



**NOTICE OF  
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
REMOTE MEETING  
1-888-475-4499  
MEETING ID: 834 4056 3082  
THURSDAY, FEBRUARY 25, 2021, 6:00 PM**

**AGENDA**

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and member of the public be physically present at a meeting location. [Remote Meeting Participation Information.](#)

**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 submit a [Public Comment Form](#) at least five minutes prior to the meeting 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.

**Regular Agenda**

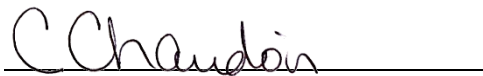
- 1.** Discuss, consider and act on a recommendation for a Site and Landscape Plan for Domino's Pizza located at 1043 Hickory Creek Boulevard. The property is legally described as Wal-Mart Addition, Block A, Lot 7R (n pt).

**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 February 22, 2021 at 4:30 p.m.

A handwritten signature in cursive script, reading "C Chaudoir", is written over a horizontal line.

Chris Chaudoir  
Town of Hickory Creek



# Town of Hickory Creek Community Development Services Development Application

(Incomplete applications will be rejected)

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Amending Plat:   | <input type="checkbox"/> Variance           | <input checked="" type="checkbox"/> Site Plan:       | <input type="checkbox"/> Other (Specify): _____ |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Zoning Change      | <input type="checkbox"/> Preliminary                 | _____   |
| <input type="checkbox"/> Final Plat       | <input type="checkbox"/> Special Use Permit | <input checked="" type="checkbox"/> Final            | _____   |
| <input type="checkbox"/> Replat           |   | <input checked="" type="checkbox"/> Landscaping Plan | _____   |

## PROJECT INFORMATION (Please complete each field)

☐ Residential ☒ Commercial ☐ ETJ

Project Name: Domino's Pizza Parcel(s) Tax ID (required) 281937

Project Address: 1034 Hickory Creek Blvd. Total Acres: 0.583

Brief Description of Project: Addition of a pickup lane for the existing Domino's Pizza use

Existing Zoning: C1 # Existing Lots: 1 # Existing Units: N/A

Proposed Zoning: C1 # Proposed Lots: 1 # Proposed Units: N/A

## APPLICANT / CONTACT INFORMATION

Name: Robert Gavitt Company: J&A Capital Assets Ltd.

Address: 3505 Yucca Drive City, State: Flower Mound, TX Zip: 75028

Phone: 214-808-0420 Cell #: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: rgavitt@verizon.net

## PROPERTY OWNER INFORMATION

Name: Robert Gavitt Company: J&A Capital Assets Ltd.

Address: 3505 Yucca Drive City, State: Flower Mound, TX Zip: 75028

Phone: 214-808-0420 Cell #: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: rgavitt@verizon.net

☐ Developer ☒ Engineer ☐ Surveyor

Name: Juan J. Vasquez, P.E. Company: Vasquez Engineering, LLC

Address: 1919 S. Shiloh Road, Suite 440 City, State: Garland, TX Zip: 75042

Phone: 972-278-2948 Cell #: 469-951-3526 Fax: \_\_\_\_\_

E-Mail Address: jvasquez@vasquezengineering.com

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. I waive the statutory Time Limits in accordance with Section 212.009 of the Texas Local Government Code. All applicable fees must be paid to the Town of Hickory Creek at the time this application is submitted. I understand the requirements and have read them thoroughly and my statements are true and correct. All submissions must be made a minimum of 21 days prior to the scheduled Planning and Zoning Commission meeting.

Applicant's Signature

Owner's Signature (notarized)

Date

1/5/21

Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

**Appeals and Zoning Changes**

What is the proposed use?

N/A not a rezoning application

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Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?

N/A not a rezoning application

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Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

N/A not a rezoning application

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Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

N/A not a rezoning application

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Lien holder:

Is the property burdened by a lien of any nature? ( ) Yes ( ) No N/A not a rezoning application

If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.

Other:

Approximate cost of work involved? \$ 25,000

Include a schematic drawing of the site.



To the Applicant:

I, **Robert Gavitt**

, understand the above requirements and have read them thoroughly and my statements are true and correct.

  
Applicant

1/5/21  
Date

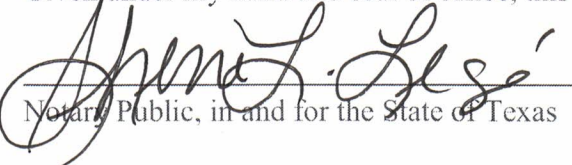
None  
Lien holders (if any)

STATE OF TEXAS:

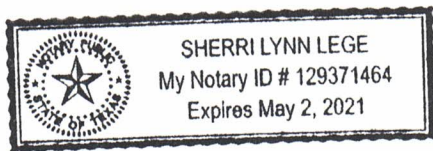
COUNTY OF DENTON:

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Robert Gavitt, 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 5<sup>th</sup> day of January, 2021.

  
Notary Public, in and for the State of Texas

May 2, 2021  
My Commission Expires On:





February 2, 2021  
AVO 37638.200

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

**RE: Domino's – Site Plan  
2<sup>nd</sup> Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Site Plan application for the addition of a drive-through pick up window to the existing building located on the subject property located at 1034 Hickory Creek Boulevard. The first submittal was received January 6, 2021. A second submittal was received February 1, 2021. The engineer is Vasquez Engineering, LLC, and the owner/applicant is Robert Gavitt with J&A Capital Assets.

**Halff reviewed the revised site plan and recommends approval.**

Sincerely,

**HALFF ASSOCIATES, INC.**  
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee Williams", with a stylized flourish at the end.

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

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

Attachment: Comment response letter



February 01, 2021

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

**Re: Site Plan Comments – Domino's  
1<sup>st</sup> Review**

Dear Chris,

We have reviewed the comments in a letter from the Town's Consultant Engineer dated January 27<sup>th</sup>, 2021 and the following are our responses:

**Site Plan:**

1. Add traffic flow arrows, grate inlet, and curb inlet to the legend.  
*Added as requested.*
2. Include a note indicating the area shown on the site plan is not in a floodplain and reference the FIRM for the area used in determining this.  
*Note added as requested.*
3. Please indicate the location of water and sewer lines.  
*Existing water and sewer lines added per available Record Drawings.*
4. Is there a sewer cleanout in the proposed drive through lane? Symbol present but not labeled like others.  
*Sewer cleanout labeled.*
5. Please label the radii in the beginning of the drive through that are not 2-foot radii covered by the note.  
*Have labeled as requested.*
6. Are the traffic flow arrows shown on the plan to be pavement markings, also? Please clarify.  
*Yes, they are pavement markings and have been added to legend for clarification.*
7. By Town ordinance all parking spaces are to be no less than nine feet by 18 feet. The parallel spaces proposed are eight feet in width. If these are widened to nine feet, the drive lane is reduced to 10 feet in width, which is too narrow. Suggest eliminating one row of spaces or narrowing landscaped median instead.  
*Eliminated the two parallel spaces adjacent to the drive thru lane and have widened the remaining parallel spaces to be nine-feet wide. The drive lane has also been widened to be 20-feet.*

8. With one-way operation on the south end of the site, how do vehicles entering the parking lot heading south exit if all spaces are full? There is no way to turn around. The parking requirements for the site uses is 24 spaces. 29 are proposed in the plan. Suggest eliminating one row of parallel spaces and shifting or narrowing landscape median to widen the remaining parallel spaces to nine-foot minimum, and provide a minimum 20-foot wide, two-way drive lane. The drive through lane can be reduced to less than 12 feet wide.

*Eliminated the two parallel spaces adjacent to the drive thru lane and have expanded the driveway to be 20' wide as suggested.*

We believe we have addressed the comments completely and look forward to your final approval. If you have any additional questions or comments, please let me know.

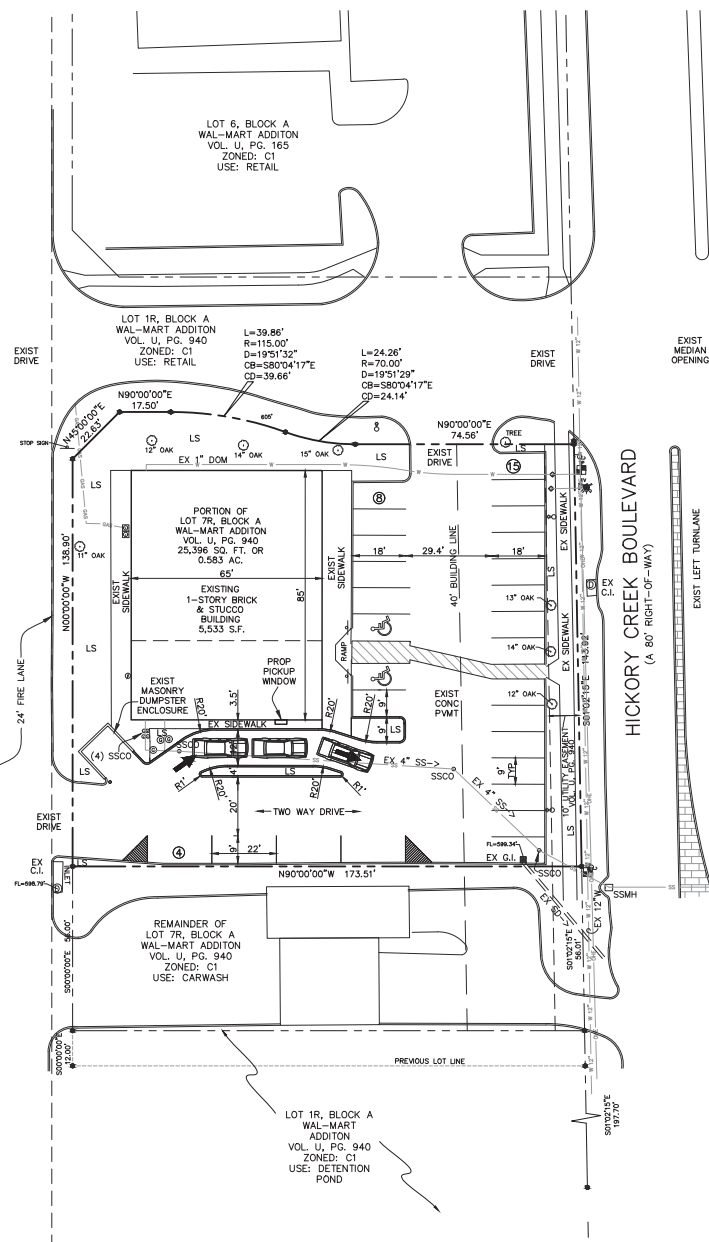
Sincerely,  
Vasquez Engineering, L.L.C.

*Juan J. Vasquez*

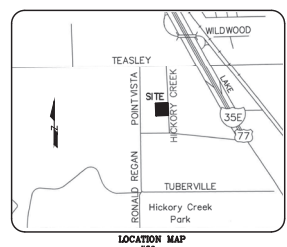
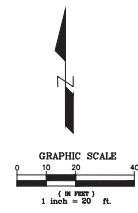
Juan J. Vasquez, P.E.  
President



LOT 1R, BLOCK A  
WAL-MART ADDITION  
VOL. U, PG. 940  
ZONED: C1  
USE: RETAIL



HICKORY CREEK BOULEVARD  
(A 60' RIGHT-OF-WAY)



NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER SURVEYING, LLC DATED DECEMBER 24, 2020.
2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
4. REFERENCE CIVIL ENGINEERING PLANS FOR SITE DESIGN.
5. ALL CURB RADIUS NOT LISTED ARE 2' FACE OF CURB.
6. REFERENCE LANDSCAPE PLANS FOR SITE LANDSCAPE DESIGN.

FLOOD CERTIFICATE:

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 06/19/2020 COMMUNITY PANEL NO. 4812100393H SUBJECT LOT IS LOCATED IN ZONE "X".

SITE SUMMARY TABLE

Site Address	1034 HICKORY CREEK BLVD.
County	DENTON
Project Name	DOMINO'S
Zoning District	C1
Proposed Use	RETAIL/RESTAURANT
Site Area	0.585 Acres 25,396 S.F.
Building Area	5,533 S.F.
Building Height	1 Story
Lot Coverage	5,533 / 25,396 = 21.79%
Floor Area Ratio	5,533 S.F. / 25,396 = 1:21.79
Parking Required: RETAIL (3,753 S.F.) 1/200 = 19 SPACES	
RESTAURANT (1,780 S.F.) = 5 SPACES	
(1 SPC FOR EACH 3 SEATS, NO SEATING MIN 5 SPCS)	
Total Required	= 24 SPACES
Parking Provided:	
Regular	= 21 SPACES
Parallel	= 4 SPACES
Handicap	= 2 SPACES
Total	= 27 SPACES
Impervious Area	21,212 S.F.
Impervious Area Ratio	21,212 S.F. / 25,396 = 83.52%
Pervious Area Ratio	4,184 S.F. / 25,396 = 16.48%

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	PARKING COUNTRY	---
---	WATER	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	OVERHEAD ELECTRIC	---
---	GAS	---
---	PAINTED ARROW	---
---	POWER POLE	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	GAS METER	---
---	GREASE TRAP W.H.	---
---	LIGHT POLE	---
---	CLEANOUT	---
---	ELEC METER	---
---	LANDSCAPE AREA	---
---	TREE	---
---	TELE PED	---
---	WATER METER	---
---	GRATE INLET	---
---	CURB INLET	---
---	SAN SEWER MANHOLE	---

TOWN PROJECT NO:  
SITE PLAN  
WAL-MART ADDITION  
PORTION OF LOT 7R, BLOCK A  
VOL. U, PG. 940  
0.583 ACRES  
J.W. SIMMONS SURVEY,  
ABSTRACT NO. 1163  
TOWN OF HICKORY CREEK,  
DENTON COUNTY, TEXAS  
FEBRUARY 01, 2021

DEVELOPER/OWNER  
J&A CAPITAL ASSETS LTD.  
ROBERT GAVITT  
3505 YUCCA DRIVE  
SUITE 100  
FLOWER MOUND, TEXAS  
214-808-0420 TELE

ENGINEER  
VASQUEZ ENGINEERING, LLC  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
GARLAND, TEXAS 75042  
972-278-2948 TELE  
972-271-1383 FAX

VASQUEZ ENGINEERING, L.L.C.  
1919 S. Shiloh Road  
Garland, Texas 75042  
Ph: 972-278-2948  
TX Registration # F-12266

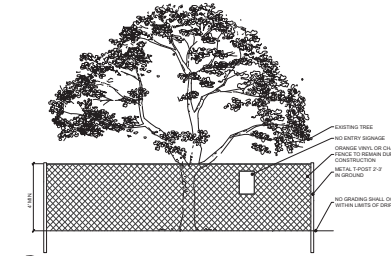
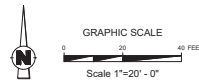
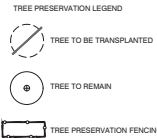
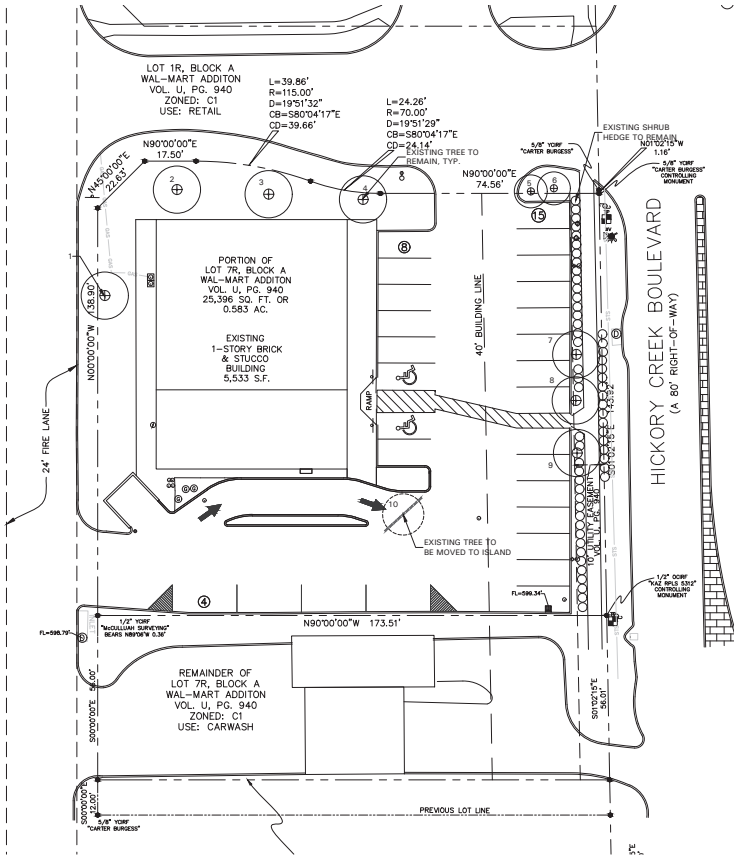
THIS DOCUMENT IS FOR THE PROJECT OF THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS. IT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING, L.L.C.

DEVELOPER:  
J&A CAPITAL ASSETS LTD.  
ROBERT GAVITT  
3505 YUCCA DRIVE  
SUITE 100  
FLOWER MOUND, TX 75028

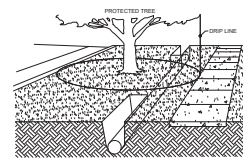
SITE PLAN  
DOMINO'S PIZZA  
1034 HICKORY CREEK BLVD  
DENTON, TEXAS 76201  
DENTON COUNTY, TEXAS

Scale: 1" = 20'  
Designed by: JLV  
Drawn by: JLV  
Checked by: JLV  
6/15/2021 10:00 AM SITE PLAN.dwg  
Date: 02/01/2021

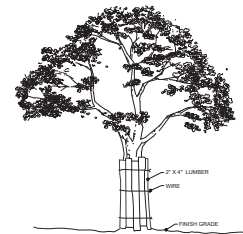
SHEET  
SP1



**1 TREE PROTECTION FENCING**  
R.T.S.



**2 BORING AND TUNNELING**  
R.T.S.



**3 BARK PROTECTION**  
R.T.S.

**TREE PRESERVATION NOTES**

**CONSTRUCTION METHODS:**

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF TRENCHING FOR ANTIPOY SHALL BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE DROP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DROP LINE OF TREE.

UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/FLUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DROP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A ROBOCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: BEFORE CONSTRUCTION, PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF ANTICIPATED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE SHALL BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCASEMENT OF THE ENTIRE TRUNK OF THE TREE WITH A LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE MEANS IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	11	OAK	TO REMAIN	
2	12	OAK	TO REMAIN	
3	14	OAK	TO REMAIN	
4	15	OAK	TO REMAIN	
5		CREPE MYRTLE	TO REMAIN	
6		CREPE MYRTLE	TO REMAIN	
7	13	OAK	TO REMAIN	
8	14	OAK	TO REMAIN	
9	12	OAK	TO REMAIN	
10	13	OAK	TO BE TRANSPLANTED	
TOTAL ON SITE				104
TOTAL TO BE REMOVED				0

CITY PROJECT NO:  
TREE PRESERVATION PLAN  
PORTION OF WAL-MART ADDITION  
LOT 7R , BLOCK A  
VOL. U, PG. 940  
0.583 ACRES  
J.W.SIMMONS SURVEY,  
ABSTRACT NO. 1163  
TOWN OF HICKORY CREEK,  
DENTON COUNTY, TEXAS  
JANUARY 06, 2021

**TREE PRESERVATION PLAN**

DOMINO'S PIZZA  
1004 HICKORY CREEK BLVD  
TOWN OF HICKORY CREEK  
DENTON COUNTY, TEXAS

Scale: 1"=20'  
Designed by: J.W.  
Drawn by: J.W.  
Checked by: J.W.  
Date: 01/06/2021

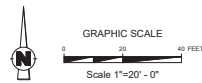
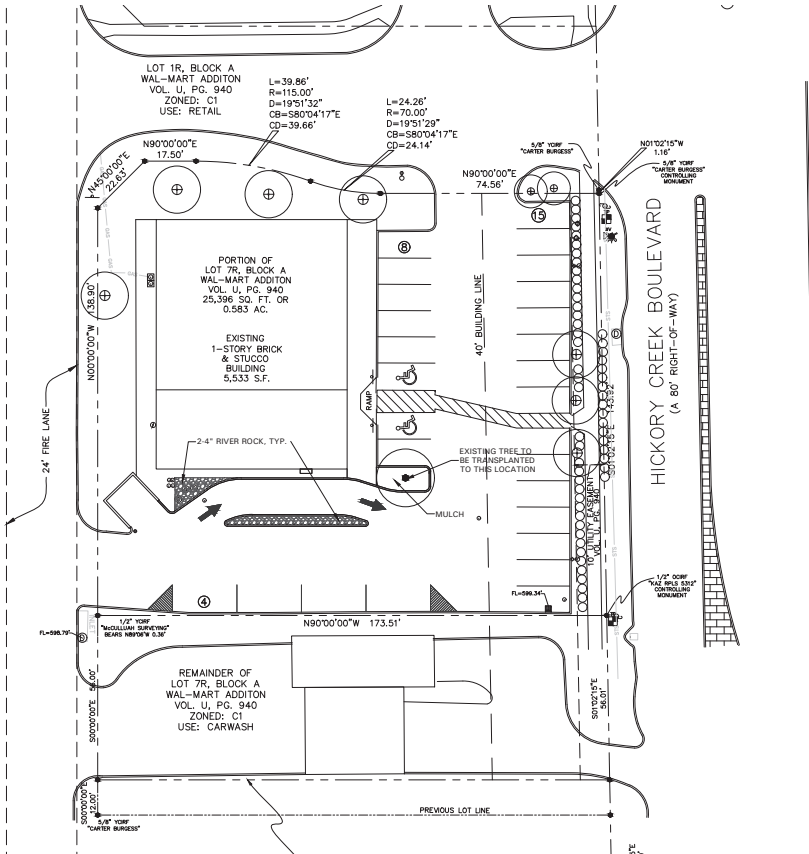
SHEET  
**L1.1**

VASQUEZ ENGINEERING, L.L.C.  
1919 S. Shiloh Road  
Carland, Texas 75042  
Ph: 972-278-2048  
TX Registration # F-12266



DEVELOPER:  
J&A CAPITAL ASSETS LTD.  
ROBERT GAVITT  
3505 YUCCA DRIVE  
SUITE 100  
FLOWER MOUND, TEXAS 75028

ENGINEER  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
CARLAND, TEXAS 75042  
972-278-2948 TEL  
972-271-1383 FAX



#### GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
  - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
  - CONTRACTOR TO FIND AND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, INCLUDING AT TOP AND BOTTOM OF SLOPES. AREAS TO BE PROTECTED AND NOT OTHER AREAS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
  - ALL AREAS SHALL BE PROTECTED AND NOT OTHER AREAS IN GRADE. CORRECT AREAS COMPLETELY SETTLED AND FRESH GRADE APPROVED BY THE OWNER'S CONTRACTOR MANAGER OR LANDSCAPE ARCHITECT PRIOR TO TOPSOIL INSTALLATION.
  - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER REMOVE ALL CHIT CLOS. STOCKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
  - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
  - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALLS, VALETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE 100% ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 3 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO A THICKNESS OF 1/4" (1-1/4"), EXCLUDING TOP GROWTH AND THATCH.
  - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
  - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, COVERED BERMUDAGRASS SOD WITH WINTER FERTILIZER AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH**
- SCAFFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
  - SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE "TERRA-TACK ONE" AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
  - FERT SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "TERRA-TACK ONE" OR APPROVED EQUAL.
  - FERT TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRA-TACK ONE" AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
  - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
  - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
  - IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
  - HYDROMULCH AREAS SHALL BE COVERSEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO REHYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
  - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
  - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

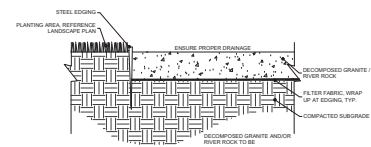
#### LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS MUST BE SUPPLIED BY OTHERS.
  - CONTRACTOR SHALL CALL 1" TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON-SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL PROVIDE UTILITY LOCATIONS TO CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
  - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
  - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 2" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
  - LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
  - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING, NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALLS OR CURBS. EDGING NOT TO BE MORE THAN 12" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALLS AND/OR CURBS.
  - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.
  - QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHALL BE 18" INDICATED ON PLANS OR OTHERWISE NOTED.
  - ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
  - CONTAINER GROWN PLANT MATERIAL IS PREFERRED. POWER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
  - TREES SHALL BE PLANTED AT A MINIMUM OF 6" FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
  - 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
  - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE WEED BARRIER OR APPROVED EQUAL.
  - CONTRACTOR TO PROVIDE UNIT PRICED OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZER/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET/WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
  - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE TIES ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
  - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS**
- WATER ROCK SHALL BE 1/2" DIAMETER RIVER ROCK. 2" - 4" DIAMETER RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

#### PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE MAINTAINED.
- DO NOT TOP OR HEAD TREES.
- IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR HEAVY BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES. WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL TRIM THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADS AND THOSE THAT PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

LANDSCAPE TABULATIONS	
Hickory Creek	
Parking lot screening	
1. Any parking lot visible from public right-of-way shall provide perimeter screening, with shrubs that will achieve a minimum mature height of 36".	
2. One canopy tree shall be provided for every 15 parking spaces and one shrub shall be provided for every 5 parking spaces.	
Site Area: 25,396 s.f.	
Parking Spaces: 30	
REQUIRED	PROVIDED
screening	existing shrub screening
2 trees	1 transplanted tree, 2 existing crepe myrtles
5 shrubs	existing shrubs



1. DECOMPOSED GRANITE / RIVER ROCK  
N.T.S.



AWR Design, LLC  
P.O. Box 1746  
Aldridge, Texas 75008  
www.alldridge-engineering.com  
t. 512.517.5588

DEVELOPER  
J&A CAPITAL ASSETS LTD.  
ROBERT GAVITT  
3505 YULCA DRIVE  
SUITE 100  
FLOWER MOUND, TEXAS  
214-808-0420

ENGINEER  
VASQUEZ ENGINEERING, LLC  
JUAN J. VASQUEZ, P.E.  
1919 S. SHILOH ROAD  
SUITE 440, LB 44  
CARLAND, TEXAS 75042  
972-278-2948 TELL  
972-271-1383 FAX

CITY PROJECT NO:  
LANDSCAPE PLAN  
PORTION OF WAL-MART ADDITION  
LOT 7R, BLOCK A  
VOL. U, PG. 940  
0.583 ACRES  
J.W.SIMMONS SURVEY,  
ABSTRACT NO. 1163  
TOWN OF HICKORY CREEK,  
DENTON COUNTY, TEXAS  
JANUARY 06, 2021

#### LANDSCAPE PLAN

DOMINO'S PIZZA  
1004 HICKORY CREEK BLVD  
SUITE 100  
FLOWER MOUND, TEXAS  
75028

Scale: 1"=20'  
Designed by: JLV  
Drawn by: JLV  
Checked by: JLV  
Date: 01/06/2021

SHEET  
L1.2

APP: VASQUEZ ENGINEERING, LLC  
1919 S. Shiloh Road  
Carland, Texas 75042  
Ph: 972-278-2948  
TX Registration # F-12266

NO DATE



DEVELOPER:  
J&A CAPITAL ASSETS LTD.  
ROBERT GAVITT  
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SUITE 100  
FLOWER MOUND, TEXAS 75028