TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PARKS & RECREATION BOARD

September 16, 2024 **6:00 PM** **Council Chambers**

CALL TO ORDER AND ANNOUNCE A QUORUM

PUBLIC COMMENT(S)

This is an opportunity for citizens to address the Board/Commission on any matter pursuant to Texas Government Code Sec. 551.007. The Board/Commission is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Board/Commission has authority. Speakers have up to four (4) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email dwilson@trophyclub.org

ANNOUNCEMENTS AND REPORTS

1. Department Updates (C. Ellis)

a) Recreation Updates: (Taste of Trophy Club, Fall Programming)

b) Aquatics Engagement Information

c) RFQ Parks and Recreation Master Plan

REGULAR ITEMS

2. Discuss and consider approval of the Parks & Recreation Board Meeting minutes dated August 19, 2024. (D. Wilson)

3. Pickleball 50% Construction Document Review (C.Ellis)

FUTURE AGENDA ITEMS

ADJOURN

The Board/Commission may convene into executive session to discuss posted items as allowed by Texas Government Code Sections 551.071 through 551.076 and Section 551.087.

Notice is hereby given that a quorum of the Town of Trophy Club Town Council may be in attendance at this meeting. The Town Council will not deliberate or take any action.

CERTIFICATION

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: September 13, 2024, at 3:30 PM, and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 at least 72 hours prior to the scheduled time of said meeting.

/s/ Daniel Wilson
Daniel Wilson
Senior Administrative Assistant

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.

TOWN OF TROPHY CLUB

AUGUST 2024

COMMUNITY INPUT

POOL & SPLASHPAD

SURVEY DEMOGRAPHICS

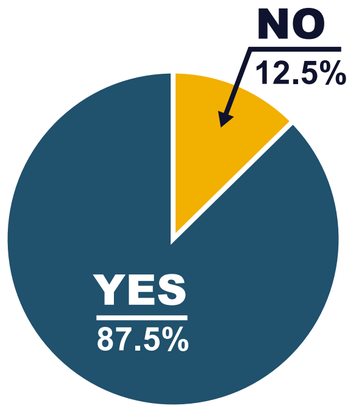
112
SURVEY RESPONSES

99% Of the respondents live in the town of Trophy Club.

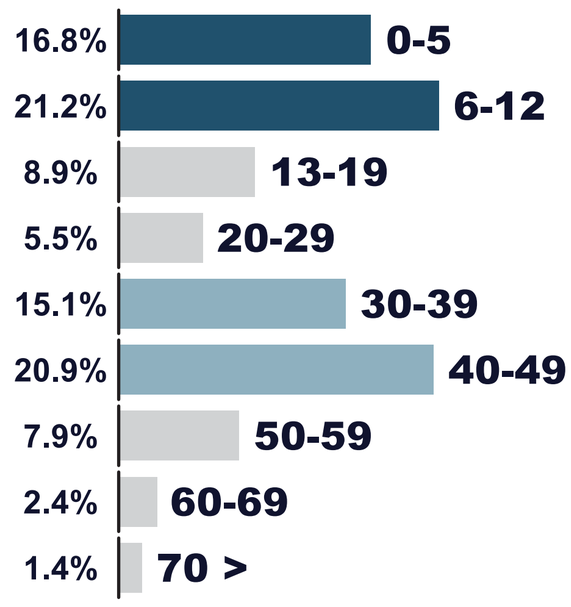
28% Of the respondents are currently involved in Aquatic sports.

CHILDREN < AGE 18

Do you have any children living with you under the age of 18?



AGES IN HOUSEHOLD

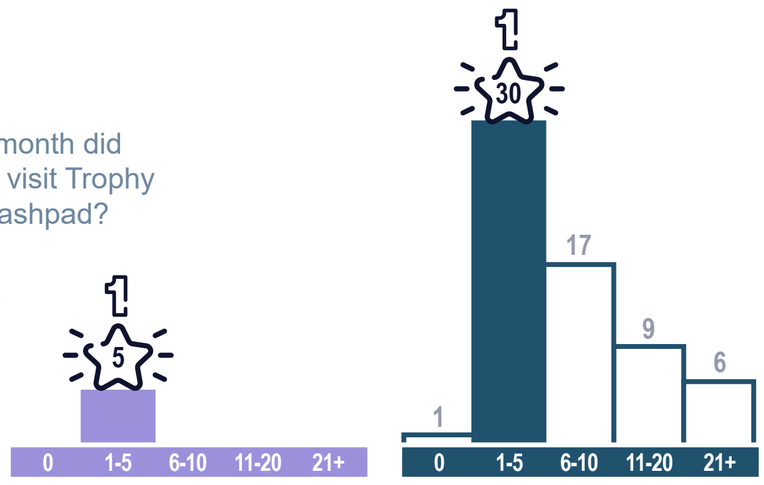


FREQUENCY

How many times in a given month did members of your household visit Trophy Club Community Pool & Splashpad?

Households w/ 5 people or less visited between

1 to **5** times



PERCEPTION OF FACILITIES

6.9/10

Average rating of the existing facilities and level of maintenance

RANKING OF EXISTING AMENITIES

TOP 4

- LAP POOL
- KIDDIE POOL
- LAGOON
- PIRATE SHIP

BOTTOM 4

- UMBRELLA SEATING
- MAIN BUILDING
- OPEN SPACE
- PUMP HOUSE

What makes you frequent the existing Community Pool and Splash Pad?

COMMUNITY FEEDBACK

SITE ENHANCEMENTS

Majority of households who have children involved in aquatic sports would like a pool heater for swimming year-round

Group Shade is the **#1** most desired site enhancement

Lounge Area/Sun Deck is the **#2** most desired site enhancement

Play Structure is the **#2** most desired aquatic enhancement

"Good lifegaurds, they ensure safety"

AQUATIC ENHANCEMENTS

Households that visit **11-21 times** a month desire more amenities for the existing swim team

The **#1** most desired aquatic enhancement is a **Body Slide**

Drop Slide is the **#3** most desired aquatic enhancement

The **Top 5** combined site and aquatic enhancements for respondents are:

- **Body Slide**
- **Group Shade**
- **Lounge Area/Sun Deck**
- **Public Cabanas**
- **Play Structure**

56.3% of respondents have families of **3-4 people** and visit **1-10 times** a month

"My kids still use the slides in lagoon but not for much longer"

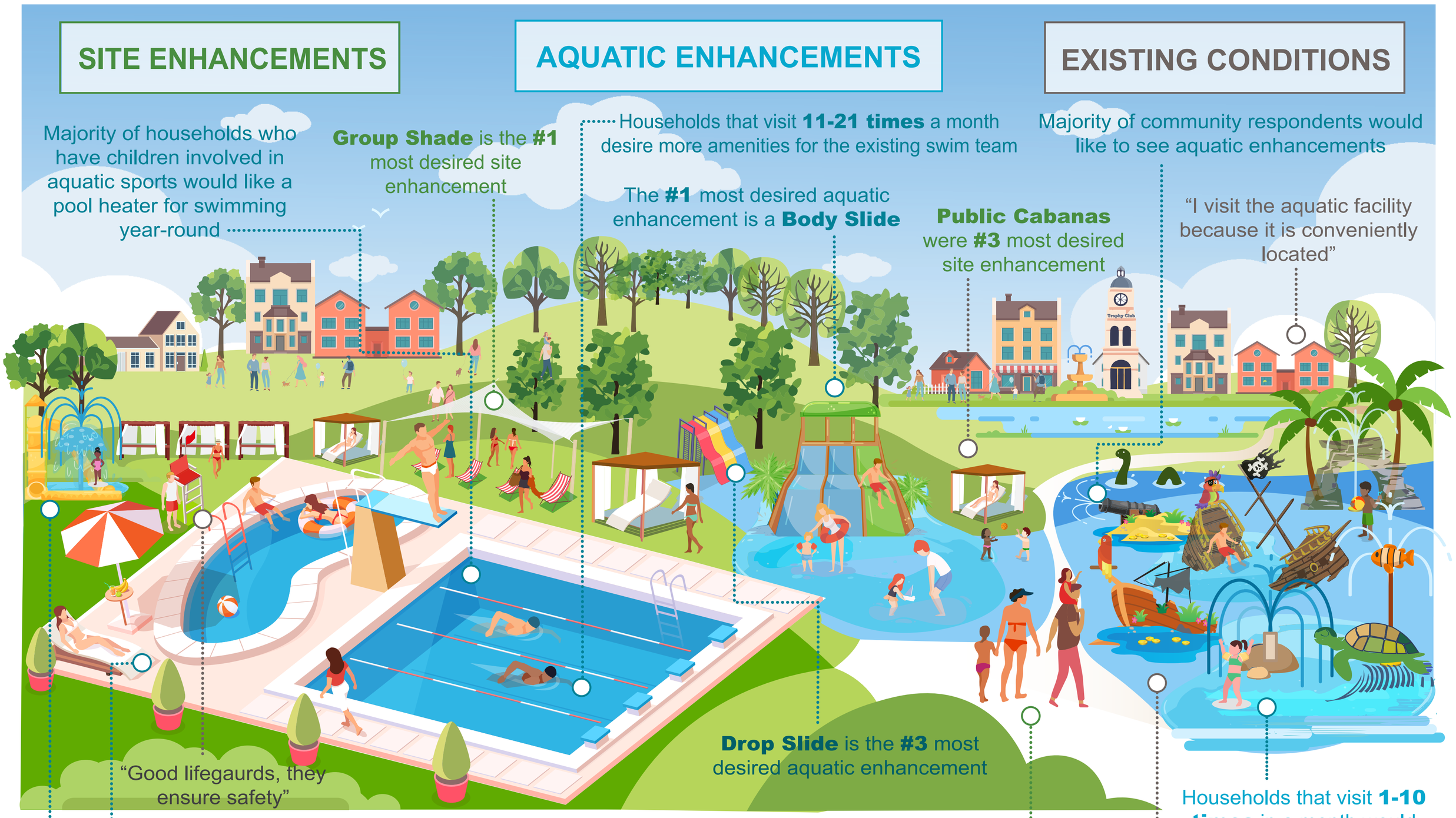
EXISTING CONDITIONS

Majority of community respondents would like to see aquatic enhancements

Public Cabanas were **#3** most desired site enhancement

"I visit the aquatic facility because it is conveniently located"

Households that visit **1-10 times** in a month would love to see more big kid aquatic amenities



Parkhill

WTI WATER TECHNOLOGY INC.

TOWN OF TROPHY CLUB
PARKS AND RECREATION BOARD MINUTES
MONDAY, AUGUST 19, 2024; 6:00 P.M.

The Trophy Club Parks and Recreation Board met in a Regular Session on Monday, August 19, 2024. The meeting was held at Town Hall, 1 Trophy Wood Drive in the Council Chambers.

BOARD MEMBERS PRESENT:

Dean Murray	Chairperson
Robert Ferguson	Vice Chairperson
Patrick Schrein	Secretary
Dana Kizer	Board Member
Jennifer Kashner	Board Member
Jeffrey Eason	Board Member

BOARD MEMBERS ABSENT:

Stephanie Presley	Board Member
Chuck Hall	Board Member

STAFF PRESENT:

Chase Ellis	Director of Parks and Recreation
Madison Seil	Recreation Superintendent
Daniel Wilson	Senior Administrative Assistant for Parks and Recreation

CALL TO ORDER AND ANNOUNCE A QUORUM
Chairperson Murray called the meeting to order at 6:01 p.m. and noted a quorum.

PUBLIC COMMENTS
No Public Comments were made.

REGULAR SESSION

1. Department Updates.

Recreation Superintendent Seil provided the board with the following updates:

a. A review of the Summer Adventure Camp Program, including participation statistics and overviews of various camp activities. Discussion was held on the method of registration to allow more variation in residents to participate in the future.
b. A review of the Community Pool, including it's Learn-To-Swim program and operational hours leading into the end of the Summer season.
c. Upcoming Town events include the Dive-In Movie on August 30th at the Community Pool and Taste of Trophy Club on September 7th at Independence Park East.

Director Ellis provided the board with additional updates, including:

d. The replacement of the Trophy Club Park ticket entry machine is scheduled for replacement in the near future. The development of the integration software has been finished and the project will be completed with the installation of the new equipment.
e. A National Day of Service event will take place at Trophy Club Park on September 14th. Community

members are encouraged to sign up for the event online at www.trophyclub.org/nods24.

2. Parks Improvement Subcommittee Updates.

Board member Kizer provided the board with the following update from the Parks Improvement Subcommittee:

a. The Town Council had approved the construction of Option 3 for the Pickleball Project with six dedicated pickleball courts to be constructed at Harmony Park.
b. The Parks Improvement Subcommittee will shift their focus to the ongoing Community Pool Renovation Project. The Community Feedback summary conducted by Parkhill will be available for review in October.
c. The Subcommittee will plan to meet in October to discuss the progress on the Pool Renovation Project, though a date has not yet been set.

Director Ellis added that the Parks & Recreation Master Plan RFP is currently open and accepting bids. The presentation will be due by August 30, with a recommendation put before the Town Council in October. Several board members volunteer to participate in interviews with potential firms. Director Ellis also commented on the proposed timeline for the Community Pool Renovation project.

3. Discuss and consider approval of the Parks & Recreation Board Meeting minutes dated July 15, 2024, and the Special Parks & Recreation Board Meeting minutes dated July 29, 2024.

Secretary Schrein motioned to approve the Parks & Recreation Board Meeting minutes dated July 15, 2024, and the Special Parks & Recreation Board Meeting minutes dates July 29, 2024. Vice Chairperson Ferguson seconded the motion. Chairperson Murray called for a vote. The motion passed unanimously (6-0).

4. Discuss and consider appointment of additional member to the Parks Improvement Sub-Committee.

Director Ellis opened the floor to the board and asked if they believed a reorganization of the Parks Improvement Sub-committee was needed to fill the vacant positions on the subcommittee. Director Ellis also commented that Town Staff would be looking for greater involvement from the Parks Improvement Subcommittee as the Town begins to balance several, large-scale projects.

The board determined that no change was needed at the moment, and the appointment of the board members to each sub-committee would be left to a later meeting.

No action was taken.

5. Future Agenda Items

The board requested the following items to be added to a future agenda:

a. Summer Adventure Camp Statistics
b. Review of the responsibilities of the Parks Board to serve as the Tree Board
c. Community Pool Statistics
d. Trophy Club Park Statistics

ADJOURN

Board member Kashner motioned to adjourn. Vice Chairperson Ferguson seconded the motion. Chairperson Murray adjourned the meeting at 6:56 PM.

Patrick Schrein, Secretary
Parks and Recreation Board
Town of Trophy Club, TX

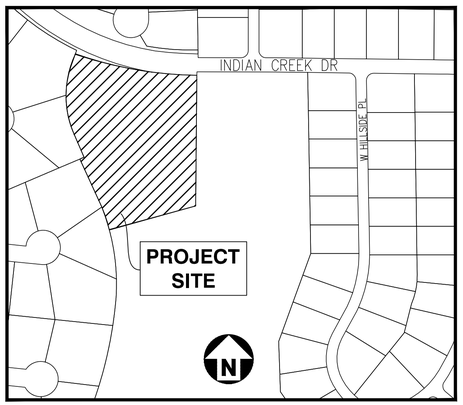
Daniel Wilson, Senior Administrative Assistant
Parks and Recreation Department
Town of Trophy Club, TX

DEDICATED PICKLEBALL COURTS

699 INDIAN CREEK DRIVE
TOWN OF TROPHY CLUB
DENTON COUNTY, TOWN OF TROPHY CLUB

CONSTRUCTION PLANS

PROJECT NUMBER: TTC24001
DATE: SEPTEMBER 2024



VICINITY MAP
N.T.S.

Sheet List Table

C0.00 COVER SHEET
C0.01 GENERAL NOTES
C1.00 EXISTING CONDITIONS
C1.01 DEMOLITION PLAN
C3.00 DRAINAGE AREA MAP
C6.00 EROSION CONTROL PLAN
C6.01 EROSION CONTROL DETAILS
L0.00 GENERAL NOTES
L1.00 TREE PRESERVATION PLAN
L1.01 TREE PRESERVATION NOTES
L2.00 SITE, PAVING, AND MATERIALS PLAN
L2.01 DIMENSIONAL CONTROL PLAN
L3.00 GRADING PLAN
L4.00 HARDSCAPE DETAILS
L4.01 HARDSCAPE DETAILS
L4.02 FURNISHING SPECIFICATIONS
L5.00 LANDSCAPE PLAN
L6.00 LIGHTING PLAN
L6.01 LIGHTING DETAILS
L7.00 IRRIGATION PLAN

MCADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CONTACT

MEGAN HATCHER, RLA
MHATCHER@MCADAMSCO.COM
PHONE: 972. 436. 9712

CLIENT

TOWN OF TROPHY CLUB PARKS AND RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TX, 76262
682. 237. 2900
CHASE ELLIS

TROPHY CLUB

PROJECT DIRECTORY

OWNER
TOWN OF TROPHY CLUB
1 TROPHY WOOD DRIVE TOWN OF
TROPHY CLUB, TX, 76262
PHONE: 682. 237. 2900

STRUCTURAL ENGINEER
FALKOFSKE ENGINEERING, INC.
ARLINGTON, TX, 76012
PHONE: 817. 261. 8300

STATE OF TEXAS
JUSTIN L. LANSDOWNE
121990
LICENSED
PROFESSIONAL ENGINEER
NOT RELEASED FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

CONSTRUCTION PLANS FOR:

DEDICATED PICKLEBALL COURTS
TOWN OF TROPHY CLUB, TEXAS, 76262
PROJECT NUMBER: TTC24001

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

J:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-CS1.dwg, 9/17/2024 4:26:39 PM, Yoshihyn Davis

GENERAL NOTES:

1. THE TERM MUNICIPALITY REFERS TO THE TOWN OF TROPHY CLUB.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.
21. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
22. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
23. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
24. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.
25. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
26. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
27. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
28. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

GENERAL NOTES FOR PAVING IMPROVEMENTS

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
3. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
4. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.

TEXAS ACCESSIBILITY STANDARDS/AMERICAN WITH DISABILITIES ACT REQUIREMENTS

1. THE MAXIMUM ALLOWED CROSS SLOPE ON ANY PROPOSED SIDEWALK OR TRAIL IS 2%.
2. THE MAXIMUM ALLOWED PATH OF TRAVEL SLOPE IS 5%, UNLESS OTHERWISE NOTED ON THESE PLANS. ANY SLOPE GREATER THEN 5%, AND LESS THAN 8.25%, MUST HAVE HANDRAILS. NO SLOPE GREATER THAN 8.25% SHALL BE ALLOWED.
3. SLOPES BETWEEN 5% AND 8.25% ARE CONSIDERED RAMPS. NO RAMP CAN EXCEED 30' IN LENGTH AND NO RAMP CAN EXCEED A GRADE CHANGE OF MORE THAN 2'-6". LANDINGS ARE REQUIRED IF EITHER OF THESE ARE EXCEEDED.
4. LANDINGS MAY NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. RAILINGS, IF REQUIRED, ARE TO EXTEND A MINIMUM OF 1' INTO THE LANDING AREA.
6. CURB RAMPS ARE REQUIRED AT THE END AT ALL CROSSWALKS. ALL CURB RAMPS ARE TO HAVE A MAXIMUM OF 6" OF RISE OVER THE 6' LENGTH OF THE RAMP. THE MAXIMUM ALLOWED CROSS SLOPE IS 2%.
7. TRUNCATED DOMES ARE TO BE INSTALLED AT THE BOTTOM OF EACH RAMP. THE DOMES ARE TO EXTEND THE FULL WIDTH OF THE PROPOSED RAMP AND MUST BE OF A CONTRASTING COLOR TO THE RAMP PAVEMENT, SIMILAR COLORS WILL NOT BE ACCEPTED.
8. ANY WALKWAY, SIDEWALK OR TRAIL, LESS THAN 5' IN WIDTH MUST HAVE A 5'X5' PASSING ZONE EVERY 200', OR LESS.
9. A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
   - 9.1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
   - 9.2. THE WORDS "NO PARKING" PAINTED ON ANY SURFACE AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
     - 9.2.1. IN ALL CAPITAL LETTERS
     - 9.2.2. WITH A LETTER HEIGHT OS AT LEAST 12 INCHES AND A STROKE WIDTH OF AT LEAST 2 INCHES; AND
     - 9.2.3. CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
   - 9.3. A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE SPACE. THE SIGN MUST:
     - 9.3.1. AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
     - 9.3.2. BE MOUNTED ON A POLE, POST, WALL OR FREE STANDING BOARD;
     - 9.3.3. BE NO MORE THAT EIGHT INCHES BELOW A SIGN REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
     - 9.3.4. BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-GN1.dwg, 9/12/2024 4:27:10 PM, Xochilyn Davis

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

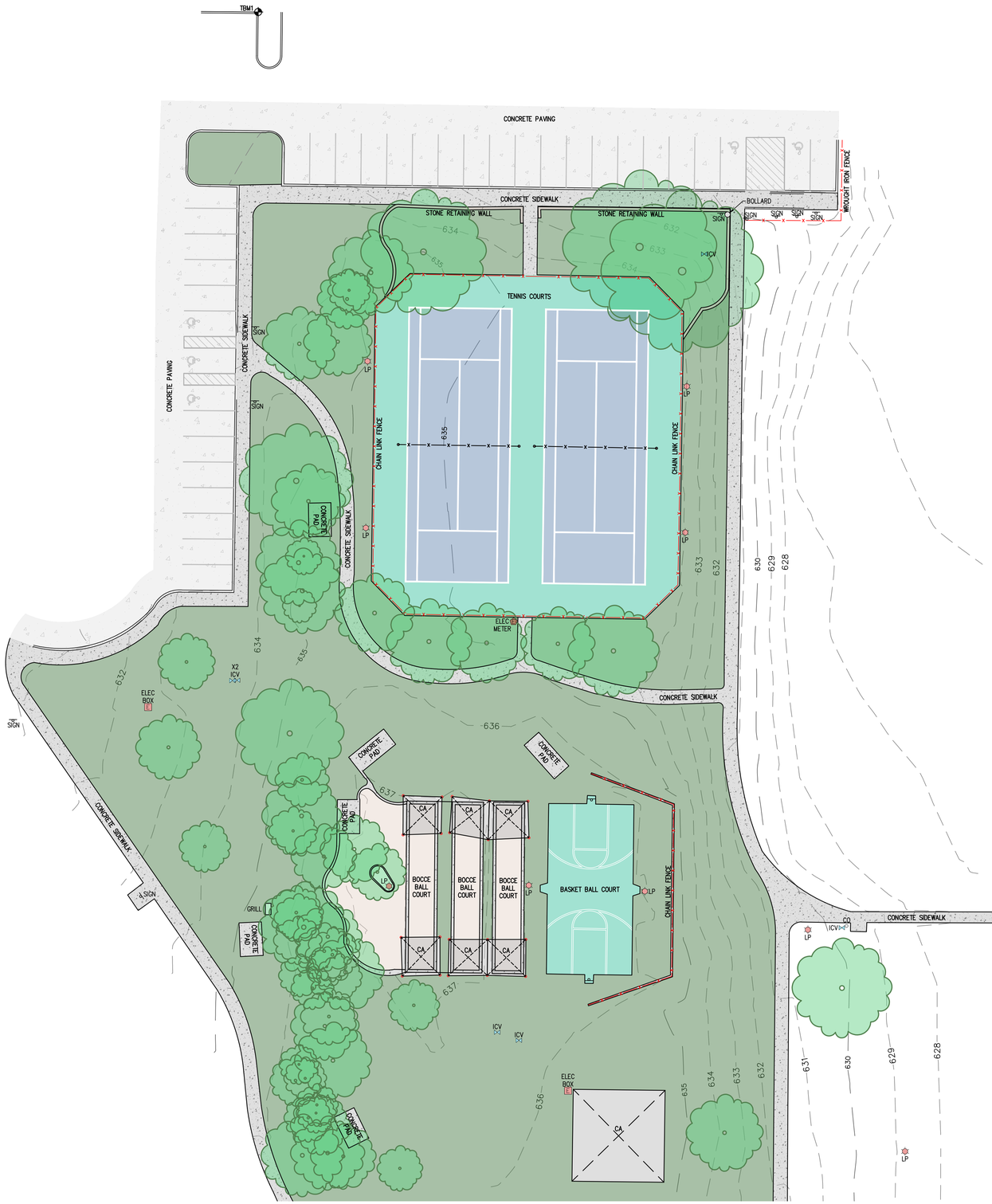
PLAN INFORMATION

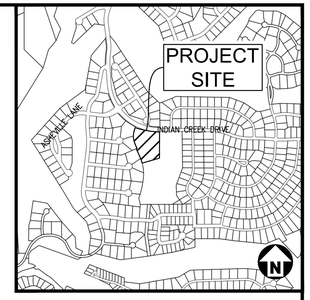
PROJECT NO.	TTC24001
FILENAME	TTC24001-GN1.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	N.T.S.
DATE	09.12.2024

SHEET

GENERAL NOTES

C0.01





VICINITY MAP

N.T.S.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

LEGEND

CRF	=	CAPPED REBAR FOUND
CRS	=	CAPPED REBAR SET
RF	=	REBAR FOUND
TBM	=	TEMPORARY BENCHMARK
BL	=	BUILDING LINE
DE	=	DRAINAGE EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
UE	=	UTILITY EASEMENT
WLE	=	WATER LINE EASEMENT
CA	=	COVERED AREA
FH	=	FIRE HYDRANT
ICV	=	IRRIGATION CONTROL VALVE
LP	=	LIGHT POLE
CO	=	SANITARY CLEAN OUT
WM	=	WATER METER
WV	=	WATER VALVE

LOCAL CONTROL

TBM–1	BOX	N: 7049402.79	E: 2373345.89	ELEV: 633.00'

TBM #1: Box cut on the back of curb of an existing parking lot at the northeast corner of the most northerly western strip of parking approximately 23' southwest of an existing light pole and approximately 50' southwesterly from the southern edge of Indian Creek drive.
Elevation: 633.0

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. According to Community/Panel No. 48121C0660 E, effective April 18, 2024, and Community/Panel No. 48121C0520 G, effective April 18, 2011 of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only (subject to map scale uncertainty), this property appears to be within Flood Zone "X" (areas of minimal flooding), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. Field work performed August 27, 2024.
5. This survey was prepared without the benefit of a title commitment.

SURVEYOR

JAMES STOWELL
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TEXAS 75056
EMAIL: jstowell@mcadamsco.com

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS &
RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE,
TROPHY CLUB, TEXAS 76262
PHONE: 682. 237. 2900
CHASE ELLIS

TROPHY CLUB

EXISTING CONDITIONS EXHIBIT

HARMONY PARK
IN THE
JOHN R. MICHAEL SURVEY, ABSTRACT NO. 821
TOWN OF TROPHY CLUB, TEXAS

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 9/12/24

REVISIONS

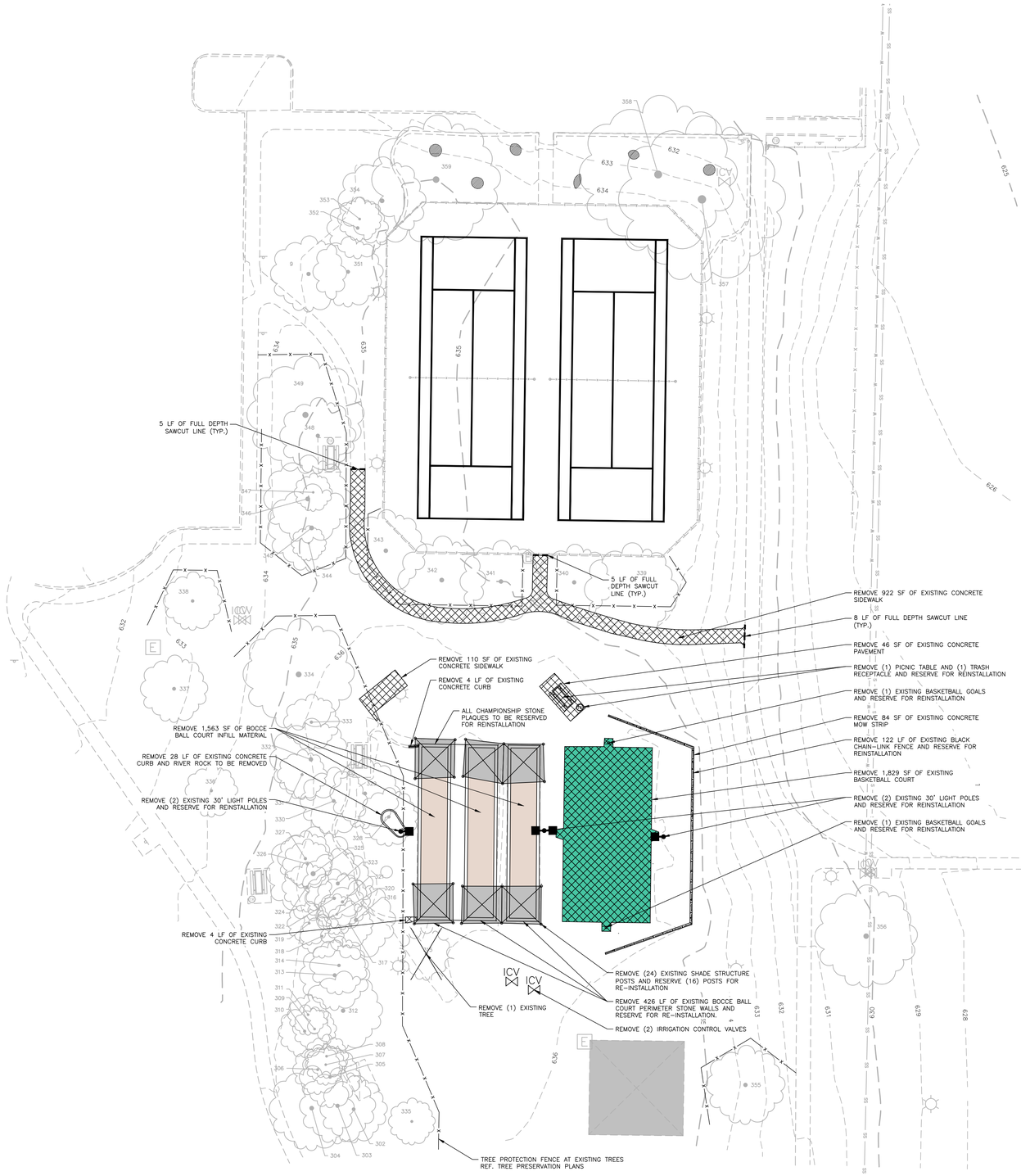
PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-XC1
CHECKED BY	JS
DRAWN BY	AT
SCALE	1"=20'
DATE	09. 11. 2024

EXISTING CONDITION SURVEY

C1.00

Z:\2Drive\Projects\TTC\TTC24001\02-Geomatics\Survey\Topographic\TTC24001-XC1.dwg, 9/13/2024 4:59:47 PM, Austin Turner



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

DEMOLITION NOTES:

1. PERIMETER WALLS OF BOCCE BALL COURTS TO BE REMOVED AND STONE BLOCKS ARE TO BE RESERVED FOR REINSTALLATION. STONE BLOCKS WITH CHAMPIONSHIP PLAQUES ARE TO BE RE-INSTALLED PER LOCATIONS SPECIFIED IN THE HARDSCAPE DETAILS.
2. BOCCE BALL COURT SHADE STRUCTURE POLES ARE TO BE REMOVED AND RESERVED FOR REINSTALLATION. PROPOSED LOCATION SPECIFIED ON SHEET L2.01 - SITE, PAVING AND MATERIALS PLAN.
3. BASKETBALL GOALS TO BE REMOVED AND RESERVED FOR REINSTALLATION. PROPOSED LOCATION SPECIFIED ON SHEET L2.01 - SITE, PAVING AND MATERIALS PLAN.
4. LIGHT POLES TO BE REMOVED AND RESERVED FOR REINSTALLATION. PROPOSED LOCATIONS SPECIFIED ON SHEET L6.00 - LIGHTING PLAN.

LEGEND

- EXISTING TREE TO BE PRESERVED — REF. TREE PRESERVATION PLANS
- EXISTING TREE TO BE REMOVED — REF. TREE PRESERVATION PLANS
- AREA TO BE DEMOLISHED
- EXISTING POLE LIGHT
- ICV — EXISTING IRRIGATION CONTROL VALVE
- E — EXISTING ELECTRIC GENERATOR
- E — EXISTING ELECTRIC METER
- EXISTING POLE LIGHT TO RESERVE FOR REINSTALLATION

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

STATE OF TEXAS — JUSTIN L. LANSDOWNE — 121890 — LICENSED — PROFESSIONAL ENGINEER

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-DM1.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	20 SCALE
DATE	09.12.2024

SHEET

DEMOLITION PLAN

C1.01

Z:\Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-DM1.dwg, 9/12/2024 4:28:19 PM, Xochilyn Davis

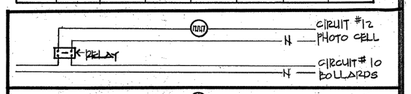
DETAIL REFERENCE

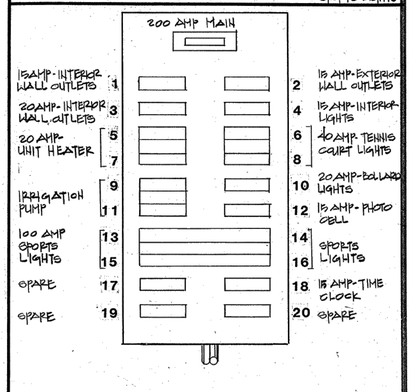
Court Lights	sheet 7 detail 2.
Sports Lights similar	sheet 7 detail 2
Bollard Light	sheet 7 detail 1
Misc. Irrigation Details	sheet 8
Water Fountain	sheet 7 detail 4

Revisions	Date	Description	Drawn By	Checked By

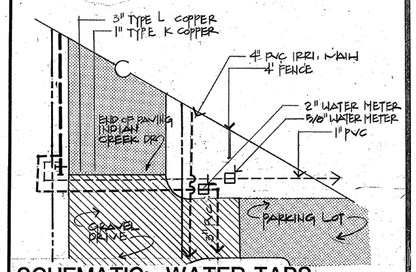
DRAINAGE DATA

DA. #	AREA Acs	Tc Mins.	C	5 YEAR I Ins./Hr.	5 YEAR Q cfs	25 YEAR I Ins./Hr.	25 YEAR Q cfs
1	8.83	20	0.39	4.8	16.5	6.8	23.4
2	2.54	10	0.39	6.5	6.4	9.3	9.2
3	0.83	10	0.39	6.5	2.1	9.3	3.0
4	2.09	10	0.39	6.5	5.3	9.3	7.6
5	3.18	10	0.39	6.5	8.1	9.3	11.5





ELECTRIC PANEL & DIAGRAMS



SCHEMATIC: WATER TAPS

IRRIGATION LEGEND

- PROPOSED MAIN LINE - 8" & 4" GASKETED PVC, SDR-21, CLASS 200
- QUICK COUPLING VALVE - FAIRBIRD # 44 - NP
- GATE VALVE - KENNEDY #3097 x (OR EQUAL (AWWA APPROVED). (CAST IRON)
- EXISTING IRRIGATION LATERAL LINE & ROTARY HEAD TO REMAIN
- EXISTING IRRIGATION LATERAL LINE & ROTARY HEAD TO BE REMOVED.
- POTABLE WATER LINE - SCH. 40 PVC
- WATER FOUNTAIN - HALS # 3060HPP

SITE ELECTRICAL LEGEND

- (4) EXISTING SPORTS LIGHTS W/3 1,000W FIXTURES PER POLE (TWO TO BE RELOCATED).*
- (3) SPORT COURT LIGHTS: (1) DELTA # E2C-2 1000MH-240V-DBB & (2) # E2C-1-1000MH-240V-DBB
- (9) BOLLARD LIGHTS: KIM # B-21-10 PC-100MV-120V-DBB-HAT.
- DIRECT BURIAL "J" JUNCTION BOX
- DIRECT BURIAL UF WIRE (SIZE & # OF CONDUCTORS AS SHOWN).
- * NOTE: T.P.&L. WILL RELOCATE, TWO(2) SPORTS LIGHTS - FOUNDATIONS & ELECTRICAL CONNECTIONS BY CONTRACTOR (CERREE ACCOUNT ITEM 1)

BENCH MARKS:

TOP OF IRON ROD (PROPERTY CORNER) 160 FEET SOUTH OF SOUTH R.O.W. LINE OF MEADOWBROOK LANE AT S.W. CORNER OF LOT #1366 — ELEV. 629.69

R.R. SPIKE IN 15" OAK 100 FEET SOUTH OF INTERSECTION OF GREENLEAF DRIVE AND MEADOWBROOK LANE — ELEV. 602.07

R.R. SPIKE IN 10" OAK AT S. E. CORNER OF INTERSECTION OF INDIAN CREEK DRIVE AND GREENHILL TRAIL — ELEV. 614.13

APPROXIMATE LOCATION OF EXISTING WATER METER.

BRIAN MARCUS — STATE OF TEXAS — 52413 — REGISTERED PROFESSIONAL ENGINEER — 08/26/88

DRAINAGE AND UTILITY PLAN

TROPHY CLUB PARK

TOWN OF TROPHY CLUB
DENTON COUNTY, TEXAS

Date:	AUGUST, 1988	Scale:	1" = 50'	SHEET	5	OF
Drawn By:	T.N.C.	Approved By:	T.N.C.		14	SHEETS

THE NELSON CORPORATION
LAND PLANNING • ENGINEERING • SURVEYING
5999 SUMMERSIDE DRIVE • SUITE 202 • DALLAS, TEXAS 75252 • (214) 380-2605

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

STATE OF TEXAS — JUSTIN L. LANSDOWNE — 121890 — LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO. DATE

PLAN INFORMATION

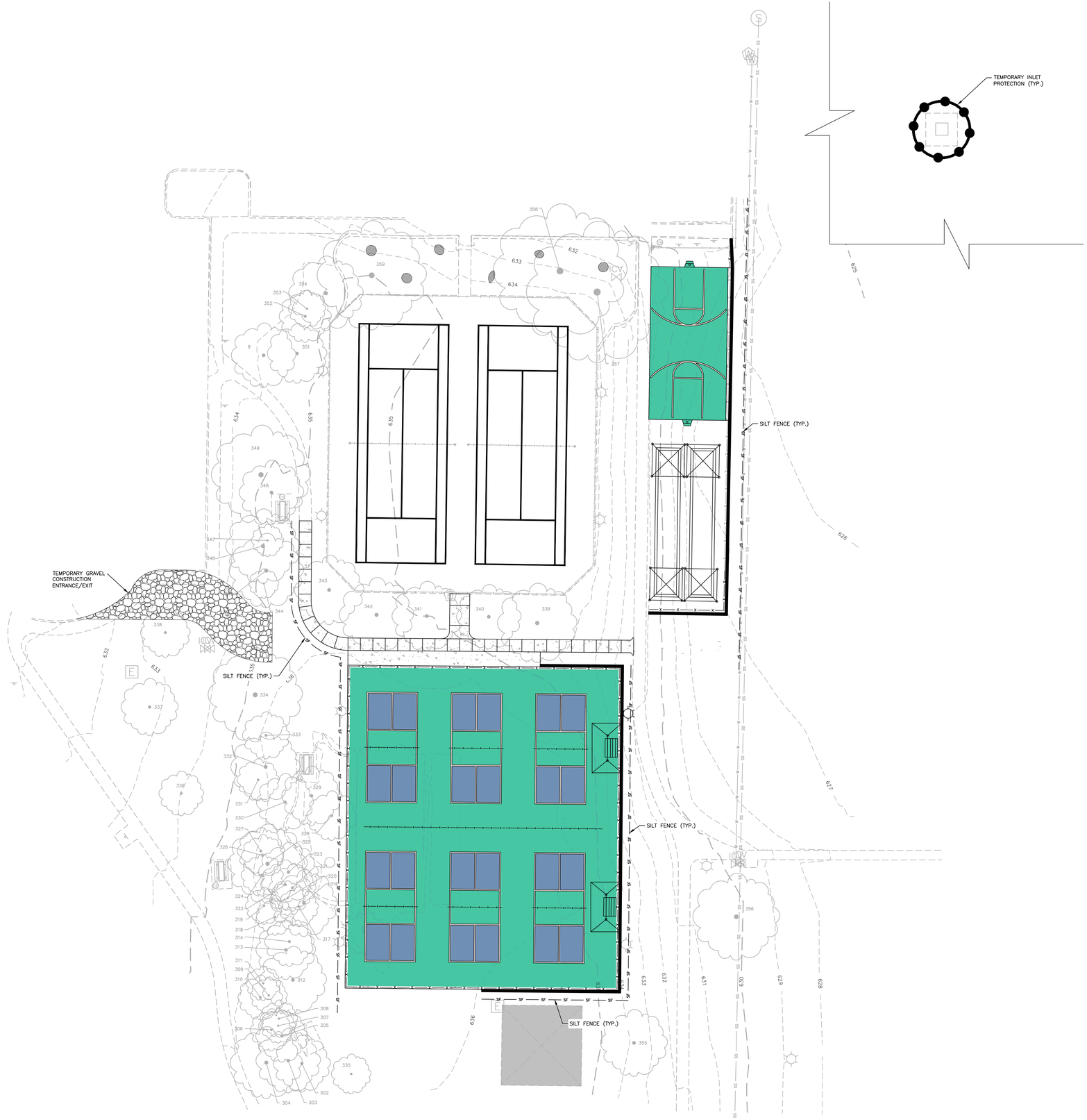
PROJECT NO.	TTC24001
FILENAME	TTC24001-G1.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	N.T.S.
DATE	09.12.2024

SHEET

DRAINAGE AREA MAP

C3.00

Z:\Drive\Projects\TTC\TTC24001\04-Production\Engineering\Sheets\TTC24001-G1.dwg, 9/12/2024 4:28:52 PM, Xochilyn Davis



BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

GENERAL NOTES:

1. XXX.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

STATE OF TEXAS
JUSTIN L. LANSDOWNE
121990
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-EC.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	20 SCALE
DATE	09.12.2024

SHEET

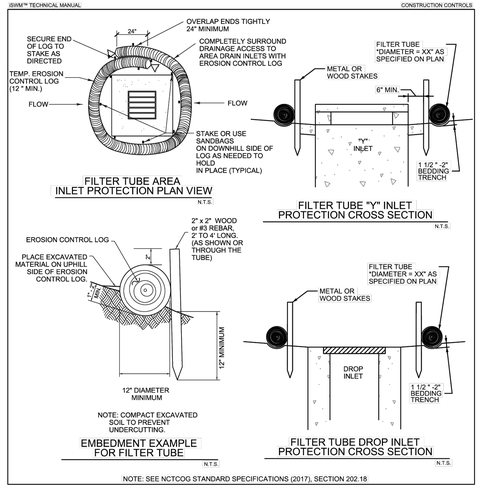
EROSION CONTROL PLAN

C6.00

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Engineering\Sheets\TTC24001-EC.dwg, 9/12/2024 4:29:37 PM, Xochilyn Davis

REVISED IN 2018

IBWM™ TECHNICAL MANUAL — CONSTRUCTION CONTROLS



NOTE: SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.18

FIGURE 3.13 STANDARD CONSTRUCTION DETAIL - FILTER TUBE AREA INLET PROTECTION

INLET PROTECTION
REVISED

REVISED IN 2018

IBWM™ TECHNICAL MANUAL — CONSTRUCTION CONTROLS

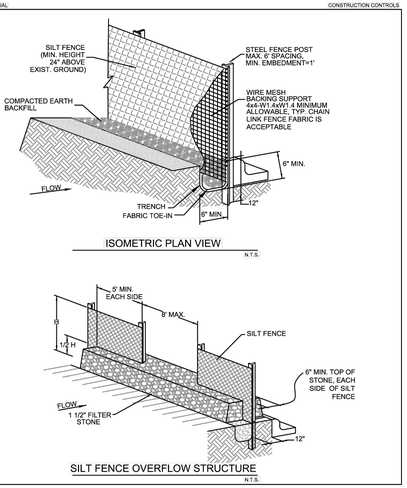


FIGURE 3.28 STANDARD CONSTRUCTION DETAIL - FOR SILT FENCE (1 OF 2)

SILT FENCE
REVISED

REVISED IN 2018

IBWM™ TECHNICAL MANUAL — CONSTRUCTION CONTROLS

SILT FENCE GENERAL NOTES:

1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FEET WHERE NO LOW POINT IS APPARENT.

2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE AT THE ENDS. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

3. POST WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

5. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

6. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

7. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

8. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

9. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

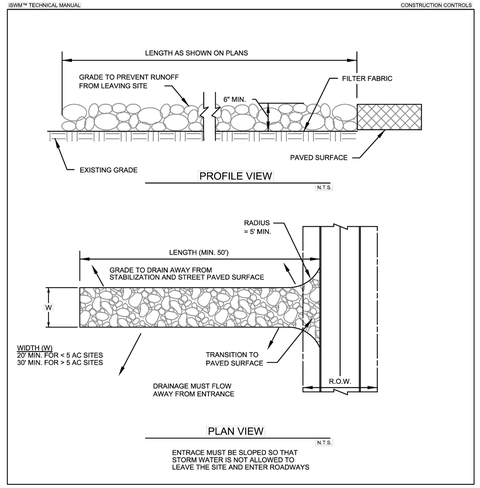
10. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.5

FIGURE 3.28 NOTES FOR SILT FENCE (2 OF 2)

SILT FENCE
REVISED

REVISED IN 2018

IBWM™ TECHNICAL MANUAL — CONSTRUCTION CONTROLS



ENTRACE MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS

FIGURE 3.29 STANDARD CONSTRUCTION DETAIL - STABILIZED CONSTRUCTION EXIT (1 OF 2)

STABILIZED CONSTRUCTION EXIT
REVISED

REVISED IN 2018

IBWM™ TECHNICAL MANUAL — CONSTRUCTION CONTROLS

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. SEE NCTCOG STANDARD SPECIFICATIONS (2017), SECTION 202.11

2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

3. STONE SHALL BE 3 TO 5 INCH DIAMETER COURSE AGGREGATE, NO CRUSHED PORTLAND CEMENT CONCRETE ALLOWED.

4. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 50 FEET.

5. THE WIDTH SHALL BE NO LESS THAN 20' FOR SITES LESS THAN 5 AC, AND 30' FOR SITES GREATER THAN 5 AC, AT ALL POINTS OF INGRESS OR EGRESS.

6. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

8. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

9. INSPECTION SHALL BE SPECIFIED IN THE SWPPP.

FIGURE 3.29 NOTES FOR STABILIZED CONSTRUCTION EXIT (2 OF 2)

STABILIZED CONSTRUCTION EXIT
REVISED

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

STATE OF TEXAS — JUSTIN N. LANSDOWNE — 121990 — LICENSED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-EC.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	N.T.S.
DATE	09.12.2024

SHEET

EROSION CONTROL DETAILS

C6.01

Z:\Drive\Projects\TTC\TTC24001\04-Production\Engineering\Sheets\TTC24001-EC.dwg, 9/12/2024 4:29:47 PM, Xochilyn Davis

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

GENERAL HARDSCAPE NOTES:

1. THE CONTRACTOR SHALL WORK CLOSELY WITH THE OWNER'S REP. AND/OR LANDSCAPE ARCHITECT AND NOTIFY HIM/HER AS ADDITIONAL INFORMATION IS NEEDED TO PROPERLY CONSTRUCT/INSTALL/BUILD ELEMENTS DEPICTED HEREIN.
2. THE CONTRACTOR SHALL PERFORM HIS/HER OWN INVESTIGATIONS TO THE EXTENT NECESSARY TO DETERMINE EFFECTS OF SUB-SURFACE CONDITIONS ON WORK AND SHALL BID AND CONSTRUCT WORK IN ACCORDANCE WITH FINDINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO OWNER'S REP. AND/OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE STABILIZED BY SEEDING, FERTILIZING, MULCHING, AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER, UNLESS SPECIFIED OTHERWISE. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE LIMITS OF WORK SHALL BE REPAIRED, GRADED, AND GRASSED AT THE CONTRACTOR'S EXPENSE.
6. SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AND ALL AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRICTION.
8. CONTRACTOR SHALL RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE PAVER OR CONCRETE UNITS.
9. CONTRACTOR SHALL STAKE ALL WALKS, HARDSCAPE AND OTHER PAVED AREAS TO BE COMPLETED AND OBTAIN APPROVAL FROM OWNER'S REP. AND/OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. ANY WORK PERFORMED WITHOUT APPROVAL IS AT RISK FOR REPLACEMENT BY THE CONTRACTOR.
10. ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM OWNER'S REP. PRIOR TO CONSTRUCTION.
11. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, FIXED SLABS OR VERTICAL STRUCTURES.
12. TEMPORARY EROSION & SEDIMENT CONTROLS (SILT FENCES, ETC.) SHALL BE INSTALLED AT INLETS, PIPES, AND LIMITS OF WORK AREAS WHERE SURFACE RUN-OFF OCCURS UNTIL SOIL STABILIZATION IS COMPLETE. SEE CIVIL DRAWINGS FOR SEDIMENTATION AND EROSION CONTROL INFORMATION.
13. SEE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
14. CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING REPAIR OF EROSION AREAS UNTIL GRASS HAS REACHED LEVEL OF FINAL ACCEPTANCE.
15. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONTRACT DOCUMENTS AND ALL LOCAL, STATE, AND FEDERAL AGENCIES AND REGULATIONS.
16. CONTRACTOR SHALL PROTECT THE PUBLIC FROM CONSTRUCTION AREAS AND ASSOCIATED ACTIVITY DURING CONSTRUCTION.
17. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. ANY HARDCOPY INFORMATION THAT CONFLICTS SHALL BE BROUGHT TO OWNER'S REP AND/OR LANDSCAPE ARCHITECT'S ATTENTION.
18. CONTRACTOR SHALL COORDINATE CONDUIT LOCATIONS (I.E. IRRIGATION, ELECTRICAL, NATURAL GAS ETC.) PRIOR TO CONCRETE INSTALLATION
19. GRATES FOR YARD INLETS SHOULD MEET OR EXCEED A PEDESTRIAN RATING AS INDICATED BY DETAILS. SEE CIVIL DRAWINGS.

GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO EDGE OF PAVING UNLESS OTHERWISE INDICATED.
2. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
3. DIGITAL BASE FILE SHALL BE MADE AVAILABLE FOR USE IN FIELD LOCATION OF ELEMENTS AND SITE FEATURES. HARDCOPY INFORMATION SHALL PREVAIL.

GENERAL DETAIL NOTES:

APPLIES TO ALL DETAIL SHEETS

1. THESE NOTES SHALL APPLY TO ALL DETAILS INCLUDED IN THIS SET OF CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES AND UNUSUAL CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
4. ALL CONCRETE SHALL BE 3,000 PSI.
5. CONSTRUCT EXPANSION JOINTS WHERE WALKS MEET CURBS, STEPS, WALLS, OR FIXED SLABS.
6. ALL WOOD, IN CONTACT WITH GROUND, UNLESS OTHERWISE SPECIFIED, SHALL BE SOUTHERN YELLOW PINE, SPIB GRADE NO. 2 COMMON OR BETTER, S4S, SIZED AS SHOWN ON DRAWINGS, TREATED AWPB LP22, 10% MAXIMUM MOISTURE CONTENT.
7. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE HOT-DIPPED GALVANIZED.
8. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH GALVANIZED NUTS, BOLTS AND WASHERS.
9. ALL NAILS SHALL BE HOT DIPPED GALVANIZED. FINISH NAILS SHALL BE ANNULAR ALLOY ALUMINUM.
10. ALL WELDS CONTINUOUS.
11. INSTALL ALL SITE FURNISHINGS PLUMB, LEVEL, TRUE TO LINE AND AT ELEVATIONS INDICATED.
12. RESTORE DAMAGED FINISHES AND REPLACE DAMAGED OR DEFECTIVE UNITS.
13. SUBMIT SHOP DRAWINGS, PRODUCT DATA AND MAINTENANCE DATA FOR APPROVAL PRIOR TO PURCHASING, FABRICATION AND INSTALLATION.
14. CONTRACTOR TO PROVIDE MOCK-UPS FOR ALL SITE PAVING TO BE USED THROUGHOUT PROJECT TO DEMONSTRATE ALL JOINT PATTERNS, EDGE TREATMENTS AND PAVING PATTERNS.
15. WALL DETAILS SHOWN FOR DESIGN INTENT. REFER TO STRUCTURAL DRAWINGS FOR ALL WALL REINFORCEMENT AND CONSTRUCTION.

GENERAL FURNISHING NOTES:

1. LOOSE FURNISHINGS BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER/OWNER'S REPRESENTATIVE FOR FURTHER INFORMATION.
2. LIGHTING PLAN TO SHOW LOCATION AND FIXTURE SELECTION ONLY. CONTRACTOR TO TO COORDINATE WITH ELECTRICAL ENGINEER/CONTRACTOR FOR ALL REQUIRED SPECIFICATIONS, DATA, CONNECTIONS, OUTLETS, EQUIPMENT AND CODE REQUIREMENTS.
3. BRING ANY DISCREPANCIES THAT MIGHT EXIST BETWEEN THIS PLAN AND ANY OTHER SUBSEQUENT DRAWINGS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PURCHASING EQUIPMENT OR INSTALLATION.

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF TROPHY CLUB AND THE STATE OF TEXAS STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. REFER TO SPECIFICATION FOR MORE INFORMATION ON DELIVERY, STORAGE AND HANDLING OF PLANT MATERIAL, QUALITY ASSURANCE, PRODUCTS AND MATERIALS, SOIL TESTING AND AMENDMENTS, INSTALLATION, MAINTENANCE AND WARRANTIES, AND ADDITIONAL PLANTING REQUIREMENTS.

WARRANTY & MAINTENANCE:

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
   - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
   - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
   - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF TROPHY CLUB AND THE STATE OF TEXAS STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE.
18. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIODD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. MAYCHER
3516
STATE OF TEXAS
RELEASED FOR INTERIM REVIEW
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

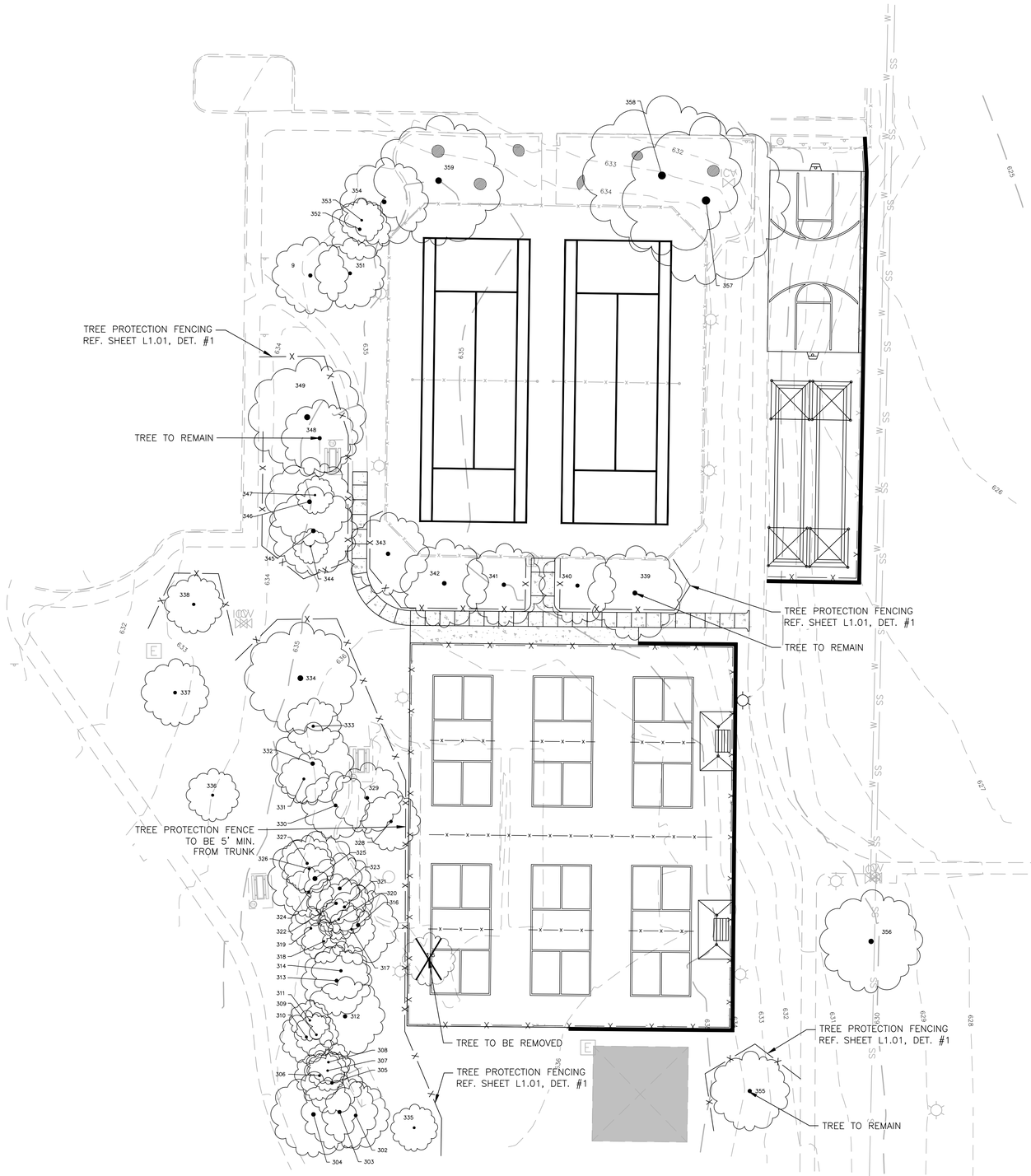
PROJECT NO.	TTC24001
FILENAME	TTC24001-GN1.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	N.T.S.
DATE	09.12.2024

SHEET

GENERAL NOTES

L0.00

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawing\TTC24001-GN1.dwg, 9/12/2024 4:31:46 PM, Xochilyn Davis



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

LEGEND

TREE TO REMAIN

TREE TO BE REMOVED

TREE PROTECTION FENCE
REF. SHEET L1.01, DET. #1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HAECHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-TS1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	20 SCALE
DATE	09.12.2024

SHEET

TREE PRESERVATION PLAN

L1.00

Z:\Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-TS1.dwg, 9/12/2024 4:33:51 PM, Xochilyn Davis

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

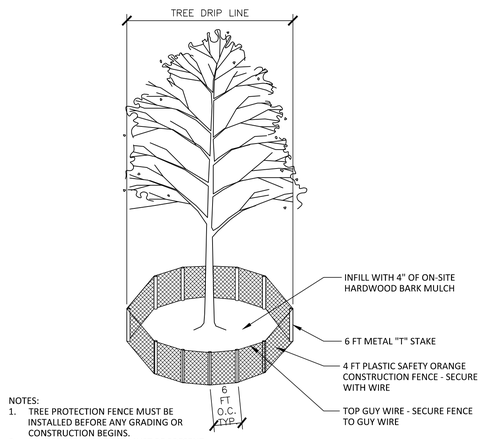
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
   (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
   (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.



01 TREE PROTECTION FENCING
SCALE: NTS

TREE CHART

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	REMARKS
1	302	11.5, 8.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	MULTITRUNK
2	303	13	POST OAK	QUERCUS STELLATA	NO	
3	304	14.5	POST OAK	QUERCUS STELLATA	NO	
4	305	10.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
5	306	8.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
6	307	7	POST OAK	QUERCUS STELLATA	NO	
7	308	7.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
8	309	7.5	POST OAK	QUERCUS STELLATA	NO	
9	310	9X2, 11	POST OAK	QUERCUS STELLATA	NO	MULTITRUNK
10	311	7X2	BLACKJACK OAK	QUERCUS MARILANDICA	NO	MULTITRUNK
11	312	13.5	POST OAK	QUERCUS STELLATA	NO	
12	313	12	POST OAK	QUERCUS STELLATA	NO	
13	314	10	POST OAK	QUERCUS STELLATA	NO	
14	315	9, 9.5, 11	BLACKJACK OAK	QUERCUS MARILANDICA	YES	MULTITRUNK
15	316	13.5	POST OAK	QUERCUS STELLATA	NO	
16	317	8	POST OAK	QUERCUS STELLATA	NO	
17	318	7.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
18	319	7.5, 11.5, 10.5, 6	BLACKJACK OAK	QUERCUS MARILANDICA	NO	MULTITRUNK
19	320	7	POST OAK	QUERCUS STELLATA	NO	
20	321	9.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
21	322	10	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
22	323	12	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
23	324	8.5	POST OAK	QUERCUS STELLATA	NO	
24	325	16	POST OAK	QUERCUS STELLATA	NO	
25	326	8.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
26	327	9.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
27	328	10, 12	BLACKJACK OAK	QUERCUS MARILANDICA	NO	MULTITRUNK
28	329	12	POST OAK	QUERCUS STELLATA	NO	
29	330	11.5	POST OAK	QUERCUS STELLATA	NO	
30	331	8.5	RED BUD	CERCIS CANADENSIS	NO	
31	332	14	POST OAK	QUERCUS STELLATA	NO	
32	333	9.5	POST OAK	QUERCUS STELLATA	NO	
33	334	19	PAPER MULBERRY	BROUSSONETIA	NO	
34	335	8	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
35	336	9	CEDAR ELM	ULMUS CRASSIFOLIA	NO	
36	337	11.5	CEDAR ELM	ULMUS CRASSIFOLIA	NO	
37	338	10	POST OAK	QUERCUS STELLATA	NO	
38	339	16	BRADFORD PEAR	PYRUS CALLERYANA	NO	
39	340	13	BRADFORD PEAR	PYRUS CALLERYANA	NO	
40	341	14	BRADFORD PEAR	PYRUS CALLERYANA	NO	
41	342	15	BRADFORD PEAR	PYRUS CALLERYANA	NO	
42	343	14	BRADFORD PEAR	PYRUS CALLERYANA	NO	
43	344	6	HACKBERRY	CELTIS OCCIDENTALIS	NO	
44	345	15	POST OAK	QUERCUS STELLATA	NO	
45	346	15	POST OAK	QUERCUS STELLATA	NO	
46	347	6.5X2, 9.5, 12.5	POST OAK	QUERCUS STELLATA	NO	MULTITRUNK
47	348	13	POST OAK	QUERCUS STELLATA	NO	
48	349	20	POST OAK	QUERCUS STELLATA	NO	
49	350	13, 13, 9	BLACKJACK OAK	QUERCUS MARILANDICA	NO	MULTITRUNK
50	351	12	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
51	352	10.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
52	353	7.5	BLACKJACK OAK	QUERCUS MARILANDICA	NO	
53	354	15	BRADFORD PEAR	PYRUS CALLERYANA	NO	
54	355	13.5	RED OAK	QUERCUS RUBRA	NO	
55	356	17.5	LIVE OAK	QUERCUS VIRGINIANA	NO	
56	357	28.5	BRADFORD PEAR	PYRUS CALLERYANA	NO	
57	358	27	BRADFORD PEAR	PYRUS CALLERYANA	NO	
58	359	22	BRADFORD PEAR	PYRUS CALLERYANA	NO	

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
RELEASED FOR INTERIM REVIEW
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-TS1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	N.T.S.
DATE	09.12.2024

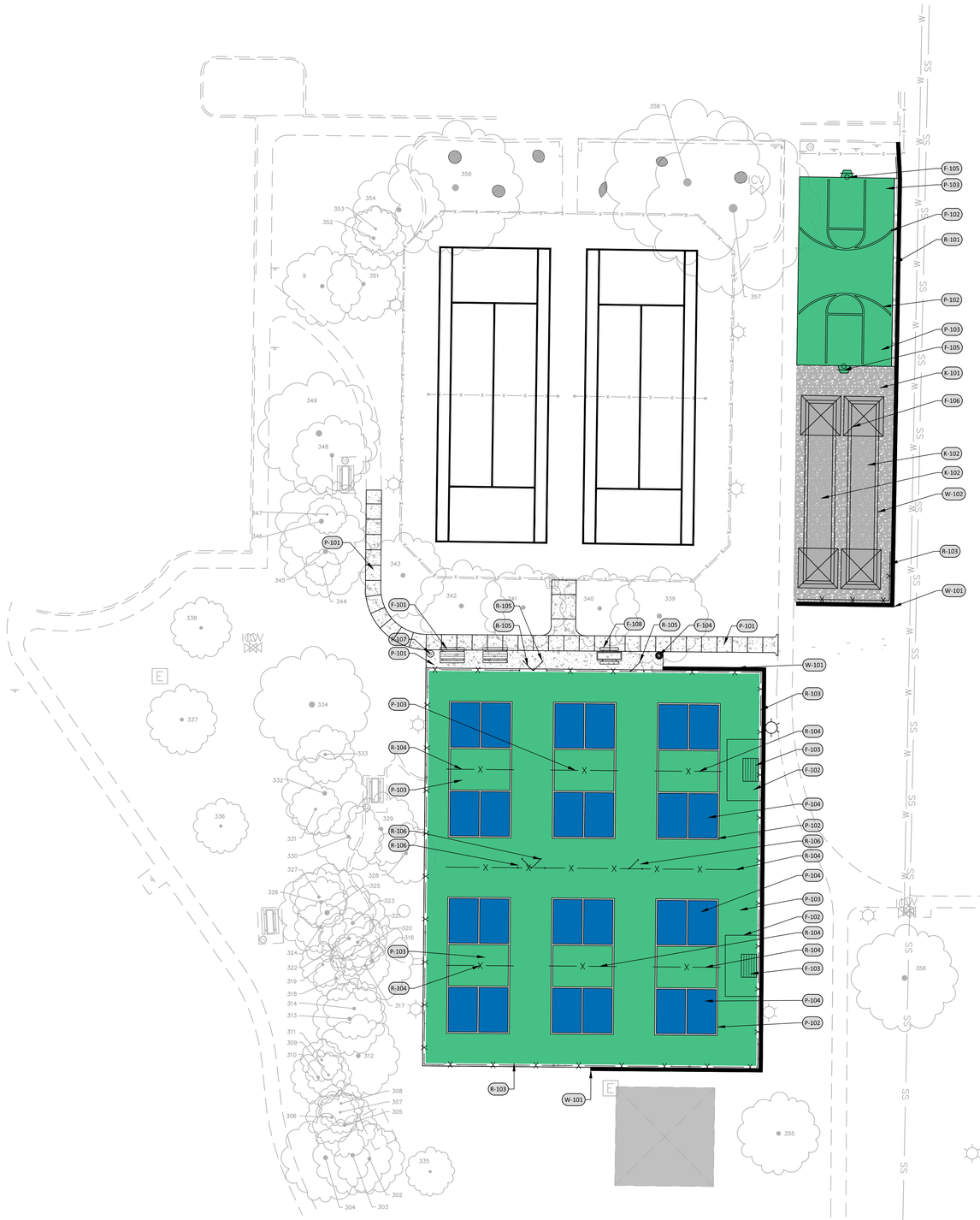
SHEET

TREE PRESERVATION NOTES

L1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawing\Current Drawing\TTC24001-TS1.dwg, 9/12/2024 4:34:05 PM, Xochilyn Davis



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

GENERAL SHEET NOTES:

1. DOWEL AND EPOXY CONCRETE SIDEWALK WITH NO. 4 REBAR AT 12" O.C. AT ALL EXISTING-TO-PROPOSED CONCRETE SIDEWALK PAVEMENT CONNECTIONS.
2. PERIMETER WALLS OF BOCCE BALL COURTS TO BE REMOVED AND STONE BLOCKS ARE TO BE RESERVED FOR REINSTALLATION.
3. STONE BLOCKS WITH CHAMPIONSHIP PLAQUES ARE TO BE RE-INSTALLED PER LOCATIONS SPECIFIED IN THE HARDSCAPE DETAILS. SHEET L4.01- SITE, PAVING AND MATERIALS DETAILS.
4. BOCCE BALL COURT SHADE STRUCTURE POLES ARE TO BE REMOVED AND RESERVED FOR REINSTALLATION. PROPOSED LOCATION SPECIFIED ON SHEET L4.01- SITE, PAVING AND MATERIALS DETAILS.
5. BASKETBALL GOALS TO BE REMOVED AND RESERVED FOR REINSTALLATION. PROPOSED LOCATION SPECIFIED ON SHEET L4.01 - SITE, PAVING AND MATERIALS DETAILS.
6. LIGHT POLES TO BE REMOVED AND RESERVED FOR REINSTALLATION. PROPOSED LOCATIONS SPECIFIED ON SHEET L6.01 - LIGHTING DETAILS.

LEGEND

REFERENCE NOTES SCHEDULE

FURNISHINGS

SYMBOL	CODE	DESCRIPTION
	F-101	PICNIC TABLE
	F-102	SHADE SAIL
	F-103	BLEACHERS
	F-104	TRASH RECEPTACLE
	F-105	RELOCATED BASKETBALL GOAL
	F-106	RELOCATED BOCCE BALL SHADE SAILS
	F-107	RELOCATED TRASH RECEPTACLE
	F-108	RELOCATED PICNIC TABLE

ROCK

SYMBOL	CODE	DESCRIPTION
	K-101	STABILIZED DECOMPOSED GRANITE
	K-102	BOCCE COURT DECOMPOSED GRANITE

PAVING

SYMBOL	CODE	DESCRIPTION
	P-101	CONCRETE SIDEWALK
	P-102	COURT STRIPING
	P-103	COURT SURFACING
	P-104	COURT SURFACING

RAILING, FENCES, AND GATES

SYMBOL	CODE	DESCRIPTION
	R-101	RELOCATED BASKETBALL FENCE
	R-102	BASKETBALL FENCING
	R-103	PERIMETER FENCING
	R-104	DIVIDER NETTING
	R-105	PERIMETER FENCING GATE
	R-106	DIVIDER NETTING GATE

WALLS AND CURBS

SYMBOL	CODE	DESCRIPTION
	W-101	RETAINING WALL
	W-102	BOCCE BALL PERIMETER WALL

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
RELEASED FOR CONSTRUCTION
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

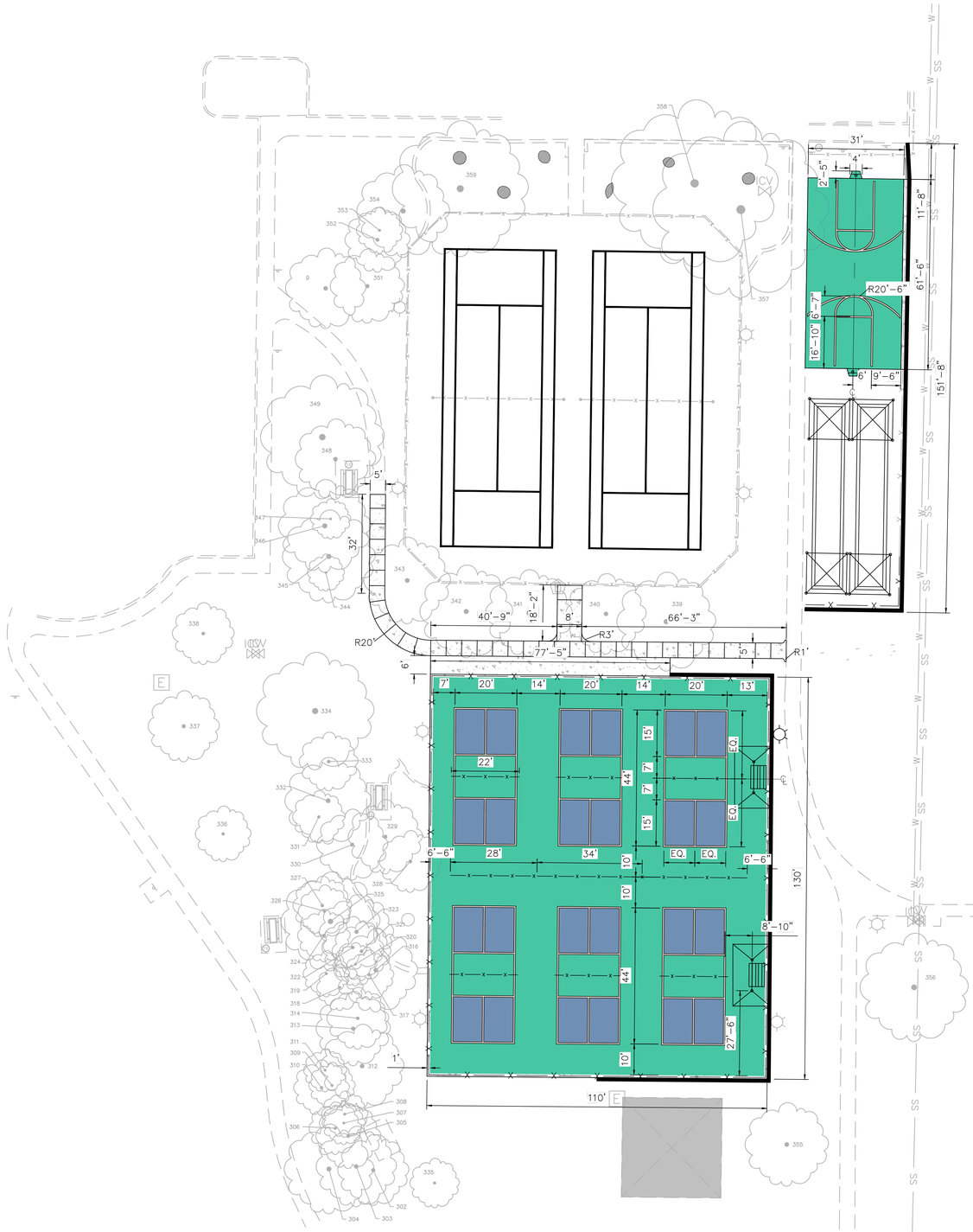
PROJECT NO.	TTC24001
FILENAME	TTC24001-S1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	20 SCALE
DATE	09.12.2024

SHEET

SITE, PAVING, AND MATERIALS PLAN

L2.00

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-S1.dwg, 9/12/2024 4:35:12 PM, XochilynDavis



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

GENERAL NOTES:

1. TYPICAL RADII IS 3' UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
3. SIDEWALK RAMPS AND DRIVEWAY CROSSINGS ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS AND ADA.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
5. REFER TO DETAIL ON SHEET L4.XX FOR CONNECTING TO EXISTING PAVEMENT.

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-DMC1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	20 SCALE
DATE	09.12.2024

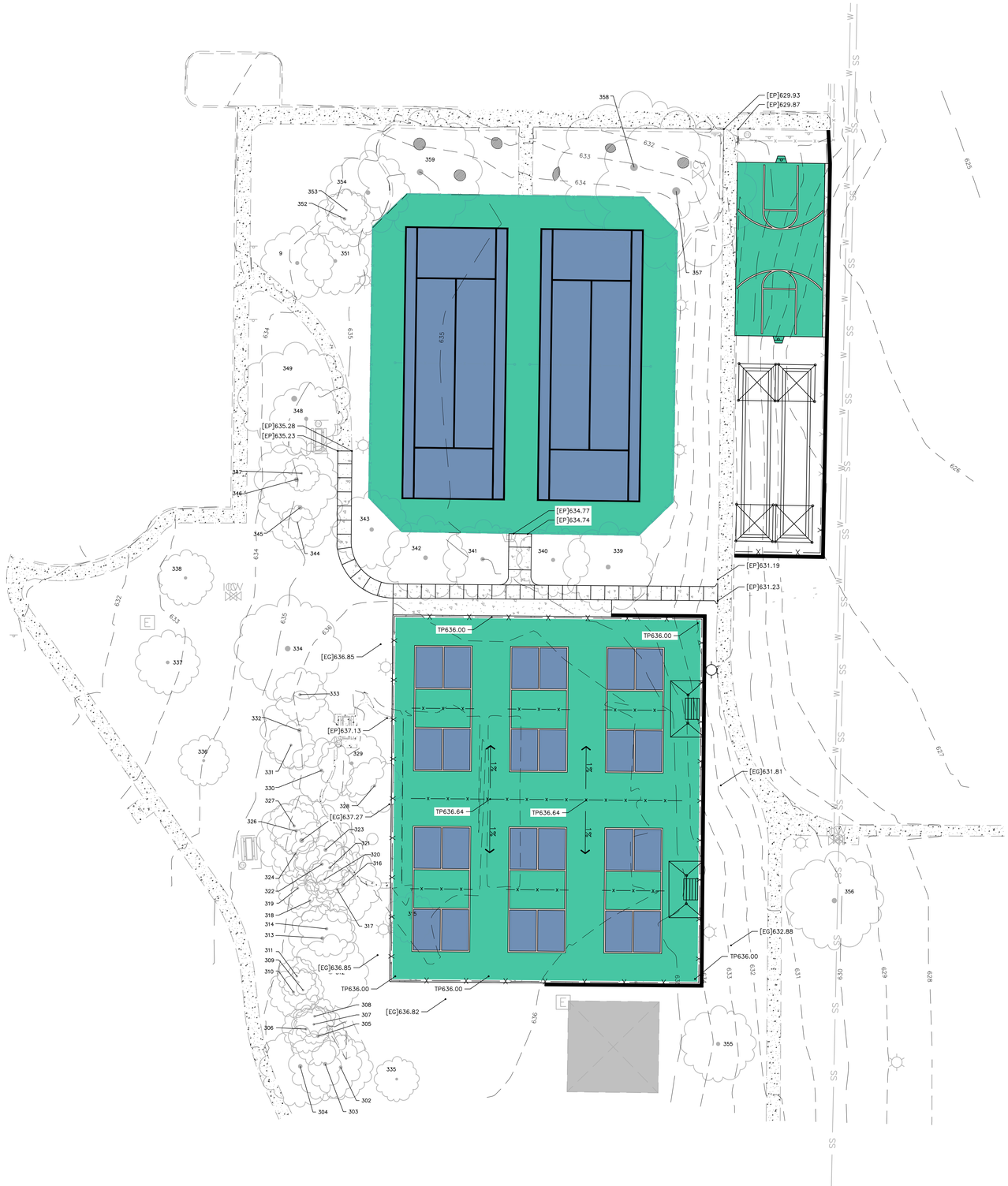
SHEET

DIMENSIONAL CONTROL PLAN

L2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-DMC1.dwg, 9/12/2024 4:35:52 PM, XochilHyn Davis



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

GRADING NOTES:

1. XXXXXXXXXX

LEGEND

■	CATCH BASIN
■	DROP INLET
▪	STORM SERVICE INLET
→	DRAINAGE FLOW ARROW
620.50 / 620.00	TOP & BOTTOM CURB ELEVATIONS
TW 620.50 / BW 620.00	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION, NOT WALL FOUNDATION)
620.50	SPOT ELEVATION
— TP — TP —	TREE PROTECTION FENCE
— LD —	LIMITS OF DISTURBANCE
250	MAJOR CONTOUR
251	MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
251	EXISTING MINOR CONTOUR
— — —	EASEMENT LINE
TP	TOP OF PAVEMENT
TF	TOP OF FOUNDATION
TR	TOP OF ROCK
TG	TOP OF GRATE
FG	FINISH GRADE
EP	EXISTING TOP OF PAVEMENT
EG	EXISTING GRADE
BOC	BACK OF CURB
[ ]	EXISTING ELEVATION IN FIELD

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

STATE OF TEXAS
JUSTIN L. LANSDOWNE
121890
LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO. DATE

PLAN INFORMATION

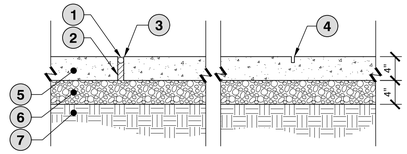
PROJECT NO.	TTC24001
FILENAME	TTC24001-G1.DWG
CHECKED BY	MC
DRAWN BY	CMK
SCALE	20 SCALE
DATE	09.12.2024

SHEET

GRADING PLAN

L3.00

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-G1.dwg, 9/12/2024 4:35:28 PM, Xochilyn Davis



1. BACKER ROD (STRAIGHT JOINTS ONLY)
2. SEAL PREFORMED FIBER EXPANSION JOINT WITH COLORED JOINT SEALANT/CAULK. COLOR SHALL MATCH ADJACENT CONCRETE AND BE APPROVED BY OWNER'S REPRESENTATIVE
3. TOOLED EDGE (1/8" RADIUS)
4. SCORE JOINT (TYP) SAW CUT 1" DEEP MINIMUM
5. ADJACENT PAVING OR VERTICAL SURFACE
6. COMPACTED SUBGRADE MEETING STRUCTURAL AND GEOTECHNICAL REQUIREMENTS
7. COMPACTED SUBGRADE MEETING GEOTECHNICAL AND STRUCTURAL REQUIREMENTS

NOTES:

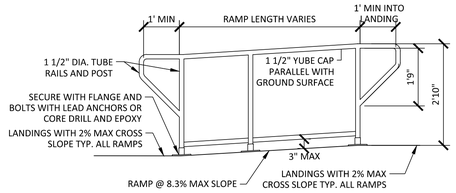
1. EXPANSION JOINTS SHALL BE INSTALLED WHERE CONCRETE PAVEMENT ABUTS ALL VERTICAL SURFACES INCLUDING BUT NOT LIMITED TO ALL BUILDINGS, STRUCTURES, STAIRS, CURBS, COLUMNS, WALLS, LIGHT POLES, ETC.
2. WHERE WALK ABUTS RIGID STRUCTURE, JOINT SHALL BE WATERTIGHT.
3. PROVIDE EXPANSION JOINTS @ 10' O.C. MAX UNLESS OTHERWISE SHOWN/ REQUIRED. (SEE MATERIALS & STAKING PLAN)
4. CONTROL JOINT SPACING SHALL BE EQUAL TO SIDEWALK WIDTH BUT IN NO INSTANCE EXCEED 6'. SEE MATERIALS & STAKING PLAN FOR ALL OTHER JOINT SPACING)
5. SAW CUT TO A MIN. DEPTH OF 1". CONTRACTOR TO CLOSELY COORDINATE LOCATIONS AND DESIGNS PRIOR TO AND DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE REQUIRED BY PROJECT SPECIFICATIONS.
7. CONCRETE AND BASE DEPTH TO BE VERIFIED BY GEOTECHNICAL ENGINEER. DEPTHS MAY BE MODIFIED TO MEET ALL LOADING REQUIREMENTS.
8. REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT.
9. REFER TO DETAILED LAYOUT PLAN FOR SIDEWALK LOCATIONS, TYPES AND WIDTHS.
10. REFER TO DETAILED LAYOUT PLAN FOR SPECIFIC JOINT LOCATIONS AND SPACING.
11. USE THIS DETAIL FOR TYPICAL JOINT SPACING WHEN NO SPECIFIC JOINT SPACING IS INDICATED ON PLANS.
12. CONTROL JOINT SPACING SHALL BE EQUAL TO SIDEWALK WIDTH BUT IN NO INSTANCE EXCEED 6'. SEE MATERIALS & STAKING PLAN FOR ALL OTHER JOINT SPACING.
13. MAXIMUM SIDEWALK CROSS-SLOPE IS 2%.

01 TYPICAL CONCRETE SIDEWALK

SCALE: 1" = 1'-0"

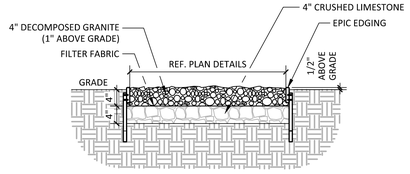
NOTES:

1. ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM 5X5' TURNING RADIUS AREA AT LANDINGS WHERE RAMPIS CHANGE DIRECTION. THESE AREAS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
2. ALL ACCESSIBLE ROUTES SHALL HAVE A CLEAR PATH OF 3'-0" WIDE WITH A MAX. 2% CROSS SLOPE.
3. ALL ACCESSIBLE ROUTES WITH LESS THAN A 5% SLOPE (1:20) AND 8.33% SLOPE (1:12) REQUIRE HANDROLS ON BOTH SIDES OF RAMP.
4. 5. REFER TO ACCESSIBLE ROUTE PLAN,
5. ACCESSIBILITY ROUTE NOTES AND SPECIFICATIONS, AND CONSTRICTION DOCUMENTS FOR ADDITIONAL INFORMATION.
6. ALL WELDS TO BE GROUNDED SMOOTH
7. PAINT ALL TUBING WITH (1) POLYESTER POWDER COAT PRIMER AND (1) INDUSTRIAL ENAMEL FINISH COAT.COLOR TO BE SELECTED BY OWNER.



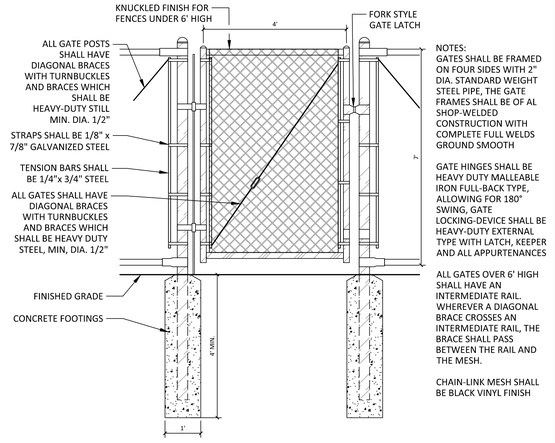
02 ACCESSIBLE HANDRAIL AT RAMP

SCALE: 1/2" = 1'-0"



03 DECOMPOSED GRANITE PATHWAY

SCALE: 3/4" = 1'-0"



04 7' CHAIN-LINK GATE

SCALE: 1/2" = 1'-0"

05 7' CHAIN LINK FENCE

SCALE: 1/2" = 1'-0"

06 36" PICKLEBALL DIVIDER GATE

SCALE: 1/2" = 1'-0"

07 36" PICKLEBALL DIVIDER FENCE

SCALE: 1/2" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-D1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	N.T.S.
DATE	09.12.2024

SHEET

HARDSCAPE DETAILS

L4.00

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-D1.dwg, 9/12/2024 4:37:08 PM, Xochilyn Davis

01 BOCCE BALL PERIMETER WALL + INFILL
SCALE: 1/2" = 1'-0"

02 BOCCE BALL COURT SECTION
SCALE: 1/2" = 1'-0"

03 BOCCE BALL SHADE SAIL INSTALLATION
SCALE: 1/2" = 1'-0"

04 BASKETBALL GOAL INSTALLATION
SCALE: 1/2" = 1'-0"

05 PICKLEBALL COURT FINISH
SCALE: 1/2" = 1'-0"

06 BASKETBALL COURT FINISH
SCALE: 1/2" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS

RELEASED FOR CONSTRUCTION
NOT FOR REGULATORY APPROVAL

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-D1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	N.T.S.
DATE	09.12.2024

SHEET

HARDSCAPE DETAILS

L4.01

Z:\Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-D1.dwg, 9/12/2024 4:37:17 PM, Xochilyn Davis

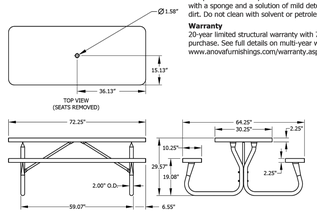
ANOVA

211 North Lindbergh Blvd.
St. Louis, MO 63141
888.535.5005 tel
314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

D6000
RALLY PICNIC TABLE
6' rectangular, perforated steel, picnic table, bench seats, traditional seat edge, portable mount

Accessories

8' Umbrella	**7LPU**
9' Umbrella	**9LPU**



Material
The table is 72.25" in length and features two flat bench seats. The table top and seats are 14-gauge perforated steel with a .31" diameter uniform hole pattern. The table top and seats feature a traditional edge. Table top and seats are protected by Fusion Advantage™, a plastisol coating with an average .125" thickness and a high-gloss powder coat. The table top is designed to support 100 lbs per square foot and the seats will support 200 lbs per linear foot. The table also features a 1.58" diameter umbrella hole in the center.

The seat and table supports are made of 2" O.D. steel tubing protected by a fade resistant powder coat finish featuring a state of the art primer proven to prevent rusting. The table is designed to be portable allowing for flexibility in placement.

Finish
Fusion Advantage is a heat fused plastisol coating that creates an impervious rustproof barrier and resists UV deterioration, mildew, staining and fading.

The finish has been tested to the requirements of ASTM E1354 and is determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2.

A state of the art primer is applied to all of the under supports, providing extreme rust fighting protection and durability. Treated components exceed the industry standard by 34% in testing by independant sources.

Color
Table Top Color: Brown
Seat Color: Brown
Frame Color: Gray

Assembly
Table requires some assembly. Stainless steel assembly hardware is included.

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum based products.

Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.

Shipping Information

Unit Wt.	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (1+ Units)	Unit Ship Size w/Pallet	Max Units per Pallet	Pallet Wt. (72" x 48")	Total No. Pkgs	Shipping Class
184 lbs	N/A	200 lbs/unit	38 cu. ft.	3	100 lbs	3	70

Made in USA

Revised: 01/17/13-6

Copyright © 2013 ANOVA™

01 PICNIC TABLE
N.T.S.

ALUMINUM BLEACHERS

Get the crowd into the game with comfortable seating and elevated views.

- 10" deep aluminum benches and foot rails.
- Welded aluminum frame. No rust.

ASSEMBLY REQUIRED — SHIPS VIA MOTOR FREIGHT

MODEL NO.	DESCRIPTION	SEATING CAPACITY	SIZE L x W x H	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3
H-7229	3 Rows	15	7.5 x 5 x 2'	150	$1,225	$1,185
H-4406	3 Rows	30	15 x 5 x 2'	186	2,130	2,080
H-4407*	4 Rows	40	15 x 7 x 2.5'	316	2,645	2,580

* DROP SHIPS FROM FL UNASSEMBLED VIA MOTOR FREIGHT

418 **ULINE** *Order by 6 p.m. for Same Day Shipping*

PHONE 1-800-295-5510

02 BLEACHERS
N.T.S.

ANOVA

(800) 231-1327
specify@anovafurnishings.com
anovafurnishings.com

D6005DT
Rally 32 Gallon Perforated Steel Trash Receptacle with Dome Top

Material
The receptacle is made of 14-gauge perforated steel with a .31" diameter uniform hole pattern. The dome top is made of linear low density polyethylene and the reusable plastic liner is made of high-density polyethylene.

Features
Receptacle is ADA-compliant. The receptacle body features the patented Fusion Advantage™ process. The dome top features a large self-closing push door and a web strap to attach the top to the receptacle base. The top lifts off for easy emptying. The receptacle is designed to be portable for flexibility in placement or surface mounted using the optonal Corkscrew Anchor to prevent movement.

Finish
Fusion Advantage™ is a heat fused pastisol coating with an average .125" thickness that creates an impervious rustproof barrier and resists UV deterioration, mildew, staining and fading. Plastisol is then encapsulated with a richly tinted, high-performance powder coating that won't rust, fade, peel, chip, crack, mold, or mildew. The finish has been tested to the requirements of ASTM E1354 and is in compliance with California Uniform Fire Code 1103.2.1.4.2.

Assembly
Attaching the top web strap to the receptacle body requires some assembly.

Color
Receptacle Color: Black
Lid Color: Green

Maintenance
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. **Do not clean with solvent or petroleum base products.**

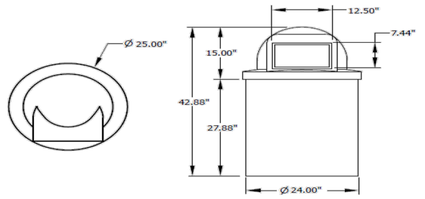
Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at anovafurnishings.com/warranty.
Manufactured in the U.S.

Replacement Parts

Black Plastic Liner	F1017
Dome Top	F3015

Accessories

Tradit'l Inground Mount	F1094
Tradit'l Surface Mount	F1098
45°Roadside Inground Mnt.	F1407
45°Roadside Surface Mount	F1406
Corkscrew Anchor	A1020



© 2023 ANOVA®

May - 2024

03 TRASH RECEPTACLE
N.T.S.

NEXTuP Pickleball Racks:

PRODUCT: "PVC Peacekeepers" Series
OPTION: 8 Paddle PVC Rack (19") BL/YW
COLOR: BL/YW

04 PADDLE QUEUING STATION
N.T.S.

USA SHADE:

PRODUCT: Two Post Hip
OPTION: 20'Lx12'Wx9'H (Custom)
COLOR: *TBD*

05 PICKLEBALL COURT SHADE SAILS
N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

MEGAN A. HATCHER
REGISTERED LANDSCAPE ARCHITECT
3516
STATE OF TEXAS
RELEASED FOR INTERIM REVIEW
NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-D1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	N.T.S.
DATE	09.12.2024

SHEET

FURNISHING SPECIFICATIONS

L4.02

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-D1.dwg, 9/12/2024 4:37:20 PM, Xochilyn Davis

GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS				
	CYDA	CYNODON DACTYLON BERMUDA 419	SOD	
	MULCH	BARK MULCH	MULCH	

LANDSCAPE NOTES:

1. CONTRACTOR TO FIELD VERIFY AND COORDINATE ALL PROPOSED LANDSCAPING WITH EXISTING AND PROPOSED UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO RE-SOD AND REPAIR ANY DAMAGED IRRIGATION SYSTEM COMPONENTS IN CONSTRUCTION LAY DOWN AREAS, TRAILER AREA AND ALL OTHER DISTURBED AREAS DUE TO RELATED CONSTRUCTION ACTIVITIES.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
5. ANY HARDWOOD BARK MULCH SPECIFIED ON PLANS SHALL BE A MINIMUM OF 3" IN DEPTH.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION,AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
7. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
8. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.
9. IRRIGATION CONTROLLER TO HAVE A RAIN AND FREEZE STAT.
10. CONTRACTOR TO RE-SOD AND REPAIR ANY DAMAGED IRRIGATION SYSTEM COMPONENTS IN CONSTRUCTION LAY DOWN AREAS, TRAILER AREA AND ALL OTHER DISTURBED AREAS DUE TO RELATED CONSTRUCTION ACTIVITIES.
11. ALL AREAS OF GRADING DISTURBANCE ARE TO HAVE GRASS REESTABLISHED AT 75% COVERAGE PRIOR TO LETTER OF ACCEPTANCE FROM THE CITY. MEANS AND METHODS OF GRASS ESTABLISHMENT AND APPLICATION OF WATER FOR GRASS ESTABLISHMENT ARE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
13516
STATE OF TEXAS

REVISIONS

NO.	DATE

PLAN INFORMATION

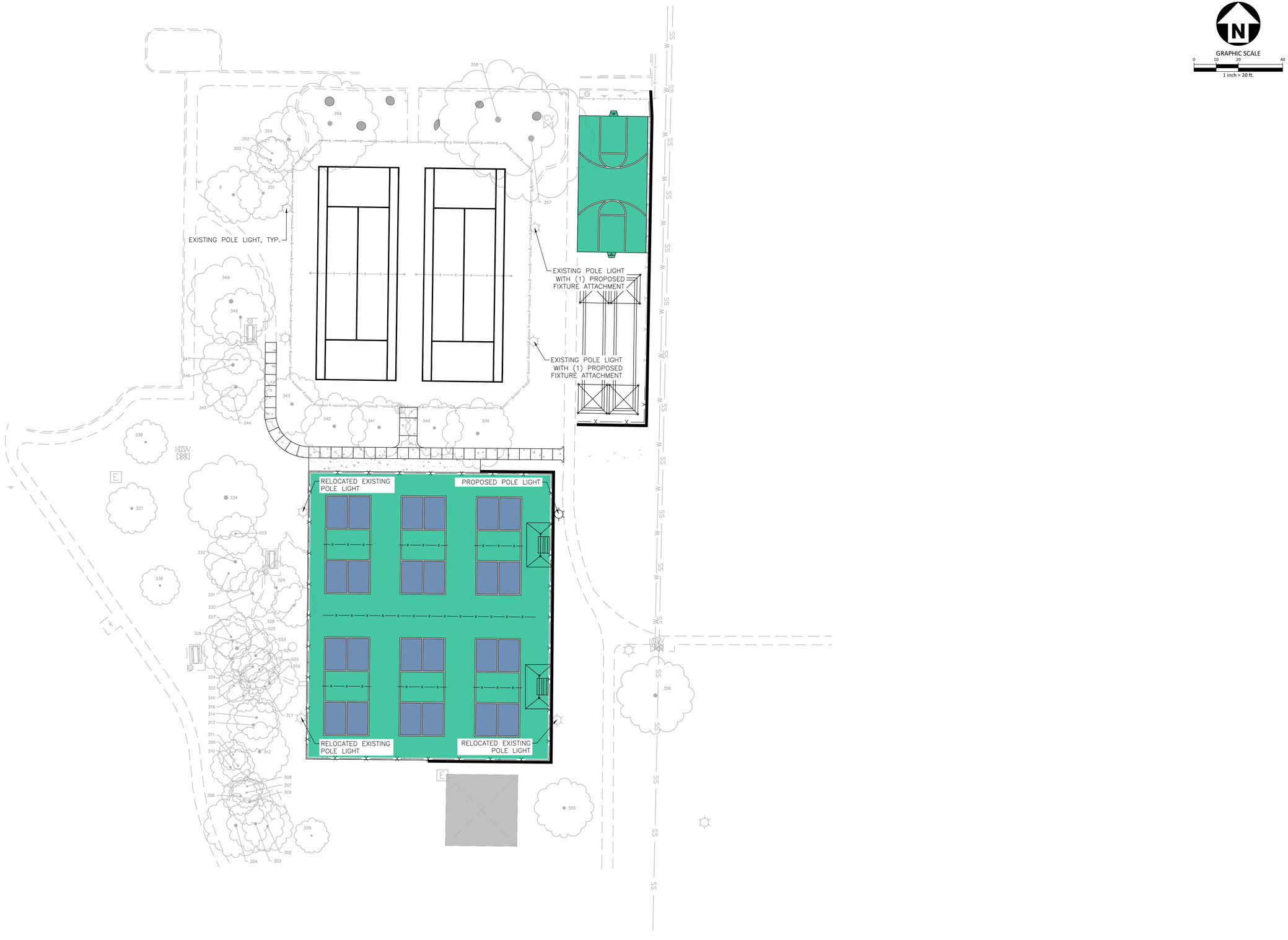
PROJECT NO.	TTC24001
FILENAME	TTC24001-LS1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	20 SCALE
DATE	09.12.2024

SHEET

LANDSCAPE PLAN

L5.00

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\(Construction Drawings\(Current Drawing\\TTC24001-LS1.dwg, 9/12/2024 4:38:17 PM, Xzethlyn Davis



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS
CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-LI1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	20 SCALE
DATE	09.12.2024

SHEET

LIGHTING PLAN

L6.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Z:\Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-LI1.dwg, 9/12/2024 4:38:55 PM, Xochilyn Davis

LITHONIA LIGHTING:

PRODUCT: RSXF4 LED Floodlight
OPTION: RSXF4 LED P3 40K NFL FV
COLOR: *TBD*
REPRESENTATIVE: ARCHITECTURAL LIGHTING ALLIANCE (ALA)
CONTACT: MATT GALVIN
E: mattgalvin@alatx.com
P: 214-658-9000

01 LIGHT FIXTURE
N.T.S.

LITHONIA LIGHTING:

PRODUCT: RSXF4 LED Floodlight
OPTION: RSXF4 LED P3 40K SP FV
COLOR: *TBD*
REPRESENTATIVE: ARCHITECTURAL LIGHTING ALLIANCE (ALA)
CONTACT: MATT GALVIN
E: mattgalvin@alatx.com
P: 214-658-9000

02 LIGHT FIXTURE
N.T.S.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

REGISTERED LANDSCAPE ARCHITECT
MEGAN A. HATCHER
3516
STATE OF TEXAS
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

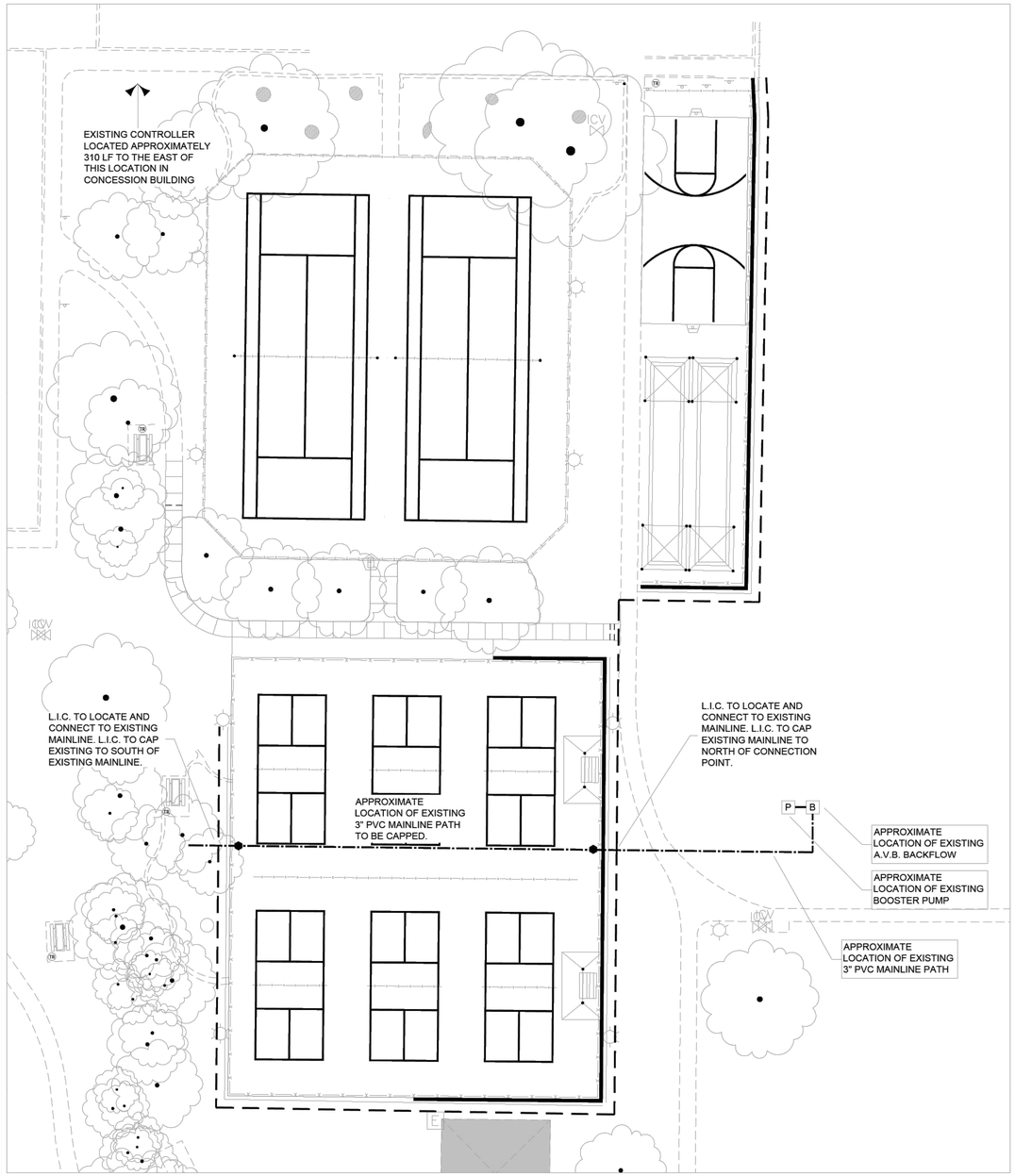
PROJECT NO.	TTC24001
FILENAME	TTC24001-LI1.DWG
CHECKED BY	JEB
DRAWN BY	XAD
SCALE	N.T.S.
DATE	09.12.2024

SHEET

LIGHTING DETAILS

L6.01

Z:\2Drive\Projects\TTC\TTC24001\04-Production\Planning and Design\Construction Drawings\Current Drawings\TTC24001-LI1.dwg, 3/12/2024 4:38:59 PM, Xochilyn Davis



INSTALLATION NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED BY A LICENSED IRRIGATION CONTRACTOR (L.I.C.).
2. L.I.C. SHALL CONFIRM PLAN SITE CONDITIONS PRIOR TO INSTALL. L.I.C. SHALL NOT PROCEED WITH INSTALL IF SITE CONDITIONS DIFFER FROM PLAN OR UNLESS NOTIFIED BY OWNER.
3. TEN (10) DAYS PRIOR TO INSTALL, L.I.C. TO CONFIRM STATIC PRESSURE OF A MINIMUM OF 65.0 PSI. IF STATIC PRESSURE IS LESS THAN 65.0 PSI, WORK SHALL NOT COMMENCE UNTIL NOTIFIED BY LANDSCAPE DESIGNER. DESIGN PRESSURE IS 65.00.
4. L.I.C. SHALL CONTACT PROPER AUTHORITIES AND CONFIRM ALL UTILITY LOCATIONS PRIOR TO INSTALL.
5. L.I.C. SHALL CONFORM TO ALL STATE AND LOCAL IRRIGATION AND PLUMBING CODES. ALL STATE AND LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESS BEFORE ANY CONSTRUCTION BEGINS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
6. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC; COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF IRRIGATION EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
7. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
8. L.I.C. SHALL SECURE ALL REQUIRED PERMITS AT NO ADDITIONAL COST TO OWNER.
9. L.I.C. SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
10. L.I.C. SHALL PROVIDE OWNER WITH WATERING SCHEDULE, CONTROLLER CHART, WARRANTY INFORMATION, AND ALL APPLICABLE EQUIPMENT OWNER'S MANUAL AFTER INSTALLATION.

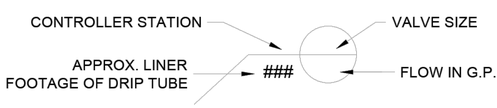
SPECIFICATIONS

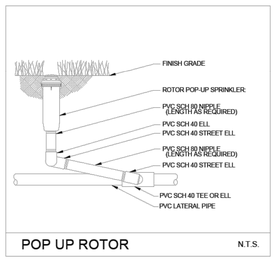
1. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTERS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE L.I.C. FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
2. BACKFLOW PREVENTERS SHALL BE INSTALLED AND LOCATED PER LOCAL CODE WITH A BALL VALVE ON THE UPSIDE OF THE BACKFLOW PREVENTER. BELOW GROUND D.C.A.S SHALL BE INSTALLED WITH A W.Y.E. FILTER ON THE UPSIDE OF THE BACKFLOW AND DOWNSTREAM OF THE BALL VALVE AND SHALL BE BOXED AND LOCATED PER LOCAL CODE.
3. MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS TO BE 18".
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12". MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18".
5. LATERAL PIPE TO TREE BUBBLER AND EMITTER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES WITH SAME SIZE LATERAL PIPE AS INDICATED ON PLANS, WITH A MAXIMUM VELOCITY OF FIVE FEET PER SECOND. CONNECT EMITTER HEADS TO NEAREST DRIP ZONE IF NOT OTHERWISE INDICATED.
6. ALL PVC PIPE AND FITTINGS TO BE INSTALLED USING COLORED PRIMER PRIOR TO APPLYING PVC CEMENT. (SEE UNIFORM PLUMBING CODE SECTION 316 OR THE INTERNATIONAL PLUMBING CODE SECTION 605).
7. L.I.C. SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS. L.I.C. SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AND MINIMAL OVER SPRAY WITH NO ADDITIONAL COST TO OWNER.
8. L.I.C. SHALL SELECT AND ADJUST ALL POP UP AND ROTARY SPRAY NOZZLES TO DIRECT FLOW AWAY FROM ALL HARDSCAPE AND IMPERVIOUS MATERIAL.
9. L.I.C. TO INSTALL ALL POP UP AND ROTARY SPRAY HEADS A MINIMUM OF 4" AWAY FROM ALL HARDSCAPE OR AS REQUIRED BY LOCAL CODE.
10. L.I.C. SHALL INSTALL AND ADJUST VAN SERIES NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN A 90 DEGREE SPRAY.
11. ALL ROTARY HEADS AND QUICK COUPLERS SHALL BE INSTALLED USING RIGID SCHEDULE 80 PVC SWING JOINT ASSEMBLIES UNLESS OTHERWISE NOTED.
12. ALL SPRAY HEADS SHALL BE INSTALLED WITH A MINIMUM OF 12" LENGTH OF 1/2" FLEX PVC. THE PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
13. IN REGARDS TO EXISTING TREES, NO MACHINE TRENCHING SHALL OCCUR IN EXISTING ROOT ZONES. HAND TRENCH IN EXISTING ROOT ZONES ONLY. WHEN HAND TRENCHING, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
14. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL POWER WITHIN FIVE FEET OF CONTROLLER LOCATION. L.I.C. TO PROVIDE FINAL HARD WIRING TO CONTROLLER.
15. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR 'IRRIGATION WIRE'. WIRE SPLICES SHALL BE PROTECTED BY APPROVED PRODUCT MANUFACTURER WATERPROOF CONNECTORS, OR WHEN NOT SPECIFIED BY THE MANUFACTURER, WIRE SPLICES SHALL BE PROTECTED BY 3M D.B.Y. CONNECTORS. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW FOR INSPECTION UNLESS OTHERWISE NOTED.
16. VALVE BOXES SHALL BE INSTALLED FLUSH TO GRADE AND SUPPORTED BY BRICKS, IF NEEDED. A MINIMUM OF FOUR INCHES OF CLEAN PEA GRAVEL SHALL BE LOCATED BELOW THE VALVE WITH A MINIMUM 1" AIR GAP BETWEEN THE TOP OF THE GRAVEL AND THE BOTTOM OF THE VALVE. A MINIMUM OF A 12" X 7" RECTANGULAR VALVE BOX WITH A PURPLE LID SHALL BE INSTALLED FOR EACH QUICK COUPLER. A M MINIMUM OF A 12" X 7" RECTANGULAR VALVE BOX SHALL BE INSTALLED FOR EACH ELECTRICAL VALVE, UNLESS NOTED OTHERWISE.
17. L.I.C. TO PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX QUICK COUPLER VALVES. ONE SET MINIMUM REQUIRED IF QUICK COUPLERS ARE INDICATED.
18. FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.

PROPOSED IRRIGATION LEGEND

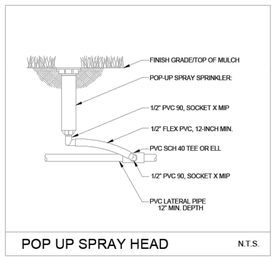
	HUNTER PROS-04-PRS30 SERIES POP UP SPRAY HEAD WITH PRO ADJUSTABLE SERIES NOZZLE AS NOTED BELOW (ARC/NOZZLE: 5, 8, 10, 12, 15, EST, SST; SYMBOL: ④ ⑧ ⑩ ⑫ ⑮ EST SST)
	HUNTER PGP ULTRA, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 SR BLACK NOZZLE
	HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
Q	HUNTER HQ-33DLRC-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
	CUT AND CAP MAINLINE AT THIS LOCATION
B	EXISTING BACKFLOW DEVICE
	CLASS 200 PVC MAINLINE PIPE
	CLASS 200 PVC LATERAL PIPE
	ONE 4" CLASS 200 SLEEVE PIPE
	ONE 6" AND ONE 4" CLASS 200 SLEEVE PIPES

L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

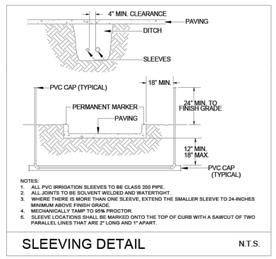




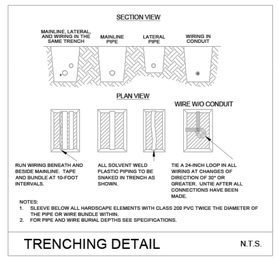
POP UP ROTOR N.T.S.



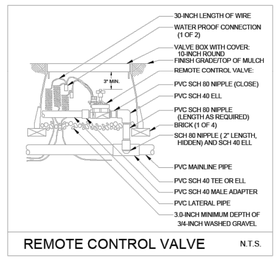
POP UP SPRAY HEAD N.T.S.



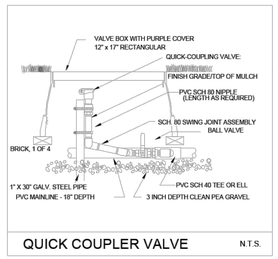
SLEEVING DETAIL N.T.S.



TRENCHING DETAIL N.T.S.



REMOTE CONTROL VALVE N.T.S.



QUICK COUPLER VALVE N.T.S.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

BENCHMARKS:

TBM#1: BOX CUT ON THE BACK OF CURB OF AN EXISTING PARKING LOT AT THE NORTHEAST CORNER OF THE MOST NORTHERLY WESTERN STRIP OF PARKING APPROXIMATELY 23' SOUTHWEST OF AN EXISTING LIGHT POLE AND APPROXIMATELY 50' SOUTHWESTERLY FROM THE SOUTHERN EDGE OF INDIAN CREEK DRIVE.
ELEVATION: 633.0

chatam designs LLC
IRRIGATION DESIGN & CONSULTING
(972) 330-7408 tamaradiggs@chatamdesigns.com LI0027095
IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), (MC-235), P.O. BOX 13087, AUSTIN, TEXAS 78711-3087. T.C.E.Q.'S WEBSITE IS: WWW.TCEQ.TEXAS.GOV.

COORDINATION WITH EXISTING IRRIGATION

THE CONTRACTOR SHALL VISIT THE SITE BEFORE CONSTRUCTION BEGINS TO BECOME FAMILIAR WITH THE EXISTING SYSTEM LAYOUT. REROUTE, REPAIR, OR REINSTALL EXISTING EQUIPMENT, INCLUDING MAINLINE AND CONTROL WIRES AS REQUIRED TO MAINTAIN CONTINUED AUTOMATIC OPERATION OF ALL AREAS OUTSIDE THE LIMITS OF WORK. PROTECT EXISTING EQUIPMENT WITHIN THE LIMITS OF WORK, WHICH IS INTENDED TO REMAIN. CONTRACTOR SHALL KEEP EXISTING IRRIGATION (OUTSIDE OF THE SCOPE OF WORK) OPERABLE DURING CONSTRUCTION. L.I.C. SHALL RE-WORK EXISTING IRRIGATION TO INCLUDE AND ACCOUNT FOR NEW PLANTINGS. RE-WORKED IRRIGATION SHALL BE INSTALLED ACCORDING TO STATE SPECIFICATIONS.

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT

TOWN OF TROPHY CLUB PARKS & RECREATION DEPARTMENT
1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
PHONE: 682.237.2900
CHASE ELLIS

TROPHY CLUB

DEDICATED PICKLEBALL COURTS

CONSTRUCTION PLANS
699 INDIAN CREEK DRIVE
TROPHY CLUB, TEXAS 76262

STATE OF TEXAS
TAMARA DIGGS
LI 0027095
LICENSED IRRIGATOR
NOT FOR CONSTRUCTION

09 / 12 / 2024

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TTC24001
FILENAME	TTC24001-IRR1.DWG
CHECKED BY	TD
DRAWN BY	TD
SCALE	20 SCALE
DATE	09.12.2024

SHEET

IRRIGATION PLAN

L7.00

C:\Users\tdodk\Dropbox (Personal)\Chatam Designs\McAdams\Trophy Club Pickleball Courts\2024-09-11 - Dedicated Pickleball Courts - McAdams - CAD Base Export_IRR.dwg, 9/12/2024 9:02:32 AM, Chris and Tami Diggs

MCADAMS

4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TEXAS 75056
972-436-9712

TBPE FIRM NO. 19762 TBPLS FIRM NO. 10194440

ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST

PROJECT: Dedicated Pickleball Courts

SUMMARY PAGE

PROJECT JOB NUMBER: TTC24001

ITEM NO.	ITEM DESCRIPTION	UNIT	PLAN QUANTITY	UNIT PRICE	TOTAL COST
1	**Option 3 - Harmony Park, 6 Courts**				**$1,027,133.55**
Prep. By:	Megan Hatcher				
Appr. By:					
Date:	**Thursday, September 12, 2024**				

MCADAMS

4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TEXAS 75056
972-436-9712

TBPE FIRM NO. 19762 TBPLS FIRM NO. 10194440

ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST

PROJECT: Dedicated Pickleball Courts

Option 3 - Harmony Park, 6 Courts

PROJECT JOB NUMBER: TTC24001

ITEM NO.	ITEM DESCRIPTION	UNIT	PLAN QUANTITY	UNIT PRICE	TOTAL COST
1	Demolition - Basketball + Bocce Courts	SF	10,000	$4.50	$45,000.00
2	Pickleball Courts (slab, court fencing, net, surfacing)	EA	6	$78,000.00	$468,000.00
3	Basketball Court	LS	1	$55,000.00	$55,000.00
4	Bocce Courts	EA	2	$8,400.00	$16,800.00
5	Lighting - Pickleball Courts	LS	1	$39,960.00	$39,960.00
6	Lighting - Basketball Court	LS	1	$5,600.00	$5,600.00
7	Seating - Bleachers	EA	2	$1,375.00	$2,750.00
8	Seating - Picnic Tables	EA	2	$1,425.00	$2,850.00
9	Trash receptacle	EA	1	$765.00	$765.00
10	Paddle Queuing Station	EA	6	$345.00	$2,070.00
11	Shade Sail - Two-Post Hip 20x12'	EA	2	$17,280.00	$34,560.00
12	Pavement (Connect to existing, pavement)	LF	1,486	$9.79	$14,541.55
13	Retaining Walls (Avg. 4ft height)	FF	1,640	$70.00	$114,800.00
14	Site Prep + Grading (Clearing and Grubbing, Unclassified Excavation, Import, Demolition, Testing)	LS	1	$93,250.00	$93,250.00
15	Landscape - Sod re-establishment	SF	25,193	$1.00	$25,193.00
16	Irrigation	SF	25,193	$1.00	$25,193.00
17	Mulch Groundcover Under Existing Trees	SF	1,717	$13.00	$22,321.00

Prep By:	Megan Hatcher	SUBTOTAL CONST. COST		$968,653.55
Appr. By:		CONTINGENCY	10%	$58,480.00
Date:	**Thursday, September 12, 2024**	**TOTAL OPTON 3 COST**		$1,027,133.55

MCADAMS

4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TEXAS 75056
972-436-9712

TBPE FIRM NO. 19762 TBPLS FIRM NO. 10194440

ENGINEER'S PRELIMINARY OPINION OF PROBABLE COST

PROJECT: Dedicated Pickleball Courts

DISCLAIMERS

PROJECT JOB NUMBER: TTC24001

Estimate does not include:

- Mobilization or Insurance
- Franchise Utility Relocations - gas, electric, telephone, street lights, etc.
- Offsite Franchise Utility Extensions & Installations - gas, electric, telephone, etc.
- Impact fees
- SWPPP Required Inspections during construction (SWPPP Document is included in Engineering Cost)
- Assumes no wet utilities.
- Assumes no public utility relocation due to no known public utilities within impacted area.
- Assumes no excess dirt hauloff, excavated dirt will be used as fill.

The unit prices contained within this preliminary cost opinion are based on an average bid prices, as presented to the Engineer, for similar jobs within the local area over the preceding 6-12 months. Unit prices are subject to change at any time without the Engineer's knowledge. The Engineer is not a professional estimator, for a comprehensive estimate, a professional estimator should be consulted.

The inspections fee information identified, is based on those items that will be publically maintained. Inspection fees are based on the cost of public improvements, therefore the costs identified above will change based upon the actual costs provided by the contractors.

Efforts were made to identify all cost items identified within the project. It is possible that some items have been inadvertently omitted or the quantities may be different than the actual amount depicted within the plans.

The information included for retaining walls is a preliminary estimate on the need for some retaining walls along the proposed courts adjacent to open space areas. Because no grading has been prepared at this time these, quantities are subject to change upon final construction plans.

This Preliminary Opinion of Probable Cost assumes that the pavement subgrade treatment is to be lime and not cement stablized, with a 6% lime added. Actual treatment is to be determined by the Geotechnical Report.

Testing is assumed to be 5% of the cost of improvements.