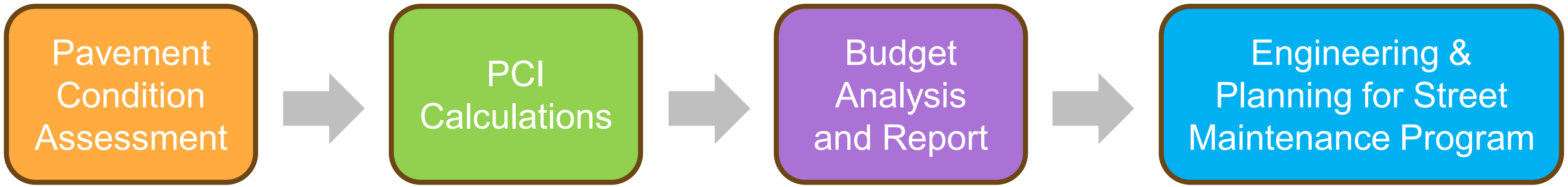
Willow Park, TX
Pavement Management Plan

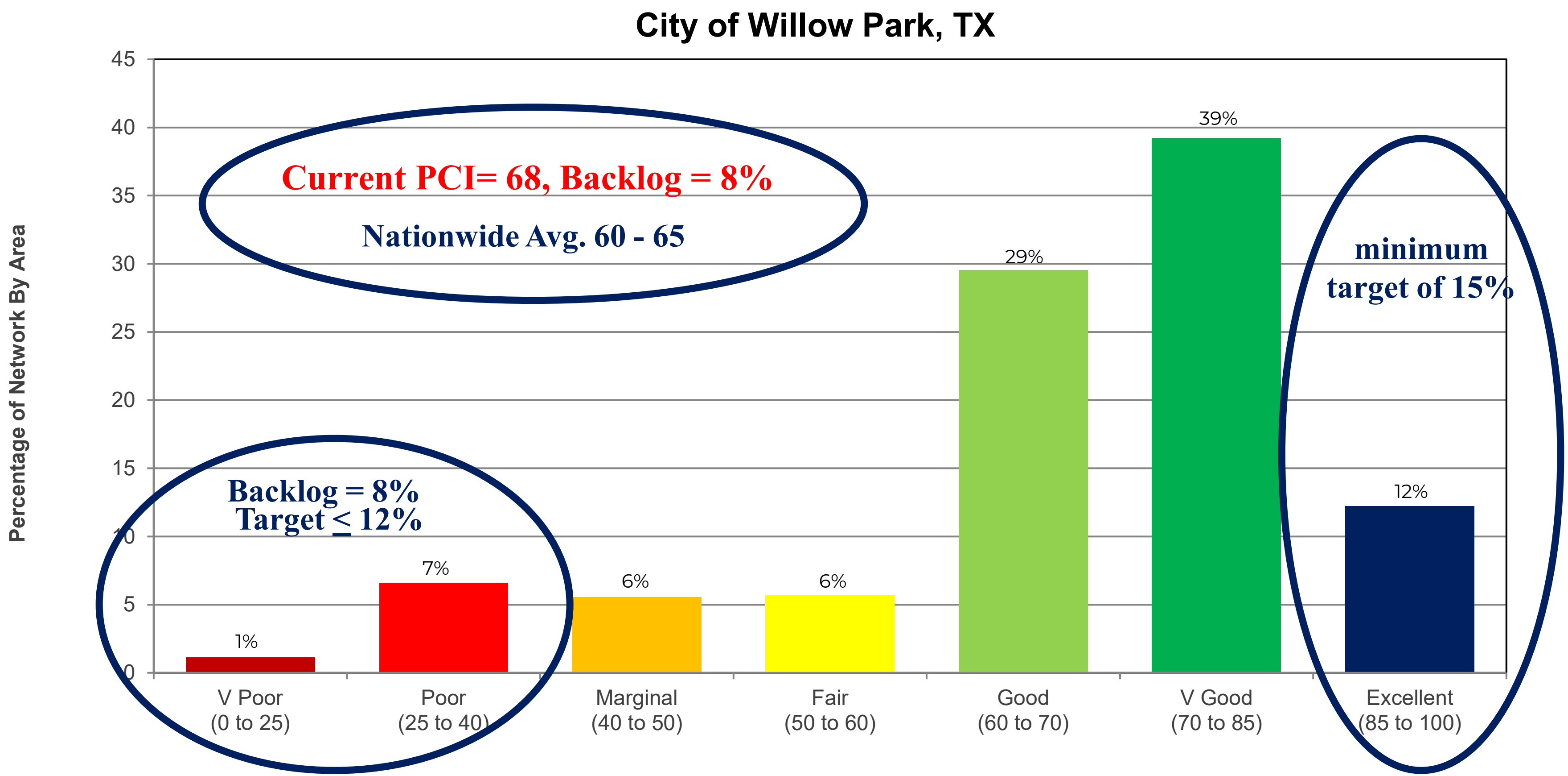
September 23, 2025

Pavement Management Plan Development

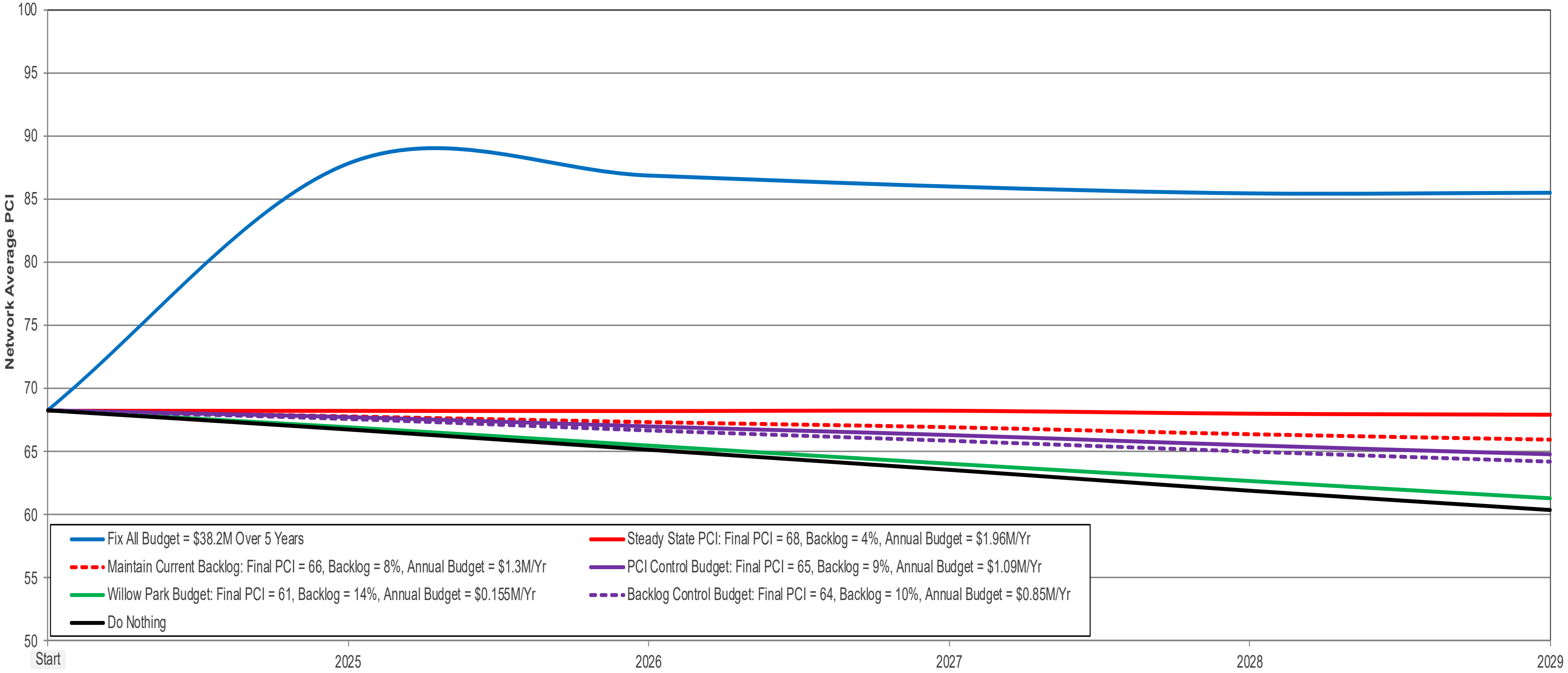


1. **Field Survey and Pavement Data Collection**
2. **PCI calculations 0-100 scale**
3. **Budget scenarios to develop list of candidate projects**
4. **Apply engineering and local judgement to define annual Street Maintenance Program**

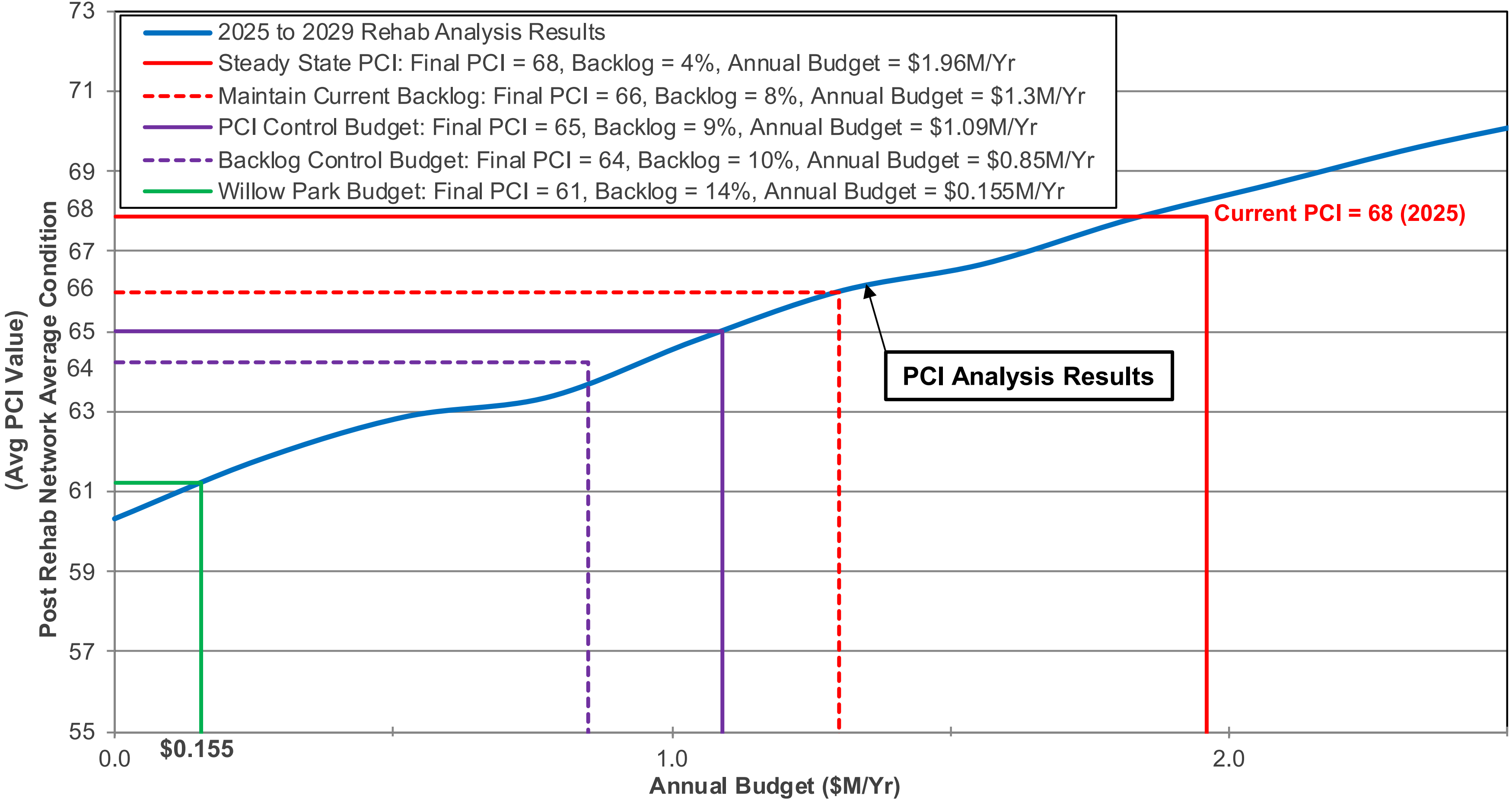
Network Condition Distribution



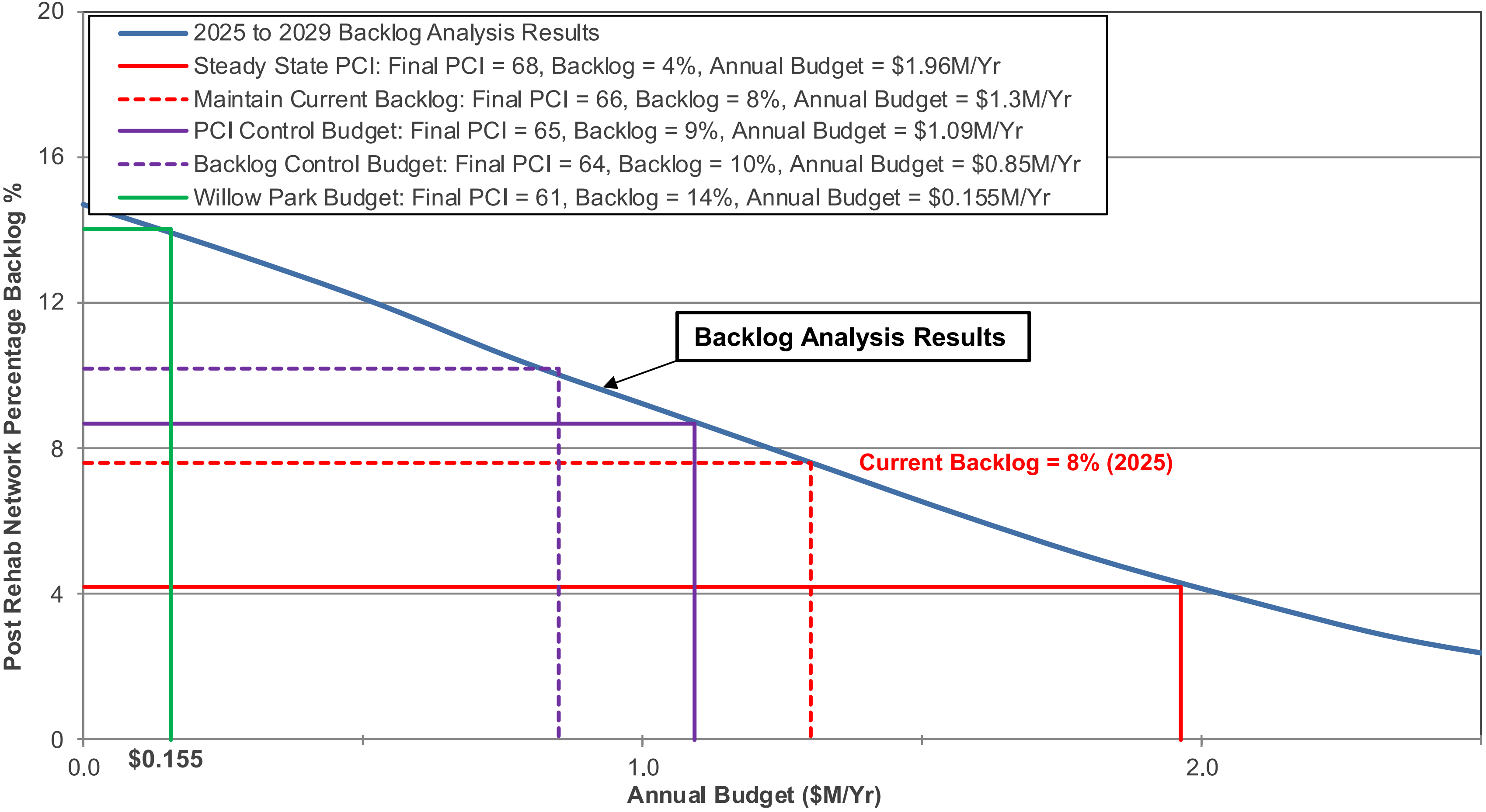
Budget Model Analysis – PCI for Various Budget Levels



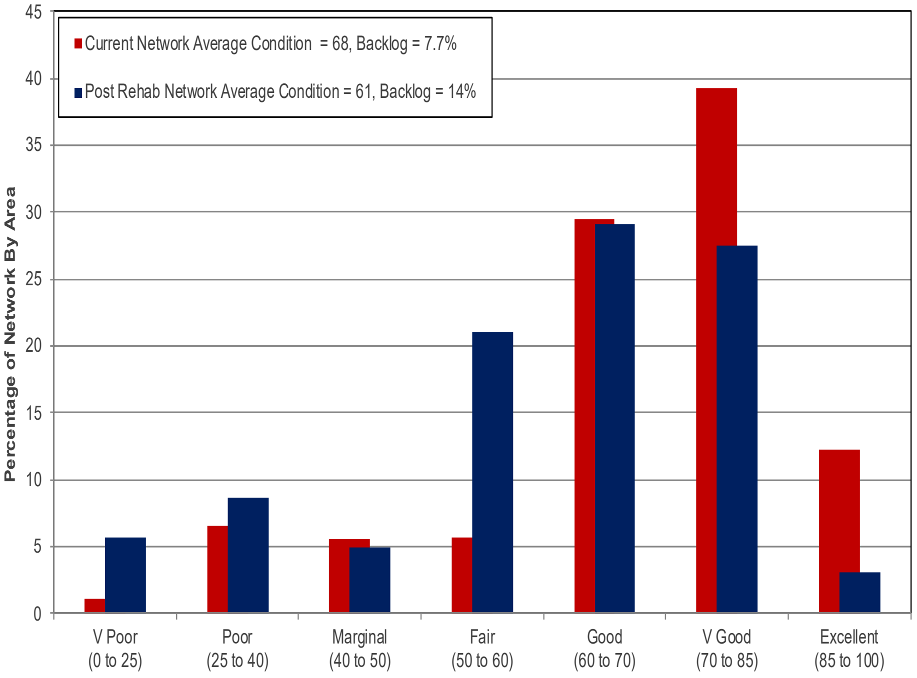
Budget Model Analysis – PCI Results



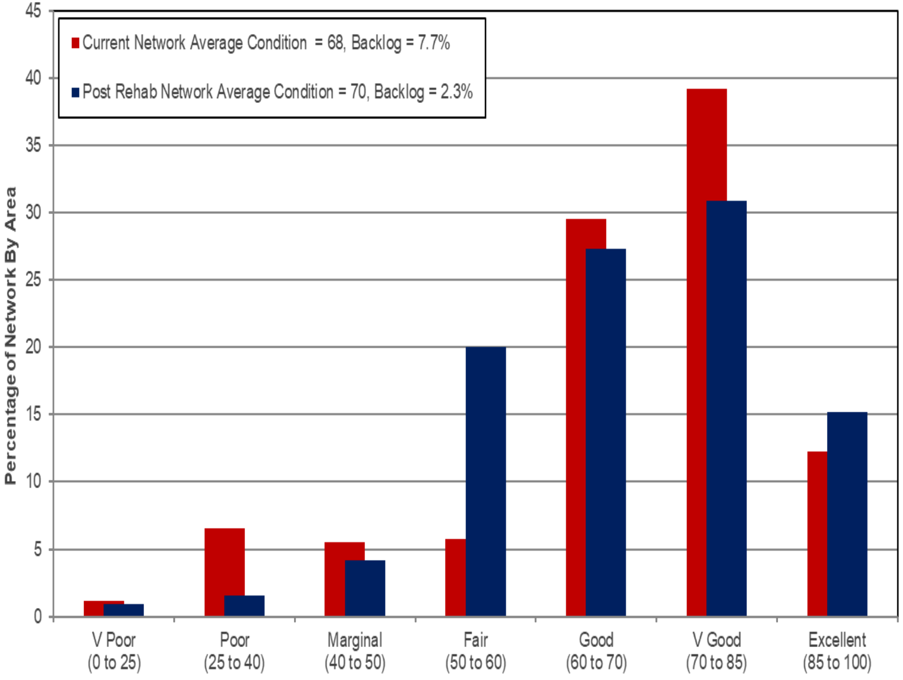
Budget Model Analysis – Backlog Results



Budget Model Analysis – Comparison



Annual Budget = $155,000/year (current)



Annual Budget = $2,500,000/year

Funding Scenario – Phase 1

PHASE 1

	STREET					WATER				SEWER			
Street	Length (Feet)	Width (Feet)	Area (S.Y.)	Cost/Ft $$	Total Cost $$	Length (Feet)	Size (inches)	Cost/Ft $$	Total Cost $$	Length (Feet)	Size (inches)	Cost/Ft $$	Total Cost $$
Apaloosa Street	1599	20	3553	$ 133	$ 472,593	725	6	$ 285	$ 206,625				
Aspenwood Road	469	24	1251	$ 133	$ 166,339	325	8	$ 325	$ 105,625				
Buffalo Court	318	39	1378	$ 133	$ 183,274	290	6	$ 285	$ 82,650				
Canyon Court	1804	20	4009	$ 133	$ 533,182	1720	8	$ 325	$ 559,000				
Chaparall Court	1125	18	2250	$ 133	$ 299,250	1095	6	$ 285	$ 312,075				
El Chico Trail	2655	33	9735	$ 133	$ 1,294,755	4200	12	$ 500	$ 2,100,000				
Foxhunt Trail	3587	22	8768	$ 133	$ 1,166,174	3950	8	$ 325	$ 1,283,750	4040	8	$ 325	$ 1,313,000
Jeri Ridge Drive	2042	17	3857	$ 133	$ 512,996	2005	6	$ 285	$ 571,425				
Lariat Court	352	38	1486	$ 133	$ 197,668	Already done				Already done			
Live Oak Court	428	23	1094	$ 133	$ 145,472	Already done				Already done			
Mesa Springs Road	766	19	1617	$ 133	$ 215,076	715	6	$ 285	$ 203,775				
Pleasant Ridge Lane	1229	23	3141	$ 133	$ 417,723	1175	6	$ 285	$ 334,875				
Sam Bass Road	1800	21	4200	$ 133	$ 558,600	2275	8	$ 325	$ 739,375	2185	8	$ 325	$ 710,125
Stagecoach Trail E.	1900	20	4222	$ 133	$ 561,556	2020	12&6	$ 785	$ 1,585,700	1020	8	$ 325	$ 331,500
Surry Court	495	33	1815	$ 133	$ 241,395	Already done				Already done			
Surry Lane	2464	17	4654	$ 133	$ 619,012	2415	6	$ 285	$ 688,275				
Tumbleweed Trail	1225	19	2586	$ 133	$ 343,953	1230	6	$ 285	$ 350,550				
Valley Court	395	30	1317	$ 133	$ 175,117	350	6	$ 285	$ 99,750				
Willow Park Drive	1321	22	3229	$ 133	$ 429,472	1290	6	$ 285	$ 367,650				
Woodbridge Court	2161	24	5763	$ 133	$ 766,435	2430	8	$ 325	$ 789,750	2450	8	$ 325	$ 796,250
					$ 9,300,040				**$ 10,380,850**				**$ 3,150,875**

Note: Includes 20% contingency, engineering, surveying, inspection, and 5 years inflation.

(Used OPC's recently done for Squaw Creek and Side Streets)

Total Phase 1: $22,831,765

Funding Scenario – Phase 2

PHASE 2

STREET

Street	Length (Feet)	Width (Feet)	Area (S.Y.)	Cost/Ft $$	Total Cost $$
Bluff View Drive	1009	18	2018	$ 133	$ 268,394
Cherokee Court	407	31	1402	$ 133	$ 186,451
Fairway Court	199	51	1128	$ 133	$ 149,980
Fairway Drive	4824	25	13400	$ 133	$ 1,782,200
Lori Drive	2898	28	9016	$ 133	$ 1,199,128
Navajo Trail	1102	23	2816	$ 133	$ 374,558
Northchase Drive	2148	29	6921	$ 133	$ 920,537
Parkway Drive	1688	30	5627	$ 133	$ 748,347
Ranch House Court	544	38	2297	$ 133	$ 305,486
Regent Court	380	35	1478	$ 133	$ 196,544
Regent Row	1948	29	6277	$ 133	$ 834,826
Spanish Oak Rd	704	20	1564	$ 133	$ 208,071
Willow Crest Drive	2162	26	6246	$ 133	$ 830,688
					$ 8,005,211

WATER

Length (Feet)	Size (inches)	Cost $$	Total Cost $$
130	6	$ 285	$ 37,050
410	6	$ 285	$ 116,850
175	6	$ 285	$ 49,875
4950	6	$ 285	$ 1,410,750
2770	6	$ 285	$ 789,450
740	6	$ 285	$ 210,900
2130	8	$ 325	$ 692,250
1750	6	$ 285	$ 498,750
605	6	$ 285	$ 172,425
430	6	$ 285	$ 122,550
1850	6	$ 285	$ 527,250
2215	6	$ 285	$ 631,275
			$ 5,259,375

Note: Includes 20% contingency, engineering, surveying, inspection, and 5 years inflation.

(Used OPC's recently done for Squaw Creek and Side Streets)

Total Phase 2: $13,264,586

Funding Scenario – Phase 3

PHASE 3

	STREET					WATER				
Street	Length (Feet)	Width (Feet)	Area (S.Y.)	Cost/Ft $$	Total Cost $$	Length (Feet)	Size (inches)	Cost/Ft $$	Total Cost $$	
Bluff Court						760	6	$ 285	$ 216,600	
Buena Vista Drive	1944	20	4320	$ 133	$ 574,560	1860	6	$ 285	$ 530,100	
Cedar Elm Raod	1595	23	4076	$ 133	$ 542,123	1625	6	$ 285	$ 463,125	
Cook Court	1429	17	2699	$ 133	$ 358,997					
Cook Road	3847	18	7694	$ 133	$ 1,023,302	3860	8	$ 325	$ 1,254,500	
Coronado Court						2145	6	$ 285	$ 611,325	
Crest Road						1370	6 & 8	$ 610	$ 835,700	
Crown Road	6345	22	15510	$ 133	$ 2,062,830	6400	6 & 12	-	$ 2,834,500	4700 - 12" and 1700 - 6"
East Lake Drive						7230	6 & 8	$ 610	$ 4,410,300	
Elbow Court						745	6	$ 285	$ 212,325	
Emsley Drive						2845	6	$ 285	$ 810,825	
Hilltop Court	387	18	774	$ 133	$ 102,942					
Indian Camp	1150	26	3322	$ 133	$ 441,856	8650	6 & 8	-	$ 2,610,850	3640 - 8" and 5010 - 6"
Live Oak Road	4620	22	11293	$ 133	$ 1,502,013	2775	6	$ 285	$ 790,875	
Monterrey Drive						1145	6	$ 285	$ 326,325	
Nichols Road	1108	20	2462	$ 133	$ 327,476	1110	6	$ 285	$ 316,350	
Point Court						430	6	$ 285	$ 122,550	
Post Oak Court	447	25	1242	$ 133	$ 165,142	400	6	$ 285	$ 114,000	
Ridge Road	1346	20				5000	6	$ 285	$ 1,425,000	
Valley Road						2380	6 & 8	$ 610	$ 1,451,800	
Valley View Court	1045	26	3019	$ 133	$ 401,512	1035	6	$ 285	$ 294,975	
Vista Drive	5943	22	14527	$ 133	$ 1,932,135	2265	8	$ 325	$ 736,125	
White Settlement Road						4975	6 & 8	-	$ 1,486,875	3250 - 6 and 1725 - 8
Willow Circle						1685	6	$ 285	$ 480,225	
					$ 9,434,887				**$ 22,335,250**	

Note: Includes 20% contingency, engineering, surveying, inspection, and 5 years inflation.

(Used OPC's recently done for Squaw Creek and Side Streets)

Only portions within City Limits included

Not Within City Limits and excluded

Partially completed previously

Previously completed

Total Phase 3: $31,770,137

Capital Improvement Plan (CIP) – Streets

Estimated Expenditure (000's) — **Revised: 9/25**

Project Name	**Cost Estimate**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**Total**	
1. Street Repairs (ILA w/ Parker County)	$ 1,017	$ 1,017	$ -	$ -	$ -	$ -	$ -	$ 1,017	Funded (Tax Note)
2. Annual Street Maintenance Projects	$ 12,500	$ -	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 2,500	$ 12,500	Unfunded
3. Squaw Creek West Subdivision Street Improvements *	$ 9,200	$ -	$ 9,200	$ -	$ -	$ -	$ -	$ 9,200	Unfunded
4. Bankhead Highway Extension	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	Unfunded
5. Pavement Condition Assessment	$ 81	$ 31	$ -	$ -	$ -	$ -	$ 50	$ 81	Unfunded
Total:	**$ 22,798**	**$ 1,048**	**$ 11,700**	**$ 2,500**	**$ 2,500**	**$ 2,500**	**$ 2,550**	**$ 22,798**	

* OPCC includes Water Line Replacement and Option 2: Concrete

THANK YOU!

Questions?