



**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. Motion carries.

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. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for a Preliminary/Final Plat of the Metso Addition, Lot 1, Block A, 1.083 acres, being a 1.021 & 0.062 acres tracts situated 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. Motion passed unanimously.

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 VIII 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. Motion passed unanimously.

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. Motion passed unanimously.

Meeting adjourned at 6:52 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



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



COMMUNITY DEVELOPMENT
SPECIAL USE PERMIT APPLICATION
Fee: \$500

Address/Location: 104 CARLISLE DRIVE

Project Name: CARLISLE DEALERSHIP

Current Zoning: C1 Acres: 3.16 Tax ID #: 61964 62693
61970

Legal Description (Abstract / Name, Lot, Block, Tract): A0284A COBB, TR56, 55,
58, 57 (PT)

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 Robbie Brown

Printed Name Robbie Brown Date 6/13/23

Applicant/Agent Paul Bosco Jr

Company Name _____

Mailing Address 1401 JUSTICE Rd

Work # _____ Cell # (972) 741-7206

Email Address Paul @ BOSCOAG.COM

Signature Paul Bosco Jr

Printed Name Paul Bosco Jr Date 6/12/23

Give a detailed description of all proposed use(s)?
SALES (INCLUDES LEASING/RENTING), SERVICE (MECHANIC & BODY)
STORAGE (PRIMARY INDOOR) OF AUTOMOBILES (INCLUDING
PV & MOTORCYCLES) 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.

<u><i>Robbie Brown</i></u>	<u>Paul Bosco Jr</u>	<u>6/12/23</u>
Applicant's Signature	Name (PRINTED)	Date
<u><i>Robbie Brown</i></u>	<u>Robbie Brown</u>	<u>6/12/23</u>
Current Owner's Signature	Name (PRINTED)	Date
<u><i>Robbie Brown</i></u>	<u>Paul Bosco Jr</u>	<u>6/12/23</u>
Buyer's Signature (if under contract)	Name (PRINTED)	Date

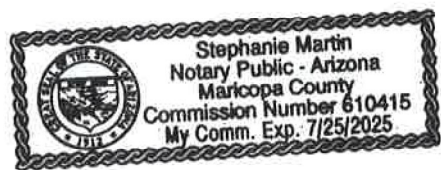
STATE OF TEXAS:
COUNTY OF DENTON:

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_____.

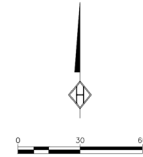
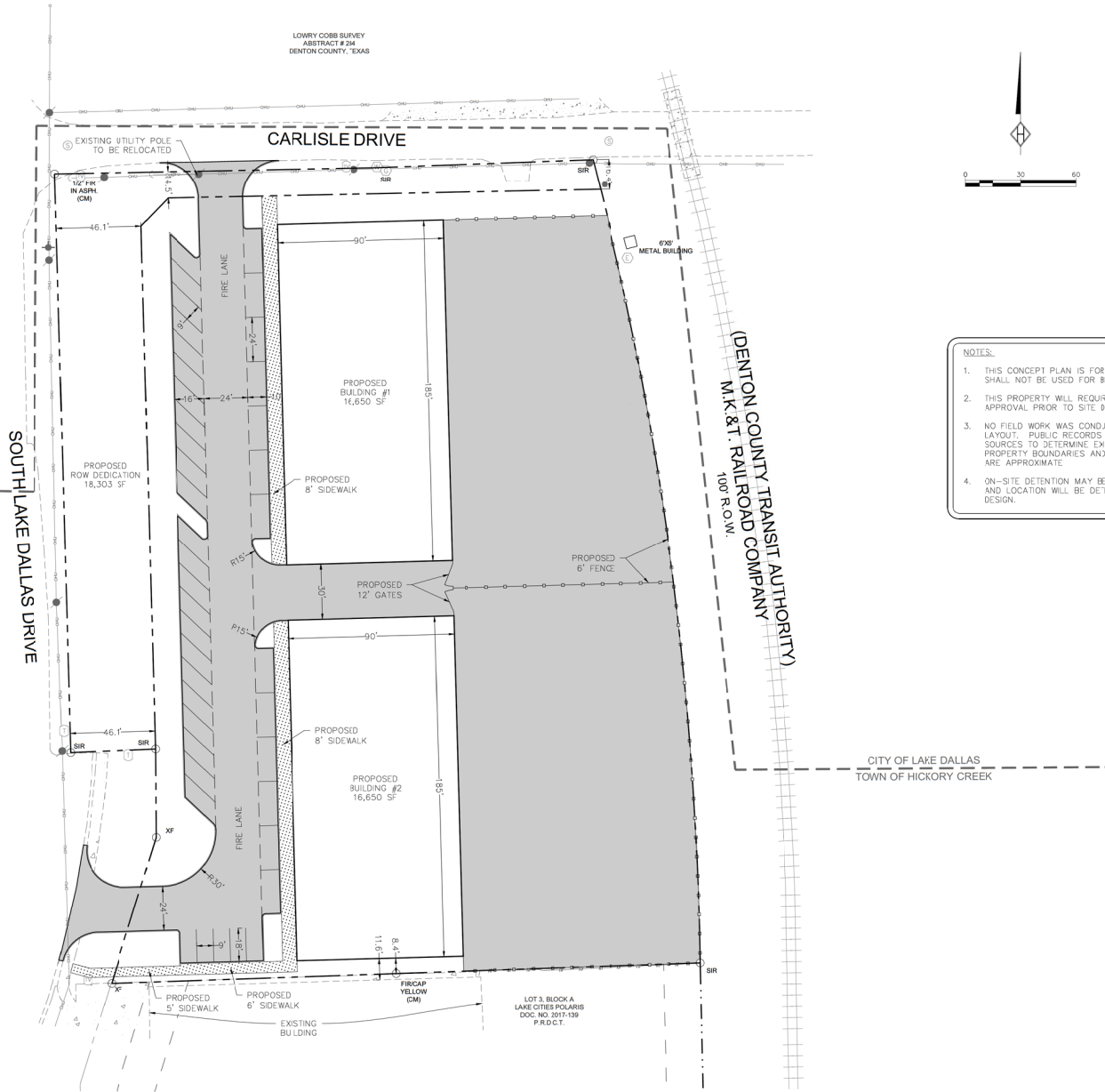
Notary Public, in and for the State of Texas

7/25/25
My Commission Expires On:

State of AZ, County of Maricopa
Signed before me on this 13 day
of June 2023 by Robbie Brown
Notary Public *[Signature]*



LOWRY COBB SURVEY
ABSTRACT # 24
DENTON COUNTY, TEXAS



- NOTES:**
1. THIS CONCEPT PLAN IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 2. THIS PROPERTY WILL REQUIRE THE TOWN OF HICKORY CREEK APPROVAL PRIOR TO SITE DEVELOPMENT.
 3. NO FIELD WORK WAS CONDUCTED FOR THE PREPARATION OF THIS LAYOUT. PUBLIC RECORDS WERE OBTAINED FROM VARIOUS PUBLIC SOURCES TO DETERMINE EXISTING CONDITIONS. AS A RESULT, THE PROPERTY BOUNDARIES AND EXISTING IMPROVEMENTS LOCATIONS ARE APPROXIMATE.
 4. ON-SITE DETENTION MAY BE REQUIRED. IF REQUIRED, THE SIZE AND LOCATION WILL BE DETERMINED DURING THE FINAL SITE DESIGN.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 06/05/2023

HOMEYER
ENGINEERING, P.C.
1000 W. WOODBRIDGE
P.O. BOX 284227 • LEWISVILLE, TEXAS • 75029
972-906-9985 • PHONE • 972-906-9987 • FAX
WWW.HEI.US.COM

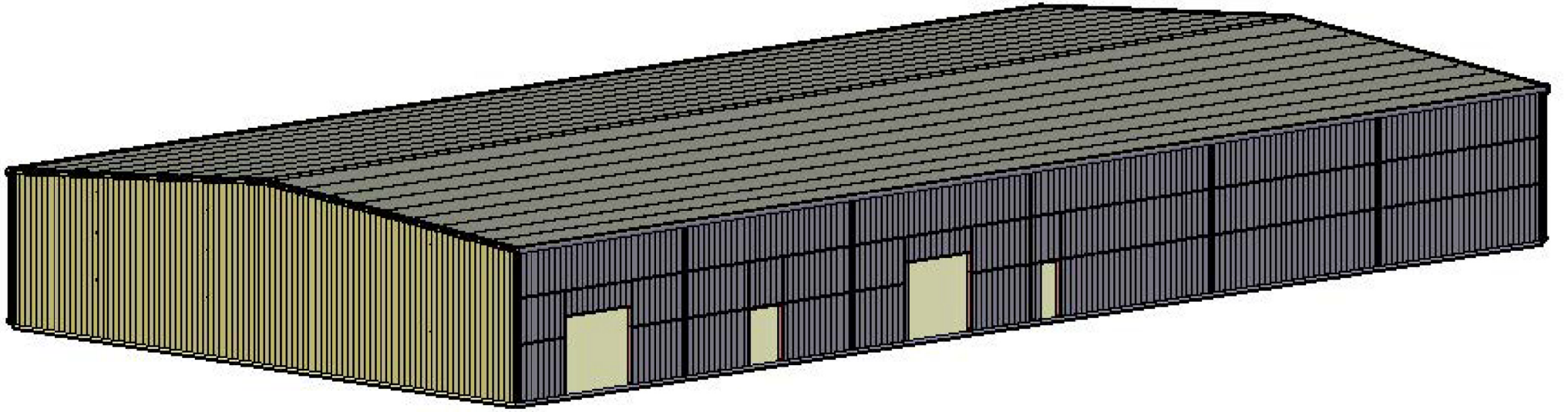


HICKORY CREEK RETAIL
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

CONCEPT PLAN

DRAWN: SRH
DATE: 05/24/23
HEI #: 23-0502

SHEET NO:
C1















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
2/15/22	Plat	Planning & Zoning	Recommend approval as 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 use 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.

SECTION 7
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 accrued 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

Exhibit A
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 IN DEED 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 5/8¹¹ 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 THE NORTH 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 1/2" 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 CAP FOUND FOR CORNER;

NORTH 89° 07' 34" WEST FOR A DISTANCE OF 456.60 FEET TO A 1/2¹¹ 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 5/8" 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 A CHORD 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 5/8" 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 3.2515 ACRE ALAN HARVEY GOLDFIELD TRACT AND ALONG THE EAST LINE OF AFORESAID 39.2300 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 1262.16 FEET 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' 15" 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 FOR A 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. Exhibit C. (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

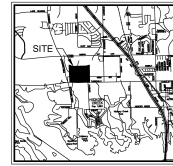
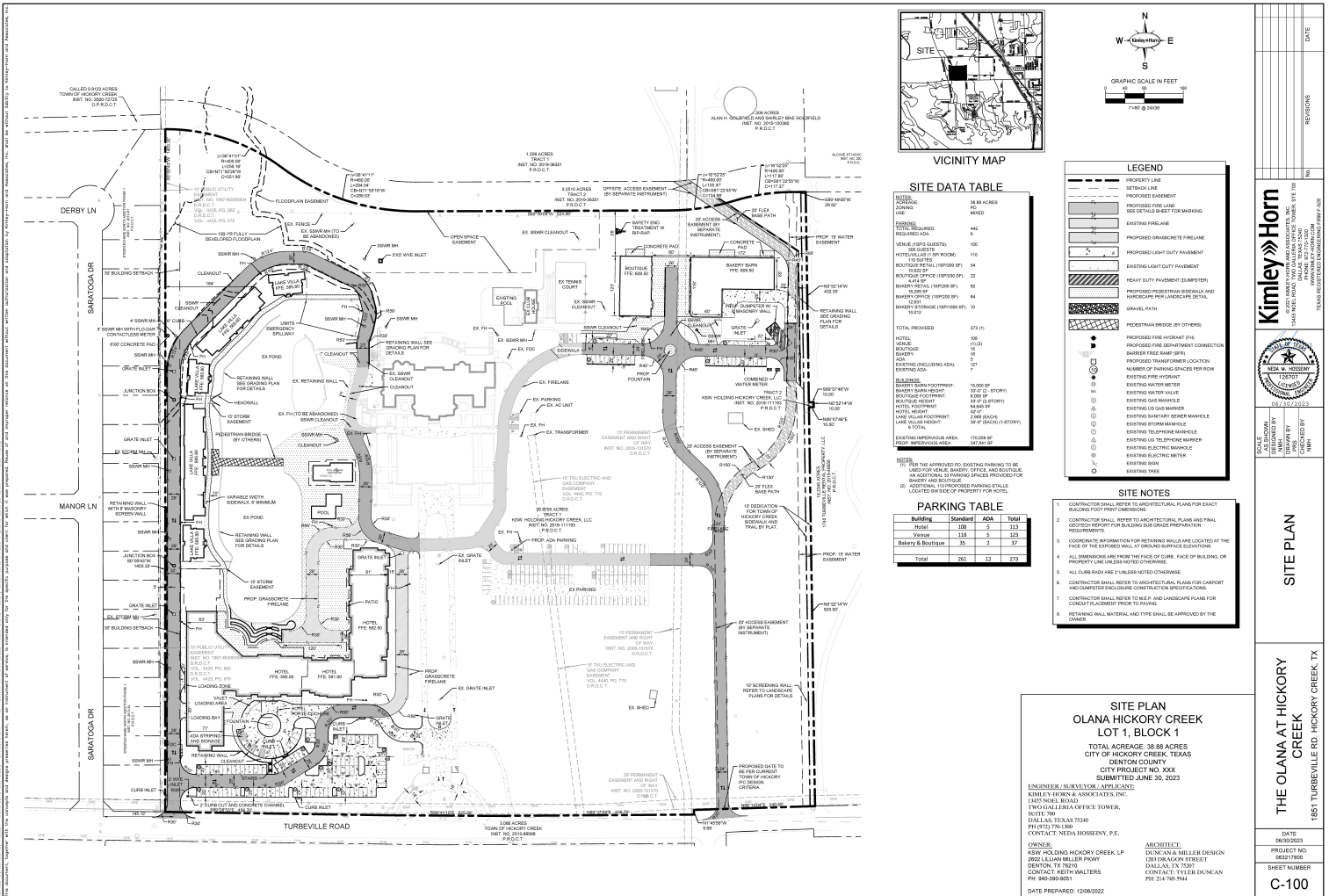
- a. Solid waste collection is prohibited on the western boundary of the property within fifty feet of the property line. Collection shall continue at the rear of the mansion. No collection on the western property line may occur outside of the hours of 9:00 AM to 6:00 PM.

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



SITE DATA TABLE

Item	Quantity
38.88 ACRES	38.88
EXISTING	65
PROPOSED	100
REMOVED	100
NET	165
EXISTING	440
PROPOSED	110
REMOVED	110
NET	440
EXISTING	54
PROPOSED	22
REMOVED	82
NET	64
EXISTING	10
PROPOSED	7
REMOVED	273 (1)
NET	100
EXISTING	150 (1)
PROPOSED	15
REMOVED	10
NET	157
EXISTING	7
PROPOSED	16,930 SF
REMOVED	327 (2 - STORY)
NET	6,200 SF
EXISTING	84,848 SF
PROPOSED	817 (2 - STORY)
REMOVED	84,848 SF
NET	2,000 SF
EXISTING	170,588 SF
PROPOSED	167,848 SF
REMOVED	167,848 SF
NET	167,848 SF

PARKING TABLE

Building	Standard	ADA	Total
Hotel	200	5	205
Residential	118	2	120
Total	318	7	325

LEGEND

- PROPOSED EASEMENT
- PROPOSED EASEMENT SEE DETAILS SHEET FOR MARKING
- EXISTING FIRE LANE
- PROPOSED GRANITE PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- EXISTING LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT (DAMPSTER)
- PROPOSED FREESTAN BROWALL AND FINISHING FOR LANDSCAPE DETAIL
- GRAVEL PATH
- PEDESTRIAN WALKWAY BY OTHERS
- PROPOSED FIRE HYDRANT #16
- PROPOSED FIRE DEPARTMENT CONNECTION
- BARBER FIRE HAMP (BFI)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROOM
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS MANHOLE
- EXISTING GAS MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SIGN
- EXISTING SIGN

- SITE NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT OVERSEER.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR PARKING SURFACE PREPARATION REQUIREMENTS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR RETAINING WALLS AND LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS OR PROPERLY LINE UNLESS NOTED OTHERWISE.
 - ALL UNDERGROUND ARE FROM THE FACE OF CURB. FACE OF BUILDING OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 - ALL CURB BARS ARE 2 UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CURBOUT AND DAMPTER ENCLASURE CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL REFER TO BFI AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
 - RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

SITE PLAN
OLANA AT HICKORY CREEK
LOT 1, BLOCK 1
 TOTAL ACREAGE: 38.88 ACRES
 CITY OF HICKORY CREEK, TEXAS
 DENTON COUNTY
 CITY PROJECT NO. XXX
 SUBMITTED JUNE 30, 2023

ENGINEER (SUBSEALOR) (APPL. 1481)
 KIMLEY-HORN & ASSOCIATES, INC.
 1435 MOORE ROAD
 TRUCKEE, TEXAS 75086
 SUITE 700
 DALLAS, TEXAS 75240
 PH (972) 776-1300
 CONTACT: NEENA HORSENEY, P.E.

OWNER
 KIMLEY-HORN & ASSOCIATES, INC.
 2600 WILLOW MILLER DRIVE
 SUITE 100
 DALLAS, TX 75201
 CONTACT: KATH WALTERS
 PH: 940-360-5551

ARCHITECT
 DUNCAN & MILLER DESIGN
 1301 W. OLANA STREET
 SUITE 100
 DALLAS, TX 75201
 CONTACT: TYLER DUNCAN
 PH: 214-768-9944

DATE PREPARED: 12/06/2022

SITE PLAN

THE OLANA AT HICKORY CREEK
 1651 TURBVILLE RD. HICKORY CREEK, TX

Kimley-Horn

KIMLEY-HORN & ASSOCIATES, INC.
 1435 MOORE ROAD
 TRUCKEE, TEXAS 75086
 SUITE 700
 DALLAS, TEXAS 75240
 PH (972) 776-1300
 CONTACT: NEENA HORSENEY, P.E.

DATE: 06/30/2023
 PROJECT NO: 06221700
 SHEET NUMBER: C-100

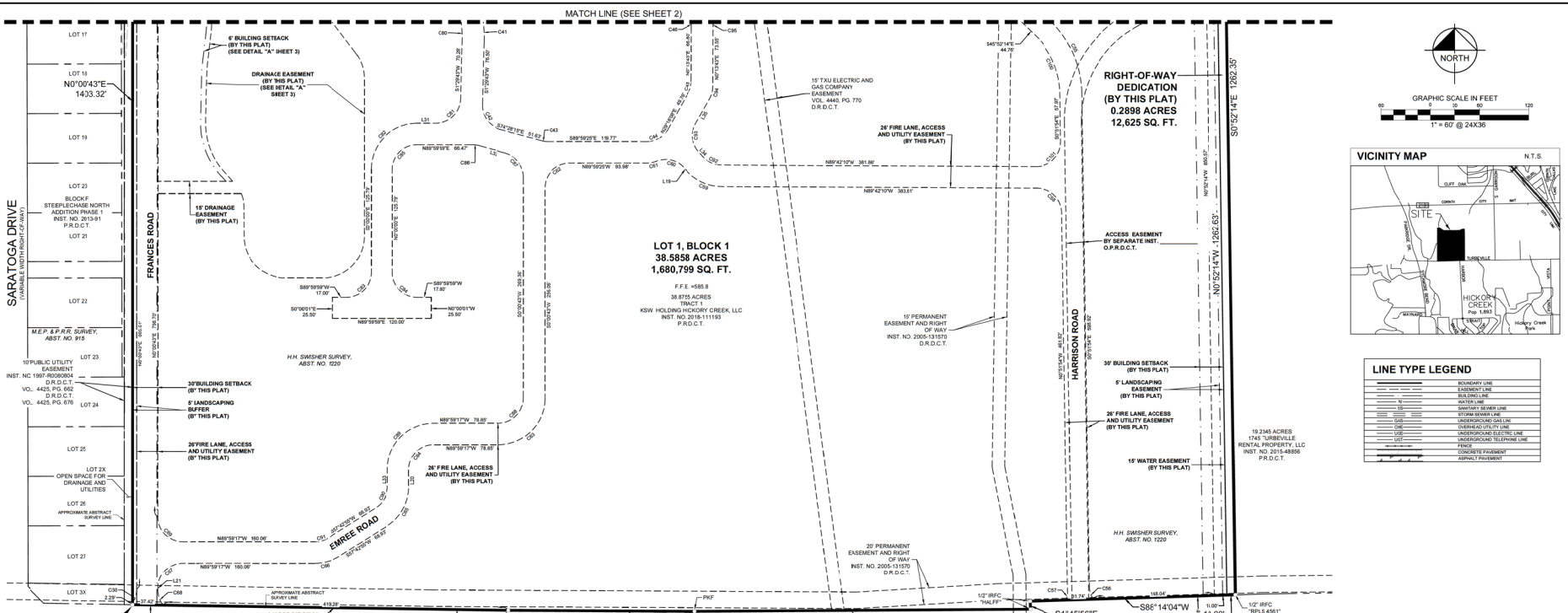


AGENDA INFORMATION SHEET

Meeting Date: July 25, 2023

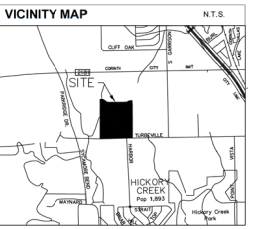
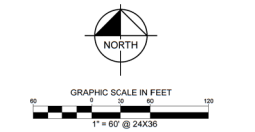
Agenda Item 4:

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 at 1851 Turbeville Road.



LOT 1, BLOCK 1
38.5858 ACRES
1,680,799 SQ. FT.

F.F.E. +585.8
 38,875 ACRES
 TOWN OF HICKORY CREEK
 INST. NO. 2011-11193
 P.R.D.C.T.



LINE TYPE LEGEND

(Solid line)	PROPERTY LINE
(Dashed line)	EASEMENT LINE
(Dotted line)	SETBACK LINE
(Dash-dot line)	WATER LINE
(Long-dashed line)	SEWER LINE
(Short-dashed line)	STORM SEWER LINE
(Dash-dot-dot line)	UNDERGROUND UTILITY LINE
(Thin solid line)	OVERHEAD UTILITY LINE
(Thin dashed line)	UNDERGROUND TELEPHONE LINE
(Thin dotted line)	TRAIL
(Thin long-dashed line)	CONCRETE PAVEMENT
(Thin dash-dot line)	GRAVEL PAVEMENT

LINE TABLE				LINE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE											
NO.	BEARING	LENGTH	CHORD	NO.	BEARING	LENGTH	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N0°00'00"E	55.24	L2	S15°31'17"W	11.03	C1	4°13'35"	90.00	68.86	N19°57'37"W	65.33	C27	S1°48'41"	94.00	8.63	S4°51'50"W	8.63	C53	30°52'48"	43.00	70.70	S45°50'06"W	63.69	C79	14°22'04"	83.00	20.93	S18°19'53"E	20.88		
L2	N0°00'00"W	7.16	L3	S14°28'31"W	30.24	C2	S11°20"	100.00	9.06	N03°50'15"E	9.06	C28	11°06'20"	56.00	16.72	S48°47'37"W	16.66	C54	48°41'58"	100.00	81.51	S22°31'15"E	79.27	C80	10°22'28"	160.00	34.79	S04°44'02"E	34.72		
L3	S09°59'17"E	29.07	L4	S02°40'48"W	42.04	C3	S2°17'10"	100.00	6.61	N04°31'02"E	6.61	C29	S24°02'28"	26.00	14.83	S79°40'37"W	14.62	C55	43°50'29"	126.00	89.87	S22°22'26"E	86.42	C81	88°30'17"	33.00	46.24	S45°44'51"W	41.87		
L4	S14°51'03"E	37.60	L5	S23°32'22"E	38.88	C4	N19°21'41"	460.00	86.92	N02°49'59"W	86.91	C30	S23°32'26"	30.00	17.57	N10°47'38"E	17.32	C56	31°09'11"	30.00	16.29	S10°22'37"E	16.00	C82	89°19'59"	56.00	87.66	S45°00'00"W	39.20		
L5	S12°18'48"W	23.37	L6	S09°59'59"W	32.93	C5	S12°52'26"	174.00	40.66	N01°56'03"W	40.66	C31	45°00'00"	134.00	97.39	N02°30'33"E	94.91	C37	S17°40'48"	30.00	9.26	N03°58'30"E	9.22	C33	90°00'00"	33.00	47.12	S44°19'59"W	42.43		
L6	S07°59'25"W	12.18	L7	S74°28'13"E	33.48	C6	S72°48"	174.00	9.78	N11°23'33"E	9.78	C32	45°00'00"	134.00	97.39	N03°30'33"E	94.91	C58	88°50'18"	30.00	48.52	N49°17'02"W	41.69	C84	60°00'00"	30.00	47.12	N45°00'01"W	42.43		
L7	S00°13'52"E	47.18	L8	S00°00'43"W	20.87	C7	S1°30'27"	212.55	38.99	N08°48'48"E	38.94	C33	S21°17'34"	56.00	35.70	S78°50'00"E	25.47	C59	48°15'14"	56.00	47.18	N09°34'33"W	45.78	C85	89°59'59"	33.00	47.12	N45°00'00"E	42.43		
L8	S09°48'03"W	5.34	L9	N41°28'58"E	7.58	C8	S0°29'28"	50.00	22.83	N14°31'10"E	22.83	C34	49°33'17"	56.00	44.40	S38°55'04"E	45.84	C60	70°41'55"	30.00	37.02	N74°9'43"W	34.71	C86	15°13'45"	30.00	6.13	S82°14'08"E	11.11		
L9	S15°03'17"W	47.43	L10	N29°18'58"E	14.23	C9	S1°58'49"	205.42	46.42	N03°34'48"E	46.32	C35	S23°17'31"	56.00	27.24	S00°54'39"E	27.00	C61	S22°50'25"	30.00	11.60	S78°50'30"W	11.53	C87	74°28'58"	33.00	38.00	S37°13'46"E	33.31		
L10	S14°28'11"W	32.41	L11	N00°00'12"W	16.67	C10	S1°45'	100.00	9.18	N42°51'02"E	9.18	C36	S3°37'37"	56.00	8.43	S18°37'33"W	8.42	C62	89°59'52"	30.00	47.12	S45°00'30"W	42.43	C88	60°00'00"	33.00	47.12	S45°00'42"W	42.43		
L11	S00°28'12"W	25.97	L12	N09°07'48"E	3.30	C11	S11°06'20"	50.00	14.93	N46°47'07"E	14.87	C37	S21°10'17"	30.00	11.09	S10°21'36"W	11.02	C63	90°00'00"	56.00	87.96	S45°00'40"W	79.20	C89	90°00'00"	55.00	87.96	S45°00'42"W	39.20		
L12	S33°53'29"E	14.62	L13	S00°59'29"W	19.72	C12	S14°46'29"	20.00	11.47	N7°45'09"E	11.29	C38	S13°58'49"	30.00	7.33	S07°36'24"W	7.31	C64	90°00'00"	30.00	47.12	S45°00'40"W	42.42	C90	S7°42'12"	33.00	30.21	S28°51'49"W	28.59		
L13	N00°01'03"W	16.67	L14	S44°19'32"E	10.96	C13	S11°38'47"	100.00	26.91	S09°28'59"W	26.87	C39	S09°31'16"	50.00	33.82	S12°23'13"E	33.80	C65	S7°42'12"	56.00	36.40	S28°51'49"W	34.04	C91	S2°17'48"	33.00	16.91	S37°51'49"W	6.97		
L14	N00°52'14"W	7.58	L15	S44°19'32"E	38.30	C14	S7°30'00"	25.00	33.82	S39°13'48"W	33.30	C40	S42°37'38"	109.96	37.75	S14°18'44"E	27.68	C66	S37°17'48"	56.00	31.87	S75°51'49"W	31.10	C92	48°15'14"	33.00	25.27	N03°34'33"W	24.53		
L15	N00°50'23"E	18.00	L16	N44°09'32"W	28.10	C15	S12°22'55"	50.00	32.62	S18°47'38"E	32.05	C41	S12°37'47"	188.00	40.48	S04°44'11"E	40.38	C67	90°00'00"	30.00	47.12	S45°00'40"W	42.43	C93	70°45'04"	33.00	37.09	N08°54'24"W	34.74		
L16	S09°09'32"E	26.00	L17	N09°09'32"W	26.00	C16	89°00'00"	50.00	78.54	S45°00'00"W	70.71	C42	S78°59'58"	50.00	39.78	S38°29'18"E	36.80	C68	S08°12'13"	30.00	20.00	S19°09'33"E	19.63	C94	S04°20'24"	33.00	15.22	N14°45'55"E	6.06		
L17	N09°09'32"E	26.00	L18	N00°00'30"E	18.00	C17	S0°36'12"	50.00	78.19	N45°11'54"W	70.47	C43	S15°31'10"	30.00	8.13	S82°13'59"E	8.10	C69	90°00'00"	30.00	47.12	N45°00'11"W	42.43	C95	4°45'59"	33.00	2.60	N02°34'42"E	1.49		
L18	N00°00'30"E	18.00	L19	N41°28'58"W	4.93	C18	S1°28'37"	40.00	15.69	N11°38'04"W	15.69	C44	S6°42'28"	30.00	31.79	N09°39'32"E	30.32	C70	45°00'00"	81.00	76.97	N22°30'43"E	75.01	C96	4°59'55"	55.00	4.88	N02°34'44"E	1.88		
L19	N41°28'58"W	4.93	L20	S00°00'04"W	20.87	C19	41°33'58"	96.00	71.32	S19°57'37"E	69.69	C45	S19°57'37"	30.00	15.22	N14°45'38"E	15.00	C71	45°00'00"	81.00	76.97	N07°30'43"E	75.01	C97	89°07'59"	148.00	230.24	N44°33'48"E	207.11		
L20	S00°00'04"W	20.87	L21	S10°00'00"W	27.8	C20	S11°20"	100.00	9.06	S03°50'15"E	9.06	C46	S45°59'59"	96.00	4.89	N02°38'32"E	4.66	C72	S01°17'34"	30.00	13.77	S78°50'30"W	13.60	C98	88°59'14"	45.00	70.69	S44°00'00"E	6.62		
L21	S00°00'04"W	27.8	L22	S09°09'32"E	26.00	C21	S2°17'10"	100.00	6.61	S04°31'02"E	6.61	C47	S49°59'59"	30.00	7.82	S02°39'46"E	7.62	C73	S49°33'17"	30.00	25.69	S39°59'59"E	25.18	C99	48°41'58"	100.00	103.79	S22°31'15"E	98.88		
L22	S09°09'32"E	26.00	L23	S14°02'23"E	27.89	C22	S19°39'18"	406.00	79.72	S02°43'47"E	79.82	C48	S42°09'19"	174.00	66.29	N03°14'11"E	208.81	C74	S0°39'19"	24.00	14.54	S09°54'49"E	15.10	C100	45°00'00"	160.00	78.97	S22°22'44"E	36.97		
L23	S14°02'23"E	27.89	L24	S12°18'48"W	45.04	C23	S23°32'26"	180.00	47.76	S02°09'17"W	47.38	C49	S00°00'00"	45.00	70.69	N45°00'38"E	63.64	C75	S12°32'40"	50.00	13.28	S06°12'30"W	12.24	C101	S1°06'44"	33.00	47.72	S44°12'56"W	42.89		
L24	S12°18'48"W	45.04	L25	S00°13'52"E	47.79	C24	S19°59'25"	208.59	37.85	S08°49'32"E	37.79	C50	S00°00'00"	45.00	70.69	S44°09'32"E	63.64	C76	S12°39'10"	50.00	11.30	S06°12'30"W	11.24	C102	S1°06'44"	33.00	47.72	S44°12'56"W	42.89		
L25	S00°13'52"E	47.79	L26	S09°48'03"W	3.18	C25	S0°29'28"	56.00	25.57	S14°39'10"W	25.34	C51	S00°00'00"	30.00	47.12	N45°00'38"E	42.43	C77	S11°45'43"	50.00	9.69	S09°33'39"W	9.84	C103	S11°29'19"	27.32					

NOTES:
 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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

Kimley»Horn

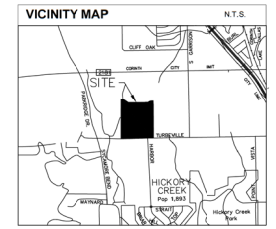
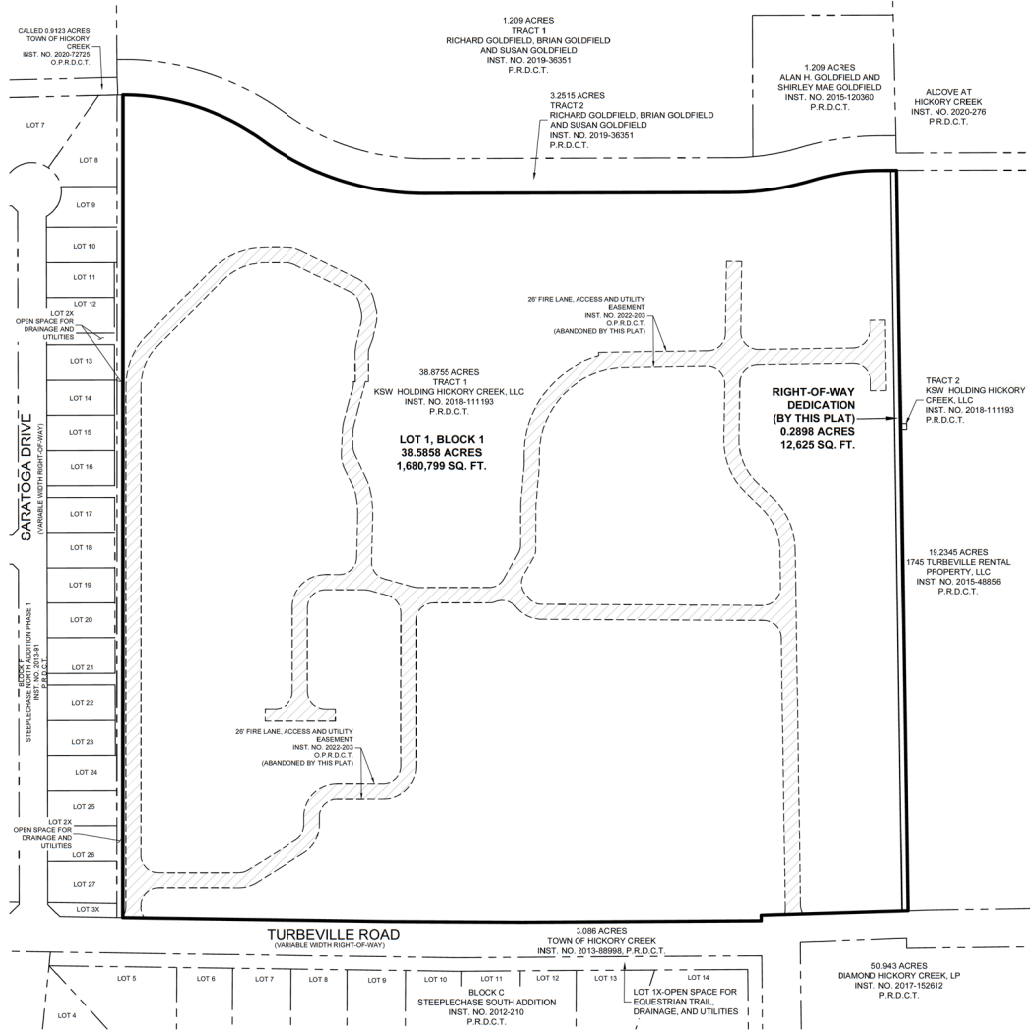
13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240
 Tel. No. (972) 770-1300
 Fax No. (972) 230-0520

ENGINEER/APPLICANT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 CONTACT: J. ANDY DOBBS
 PHONE: 972-776-1300

OWNER:
 KSW HOLDING HICKORY CREEK LP
 1851 TURBVILLE ROAD
 HICKORY CREEK, TEXAS 75065
 PHONE: 409-664-0120

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PCB/CM	JAD	Jun 2003	063217800	1 OF 4

EASEMENTS ABANDONED BY THIS PLAT



LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	SEWER LINE
---	WATER LINE
---	STORM SEWER LINE
---	STORM SEWER LINE
---	OVERHEAD GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	TRAIL
---	CONCRETE PAVEMENT
---	GRAVEL PAVEMENT

FINAL PLAT
 THE OLANA AT HICKORY CREEK
 LOT 1, BLOCK 1
 38.8755 ACRES
 H.H. SWISHER SURVEY, ABSTRACT NO. 1220
 TOWN OF HICKORY CREEK,
 DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240
 Tel. No. (972) 770-1300
 Fax No. (972) 238-3528

Scale: 1" = 100'
 Drawn by: PCB/CM
 Checked by: JAJ
 Date: Jun 2023
 Project No.: 06321780
 Sheet No.: 3 OF 4

OWNER:
 KSW HOLDING HICKORY CREEK, LP
 1851 TURBEVILLE ROAD
 HICKORY CREEK, TEXAS 75065
 PHONE: 469-664-0120

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

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

6/20/2023 11:48 AM
 \\CADD\LEWIS\PROJECTS\2023\06\OLANA HICKORY CREEK\DWG\06321780_P01.DWG PLOTTED BY: NEDRA HOSSEINY

OWNERS CERTIFICATE:

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

BEGINNING at a 1/2" iron rod with "HALFF" cap found in the north right-of-way line of Turbevile Road (variable width right-of-way), being the southeast corner of Lot 2X, Block F of Steeplechase North Addition, Phase 1 an addition to the Town of Hickory Creek, Texas according to the plat recorded in Document No. 2019-91 of the Official Records of Denton County, Texas, and its southwest corner of said Tract 1;

THENCE with the east line of said Lot 2X, Block F, North 00°00'43" East, a distance of 1433.32 feet to a 5/8" iron rod with red "KHA" cap set in the south line of a called 3.2515 acre tract of land described as Tract 2 in Executor's Deed to Richard Godfield, Brian Godfield and Susan Godfield recorded in Instrument No. 2019-30511 of said Public Records and being the northeast corner of said Lot 2X, Block F, at the beginning of a non-tangent curve to the right, having a central angle of 36°4'31", a radius of 400.00 feet, a chord bearing and distance of South 71°50'26" East, a distance of 25.80 feet;

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

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 256.16 feet to a 5/8" iron rod with "RPLS 1580" cap found for the beginning of a reverse curve to the left, having a central angle of 36°4'11", a radius of 460.00 feet, a chord bearing and distance of South 71°50'16" East, a distance of 289.53 feet;

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

North 89°49'08" East, a distance of 524.98 feet to a 5/8" iron rod with cap (legible) found for the beginning of a curve to the left, having a central angle of 16°52'25", a radius of 460.00 feet, a chord bearing and distance of North 81°22'55" East, a distance of 154.98 feet;

In an easterly direction, with said curve to the left, an arc distance of 134.47 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 117.31 feet;

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

North 89°49'08" East, a distance of 29.82 feet to a 5/8" iron rod with red "KHA" cap set for the northeast corner of said Tract 1 and the northeast corner of a called 19.2345 acre tract of land described in Special Warranty Deed with Vendor's Lien to 1445 Turbevile Rental Property, LLC recorded in Instrument No. 2015-48556 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 1282.35 feet to a 1/2" iron rod with "RPLS 4561" cap found in said north right-of-way line of Turbevile Road;

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

South 88°14'14" 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 4581" cap found for corner;

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

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

North 89°06'53" West, a distance of 456.70 feet to the **POINT OF BEGINNING** and containing 38.8757 acres or 1,693,624 square feet.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at _____, Texas, this the ____ day of _____, 20__.

KSW HOLDING HICKORY CREEK, LP,

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ 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 in accordance with the Planning Rules and Regulations of the Town of Hickory Creek, Texas.

Dated this ____ day of _____, 20__.

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

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

STATE OF TEXAS §

COUNTY OF CALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

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

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, Town of Hickory Creek, Texas _____ Date _____

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

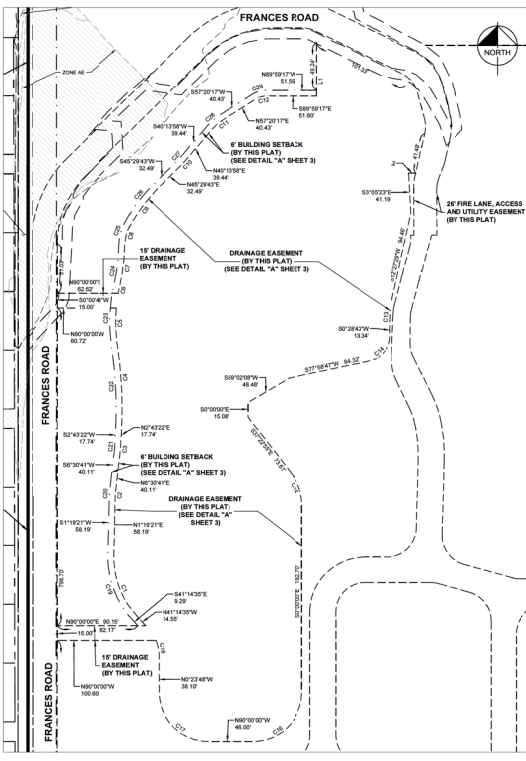
Town Secretary
Town of Hickory Creek, Texas _____ Date _____

FINAL PLAT
THE OLANA AT HICKORY CREEK
LOT 1, BLOCK 1
38.8757 ACRES
H.H. SWISHER SURVEY, ABSTRACT NO. 1220
TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS

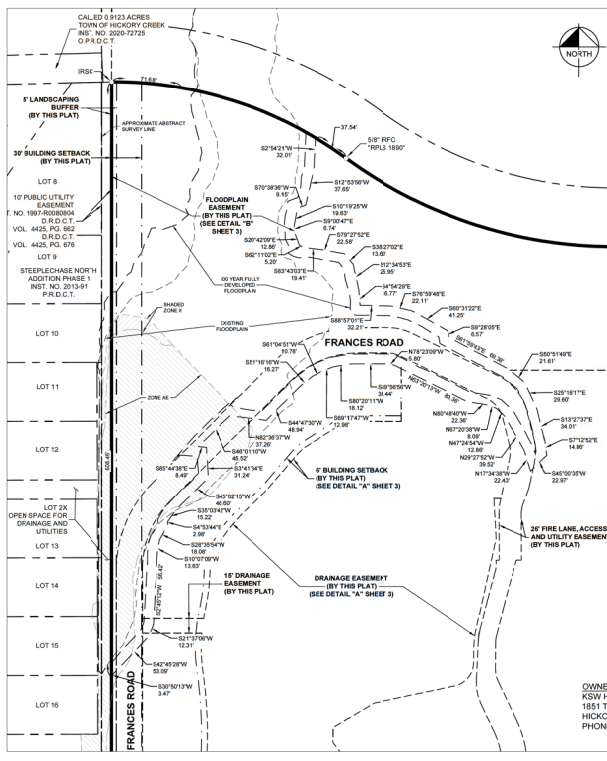
Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 1019500		Tel. No. (972) 770-1300	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PC/CM	JAD	Jun 2023	063217800	4 OF 4

DETAIL "A" SCALE: 1"=60'



DETAIL "B" SCALE: 1"=60'



OWNER:
KSW HOLDING HICKORY CREEK LP
1851 TURBEVILLE ROAD
HICKORY CREEK, TEXAS 75065
PHONE: 469-664-0120

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

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

20230615 11:44 AM C:\PROJECTS\2023\13455 NOEL ROAD\13455 NOEL ROAD_FINAL PLAT.ctb



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

A handwritten signature in blue ink, appearing to read "Lee T. Williams".

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

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



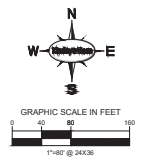
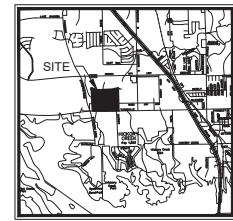
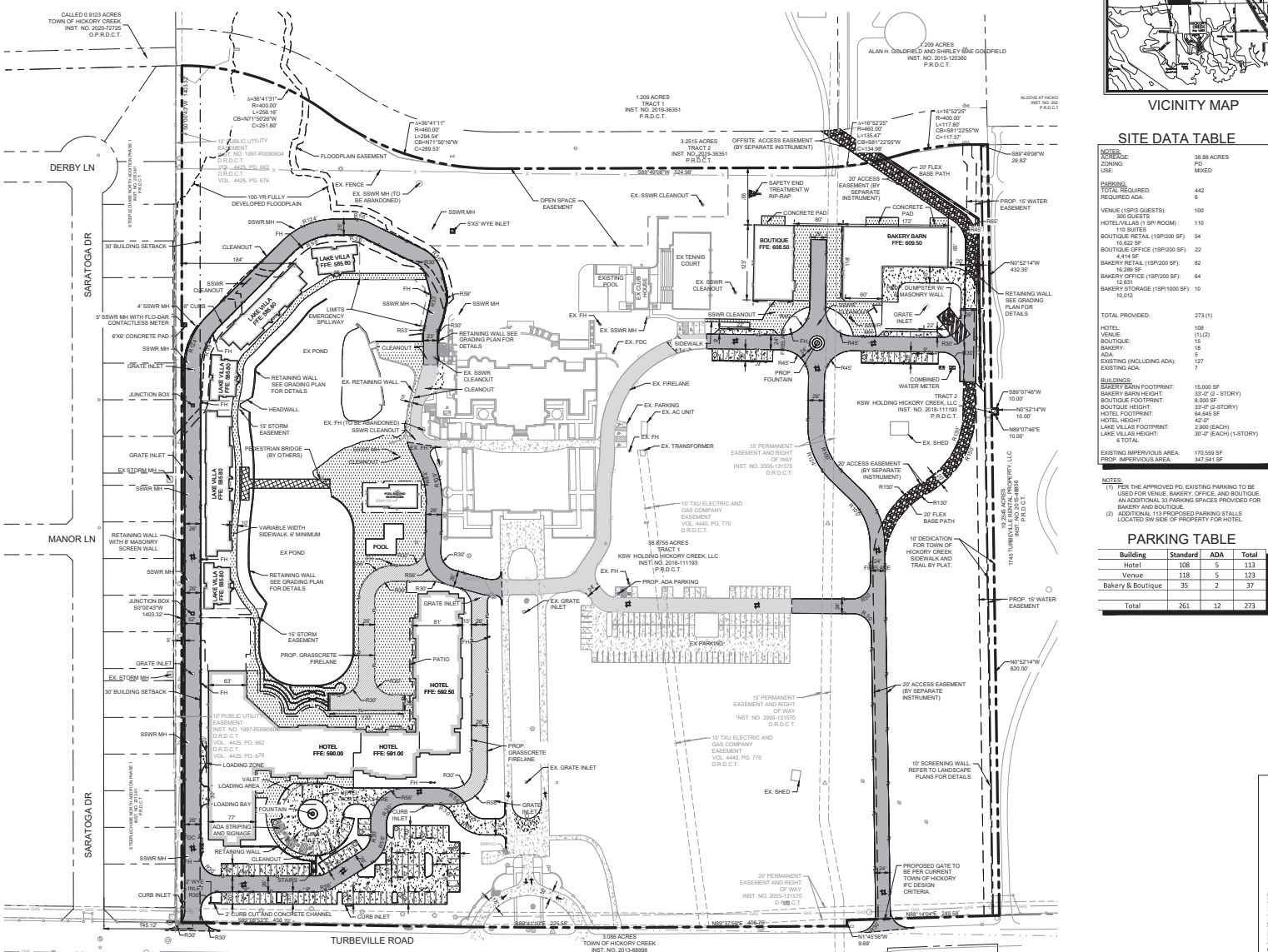
AGENDA INFORMATION SHEET

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 at 1851 Turbeville Road.

Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any errors or omissions in these drawings, specifications, or reports, or for any consequences arising therefrom, whether or not such errors or omissions were caused by negligence, and whether or not such errors or omissions were caused by the negligence of any other party. Kimley-Horn and Associates, Inc. shall not be responsible for any errors or omissions in these drawings, specifications, or reports, or for any consequences arising therefrom, whether or not such errors or omissions were caused by negligence, and whether or not such errors or omissions were caused by the negligence of any other party.



VICINITY MAP

SITE DATA TABLE

NET SITE AREA:	38.88 ACRES
ZONING USE:	MIXED
PARKING TOTAL REQUIRED:	442
REQUIRED ADA:	6
VENUE (1500 GUESTS):	100
HOTEL/VILLAS (1 SPT ROOM):	110
BOULIQUE RETAIL (15P200 SF):	54
BOULIQUE OFFICE (15P200 SF):	22
BAKERY RETAIL (15P200 SF):	82
BAKERY OFFICE (15P200 SF):	64
BAKERY STORAGE (15P1000 SF):	10
10LD:	
TOTAL PROVIDED:	273 (1)
HOTEL:	108
BOULIQUE:	15
BAKERY:	18
ADA:	6
EXISTING INCLUDING ADA:	127
EXISTING ADA:	7
BUILDINGS:	
EXISTING BSN FOOTPRINT:	15,000 SF
BAKERY BARN HEIGHT:	30'-0" (2-STORY)
BOULIQUE FOOTPRINT:	8,000 SF
BOULIQUE HEIGHT:	32'-0" (2-STORY)
HOTEL FOOTPRINT:	64,800 SF
HOTEL HEIGHT:	42'-0"
LAKE VILLAGES FOOTPRINT:	2,800 (EACH)
LAKE VILLAGES HEIGHT:	30'-0" (EACH) (1-STORY)
3 TOTAL:	
EXISTING IMPERVIOUS AREA:	170,550 SF
PROP. IMPERVIOUS AREA:	347,541 SF

PARKING TABLE

Building	Standard	ADA	Total
Hotel	108	5	113
Venue	118	5	123
Bakery & Boutique	35	2	37
Total	261	12	273

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED FIRE LINE
- EXISTING FIRELINE
- PROPOSED GRASSCREEP FIRELINE
- PROPOSED LIGHT DUTY PAVEMENT
- EXISTING LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT (DUMPS)
- PROPOSED PEDESTRIAN SIDEWALK AND HARDSCAPE PER LANDSCAPE DETAIL
- GRAVEL PATH
- PEDESTRIAN BRIDGE (BY OTHERS)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS MANHOLE
- EXISTING GAS MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING GAS TELEPHONE BARRIER
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC METER
- EXISTING SIGN
- EXISTING TREE

- SITE NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
 - COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND ELEVATIONS.
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
 - ALL CURB RADI ARE 2' UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPOR AND DUMPS/ENCLOSURE CONSTRUCTION SPECIFICATIONS.
 - CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
 - RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

SITE PLAN
OLANA HICKORY CREEK
LOT 1, BLOCK 1
 TOTAL ACREAGE: 38.88 ACRES
 CITY OF HICKORY CREEK, TEXAS
 DENTON COUNTY
 CITY PROJECT NO. XXXX
 SUBMITTED JUNE 30, 2023

ENGINEER/SURVEYOR/APPLICANT:
 KIMLEY-HORN & ASSOCIATES, INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER,
 SUITE 700
 DALLAS, TEXAS 75240
 PH (972) 770-1300
 CONTACT: KEITH WALTERS
 PH 940-390-9051

OWNER:
 KSW HOLDING HICKORY CREEK, LP
 2602 LULLIAN MILLER PKWY
 DENTON, TX 76210
 CONTACT: KEITH WALTERS
 PH 940-390-9051

ARCHITECT:
 DUNCAN & MILLER DESIGN
 1203 DRAGON STREET
 DALLAS, TX 75207
 CONTACT: TYLER DUNCAN
 PH 214-748-5944

DATE PREPARED: 12/06/2022

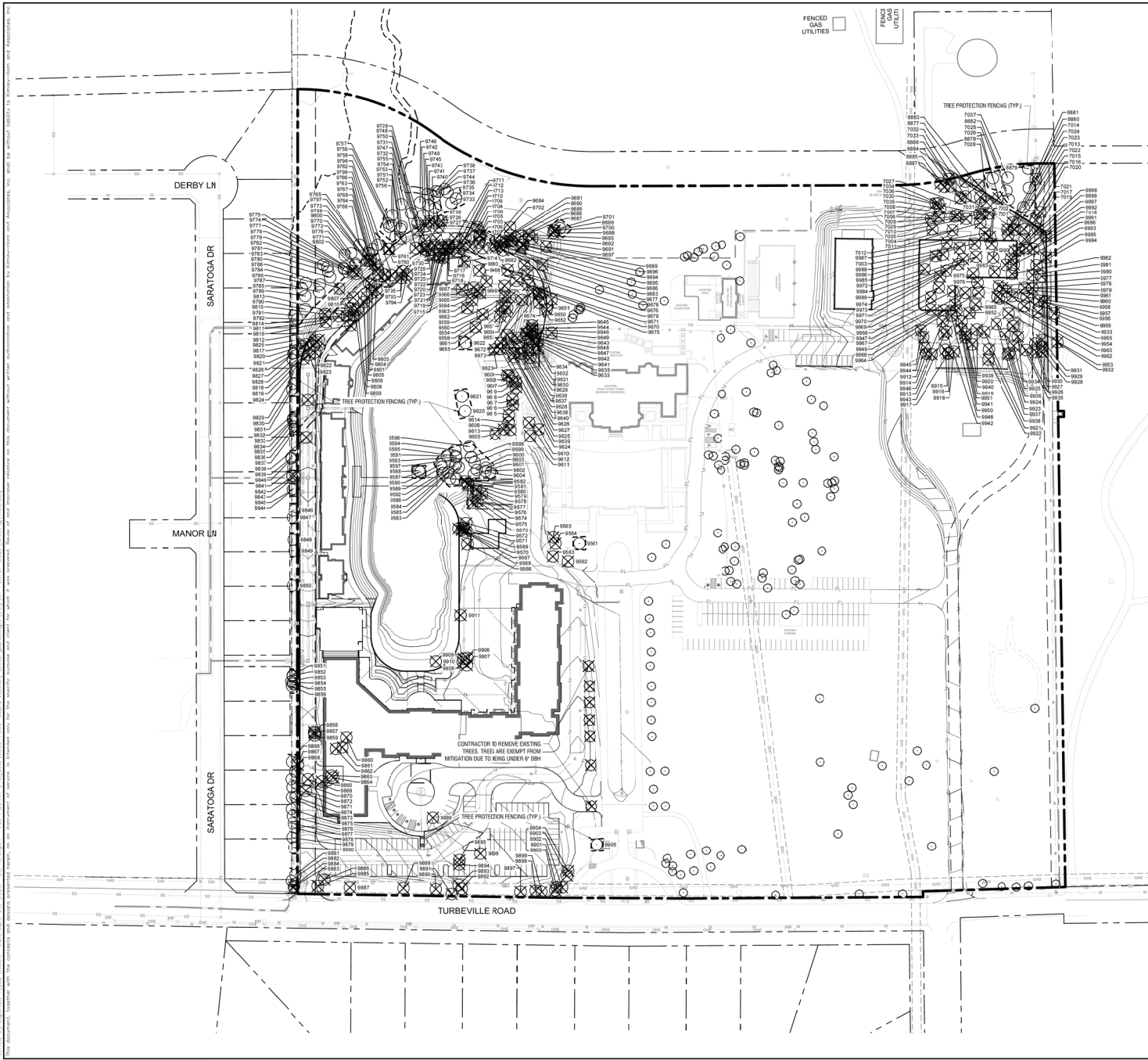
Kimley-Horn
 6202 KIMLEY-HORN AND ASSOCIATES, INC.
 11805 HELL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM # 028

SCALE: AS SHOWN
 DESIGNED BY: JPH
 DRAWN BY: JPH
 CHECKED BY: JPH
 DATE: 06/30/2023

NEDA M. HOSESEY
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 LICENSE NO. 125707

DATE: 06/30/2023
 PROJECT NO: 06217800
 SHEET NUMBER: C-100

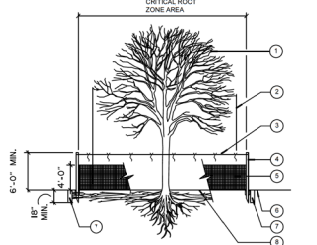
THE OLANA AT HICKORY CREEK
 1851 TURBEVILLE RD., HICKORY CREEK, TX



LEGEND

- TREES TO REMAIN
- TREES TO BE REMOVED
- EXISTING PHASE 1 TREE TO REMAIN
- UNPROTECTED PHASE 1 TREE TO BE REMOVED
- TREE PROTECTION FENCE

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



- NOTES**
- PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRILLPIPE OF EXISTING TREES.
 - ROOT PRUNING METHOD: 3 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A 18\"/>

- TREE PROTECTION DETAIL**
- N.T.S.
- EXISTING TREES TO REMAIN.
 - DRILLPIPE OF EXISTING TREE (TYP).
 - CONTINUOUS NYLON LINE STRING TIED TO STAKE TOPS W/ 2\"/>

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

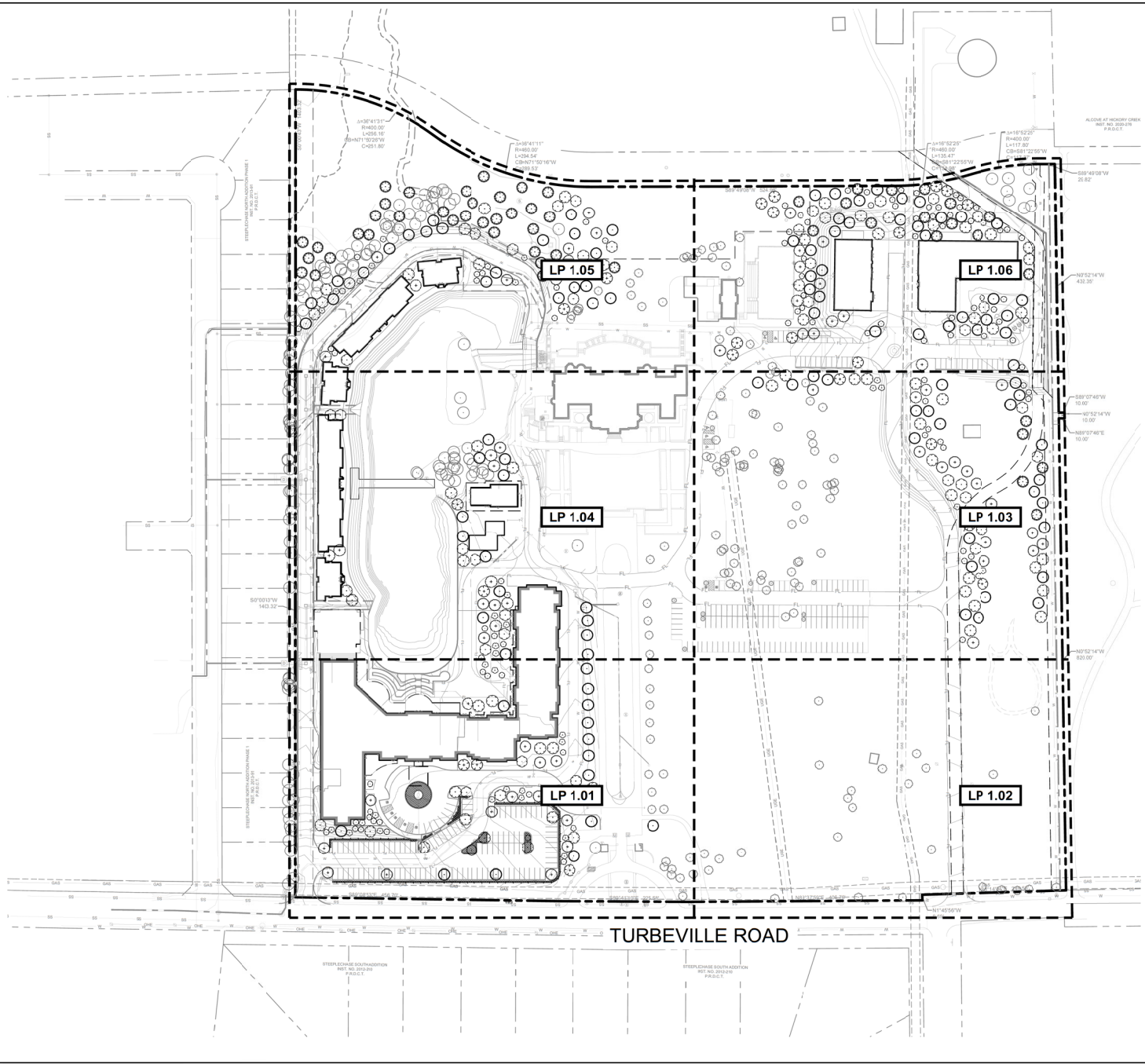
SIGNATURE: *Kenzie Porter*
DATE: 6/29/2023

<p>1946 N. GLENN ROAD, SUITE 200, DENVER, CO 80202 PH: 303.733.8600 FAX: 303.733.8699 WWW.KIMLEY-HORN.COM</p>	
<p>SCALE: AS SHOWN DESIGNED BY: [blank] DRAWN BY: [blank] CHECKED BY: [blank] CADD: [blank]</p>	<p>NO. _____ DATE _____</p> <p>REVISIONS _____</p>
<p>TREE PRESERVATION PLAN</p>	
<p>THE OLANA MANSION DENTON COUNTY, TEXAS</p>	
<p>DATE: JUNE 2023 PROJECT NO.: 063217800 SHEET NUMBER: LT 1.01</p>	

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	STATUS	MITIGATION INCHES
7001	13.9	Post Oak	Quercus stellata	Healthy	Single	Remove	20.7
7002	14.1	Post Oak	Quercus stellata	Healthy	Single	Remove	21.15
7003	6.0	Blackjack Oak	Quercus marilandica	Declining	Single	Remove	Exempt
7004	13.9	Post Oak	Quercus stellata	Healthy	Single	Remove	20.85
7005	20.5	Post Oak	Quercus stellata	Healthy	Single	Remove	30.75
7006	8.2	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	13.2
7007	15.6	Post Oak	Quercus stellata	Healthy	Single	Remove	23.4
7008	14.6	Post Oak	Quercus stellata	Healthy	Single	Remove	21.9
7009	14.2	Post Oak	Quercus stellata	Healthy	Single	Remove	21.3
7010	14.3	Post Oak	Quercus stellata	Healthy	Single	Remove	27
7011	20.4	Post Oak	Quercus stellata	Healthy	Multi	Remove	30.6
7012	11.6	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	17.4
7013	14.0	Post Oak	Quercus stellata	Healthy	Single	Remove	21
7014	8.4	Post Oak	Quercus stellata	Declining	Single	Remove	Exempt
7015	10.1	Post Oak	Quercus stellata	Healthy	Single	Remove	13.1
7016	15.9	Post Oak	Quercus stellata	Healthy	Multi	Remove	23.85
7017	17.3	Post Oak	Quercus stellata	Healthy	Multi	Remove	25.95
7018	8.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	11.7
7019	6.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	9.3
7020	12.0	Post Oak	Quercus stellata	Healthy	Single	Remove	18
7021	14.9	Post Oak	Quercus stellata	Healthy	Single	Remove	22.35
7022	17.9	Post Oak	Quercus stellata	Healthy	Multi	Remove	26.85
7023	16.7	Post Oak	Quercus stellata	Healthy	Multi	Remove	20.55
7024	12.7	Post Oak	Quercus stellata	Healthy	Single	Remove	19.05
7025	9.1	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remove	13.65
7026	12.9	Post Oak	Quercus stellata	Healthy	Single	Remove	19.2
7027	12.3	Post Oak	Quercus stellata	Healthy	Single	Remove	15.9
7028	12.4	Post Oak	Quercus stellata	Healthy	Single	Remove	18.6
7029	13.3	Post Oak	Quercus stellata	Healthy	Single	Remove	19.95
7030	13.4	Post Oak	Quercus stellata	Healthy	Single	Remove	20.1
7031	12.3	Post Oak	Quercus stellata	Healthy	Single	Remove	15.45
7032	12.4	Post Oak	Quercus stellata	Healthy	Single	Remove	18.6
7033	12.8	Post Oak	Quercus stellata	Healthy	Single	Remove	19.2
7034	11.7	Post Oak	Quercus stellata	Healthy	Single	Remove	17.55
7035	22.3	Post Oak	Quercus stellata	Healthy	Multi	Remove	32.45
7036	14.1	Post Oak	Quercus stellata	Healthy	Single	Remove	21.15
7037	8.1	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	0
8877	4.8	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8878	18.3	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8879	6.2	Black Hickory	Carya texana	Declining	Single	Remove	0
8880	13.8	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8881	10.6	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	15.9
8882	8.4	Black Hickory	Carya texana	Healthy	Single	Remove	12.6
8883	14.1	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8884	15.1	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8885	15.3	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8886	7.2	Eastern Redcedar	Juniperus virginiana	Declining	Forked	Remain	Exempt
8887	12.8	Post Oak	Quercus stellata	Healthy	Single	Remain	0
8888	21.1	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9562	25.5	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	38.25
9563	15.9	Calley Pear	Pyrus calleryana	Healthy	Forked	Remove	23.85
9564	14.3	Calley Pear	Pyrus calleryana	Healthy	Forked	Remove	21.45
9565	17.4	Calley Pear	Pyrus calleryana	Healthy	Forked	Remove	26.1
9566	25.8	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	38.7
9567	7.8	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Remove	11.7
9568	12.6	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Remove	11.4
9569	15.5	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	23.25
9570	26.5	Slippery Elm	Ulmus rubra	Healthy	Multi	Remove	39.75
9571	6.0	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	9
9572	12.1	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	18.15
9573	13.3	Post Oak	Quercus stellata	Healthy	Single	Remove	19.95
9574	9.7	Black Hickory	Carya texana	Declining	Single	Remove	Exempt
9575	8.0	Black Hickory	Carya texana	Declining	Single	Remove	Exempt
9576	19.3	Black Hickory	Carya texana	Healthy	Single	Remove	13.8
9577	7.1	Post Oak	Quercus stellata	Healthy	Single	Remove	10.65
9578	10.1	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	15.15
9579	9.9	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	14.85
9580	7.1	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	10.65
9581	15.7	Blackjack Oak	Quercus marilandica	Healthy	Single	Remain	0
9582	19.8	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9583	22.2	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9584	21.8	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9585	8.2	Slippery Elm	Ulmus rubra	Healthy	Single	Remain	0
9586	7.3	Slippery Elm	Ulmus rubra	Healthy	Single	Remain	0
9587	10.8	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9588	6.5	Gum Bumelia	Sideroxylon lanuginosum	Healthy	Single	Remain	0
9589	6.4	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9590	10.5	Black Hickory	Carya texana	Healthy	Single	Remain	0
9591	7.1	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9592	6.0	Hackberry	Celtis laevigata	Healthy	Single	Remain	0
9593	10.5	Hackberry	Celtis laevigata	Healthy	Single	Remain	0
9594	9.1	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Remain	0
9595	9.0	Slippery Elm	Ulmus rubra	Healthy	Single	Remain	0
9596	8.4	Black Hickory	Carya texana	Healthy	Single	Remain	0
9597	7.7	Slippery Elm	Ulmus rubra	Healthy	Single	Remain	0
9598	11.2	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9599	6.8	Black Hickory	Carya texana	Healthy	Single	Remain	0
9600	6.7	Black Hickory	Carya texana	Healthy	Single	Remain	0
9601	11.8	Blackjack Oak	Quercus marilandica	Healthy	Multi	Remain	0
9602	11.6	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9603	8.4	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9604	18.5	Blackjack Oak	Quercus marilandica	Healthy	Single	Remain	0
9605	32.5	Black Willow	Salix nigra	Healthy	Multi	Remove	48.75
9606	19.2	Black Willow	Salix nigra	Healthy	Multi	Remove	28.8
9607	12.6	Slippery Elm	Ulmus rubra	Hazard	Forked	Remove	Exempt
9608	14.6	Slippery Elm	Ulmus rubra	Hazard	Multi	Remove	Exempt
9609	6.3	Chinese Tallow	Sapindus saponaria	Declining	Multi	Remove	Exempt
9610	13.8	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	20.7
9611	16.2	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	24.3

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	STATUS	MITIGATION INCHES
9612	11.1	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	21.15
9613	14.1	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	25.85
9614	13.8	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	20.7
9615	11.2	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	16.8
9616	15.3	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	19.95
9617	12.3	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	16.8
9618	13.1	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	19.65
9619	13.0	Crape Myrtle	Lagerstroemia indica	Healthy	Multi	Remove	16.5
9620	11.6	Cedar Elm	Ulmus crassifolia	Hazard	Single	Remain	0
9621	2.7	Slippery Elm	Ulmus rubra	Healthy	Single	Remain	0
9622	15.2	Post Oak	Quercus stellata	Healthy	Single	Remain	0
9623	14.1	Post Oak	Quercus stellata	Healthy	Single	Remove	21.15
9624	16.6	Post Oak	Quercus stellata	Healthy	Single	Remove	15.9
9625	13.4	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	20.1
9626	8.1	Post Oak	Quercus stellata	Healthy	Single	Remove	13.85
9627	7.6	Post Oak	Quercus stellata	Healthy	Single	Remove	11.4
9628	5.0	Post Oak	Quercus stellata	Healthy	Single	Remove	13.5
9629	12.2	Post Oak	Quercus stellata	Healthy	Single	Remove	16.3
9630	3.8	Blackjack Oak	Quercus marilandica	Declining	Single	Remove	Exempt
9631	5.4	Post Oak	Quercus stellata	Healthy	Single	Remove	14.1
9632	14.4	Post Oak	Quercus stellata	Healthy	Single	Remove	21.6
9633	6.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	9
9634	6.7	Calley Pear	Pyrus calleryana	Hazard	Single	Remove	Exempt
9635	7.0	Post Oak	Quercus stellata	Healthy	Single	Remove	10.5
9636	11.1	Post Oak	Quercus stellata	Healthy	Single	Remove	15.15
9637	11.4	Post Oak	Quercus stellata	Healthy	Single	Remove	17.1
9638	12.7	Post Oak	Quercus stellata	Healthy	Single	Remove	20.2
9639	18.1	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	27.15
9640	11.6	Post Oak	Quercus stellata	Healthy	Single	Remove	17.4
9641	8.4	Post Oak	Quercus stellata	Declining	Single	Remove	Exempt
9642	12.4	Post Oak	Quercus stellata	Healthy	Single	Remove	17.95
9643	8.2	Post Oak	Quercus stellata	Healthy	Single	Remove	12.3
9644	6.3	Post Oak	Quercus stellata	Healthy	Single	Remove	12.45
9645	8.6	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	12.9
9646	2.1	Post Oak	Quercus stellata	Healthy	Single	Remove	9
9647	5.7	Post Oak	Quercus stellata	Healthy	Single	Remove	14.55
9648	7.2	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	10.8
9649	12.1	Post Oak	Quercus stellata	Healthy	Single	Remove	18.15
9650	12.3	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	16.8
9651	11.2	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	15.8
9652	12.4	Post Oak	Quercus stellata	Healthy	Single	Remove	15.6
9653	8.7	Slippery Elm	Ulmus rubra	Healthy	Single	Remove	13.05
9654	12.6	Post Oak	Quercus stellata	Healthy	Single	Remove	15.9
9655	10.9	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	11.85
9656	13.2	Post Oak	Quercus stellata	Healthy	Single	Remove	19.8
9657	14.3	Post Oak	Quercus stellata	Healthy	Single	Remove	21.45
9658	12.4	Post Oak	Quercus stellata	Healthy	Single	Remove	15.6
9659	11.8	Post Oak	Quercus stellata	Healthy	Single	Remove	16.25
9660	17.2	Post Oak	Quercus stellata	Healthy	Single	Remove	25.8
9661	6.2	Calley Pear	Pyrus calleryana	Healthy	Multi	Remove	Exempt
9662	7.4	Post Oak	Quercus stellata	Healthy	Single	Remove	11.1
9663	12.4	Post Oak	Quercus stellata	Healthy	Single	Remove	Exempt
9664	12.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	15
9665	12.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	15.3
9666	7.0	Slippery Elm	Ulmus rubra	Declining	Single	Remove	Exempt
9667	11.4	Post Oak	Quercus stellata	Healthy	Forked	Remove	Exempt
9668	12.4	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Remove	15.6
9669	13.4	Post Oak	Quercus stellata	Healthy	Single	Remove	20.1
9670	12.0	Post Oak	Quercus stellata	Healthy	Single	Remove	18
9671	1.4	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	14.1
9672	8.2	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	9.9
9673	14.0	Post Oak	Quercus stellata	Healthy	Single	Remove	21
9674	7.8	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	11.7
9675	12.0	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	16.5
9676	22.9	Blackjack Oak	Quercus marilandica	Healthy	Multi	Remove	34.95
9677	13.0	Post Oak	Quercus stellata	Healthy	Multi	Remove	20.25
9678	11.7	Post Oak	Quercus stellata	Healthy	Single	Remove	17.55
9679	12.1	Pecan	Carya illinoensis	Healthy	Single	Remove	18
9680	11.9	Blackjack Oak	Quercus marilandica	Healthy	Single	Remove	17.85
9681	14.9	Post Oak	Quercus stellata	Healthy	Single	Remove	22.95
9682	11.8	Post Oak	Quercus stellata	Healthy	Single	Remove	17.7
9683	15.3	Post Oak	Quercus stellata	Healthy	Single	Remove	22.95
9684	18.5	Post Oak	Quercus stellata	Healthy	Single	Remove	27.75
9685	12.8	Hackberry	Celtis laevigata	Healthy	Single	Remove	19.2
9686	17.5	Hackberry	Celtis laevigata	Healthy	Multi	Remove	26.25
9687	6.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	9.6
9688	7.1	Hackberry	Celtis laevigata	Healthy	Single	Remain	Exempt
9689	8.9	Hackberry	Celtis laevigata	Healthy	Single	Remain	Exempt
9690	14.5	Hackberry	Celtis laevigata	Healthy	Single	Remain	0
9691	6.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Exempt
9692	6.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Exempt
9693	12.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	19.9
9694	12						

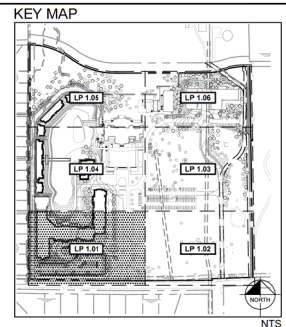
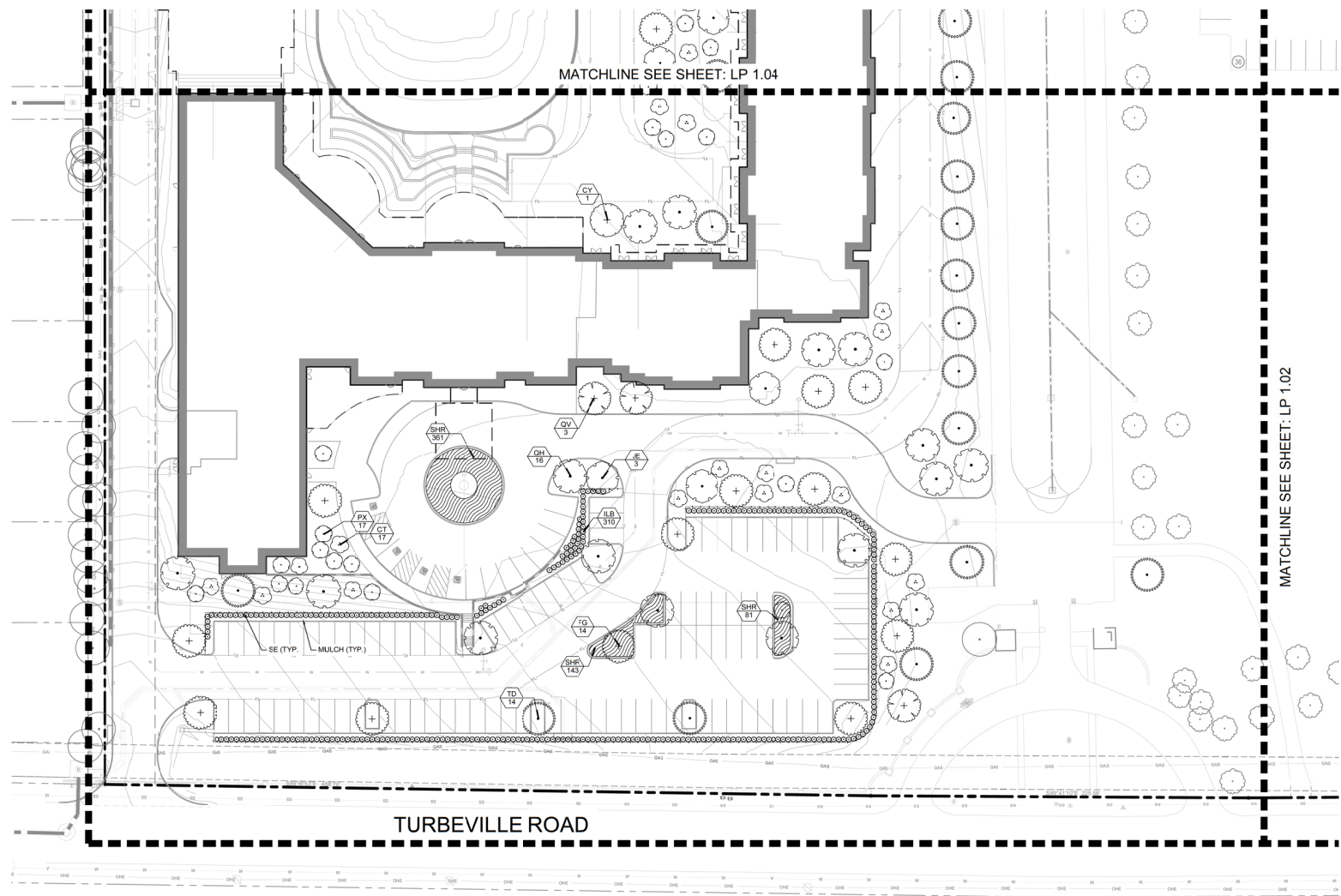
THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR MAINTAINING THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN.



- PLANTING NOTES**
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
 - STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE PLANT OR UPROOT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
 - PROVIDE GRASS SEEDING OR LAY BERMUDA SOOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND OR LIMITS OF DISTURBANCE TO T.O.F.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
 - ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SOCCED, SHALL BE RE-ESTABLISHED WITH BERMUDA SOOD AND IRRIGATED.
 - ALL LANDSCAPE BEDS TO HAVE TOPSOIL BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTH, PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - ALL SOO AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIG BRANCHES.
 - ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOO AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
 - ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

		No. _____ DATE _____	
SCALE AS SHOWN		REVISIONS	
DESIGNED BY _____		No. _____	
DRAWN BY _____		No. _____	
CALG. CHECKED BY _____		No. _____	
C.L.P.		No. _____	
OVERALL LANDSCAPE PLAN			
THE OLANA MANSION DENTON COUNTY, TEXAS			
DATE JUNE 2023 PROJECT NO. 063217800		SHEET NUMBER LP 1.00	

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

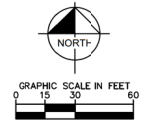


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
(+)	CY	20	Black Hickory
(G)	FG	48	Green Ash
(A)	JE	32	Eastern Red Cedar
(*)	PL	52	Loblolly Pine
(O)	QH	66	Chickasaw Oak
(X)	QV	24	Southern Live Oak
(D)	TD	108	Bald Cypress
ORNAMENTAL TREE	CODE	QTY	COMMON NAME
(C)	CT	34	Eastern Redbud
(P)	PX	99	Mexican Plum
SHRUBS	CODE	QTY	COMMON NAME
(I)	ILB	310	Deer Burford Holly
GROUND COVERS	CODE	QTY	COMMON NAME
(Hatched)	SHR	585	Shrubs and Ground Cover

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

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



SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CAD

NO. _____

REVISIONS _____

DATE _____

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

15495 NICEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700

IRVING, TEXAS 75039

PHONE: 972-770-1000

FAX: 972-770-1001

WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM # 528

THE OLANA MANSION

DENTON COUNTY, TEXAS

PLANTING PLAN

SHEET NUMBER

LP 1.01

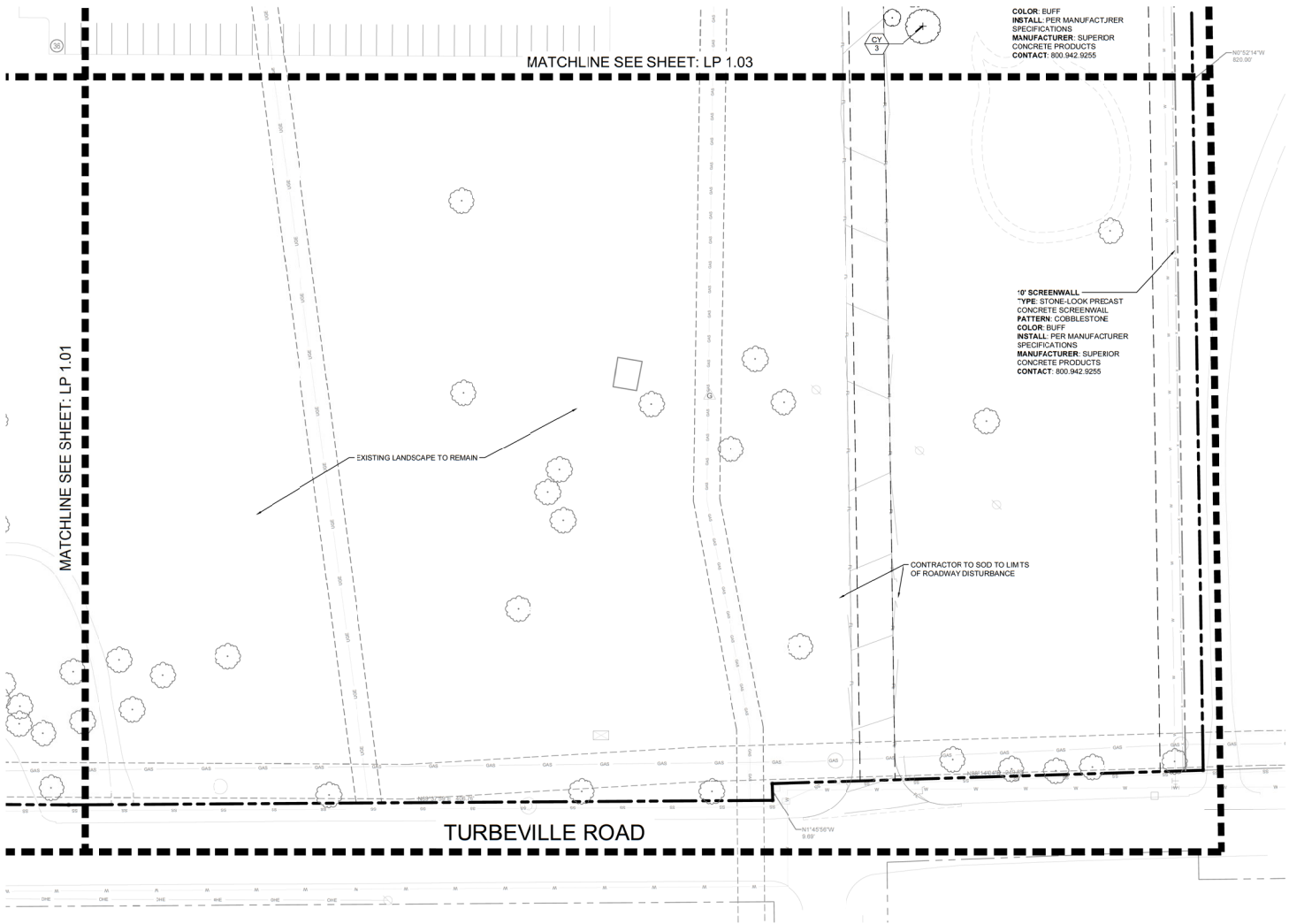
DATE

JUNE 2023

PROJECT NO.

063217800

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING ACCEPTS ALL LIABILITY FOR CONSEQUENCES OF ANY MISUSE.



MATCHLINE SEE SHEET: LP 1.03

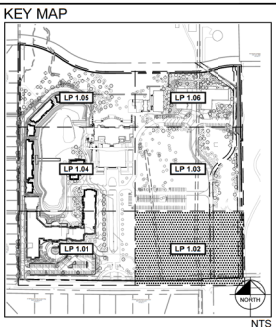
MATCHLINE SEE SHEET: LP 1.01

EXISTING LANDSCAPE TO REMAIN

CONTRACTOR TO SOD TO LIMITS OF ROADWAY DISTURBANCE

COLOR BUFF
 INSTALL PER MANUFACTURER
 SPECIFICATIONS
 MANUFACTURER: SUPERIOR
 CONCRETE PRODUCTS
 CONTACT: 800.942.9255

9' SCREENWALL
 TYPE: STONE-LOOK PRECAST
 CONCRETE SCREENWALL
 PATTERN: COBBLESTONE
 COLOR BUFF
 INSTALL PER MANUFACTURER
 SPECIFICATIONS
 MANUFACTURER: SUPERIOR
 CONCRETE PRODUCTS
 CONTACT: 800.942.9255

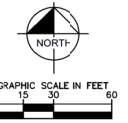


PLANT SCHEDULE

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

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

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



SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CAD

DATE

REVISIONS

No.

DATE

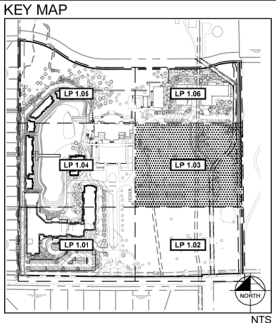
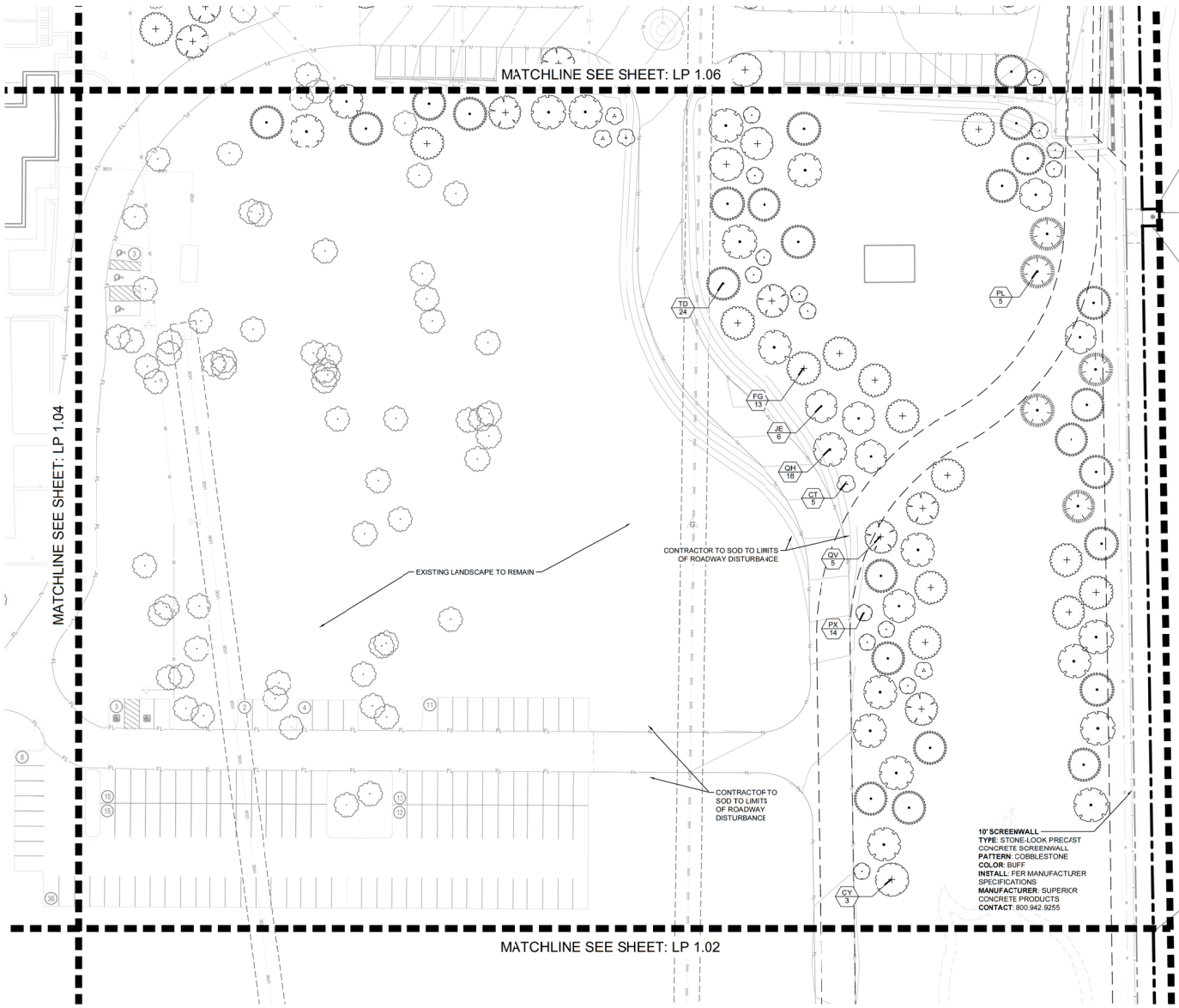
Kimley-Horn and Associates, Inc.
 15465 NICE ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 HOUSTON, TEXAS 77057
 PHONE: 832.770.1000
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM # 238

PLANTING PLAN

THE OLANA MANSION
 DENTON COUNTY, TEXAS

DATE: JUNE 2023
 PROJECT NO.: 063217800
 SHEET NUMBER: LP 1.02

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THE USER OF THIS DRAWING AGREES TO HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

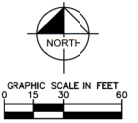


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
(+)	CY	20	Black Hickory
(G)	FG	48	Green Ash
(*)	JE	32	Eastern Red Cedar
(A)	PL	52	Loblolly Pine
(O)	QH	66	Chickasaw Oak
(X)	QV	24	Southern Live Oak
(D)	TD	108	Bald Cypress
ORNAMENTAL TREE	CODE	QTY	COMMON NAME
(A)	CT	34	Eastern Redbud
(X)	PX	99	Mexican Plum
SHRUBS	CODE	QTY	COMMON NAME
(O)	ILB	310	Dwarf Burford Holly
GROUND COVERS	CODE	QTY	COMMON NAME
(Hatched)	SHR	585	Shrubs and Ground Cover

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

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



SCALE: AS SHOWN
 DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 CUP: [Blank]

Kimley-Horn
 19495 NOBLE ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 FORT WORTH, TEXAS 76155
 PHONE: 817-770-1000
 FAX: 817-770-1001
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM # 528

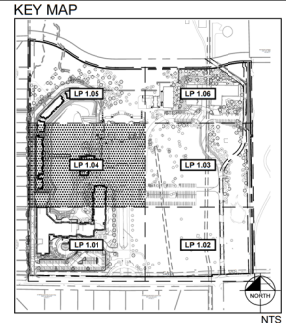
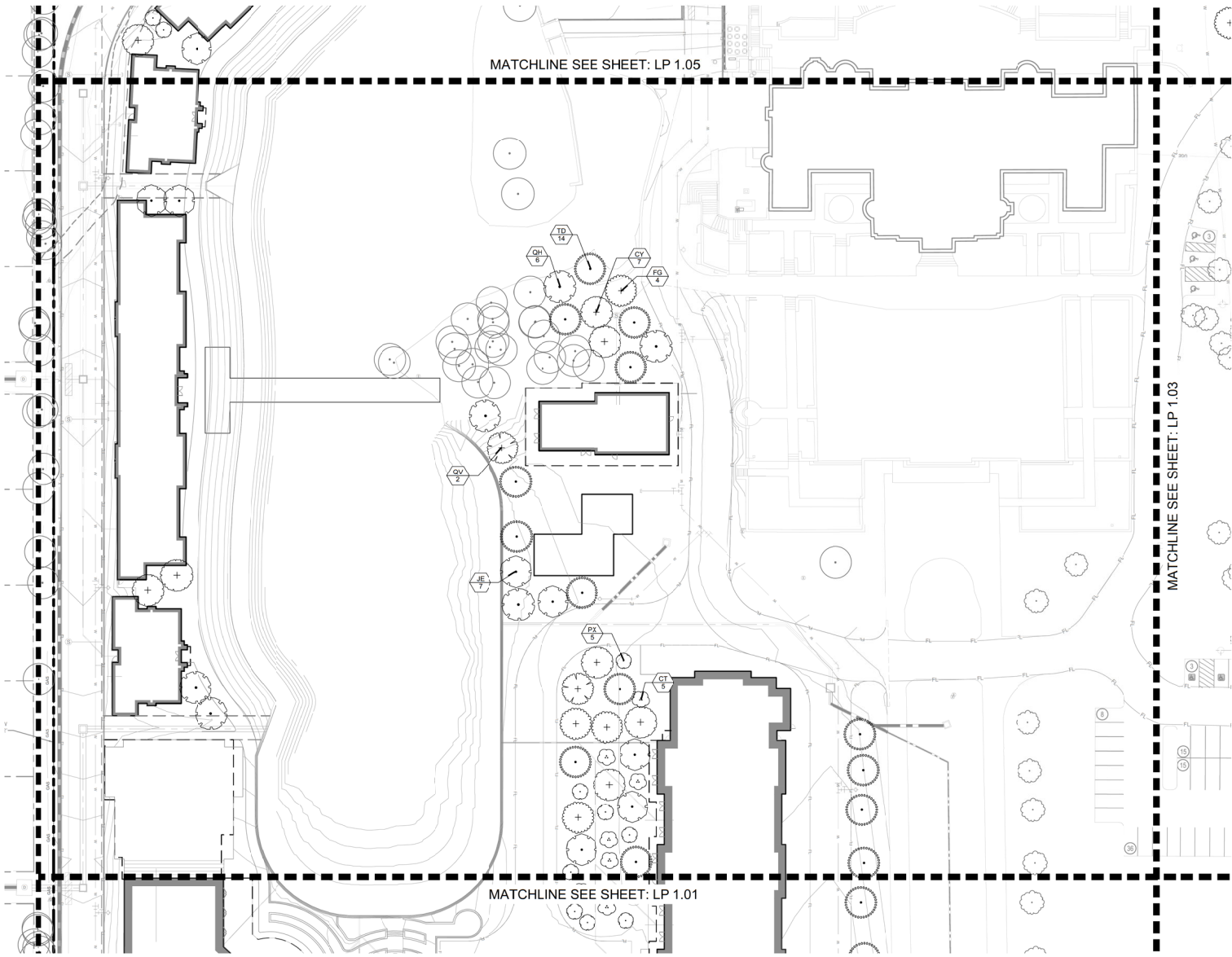
THE OLANA MANSION
 DENTON COUNTY, TEXAS

PLANTING PLAN

DATE: JUNE 2023
 PROJECT NO: 063217800
 SHEET NUMBER: LP 1.03

REVISIONS: [Blank]
 No: [Blank]
 DATE: [Blank]

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. ANY REPRODUCTION OR USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING AGREES TO HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING. THE USER OF THIS DRAWING AGREES TO HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

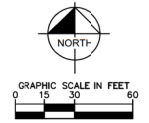


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
	CY	20	Black Hickory
	FG	46	Green Ash
	JE	32	Eastern Red Cedar
	PL	52	Loblolly Pine
	QH	66	Chickasaw Oak
	QV	24	Southern Live Oak
	TD	108	Bald Cypress
ORNAMENTAL TREE	CODE	QTY	COMMON NAME
	CT	34	Eastern Redbud
	PX	99	Mexican Plum
SHRUBS	CODE	QTY	COMMON NAME
	ILB	310	Dwarf Burford Holly
GROUND COVERS	CODE	QTY	COMMON NAME
	SHR	585	Shrubs and Ground Cover

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

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



SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CALC. BY

CAD. BY

THE OLANA MANSION

DENTON COUNTY, TEXAS

PLANTING PLAN

DATE

JUNE 2023

PROJECT NO.

063217800

SHEET NUMBER

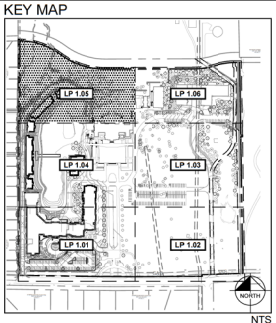
LP 1.04

NO.

REVISIONS

DATE

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 15465 NOBLE ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 FORT WORTH, TEXAS 76155
 PHONE: 817-770-1000
 FAX: 817-770-1001
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM # 5208

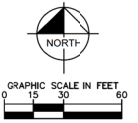


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
	CY	20	Black Hickory
	FG	48	Green Ash
	JE	32	Eastern Red Cedar
	PL	52	Loblolly Pine
	QH	66	Chickasaw Oak
	QV	24	Southern Live Oak
	TD	108	Bald Cypress
ORNAMENTAL TREE	CODE	QTY	COMMON NAME
	CT	34	Eastern Redbud
	PX	99	Mexican Plum
SHRUBS	CODE	QTY	COMMON NAME
	ILB	310	Dwarf Burford Holly
GROUND COVERS	CODE	QTY	COMMON NAME
	SHR	585	Shrubs and Ground Cover

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

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



SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CALC. BY

CAD. BY

DATE

REVISIONS

No.

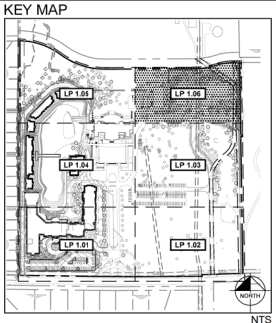
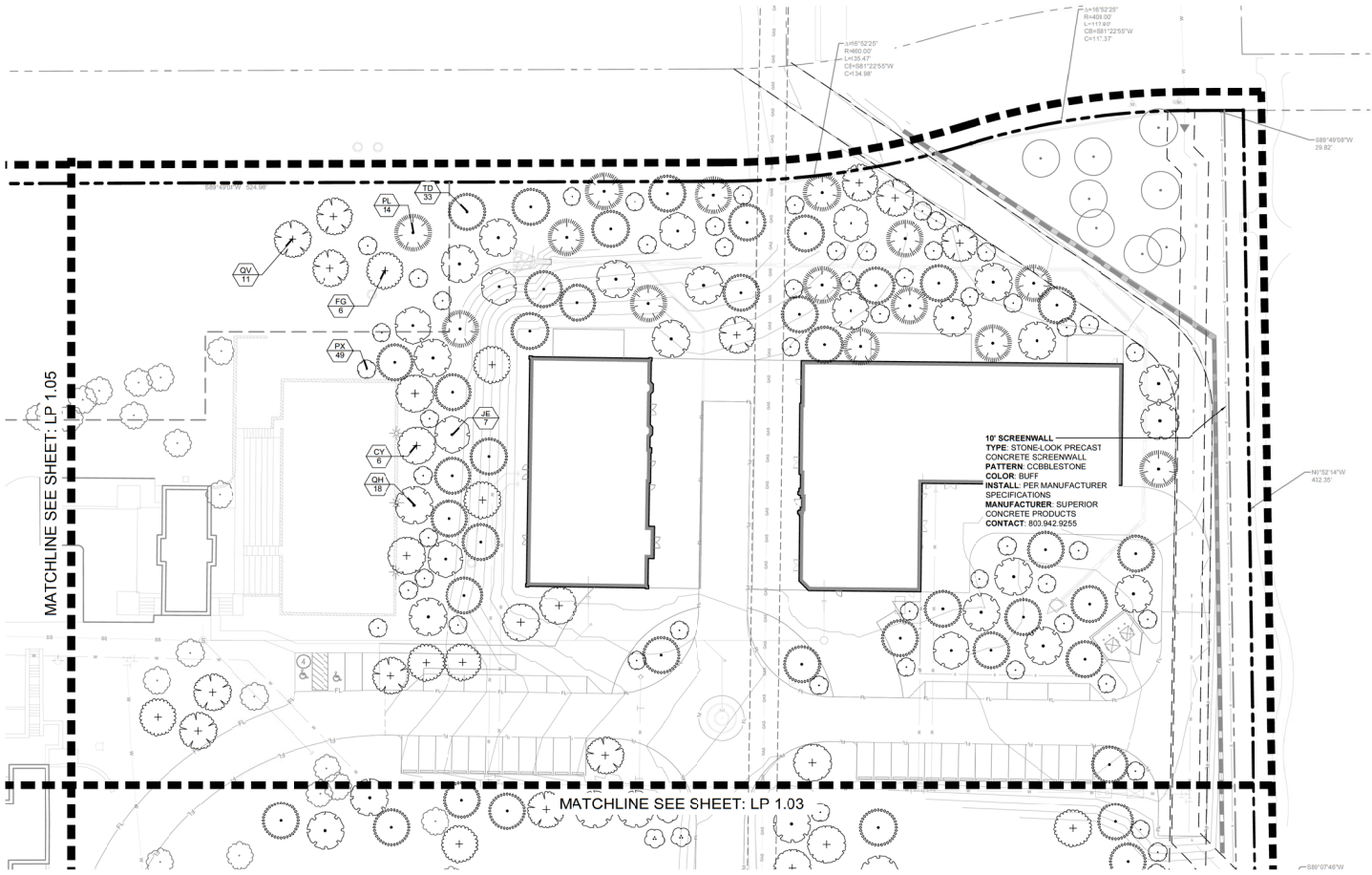
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
15495 NOLAN ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1000
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM # 528

PLANTING PLAN

THE OLANA MANSION
DENTON COUNTY, TEXAS

DATE: JUNE 2023
PROJECT NO.: 063217800
SHEET NUMBER: LP 1.05

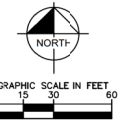
THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM ANY USE OF THIS DOCUMENT OTHER THAN THAT AUTHORIZED BY KIMLEY-HORN AND ASSOCIATES, INC.



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME
(Symbol)	CY	20	Black Hickory
(Symbol)	FG	48	Green Ash
(Symbol)	JE	32	Eastern Red Cedar
(Symbol)	PL	52	Loblolly Pine
(Symbol)	QH	66	Chickasaw Oak
(Symbol)	QV	24	Southern Live Oak
(Symbol)	TD	108	Bald Cypress
ORNAMENTAL TREE	CODE	QTY	COMMON NAME
(Symbol)	CT	34	Eastern Redbud
(Symbol)	PX	99	Mexican Plum
SHRUBS	CODE	QTY	COMMON NAME
(Symbol)	ILB	310	Dwarf Burford Holly
GROUND COVERS	CODE	QTY	COMMON NAME
(Symbol)	SHR	585	Shrubs and Ground Cover

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
 NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

CAD

NO.

REVISIONS

DATE

THE OLANA MANSION

DENTON COUNTY, TEXAS

PLANTING PLAN

DATE

JUNE 2023

PROJECT NO.

063217800

SHEET NUMBER

LP 1.06

THIS DOCUMENT, INCLUDING THE INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.

TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE STEMMED	STATUS	TREE CREDITS
7022	17.9	Post Oak	Quercus stellata	Healthy	Multi	Remove	6
7023	19.7	Post Oak	Quercus stellata	Healthy	Multi	Remove	6
7025	9.1	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remove	4
7037	8.1	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remove	4
8878	18.3	Post Oak	Quercus stellata	Healthy	Singe	Remain	3
8879	6.2	Black Hickory	Carya texana	Declining	Singe	Remain	3
8881	10.6	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remove	4
8882	6.4	Black Hickory	Carya texana	Healthy	Singe	Remove	3
9561	21.1	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9561	15.7	Blackjack Oak	Quercus marilandica	Healthy	Singe	Remain	6
9562	19.8	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9563	22.2	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9564	21.8	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9565	8.2	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	3
9566	7.3	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	3
9567	10.6	Post Oak	Quercus stellata	Healthy	Singe	Remain	4
9568	8.5	Cum Burdick	Sideroxylon leucostemum	Healthy	Singe	Remain	3
9569	6.4	Post Oak	Quercus stellata	Healthy	Singe	Remain	3
9600	10.6	Black Hickory	Carya texana	Healthy	Singe	Remain	4
9591	7.1	Post Oak	Quercus stellata	Healthy	Singe	Remain	3
9592	8.0	Hackberry	Celtis laevigata	Healthy	Singe	Remain	3
9593	10.5	Hackberry	Celtis laevigata	Hazard	Singe	Remain	4
9594	9.1	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Remain	4
9595	9.0	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	4
9596	8.4	Black Hickory	Carya texana	Healthy	Singe	Remain	3
9597	7.7	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	3
9598	11.2	Post Oak	Quercus stellata	Healthy	Singe	Remain	4
9599	6.8	Black Hickory	Carya texana	Healthy	Singe	Remain	3
9600	6.7	Black Hickory	Carya texana	Healthy	Singe	Remain	3
9601	11.8	Blackjack Oak	Quercus marilandica	Healthy	Multi	Remain	4
9602	11.6	Post Oak	Quercus stellata	Healthy	Singe	Remain	4
9603	8.4	Post Oak	Quercus stellata	Healthy	Singe	Remain	3
9604	18.5	Blackjack Oak	Quercus marilandica	Healthy	Singe	Remain	6
9605	11.6	Cedar Elm	Ulmus crassifolia	Hazard	Singe	Remain	4
9621	33.6	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	10
9622	15.2	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9701	14.7	Hackberry	Celtis laevigata	Healthy	Singe	Remain	6
9703	16.9	Eastern Redcedar	Juniperus virginiana	Healthy	Singe	Remain	6
9734	16.5	Blackjack Oak	Quercus marilandica	Healthy	Multi	Remain	6
9735	7.7	Eastern Redcedar	Juniperus virginiana	Healthy	Singe	Remain	3
9736	8.8	Blackjack Oak	Quercus marilandica	Healthy	Singe	Remain	3
9737	9.1	Hackberry	Celtis laevigata	Declining	Singe	Remain	4
9738	10.5	Hackberry	Celtis laevigata	Healthy	Singe	Remain	4
9739	17.9	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9742	8.2	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9743	7.1	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9744	7.1	Hackberry	Celtis laevigata	Healthy	Singe	Remain	3
9745	10.4	Hackberry	Celtis laevigata	Healthy	Singe	Remain	4
9746	9.4	Hackberry	Celtis laevigata	Healthy	Singe	Remain	4
9747	9.0	Post Oak	Quercus stellata	Healthy	Singe	Remain	4
9748	19.3	Cedar Elm	Ulmus crassifolia	Declining	Multi	Remain	6
9752	15.2	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9753	8.8	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	3
9764	7.0	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9765	7.4	Hackberry	Celtis laevigata	Healthy	Singe	Remain	3
9766	7.4	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9767	14.0	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	6
9768	13.7	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	6
9769	17.6	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9762	18.0	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9766	12.3	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9767	10.5	Post Oak	Quercus stellata	Healthy	Singe	Remain	4
9768	18.0	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9769	7.1	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9770	6.6	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9771	8.4	Cedar Elm	Ulmus crassifolia	Declining	Multi	Remain	2
9772	15.5	Post Oak	Quercus stellata	Hazard	Singe	Remain	6
9776	6.0	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9777	6.1	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9778	7.2	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9779	12.4	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9780	13.8	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	6
9781	12.1	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9782	26.8	Post Oak	Quercus stellata	Healthy	Multi	Remain	10
9783	27.2	Post Oak	Quercus stellata	Declining	Forked	Remain	0
9784	7.0	Post Oak	Quercus stellata	Healthy	Singe	Remain	3
9785	6.6	Hackberry	Celtis laevigata	Healthy	Singe	Remain	3
9786	12.9	Post Oak	Quercus stellata	Healthy	Singe	Remain	6
9787	13.7	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	6
9789	6.6	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	3
9790	6.0	Black Willow	Salix nigra	Healthy	Singe	Remain	3
9791	10.4	Black Willow	Salix nigra	Healthy	Singe	Remain	OFF-SITE
9792	8.4	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	OFF-SITE
9825	12.5	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9826	14.7	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9827	6.7	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9828	8.0	Black Willow	Salix nigra	Healthy	Multi	Remain	OFF-SITE
9829	10.0	Black Willow	Salix nigra	Healthy	Singe	Remain	OFF-SITE
9830	7.2	Hackberry	Celtis laevigata	Declining	Singe	Remain	OFF-SITE
9831	7.8	Honey Locust	Gleditsia triacanthos	Healthy	Singe	Remain	OFF-SITE
9833	6.7	Slippery Elm	Ulmus rubra	Healthy	Singe	Remain	OFF-SITE
9834	6.0	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9835	7.6	Post Oak	Quercus stellata	Healthy	Forked	Remain	OFF-SITE
9836	9.5	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9837	9.1	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9839	13.1	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9840	7.7	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9841	10.7	Post Oak	Quercus stellata	Declining	Singe	Remain	OFF-SITE

TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE STEMMED	STATUS	TREE CREDITS
9844	9.2	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9845	8.0	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9846	7.6	Post Oak	Quercus stellata	Healthy	Singe	Remain	OFF-SITE
9847	6.0	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9848	6.3	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9849	8.7	Honey Locust	Gleditsia triacanthos	Healthy	Singe	Remain	OFF-SITE
9850	10.7	Cedar Elm	Ulmus crassifolia	Declining	Multi	Remain	OFF-SITE
9851	9.0	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9852	17.0	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	OFF-SITE
9853	13.3	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9854	11.4	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9855	12.5	Cedar Elm	Ulmus crassifolia	Healthy	Forked	Remain	OFF-SITE
9856	10.4	Cedar Elm	Ulmus crassifolia	Healthy	Multi	Remain	OFF-SITE
9859	7.8	Blackjack Oak	Quercus marilandica	Healthy	Singe	Remain	OFF-SITE
9868	18.5	Post Oak	Quercus stellata	Declining	Singe	Remain	OFF-SITE
9870	7.4	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9871	6.7	Mexican Plum	Prunus mexicana	Healthy	Singe	Remain	OFF-SITE
9873	6.8	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9874	11.1	Post Oak	Quercus stellata	Healthy	Forked	Remain	OFF-SITE
9875	8.8	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9876	9.3	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9877	6.1	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9878	10.7	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9879	9.8	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9880	14.7	Cedar Elm	Ulmus crassifolia	Healthy	Singe	Remain	OFF-SITE
9881	17.6	Slippery Elm	Ulmus rubra	Healthy	Multi	Remain	OFF-SITE
9882	14.9	Hackberry	Celtis laevigata	Healthy	Singe	Remain	OFF-SITE
9905	14.1	Pecan	Carya illinoensis	Healthy	Forked	Remain	OFF-SITE
TOTAL TREE CREDITS EARNED							399

SCALE: AS SHOWN

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

CAD: [Redacted]

NO. 17

REVISIONS:

DATE

Kimley-Horn

19405 NOBLE ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75241
PHONE: 972-770-3000
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM # 028

Kimley-Horn

19405 NOBLE ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75241
PHONE: 972-770-3000
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM # 028

811

Know what's below.
Call before you dig.

EXISTING TREE CREDIT TABLE

THE OLANA MANSION

DENTON COUNTY, TEXAS

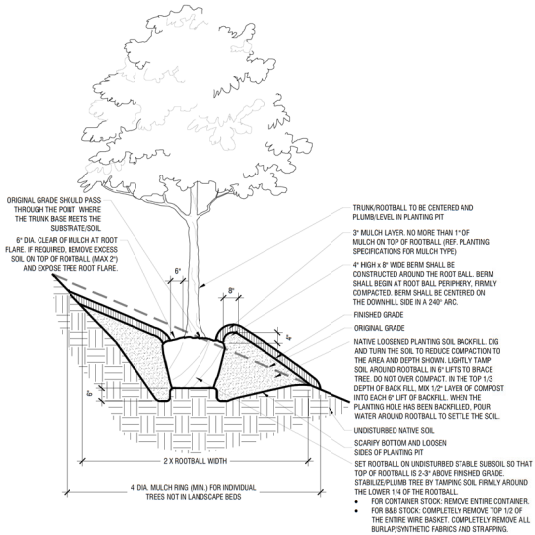
DATE: JUNE 2023

PROJECT NO: 063217800

SHEET NUMBER

LP 2.01

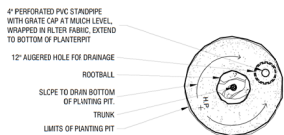
- NOTES:**
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.



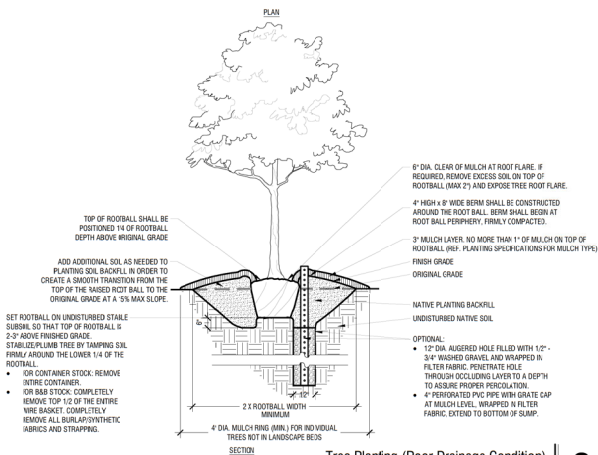
Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

D



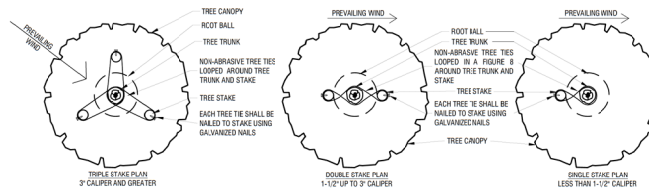
- NOTES:**
 1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



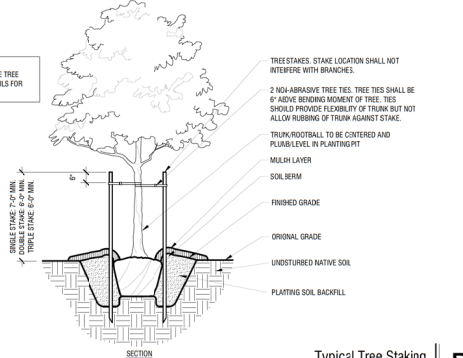
Tree Planting (Poor Drainage Condition)

Scale: NTS

C



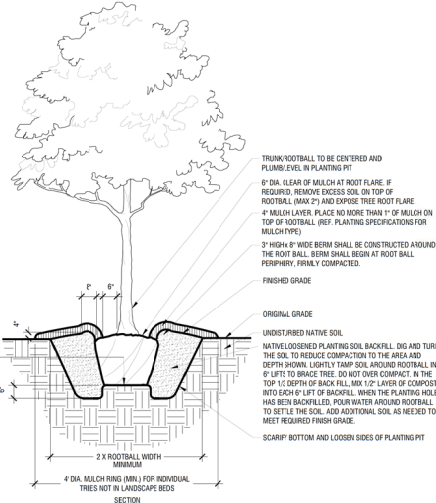
- NOTES:**
 THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



Typical Tree Staking

Scale: NTS

B



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

NO.	REVISIONS	DATE

Kimley»Horn
 Kimley-Horn and Associates, Inc.
 19405 NOBLE ROAD, TWO GALLERIA OFFICE TOWER, STE. 700
 FORT WORTH, TEXAS 76156
 PHONE: 817-770-1000
 FAX: 817-770-1001
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM #5208

Kimley»Horn
 11111 FORT WORTH AVENUE, SUITE 100
 FORT WORTH, TEXAS 76134
 PHONE: 817-333-1000
 FAX: 817-333-1001
 WWW.KIMLEY-HORN.COM

SCALE: AS SHOWN
 DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 CUP: [Blank]

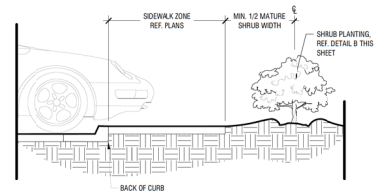
PLANTING DETAILS

THE OLANA MANSION
 DENTON COUNTY, TEXAS

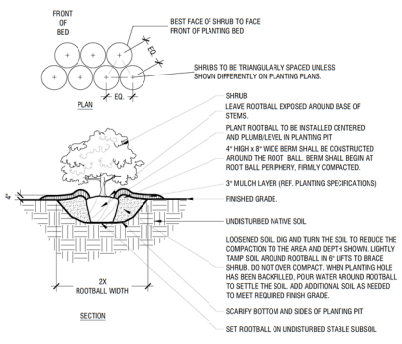
811
 Know what's below.
 Call before you dig.

DATE: JUNE 2023
 PROJECT NO: 063217800
 SHEET NUMBER: LP 2.03

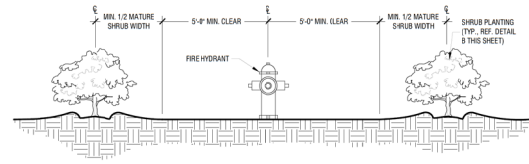
- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



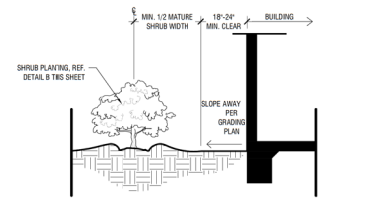
Shrub Planting at Sidewalk F
Scale: NTS



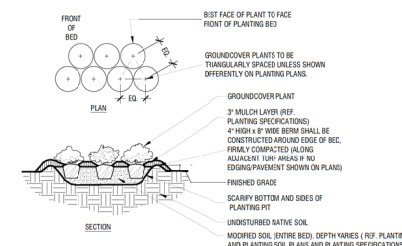
Typical Shrub Planting B
Scale: NTS



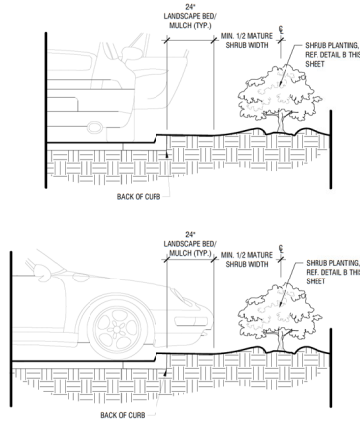
Shrub Planting at Fire Hydrant E
Scale: NTS



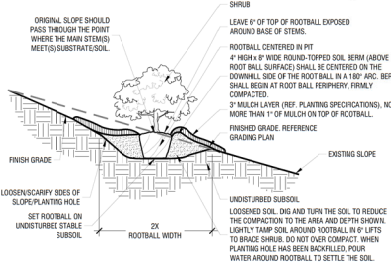
Shrub Planting at Building Edge D
Scale: NTS



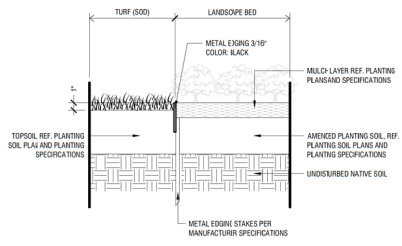
Typical Groundcover Planting A
Scale: NTS



Shrub Planting at Curb G
Scale: NTS



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



METAL EDGING (AT TURF & LANDSCAPE BED) H
Scale: 1 1/2\"/>

NO.	REVISIONS	DATE

Kimley-Horn
 19405 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 FORT WORTH, TEXAS 76155
 PHONE: 817-770-1000
 WWW.KIMLEY-HORN.COM
 REGISTERED ENGINEERING FIRM #528

Kimley-Horn
 11400 W. HICKORY CIRCLE
 FORT WORTH, TEXAS 76137
 P.O. BOX 3128 FORT WORTH, TEXAS 76103

PLANTING DETAILS

SCALE: AS SHOWN
 DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 CUP: [blank]

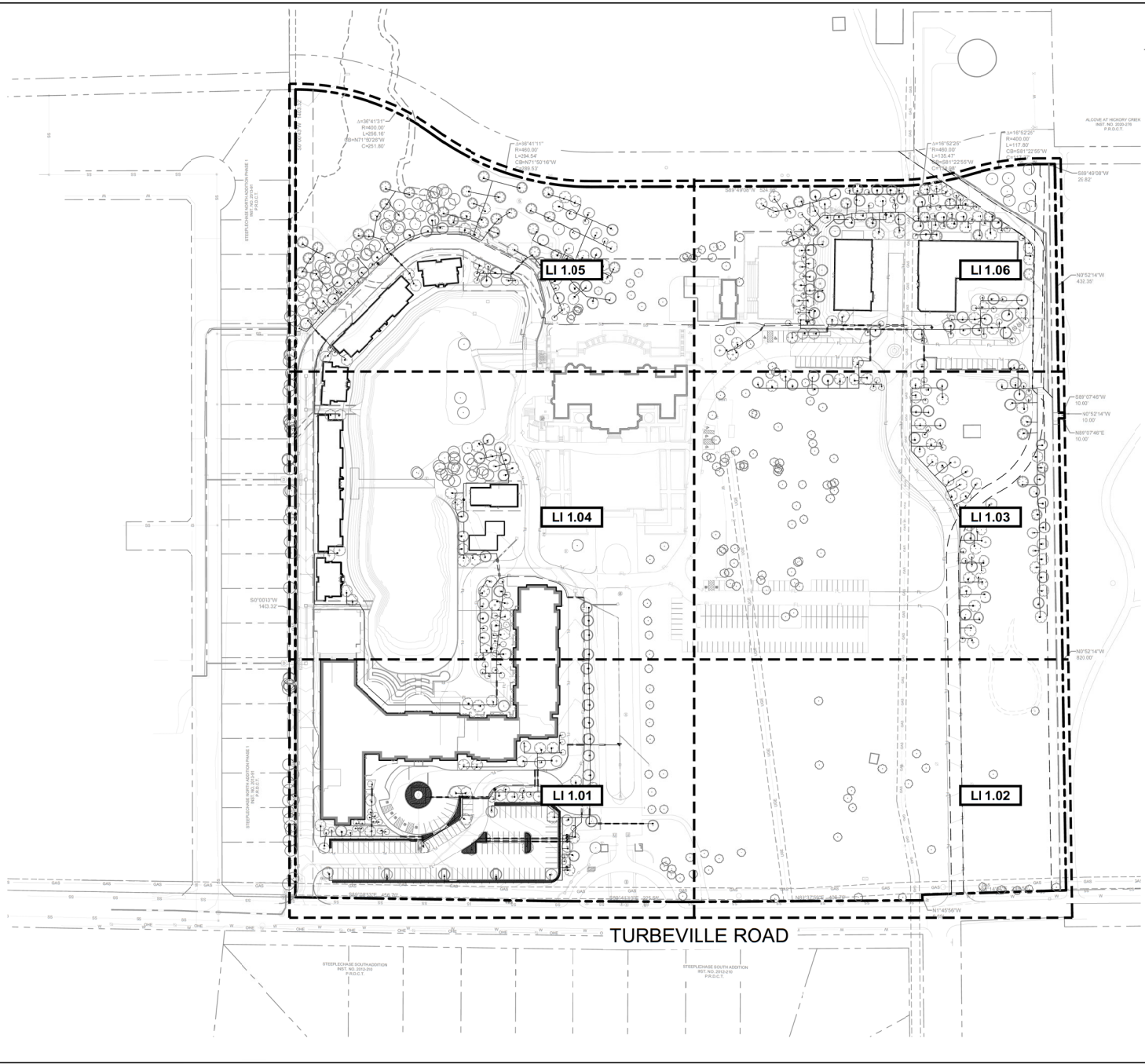
THE OLANA MANSION
 DENTON COUNTY, TEXAS

DATE: JUNE 2023
 PROJECT NO: 063217800
 SHEET NUMBER: LP 2.04



THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM KIMLEY-HORN AND ASSOCIATES, INC. IS STRICTLY PROHIBITED. © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA) AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



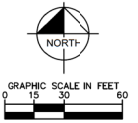
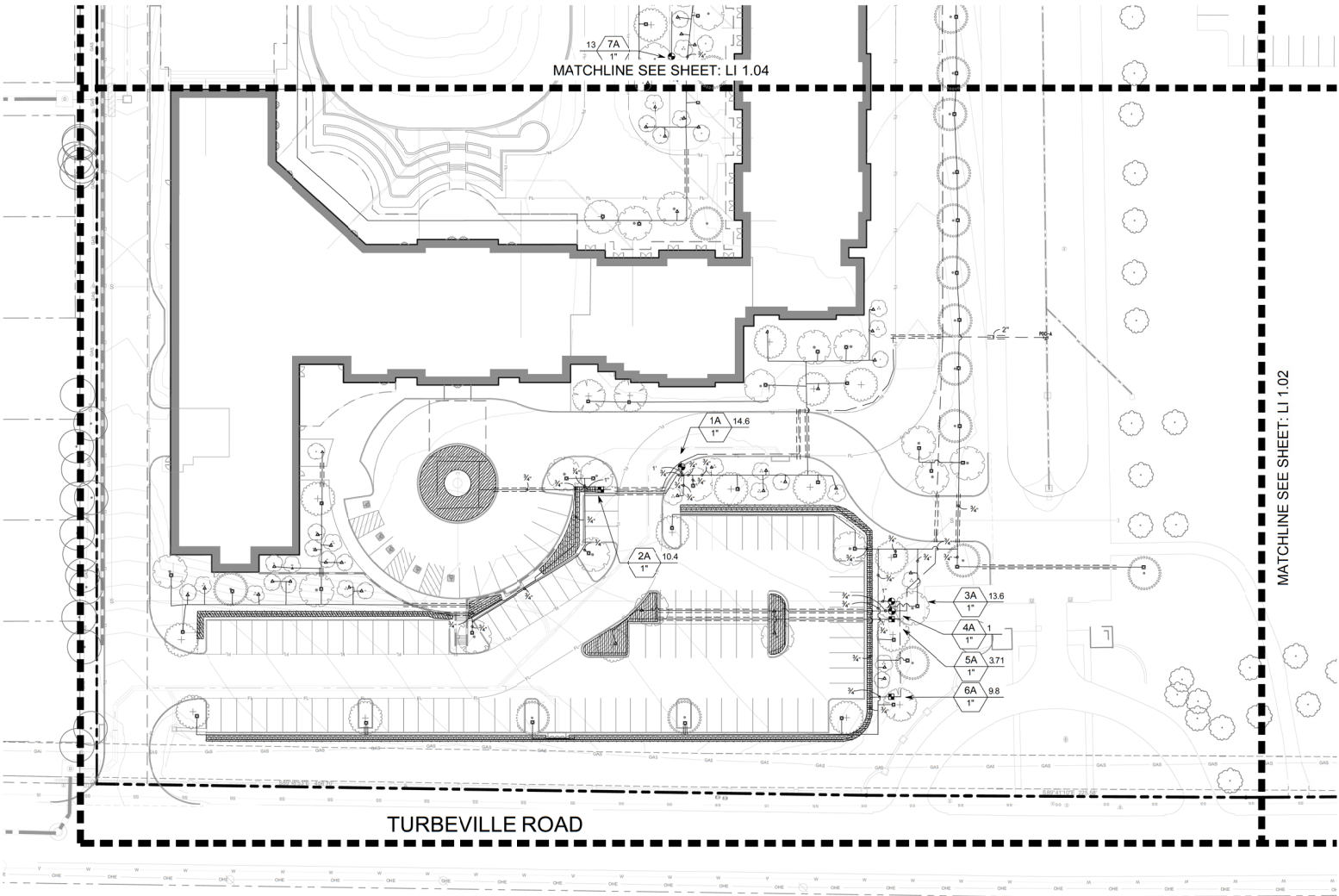
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	200 GPM Float Valve Pressure-Compensating Flood Bulb Valve: 0.25 GPM @ 5.5 GPM	481
	1/2" Gate Valve Dry Control Zone #1: 1" KCV Gate Valve with 1" HY 200 Head Station. Pressure-Regulating Valve. Flow Range: 2.0 GPM @ 5.0 GPM. 150 mesh stainless steel screen.	3
	1/2" Gate Valve Area for Backflow Device Mauldin TLYC-200-2 Turbine Pressure-Compensating Landscape Device with Check Valve. 0.25 GPM @ 5.5 GPM. 150 mesh stainless steel screen. 12" apart, with screen offset for triangular pattern. 17mm.	6,863 LT
	1/2" Gate Valve 1" 1/2" Plastic Electric Remote Control Valves, Globe Configuration with 90° Threaded Reducers, for Commercial/Municipal Use	11
	1/2" Gate Valve Panel of Connection 2" Connection to existing mainline	1
	1/2" Gate Valve Panel of Connection 2" Connection to existing mainline	1
	1/2" Gate Valve Irrigation Mainline: PVC Class 200 SDR 21	14,512 LT
	1/2" Gate Valve Irrigation Mainline: PVC Class 200 SDR 21	2,845 LT
	1/2" Gate Valve Pipe Sleeve: PVC Schedule 40 3" Nominal Size Electrically Insulated. Pipe sleeve size that allow for expansion and contraction. Extend sleeves 18 inches beyond edge of opening or penetration.	1,877 LT

<p>SCALE: AS SHOWN</p> <p>DESIGNED BY: [Blank]</p> <p>DRAWN BY: [Blank]</p> <p>CHECKED BY: [Blank]</p> <p>CALCULATED BY: [Blank]</p>	<p style="text-align: center;">IRRIGATION PLAN</p> <hr/> <p style="text-align: center;">THE OLANA MANSION DENTON COUNTY, TEXAS</p> <hr/> <p style="text-align: right;">DATE: JUNE 2023 PROJECT NO: 063217800 SHEET NUMBER: LI 1.00</p>
--	---

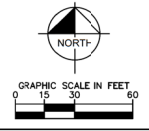
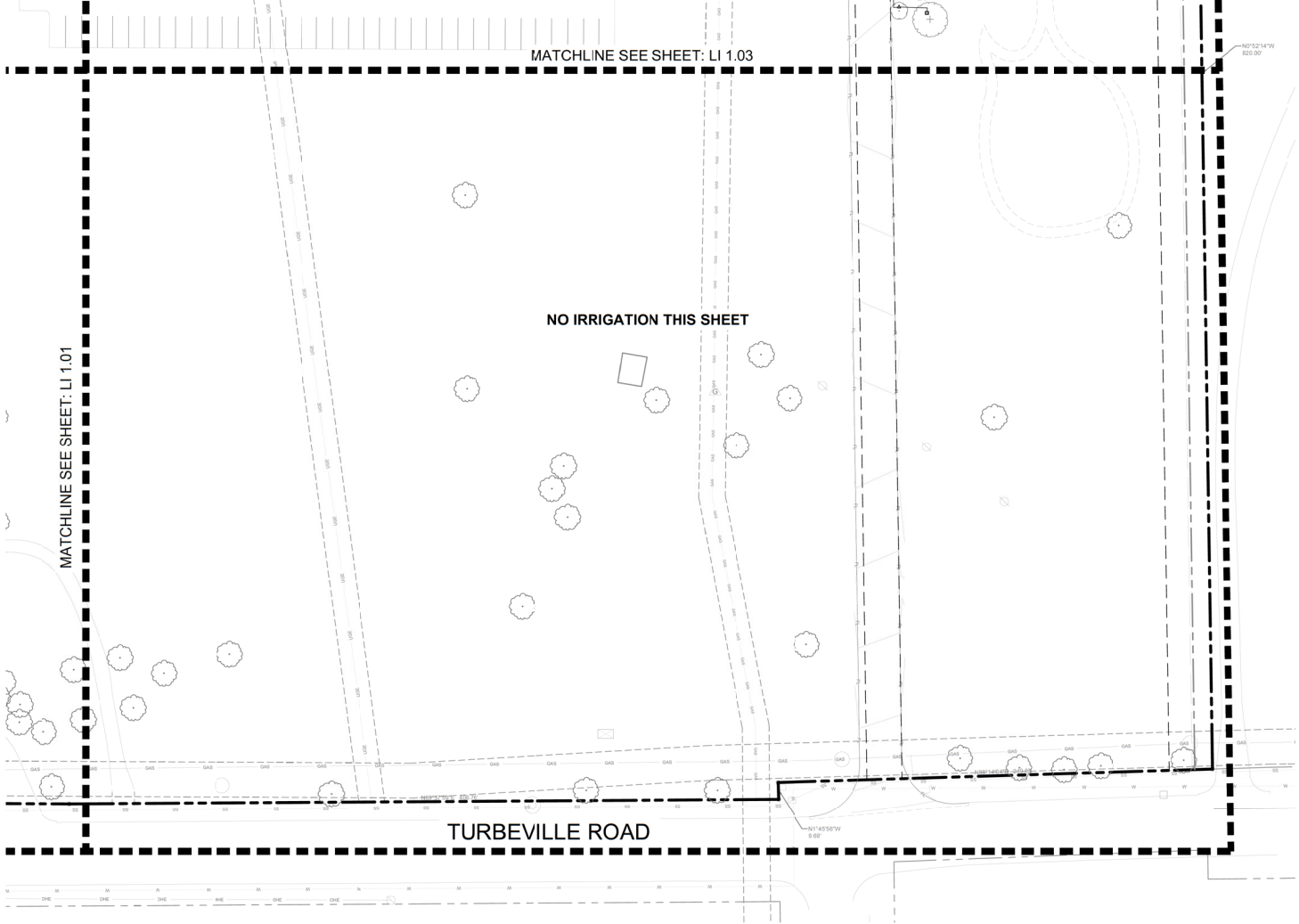
KIMLEY-HORN AND ASSOCIATES, INC.
 15405 NICHOL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 DALLAS, TEXAS 75248
 PHONE: 972-770-1000
 FAX: 972-770-1001
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM # 5208

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. THE USER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.



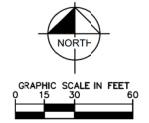
THE OLANA MANSION DENTON COUNTY, TEXAS	IRRIGATION PLAN
DATE: JUNE 2023 PROJECT NO.: 063217800 SHEET NUMBER: LI 1.01	SCALE: AS SHOWN DESIGNED BY: [blank] DRAWN BY: J.A.G. CHECKED BY: C.L.P.
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 15465 NICEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 FORT WORTH, TEXAS 76154 PHONE: 817-770-1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #238	
REVISIONS	DATE

THE OLANA MANSION, DENTON COUNTY, TEXAS. PROJECT NO. 063217800. SHEET NO. LI 1.02. THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



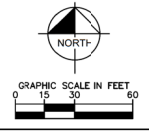
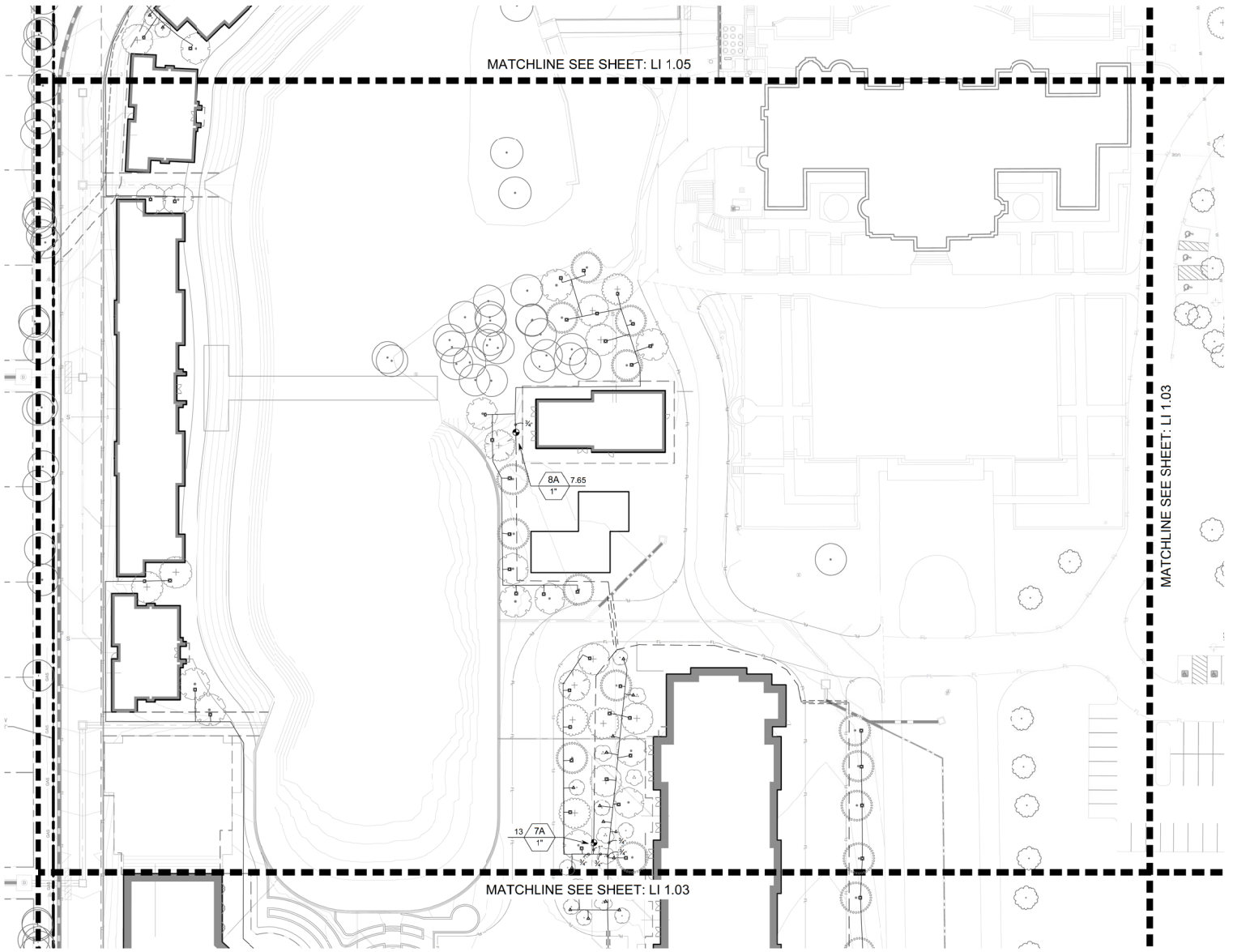
THE OLANA MANSION DENTON COUNTY, TEXAS		IRRIGATION PLAN		KIMLEY-HORN © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 15465 INCEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 DALLAS, TEXAS 75246 PHONE: 972.770.1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #208	
DATE	JUNE 2023	PROJECT NO.	063217800	REVISIONS	
SHEET NUMBER	LI 1.02	DESIGNED BY	JK	DATE	
		DRAWN BY	JK		
		CHECKED BY	JK		
		SCALE	AS SHOWN		

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN AND ASSOCIATES, INC. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



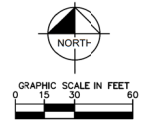
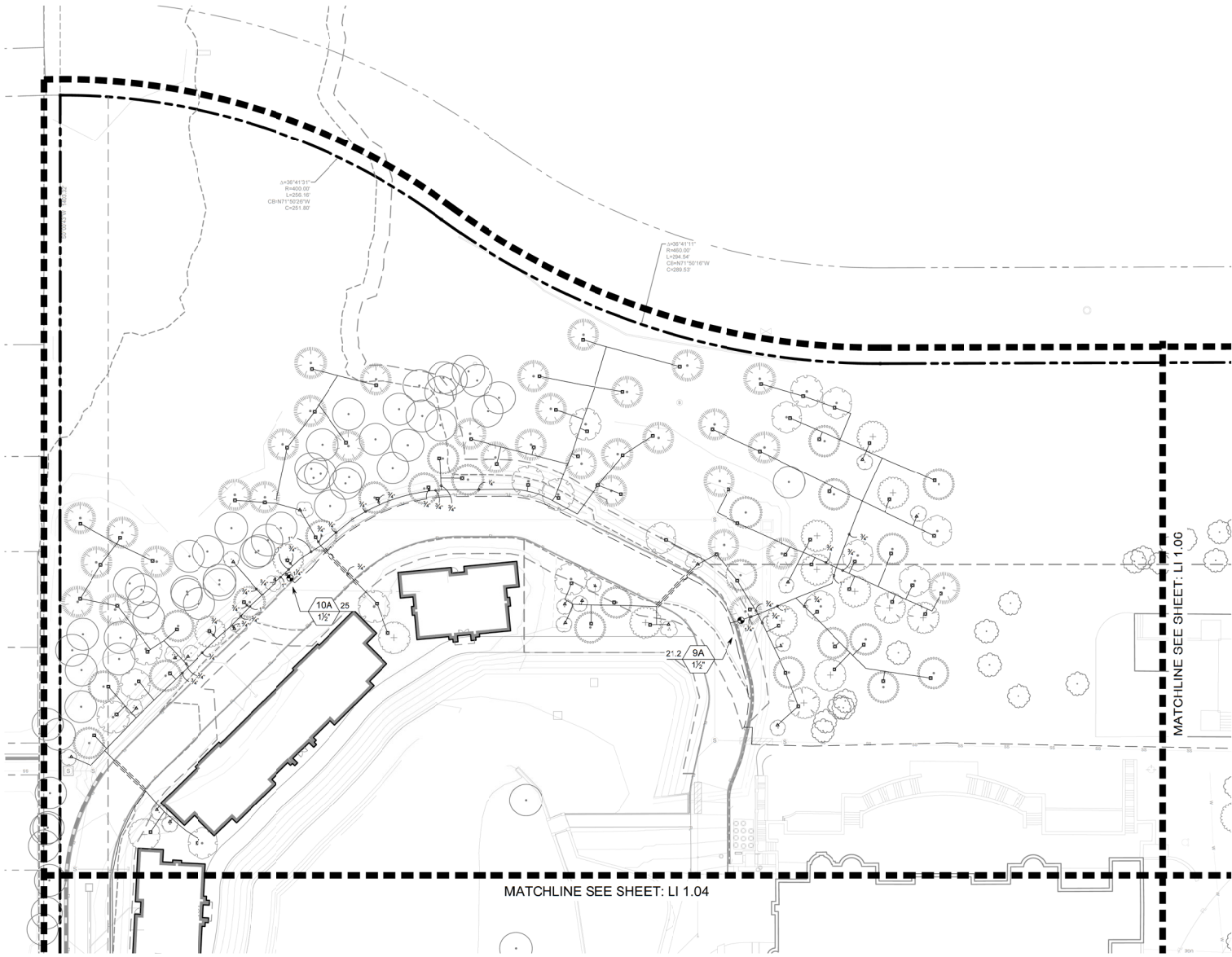
THE OLANA MANSION DENTON COUNTY, TEXAS	IRRIGATION PLAN
DATE JUNE 2023 PROJECT NO. 063217800 SHEET NUMBER LI 1.03	SCALE AS SHOWN DESIGNED BY DRAWN BY C.A.G. CHECKED BY C.A.P.
KIMLEY-HORN AND ASSOCIATES, INC. 15465 NICEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 DALLAS, TEXAS 75244 PHONE 972-770-1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #238	
REVISIONS	DATE

THE OLANA MANSION, DENTON COUNTY, TEXAS - IRRIGATION PLAN - SHEET LI 1.04
THIS DOCUMENT, INCLUDING ALL RIGHTS THEREIN, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION FROM KHA IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT AGREES TO HOLD KHA HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING ATTORNEY'S FEES, ARISING FROM ANY SUCH REUSE, REPRODUCTION, OR TRANSMISSION.



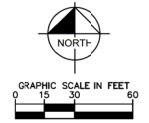
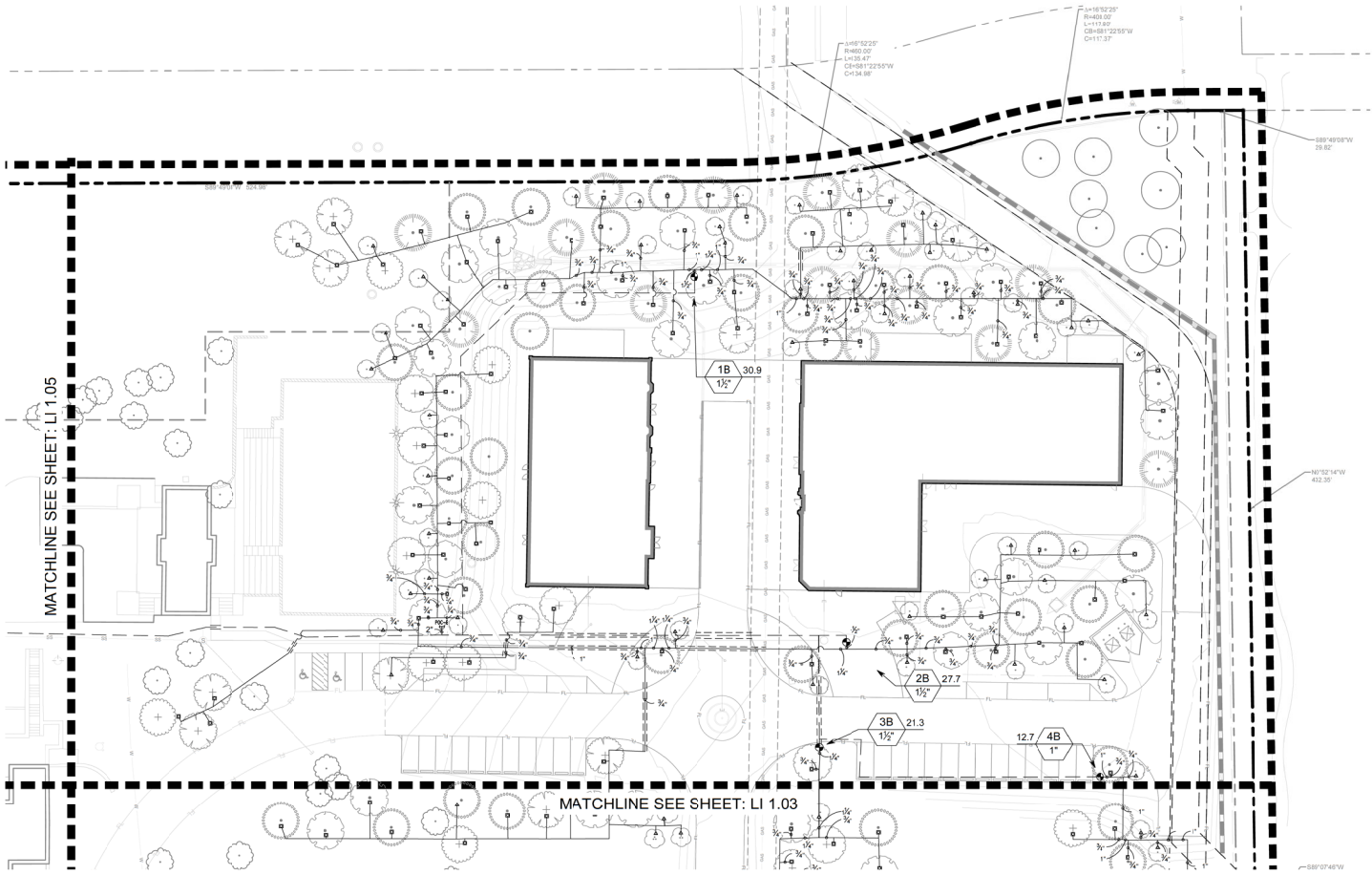
THE OLANA MANSION DENTON COUNTY, TEXAS		IRRIGATION PLAN		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 15495 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 DALLAS, TEXAS 75244 PHONE: 972-770-1000 WWW.KIMLEY-HORN.COM REGISTERED ENGINEERING FIRM # 238		REVISIONS	DATE
SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	CALC.	PLT.	No.	
PROJECT NO. 063217800				SHEET NUMBER LI 1.04			
DATE JUNE 2023							

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

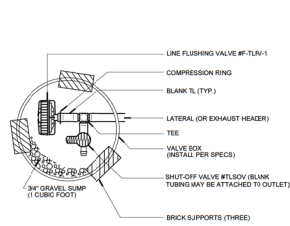


THE OLANA MANSION DENTON COUNTY, TEXAS	IRRIGATION PLAN						
DATE JUNE 2023 PROJECT NO. 063217800 SHEET NUMBER LI 1.05	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> Kimley-Horn <small>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13466 NICEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 DALLAS, TEXAS 75244 PHONE: 972.770.1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 528</small> </td> <td style="width: 50%; text-align: center;"> REVISIONS No. _____ DATE _____ </td> </tr> <tr> <td colspan="2" style="text-align: center;"> Kimley-Horn <small>INCORPORATED</small> 1111 RIVER CHASE SUITE 200, DALLAS, TEXAS 75244 </td> </tr> <tr> <td style="width: 50%;"> SCALE AS SHOWN </td> <td style="width: 50%;"> DESIGNED BY DRAWN BY CALG. CHECKED BY CUP </td> </tr> </table>	Kimley-Horn <small>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13466 NICEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 DALLAS, TEXAS 75244 PHONE: 972.770.1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 528</small>	REVISIONS No. _____ DATE _____	Kimley-Horn <small>INCORPORATED</small> 1111 RIVER CHASE SUITE 200, DALLAS, TEXAS 75244		SCALE AS SHOWN	DESIGNED BY DRAWN BY CALG. CHECKED BY CUP
Kimley-Horn <small>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 13466 NICEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700 DALLAS, TEXAS 75244 PHONE: 972.770.1000 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM # 528</small>	REVISIONS No. _____ DATE _____						
Kimley-Horn <small>INCORPORATED</small> 1111 RIVER CHASE SUITE 200, DALLAS, TEXAS 75244							
SCALE AS SHOWN	DESIGNED BY DRAWN BY CALG. CHECKED BY CUP						

THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED. THE USER SHALL BE SOLELY RESPONSIBLE FOR ACCURACY OF ANY INFORMATION NOT PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC.

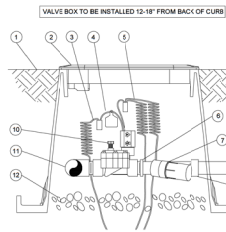


THE OLANA MANSION DENTON COUNTY, TEXAS	IRRIGATION PLAN
SCALE AS SHOWN DESIGNED BY DRAWN BY A.L.G. CHECKED BY C.L.P.	<div style="text-align: center;"> </div> <p style="font-size: small;"> Kimley-Horn and Associates, Inc. 19466 Nolde Road, Two Galleria Office Tower, Ste 700 Houston, Texas 77057 Phone: 832.770.1000 Fax: 832.770.1001 www.kimley-horn.com TEXAS REGISTERED ENGINEERING FIRM #238 </p>
THE OLANA MANSION DENTON COUNTY, TEXAS	DATE JUNE 2023 PROJECT NO. 063217800 SHEET NUMBER LI 1.06
	REVISIONS No. DATE



Line Flushing Valve (W/ Shut-off Valve)

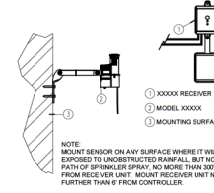
Scale: N.T.S.



- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER
- 3 WATERPROOF CONNECTION
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6 1" X 1/2" REDUCING COUPLING
- 7 PRESSURE REGULATING FILTER
- 8 LATERAL PIPE
- 9 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 10 REMOTE CONTROL VALVE
- 11 PVC SCH 40 TEE OR ELL TO MANIFOLD
- 12 3-INCH MINIMUM DEPTH OF 3/8-INCH WASHED GRAVEL

Drip Control Zone Kit

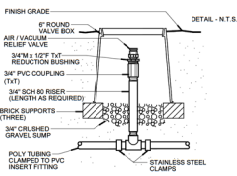
Scale: N.T.S.



NOTE: MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. NO MORE THAN 30" FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 8' FROM CONTROLLER.

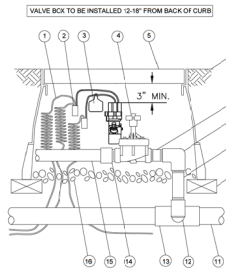
Wireless Rain/Freeze Sensor

Scale: N.T.S.



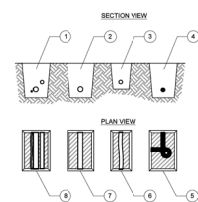
Air/Vacuum Relief (Plumbed to Poly)

Scale: N.T.S.



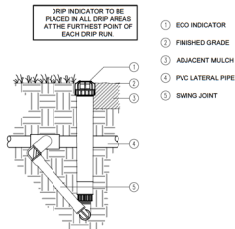
Electric Remote Control Valve

Scale: N.T.S.



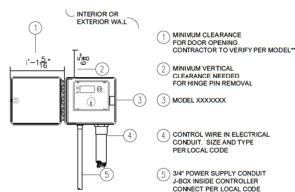
Pipe and Wire Trenching

Scale: N.T.S.



ECO INDICATOR - SWING JOINT

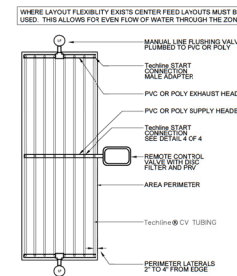
Scale: N.T.S.



NOTE: MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED TO GROUNDED 110 v 220 VAC SOURCE.

Controller

Scale: N.T.S.



WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OR WATER THROUGH THE ZONE.

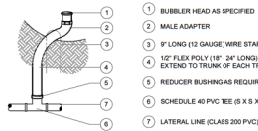
ALL BARBED FITTINGS TO UPFLIDE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CLAMP, OR COMPRESSION RING.

TECHLINE CV MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)

TECHLINE DRIPPER SPACING	12"	18"	24"	30"
DRIPPER FLOW RATE (GPH)	0.28	0.4	0.6	0.8
INLET PRESSURE (PSI)	331	242	190	144
	468	344	270	204
	342	250	192	144
	413	302	238	180
	564	420	328	257
	430	326	257	192
	915	700	527	400
	640	493	383	292
	594	436	343	260
	845	620	480	371
	622	472	362	278
	855	640	500	387
	628	472	362	278
	968	728	560	430
	688	520	400	300
	681	500	390	298
	968	713	551	426
	716	544	416	316

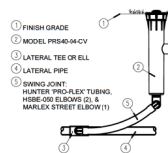
Techline CV Center Feed Layout

Scale: N.T.S.



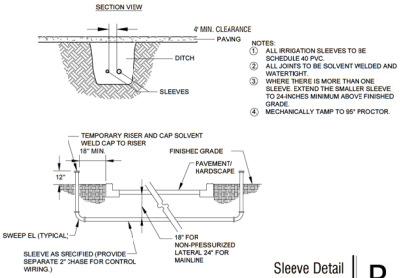
Bubble Assembly

Scale: N.T.S.



MP Rotator Sprinkler

Scale: N.T.S.



Sleeve Detail

Scale: N.T.S.

PVC PIPE SIZE	SOLVENT WELD SCH 40 FITTINGS	BELL AND GASKET FITTINGS	SOCKETED PIPE
1/2"	2"	--	2"
3/4"	2"	--	2 1/2"
1"	2 1/2"	--	3"
1 1/4"	3"	--	3"
1 1/2"	3"	3"	3"
2"	4"	4"	4"
2 1/2"	6"	6"	6"
3"	6"	6"	6"
4"	6"	6"	6"

Sleeve Schedule

Scale: N.T.S.

NO.	REVISIONS	DATE

Kimley-Horn & Associates, Inc.
15405 NORCROSS ROAD, TWO GALLERIA OFFICE TOWER, STE 700
DALLAS, TEXAS 75244
PHONE: 972-770-1300
FAX: 972-770-1301
WWW.KIMLEY-HORN.COM
REGISTERED PROFESSIONAL ENGINEERING FIRM # 5208

SCALE: AS SHOWN
DESIGNED BY: [Name]
DRAWN BY: [Name]
CALC. CHECKED BY: [Name]
C.L.P.

IRRIGATION DETAILS

THE OLANA MANSION
DENTON COUNTY, TEXAS

DATE: JUNE 2023
PROJECT NO.: 063217800
SHEET NUMBER: LI 3.01



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, 2022
3rd Review Submittal Received: December 22, 2022
4th 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

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

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

3rd Review: Addressed.

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

2nd Review: Addressed.

Comments on the Landscape Plan

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

3rd Review: Addressed.

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

3rd Review: Addressed.

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

3rd Review: Addressed.

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

3rd Review: Addressed.

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

3rd Review: Addressed.



Ms. Chris Chadoir
Town of Hickory Creek
July 19, 2023
Page 3

Sincerely,

HALFF ASSOCIATES, INC.

TBPELS Engineering Firm No. 312

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

Lee T. Williams, PE

Town Engineer for the Town of Hickory Creek

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

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