



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JANUARY 20, 2026, 6:00 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Planning and Zoning Commission may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission on both agenda and non-agenda items. 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 total for any and all items being presented. Public Comment 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. December 2, 2025 Special Meeting Minutes

Regular Agenda

- [2.](#) Discuss, consider and act on a recommendation for a Preliminary Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.
- [3.](#) Discuss, consider and act on a recommendation for a Final Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.
- [4.](#) Discuss, consider and act on a recommendation for a Preliminary Plat for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.
- [5.](#) Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Adjournment

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

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

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on January 14, 2026 at 4:45 p.m.



Chris Chaudoir
Town of Hickory Creek

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, DECEMBER 02, 2025**

MINUTES

Call to Order

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

Roll Call

PRESENT

Chairman Tim May - in at 6:21 p.m.

Vice Chairman David Gilmore

Commissioner Brenda Kihl

Commissioner Collin Johnson

Commissioner Tony Martinez

Commissioner Bill Nippert

ABSENT

Commissioner Dustin Jensen

ALSO PRESENT

Chris Gordin, Council Liaison

Alex Crowley, Town Attorney

Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Vice-Chairman Gilmore.

Items of Community Interest

Vice Chairman Gilmore wished everyone Happy Holidays.

Councilman Gordon invited everyone to attend the Tree Lighting on December 5th.

Public Comment

No public comment.

Consent Agenda

1. October 21, 2025 Meeting Minutes

Motion to approve made by Commissioner Kihl, Seconded by Commissioner Nippert.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

Regular Agenda

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

Public Hearing opened at 6:05 p.m.

Bernice Espinosa, Kimley-Horn, explained the new autoloader will take an additional 6 parking spaces. She also discussed the history of the project and possible future expansion.

Josh Bouchie, Wing, talked about the upsizing of the drone's delivery capacity but did not have a timeline for implementation. He also explained how the Autoloader worked.

Public Hearing closed at 6:12 p.m.

Motion to recommend approval made by Commissioner Johnson, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for a Site Plan for Founders Classical Academy of Corinth located at 800 Point Vista Road, being 5.13 acres of land situated in the Cornelius Town Center Addition, Block A, Lot 1, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir explained the current arrangement with the EDC property and the movement of the playground to the school's parking lot.

Commissioner Kihl asked about the children's safety in the parking lot. Todd Walworth, Responsive Education Solutions, spoke about the traffic flow and access to the playground from the school. A walkway will be stripped from the sidewalk to the entrance. The concrete will not be removed: pads will be placed on it with a covering of rubber mulch, especially around the base of the slides. The playground will be fenced and gated and should have a shade cover.

Discussion was held involving the security at the playground after hours. Mr. Walworth stated they did not have any provisions to keep people off the property and there is no intention to lock the gate at this time. To his knowledge, there is no intention of utilizing the town's future public recreation area.

Commissioner Johnson established sections of the play sytructure would be attached to the concrete but could be removed with relative ease. The school has a regular protocol for inspections, and the rubber mulch will not deteriorate like organic mulch.

Planning and Zoning Commission Special Meeting

December 2, 2025

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Motion to recommend approval as submitted made by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Martinez, Commissioner Nippert. Motion passed unanimously.

Adjournment

Motion to adjourn made by Commissioner Johnson, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Martinez. Motion passes unanimously.

Meeting adjourned at 6:38 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Chaffin Addition

Meeting Date: January 20, 2026

Agenda Item:

2. Discuss, consider and act on a recommendation for a Preliminary Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.
3. Discuss, consider and act on a recommendation for a Final Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

Background:

Hickory Estates Addition background: The tract, 72.34 acres in the Lowry Cobb Survey, was subdivided in May 1960 and the map and dedication paperwork filed as Hickory Estates Addition with Denton County. A formal plat for the entire area has never been filed. All subsequently filed plats remain within the parameters of the Hickory Estates Addition have been filed under other plat names. The 1960 dedication document specifies that the streets are not dedicated to the public but solely to the property owners within the Addition.

Applicant wishes to construct a SF-2 single family residence on the lot and has submitted county tax records and utility easement releases. The final plat is required before a building permit may be issued.

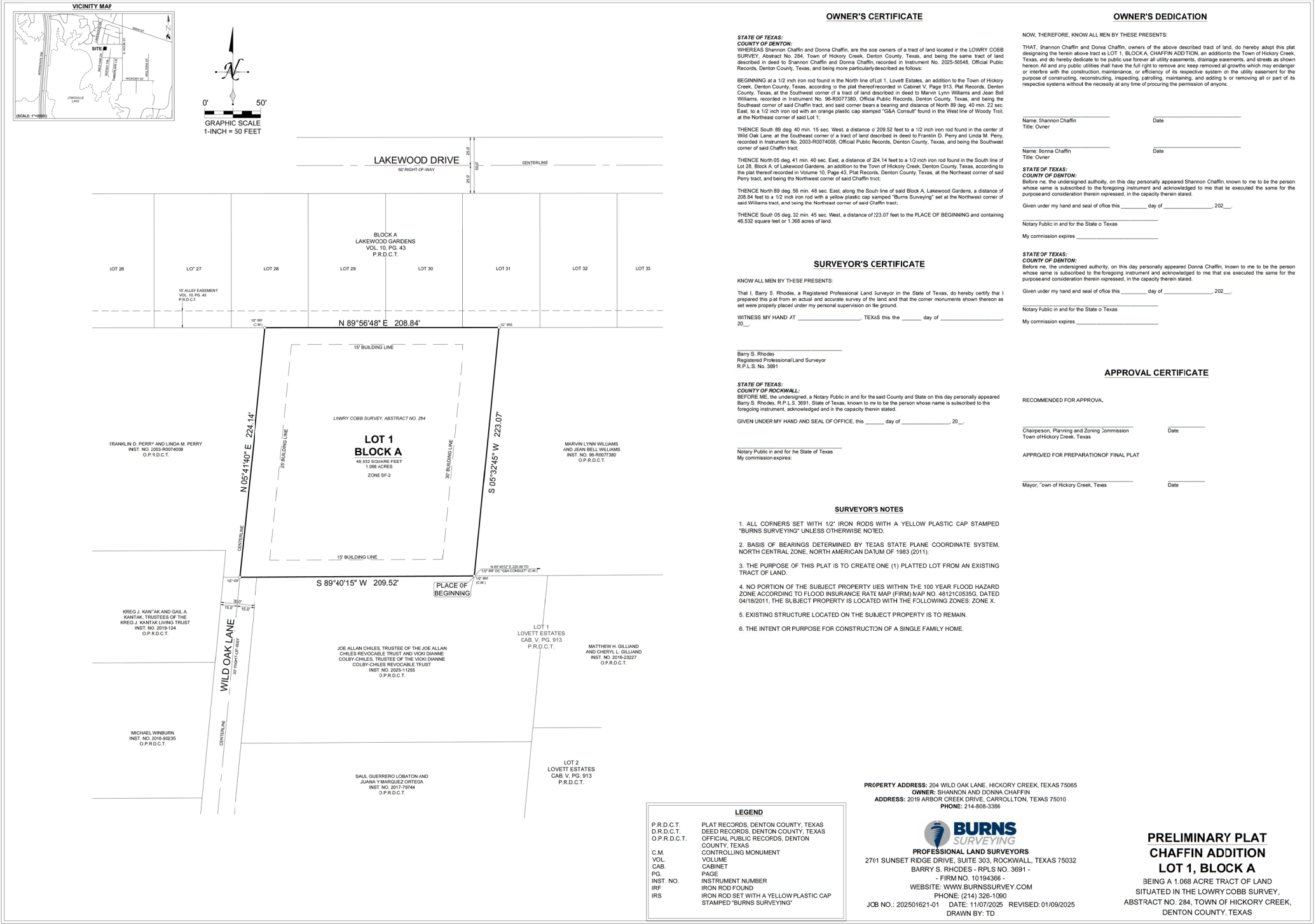
Previous Action/Review:

Date	Request	Meeting	Result
1/20/26	Preliminary & Final Plats	PnZ	
1/26/26	Preliminary & Final Plats	Council	

Summary:

Halff recommends approval.

Plat is being considered under Texas Local Government Code 212.009.





January 14, 2026
AVO 37638.200

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

**Re: 204 Wild Oak Lane (Chaffin Addition Lot 1 Block A)
Preliminary Plat
2nd Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Preliminary Plat application for 204 Wild Oak Lane called as Chaffin Addition Lot 1 Block 1 or A on December 29, 2025. The surveyor is Burns Surveying, LLC. The owners are Shannon and Donna Chaffin.

2nd Submittal Received: January 13, 2026

Halff has reviewed the Preliminary Plat and recommends Town approval of the latest submittal contingent upon addressing remaining comments below. Please note a Site Plan and Landscape Plan was not submitted with this application. A Site Plan and Landscape Plan will be required to submitted, reviewed and approved prior to any planned construction on the property in accordance with standard Town Planning and Zoning requirements. Please note the Drainage/Downstream Assessment is under review by separate letter, and acceptance of Preliminary Plat should be contingent upon acceptance of a Preliminary Drainage/Downstream Assessment.

General

1. Refer to Town checklist markup for additional comments.
2. Refer to attached plat markups for all additional comments.
3. Please address all comments provided on the attached markups and provide comment response letter and annotated responses on the plans. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context.

1st Review Response: N/A

2nd Review: No comment response letter or annotated markups provided, but all comments addressed.

Preliminary Plat

4. Please verify County, Instrument and PRDCT information noted in Owner's Certificate and description of metes and bounds.

1st Review Response: N/A

2nd Review: No response, however County has been updated accurately.

5. Please provide minimum front, side and/or back yard building setback lines for specified zoning designation per Town Ordinances.
1st Review Response: N/A
2nd Review: Building setback lines added.
6. Please note if the existing structure shown is intended to remain or be removed.
1st Review Response: N/A
2nd Review: Existing structure and trees surveyed shown in the 1st submittal have been removed from this 2nd submittal. Per original comment, please verify if existing structure is intended to be removed or remain.
7. Please update date of plat upon resubmittal.
1st Review Response: N/A
2nd Review: Date revised.
8. Please verify whether Block designation will be Block A or Block 1, both are shown in plat.
1st Review Response: N/A
2nd Review: Confirmed as Block A
9. Please confirm Surveyor's Certificate is intended to be notarized in Rockwall County.
1st Review Response: N/A
2nd Review: No change in resubmittal, assume Rockwall County for notarizing.
10. Please add acreage to bottom right corner plat title block.
1st Review Response: N/A
2nd Review: Comment addressed, acreage added.
11. Please include note in the Surveyor's Notes the intent/purpose for plat includes the planned construction of a single family home per the plat application details.
1st Review Response: N/A
2nd Review: Comment addressed, note added.
12. Existing contours that were included on 1st submittal have been removed from this 2nd submittal, per Town checklist, those will need to be shown on the preliminary plat.

The comments provided herein are based on available information provided to Halff by the Town of Hickory Creek and the private development owner/engineer and are a 3rd party review of the plat/plans. The review provided is in conformance with the Town of Hickory Creek's set standards and guidelines on engineering design and ordinances at the time of the review. The Surveyor or Engineer of Record for the applicable project/design, not Halff as the 3rd party reviewer, is ultimately responsible for the plat/plans and impacts before, during and after construction.

Sincerely,

HALFF

TBPELS Engineering Firm No. 312



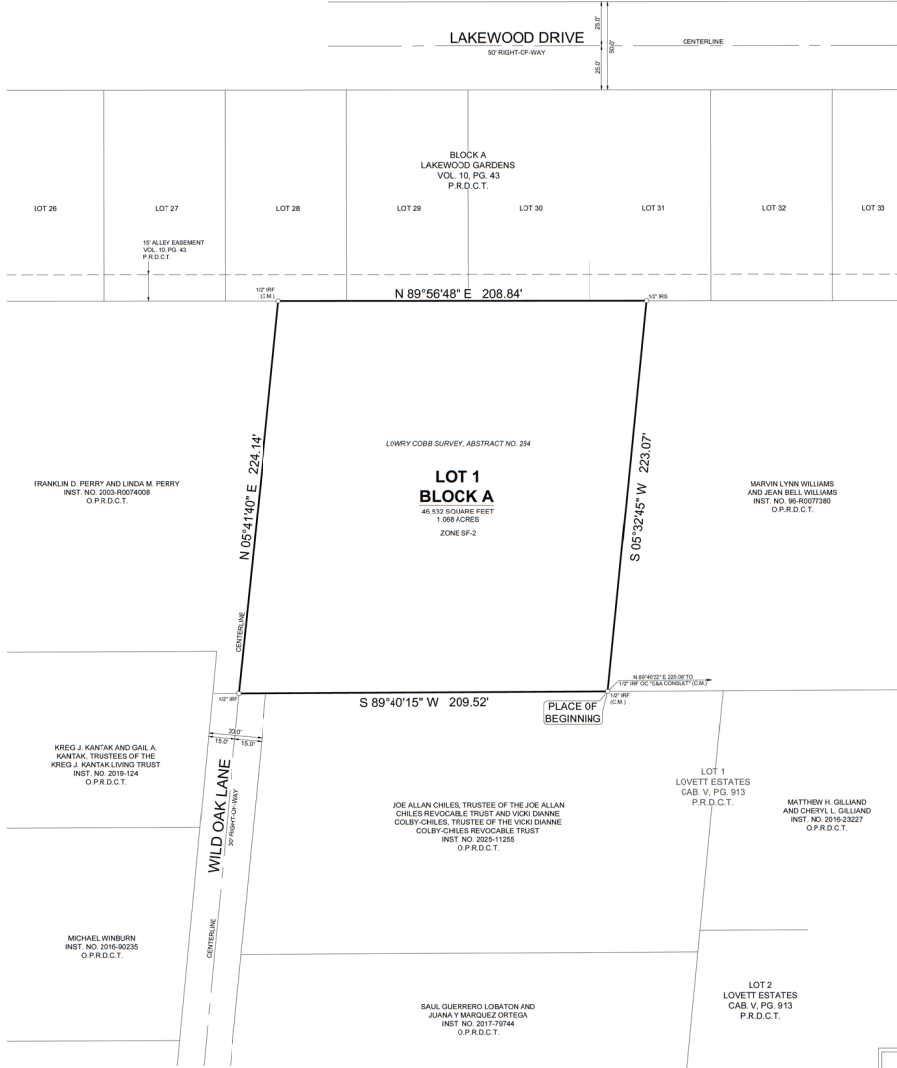
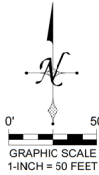
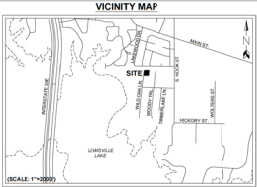
Kevin Gronwaldt, PE
Consulting Engineer for the Town of Hickory Creek



Ms. Chris Chaudoir
Town of Hickory Creek
January 14, 2026
Page 3

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

Attachment: Town Checklist markup



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DENTON:
WHEREAS Shannon Chaffin and Donna Chaffin, are the sole owners of a tract of land located in the LOWRY COBB SURVEY, Abstract No. 284, Town of Hickory Creek, Denton County, Texas, and being the same tract of land described in deed to Shannon Chaffin and Donna Chaffin, recorded in Instrument No. 2025-50548, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the North line of Lot 1, Lovett Estates, an addition to the Town of Hickory Creek, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 913, Plat Records, Denton County, Texas, at the Southwest corner of a tract of land described in deed to Marvin Lynn Williams and Jean Bell Williams, recorded in Instrument No. 96-R0077380, Official Public Records, Denton County, Texas, and being the Southeast corner of said Chaffin tract, and said corner bears a bearing and distance of North 89 deg. 40 min. 22 sec. East, to a 1/2 inch iron rod with an orange plastic cap stamped "GSA Consult" found in the West line of Woody Trail, at the Northeast corner of said Lot 1;

THENCE South 89 deg. 40 min. 15 sec. West, a distance of 209.52 feet to a 1/2 inch iron rod found in the center of Wild Oak Lane, at the Southeast corner of a tract of land described in deed to Franklin D. Perry and Linda M. Perry, recorded in Instrument No. 2003-R0074003, Official Public Records, Denton County, Texas, and being the Southwest corner of said Chaffin tract;

THENCE North 05 deg. 41 min. 40 sec. East, a distance of 224.14 feet to a 1/2 inch iron rod found in the South line of Lot 28, Block A of Lakewood Gardens, an addition to the Town of Hickory Creek, Denton County, Texas, according to the plat thereof recorded in Volume 10, Page 43, Plat Records, Denton County, Texas, at the Northeast corner of said Perry tract, and being the Northwest corner of said Chaffin tract;

THENCE North 89 deg. 56 min. 48 sec. East, along the South line of said Block A, Lakewood Gardens, a distance of 208.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Northwest corner of said Williams tract, and being the Northeast corner of said Chaffin tract;

THENCE South 05 deg. 32 min. 45 sec. West, a distance of 223.07 feet to the PLACE OF BEGINNING and containing 48,532 square feet or 1.068 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision on the ground.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

STATE OF TEXAS:
COUNTY OF ROCKWALL:
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

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

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S NOTES

1. ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
4. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C033G, DATED 04/18/2011, THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING ZONES: ZONE X.

PROPERTY ADDRESS: 204 WILD OAK LANE, HICKORY CREEK, TEXAS 75065
OWNER: SHANNON AND DONNA CHAFFIN
ADDRESS: 2019 ARBOR CREEK DRIVE, CARROLLTON, TEXAS 75010
PHONE: 214-868-3386



PROFESSIONAL LAND SURVEYORS
27C1 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082
BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 20250162-01 DATE: 11/07/2025 DRAWN BY: TD

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Shannon Chaffin and Donna Chaffin, owners of the above described tract of land, do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, CHAFFIN ADDITION, an addition to the Town of Hickory Creek, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system or the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Name: Shannon Chaffin
Title: Owner

Date

Name: Donna Chaffin
Title: Owner

Date

STATE OF TEXAS:
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Shannon Chaffin, 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 consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____.

Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Donna Chaffin, 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 consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202____.

Notary Public in and for the State of Texas

My commission expires _____

RECOMMENDED FOR APPROVAL

Chairperson, Planning and Zoning Commission
Town of Hickory Creek, Texas

Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, Town of Hickory Creek, Texas

Date

LEGEND

D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
VOL. CABINET
PG. PAGE
INST. NO. INSTRUMENT NUMBER
IRF IRON ROD FOUND
IRS IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

FINAL PLAT
CHAFFIN ADDITION
LOT 1, BLOCK 1

BEING A 1.068 ACRE TRACT OF LAND
SITUATED IN THE LOWRY COBB SURVEY,
ABSTRACT NO. 284, TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS



January 14, 2026
AVO 37638.200

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

Re: 204 Wild Oak Lane (Chaffin Addition Lot 1 Block A)
Final Plat
2nd Review

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Final Plat application for 204 Wild Oak Lane called as Chaffin Addition Lot 1 Block 1 or A on December 29, 2025. The surveyor is Burns Surveying, LLC. The owners are Shannon and Donna Chaffin.

2nd Submittal Received: January 13, 2026

Halff has reviewed the Final Plat and recommends Town approval of the latest submittal. Please note a Site Plan and Landscape Plan was not submitted with this application. A Site Plan and Landscape Plan will be required to be submitted, reviewed and approved prior to any planned construction on the property in accordance with standard Town Planning and Zoning requirements. Please note the Preliminary Plat is under review by separate letter, and acceptance of the Final Plat should be contingent upon the acceptance of the Preliminary Plat. Please note the Drainage/Downstream Assessment is under review by separate letter, and acceptance of Final Plat should be contingent upon acceptance of a Drainage/Downstream Assessment.

General

1. Refer to Town checklist markup for additional comments.
2. Refer to attached plat markups for all additional comments.
3. Please address all comments provided on the attached markups and provide comment response letter and annotated responses on the plans. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context.

1st Review Response: N/A

2nd Review: No comment response letter or annotated markups provided, but all comments addressed.

Final Plat

4. Please verify County, Instrument and PRDCT information noted in Owner's Certificate and description of metes and bounds.

1st Review Response: N/A

2nd Review: No response, however County has been updated accurately.

5. Please provide minimum front, side and/or back yard building setback lines for specified zoning designation per Town Ordinances.
1st Review Response: N/A
2nd Review: Building setback lines added.
6. Please update date of plat upon resubmittal.
1st Review Response: N/A
2nd Review: Date revised.
7. Please verify whether Block designation will be Block A or Block 1, both are shown in plat.
1st Review Response: N/A
2nd Review: Confirmed as Block A
8. Please confirm Surveyor's Certificate is intended to be notarized in Rockwall County.
1st Review Response: N/A
2nd Review: No change in resubmittal, assume Rockwall County for notarizing.
9. Please include note in the Surveyor's Notes the intent/purpose for plat includes the planned construction of a single family home per the plat application details.
1st Review Response: N/A
2nd Review: Comment addressed, note added.
10. Please provide evidence of taxes having been paid or relevant tax certificates.
1st Review Response: N/A
2nd Review: Tax certificates have been provided.

The comments provided herein are based on available information provided to Halff by the Town of Hickory Creek and the private development owner/engineer and are a 3rd party review of the plat/plans. The review provided is in conformance with the Town of Hickory Creek's set standards and guidelines on engineering design and ordinances at the time of the review. The Surveyor or Engineer of Record for the applicable project/design, not Halff as the 3rd party reviewer, is ultimately responsible for the plat/plans and impacts before, during and after construction.

Sincerely,

HALFF

TBPELS Engineering Firm No. 312



Kevin Gronwaldt, PE
Consulting Engineer for the Town of Hickory Creek

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

Attachment: Town Checklist markup



AGENDA INFORMATION SHEET

Project Name: 104 Carlisle – Hickory Creek Addition

Meeting Date: January 20, 2026

Agenda Item:

4. Discuss, consider and act on a recommendation for a Preliminary Plat for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.
5. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Background:

3 unplatted vacant lots at the corner of Lake Dallas Drive and Carlisle Drive to be platted into 1 commercial lot. Zoning is C-1. Preliminary, site and landscaping received September 2025, Halff comments returned October 2025. Incomplete return comments received December 2025

Previous Action/Review:

Date	Request	Meeting	Result
6/18/24	SUP for P Bosco	PnZ	Approval recommended
6/24/24	SUP for P Bosco	Town Council	Approved
1/20/26	Preliminary & Final Plats	PnZ	
1/26/26	Preliminary & Final Plats	Council	

Summary:

Comment responses are outstanding, staff advises not ready for consideration at this time.

Plat is being considered under Texas Local Government Code 212.009.



October 13, 2025
AVO 37638.200

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

**Re: 104 Carlisle Drive (Lot 1, Block A – Hickory Creek Addition)
Preliminary Plat, Site Plan and Landscape Plan
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Preliminary Plat, Site Plan and Landscape Plan application for 104 Carlisle Drive, Lot 1, Block A Hickory Creek Addition on September 29, 2025. The surveyor is Eagle Surveying, LLC and the engineer is KJE. The owner is Blackbear Durco, LLC.

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

General

1. Please update any callouts, titles, labels, etc. from “City” of Hickory Creek to “Town” of Hickory Creek.
2. Refer to Town checklist markup for additional comments.
3. Refer to attached markups for all additional comments.
4. Please address comments and markups on the attached markups and provide annotated responses. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context. Please annotate plat/plan markups with responses.

Preliminary Plat

5. Please include/show all proposed easements with the plat.
6. Please include/show building setback lines with the plat.

Site Plan

1. Please include the addition name, lot and block numbers, area in acreage, survey name and abstract number, and county in the title block.
2. Please label and dimension all barrier-free ramps on the site plan.
3. Please confirm intent/show any exterior lighting/pole locations that are proposed.

4. Please show and label existing and proposed water and sanitary sewer on-site and abutting the property.
5. Please show and label existing and proposed storm drain and inlets on the Site Plan.
6. Per Note 1 on the Site Plan, please call out the building heights within this note or on site plan.
7. Per Note 2 on the Site Plan, the assumption made in the note is unlikely to be the case due to ongoing RR coordination and LCMUA improvements proposed to occur within Carlisle Drive that have not yet been finalized for construction. Please consider this and adjust plans accordingly.
8. Add FEMA floodplain note from the plat.
9. Per Chapter 14, Article XXIV, Section 4, for Office square footage, 1 space per 200 SF must be provided. This will amend total required parking to 81 spaces. Currently providing 60.
10. For Impervious Cover quantity/%, the amount currently shown is for building area only. Please include parking/concrete/flatwork as part of the impervious area quantity.
11. Please add a Vicinity Map to the Site Plan.
12. Please callout the dumpster screening wall height and material on the Site Plan.
13. Please add county recording information for the subject property and for all adjacent properties.
14. Please include driveway approach radii on all driveways.
15. Please dimension the distance between the buildings on the site plan.
16. Please revise the railroad callout to be DCTA Railway.
17. Please submit building elevations for review.

Tree Preservation and Landscape Plan

18. The evaluation on "Health" of the trees will need to be confirmed, signed or declared by an ISA Certified Arborist in order to qualify for exemption on mitigation inches for these trees deemed unhealthy, per Zoning Ordinance Section 10.02.004 Item h.4.A. This tree preservation plan sheet must bear the certified Arborist name and their ISA Certification number for confirmation
19. Please verify the calculated tree mitigation inches required per the markups.
20. Please show the dumpster screening wall materials and height on the landscape plan.
21. Verify landscape tabulations shown for tree credits, provided inches, parking spaces, and total trees provided. (See Markups)
22. Plans show planting of 37 trees at 3-inch caliper equaling 111 mitigation inches provided. Total mitigation inches required is 530 inches. Please confirm intent on the remaining 419 mitigation inches and if meant to be covered/paid in fee.

Sincerely,

HALFF

TBPELS Engineering Firm No. 312



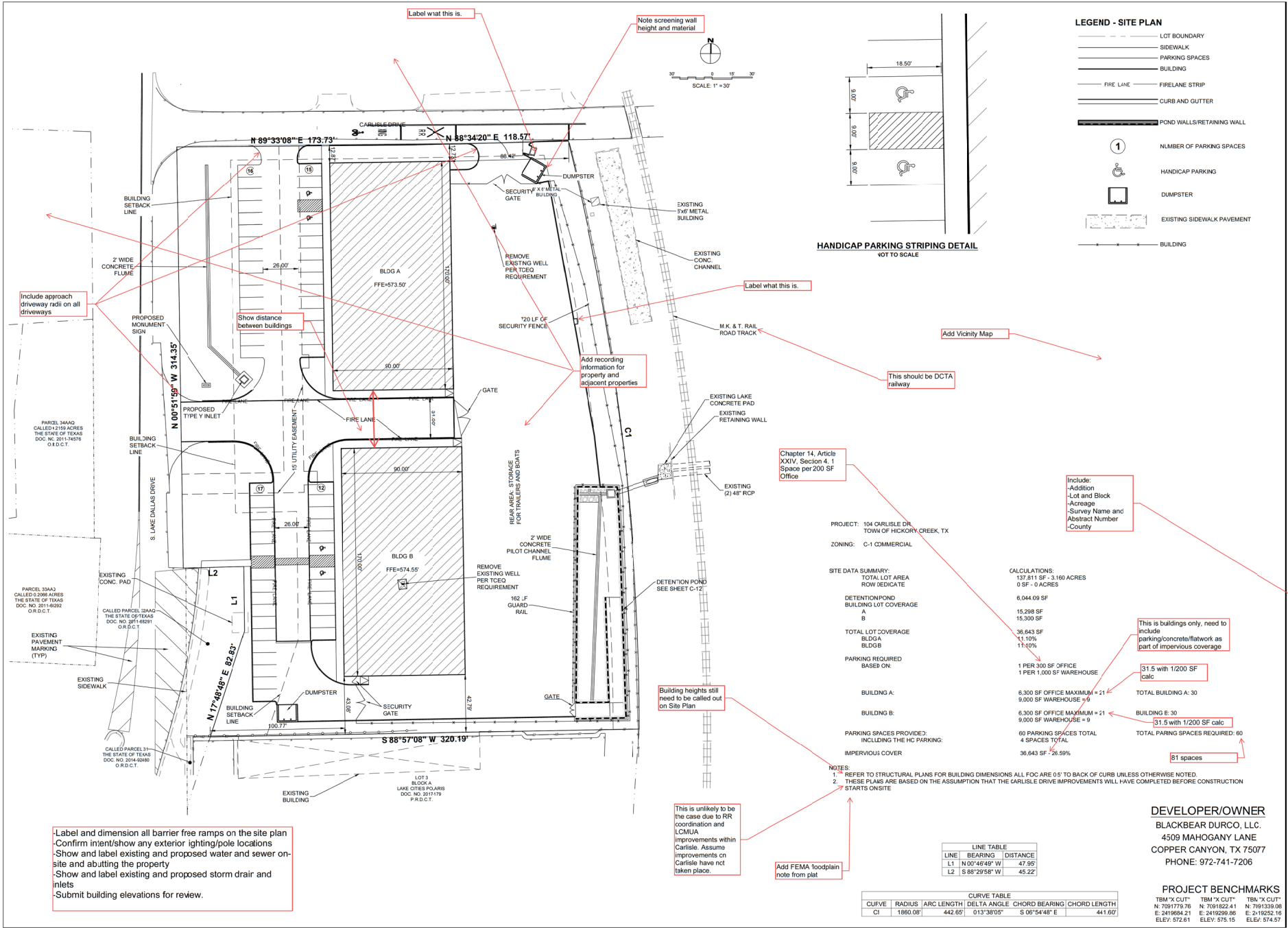
Kevin Gronwaldt, PE
Consulting Engineer for the Town of Hickory Creek



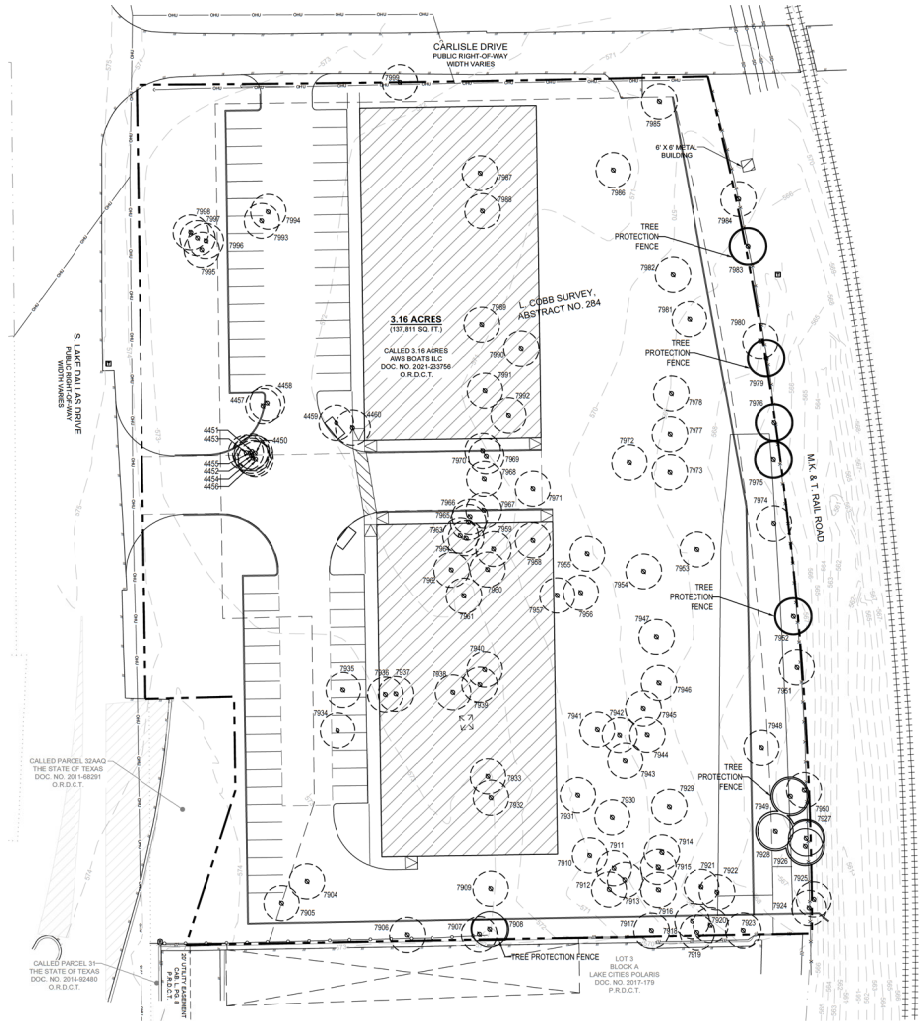
Ms. Chris Chaudoir
Town of Hickory Creek
October 13, 2025
Page 3

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

Attachment: Preliminary Plat markup
Site and Landscape Plan markups
Town Checklist markup



This evaluation will need to be confirmed/declared by an ISA Certified Arborist in order to qualify for exemption on tree mitigation inches per Section 10.02.004 Item h.4.A
Plan sheet must bear ISA Cert number and Arborist Name



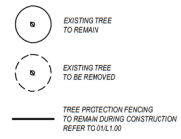
01 TREE PRESERVATION PLAN
SCALE 1"=30'-0"

TREE NUMBER	SIZE	SPECIES	CLASSIFICATION	STATUS	HEALTH	PROTECTED INCHES REMOVED	REPLACEMENT INCHES	REQUIRED INCHES OF REPLACEMENT	TREE CREDITS	EXEMPTION
4450	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
4451	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
4452	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
4453	14	Hickory	PROTECTED	FOREMOKE	HEALTHY	14	X1.5	21		
4454	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
4455	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
4456	12	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
4457	24	Birch	PROTECTED	FOREMOKE	UNHEALTHY	24	X1.5	36	36	
4458	26	Hickory WALK	PROTECTED	FOREMOKE	UNHEALTHY	26	X1.5	39	39	
4459	40	Bell DAVE (TRUL)	PROTECTED	FOREMOKE	UNHEALTHY	40	X1.5	60	60	
4460	26	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	26	X1.5	39	39	
7904	8	Hickory	PROTECTED	FOREMOKE	HEALTHY	8	X1.5	12		
7905	16	Bur Oak	PROTECTED	FOREMOKE	UNHEALTHY	16	X1.5	24	24	
7906	6	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7907	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7908	14	Hickory	PROTECTED	FOREMOKE	HEALTHY				6	
7909	8	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7910	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7911	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7912	6	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7913	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7914	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7915	6	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7916	14	Cedar Elm	PROTECTED	FOREMOKE	UNHEALTHY	14	X1.5	21	21	
7917	24	Bur Oak	PROTECTED	FOREMOKE	UNHEALTHY					
7918	6	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY					
7919	12	Bell DAVE	UNPROTECTED	FOREMOKE	UNHEALTHY					
7920	14	Birch	PROTECTED	FOREMOKE	UNHEALTHY					
7921	6	Bell DAVE (WALK)	UNPROTECTED	FOREMOKE	UNHEALTHY					
7922	10	Hickory	PROTECTED	FOREMOKE	UNHEALTHY					
7923	14	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7924	26	Buckeye Oak	PROTECTED	FOREMOKE	HEALTHY				8	
7925	8	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7926	6	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7927	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7928	8	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7929	8	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7930	12	Oak	PROTECTED	FOREMOKE	HEALTHY	8	X1.5	12	12	
7931	12	Oak	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18		
7932	30	Buckeye	PROTECTED	FOREMOKE	HEALTHY	30	X1.5	45	45	
7933	28	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	28	X1.5	42	42	
7934	18	Hickory	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18		
7935	8	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7936	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7937	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7938	8	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7939	14	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	14	X1.5	21	21	
7940	14	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	14	X1.5	21	21	
7941	8	Birch	PROTECTED	FOREMOKE	HEALTHY	8	X1.5	12		
7942	8	Bell DAVE	UNPROTECTED	FOREMOKE	UNHEALTHY					
7943	12	Bell DAVE	UNPROTECTED	FOREMOKE	UNHEALTHY					
7944	12	Bell DAVE	UNPROTECTED	FOREMOKE	UNHEALTHY					
7945	12	Bell DAVE	UNPROTECTED	FOREMOKE	UNHEALTHY					
7946	18	Buckeye Oak	PROTECTED	FOREMOKE	HEALTHY	18	X1.5	27	27	
7947	18	Buckeye Oak	PROTECTED	FOREMOKE	HEALTHY	18	X1.5	27	27	
7948	14	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	14	X1.5	21	21	
7949	6	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7950	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7951	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7952	12	Hickory	UNPROTECTED	FOREMOKE	UNHEALTHY					
7953	14	Bell DAVE	PROTECTED	FOREMOKE	HEALTHY	14	X1.5	21	21	
7954	14	Bell DAVE	PROTECTED	FOREMOKE	HEALTHY	14	X1.5	21	21	
7955	12	Bell DAVE	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7956	12	Bell DAVE	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7957	12	Bell DAVE	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7958	14	Bell DAVE	PROTECTED	FOREMOKE	HEALTHY	14	X1.5	21	21	
7959	6	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	6	X1.5	9	9	
7960	14	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	14	X1.5	21	21	
7961	6	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7962	6	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7963	6	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7964	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7965	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7966	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7967	20	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	20	X1.5	30	30	
7968	12	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7969	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7970	12	Birch	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7971	14	Oak	PROTECTED	FOREMOKE	HEALTHY	14	X1.5	21	21	
7972	12	Oak	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7973	12	Oak	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7974	12	Oak	PROTECTED	FOREMOKE	HEALTHY	12	X1.5	18	18	
7975	8	Hickory	UNPROTECTED	FOREMOKE	HEALTHY				3	
7976	8	Cedar Elm	PROTECTED	FOREMOKE	HEALTHY				3	
7977	24	Bur Oak	PROTECTED	FOREMOKE	HEALTHY	24	X1.5	36	36	
7978	24	Bur Oak	PROTECTED	FOREMOKE	HEALTHY	24	X1.5	36	36	
7979	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY				4	
7980	30	Cedar Elm (CLUSTER)	PROTECTED	FOREMOKE	UNHEALTHY	14	X1.5	21	21	
7981	14	Hickory	PROTECTED	FOREMOKE	HEALTHY	30	X1.5	45	45	
7982	30	Bur Oak	PROTECTED	FOREMOKE	HEALTHY	30	X1.5	45	45	
7983	10	Cedar Elm	PROTECTED	FOREMOKE	UNHEALTHY	18	X1.5	27	27	
7984	8	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	26	X1.5	39	39	
7985	18	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	26	X1.5	39	39	
7986	26	Bell DAVE	PROTECTED	FOREMOKE	UNHEALTHY	30	X1.5	45	45	
7987	26	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	30	X1.5	45	45	
7988	10	Hickory	UNPROTECTED	FOREMOKE	HEALTHY					
7989	40	Bur Oak	PROTECTED	FOREMOKE	UNHEALTHY	40	X1.5	60	60	
7990	30	Hickory WALK	PROTECTED	FOREMOKE	HEALTHY	30	X1.5	45	45	
7991	22	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	22	X1.5	33	33	
7992	28	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	28	X1.5	42	42	
7993	22	Hickory WALK	PROTECTED	FOREMOKE	UNHEALTHY	22	X1.5	33	33	
7994	26	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	26	X1.5	39	39	
7995	18	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	18	X1.5	27	27	
7996	18	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	18	X1.5	27	27	
7997	18	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	18	X1.5	27	27	
7998	18	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	18	X1.5	27	27	
7999	46	Hickory	PROTECTED	FOREMOKE	UNHEALTHY	46	X1.5	69	69	
TOTAL						978		1467	TOTAL	903

TOTAL REPLACEMENT REQUIRED: 1467 CALIPER INCHES
TOTAL REPLACEMENT TREES REPLANTED: 34 CALIPER INCHES
TOTAL REPLACEMENT INCHES TO BE DESERT: 50
FEE IN LEV OF REPLACEMENT TO BE PAID: 510 CALIPER INCHES
TOTAL TREE CREDITS: 34 CREDITS

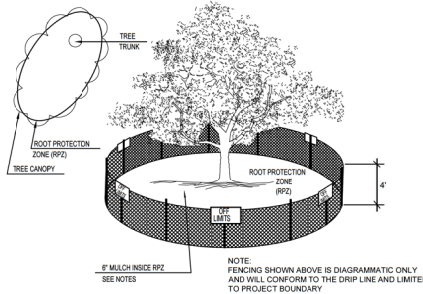
530 = 1467-903-34

EXISTING TREE LEGEND



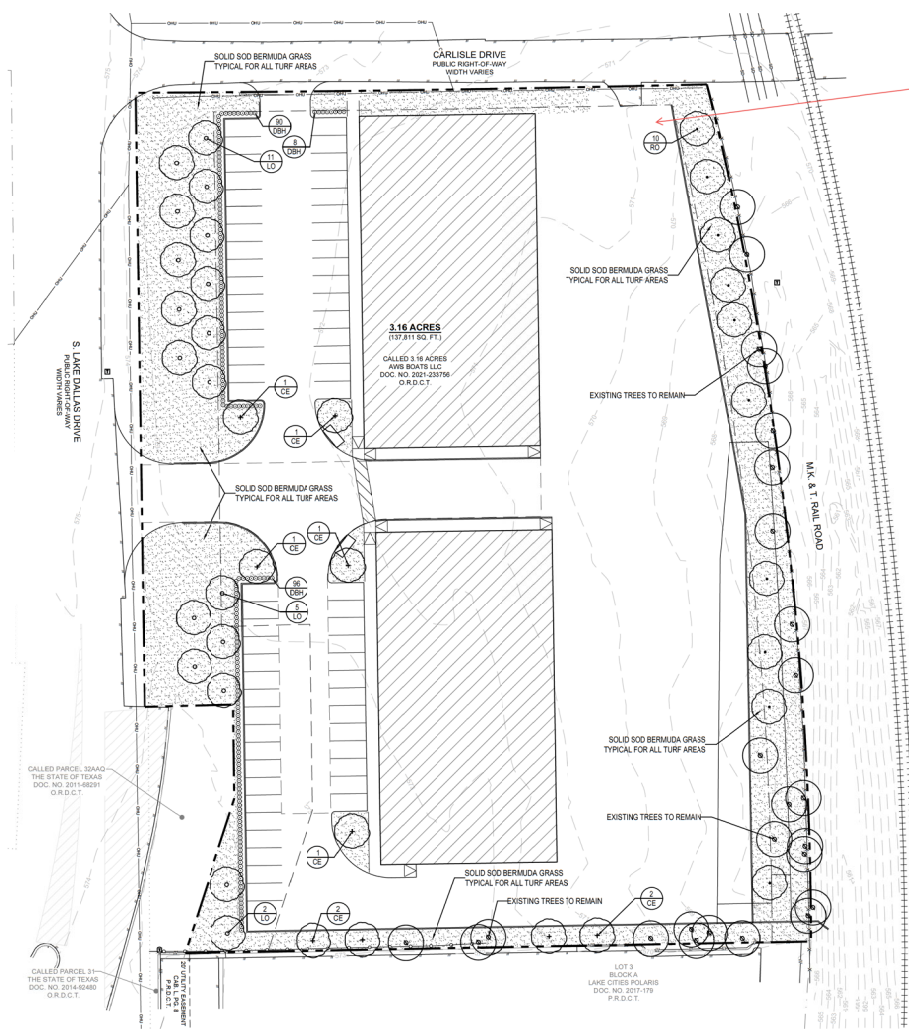
EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTOR/VEHICLE UNDER AND AROUND DRUPLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRUPLINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRUPLINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRACE.
- ANY FINE GRADING ZONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BORST OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRUPLINE OF ANY TREE.
- EQUIPMENT CLEANWASH DISPOSAL: NO EQUIPMENT MAY BE CLEANED. TOXIC SOLUTIONS OF OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRUPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SHIMS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRUPLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48) INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DONE BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE PRUNING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRACE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 12 HOUR NOTICE TO SCHEDULE ON-SITE MEETINGS.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRUPLINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAILS.
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENVELOPING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LAMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAILS.
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.



01 TREE PROTECTION FENCE A

NOT TO SCALE



Need to show dumpster screening wall material and heights

34 from previous sheet, confirm

LANDSCAPE TABULATIONS

REQUIREMENT: A MINIMUM OF TEN TREES PER ACRE SHALL BE PROVIDED AND 15 PERCENT OF THE LOT SHALL BE LANDSCAPE AREA.

LOT AREA: 137,847 S.F.
TOTAL TREE PRESERVATION CREDITS: 104 CREDITS

LOT AREA: 137,847 S.F.
TOTAL TREE PRESERVATION CREDITS: 104 CREDITS

REQUIREMENT: ANY PARKING LOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE SCREENED WITH SHRUBS WITH A MINIMUM MATURE HEIGHT OF 36 INCHES AND INSTALLATION HEIGHT OF 18 INCHES OR GREATER.

REQUIREMENT: PARKING LOTS ISLANDS WITH A MINIMUM OF ONE CANOPY TREE FOR EVERY 15 PARKING SPACES AND ONE SHRUB FOR EVERY 5 PARKING SPACES. ALL INTERIOR LANDSCAPED AREAS TO BE COVERED BY TREES, SHRUBS OR GROUND COVER.

TOTAL PARKING 64 SPACES

REQUIREMENT: A MINIMUM OF ONE TREE PER 4,500 S.F. OF VEHICULAR SURFACE AREA AND ONE SHRUB PER 1,500 S.F. OF VEHICULAR SURFACE AREA.

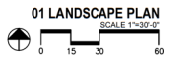
TOTAL VEHICULAR SURFACE AREA: 60,129 S.F.

TOTAL TREES REPLANTED FOR MITIGATION OF REMOVAL - 18 CANOPY TREES (3" CAL.)

Providing 37 new trees, so that should be indicated here to show meeting 10 per acre requirement

With parking revisions to 81 minimum, these required counts will change slightly

37 trees at 3" caliper = 111 mitigation inches provided from an overall 530 inches required. Confirm intent on remaining 419 mitigation inches to be covered. Paid in fee?



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS SHALL HAVE 12 INCHES IS AMENDED BED PREP, WEED FABRIC AND 4 INCHES OF HARDWOOD MULCH.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION KNOWN AS BOTTOM SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL POOD 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE SPALLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM MINOR NATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES						
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
CE	9	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12' ht., 5' spread, 6' straight clear trunk	
LO	18	Live Oak	Quercus virginiana	3" cal.	container, 12' ht., 5' spread, 6' straight clear trunk	
RO	10	Red Oak	Quercus rubra	3" cal.	container, 12' ht., 5' spread, 6' straight clear trunk	
SHRUBS						
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
DBH	134	Dwarf Burford Holly	Ilex cornuta	5 gal.	container, 24" ht., 20" spread	
GROUND COVERS						
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
		4'19" Bermudagrass	Cynodon dactylon 4'19"		Solid Sod refer to notes	

NOTE: Please list an as to and to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material must be good or exceed remarks noted. All trees to have straight trunks and be free of major within varieties.

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



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MCDERMOTT DR.
ALLEN, TEXAS 75013
(409) 369-4448
CHRS@STUDIOGREENSPOT.COM



BOSCO DEVELOPMENT
SOUTH LAKE DALLAS DRIVE
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 08.18.2025

DATE:
08.18.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:



TOWN OF HICKORY CREEK
ENGINEERING DESIGN MANUAL

CHECKLISTS

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

Plat Application: ☒ Preliminary Plat ☐ Preliminary Replat
☐ Final Plat ☐ Final Replat

Engineering Plan: ☒ Preliminary ☐ Final

Site Construction Plan: ☒ Preliminary ☐ Final ☐ Post Construction

Storm Water Management: ☐ Conceptual ☐ Preliminary ☐ Final

Project Information

A. Name of Development: Hickory Creek Addition (Lot 1, Block A) B. Date: 10/13/2025

C. Location of Development: SEC of S. Lake Dallas Drive and Carlisle Drive

D. Type of Development: Commercial

E. Total area (acres): 3.164

F. Proposed Land Uses (zoning designations): C-1

G. Anticipated project schedule: N/A

H. Name of Owner: Blackbear Durco, LLC

I. Owner Telephone No.: 972-741-7206 J. FAX No.: _____

K. Owner Contact Name: Paul Bosco, Jr.

L. Owner Address: 4509 Mahogany Lane, Copper Canyon, TX 75077

M. Owner Email Address: _____

N. Engineer/Surveyor's Name: E: Kevin Ware - S: Michael Fedchak

O. Engineer/Surveyor's Email Address: _____

P. Engineer/Surveyor Firm: E: KJE - S: Eagle Surveying, LLC

PRELIMINARY PLAT CHECKLIST:

- | | |
|---|-------------------------------|
| 1. Ten (10) Sets of Final Plats submitted to the Town | Yes ____ No ____ N/A <u>X</u> |
| 2. Preliminary plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. | Yes <u>X</u> No ____ N/A ____ |
| 3. Title or name of the subdivision preceded by the words: "Preliminary Plat" | Yes <u>X</u> No ____ N/A ____ |
| 4. Name, address and telephone number of the owner, applicant, survey, and/or engineer. | Yes <u>X</u> No ____ N/A ____ |
| 5. Volume and page, or deed record number of the ownership deed from Denton County Deed Records. | Yes <u>X</u> No ____ N/A ____ |
| 6. Vicinity map and key map, if multiple sheets are needed. | Yes <u>X</u> No ____ N/A ____ |
| 7. Date of preparation, written and graphic scale, and north arrow. | Yes <u>X</u> No ____ N/A ____ |
| 8. Boundary line of the proposed subdivision drawn with a heavy line. | Yes <u>X</u> No ____ N/A ____ |
| 9. Computed gross acreage of the subdivision | Yes <u>X</u> No ____ N/A ____ |
| 10. Metes and bounds description of the proposed subdivision. | Yes <u>X</u> No ____ N/A ____ |
| 11. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the survey of which it is a part. | Yes <u>X</u> No ____ N/A ____ |
| 12. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. | Yes <u>X</u> No ____ N/A ____ |
| 13. Town limits (if applicable). | Yes <u>X</u> No ____ N/A ____ |
| 14. Location, dimension, and description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being developed. | Yes <u>X</u> No ____ N/A ____ |
| 15. Show permanent structures or uses that will remain. | Yes <u>X</u> No ____ N/A ____ |
| 16. Sizes and flowlines of existing drainage structures, 100-year floodplain and floodway as defined by FEMA. | Yes <u>X</u> No ____ N/A ____ |
| 17. Location, size and type of all existing utilities within or adjacent lot the site. | Yes <u>X</u> No ____ N/A ____ |

18. Number each proposed lot and block. Provide the proposed number of lots. Yes ☒ No ☐ N/A ☐
19. Existing two (2) foot interval contours referenced to NAD. Yes ☒ No ☐ N/A ☐
20. Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way. **At minimum, show proposed easements on plat** Yes ☐ No ☒ N/A ☐
21. Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses. Yes ☐ No ☐ N/A ☒
22. Front building setback lines, side and rear building setback lines. Yes ☐ No ☒ N/A ☐
23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) **under review** Yes ☐ No ☐ N/A ☐
24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance. Yes ☒ No ☐ N/A ☐
25. Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. Yes ☐ No ☐ N/A ☒

FINAL PLAT CHECKLIST

1. Ten (10) Sets of Final Plats submitted to the Town Yes ☐ No ☐ N/A ☐
2. Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes ☐ No ☐ N/A ☐
3. Title or name of the subdivision preceded by the words "Final Plat" Yes ☐ No ☐ N/A ☐
4. Name address and telephone number of the owner, applicant, survey, and/or engineer. Yes ☐ No ☐ N/A ☐
5. Vicinity map and key map if multiple sheets are needed. Yes ☐ No ☐ N/A ☐
6. Date, written and graphic scale, and north arrow. Yes ☐ No ☐ N/A ☐
7. Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data. Yes ☐ No ☐ N/A ☐
8. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. Yes ☐ No ☐ N/A ☐

21. Certificate showing all taxes have been paid. Yes ____ No ____ N/A ____
22. A letter fully outlining and alterations from the approved Preliminary Plat. Yes ____ No ____ N/A ____

ENGINEERING SITE PLAN – Each Engineering Site Plan shall include:

1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes ☒ No ____ N/A ____
2. Title block in lower right hand corner including:
 - a. Subdivision name with lot and block number. Yes ____ No ☒ N/A ____
 - b. Area in acres. Yes ____ No ☒ N/A ____
 - c. Metes and bounds description including survey name and abstract number. missing survey name and abstract Yes ____ No ☒ N/A ____
 - d. Town and County. Yes ____ No ☒ N/A ____
 - e. Preparation Date. Yes ☒ No ____ N/A ____
3. Name, address and telephone number of the owner, applicant, and surveyor/engineer. Yes ☒ No ____ N/A ____
4. Vicinity map and key map, if multiple sheets are needed. Yes ____ No ☒ N/A ____
5. Written scale, graphic scale and north arrow. Yes ☒ No ____ N/A ____
6. Approximate distance to the nearest street. Yes ☒ No ____ N/A ____
7. Site boundaries, dimensions, lot lines and lot areas. Yes ☒ No ____ N/A ____
8. Legend. Yes ☒ No ____ N/A ____
9. Site data summary table including:
 - a. Zoning. Yes ☒ No ____ N/A ____
 - b. Proposed use. Yes ☒ No ____ N/A ____
 - c. Building area (gross square footage). Yes ☒ No ____ N/A ____
 - d. Building height (feet and inches). Yes ____ No ☒ N/A ____
 - e. Area of impervious surface. shown, but incorrect calculation Yes ☒ No ____ N/A ____
 - f. Total Parking: Required and provided. shown, but incorrect calculation Yes ☒ No ____ N/A ____
 - g. Number of handicap parking spaces. Yes ☒ No ____ N/A ____
 - h. Number of dwelling units and number of bedrooms (multifamily). Yes ____ No ____ N/A ☒

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

- | | |
|--|--|
| d. Existing and preserved trees including location, size, and species. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| e. Landscaping materials including location and size. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| f. Proposed plant materials. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| g. Note to indicate type and placement of irrigation system. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 29. 2" x 3" blank box in lower right corner for Town use. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| 30. Additional information as requested to clarify the proposed development. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |

COVER SHEET * - The cover sheet shall include:

- | | |
|---|---|
| 1. Project title and type of project. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 2. Location map. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 3. Disposal site for excess excavation. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 4. Index of Sheets (if not included on its own sheet). | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 5. Approval blocks for Town including Town Engineer and Director of Public Works. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 6. Professional Engineer's seal, signature and date. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 7. "Release for Construction" note. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |

* NOTE: If the Cover Sheet is not furnished, information should appear on other sheets.

GENERAL

- | | |
|---|---|
| 1. North arrow clearly shown on each plan sheet. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 2. Bench marks shown on each sheet; located on permanent structure outside of construction limits and conveniently spaced (500' +). | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 3. Title blocks, title, sheet number and scales shown. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 4. Each sheet must bear the seal of a Licensed Professional Engineer, signature, and date. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 5. Street names on each sheet. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 6. Property owners and property lines shown. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 7. Submit four (4) sets of plans for review on 22" x 34" sheets. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 8. Prepare plans on 22" x 34" sheets allowing for half size reduction to 11" x 17". | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 9. Text shall be legible on the half size 11" x 17" plans. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |
| 10. Place standard general notes on plans. | Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> |

BEING 3.164 ACRES OF LAND SITUATED IN THE
LOWRY COBB SURVEY, ABSTRACT NO. 284
TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS

PRELIMINARY
THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF JEFF KOFOLK,
P.E. 93550 ON —, IT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

104 CARLISLE - TOWN OF
HICKORY CREEK
104 CARLISLE DR
HICKORY CREEK, TX 75065

Issued Date: 9/25/2025
Project No: 250074
Drawn By: MM
Checked By: JN
Designed By: MM
Issue Record

Description Date

SITE PLAN

C-03

LEGEND - SITE PLAN

- LOT BOUNDARY
- SIDEWALK
- PARKING SPACES
- BUILDING
- FIRE LANE
- FIRELANE STRIP
- CURB AND GUTTER
- POND WALLS/RETAINING WALL
- 1 NUMBER OF PARKING SPACES
- HANDICAP PARKING
- DUMPSTER
- EXISTING SIDEWALK PAVEMENT
- BUILDING

HANDICAP PARKING STRIPING DETAIL NOT TO SCALE

PROJECT: 104 CARLISLE DR.
TOWN OF HICKORY CREEK, TX
ZONING: C-1 COMMERCIAL

SITE DATA SUMMARY:

TOTAL LOT AREA ROW/SEDCATE	137,811 SF = 3.160 ACRES	0.5 SF = 0 ACRES
DETENTION/POND BUILDING LOT COVERAGE	6,044.09 SF	
A	15,298 SF	
B	15,300 SF	
TOTAL LOT COVERAGE	30,598 SF	
BLDG A	11.10%	
BLDG B	11.10%	
PARKING REQUIRED BASED ON:	1 PER 300 SF OFFICE 1 PER 1,000 SF WAREHOUSE	
BUILDING A:	6,300 SF OFFICE MAXIMUM = 21 9,000 SF WAREHOUSE = 9	TOTAL BUILDING A: 30
BUILDING B:	6,300 SF OFFICE MAXIMUM = 21 9,000 SF WAREHOUSE = 9	BUILDING B: 30
PARKING SPACES PROVIDED INCLUDING THE HC PARKING:	60 PARKING SPACES TOTAL 4 SPACES TOTAL	TOTAL PARKING SPACES REQUIRED: 60
IMPERVIOUS COVER	36,643 SF = 26.59%	

NOTES:

- REFER TO STRUCTURAL PLANS FOR BUILDING DIMENSIONS ALL FOC ARE 0' TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THESE PLANS ARE BASED ON THE ASSUMPTION THAT THE CARLISLE DRIVE IMPROVEMENTS WILL HAVE COMPLETED BEFORE CONSTRUCTION STARTS ONSITE.

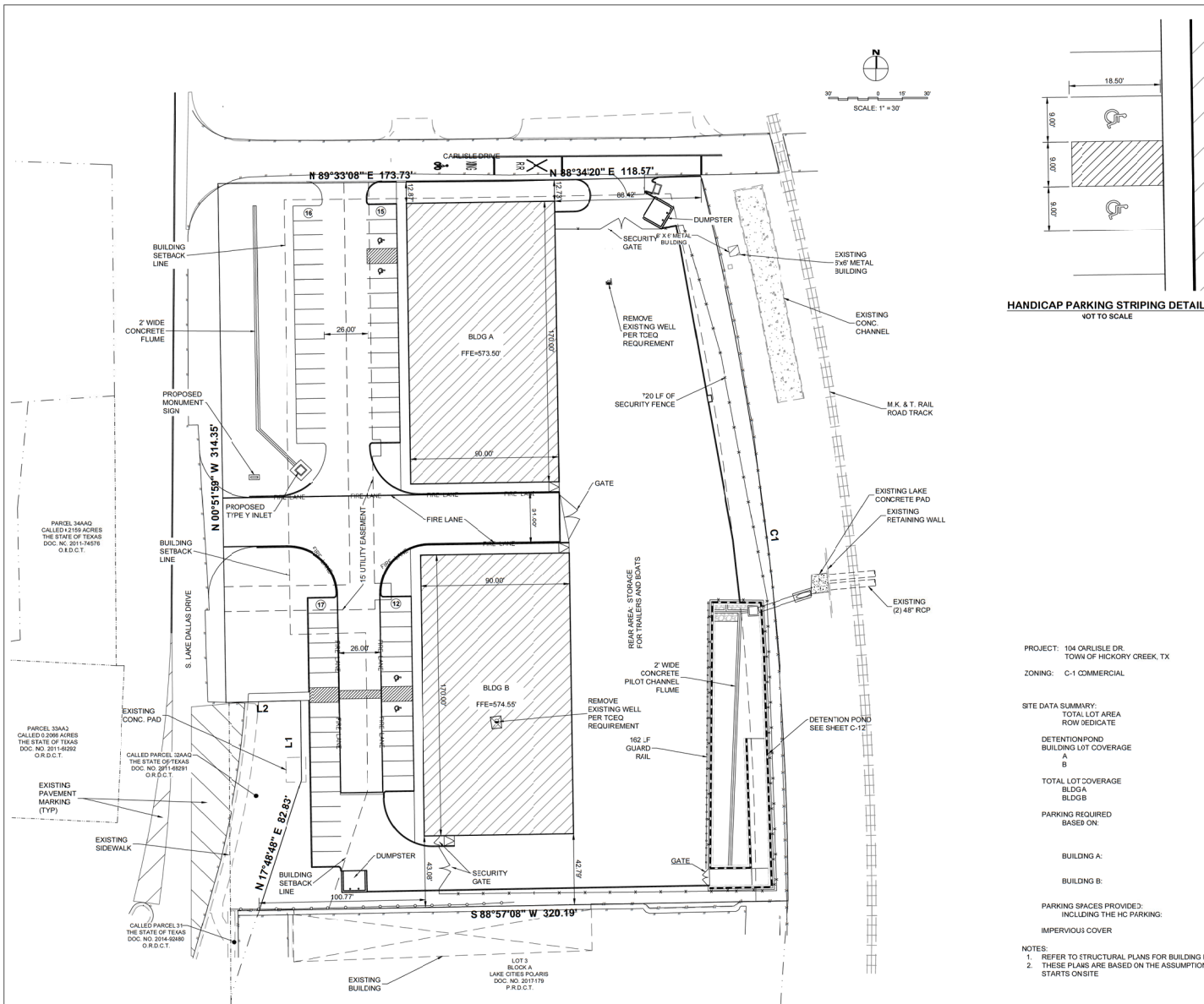
DEVELOPER/OWNER
BLACKBEAR DURCO, LLC
4509 MAHOGANY LANE
COPPER CANYON, TX 75077
PHONE: 972-741-7206

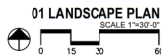
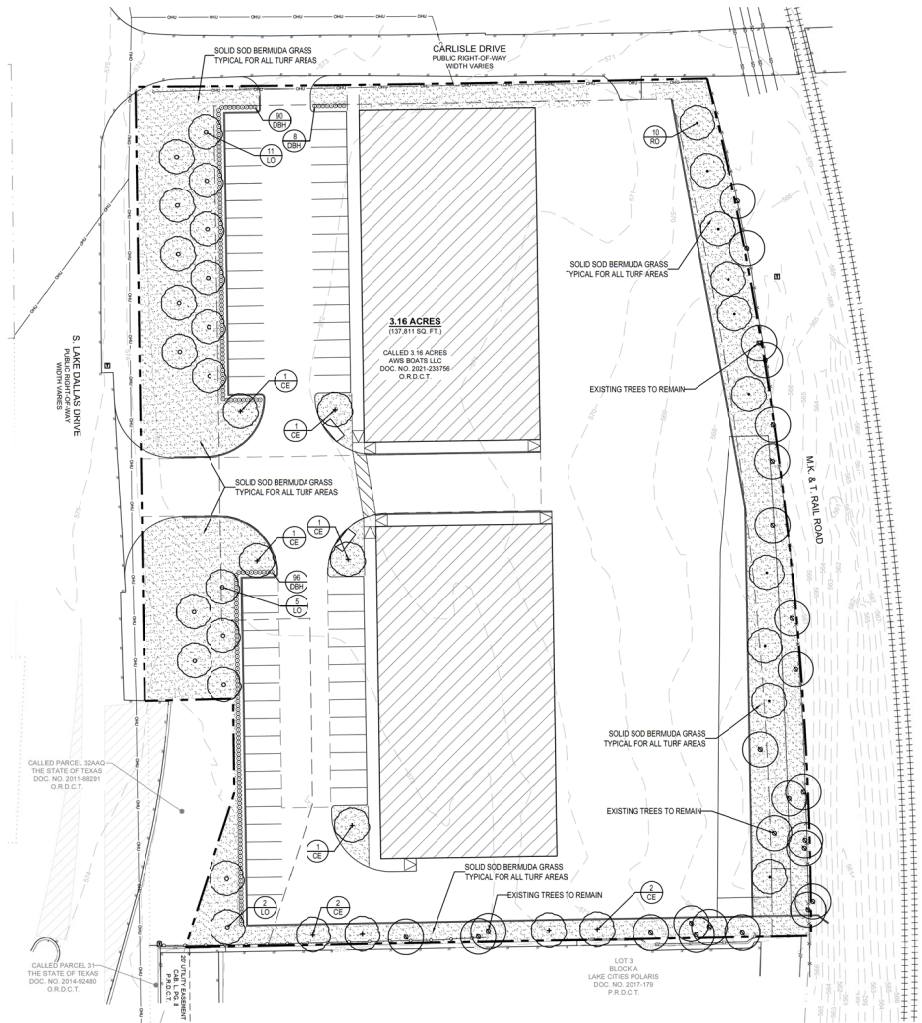
PROJECT BENCHMARKS

TBM "X CUT"	TBM "X CUT"	TBM "X CUT"
N: 7091779.76	N: 7091822.41	N: 7091339.08
E: 2416604.21	E: 2416296.08	E: 2416252.18
ELEV: 572.81	ELEV: 575.15	ELEV: 574.57

LINE	BEARING	DISTANCE
L1	N 00°46'49" W	47.95'
L2	S 88°29'58" W	45.22'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1860.08'	442.65'	013°38'05"	S 06°54'48" E	441.60'





LANDSCAPE TABULATIONS

REQUIREMENT: A MINIMUM OF TEN TREES PER ACRE SHALL BE PROVIDED AND 15 PERCENT OF THE LOT SHALL BE LANDSCAPE AREA.	
LOT AREA: 137,847 S.F.	PROVIDED: (10) TREES (3" CAL.)
TOTAL TREE PRESERVATION CREDITS: 104 CREDITS	LA: 3,987 S.F. (15%)
REQUIREMENT: ANY PARKING LOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE SCREENED WITH SHRUBS WITH A MINIMUM MATURE HEIGHT OF 36 INCHES AND INSTALLATION HEIGHT OF 18 INCHES OR GREATER.	
REQUIREMENT: PARKING LOTS ISLANDS WITH A MINIMUM OF ONE CANOPY TREE FOR EVERY 15 PARKING SPACES AND ONE SHRUB FOR EVERY 5 PARKING SPACES. ALL INTERIOR LANDSCAPED AREAS TO BE COVERED BY TREES, SHRUBS OR GROUND COVER.	PROVIDED: (10) TREES (3" CAL.)
TOTAL PARKING: 64 SPACES	LA: 3,987 S.F. (15%)
REQUIREMENT: A MINIMUM OF ONE TREE PER 4,500 S.F. OF VEHICULAR SURFACE AREA AND ONE SHRUB PER 1,500 S.F. OF VEHICULAR SURFACE AREA.	
TOTAL VEHICULAR SURFACE AREA: 60,129 S.F.	PROVIDED: (10) TREES (3" CAL.)
REQUIREMENT: (14) CANOPY TREES (3" CAL.)	LA: 3,987 S.F. (15%)
REQUIREMENT: (40) SHRUBS	PROVIDED: (10) TREES (3" CAL.)
TOTAL TREES REPLANTED FOR MITIGATION OF REMOVAL - 18 CANOPY TREES (3" CAL.)	

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12 ht., 5' spread, 6' straight clear trunk
LO	18	Live Oak	Quercus virginiana	3" cal.	container, 12 ht., 5' spread, 6' straight clear trunk
RO	10	Red Oak	Quercus rubra	3" cal.	container, 12 ht., 5' spread, 6' straight clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	134	Dwarf Burford Holly	Ilex cornuta	5 gal.	container, 24" H., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermuda grass	Cynodon dactylon '419'		Solid Sod refer to notes

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

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS SHALL HAVE 12 INCHES 4" AMENDED BED PREP, WEED FABRIC AND 4 INCHES OF HARDWOOD MULCH.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION, KNOWN AS BOTTOM SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL POODS 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE SPALLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM MINOR UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVERSEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MCDERMOTT DR.
ALLEN, TEXAS 75015
(409) 369-4448
CHRS@STUDIOGREENSPOT.COM



BOSCO DEVELOPMENT
SOUTH LAKE DALLAS DRIVE
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 08/18/2025

DATE:
08/18/2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



5904 S. Cooper Street Suite 104-252
Arlington, TX 76017
(817) 422-1259
www.mkrad.com

Tree Health Assessment – 104 Carlisle Drive, Lake Dallas, Texas
ISA Certified Arborist Michael David
Certification ID PN-7676A

- The DBH measurements for some trees were found to be inaccurate. MKRAD re-measured the trees that appeared to be inaccurate, and the report now includes the updated DBH values to the best of the ability of the ISA Certified Arborist.
- The Tree Species for some trees were found to be inaccurate. MKRAD re-identified those trees, and the report now reflects the correct Tree Species to the best of the ability of the ISA Certified Arborist.
- Fifty-Two (52) Hackberry Trees on this property create a monoculture (group of same plant species). In monoculture environments, when trees and plants develop mistletoe, or parasite activity begins, mistletoe and other pathogens will spread quickly to other trees and plants of the same species very quickly. These pathogens are not discriminatory; the pathogens will spread to other trees and plant species as well. Monoculture environments are very susceptible to spread of diseases from tree to tree or plant to plant.
- Solutions(s) are to remove mistletoe and treat mistletoe with chemicals. Remove the trees from the property. Treating mistletoe with chemicals may not alleviate the issue as this many times is a recurring issue once even one tree in the monoculture environment becomes infected. Due to the excessive number of Hackberry Trees and Bois D' Arc trees on the property this will be a long-term issue for the property owner. Removal of the Hackberry Trees and Bois D' Arc on the property would be a permanent solution.
- Tree line along railroad line is healthy overall and with proper pruning of healthy trees, and removal of dead trees, and dead foliage, this tree line will grow into an aesthetically pleasing view blocking the view of the railroad line and providing a sound barrier.
- Hackberry Tree #7999 is directly under a high-tension powerline and has been pruned improperly by the public utility contracted pruners. This tree is currently stressed and will continuously create street clearance issue that will create continuous costs for the property owner.
- Removal of the Hackberry and Bois D'Arc Trees is recommended. Pruning healthy trees on the property and planting new trees that will provide higher dollar value to the property and a pleasing curb appeal, is recommended. Red Bud, Silver Maple, Magnolia, Crepe Myrtle, Texas Sage, and Live Oak are aesthetically pleasing and low maintenance. Location of planting is very critical. Overplanting will create sunlight competition issues for newly planted trees as well as water competition issues for the newly planted trees. Location of the planting is key.

A handwritten signature in black ink that reads "Michael David".

Michael David
ISA Certified Arborist
PN-7676A

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
4450	Hackberry	8	Healthy	
4451	Hackberry	10	Healthy	
4452	Hackberry	10	Healthy	
4453	Hackberry	14	Healthy	
4454	Hackberry	10	Healthy	
4455	Hackberry	10	Healthy	
4456	Hackberry	12	Healthy	
4457	Silk	24	Unhealthy	Tree has fallen over
4458	Hackberry	26	Healthy	
4459	Bois D'Arc	40	Unhealthy	Bark Exfoliation Tree also has symptoms of cardiovascular heart rot
4460	Hackberry	26	Unhealthy	Mistletoe
7904	Pecan	10	Healthy	
7905	Bur Oak	30	Unhealthy	Tree is dead
7906	Willow	6	Unhealthy	Bark Exfoliation
7907	Hackberry	12	Unhealthy	Bark Exfoliation - Xylum & Phloem blockage - Top of tree is dead
7908	Hackberry	14	Healthy	
7909	Hackberry	8	Unhealthy	Bark Exfoliation
7910	Hackberry	8	Healthy	
7911	Hackberry	10	Healthy	
7912	Hackberry	6	Healthy	
7913	Hackberry	8	Healthy	
7914	Hackberry	6	Healthy	
7915	Hackberry	6	Healthy	
7916	Cedar Elm	14	Unhealthy	Xylum and Phloem blockage - Tree is dying and will not recover
7917	Bur Oak	24	Unhealthy	Mistletoe in tree - Xylum & Phloem blockage - Top of tree is dead
7918	Red Cedar	6	Unhealthy	Bark Exfoliation - Tree is dead
7919	Bois D'Arc	12	Unhealthy	Bark Exfoliation - Tree is dead

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7920	Elm	14	Unhealthy	Bark Exfoliation - Tree is dead at top
7921	Bois D'Arc	6	Unhealthy	Mistletoe - Xylum & Phloem blockage - Tree dying from top down
7922	Bois D'Arc	10	Unhealthy	Mistletoe - Xylum & Phloem blockage - Tree dying from top down
7923	Hackberry	14	Unhealthy	Bark Exfoliation - Tree may die within next 18 months
7924	Blackjack Oak	26	Healthy	
7925	Hackberry	8	Unhealthy	Xylum & Phloem blockage - Tree dying from top down
7926	Hackberry	6	Unhealthy	Bark Exfoliation
7927	Hackberry	12	Unhealthy	Parasite activity at base of tree - Bark Exfoliation early stages
7928	Bois D'Arc	12	Unhealthy	Tree is dying from top down
7929	Chinese Pistache	8	Unhealthy	Tree is dying from top down
7930	Hackberry	8	Healthy	
7931	Oak	12	Healthy	
7932	Bois D'Arc	30	Unhealthy	Mistletoe - Bark Exfoliation
7933	Bois D'Arc	28	Unhealthy	Mistletoe - Bark Exfoliation
7934	Pecan	12	Healthy	
7935	Hackberry	8	Unhealthy	Mistletoe - Bark Exfoliation
7936	Hackberry	12	Unhealthy	Mistletoe
7937	Hackberry	12	Unhealthy	Mistletoe
7938	Hackberry	8	Unhealthy	Mistletoe
7939	Bois D'Arc	24	Healthy	
7940	Bois D'Arc	14	Unhealthy	Tree is smothered in Poison Ivy - Bark Exfoliation
7941	Elm	8	Healthy	
7942	Bois D'Arc	8	Unhealthy	Parasite activity at base of tree - Xylum blockage
7943	Hackberry	10	Healthy	
7944	Red Cedar	12	Healthy	
7945	Post Oak	30	Healthy	
7946	Blackjack Oak	35	Healthy	

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7947	Blackjack Oak	30	Healthy	
7948	Bois D'Arc	14	Unhealthy	Bark Exfoliation - Xylum & Phloem blockage - Top of tree is dead
7949	Pecan	6	Healthy	
7950	Hackberry	6	Unhealthy	Xylum & Phloem blockage - Top of tree is dead
7951	Hackberry	6	Unhealthy	Bark Exfoliation
7952	Post Oak	18	Healthy	
7953	Live Oak	14	Healthy	
7954	Blackjack Oak	20	Healthy	
7955	Post Oak	12	Unhealthy	Poison Ivy smothering tree - Bark Exfoliation - Top of tree is dead
7956	Red Cedar	12	Healthy	
7957	Bur Oak	12	Healthy	
7958	Bur Oak	14	Healthy	
7959	Bois D'Arc	6	Unhealthy	Top of tree is dead
7960	Bois D'Arc	14	Unhealthy	Top of tree is dead
7961	Hackberry	6	Healthy	
7962	Hackberry	6	Healthy	
7963	Hackberry	6	Healthy	
7964	Hackberry	8	Healthy	
7965	Hackberry	8	Healthy	
7966	Hackberry	6	Healthy	
7967	Bois D'Arc	20	Unhealthy	Bark Exfoliation - Parasite activity at base of rootline
7968	Hackberry	12	Healthy	
7969	Hackberry	6	Healthy	
7970	Hackberry	6	Unhealthy	Bark Exfoliation - Xylum & Phloem blockage - Possible Heart Rot
7971	Elm	12	Healthy	
7972	Oak	14	Unhealthy	Top of tree is dead and appears to be in quick decline
7973	Oak	12	Healthy	

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7974	Cedar Elm	12	Unhealthy	Mistletoe - Bark Exfoliation
7975	Hackberry	8	Healthy	
7976	Cedar Elm	8	Healthy	
7977	Bur Oak	24	Healthy	
7978	Oak	24	Healthy	
7979	Hackberry	10	Healthy	
7980	Cedar Elm	30	Unhealthy	Visible fungus in rootline and branch collars
7981	Hackberry	14	Healthy	
7982	Bur Oak	30	Healthy	
7983	Cedar Elm	10	Healthy	
7984	Hackberry	8	Unhealthy	Xylum & Phloem blockage - Top of Tree is dead
7985	Bois D'Arc	18	Unhealthy	Mistletoe
7986	Bois D'Arc	26	Unhealthy	Mistletoe
7987	Hackberry	26	Unhealthy	Mistletoe - Top of Tree is dead
7988	Bois D'Arc	30	Unhealthy	Mistletoe - Bark Exfoliation - Top of Tree is dead
7989	Hackberry	10	Healthy	
7990	Bur Oak	40	Unhealthy	Pathogen activity at rootline
7991	Hackberry	30	Healthy	
7992	Hackberry	22	Unhealthy	Fungus in rootline - Bark Exfoliation
7993	Hackberry	28	Healthy	Tree engulfed in Poison Ivy
7994	Hackberry	22	Unhealthy	Poison Ivy - Fungus in rootline - Pathogen activity
7995	Hackberry	26	Unhealthy	Bark Exfoliation - Top of Tree is dead
7996	Hackberry	16	Unhealthy	Bark Exfoliation - Top of Tree is dead
7997	Hackberry	18	Unhealthy	Bark Exfoliation - Top of Tree is dead
7998	Hackberry	18	Unhealthy	Bark Exfoliation - Top of Tree is dead
7999	Hackberry	46	Unhealthy	Improperly pruned by public utility pruners