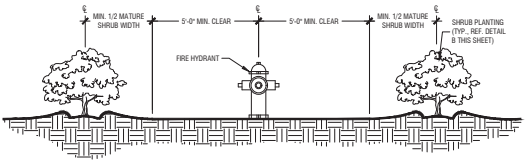
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSES TOGETHER WITH GROUNDCOVER BEDS. ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
 3. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT WHEN SHRUBS ARE MASSES TOGETHER WITH GROUNDCOVER BEDS. ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



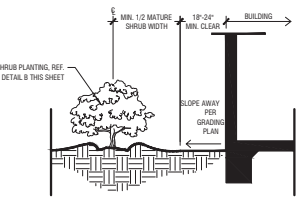
Shrub Planting at Sidewalk F
 Scale: NTS



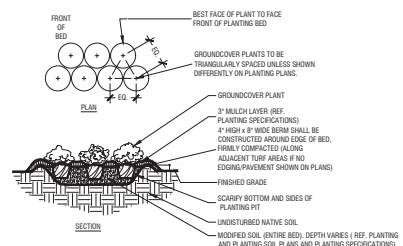
Typical Shrub Planting B
 Scale: NTS



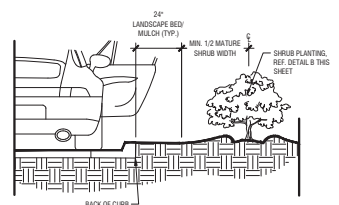
Shrub Planting at Fire Hydrant E
 Scale: NTS



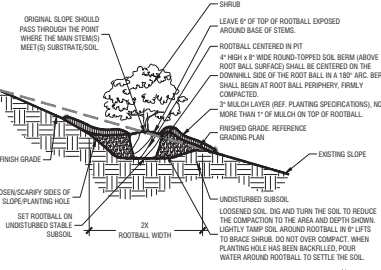
Shrub Planting at Building Edge D
 Scale: NTS



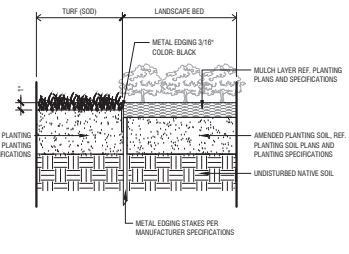
Typical Groundcover Planting A
 Scale: NTS



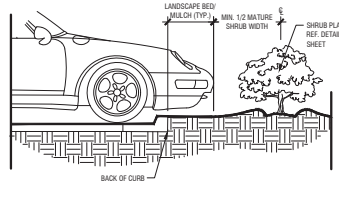
Shrub Planting at Curb G
 Scale: NTS



Shrub Planting on 5-50% (20:1 TO 2:1) Slope C
 Scale: NTS



Metal Edging (at Turf & Landscape Bed) H
 Scale: 1 1/2\"/>



Revised by: [unreadable] Date: [unreadable]
 Drawn by: [unreadable] Date: [unreadable]
 Checked by: [unreadable] Date: [unreadable]
 Design by: [unreadable] Date: [unreadable]
 Project: [unreadable]
 Client: [unreadable]
 Location: [unreadable]
 Drawing No.: [unreadable]
 Date: [unreadable]
 Scale: [unreadable]
 Notes: [unreadable]
 Revision: [unreadable]

NO.	REVISIONS	DATE

Kimley»Horn
 13635 HOEL ROAD, TWO GALLERIAS OFFICE TOWER, STE 700
 HOUSTON, TEXAS 77057
 PHONE: (832) 270-1000
 FAX: (832) 270-1001
 WWW.KIMLEYHORN.COM
 TEXAS REGISTERED ENGINEERS: FRANK F. JONES

PRELIMINARY
Kimley»Horn

SCALE: AS SHOWN
 DESIGNED BY: [unreadable]
 DRAWN BY: [unreadable]
 CHECKED BY: [unreadable]
 C.A.M.P.

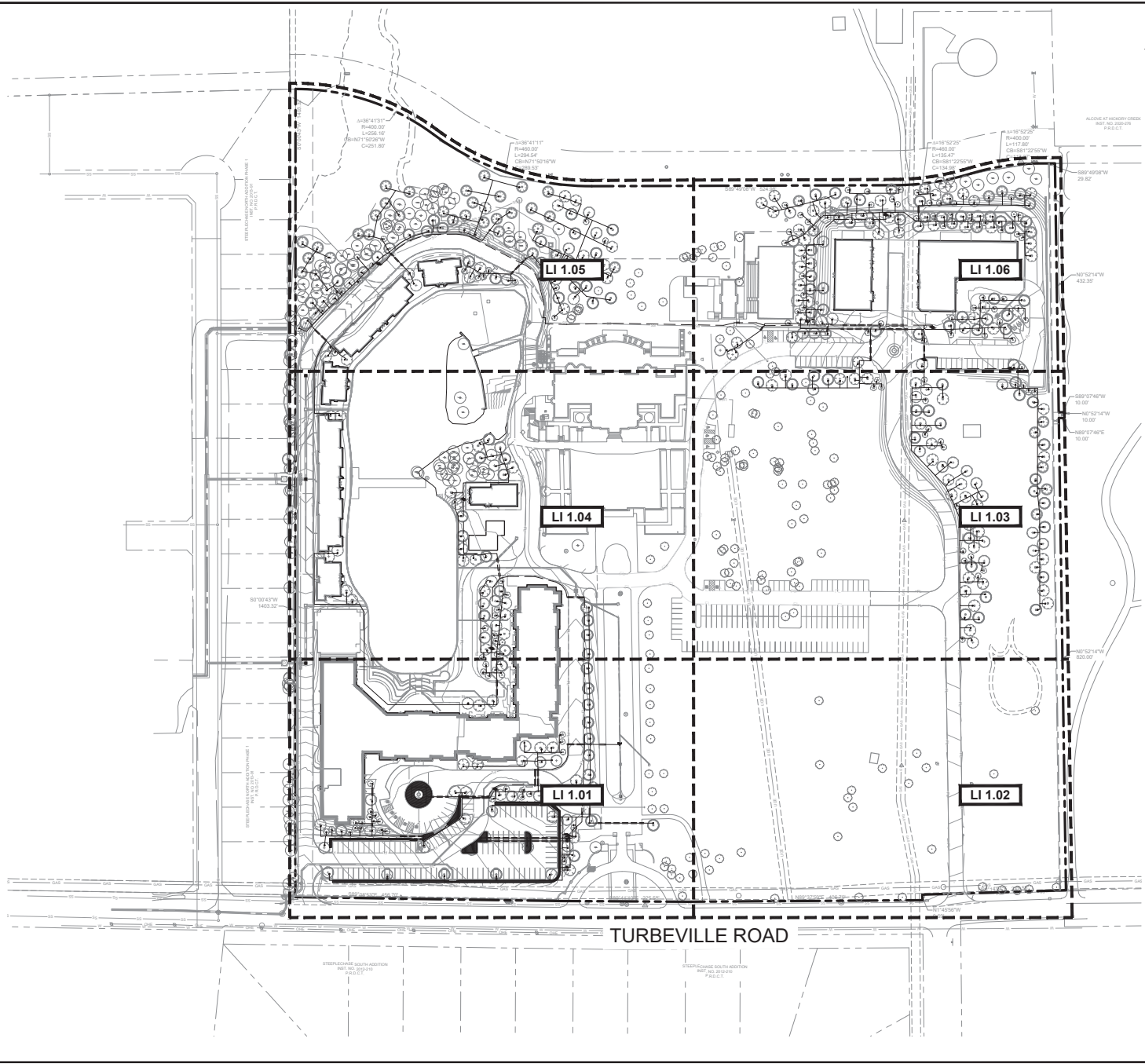
PLANTING DETAILS

THE OLANA MANSION
 DENTON COUNTY, TEXAS

811
 Know what's below.
 Call before you dig.

DATE: NOVEMBER 2022
 PROJECT NO: 063217800
 SHEET NUMBER: LP 2.04

Kimley-Horn and Associates, Inc. 2022. All rights reserved. This drawing is the property of Kimley-Horn and Associates, Inc. and is not to be used for any other project without the written authorization and approval of Kimley-Horn and Associates, Inc. This document, together with the contract and any amendments thereto, is an instrument of service, and shall not be subject to the Uniform Commercial Code or any other statute or regulation.

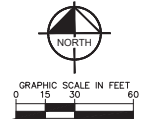
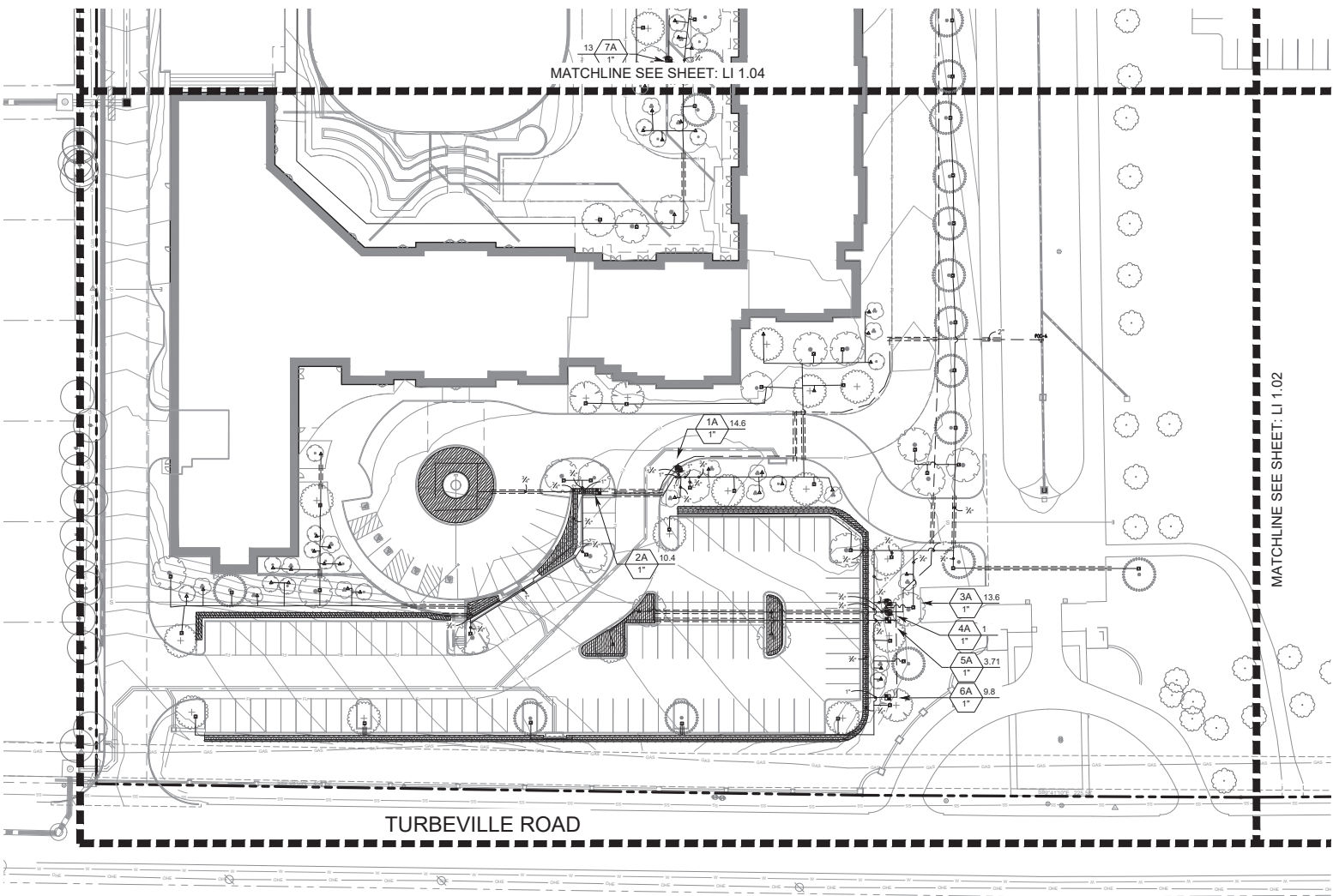


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
▲	Two 505-PB-PC Pressure-Compensating Flood Bubble Nozzle 0.25 GPM, 0.5 GPM	481
■	Manifold Drop Center Zone #2, 1" KVC Globe Valve with 1" 10120 Manifold Station, Pressure Regulation Valve, Flow Range 2.0 GPM to 20 GPM, 100 mesh stainless steel screen	3
■	Area to Remove Debris Washline TUV-205-D Twelve Degree Concentrating Landscape Delineator with Chain Configuration, with 10" Trunked Head/End, for 12" apert, with stainless steel for straight pattern, 17mm	5,045 LT
■	Water Valve 1" 1-1/2" Plastic Electric Remote Control Valves, Globe Configuration, with 10" Trunked Head/End, for Commercial/Residential Use	11
■	Panel of Connection 2"	1
■	Panel of Connection 2"	1
---	Irrigation Lateral Line PVC Class 200 SDR 21	14,375 LT
---	Irrigation Mainline PVC Class 200 SDR 21	2,945 LT
---	Pipe Sleeve PVC Schedule 40 Install and allow for irrigation pipe. Pipe sleeve size shall allow for proper fitting and shall include coupling to easily slide through existing material. Exposed sleeve 18 inches beyond edges of opening or construction.	1,040 LT

	IRRIGATION PLAN						THE OLANA MANSION DENTON COUNTY, TEXAS
SCALE AS SHOWN DESIGNED BY DRAWN BY CALC. CHECKED BY							DATE NOVEMBER 2022 PROJECT NO. 063217800 SHEET NUMBER LI 1.00
GRAPHIC SCALE IN FEET 0 40 80 160							

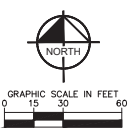
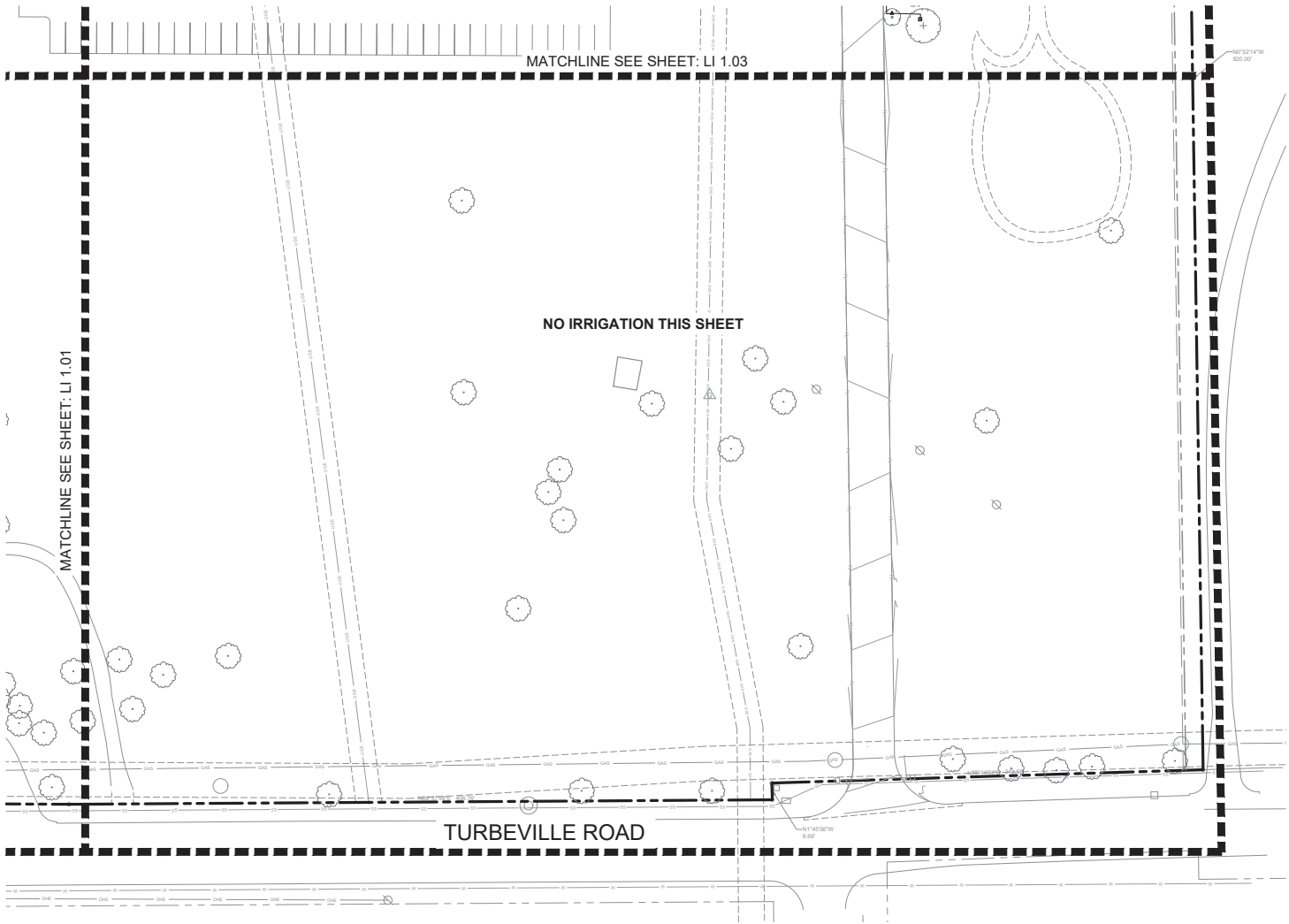
Revised: 11/22/22
 Project: THE OLANA MANSION
 Location: DENTON COUNTY, TEXAS
 Drawing: IRRIGATION PLAN
 Scale: AS SHOWN
 Date: 11/22/22
 Designer: J. HORN
 Drafter: J. HORN
 Checker: J. HORN
 Engineer: J. HORN
 License: 15084-0001
 Firm: KIMLEY-HORN AND ASSOCIATES, INC.
 Address: 1345 HOBEL ROAD, TWO GALLERIA OFFICE TOWER, STE 1700
 Dallas, TX 75207-1000
 Phone: (972) 770-1000
 Fax: (972) 770-1001
 Website: www.kimley-horn.com
 Texas Registered Professional Engineer No. 15084



THE OLANA MANSION		IRRIGATION PLAN	
DENTON COUNTY, TEXAS		PRELIMINARY	
SCALE: AS SHOWN		DESIGNED BY: J. HORN	
DRAWN BY: J. HORN		CALC. CHECKED BY: J. HORN	
DATE: NOVEMBER 2022		PROJECT NO.: 063217800	
SHEET NUMBER: LI 1.01		REVISIONS:	
		No.	DATE

Kimley»Horn
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 1345 HOBEL ROAD, TWO GALLERIA OFFICE TOWER, STE 1700
 DALLAS, TX 75207-1000
 PHONE: (972) 770-1000
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM #15084

Reviewed by: *[Signature]* Date: 11/02/2022. The Designer shall verify that all information shown on this drawing is correct and that the design complies with all applicable codes and standards. This document, together with the contract and any amendments thereto, shall constitute the entire agreement between the parties. No oral or written representations or warranties are made by the Designer.



THE OLANA MANSION
DENTON COUNTY, TEXAS

DATE: NOVEMBER 2022
PROJECT NO.: 063217800
SHEET NUMBER: LI 1.02

Kimley»Horn
© 2022 KIMLEY HORN AND ASSOCIATES, INC.
15660 HOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
WAXAHACH, TX 75096
PHONE: 972.770.1000
WWW.KIMLEYHORN.COM
TEXAS REGISTERED ENGINEERING FIRM #228

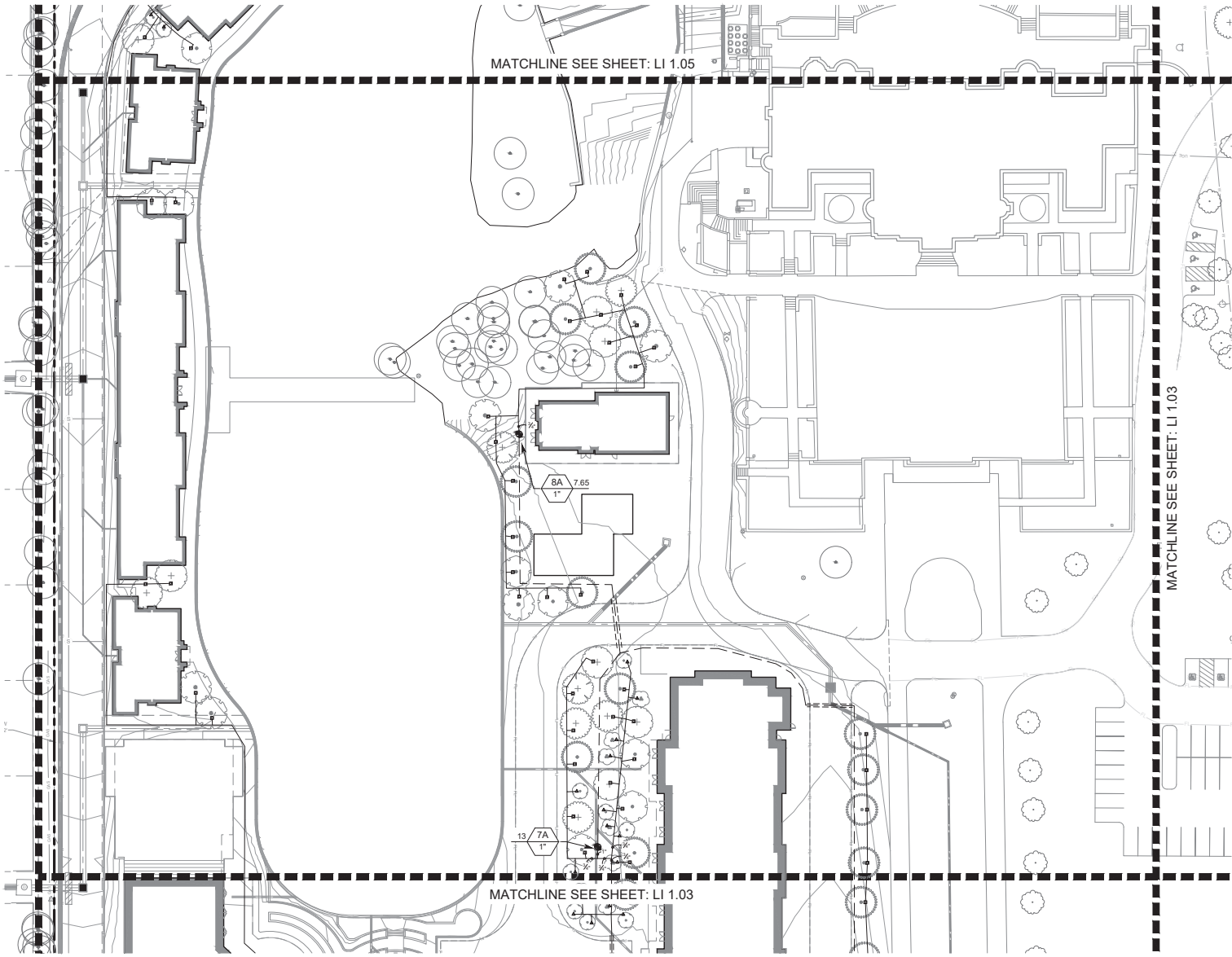
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DRAWN BY: [Blank]
CALC.: [Blank]
CHECKED BY: [Blank]

IRRIGATION PLAN

NO.	REVISIONS	DATE

Revised 11/22/2022: 11/22/2022 11:28:26am - The Plan(s) File: 063217800_08m.dwg
 This document, together with the contract and any amendments thereto, is intended to serve as the contract between the owner and the architect. No oral interpretation or explanation is authorized.

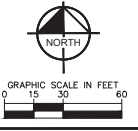
This document, together with the contract and any amendments thereto, is intended to serve as the contract between the owner and the architect. No oral interpretation or explanation is authorized.



MATCHLINE SEE SHEET: LI 1.05

MATCHLINE SEE SHEET: LI 1.03

MATCHLINE SEE SHEET: LI 1.03



THE OLANA MANSION
DENTON COUNTY, TEXAS

IRRIGATION PLAN

Kimley-Horn
PRELIMINARY
AS SHOWN
DESIGNED BY
DRAWN BY
CALC.
CHECKED BY
DATE

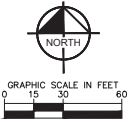
No.	REVISIONS	DATE

Kimley-Horn
 15405 HOVEL ROAD, TWO GALLERIA OFFICE TOWER, STE. 700
 AUSTIN, TEXAS 78750
 PHONE: 877.376.1000
 WWW.KHGFIRM.COM
 TEXAS REGISTERED ENGINEERING FIRM #1228

SCALE AS SHOWN
 DESIGNED BY
 DRAWN BY
 CALC.
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 DATE

DATE: NOVEMBER 2022
 PROJECT NO.: 063217800
 SHEET NUMBER:
LI 1.04

Revised by: [redacted] Date: December 18, 2022 11:28:36am File Path: C:\Users\jkh\OneDrive - Kimley-Horn and Associates, Inc. Desktop\2022\11-15-22\063217800_The Olana Mansion.dwg User: jkh Date: 12/18/22
 This document is the property of Kimley-Horn and Associates, Inc. It is to be used only for the project and site specified hereon. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.



THE OLANA MANSION DENTON COUNTY, TEXAS		IRRIGATION PLAN	PRELIMINARY	Kimley-Horn		Kimley-Horn	
SCALE AS SHOWN DESIGNED BY DRAWN BY CALC. CHECKED BY				© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 13650 HOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 WILLOW GROVE, PA 19086 PHONE: (610) 270-1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 6208		REVISIONS NO. DATE	
PROJECT NO. 063217800		SHEET NUMBER LI 1.05		DATE NOVEMBER 2022			



January 16, 2023
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: The Olana – Revised Site Plan
3rd Review**

Dear Ms. Chaudoir:

Halff Associates received a request from the Town of Hickory Creek to review a revised Site Plan for The Olana at Hickory Creek on November 21, 2022. This is a revision to the Site Plan approved by Planning & Zoning in May 2022. The surveyor and engineer/applicant is Kimley-Horn and Associates, Inc. The owner is KSW Holding Hickory Creek LP.

2nd Review Submittal Received: December 6, 2022
3rd Review Submittal Received: December 22, 2022

Halff has reviewed the revised Site Plan and offers the following comments. Please note the Drainage Study is under ongoing review by separate letter.

Refer to the markup for all comments.

Key Changes from Approved Site and Landscape Plan

- Addition of 15 parking spaces in the boutique and bakery area.
- Showing a 10-foot-tall screen wall on the eastern boundary adjacent to the dedication for the future hike and bike trail.
- Changes to the layout of the fire lane, parking, and dumpster in the boutique and bakery area.
- Minor changes to the layout of the fire lane, parking, pond, and villas near the hotel.
- Additional trees being removed.

Comments on the Site Plan

1. Please indicate the radii in all corners and curves along the fire lane.
2nd Review: Addressed.
2. Please update the Site Data Table to make the total number of spaces easier to follow (see markup). Also update the notes to reflect the changes in the number of spaces provided.
2nd Review: Upon further review of the parking required and provided, there are some issues with the number and placement of ADA spaces that should be addressed. There are three distinct parking areas with ADA spaces and accessible routes for those spaces. Therefore, the parking plan should provide the required ADA spaces for each area, rather than sum up the entire site and provide spaces for the sum. For example, if the two provided ADA spaces near the tennis court are intended to cover the bakery and boutique, there should be an accessible route to those buildings' accessible entrances. The hotel area's 116 provided spaces would require 5 ADA spaces. It's not reasonable to expect the ADA spaces provided for the venue to serve as ADA spaces for the hotel. Please revise

the plan to provide ADA spaces for each parking area, with accessible routes, according to state and federal requirements for accessibility. Additionally, please update the site data table to clearly show each parking area's required parking spaces, provided parking spaces, and how many of those are ADA. Refer to the markup for more information.

3rd Review: Addressed.

3. Please add dimensions for the bakery barn and boutique buildings, delete errant label, and adjust labels near the pond to reflect adjustments to linework (see markup).

2nd Review: Addressed.

Comments on the Landscape Plan

1. The Landscape Plan is missing Sheet LP 1.06, and Sheet LP 1.00 is duplicated.

3rd Review: Addressed.

2. The Site Plan refers to the Landscape Plan for details on the 10-foot-tall screen wall to be constructed along the eastern boundary. However, the screen wall is not shown in the Landscape Plan.

3rd Review: Addressed.

3. The Tree Preservation Schedule has more trees being removed than in the previously approved plan. Additionally, many trees listed as exempt from mitigation would actually be considered protected and required to be mitigated. Although hackberry and callery pear trees are not a protected species, any tree greater than 12 inches in diameter is considered protected. Section 10.02.003(b) defines protected trees as such: "Protected tree(s) means any tree found listed in section 10.02.006(d)(1) that has a DBH of six inches or greater and any tree of any species of having a DBH greater than 12 inches." My calculation with these changes results in total mitigation inches of 5,926.50, which is 898.35 more inches than in the previously approved plan. 460.95 inches of that total 898.35-inch increase are from trees mislabeled as exempt.

3rd Review: Addressed.

4. The Existing Tree Credits sheet has some errors that need to be addressed. The result of the corrections does not bring the plan out of compliance with Section 10.02.004(a) regarding the number of trees per acre, but the tables should be corrected. Refer to the markup.
 - a. The trees highlighted in red are located outside the boundary of this site and cannot be used for credits toward tree preservation. They represent 206 credits that should not be listed.
 - b. Per Town ordinance [Sec. 10.02.004(d)], "Preservation of existing trees may be used to receive credit toward meeting the tree standard of ten trees per acre, if the trees are healthy and without substantial damage or defect." Several of the trees listed for tree credits are described as "declining." If a "declining" condition is justification to consider a tree exempt from mitigation, it should also exempt it from being used for tree credits. This represents 23 tree credits (not including the trees highlighted in red).
 - c. The requirement is to maintain at least 10 trees per acre, which would equate to 389 trees. Removing the 206 credits for trees outside the boundary and 23 credits for declining trees leaves 407 credits. The tables should be updated and checked for accuracy.

3rd Review: Addressed.

5. Please update Sheet LP 2.02 to reflect changes to the mitigation tables, and rename the sheet to "Required Tree Mitigation" or something similar. This sheet is listing the required mitigation for the trees proposed to be removed.

3rd Review: Addressed.



Ms. Chris Chaudoir
Town of Hickory Creek
January 16, 2023
Page 3

Sincerely,

HALFF ASSOCIATES, INC.

TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee T. Williams", written in a cursive style.

Lee T. Williams, PE

Town Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator