

Marcus Gallegos, Member
Jacqueline Steinbacher, Member



Amy Shadowens, Member
Rachel Cristiano, Member
Mark Allen, Member

Robin Amerine, Chair
CITY OF JUSTIN
PARKS AND RECREATION ADVISORY BOARD AGENDA
JANUARY 14, 2025
415 NORTH COLLEGE AVE
JUSTIN, TEXAS 76247
6:00 PM

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible"*

PUBLIC COMMENT

In order to expedite the flow of business and to provide all the citizens the opportunity to speak, the Park and Recreation Committee Chair may impose a three-minute limitation on any person addressing the board.

CONSENT

1. Consider and take appropriate action to approve meeting minutes dated November 12, 2024 and December 10, 2024.

DISCUSSION / ACTION ITEMS

2. Discuss New Timberbrook Park Plans

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Ave, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 7th day of January by 5 p.m., at least 72 hours preceding the scheduled meeting time.

Josh Little

Josh Little, Public Works Director



Parks and Recreation Advisory Board Coversheet
January 14, 2025
415 NORTH COLLEGE AVE
JUSTIN, TEXAS 76247

Agenda Item: 1. (CONSENT)

Title: Consider and take appropriate action to approve meeting minutes dated November 12, 2024 and December 10, 2024.

Department: Administration

Contact: Josh Little, Public Works Director

Recommendation:

Consider and take appropriate action to approve meeting minutes dated November 12, 2024 and December 10, 2024.

Background:

City Attorney Review: N/A

Attachments:

1. 11-12-24 Park Minutes
2. 12-10-24 Park Minutes

MINUTES

**State of Texas
County of Denton
City of Justin**

Justin Parks and Recreation Advisory Board – November 12, 2024

The Justin Parks and Recreation Advisory Board convened into a regular meeting the same being open to the public the 12th day of November at 6:00 p.m. at the Justin Municipal Complex, and notice of said meeting giving the time, place, date, and subject thereof having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Public Works Admin Staff Liaison, Kira Sedivy, and Public Works Director Josh Little.

Justin Parks and Recreation Advisory Board Members: Amerine, Steinbacher, Gallegos, Shadowens and Cristiano were in attendance.

CALL TO ORDER

Invocation and Pledge of Allegiance

Member Amerine called the meeting to order at 6:03 pm

PUBLIC COMMENT

To expedite the flow of business and to provide all the citizens with the opportunity to speak, the Parks and Recreation Committee Chair may impose a three-minute limitation on any person addressing the board.

No comment from the Public

CONSENT ITEMS

1. Consider and act on meeting minutes from September 10, 2024 Parks and Recreation Advisory Board meeting and take appropriate action.

Member Cristiano motioned to approve the minutes dated September 10, 2024 as they exist right now.

Seconded by: Member Shadowens

Aye Votes: Members Amerine, Steinbacher, Gallegos, Shadowens and Cristiano

Motion Carries

WORKSHOP

2. Discuss and review board applications

DISCUSSION / ACTION ITEMS

3. Discuss and consider recommending appointments to the Parks and Recreation Advisory Board.

Members reviewed the applications and interviewed applicants Alwyn Dowell and Gary Foree that were in attendance.

Board members recommended approval of the following applications to City Council: Mark Allen for Place #2, Gary Foree #3 and Alwyn Dowell as Place #8 Alternate #1.

4. Discuss, consider and take appropriate action on the City Facility Naming Policy.

Member Shadowens motioned to recommend approval with the edits discussed by the board members.

Seconded by: Member Steinbacher

Aye Votes: Members Amerine, Steinbacher, Gallegos, Shadowens and Cristiano

Motion Carries

FUTURE AGENDA ITEMS

- None

ADJOURN

Motion to adjourn at 7:27 PM

Passed and approved on the 14th of January 2025.

SEAL:

Robin Amerine

Parks & Recreation Board Chair

MINUTES

**State of Texas
County of Denton
City of Justin**

Justin Parks and Recreation Advisory Board – December 10, 2024

The Justin Parks and Recreation Advisory Board convened into a regular meeting the same being open to the public the 10th day of December at 6:00 p.m. at the Justin Municipal Complex, and notice of said meeting giving the time, place, date, and subject thereof having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Public Works Admin Staff Liaison, Kira Sedivy, and Public Works Director Josh Little.

Justin Parks and Recreation Advisory Board Members: Amerine, Steinbacher, Gallegos and Shadowens were in attendance.

CALL TO ORDER

Invocation and Pledge of Allegiance

Member Amerine called the meeting to order at 6:02 pm

PUBLIC COMMENT

To expedite the flow of business and to provide all the citizens with the opportunity to speak, the Parks and Recreation Committee Chair may impose a three-minute limitation on any person addressing the board.

No comment from the Public

DISCUSSION / ACTION ITEMS

1. Discuss final draft of City of Justin Facility Naming Policy.

Member Gallegos motioned to recommend approval of the Facility Naming Policy with the changes discussed by the Board members.

Seconded by: Member Shadowens

Aye Votes: Members Amerine, Steinbacher, Gallegos and Shadowens

Motion Carries

2. Members requested that staff invite City Manager Jarrod Greenwood to the February 2025 Park Board Meeting. They would like him to discuss expectations and provide direction to the board members.

3. Members requested that Public Works Director Josh Little share the 5 year CIP project list with the board members.

FUTURE AGENDA ITEMS

- None

ADJOURN

Motion to adjourn at 6:49 PM

Passed and approved on the 14th of January 2025.

SEAL:

Robin Amerine
Parks & Recreation Board Chair



Parks and Recreation Advisory Board Coversheet
January 14, 2025
415 NORTH COLLEGE AVE
JUSTIN, TEXAS 76247

Agenda Item: 2. (DISCUSSION / ACTION ITEMS)

Title: Discuss New Timberbrook Park Plans

Department: Public Works

Contact: Josh Little, Public Works Director

Recommendation:

Staff recommends review & approval of staff comments.

Background:

Bloomfield Homes owned a 2.7- acre parcel that was previously expected to be the Fire Station location just to the south of the water tower. This parcel is located on the east side of Timberbrook Parkway (north of FM 407) at 7th Street.

Bloomfield Homes proposed to donate this land to the City of Justin. Pending approval from the City Council, this donated parcel would be developed as a new neighborhood city park. Amenities could include: building with storage and bathrooms; basketball court; pickleball courts, ping pong table and corn hole (all weather surface); outdoor open air Amphitheatre with lawn seating for approximately 200 persons; visitor parking and designated areas with electric service to support food trucks; and trails and open space.

The City of Justin requested that the Neighborhood Park Concept Plan be posted on the Timberbrook HOA's website to allow the HOA members the chance to provide input about this potential project.

The City of Justin Parks and Recreation Advisory Board discussed this potential neighborhood park at it's June 14, 2024 meeting. The Parks Board made the recommendation to city council to accept the new park with the condition that Parks Board have the ability to review the construction plan and provide feedback.

The Justin City Council approved the adoption of the new park at the August 8, 2024 council meeting.

The developer submitted construction plans to the city in December 2024.

City staff conducted an internal Development Review Committee meeting on January 3, 2025. Staff compiled comments for the construction plans. The staff review comments are included in the packet.

Parks Board will now review construction plans and city staff comments as requested from the Parks Board. All comments will be sent to the developer for review and corrections as needed.

City Attorney Review: N/A

Attachments:

1. 1st Review Timberbrook Ph 6 Civil Comments
2. Park Tree & Plant Legend with Photos
3. Review Exhibits 1-6-25



1st Review 240039 Timberbrook Park Ph 6 Civil Plans

01/06/2025

Jim Douglas
2309 av K suite 100
Plano, Tx 75074

Re: 1st Review 240039 Timberbrook Park Ph 6 Civil Plans

Dear Jim,

City of Justin has completed its Application Review of the subject proposal. The following review comments, attachments and "redlined plan markups" are included as a part of City's Correction letter:

Written Review Comments

N/A

Engineering Comments

Drainage - The drainage system drains and discharges via headwall at south end of park towards Lot 14. The drainage should tie into the drainage pipe in inlet in order to not put it towards Lot 14 when there is a drainage easement between it and the park. It seems like a way inlet could be installed on line to pick up the water if the headwall is used just grade downstream to capture water prior to reaching lot 14.

Public Works Comments

1. Remove food truck area and concrete island and replace with parking spaces
2. Add fencing around Basketball court
3. Connect sidewalk on west side of basketball court and pour a concrete pad under player benches
4. Add fencing on west side of Pickleball court up to the concrete pad
5. Add lighting with timers at Basketball and Pickleball Courts
6. Add lighting along sidewalk/pathways
7. Add a roll up style door to the storage area of the bathroom building
8. Relocate trash cans that are between the benches on the north and south side of the event lawn
9. Install necessary hardware in amphitheater concrete pad for future installation of covered structure
10. Dog stations need to accept the same size bags we currently use for other parks or change the dog station to match the same as other parks
11. Remove Mexican Feather grass from picnic table area at event lawn and replace with low maintenance option
12. Monument sign with Park name
13. Veneer to be cohesive and consistent with all buildings, signage and structures
14. Stainless steel bathroom fixtures

Craig/Steve Mark Ups:

"S:\PublicWorks\Planning & Development\Plan Review\Timberbrook\Ph.6 Park\REDLINED_DPI035-Owner Submittal 11-14-2024.pdf"

Fire Comments

Extinguisher in between restrooms and one on the covered picnic table area.

Knox Box or similar device as approved by the Fire Department located at the front of restrooms with master key.

Planning

Please include monument signage location and rendering. We would also like the monument signage to be constructed at the same time as the park.

Automatic time lighting for basketball Court and Pickleball Court.

Shade structure and Restroom Building are to be permitted separately

Recommend two trees to be relocated. See mark up.

Please provide a separate Phased concept plan. Phase I, Phase II, and Phase III. City will fund Phase II and Phase III.

Please place a note on the Civils stating the following "All MEP submittals are subject to a separate building permit submittal and will conform to all the applicable codes for the City of Justin".

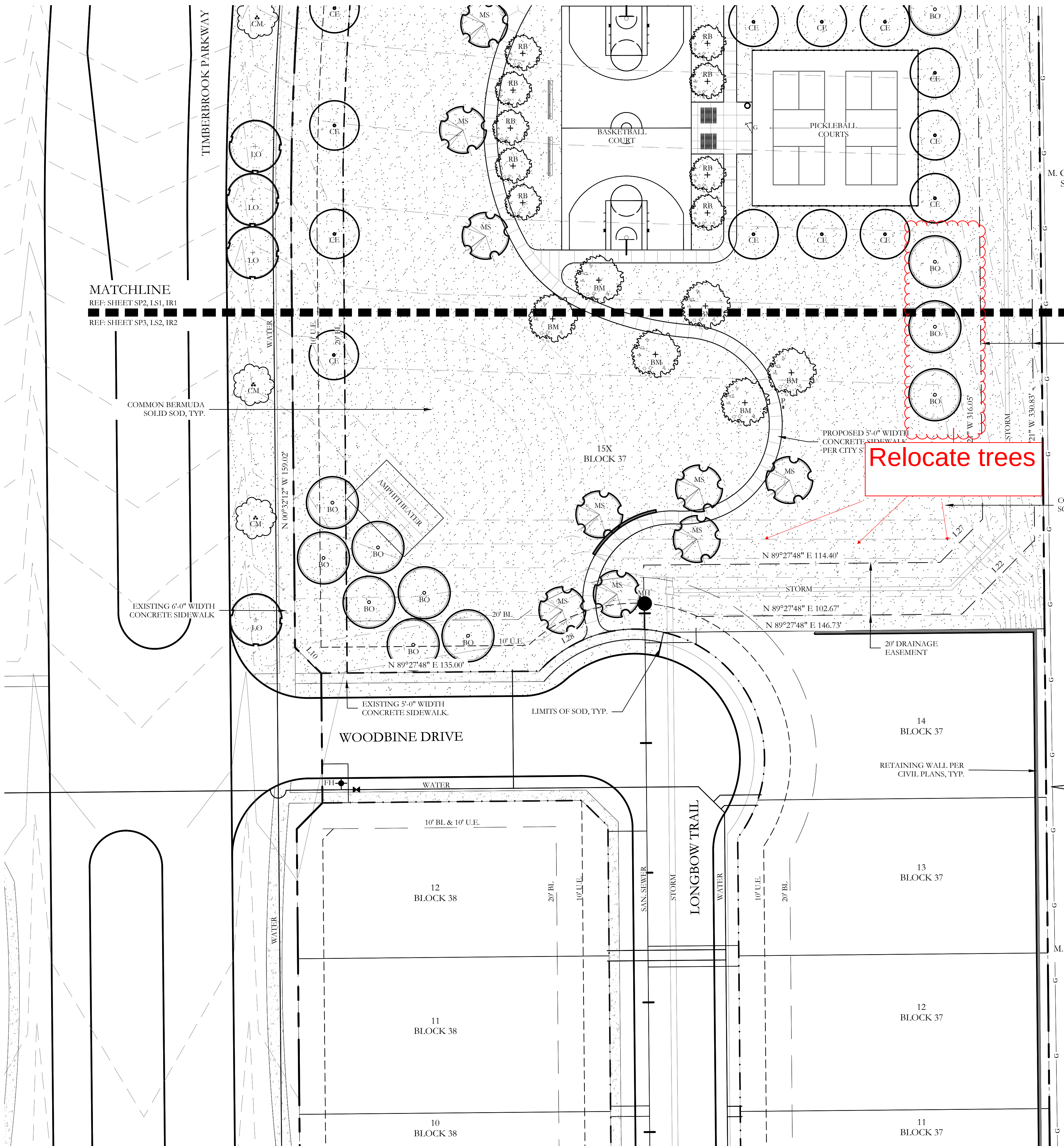
How to respond to Comments:

Please provide written responses to corrections and comments in one attachment (combine all sheets) with the requested changes to development@cityofjustin.com. If you have any questions please feel free to reach out to mcyr@cityofjustin.com or storres@cityofjustin.com.

Sincerely,

Development Services

I:\gis\drive\projects\dp0135\dwg\dp0135-1a.dwg



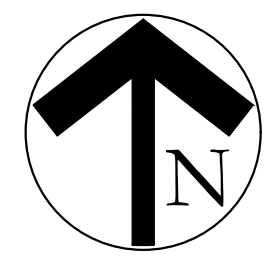
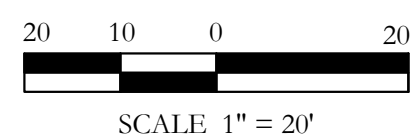
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	BM	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	MS	MEXICAN SYCAMORE	PLATANUS MEXICANA	3" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	CM	DYNAMITE RED GRAPE MYRTLE	LAGERSTROEMIA INDICA "WHIT II"	2" CALIPER	AS SHOWN
		SPANISH DAGGER YUCCA	YUCCA ROSTRATA	7 GALLON	48" O.C.
		TEXAS DWARF PALMETTO	SABAL MINOR	7 GALLON	48" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES "HAMELN"	1 GALLON	18" O.C.
		AUTUMN SAGE	SALVIA GREGGII	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

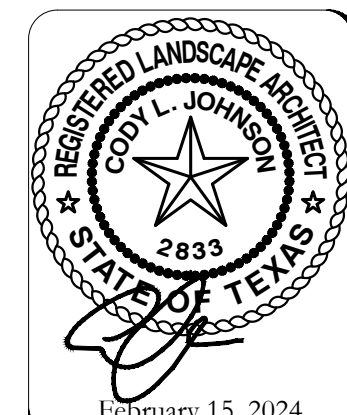
SITE PLAN
TIMBERBROOK
PHASE 6
HOA OPEN SPACE LOT 15X
BLOCK 37
~AMENITY CENTER~
BEING 2.706 ACRES OUT OF THE
M. GARNETT SURVEY
ABSTRACT NO. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS

OWNER / DEVELOPER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PH. 817-416-1572
CONTACT: CURT MILLWARD

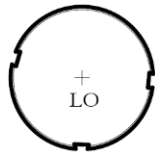
LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI



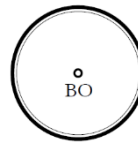
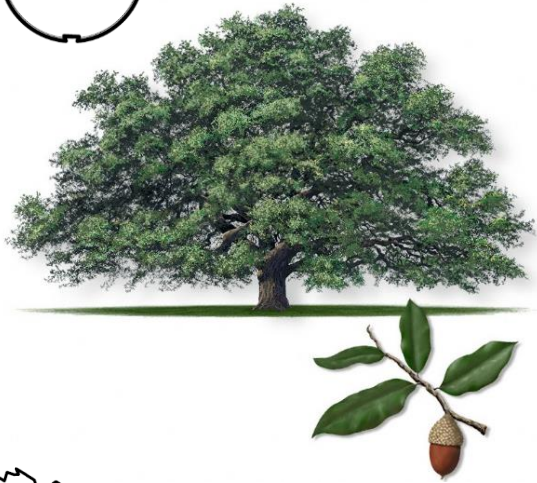
SCALE:
1" = 20'
One Inch
JVC No DP1035



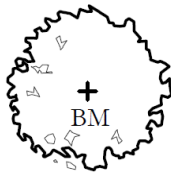
Timberbrook Park Tree and Plant Legend



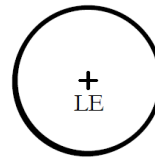
Live Oak Tree



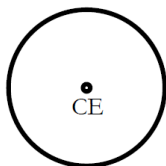
Bur Oak Tree



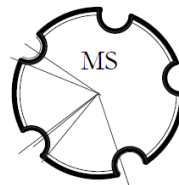
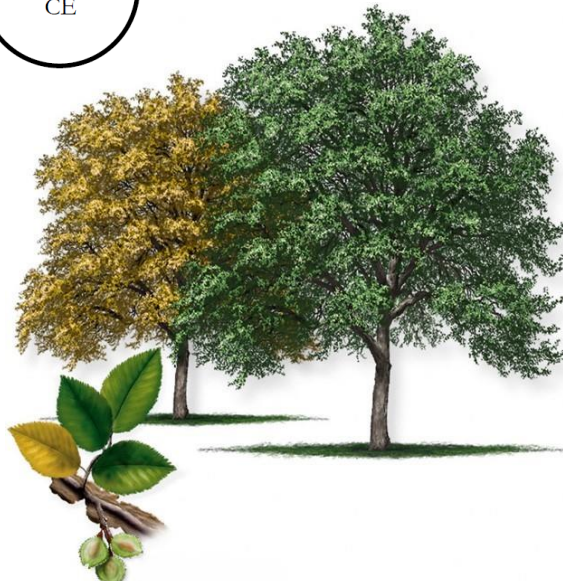
Big Tooth Maple Tree



Lacebark Elm Tree

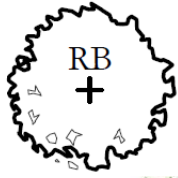


Cedar Elm Tree

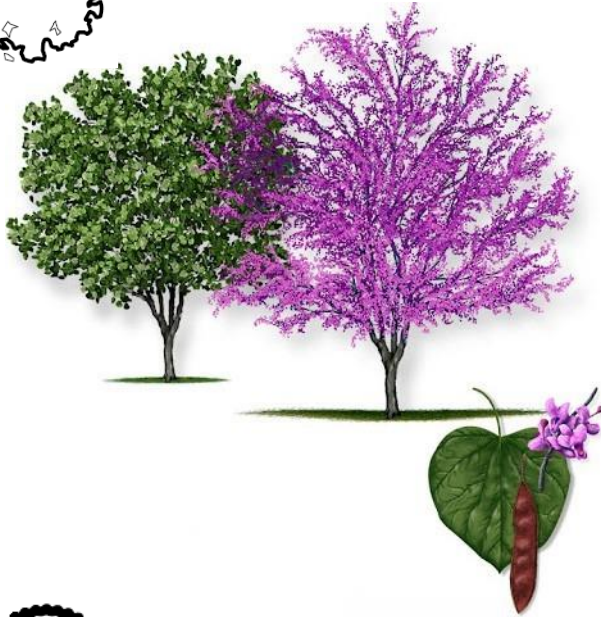


Mexican Sycamore Tree

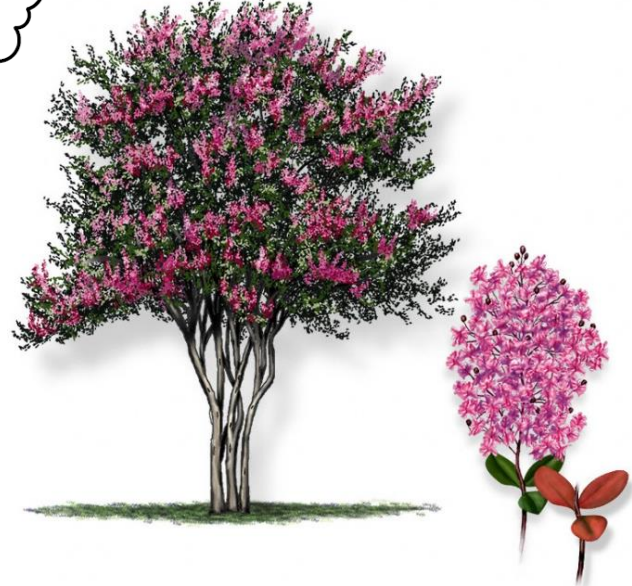




Texas Redbud Tree



Dynamite Red Crape Myrtle Tree



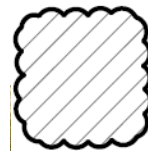
Spanish Dagger Yucca



Texas Dwarf Palmetto

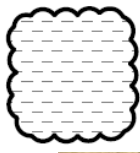


Dwarf Fountain Grass



Autumn Sage





Mexican Feather Grass



GENERAL CONSTRUCTION NOTES

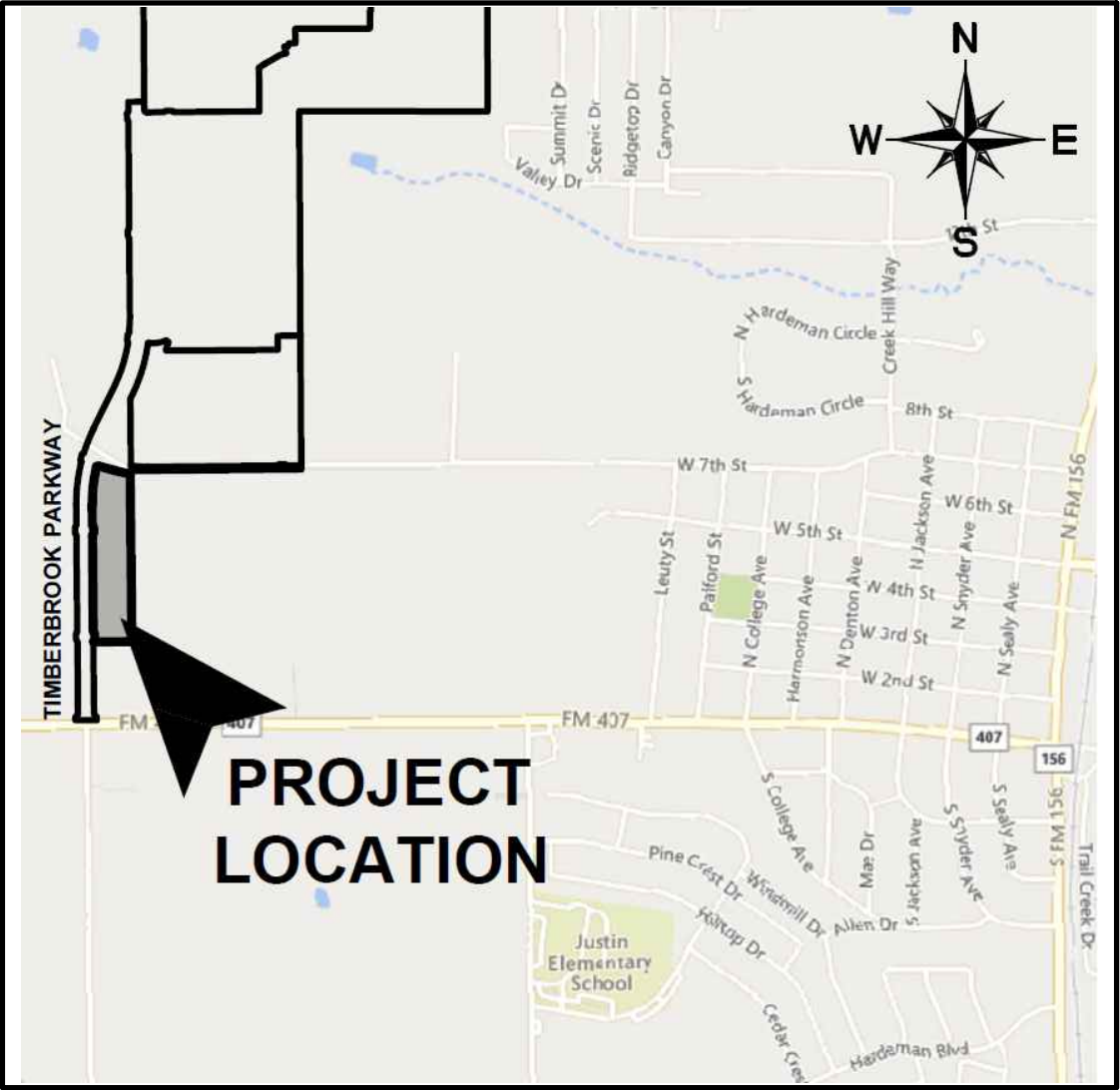
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF JUSTIN ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TxDOT SPECIFICATIONS, TxDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TxDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR AMENITY CENTER IMPROVEMENTS

~TIMBERBROOK PH. 6~

CITY OF JUSTIN
DENTON COUNTY, TEXAS

SUBMITTAL DATE: November 12, 2024



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
SP1	OVERALL LAYOUT PLAN
SP2-SP3	SITE PLAN
U1	UTILITY PLAN
7	DRAINAGE AREA MAP
SG1-SG7	GRADING AND DRAINAGE PLAN
SG8	GRADING AND DRAINAGE DETAILS
L1-L2	LAYOUT PLAN
L3	EROSION CONTROL PLAN
L4-L10	SITE DETAILS
LS1-LS2	LANDSCAPE PLANS
LS3	LANDSCAPE DETAILS
IR1-IR2	IRRIGATION PLANS
IR3-IR4	IRRIGATION DETAILS
A2.00-6.00	ARCHITECTURE PLANS
N1.00-N1.03	ADA STANDARDS
MEP0.01-P4.01	MEP PLANS
S1.1-S4.1	STRUCTURAL PLANS

GENERAL LANDSCAPE NOTES:

- INSPECTIONS:
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

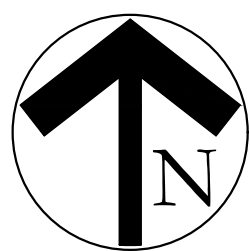


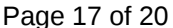
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	January 2, 2025
	See comments.

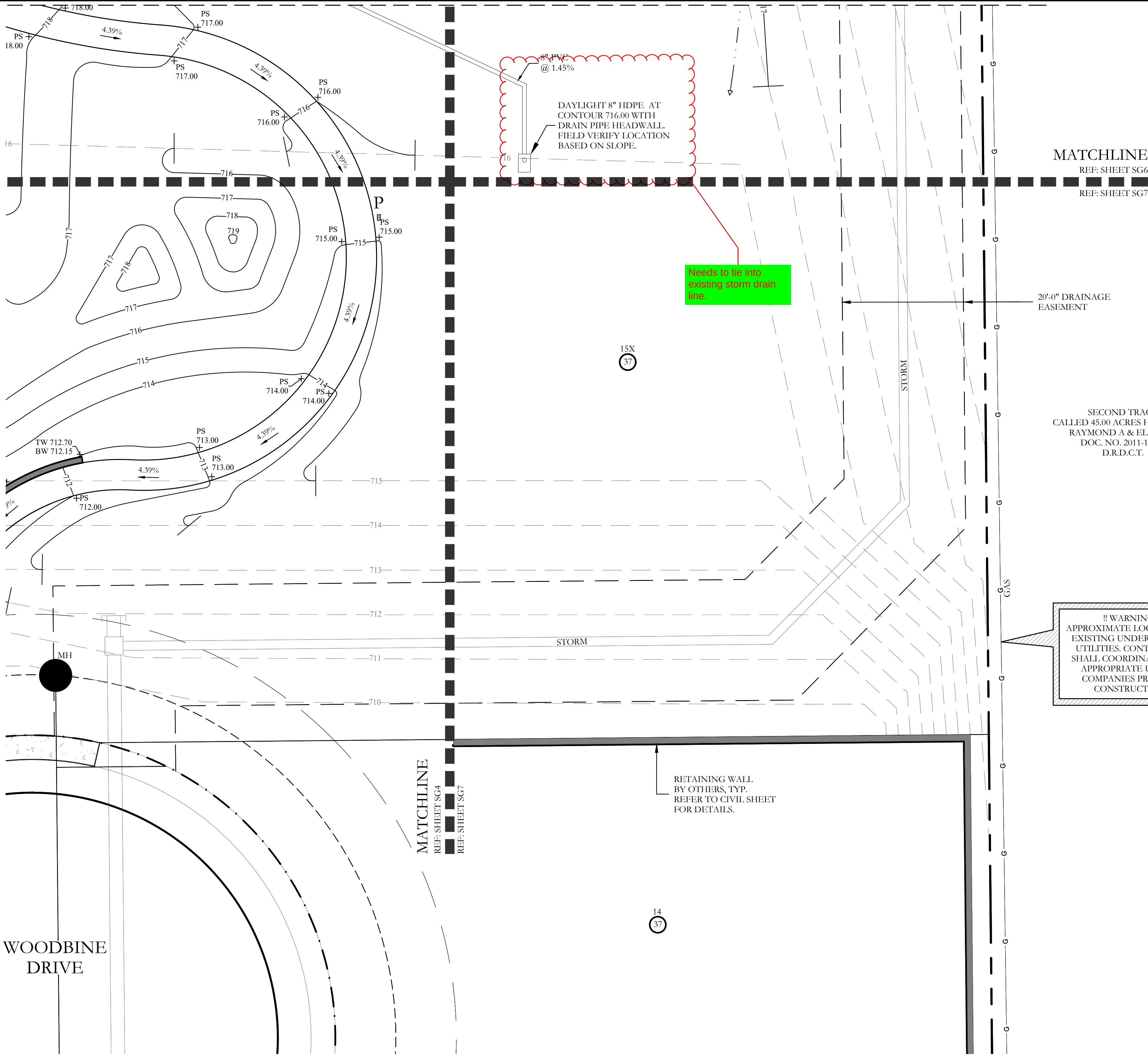
OWNER / DEVELOPER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PH. 817-416-1572
CONTACT: CURT MILLWARD

CIVIL ENGINEER:
GOODWIN & MARSHALL
ENGINEERING & SURVEYING.
2559 SW GRAPEVINE PKWY,
GRAPEVINE, TEXAS 76051
PH. 817-329-4373

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

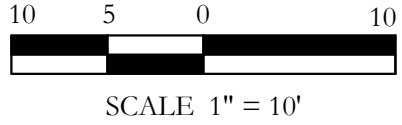
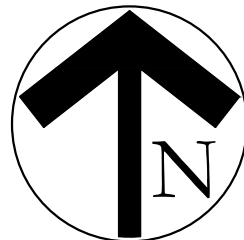






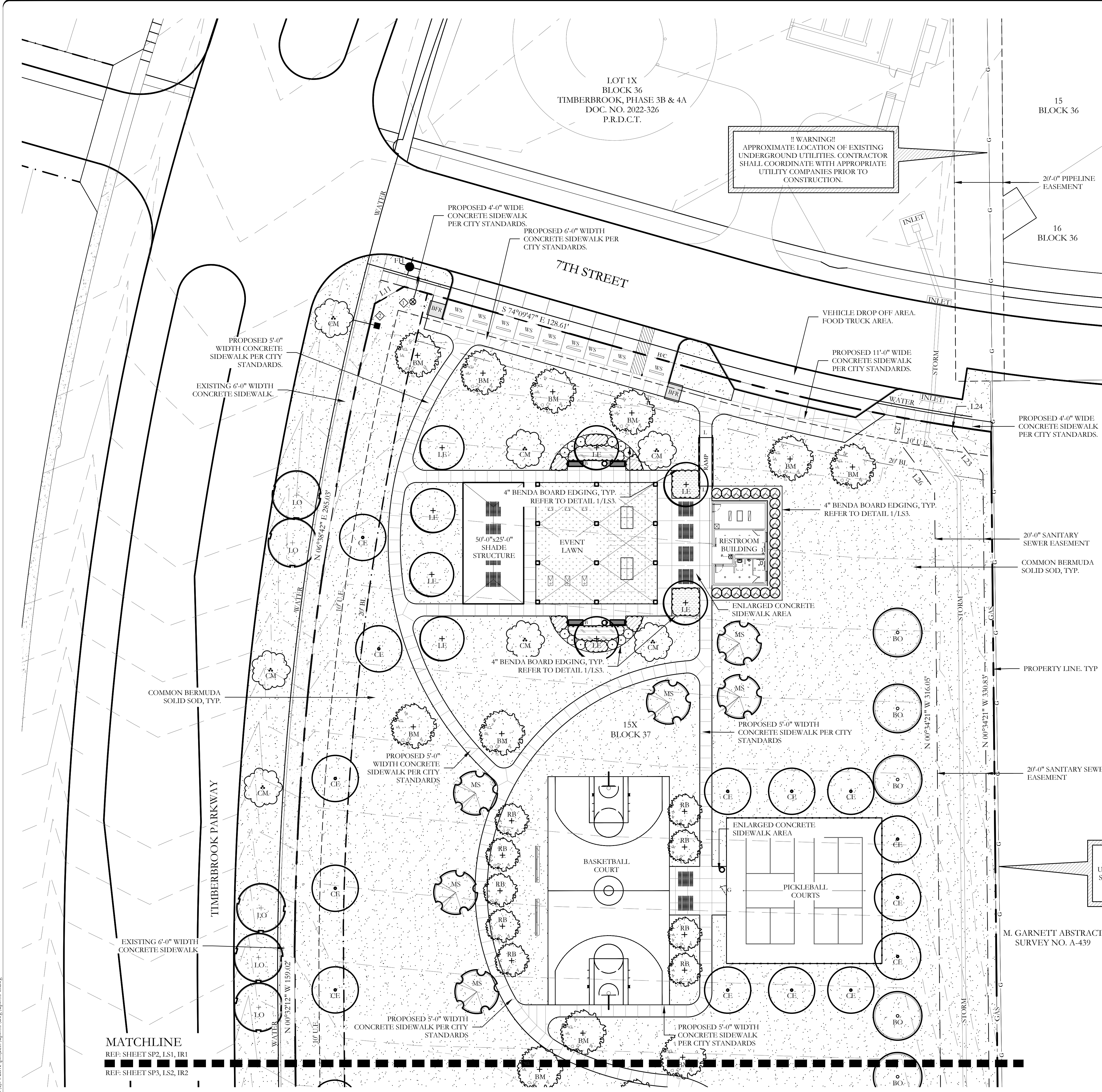
GRADING LEGEND		
PS 102.9 +	PROPOSED SIDEWALK SPOT ELEVATION	→ PROPOSED FLOW DIRECTION, 2% MAX. SLOPE IN ALL DIRECTIONS ON POOL DECK
TC 102.9 + BC 102.4	PROPOSED TOP AND BOTTOM OF CURB SPOT ELEVATION	== PROPOSED DRAINAGE PVC OR HDPE REFER TO PLAN FOR SIZING
TR 102.9 +	PROPOSED TOP OF RAMP SPOT ELEVATION	● 12" DIA. DRAIN INLET. REFER TO DETAIL 1/SG2.
BR 102.9 +	PROPOSED BOTTOM OF RAMP SPOT ELEVATION	○ 4" DIA. SURFACE DRAIN IN CONCRETE DECK SYMBOL N.T.S FOR CLARITY. REFER TO DETAIL 2/SG2.
RIM 102.9 +	PROPOSED RIM ELEVATION OF AREA DRAIN	— 726 — PROPOSED CONTOUR
INV 102.9 +	PROPOSED BOTTOM OF DRAIN INLET SPOT ELEVATION	- - - 726 - - - EXISTING CONTOUR
FEE 102.9	PROPOSED FINISH FLOOR ELEVATION	- - - - - ADA HANDRAIL. REFER TO DETAIL SHEET 2/SG8.
←	PROPOSED FLOW LINE	— 1'-6" MAX. H.T. STONE RETAINING WALL. REFER TO DETAIL SHEET 1/SG8.
○	PROPOSED DRAIN PIPE HEADWALL. REFER TO DETAIL 1/SG3.	

- GRADING NOTES**
- TOP SOIL SHALL NOT BE REMOVED FROM RESIDENTIAL LOTS OR USED AS SPOIL, BUT SHALL BE STRIPPED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER ON THE LOTS, PARKWAYS AND MEDIANS. PERMANENT EROSION CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
 - TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ON TO EXISTING STREETS, ALLEYS, DRAINAGEWAYS AND PUBLIC AND PRIVATE PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE SILT FENCES, STRAW BALES, BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS REQUIRED BY THE CITY ADMINISTRATOR OR HIS REPRESENTATIVE AND AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
 - ALL STREET RIGHTS-OF-WAY, REGARDLESS OF SLOPE; ALL FINISHED GRADE SLOPES THAT ARE STEEPER THAN 6:1; AND THE FLOW LINES OF ALL DRAINAGE DITCHES AND SWALES SHALL BE COMPLETELY COVERED WITH EROSION CONTROL MATTING AS SPECIFIED IN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS CONSTRUCTION (N.C.T.C.O.G) BMP MANUAL.
 - GRASS SHALL BE ESTABLISHED ON THE SLOPES OF ALL DRAINAGE CHANNELS THAT ARE STEEPER THAN 6:1. GRASS SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
 - ALL PERMEABLE SURFACES WITHIN THE DEVELOPMENT SHALL BE GRADED TO A SMOOTH AND UNIFORM APPEARANCE THAT CAN BE EASILY MOWED WITH A SMALL RESIDENTIAL RIDING LAWN MOWER.
 - COMPACTING AREA TO BE FILLED: AFTER THE AREA TO BE FILLED IS CLEARED AND SCARIFIED, THE SUBGRADE SOILS SHALL BE COMPACTED MECHANICALLY TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) AND AT A MOISTURE CONTENT WITHIN 3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM MOISTURE.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TOPSOIL FOR CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AROUND AND DIRECTING DRAINAGE AWAY FROM THE BUILDING, POOL, AND PLAYGROUND AREA.
 - ALL SIDEWALK PAVING SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE WITH A MAX. 2% CROSS SLOPE IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS (TAS). CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.



THE CONTRACTOR SHALL FIELD VERIFY THAT NO CROSS SLOPES FOR PEDESTRIAN PAVING EXCEED 2%.

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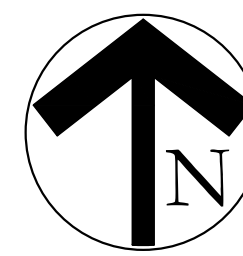
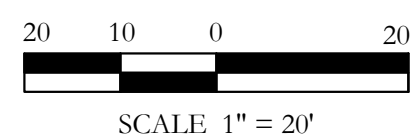
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	BM	BIG TOOTH MAPLE	ACER GRANDIDENTATUM	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	MS	MEXICAN SYCAMORE	PLATANUS MEXICANA	3" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	CM	DYNAMITE RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WHIT II'	2" CALIPER	AS SHOWN
		SPANISH DAGGER YUCCA	YUCCA ROSTRATA	7 GALLON	48" O.C.
		TEXAS DWARF PALMETTO	SABAL MINOR	7 GALLON	48" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		AUTUMN SAGE	SALVIA GREGGII	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	

SITE PLAN
TIMBERBROOK
PHASE 6
HOA OPEN SPACE LOT 15X
BLOCK 37
~AMENITY CENTER~

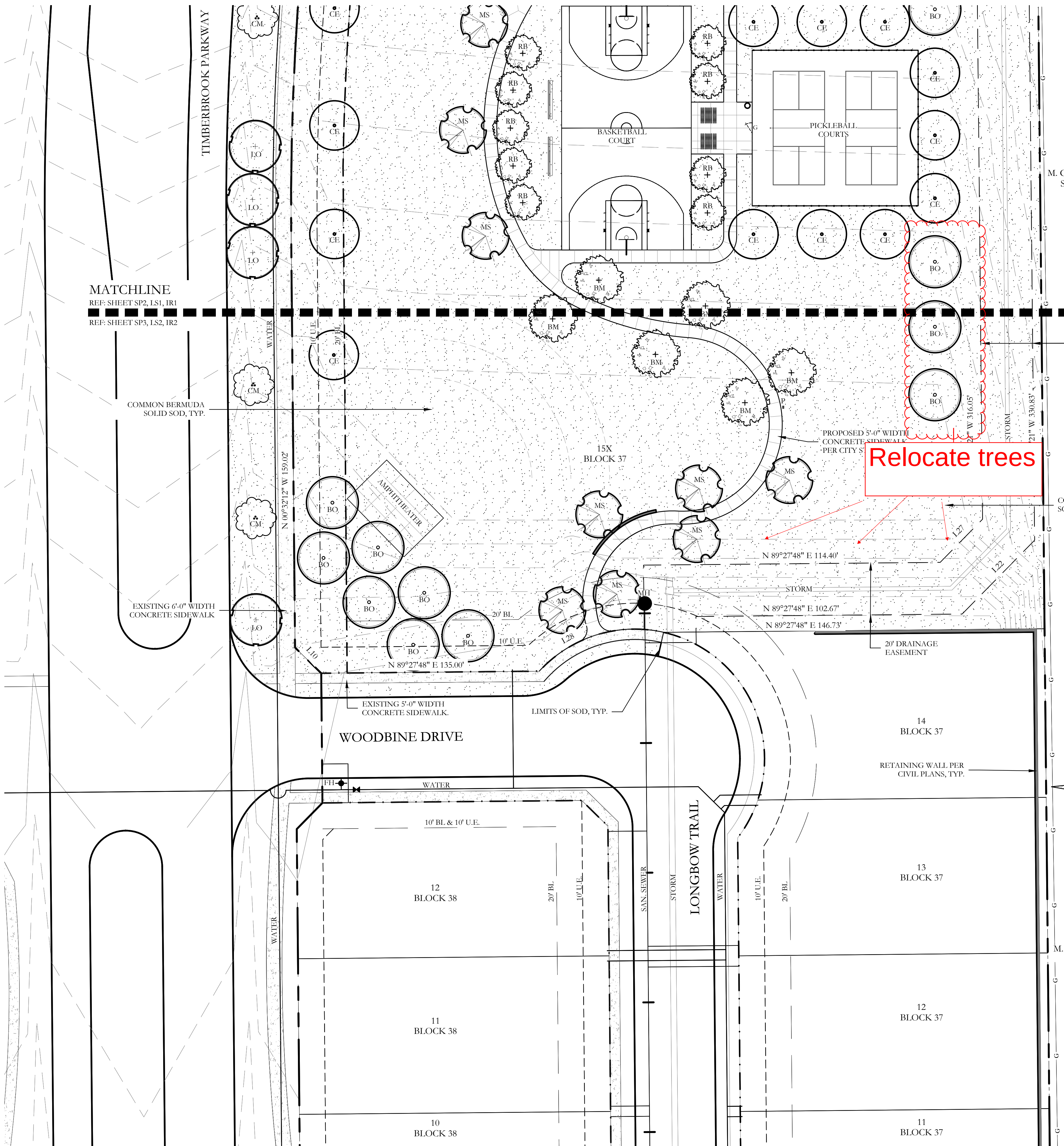
BEING 2.706 ACRES OUT OF THE
M. GARNETT SURVEY
ABSTRACT NO. 439
CITY OF JUSTIN, DENTON COUNTY, TEXAS

OWNER / DEVELOPER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PH. 817-416-1572
CONTACT: CURT MILLWARD

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
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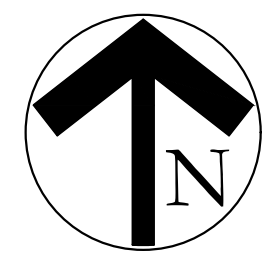
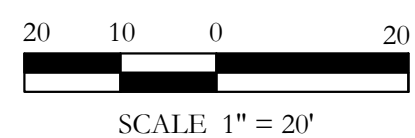
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	

!! WARNING!!
APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

SITE PLAN
TIMBERBROOK
PHASE 6
HOA OPEN SPACE LOT 15X
BLOCK 37
~AMENITY CENTER~
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SCALE:
1" = 20'
One Inch
JVC No DP1035

LS2 of 3