

**NOTICE OF A SPECIAL CALLED CITY COUNCIL MEETING**  
**VIA TELEPHONE/VIDEO CONFERENCE**



**City of Willow Park  
City Council  
Special Called Meeting Agenda  
Municipal Complex  
516 Ranch House Rd, Willow Park, TX 76087  
Thursday, April 23, 2020 at 6:30 p.m.**

**NOTICE IS HEREBY GIVEN** in accordance with order of the Office of the Governor issued March 16, 2020, the City Council of the City of Willow Park will conduct a Special Called Meeting scheduled for 6:30 p.m., such meeting to be conducted by Virtual meeting via video conference, hosted through ZOOM ONLY, on April 23, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at WillowPark.org

The public dial-in number and meeting information to participate in the telephonic/video meeting is hosted through ZOOM, is as follows:

Join Zoom Meeting:

<https://zoom.us/j/94156905655>

Meeting ID: 941 5690 5655

Dial in: 1 346 248 7799 US

+13462487799, 94156905655# US (Houston)

Find your local number: <https://zoom.us/u/ab8UkHrxL>

The public will be permitted to offer public comments telephonically on any agenda item and as permitted by the presiding officer during the meeting.

A recording of the telephone/video meeting will be made and will be available to the public in accordance with the Open Meetings Act within 24 hours, after the end of the meeting.

## **Call to Order**

## **Regular Agenda Items**

1. Discussion/ Action: To Consider and Act on a Site Plan for classrooms and offices, Ben Hogan Learning Center at Squaw Creek Golf Course, located at 1605 Ranch House Road.

## **Adjournment**

I certify that the above notice of this meeting posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on or before April 17, 2020, at 5:00 p.m.

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Alicia Smith TRMC,  
CMC City Secretary

*FOR THIS MEETING AT THE STATED LOCATION THE PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION AND ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY THROUGH TELEPHONE OR VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY TELEPHONE OR VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.*



## P&Z AGENDA ITEM BRIEFING SHEET

<b>Meeting Date:</b> April 21, 2020	<b>Department:</b> Development Services	<b>Presented By:</b> Betty Chew
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### AGENDA ITEM: 2

Consider and Act on a Site Plan for classrooms and offices, Ben Hogan Learning Center, at Squaw Creek Golf Course. The project is located at 1605 Ranch House Road.

### BACKGROUND:

The property is zoned R-1 Single Family District. A golf course is a primary use. This property is located in Planning Area 2 as identified in the City's Comprehensive Plan. Planning Area 2 is the residential core of Willow Park. Ranch House Road is the primary roadway for the community. Squaw Creek Gold Course is the largest open space, green belt area in the City. This addition will provide an addition recreation and educational enhancement to the area.

The 4,576 square foot building will provide classrooms, restrooms, offices and storage for the educational program for "The First Tee". The building will be located southwest of the clubhouse. The property has 164 existing parking spaces which will serve the golf course and the Learning Center.

The building will connect to City water by extension of the existing water service to the clubhouse. Sanitary sewer service will be provided from a private septic system to be installed on the site. Driveways and entrances are currently provided. The property currently meets landscaping requirements. There will be added landscaping provided at the building site. Stormwater flows to the southeast across this area. On site detention will not be required.

### STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan as presented.

### EXHIBITS:

Aerial Site Plan  
Site Plan  
Building Elevations  
Building Photo (4)  
Landscape Plan for Building

ADDITIONAL INFO:	FINANCIAL INFO:	
	<b>Cost</b>	N/A
	<b>Source of Funding</b>	N/A





## City of Willow Park Development Services Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field – Incomplete applications be rejected

<b>Project Information</b>		<b>Project Name:</b> Ben Hogan Learning Center at Squaw Creek	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
<b>Valuation:</b> \$ 1,475,400 (round up to nearest whole dollar)		<b>Project Address (or description):</b> 1605 Ranch House Road Willow Park, TX 76086	
<b>Brief Description of the Project:</b> Classrooms and offices to support learning objectives of The First Tee of Fort Worth			
<b>Existing zoning:</b> R-1		<b># of Existing Lots (plats only):</b>	
<b>Proposed zoning:</b> R-1		<b># of Proposed Lots (plats only):</b>	
<b>Applicant/Contact Information</b> (this will be the primary contact)			
<b>Name:</b> Kevin Long		<b>Mailing Address:</b> 1900 Rockwood Park Ft. Worth, TX 76114	
<b>Company:</b> The First Tee of Fort Worth			
<b>Primary Phone:</b> 817-420-9370		<b>E-mail:</b> klong@thefirstteefortworth.org	
<b>Property Owner Information</b> (if different than above)			
<b>Name:</b> Ted Shaw		<b>Mailing Address:</b> 3300 Bryant Irvin Fort Worth, TX 76109	
<b>Company:</b> CERA			
<b>Primary Phone:</b> 817-732-7731 x101		<b>E-mail:</b> ted@cera-fw.org	
<b>Other Phone:</b> 817-271-8877		<b>Fax:</b>	
<b>( ) Developer / ( ) Engineer / ( ) Surveyor Information</b> (if applicable)			
<b>Name:</b> Stephen L. Darrow		<b>Mailing Address:</b> 3924 Silkwood Trail Arlington, TX 76016	
<b>Company:</b> DMS Architects, Inc.			
<b>Primary Phone:</b> 817-980-6609		<b>E-mail:</b> sdarrow@dmsarch.com	
<b>Other Phone:</b>		<b>Fax:</b>	
<b>For City Use Only</b>			
<b>Project Number:</b>		<b>Permit Fee:</b>	
<b>Submittal Date:</b>		<b>Plan Review Fee:</b>	
<b>Accepted By:</b>		<b>Total Fee:</b>	
<b>Receipt #:</b>		<b>Method of Payment:</b>	

Application not complete without attached form(s) and/or signature page





## City of Willow Park Development Services Department

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### SITE PLAN REQUIREMENTS

A Site Plan is an architectural plan of proposed improvements to a property; including building footprint, parking, ingress, egress, roadways, sidewalks, water lines, sewer lines, drainage facilities, auxiliary structures, lighting, and any public or private infrastructure. Site plans also include elevations of proposed buildings, topographical information, location in relation to flood plain, impact analysis

Site Plan applications must contain:

- Universal development application.
- A single site plan document including all of the information required on the site plan requirement checklist.
- A landscaping plan that includes the property boundaries, building and improvement footprints, and labels all green space, trees, shrubs, vegetation, and landscaping.
- A drainage plan that includes the property boundaries, building and improvement footprints, topography, and any flood plain designations.
- Elevations of all proposed buildings.
- A compact disc containing a .pdf copy of all plans.
- Three (3) paper hard copies of all plans.

If an exception or modification to the regulations is requested, the reason and/or request for each shall be provided on a separate sheet on letterhead and directly on the plans with sufficient details as to allow a determination by the appropriate approval body. Additional information may be required. Reference the specific requirement. Exceptions may require the approval of the City's Board of Adjustments.

Prior to public review before the Planning & Zoning Commission and City Council the applicant may be asked to submit up to fifteen (15) paper hard copies of all plans.

Applicant Signature:  Date: 03 / 26 / 2020

T



January 10, 2020

Ms. Betty Chew  
City of Willow Park Development Services  
516 Ranch House Road  
Willow Park, Texas 76087

Dear Ms. Chew,

We are pleased to submit our Application for Development Services approval of The Ben Hogan Learning Center at Squaw Creek for The First Tee of Fort Worth.

The proposed Ben Hogan Learning Center at Squaw Creek is a somewhat atypical project with respect to the City of Willow Park Development Services Universal Application, so we think it is appropriate to provide a brief narrative to explain the project and to provide the reasons some of the questions in the application were left blank.

Unlike a typical development, The Ben Hogan Learning Center at Squaw Creek will be sited on the existing Squaw Creek Golf Course, will not have a separate site boundary and will be another structure on the Golf Course site. At this time, we do not have boundary information, total impervious area or number of structures on the whole of the property. As you can see on the overall site plan, the proposed structure will be located south and east of the existing clubhouse, adjacent to the existing parking and driving range.

The proposed construction will be for the 4,576 sf structure and accompanying utilities to support the structure, but will not include additional parking. The facility is comprised of offices, restrooms, classrooms and storage to support the educational programming for The First Tee of Fort Worth. CERA, the owners of the Squaw Creek Golf Course, are providing the land on which the facility will be built as well as connection to their existing utilities and landscaping in keeping with the landscaping on the property as a whole.

We appreciate your consideration and will be happy to address any questions or concerns you may have.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Stephen L. Darrow', with a stylized, sweeping flourish at the end.

Stephen L. Darrow, NCARB, AIA  
Principal  
DMS Architects





# City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	SITE PLAN REQUIREMENTS	N/A	COMPLETE	MISSING
1		Site boundary is indicated by a heavy solid line. Intermittent with 2 dash lines, dimensioned with bearings and distances; indicate and label lot lines, setback lines, and distance to the nearest cross street. <i>AERIAL OK</i>		✓	
2		Site location/vicinity map clearly showing the location of the subject property with cross streets is provided. Indicate scale or NTS and provide north arrow.		✓	
3		A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4		A written and bar scale is provided. 1"=200' unless previously approved by staff	✓		
5		A title block is in the lower right corner that includes large, boldly printed "SITE PLAN", owner and engineer's names, addresses and phone numbers, subdivision name, lot number/s, block number or letter.		✓	
6		Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement. <i>NOT REQUIRED</i>	✓		
7		Flood plain boundary is shown and indicates F.I.R.M. Community panel number and date, and flow line of drainage ways and creeks, as applicable.	✓		
8		Existing topography lines are shown and proposed contours are shown by a medium weight solid line. Topography is shown at minimum five (5) foot contours referenced to sea level city datum. Spot elevations and additional contours may be required in certain areas depending on topography.		✓	
9		Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10		Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.		✓	
11		Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.	✓		
12		Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.	✓		
13		Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.	✓		
14		Adjacent zoning and land use (e.g. bank with drive-thru, office building, undeveloped etc.) within 200 feet of the property line is indicated.	✓		
15		Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.	✓		
16		Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.		✓	
17		Full width of streets and alley rights-of-way with centerlines and backs of curbs or paving edges within 200 feet of the property line are dimensioned and street name or use is labeled.	✓		

516 Ranch House Rd. Willow Park, TX 76087 (817) 441-7108 phone - (817) 441-6900 fax  
www.willowpark.org





## City of Willow Park Development Services Department

18	<p>Driveways within 200 feet of the property line:</p> <p><input checked="" type="checkbox"/> a. Are accurately located and dimensioned.</p> <p><input checked="" type="checkbox"/> b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.</p> <p><u>N/A</u> c. Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.</p> <p><input checked="" type="checkbox"/> d. Typical radii are shown.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
19	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
20	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
21	<p>Off-site streets and roads:</p> <p><u>N/A</u> a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.</p> <p><u>N/A</u> b. Medians, median openings with associated left-turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.</p> <p><u>N/A</u> c. Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.</p> <p><u>N/A</u> d. Distance to the nearest signalized intersection is indicated.</p>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
23	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
24	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25	Dumpster and/or compactor locations and screening methods are shown. Indicate screening materials and height for all sides. Screening material is to match structure façade with enclosure having solid metal gates. Specs and sketch available from staff.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
26	Paving materials, boundaries and type are indicated.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
27	Access easements are accurately located/ tied down, labeled and dimensioned.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
28	Off-site parking is shown and dimensioned from the off-site parking area to the structure or use as applicable. A parking easement or shared parking agreement is required and is provided in draft format.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
29	Fire lanes are shown and dimensioned at a minimum of 24 feet in width, with internal radii of not less than 20 feet. Label and use an approximate 20 percent shade for fire lanes to differentiate from other paving. Ensure that required labeling and dimensioning is readable through shading.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
30	Proposed dedications and reservations of land for public use including, but not limited to, rights-of way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
31	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>





## City of Willow Park Development Services Department

		details and column placement as applicable. Plans for masonry walls are to be signed and sealed by a structural engineer and approved by the City Engineer. Channeled or slip-panel/pre-cast walls are prohibited.	✓		
32		The location of living screens are shown and labeled. Details of a living screen are provided on the Landscape Plan indicating plant species/name, height at planting, and spacing. <i>ADDNL. AROUND BLDG</i>		✓	
33		A lighting plan that shows location by fixture type is included. A lighting data chart is used to reference fixture type (i.e. pole or wall pack) and height. No lighting source (i.e. bulb, reflector, etc.) is allowed to be visible from an adjacent property or public street.	✓		
34		Existing and proposed water and sanitary sewer lines, storm sewer pipe, with sizes, valves, fire hydrants, manholes, and other utility structures on-site or immediately adjacent to the site are shown and labeled.		✓	
35		Boundaries of detention areas are located. Indicate above and/or below ground detention.	✓		
36		Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37		Communication towers are shown and a fall distance/collapse zone is indicated.	✓		
38		Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable	✓		
39		Explain in detail the proposed use(s) for each structure <i>(SEE ATTACHED LETTER)</i> <i>LEARNING CENTER - FIRST FEE</i>		✓	
40		Total lot area less building footprint (by square feet):  Square footage of building:  Building height (stories and feet)  Number of Units per Acre (apartments only):		✓	
41		Parking required by use with applicable parking ratios indicated for each use:  Parking Provided Indicated: <i>164</i>  Handicap parking as required per COWP ordinance and TAS/ADA requirements: <i>4</i>		✓	
42		Provide service verification from all utility providers		✓	
43		List any variance requested for this property, dates, and approving authority	✓		
44		Provide storm water and drainage study and design	✓		
45		Proposed domestic water usage (gallons per day, month, and year)	✓		
46		Are any irrigation wells proposed? <i>EXISTING</i>	✓		
47		Applicant has received Landscaping Ordinance and requirements		✓	
48		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review	✓		
49		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review	✓		





# City of Willow Park Development Services Department

## Site Plan Engineering Review

**Applicant Questions:** Please refer to the attached narrative

Total gross lot area of the development: \_\_\_\_\_ sq. ft.

Area of lot covered with structures and impervious surfaces: \_\_\_\_\_ sq. ft.

Total number of structures: \_\_\_\_\_ Total number of habitable structures: \_\_\_\_\_

Square footage of each building: 4,576 sq. ft. \_\_\_\_\_ sq. ft. \_\_\_\_\_ sq. ft.

Proposed use for each structure:

The new 4,576 sf Ben Hogan Learning Center will provide classrooms, office and storage facilities to support the educational programming of The First Tee of Fort Worth. The existing structures on the Squaw Creek Golf Course will remain undisturbed.

Building stories: 1

Building height: 22' ft. to roof peak

Total number of parking spaces: 164

Number of handicap spaces: 4

Does the site include any storm water retention or detention? Yes No

Does the project include any engineered alternatives from code requirements? Yes No

**Staff Review: (for official use only)**

Does the proposed project pose any engineering concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: 04/05/2020





## City of Willow Park Development Services Department

### Site Plan

#### Building Official Review

##### Applicant Questions:

Please refer to the attached narrative

Front building setback: N/A ft.

Rear building setback: \_\_\_\_\_ ft.

Side building setback: \_\_\_\_\_ ft.

Side building setback: \_\_\_\_\_ ft.

Does the site include any utility/electric/gas/water/sewer easements?

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

##### Staff Review: (for official use only)

Does the site plan include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

Betty L. Chew

Date:

04/06/2020



# City of Willow Park Development Services Department

## Site Plan Fire Review

### Applicant Questions:

Will the building have a fire alarm?	<u>Yes</u>	No
Will the building have a fire sprinkler/suppression system?	Yes	<u>No</u>
Is the building taller than two-stories?	Yes	<u>No</u>
If yes, how many stories? _____		
Will the project require installation of a new fire hydrant?	Yes	<u>No</u>
If yes, how many fire hydrants? _____		
What is the size of the proposed fire connections? _____		

### Staff Review: (for official use only)

Does the proposed project include the sufficient fire connections?	<u>Yes</u>	No
Is the proposed project an adequate distance to a fire hydrant?	<u>Yes</u>	No
Does the project have the minimum 24' hard surface?	<u>Yes</u>	No
Is the fire lane appropriate?	<u>Yes</u>	No
Does the site have the proper turning radius?	<u>Yes</u>	No
Does the proposed project pose any safety concerns?	Yes	<u>No</u>

Does the proposed project require any additional fire services?	Yes	<u>No</u>
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Approved

Not Approved

Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date:

04/04/2020



## City of Willow Park Development Services Department

### Site Plan Flood Plain Review

**Applicant Questions:** Please refer to the attached narrative

Is any part of the site plan in the 100-year flood plain? ☒ Yes ☐ No

If yes, what is the base flood elevation for the area? \_\_\_\_\_

Is any built improvement in the 100-year flood plain? Yes ☒ No

If yes, what is the base flood elevation for the area? N/A

Is any habitable structure in the 100-year flood plain? Yes ☒ No

If yes, what is the base flood elevation for the area? N/A

If yes, what is the finished floor elevation for the habitable structure? N/A

If yes, please list any wet or dry flood proofing measures being used?

#### Staff Review: (for official use only)

Base flood elevations confirmed? ☒ Yes ☐ No

Will the project require a "post-grade" elevation certificate? Yes ☒ No

Flood proofing measures approved? ☒ Yes ☐ No

Does the proposed project pose any safety concerns? Yes ☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 04/05/2020





# City of Willow Park Development Services Department

## Site Plan Landscaping Review

**Applicant Questions:** Please refer to the attached narrative

Total gross lot area of the development: \_\_\_\_\_ sq. ft.

Area of lot covered with structures and impervious surfaces: \_\_\_\_\_ sq. ft.

Percentage of lot covered with structures and impervious surfaces: \_\_\_\_\_ %

Area of green space/landscaped areas: \_\_\_\_\_ sq. ft.

Percentage of green space/landscaped areas: \_\_\_\_\_ %

Total number of parking spaces: \_\_\_\_\_

Does the site include any vegetative erosion or storm water control? Yes No

### Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? Yes No

LANDSCAPING AROUND BUILDING  
EXISTING GOLF COURSE

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

BETTY L. CHEW

Date: 04/06/2020



01 SITE PLAN  
1"=40'-0"



JOB NO. 172100  
DRAWN  
CHECKED  
SHEET  
**AS1.1**  
OF



**BEN HOGAN LEARNING CENTER AT SQUAW CREEK**  
**THE FIRST TEE OF FORT WORTH**  
FORT WORTH, TEXAS  
**SITE PLAN**

DATE	ISSUE

**dms architects**  
DMS Architects, Inc.  
300 College Avenue  
Fort Worth, Texas 76104  
817-375-0000 Main  
817-375-0010 Fax



# GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF WILLOW PARK AND THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR EDGE OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PARKWAY PERMIT FROM CITY OF FORT WORTH FOR ALL IMPROVEMENTS IN PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, DRIVE APPROACHES AND CURB & GUTTER. CITY OF FW PERSONNEL WILL INSPECT PUBLIC IMPROVEMENTS IN R.O.W.
4. UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NOTIFY A/E IF DISCREPANCIES ARE DISCOVERED.
5. ALL REMOVALS SHALL BE TO NEAT SAW CUT LINES.
6. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN A LEGAL MANNER.
7. CONTRACTOR SHALL PROVIDE TEMPORARY ACCESS TO CLUB HOUSE WITH GRAVEL/FLEX BASE ROADWAY, MIN. 20' WIDTH AND PROVIDE ACCESS TO PATRONS AT ALL TIMES.
8. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACE(S). BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE.
9. ALL RAMPED AND FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF A SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNINGS INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNINGS WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR - "BRICK RED", BY USE OF A COLOR ADMIXTURE, APPLIED DURING THE FINISHING PROCESS.
10. SLOPES ON HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE, AND BEFORE CONSTRUCTION OF PAVEMENT. CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES.

## Survey Notes:

Vertical Datum established using GPS Technology in conjunction with the RTK Cooperative Network. All elevations shown are NAVD83.

TBM #1 Chiseled box cut set on concrete curb. Elevation = 930.90'

TBM #2 Chiseled box cut set on concrete. Elevation = 923.37'

## DEMOLITION PLAN

SCALE: 1" = 30'

## SITE PLAN & DIMENSIONAL CONTROL

SCALE: 1" = 20'

**DMS Architects, Inc.**  
3400 College Avenue  
Fort Worth, Texas 76107  
817.570.2000 Main  
817.570.2010 Fax

DATE: 02/24/2020  
ISSUE: PERMIT/CONSTRUCTION SET

**BEN HOGAN LEARNING CENTER AT SQUAW CREEK**  
THE FIRST TEE OF FORT WORTH  
WILLOW PARK, TEXAS  
SITE PLAN & DIMENSIONAL CONTROL



02/24/2020

JOB NO. 177100  
DRAWN: BB  
CHECKED: BB  
SHEET: C1.0  
OF

**BHB**  
BAIRD, HAMPTON & BROWN  
engineering and surveying

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116  
baird@bhb.com • 817.338.1277 • baird.com  
TSP# Fm 844 • TBPLS FIRM #10011300  
BHB PROJECT # 2019.17.000





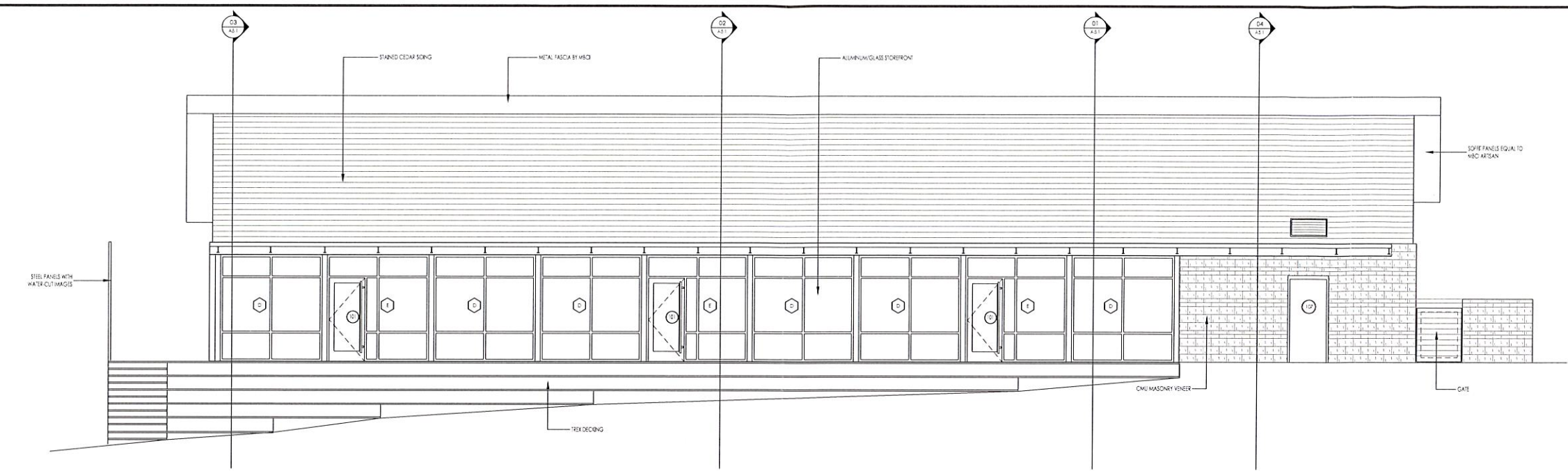
DMS Architects, Inc.  
300 College Avenue  
Fort Worth, Texas 76104  
817-570-2000 Main  
817-570-2010 Fax

DATE: 10/24/2020  
NAME: PERMIT CONSTRUCTION SET

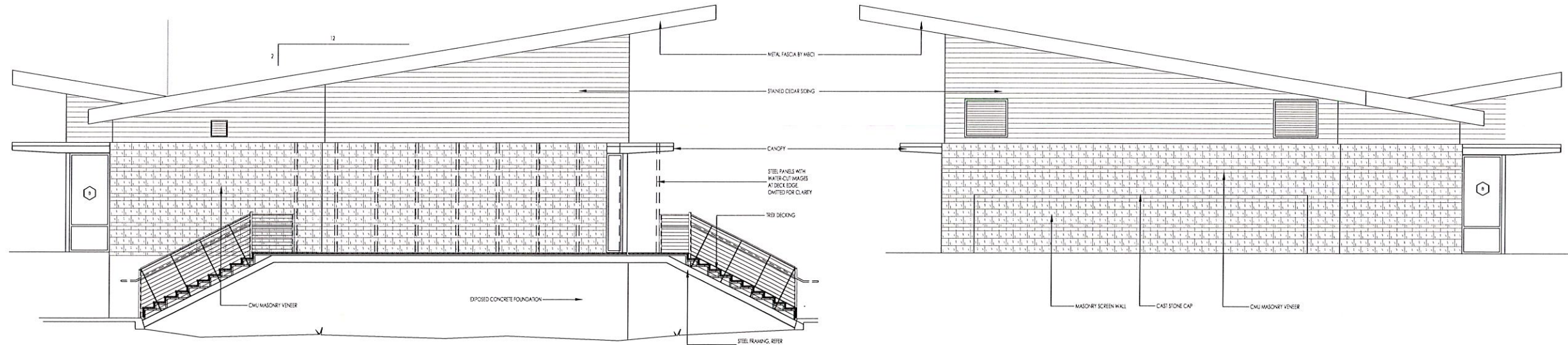
**BEN HOGAN LEARNING CENTER AT SQUAW CREEK**  
**THE FIRST TEE OF FORT WORTH**  
WILLOW PARK, TEXAS  
ELEVATIONS



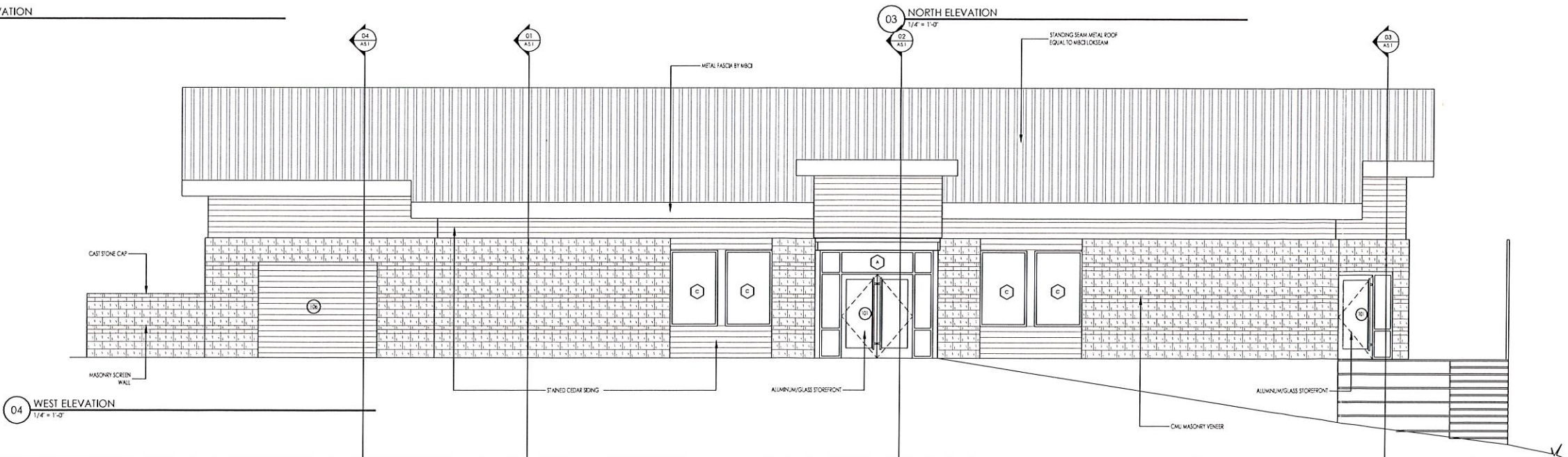
JOB NO. 172100  
DRAWN  
CHECKED  
SHEET  
**A2.1**  
OF



01 EAST ELEVATION  
1/4" = 1'-0"



02 SOUTH ELEVATION  
1/4" = 1'-0"



04 WEST ELEVATION  
1/4" = 1'-0"

03 NORTH ELEVATION  
1/4" = 1'-0"





## THE FIRST TEE OF FORT WORTH - BEN HOGAN LEARNING CENTER AT SQUAW CREEK

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WILLOW PARK, TEXAS

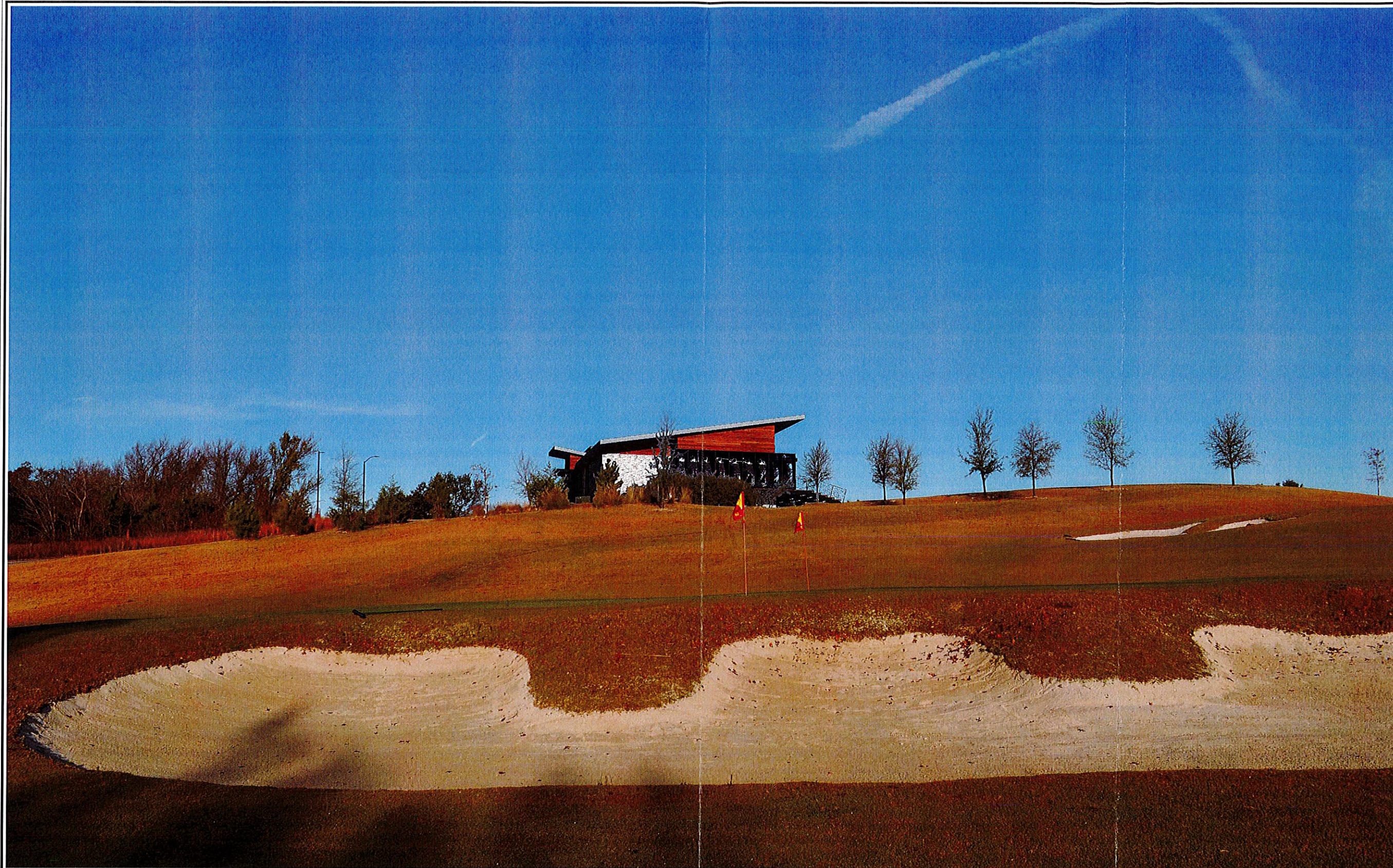
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