

NOTICE OF SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION HICKORY CREEK TOWN HALL 1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065 TUESDAY, JULY 25, 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. June 20, 2023 Meeting Minutes

Regular Agenda

2. Conduct a Public Hearing regarding a request from AWS Boats on behalf of Paul Bosco for a Special Use Permit for a Showroom, Dealership Offices and Service Center, for the display, sales, leasing, rental, and service of automobiles and storage of automobiles, recreational vehicles, motorcycles and boats in the 700 block of Lake Dallas Drive and consider and act on a recommendation for the same. The legal description of the property is A0284A Cobb, Tr 56, A0284A Cobb, Tr 55, 58, and A0284A Cobb, Tr 57(PT), Town of Hickory Creek, Denton County, Texas.

- 3. Conduct a Public Hearing to consider a recommendation for a request from KSW Holding Hickory Creek, LP to amend the current PD (Planned Development) zoning designation on the tract of land legally described as The Olana at Hickory Creek, Lot 1, Block 1, Town of Hickory Creek, Denton County, Texas and consider and act on the same. The property is located at 1851 Turbeville Road.
- 4. Discuss, consider and act on a recommendation for a final plat of 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. The property is located at 1851 Turbeville Road.
- 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. The property is located at 1851 Turbeville Road.

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 July 20, 2023 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, JUNE 20, 2023

MINUTES

Call to Order

Meeting was called to order at 6:02 by Chairman May.

Roll Call

PRESENT Chairman Tim May Vice Chairman David Gilmore Commissioner Dustin Jensen Commissioner Brenda Kihl Commissioner Collin Johnson

ABSENT Commissioner Rodney Barton Commissioner Bryant Hawkes

ALSO PRESENT Trey Sargent, Town Attorney Pandy Gibbons, Council Liaison Chris Chaudoir, Administrative Assistant

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

Pledge of Allegiance led by Chairman May.

Invocation

Invocation given by Vice-Chairman Gilmore.

Public Comment

No Public Comment

Consent Agenda

1. May 9, 2023 Meeting Minutes

Motion to accept the minutes as presented made by Vice Chairman Gilmore, Seconded by Commissioner Jensen. Voting Yea: Chairman May, Vice Chairman Gilmore, Commissioner Jensen. Voting Abstaining: Commissioner Kihl, Commissioner Johnson. <u>Motion carries.</u>

Regular Agenda

2. Discuss, consider and act on the appointment of a Chairperson and Vice-Chairperson.

Commissioner Jensen requested his name be removed from contention.

Chairman May and Vice-Chairman Gilmore were chosen for reappointment.

Motion made by Commissioner Jensen to accept the voting results, Seconded by Commissioner Johnson.

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

3. Discuss, consider and act on a recommendation for a Preliminary/Final Plat of the Metso Addition, Lot 1, Block A, 1.083 acres, <u>being a 1.021 & 0.062 acres tracts situ</u>ated in the Lowry Cobb Survey, Abstract Number 284, Town of Hickory Creek, Denton County, Texas. The property located at 109 Timberlake Lane.

Chairman May and Ms. Chaudoir gave an overview of the request and the history of the neighborhood.

Motion to recommend approval made by Vice Chairman Gilmore, Seconded by Commissioner Kihl.

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

4. Conduct a Public Hearing regarding an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter 14 Zoning, Article VII SF-1 Residential, Article VII SF-2 Residential, Article IX SF-3 Residential, Article X TH-1 Townhouse District, and Article XII.5 GMH Garth Addition Mobile Home Single-Family Residential to modify impervious surface limits within the districts and consider and act on a recommendation for the same.

Mr. Sargent and Ms. Chaudoir gave a brief overview of the proposal.

Public Hearing opened at 6:19. With no one wishing to speak, Public Hearing closed at 6:19 p.m.

Chairman May discussed his concerns about 50 percent coverage in the front yard in Town House TH-1 zones. The Commission discussed the different base zoning classifications, Planned Developments and their requirements, the current Zoning Map, drainage in neighborhoods and lot to lot, procedures for the approval of rezoning, drainage and platting, and the intent of the ordinance.

Motion made by Vice Chairman Gilmore to recommend approval as presented with the caveat that the Commission would like Council to consider leaving the front yard coverage in TH-1 districts at 40 percent coverage, Seconded by Commissioner Jensen.

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

Planning and Zoning Commission Special Meeting June 20, 2023 Page 3

Adjournment

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

Meeting adjourned at 6:52 p.m.

Approved:

Attest:

Tim May, Chairman Planning and Zoning Commission Chris Chaudoir, Administrative Assistant Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Special Use Permit

Meeting Date: July 25, 2023

Agenda Item 2:

Conduct a Public Hearing regarding a request from AWS Boats on behalf of Paul Bosco for a Special Use Permit for a Showroom, Dealership Offices and Service Center, for the display, sales, leasing, rental, and service of automobiles and storage of automobiles, recreational vehicles, motorcycles and boats in the 700 block of Lake Dallas Drive and consider and act on a recommendation for the same. The legal description of the property is A0284A Cobb, Tr 56, A0284A Cobb, Tr 55, 58, and A0284A Cobb, Tr 57(PT), Town of Hickory Creek, Denton County, Texas.

Background:

Property is 3 currently vacant lots at the corner of Lake Dallas Drive and Carlisle. Approval was granted in 2021 for a Special Use Permit for a Boat Dealership but no applications for the development or platting of the properties were submitted.

Timeline:

Previous Action/Review:

Date	Request	Meeting	Result
			Approval recommended
			with special reference to
12/14/21	SUP for AWS Boats		site plan and elevations
			Approved with additional
12/20/21	SUP for AWS Boats	Town Council	masonry.

Summary:

Application received June 12, 2023 with Special Use Permit posted that weekend. Public Hearing Notice published in the Denton Record Chronicle July 9th and notices mailed to surrounding property owners July 13th.

HICKORY	COMMUNITY DEVELOPMENT SPECIAL USE PERMIT APPLICATION Fee: \$500
Address/Location:	104 CARLISLE DRIVE
Project Name:	CAMUSLE VEALENSHIP 61964 62693
Current Zoning:	<u>C</u> Acres: <u>3.16</u> Tax ID #: <u>61976</u>
Legal Description (1 58, 57(Abstract / Name, Lot, Block, Tract): <u>ADZSYA COBS, TK56, 55</u> ,
Owner Name	Robbie Brown
Company Name	AWS Boats,LLC
Mailing Address	9150 Ten Mile Bridge Rd Fort Worth Tx 76135
Email Address	robbie@awsboats.com
Work #	Cell # 480-330-5726
Signature	Rolli B
Printed Name	Robbie Brown Date <u>C/13/23</u>
Applicant/Agent	PAUL BOSIS JA
Company Name	
Mailing Address	1401 JUSTINS Rel
Work #	Cell # (972)741.7206
Email Address	Pau @ Bosco AG, com
Signature	DeRy
Printed Name	Pour Basio Je Date 6/12/23
SALES (INCL STORAGE (Cription of all proposed use(s)? WORS LEASING (RENTING), SERVICE (MECHANIC & BODY) PRIMARY INDUM) OF AUTOMOBILES (INCLUDING NOTORCYCLES) AND BOATS

COMMUNITY DEVELOPMENT SPECIAL USE PERMIT APPLICATION

I hereby certify that the information included in this application is true to the best of my knowledge. By signing this application, Town of Hickory Creek staff or the town's designee is granted access to your property to perform work related to your application.

Rom	How Book	6 Jr	6/12/23
Applicant's Signature	Name (PRINTED)		Date
Rotti B	Robbie Brown	1	6/12/29
Current Owner's Signature	Name (PRINTED)		Date
Por	PAL- Bosco	5 JR	6/12/23
Buyer's Signature (if under contract)	Name (PRINTED)	Date	

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 _____

______, Owner, 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 and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20_____

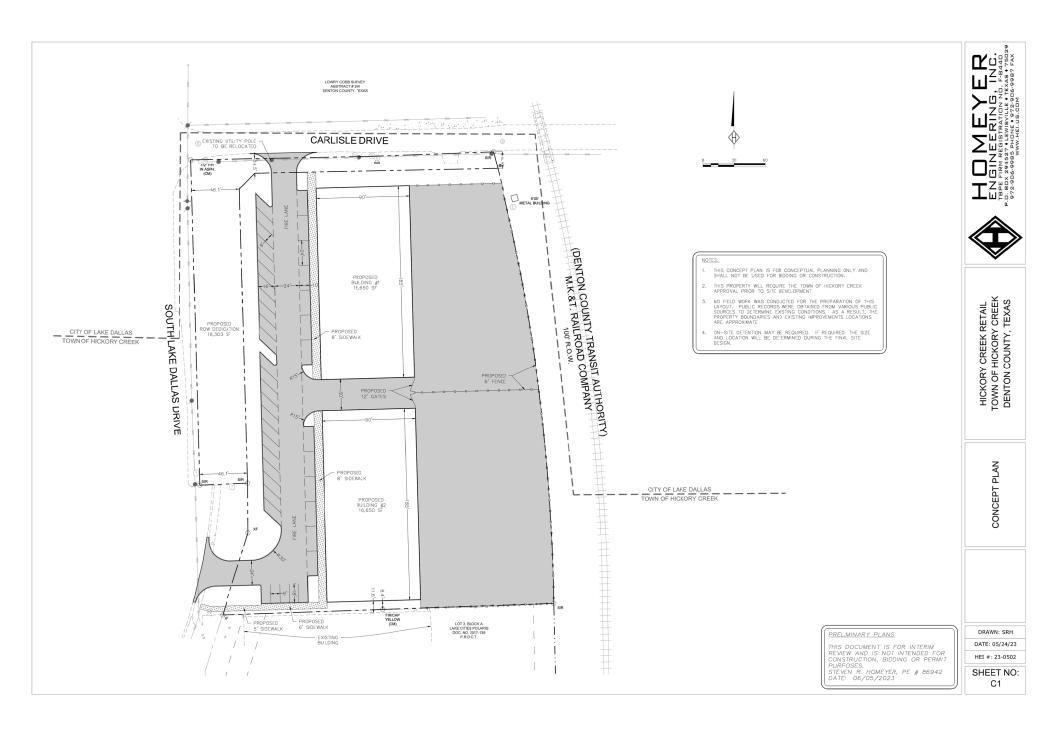
Notary Public, in and for the State of Texas

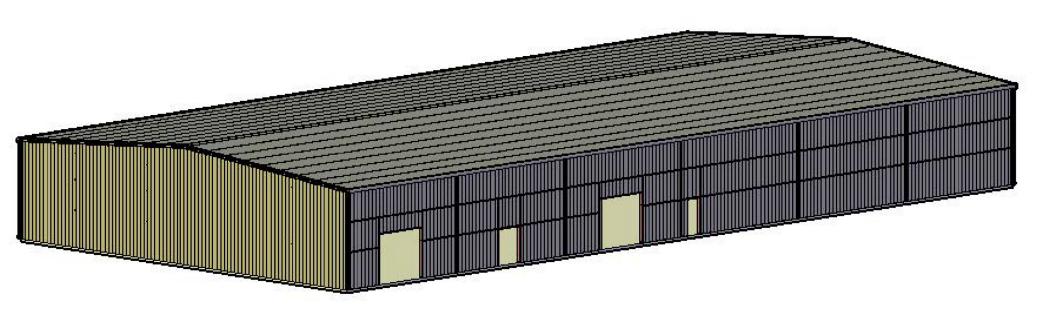
My Commission Expires On:

State of the County of Mar Signed before me on this day Kobbil of Notary Public

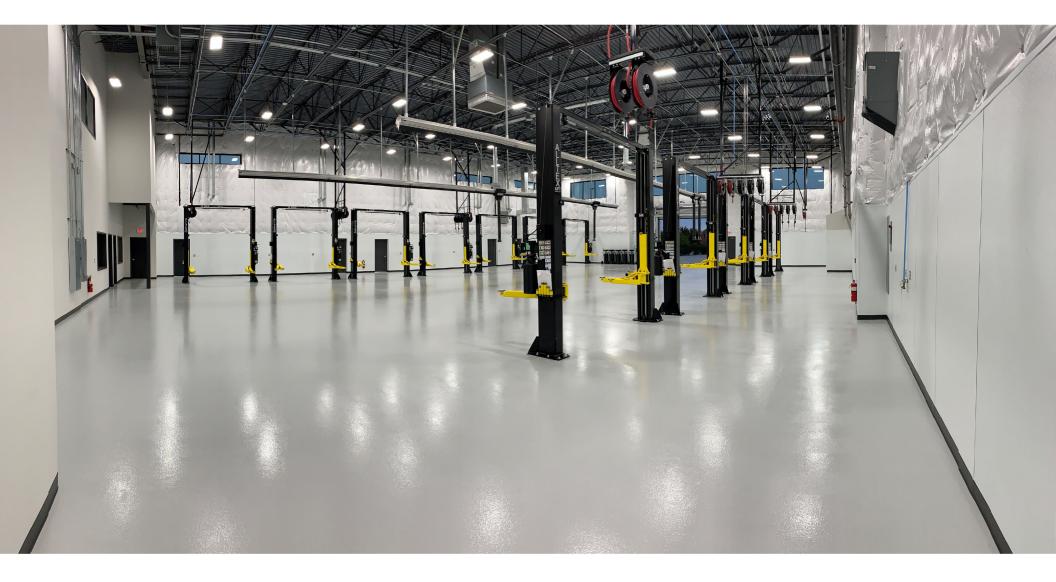


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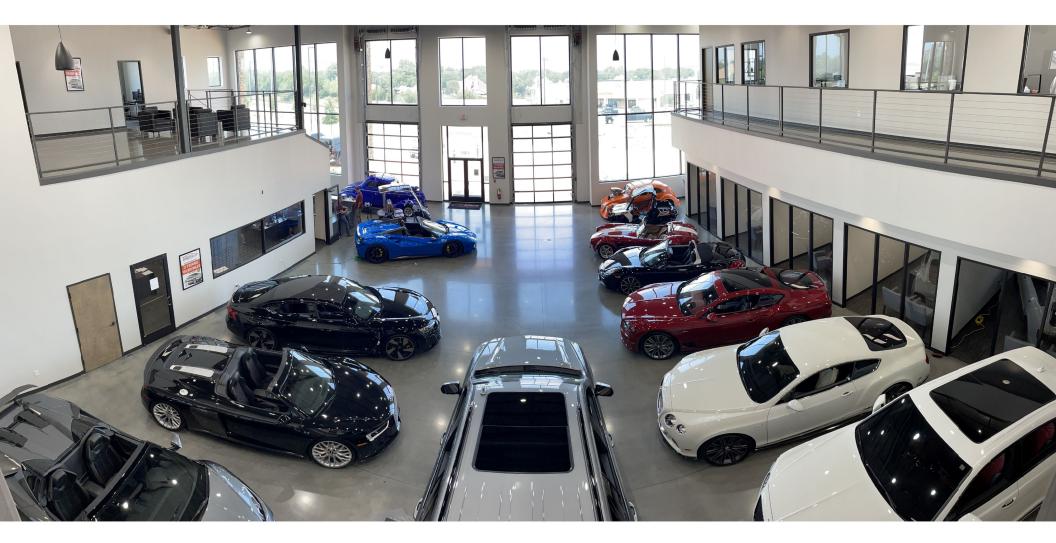
















AGENDA INFORMATION SHEET

Project Name: The Olana, 1851 Turbeville

Meeting Date: July 25, 2023

Agenda Item: 3, 4, and 5

Background:

The Olana is working to develop their site at 1851 Turbeville Road. Upon submission of the building plans for the Bakery Barn and Design Center, it was discovered the size of the buildings proposed did not meet the criteria outlined in the current PD ordinance. Changes were also necessary to the plat and site plans due revisions in some drainage areas and to an access easement.

Timeline:

Planned development and plat and site plan submittals received 6/30/23. Approvals received from Halff July 19, 2023.

Previous Action/Review:

Date	Request	Meeting	Result
3/12/19	Voluntary Annexation	Town Council	
3/26/19	Voluntary Annexation	Town Council	
4/16/19	Voluntary Annexation	Town Council	
5/1/19	Designate PD Zoning	Planning & Zoning	Denial recommended
5/21/19	Designate PD Zoning	Town Council	Continued
6/18/19	Designate PD Zoning	Town Council	Approved
4/20/21	Amendment to PD	Planning & Zoning	Approval recommended
4/26/21	Amendment to PD	Town Council	Approved with amendments
1/18/22	Final Plat	Planning & Zoning	Extension Requested
1/18/22	Site & Landscape Plan	Planning & Zoning	Extension Requested
2/15/22	Site & Landscape Plan	Planning & Zoning	Denial recommended
			Recommend approval as
2/15/22	Plat	Planning & Zoning	Preliminary Plat
3/28/22	Preliminary Plat	Town Council	Approved
3/28/22	Site & Landscape Plan	Town Council	Approved
5/17/22	Final Plat	Planning & Zoning	Approval recommended
5/23/22	Final Plat	Town Council	Approved
1/24/23	Final Plat	Planning & Zoning	Approval recommended
1/24/23	Site & Landscape Plan	Planning & Zoning	Approval recommended

2/6/23	Final Plat	Town Council	No Action
2/6/23	Site & Landscape Plan	Town Council	No Action
2/27/23	Final Plat	Town Council	Approved
2/27/23	Site & Landscape Plan	Town Council	Approved
7/25/23	Amendment to PD	Planning & Zoning	
7/25/23	Final Plat	Planning & Zoning	
7/25/23	Site & Landscape Plan	Planning & Zoning	
7/31/23	Amendment to PD	Town Council	
7/31/23	Final Plat	Town Council	
7/31/23	Site & Landscape Plan	Town Council	

Summary:

Approval recommended



AGENDA INFORMATION SHEET

Meeting Date: July 25, 2023

Agenda Item 3:

Conduct a Public Hearing to consider a recommendation for a request from KSW Holding Hickory Creek, LP to amend the current PD (Planned Development) zoning designation on the tract of land legally described as The Olana at Hickory Creek, Lot 1, Block 1, Town of Hickory Creek, Denton County, Texas and consider and act on the same. The property is located at 1851 Turbeville Road.

TOWN OF HICKORY CREEK, TEXAS ORDINANCE NO. 2023-07-____

AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, AMENDING AS HERETOFORE AMENDED, ITS COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY AMENDING AN EXISTING PLANNED DEVELOPMENT ORDINANCE NO. 2021-04-874 **ON CERTAIN TRACTS OF LAND LEGALLY DESCRIBED AS A1120A H.H. SWISHER** TR 50, 5.0 ACRES AND TR 50A (1) (PT) OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; AS PD (PLANNED DEVELOPMENT); PROVIDING THAT SUCH TRACTS OF LAND SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL **REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT DESIGNATION FOR** THE SUBJECT PROPERTY; PROVIDING A PRELIMINARY SITE PLAN; PROVIDING **DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING** A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR **CONTINUES; PROVIDING FOR THE TOWN OF HICKORY CREEK TO BRING SUIT** IN DISTRICT COURT TO ENJOIN THE PERSON, FIRM, PARTNERSHIP, CORPORATION, OR ASSOCIATION FROM ENGAGING IN THE PROHIBITED **ACTIVITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT** AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek is a Type A General Law Municipality located in Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Title 7, Chapter 211.003 of the Texas Local Government Code empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the owner/representative of an approximately 39 gross acres of land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has requested a zoning modification of its current zoning of PD (Planned Development) District; and

WHEREAS, such application further requested an amendment to the official Zoning District Map of the Town in accordance with the zoning ordinance of the Town; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of the Town, and after considering the information submitted at that public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town has forwarded to the Town Council its favorable recommendation regarding the adoption of the amendment to the Comprehensive Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of this Town, and after considering the information submitted at that public hearing and all other relevant information and materials, including the character of the Property and its suitability for particular uses and development, with a view of encouraging the most appropriate use of the Property, the Town Council made a finding that the rezoning approved hereby accomplishes such objectives; and

WHEREAS, the Town Council has determined that there is a necessity and need for the change in zoning and that the proposed change is consistent with the Comprehensive Land Use Plan of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:

SECTION 1 INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 FINDINGS

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interest of the Town of Hickory Creek, Texas, and of the public health, safety, and welfare.

SECTION 3 REZONING

The zoning ordinance of the Town of Hickory Creek, Texas, the same being the Town's Comprehensive Zoning Ordinance, as it exists on the date of the adoption of this Ordinance (the "Comprehensive Zoning Ordinance") is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, definitions, phrases, and words are not amended but are hereby ratified and affirmed:

- A. The zoning of the Property hereby designates PD (Planned Development) District for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the Town. Requirements of this Ordinance are more specifically described and set forth in Exhibits "B" and "C", which are attached hereto and incorporated herein for all purposes and shall apply to the "PD" Planned Development unless otherwise specified in such Exhibits.
- B. The development standards for this Planned Development are attached hereto as Exhibit "B" and are incorporated herein as if copied in their entirety. Such development standards shall be adhered to in carrying out the development of the Property in accordance with this Ordinance and shall individually and collectively constitute conditions precedent to the granting of any Certificate of Occupancy and building permits for all structures within this Planned Development.

C. A conceptual site plan for the Property is attached hereto as Exhibit "C" and incorporated herein as if copied in its entirety.

SECTION 4 APPLICABLE REGULATIONS

Except as otherwise provided in this Ordinance, the Property shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including, but not limited to, the Town's subdivision ordinance, building codes, requirements concerning preliminary and comprehensive site plans, landscape plans, and tree preservation. It shall be unlawful for any person, firm, or corporation to make sure of said premises in some manner other than as outlined by this Ordinance.

SECTION 5 ZONING MAP

The Town Secretary is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning change herein made.

SECTION 6 CUMULATIVE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

SAVINGS

All rights and remedies of the Town of Hickory Creek, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning of land which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8 SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 9 PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. If the governing body of the Town of Hickory Creek determines that a violation of this Ordinance has occurred, the Town of Hickory Creek may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 10 PUBLICATION

The Town Secretary of the Town of Hickory Creek is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 11 ENGROSSMENT AND ENROLLMENT

The Town Secretary of the Town of Hickory Creek is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Penalty, and Effective Date of this Ordinance in the minutes of the Town Council and by filing this Ordinance in the ordinance records of the Town.

SECTION 12 EFFECTIVE DATE

This ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas, this 31st day of July, 2023.

Lynn C. Clark, Mayor Town of Hickory Creek, Texas ATTEST:

Kristi K. Rogers, Town Secretary Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent, III, Town Attorney Town of Hickory Creek, Texas

<u>Exhibit A</u> Legal Description

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NO. 1220, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A 39.2300 ACRE PROPERTY DESCRIBED INDEED TO T CHATEAU EVENT CENTER, LLC AS RECORDED INSTRUMENT NO. 2012-44732 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE SAID 39.2300 ACRE TRACT, COMMON WITH THE WEST LINE OF A 19.2345 ACRE TRACT, DESCRIBED IN DEED TO 1745 TURBEVILLE RENTAL PROPERTY, LLC, AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2015-48856 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND LOCATED IN THENORTH RIGHT-OF-WAY LINE OF TURBEVILLE ROAD, FOR THE NORTHEAST CORNER OF A 0.3671 ACRE TRACT OF LAND DESCRIBED IN RIGHT-OF-WAY WARRANTY DEED TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY PARCEL DESCRIBED IN DEED TO TOWN OF HICKORY CREEK, TEXAS AND RECORDED IN INSTRUMENT NO. 2013- 19372 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TURBEVILLE ROAD AS DESCRIBED IN SAID RIGHT-OF-WAY WARRANTY DEED TO TOWN OF HICKORY CREEK, TEXAS AS RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5);

SOUTH 89° 41' 16" WEST FOR A DISTANCE OF 250.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 01° 45' 46" EAST FOR A DISTANCE OF 9.91 FEET TO A 112" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

SOUTH 89° 40' 06" WEST FOR A DISTANCE OF 406.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 89°43' 11" WEST FOR A DISTANCE OF 226.42 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAPFOUND FOR CORNER;

NORTH 89° 07' 34" WEST FOR A DISTANCE OF 456.60 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CONER OF AFORESAID 0.3671 ACRE TRACT OF LAND DESCRIBED IN RIGHT-OF-WAY WARRANTY DEED TO TOWN OF HICKORY CREEK, TEXAS AND RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING IN THE WEST LINE OF THE AFORESAID 39.2300 ACRE TRACT;

THENCE NORTH 00° 02' 13" EAST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID TURBEVILLE ROAD AS DESCRIBED IN SAID RIGHT-OF-WAY WARRANTY DEED TO TOWN OF HICKORY CREEK, TEXAS AND RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND FOLLOWING ALONG WEST LINE OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT COMMON WITH THE EAST LINE OF STEEPLECHASE NORTH ADDITION - PHASE 1, AN ADDITION TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2013-91 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 1403.03 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF 3.2515 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALAN HARVEY GOLDFIELD AS RECORDED IN DOCUMENT NO. 2013-57560 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36° 41' 33" WITH A RADIUS OF 400.00 FEET AND A CHORD BEARING SOUTH 71° 50' 27" EAST AT A DISTANCE OF 251.81 FEET:

THENCE FOLLOWING ALONG THE NORTH LINE OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT AND THE SOUTH LINE OF SAID 3.2515 ACRE ALAN HARVEY GOLDFIELD TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED (6) THROUGH (11);

SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 256.16 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 36° 41' **11**" AND A CHORD BEARING SOUTH 71° 50' 16" EAST AT A CHORD DISTANCE OF 289.53 FEET;

SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 294.54 FEET TO A 5/8¹¹ IRON ROD SET FOR CORNER;

NORTH 89° 49' 08" EAST FOR A DISTANCE OF 524.98 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 16° 52' 25" AND CHORD DIRECTION OF NORTH 81° 22' 55" EAST AT ACHORD LENGTH OF 134.98 FEET;

SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 135.47 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE OF 16° 52' 25" AND CHORD BEARING NORTH 81° 22' 55" EAST AT A CHORD LENGTH OF 117.37 FEET;

NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 117.80 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER ;

NORTH 89° 47' 02" EAST FOR A DISTANCE OF 29.66 FEET TO A 5/811 IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 19.2345 ACRE TRACT OF LAND DESCRIBED IN DEED TO 1745 TURBEVILLE RENTAL PROPERTY, LLC AS RECORDED IN DOCUMENT NUMBER 2015-48856 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; THENCE SOUTH 00° 52' 15" EAST AND DEPARTING THE SOUTH LINE OF AFORESAID 32515 ACRE ALAN HARVEY GOLDFIELD TRACT AND ALONG THE EAST LINE OF AFORESAID 392300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT AND THE WEST LINE OF SAID 19.2345 ACRE 1745 TURBEVILLE RENTAL PROPERTY, LLC TRACT FOR A DISTANCE OF 1262.16FEET TO THE POINT OF BEGINNING AND CONTAINING 38.8755 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.H.SWISHER SURVEY, ABSTRACT NO. 1220, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CTMGT MONTALCINO, LLC, AS RECORDED IN DOCUMENT NO. 2011- 121574 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

COMMENCING AT A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATED FOR TURBEVILLE ROAD (A VARIABLE WIDTH RIGHT- OF-WAY) AS RECORDED IN DOCUMENT NO.2013-19372 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING IN THE COMMON WEST LINE OF SAID CTMGT MONTALCINO TRACT AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO T CHATEAU EVENT CENTER, LLC, AS RECORDED IN DOCUMENT NO. 2012-44732 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 52' 15¹¹ WEST AND FOLLOWING ALONG SAID COMMON LINE FOR A DISTANCE OF 820.00 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE NORTH 00° 52' 15" EAST AND CONTINUING WITH SAID COMMON LINE FOR A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89° 07'45" EAST AND DEPARTING THE SAID COMMON LINE, OVER AND ACROSS SAID CTMGT MONTALCINO TRACT FORA DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

Exhibit B Planned Development Standards

The following PD Standards shall apply to the real property described in the legal description attached to this ordinance as Exhibit A (the "Property"). The Base Zoning for the Property is C-1 Commercial District, as that term is defined in Chapter 14 of the Code of Ordinances of the Town of Hickory Creek, Texas (the "Zoning Ordinance"). In the event any provision of these PD Standards conflict with a provision of the Zoning Ordinance, the PD Standards shall apply. All provisions of the Zoning Ordinance not specifically altered by the PD Standards shall apply to the Property.

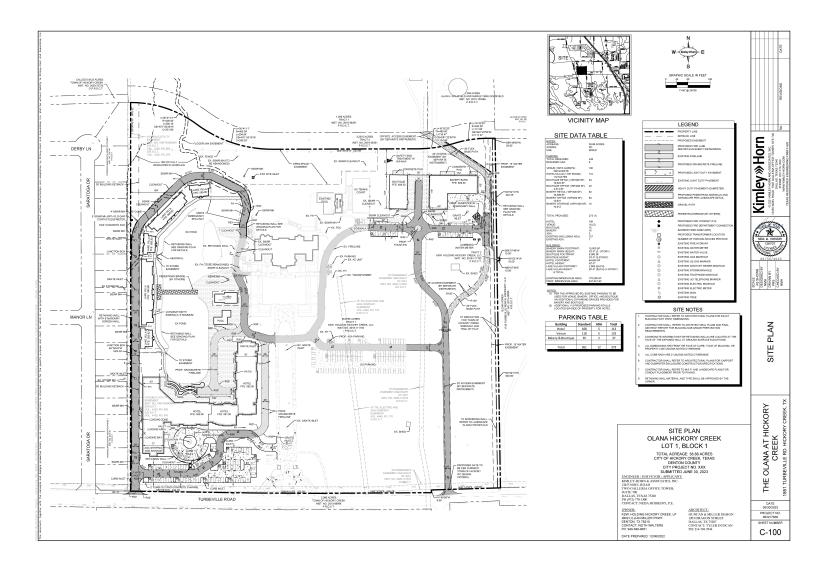
- 1. Allowed Uses:
 - a. In place of, and not in addition to, those uses allowed under the Base Zoning, the following uses shall be permitted:
 - i. Wedding and Event Venue, including but not limited to, religious and worship activities, educational facilities, weddings, and corporate offices and retreats.
 - ii. Hotel and other short-term lodging
 - iii. Spa/Sauna
 - iv. Restaurant and Bakery
 - v. Residential
 - vi. Wedding Boutique and Floral Retail
 - vii. Office and conference center
 - b. Additional Area Regulations:
 - i. Side Yard: Any lot that shares a boundary with the eastern or western boundary of the Property must provide a side yard of not less than thirty (30) feet from other property lines with residential structures or public roads along said boundary line. All or part of any trail, path, or sidewalk for public use may be included inside the thirty (30) feet.
 - ii. Landscape Buffer: Any lot that shares a boundary with a district zoned for residential use must provide a landscape buffer of not less than five (5) feet.
 - iii. Screening: The western boundary line of the Property must have a masonry fence with a height of eight (8) feet along said boundary line.
 - iv. West Facing Window Restriction: Any building construction within 45 feet of the western Property line shall not have any west-facing window installed that exceeds six square feet and must be installed so that the bottom edge of the window is sixty (60) inches from the floor; however the "Back of House" building and the "Fitness and Spa" building shall have windows on the rear of the building to provide a more residential look to the rear of the buildings.
- 2. Area Regulations shall be modified to allow for the following:
 - a. Height Regulations Applied to All Structures Except Main Hotel Building and existing mansion structure:

- i. No structure within shall exceed two (2) stories in height from the finished floor, with maximum structure height of thirty-four (34) feet above grade as measured from the foundation of the structure.
- ii. The main hotel building and adjoining hotel rooms shall not exceed two (2) stories in height with a maximum structure height of forty-two (42) feet as measured from the foundation of the structure.
- 3. <u>Exhibit C.</u> (Conceptual Land Plan) is attached to depict the general location and size building layout. Until final construction document and development site plans of the Property are completed, flexibility to change the design shall be allowed assuming the other terms herein are met.
- 4. Design Center: Consisting of two steel framed buildings with concrete foundations to be constructed on the eastern third of the property.
 - a. Building #1: The building shall not exceed 31,000 square feet.
 - b. Building #2: The building shall not exceed 17,000 square feet.
 - c. The building exteriors shall be at least 50% masonry to include a requirement that the front facing portion of the building be at least 90% masonry.
 - d. The buildings shall not exceed the 34' height restriction.
 - e. The interior finish out shall otherwise meet current building and fire code requirements for its applicable use.
- 5. Streets
 - a. There are no public roads or public streets on the Property.
 - b. All streets on the Property will be private driveways and fire lanes. Private driveways and fire lanes shall be maintained by the Property Owner.
 - c. The fire lane(s) for any new structure shall be 26'wide. The fire lane behind the Villas on the west side of the property may be Grasscrete or a similar semi-permeable paving system.
 - d. The driveway from Turbeville Road to the Bakery Barn and Boutique will be constructed of concrete.
- 6. Parking
 - a. Parking lot(s) shall be concrete.
 - b. One hundred fifteen (115) spaces for the existing venue, offices, and employee parking, which may also be used by the Bakery Barn and Boutique.
 - c. A minimum of an additional 100 parking spaces will be constructed for lodging and amenity uses, including but not limited to, restaurants, pools, parks, and spa.
- 7. Limitation on Hotel Rooms
 - a. A maximum of 110 hotel suite/units may be constructed on the subject Property; and no more than forty (40) hotel suites/units may be constructed within fifty (50) feet of the western property line.

- 8. Sidewalks
 - a. Sidewalks are not required but are optional throughout the Property at the discretion of the Property Owner.
 - b. Sidewalk will be required along Turbeville Road from the eastern property line to the western property line.
- 9. Accessibility
 - a. All new construction on the Property shall comply with federal ADA standards and Texas Accessibility Standards.
- 10. Dedication of Land for Walking Trail
 - a. Property owner has dedicated approximately ten (10) feet of real property to the Town for the purpose of constructing a walking and biking trail not to exceed eight (8) feet in width along the eastern property line, as previously agreed.
 - b. The land dedicated for the walking trail shall be included in the required buffer.
 - c. The Property Owner shall financially participate in the construction of the path by paying fifty percent (50%) of the construction cost of the concrete sidewalk and shall also provide conduit through the masonry screening wall to allow for lighting to be mounted to the back side of the screening wall.
 - d. The Town agrees that no lights exceeding 12 feet in height shall be installed along the trail abutting the property line.
- 12. Solid Waste Collection
 - a. Solid waste collection is prohibited on the western boundary of the property within fifty feet of the property line. Collection shall continue at the rear of the mansion. No collection on the western property line may occur outside of the hours of 9:00 AM to 6:00 PM.
 - 13. All construction of buildings on the property shall be Modern French Provincial Style.
 - 14. All outdoor lighting must be night sky approved.

Exhibit C

Conceptual Site Plan



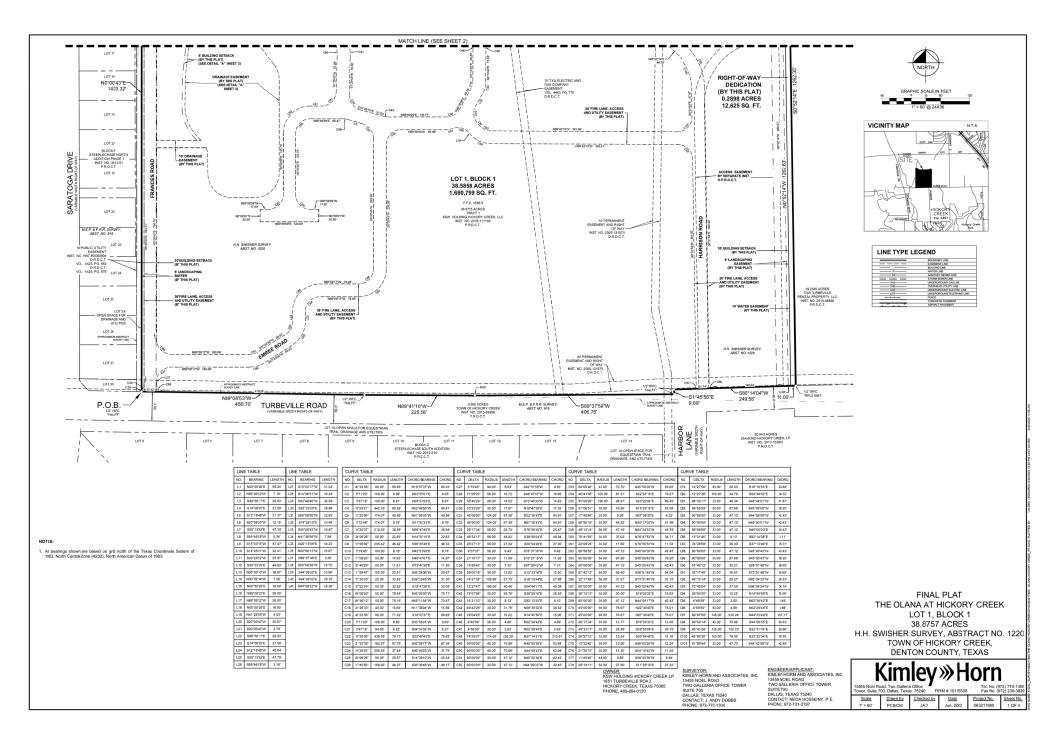


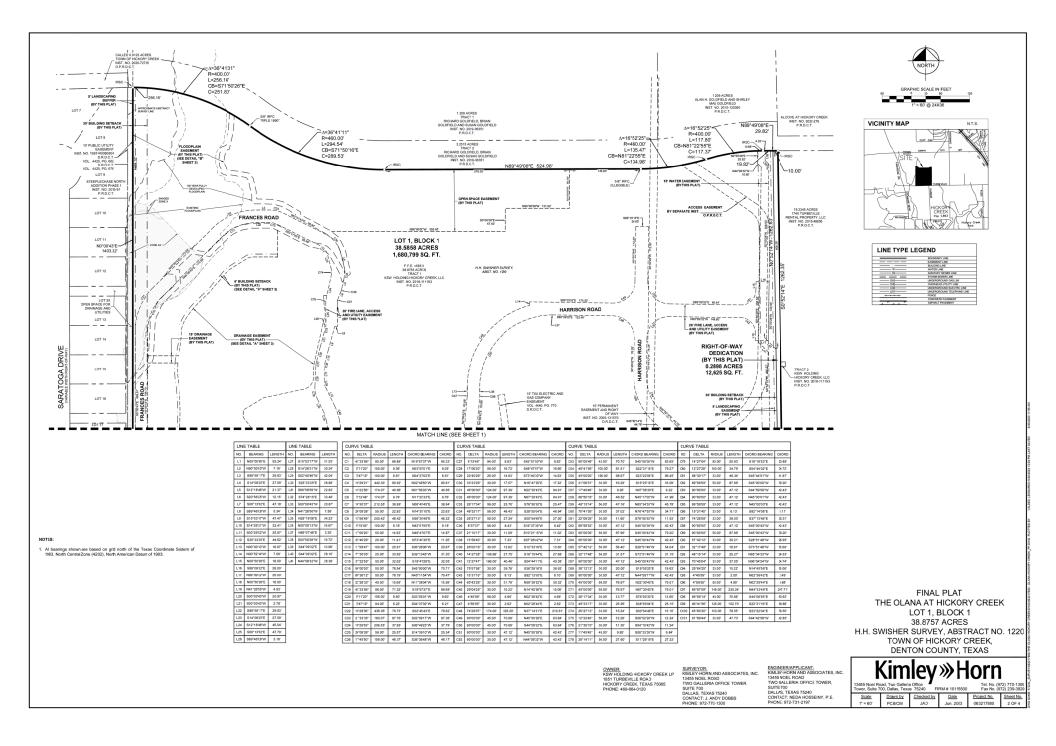
AGENDA INFORMATION SHEET

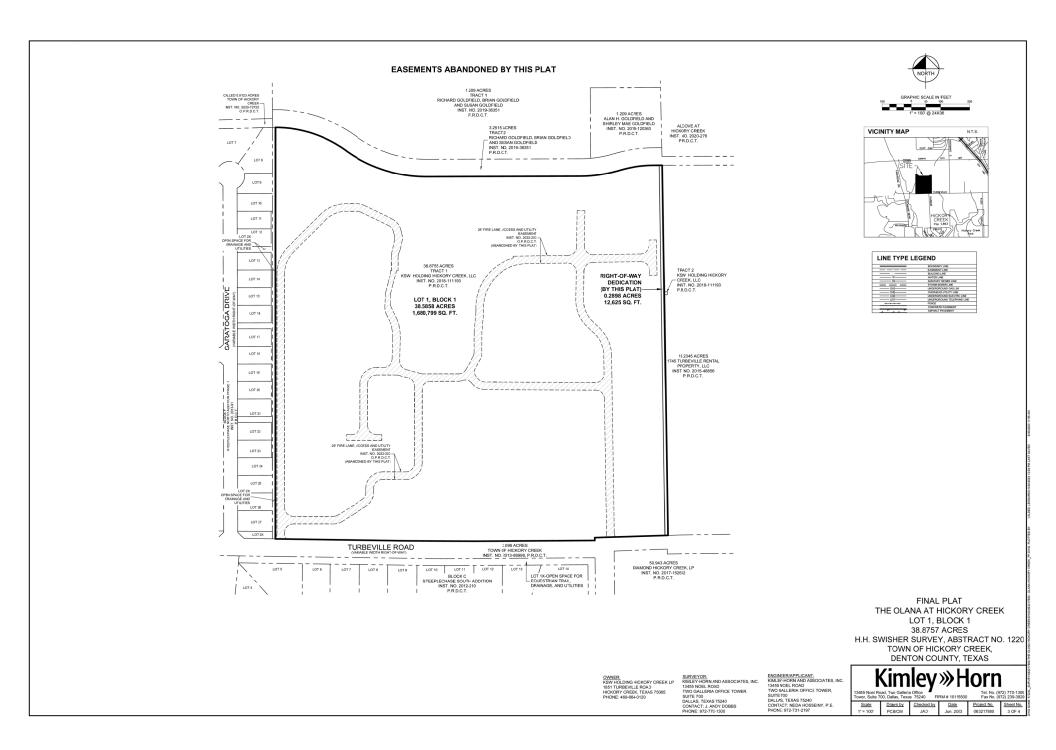
Meeting Date: July 25, 2023

Agenda Item 4:

Discuss, consider and act on a recommendation for a final plat of 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. The property is located at1851 Turbeville Road.







OWNERS CERTIFICATE:

WHEREAS, KSW HCLDING HICKORY CREEK, LP, is the owner of a trast of land situated in the HH. Swisher Survey, Abstract No. 1220. Twan of Hickory Creek, Denton Courky, Teaxs, and being all of a called 38.785 and tract of land excited as Tract. In General Warrant Doed with Vierdors', Line Is/SW Holdery Hickory Creek, LP recorded in Instrument No. 2018-111193 of the Public Records of Denton County, Teas; and being more particularly described as follows:

BEGINNING at a 1/2' iron rod with "HALFF" cap found n the north right-4-way line of Turbevile Road (variable widh right-6-way), being the southeast come of Lo 2 X. Block F of Steeplechave North Addition, Phase I an addition to the Town of Hickory Creak, Texas according to the plat recorded in Document Vo. 2013-91 of the OfficialRecords of Denten County, Texas, and the southwest comer of said Tract 1;

THENCE with the east line of axid Loz 2, Block F. Non (00/07042) East, a distance of 1.433.32 fee to a 50° iron not with red 704° cap at n the scuth line of a called 2.2515 arcs trate of land described as Tad 2 in Executor's Deed to Related ColdRell, Block Block

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

h a southeasterly direction, with said non-tangent curve to the right, an arc distance of 256.16 fext to a 5/6° iron rod vith "RPLS 1890"cap found for the beginning of a reverse curve to the kift, having a central argle of 36^{4} 111", a disks of 480.00 fext, a chord bearing and distance of South 7150" fexts, a distance of 286.53 feet;

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

North 89°49'08" East, a distance of 524.98 feet to a 56° iron rod with czp (illegible) found for the teginning of a curve to the left, having : central angle of '6°52'25", a radius of 460.00 feet, a :hord bearing and distance of North 81°22'55" East, a distance of 134.98 feet;

h an easterly direction, with said curve to the left, an arc distance of 133.47 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;

h an easterly direction, with said reverse curve to the right, an arc distance of 117.80 feet to a 58" iron rod with red "KHA" cap set;

North 89°49'08" Eist, 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 motthwest corner of a called 19.2345 acree tract of land described in Special Warranty Deed with Vendor's Lien to 14'S trutheville Rental Property. LC recorded in Instrument No.2015-84356 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 1262.35 feet to a 1/2" iron rcd with "RPLS 4561" cap found in sad north right-of-way line of Turberville Road;

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

South 88°14°C4" 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 9.69 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 89'41'13' West, a distance of 225.58 feet to a 1/2' iron rod with "HALFF" cap found for corner; North 89'0253' West, a distance of 456.70 feet to the **POINT OF BEGINNING** and containing 38.8757 acres or 1.883,424 square feet.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

Note interactions, known known in the binder processing of the pro

Water man and exemuter assemblers shall also include additional and a working pace for construction not manhanero of the patients. Additional assembler was a task to compete for includes and immativences of methods. Celensing, for patients, well worker and waterwater services from the nami to the curb or pavement line, and discription of such additional easements herein granted shall be determined by the inclusion as statistic

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

WINESS, my hand at _____, Texas, this the ___day of _____, 20__.

KSW HOLDING HICKORY CREEK, LP.

By:

Name:

Title:

STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared in the security of the same for the proper benefit and account and the same for the proper benefit and acknowledged to me that he executed the same for the proper benefit expressed and under and head that the statements in the foregoing certificate are tree.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of ______, 20___

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 n accordance with the Platify Rules and Regulations of the Town of Hickory Creek, Texas.

Dated this the _____ day of ______, 20____

J. Andy Dobbs Registered Piofessional Land Surveyor No. 6196 Kritley-Hom and Associates, Inc. 13455 Notel Poad, Two Galiteria Office Tower, Suite 700 Dafiles, Texas 75240 (972) 770-1300

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BEUSED OR VIEWED OR RELIED UPON AS AFINAL SURVEY DOCUMENT

PRELIMINARY

STATE OF TEXAS § COUNTY OF EALLAS §

BEFORE ME; the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobts, known to me to be the person whose name is subsetbed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein sxpressed 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 ______, 20__

Notary Public in and for the State of Texas

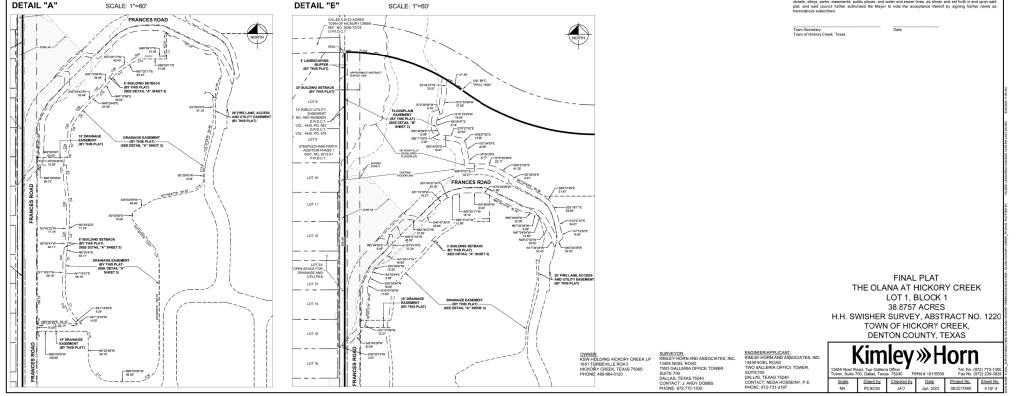
RECOMMENDED FOR APPROVAL

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 lown secretary of Town of Hickory Creek, Taxaa, heneby cellifes that the foregoing final plat of the The Claws at Hickory Creek audiovation or addition to the Town of Hickory Creek was submitted to the lown entersh, alway, parks, assemments, public placema, and varker and severe rises, as short and to fiction in and upon and plat, and acid council further authorized the Mayor to note the acceptance thereof by signing hisher name as hierarabicities.





July 19, 2023 AVO 37638.200

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

RE: The Olana – Final Plat 4th 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.

A revision to the previously approved plat has been submitted to reflect changes to the site plan and easements.

Halff has reviewed the revised Final Plat and recommends approval.

Sincerely,

HALFF ASSOCIATES, INC.

TBPELS Engineering Firm No. 312

Lee J. Will

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

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

HALFF ASSOCIATES, INC.

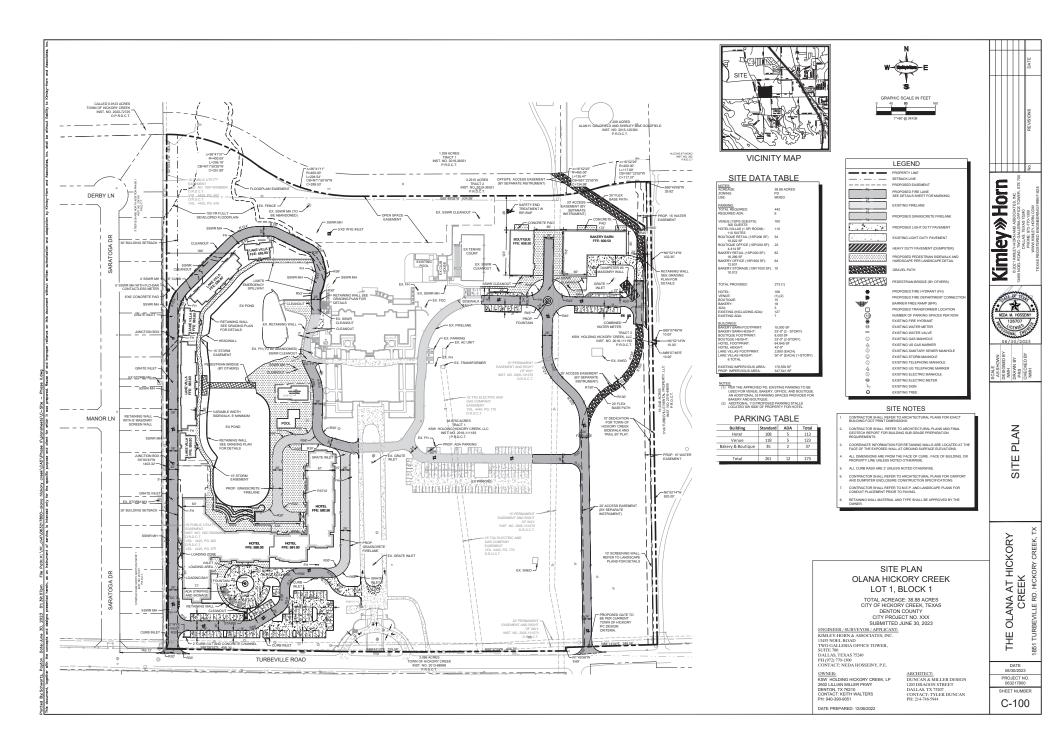


AGENDA INFORMATION SHEET

Meeting Date: July 25, 2023

Agenda Item 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. The property is located at1851 Turbeville Road.

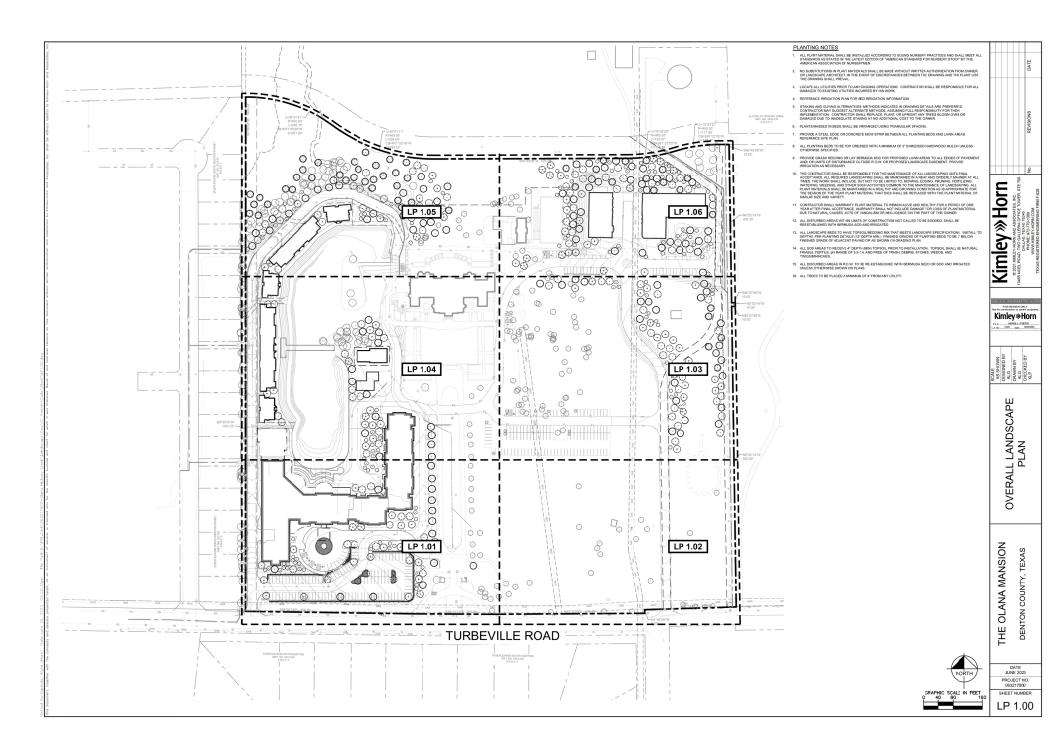


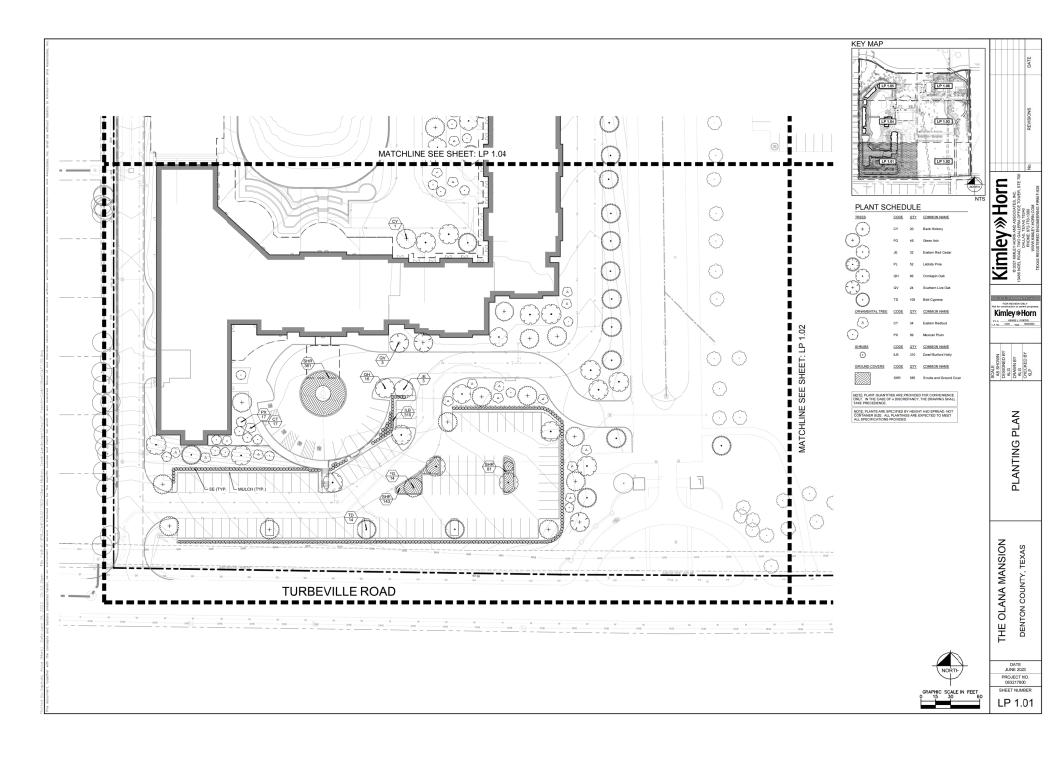


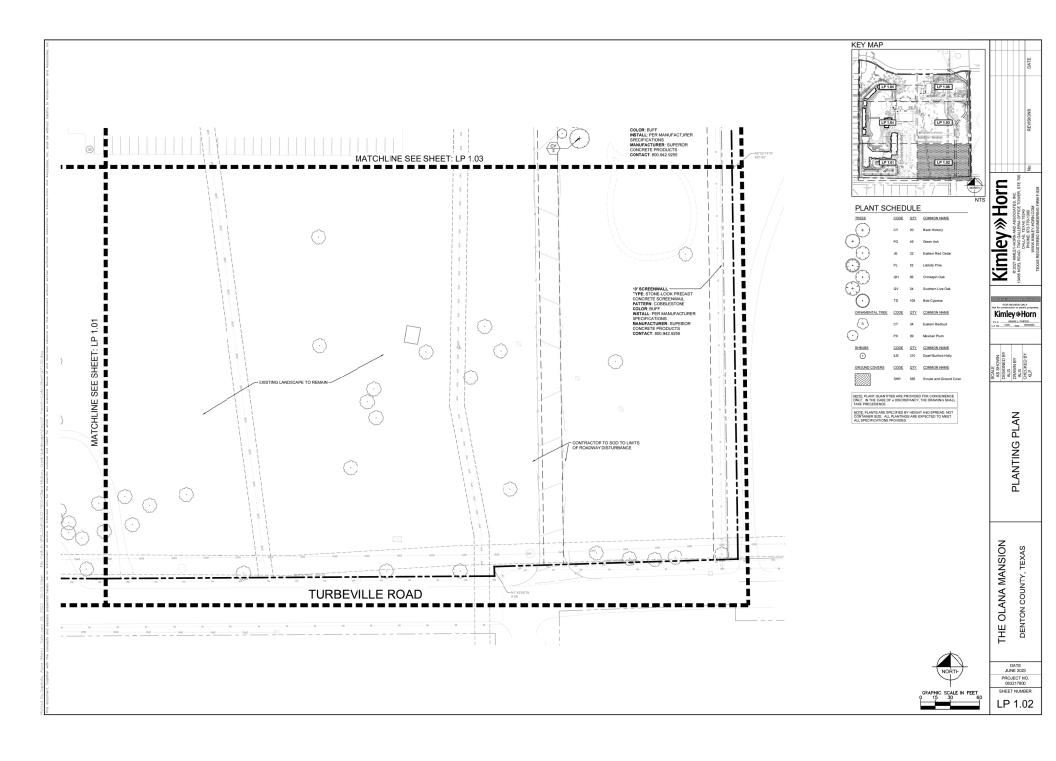
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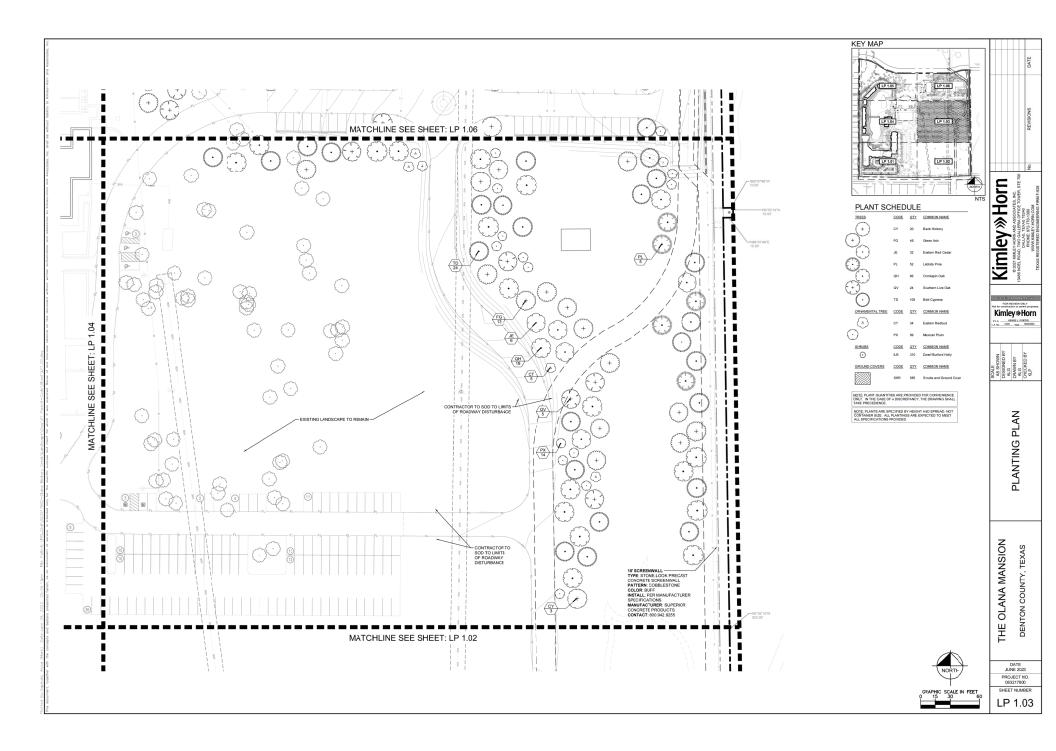
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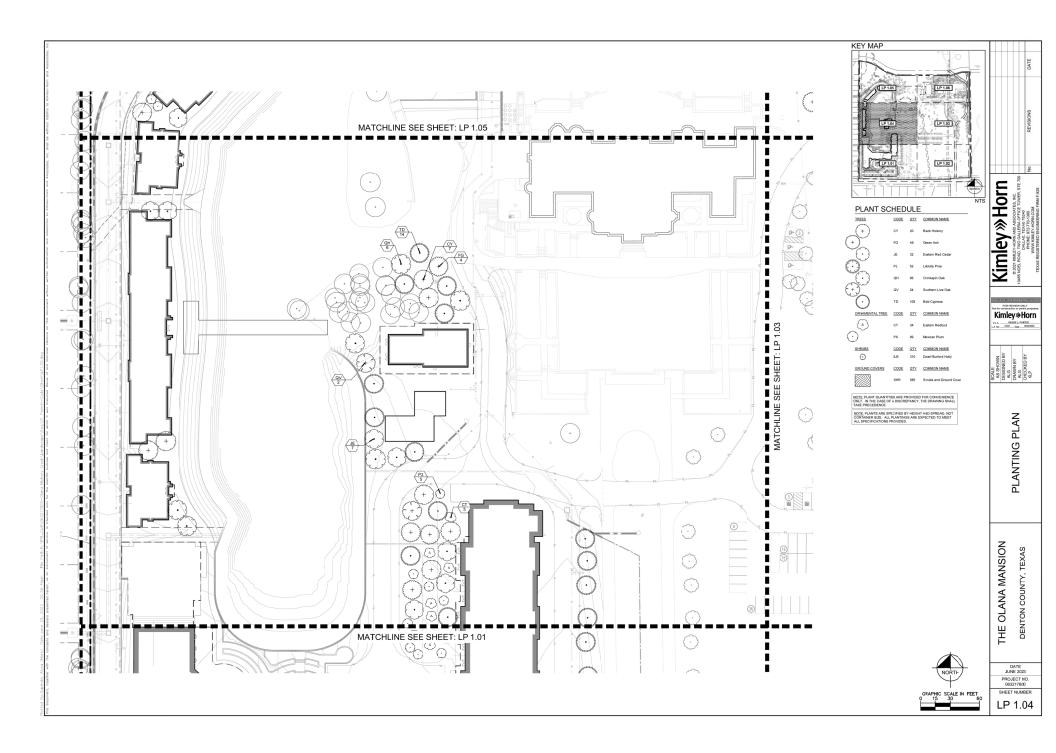
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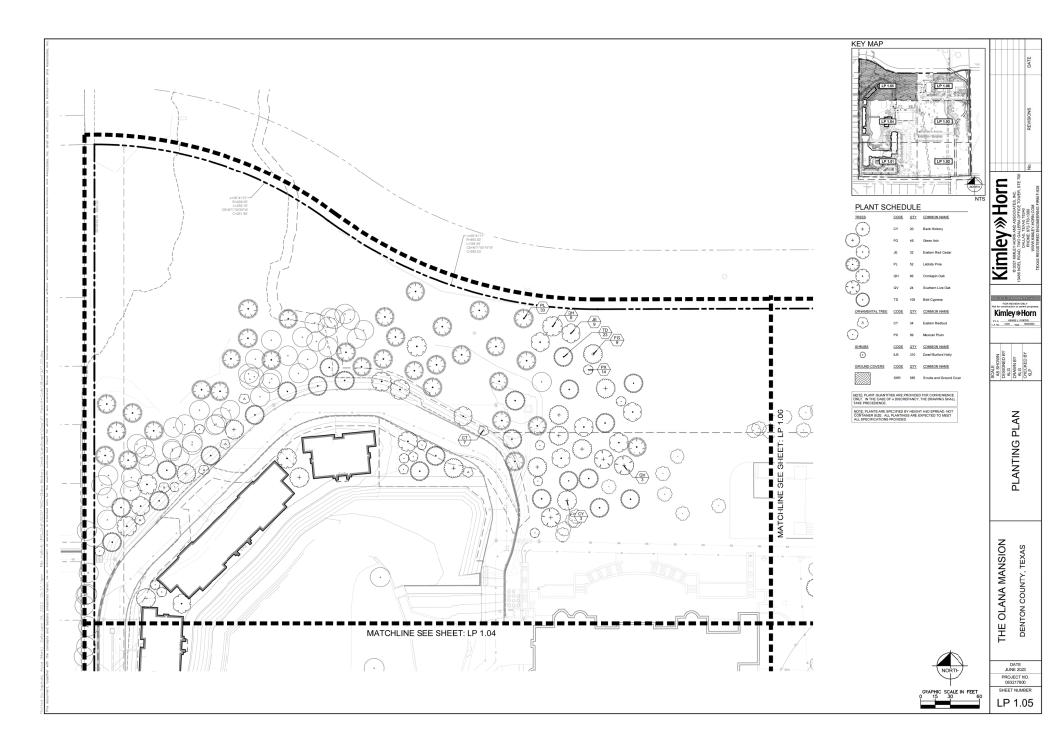


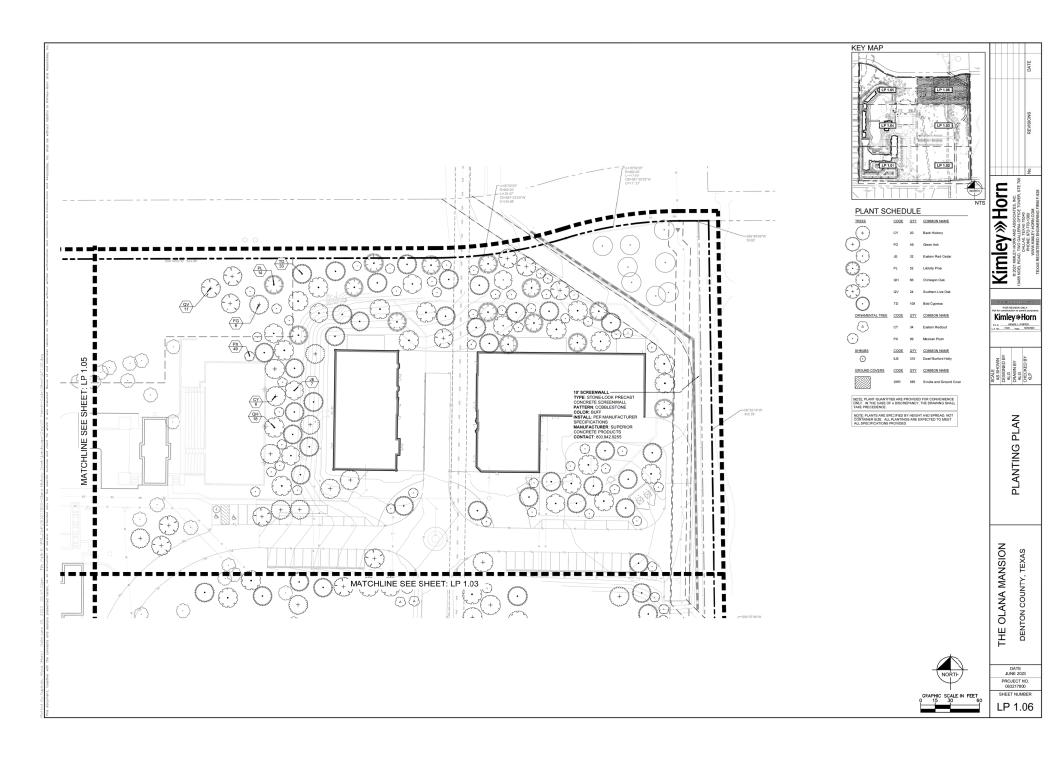












rag#	DBH	CONMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE- STEMNED	STATUS	TREE CREDITS	TAG #	ЭВН	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE- STEMMED	STATUS	TREE CREDITS	
7022	17.9	Post Oak	Quercus stellata	Healthy	Muli	Remove	6	9844 9845	9.2 8.0	Post Oak Post Oak	Quercus stellata Quercus stellata	Healthy Healthy	Single Single	Remain Remain	OFF-SITE OFF-SITE	
023	19.7 9.1	Post Oak Cedar Elm	Quercus stellata Ulmus crassifolia	Healthy Healthy	Muli Muli	Remove	6 4	9846	7.6	Post Oak	Quercus stellata	Healthy	Single	Remain	OFF-SITE	
137	8.1	Cedar Elm	Ulmus crassifolia	Healthy	Muli	Remain	3	9847 9848	6.0	Cedar Elm Cedar Elm	Ulmus crassifolia	Healthy	Single	Remain	OFF-SITE OFF-SITE	
78	18.3	Post Oak	Quercus stellata	Healthy	Singe	Remain	6	9849	6.3 8.7	Honey Locust	Ulmus crassifolia Gleditsia triacanthos	Healthy Healthy	Single Single	Remain Remain	OFF-SITE	
79	6.2	Black Hickory	Carya texana	Declining	Singe	Remain	3	9850	10.7	Cedar Elm	Ulmus crassifolia	Declining	Multi	Remain	OFF-SITE	
B1 B2	10.6	Cedar Elm	Ulmus crassifolia	Healthy	Muli	Remove	4	9851 9852	9.0 17.0	Cedar Elm Cedar Elm	Ulmus crassifolia Ulmus crassifolia	Healthy Healthy	Single Multi	Remain Remain	OFF-SITE OFF-SITE	
82 61	8.4 21.1	Black Hickory Post Oak	Carya texana Quercus stellata	Healthy Healthy	Singe	Remove	3	9853	13.3	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	OFF-SITE	
31	21.1 15.7	Blackjack Oak	Quercus stellata Quercus marilancica	Healthy	Singe Singe	Remain Remain	6	9854 9855	1.4	Cedar Elm Cedar Elm	Ulmus crassifolia Ulmus crassifolia	Healthy	Single Forked	Remain Remain	OFF-SITE OFF-SITE	
82	19.8	Post Oak	Quercus stellata	Healthy	Singe	Remain	6	9855	30.4	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	OFF-SITE OFF-SITE	
83	22.2	Post Oak	Quercus stellata	Healthy	Singe	Remain	6	9866	7.6	Blackjack Oak	Quercus manlandica	Healthy	Single	Remain	OFF-SITE	
84	21.8	Post Oak	Quercus stellata	Healthy	Singe	Remain	6	9868 9870	18.5 7.4	Post Oak	Quercus stellata Celtis laevigata	Declining Healthy	Single Single	Remain	OFF-SITE OFF-SITE	
85 86	8.2 7.3	Slippery Elm	Ulmus rubra Ulmus rubra	Healthy Healthy	Singe	Remain	3	9871	6.7	Hackberry Mexican Plum	Prunus mexicana	Healthy	Single	Remain	OFF-SITE	
85	7.3	Slippery Elm Post Oak	Quercus stellata	Healthy	Singe Singe	Remain Remain	3 4	9873 9874	6.8 \$1.1	Hackberry Post Oak	Celtis laevigata	Healthy	Single	Remain	OFF-SITE OFF-SITE	
88	6.5	Gun Bumelia	Sideroxylon lanuginesum	Healthy	Singe	Remain	3	9875	8.8 9.3	Hackberry	Quercus stellata Celtis laevigata	Healthy	Forked Single	Remain	OFF-SITE	
39	6.4	Post Oak	Quercus stellata	Healthy	Singe	Remain	3	9876	9.3	Hackberry	Celtis laevigata	Healthy	Single	Remain	OFF-SITE	
90	10.6	Blook Hickory	Carya taxana	Healthy	Singe	Remain	4	9877 9878	6.1 I0.7	Hackberry Hackberry	Celtis laevigata Celtis laevigata	Healthy Healthy	Single Single	Remain Remain	OFF-SITE OFF-SITE	
91	7.1	Post Oak	Quercus stellata	Healthy	Singe	Remain	3	9879	9.8	Hackberry	Celtis laevigata Ulmus crassifolia	Healthy	Single	Remain	OFF-SITE	L ste 700
92 93	6.0 10.5	Hackberry Hackberry	Celtis laevigate Celtis laevigate	Healthy Hazard	Singe	Remain Remain	3 4	9880 9881	14.7	Cedar Elm	Ulmus crassifolia Ulmus rubra	Healthy	Single Multi	Remain	OFF-SITE OFF-SITE	1
34	9.1	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Remain	4	9881	14.9	Slippery Elm Hackberry	Celtis laevigata	Healthy	Single	Remain	OFF-SITE OFF-SITE	je si
95	9.0	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	4	9905	14.1	Pecan	Carya illinoinensis	Healthy	Forked	Remain	OFF-SITE	
96	8.4	Black Hickory	Carya texana	Healthy	Singe	Remain	3					TOTAL 1	TREE CREDI	TS EARNED	D 355	1 CE
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38	10.5	Hackberry	Celtis laevigate Celtis laevigate	Healthy	Singe Singe	Remain	4									FOR REVIEW ONLY Not for construction or permit
39	17.9	Post Oak	Quercus stellata	Healthy	Singe	Remain	6									Kimley»H
12	8.2	Cedar Elm Cedar Elm	Ulmus crassifolia Ulmus crassifolia	Healthy Healthy	Singe Singe	Remain	3									PLA KENZEL POIT
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48	19.3	Cedar Elm	Ulmus crassifolia	Declining	Multi	Remain	6									
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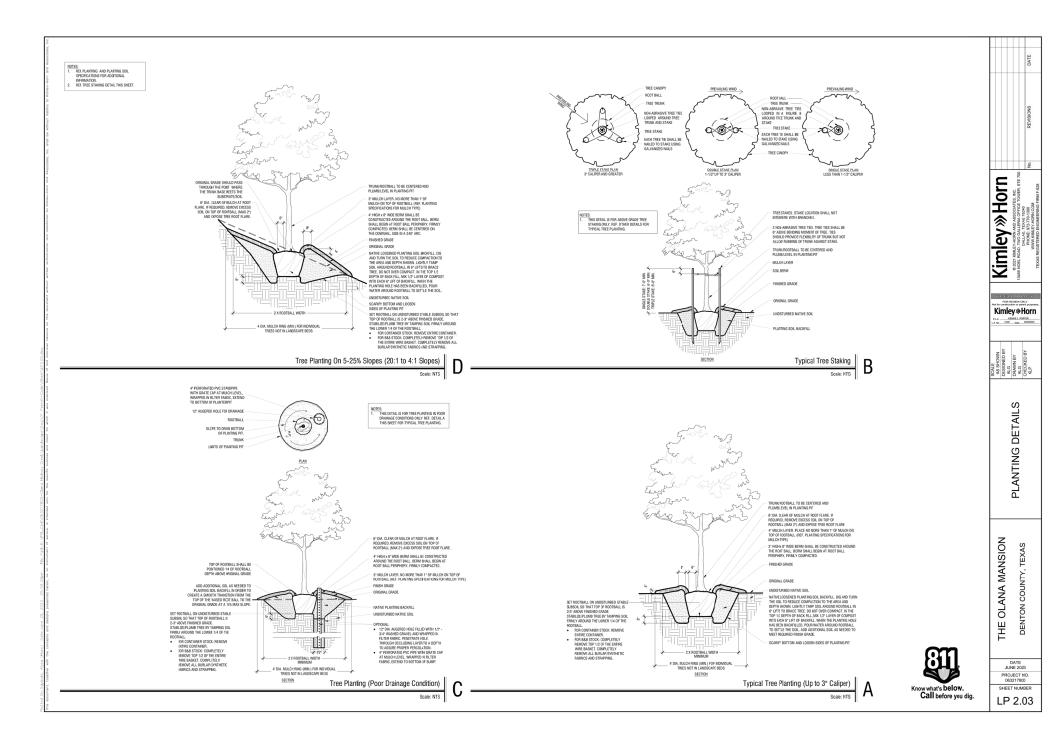


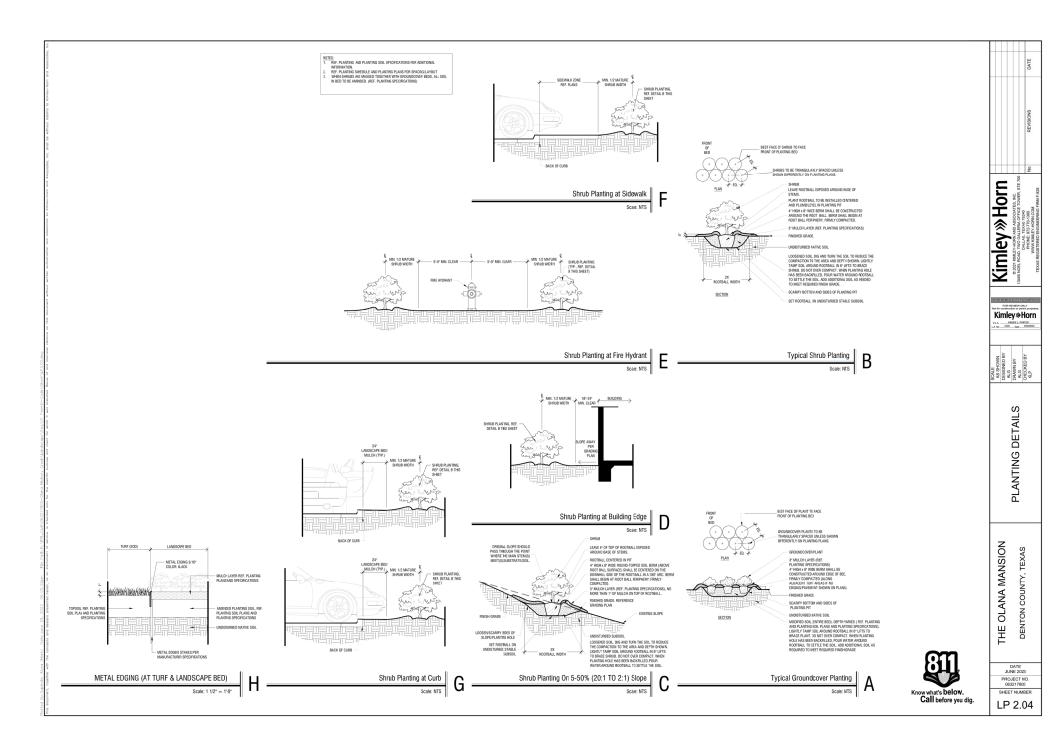
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TAG# DB1 COMMON NAME 7001 138 Post Oak 7002 141 Post Oak 7003 09 Blackjack Oak 7004 139 Post Oak 7005 205 Post Oak	Not Not <td>Tops Pair Singley Inn 2007 14 Singley Inn 2007 14 Singley Inn 2007 14 Singley Inn 2007 14 Singley Inn 2007 16 Singley Inn 2007 16 Singley Inn 2007 16 Singley Inn 2007 17 Singley Inn 2007 17 Singley Inn 2007 18 Singley Inn 2007 17 Find Singley Inn 2007 17 Find Singley Inn 2007 18 Singley Inn 2007 17 Find Singley Inn 2007 17 Find Singley Inn 2007 17 Find Singley Inn 2008 10 Singley Inn 2009 17 Find Singley Inn</td> <td></td>	Tops Pair Singley Inn 2007 14 Singley Inn 2007 14 Singley Inn 2007 14 Singley Inn 2007 14 Singley Inn 2007 16 Singley Inn 2007 16 Singley Inn 2007 16 Singley Inn 2007 17 Singley Inn 2007 17 Singley Inn 2007 18 Singley Inn 2007 17 Find Singley Inn 2007 17 Find Singley Inn 2007 18 Singley Inn 2007 17 Find Singley Inn 2007 17 Find Singley Inn 2007 17 Find Singley Inn 2008 10 Singley Inn 2009 17 Find Singley Inn	



DATE JUNE 2023 PROJECT NO. 063217800 SHEET NUMBER LP 2.02





			HICKORY CREEK LANDS		
				REQUIRED	PROVIDED
0.02.004. REQU a) TREE REQU			ENERALLY		
			ING TREES COUNT)		
ACRES x 10 = 1 8.88 ACRES x 1	# TREE	<u>s</u>		389 TREES	82 EXISTING TREES (355 TREE CREDITS 34 PROPOSED TREES 447 MITIGATION TREES
			MIN. 3" DBH (~4" CALIFER)		
) LAND REQU					
INIMUM 15% PL LOTSF x 0.15 :	ANTING	AREA	OF GROSS LOT AREA		
			54,044.13 PLANTING SF	254,044.13 PLANTING SF	YES
) STREET TRE	EES (EA	SEME	NT TREES)		
CAN BE USED T REQ. (a)	O HELP	SATIS	FY TEN TREES PER ACRE	389 TREES MIN.	MET WITH EXISTING TREE CREDITS
) TREE CRED	TS				
WINT IN AT LEA				39 EXISTINGTREE CREDIT	8 402 EXISTING TREE CREDITS
			REENING, AND BUFFER YARDS G AND LANDSCAPING		
1) PARKING LO			G AND LANDSCAPING		
ARKNG VISIBL	E FRON	1PUBL	IC ROW AND CONTAINS 10		
			OVIDE A MINIMUM MATJRE HRUB (18" MIN AT TIME OF	YES	YES
LANTING)	OREEN	avo SI	TOD (10 MIN AT TIME OF		
) INTERIOR LA					
CANOPY TREE	PER 1	5 PARI	KING SPACES	18 TREES	MET WITH EXISTING TREE CREDITS
58 PARKING SF			17.2 TREES EIDANS, OR ADJACENT		
REEN AREAS I	MUST BI	E PER	MANENTLY PLANTED WITH	YES	YES
REES, SHRUBS					
Y OUTDOOR	STORA	GE AR	EA TO BE SCREENEDFROM		
			IN HEIGHT SPACED NO	YES	YES
ORE THAN 18"		EDGE	TO EDGE		
		BETV	VEEN RESIDENTIAL AND	YES	YES
ULTIFAMILY				160	TES
ENCNG AND P JFFER	LANTING	5 MATE	ERIALS CAN BE USED AS THE	YES	YES
TIGATION					·
4 4"CALIPER	TREES	PROP	OSED x 4 = 1,256 INCHES OSED x 3 = 399 INCHES	5.930.40 INCHES	1,655.00 INCHES PROPOSED
655 PROPOSE				5,930.40 INCHES	4,275.40 INCHES PAID INTO FUND
			TO FUND HAS BEEN PAID FOR	BY THE OLANA. NO BAI	ANCE DUE.
PLANT SC	HED	ULE			
REES	CODE	QTY	BOTANICAL / COMMON NALE	SPECIFICATIONS	REMARKS
\sim	_	_			
+)	CY	20	Carya toxana / Black Hickory		Full, Straight, Single Leader
\sim	FG	46	Fraxinus pennsylvanica / Green Ash		Full, Straight, Single Leader
· ·	JE	32	Juniperus virginiana / EasternRed Cedar		Full, Straight, Single Leader
No.	PL	62	Pinus teeds / Lobiolity Pine		full, Breight, Cingle Leader
أرب	QH	66	Querous muehlenbergii / Chinapin Oak		Full, Straight, Single Leader
2	QV	24	Querous virginiana / SouthernLive Oak	4" cal, 16' ht, 6' spr	Full, Straight, Single Leader
.) 	TD	108	Taxodium distichum / Bald Cyrress		Full, Straight, Single Leader
INAMENTAL TREE	CODE	<u>QTY</u>	BOTANICAL / COMMON NAVE	SPECIFICATIONS	REMARKS
ژ	CT	34	Cercis canadensis / Eastern Redbud	3" cal, 10" ht, 5" spr	Full, Single Leader
	PX	99	Prunus mexicana / Mexican Pum	3" cal, 10" ht, 5" spr	Full, Single Leader
IRUBS	CODE		BOTANICAL / COMMON NALE	SPECIFICATIONS	REMARKS
0	ILB	310	llex comuta 'Burfordii nana' / Dwarf Burford H	olly 24" tt, 24" spr, 36" oc	Full
IOUNC COVERS	CODE		BOTANICAL / COMMON NALE	SPECIFICATIONS	REMARKS

NOTE: PLANTS ARE SPECIFED BY HEIGHT AND SPREAD, NOT CONTANER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPICIFICATIONS PROVIDED.

- GENERAL LANDSCAPE SPECIFICATIONS AND NOTES UNE UP WORK 1 THE WORK CONSISTS OF FURNISHING ALL LIBOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPLITISHINGS RECEISION FOR THE CORPLETING OF THIS PROJECT AS SHOWN ON THE DOWNINGS, MISCUEDE ON THE FUNK USE, MAN SHEER INFECTIONE 2. WORK SHILL, INCLURE MATERIANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTIONITY OF THE OWNER.
- 3. PROTECTION OF EXISTING STRUCTURES ALL EXISTING BUILDING, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLIHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR MUSS OTHERMISE PROFINE: ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPARED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OU'SIDE LIMIT OF WORK
- C PROTECTION OF DESIME A ANY INTERNAL OF DESC. UNIT OF MORE.
 M CONTRACTOR OF DESCRIPTION OF A ANY INTERNAL OF DESCRIPTION OF DESCR
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES MULCH ONE (1) CUBIC FOOT TOPSOL, ONE (1) CUBIC YARD PLANTS ONE (1) OF EACH VARIETY
- 2. PLANT MATERIALS

- UPON THE APPROVAL OF THE OWNER. Is MASUREMENTS THE INCIDENT ADDRESS OF WORD OF TREES SHALL BE WASURED FROM THE GROUND OR ADDRESS THE NORMAL SPEED OF BUNCHESSINT THE FUNCTION THE INTER ADDRESS OF THE OWNER. THOSE SPECIFICIES AND THE INCIDENT ADDRESS OF THE OWNER. THE USE OF ADDRESS THE ADDRESS OF THE FUNCTION THE INCIDENT ADDRESS OF THE OWNER. ADDRESS THE ADDRESS OF THE FUNCTION OF SPEED OF FOOTS SHALL BE INFRESSED IN PROVINCING THE BUIL OF WART.
- PROPORTION TO THE SEE OF THE FUNCT.

- C TARGET AND A REAL PARTIES. THE COMPT ON POSSIBLE CARACTERISTICS OF L ROADS AND A REAL PARTIES. THE COMPT THIS FROM COMPLEXIVE DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA FOR ADDRESS HANGE OF STO 3 FARCERS, TREAT REAL MIREL CARACTERISTICS OF DATA HANGE OF STO 3 FARCERS, TREAT REAL MIREL FOR ADDRESS OF DATA HANGE OF STO 3 FARCERS, TREAT FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS, TREAT FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS, TREAT FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS, TREAT FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF MIREL HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF DATA HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS OF DATA HANGE OF STO 3 FARCERS OF DATA FOR A FARCE OF STO 3 FARCERS OF DATA HANGE OF STO 3 FARCERS OF DATA FOR ADDRESS SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROTS, PLANTS, SOO, STOMES, CLAYL LUIPS, AND OTHER RETINAUDOLS MATERIALS HAMBUIL TO PLANT GROWTH.
- UN-INSEL SLAT LIVERS, MOD DIRER EXTENSED MATERIALS HARMEN TO PLANE GROWTH. VISIENY AMANNE YOR SUTABLE TOPOSICIE TORONIE DE NAV. MO SUPPEY ADAMS TOTALI, MINORETO TOPOSICI. AS NEERED. FORM 40 INVESS OF TOPOSICI. TO BE PROVIDED FOR ALL. TURE VERAS. TOPOSICI. NOVES OF TOPOSICI. TO BE PROVIDED TO ALL. PLANTING AREAS WITHIN INTRODE INADECANE TOPISICI. MINIMUM TO BE PROVIDED. TOPIS OF VISION TO ALL. PLANTING AREAS. TYPELVE (12) INCHES OF TOPISICI. MINIMUM TO BE PROVIDED.
- IMPORTED TOPSOL: SUPPLEMENT SALVAGED TOPSOL WITH IMPORTED TOPSOL FROM OFF-SITE SOURCES WHEN EXISTING CUMUTITIES ARE INSUITOENT.
- C OBTAIN TOPSOL DISFLACED FROM ANTIPALLY WELL-DRAINED SITES WHERE TOPSOL OCCURS AT LEAST 6 INCHES DEEP; DONOT OBTAIN FROM AGRCULTURAL LAND, BOGS, OR MARSHES.
 6. VERITY BORROW AND DISPOSAL SITES ARE PRIMITED AS REQURED BY STATE AND LOCAL REGULATIONS. OBTAIN WISTEN CONFIRMATION THAT FIRMING SHOL CURRENT AND ACTIVE. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL PERMITS SHALL BE CURRENT AND ACTIVE.
- SINGL & COURSET AND ACTIVE SINGL SECONDERING TO ACTIVE SINGLA IN INCLATE DELLAW A ORDANO SOL, MARCHAETS A ORDANO SOL, MARCHAETS I MANUEE SINGLATE OF XLAUGE OF STRUG, SANGLE OR CATLE MANUEE CONTAINING NOT MORE THAN IS FRIEDUNT BY YOLGANG OF STRUG, SANGLE OR CATLE MANUEE CONTAINING NOT MORE THAN IS FRIEDUNT BY YOLGANG, STRUEL OR CATLE MANUEE CONTAINING NOT MORE THAN IS FRIEDUNT BY YOLGANG, STRUEL OR CATLE MANUEE CONTAINING NOT MORE THAN IS FRIEDUNT.
- 2. BACK TO MATURE COTTON BURB COMPOST OR APPROVED FOLIVALENT 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, INXED WITH SOIL
- AN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE. PECAN HULLS COMPOSIED PECAN HULLS FOR LOCAL SOURCE.
 BOSOUDS USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
- 6. WORM CASTINGS: EARTH
- b. INORGANIC SOIL AMENDMENTS LIME: ASTM 0602, CLASS O AVRICULTURAL LIMESTONE CONTAINING A MIMMUM OF 80 PERCENT CALCIUM CARBONATE SOURALENT WITH A MIMMUM OF 85 PERCENT FASSING NO. 05 SEVE AND MINMUM OF 85 PERCENT PASSING NO. 06 0F/E.
- 2. SULFUR: GRANULAR, BIODEGRIDABLE, CONTAINING A MINIMUM OF 50 PERCENT SULFUR, WITH A MINIMUM OF 50 PERCENT PASSING IN. 6 SEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SEVE. 3. IRON SULFATE: GRANULATED FIRROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
- 4. AGRICULTURAL GYPSUM: FINELYGROUND, CONTAINING A MINIMUM OF 50 PERCENT CALCIUM SILE FATE
- 5 SAND, CLEAN WASHED NATURA OR MANUEACTURED EREE OF TOXIC MATERIALS PLANTING SOL MX
- PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL 2. PLANTING MEDIUM CONTAINING IS PERCENT SPECIFIES TOPSOL MODED WITH 15 PERCENT ORGANIC SOL AMENDMENTS ANI 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING BETALS 12° MIN FINISHED GRADES OF PLANTING BEDS TO BE 2° BELOW FINISHED DIRADE OF ADJACENT PAYING OR AS DEVICIN OR GRADING FLAN.
- 2. SOOSED AREA TOPPOSI. ALL SOOAREAS TOPPOSI. BIALL SOOAREAS TOPPOSITE WITH DISK MAY TOPPOSIL PROM TO INSTALLATION TOPPOSIL BIALL SOOAREAS TOP TO THE TOPPOSIL WITH DISK MAY TOPPOSIL BIALL SOOAREAS TO THE TOPPOSIL WILL SOO TO INSTALLATION CONTROL TO SUBMET SOOR WORK BIOLITIMATE SINC OF THE TOPPOSIL WILL SOO TO INSTALLATION CONTROL TO SUBMET SOOR WORK BIOLITIMATE SINC OF THE TOPPOSIL WILL SOOT TO INSTALLATION CONTROL TO SUBMET SOOT TO DOWNED AND DOWN AND ATTOCHT TO INSTALLATION CONTROL TO SUBMET SOOT TO DOWNED AND DOWN AND ATTOCHT TO INSTALLATION CONTROL TO SUBMET SOOT TO IN 1 OW, WILL SOOT AND A TO INSTALLATION CONTROL TO SUBMET SOOT IN 1 OW, WILL SOOT AND A TO INSTALLATION CONTROL TO SUBMET SOOT TO IN 1 OW, WILL SOOT AND A TO INSTALLATION CONTROL TO SUBMET SOOT TO SUCCE SOOT TO SUCCE SOOT TO SUBMET SOO
- L WATER
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA: IT SHALL BE UNFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPRIND CONTAINERS, EACH BEAVING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHILL BE DERIVED FROM NATURAL ORGANIC SOLRCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S DESCRIPTION OF THE DESCRIPTI
- 1. SHRUBS AND TREES MILORGANITE, OR APPROVID ECUAL 2. ANNUALS AND GROUNDOVERS OSMOCOTE/SIRRA BLEND 14-14-14 3. SOD BH-4 FERTILIZIR
- R FACE APPLIED FERTILIZERS, ALL CONTAINER (
- 3. BOD- MONOTONIA NA DOTION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER UN-UNIT AND TABLETS MATERIAL BAUL RESERVE AND FOR FLATING THELETS 24-59-5 FORMULA 21 GRAN OR EQUA INTEGET AUERTS BAUL BE PLACED AT A DETHI-OF ROOT BALL ATTINE RATE AS SPECIFIED BY MANUFACTURER. K. MULCH
- MULCH MATERIAL SHALL BE MOISTENED ATTHE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE

- L DIGGING AND HANDLING
- 1. PROTECT ROOTS OR BALLS OF PARTS AT ALL TIMES FROM SAVAD DRIVING WHICE WANGE PRESZNA, SAVESSESSENT KITH RAY THAT IS, FANAT WAY THREAS SAVEL BE REQUITELY PACED TO PRESENT BREAKAGE AND DRIVED OUT DURING TRANSIT THESE TRANSPORTED MOST THAT SAVE BALLS OF MINIST ARE NOT TAXATED WITHIN THESE () DAVES OF DULINGY'S TO SET SAVEL BE SPRAVE WITH ANANT-TRANSPRANT PRODUCT ("WILTPRUP" OR EQUAL) TO MINIMALE TRANSPRATIONAL WATER WITH ANANT-TRANSPRANT PRODUCT ("WILTPRUP" OR EQUAL) TO MINIMALE TRANSPRATIONAL WATER
- WITHANNE FOR A PROPERTY AND A REAL AND A REA MOVED WITH A BALL SHALL BE PAINTED IF THE BALL IS CRACKED OR BROKEN. *LANT BURLAPPED OR CONTAINER GROAN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUS WITH BARE ROOTS. THE ROOTS SHALL NO BE CUT WITHIN THE MINIMUM SPEAD SPECIFIED IN THEPLANT UST, CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT CRY OJI IN MOVING AND PRIKT TO PLANTING.
- 4. PROTECTION OF PALMS (F APPLICABLE): ONLY A MINMUM OF FROMD SHALL BE REMOVED FROM THE CROWN OF THE PALM THEET FOALTINGT MONINA AND HAADLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMA OF FROMDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED FRE DETAL.
- 5. EXCAVATION OF TREE PITS SHILL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-RASES. M. CONTAINER GROWN STOCK
- 1. ALL CONTAINER GROWN MATERAL SHALL BE HEALTHY VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD SULAUTY AND ARE IN A HEAL THY GROWING CONSISTION.
- 2. AN ESTRUSHED CONTAINER GRONP PLANT BHLL BE TRANSPARTED INTO A CONTAINER AND GROW IN THAT LOW LAMEN SUPPORTULE LONG FOR THE REPRESENCE HOUTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS HAVE AN ANCL TO CONTAINER REMOVED FROM THE CONTAINER CONTAINER GROWN STOCK SHALL, NOT BE HANDLED BY THEIR STEMS. 3. PLANT FOOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE
- 3. FAMILTINGS BOUND IN CONTINENDS SHALL NOT BE ACCEPTINGE.
 4. SUBSTITUTION OF NON-CONTINEND ROWING MALL NOT BEFORE EXPLICITLY SPECIFIED TO BE CONTINUER GROWN MULL NOT BEFORENTTED LINEESS WEITTEN APPROVAL IS OFTAINED FROM THE OWNER AND LANGEORDE ARCHITECT.
 N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE. THE MINIMUM SZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THESAME WAILETY. O. NATIVE STOCK
- PLANTS COLLECTED FROM VILLO RE NATIVE STANDS SHALL BE CONSIDERED NURSERY ROWN WHEN TH AVARE BERK RECEERSTLLS VERSERAULISHED IN AURISETY TOWN ORIGINA HOUSEN RICHLAR HAURISET CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS AND HARE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS ADDIDIATE ATTAINED ADDIDIATE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWNS SEASONS ADDIDIATE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF THE ADDIDIATE ADDIDIATE ATTAINED ADDIDIATE ATTAINED ADDIDIATE CLICTURAL PRACTICES FOR A MINIMUM OF THE ADDIDIATE ADDIDIATE ATTAINED ADDIDIATE ATTAINED ADDIDIATE ATTAINED ADDIDIATE ATTAINED ADDIDIATE ATTAINED ADDIDIATE A
- P. MATERIALS UST
- CANTENTS INCIDENT TO COMPLETE THE WORK ON THE DRIVINGS PHUL BET RENDERED BY THE CONTRACTOR CANTENT'S ETHICS'S INVESTIGATION OF RESTAULT, BET THE LADORER ADORTER'S MORE RAULES OF AUXILIARY TO RESIDENCE OF RESTAULT SUBJECT SUBJECT OF COLUMN ADVISION OF RESTAURT OF AUXILIARY TRANSPORTER OF RESTAULT ADVISOR (THE RESTAURT ADVISOR) NOTIFICATION CLARES AND THE SUBMISSION OF REST. ALL DIMENSION ADVISOR ADVISOR TO RESTRUCT SUBJECT ADVISOR OF THE SUBMISSION OF REST. ALL DIMENSION ADVISOR TO RESTRUCT SUBJECT TO THE SUBMISSION OF REST. ALL DIMENSION ADVISOR ADVISOR TO RESTRUCT SUBJECT AND THE REMAIN ADVISOR OF REST. ALL DIMENSION ADVISOR ADVISOR TO RESTRUCT SUBJECT ADVISOR OF RESTRUCTION OF REST. ALL DIMENSION ADVISOR AD Q. FNE GRADING
 - 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINSHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERNING AS SHOWN ON THE DAWINIGS SHALL BE THE RESPONSIBILITY OF THE LANGEARE CONTRACTOR. UNLESS OTHERWISE NOTED 2. THE LANDREAME CONTINUED FOR BUILT FINE GRADE THE LAND AND FUNTING AREAS TO BINKS THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THCKNESS OF SOD AND/OR MULCH DEFT: THS CONTRACTOR SHALL FINE GRADE BY LAND AND/OR WITH ALL EQUIPMENT INCOMESTIC MULCH DEFT: THS CONTRACTOR WITH FRONTAND LANDER FOR TRANSPORTING SOL WITHIN THE STE. 3. ALL PLANTING AREAS SHALL BI GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ACUACENT TO BUILDINGS SHALL SLOPE AWAY IROM THE BUILDINGS.
- P. P. ANTING PROCEDURES 1 CLAMPACUP REPORT COMPARIANCE AND YORK: THE COMPACTING BALL CLAMPA YORK AND EXEMPOSITION DEVICE ON ALL REBERT OF CONSTITUTION RELINFORMED. INTERNAL DE RENOVED TOMO THE SUPPACE OF ALL PART FEED. THESE MUTERAL SHALL NO RESUM THIS THE SURVICE SURVICE OF THE SURVICE OF ALL MONTAR CLAMPING THE SURVICE RESUM THIS THE SURVICE SURVICE OF THE SURVICE OF ALL MONTAR CONSTITUTION OF THE LANGEDVER AND THE SURVICE OF ALL PART FEED. THESE MUTERAL ATTENTOR OF THE LANGEDVER AND THE SURVICE OF ALL MONTAR CLAMPING THE SURVICE ATTENTOR OF THE LANGEDVER AND THE SURVICE OF SURVICE ON SURVICE OF SURVICE AND THE ALL TRADEMICTION OF THE LANGEDVER AND THE SURVICE OF SURVICE
- 2. VERIFYLOCATIONS OF ALL UTLITES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINIS AND TAMIS), WATER SANITARY SEWER, STORMWATER LINES, CABLE AND THE DRIVING BROTERY ANALYSIA IN DEPOTTOR FUNCTION LITE UPLANT.
- 4. PURNISH NURSERV'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERV OR GROWING STE. 5. GENERAL COMPLY WITH APPLCABLE FEDERAL STATE. COUNTY, AND LOCAL REGULATIONS GOVERNMG LANDGLAPE MATERILS AND WORK: CONFIGNT ON ACCEPTED METRICUL TIRAL PRACTICES INFORCIDENT WATERIES AND PRIMERY MAINTAINED UNTER TANKES FRANKESSALL WOT REMAIN UNRODESTED FOR A RENDO EXCEEDING THEATY-FOUR (4) HOURS. AT ALL THESE WORKMAN, NE METHODOSISTED WITH NO DOOL ROTHOUT UNIVER PRACTICES SHALL BE EXERCISED.
- 6. THE WORK SHALL BE COORDINITED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION YORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION TENS AND PLANTS.
- A BARRING THE REAL RELEASED TO DEC AND DEPTIN ACCORDENCE WITH THE U.S. U.S. LA RAVING INTE THE SHALL BE DEVINTED TO DEC AND DEPTIN ACCORDENCE WITH THE U.S. WITH THE HERDER ALMOTTO DALL SHALL PROVIDE DAMAGE INTEGRATION AND ALL SHALL BE AT LEASE AND ALL AND AND ALL AND AND ALL AND
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES. 1 DOL MUTURE SHALL BE AS SPROFIED IN SECTION HO? THESE SPECIFICATIONS. IN ADDITION, IACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S PECIFICATIONS OR AS FOLLOWS

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- 11. FILL HOLE WITH SOL INKITURE MARING CERTAIN ALL SOL IS SATURATED. TCDO THS, FILL HOLE WITH WATER AND ALLOW TO SOAN MINIMAM TWENTY COJI INNATES. STRENGI IF INCESSART TO GET SOL THROUGH-Y WET PACIL UNITY WITH FEET. ALD MORE WITSOL INCITURE. SON OT COVER TOP GET BALL WITH COL INSTURE. CARAVITH HULCH ALL BRUP. ROPE, WIESE ETC. SHALL BE REMOVED FRAM THE SIDES AND TOP GALLS. ENTYTH HULCH ALL BRUP. ROPE, WIESE ETC. SHALL BE REMOVED FRAM THE SIDES AND TOP GALLS. ENTYTH HULCH ALL BRUP. PROF. WIESE ETC. SHALL BE REMOVED FRAM THE SIDES AND TOP GALLS. ENTYTH HULCH ALL BRUP. PROF. WIESE ETC. SHALL BE REMOVED FRAM THE SIDES AND TOP GALLS. ENTYTH HULCH ALL BRUP. PROF. WIESE ETC. SHALL BE REMOVED FRAM THE SIDES AND THE SIDE AND
- 12. PRUNING: EACH TREE SHALL LE PRUNED TO PRESERVE THE NATURAL CHARGETER OF THE PLANT AS SHOWN ON THE DRAWNOS. ALL SOFT WOOD OR SUCKES (ROWTH AND ALL BROKEN OR BADLY DAMAGE BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
- 13. SHRUBS AND GROUND COVERPLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AFEAS TO A IMMANIAN DEPTH OF 6', REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TO P-4' THE PLANTING SOL INX AS SPECIFIED IN SECTION E. THOROIGHLY WATER ALL PLANTIS AFTER INSTALLATION.
- THEE CUMMA MOB BINCINGS AND ALL THE MAIL THREE AND ALL THREE MALL THREE AND ALL THREE
- 15. MULCHING: PROVIDE A THREE(3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT. THE HERE CONTROL AND UNDER OTHER HERE AND HERE THE READER THE IN HERE CONTROL AND AND HERE AND HERE AND HERE AND HERE THE FRANK ACCEPTANCE OF MORE, IF SPECIFIC DY THE OWNER, HORACLEP BIALL BE APPLIE FRANK ACCEPTANCE OF MORE, IF SPECIFIC DY THE OWNER, HORACLEP BIAL BE APPLIE PROVIDED BIAL AND HERE AND HERE AND HERE AND HERE AND HERE AND HARVEN AND HERE AND HERE AND HERE AND HERE AND HERE AND HARVEN AND HERE AND HERE AND HERE AND HERE AND HERE AND HARVEN AND HERE AND

S. LAWN SCOOLNE

T. CLEAN-UP

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARED A. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEERS, AND DEBRIS, AND THE GROUND BROUND ROUGHT TO AN EVEN ORADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEISHING NOT MORE THAN ONE-HANDRED (100) POUND. SPR FOOT OF WIDTH, BURRING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLIN SHALL BE FILLED WITHADOTTOINK, SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTI PRESSINTING & SMOOTI AND EVER FINISH THAT IS UP TO THE REQUERD GRADE.
- Inductive A DRAWLIN AND LEVER FINAL BUT TO THE NEQUERD DRAVE. 3 Sols Reproved North Prepret LOSE DE DRAW (In VIEW DEPL. APPLY VERTILIZER AT RATE OF TWENTY (20) FOUNDS HER ONE THOUSAND (100) DRAWE (INTEL & PUPULATION SHALL BE LURFORM. UTULINDA APPROVED DECEMBACE. BRAVE PRETEX THORDOLOGY WITH THE SOL TO A DEPTH OF THREE (I) INCHES. INVO PARE UNIT, ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA (INCODUCH).
- 4. SODDING A THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMETS, UNLESS SPECIFICALLY NOTED OTHERWISE. B, THE BOD SHALL BE CRITIFIED TO MEET THE STATE PAVIT BOARD SPECIFICATIONS, ABSOLUTELY THUE TO VAREELT TYPE, AND FREE FROM WEEDS, FUNCUIL, INSIGTS AND DISEASE OF ANY KIND. C. CO OPANEL SHULL BE LAD TRYTY THERE TAKEN THERE ALS THE CASE OF A COMPANY AND THE TAKEN THE CASE OF A COMPANY AND THE CA
- OF THE OWNER, TOP-04555MR3 IS NECESSARY AFTER HOLLING TO FILL THE VOIDS BETWEEN THE SOU PANELS AND TO EVEN OUT TOCONSISTENCES IN THE SOU CLEM SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORM.* SPREAD OVER THE ENTIRE SURFACE OF THE SOU AND THOROUGH, Y WATERED IN.
- D CHEIND DELIVERY MEDR TO AND CHEINS THE FAATUO OF THE LAWA MERA, THE SOD PANELE SHALL AT ALL THERE REVOLUCIES FROM EXCESSING CONTROL AND LANGLESSANG VERVOUWE OF THE CHEI TO THE SUM ALL SODEHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MORTURE. A SEEDING
- A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MXTURE. FURNISH TO OWNER DEALERS QUARANTEED STATEMENT OF COMPCSITION OF WIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH WRIETY 6. SEED MACTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTICAS BY WEIGHT AND MANUAR PERCENTICES OF FUNDY, GERMINITION, AND MAXBAIN PROCENTIAGE OF WEIGHESED, SEED MATTURESARY STANDARDS FOR SEALTH, GERMINITION, LOSING, VIENTIAE DAND LOSING, SECONDERING ESTIMONE STANDARDS FOR LAWR TURK.
- C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS D. SEEDING SHALL BE INSPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
- F. SEED LAWN AREAS BY SOWING EVEN.Y WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 8 POUNDS FRF. 1005 SQUARE FEET. MICHTER LAWY MARD ON WARETY MIDD'S SFRIEDES. CULT PACKER OF APPROVIDE DMARK EQUIRWENT MAY LEUED TO COVEREDE AND TO FORM BEDEDID IN ONE OPENTON. IN AREAS MACCESSIBLE 'D CULT PACKER, LIGHTLY MARE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH MUTER BALLAST FAULT AFTER FOLLOWING, MUCH WITH FLEXIBLE RAKES AD ROLL WITH G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. VATER SEEDED AREAS TWICE THE WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER VEEK THEREAFTER AS INCISIONTY TO SUPPLEMENT NATURAL SWIT TO FOUNDES DEPTH.
- H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISH INTENDED.
- LUNIN MAINTENANCE A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN THE CONTRACTOR SHALL BE REPERVISELY FOR THE REPAR AND RE-SOCOMIC OF ALL ERODED, SUMMER OR SHORE SPOTS LIMIT CERTIFICATION OF ACCENTRALITY FOR LANDGACHE ACCHTECT ON OWNER REPARED SOCOMIS SHALL BE ACCOMPLISHED AS IN THE DRIGINAL WORK (INCLUDING REGRADING IF INCESSION)
- 8. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) THES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET DR RESTORE WATER TO DEFIN OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTORE WATER TO AN WAIST FOLLOW/DTV COUNTY PROTOCOL. IF AVY ARE IN LACE.
- LAN-UP UPON COMPLETION OF ALL PLANT NO WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SIMUL REMOVE ALL MATERIAL EQUIPMENT, AND CERNIS RESULTING FROM HIS WORK. ALL PAVED AREAS SIMUL BE BROOM CLEANED AND THE SITE LEFT IN A YEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNERS ANTIORCED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE
- WINTENANCE (ALTERNATE BID ITEM) 1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL BODAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- Note because and approximately approximately and an approximately approx
- 2 THE LEF AND SATISACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD)INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 50 CALENDAR DAYS, COMMERCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. 3. REPLACEMENT: ANY PLANT NOTFOLIND IN A HEALTHY GROWING CONDITION AT THE END OF THE QUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT, JULI REPLACEMENTS SHALL BE FLANTS OF THE SAME NROAMD FLOWER AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FLANDED PLANTED AND MULCHED AS SPECIFIED UNDER "FLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- AL INSPECTION AND ACCEPTANCE OF WORK
- THAILINES CLARING WORK OF THE GAMPARTEE PERIOD BHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTINUET. ANY REPLACEMENT AT THIS THE ADALL BE SUBJECT ON E SAME ONLY (VEXA GLARANTEE (CAR AS SECTORED THE LANGECH ADALL BE SUBJECT ON COMBINING WORKING BEGINNING WITH THE THE THE OF REPLACEMENT AND REPTING BEGINNING WITH THE THE THE OF REPLACEMENT AND REPTING BEGINNING WITH THE THE THE OF REPLACEMENT AND REPORT OF THE CAR AS SECTORED.
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PERCEPTION NAMES

Kimley Whorn

PLA KENZE L PORTER A No 3128 Date 6/29/2023

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PLANTING PECIFICATIONS

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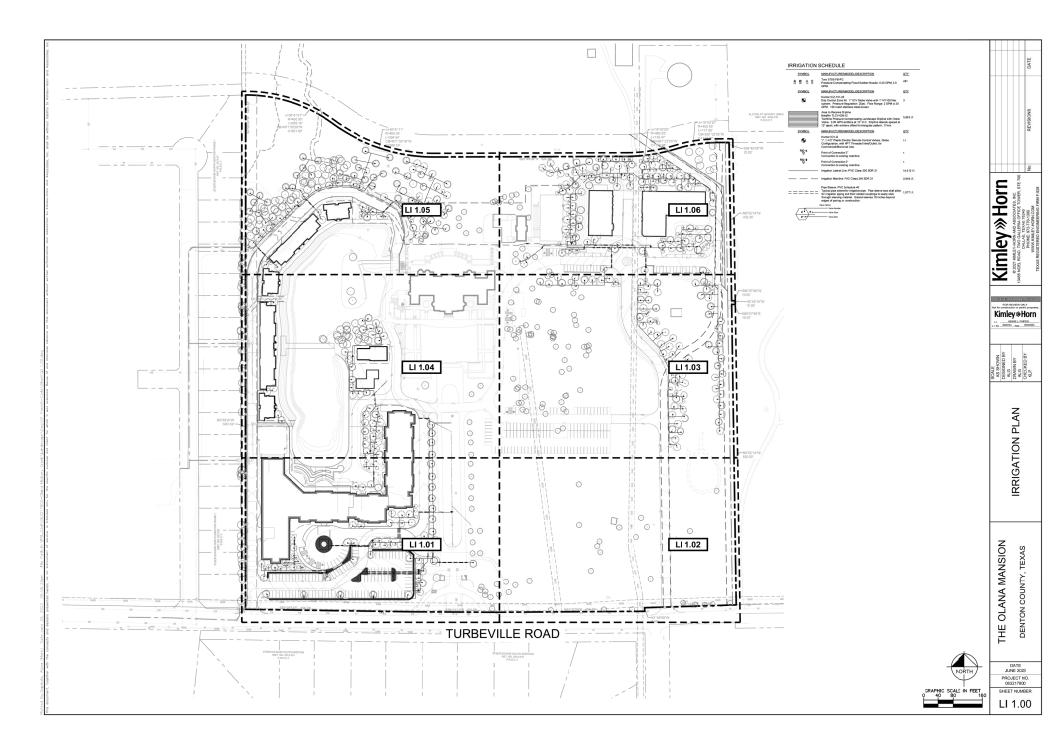
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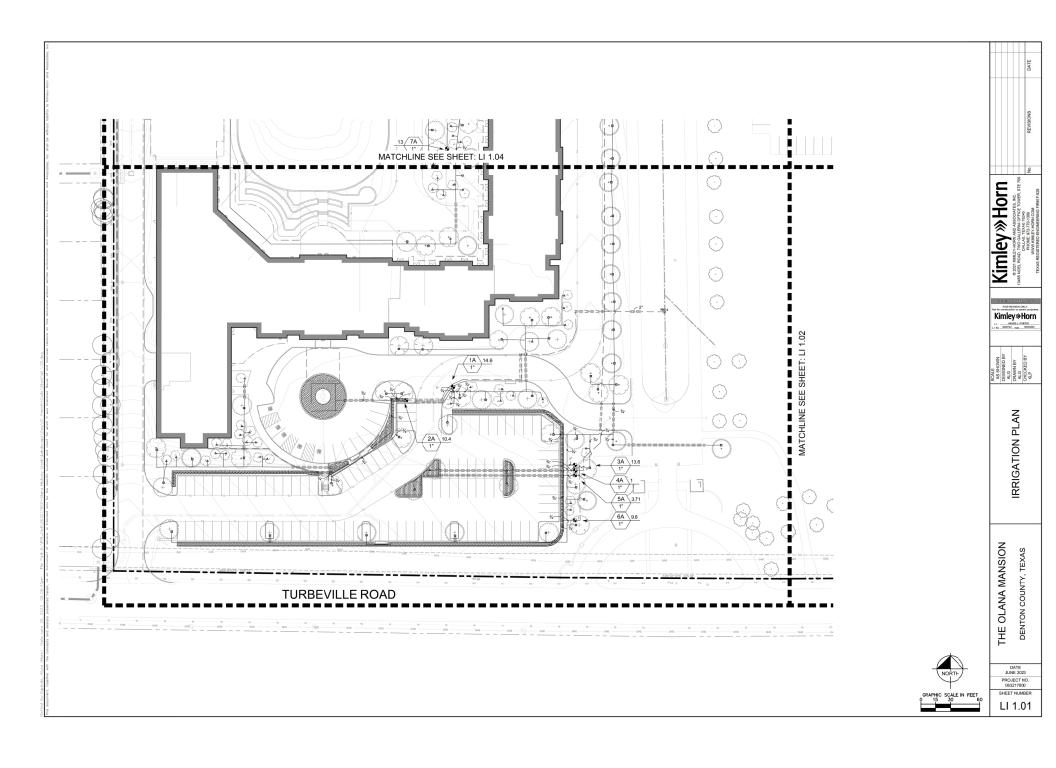
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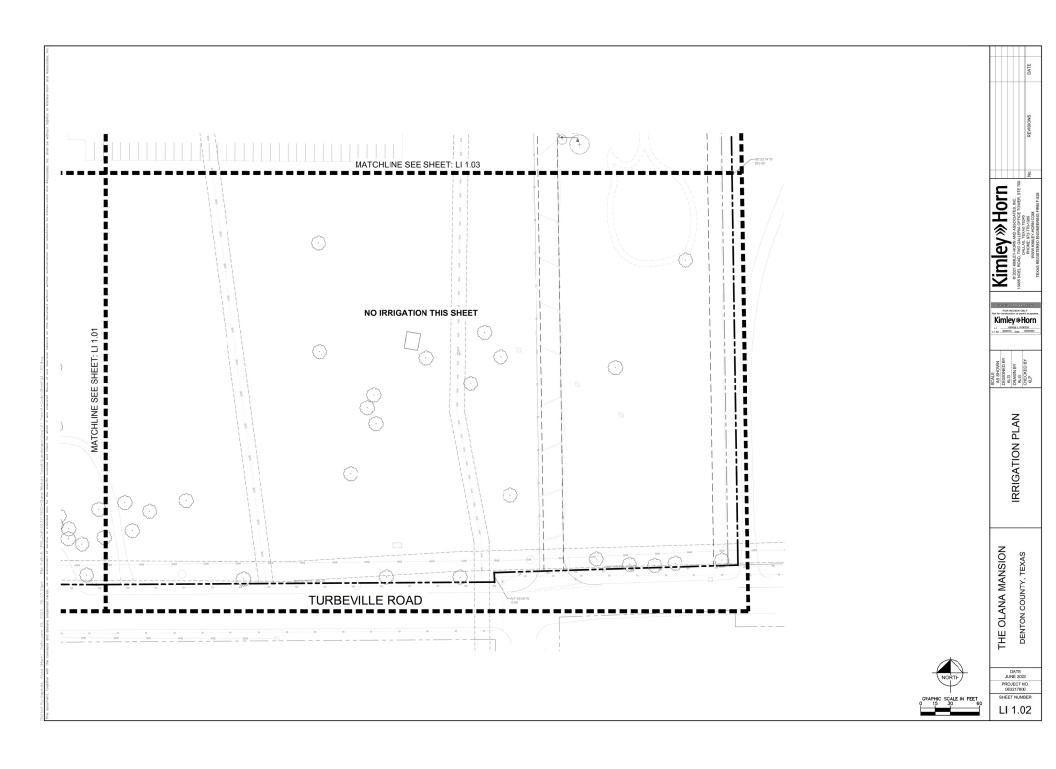


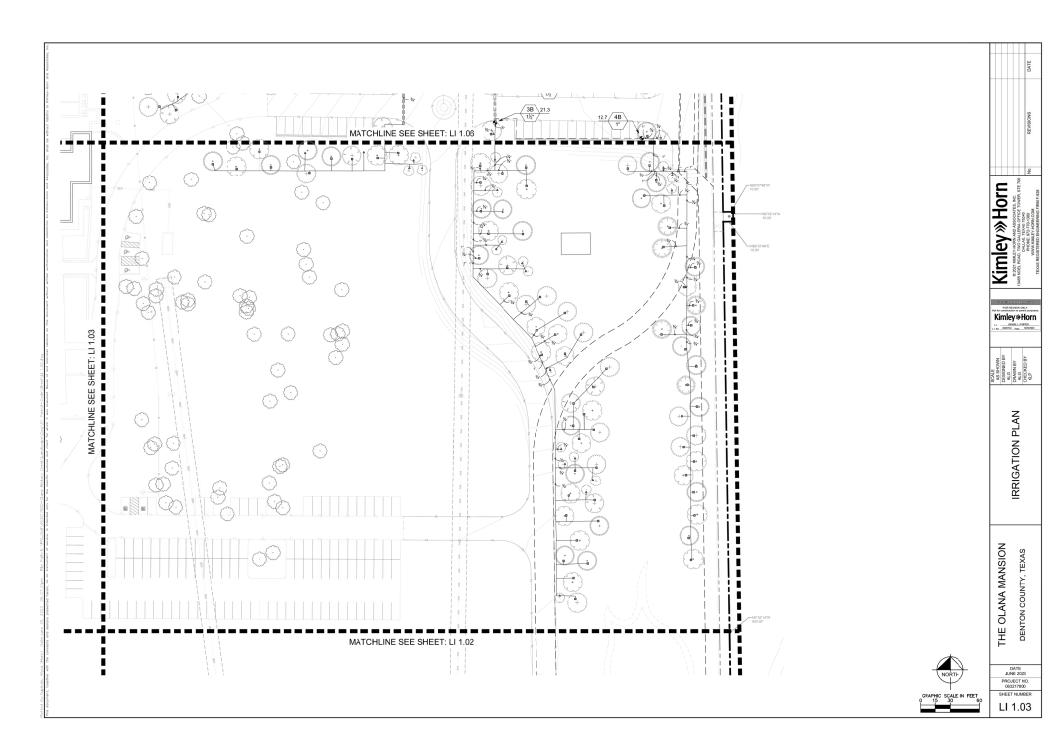
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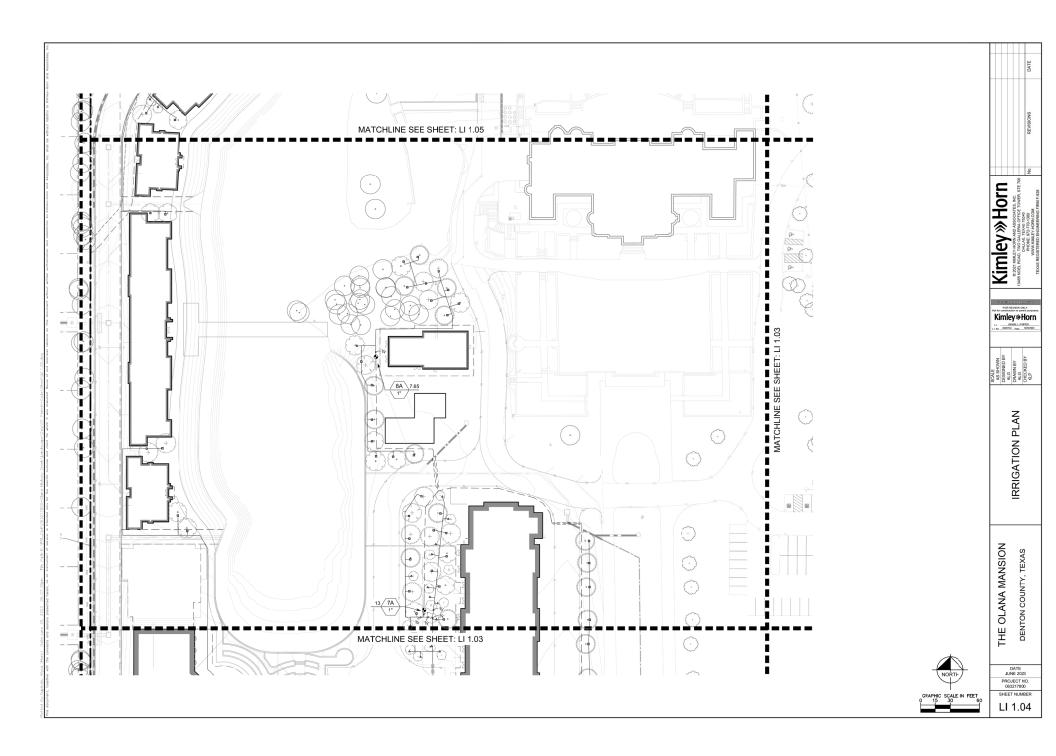


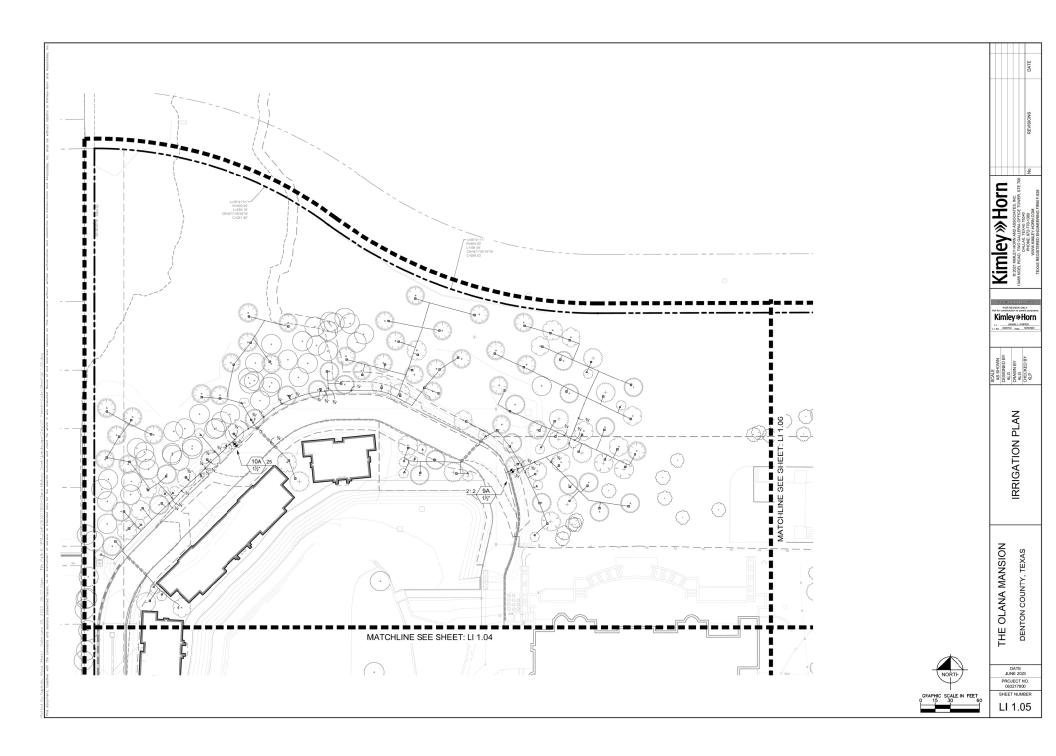


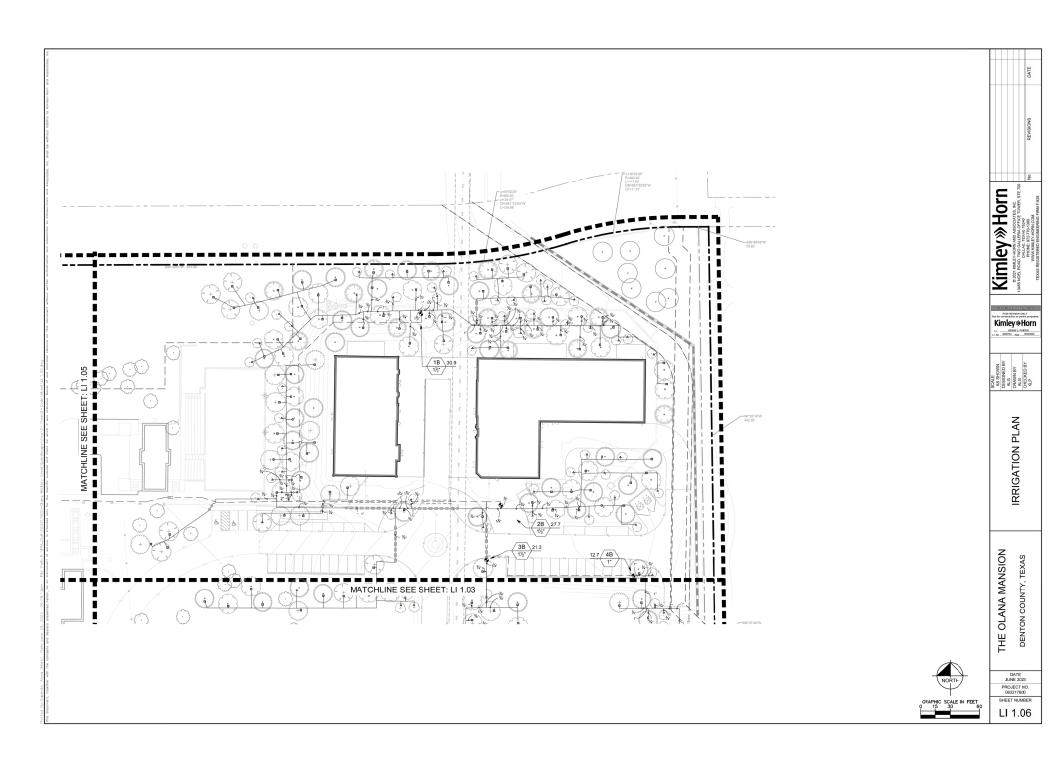


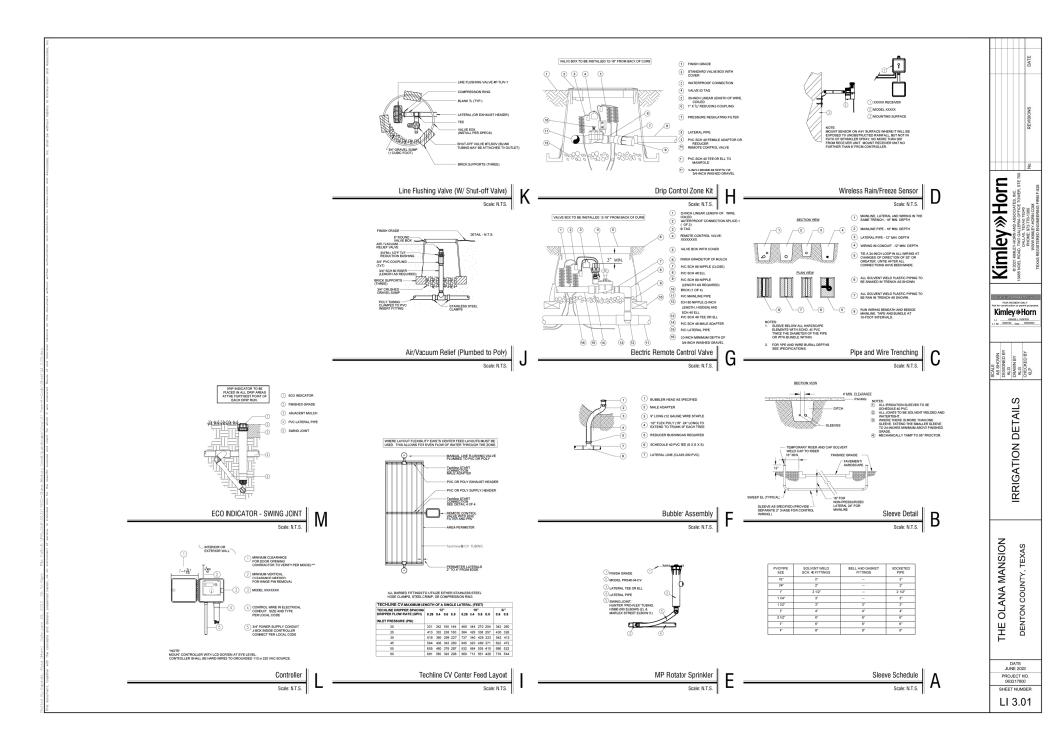












GENERAL IRRIGATION SPECIFICATIONS AND NOTES

A EXTENT: INCLUDES FURNSHING ALL LABOR, MATERIALS AND IQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING (1) THENCHING AND I (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TIST ALL SYSTEMS AND MAKE OF (4) SASULT DEWINDING.

KFILL,

B. GENERAL

VILLETANL I PRAVITS NO FEED ORTONALI PERMITS AND PALIEDURED FEES TO ANY GOVERNMENTAL AGENCY NUMBE ARREGORD OR OFFINE WORK, INSPECTIONS REQUEED DY LOOK, ORDINAUSE DURING THE COURSE OF DOUBTILLETONS WILL BE ARRANGED AS PROVIDED OR COURSE FUNCTION FILM MORE INSTALLED IN ACCORDANCE WITH THE STATE AND LCSA, BUILDING FULMIBIO CODE AND ALL OTHER CODE INSTALLED IN ACCORDANCE WITH THE STATE AND LCSA, BUILDING FULMIBIO CODE AND ALL OTHER CODE INSTALLED IN ACCORDANCE WITH THE STATE AND LCSA.

2. APPROVAL: WHEREVER THE TERMS "APPROVE" OF "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTON REPRESENTATIVE IN WRITING.

3. BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRISENTATIVE CONCEINING THE WORK UNDER THIS CONTRACT. 4. COORDINATION: COORDINATE AND COOPERATE WTH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE

INSPECTION OF SITE: A CONTINUED BY AUL ADQUINNT THENELVEL WITH ALL STE CONDITIONS. SUBJECTION OF THEIR PROPOSAL SHALE IS CONSIDERED INVESTIGATION THE REAMANING HERE CONSIDERED SHOULD UTLITIES FOR SHOULD CONTINUED AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND CONTINUED AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND CONTINUED AND ADDRESS A

B. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING STUBIOUTS, SHOULD SUCH STUBE NOTBE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUNDEDISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.

6. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMIN. SHOLLD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPARE THE CAMAGE TO ITS DRIGHNAL CONDITION AT THE CONTRACTOR SEPENSE.

THE OWNER RESERVES THE RIGHT TO SUBSTITUTE ADD. OR DELETE ANY MATERIAL. OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PROE SHALL BE NEGOTIVED IF DEEMED NECESSARY BY THE OWNER ON A PRO IDM BASIS.

8. THE OWNER RESERVES THE RIGHT TO REJECT IN/TERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTINUET DOCUMENTS. REJECTED WORK SHALL BEREMOVED OR CORRECTED AT THE BARLEST TIME POSSIBLE

9. WORK SCHEDULE WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE UMIECT IN NAM SUFEXICE. IS -SEGUET REACTON ERAWINGS: PREPARE AN S-BULLT DRAWING ON A FULL-SEE FLAN. SET WHICH BHALL SEWING EXPANSION FROM THE ED DOCUMENTS MAD DURING CAREFULCTION AFFECTIVIC THE MAN LIME PRE-INSCREMENTS AND APPROVED SUSSETIMETORS OF CAREFULCTION AFFECTIVIC THE MANN LIME PRE-INSCREMENTS AND APPROVED SUSSETIMETORS OF CAREFULCTION AFFECTIVIC THE MANN LIME PRE-INSCREMENTS AND APPROVED SUSSETIMETORS OF CAREFULCTION AFFECTIVIC THE MANN LIME PRE-MEMORY AND ADDRESS AND APPROVED SUSSETIMETORS OF CAREFULCTION AFFECTIVIC THE MANN SUSSETIMETORS OF CAREFULCTION REMEMORY AND ADDRESS AND

11. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE NORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLITION OF ALL WORK.

12. GUARANTEE: ALL WORK SHULL BE GUARANTEED 'OR ONE YEAR FROM XITE OF ACCEPTIACE AGAINST ALL DEFECTS IN MATERIAL, EDUPHENT AND WORKMANSIP: GUARANTEE SHALL, ALSO COVER REPAR OF DAMAGE TO ANY PART OF THE MERSISS REGULTION FROM LENG OR OTHER DEFECTS IN MATERIAL, EGUPHENT AND WORKMANSHP TO THE ANTRACTION OF THE THAN'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DOOR IMPOUNTLY ATING COST TO THE CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, 13. A LAMINATED PLAN (8 1/2 X11) SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR, PREPARED BY THE IRRIGATION CONTRACTOR, SHALL BE POSTED IN THEMECHANICAL ROOM OR WITHIN CONTROLLER CABINET.

C. MATERIALS:

MAIL TERMILAS: I GRADIAL ALL METRINAS TREGOSINOUT THE STREEM HALL BE NEW AND IN PERFECT CORDINOL 3. PLANTER PRIVAL ALL MAIL NEER HALL ALL CALLS BE DATALL DE CALLS BERCONNECT COLLEGE (PRIVA DE MAIL DE CALLS DE DE CALLE DE LA DEL DE CALLE DE LA DEL CALLE DEL CALLE DE LA DEL CALLE DEL CALLE DE LA DEL CALLE DE LA DEL CALLE DEL CALLE

 PLASTIC FITTINGS ALL SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTIN IN ASTRID 2965. SCHEDULE 40 SOLVENT-WELD, POLVINIYI, CHLORDE (IV/C) STANDARD WEIGHT AS MINUFACTURED BYSLONEL, USGO, OR APPROVIDE IDIAL. 4. SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTMID 2564 AND PVC CLEANER-TYPE SHALL MEET ASTMIF 666.

5. SPRINKLER HEAD/DISER: SCHEDULE AD IVC FORMERISE INFE SHALL BE CUT WITH A STANDARD PRE CUT TING TOOL WITH HEAD/DISTERS ESCHEDULE AD IVC FORMERISE OF PRANCILLAW ALL DISOLA EDGES OF BERRIS CUT ALL THREADS ACCURATELY WITH ENARY DES. NOT MORE THAN THREED FALL THREADS SHALL SHOW BEYOND FITTINGS WHEN PPE IS MADE UP. ASSEMBLES SHALL BE AS DETAALD.

6 AUTOMATIC CONTROLLER: SEE LEGEND

I. REMOVE CONTROL VERTICAL ELECTRONIC SYSTEMS TO LSE 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM MIRE SZE? 14 GAUGE. ALL SPUCIS SHALL BE MADE WITHIN VALVE BOX. TWO-WIRE SYSTEMS TO UTILIZE CONTROL WIRING FOR MANUFACTURENT STANDARDS. 9. SLEEVES FOR CONTROL WIRING: UNDER ALL WALLS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE.

10 SERING ED MEANS (DRIP I NE-SEE I EGEND

11. QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.

D. WORKMANSHIP:

1. LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THA' SWING JOINTS, OFFSETS, AND ALL FITTINGS ARE NOT

E. INSTALLATION: 1. EXCAVATION AND TRENCHING A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDING UNDER "HIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-ING, RESTORE ALL SUIFIACES, EXISTING UNDERERGOUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT. OF THE EXCAVATIONS TO AND IN AMAR ROVED BY THE OWNER

APPRICATE IN ILL MARK CENTRE ENCODED CENTRE IN CONTRACTOR A LEMMAN OF 8 INCRET INFORMATION AND A LEMMAN OF 8 INCRET INFORM

C. MANTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED B' THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.

PPE LINE ASSEMBLY: A INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL PLACE NO STALL REMOTES TO VALIK EDGES, WALLS, AND OTHER PAREMENTS PLACE A MINIMAR OF 24 "ROM SULDIVOS.

LINES OF A MINIMUM OF AF IFOM B. PLATO BY AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUAL/CUBER OF THE PHE, EXCEPTINGE SOLVENT WELDED USING SOLVENT AND METHODS RECOMMENDED BE THROUGH Y CLARAED OF DIRT, DUST AND MORETURE BEFORE APPLY YANG SOLVENT WITH A NON-SYNNETIC DESTITE BRUIN.

C. PIPE MAY BE ASSEMBLED AND WELCED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION /ND CONTRACTION

D. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADEDFITTINGS USING PLASTIC MALE ADAPTIFES.

Demonstration
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4. CLOSING OF PIPE AND FLUSHING LINES: A. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS RECESSARY FOR COMPLETION OF INSTALLATION.

8. THOROUGHLY FLUSH OUT ALL WATER LINES BEFORE INSTALLING HEADS, DRIPLINE, VALVES AND OTHER

TUDIWIS. C. TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS. D. UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROFER DISTRUTION.

5. INSPECTIONS:

APALINAS. A SYMPLER ORIGINE CANOL TAND SPACING INSPECTION VERIFICATION THAT THE IRRIGATION DESIGN IS ACCURATELY INSTALLED IN THE FILLD IT WILL ALSO PROVIDE FOR A TERATION OF MODIFICATION OF THE SYSTEM TO METTIFILD CONTONES, SPACING BOUND BE WITHING SCI THE DESIGN SPACING. B. PRE INSTALLATION DEFTIN INSPECTION ALL PRESIDE IN THE SYSTEM SHALL BE INSTALLED TO DEPTIHS AS PREVIOUSLY DESIGNED IN SECTION C THESE SPECIFICATIONS.

C. OPEN TRENCH INSPECTION: THE TRENCH AND ALL JOINTS AND EVERY TRANSITION IN PIPE SIZE, WILL IE OPEN WHERE OPEN TRENCH INSPECTION IS REQUIRED.

THERE SPEAR INSTRUMENTS INSTRUMENTS IN A RESUMPTION OF THE INSTALLATION. INSPECTIONINAL BE MADE BY THE GOVERING AGENCY OWNER TO ENSURE COMPLIANCE WITH DESIGN INTENT, SPECIFICATIONS, AND THE IRRIGATION CODES. 6. HYDROSTATIC TESTS:

A REQUEST THE PRESENCE OF THE OWNER AND/OR OWNERS REPRESENTATIVE IN WRITING AT LEAST 4I HOURS IN ADVANCE OF TESTING. B. TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THI OWNER.

C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER RESSURE.

D. APHLYING A CONTINUOUS AND STATIC WATER PRESSURE OF 155 PSI WHEN WELDED PLASTIC JOINTS HAVE CURES AT LAST 3 HOURE AND WITH THE RESERS CAPPED AS FOLLOWS: 1) MAIL KINES AND SUMMENTS DE ITSTETST PCR 2 HOURE 2) NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAILINE PIPE.

E. FOR PVC AND O-RING GASKET PIPE THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

L=NPD¹⁰71,850

LIND'T 1,850 IN WHICH: LI-ALLOWARE LEAKAGE, IN GALLONS PER HOUR NI-NUMBEROF JOINTS DI-PIPE DUALETER IN INCHES P-AVERAGE TEST PRESSURE IN PSI GAUGE

F. REPAIR LEAKS RESULTING FROM TESTS.

7. AUTOMATIC CONTROLLERS A. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.

8. AUTOMATIC CONTROL WIRING: A. INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSBLE

B. INSTALL CONTROL WIRES AT LEAST 10" BELOW FINESHED GRADE AND SINKE WIRE SIDE TO SDE IN TEREX/H BELOW MARL LINE EXPANSION CUILS SHALL BE FROV/DED WITHIN THREE (3) FEET OF JACH WIRE CONNECTION TO SOLINOU DAN OF LEAST EVERY THREE HANDRED GRADY FEET IN LEAST (EXPANSION CUIRS & ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PPE 1 ° CR MORE ON AMEETER, THEM WITHORAWING THE ROD).

C. CONTROL WIRE SPLICES WILL BE ALLOVED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE IN VALVE BOX AND LOCATION TO BE SHOWN ON AS BULT PLANS. D. ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED N PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 24" BEYOND EDGES OF PAVING OR CONSTRUCTION.

E CONTRACTOR SHALL RUN TWO SPARE WREE IN EACH DIRECTION FROM CONTROLLER TO FARTHEST WAVE TO SERVE AS BACKUP WREE.

B. CONTRACTING: AND COMPACTING: A ATTRESTITUTE STATUS OF/PRATING AND REQUEED TESTS AND REPECTORS HAVE BEEN MORE, BACKFEL EXCANATION AND DIREOHS WITH CLANS IOL, FREE OF RABBEN, INTIN, BACKFEL MATTRIKE, TO 8 MORE ADDR THE TOP'OF PRE-SHALL BE FREE OF ROOMS OF STORES MARKET HAVE ANOTHER WATER. BACKFEL MILLING, HALL BE FREE OF ROOMS OF STORES MARKET HAVE ANOTHER MARKET.

B. BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY

C. COMPACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL JETTING PLOCESS MAY BE USED IN THOSE AREAS.

DRESS OFF ALL AREAS TO FINISH GRADES.

78OTECT/ME RADIUS OF EXISTING TREES. A. AN AUGER IS TO BE USED TO TUNNEL UNDER EXISTING TREES IF IRRIGATION IS INSTALLED WITHIN THE PROTECTIVE RADIUS OF EXISTING TREES AND ONLY IF THERE IS NO OTHER OFFICIN OR TO DO SO CREATES AN

E CLEAN-LIP

1. REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION

MANSION COUNTY, LANA DENTON б ΤHE

> DATE JUNE 2023 PROJECT NO 063217800 SHEET NUMBER

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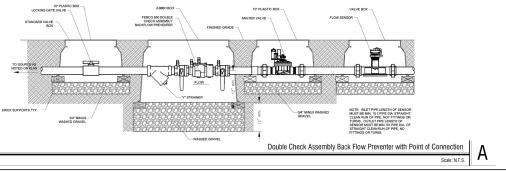
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July 19, 2023 AVO 37638.200

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

RE: The Olana – Revised Site Plan 4th 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, 20223rd Review Submittal Received:December 22, 20224th Review Submittal Received:July 6, 2023

Halff has reviewed the revised Site and Landscape Plans and recommends approval. Below is a record of the comments and resolutions.

Key Changes from Previously 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

- 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

HALFF ASSOCIATES, INC.

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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.

 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

- 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 July 19, 2023 Page 3

Sincerely,

HALFF ASSOCIATES, INC. TBPELS Engineering Firm No. 312

Lee V. Wile

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

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

Enclosures: Overlay of previous Landscape Plan and Tree Survey with current