

NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION HICKORY CREEK TOWN HALL 1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065 TUESDAY, JANUARY 21, 2025, 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 19, 2024 Meeting Minutes

Regular Agenda

- Discuss, consider and act on a recommendation for a Final Plat for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.
- 3. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

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 16, 2025 at 12:00 p.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 19, 2024

MINUTES

Call to Order

The meeting was called to order at 6:01 p.m. by Chairman May.

Roll Call

PRESENT
Chairman Tim May
Vice Chairman David Gilmore
Commissioner Dustin Jensen
Commissioner Brenda Kihl
Commissioner Tony Martinez
Commissioner Bill Nippert

ABSENT Commissioner Collin Johnson

ALSO PRESENT
Trey Sargent, Town Attorney
John M. Smith, Town Administrator
Chris Chaudoir, Administrative Assistant

<u>Pledge of Allegiance to the U.S. And Texas Flags</u>

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman May.

Invocation

Invocation given by Vice Chairman Gilmore.

Public Comment

Ron Furtick, 1500 Turbeville Road, passed out copies of a letter to members of the Commission and asked for feedback. He believes the Town of Hickory Creek makes a habit of "eating its own young". He has spent 3 decades bringing the town what it wanted per the Comprehensive Plan, a walkable urban village development with lots of parks and green spaces. He has worked hard to accomplish the task, but his work has been rewarded with an assault on his business, threats of lawsuits, weekly fines and a general contempt for him and his business. He has taken the time to write down some of his thoughts on the economic future of the town in a letter directed to Councilman Gibbons in response to a text and wanted to share his thoughts. He encourages discussion and

wants to help if he can, giving his phone number if anyone wished to contact him. He asked for prayers for the Town on Thanksgiving Day because he believes the town needs prayer.

Kenneth Wendel, 123 Oakwood Lane, who lives on the adjacent property east of the Mansion, asked what was happening with the Reserve property. The trees have been removed, and the property is covered in junk and then they have quit again. He heard something about work in February, that the group was out of money and asked if there is a new construction company. He was encouraged by Chairman May to directly contact the town for more information.

Consent Agenda

1. July 30, 2024 Special Meeting Minutes

Motion to accept the minutes as presented made by Vice Chairman Gilmore, Seconded by Commissioner Nippert.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert. <u>Motion passed unanimously.</u>

Regular Agenda

2. Conduct a public hearing regarding the request for a Special Use Permit from Kimley-Horn and Associates on behalf of Wal-Mart Real Estate Business Trust for the operation of drones for grocery delivery in the required parking lot and discuss, consider and act on the same. The property is located at 1035 Hickory Creek Boulevard and is legally described as Wal-Mart Addition (Lake Dallas ISD), Block A, Lot 1R, Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:12 p.m.

Michael Tsecouras, 128 Shadow Creek Lane, wished to discuss his concerns about the drones. He read the information provided and, as a seasoned robotics engineer and designer and professional audio engineer, is concerned about the noise. They moved here for the quiet and drones are not quiet. There is also no information about the size of the drone, no-fly zones, noise level specifications or limits, flight patterns, hours of operation and what happens if there is an accident.

Ron Furtick, 1500 Turbeville, stated he had not thought about the issues raised by Mr. Tsecouras and thought they were good points. He is the next-door neighbor and, while he does care about noise, he also cares about the future. Drone deliveries will happen and will be a big deal in the future. This is the start of something, and he guesses Walmart is here because they are the sole provider of money to the city and have a fair amount of leverage. He does support it although he had not thought of the issues raised and his tenants may not be as happy as he would want them to be with drones overhead all day.

Lauren Tsecouras, 128 Shadow Creek Lane, stated her family moved to Hickory Creek to get the best of both worlds, away from the city with a country feel. One of the comments was that Walmart wanted the SUP approved so that people could stay at home. They love getting outside and walking to Walmart or Town Hall. She is concerned about security and whether people will try to break into the storage area to steal the drones. She is deaf and wears hearing aids and is concerned about what the pitch from drones will be like with the hearing aids. She is also concerned about packages being dropped on houses, cars, into the streets, having to go out to get them from the street, things like that from a safety reason. She does not want to be in a high-tech area and is not in favor.

Kevin Lindsay, 104 Magnolia Lane, has concerns about the location of the Nest. Unlike the other locations launching drones, the residences along Ronald Reagan are very close to where the landing pads are located. He wants to know if the pad could be moved further to the east since he is not convinced it needs to be next to the Walmart pick-up area. The school is zoned as a C-1 and he wants to know if there will be a nofly zone over the school. He also stated the North Richland Hills location has a 1-year pilot program and wondered if this location would also have that.

Ivan Jaime, Director of Government Affairs for Walmart, 16503 Natchitoches Rd, San Antonio, introduced the new store manager Tammy Strada and Ian Hernandez, a member of the local leadership team. He also announced Walmart will also be getting a remodel new year. The pandemic changed customer shopping habits and customers are expecting to get their items shipped to them in a quicker time than previously. Many also want a smaller roadway footprint. Drones can deliver in about 30 minutes. Wing is the company providing the services. The 12-month pilot program involves 12 test sites in the DFW area with diverse needs before being launched nationally.

Bernice Espinosa, Kimley-Horne, went over the layout for the Nest and its placement. They would like to place it near the pick-up area because that is where the orders will be accessed. It is also not placed in front of the store, in high traffic areas or in easements or fire lanes. 31 parking places will be used to create the Nest, bringing the parking ratio to below the 4.0 target.

Catherine Lovett, Wing Aviation, 2801 Live Oak Street Dallas, went over the set-up of the pads for the 18 drones. She also went over the specifications for the drones and the operation. The drones will not always use the same flight path for each individual flight. Operating hours are currently 10 am to 6 pm during daylight savings time. Drones are not equipped with lights and have an approximate 6-mile flight radius. They do not fly over bodies of water, schools or wildlife parks and are federally regulated by the FAA. The Flight Operations Center is in Coppell where Pilots in Command, with Part 107 certification from the FAA, oversee the drones and air space. The drones always stay below 400 feet with a typical cruising altitude of 150 to 200 feet at 65 miles per hour. The drones have avoid and detect software and can

communicate with other aircraft in the area. There have been no accidents to date. When the drone arrives at the location it hovers about 20 feet in the air, never touching the ground, and a tether deploys to deliver the package. The customer can see where the delivery will come in through an app where the location of the drop may also be selected. If, for example, a dog is in the yard and tugs on the tether, the drone will remain airborne, and the tether will detach after the third tug. The customer will get an alert about the issue through their app. From store to door the goal is 30 minutes.

Public Hearing closed at 6:44 p.m.

Commissioner Jensen stated he went to the Lewisville site for the demonstration and asked Wing to talk about privacy issues, camera technology and decibel levels. Ms. Lovett talked about the drones having optical lens on the bottom used for navigation but do not have live feeds. The pilots can only see the air space, similar to a Dopler radar. She has contacted operations about decibel levels and will have that information for council. The drone is rated to carry 2.3 pounds at this time. They are not looking to replace curbside delivery at this time, the drones are mainly for small groceries and medications where the customer does not want to make a run to the store. Delivery numbers differ by day but typically run 30 - 40 a day with Sundays having the highest volume. Late weekday afternoons are also popular. If the weight limit is exceeded, multiple drones may be used with staggered fight times and routes. There are no confirmed plans to increase the size of the Walmart drones at this time. Each store has a catalog of 100s of items available for delivery. Glass containers and flammable goods are not available. There have not been any crashes or mechanical issues, and the drones may land if a no-fly zone is suddenly issued due to other aircraft in the area. Information about the program will be given out through community events and mailers prior to roll out and in-store activations afterwards. They will also have meetings with HOAs if needed. This is a very new service and will currently only be available at 12 DFW stores of the 6000 nationwide. Walmart employees will pick the items and hand them off to the Wing ground operations crew.

Commissioner Kihl confirmed that the drones are only able to fly during daylight hours per the FAA. The drones lift off and immediately go to the 150 - 200 foot flight height and only descend to 20 feet minimum height when they reach the delivery address provided. Commissioner Kihl also asked if the Nest location could be moved to another location in the parking lot as the proposed site is the closest to residential areas and the school. Mr. Jaime responded it was a possibility, but the location chosen was the most convenient for the pick-up area and cross walks and does not require having to run the items across the store. The same employees who pull items for pick-up will pull for the drone deliveries. They are considering the employee safety and traffic patterns. The Frisco store with the Nest in the middle of the parking lot was the first location and they have learned from it. The FAA will not allow the drones to fly over the school and Commissioner Kihl expressed her concern that would force the drones

to fly over the residential area. Commissioner Jensen suggested churches should be added to the no-fly list.

Vice Chairman Gilmore asked how close together the take-offs occurred. Ms. Lovett responded the frequency would depend on the volume of orders, weather and the day of the week. They are staggered and will not all be taking off at once. The drones cannot fly in lightening, thunder and extreme conditions. They can fly in rain and winter conditions although operations would pause in high winds, below zero, and severe weather. Typically ground operations are paused in any conditions that would also ground operations at DFW Airport.

Chairman May asked if TxDOT had any restrictions over the roadways they operate. Ms. Lovett responded flights were controlled by the FAA, but the company did stay in touch with TxDOT as part of operations. The FAA height limit is 400-500 feet, and the drones do not fly above 200 feet. The flight ops team will determine the area eligible for delivery after approval of the Special use Permit. They will be connecting with other cities that are in the flight area. Tax dollars will stay with the point of sale in Hickory Creek. The larger drones are not available to Walmart at this time and, for a larger size to be used, there would have to be a new site plan to accommodate them.

Commissioner Kihl questioned what exactly they were considering as part of the Special Use Permit. Mr. Smith and Mr. Sargent explained the approval process and Mr. Jaime clarified it was for a 12-month trial period. Chairman May and Ms. Chaudoir discussed the previous Special Use Permit issued for the garden material area in the parking lot from the 2000s.

Motion to recommend acceptance as presented made by Vice Chairman Gilmore, Seconded by Commissioner Jensen.

Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert. <u>Motion passed unanimously</u>.

<u>Adjournment</u>

Motion to adjourn made by Commissioner Jensen, Seconded by Commissioner Martinez. Voting Yea: Vice Chairman Gilmore, Commissioner Jensen, Commissioner Kihl, Commissioner Martinez, Commissioner Nippert. <u>Motion passed unanimously.</u>

| Meeting was adjourned at 7:26 p.m. | |
|------------------------------------|--|
| Approved: | Attest: |
| Tim May, Chairman | Chris Chaudoir, Administrative Assistant |
| Planning and Zoning Commission | Town of Hickory Creek |



AGENDA INFORMATION SHEET

Project Name: Victory Hickory Creek Development

Meeting Date: September 21, 2025

Agenda Item:

2. Discuss, consider and act on a recommendation for a Final Plat for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

3. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.

Previous Action/Review:

| Date | Request | Meeting | Result |
|---------|---|--------------|------------------------------|
| 8/24/20 | Annexation | Town Council | Approved Ordinance 20-08-856 |
| 8/24/20 | Zoning Designation | Town Council | Approved Ordinance 20-08-857 |
| 8/24/20 | Preliminary Plat | Town Council | Approved |
| 3/16/21 | Lennon Creek Final Plat | PnZ | Recommended Approval |
| 3/29/21 | Lennon Creek Final Plat | Town Council | Approved |
| 7/16/24 | Lennon Creek II Preliminary / Final Plats, Site & Landscaping Plans | PnZ | Extension granted |
| 7/30/24 | Lennon Creek II Preliminary Plat Lots 1-9, | PnZ | Recommended Approval |
| 7/30/24 | Lennon Creek II, Lot 3, Block A Final Plat | PnZ | Recommended Approval |
| 8/5/24 | Lennon Creek II Preliminary Plat Lots 1-9, Site & Landscaping Plans | Town Council | Approved |
| 8/5/24 | Lennon Creek II, Lot 3, Block A Final Plat | Town Council | Approved |
| 1/21/25 | | PnZ | |
| 1/21/25 | Lennon Creek II, Lot 9, Block A Site & Landscape | PnZ | |

| | Lennon Creek II, Lot 9, | | |
|---------|--------------------------|--------------|--|
| 1/27/25 | Block A Final Plat | Town Council | |
| | Lennon Creek II, Lot 9, | | |
| 1/27/25 | Block A Site & Landscape | Town Council | |
| | | | |
| | | | |

Summary:

The properties in the ETJ north of Steeplechase North and south of FM 2181 were annexed into the town in 2019 & 2020. Per the zoning designation adopted in August 2020, 28.448 acres were zoned as the Lennon Creek Planned Development. The remaining 10.2 acres were designated a C-1 properties under the current zoning regulations with:

- (a) Southeast corner of Teasley Drive and Parkridge Drive zoned C-1 as a single lot with a maximum area of 60,000 square feet.
- (b) Balance of the Tract zoned C-1 proposed to subdivided into a maximum of 10 lots.

A Preliminary Plat of Lots 1 - 9 was approved August 5, 2024.

Halff has reviewed the submission and recommends approval should be contingent on compliance with the comments outlined in the review letters. The Final Plat is being considered under Texas Local Government Code 212.009.



GENERAL NOTES

1.) The purpose of this plat is to create one (1) lot of record from an unplatted tact of

2.) This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood insurance Rate Max dated June 19, 2020 and is located in Community Number 180774 as shown on Map Number 48121C0393H.

3.) The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 198. Adjustness Realization 2011.

4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and wildfun permits

5.) All interior propertycorners are marked with a 1/2-inch iron rod with a greer plastic ap stamped "EAGLE SURVEYING" unless noted otherwise.

TOWN APPROVAL BLOCK Recommended for Approval Chairman, Planning &Zaning Commission Tom of Heldory Ciese, Tease Approved for Prespiration of Final Plat

TOWN APPROVAL BLOCK

The undersigned, the own secretary of Town of Hiskory Creek, Texas, herebycertifier that the freeging fire plat of the ILEMON II ADDITION, LOT 9, BLOCKA to the TOWN III ADDITION, LOT 9, BLOCKA to the TOWN III ADDITION, LOT 9, BLOCKA TOWN III ADDITION III ADDITIONI III ADDITIONI III ADDITION

Witness my hand this ______ day of ______A.D., 2024.

Town Secretary, Towr of Hickory Creek, Texas

Mayor Town of Hickory Creek, Texas

THE LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LOMA), SHALL HAVE THE RIGHT TO AT ALL TIMES AND WITHOUT THE FERMISSION OF THE PROPERTY OWNER, ANDORR HOA, DOESS, PAPICE, HISPECT, OFFERTE, MUNICIPAL REPAIR OF REPLACE ALL POBLIC WHITEN AND SANTARY SERVER FACILITIES, LOCATED WITHOUT HEAD SANTARY SERVER FACILITIES, LOCATED WITHOUT HEAD SANTARY SERVER FACILITIES, LOCATED WITHOUT HEAD SANTARY SERVER FACILITIES, LOCATED WITHOUT HOS LOCATED WITHOUT SHALL BE RESPONSIBLITY OF THE LOT OWNERHOA, AND LOMAS SHALL NOT SER RESPONSIBLE FOR THE REPAIR OF REPLACEMENT OF AN IMPROVEMENTS, LAMOSCAPANIC, RISPECTOR, DOES PAGILITIES, SIGNAGE LIGHTING, ETC) LOCATED WITHIN THE EASEMENTSOR HOA LOT SHOWN OF THE FLAT.

ONTHE DAY OF 20 , ALL PERMANENT LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMUA) EASEMENTS DEDICATED PER THS PLAT WERE APPRC 'ED AN) ACCEPTED BY:

MIKE FAIRFIELD

GENERAL MANAGER

LCMUA

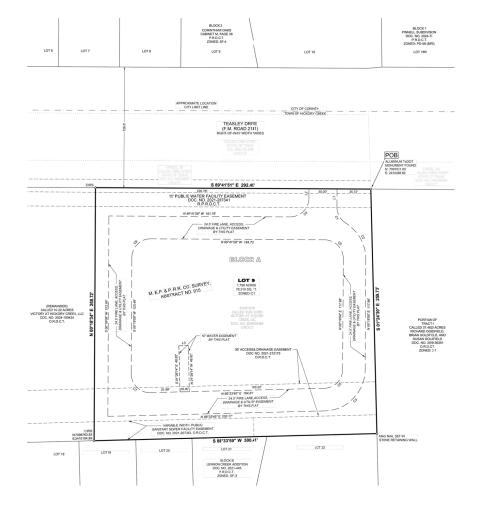
SURVEYOR Eagle Surveying, LLC Conact: Brad Eubanks 222 S. Elm Street, Suite: Denton, TX 76201 940) 222-3009 OWNER/DEVELOPER
Victory At Hickory Creek, LLC
Contact: Brad Devault
2911 Turtle Creek Blvd. Suite: 700
Dallas, TX 75219
(972) 707-9555

ENGINEER Claymoore Engineering Contact: Drew Donosky 1903 Central Dr. Stc. 40 Bedford, Texas 76021 (817) 281-0672

JOB NUMBER 2404.099-XX

DATE 11/280024

DRAWN BY DE
SURVEYING Eagle Surveying, LLC 222 South Elm Street Sute: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm# 10194177



LINE TABLE LINE (BEARING DISTANCE LI N 00'115'E 1515 L2 South 588 L3 S 86'3246'W 1000'



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| CAB IRF CIRS CIRF ADF POB SQ. FT. | = PAGE = VOLUKE = CABINET = IRON ROD FOUND = CAPPED IRON ROD SET = CAPPED IRON ROD FOUND = ALUMRUM DISK FOUND = POINT OF BEGNNING = SQUARE FEET = DOCUMENT NUMBER | R.P.R.D.C.T. D.P.R.D.C.T. ITALIGIZED TEXT | # PLAT RECORDS, DENTON COUNTY, TEXAS DENTON COUNTY, TEXAS PEAL PROPERTY RECORDS DENTON COUNTY, TEXAS OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS # ASSEMENT ANONTATION / DEDICATION TEXT # PLAT BOUNDARY # EASEMENTS # PLAT LOT LINE # ADJOINING PROPERTY LINE # ADJOINING PROPERTY LINE # ADJOINING PROPERTY LINE | | | |

| | CURVE TABLE | | | | | |
|---|-------------|------------|--------|-------------|---------------|--------------|
| | CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| | C1 | 20.59 | 20.00' | 58°58'46" | N 29°11'08" W | 19.69 |
| П | C2 | 45.29 | 44.00' | 58°58'40" | N 29"11"11" W | 43.32 |
| | C3 | 67.78* | 44.00' | 88°15'36" | N 44"25"57" E | 61.27 |
| | C4 | 31.52 | 20.00' | 90°18'32" | S 45°09'16" W | 28.36* |
| | C5 | 31.41' | 20.00' | 89*59'37* | N 44*41*39" W | 28.28 |
| | C6 | 30.81 | 20.00* | 88°15'36" | N 44"25"57" E | 27.85 |
| | C7 | 32.02 | 20.00 | 91°44'23" | S 45°34'03" E | 28.71 |
| | C8 | 31.42 | 20.00* | 90°00'24" | S 45°18'20" W | 28.29 |

OWNER'S CERTIFICATE

ATE OF TEXAS OUNT! OF DENTON

WHEREAS, WETGEY AT WICKOPY CREEK, LLC, is the wener of a s 1.788 pear text of land out of the M.E.P. A.B. R.R.C., Survey, Abstract No. 915, student of the Fournet Holder, Deve, Denter Occupy, Fournet, Developed and Sort Sort Sort Sort General Conference on Conference and Holder Conference of land conveyaged by White All Kickopy Creek, LLC by special warrancy deed of record of no Document Number 2024-109434 of the Official Records of Denter County, Texas, and being more particularly described by Innettee and Extends as Observed as 100-bits.

BECOMMON of an attention TDGOT procureer band in the scalin right-disk prise of Tensity Date II. N. Road 2151 - agrid-days visits better, likely the rechined control detail CEZ acts to RIC, this becape the collection of a classif 1,002 Scale to rich disk of the collection of a classif 1,002 Scale to RIC, the becape the collection of a classif 1,002 Scale to RIC and Scale to RIC

THENCE S01'24'30'E. leaving the south right-of-vay line of Teasley Drive, along the east line of said 30 acre tract, a distance of 259.73 feet to a mag nail set in a stone retaining wail at the northeast corner of Block B of Lennon Creek Addition, a subdivision of record in Document Number 2021-444 of the Plat Records of Benfon County, Teast 3.

THENCE S88"33"59"W, along the north line of said Block B of Lennon Creek Addition, a distance of 300.41 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE N00"18"34" E over and across said 10.22 acre tract, a distance of 268.72 feet to a 1/2 inch iron rod with a green plastic cap stamped "EAGLE \$URVEYING" set in the south right-of-way line of said Teasley Drive;

THENCE, S89'41'51'E, along the south right-of-way line of Teasley Drive and the common south line of said Parcel 115 being the common sort line of said 10.22 acre tract, a distance of 292.49 test to the POINT OF BEGINNING, and containing an area of 1.798 acres (78,310 square feet)

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, VICTORY AT RECISION (SEEEX, LLC, does hereby, shoot his to all dissipations for hereinshop discribed groups; at LINOOUS II.

ADDITION, LOTS A ADDITION is not have been a been and independent of the same and essements about his place in one former, the stress and essements shown hereon. The stress are disclosed for street proposes. The essements and public use street, the form proposes included on the last, the buildings, forces, the stress and essements and public use therew, the proposes included on the last, the buildings, forces, there, then the or their proposes included on the last in buildings, forces, there, then their proposes included on the last in the buildings forces, there are the interesting and public uses the last included proposes in the last included the last included in the last included the last included in the last included the last included in the last is an artificial force in the last included to the public same three the last included in the last included to the public same three the last included to the public same three their public same time that is an artificial to same time the last included to the public same time that it is a supportant to the public same time that the last included to the public same time that the last included the last included to the public same time that it is a same time to the last included the las

| | | r the purpose of constructing, reconstructing, inspecting, sective systems without the necessity at any time procuring |
|---|--|---|
| This plat approved subject to all platting ordinan | ces, rules, regulations and resolutions of | the Town of Hickory Creek, Texas |
| WITNES\$S, my hand, this the day of _ | , 2024. | |
| OWNER: VICTORY AT HICKORY CREEK, LLC | c | |
| BY:Bed Devault. Authorized Agent | | |
| Bed Devault, Authorized Agent | Di | ate |
| STATE OF TEXAS § | | |
| COUNTY OF § | | |
| oe the person whose name is subscribed to the considerations therein expressed. Given unter my hand and seal of office, this | | o me that he executed the same for the purpose and |
| Notary Public in and for the State of Texas | _ | |
| <u>(</u> | CERTIFICATE OF SUR | VEYOR |
| STATE OF TEXAS § COUNTY OF DENTON § | | |
| of Hickory Creek, Texas. | | accurate survey of the land and hat the corner accordance with the Development Ordinance of the Town |
| | | |
| PRELIMINARY | | |

Notary Public in and for the State of Texas

Matthew Raabe, R.P.L.S. # 6402

COUNTY OF DENTON

FINAL PLAT LENNON II ADDITION LOT 9, BLOCK A

BEING 1.798 ACRES OF LAND SITUATED IN THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 915 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



January 15, 2025 AVO 37638.200

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

Re: Victory Phase 2 Hickory Creek (Lot 9, Block A – Lennon II Addition)

Final Plat

1st Review

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Final Plat application for Victory Hickory Creek, Lot 9, Block A Lennon II Addition on December 18, 2024. The surveyor is Eagle Surveying, LLC and the engineer is Claymoore Engineering. The owner is Victory Real Estate Group.

Halff has reviewed the Final Plat and recommends approval of the Final Plat contingent on addressing the following comments below. Please note the Preliminary Plat was approved on July 25, 2024. Please also note the Preliminary Site & Landscape Plan was reviewed and comments provided by separate letter. Please also note the Stormwater Management Plan and Drainage Study/Downstream Assessment was reviewed and comments provided by separate letter. Acceptance of Final Plat should be contingent upon acceptance of the Preliminary Plat, Site & Landscape Plan, and Stormwater Management Plan and Drainage Study/Downstream Assessment.

General

- 1. Refer to attached Town checklist markups for additional comments.
- 2. Refer to attached plat markup for all additional comments.
- 3. Update all years in signature blocks to 2025.

Final Plat

- 1. Please include minimum building setback lines for front, side and rear lot per Town Zoning Ordinance requirements and zoning designation.
- 2. Please submit tax certificates or tax statement(s) proving payment of taxes on property.
- 3. There are discrepancies between the approved preliminary plat for this lot and this final plat. Please provide letter fully outlining all alterations from the approved Preliminary Plat.



Sincerely,

HALFF

TBPELS Engineering Firm No. 312

Kevin Gronwaldt, PE

Consulting Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary

John Smith – Town Administrator

Attachment: Final Plat markup

Town Checklist markup



GENERAL NOTES

The purpose of this plat is to create one (1) lot of record from an unplatted tact of and and dedicate assemble.

5.) All interior propertycorners are marked with a 1/2-inch iron rod with a greer plastic ap stamped "EAGLE SURVEYING" unless noted otherwise.

TOWN APPROVAL BLOCK Chairman, Planning & Zoning Commission Toyn of Hickory Creek, Texas Date

TOWN APPROVAL BLOCK

The undersigned, the own scorelary of Town of Hickory Creek, Texas, hereby cert that the foregoing fine plat of the LENNON I ADDITION, LOT 8, BLOCK A John Com of Hickory Creek was submitted to the town council on the or the council of the council

Witness my hand this ______ day of ______A.D., 2024.

Town Secretary, Towr of Hickory Creek, Texas

Mayor Town of Hickory Creek, Texas

THE LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LOMA), SHALL HAVE THE RIGHT TO AT ALL TIMES AND WITHOUT THE FERMISSION OF THE PROPERTY OWNER. ANDORHOM, DOESE, SPITICE, HISPECT, OFFERTE, MUNICIA, REPAR OF REPLACE ALL FORLIZ WHITEN AND SANTARY SENERT PACILITIES, LOCATE WHITEN ALL FORLIZ WHITEN AND SANTARY SENERT PACILITIES, LOCATE WHITEN ALL FORLIZ WHITEN AND SANTARY SENERT PACILITIES, LOCATE WHITEN ALL FORLIZ WHITEN AND SANTARY SENERT PACILITIES, LOCATE WHITEN AND SANTARY SENERT PACILITIES, LOCATE OF THE COT OMERINO, AND LOMAS SHALL NOT SE RESPONSIBLE FOR THE REPARE OF REPLACEMENT OF AN IMPROVEMENTS, LAMOSOCAPINE, RIFERDATION, DRIVINGE FACILITIES, SIGNAGE LIGHTING, ETC) LOCATED WITHIN THE EASEMENTSON HOA

ONTHE DAY OF 20 , ALL PERMANENT LAKE CITIES MUNICIPAL UTILITY AUTHORITY (LCMUA) EASEMENTS DEDICATED PER THS PLAT WERE APPRC 'ED AN) ACCEPTED BY:

MIKE FAIRFIELD GENERAL MANAGER LCMUA

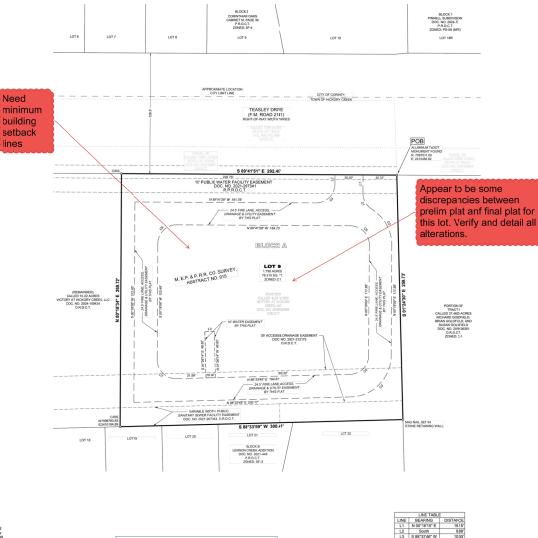
SURVEYOR Eagle Surveying, LLC Conact: Brad Eubank 222 S. Elm Street, Suite: Denton, TX 76201 940) 222-3009

OWNER/DEVELOPER
Victory At Hickory Creek, LLC
Contact: Brad Devault
2911 Turtle Creek Blvd. Suite: 700
Dallas, TX 75219
(972) 707-9555

ENGINEER

JOB NI MBER DATE **EAGLE** DRAWN BY SURVEYING

Eagle Surveying, LLC 222 South Elm Street Sute: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm# 10194177



OWNER'S CERTIFICATE

VARIEBLES, WCTORY AT HIXXORY CREEK, LLC, is in a more of a a 1.78 per text of land out of the M.E.P. A P. R.C. O., Survey, Abstract No. 915, Bashade in the Town of HixXory Creek, Defence Courty, Founs, being a portion of a casel for 22 are to text of land court of land of the Care of the Courty of HixXory Creek, LLC by special warranty deed of record in Document Number 2004-109434 of the Official Records of Demon Courty, Texas, and being more particularly described by motes and between 5 and the Care of Care of the C

BECOMING at an identificant DOOT recruisment bound in the sculin right-of-way in set Trackly, Driver P. S. Road 2514 - sight-drawy edits writing, Blog the recruisment produced in the scale and the s

THENCE S01'24'30'E, leaving the south right-of-vay line of Teasley Drive, along the east line of said 30 acre tract, a distance of 259.73 feet to a mag nail set in a stone retaining wall at the northesst corner of Block B of Lennon Creek Addition, a subdivision of record inDocument Number 2021-446 of the Plat Records of Dentico County, Teass:

THENCE, S88°33'59'W, along the north line of said Block B of Lennon Creek Addition, a distance of 300.41 feet to a 1/2 inth iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N00"16"34" E. over and across said 10.22 acre tract, a distance of 268.72 feet to a 1/2 inch iron rod with a greenplastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of said Teasley Drive;

THENCE, S89'41'51'E, along the south right-of-way line of Teasley Drive and the common south line of said Parcel 115, being the common sort line of said 10.22 acre tract, a distance of 292.49 leet to the POINT OF BEGINNING, and containing an area of 1.798 acres (78.310 square feet)

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That AUCDITY AT MICKORY CHEEK, LLC, down heavily and put this plut designating the heavine-time described property or LENDORY A DESCRIPT, LLC and put the plut the put of listage (Pass, 1 Pass, and does heavily described, in the sample, to the public use the stems of essentment some public, in the sample, to the public use the stems of essentment some public, and essentment some public, in the sample, to the public use the stems of essentment some public and the scribed public and the scribed public and the public and the scribed public and the s

NESSS, my hand, this the _____ day of _____

| ~ | | |
|-----------------|---------------|------|
| BY: | | |
| Bed Devault, Au | horized Agent | Date |
| STATE OF TEXAS | 5 | |

Given unter my hand and seal of office, this ______ day of ____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

PRELIMINARY

Matthew Paghe R P I S # 6402

STATE OF TEXAS COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MATTHEW RAABE Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknow me that the executed the same for the purpose and considerations therein expressed.

Given unter my hand and seal of office, this _____ day of

Notary Public in and for the State of Texas

FINAL PLAT **LENNON II ADDITION** LOT 9, BLOCK A

BEING 1.798 ACRES OF LAND SITUATED IN THE M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 915 TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



PG = PAGE
VOL = VOLUME
CAB = CABINET
IRF = IRON ROD FOUND
CIRE = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
ADF = ALUMINUM DISK FOUND
POB = POINT OF BEGINNING
SO, FT = SQUARE FEET
DOC. NO. = DOCUMENT NUMBER

P.R.D.C.T. ** PLAT RECORDS, DENTON COUNTY, TEXAS R.P.R.D.C.T. ** DENTON COUNTY, TEXAS DENTON TEXT DENTON COUNTY, TEXAS DENTON COUNTY, T

= EASEMENTS = PLAT LOT LINE = ADJOINING PROPERTY LINE





TOWN OF HICKORY CREEK ENGINEERING DESIGN MANUAL

CHECKLISTS

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

| Plat Application: | | at Prelimina Final Rep | - | | |
|----------------------------------|---|---------------------------|-----------------|--|--|
| Engineering Plan: | Preliminary | | Jiat | | |
| Site Construction Plan: | Preliminary _ | FinalPos | st Construction | | |
| Storm Water Management: | Conceptual _ | Preliminary _ | Final | | |
| Project Information | | | | | |
| A. Name of Development: Lennon | II Addition (Lot 9,Block | B. Date: | 12/18/2024 | | |
| C. Location of Development: | EC of Teasley Drive | (FM 2181) and Pa | arkridge Drive | | |
| D. Type of Development: Comn | | | | | |
| E. Total area (acres): 1.798 | | | | | |
| F. Proposed Land Uses (zoning o | | | | | |
| G. Anticipated project schedule: | N/A | | | | |
| H. Name of Owner: Victory Rea | al Estate Group | | | | |
| I. Owner Telephone No.: 972-7 | Owner Telephone No.: 972-707-9555 J. FAX No.: | | | | |
| K. Owner Contact Name: Brad D | | | | | |
| L. Owner Address: 2911 Turtle | Creek Blvd., Dallas | s, TX 75219 | | | |
| M. Owner Email Address: | | | | | |
| N. Engineer/Surveyor's Name: | : Drew Donosky, Pł | E - S: Matthew Raa | abe | | |
| O. Engineer/Surveyor's Email Add | dress: E: drew@clay | mooreeng.com | | | |
| P. Engineer/Surveyor Firm: Clay | | | ı, LLC | | |

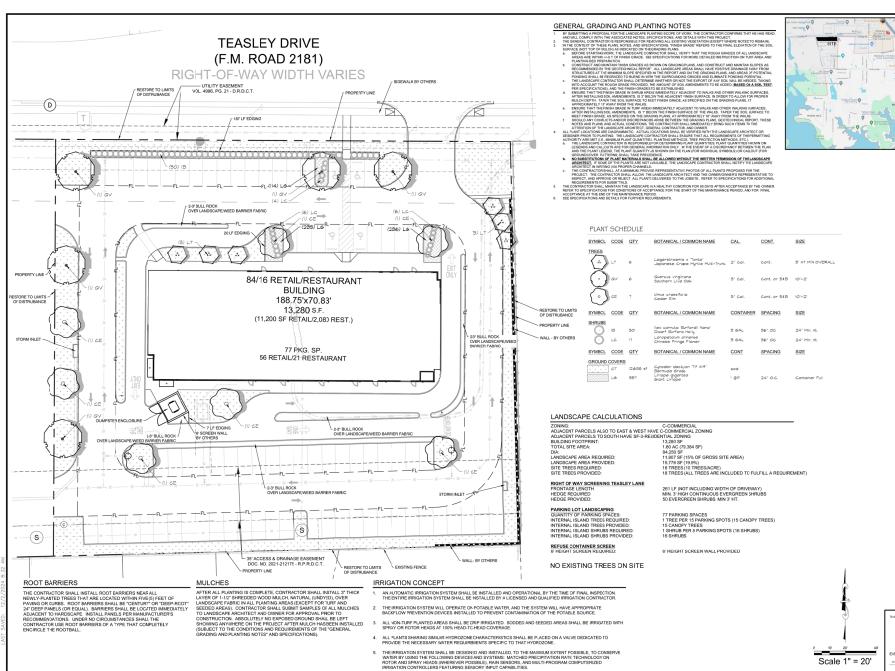
| 18. | Number each proposed lot and block. Provide the proposed number of lots. | Yes | No | N/A |
|---------|--|---------|----|--------|
| 19. | Existing two (2) foot interval contours referenced to NAD. | Yes | No | N/A |
| 20. | Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-ofway within the subdivision. Dimensions of all easements and rights-of-way. | Yes | No | N/A |
| 21. | Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses. | Yes | No | N/A |
| 22. | Front building setback lines, side and rear building setback lines. | Yes | No | N/A |
| 23. | Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) | Yes | No | N/A |
| 24. | Preliminary Plat approval block as described by the Subdivision Regulation Ordinance. | Yes | No | N/A |
| 25. | Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. | Yes | No | N/A |
| FINAL F | PLAT CHECKLIST | | | |
| 1. | Ten (10) Sets of Final Plats submitted to the Town | Yes | No | N/A _X |
| 2. | Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. | Yes _X_ | No | N/A |
| 3. | Title or name of the subdivision preceded by the words "Final Plat" | Yes X | No | N/A |
| 4. | Name address and telephone number of the owner, applicant, survey, and/or engineer. | Yes X | No | N/A |
| 5. | Vicinity map and key map if multiple sheets are needed. | Yes _X_ | No | N/A |
| 6. | Date, written and graphic scale, and north arrow. | Yes X | No | N/A |
| 7. | Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data. | Yes X | No | N/A |
| 8. | Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. | Yes X | No | N/A |

| 9. | Town limits, if applicable. | Yes X | No | N/A |
|-----|---|---------|--------|--------|
| 10. | Proposed streets, alleys, drainageways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision including dimensions, bearings and curve data. | Yes X | No | N/A |
| 11. | Location, dimension, description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being platted. | Yes X | No | N/A |
| 12. | Location and description of all permanent monuments and control points | Yes _X_ | No | N/A |
| 13. | requirements of the Engineering Design Manual shall be under review, co submitted with the Preliminary Plat. (Checklist in App. C) provided by separations and the preliminary Plat. | | No | N/A |
| 14. | Floodways / Floodplains (FEMA): | | | |
| | a. Show the ultimate 100-year water surface elevation. | Yes | No | N/A _X |
| | b. Show floodplain and floodway boundaries. | Yes | No | N/AX |
| | c. Drainage Floodway easement limits | Yes | No | N/A |
| | d. Minimum fill and floor elevations specified. | Yes | No | N/A |
| 15. | Minimum building setback lines. | Yes | No _X_ | N/A |
| 16. | Lot and block numbers. | Yes _x_ | No | N/A |
| 17. | Approval block in the form prescribed by the Subdivision Regulations Ordinance. | Yes X | No | N/A |
| 18. | Abutting property owner names and recording information. | Yes X | No | N/A |
| 19. | Gross acreage of the land being subdivided | Yes _X_ | No | N/A |
| 26. | Added the note for buildings within 1,000 feet from existing oil or gas well as described by the Subdivision Regulation Ordinance. | Yes X | No | N/A |
| 20. | Owner's certificate of deed or dedication with the following: | Yes X | No | N/A |
| | a. Metes and bounds description. | Yes _x_ | No | N/A |
| | b. Representation that dedicators own the property. | Yes _X_ | No | N/A |
| | c. Dedication statement. | Yes X | No | N/A |
| | d. Reference and identification or name of final plat. | Yes X | No | N/A |
| | e. Surveyor certification in the form prescribed by the Subdivision Regulation Ordinance. | Yes X | No | N/A |

| 21. | Certificate showing all taxes have been paid. | Yes | No _X | _ N/A |
|-----|---|-----|-------|-------|
| 22. | A letter fully outlining and alterations from the approved Preliminary Plat. | Yes | No _X | _ N/A |
| ENG | INEERING SITE PLAN – Each Engineering Site Plan shall include: | | | |
| 1. | Engineering Site plans shall be placed on maximum 22" \times 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. | Yes | _ No | N/A |
| 2. | Title block in lower right hand corner including: | | | |
| | a. Subdivision name with lot and block number. | Yes | _ No | N/A |
| | b. Area in acres. | Yes | _ No | N/A |
| | c. Metes and bounds description including survey name and abstract number. | Yes | No | N/A |
| | d. Town and County. | Yes | _ No | N/A |
| | e. Preparation Date. | Yes | _ No | N/A |
| 3. | Name, address and telephone number of the owner, applicant, and surveyor/engineer. | Yes | _ No | N/A |
| 4. | Vicinity map and key map, if multiple sheets are needed. | Yes | _ No | N/A |
| 5. | Written scale, graphic scale and north arrow. | Yes | _ No | N/A |
| 6. | Approximate distance to the nearest street. | Yes | _ No | N/A |
| 7. | Site boundaries, dimensions, lot lines and lot areas. | Yes | _ No | N/A |
| 8. | Legend. | Yes | _ No | N/A |
| 9. | Site data summary table including: | | | |
| | a. Zoning. | Yes | _ No | N/A |
| | b. Proposed use. | Yes | _ No | N/A |
| | c. Building area (gross square footage). | Yes | _ No | N/A |
| | d. Building height (feet and inches). | Yes | _ No | N/A |
| | e. Area of impervious surface. | Yes | _ No | N/A |
| | f. Total Parking: Required and provided. | Yes | _ No | N/A |
| | g. Number of handicap parking spaces. | Yes | _ No | N/A |
| | h. Number of dwelling units and number of bedrooms (multifamily). | Yes | _ No | N/A |

ENGINEERING

| TOWN: | | STATE: | |
|---------------|----------------|--------------|--|
| HICKORY CREEK | | TEXAS | |
| COUNTY | SURVEY: | ABSTRACT NO. | |
| DENTON | M.E.P. & P.R.R | 915 | |



ENGINEERIN



RETAIL DEVELOPMENT EC TEASLEY DRIVE (FM2181) AN PARKRIDGE DRIVE HICKORY CREEK, TEXAS

EVERGREEN DESIGN GROUP

LP-1

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METHODS

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- RECOMMENDATIONS.

 MINTALL THE WED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP
 THE WEED BARRIER CLOTH IN PLACE.
 WHILE PLANTING IS COMPLETE, INSTALL BULC! (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING
 BEDS, COVERING THE ENTIRE PLANTING AREA
- COMMON TO BE AS ESCENSION IN THE LASSICANT PLAN.

 LAY 500 MITHS A HEAD FROM THE TIME OF STEPPING. DO NOT LAY FITHE GROUND IS FROZEN.

 LAY 1900 MITHS A HEAD FROM THE TIME OF STEPPING. DO NOT LAY FITHE GROUND IS FROZEN.

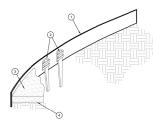
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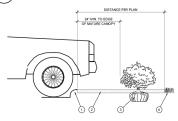
- 1) ROLLED-TOP STEEL EDGING PER PLANS
- 2 TAPERED STEEL STAKES. (3) MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.
- ONTES:

 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.

 2) BOTTOM OF EDGING SHALL BE BURIED A MINNUM OF 1" BELOW FINISH GRADE.

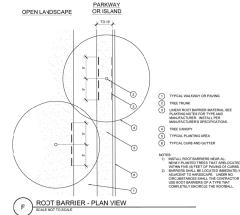
 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

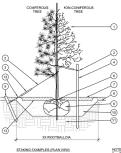
STEEL EDGING



- (1) CURB. (2) MULCH LAYER
- (3) PLANT.
- 4 TURF (WHERE SHOWN ON PLAN

PLANTING AT PARKING AREA E





1

TREE PLANTING

- 1 TREE CANOPY.
- (2) CINCH-TIES (24" BOX/2" CAL TREES AND SMALLER) OR 12 GAUGE GALIVANIZED WIRE WITH INYLON TREE STRAPS AT TREE AND STAKE (50" BOX2.5" CAL TREES AND LARGER). SECURE TES OF STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

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ENGINEE

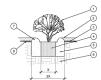
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RETAIL DEVELOPMENT EC TEASLEY DRIVE (FM2181) AN PARKRIDGE DRIVE HICKORY CREEK, TEXAS

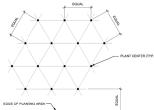
- (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12*MIN. INTO
 UNDSTURBED SOIL
- (5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING P.T AND 18" MIN. INTO UNDISTURBED SOIL. (6) TRUNK FLARE.
- (7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- (8) FINISH GRADE.
- (9) ROCT BALL.
- (10) BACKFILL. AMEND AND FERTILIZE ONLY AS (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN.
- (13) FINISH GRADE.



 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.

- (3) FINISH GRADE (4) ROOT BALL
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL
- (7) 3' HIGH EARTHEN WATERING BASIN. 8 WEED FABRIC UNDER MULCH.

SHRUB AND PERENNIAL PLANTING В



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRUNGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS. STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDEF = TOTAL PLANTS

 STEP 2: SUBTRACT THE ROW §) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PUNTS STEP 2: 51 PLANTS - (40 LF /1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING С





LP-2

LANDSCAPE DETAILS & ECIFICATION

ED BY: DATE:



January 16, 2025 AVO 37638.200

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

Re: Victory Phase 2 Hickory Creek (Lot 9, Block A – Lennon II Addition)
Site Plan and Landscape Plan

1st Review

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Preliminary Plat, Site Plan and Landscape Plan application for Victory Hickory Creek, Lot 9, Block A Lennon II Addition on December 18, 2024. The surveyor is Eagle Surveying, LLC and the engineer is Claymoore Engineering. The owner is Victory Real Estate Group.

Halff has reviewed the Site Plan and Landscape Plan and offers the following comments. Please note the Stormwater Management Plan and Drainage/Downstream Assessment is under review by separate letter, and acceptance of Site Plan and Landscape Plan should be contingent upon acceptance of a Preliminary Stormwater Management Plan.

<u>General</u>

- 1. Refer to Town checklist markup for additional comments.
- 2. Refer to attached markups for all additional comments.
- 3. Please address comments and markups on the attached markups and provide response letter and annotated responses on plans.

Preliminary Plat

1. Preliminary Plat was approved on July 25, 2024.

Site Plan

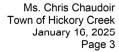
- 1. For the Title Block in the lower right corner, please include the subdivision/addition name with lot and block number are missing, acreage needs to be revised to reflect the lot's acreage (not full block), and development name should be updated as appropriate.
- 2. Please consider relocation of the two handicap parking spaces across the front drive/fire lane. See Markup.
- 3. Please include minimum building setback lines for side lot per Zoning Ordinance requirements.
- 4. Please verify the designated delivery or loading and unloading area (i.e. delivery/freight trucks), the current note appears to be pulled from the Phase 1 site plan and is inaccurate for this site's layout.



- 5. Please provide the size, location, dimensions and details of all signs and exterior lighting of signs, including type of standards, locations and radius of light and intensity of foot-candles. If none, please confirm. Building elevations show lighting for building. All signage and exterior building lighting is subject to approval by the Building Inspections Department.
- 6. Please include location and sizes of storm drains, culverts, inlets and other drainage features on or adjacent to the site.
- 7. Please include locations, widths, and types of all existing and proposed easements.
- 8. Per Article XIII, Section 3(2), "all commercial areas adjacent to residential areas shall be separated from the residential area by the erection of a sight barrier fence which must be a minimum of eight feet in height, fully opaque, and constructed of 100 percent masonry materials." Please include such barrier along the southern site/lot boundary to at least the extent of proposed construction (including fire lane/access drives). Refer to markup.
- 9. All work within TxDOT right-of-way (ROW) will require a permit/approval from TxDOT. Please consult the Denton Area Office for permit requirements.
- 10. Please include a drive lane extension stub at the northeastern end of the lot for future connection to adjoining commercial property to the east.
- 11. As in the previous Phase of this development for Lot 3, Town Engineer expresses concern to having dual, drive-thru lanes on either side of the building, which may create a cyclical queuing effect in busy hours or for high-demand restaurants/businesses. Best practice is to locate drive-in/drive-thru lane facilities that do not impede vehicular traffic flow or pedestrian movement and safety. Current layout may force cars to queue in front of parking spaces, including possible blocking of handicap spaces, and along the fire lane (front lot) and dumpster pad (back lot) and potentially impede traffic flow and pedestrian movement/safety. Request developer/engineer address this concern, show data on queue lanes provided being sufficient or provide information on the expected restaurant user/business popularity.

Tree Preservation and Landscape Plan

- 1. Please show and label all screening walls, fences, retaining walls, headlight screens and service area screens, including heights and types, as needed on the Landscape Plan. Refer to Site Plan comment regarding required masonry screen wall along southern boundary.
- 2. Please correct discrepancy in dumpster enclosure height between the site plan and landscape plan.
- 3. Please update the quantity of trees shown in the plant material tables vs what is shown in the plan and called for in "Trees Provided" section.
- 4. Please see markups for comment requesting confirmation there is no site distance issue with trees and shrubs at the exit of the south/eastern drive thru lane.





Sincerely,

HALFF

TBPELS Engineering Firm No. 312

Kevin Gronwaldt, PE, LGPP

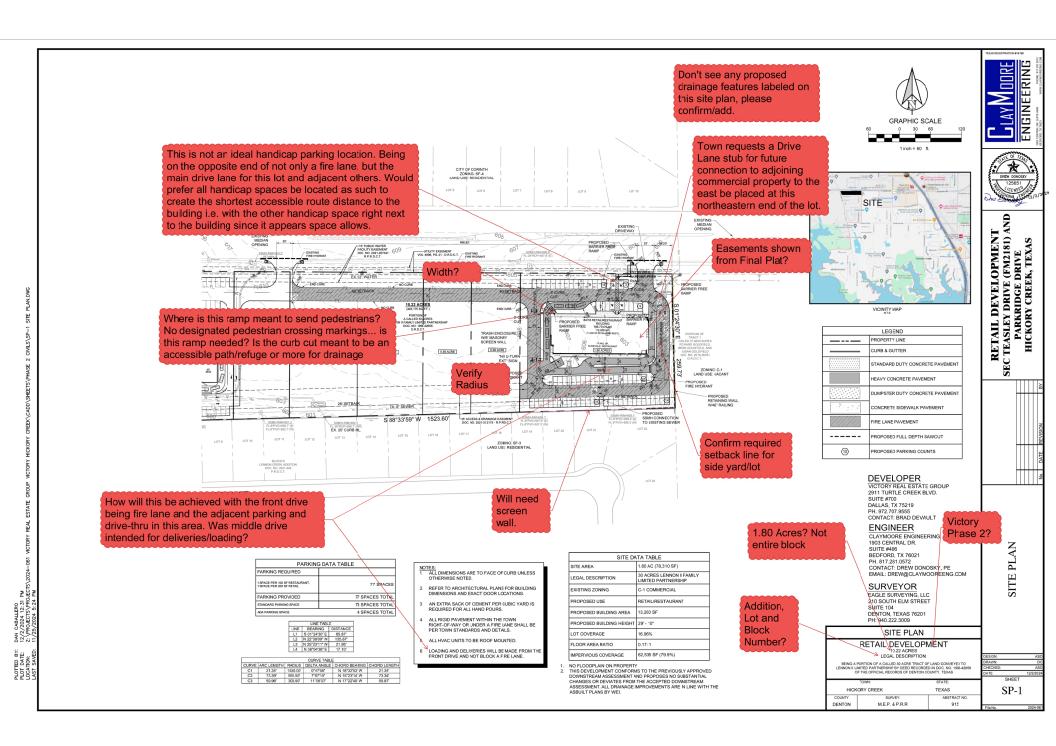
Consulting Engineer for the Town of Hickory Creek

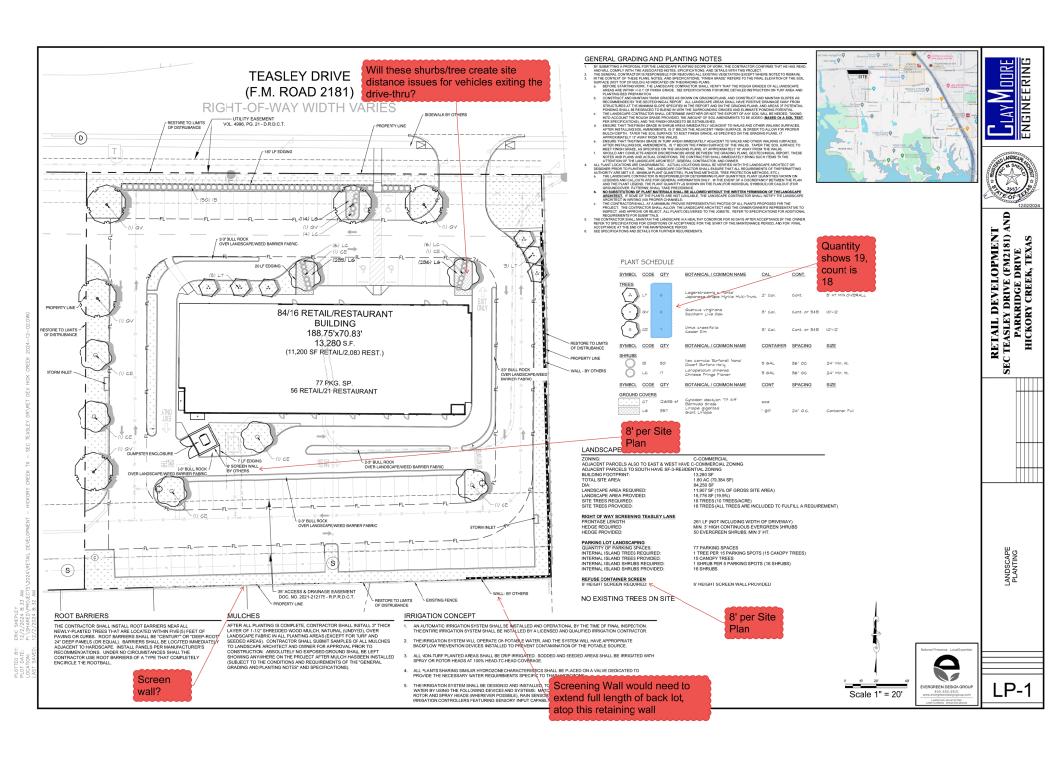
C: Kristi Rogers – Town Secretary

John Smith - Town Administrator

Attachment: Site and Landscape Plan markups

Town Checklist markup





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- RECOMMENDATIONS.

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 THE WEED BARRIER CLOTH IN PLACE.
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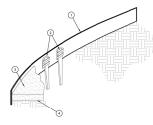
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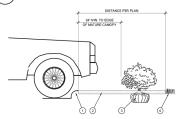
- 1) ROLLED-TOP STEEL EDGING PER PLANS
- 2 TAPERED STEEL STAKES. (3) MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.
- ONTES:

 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.

 2) BOTTOM OF EDGING SHALL BE BURIED A MINNUM OF 1" BELOW FINISH GRADE.

 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

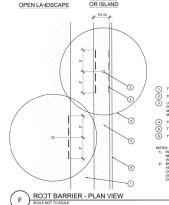




PARKWAY

- (1) CURB. (2) MULCH LAYER
- (3) PLANT.
- 4 TURF (WHERE SHOWN ON PLAN

PLANTING AT PARKING AREA E



F

 TYPCAL WALKWAY OR PAVING
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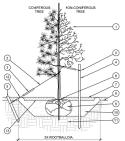
 TREE CANOPY
 TYPICAL PLANTI TYPICAL PLANTING AREA 6 TYPICAL CURB AND GUTTER

NOTES:

1) INSTALL ROOT BARRIERS NEAR AL.

MEWLY-PLANTED TREES THAT ARELOCATE
WITHIN 1991 (B) FEET OF PAVING OR CURBS.

2) BARRIERS SHALL BE LOCATED IMMEDIATED
ADJACENT TO HARDSAFE, LUNDRY NOT
LOSE ROOT BARRIERS OF A TYPE TRAIT
COMMETELY ENCROLE THE ROOTBALL

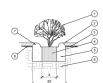


STAKING EXAMPLES (PLAN VIEW) 1

TREE PLANTING

1 TREE CANOPY.

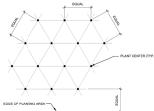
- (2) CINCH-TIES (24" BOX/2" CAL TREES AND SMALLER) OR 12 GAUGE GALIVANIZED WIRE WITH INYLON TREE STRAPS AT TREE AND STAKE (50" BOX2.5" CAL TREES AND LARGER). SECURE TES OF STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12*MIN. INTO
 UNDSTURBED SOIL
- (5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING P.T AND 18" MIN. INTO UNDISTURBED SOIL. (6) TRUNK FLARE.
- (7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- (8) FINISH GRADE.
- (9) ROCT BALL.
- (10) BACKFILL. AMEND AND FERTILIZE ONLY AS (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN.
- (13) FINISH GRADE.



 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.

- (3) FINISH GRADE
- (4) ROOT BALL
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. 6 UNDISTURBED NATIVE SOIL
- (7) 3' HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

SHRUB AND PERENNIAL PLANTING В



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRUNGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS. STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDEF = TOTAL PLANTS

 STEP 2: SUBTRACT THE ROW §) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PUNTS STEP 2: 51 PLANTS - (40 LF /1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING С





LANDSCAPE DETAILS & ECIFICATION

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RETAIL DEVELOPMENT EC TEASLEY DRIVE (FM2181) AN PARKRIDGE DRIVE HICKORY CREEK, TEXAS

ED BY: DATE:

LP-2





TOWN OF HICKORY CREEK ENGINEERING DESIGN MANUAL

CHECKLISTS

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

| Pla | at Application:Preliminary Plat Preliminary Replat |
|-----|---|
| | Final Plat Final Replat |
| En | gineering Plan: X_Preliminary Final |
| Sit | e Construction Plan: X Preliminary Final Post Construction |
| Sto | orm Water Management:Conceptual Preliminary Final |
| | oject Information |
| A. | Name of Development: Lennon II Addition (Lot 9,Block A) B. Date: 1/15/2024 |
| C. | Location of Development: SEC of Teasley Drive (FM 2181) and Parkridge Drive |
| | Type of Development: Commercial - Retail/Restaurant |
| E. | Total area (acres): 1.80 |
| F. | Proposed Land Uses (zoning designations): C-1 |
| G. | Anticipated project schedule: N/A |
| Н. | Name of Owner: Victory Real Estate Group |
| | Owner Telephone No.: 972-707-9555 J. FAX No.: |
| | Owner Contact Name: Brad Devault |
| | Owner Address: 2911 Turtle Creek Blvd., Dallas, TX 75219 |
| М. | Owner Email Address: |
| N. | Engineer/Surveyor's Name: E: Drew Donosky, PE - S: Matthew Raabe |
| | Engineer/Surveyor's Email Address: E: drew@claymooreeng.com |
| | Engineer/Surveyor Firm: Claymoore Engineering - Eagle Surveying, LLC |

| 21. | Certificate showing all taxes have been paid. | Yes | _ No | _ N/A |
|-----|---|--------|------|-------|
| 22. | A letter fully outlining and alterations from the approved Preliminary Plat. | Yes | _ No | _ N/A |
| ENG | INEERING SITE PLAN - Each Engineering Site Plan shall include: | | | |
| 1. | Engineering Site plans shall be placed on maximum 22" \times 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. | Yes X | No | N/A |
| 2. | Title block in lower right hand corner including: | | | |
| | a. Subdivision name with lot and block number. | Yes | No X | N/A |
| | b. Area in acres. Acreage shown, but incorrect amount for this site | Yes | No X | N/A |
| | c. Metes and bounds description including survey name and abstract number. | Yes_X | No | N/A |
| | d. Town and County. | Yes _X | No | N/A |
| | e. Preparation Date. | Yes X | No | N/A |
| 3. | Name, address and telephone number of the owner, applicant, and surveyor/engineer. | Yes X | No | N/A |
| 4. | Vicinity map and key map, if multiple sheets are needed. | Yes_X | No | N/A |
| 5. | Written scale, graphic scale and north arrow. | Yes X | No | N/A |
| 6. | Approximate distance to the nearest street. | Yes _X | No | N/A |
| 7. | Site boundaries, dimensions, lot lines and lot areas. | Yes X | No | N/A |
| 8. | Legend. | Yes X | No | N/A |
| 9. | Site data summary table including: | | | |
| | a. Zoning. | Yes X | No | N/A |
| | b. Proposed use. | Yes X | No | N/A |
| | c. Building area (gross square footage). | Yes X | No | N/A |
| | d. Building height (feet and inches). | Yes X | No | N/A |
| | e. Area of impervious surface. | Yes X | No | N/A |
| | f. Total Parking: Required and provided. | Yes _X | No | N/A |
| | g. Number of handicap parking spaces. | Yes X | No | N/A |

h. Number of dwelling units and number of bedrooms (multifamily).

| 10. | Existing improvements within 75' of the subject property. | Yes _X_ | No | N/A |
|-----|---|---------|--------|--------|
| 11. | Land use, zoning, subdivision name, recording information and adjacent owners. | Yes X | No | N/A |
| 12. | Building locations, sizes, and dimensions. | Yes _X_ | No | N/A |
| 13. | Distance between buildings on the same lot. | Yes | No | N/A _X |
| 14. | Building lines and setbacks. Add building side yard setback as needed | Yes X | No | N/A |
| 15. | Dimensions of all drive lanes and traffic flow arrows. | Yes _X_ | No | N/A |
| 16. | FEMA floodplains with elevations, and minimum finished floor elevations (include the floodplain note shown on the final plat). | Yes _X_ | No | N/A |
| 17. | Public streets, private drives, and fire lanes with pavement widths and including rights-of-way, median openings, turn lanes, existing driveways, adjacent existing driveways with dimensions, radii, and surface. | Yes X | No | N/A |
| 18. | Distances between existing and proposed driveways. | Yes X | No | N/A |
| 19. | Loading and unloading areas. Need to revise/amend note on site plan. | Yes | No _X_ | N/A |
| 20. | Ramps, crosswalks, sidewalks and barrier-free ramps with dimensions. | Yes _X_ | No | N/A |
| 21. | Locations of dumpsters and trash compactors with height and material of screening. | Yes X | No | N/A |
| 22. | Size, location, dimensions and details of all signs and exterior lighting of signs, including type of standards, locations and radius of light and intensity of foot-candles. All signage are subject to approval by the Building Inspections Department. | Yes | No _X_ | N/A |
| 23. | Location and sizes of existing and proposed water and sewer mains. | Yes _X | No | N/A |
| 24. | Location of fire hydrants. | Yes _X | No | N/A |
| 25. | Location and sizes of storm drains, culverts, inlets and other drainage features on or adjacent to the site. | Yes | No _x_ | N/A |
| 26. | Locations, widths, and types of existing and proposed easements. | Yes | No _X_ | N/A |
| 27. | Provide an elevation of all four sides of the building including materials, colors and dimensions at an architectural scale of 1"=20'. | Yes _X_ | No | N/A |
| 28. | Landscape plan provided on separate sheet to show the following: | Yes X | No | N/A |
| | a. Natural features including tree masses and anticipated tree loss. | Yes _x_ | No | N/A |
| | b. Floodplains, drainageways and creeks. | Yes | No | N/A X |
| | c. Screening walls and fences, retaining walls, headlight screens, and service area screens including height and type of construction. Discrepancy on trash enclosure screening wall height. Not showing screening wall at back of lot. | Yes | No X | N/A |

| | d. Existing and preserved trees including location, size, and species. | Yes | No | N/A |
|------------|--|---------|------|-------|
| | e. Landscaping materials including location and size. | YesX | No | N/A |
| | f. Proposed plant materials. | Yes X | No | N/A |
| | g. Note to indicate type and placement of irrigation system. | Yes _X_ | No | N/A |
| 29. | 2" x 3" blank box in lower right corner for Town use. | Yes | No | N/AX |
| 30. | Additional information as requested to clarify the proposed development. | Yes X | No | N/A |
| COV | <u>'ER SHEET</u> * - The cover sheet shall include: | | | |
| 1. | Project title and type of project. | Yes | _ No | _ N/A |
| 2. | Location map. | Yes | _ No | _ N/A |
| 3. | Disposal site for excess excavation. | Yes | _ No | _ N/A |
| 4. | Index of Sheets (if not included on its own sheet). | Yes | _ No | _ N/A |
| 5. | Approval blocks for Town including Town Engineer and Director of Public Works. | Yes | _ No | _ N/A |
| 6. | Professional Engineer's seal, signature and date. | Yes | _ No | _ N/A |
| 7. | "Release for Construction" note. | Yes | _ No | _ N/A |
| * NC | TE: If the Cover Sheet is not furnished, information should appear on other s | heets. | | |
| <u>GEN</u> | <u>IERAL</u> | | | |
| 1. | North arrow clearly shown on each plan sheet. | Yes | _ No | N/A |
| 2. | Bench marks shown on each sheet; located on permanent structure outside of construction limits and conveniently spaced (500' +). | Yes | _ No | N/A |
| 3. | Title blocks, title, sheet number and scales shown. | Yes | _ No | _ N/A |
| 4. | Each sheet must bear the seal of a Licensed Professional Engineer, signature, and date. | Yes | _ No | _ N/A |
| 5. | Street names on each sheet. | Yes | _ No | _ N/A |
| 6. | Property owners and property lines shown. | Yes | _ No | _ N/A |
| 7. | Submit four (4) sets of plans for review on 22" x 34" sheets. | Yes | _ No | _ N/A |
| 8. | Prepare plans on 22" x 34" sheets allowing for half size reduction to 11" x 17". | Yes | _ No | N/A |
| 9. | Text shall be legible on the half size 11" x17" plans. | Yes | _ No | _ N/A |
| 10. | Place standard general notes on plans. | Yes | No | N/A |