

NOTICE OF A REGULAR PLANNING & ZONING MEETING

VIA TELEPHONE/VIDEO CONFERENCE



**City of Willow Park
Planning and Zoning Commission
Regular Meeting Agenda
Municipal Complex
516 Ranch House Rd, Willow Park, TX 76087
Tuesday, April 21, 2020 at 6:00 p.m.**

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of Willow Park will conduct, Regular Meeting scheduled for 6:00 p.m, such meeting to be conducted Virtual meeting via video conference, hosted through ZOOM ONLY, on April 21, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

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

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

Join Zoom Meeting
<https://zoom.us/j/95948044997>

Meeting ID: 959 4804 4997

Dial in: 1 346 248 7799 US

Meeting ID: 959 4804 4997

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

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

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

Call to Order

Determination of Quorum

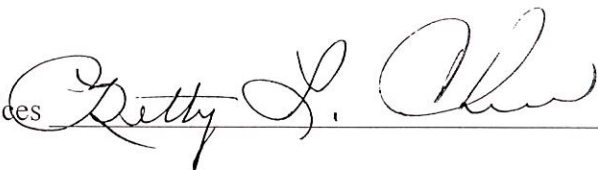
Approval of Meeting Minutes for March 17, 2020.

Items to be considered and acted upon

1. Consider and Act on a Site Plan for a classroom building at Trinity Christian Academy on Lot 1R-1, 1R-2, 2; Block 1; Trinity Church Properties Addition, located at 4924 E IH-20 Service Road.
2. Consider and Act on a Site Plan for classrooms and offices, Ben Hogan Learning Center at Squaw Creek Golf Course, located at 1605 Ranch House Road.
3. Consider and Act on a Preliminary Plat Lot 1 and 2, Block A, Box 4 Storage and Retail Addition, being 3.224 acres Eliza Ozer Survey, Abstract No. 1032, Extraterritorial Jurisdiction City of Willow Park, Parker County, Texas.
4. Consider and Act on a Final Plat Lot 1 and 2, Block A, Box 4 Storage and Retail Addition, being 3.224 acres Eliza Ozer Survey, Abstract No. 1032, Extraterritorial Jurisdiction City of Willow Park, Parker County, Texas.
5. Consider and Act on a Final Plat Lot 1,2,3; Block 2; The Village at Willow Park Addition, being 10.135 acres J. Cole Survey, Abstract No. 218, City of Willow Park, Parker County, Texas.
6. Consider and Act on a Site Plan for Thrive Behavior Learning Center and an office building on Lot 4R-1R, Block A, Crown Pointe Addition Phase 2, located in the 100 Block J.D. Towles Drive.

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 Thursday, April 16th, 2020 at 5:00 pm.

Director of Development Services



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



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 17th, 2020 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 Sharon Bruton
Commissioner Alternate Scott Smith

Absent:

Commissioners Rodney Wilkins, Joe Lane, and Billy Weikert

Also, Present:
Betty Chew

Approval of Meeting Minutes for January 21, 2020.

Commissioner Smith made a motion to approve the minutes of the January 21, 2020 Planning and Zoning Commission Meetings as written.

Seconded by Commissioner Bruton.

Motion passed with a vote of 3-0.

Items to be considered and acted upon

- 1. Consider and Act on a Preliminary Plat of Lot1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres McKinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, abstract No. 468, City of Willow Park, Parker County, Texas.**

Betty Chew addressed the Commission stating this is a Preliminary Plat for a proposed single lot subdivision. The property is located on the northwest corner of Mary Lou Drive and J.D. Towles Drive. The property is zoned PD/R3 Planned Development/Multi-Family Senior Living. The site development plan for the 152 unit 117,000 square foot senior living complex was approved



City of Willow Park
Planning & Zoning Commission
Regular Meeting
516 Ranch House Rd Willow Park, TX 76087
Tuesday, March 17th, 2020 6:00 PM
Minutes

October 8, 2019. Staff has reviewed the Preliminary Plat and recommends approval as presented.

Chuck Stark, Baron Stark Engineering addressed the Commission to answer questions regarding the Plat.

Motion made by Commissioner Bruton to recommend approval of the Preliminary Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, as presented.

Seconded by Commissioner Smith.

Aye Votes: Chairman Fowler, Bruton and Smith.

Motion Passed with a vote of 3-0

2. Consider and Act on a Final Plat of Lot 1, Block H, Crown Pointe Addition, Phase V, being 9.27 acres McKinney and Williams Survey, Abstract No. 954 and Wesley Franklin Survey, Abstract No. 468, City of Willow Park, Parker County, Texas.

Motion made by Commissioner Smith to recommend approval of the Final Plat of Lot 1, Block H, Crown Pointe Addition, Phase V as presented.

Seconded by Commissioner Bruton.

Aye Votes: Chairman Fowler, Commissioners Bruton and Smith.

Motion passed with a vote of 3-0.

Chairman Fowler adjourned the meeting at 6:20pm.

APPROVED:

Jared Fowler, Chairman
Planning and Zoning Commission



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 1

Consider and Act on a Site Plan for a classroom building at Trinity Christian Academy located on lot 1R-1, 1R-2, 2, Block 1, Trinity Church Properties. The property is located at 4924 E. IH 20 Service Road.

BACKGROUND:

The property is zoned PD/TC Planned Development, Trinity Christian Academy. This property is located in Planning Area 4 as identified in the City's Comprehensive Plan. Planning Area 4 represents the area adjacent to Interstate 20. This property is located on the south side of Interstate 20. The development includes Trinity Christian Academy and Trinity Christian Church. The 4,480 square foot modular classroom building will be located east of and adjacent to the "Secondary Building".

The building will be located over 14 existing parking spaces. The school and church have a joint parking and access agreement. The elimination of the 14 parking spaces will not create a parking space deficiency for the school or church.

The classroom building will connect to existing City water and sanitary sewer service on the site. All drives and entrances are provided. There will be no additional landscape or stormwater drainage improvements required.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan as presented.

EXHIBITS:

Aerial Site Plan
Site Plan
Floor Plan
Elevation Plan

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: TCA Modular Classrooms
() Residential	(x) Commercial
Valuation: \$ (round up to nearest whole dollar)	Project Address (or description):
Brief Description of the Project: Placement of a temporary classroom building over 14 existing parking spaces	
Existing zoning: x	# of Existing Lots (<i>plats only</i>):
Proposed zoning:	# of Proposed Lots (<i>plats only</i>):
Applicant/Contact Information (<i>this will be the primary contact</i>)	
Name: Shannon Nave, PE	Mailing Address: 949 Hilltop Drive, Weatherford, Tx
Company: Baird, Hampton, Brown. Inc.	
Primary Phone: 817-596-7575	E-mail: shannon@bhbinc.com
Property Owner Information (<i>if different than above</i>)	
Name: Cody McKenzie	Mailing Address: 4954 E. IH 20 Service Rd S, Willow Park, Tx
Company: Trinity Christian Academy	
Primary Phone: 817-441-5897	E-mail: Cmckenzie@tcaeagles.org
Other Phone:	Fax:
() Developer / (x) Engineer / () Surveyor Information (<i>if applicable</i>)	
Name: Shannon Nave, PE	Mailing Address: 949 Hilltop Drive, Weatherford, Tx
Company: Baird, Hampton, Brown. Inc.	
Primary Phone: 817-596-7575	E-mail: shannon@bhbinc.com
Other Phone: 817-992-8031	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: 03/06/2020



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.		X	
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.		X	
3		A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		X	
4		A written and bar scale is provided. 1"=200' unless previously approved by staff		X	
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.		X	
6		Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.	X		
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.	X		
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.	X		
9		Accurately located, labeled and dimensioned footprint of proposed structure(s).		X	
10		Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.		X	
11		Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.	X		
12		Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.	X		
13		Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		X	
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.	X		
15		Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.	X		
16		Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.	X		
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.	X		



City of Willow Park Development Services Department

18	<p>Driveways within 200 feet of the property line:</p> <p>_____ a. Are accurately located and dimensioned.</p> <p>_____ b. Distances to the nearest on-site driveway and/or off-site driveway is accurately located and dimensioned as measured from the centerlines.</p> <p>_____ c. Distance to the nearest street is shown as measured from the end of curb-return radius of the adjacent street to the driveway centerline.</p> <p>_____ d. Typical radii are shown.</p>	X		
19	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.	X		
20	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.		X	
21	<p>Off-site streets and roads:</p> <p>_____ a. Existing and proposed roadways with medians and median openings adjacent to and within 200 feet of the project site are shown and dimensioned.</p> <p>_____ b. Medians, median openings with associated left- turn lanes, continuous left turn lanes, transition and stacking lengths are shown and dimensioned within 200 feet of the project site.</p> <p>_____ c. Existing, proposed, and required acceleration/deceleration lanes within 200 feet of the project site are shown dimensioned, stacking length indicated, and right-of-way dedication is indicated as applicable.</p> <p>_____ d.. Distance to the nearest signalized intersection is indicated</p>	X		
22	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.	X		
23	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.	X		
24	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.	X		
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.	X		
26	Paving materials, boundaries and type are indicated.	X		
27	Access easements are accurately located/ tied down, labeled and dimensioned.	X		
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.	X		
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.	X		
30	Proposed dedications and reservations of land for public use including, but not limited to, rights-of way, easements, park land, open space, drainage ways, floodplains and facility sites are accurately located, dimensioned and labeled.	X		
31	Screening walls are shown with dimensions and materials. An inset is provided that shows the wall	X		



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.	X		
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.	X		
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.	X		
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.		X	
35		Boundaries of detention areas are located. Indicate above and/or below ground detention.	X		
36		Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.	X		
37		Communication towers are shown and a fall distance/collapse zone is indicated.	X		
38		Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		X	
39		Explain in detail the proposed use(s) for each structure	X		
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):		X	
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:		X	
42		Provide service verification from all utility providers	X		
43		List any variance requested for this property, dates, and approving authority	X		
44		Provide storm water and drainage study and design	X		
45		Proposed domestic water usage (gallons per day, month, and year)	X		
46		Are any Irrigation wells proposed?	X		
47		Applicant has received Landscaping Ordinance and requirements	X		
48		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		X	
49		Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review		X	



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 4480 sq. ft.

Area of lot covered with structures and impervious surfaces: No change sq. ft.

Total number of structures: 1 Total number of habitable structures: 0

Square footage of each building: 4,480 sq. ft. _____ sq. ft. _____ sq. ft.

Proposed use for each structure:

4 classrooms with restrooms and small storage area will be placed over

an existing parking area.

Building stories: 1

Building height: 9 ft.

Total number of parking spaces: See C1.0

Number of handicap spaces: _____

Does the site include any storm water retention or detention? Yes

☒ No

Does the project include any engineered alternatives from code requirements? Yes

☒ No

Staff Review: *(for official use only)*

Does the proposed project pose any engineering concerns? Yes

☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Engineering Approval Signature: DEREK TURNER

Date: 04/03/2020



City of Willow Park Development Services Department

Site Plan Building Official Review

Applicant Questions:

Front building setback: N/A ft.

Rear building setback: _____ ft.

Side building setback: _____ ft.

Side building setback: _____ ft.

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

Yes

☒ No

Does the site include any drainage easements?

Yes

☒ No

Does the site include any roadway/through fare easements?

Yes

☒ No

Staff Review: *(for official use only)*

Does the site plan include all the required designations?

☒ Yes

No

Are the setbacks for the building sufficient?

☒ Yes

No

Are there any easement conflicts?

Yes

☒ No

Does the proposed project pose any planning concerns?

Yes

☒ No

☒ Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date:

04/04/2020



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? _____

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

If yes, how many fire hydrants? _____

What is the size of the proposed fire connections? _____

Staff Review: *(for official use only)*

Does the proposed project include the sufficient fire connections? ☒ 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: _____

MIKE LENOIR

Date: _____

04/03/2020



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 ☒

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 04/02/2020



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: _____ sq. ft.

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

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

Area of green space/landscaped areas: _____ sq. ft.

Percentage of green space/landscaped areas: _____ %

Total number of parking spaces: _____

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

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns?

Yes

No

NO ADDITIONAL LANDSCAPING REQUIRED.

Approved

Not Approved

Needs More Information or Corrections

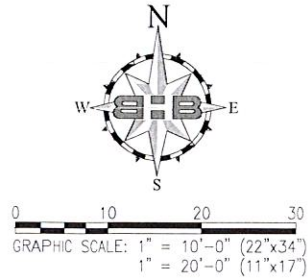
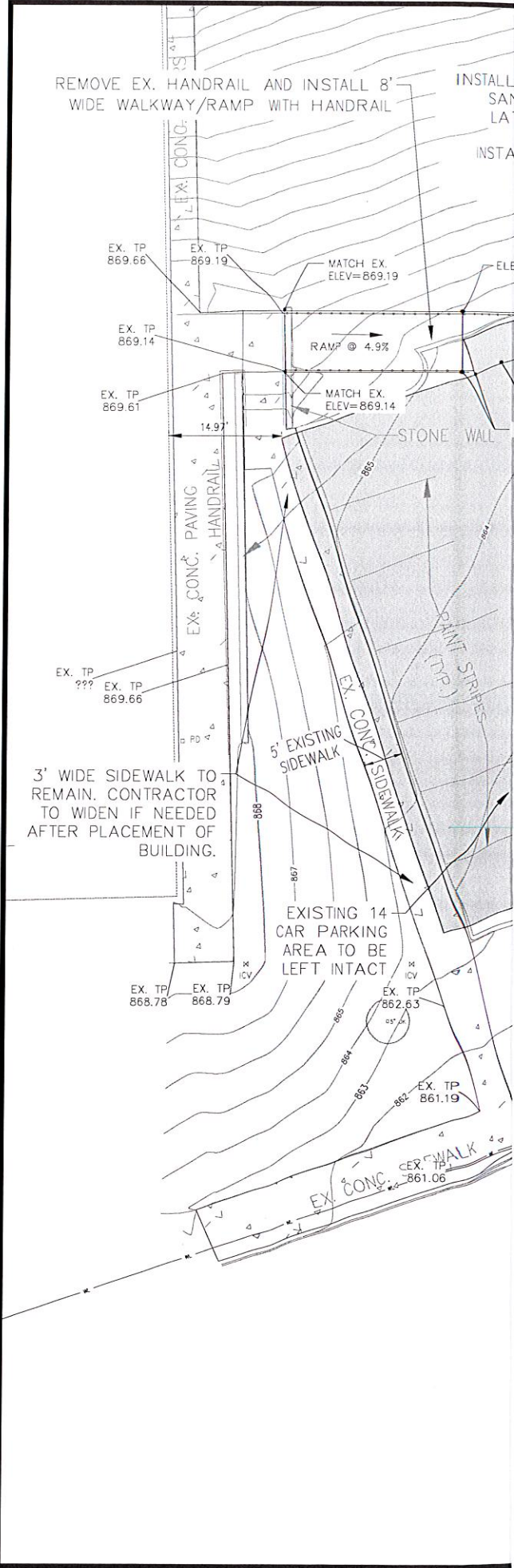
Landscaping Approval Signature:

BETTY L. CHEW

Date: 04/04/2020



4/7/2020 5:02PM F:\p3\2020\5007 TCA - ClassCAD\2020\5007 SITE PLAN EXHIBIT.dwg EXHIBIT 2



B=B
BAIRD, HAMPTON & BROWN
engineering and surveying
540 Hilltop Drive, Weatherford, TX 76086
mail@bhbinc.com • 817.596.7376 • bnbinc.com
TBP# Firm #44 • TBP#LS Firm #10194146

**TRINITY CHRISTIAN ACADEMY
MODULAR CLASSROOMS**

4954 E INTERSTATE 20 SERVICE RD S
WILLOW PARK, TEXAS 76087

DETAILED SITE PLAN

NO.	DESCRIPTION	DATE

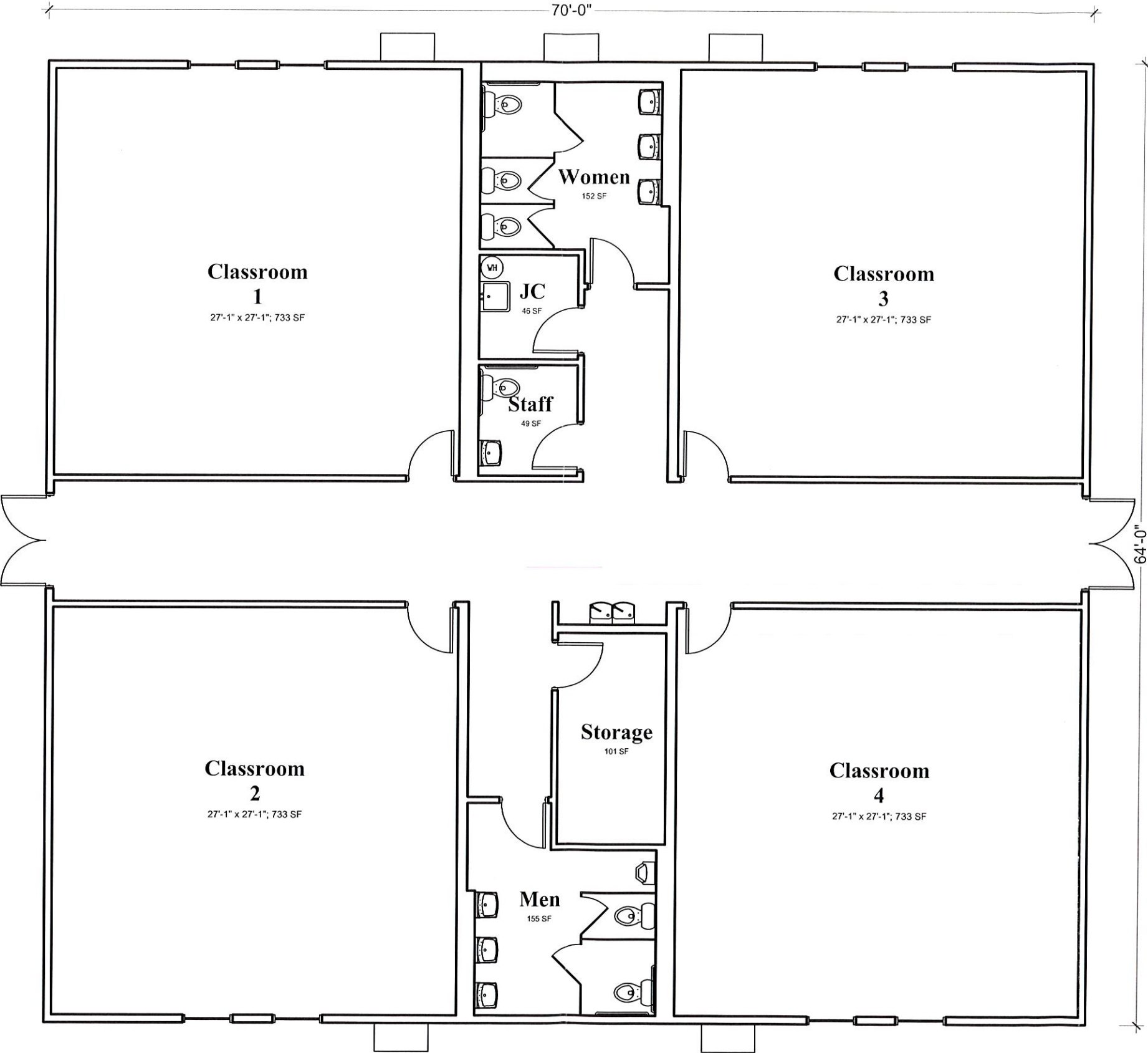
NOT FOR CONSTRUCTION
THIS DOCUMENT IS INTENDED
FOR REVIEW ONLY, AND IS NOT
INTENDED FOR BIDDING,
PERMIT, OR CONSTRUCTION
PURPOSES.
BHB, INC.
TX. REGISTERED FIRM F-00044
ENGINEER: SHANNON L. NAVE,
P.E., CFM
TEXAS LICENSE NO. 89415
DATE: APRIL 4, 2020

PROJECT NUMBER: 2020.850.007
DATE: 4/7/2020 DRAWN BY: JPM
DESIGN BY: SLN CHECKED BY:

SHEET
C1.1

Trinity Christian School

Willow Park, TX 76087



1 Floor Plan
Classrooms - 4,480 SF

0 2 4 8
Graphic Scale (feet)

↑
N

RAMTECH[®]
BUILDING
SYSTEMS, INC.

©Copyright 2020 (all rights reserved)

January 21, 2020
SK-1
Q-0919229



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 2

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

BACKGROUND:

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

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

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

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan as presented.

EXHIBITS:

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

ADDITIONAL INFO:	FINANCIAL INFO:	
	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: Ben Hogan Learning Center at Squaw Creek	
<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Commercial	
Valuation: \$ 1,475,400 (round up to nearest whole dollar)		Project Address (or description): 1605 Ranch House Road Willow Park, TX 76086	
Brief Description of the Project: Classrooms and offices to support learning objectives of The First Tee of Fort Worth			
Existing zoning: R-1		# of Existing Lots (plats only):	
Proposed zoning: R-1		# of Proposed Lots (plats only):	
Applicant/Contact Information (this will be the primary contact)			
Name: Kevin Long		Mailing Address: 1900 Rockwood Park Ft. Worth, TX 76114	
Company: The First Tee of Fort Worth			
Primary Phone: 817-420-9370		E-mail: klong@thefirstteefortworth.org	
Property Owner Information (if different than above)			
Name: Ted Shaw		Mailing Address: 3300 Bryant Irvin Fort Worth, TX 76109	
Company: CERA			
Primary Phone: 817-732-7731 x101		E-mail: ted@cera-fw.org	
Other Phone: 817-271-8877		Fax:	
() Developer / () Engineer / () Surveyor Information (if applicable)			
Name: Stephen L. Darrow		Mailing Address: 3924 Silkwood Trail Arlington, TX 76016	
Company: DMS Architects, Inc.			
Primary Phone: 817-980-6609		E-mail: sdarrow@dmsarch.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: 03 / 26 / 2020

T



January 10, 2020

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

Dear Ms. Chew,

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

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

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

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

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Stephen L. Darrow'.

Stephen L. Darrow, NCARB, AIA
Principal
DMS Architects



City of Willow Park Development Services Department

Applicant: Please complete the following

For Office Use Only

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

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



City of Willow Park Development Services Department

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



City of Willow Park Development Services Department

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



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions: Please refer to the attached narrative

Total gross lot area of the development: _____ sq. ft.

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

Total number of structures: _____ Total number of habitable structures: _____

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

Proposed use for each structure:

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

Building stories: 1

Building height: 22' ft. to roof peak

Total number of parking spaces: 164

Number of handicap spaces: 4

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

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

Staff Review: (for official use only)

Does the proposed project pose any engineering concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

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



City of Willow Park Development Services Department

Site Plan

Building Official Review

Applicant Questions:

Please refer to the attached narrative

Front building setback: N/A ft.

Rear building setback: _____ ft.

Side building setback: _____ ft.

Side building setback: _____ ft.

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

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

Staff Review: (for official use only)

Does the site plan include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

Betty L. Chew

Date:

04/06/2020



City of Willow Park Development Services Department

Site Plan Fire Review

Applicant Questions:

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

Staff Review: (for official use only)

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

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

Approved

Not Approved

Needs More Information or Corrections

Fire Department Approval Signature:

MIKE LENOIR

Date:

04/04/2020



City of Willow Park Development Services Department

Site Plan Flood Plain Review

Applicant Questions: Please refer to the attached narrative

Is any part of the site plan in the 100-year flood plain?

☒ Yes

☐ No

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

Is any built improvement in the 100-year flood plain?

☐ Yes

☒ No

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

Is any habitable structure in the 100-year flood plain?

☐ Yes

☒ No

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

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

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

Staff Review: (for official use only)

Base flood elevations confirmed?

☒ Yes

☐ No

Will the project require a "post-grade" elevation certificate?

☐ Yes

☒ No

Flood proofing measures approved?

☒ Yes

☐ No

Does the proposed project pose any safety concerns?

☐ Yes

☒ No

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER

Date: 04/05/2020



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions: Please refer to the attached narrative

Total gross lot area of the development: _____ sq. ft.

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

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

Area of green space/landscaped areas: _____ sq. ft.

Percentage of green space/landscaped areas: _____ %

Total number of parking spaces: _____

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

Staff Review: (for official use only)

Does the proposed project pose any landscaping concerns? Yes No

LANDSCAPING AROUND BUILDING
EXISTING GOLF COURSE

Approved

Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

BETTY L. CHEW

Date: 04/06/2020

01 SITE PLAN
1"=40'-0"



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

DATE	ISSUE

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



JOB NO. 172100
DRAWN
CHECKED
SHEET
AS1.1
OF

GENERAL NOTES:

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

Survey Notes:

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

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

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

DEMOLITION PLAN

SCALE: 1" = 30'

SITE PLAN & DIMENSIONAL CONTROL

SCALE: 1" = 20'



DMS Architects, Inc.
3400 College Avenue
Fort Worth, Texas 76109
817.570.2000 Main
817.570.2010 Fax

DATE	ISSUE	PERMIT/CONSTRUCTION SET
02/24/2020		

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



02/24/2020

JOB NO.	177100
DRAWN	BB
CHECKED	BB
SHEET	

C1.0

OF

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

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



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

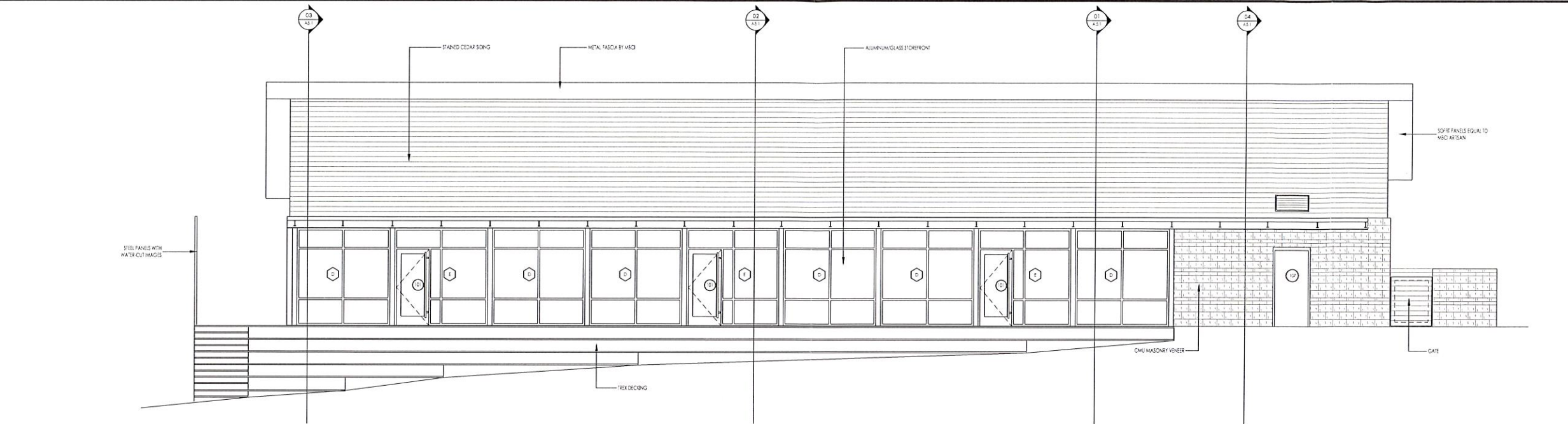
DATE: 10/24/2020
NAME: PERMIT CONSTRUCTION SET

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

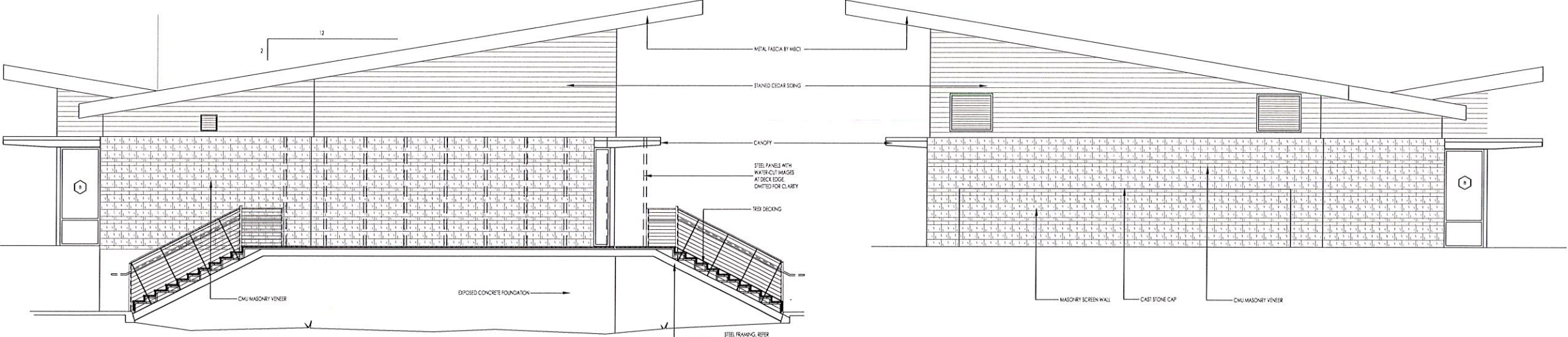


JOB NO. 172100
DRAWN
CHECKED
SHEET
A2.1
OF

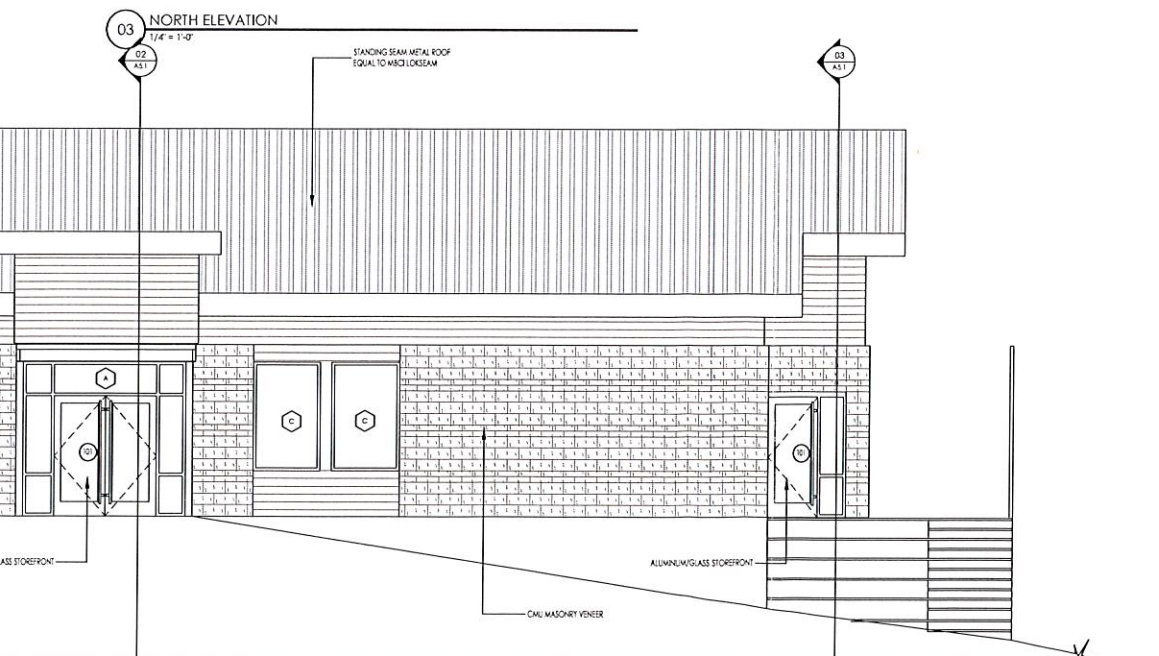
01 EAST ELEVATION
1/4" = 1'-0"



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



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



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





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

WILLOW PARK, TEXAS

© COPYRIGHT 2017 DMS ARCHITECTS

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



RELEASED UNDER THE AUTHORITY OF: STEPHEN L. DARROW 12-01-2017
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



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

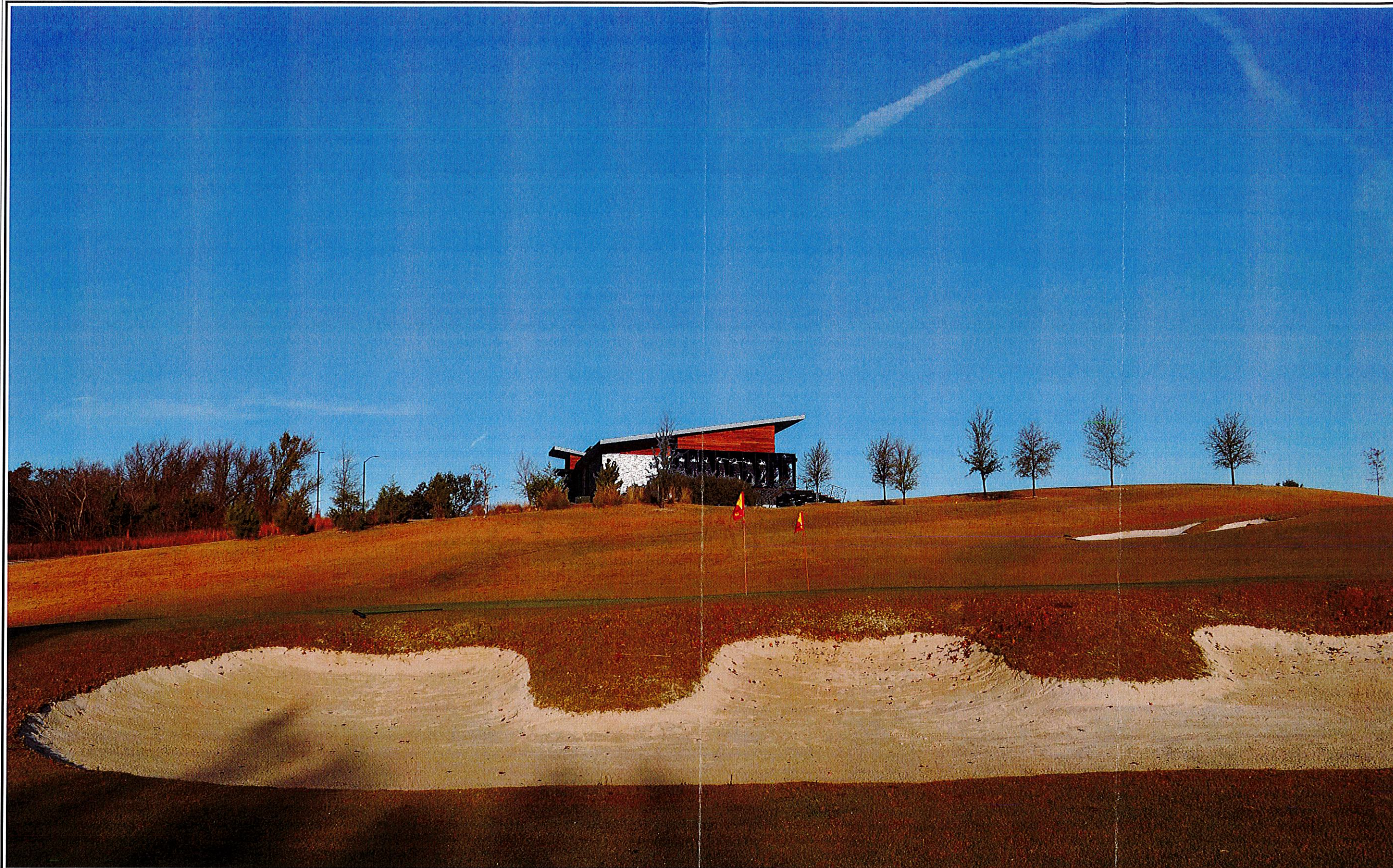
WILLOW PARK, TEXAS

© COPYRIGHT 2017 DMS ARCHITECTS

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



RELEASED UNDER THE AUTHORITY OF STEPHEN L. DARROW 12-01-2017
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.



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

WILLOW PARK, TEXAS

© COPYRIGHT 2017 DMS ARCHITECTS

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



RELEASED UNDER THE AUTHORITY OF: STEPHEN L. DARROW 12-01-2017
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.



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

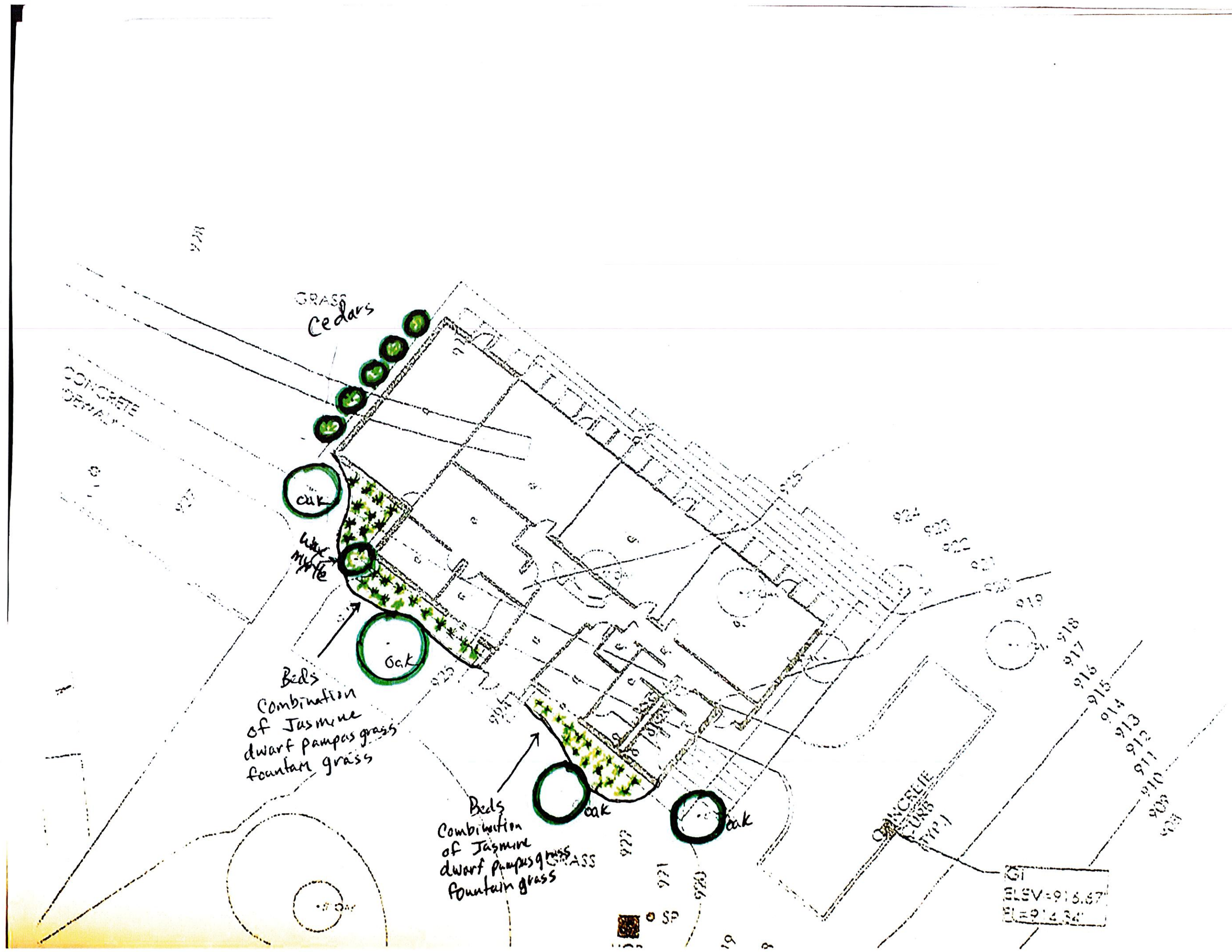
WILLOW PARK, TEXAS

© COPYRIGHT 2017 DMS ARCHITECTS

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



RELEASED UNDER THE AUTHORITY OF STEPHEN L. DARROW 12-01-2017
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



GRASS
Cedars

CONCRETE
DETAIL

Oak

like
myle

Oak

Beds
Combination
of Jasmine
dwarf pampas grass
fountain grass

Oak

Oak

Beds
Combination
of Jasmine
dwarf pampas grass
fountain grass

CONCRETE
DETAIL

GI
ELEV=916.67
ELEV=916.34



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 3

Consider and Act on a Preliminary Plat Lot 1, 2; Block A, Box 4 Storage and Retail Addition, being 3.224 acres Eliza Ozer Survey, Abstract No. 1031, Parker County, Texas, located in the 9600 Block Bankhead Hwy.

BACKGROUND:

This is a Preliminary Plat of a 2 lot subdivision located in the City's Extraterritorial Jurisdiction (ETJ). The owners propose to develop the property with storage units and retail. All existing structures on the property will be demolished and removed from the property.

Access to the subdivision will be from Bankhead Hwy. Bankhead serves as an east-west connector through eastern Parker County and functions as a minor arterial.

The subdivision will be served from private wells and a private sewage disposal system.

Stormwater in the subdivision flows from the northwest to southeast. The subdivision also receives stormwater from the Hunters Glen detention pond on the northeast corner of the subdivision. A stormwater drainage study and drainage improvement plan with detention have been reviewed by the City's Engineer.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Preliminary Plat.

EXHIBITS:

Plat Application
Preliminary Plat

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



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087

Phone: (817) 441-7108 • Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT - FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: ☒ Preliminary ☒ Final ☐ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 2-25-2020

Address (if assigned): 9699 E. BANKHEAD HIGHWAY

Name of Additions: Box 4 Storage and Retail

Location of Addition: NORTH OF BANKHEAD HIGHWAY, ± 150' EAST E OF COLD TRACK DRIVE

Number of Lots: 2 Gross Acreage: 3.224 Zoning: * # of New Street Intersections: 0
ACRES ↑ IN THE ETJ WILLOW PARK

PROPERTY OWNER:

Name: Carol Parish

Contact: _____

Address: 9699 E. Bankhead Hwy.

Phone: _____

City: Aledo

Fax: _____

State: TX Zip: 76008

Email: _____

Signature: Carol Parish

APPLICANT:

Name: Box 4 Holdings LLC.

Contact: Greg Shannon

Address: 2320 Ashland Ave.

Phone: 678-978-8244

City: Fort Worth

Fax: _____

State: TX Zip: 76107

Email: greg@oceanakdev.com

Signature: [Signature]

SURVEYOR:

Name: SPRY SURVEYORS

Contact: DAVID LEWIS

Address: 8241 MID-CITIES BLVD., STE 102

Phone: 817.776.4049

City: NORTH RICHLAND HILLS

Fax: NA

State: TEXAS Zip: 76182

Email: DAVID@SPRYSURVEYORS.COM

Signature: [Signature]

Contact: KEITH HAMILTON

Address: 8241 MID-CITIES BLVD STE 100

Phone: 817-268-0408

City: NORTH RICHLAND HILLS

Fax: NA

State: TX Zip: 76182

Email: khAMILTON@hAMILTONDUFF
COM

Signature: [Signature]

PRINCIPAL CONTACT: _____ Owner _____ Applicant ✓ Surveyor ✓ Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: _____

Water Provider: _____

Wastewater Provider: _____

Gas Provider (if applicable): _____

APPLICATION FEES

\$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR

\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Fees Collected: \$_____

§ _____

\$_____

§

Receipt Number:

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: BOX 4 STORAGE AND RETAIL
 Applicant: BOX 4 HOLDINGS, LLC
 Property Owner(s): CAROL PARISH (BOX 4 HOLDINGS CLOSING ON PROPERTY)
 Location of Addition: 9699 E. BANKHEAD HIGHWAY

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

	APPLICANT	STAFF
A. Preliminary Plat Application (original signatures)	✓	✓
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	✓	✓
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	✓	✓
D. Concept Construction Plan (5 paper copies & 1 digital)	✓	✓
E. Tree Survey (AERIAL)	✓	✓
F. Location and Dimensions of Existing Structures	✓	✓
G. Sectionalizing or Phasing of Plats	NA	N/A
H. Zoning Classification of All Properties Shown on the Plat	ETJ	✓ NO ZONING
I. Dimensions of all Proposed or Existing Lots	✓	✓
J. Location of 100-year Flood Limits Where Applicable	✓	N/A

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

	APPLICANT	STAFF
A. Final Plat Application (original signatures)	✓	✓
B. Final Plat Drawing (5 paper copies & 1 digital copy)	✓	✓
C. Drainage Study (5 paper copies & 1 digital)	✓	✓
D. Submit 1 mylar copy and 1 paper copy from county filing (WHEN APPROVED)	✓	OK
E. Written Metes and Bounds Description	✓	✓
F. Dimensions of All Proposed or Existing Lots	✓	✓
G. Area in acres for each lot	✓	✓
H. Any Existing Structures which Encroach and Setback Lines	SEE ATTACHED	OK
I. Parker County Tax Certificate (WHEN APPROVED)	✓	OK
J. Plans for all water & sewer lines	NA	PRIVATE
K. Plans for fire hydrants	NA	PRIVATE
L. Plans for all proposed streets and sidewalks	NA	N/A

IV. REQUIRED DOCUMENTS FOR A REPLAT

	APPLICANT	STAFF
A. Replat Application (original signatures)		
B. Replat Drawing (5 paper copies & 1 digital copy)		
C. Original Plat for comparison		
D. Drainage Study (5 paper copies & 1 digital)		
E. Submit 1 mylar copy and 1 paper copy from county filing		
F. Written Metes and Bounds Description		
G. Dimensions of All Proposed or Existing Lots		
H. Area in acres for each lot		
I. Any Existing Structures which Encroach and Setback Lines		
J. Parker County Tax Certificate		

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

	APPLICANT	STAFF
A. Amended Plat Application (original signatures)		
B. Final Plat Drawing (5 paper copies & 1 digital)		
C. Original Plat for comparison		
D. Drainage Study (5 paper copies & 1 digital)		
E. Submit 1 mylar copy and 1 paper copy from county filing		
F. Written Metes and Bounds Description		
G. Dimensions of All Proposed or Existing Lots		
H. Area in acres for each lot		
I. Any Existing Structures which Encroach and Setback Lines		

VI. REQUIREMENTS ON ALL PLATS

	APPLICANT	STAFF
A. Adjacent Property Lines, Streets, Easements	✓	✓
B. Names of Owners of Property within 200 feet	✓	NA
C. Names of Adjoining Subdivisions	✓	✓
D. Front and Rear Building Setback Lines	ETJ	N/A
E. Side Setback Lines	ETJ	N/A
F. City Boundaries Where Applicable	✓	✓
G. Date the Drawing was Prepared	✓	✓
H. Location, Width, Purpose of all Existing Easements	✓	✓
I. Location, Width, Purpose of all Proposed Easements	✓	✓
J. Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K. Map Sheet Size of 18"x24" to 24"x36"	✓	OK
L. North Arrow	✓	✓
M. Name, Address, Telephone, of Property Owner	✓	✓
N. Name, Address, Telephone of Developer	✓	✓
O. Name, Address, Telephone of Surveyor	✓	✓
P. Seal of Registered Land Surveyor	✓	✓
Q. Consecutively Numbered Plat Notes and Conditions	✓	✓
R. City of Willow Park Plat Dedication Language	✓	✓
S. Location and Dimensions of Public Use Area	NA	N/A
T. Graphic Scale of Not Greater Than 1" = 200'	✓	✓
U. All Existing and Proposed Street Names	NA	N/A
V. Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	NA	✓
W. Subdivision Boundary in Bold Lines	✓	✓
X. Subdivision Name	✓	✓
Y. Title Block Identifying Plat Type	✓	✓
Z. Key Map at 1"=2000'	✓	✓
AA. Surveyor's Certification of Compliance	✓	✓
BB. Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	MUST ADD	✓
CC. Show relationship of plat to existing "water, sewage, and drainage"	WELL/SEPTIC	✓ PRIVATE

VII. ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS

	APPLICANT	STAFF
A. A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	✓	✓
B. A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	✓	OK
C. A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	N/A

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park
Plat
Building Official Review

Applicant Questions: * PROPERTY IN CITY ETJ *

Front building setback: N/A ft.

Rear building setback: N/A ft.

Side building setback: N/A ft.

Side building setback: N/A ft.

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

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

Staff Review:

Does the plat include all the required designations?

Yes

No

Are the setbacks for the building sufficient? N/A

Yes

No

Are there any easement conflicts?

Yes

No

Do the proposed easements align with neighboring easements?

Yes

No

DRAINAGE

Are the proposed easements sufficient to provide service?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

DRAINAGE EASEMENT AND

IMPROVEMENTS APPROVED BY CITY ENGINEER

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 04/11/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No
If yes, which road? E. BANK HEAD HIGHWAY
Is the project serviced by an existing water line? Yes ☒ No
If yes, what size line? N/A
Will the project require the extension of a water line? Yes ☒ No
Does the project use well water? No ☒ Drinking ☐ Irrigation
If yes, which aquifer does the well pull from? N/A
Is the project serviced by an existing sewer line? Yes ☒ No
If yes, what size line? _____
If no, what type and size is the septic system? UNDER DESIGN

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes ☐ No ☒
Any additional concerns: ETJ PRIVATE - NO CITY
UTILITY SERVICE

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

NOTE

Public Works Approval Signature: RAYMON JOHNSON Date: 04/02/2020

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		

Staff Review:

Base flood elevations confirmed?	N/A	Yes	<input type="radio"/> No
Does the proposed project pose any safety concerns?		Yes	<input checked="" type="radio"/> No

DRAINAGE IMPROVEMENT PLANS
REVIEWED AND APPROVED

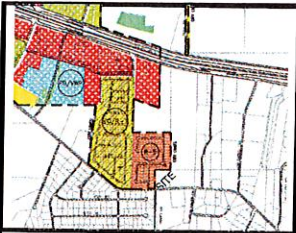
☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 04/03/2020

Mar 31, 2020 - 7:47am
S:\034 Hamilton Duffy\034-261 9699 E Bankhead Hwy-Willow Park ET\030-Plat\Preliminary Plat\ spgy-9699E-Bankheadhwy plat.dwg



VICINITY MAP
SCALE 1"=2000'



Graphic Scale in Feet
0 30' 60' 90'
SCALE: 1"=30'

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easement and rights-of-way known to me at the time of this survey.

This document shall not be recorded for any purpose. This drawing shall be used for **REVIEW PURPOSES ONLY**
David Carlton Lewis, R.P.L.S. No. 5647
Spry Surveyors, LLC
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182

Date: March 30, 2020



NOTARY CERTIFICATE

Before me, the undersigned authority, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument.
Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Signature

Notary Stamp:

ABBREVIATIONS

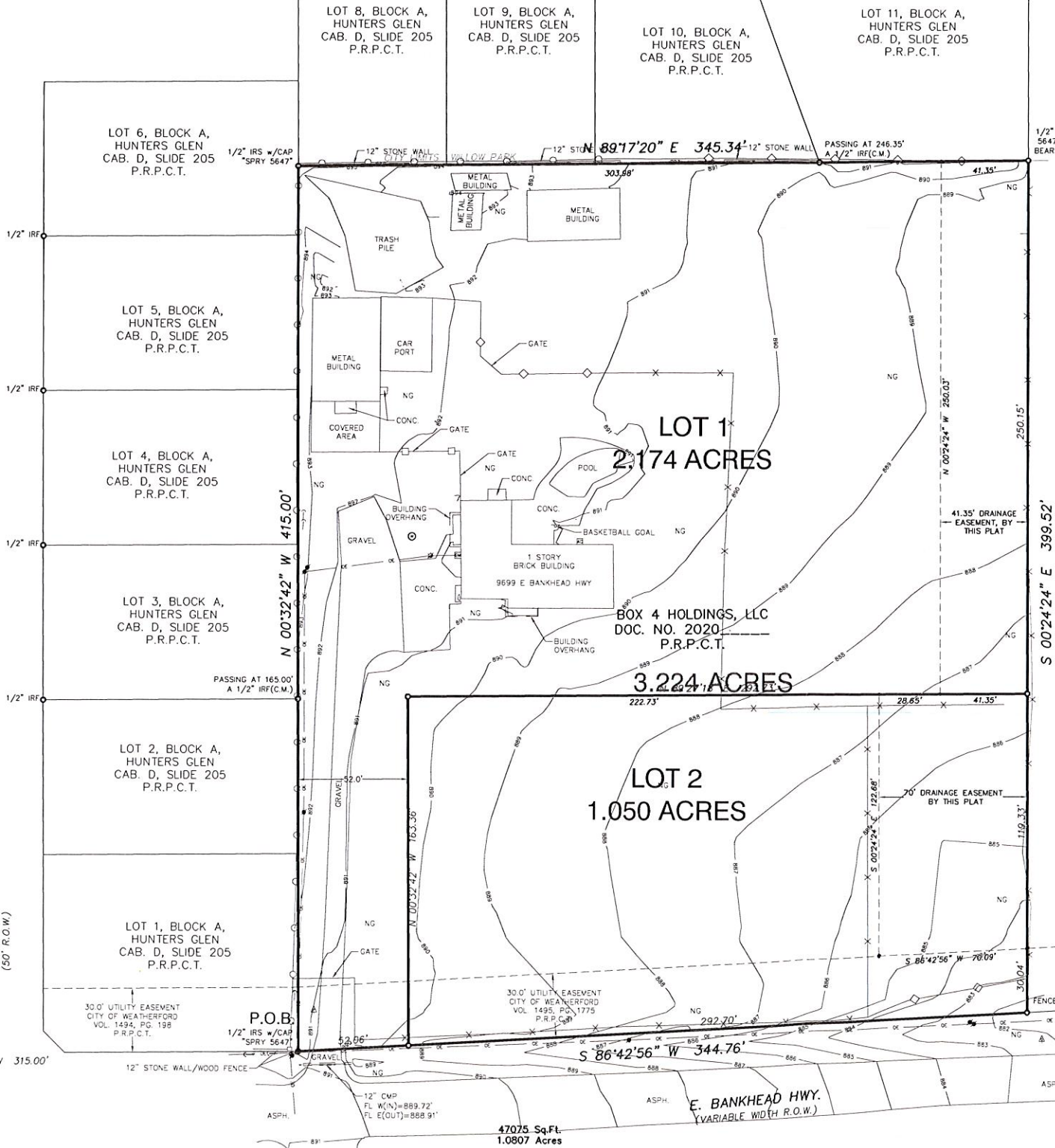
P.R.P.C.T. PUBLIC RECORDS OF PARKER COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
CONC. CONCRETE

LEGEND

NOT TO SCALE
● BOUNDARY CORNER
● EASEMENT CORNER

NOTES

- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48367C0450E, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is within Extra Territorial Jurisdiction of the City of Willow Park according to the City zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Contact City of Willow Park for minimum & maximum setback requirements.



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

Whereas Box 4 Holdings, LLC is the owner of all that certain 3.224 acres of land, by virtue of the deed recorded in Document Number 2020-_____ in the Public Records of Parker County, Texas, in the Eliza Oker Survey, A-1031, Parker County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)
BEGINNING at a 1/2\"/>

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Box 4 Holdings, LLC acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Lot 1 and Lot 2, Box 4 Storage and Retail, on addition to Parker County, in the City of Willow Park Extra Territorial Jurisdiction, and do hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. Box 4 Holdings, LLC herein certifies the following:

- The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the city.
- The city is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
- The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
- Any modification of the is document shall be by means of plat and shall be approved by the City. This plat is approved subject to the conditions herein and to all plotting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, my hand this _____ day of _____, 2020.
Box 4 Holdings, LLC
By: _____
Greg Shannon,

State of Texas
County of Parker
Before me, the undersigned authority, on this day appears Greg Shannon, known by me to be the persons whose names are subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020
Notary Public in and for the State of Texas

FINAL PLAT APPROVED BY THE CITY OF WILLOW PARK	
APPROVED BY:	CITY COUNCIL, CITY OF WILLOW PARK, TEXAS
Signed: _____	_____
Mayer	Date
Signed: _____	_____
City Administrator	Date

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

A PRELIMINARY PLAT OF LOT 1 AND LOT 2, BLOCK A BOX 4 STORAGE AND RETAIL

AN ADDITION TO PARKER COUNTY, WHICH IS THE 3.224 ACRE TRACT DESCRIBED IN THE DEED TO BAR HOLDING, LLC, RECORDED IN 2020-_____ IN THE PUBLIC RECORDS OF PARKER COUNTY, TEXAS, IN THE ELIZA OKER SURVEY, A-1031 IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

DATE: MARCH 2020

SPRY SURVEYORS, LLC
8241 Mid-Cities Blvd., Ste 102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Spry Project No. 034-261-30

ENGINEER:
Hamilton Duffy, P.C.
E.S.A.C.M., Inc.
8241 Mid-Cities Blvd., Ste 100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER:
Box 4 Holdings, LLC
2320 Ashland Avenue
Fort Worth, TX 76107
Phone: 678-978-8244



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 4

Consider and Act on a Final Plat Lot 1, 2; Block A, Box 4 Storage and Retail Addition, being 3.224 acres Eliza Oxer Survey, Abstract No. 1031, Parker County, Texas, located the 9600 Block Bankhead Hwy.

BACKGROUND:

This is a Final Plat of a 2 lot subdivision located in the City's Extraterritorial Jurisdiction (ETJ). The owners propose to develop the property with storage units and retail. All existing structures on the property will be demolished and removed from the property.

Access to the subdivision will be from Bankhead Hwy. Bankhead serves as an east-west connector through eastern Parker County and functions as a minor arterial.

The subdivision will be served from private wells and a private sewage disposal system.

Stormwater in the subdivision flows from the northwest to southeast. The subdivision also receives stormwater from the Hunters Glen detention pond on the northeast corner of the subdivision. A stormwater drainage study and drainage improvement plan with detention have been reviewed by the City's Engineer.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat.

EXHIBITS:

Plat Application
Final Plat

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



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087

Phone: (817) 441-7108 • Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT - FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: ☒ Preliminary ☒ Final ☐ Replat ☐ Amended

PROPERTY DESCRIPTION:

SUBMITTAL DATE: 2-25-2020

Address (if assigned): 9699 E. BANKHEAD HIGHWAY

Name of Additions: Box 4 Storage and Retail

Location of Addition: NORTH OF BANKHEAD HIGHWAY, ± 150' EAST E OF COLD TRACK DRIVE

Number of Lots: 2 Gross Acreage: 3.224 Zoning: * # of New Street Intersections: 0
ACRES ↑ IN THE ETJ WILLOW PARK

PROPERTY OWNER:

Name: Carol Parish

Contact: _____

Address: 9699 E. Bankhead Hwy.

Phone: _____

City: Aledo

Fax: _____

State: TX Zip: 76008

Email: _____

Signature: Carol Parish

APPLICANT:

Name: Box 4 Holdings LLC.

Contact: Greg Shannon

Address: 2320 Ashland Ave.

Phone: 678-978-8244

City: Fort Worth

Fax: _____

State: TX Zip: 76107

Email: greg@oceanakdev.com

Signature: [Signature]

SURVEYOR:

Name: SPRY SURVEYORS

Contact: DAVID LEWIS

Address: 8241 MIDCITIES BLVD, STE 102

Phone: 817.776.4049

City: NORTH RICHLAND HILLS

Fax: NA

State: TEXAS Zip: 76182

Email: DAVID@SPRYSURVEYORS.COM

Signature: [Signature]

ENGINEER:

Name: HAMILTON DUFFY Contact: KEITH HAMILTON
Address: 8241 MID-CITIES BLVD STE 100 Phone: 817-268-0408
City: NORTH RICHLAND HILLS Fax: NA
State: TX Zip: 76182 Email: khAMILTON@hAMILTONDUFFY
Signature: [Signature] COM

PRINCIPAL CONTACT: ☐ Owner ☐ Applicant ☒ Surveyor ☒ Engineer
• Staff comment letters and mark-ups will be distributed only to the designated principle contact
• Comments will be sent via email unless otherwise specified

UTILITY PROVIDERS

Electric Provider: _____
Water Provider: _____
Wastewater Provider: _____
Gas Provider (if applicable): _____

APPLICATION FEES

3/2/2020 3/2/2020
3/2/2020 3/2/2020
\$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR
\$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Fees Collected: \$ _____ \$ _____
\$ _____ \$ _____
Receipt Number: _____

PLAT REVIEW CHECKLIST:

****This checklist must be submitted with the initial plat application****

I. GENERAL:

Name of Addition: BOX 4 STORAGE AND RETAIL
 Applicant: BOX 4 HOLDINGS, LLC
 Property Owner(s): CAROL PARISH (BOX 4 HOLDINGS CLOSING ON PROPERTY)
 Location of Addition: 9699 E. BANKHEAD HIGHWAY

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT

	APPLICANT	STAFF
A. Preliminary Plat Application (original signatures)	✓	✓
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	✓	✓
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	✓	✓
D. Concept Construction Plan (5 paper copies & 1 digital)	✓	✓
E. Tree Survey (AERIAL)	✓	✓
F. Location and Dimensions of Existing Structures	✓	✓
G. Sectionalizing or Phasing of Plats	NA	N/A
H. Zoning Classification of All Properties Shown on the Plat	ETJ	✓ NO ZONING
I. Dimensions of all Proposed or Existing Lots	✓	✓
J. Location of 100-year Flood Limits Where Applicable	✓	N/A

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

	APPLICANT	STAFF
A. Final Plat Application (original signatures)	✓	✓
B. Final Plat Drawing (5 paper copies & 1 digital copy)	✓	✓
C. Drainage Study (5 paper copies & 1 digital)	✓	✓
D. Submit 1 mylar copy and 1 paper copy from county filing (WHEN APPROVED)	✓	OK
E. Written Metes and Bounds Description	✓	✓
F. Dimensions of All Proposed or Existing Lots	✓	✓
G. Area in acres for each lot	✓	✓
H. Any Existing Structures which Encroach and Setback Lines	SEE ATTACHED	OK
I. Parker County Tax Certificate (WHEN APPROVED)	✓	OK
J. Plans for all water & sewer lines	NA	PRIVATE
K. Plans for fire hydrants	NA	PRIVATE
L. Plans for all proposed streets and sidewalks	NA	N/A

IV. REQUIRED DOCUMENTS FOR A REPLAT

	APPLICANT	STAFF
A. Replat Application (original signatures)	_____	_____
B. Replat Drawing (5 paper copies & 1 digital copy)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____
J. Parker County Tax Certificate	_____	_____

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

	APPLICANT	STAFF
A. Amended Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____

VI. REQUIREMENTS ON ALL PLATS

	APPLICANT	STAFF
A. Adjacent Property Lines, Streets, Easements	✓	✓
B. Names of Owners of Property within 200 feet	✓	NA
C. Names of Adjoining Subdivisions	✓	✓
D. Front and Rear Building Setback Lines	ETJ	NA
E. Side Setback Lines	ETJ	NA
F. City Boundaries Where Applicable	✓	✓
G. Date the Drawing was Prepared	✓	✓
H. Location, Width, Purpose of all Existing Easements	✓	✓
I. Location, Width, Purpose of all Proposed Easements	✓	✓
J. Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K. Map Sheet Size of 18"x24" to 24"x36"	✓	OK
L. North Arrow	✓	✓
M. Name, Address, Telephone, of Property Owner	✓	✓
N. Name, Address, Telephone of Developer	✓	✓
O. Name, Address, Telephone of Surveyor	✓	✓
P. Seal of Registered Land Surveyor	✓	✓
Q. Consecutively Numbered Plat Notes and Conditions	✓	✓
R. City of Willow Park Plat Dedication Language	✓	✓
S. Location and Dimensions of Public Use Area	NA	NA
T. Graphic Scale of Not Greater Than 1" = 200'	✓	✓
U. All Existing and Proposed Street Names	NA	NA
V. Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	NA	✓
W. Subdivision Boundary in Bold Lines	✓	✓
X. Subdivision Name	✓	✓
Y. Title Block Identifying Plat Type	✓	✓
Z. Key Map at 1"=2000'	✓	✓
AA. Surveyor's Certification of Compliance	✓	✓
BB. Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	MUST ADD	✓
CC. Show relationship of plat to existing "water, sewage, and drainage"	WELL/SEPTIC	✓ PRIVATE

VII. ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS

	APPLICANT	STAFF
A. A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	✓	✓
B. A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	✓	OK
C. A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	NA

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park
Plat
Building Official Review

Applicant Questions: * PROPERTY IN CITY ETS *

Front building setback: N/A ft.

Rear building setback: N/A ft.

Side building setback: N/A ft.

Side building setback: N/A ft.

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

Yes

No

Does the site include any drainage easements?

Yes

No

Does the site include any roadway/through fare easements?

Yes

No

Staff Review:

Does the plat include all the required designations?

Yes

No

Are the setbacks for the building sufficient? N/A

Yes

No

Are there any easement conflicts?

Yes

No

Do the proposed easements align with neighboring easements?

Yes

No DRAINAGE

Are the proposed easements sufficient to provide service?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

DRAINAGE EASEMENT AND
IMPROVEMENTS APPROVED BY CITY ENGINEER

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 04/11/2020

Willow Park

Plat

Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No
If yes, which road? E. BANK HEAD HIGHWAY
Is the project serviced by an existing water line? Yes ☒ No
If yes, what size line? N/A
Will the project require the extension of a water line? Yes ☒ No
Does the project use well water? No ☒ Drinking ☐ Irrigation
If yes, which aquifer does the well pull from? N/A
Is the project serviced by an existing sewer line? Yes ☒ No
If yes, what size line? _____
If no, what type and size is the septic system? UNDER DESIGN

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Any additional concerns: ☒ Yes ☒ No
ETJ PRIVATE - NO CITY
UTILITY SERVICE

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

NOTE

Public Works Approval Signature: RAYMOND JOHNSON Date: 04/02/2020

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		

Staff Review:

Base flood elevations confirmed?	N/A	Yes	<input checked="" type="radio"/> No
Does the proposed project pose any safety concerns?		Yes	<input checked="" type="radio"/> No

DRAINAGE IMPROVEMENT PLANS
REVIEWED AND APPROVED

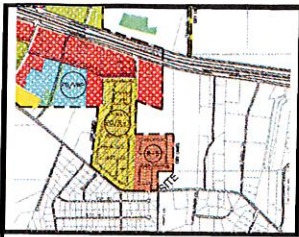
☒ Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 04/03/2020

Mar 30, 2020 - 10:07am
S:\034-Hamilton Duff\034-261-9699 E Bankhead Hwy-Willow Park ETU\30-Plat\ spry-9699E-BankheadHwy plat.dwg



VICINITY MAP
SCALE 1"=2000'



Graphic Scale in Feet
0 30' 60' 90'
SCALE: 1"=30'

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this drawing correctly reflects the facts found at the time of this survey and that this drawing correctly shows all visible easement and rights-of-way known to me at the time of this survey.

This document shall not be recorded for any purpose. This drawing shall be used for
REVIEW PURPOSES ONLY
David Carlton Lewis, R.P.L.S. No. 5647
Date: March 30, 2020



NOTARY CERTIFICATE

Before me, the undersigned authority, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office, this _____ day of _____, 2020.

Notary Signature _____

Notary Stamp: _____

ABBREVIATIONS

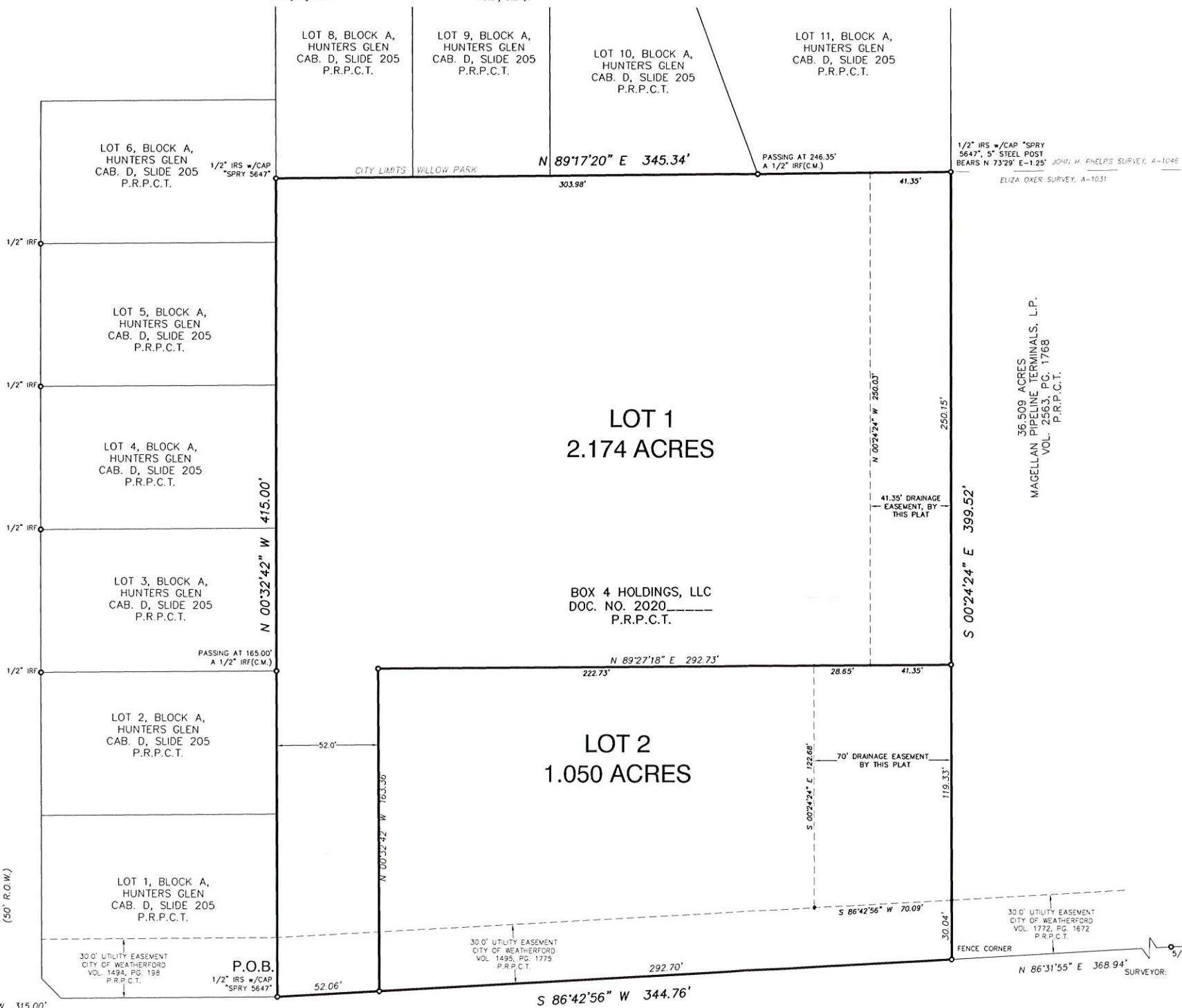
P.R.P.C.T. PUBLIC RECORDS OF PARKER COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
CONC. CONCRETE

LEGEND

NOT TO SCALE
● BOUNDARY CORNER
• EASEMENT CORNER

NOTES

- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48367C0450E, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is within Extra Territorial Jurisdiction of the City of Willow Park according to the City zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. Contact City of Willow Park for minimum & maximum setback requirements.



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF PARKER

Whereas Box 4 Holdings, LLC is the owner of all that certain 3.224 acres of land, by virtue of the deed recorded in Document Number 2020-_____ in the Public Records of Parker County, Texas, in the Eliza Oker Survey, A-1031, Parker County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)
BEGINNING at a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the southeast corner of Lot 1, Block A, Hunters Glen, recorded in Cabinet D, Slide 205 P.R.P.C.T., and in the north right-of-way line of Old Bankhead Highway (Variable Width R.O.W.), from which a 1/2" iron rod found for the southwest corner of Lot 2, Block B of said Hunters Glen bears South 89° 23' 09" West - 315.00';
Thence North 00° 32' 42" West, passing at a distance of 165.00' a 1/2" iron rod found for the common east corner of Lot 2 and Lot 3, of said Block A, Hunters Glen, continuing for a total distance of 415.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, common to the southwest corner of Lot 8, of said Block A, Hunters Glen;
Thence North 89° 17' 20" East, passing at a distance of 246.35' the common south corner of Lot 10 and Lot 11, of said Block A, Hunters Glen, continuing for a total distance of 345.34' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the southeast corner of said Lot 11, Block A, Hunters Glen, in the west line of the 36.509 acre tract described in the deed to Magellan Pipeline Terminals, L.P., recorded in Volume 2563, Page 1768 P.R.T.C.T., from which a 5" steel post bears North 73° 29' East - 1.25';
Thence South 00° 24' 24" East - 399.52' to a fence corner found at the southeast corner of the herein described tract, common to the southwest corner of said 36.509 acre tract, in the north right-of-way line of said Old Bankhead Highway, from which a 5/8" iron rod found for a point for corner of said 36.509 acre tract bears North 86° 34' 55" East - 344.76';
Thence South 86° 42' 56" West - 344.76' along the south line of the herein described tract, common to the north line of said Old Bankhead Highway, to the POINT OF BEGINNING and containing 3.224 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Box 4 Holdings, LLC acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as Lot 1 and Lot 2, Box 4 Storage and Retail, an addition to Parker County, in the City of Willow Park Extra Territorial Jurisdiction, and do hereby dedicate to the public use forever, the right-of-ways, easements and encumbrances shown hereon. Box 4 Holdings, LLC herein certifies the following:

- The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated or shown on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the city.
- The city is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
- The City and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems or public use in the easements.
- The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
- Any modification of the is document shall be by means of plot and shall be approved by the City. This plot is approved subject to the conditions herein and to all plotting ordinances, rules, regulations and resolutions of the City of Willow Park, Texas.

WITNESS, my hand this the _____ day of _____, 2020.
Box 4 Holdings, LLC

By: _____
Greg Shannon, _____

State of Texas

County of Parker

Before me, the undersigned authority, on this day appears Greg Shannon, known by me to be the persons whose names are subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020

Notary Public in and for the State of Texas

FINAL PLAT APPROVED BY THE CITY OF WILLOW PARK	
APPROVED BY: _____	CITY COUNCIL, CITY OF WILLOW PARK, TEXAS
Signed: _____	Mayor _____ Date _____
Signed: _____	City Administrator _____ Date _____

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

Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Spry Project No. 034-261-30

ENGINEER: Hamilton Duff, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Box 4 Holdings, LLC
2320 Ashland Avenue
Fort Worth, TX 76107
Phone: 678-978-8244

A FINAL PLAT OF LOT 1 AND LOT 2, BLOCK A BOX 4 STORAGE AND RETAIL

AN ADDITION TO PARKER COUNTY, WHICH IS THE 3.224 ACRE TRACT DESCRIBED IN THE DEED TO BAR HOLDING, LLC, RECORDED IN 2020-_____ IN THE PUBLIC RECORDS OF PARKER COUNTY, TEXAS, IN THE ELIZA OKER SURVEY, A-1031 IN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS

DATE: MARCH 2020

47075 Sq.Ft.
1.0807 Acres

E. BANKHEAD HWY.
(VARIABLE WIDTH R.O.W.)



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 5

Consider and act on a Final Plat of a 10.14 acre subdivision, The Village at Willow Park Phase II. The property is located on the southwest corner of Willow Crossing Drive and Willow Bend Drive.

BACKGROUND:

The preliminary plat for this proposed 24.19 acre subdivision was approved April 17, 2018. A "Planned Development" was recommended for approval by the Planning and Zoning Commission and approved by City Council November 14, 2017. A Final Plat for Phase I (14.05 acres east side of Willow Bend Drive) was approved by City Council July 10, 2018. The owner/developer is The Morrison Group, Inc. represented by Bryce Pool. Westra Consultants will serve as project engineers for Phase II.

This Final Plat represents 3 commercial/retail/office lots and the "Town Square" public park (0.4 acres) which will be located on part of Lot 3, Block 2. All lots are located on the west side of Willow Bend Drive.

Access to the subdivision will be off Willow Bend Drive (north-south) and Willow Crossing Drive (east-west) both existing 60 foot collector streets. Mutual access, fire lane, and utility easements are dedicated as a part of this plat. The access easements will be constructed to City standards.

The subdivision will be served by the City of Willow Park utility systems. There are existing eight (8") inch water mains in Willow Bend Drive and Willow Crossing Drive. The developer will extend and loop these water mains in the subdivision. Fire hydrants will be installed in the subdivision in compliance with International Fire Code and ISO regulations for the development. There are existing eight (8") inch sanitary sewer mains in Willow Bend Drive and Willow Crossing Drive. The developer will extend these sanitary sewer mains into the subdivision. The developer will install appropriate sized water and sanitary sewer taps to service each lot and building. Utility extension will be in accordance with City of Willow Park Utility Extension Policies.

Stormwater in Phase II of the subdivision flows northeast to southwest. A master stormwater drainage plan has been submitted and approved by the City Engineer. Onsite detention will be provided (southwest corner) as required by the master drainage plan. Stormwater drainage improvement infrastructure will be installed with each phase of the development.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Final Plat of The Village at Willow Park Subdivision Phase II as presented.

EXHIBITS:

Plat Application
Final Plat

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



City of Willow Park Development Services

516 Ranch House Road
Willow Park, Texas 76087
Phone: (817) 441-7108 · Fax: (817) 441-6900

PLAT APPLICATION
MUST BE AN ORIGINAL DOCUMENT – FAXED COPIES WILL NOT BE ACCEPTED
ALL SIGNATURES MUST BE ORIGINAL

Type of Plat: ☐ Preliminary ☒ Final ☐ Replat ☐ Amended

PROPERTY DESCRIPTION: SUBMITTAL DATE: 03/31/2020

Address (if assigned): _____

Name of Additions: The Village at Willow Park

Location of Addition: Willow Crossing Drive at Willow Bend Drive

Number of Lots: 3 Gross Acreage: 10.14 Zoning: PD/WP # of New Street Intersections: 0

PROPERTY OWNER:

Name: The Morrison Group Contact: Mike Sangalli

Address: 1620 Wabash Ave. Phone: 817-709-8671

City: Fort Worth Fax: _____

State: TX Zip: 76107 Email: mike@sangalli-inc.com

Signature: 

APPLICANT:

Name: The Morrison Group Contact: Mike Sangalli

Address: 1620 Wabash Ave. Phone: 817-709-8671

City: Fort Worth Fax: _____

State: TX Zip: 76107 Email: mike@sangalli-inc.com

Signature: 

SURVEYOR:

Name: Realsearch of Texas Contact: Jeremy Deal

Address: 7936 County Road 1005 Phone: 682-200-6050

City: Godley Fax: _____

State: TX Zip: 76044 Email: jdeal@realsearch.org

Signature: 

ENGINEER:Name: Westra ConsultantsContact: Johnathan LilleyAddress: 1601 E Lamar Blvd Ste 205Phone: 817-345-7684City: Arlington

Fax: _____

State: TX Zip: 76011Email: jilley@westraconsultants.comSignature: PRINCIPAL CONTACT: _____ Owner _____ Applicant _____ Surveyor X Engineer

- Staff comment letters and mark-ups will be distributed only to the designated principle contact
- Comments will be sent via email unless otherwise specified

UTILITY PROVIDERSElectric Provider: OncorWater Provider: Willow Park WaterWastewater Provider: Willow Park WaterGas Provider (if applicable): Atmos**APPLICATION FEES** \$300.00 PLUS \$10 PER LOT FOR LOTS UP TO 1/2 ACRE IN SIZE OR \$300.00 PLUS \$10 PER ACRE OR FRACTION THEREOF FOR LOTS LARGER THAN 1/2 ACRE

Additional fees (if applicable):

Any reasonable fees and/or costs, which are required by the City of Willow Park for a proper review of this request, are the sole responsibility of the applicant. Such fees or costs shall include, but are not limited to engineering reviews, legal opinions, building(s)/property inspections and/or testing(s).

City Use Only

Fees Collected: \$ _____

\$ _____

\$ _____

\$ _____

Receipt Number: _____

PLAT REVIEW CHECKLIST:
****This checklist must be submitted with the initial plat application****
I. GENERAL:

Name of Addition: The Village at Willow Park

Applicant: The Morrison Group

Property Owner(s): The Morrison Group

Location of Addition: Willow Crossing Drive at Willow Bend Drive

II. REQUIRED DOCUMENTS FOR A PRELIMINARY PLAT**APPLICANT****STAFF**

A. Preliminary Plat Application (original signatures)	_____	_____
B. Preliminary Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Preliminary Drainage Analysis (5 paper copies & 1 digital)	_____	_____
D. Concept Construction Plan (5 paper copies & 1 digital)	_____	_____
E. Tree Survey	_____	_____
F. Location and Dimensions of Existing Structures	_____	_____
G. Sectionalizing or Phasing of Plats	_____	_____
H. Zoning Classification of All Properties Shown on the Plat	_____	_____
I. Dimensions of all Proposed or Existing Lots	_____	_____
J. Location of 100-year Flood Limits Where Applicable	_____	_____

III. REQUIRED DOCUMENTS FOR A FINAL PLAT

A. Final Plat Application (original signatures)	✓	✓
B. Final Plat Drawing (5 paper copies & 1 digital copy)	✓	✓
C. Drainage Study (5 paper copies & 1 digital)	✓	✓
D. Submit 1 mylar copy and 1 paper copy from county filing	N/A	OK
E. Written Metes and Bounds Description	✓	✓
F. Dimensions of All Proposed or Existing Lots	✓	✓
G. Area in acres for each lot	✓	✓
H. Any Existing Structures which Encroach and Setback Lines	✓	N/A
I. Parker County Tax Certificate	✓	OK
J. Plans for all water & sewer lines	✓	✓
K. Plans for fire hydrants	✓	✓
L. Plans for all proposed streets and sidewalks	✓	✓

IV. REQUIRED DOCUMENTS FOR A REPLAT

A. Replat Application (original signatures)	_____	_____
B. Replat Drawing (5 paper copies & 1 digital copy)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____
J. Parker County Tax Certificate	_____	_____

V. REQUIRED DOCUMENTS FOR AN AMENDED PLAT

A. Amended Plat Application (original signatures)	_____	_____
B. Final Plat Drawing (5 paper copies & 1 digital)	_____	_____
C. Original Plat for comparison	_____	_____
D. Drainage Study (5 paper copies & 1 digital)	_____	_____
E. Submit 1 mylar copy and 1 paper copy from county filing	_____	_____
F. Written Metes and Bounds Description	_____	_____
G. Dimensions of All Proposed or Existing Lots	_____	_____
H. Area in acres for each lot	_____	_____
I. Any Existing Structures which Encroach and Setback Lines	_____	_____

VI.	REQUIREMENTS ON ALL PLATS	APPLICANT	STAFF
A.	Adjacent Property Lines, Streets, Easements	✓	✓
B.	Names of Owners of Property within 200 feet	✓	✓
C.	Names of Adjoining Subdivisions	✓	✓
D.	Front and Rear Building Setback Lines	✓	✓
E.	Side Setback Lines	✓	N/A
F.	City Boundaries Where Applicable	✓	✓
G.	Date the Drawing was Prepared	✓	✓
H.	Location, Width, Purpose of all Existing Easements	✓	✓
I.	Location, Width, Purpose of all Proposed Easements	✓	✓
J.	Consecutively Numbered or Lettered Lots and Blocks	✓	✓
K.	Map Sheet Size of 18"x24" to 24"x36"	✓	✓
L.	North Arrow	✓	✓
M.	Name, Address, Telephone, of Property Owner	✓	✓
N.	Name, Address, Telephone of Developer	✓	✓
O.	Name, Address, Telephone of Surveyor	✓	✓
P.	Seal of Registered Land Surveyor	✓	✓
Q.	Consecutively Numbered Plat Notes and Conditions	✓	✓
R.	City of Willow Park Plat Dedication Language	✓	✓
S.	Location and Dimensions of Public Use Area	✓	✓
T.	Graphic Scale of Not Greater Than 1" = 200'	✓	✓
U.	All Existing and Proposed Street Names	✓	✓
V.	Dimensions of All Existing and Proposed Rights-of-Way as Specified on Master Thoroughfare Plan	✓	✓
W.	Subdivision Boundary in Bold Lines	✓	✓
X.	Subdivision Name	✓	✓
Y.	Title Block Identifying Plat Type	✓	✓
Z.	Key Map at 1"=2000'	✓	✓
AA.	Surveyor's Certification of Compliance	✓	✓
BB.	Texas NAD83 State Plane Coordinates (Grid) (at least 2 corners)	✓	✓
CC.	Show relationship of plat to existing "water, sewage, and drainage	✓	✓

VII.	ADDITIONAL DOCUMENTS REQUIRED ON FINAL PLATS	APPLICANT	STAFF
A.	A written and notarized statement describing the minimum improvements which the subdivider agrees to provide, conditional upon City Council approval of the final plat	✓	✓
B.	A written and notarized statement that all property taxes and assessments have been paid for past years and up to Current date. This statement shall be signed by the owner or owners (original and one copy)	✓	OK
C.	A written and notarized acknowledgement of the dedication to public use of streets, parks, water courses, drains, easements and other such public places as shown on the plat, and of payments in lieu of certain public dedications. Property designated for schools, churches, hospitals, municipal purposes, and other uses, shall be noted, as well as the conditions and procedures by which such property and monies shall be made available to prospective purchasers or governing bodies. This statement shall be signed by the owner or owners, and all persons having a mortgage or lien interest in the property. (if applicable)	✓	✓

PLEASE NOTE: After staff approval, up to fifteen (15) additional paper copies may be required for review by the Planning & Zoning Commission and City Council.

Willow Park
Plat
Building Official Review

Applicant Questions:

Front building setback: 20 ft.

Rear building setback: 20 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

Staff Review:

Does the plat include all the required designations?

Yes

No

Are the setbacks for the building sufficient?

Yes

No

Are there any easement conflicts?

Yes

No

Do the proposed easements align with neighboring easements?

Yes

No

Are the proposed easements sufficient to provide service?

Yes

No

Does the proposed project pose any planning concerns?

Yes

No

Approved

Not Approved

Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 04/13/2020

Willow Park
Plat
Public Works Review

Applicant Questions:

Is the project serviced by an existing road? ☒ Yes ☐ No
If yes, which road? Willow Bend Drive

Is the project serviced by an existing water line? ☒ Yes ☐ No
If yes, what size line? 8 inch

Will the project require the extension of a water line? Yes ☒ No
Does the project use well water? ☒ No ☐ Drinking ☐ Irrigation
If yes, which aquifer does the well pull from? N/A

Is the project serviced by an existing sewer line? ☒ Yes ☐ No
If yes, what size line? 8 inch
If no, what type and size is the septic system? N/A

Staff Review:

Will servicing this project require additional infrastructure beyond what is identified in the Capital Improvement Plan?

Yes

☒ No

Any additional concerns: _____

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Public Works Approval Signature: RAYMON JOHNSON Date: 04/03/2020

Willow Park
Plat
Flood Plain Review

Applicant Questions:

Is any part of the plat in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any built improvement in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		
Is the footprint of any habitable structure in the 100-year flood plain?	Yes	<input checked="" type="radio"/> No
If yes, what is the base flood elevation for the area? _____		

Staff Review:

Base flood elevations confirmed? <i>N/A</i>	Yes	<input checked="" type="radio"/> No
Does the proposed project pose any safety concerns?	Yes	<input checked="" type="radio"/> No

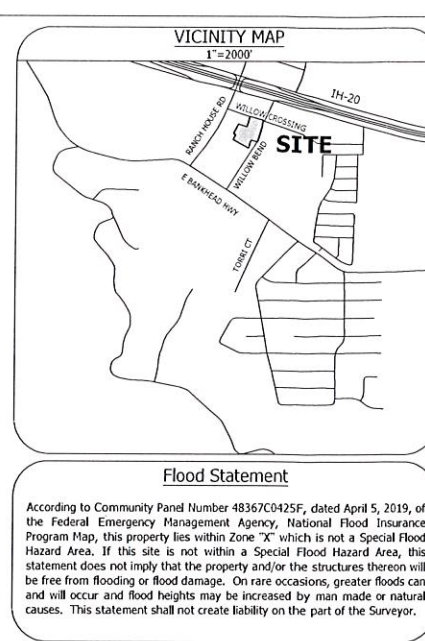
☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Flood Plain Manager Approval Signature: _____

Date: 04/13/2020



WHEREAS Sangalli Real Estate, Ltd. is the sole owner of a 10.135 acre tract of land situated in the 3. Cole Survey, Abstract Number 218, City of Willow Park, Parker County, Texas, and being a portion of Pyle, an addition to Parker County, Texas, according to the plat recorded in Cabinet C-134, Plat Records, Parker County, Texas, and being a portion of that certain tract of land described by deed to The Morrison Group, recorded in County Clerk's File Number 201328039, Deed Records, Parker County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH" at the northeast corner of said Morrison tract being at the intersection of the southwest right-of-way line of Willow Crossing Drive, a 60' right-of-way and the West right-of-way line of Willow Bend Drive, a 60' right-of-way;

THENCE South 15 Degrees 40 Minutes 30 Seconds West, along said West right-of-way line, a distance of 46.63 feet, to a 1/2" IRON ROD FOUND (BENT), being at the beginning of a curve to the left;

THENCE 52.30 feet, continuing along said West right-of-way line and with said curve to the left, having a radius of 336.00 feet, through a central angle of 09 Degrees 04 Minutes 55 Seconds, whose long chord bears South 11 Degrees 17 Minutes 50 Seconds West, a chord length of 52.25 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5084";

THENCE South 06 Degrees 30 Minutes 53 Seconds West, continuing along said West right-of-way line, a distance of 51.88 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5084", being at the beginning of a curve to the right;

THENCE 45.95 feet, continuing along said West right-of-way line and with said curve to the right, having a radius of 270.00 feet, through a central angle of 09 Degrees 45 Minutes 01 Seconds, whose long chord bears South 11 Degrees 30 Minutes 49 Seconds West, a chord length of 45.89 feet, to a 5/8" CAPPED IRON ROD SET STAMPED "REALSEARCH";

THENCE South 16 Degrees 24 Minutes 30 Seconds West, continuing along said West right-of-way line, a distance of 44.27 feet, to a 1/2" IRON ROD FOUND at the northeast corner of Lot 6, Block 2, Willow Park Crossing Phase One, an addition to the City of Willow Park, according to the plat recorded in Cabinet D-230, Plat Records, Parker County, Texas;

THENCE North 73 Degrees 36 Minutes 30 Seconds West, departing said West right-of-way line and along the North line of said Lot 6, a distance of 195.56 feet, to a 1/2" IRON ROD FOUND at the northwest corner of said Lot 6;

THENCE South 16 Degrees 23 Minutes 58 Seconds West, departing said North line and along the West line of said Lot 6, a distance of 231.31 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5084" at the upper southeast corner of said Pyle, same being the southernmost corner of said Morrison Group tract, and being the northeast corner of a called 2.200 acre tract of land described by deed to Willow Park Baptist Church, Inc., recorded in Volume 2172, Page 119, Deed Records, Parker County, Texas;

THENCE North 61 Degrees 54 Minutes 59 Seconds West, departing said West line and along the upper South line of said Pyle, being common with the North line of said called 2,200 acre tract, a distance of 356.15 feet, to a 1/2" IRON ROD FOUND at the southeast corner of a called 1,002 acre tract of land described by deed to Aden 39, L.L.C., recorded in Volume 2772, Page 1087, Deed Records, Parker County, Texas;

THENCE North 28 Degrees 03 Minutes 07 Seconds East, departing said common line and along the East line of said called 1,002 acre tract, a distance of 156.03 feet, to a 1/2" IRON ROD FOUND at the northeast corner of said called 1,002 acre tract;

THENCE North 58 Degrees 08 Minutes 10 Seconds West, departing said East line and along the North line of said called 1,002 acre tract, a distance of 72.68 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 3752" at the easternmost corner of Lot 2, Tract A, Eastern Parker County Industrial Park, an addition to the City of Willow Park, according to the plat recorded in Cabinet B-649, Plat Records, Parker County, Texas, same being the southernmost corner of Lot 1, Tract A, said Eastern Parker County Industrial Park, and being at the beginning of a non-tangent curve to the left;

THENCE 297.44 feet, departing said North line, along the East line of said Lots 1 and 2, Tract A and with said curve to the left, having a radius of 4313.39 feet, through a central angle of 03 Degrees 57 Minutes 03 Seconds, whose long chord bears North 29 Degrees 49 Minutes 56 Seconds East, a chord length of 297.38 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "CARTER RPLS 5691" at the southwest corner of Lot 1, Block 2, Willow Park Crossing, an addition to the City of Willow Park, according to the plat recorded in Cabinet C-763, Plat Records, Parker County, Texas, same being the lower northwest corner of said Morrison Group tract;

THENCE South 74 Degrees 19 Minutes 40 Seconds East, departing said East line and along the South line lower North line of said Morrison Group tract, being common with the South line of said Lot 1, Block 2, a distance of 248.17 feet, to a 1/2" CAPPED IRON ROD FOUND STAMPED "CARTER RPLS 5691" at the southeast corner of said Lot 1, Block 2;

THENCE North 15 Degrees 40 Minutes 17 Seconds East, continuing along said common line, a distance of 297.27 feet, to a 1/2" IRON ROD FOUND at the upper northwest corner of said Morrison Group tract, same being the northeast corner of said Lot 1, Block 2, and being on the southwest right-of-way line of said Willow Crossing Drive;

THENCE South 74 Degrees 18 Minutes 10 Seconds East, departing said common line and along said southwest right-of-way line, a distance of 398.68 feet, to the POINT OF BEGINNING, and containing 10.135 acres or 441,498 square feet of land, more or less.

That The Morrison Group, Inc., owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1, 2 AND 3, BLOCK 2, THE VILLAGE AT WILLOW PARK, an addition to the City of Willow Park, Parker County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways, and any other public area shown hereon.

SWORN AND SUBSCRIBED BEFORE ME BY _____

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.

FINAL PLAT OF
LOTS 1, 2 AND 3, BLOCK 2
THE VILLAGE AT WILLOW PARK
Being a replat of a portion of Pyle, an
addition to the City of Willow Park, Parker
County, Texas, according to the plat recorded
in Cabinet C-134, Plat Records, Parker
County Texas, situated in the J. Cole Survey,
Abstract Number 218, City of Willow Park,
Parker County, Texas.

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Willow Park, Texas.

Executed this day of February, in the year of our Lord 2020.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

Project Number: 190384 Date: March 30, 2020
Revised Date:
Revision Notes:
Sheet 1 of 1



P&Z AGENDA ITEM BRIEFING SHEET

Meeting Date: April 21, 2020	Department: Development Services	Presented By: Betty Chew
--	--	------------------------------------

AGENDA ITEM: 6

Consider and act on a Site Plan for Thrive Behavior Learning Center and an Office Building on Lot 4R-1R, Block A, Crown Pointe Addition, Phase 2, located in the 100 Block of J.D. Towles Drive.

BACKGROUND:

The property is zoned C “Commercial District”. This property is located in Planning Area 3, as identified in the City’s Comprehensive Plan. Planning Area 3 is situated along and adjacent to Interstate 20. This area includes medical facilities as well as commercial and retail uses. This property is north of Texas Health Hospital and adjacent to and west of other offices. Willow Park Rehabilitation Center and Clear Fork Assisted Living Center are located on Crown Pointe Blvd.

The 1.43 acre lot will be developed with a 4,500 square foot behavior learning center and a 3,200 square foot office building.

The lot is accessed from J.D. Towles Drive, a 60 foot collector street, via a shared drive with Veranda Village to the west. Alternate ingress and egress will be from a 24 foot access easement on the south side of the property to Crown Pointe Blvd. Cross access is provided. There are 24 foot fire lanes proposed around the building to provide emergency access to all buildings on the property. Required parking spaces will be provided.

The buildings will connect to City water and sanitary sewer by extension of 8 inch water and sanitary sewer mains. Fire hydrants will be installed in accordance with ISO regulations. The stormwater drainage plan has been reviewed and approved by the City Engineer. The landscape plan meets ordinance requirements.

STAFF/BOARD/COMMISSION RECOMMENDATION:

Staff recommends approval of the Site Plan as presented.

EXHIBITS:

Site Plan
Building Elevations (2)
Floor Plan (Thrive Learning Center)
Landscape Plan

ADDITIONAL INFO:	FINANCIAL INFO:	
	Cost	N/A

4/14/2020

	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: THRIVE BEHAVOIR CENTER	
() Residential		(✓) Commercial	
Valuation: \$ (round up to nearest whole dollar)		Project Address (or description): LOT 4R-1R, BLK A, CROWN POINTE PH II	
Brief Description of the Project: 1.43 ACRE AUTISTIC CENTER			
Existing zoning: COMMERCIAL		# of Existing Lots (<i>plats only</i>):	
Proposed zoning: COMMERCIAL/OFFICE		# of Proposed Lots (<i>plats only</i>):	
Applicant/Contact Information (<i>this will be the primary contact</i>)			
Name: CYNTHIA SWIFT, PROJECT MANAGER		Mailing Address: 6221 SOUTHWEST BLVD, #100, FW, 76132	
Company: BARRON STARK ENGINEERS, LP			
Primary Phone: 817-231-8114 CELL: 817-846-2878		E-mail: cynthias@barronstark.com	
Property Owner Information (<i>if different than above</i>)			
Name: BRYSON ADAMS		Mailing Address: 2121 McLendon Rd, Weatherford, Tx 76088	
Company: BAR-KO Land Company, LLC			
Primary Phone: (817) 253-2494		E-mail: bryson704@hotmail.com	
Other Phone:		Fax:	
() Developer / (✓) Engineer / () Surveyor Information (<i>if applicable</i>)			
Name: CHARLES F. STARK, PE		Mailing Address: 6221 SOUTHWEST BLVD, #100, FW, 76132	
Company: BARRON STARK ENGINEERS, LP			
Primary Phone: 817-296-9550		E-mail: chucks@barronstark.com	
Other Phone: 817-231-8141		Fax: 817-231-8144	
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: Cynthia Swift, Authorized Agent Date: 03 / 31 / 2020



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	cks	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	cks	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	cks	A north arrow is provided with drawing oriented such as that north is located to the top or left side of drawing sheet.		✓	
4	cks	A written and bar scale is provided. 1"=200' unless previously approved by staff 20'		✓	
5	cks	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	na	Tree masses are clouded with accurate canopy widths shown to determine critical root zone where located within close proximity to existing or proposed pavement.	✓		
7	na	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	cks	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	cks	Accurately located, labeled and dimensioned footprint of proposed structure(s).		✓	
10	na	Accurately located, labeled and dimensioned footprint of existing structure(s) to remain is/are shown by a heavy dashed line.	✓		
11	na	Accurately located and labeled footprint of structure(s) proposed for demolition is/are shown by a light dashed line. Structures to be demolished are clearly labeled/ identified.	✓		
12	cks	Accurately located footprint of nonresidential structure(s) on abutting properties is/are shown by a light, solid line.		✓	
13	cks	Adjacent property lines within 200 feet of the subject property lines are shown by a light dashed line.		✓	
14	cks	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	cks	Adjacent property owner(s), or subdivision name, with lot, block and recording information, is shown.		✓	
16	na	Finished floor elevation of existing and/or proposed structures is referenced to sea level datum.	✓		
17	cks	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	cks	<p>Driveways within 200 feet of the property line:</p> <ul style="list-style-type: none"> <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	na	Drive-thru lanes, menu board location, pick-up window/s, maneuvering area, stacking lanes and escape lanes are indicated and dimensioned.		N/A	
20	cks	Sidewalks and barrier-free ramps (BFR) within 200 feet of and on the subject property are shown, dimensioned and labeled.		✓	
21	na	<p>Off-site streets and roads:</p> <ul style="list-style-type: none"> <input 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 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 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 type="checkbox"/> d.. Distance to the nearest signalized intersection is indicated 		N/A	
22	cks	All parking spaces are shown, group numbered, and typical dimensions are provided. Indicate required two-foot overhang, as applicable.		✓	
23	cks	Handicapped parking spaces and barrier-free access points are shown, dimensioned, and labeled.		✓	
24	na	Loading and maneuvering areas are indicated, labeled, and dimensioned. Loading area screening method is indicated and labeled.		N/A	
25	cks	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	cks	Paving materials, boundaries and type are indicated.		✓	
27	cks	Access easements are accurately located/ tied down, labeled and dimensioned.		✓	
28	cks	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.		N/A	
29	cks	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	cks	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	na	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

	na	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	cks	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	na	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.		N/A	
34	cks	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	na	Boundaries of detention areas are located. Indicate above and/or below ground detention.		✓	
36	cks	Details of construction materials and architecture are shown on required Building Elevation/Facade Plan. Color, type and texture to match Zoning requirements.		✓	
37	na	Communication towers are shown and a fall distance/collapse zone is indicated.		N/A	
38	cks	Provide Site Data Table that references distinct numbers for each lot and all building (existing and proposed) that includes, if applicable		✓	
39	cks	Explain in detail the proposed use(s) for each structure <i>Autistic Behavior Care Center and Office Space</i>		✓	
40	cks	Total lot area less building footprint (by square feet): 28,229 Square footage of building: 4,500 & 3,200 Building height (stories and feet) 17' Number of Units per Acre (apartments only):		✓	
41	cks	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	na	Provide service verification from all utility providers		N/A	
43	na	List any variance requested for this property, dates, and approving authority		N/A	
44	na	Provide storm water and drainage study and design <i>Covered in overall Master Plan</i>		✓	
45	tb	Proposed domestic water usage (gallons per day, month, and year)		✓	
46	no	Are any irrigation wells proposed?		N/A	
47	cks	Applicant has received Landscaping Ordinance and requirements		✓	
48	cks	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of the Site Plan for Board review		✓	
49	cks	Applicant must submit eight (8) hard copies, 18" x 24", and one (1) digital (.pdf) copy of all Annexations, Final Plans and/or other Site Plans for Board review		✓	



City of Willow Park Development Services Department

Site Plan Engineering Review

Applicant Questions:

Total gross lot area of the development: 62,508 sq. ft.

Area of lot covered with structures and impervious surfaces: 34,380 sq. ft.

Total number of structures: 2 Total number of habitable structures: 2

Square footage of each building: 4,500 sq. ft. 3,200 sq. ft. _____ sq. ft.

Proposed use for each structure: OFFICE & AUTISTIC CARE CENTER

Building stories: 1

Building height: 17 ft.

Total number of parking spaces: 39 (INCLUDES HC) Number of handicap spaces: 4

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

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

Staff Review: (for official use only)

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

Approved

Not Approved

Needs More Information or Corrections

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



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 ☒

Staff Review: (for official use only)

Does the site plan include all the required designations? Yes ☒ No

Are the setbacks for the building sufficient? Yes ☒ No

Are there any easement conflicts? Yes No ☒

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

☒ Approved

☐ Not Approved

☐ Needs More Information or Corrections

Building Official Approval Signature:

BETTY L. CHEW

Date: 04/11/2020



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? 2

What is the size of the proposed fire connections? 6"

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:

MIKE LENOIR

Date: 04/04/2020



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? *N/A* Yes No

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

Flood proofing measures approved? Yes No

Does the proposed project pose any safety concerns? Yes No

Approved

Not Approved

Needs More Information or Corrections

Flood Plain Manager Approval Signature: DEREK TURNER Date: 04/06/2020



City of Willow Park Development Services Department

Site Plan Landscaping Review

Applicant Questions:

Total gross lot area of the development: 62,508 sq. ft.

Area of lot covered with structures and impervious surfaces: 34,380 sq. ft.

Percentage of lot covered with structures and impervious surfaces: 55 %

Area of green space/landscaped areas: 45,28,128 sq. ft.

Percentage of green space/landscaped areas: 45 %
~~28,128~~

Total number of parking spaces: 39

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

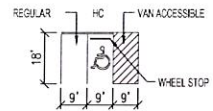
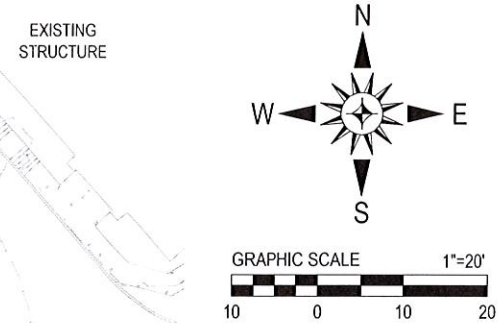
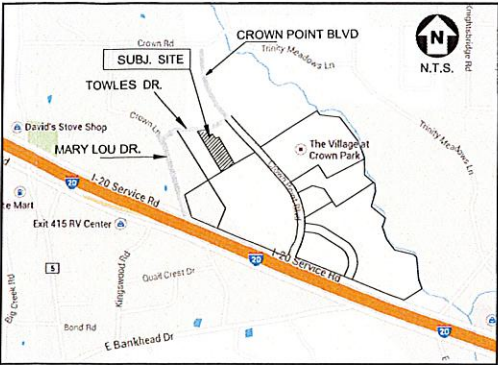
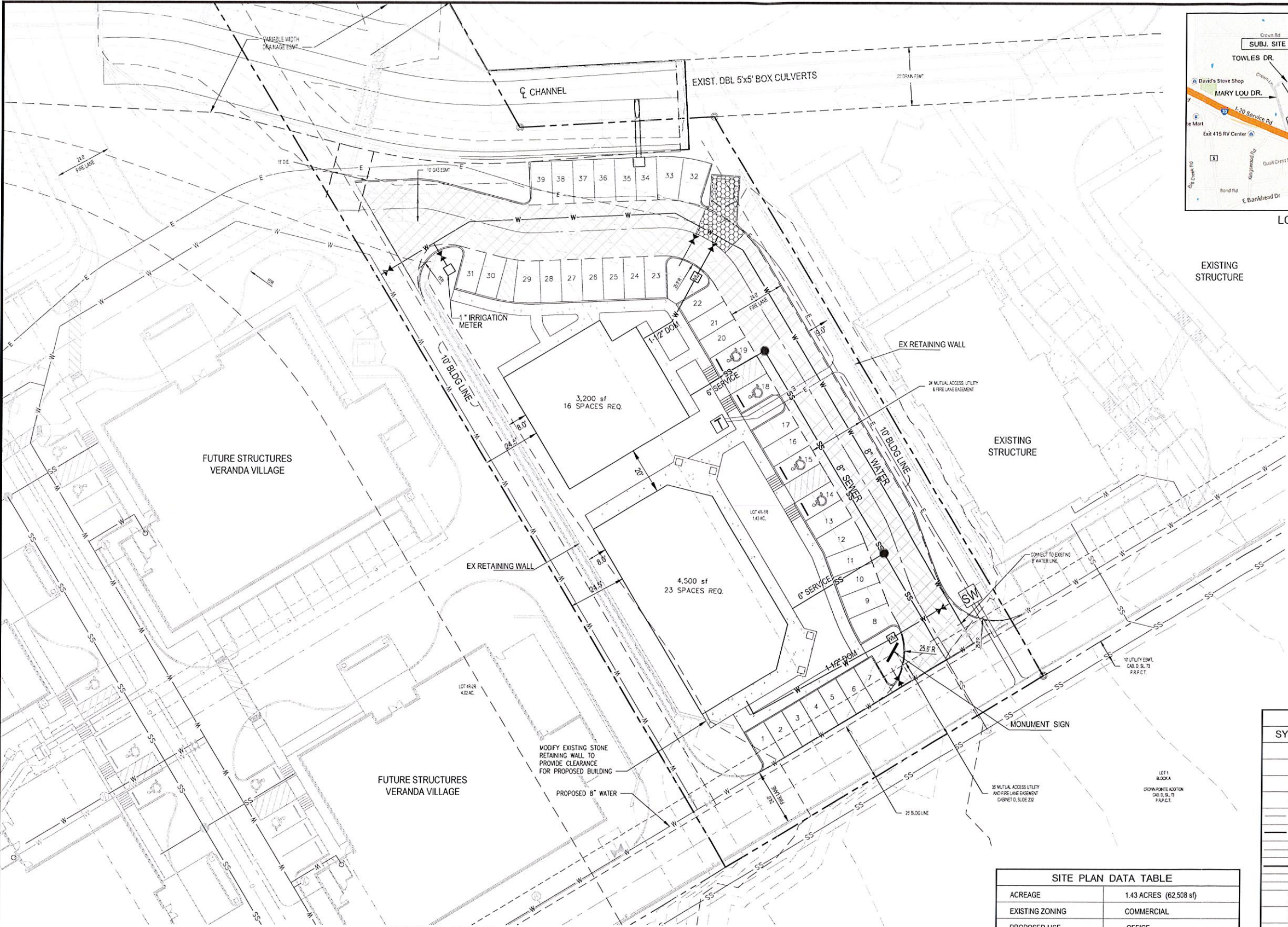
Not Approved

Needs More Information or Corrections

Landscaping Approval Signature:

BETTY L. CHEW

Date: 04/11/2020



TYPICAL PARKING LAYOUT

- GENERAL NOTES:**
- ALL RADII SHOWN ARE TO THE BACK OF CURB.
 - ALL HANDICAP PARKING SPACES ARE VAN ACCESSIBLE AND 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.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN.
 - ACCORDING TO THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT F.I.R.M. COMMUNITY PANEL NO. 48367C0425E, THIS PROPERTY DOES NOT LIE IN A 100-YR FLOODPLAIN.

OWNER/APPLICANT
BAR-KO LAND COMPANY, LLC
2121 McLENDON RD
WEATHERFORD, TX. 76088

SITE PLAN DATA TABLE	
ACREAGE	1.43 ACRES (62,508 sf)
EXISTING ZONING	COMMERCIAL
PROPOSED USE	OFFICE
PROPOSED STRUCTURES	(2) 1 STORY - COMMERCIAL - 7,700 sf
F.A.R.	18%
PERCENT IMPERVIOUS	55%
PKG REQ = 1 SPACE PER 200 SQUARE FEET	
PARKING REQUIRED	39 PARKING SPACE
PARKING PROVIDED	39 (INCLUDES 4 HC)
OPEN SPACE	45%

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SAN. SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING WATER
	PROPOSED WATER
	EXISTING SEWER
	PROPOSED SEWER
	UNDERGROUND ELECTRIC
	ELECTRIC TRANSFORMER SITE
	ELECTRIC SWITCH GEAR SITE
	WATER METER
	CONCRETE PAVING
	FIRE LANE
	SIDEWALK
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	DUMPSTER PAVING

REVISIONS

NO.	DESCRIPTION	DATE

6221 Southwest Blvd., Suite 100
Fort Worth, Texas 76132
(817) 231-8100, (817) 231-8144
Texas Registered Engineering Firm F-10594
Texas Registered Survey Firm F-10158800
www.barronstark.com

Barron-Stark
Engineers

SITE LAYOUT

THRIVE BEHAVIOR CENTER

CITY OF KENNEDALE

TARRANT COUNTY, TEXAS

CLIENT No. 380

PROJECT No. 9631

DESIGN: PWD

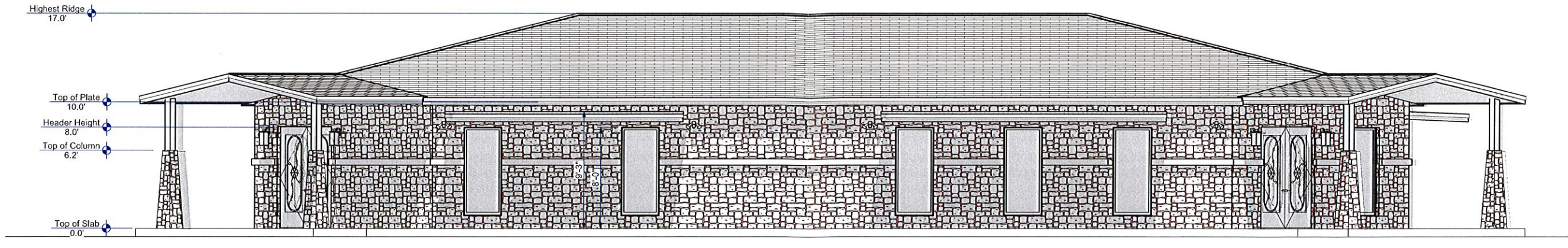
DRAWN: PWD/RCP

CHECKED: CFS

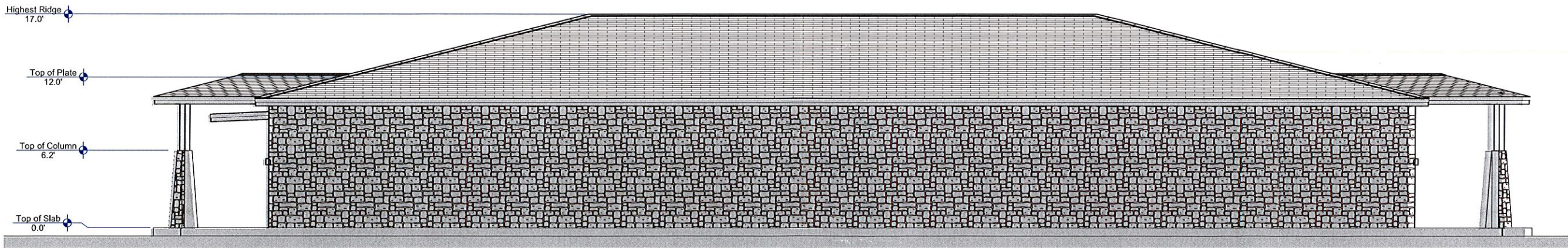
DATE: APRIL 2020

SHEET

C2.0

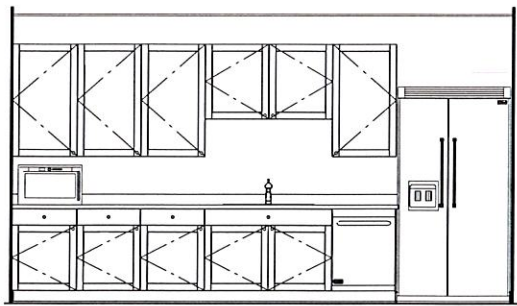
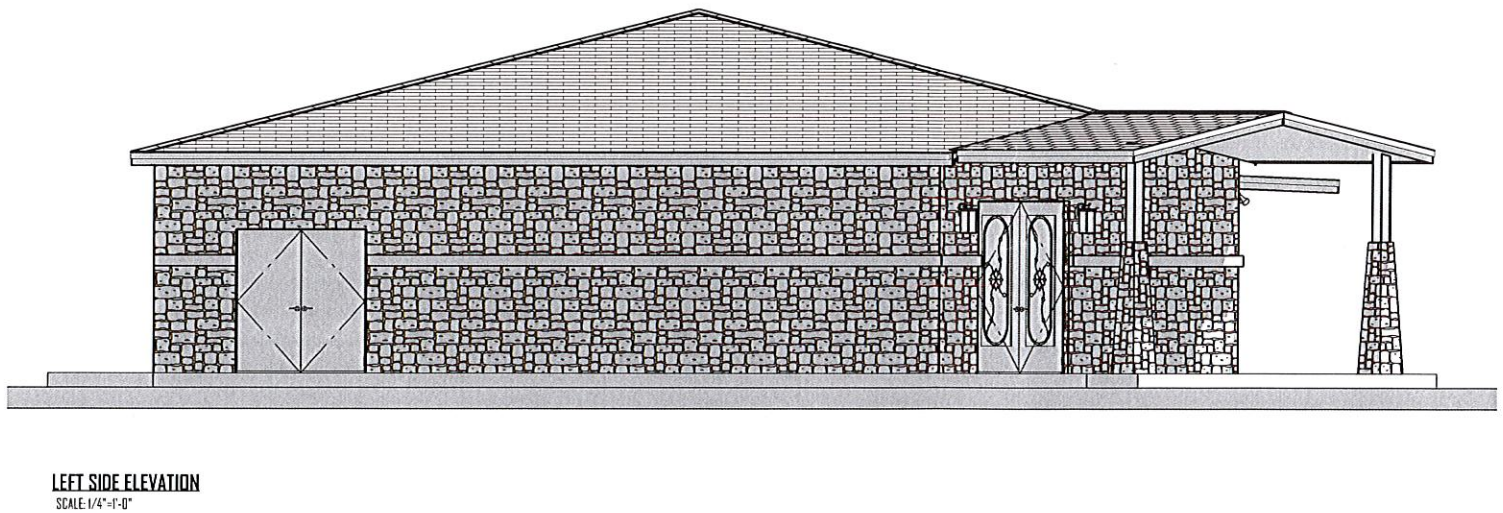


FRONT ELEVATION
SCALE: 1/4"=1'-0"

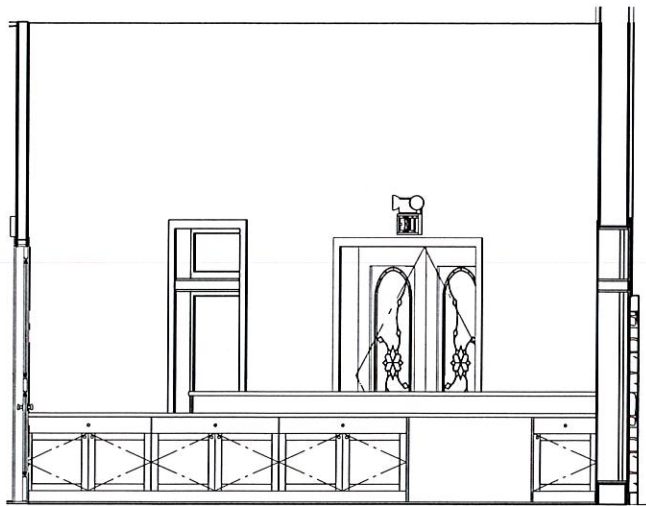


REAR ELEVATION
SCALE: 1/4"=1'-0"

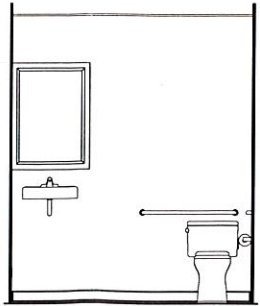
To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. BRIAN GAYLORD is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



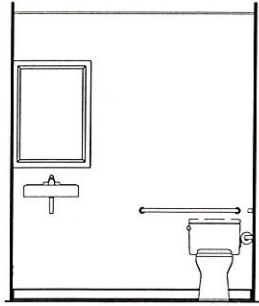
BREAKROOM CABINET ELEVATION
SCALE: 3/8"=1'-0"



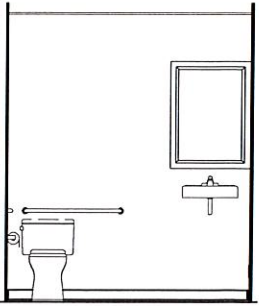
RECEPTION CABINET ELEVATION
SCALE: 3/8"=1'-0"



RESTROOM 1 ELEVATION
SCALE: 3/8"=1'-0"



RESTROOM 2 ELEVATION
SCALE: 3/8"=1'-0"



RESTROOM 3 ELEVATION
SCALE: 3/8"=1'-0"

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. BRIAN GAYLORD is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

NTDS

CLIENT DATA:

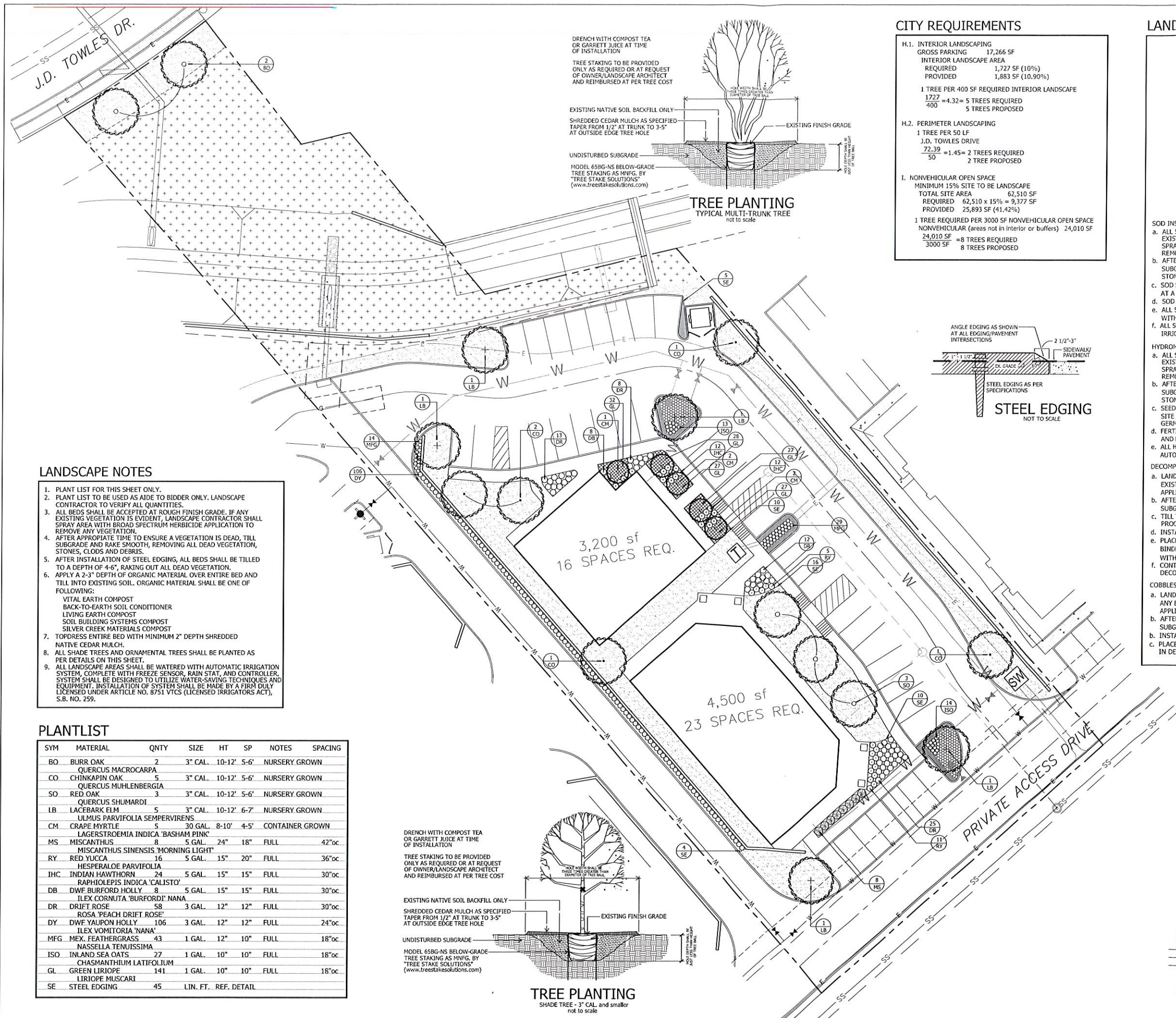
RIGHT AND LEFT ELEVATIONS

NORTH TEXAS DESIGN SOLUTIONS, LLC.

DATE:
3/17/2020

SCALE:
1/4"=1'-0"

SHEET:
A-4



LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
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, CLODS 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.

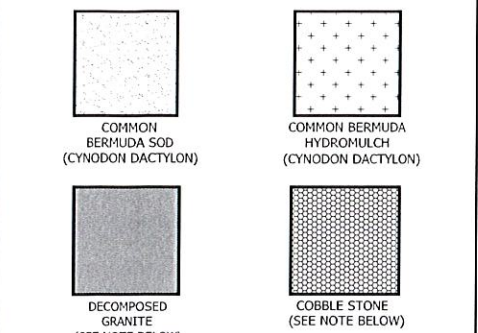
PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	2	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	QUERCUS MACROCARPA	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CH	CHINKAPIN OAK	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
SO	QUERCUS MUHLBERGIA	3	3" CAL.	10-12'	5-6'	NURSERY GROWN	
LB	RED OAK	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CM	QUERCUS SHUMARDI	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
DR	LACEBARK ELM	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
DY	ULMUS PARVIFOLIA SEMPERVIRENS	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
MFG	CRAPE MYRTLE	5	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
ISO	LAGERSTROEMIA INDICA 'BASHAM PINK'	8	5 GAL.	24"	18"	FULL	42"oc
GL	MISCANTHUS	16	5 GAL.	15"	20"	FULL	36"oc
SE	RED YUCCA	24	5 GAL.	15"	15"	FULL	30"oc
LB	HESPERALOE PARVIFOLIA	24	5 GAL.	15"	15"	FULL	30"oc
CO	INDIAN HAWTHORN	8	5 GAL.	15"	15"	FULL	30"oc
DR	RAPHIOLEPIS INDICA 'CALISTO'	8	5 GAL.	15"	15"	FULL	30"oc
DY	DWE BURFORD HOLLY	58	3 GAL.	12"	12"	FULL	30"oc
MFG	ILEX CORNUTA 'BURFORDI' NANA	43	1 GAL.	12"	10"	FULL	18"oc
ISO	DRIFT ROSE	27	1 GAL.	10"	10"	FULL	18"oc
GL	DWE YAUPON HOLLY	141	1 GAL.	10"	10"	FULL	18"oc
SE	ILEX VOMITORIA 'NANA'	45	LIN. FT.	REF. DETAIL			

CITY REQUIREMENTS

- H.1. INTERIOR LANDSCAPING
GROSS PARKING 17,266 SF
INTERIOR LANDSCAPE AREA
REQUIRED 1,727 SF (10%)
PROVIDED 1,883 SF (10.90%)
- 1 TREE PER 400 SF REQUIRED INTERIOR LANDSCAPE
1727 / 400 = 4.32 = 5 TREES REQUIRED
400 5 TREES PROPOSED
- H.2. PERIMETER LANDSCAPING
1 TREE PER 50 LF
J.D. TOWLES DRIVE
72.39 / 50 = 1.45 = 2 TREES REQUIRED
50 2 TREES PROPOSED
- I. NONVEHICULAR OPEN SPACE
MINIMUM 15% SITE TO BE LANDSCAPE
TOTAL SITE AREA 62,510 SF
REQUIRED 62,510 x 15% = 9,377 SF
PROVIDED 25,893 SF (41.42%)
- 1 TREE REQUIRED PER 3000 SF NONVEHICULAR OPEN SPACE
24,010 SF / 3000 SF = 8 TREES REQUIRED
24,010 SF 8 TREES PROPOSED

LANDSCAPE LEGEND



- SOD INSTALLATION NOTES:
- a. ALL SUBGRADE 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.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
 - c. SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
 - d. SOD SHALL BE LAID WITH ALTERNATING JOINTS.
 - e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.
 - f. ALL SOD AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- HYDROMULCH INSTALLATION NOTES:
- a. ALL SUBGRADE 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.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
 - c. SEED SHALL BE HULLED, TREATED LAWN-TYPE SEED, DELIVERED TO SITE IN ORIGINAL SEALED CONTAINERS. MINIMUM PURITY GERMINATION SHALL BE 90%.
 - d. FERTILIZER SHALL BE COMPLETE FERTILIZER, DRT, FREE-FLOWING, AND BALANCED IN COMPOSITION, CONFORMING TO ALL STATE LAWS.
 - e. ALL HYDROMULCH AREAS SHALL BE WATERED BY PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- DECOMPOSED GRANITE INSTALLATION NOTES:
- a. LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
 - c. TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR WITH DRUM OR AUTOMATIC HAND TAMPERS. CROWN
 - d. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE GRANITE.
 - e. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH 'STABILIZER BINDER OVER A DRY SUB-BASE, INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
 - f. CONTRACTOR SHALL PROVIDE FIVE (5) 50 lbs. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.
- COBBLESTONE INSTALLATION NOTES:
- a. LANDSCAPE CONTRACTOR SHALL INSPECT COBBLESTONE AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - b. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION.
 - c. INSTALL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE COBBLE.
 - d. PLACE MINIMUM FOUR (4) INCHES OF NEW MEXICO LARGE COBBLE IN DESIGNATED AREAS.

appr. by: _____
drawn by: _____
date: 03-27-20

revisions

LANDSCAPE PLAN

THRIVE BEHAVIOR CENTER
WILLOW PARK, TEXAS

file name:
c:\willowpark\thrive behavior\lbpbase_THRIVE.dwg

sheet
1-1

Betty Chew

From: Chuck Stark <ChuckS@barronstark.com>
Sent: Monday, April 13, 2020 11:30 AM
To: Betty Chew; Betty Chew
Cc: Bryson Adams (bryson704@hotmail.com)
Subject: Thrive Site Plan

Betty:

In response to your question:

1. We do not have an architectural elevation of the 3200 sq. ft. building yet. The architectural plans are still being developed. The elevations included in the submittal are for the Thrive building. The applicant would agree the second building will duplicate the Thrive building in architectural elevation using the same masonry façade, roofing material, and trim paint colors.
2. There is no covered walkway connecting the two buildings, only sidewalk.

Let me know if there is anything else.

When you send the evite for the ZOOM P&Z meeting next Tuesday, please include Bryson Adams on the invitation.



CHUCK STARK, PE, RPLS

MANAGING PRINCIPAL

6221 Southwest Blvd, Ste. 100, Fort Worth, TX 76132

o 817.231.8141 | cell 817.296.9550 | chucks@barronstark.com

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | barronstark.com