



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, February 26, 2019 6:00 pm
Agenda

Call to Order

Determination of Quorum

Election of Chair and Vice Chair of Planning and Zoning Commission

Approval of minutes for November 27, 2018 and December 13, 2018

Items to be considered and acted upon

1. Public Hearing to consider and act on a request to rezone from Commercial/IH-20 Overlay District to PD Planned Development District, Lot 1R, 4R; Block B, Crown Pointe Addition, located at 330 Shops Blvd.
 - a. Open Public Hearing
 - b. Close Public Hearing
 - c. Make Recommendation
2. Consider and Act on a Site Plan for 2 Commercial/ Office Buildings on Lot 8R1, 8R2; Block B Crown Pointe Addition, located at 400 and 410 Shops Blvd.
3. Consider and Act upon a Site Plan for a Commercial Building on Lot 1R-2, Block 1, The Village at Willow Park, located in the 100 Block of Willow Bend Dr.

*APPLICATION WITHDRAWN
02/19/2019*

I certify that the above notice of this meeting was posted on the bulletin board at the municipal complex of the City of Willow Park, Texas on Tuesday, February 7, 2019 at 5:00 pm.

Director of Development Services

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact Betty Chew, at (817) 441-7108 or by fax (817) 441-6900 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



City of Willow Park
Planning & Zoning Commission
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516 Ranch House Rd, Willow Park, TX 76087
Tuesday November 27, 2018 6:00 pm
Minutes

Call to Order

The meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Vice Chairman Joe Lane
Commissioner Billy Weikert
Commissioner Sharon Bruton
Commissioner Rodney Wilkins
Commissioner Alternate Scott Smith

Absent:

Chairman Jared Fowler

Also Present:

Betty Chew

Approval of minutes for August 28th, 2018, September 25, 2018 and October 23, 2018.

Motion was made by Commissioner Bruton to approve the minutes for August 28th, 2018, September 25, 2018 and October 23, 201, meetings.

Seconded by Commissioner Weikert

Aye votes: Vice Chairman Lane, Commissioners Wilkins, Weikert, Bruton and Smith.

Motion passed with a vote 5-0

1. Consider and Act on a request for a Special Use Permit for a hotel (60' main building height) in the PD Commercial/IH-20 Overlay District on Lot 12R, Block B, Crown Pointe Addition located 338 Shops Blvd.

- a. Open Public Hearing
- b. Close Public Hearing
- c. Make Recommendation

Betty Chew addressed the Commission presenting the staff report regarding this request. Chew stated that there is ambiguity in the location of the IH-20 Overlay District in the area on the north side of IH-20. Staff recommends approval of the Special Use permit for the



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hotel with an overall height of 60' 2". Property owners were notified by mail. Notice of Public Hearing was published.

Vice Chairman Lane opened the public hearing.

Chuck Stark – Barron- Stark Engineers, LP
Hena Masters – Marriott

Vice Chairman Lane closed the Public Hearing.

Motion was made by Commissioner Bruton to recommend approval of the Special Use Permit for a height of (60' 2" main building height) in the Commercial/ IH-20 Overlay District on Lot 12R, Block B, Crown Pointe Addition, City of Willow Park, Parker County, Texas.

Commissioner Wilkins seconded the motion.

Aye votes: Vice Chairman Lane, Commissioners Bruton, Weikert, Wilkins and Smith.

Motion passed with a vote of 5-0.

2. Consider and Act on a Site Plan for a hotel in the PD Commercial/IH-20 Overlay District on Lot 12R, Block B, Crown Pointe Addition located at 338 Shops Blvd.

Betty Chew briefed the Commission on the Site Plan for an 88-room hotel and 5,000 square foot conference center. Staff recommends approval of the site plan as presented with the following items required for final approval:

1. Off-site parking and access agreement.
2. Stormwater drainage study and drainage improvement plan.
3. Finished floor elevation required for structures in 100-year flood plain.

Motion made by Commissioner Wilkins to recommend approval of the Site Plan for the hotel on Lot 12R, Block B, Crown Pointe Addition with the changes recommended.

Seconded by Commissioner Weikert

Aye votes: Vice Chairman Lane, Commissioner Bruton, Weikert, Wilkins and Smith.

Motion passed with a vote of 5-0

3. Consider and Act on a request for a Special Use Permit to construct and operate a Construction Equipment sales, rental and service business in the Commercial/IH-



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20 Overlay District on Lot 2, Block A, Crown Bluff Addition located at 4500 IH-20 Service Road South.

- a. Open Public Hearing
- b. Close Public Hearing
- c. Make Recommendation

Betty Chew briefed the Commission on the Site Plan for Holt Cat Texas, First Rentals. They propose to construct a 10,172 square foot building with a 3,182 square foot office and sales area, 4,769 square foot shop and 2,221 square foot wash bay on the 4.50-acre site. They propose to improve the site with concrete and asphalt paving. Property owners were notified by mail. Notice of Public Hearing was published.

Vice Chairman Lane opened the Public Hearing:

Joseph Willrich – BEFCO Engineering

This business will employ 15 people and have annual sales of \$7 million. A D-6 dozer will be the largest piece of equipment on the property.

Vice Chairman Lane closed the Public Hearing.

Motion made by Commissioner Bruton to recommend approval of the request for a Special Use Permit to construct and operate a Construction Equipment sales, rental, and service business on Lot 2, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas.

Commissioner Wilkins seconded the motion.

Aye votes: Vice Chairman Lane, Commissioner Bruton. Weikert, Wilkins and Smith.

Motion passed with a vote of 5-0.

4. Consider and Act on a Site Plan for a Construction Equipment Retail Sales, Rental and Service Business on Lot 2, Block A, Crown Bluff Addition, located at 4500 I-H 20 Service Road South.

Betty Chew briefed the Commission on the Site Plan for the Construction Equipment retail sales, rental, and service business for Holt Cat Texas First Rentals.

Joseph Willrich, P.E. – BEFCO Engineering answered questions regarding the project.

Motion made by Commissioner Wilkins to recommend approval of the Site Plane for Lot 2, Block A, Crown Bluff Addition with the asphalt pavement as presented.



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Commissioner Bruton seconded the motion.

Aye votes: Vice Chairman Lane, Commissioners Bruton, Weikert, and Wilkins.

Nay votes: Commissioner Smith

Motion passed with a vote of 4-1.

5. Consider and Act on a Final Plat of a Replat of Lot 2, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas, located between the I-H-20 Service Road and Bankhead Hwy.

Betty Chew briefed the Commission on the Replat of Lot 2, Block A, Crown Bluff Addition. The owner proposes to replat the 8.56-acre lot into a 4.5-acre lot for development of Holt Cat Texas, First Rentals and a 4.06-acre lot for future development. The Final Plat meets the requirements of the Subdivision Ordinance and Staff recommends approval with the addition of required setbacks being incorporated on the plat.

Motion made by Commissioner Weikert to recommend approval of the Final Plat of the Replat of Lot 2, Block A, Crown Bluff Addition, City of Willow Park, Parker County, Texas with required setbacks included on the plat.

Commissioner Wilkins seconded the motion.

Aye votes: Vice Chairman Lane, Commissioners Bruton, Weikert, Wilkins and Smith.
Motion passed with a vote of 5-0.

6. Consider and Act on a Final Plat of a Replat on Lot 1R, Block 1, The Village at Willow Park Addition, City of Willow Park, Parker County, Texas, located in the 100 Block of Willow Bend Drive.

Betty Chew briefed the Commission on the Replat of Lot 1R, Block 1, The Village at Willow Park Addition. The owner proposes the re-subdivide this 1.398-acre lot for future development. Lot 1R-1 will be a 33,303 square foot lot located on the southeast corner of IH-20 Service Road and Willow Bend drive. The Final Plat meets the requirements of the Subdivision Ordinance and Staff recommends approval.

Motion made by Commissioner Smith to recommend approval of the Final Plat of Lot 1R, Block 1, The Village at Willow Park, City of Willow Park, Parker County, Texas.

Commissioner Wilkins seconded the motion.



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Aye votes: Vice Chairman Lane, Commissioners Bruton, Weikert, Wilkins, and Smith.

Motion passed with a vote of 5-0.

7. Consider and Act on a final Plat of Willow Park Baptist Addition being 35.816 acres, Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.

Betty Chew briefed the Commission on a Final Plat of Willow Park Baptist Addition, Lot 1, Block 1 of the subdivision is a 35.816-acre lot located on the west side of Crown Pointe Blvd. and north of J.D. Towles Drive. It is proposed for development of their church campus. Fire lane easements to be 26' in width.

Chuck Stark – Barron- Stark Engineers, LP addressed the Commission to answer questions regarding the Final Plat.

Motion made by Commissioner Wilkins to recommend approval of the Final Plat of Willow Park Baptist Addition, City of Willow Park, Parker County, Texas as presented with 26' fire lanes incorporated on the plat.

Commissioner Weikert seconded the motion.

Aye votes: Vice Chairman Lane, Commissioners Bruton, Weikert, Wilkins, and Smith.

Motion passed with a vote of 5-0.

8. Consider and Act on a request to rezone from R-3 Multifamily District to PD Planned Development District, 8.01 acres J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas, located at 8892 East Bankhead Hwy.

This item was removed from the agenda and rescheduled.

Vice Chairman Joe Lane adjourned the meeting at 7:10 pm.

APPROVED:

Joe, Lane, Vice Chairman
Planning and Zoning Commission



City of Willow Park
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Tuesday December 13, 2018 6:00 pm
Minutes

Call to Order

The meeting was called to order at 6:00 pm.

Determination of Quorum

Present:

Chairman Jared Fowler
Commissioner Joe Lane
Commissioner Billy Weikert
Commissioner Sharon Bruton
Commissioner Alternate Scott Smith

Absent:

Commissioner Rodney Wilkins

Also Present:

Betty Chew

1. **Public Hearing to consider and act on a request from R-3 Multifamily District to PD Planned Development District, 8.01 acres J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas, located at 8892 East Bankhead Hwy.**
 - a. **Open Public Hearing**
 - b. **Close Public Hearing**
 - c. **Make Recommendation**

Betty Chew addressed the Commission presenting the staff report regarding the rezoning request. Property owners were notified by mail. Notice of Public Hearing was published.

Chairman Fowler opened the Public Hearing.

Chuck Stark – Barron- Stark Engineers, LP, Representing applicant
Judy Green – 217 Double Creek
KJ Hannah – 177 Melbourne Dr, Willow Park, Texas
Tim Barton – 1755 Wittington Place, Dallas, Texas
Paul Senter – 201 Jenkins Rd, Aledo, Texas
Ray Oujesky – 201 Main St Ste 2500, Ft Worth, Texas
Pat Martin – 1843 E. Lake Dr. Weatherford, Texas
Audry Duvall – 8540 Bankhead Hwy, Aledo, Texas
Chris Farley – 3016 Mesa Dr, Willow Park, Texas (written correspondence)



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Susan Elder – 4021 Inwood Rd, Fort Worth, Texas (written correspondence)

Chairman Fowler closed the Public Hearing

Motion made by Commissioner Lane to recommend rezoning from R-3 Multifamily District to PD Planned Development District, 8.01 acres J. Ozer Survey, Abstract No. 1029, City of Willow Park, Parker County, Texas, with Section 1.13 to state there “shall” be security gates and security fencing on the property.

Seconded by Commissioner Weikert.

Aye votes: Commissioners Weikert, Lane, Bruton and Smith.

Nay votes: Chairman Fowler

Motion passed with a vote of 4-1

Chairman Fowler adjourned the meeting at 6:50 p.m.

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date:
February 26, 2019

Department:
Development Services

Presented By:
Betty Chew

AGENDA ITEM: 2

Consider and act on a Site Plan for 2 Commercial Office Buildings in the Commercial/IH-20 Overlay District on Lots 8R-1, 8R-2; Block B, Crown Pointe Addition located at 400 and 410 Shops Blvd.

BACKGROUND:

The property is zoned Commercial/IH-20 Overlay District. The property is located in Planning Area 3, as identified in the City's Comprehensive Plan. Planning Area 3 is situated along Interstate 20 making the area attractive to commercial and retail uses. Existing commercial development "The Shops" as well as "Texas Health Hospital" provide the foundation for development of the area. These proposed commercial buildings will continue the development of the area.

Lot 8R-1 (410 Shops Blvd.) is a 1.29 acre lot with a proposed 10,368 square foot, one story general office, medical building.

Lot 8R-2 (400 Shops Blvd.) is a 0.68 acre lot with a proposed 6,000 square foot, one story office, medical building.

The buildings will be accessed from Shops Blvd. via Storefront Drive (a private drive). Cross access and parking are provided across the development.

All infrastructure water, sewer, fire hydrants and streets are provided for the development.

The building locations, parking, landscaping, and fire lanes have been reviewed and meets Zoning and Subdivision Ordinance requirements.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 8R-1, 8R-2, Block B, Crown Pointe Addition, as presented.

EXHIBITS:

Site Plan
Landscape Plan
Elevation Drawings

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A

2/19/2019



City of Willow Park Development Services Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field – Incomplete applications be rejected

Project Information		Project Name: CROWN POINTE BLDGS I & K	
() Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): T13D	
Brief Description of the Project: 2 COMMERCIAL OFFICE BLDGS IN CROWN POINTE			
Existing zoning: C		# of Existing Lots (plats only):	
Proposed zoning: C		# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)			
Name: KYLE WILKS		Mailing Address: 17010 IH-20, CISCO, TX 76437	
Company: WILLOW PARK NORTH, LLC			
Primary Phone: 817-819-2574		E-mail: Kyle@wilkshg.com	
Property Owner Information (if different than above)			
Name: SAME AS APPLICANT		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
() Developer / <input checked="" type="checkbox"/> Engineer / () Surveyor Information (if applicable)			
Name: CHUCK STARK		Mailing Address: 6221 Southwest Blvd, F.W., TX 76132	
Company: BARRON-STARK ENGINEERS			
Primary Phone: 817-296-9550		E-mail: chucks@barronstark.com	
Other Phone:		Fax:	
For City Use Only			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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



City of Willow Park Development Services Department

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: 1 / 7 / 19



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.		✓	
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	N/A	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.		N/A	
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	N/A	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.	N/A		
11	N/A	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.	N/A		
12	N/A	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.	N/A		
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.	N/A		
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.		✓	



City of Willow Park Development Services Department

18	N/A	Driveways within 200 feet of the property line: _____ a. Are accurately located and dimensioned. _____ b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines. _____ 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. _____ d. Typical radii are shown.	N/A		
19	N/A	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.	N/A		
20	N/A	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.	N/A		
21		Off-site streets and roads: ✓ a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned. N/A 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. N/A 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. N/A d.. Distance to the nearest signalized intersection is indicated	N/A	✓	
22	✓	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.		✓	
23	✓	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.		✓	
24	N/A	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.	N/A		
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.		✓	
26	✓	Paving materials, boundaries and type are indicated.		✓	
27	✓	Access easements are accurately located/ tied down, labeled and dimensioned.			
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.			
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.		✓	
30	N/A	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.	N/A		
31	N/A	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall	N/A		



City of Willow Park Development Services Department

	N/A	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.	N/A		
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.		✓	
33	X	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. WILL BE INCLUDED W/ BLDG PERMIT DOCS.			
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	N/A	Boundaries of detention areas are located. Indicate above and/or below ground detention.	N/A		
36	✓	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	N/A	Communication towers are shown and a fall distance/collapse zone is indicated.	N/A		
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		✓	
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: Handicap parking as required per COWP ordinance and TAS/ADA requirements:		✓	
42	X	Provide service verification from all utility providers			
43	N/A	List any variance requested for this property, dates, and approving authority			
44	X	Provide storm water and drainage study and design Previous Overall Plan		✓	
45	X	Proposed domestic water usage (gallons per day, month, and year)		✓	
46	N/A	Are any irrigation wells proposed?	N/A		
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	N/A	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	N/A		



City of Willow Park Development Services Department

Storm Water Pollution Program (Construction Sites One Acre and Greater Only)

- a. A signed SWPPP: (if required) Please submit during the site plan review process or prior to the issuance of any building permit(s) **UNDERSTOOD**
- b. Copy of site plan with illustrations and descriptions of all proposed Best Management Practices (BPMs)
- c. Estimated dates of major grading activities
- d. Estimated date work may cease temporarily or permanently on any portion of the site
- f. Copy of signed and certified Notice of Intent (NOI) from permitting (TCEQ)
- g. Copy of construction Site Notice from TCEQ

TXDOT PERMITS (if applicable)

NONE

The following forms will be reviewed by the different departments along with the site plan. Please complete all "APPLICANT QUESTIONS" on the continuing pages.



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 1.97 AC sq. ft.

Area of lot covered with structures and impervious surfaces: 58% sq. ft. (49,741 SF)

Total number of structures: 2 Total number of habitable structures: 0 (BOTH COMMERCIAL)

Square footage of each building: 10,368 sq. ft. 4,000 sq. ft. _____ sq. ft.

Proposed use for each structure:

COMMERCIAL OFFICE

Building stories: 1

Building height: 28 ft.

Total number of parking spaces: 112

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

WATER PLANS TO BE ADJUSTED
PER COMMENTS

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER Date: _____



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 40' ft.

Rear building setback: 10' ft.

Side building setback: 10' ft.

Side building setback: 10' 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

(PRIVATE ACCESS)

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

EASEMENT ADJUSTMENT ON NOTES.

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY CHEW

Date:

02/05/19



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm?

☒ Yes

☐ No

Will the building have a fire sprinkler/suppression system?

☒ Yes

☐ No

Bldg I YES
Bldg K NO

Is the building taller than two-stories?

☐ Yes

☒ No

If yes, how many stories? _____

Will the project require installation of a new fire hydrant?

☒ Yes

☐ No

If yes, how many fire hydrants? 5

What is the size of the proposed fire connections? 4"

Staff Review: (for official use only)

Does the proposed project include the sufficient fire connections?

☒ Yes

☐ No

Is the proposed project an adequate distance to a fire hydrant?

☒ Yes

☐ No

Does the project have the minimum 24' hard surface?

☒ Yes

☐ No

Is the fire lane appropriate?

☒ Yes

☐ No

Does the site have the proper turning radius?

☒ Yes

☐ No

Does the proposed project pose any safety concerns?

☐ Yes

☒ No

Does the proposed project require any additional fire services?

☐ Yes

☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

for MIKE LENOIR

Date:

02/04/19



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

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? _____

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

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

If yes, what is the finished floor elevation for the habitable structure? _____

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

STORM SEWER INSTALLED BY DEVELOPER

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: _____



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 85,813.20 sq. ft.

Area of lot covered with structures and impervious surfaces: 49,741 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 58% %

Area of green space/landscaped areas: ~~49,741~~ sq. ft. 34,072

Percentage of green space/landscaped areas: 42% %

Total number of parking spaces: 112

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

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

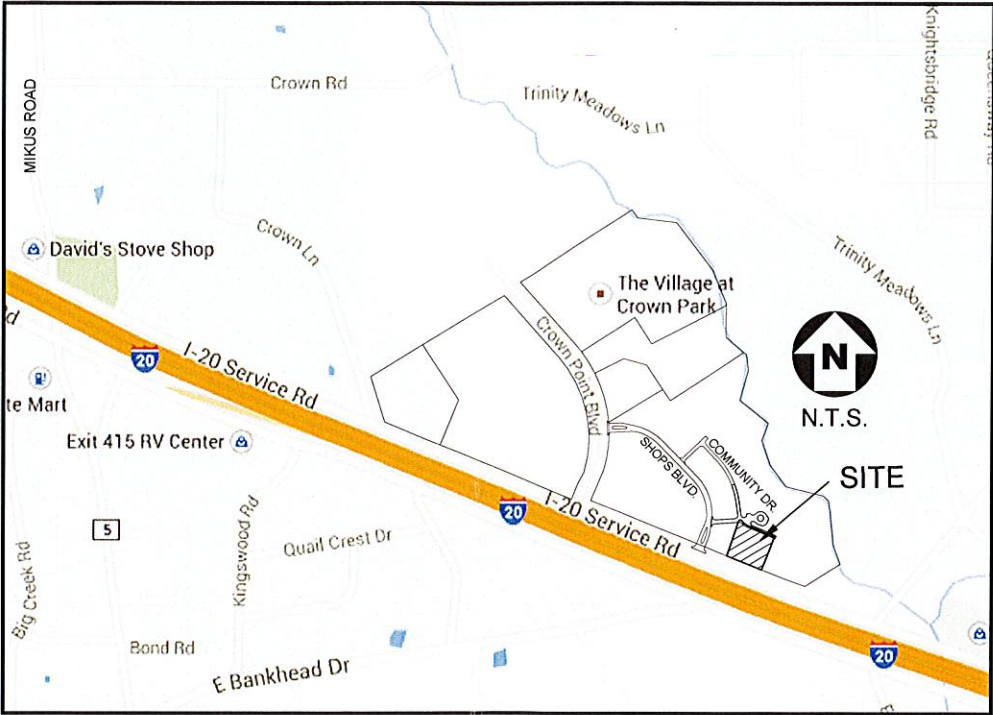
BETTY L. NEW

Date:

02/05/19

CONSTRUCTION PLANS
PAVING, GRADING & DRAINAGE,
WATER & SANITARY SEWER
CROWN POINTE BUILDINGS I & K
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

DEVELOPER
WILLOW PARK NORTH, LLC
17010 IH-20
CISCO, TEXAS 76437
PH (817) 819-2574



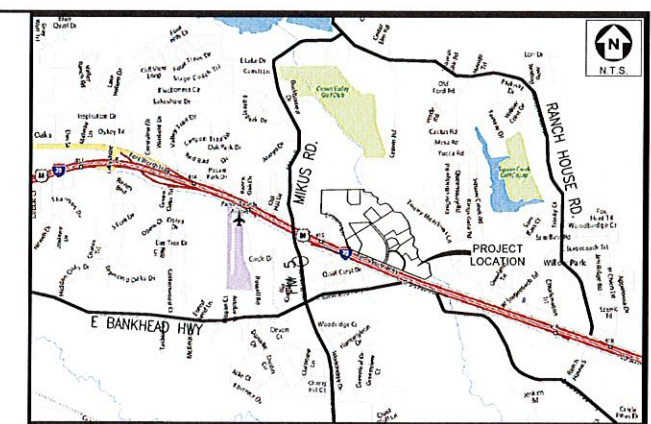
LOCATION MAP

INDEX	
C00	COVER SHEET
C1.0	PRELIMINARY PLAT
C2.0	SITE PLAN
C3.0	DIMENSIONAL CONTROL PLAN
C4.0	PAVING PLAN
C4.1	PLAN AND PROFILE - COMMUNITY DRIVE - STA: 0+00 - 7+46.01
C4.2	PLAN AND PROFILE - STOREFRONT DRIVE - STA: 0+00 - 2+58.30
C5.0	WATER PLAN
C6.0	SANITARY SEWER PLAN & PROFILE
C6.1	SANITARY SEWER PLAN & PROFILE
C7.0	DRAINAGE AREA MAP
C7.1	DRAINAGE CALCULATIONS
C8.0	STORM DRAIN PLAN
C8.1	STORM DRAIN PROFILES
C8.0	STORM DRAIN PROFILES
C9.0	GRADING PLAN
C10.0	EROSION CONTROL PLAN AND DETAILS
C11.0	WATER DETAILS
C11.0	SEWER DETAILS
C12.0	STORM DRAIN DETAILS
C13.0	STREET LIGHTING LAYOUT
C14.0	STRIPING PLAN



FOR INTERIM REVIEW ONLY
NOT FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES
PLANS PREPARED BY CHARLES F. STARK, P.E.
REGISTRATION No. 57357,
01/07/2019
DATE

JANUARY, 2019



Line Table		
Line #	Length	Direction
L1	1.28'	N67° 54' 54"W
L2	4.49'	N56° 30' 31"W
L3	23.39'	S22° 05' 06"W
L4	34.50'	N67° 54' 54"W
L5	26.31'	N67° 54' 54"W
L6	39.67'	S42° 27' 08"E
L7	23.28'	S13° 51' 06"E

Curve Table			
Curve #	Length	Radius	Delta
C1	103.69'	100.0	059°24'36"
C2	15.93'	80.0	011°24'23"

THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

FINAL PLAT
LOT 6R, LOT 7R, LOT 8R1, LOT 8R2
LOT 9R1, 10R, 11R1, 11R2 & LOT 13 BLOCK B
CROWN POINTE ADDITION

BEING A REPLAT OF
LOTS 6 Through 11 BLOCK B
CROWN POINTE ADDITION
AS RECORDED IN CABINET D, SLIDE 451
PLAT RECORDS PARKER COUNTY, TEXAS

BEING 22.75 ACRES SITUATED IN THE
WESLEY FRANKLIN SURVEY, ABSTRACT No. 468, AND THE
ISAAC HEADLEY SURVEY, ABSTRACT No. 619

CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

DECEMBER 2015

NOTE:

1. 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084" WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.

FINAL PLAT Approved by the City of Willow Park	
APPROVED BY: Signed: _____ Mayor	CITY COUNCIL City of Willow Park, Texas _____ date
Signed: _____ City Administrator	_____ date

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____, SLIDE _____
DATE _____

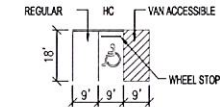
 **Barron-Stark-Swift**
Consulting Engineers
Together.

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
THE SHOPS AT CROWN PARK, LLC
17010 IH-20
CISCO, TEXAS 76437
PH: (817) 819-2574

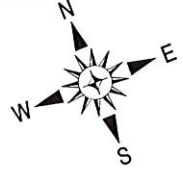
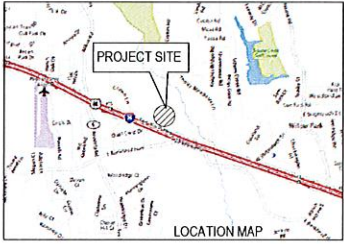
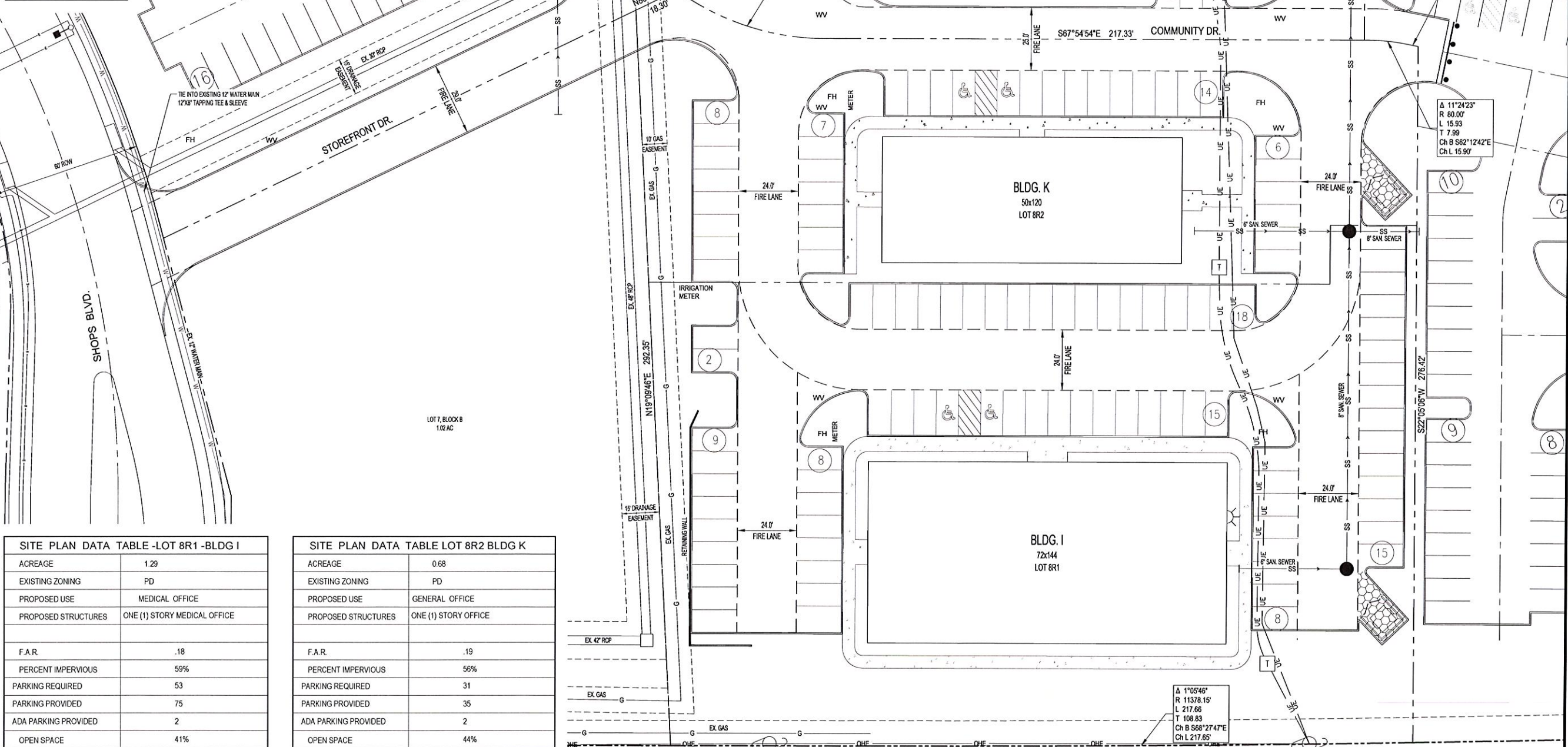
JOB No.	171-9503
DATE	DEC. 2018

LEGEND	
SYMBOL	DESCRIPTION
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
SSMH	EXISTING SAN. SEWER MANHOLE
EP	EXISTING POWER POLE
E	ELECTRIC TRANSFORMER
FL	FIRE LANE
SW	SIDEWALK
PP	PROPOSED PAVEMENT
WV	PROPOSED WATER VALVE
FH	PROPOSED FIRE HYDRANT
EP	PROPOSED LIGHT POLE
SSMH	PROPOSED SANITARY SEWER MANHOLE



TYPICAL PARKING LAYOUT

APPLICANT/DEVELOPER
THE SHOPS AT CROWNE PARK, LLC
17010 INTERSTATE HWY 20
CISCO, TEXAS 76437



GENERAL NOTES:

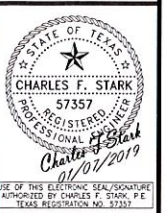
- ALL RADII SHOWN ARE TO THE BACK OF CURB.
- ALL BACK OF CURB RADII ARE 3'-0" UNLESS NOTED OTHERWISE.
- ALL HANDICAP PARKING SPACES SHALL MEET TAS/ADA REGULATIONS.
- DUMPSTER ENCLOSURE IS MASONRY, A MINIMUM OF 6' HIGH WITH 8" CONCRETE PAVING AT 3,000 PSI.
- ALL FIRE LANE PAVING SHALL BE 6" CONCRETE AT 3,600 PSI.
- ALL PARKING PAVING SHALL BE 5" CONCRETE AT 3,600 PSI W/ CURB & GUTTER. 9'x18' TYPICAL.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.

SITE PLAN DATA TABLE -LOT 8R1- BLDG I	
ACREAGE	1.29
EXISTING ZONING	PD
PROPOSED USE	MEDICAL OFFICE
PROPOSED STRUCTURES	ONE (1) STORY MEDICAL OFFICE
F.A.R.	.18
PERCENT IMPERVIOUS	59%
PARKING REQUIRED	53
PARKING PROVIDED	75
ADA PARKING PROVIDED	2
OPEN SPACE	41%

SITE PLAN DATA TABLE LOT 8R2 BLDG K	
ACREAGE	0.68
EXISTING ZONING	PD
PROPOSED USE	GENERAL OFFICE
PROPOSED STRUCTURES	ONE (1) STORY OFFICE
F.A.R.	.19
PERCENT IMPERVIOUS	56%
PARKING REQUIRED	31
PARKING PROVIDED	35
ADA PARKING PROVIDED	2
OPEN SPACE	44%

REVISIONS	DATE
NO.	
DESCRIPTION	

8221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 / (817) 231-8144
Texas Registered Engineering Firm F-10968
Texas Registered Survey Firm F-10158800
www.barronstark.com



USE OF THIS ELECTRONIC SEAL/SIGNATURE
AUTHORIZED BY CHARLES F. STARK, P.E.
TEXAS REGISTRATION NO. 57357

SITE PLAN

CROWN POINTE BUILDINGS I & K
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

CLIENT No.	171
PROJECT No.	9503
DESIGN:	PWD
DRAWN:	PWD/RCP
CHECKED:	CFS
DATE:	JANUARY 2019

SHEET
C2.0



H.1. INTERIOR LANDSCAPING

GROSS PARKING	38,499 SF
INTERIOR LANDSCAPE AREA	
REQUIRED	3,850 SF (10%)
PROVIDED	3,850 SF (10.00%)

1 TREE PER 400 SF REQUIRED INTERIOR LANDSCAPE

3850	= 9.63 = 10 TREES REQUIRED
400	10 TREES PROPOSED

ALL PARKING TO BE SCREENED FOR R.O.W.'S &
ADJACENT PROPERTY
PROVIDED AS REQUIRED

H.2. PERIMETER LANDSCAPING

1 TREE PER 50 LF
CHECKOUT LANE

$\frac{298}{50}$	= 5.96 = 6 TREES REQUIRED
	6 TREES PROPOSED

I. NONVEHICULAR OPEN SPACE

MINIMUM 15% SITE TO BE LANDSCAPE

TOTAL SITE AREA	85,942 SF
REQUIRED	85,942 x 15% = 12,891 SF
PROVIDED	14,897 SF (17.33%)

1 TREE REQUIRED PER 2500 SF NONVEHICULAR OPEN SPACE
NONVEHICULAR (areas not in interior or buffers)

14,897 SF	= 5.96 = 6 TREES REQUIRED
2500 SF	6 TREES PROPOSED

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	QUERCUS MACROCARPA						
CO	CHINKAPIN OAK	7	3" CAL.	10-12'	5-6'	NURSERY GROWN	
	QUERCUS MUhlenBERGIA						
LB	LACEBARK ELM	6	3" CAL.	10-12'	6-7'	NURSERY GROWN	
	ULMUS PARVIFOLIA SEMPERVIRENS						
CE	CEADAR ELM	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
	ULMUS CRASSIFOLIA						
CM	CRAPE MYRTLE	4	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
	LAGERSTROEMIA INDICA 'BASHAM PINK'						
NR	NR STEVENS HOLLY	8	15 GAL.	4-5'	2-3'	FULL	5'oc
	ILEX x 'NELLIE R. STEVENS'						
IG	INDIAN GRASS	43	5 GAL.	30"	18"	FULL	42"oc
	SORGHASTRUM NUTANS						
NP	NEEDEPOINT HOLLY	53	5 GAL.	26"	18"	FULL	36"oc
	ILEX CORNUTA 'NEEDEPOINT'						
RY	RED YUCCA	20	5 GAL.	15"	15"	FULL	36"oc
	HESPERALOE PARVIFOLIA						
DB	DWF BURFORD HOLLY	221	3 GAL.	15"	15"	FULL	30"oc
	ILEX CORNUTA 'BURFORD' NANA						
GSN	GULFSTREAM NANDINA	168	3 GAL.	12"	12"	FULL	24"oc
	NANDINA DOMESTICA 'GULF STREAM'						
MFG	MEX. FEATHERGRASS	36	1 GAL.	10"	10"	FULL	18"oc
	NASSELLA TENUSSIMA						
SE	STEEL EDGING	483	LIN. FT.	REF.	DETAIL		

COMMON
BERMUDA SOD
(CYNODON DACTYLON)

COBBLE STONE
(SEE NOTE BELOW)

1. PLANT LIST FOR THIS SHEET.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLOUDS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.



EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5"
AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE —————

MODEL 65BG-NS BELOW-GRADE —————

TREE STAKING AS MNFG. BY
"TREE STAKE SOLUTIONS"
(www.treestakesolutions.com)



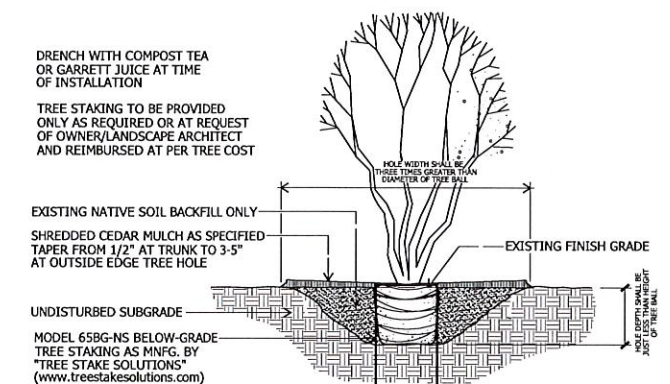
TREE STAKING TO BE PROVIDED
ONLY AS REQUIRED OR AT REQUEST
OF OWNER/LANDSCAPE ARCHITECT
AND REIMBURSED AT PER TREE COS

EXISTING NATIVE SOIL BACKFILL ON
SHREDDED CEDAR MULCH AS SPECIF
TAPER FROM 1/2" AT TRUNK TO 3-5"
AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE —————

MODEL 65BG-NS BELOW-GRADE —————

TREE STAKING AS MNFG. BY
"TREE STAKE SOLUTIONS"
(www.treestakesolutions.com)



TREE PLANTING
TYPICAL MULTI-TRUNK TREE
not to scale

LANDSCAPE PLAN

CROWN POINT BUILDINGS I and J

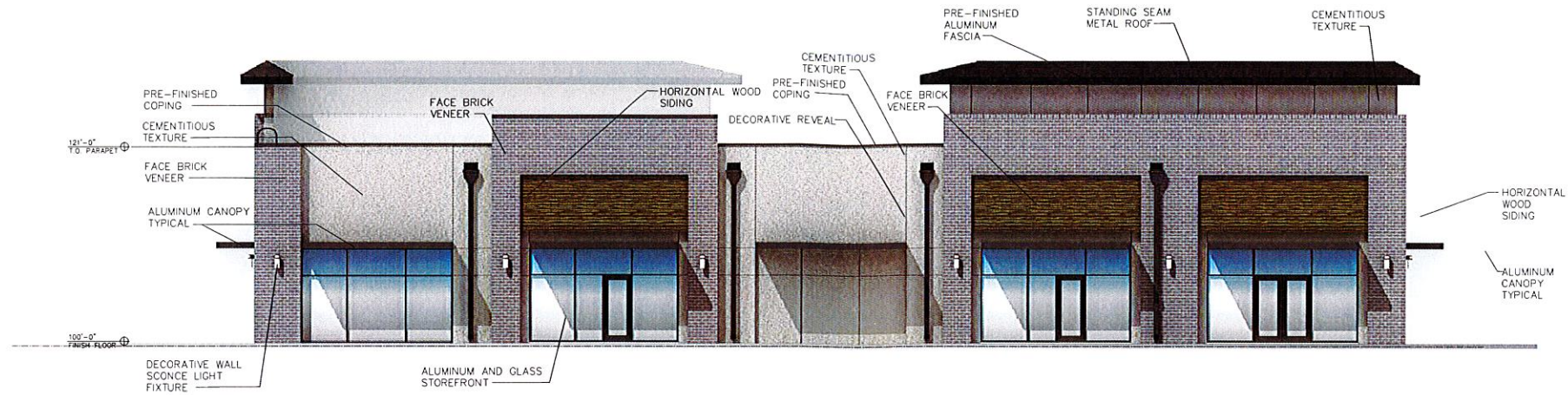
WILLOW PARK, TEXAS

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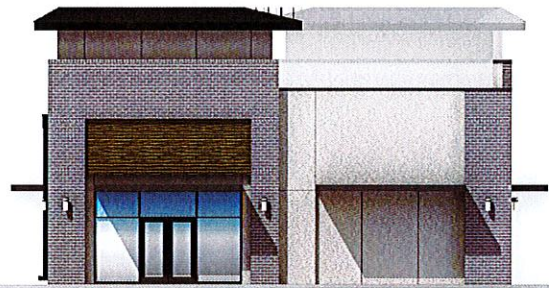
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ark-Buildings 1+1
se_WP_1+1.dwg



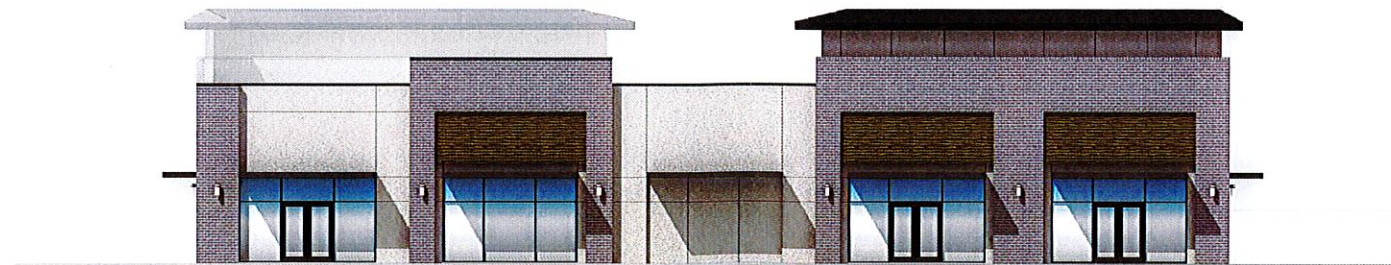
4 SOUTH (REAR) ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

CODE	MATERIAL	MANUFACTURER / CONTACT	SERIES / DESCRIPTION	COLOR / FINISH	REMARKS
B-1	MASONRY BRICK VENEER	YANKEE HILL BRICK COMPANY (PURCHASED FROM ACME BRICK)		CAPITAL IRON SPOT	
EG-1	ALUMINUM AND GLASS CURTAIN WALL	KARNEER	TR-FAB 451	DARK BRONZE NO. 40 ANODIZED ALUMINUM	1" CLEAR INSULATED GLASS SOLARBAN 60
MT-1	METAL COLOR	BERRIDGE		DARK BRONZE	
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS		SW 3487 WINTERSWEET GRAY	
FB-1	FIBER CEMENT BOARD	WOODTONE	WOODTONE RUSTIC - FIBER CEMENT BOARD	RIVER ROCK	
CN-1	PRE-FABRICATED ALUMINUM SUNSCREEN	ARCHITECTURAL FABRICATIONS	AS-111E16	POWDER COAT MATT BLACK	10" FASDA
T-1	CEMENTITIOUS TEXTURE	-	TWO-COAT APPLICATION	P-1 SW 3497 WINTERSWEET GRAY	DIRECT APPLIED TO CLEAN CONCRETE PANELS

SURFACE AREA OF EXTERIOR FINISH MATERIALS					
WALL	GROSS AREA	ELEVATION	GROSS AREA	SIZE OF SURFACE AREA	
				PERCENTAGE OF WALL AREA	PERCENTAGE OF WALL AREA
				FACE BRICK	WOOD SIDING
NORTH	2,909 SF	680 SF	2.26 SF	81.97	32.97
SOUTH	2,909 SF	680 SF	2.26 SF	81.97	32.97
EAST	1,181 SF	175 SF	1.02 SF	85.5	15
WEST	1,181 SF	175 SF	1.02 SF	85.5	15

PRELIMINARY
NOT FOR
CONSTRUCTION

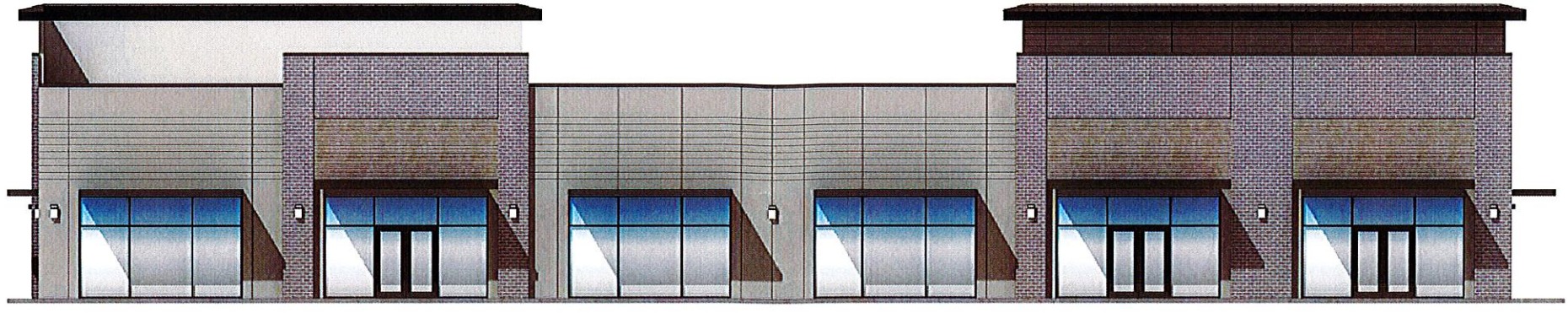
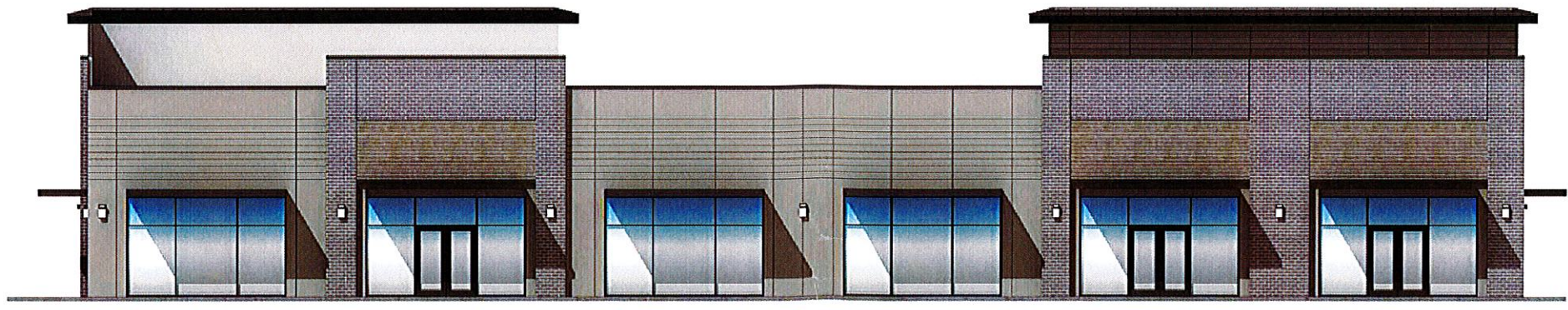
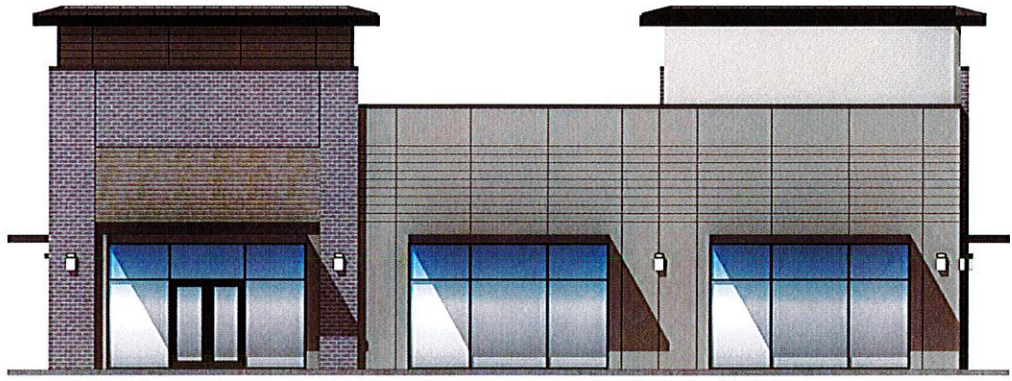
FRANZ
architects
www.franzarchitects.com
6025 International Plaza Suite 100
Dallas, Texas 75218
(972) 737-6922

OFFICE BUILDING
WILKS DEVELOPMENT
BUILDING K
WILLOW PARK, TEXAS 76087

Revisions:

File Name: 18163 - A3.1
Project No: 18163
Date: 10/03/2018
Drawn By: MWAC
Checked By: JWF

SHEET
A3.1
EXTERIOR
ELEVATIONS



File Name: 18111 -A3.1
Project No: 18111
Date: 07/09/2018
Drawn By: MMG
Checked By: JWF

Revisions:

30% REVIEW SET
7-9-18

OFFICE BUILDING I
WILKS DEVELOPMENT
WILLOW PARK - NORTH
WILLOW PARK, TEXAS 76087



PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
A3.1
EXTERIOR
ELEVATIONS



P & Z AGENDA ITEM BRIEFING SHEET

Meeting Date: February 26, 2019	Department: Development Services	Presented By: Betty Chew
---	--	------------------------------------

AGENDA ITEM: 3

Consider and act on a Site Plan for a 5,342 square foot building on Lot 1R-2, Block 1, The Village at Willow Park Addition, City of Willow Park, Texas, located in the 100 Block of Willow Bend Drive.

BACKGROUND:

The property is zoned "C-IH20 Overlay District." This property is located in Planning Area 4, as identified in the City's Comprehensive Plan. Planning Area 4 represents the areas adjacent to Interstate 20. Due to the high traffic volumes along the Interstate, the area is seen as a prime location for regional retail and commercial uses as well as uses that capitalize on pass-by trips. Due to the visibility of the corridor, higher design standards are identified to present a positive image of Willow Park.

The 0.634 acre lot is located south of Willow Bend Drive and I-20 Service Road. The 5,342 square foot building will have restaurant and retail shops located in three lease spaces. The Board of Adjustment (September 13, 2018) granted a 9 parking space variance for the property. There will be 45 parking spaces provided on the site. Cross access will be provided for the four lots on Willow Bend Drive.

All infrastructure water, sanitary sewer, fire hydrants, and streets are available. The building, parking, landscaping, stormwater drainage and fire have been reviewed and meet the requirements of the Zoning and Subdivision Ordinances.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan for Lot 1R-2, Block 1, The Village at Willow Park Addition, as presented.

EXHIBITS:

Site Plan
Landscape Plan
Elevation Drawings

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A
	Source of Funding	N/A



City of Willow Park Development Services
Universal Application

Please PRINT CLEARLY to avoid delays

Please complete each field - Incomplete applications be rejected

Project Information		Project Name: THE WILLOW BEND SHOPS	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): 0 WILLOW BEND DRIVE	
Brief Description of the Project: 5,342 SF RETAIL BUILDING			
Existing zoning: COMMERCIAL		# of Existing Lots (plats only):	
Proposed zoning: NIA		# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)			
Name: TREY NEVILLE		Mailing Address: 201 S CALHOON SUITE 125C	
Company: GRAHAM LTD		FORT WORTH, TX 76104	
Primary Phone: 817-420-9450		E-mail: trey@graham-ltd.com	
Property Owner Information (if different than above)			
Name: MIKE SANGALLI		Mailing Address: 1620 WABASH AVE	
Company: MORRISON GROUP INC		FT WORTH TX 76107	
Primary Phone:		E-mail: mike@sangalli-inc.com	
Other Phone:		Fax: NIA	
() Developer / () Engineer / () Surveyor Information (if applicable)			
Name:		Mailing Address:	
Company:			
Primary Phone:		E-mail:	
Other Phone:		Fax:	
For City Use Only			
Project Number:		Permit Fee:	
Submittal Date:		Plan Review Fee:	
Accepted By:		Total Fee:	
Receipt #:		Method of Payment:	

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



City of Willow Park Development Services Department

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: 2/4/19



City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

ITEM	INITIAL	SITE PLAN REQUIREMENTS	For Office Use Only		
			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.		✓	
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' ^{OR} 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	N/A	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.		N/A	
7	N/A	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.		N/A	
8	N/A	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.		N/A	
9	✓	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	N/A	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.		N/A	
11	N/A	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.		N/A	
12	N/A	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.		N/A	
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.		✓	

1. The Willow Park Development Services Department is not responsible for the accuracy of the information provided by the applicant. The applicant is responsible for the accuracy of the information provided.

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		Driveways within 200 feet of the property line: <input checked="" type="checkbox"/> a. Are accurately located and dimensioned. <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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> d. Typical radii are shown.			
19	N/A	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned. <i>NONE</i>			
20	✓	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.			
21		Off-site streets and roads: <input checked="" type="checkbox"/> a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> d.. Distance to the nearest signalized intersection is indicated			
22	✓	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.			
23	✓	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.			
24	N/A	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.			
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.			
26	✓	Paving materials, boundaries and type are indicated.			
27	N/A	Access easements are accurately located/ tied down, labeled and dimensioned.			
28	N/A	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.			
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.			
30	N/A	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.			
31	N/A	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall			



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	N/A	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.	N/A		
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	N/A	Boundaries of detention areas are located. Indicate above and/or below ground detention.	N/A		
36	✓	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	N/A	Communication towers are shown and a fall distance/collapse zone is indicated.	N/A		
38	N/A	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable	N/A		
39		Explain in detail the proposed use(s) for each structure RETAIL RESTAURANT (NO DRIVE-THRU)			
40		Total lot area less building footprint (by square feet): Square footage of building: 5,342 Building height (stories and feet) 18'8" Number of Units per Acre (apartments only):			
41		Parking required by use with applicable parking ratios indicated for each use: B.O.A. VARIANCE 09/13/2018 Parking Provided Indicated: 45 9 SPACES Handicap parking as required per COWP ordinance and TAS/ADA requirements: 2			
42		Provide service verification from all utility providers			
43	✓	List any variance requested for this property, dates, and approving authority PARKING B.O.A. 09/13/2018		✓	
44	✓	Provide storm water and drainage study and design		✓	
45	✓	Proposed domestic water usage (gallons per day, month, and year)		✓	
46	N/A	Are any irrigation wells proposed?	N/A		
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	N/A	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	N/A		



City of Willow Park Development Services Department

Storm Water Pollution Program (Construction Sites One Acre and Greater Only)

- a. A signed SWPPP: (if required) Please submit during the site plan review process or prior to the issuance of any building permit(s)
- b. Copy of site plan with illustrations and descriptions of all proposed Best Management Practices (BPMs)
- c. Estimated dates of major grading activities
- d. Estimated date work may cease temporarily or permanently on any portion of the site
- f. Copy of signed and certified Notice of Intent (NOI) from permitting (TCEQ)
- g. Copy of construction Site Notice from TCEQ
- TXDOT PERMITS (if applicable) *NONE*

The following forms will be reviewed by the different departments along with the site plan. Please complete all "APPLICANT QUESTIONS" on the continuing pages.



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 27,629 sq. ft.

Area of lot covered with structures and impervious surfaces: 23,296 sq. ft.

Total number of structures: 1 Total number of habitable structures: 1

Square footage of each building: 5,400 sq. ft. N/A sq. ft. N/A sq. ft.

Proposed use for each structure:

RETAIL / RESTAURANT

Building stories: 1

Building height: 18 ft. 8 in.

Total number of parking spaces: 45

Number of handicap spaces: 2

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

PARKING SPACE VARIANCE B.O.A. 09/13/2018

Approved

Not Approved

Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER

Date: 02/12/2019



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: 25 ft. Rear building setback: 25 ft.
Side building setback: 10 ft. Side building setback: 10 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
CROSS ACCESS

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 CHEW

Date:

02/11/2019



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

Will the building have a fire alarm? Yes ☒ No

Will the building have a fire sprinkler/suppression system? Yes ☒ No

Is the building taller than two-stories? Yes ☒ No

If yes, how many stories? N/A

Will the project require installation of a new fire hydrant? Yes ☒ No

If yes, how many fire hydrants? N/A

What is the size of the proposed fire connections? N/A

Staff Review: (for official use only)

Does the proposed project include the sufficient fire connections? ☒ Yes ☐ No

Is the proposed project an adequate distance to a fire hydrant? ☒ Yes ☐ No

Does the project have the minimum 24' hard surface? ☒ Yes ☐ No

Is the fire lane appropriate? ☒ Yes ☐ No

Does the site have the proper turning radius? ☒ Yes ☐ No

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

24' FIRE LANE BOTH PARKING LOTS

Does the proposed project require any additional fire services? Yes ☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date:

02/12/2019



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions:

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? N/A

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: 02/12/2019



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 27,629 sq. ft.

Area of lot covered with structures and impervious surfaces: 23,296 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 84.3 %

Area of green space/landscaped areas: 4,466 sq. ft.

Percentage of green space/landscaped areas: 16 %

Total number of parking spaces: 45

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

Approved

Not Approved

Needs More Information or Corrections

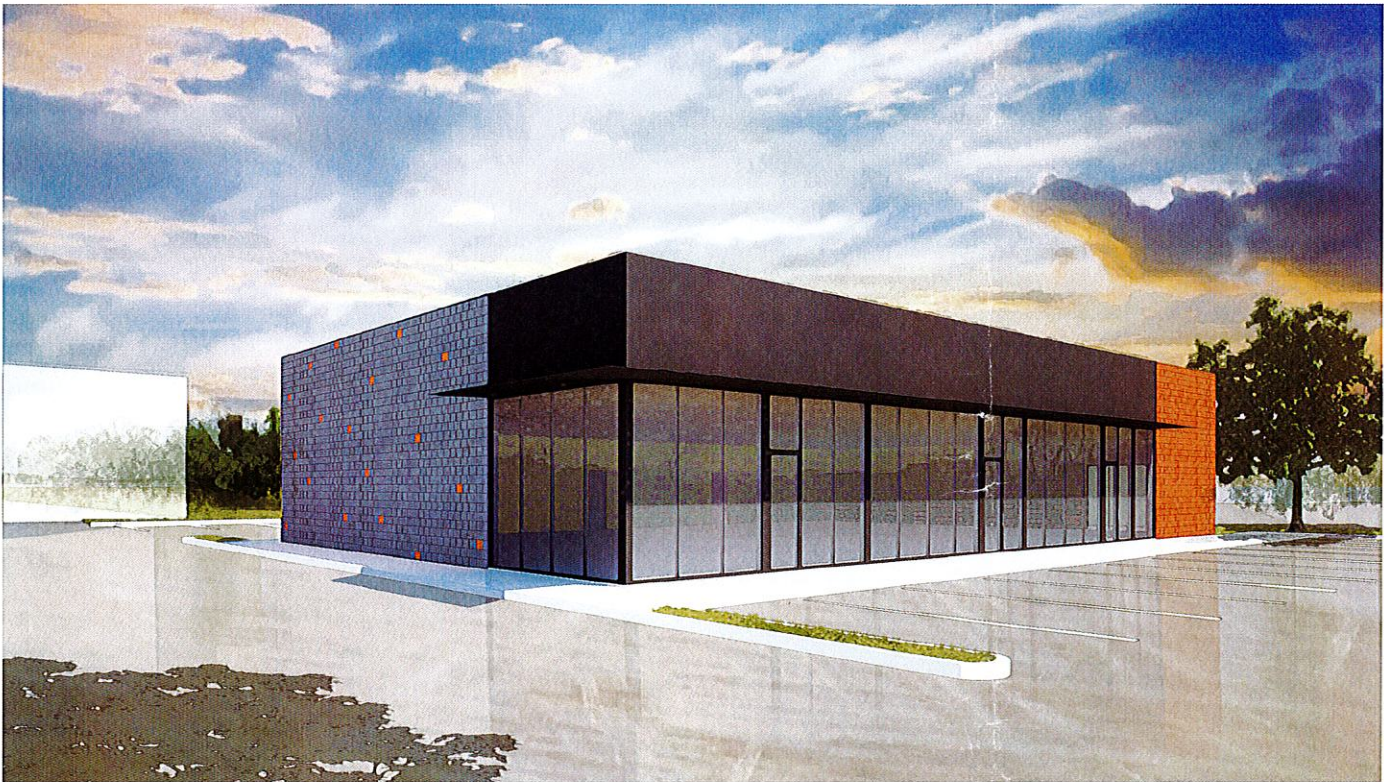
Landscaping Approval Signature:

BETTY CHEN

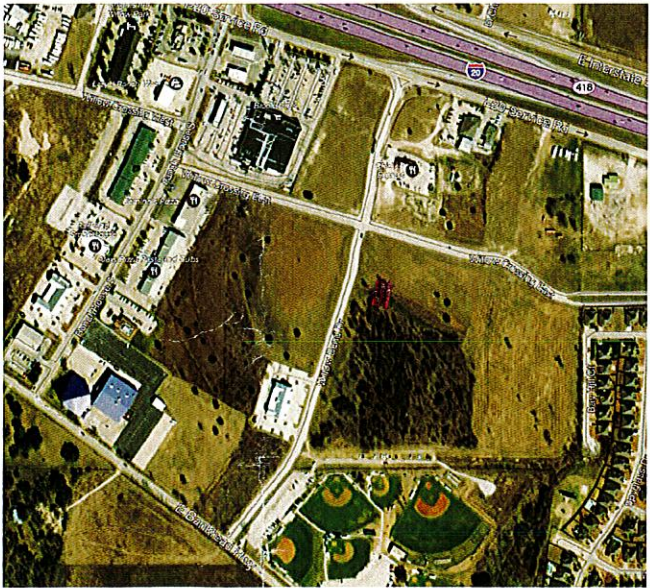
Date: 02/11/2019

WILLOW PARK

Lot 2R, block 1
The Village at Willow Park
Willow Bend Dr.
Willow Park, TX 76087



The rendering above is for presentation purposes only. The rendering is not to be used for construction purposes and represents only the design concept.



vicinity map
NOT TO SCALE



structural engineer
HnH Engineering Inc.
6421 Camp Bowie Blvd. #416
Fort Worth, TX 76116
817.713.4977
will@hnheng.com
TBPE Firm No. F-13825

map engineer
Baird, Hampton & Brown
6300 Ridgela Place, Suite 700
Fort Worth, TX 76116
817.338.1277
srath@bhbcinc.com
TBPE Firm No. F-44

A-001

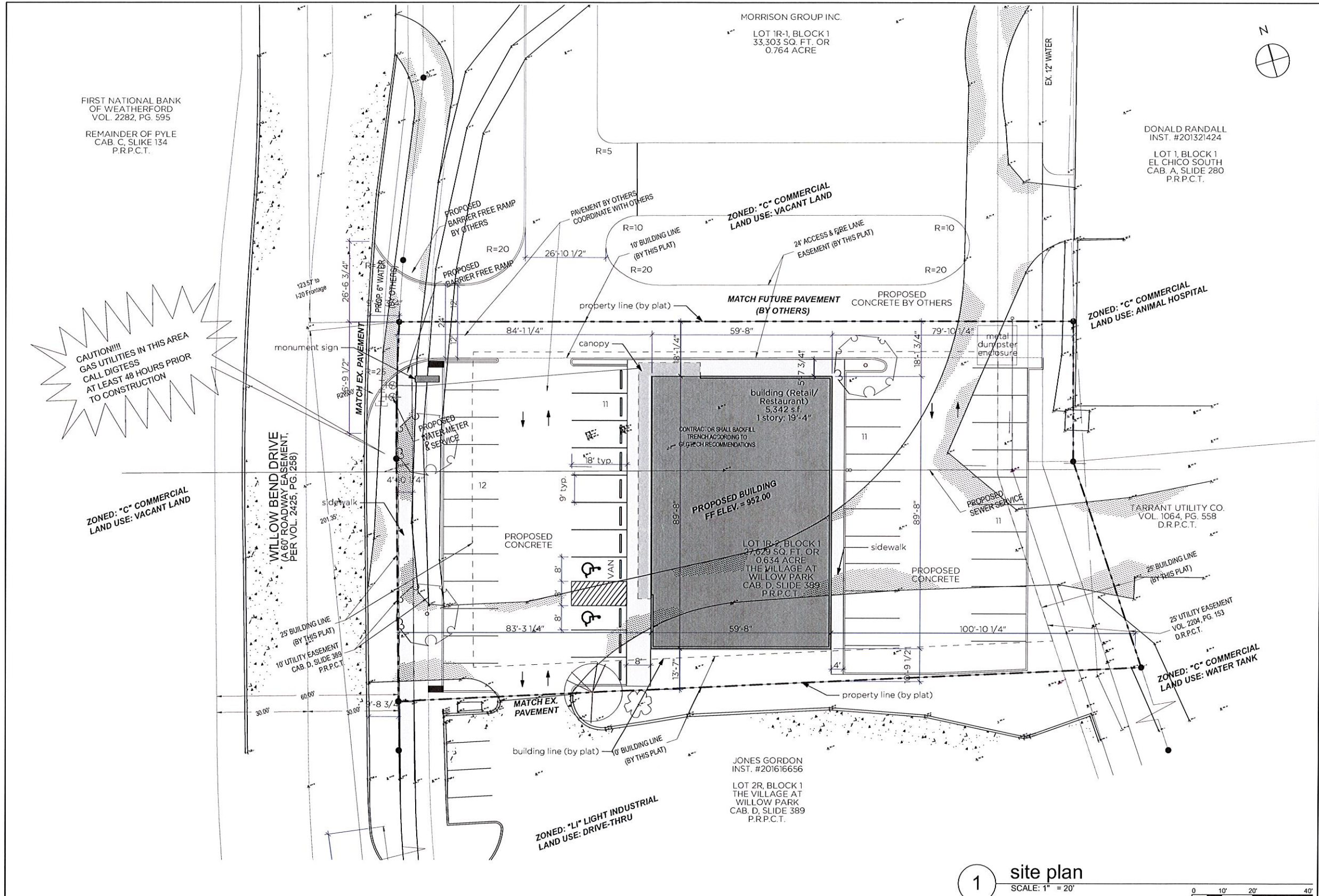
cover sheet
issued: Friday, December 14, 2018

CD issue

SHEET INDEX	
ID	NAME
A-001	cover sheet
G-001	TAS 1
G-002	TAS 2
G-003	TAS 3
G-004	TAS 4
A-101	site plan
A-102	plans
A-201	exterior elevations
A-202	exterior elevations
A-301	building sections
A-302	wall sections
A-501	section details
A-502	section details and signage details
A-503	opening details
A-504	opening details
A-601	schedules and opening types
A-602	IECC compliance certificates
A-603	IECC compliance certificates
S-001	special inspections
S-002	abbreviations & general notes
S-101	foundation & roof framing plans
S-201	typical sections & details
S-202	typical details
S-203	typical sections & details
M-101	mechanical / plumbing plan
E-001	electrical site plan
E-101	electrical plan
E-102	electrical details
E-103	IECC compliance certificates

WILLOW PARK

Willow Bend Dr.
Willow Park, TX 76087



1 site plan
SCALE: 1" = 20'

0 10' 20' 40'

IBÁÑEZ SHAW

ARCHITECTURE

801 WEST 10TH STREET
FORT WORTH, TEXAS 76102
+1817.306.4452 IBANEZSHAW.COM

WILLOW PARK

Willow Bend Dr.
Willow Park, TX 76087



structural engineer
HnH Engineering Inc.
6421 Camp Bowie Blvd. #416
Fort Worth, TX 76116
817.713.4977
will@hnheng.com
TBPE Firm No. F-13825

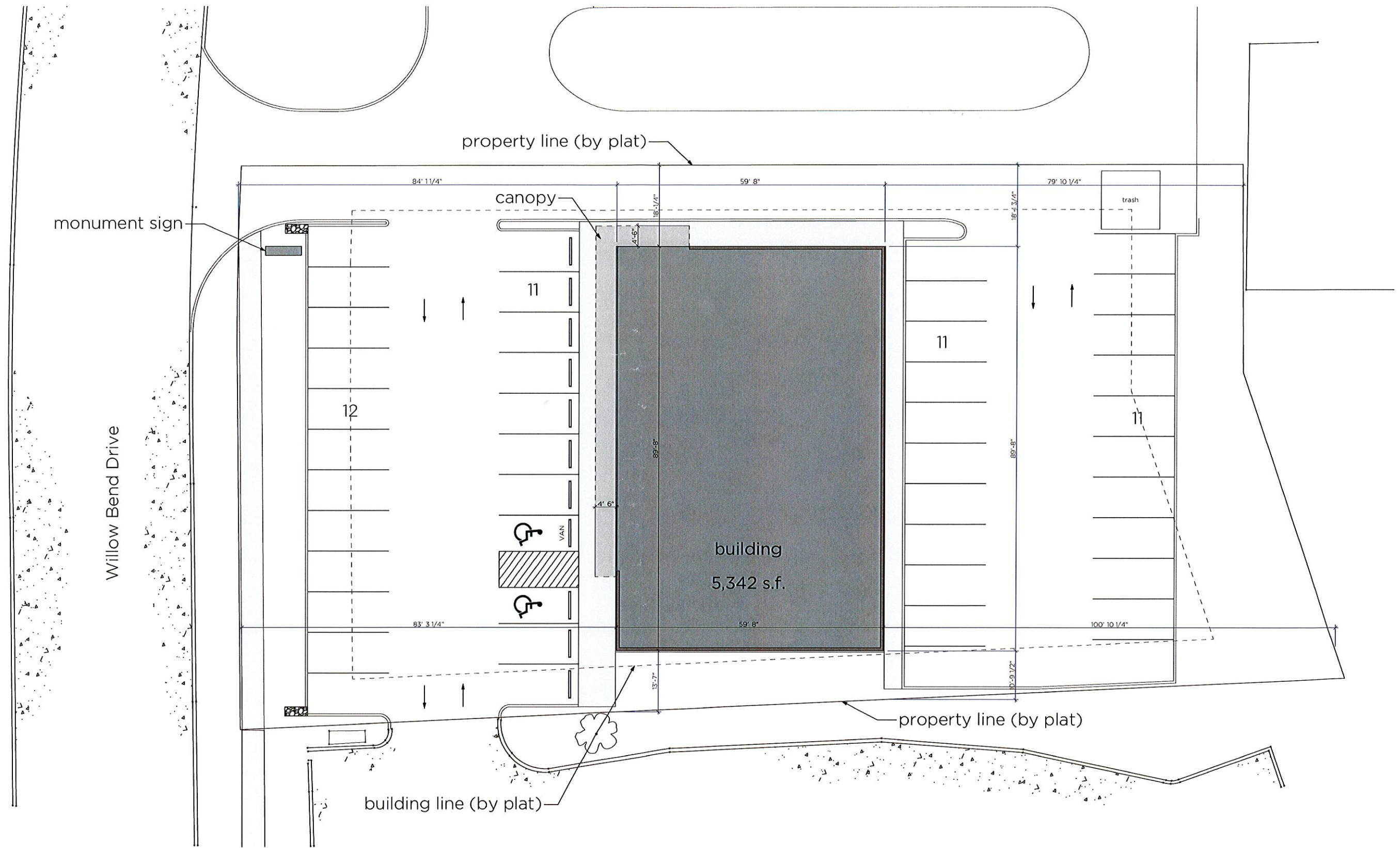
mep engineer
Baird, Hampton & Brown
6300 Ridglea Place, Suite 700
Fort Worth, TX 76116
817.338.1277
srath@bhinc.com
TBPE Firm No. F-44

A-101

overall site plan

issued: Thursday, January 24, 2019

CD issue



1 site plan
SCALE: 3/32" = 1'-0"



structural engineer
HnH Engineering Inc.
6421 Camp Bowie Blvd. #416
Fort Worth, TX 76116
817.713.4977
will@hnheng.com
TBPE Firm No. F-13825

map engineer
Baird, Hampton & Brown
6300 Ridgela Place, Suite 700
Fort Worth, TX 76116
817.338.1277
srath@bhbinco.com
TBPE Firm No. F-44

A-101

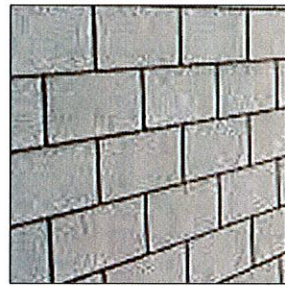
site plan
issued: Friday, December 14, 2018

CD issue

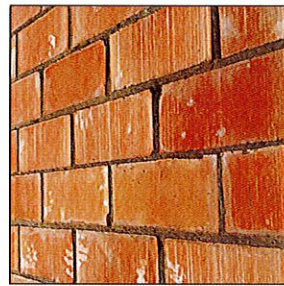
BANEZ SHAW ARCHITECTURE
801 WEST 10TH STREET
FORT WORTH, TEXAS 76102
+1817.306.4452 | BANEZSHAW.COM

WILLOW PARK

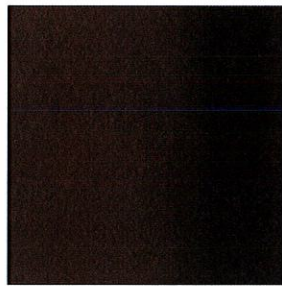
Willow Bend Dr.
Willow Park, TX 76087



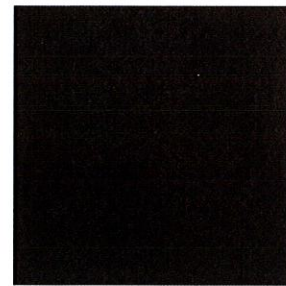
concrete masonry unit



structural clay tile



prefinished aluminum
brake metal



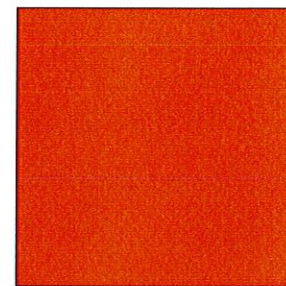
hollow metal service door
and frame



steel panels and steel
stiffeners, painted



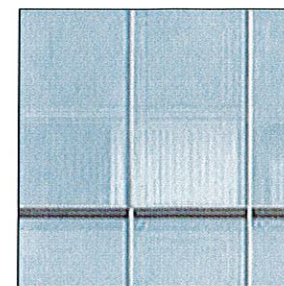
hollow metal storefront
with black frame



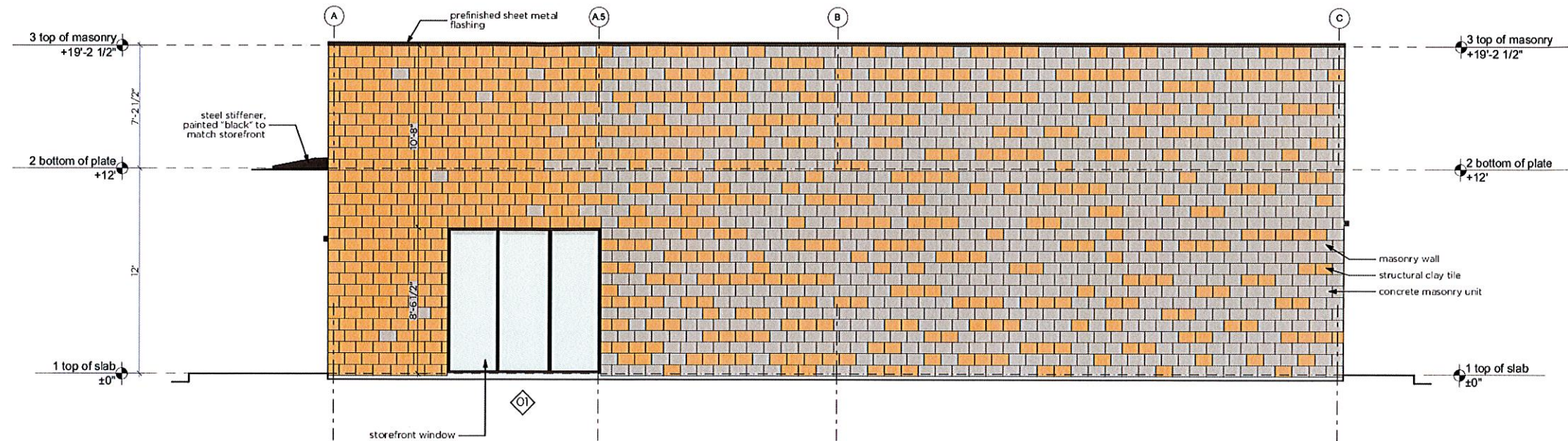
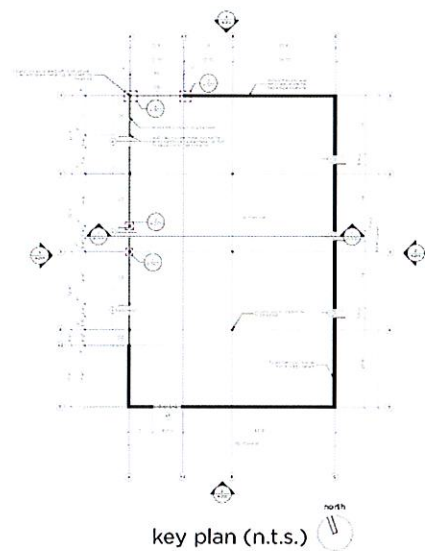
storefront door



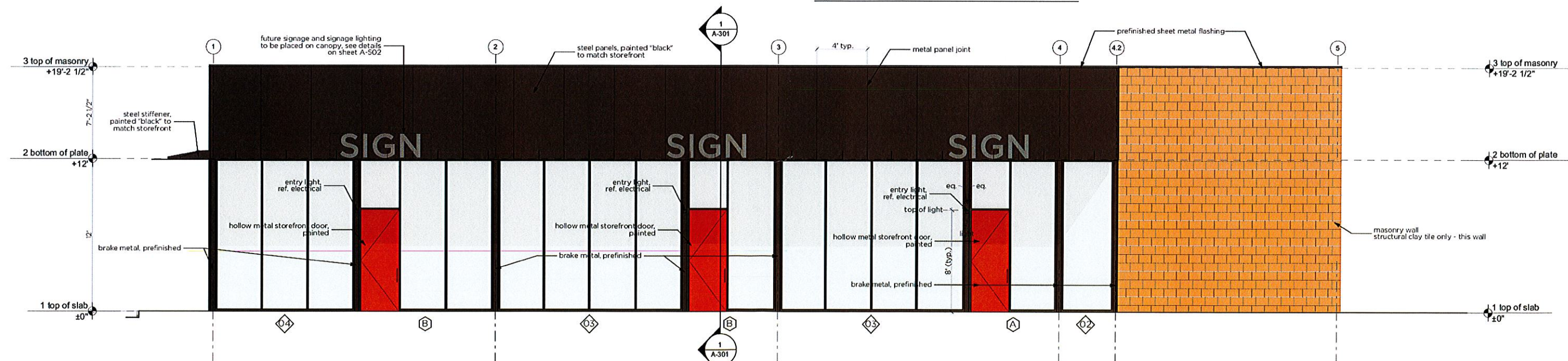
signage example



glass



south elevation

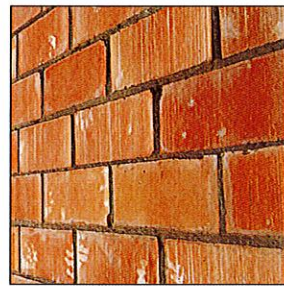


west elevation

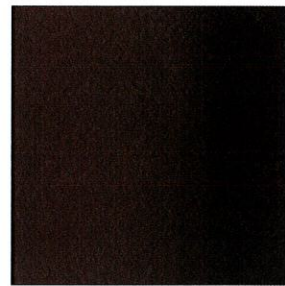
0 2' 6'



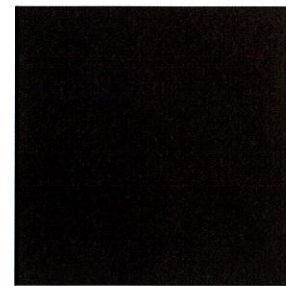
concrete masonry unit



structural clay tile



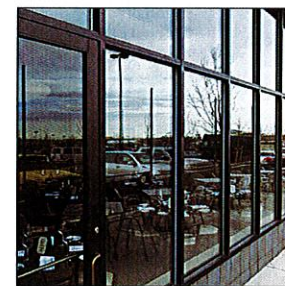
prefinished aluminum
brake metal



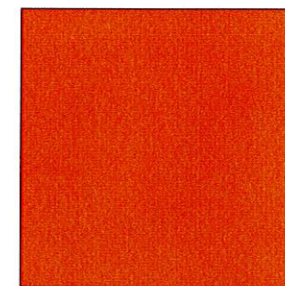
hollow metal service door
and frame



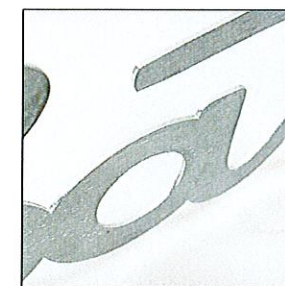
steel panels and steel
stiffeners, painted



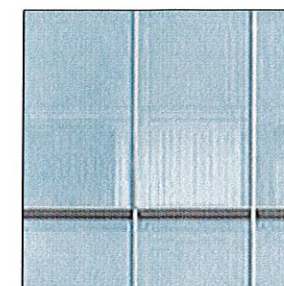
hollow metal storefront
with black frame



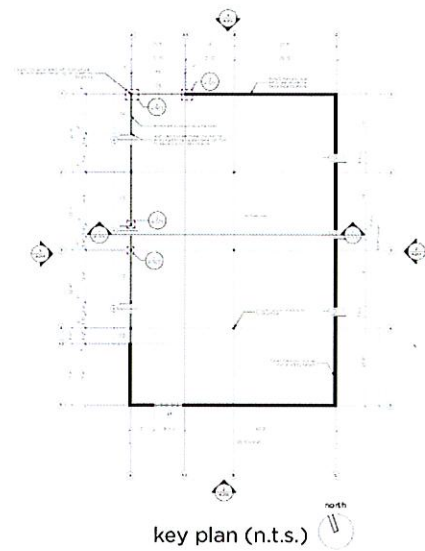
storefront door



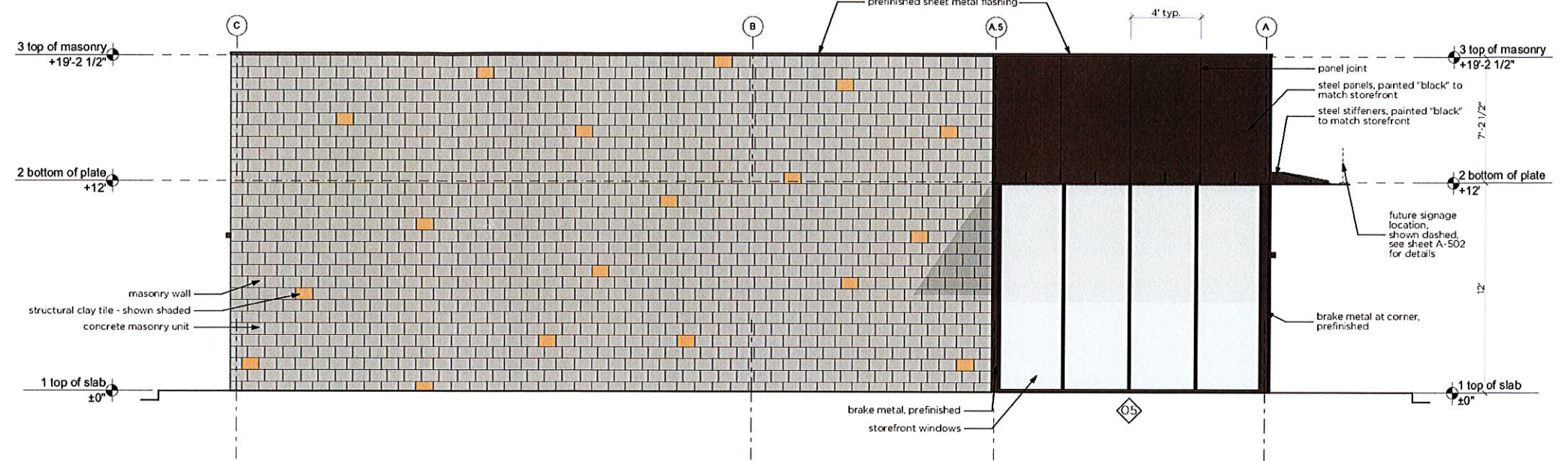
signage example



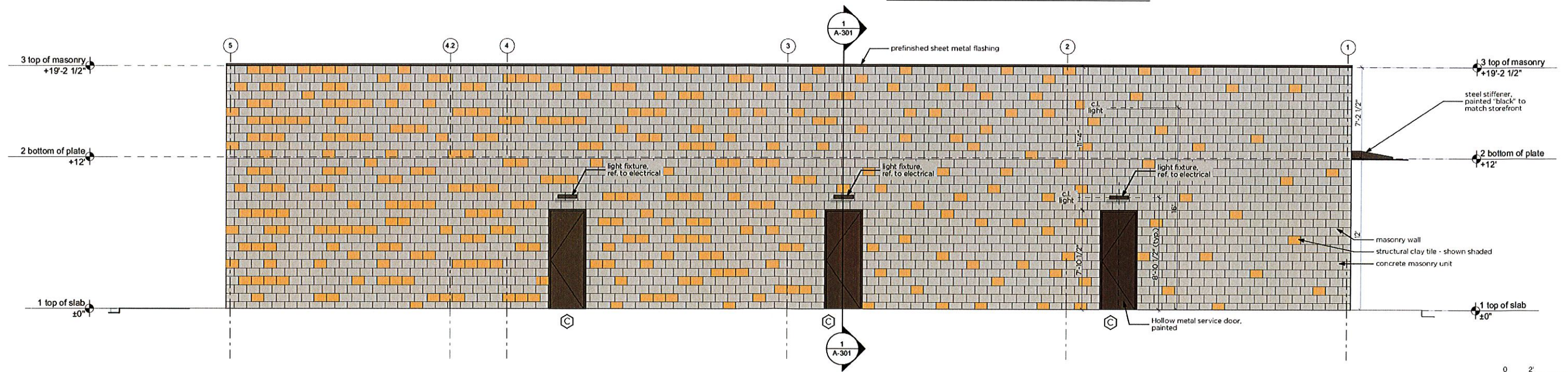
glass



key plan (n.t.s.)

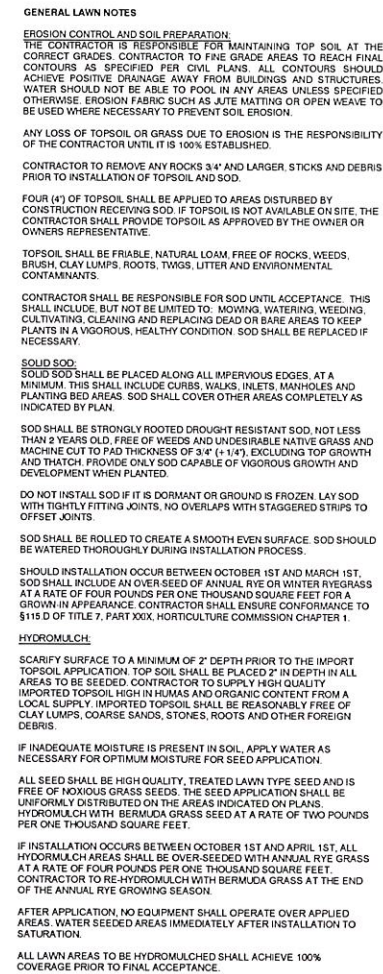


north elevation



east elevation

0 2' 6'



DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for Willow Park, TX	
INTERIOR LANDSCAPING	
1. A minimum of 10% of the gross parking area shall be devoted to living landscape.	
2. Each island shall contain at least one tree.	
Parking - 12,388 s.f.	
REQUIRED	PROVIDED
1,238 landscape (10%)	387 landscape
5 trees	2 trees, 3" cal.
PERIMETER LANDSCAPING	
1. All parking areas shall be buffered from the street by a 15' landscape area. When parking abuts an adjacent property line, a landscape perimeter of 10' shall be maintained.	
REQUIRED	PROVIDED
landscape buffers	landscape buffers
NON VEHICULAR OPEN SPACE	
1. A minimum of 15% of the total site area shall be devoted to feature landscape with not less than 50% of the landscape being located in the front yard.	
2. If less than 30% of the site is non vehicular open space one tree	



L1

SECTION 32 0000 LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED WORK SHOULD INCLUDE:

- E. PLANTING OF TREES, SHRUBS AND GRASSES
- A. SEEDING
- B. BED PREPARATION AND FERTILIZATION
- C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- D. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRASSES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOIL IN THE AREA
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS
- B. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
- C. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETRIORATION IN TRANSIT AND WHILE STORED ON SITE
- D. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION

- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND SPRING
- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES
- F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY
- G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE
- H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LNER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LANDSCAPE SOIL
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE REGROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM OR NEGLIGENCE BY OWNER IS EXCLUDED
- C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED
- D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD

1.9 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE
- B. ALL LANDSCAPE MATERIALS MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER
- C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED
- D. REMOVE TRASH, DEBRIS, AND LITTER WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED, AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED
- E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAINTAIN WATER CONSERVATION
- H. RESET SETTLED PLANTS
- I. REAPPLY MULCH TO BARE AND THIN AREAS
- J. SHOULD SEEDING AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL

- BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER
- K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR
- A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
- B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE
- C. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMALCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED

1.10 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN
- C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT
- D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAIN THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HERSE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK
- B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS
- C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE
- D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE
- E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID
- F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE
- G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL
- H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS)
- I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL

- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- K. TREE TRUNKS TO BE STUDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR SEVERE DAMAGE WILL BE REJECTED
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL
- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED
- P. SOIL - PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3" TO 11". EACH PALETTE OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL

2.2 ACCESSORIES/SCENARIOS/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS
- B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS
- C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL, ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM RUBBISH, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION
- E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR AND INSIDE THE FIRE LANE SHALL BE SOODED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES
- F. STEEL EDGING - SHALL BE 3/8" X 4" X 16" DARK GREEN LANDSCAPE EDGING
- G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE. REFER TO DETAILS
- H. FILTER FABRIC - WELM 1408 BY MARI-TEC OR APPROVED SUBSTITUTE
- I. SAND - UNIFORM GRADED, WASHED, CLEAN BANK RUN SAND
- J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL, MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER
- K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2'-4" IN DIAMETER
- L. PRE-EMERGENT HERBICIDES - ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED

PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES

PART 3 - EXECUTION

3.1 PREPARATION

- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +10.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST
- B. SOIL TESTING
- A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL
- B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES
- C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG TERM MAINTENANCE
- D. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT
- E. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 12 INCH DEPTH
- F. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL
- G. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNERS REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING

3.2 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH
- B. TREE PITS PERCOLATION TEST - FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED
- C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED

3.3 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS
- C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING
- D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT
- E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING
- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS

- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 8 GALLONS IN SIZE
- I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH
- J. DO NOT WRAP TREES
- K. DO NOT OVER PRUNE
- L. BLOCKS OF SOIL SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY

3.4 STEEL EDGING

- A. STEEL EDGING SHALL BE INSTALLED AND ADJUSTED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION
- B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS
- C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE
- D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE
- E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS
- F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS

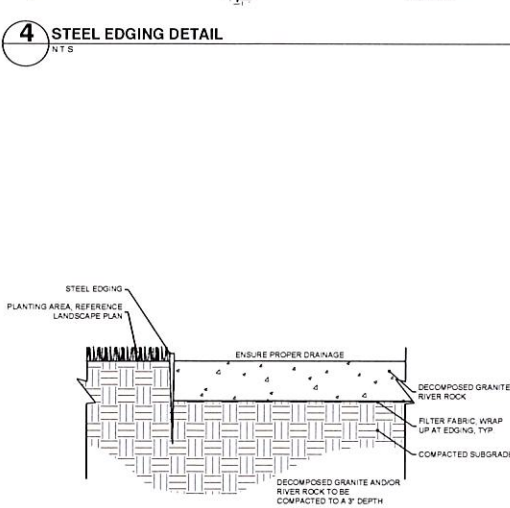
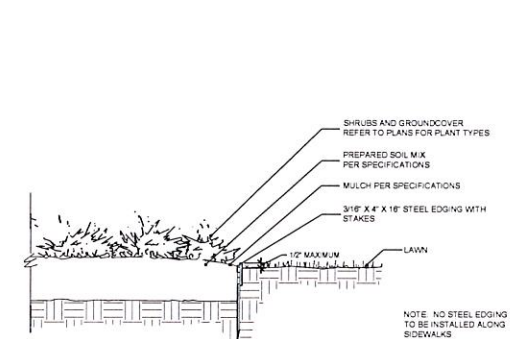
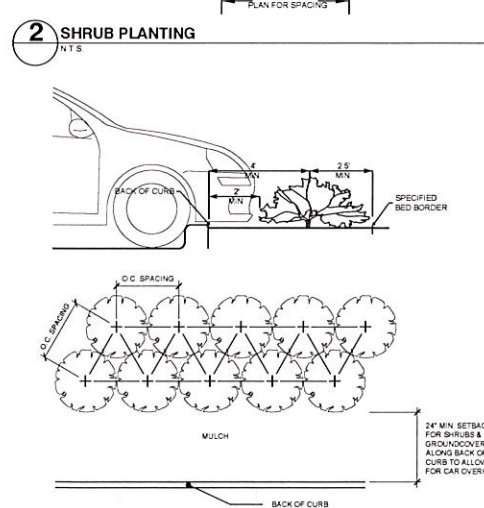
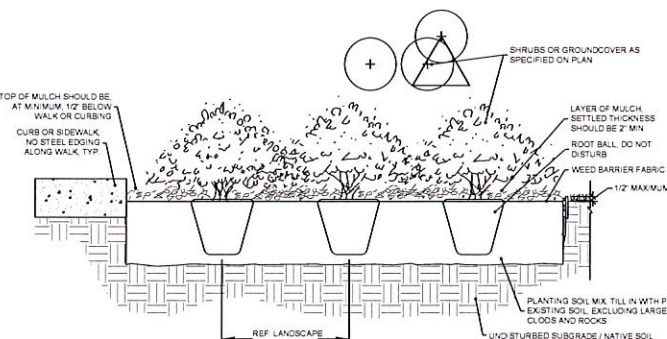
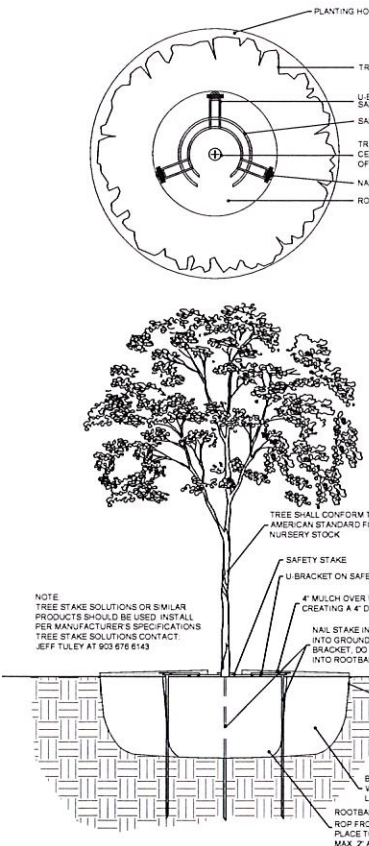
3.5 CLEANUP

- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES
- B. REPAIR PUTS, HOLES AND SCARS IN GROUND SURFACES
- C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED
- D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY

3.6 ACCEPTANCE

- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION
- B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY
- C. WHENEVER THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS
- D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN REINSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE

END OF SECTION



LANDSCAPE SPECS
AND DETAILS

WILLOW BEND DR.
WILLOW PARK, TEXAS

DATE: 01-11-19
REVISION DATE: 01-12-2019
DRAWN BY: AWR
CHECKED BY: AWR

Salcedo Group, Incorporated
Civil Engineers - Surveyors
110 S.W. 2nd Street - Grand Prairie, Texas 75050
Phone: (214) 412-3122, Fax: (214) 412-3089 www.salcedogroupinc.com

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