TOWN OF TROPHY CLUB

1 Trophy Wood Drive
Trophy Club, Texas 76262

MEETING AGENDA

PLANNING & ZONING COMMISSION

April 3, 2025 **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 three (3) 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 asantos@trophyclub.org.

REGULAR ITEMS

1. **Case SUP-25-002 (Rosati's Pizza Restaurant)**
   Conduct a public hearing and consider a recommendation to the Trophy Club Town Council regarding a Specific Use Permit request by Synergy Capital Ventures LLC, on behalf of Rosati's Pizza Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use located at 2210 SH 114, #250, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

   i. Conduct Public Hearing
   ii. Consider Recommendation

2. **TUP-25-001 (PD-28 Construction Trailer)**
   Consider a recommendation to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on NISD High School No. 2, Lot 1, Block 1 property, generally located at 2775 Bobcat Blvd, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

3. **PD-AMD-25-001 (BNHS PD 28 Amendment)**
   Conduct a public hearing and consider a recommendation to the Trophy Club Town Council regarding a request to amend Ordinance No. 2018-26 P&Z, Planned Development District No. 28, in order to provide a site plan package, including development regulations to accommodate the proposed building additions at Byron Nelson High School, located at 2775 Bobcat Boulevard, within the Northwest Independent

School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

i. Conduct Public Hearing
ii. Consider Recommendation

4. Consider approval of the February 6, 2025, Planning & Zoning meeting minutes. (A. Santos)

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: March 28, 2025, at 5:00 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.

_____
Matt Cox
Director of Community Development

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 682.237.2900, 48 hours in advance, and reasonable accommodations will be made to assist you.

PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 3, 2025

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **Case SUP-25-002 (Rosati's Pizza Restaurant)**
Conduct a public hearing and consider a recommendation to the Trophy Club Town Council regarding a Specific Use Permit request by Synergy Capital Ventures LLC, on behalf of Rosati's Pizza Restaurant for alcohol beverage sales on-premises consumption in conjunction with restaurant use located at 2210 SH 114, #250, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

i. Conduct Public Hearing
ii. Consider Recommendation

BACKGROUND/SUMMARY: Synergy Capital Ventures LLC, on behalf of Rosati's Pizza Restaurant, is requesting approval of a Specific Use Permit (SUP) for alcoholic beverage sales for on-premises consumption in conjunction with restaurant use according to Section 14.02.252 of the Town's Code of Ordinances. The property's zoning of Planned Development District 30 (PD-30) does not restrict the sales of alcoholic beverages beyond the regulations of the Town Code and State Law.

Rosati's Pizza is applying for a SUP to obtain a mixed beverage restaurant permit (BG) and a mixed beverage late hour permit (LH) that will allow for the sale and consumption of wine, beer, and liquor on the premises and during late hours (12 midnight - 2 AM). The Town Code does not restrict hours of operation beyond TABC's regulations.

Section 14.02.252(b) of the Code of Ordinances states that no alcoholic beverages may be sold within 300 feet of a church, public school or private school, or public hospital. Subsection (g) describes the methods of measurement as front door to front door and along the street from property line when measuring for churches and public hospitals, and in a direct line from the nearest property line to property line went measuring for public schools and private schools. Rosati's Pizza complies with Town and State requirements, as the closest church (Fellowship United Methodist Church) is approximately 665 feet away, the closest public school (Lakeview Elementary School) is approximately 6,610 feet away, and the closest private school (Primrose School of Westlake at Entrada) is approximately 3,410 feet away. The nearby Baylor Scott & White Medical Center - Trophy Club is a private hospital, so there are no separation requirements.

The Chief of Police has reviewed this application, as required by Code, and has no objections.

BOARD REVIEW/CITIZEN FEEDBACK: Public hearing notices were published and mailed as required by the Town of Trophy Club Zoning Ordinance and Texas Local Government Code. At the time of agenda packet preparation, no letters in support or in opposition has been received.

FISCAL IMPACT: N/A

LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the ordinance as to form and legality.

ATTACHMENTS:
1. Rosati's Location Map
2. SUP Application
3. Draft Ordinance

ACTIONS/OPTIONS:
Staff recommends that the Planning & Zoning Commission conduct the public hearing and move to recommend approval to the Town Council regarding the Specific Use Permit request by Synergy Capital Ventures LLC, on behalf of Rosati's Pizza Restaurant, for alcohol beverage sales on-premises consumption in conjunction with restaurant use, located at 2210 SH 114 #250, Trophy Club, Denton County, Texas.

ROSATI'S PIZZA SUP NOTIFICATION MAP

TROPHY CLUB. TX

TOWN OF
TROPHY CLUB
1 Trophy Wood Drive | Trophy Club, TX 76262 | 682.237.2900

SITE PLAN/ZONING APPLICATION

APPLICATION TYPE – CHECK THE APPROPRIATE BOX BELOW

☐ Straight Zone Change ☐ Planned Development (PD) District ☑ Conditional/Specific Use Permit (CUP/SUP)

☐ Temporary Use Permit (TUP) ☐ Meritorious Exception ☐ Site Plan ☐ Amendment to PD, CUP, SUP, Site Plan

PROPERTY INFORMATION

Project Name: PERSONAL PROPERTY - ROSATI'S PIZZA RESTAURANT BP PERMIT Total Lots: 1

Property Address: 2210 SH 114 250, TROPHY CLUB TX 76262 Total Acres: 26.354 ACRES (TOTAL) 1142 SQ FT

Legal Description: 2210 SH 114, STE 250, TROPHY CLUB DCAD/TAD TAX ID: 1033046

Current Use of Property: RETAIL FOOD ESTABLISHMENT Current Zoning: ~~PD-25~~ PD-30

Description of Request: SUP FOR TABC BG PERMIT Proposed Zoning: NO CHANGES

APPLICANT / OWNER INFORMATION

Applicant	*Owner (If Different)*
Company Name: SYNERGY CAPITAL VENTURES LLC	Company Name: Tropny Club Town Center LLC
Contact Name: SASI LAKAS	Contact Name: Scott Beck
Address: 15258 FOUNTAIN LN	Address: 13101 Preston Rd Ste 510
City, State, Zip: FRISCO, TX 75035	City, State, Zip: Dallas, TX 75240
Phone: 201-783-7842	Phone: 469-533-5022
Email: SYNERGYCVLLC@GMAIL.COM	Email: sbeck@beckventures.com
Signature:	Signature:

NOTE: The property owner must sign the application or submit a notarized letter of authorization.

APPLICATION REQUIREMENTS

- DISCLAIMER: The Town of Trophy Club only enforces Town ordinances, and approval or denial of an application is based on that authority. Permit approval does not exempt the applicant from Covenants & Restrictions and/or HOA regulations.
- All required information, plans and signatures shall be completed prior to application submittal. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
- Five (5) folded and collated 24" x 36" plan sets shall be submitted with this application in addition to a digital set in pdf format on a thumb drive or emailed to Planning staff.
- All required application fees shall be paid upon submittal of this application.
- In addition to this application form, a detailed description of the request including all relevant project information shall be attached on a separate sheet to this application.

STAFF USE ONLY

Date Received: 3-6-25

Received by: Thad

Fee Paid: $300

Payment Type/Check #:

Receipt #:

Case #: ZFEE-000227-2025

CamScanner

TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS APPROVING A SPECIFIC USE PERMIT FOR ALCOHOLIC BEVERAGE SALES FOR ON-PREMISES CONSUMPTION IN CONJUNCTION WITH A RESTAURANT USE OPERATED BY ROSATI'S PIZZA RESTAURANT, 2210 E SH 114 #250 OF TC TOWN CENTER, WITHIN PD PLANNED DEVELOPMENT NO. 30; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING APPLICABLE REGULATIONS, DISCONTINUATION, & REVOCATION; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant seeks to sell alcoholic beverages, including beer and wine, for on-premises consumption in conjunction with a restaurant use operated by Rosati's Pizza Restaurant, located at 2210 E SH 114 #250 of TC Town Center; and

WHEREAS, all legal requirements and conditions were complied with, and after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning & Zoning Commission of the Town has recommended to the Town Council the adoption of this Ordinance; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas and of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
APPLICABLE REGULATIONS, DISCONTINUATION, & REVOCATION

In all respects the Land shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including without limitation regulations governing PD Planned Development No. 30 and all amendments thereto. The Specific Use Permit granted by this Ordinance shall control in cases of conflict between this Ordinance and/or PD Planned Development No. 30 and/or the Comprehensive Zoning Ordinance. The Specific Use Permit granted hereby shall discontinue if the use for which this Specific Use Permit is granted ceases to be operated at the permitted location for a minimum period of six (6) continuous months. Further, this Specific Use Permit shall be subject to revocation in accordance with the Town of Trophy Club Code of Ordinances.

SECTION 3.
SAVINGS AND REPEALER

This Ordinance shall be cumulative of all other ordinances of the Town affecting the regulation of land and zoning and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those Ordinances are in direct conflict with the provisions of this Ordinance whether such Ordinances are codified or uncodified, and all other provisions of the Ordinances of the Town of Trophy Club, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Notwithstanding the foregoing, any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such repealed Ordinance(s) shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall be deemed to remain and continue in full force and effect.

SECTION 4.
SEVERABILITY

The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5.
PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar ($1.00) nor more than Two Thousand

Dollars ($2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. The penalty provided by this section shall be cumulative of all other penalties allowed by law, including without limitation, civil remedies available for enforcement of this Ordinance.

SECTION 6.
PUBLICATION

The Town Secretary of the Town of Trophy Club is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 3.16 of the Town's Charter.

SECTION 7.
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this 21st day of April 2025.

_____
Jeannette Tiffany, Mayor

ATTEST:

_____
Tammy Dixon, Town Secretary

APPROVED AS TO FORM:

_____
Dean Roggia, Town Attorney

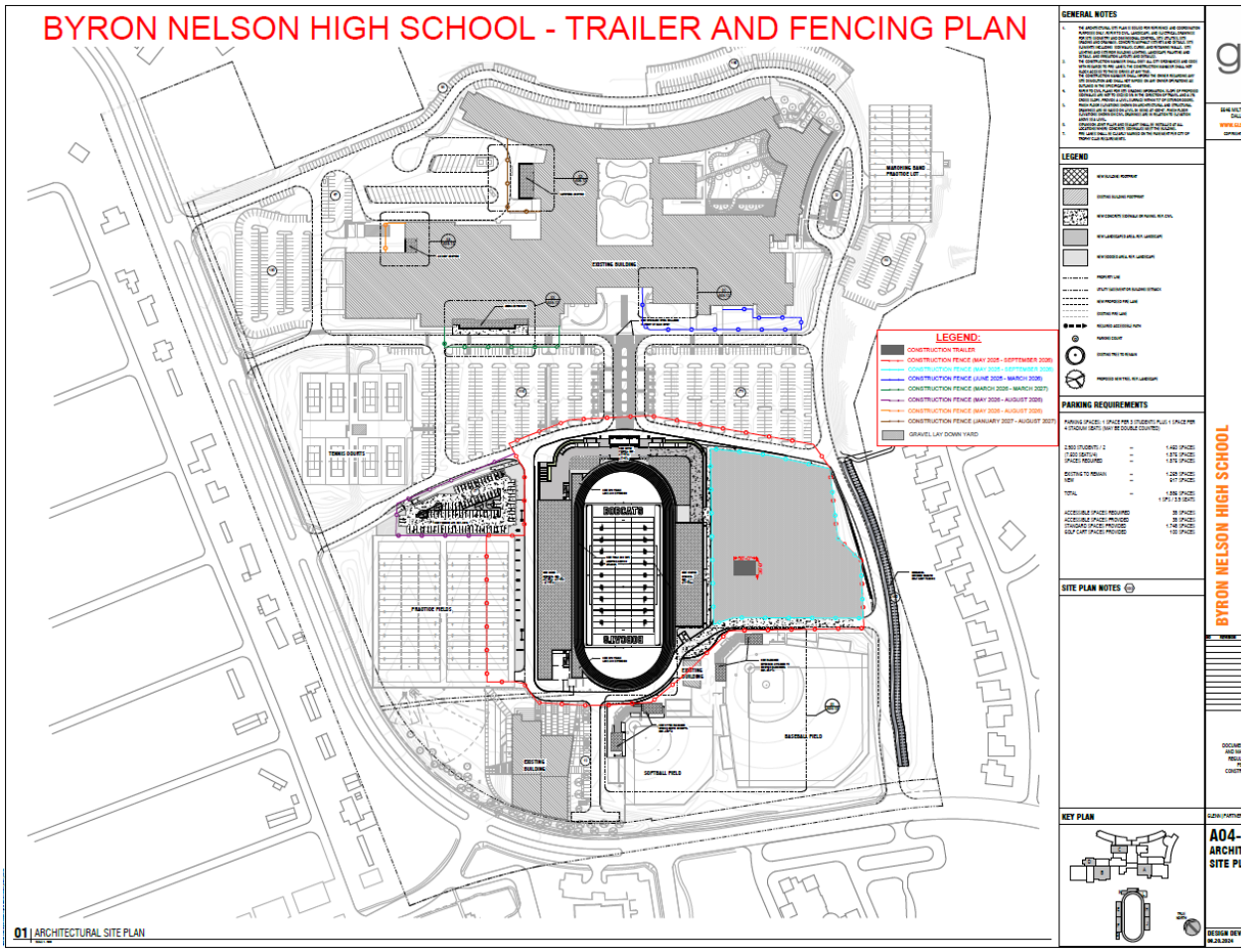
PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 3, 2025
FROM: Matt Cox, Director of Community Development
AGENDA ITEM: **TUP-25-001 (PD-28 Construction Trailer)**
Consider a recommendation to the Town Council on a request for a Temporary Use Permit to allow a construction trailer on NISD High School No. 2, Lot 1, Block 1 property, generally located at 2775 Bobcat Blvd, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

BACKGROUND/SUMMARY: According to Sec. 14.02.251 of the Code of Ordinances, construction offices that are used temporarily by contractors during the construction of buildings must obtain a Temporary Use Permit (TUP) through approval from the Town Council, after recommendation by the Planning & Zoning Commission. In addition, the allowed time period may tie into the schedule of construction, with annual renewal through this same process, if necessary.

The applicant is requesting approval of a TUP to allow one construction trailer, one roll-off dumpster, and temporary fencing located on the property of the PD-28 Lot 1 while construction is ongoing. The construction trailer will be in an open area that will later be landscaped and the roll-off dumpster will be located in the parking spaces after they are poured. A temporary six (6) foot-tall fence will surround the entire lot for security. *Reference Figure 1.*

Figure 1



Construction of the Byron Nelson High School Stadium and Academic Additions & Renovations is expected to be completed by May 31 2027. The applicant is requesting that the TUP remain active until May 31, 2027.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the resolution as to form and legality.

ATTACHMENTS:

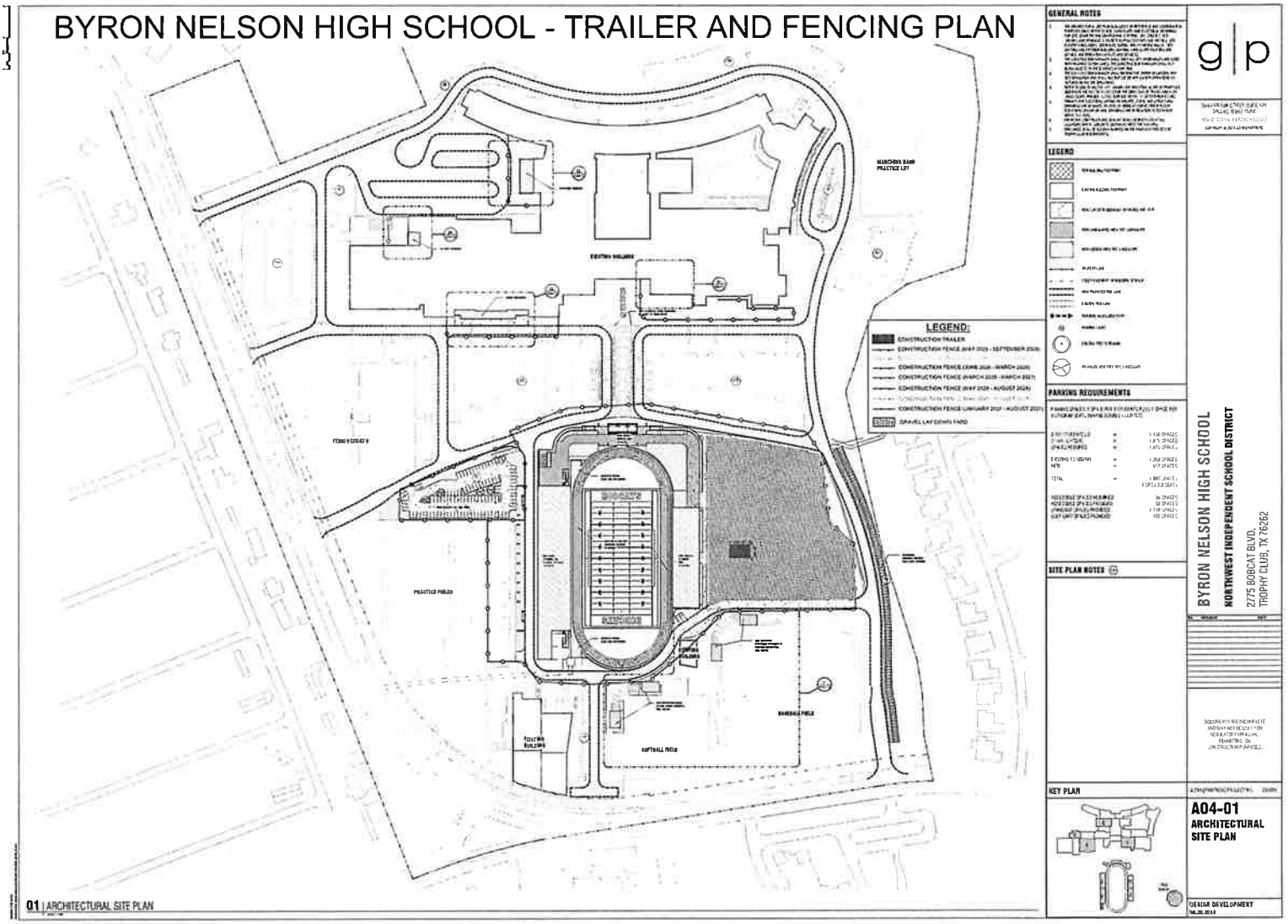
1. Construction Trailer Site Map
2. Draft Resolution

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission move to recommend approval to

the Town Council on a request for a Temporary Use Permit to allow a construction trailer on PD-28 Lot 1, Block 1 property, generally located at 2775 Bobcat BLvd, Trophy Club, Denton County, Texas.

BYRON NELSON HIGH SCHOOL - TRAILER AND FENCING PLAN



GENERAL NOTES

LEGEND

PARKING REQUIREMENTS

SITE PLAN NOTES

KEY PLAN

g|p

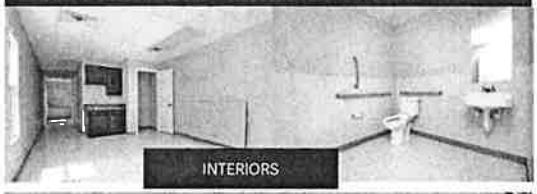
BYRON NELSON HIGH SCHOOL
NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD,
TROPHY CLUB, TX 76262

A04-01
ARCHITECTURAL SITE PLAN

DESIGN DEVELOPMENT

01 | ARCHITECTURAL SITE PLAN

boxxmodular.com



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SINGLE UNITS

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BOXX MODULAR

BOXX MODULAR

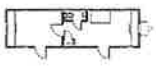
Drawings are conceptual and variances may occur. Individual finished products may not be exactly as shown.

SINGLE UNITS

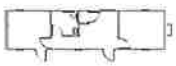
Standard Features:
- Completely customizable. Add or remove wall partitions to create a custom layout
- Single-user, accessible restroom option available

8'x20'

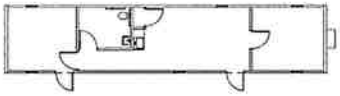
10'x36'



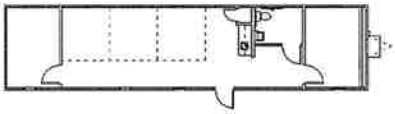
12'x46'



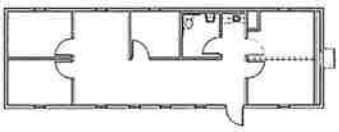
12'x56'



14'x60'



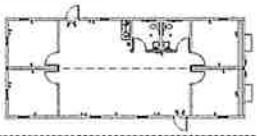
16'x56'



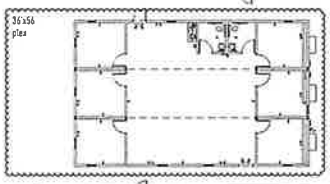
COMPLEXED UNITS

Standard Features:
- Superior construction and durability
- Completely customizable. Add or remove wall partitions to create custom layout
- Flexible layouts. Add or remove modules to create any building footprint
- Coffee bar option available in some units

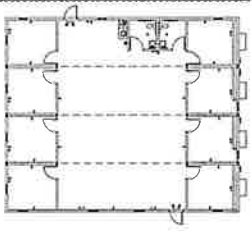
24'x56'



36'x56' plex



48'x56' plex

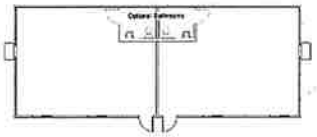


CLASSROOM UNIT

Standard Features:
- Open designs
- Completely customizable. Add or remove wall partitions to create a custom layout

18'x44'

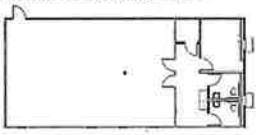
24'x64'



C-PLEX CLASSROOM

Standard Features:
- Flexible layouts. Add or remove modules to create any building footprint
- Completely customizable. Add or remove wall partitions to create a custom layout

28'x60' C



TOWN OF TROPHY CLUB, TEXAS
RESOLUTION NO. 2025-XX

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB APPROVING A TEMPORARY USE PERMIT FOR NORTHSTAR BUILDING GROUP, TO PLACE A CONSTRUCTION TRAILER ON THE PD-28 NISD HIGH SCHOOL NO. 2, LOT 1, BLOCK 1 PROPERTY, GENERALLY LOCATED APPROXIMATELY 600 FEET NORTH OF BOBCAT BLVD, AND PROVIDING FOR CONDITIONS OF APPROVAL.

WHEREAS, Northstar Building Group, has filed a temporary use permit application and formally requested the use of a construction trailer on the PD-28 NISD High School No. 2, Lot 1, Block 1, generally located approximately 600 feet north of Bobcat Blvd; and

WHEREAS, Section 14.02.251 – "Temporary Uses" in the Code of Ordinances, Town of Trophy Club, Texas, requires a temporary use permit for temporary construction office use to be approved by the Town Council through a Resolution; and

WHEREAS, the Town Council finds that the conditions of approval in this Resolution will ensure that the health, safety, and welfare of the general public is protected;

NOW, THEREFORE, **BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS; THAT:**

Section 1. The facts and recitals set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The request by Northstar Building Group, for a temporary use permit for a construction trailer on the PD-28 NISD High School No. 2, Lot 1, Block 1 property, generally located approximately 600 feet north of Bobcat Blvd is hereby approved, subject to the following conditions:

(A) The location and configuration of the construction trailer, temporary fencing, and storage boxes shall be consistent with what is shown and described in Exhibit A; and

(B) The temporary use permit shall expire on May, 2027, and the construction trailer, temporary fencing, and storage boxes shall be removed from the property on or before May, 2027.

Section 3. The temporary use permit authorized by this Resolution shall comply with all Town of Trophy Club codes and ordinances, except where specifically exempted herein.

Section 4. This Resolution shall take effect from and after its date of passage in accordance with law.

PASSED and APPROVED by the Town Council of the Town of Trophy Club, Texas on this 28th day of April, 2025.

Jeannette Tiffany, Mayor
Town of Trophy Club, Texas

[SEAL]

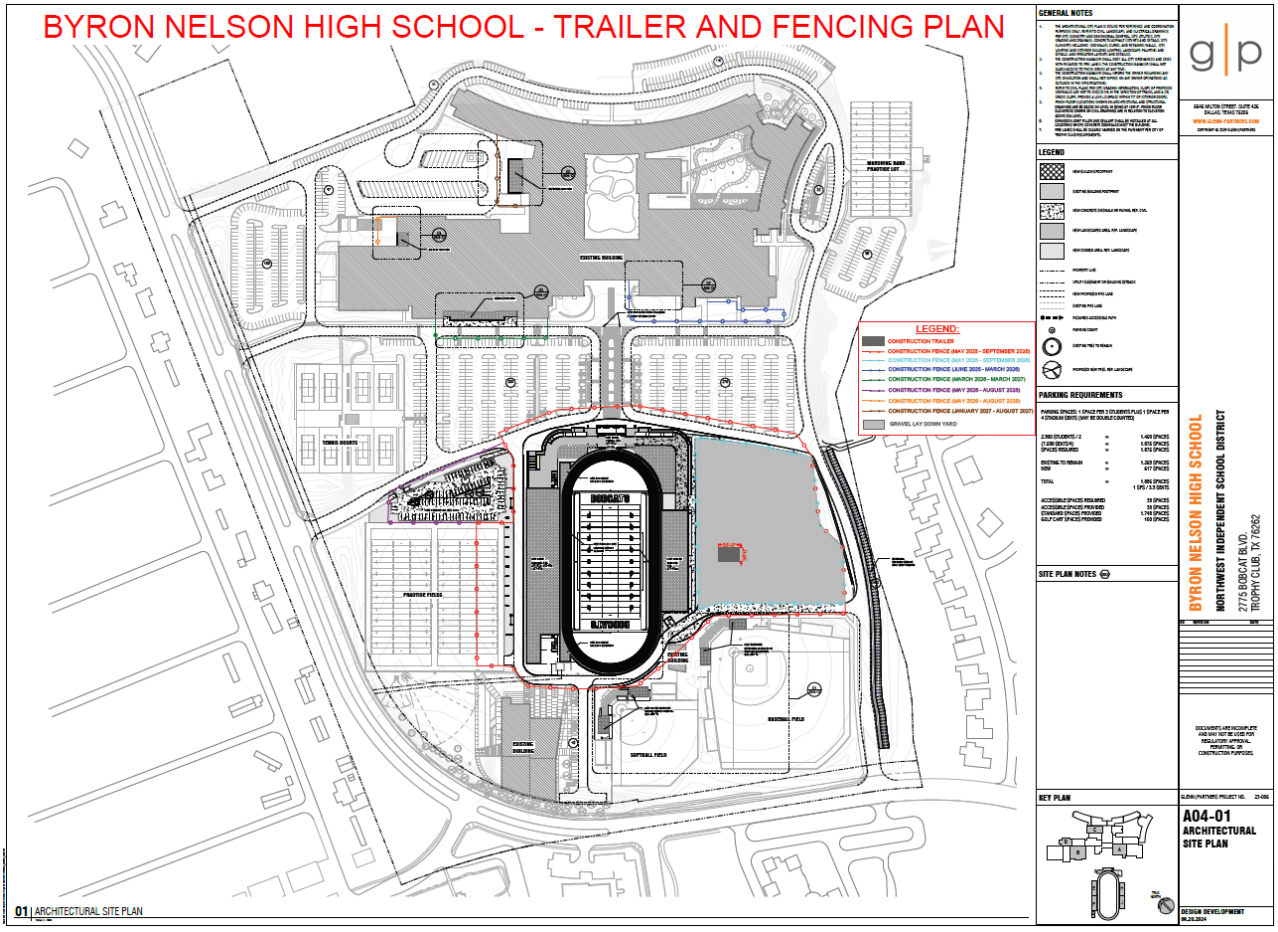
ATTEST:

Tammy Dixon, Town Secretary
Town of Trophy Club, Texas

APPROVED TO AS FORM:

Dean Roggia, Town Attorney
Town of Trophy Club, Texas

EXHIBIT A


BYRON NELSON HIGH SCHOOL - TRAILER AND FENCING PLAN
LEGEND:
CONSTRUCTION TRAILER
CONSTRUCTION FENCE (MAY 2025 - SEPTEMBER 2026)
CONSTRUCTION FENCE (MAY 2025 - SEPTEMBER 2026)
CONSTRUCTION FENCE (JUNE 2025 - MARCH 2026)
CONSTRUCTION FENCE (MARCH 2026 - MARCH 2027)
CONSTRUCTION FENCE (MAY 2026 - AUGUST 2026)
CONSTRUCTION FENCE (MAY 2026 - AUGUST 2026)
CONSTRUCTION FENCE (JANUARY 2027 - AUGUST 2027)
GRAVEL LAY DOWN YARD
GENERAL NOTES
LEGEND
PARKING REQUIREMENTS
SITE PLAN NOTES
KEY PLAN
BYRON NELSON HIGH SCHOOL
NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262
A04-01
ARCHITECTURAL SITE PLAN
DESIGN DEVELOPMENT
01 | ARCHITECTURAL SITE PLAN

PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 3, 2025

FROM: Matt Cox, Director of Community Development

AGENDA ITEM: **PD-AMD-25-001 (BNHS PD 28 Amendment)**

Conduct a public hearing and consider a recommendation to the Trophy Club Town Council regarding a request to amend Ordinance No. 2018-26 P&Z, Planned Development District No. 28, in order to provide a site plan package, including development regulations to accommodate the proposed building additions at Byron Nelson High School, located at 2775 Bobcat Boulevard, within the Northwest Independent School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits, Trophy Club, Denton County, Texas. (Matt Cox, Community Development Director)

i. Conduct Public Hearing
ii. Consider Recommendation

BACKGROUND/SUMMARY: Northwest Independent School District (NISD) and RLK Engineering have submitted a Planned Development (PD) amendment application to accommodate additions to the Byron Nelson High School Site. The PD for the high school was originally established in 2007 and has been amended three (3) times for site improvements.

- Ordinance No. 2007-11 P&Z creating PD 28
- Ordinance No. 2007-22 P&Z to adopt a site plan
- Ordinance No. 2018-16 P&Z amending site plan
- Ordinance No. 2018-26 P&Z amending site plan, field house

PD No. 28, Section B(5), requires substantial site plan amendments to be considered/recommended by the Planning & Zoning Commission and approved by the Town Council. Additionally, amendments to development standards require the same review and approval process.

The PD Site Plan (Exhibit B) Amendment includes the following:

- Cafeteria Expansion: 3,418 SF
- Ag-Shop Expansion: 1,010 SF
- Arena Expansion: 5,660 SF

- Stadium Expansion: 48,142 SF
- Parking Locations (Exhibit B)
- Elevations (Exhibit C)
    - Signage (Logo, Bobcat, Entries)
    - Security fence and mechanical units
    - Building materials

- Landscape Plans (Exhibit D), meets requirements
- Photometric Plans (Exhibit E, Stadium and Exhibit E.1 Field), meets requirements

The PD Development Standard Amendments include the following:

- Lighting height: Exclude lighting height from building height maximum. Requesting lighting at a maximum height of 105 feet, optimal to reduce the player's glare and height allowance improves ability to control light pollution and angles with visors and lenses.
- The maximum building height in the existing PD ordinance is 85 feet.
- Parking Standards:
    - Establish a minimum on-site parking requirement according to the following:

Existing On-site Parking	1,682 Spaces
Proposed Parking after Stadium Construction	1,613 Spaces
Proposed Golf Cart Parking	100 Spaces
Parking Provided at Medlin Middle School	182 Spaces
Total Parking Provided	1,895 Spaces
Total Parking Required	1,875 Spaces

    - Parking spaces shall be required to be on-site and may include dedicated spaces for golf-carts. The golf cart parking surface is proposed to be decomposed granite.
    - Parking requirements shall be separate from the 14.02.353 Off-Street Requirements for standard high school use, as stadium events will typically occur outside of regular school hours.

- Video Scoreboard Allowance (Exhibit C)

- Exception to Commercial Electronic Variable Message Sign (CEVMS): Applicant would like to exclude the Video Scoreboard from this signage category because the proposed video scoreboard will be limited to use during special events/games and will not be used on a daily basis.
- Video Scoreboard dimensions: 18'-11' ¼" X 67-10'-10 ¼"

BOARD REVIEW/CITIZEN FEEDBACK: Public hearing notices were published and mailed as required by the Town of Trophy Club Zoning Ordinance and Texas Local Government Code. At the time of agenda packet preparation, no letters in support or in opposition has been received.

FISCAL IMPACT: N/A

LEGAL REVIEW: Town Attorney, Dean Roggia, is reviewing the ordinance as to form and legality.

ATTACHMENTS:

1. Byron Nelson HS Notification Map
2. Exhibit A BNHS Legal Description
3. Exhibit B BNHS Site Plan Pkg
4. Exhibit C BNHS Elevations
5. Exhibit D BNHS Landscape Plans
6. Exhibit E BNHS Photometric Plan Stadium
7. Exhibit E.1 BNHS Photometric Plan Field
8. Exhibit F Draft PD 28 Ordinance

ACTIONS/OPTIONS:

Staff recommends that the Planning & Zoning Commission conduct the public hearing and recommend approval to the Town Council to amend Ordinance No. 2018-26 P&Z, Planned Development District No. 28, in order to provide a site plan package, including development regulations to accommodate the proposed building additions at Byron Nelson High School, located at 2775 Bobcat Boulevard, within the Northwest Independent School District boundaries, on a property containing approximately 93 acres of land and generally located northeast of the intersection of Bobcat Boulevard and Marshall Creek Road, within Trophy Club's town limits, Trophy Club, Denton County, Texas.

2775 BOBCAT BLVD.
NOTIFICATION MAP

TROPHY CLUB, TX

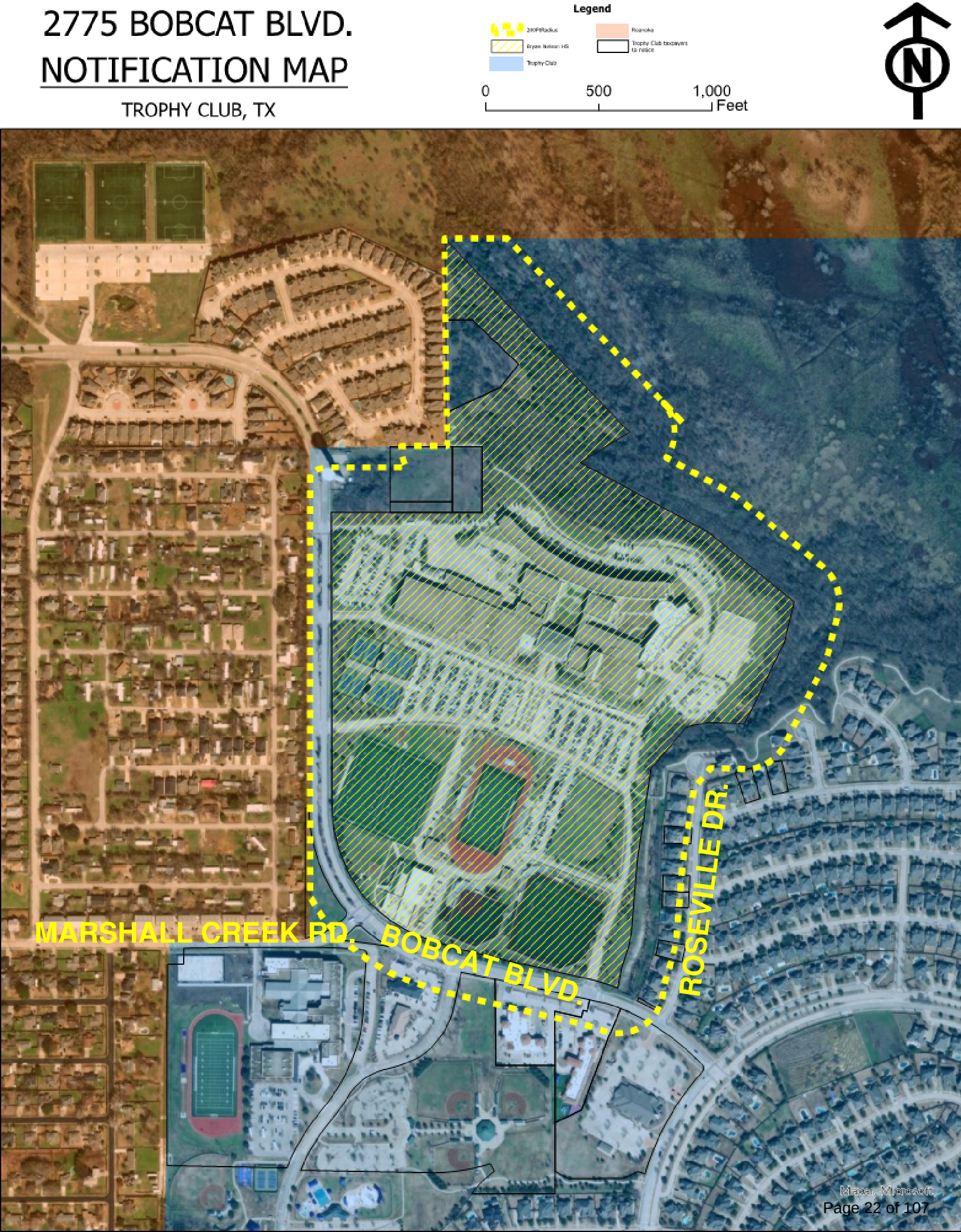


EXHIBIT “A”
LEGAL DESCRIPTION

EXHIBIT “A”
LEGAL DESCRIPTION

Being 92.655 acres of land located in the T. Calaway Survey, Abstract No. 272, the T. Kelly Survey, Abstract No. 704, and the J. Henry Survey, Abstract No. 529, Denton County, Texas, being the tract of land described in the deeds to Northwest Independent School District (Northwest Independent School District "NWISD"), recorded in Instrument Nos. 2004-52882, 2005-56133, and 2005-56134, Deed Records, Denton County, Texas. Said 92.655 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "McCullah" found at the most Westerly Northwest corner of said NWISD tract recorded in Instrument No. 2004-52882, being the Northeast corner of Lot 22, Block L, Green Acre Estates, 2nd Section, an addition to Denton County, Texas, according to the plat recorded in Volume B, Page 250, Plat Records, Denton County, Texas;

THENCE N89°32'20"E, along the most Westerly North line of said NWISD tract recorded in Instrument No. 2004-52882 a distance of 363.50 feet to a 60d nail found at the Northwest corner of the Save and Except Tract 1 as described in the deed to NWISD in said Instrument No. 2004-52882;

THENCE S00°27'22"E, along the West line of said Save and Except Tract 1, at a distance of 255.57 feet passing the Southwest corner of said Save and Except Tract 1, also being the most Westerly Northwest corner of a tract of land described in the deed to C Oil Investments, LTD. recorded in Instrument No. 2005-56135, Deed Records, Denton County, Texas, in all a total distance of 295.57 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set at the Southwest corner of said C Oil Investments, LTD tract;

THENCE along the South, East, and North lines of said C Oil Investments, LTD tract the following courses and distances:

1. N89°33'02"E, a distance of 410.61 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

2. N00°26'58"W, a distance of 295.62 feet to a 1/2" iron rod stamped "Beasley RPLS 4050” set;

3. S89°33'06"W, a distance of 155.00 feet to a 3/8" iron pipe found at the Northwest corner of said C Oil Investments tract, the Northeast corner of said Save and Except Tract I, and the Southeast corner of a tract of land described in the deed to Hunter Ferrell Properties, Inc recorded in Instrument No. 94-75154, Deed Records, Denton County, Texas;

THENCE N00°15'37"W, along the most Northerly West line of said NWISD tract described in Instrument No. 2004-52882, a distance of 157.16 feet to a 1/2" iron rod set at

the Southwest corner of a tract of land described in the deed to C Oil Investments, LTD. recorded in Instrument No. 2003-205035, Deed Records, Denton County, Texas;

THENCE along the South, East, and North line of said C Oil Investments, LTD. tract described in Instrument No. 2003-205035 the following courses and distances:

1. N65°51'14"E, a distance of 293.82 feet to a 60d nail found;

2. N43°22'38"E, a distance of 110.89 feet to a 60d nail found;

3. N45°01'33"W, a distance of 298.00 feet to a 60d nail found;

4. S89°29'25"W, a distance of 135.33 feet to a 60d nail found in the most Northerly West line of said NWISD tract described in Instrument No. 2004-52882;

THENCE N00°15'37"W, along the most Northerly West line of said NWISD tract described in Instrument No. 2004-52882, at a distance of 192.98 feet passing a point from which a 5/8" iron rod stamped "Carter & Burgess" bears S89°44'23"W a distance of 0.97 feet for the Northeast corner of said Hunter Ferrell Properties, Inc tract and the Southeast corner of a tract of land described in the deed to Star of Texas Energy Services, Inc recorded in Instrument No. 2004-148911, Deed Records, Denton County, Texas, in all 347.21' to a U.S. Army Corps of Engineers (Corps of Engineers "COE") Monument No. 540-1 found at the most Northerly Northwest corner of said NWISD tract described in Instrument No. 2004-52882;

THENCE along the North and East lines of said NWISD tract described in Instrument No. 2004-52882 the following courses and distances:

1. S42°22'19"E, a distance of 408.77 feet to a COE Monument No. 540-2 found;

2. S44°17'30"E, a distance of 777.59 feet to a COE Monument No. 540-3 found;

3. S58°06'38"W, a distance of 253.93 feet to a COE Monument No. 540-4 found;

4. S61°23'43"E, a distance of 642.65 feet to a 1/2" iron rod stamped "McCullah" found;

5. S50°12'33"E, a distance of 496.53 feet to a COE Monument No. 540-6 found;

6. S15°14'49"W, a distance of 150.59 feet to a COE Monument No. 540-7 found;

7. S27°03'58"W, a distance of 402.08 feet to a COE Monument No. 540-8 found;

8. N87°09'06"W, a distance of 157.55 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

9. S77°19'34"W, a distance of 102.76 feet to a 1/2" iron rod stamped "McCullah" found;

10. S41°39'04"W, a distance of 91.39 feet to a 1/2" iron rod stamped "McCullah" found;

11. S36°17'12"W, a distance of 52.32 feet to a 1/2" iron rod stamped "McCullah" found;

12. S40°50'39"W, a distance of 95.59 feet to a 1/2" iron rod stamped "McCullah" found;

13. S08°39'42"W, a distance of 429.68 feet to a 1/2" iron rod stamped "McCullah" found;

14. S04°12'41"W, a distance of 306.41 feet to a 1/2" iron rod stamped "McCullah" found;

15. S13°00'52"W, a distance of 96.30 feet to a 1/2" iron rod stamped "McCullah" found;

16. S19°36'46"W, a distance of 103.70 feet to a 1/2" iron rod stamped "McCullah" found;

17. S10°23'52"W, a distance of 125.46 feet to a pk set in Marshall Creek Road for the Southeast corner of said NWISD tract described in Instrument No. 2004-52882;

THENCE with the South line of said NWISD tract described in Instrument No. 2004-52882 and along a line in Marshall Creek Road the following courses and distances:

1. Westerly, 138.46 feet along a non tangent curve to the left, having a radius of 1,031.76 feet, a central angle of 07°41'21" and a chord bearing N73°38'58"W, 138.36 feet to a pk set;

2. N77°29'39"W, a distance of 909.47 feet to a pk set at the beginning of a non tangent curve;

3. Westerly, 350.07 feet along a non tangent curve to the left, having a radius of 2,020.05 feet, a central angle of 09°55'45" and a chord bearing N85°28'47"W, 349.63 feet to an X found for the Southwest corner of said NWISD tract described in Instrument No. 2004-52882;

THENCE N00°06'55"E, along the most Westerly West line of said NWISD tract described in Instrument No. 2004-52882, at a distance of 31.69 feet passing a 3/8" iron rod found at the Southeast corner of Lot 1, Block L, Green Acre Estates, an Addition to Denton County, Texas, according to the plat recorded in Volume 6, Page 6, Plat Records,

Denton County, Texas, in all a distance of 1,426.57 feet to a 3/8" iron rod found at the Northeast corner of Lot 14, Block L, of said Green Acre Estates, also being the Southeast corner of Lot 15, Block L, of said Green Acre Estates, 2nd Section;

THENCE N00°15'50"E, along the East line of said Green Acre Estates, 2nd Section, a distance of 754.75 feet to the point of beginning, containing 92.655 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.

ADDITIONS TO
BYRON NELSON HIGH SCHOOL
STADIUM ADDITION
TOWN OF TROPHY CLUB, TEXAS

Sheet List Table	
Sheet Number	Sheet Title
	COVER SHEET
CSP1	SITE PLAN
CDM1	DEMOLITION PLAN 01
CDM2	DEMOLITION PLAN 02
CDM3	DEMOLITION PLAN 03
CPV1	PAVING PLAN 01
CPV2	PAVING PLAN 02
CPV3	PAVING PLAN 03
CG1	GRADING PLAN 01
CG2	GRADING PLAN 02
CG3	GRADING PLAN 03
CDA1	PREDEVELOPED DRAINAGE AREA MAP
CDA2	PREDEVELOPED DRAINAGE AREA CHART
CDA3	POST DEVELOPED DRAINAGE AREA MAP
CDA4	POST DEVELOPED DRAINAGE AREA CHART
CDR1	DRAINAGE PLAN 01
CDR2	DRAINAGE PLAN 02
CWS1	WATER & SANI SWR PLAN 01
CWS2	WATER & SANI SWR PLAN 02
CWS3	SANITARY SEWER PROFILES
CER1	EROSION CONTROL NOTES
CER2	EROSION CONTROL PLAN 01
CER3	EROSION CONTROL PLAN 02
CER4	EROSION CONTROL PLAN 03
CDT1	ONSITE DETAILS 01
CDT2	ONSITE DETAILS 02

Town Council

Mayor	*Jeannette Tiffany*
Mayor Pro Tem, Place 6	*Steve Flynn*
Council Member, Place 1	*Stacey Bauer*
Council Member, Place 2	*Jeffrey R. Beach*
Council Member, Place 3	*Dennis Sheridan*
Council Member, Place 4	*Rhylan Rowe*
Council Member, Place 5	*LuAnne Oldham*
Town Manager	*Brandon Wright*

Trophy Club
Municipal Utility District
100 Municipal Drive
Trophy Club, TX 76262
Shane Jeff District Manager
Telephone 682 831-4600

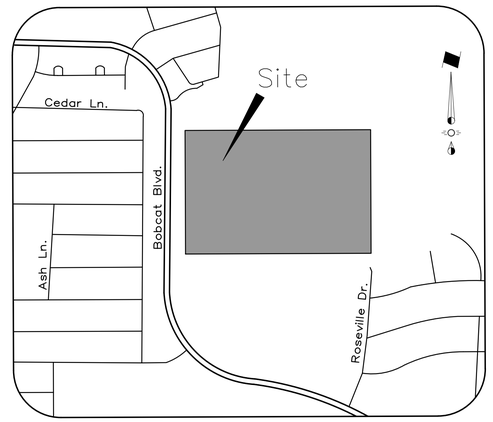
Prepared For

Northwest Independent School District
2001 Texan Drive
Justin, Texas 76247
Telephone 817 215-0000

Engineer

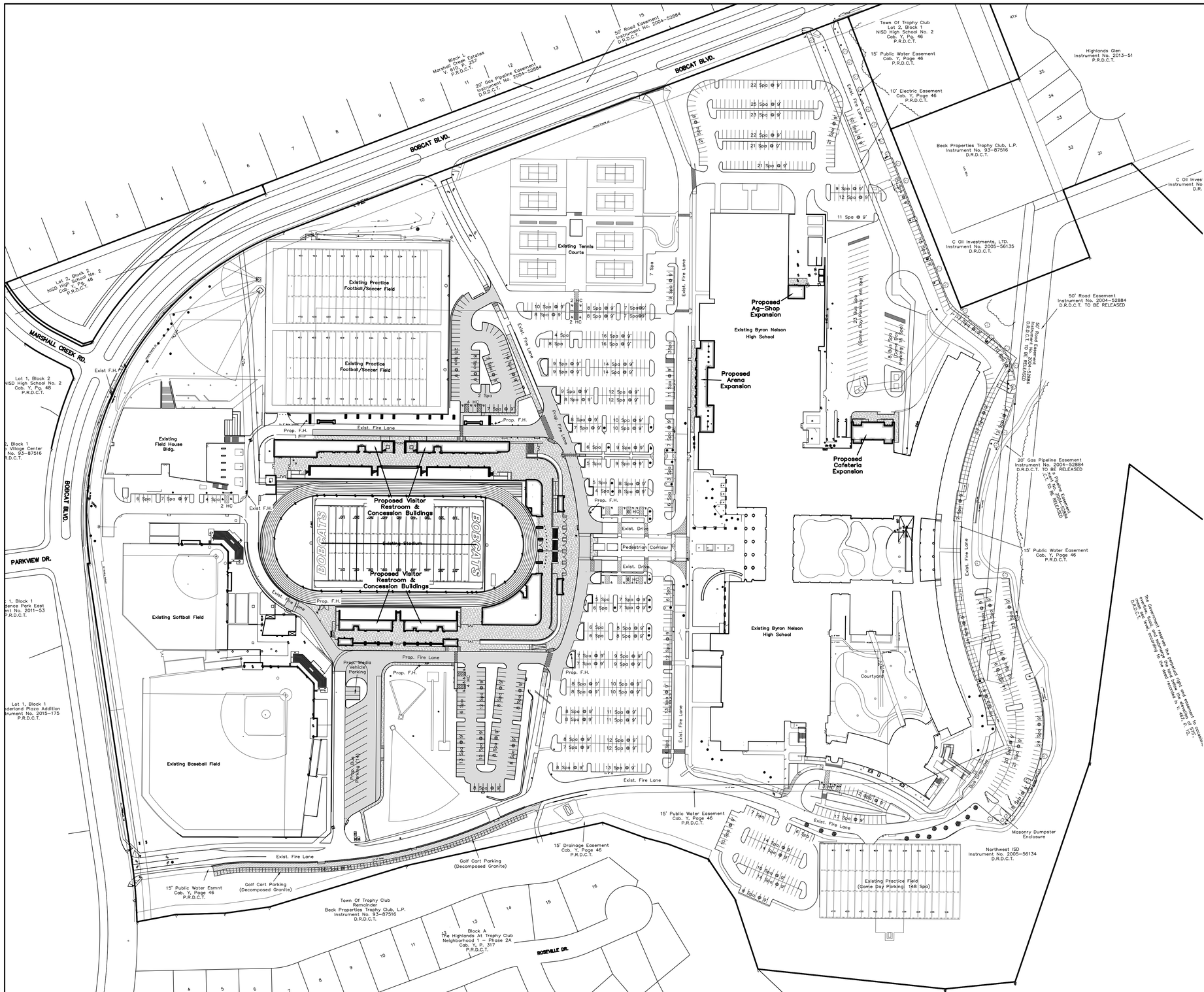
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
PROFESSIONAL REGISTERED ENGINEER
02-13-25



NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.



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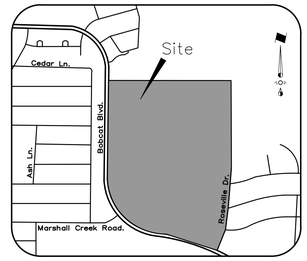
GRAPHIC SCALE
1"=100'



SITE SUMMARY

Zoning.....PD-28
Lot Area.....82.863 Acres
PD-28 Area.....92.655 Acres

Existing Building
Main Building & Fieldhouse
Total Building Area.....633,299 Sq. Ft.
Max. Building Ht. (3-Stories).....55'-0"
Proposed Building
Cafeteria Expansion:
Building Area.....3,418 Sq. Ft.
Max. Building Ht (1-Story).....36'-8"
Ag-Shop Expansion:
Building Area.....1,010 Sq. Ft.
Max. Building Ht.(1-Story).....26'-0"
Arena Expansion:
Building Area.....5,660 Sq. Ft.
Max. Building Ht.(1-Story).....36'-0"
Stadium Expansion:
Building Area (Concessions, Pressbox, restrooms, storage, etc.).....48,142 Sq. Ft.
Max. Building Ht.(3-Story Pressbox).....73'-0"

Existing Onsite Parking Provided.....1682 Spaces
Proposed Parking Provided.....1613 Spaces
Prop. Golf Cart Parking Provided.....100 Spaces
Parking Provided At Medlin.....182 Spaces
Total Parking Provided.....1895 Spaces
Total Parking Required.....1875 Spaces
(1stall/4seats) (7,500 students)

HC Parking Required.....25 Spaces
HC Parking Provided .....29 Spaces

F.A.R
Existing Building F.A.R. = 0:5.2
Proposed Building F.A.R. = 0:5.7

LOT COVERAGE
Existing Ground Floor.....376,472 Sq. Ft.
Proposed Ground Floor.....37,144 Sq. Ft.
Existing Building = 0.10
Proposed Building = 0.11

LEGEND

Proposed Pavement

Proposed Sidewalk

Proposed Golf Cart Parking

The Government reserves the perpetual right and easement to construct, maintain, operate, repair, inspect, protect, remove, and replace any and all sewer facilities deemed necessary by the Government over, upon, and across the above described easement. Vol. 401, Pg. 125, D.R.D.C.T.

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

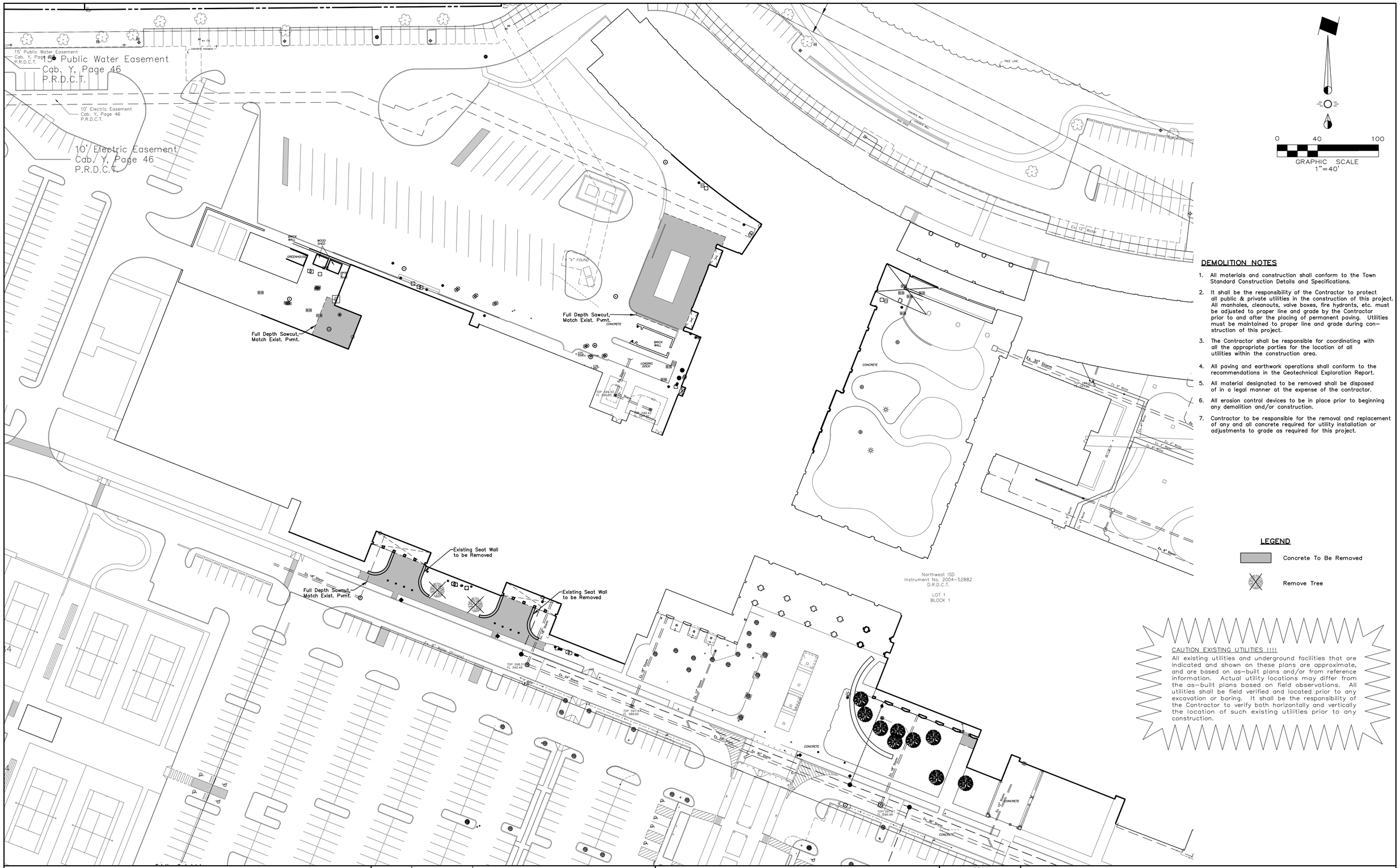
REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

SITE PLAN
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 SITE PLAN.dwg	1" = 40'	CSP1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:27pm User: rob



DEMOLITION NOTES

1. All materials and construction shall conform to the Town Standard Construction Details and Specifications.
2. It shall be the responsibility of the Contractor to protect all public & private utilities in 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 the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate parties for the location of all utilities within the construction area.
4. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report.
5. All material designated to be removed shall be disposed of in a legal manner at the expense of the contractor.
6. All erosion control devices to be in place prior to beginning any demolition and/or construction.
7. Contractor to be responsible for the removal and replacement of any and all concrete required for utility installation or adjustments to grade as required for this project.

LEGEND

Concrete To Be Removed

Remove Tree

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 02-13-25

DEMOLITION PLAN 01

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DEMO.dwg	1" = 40'	CDM1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

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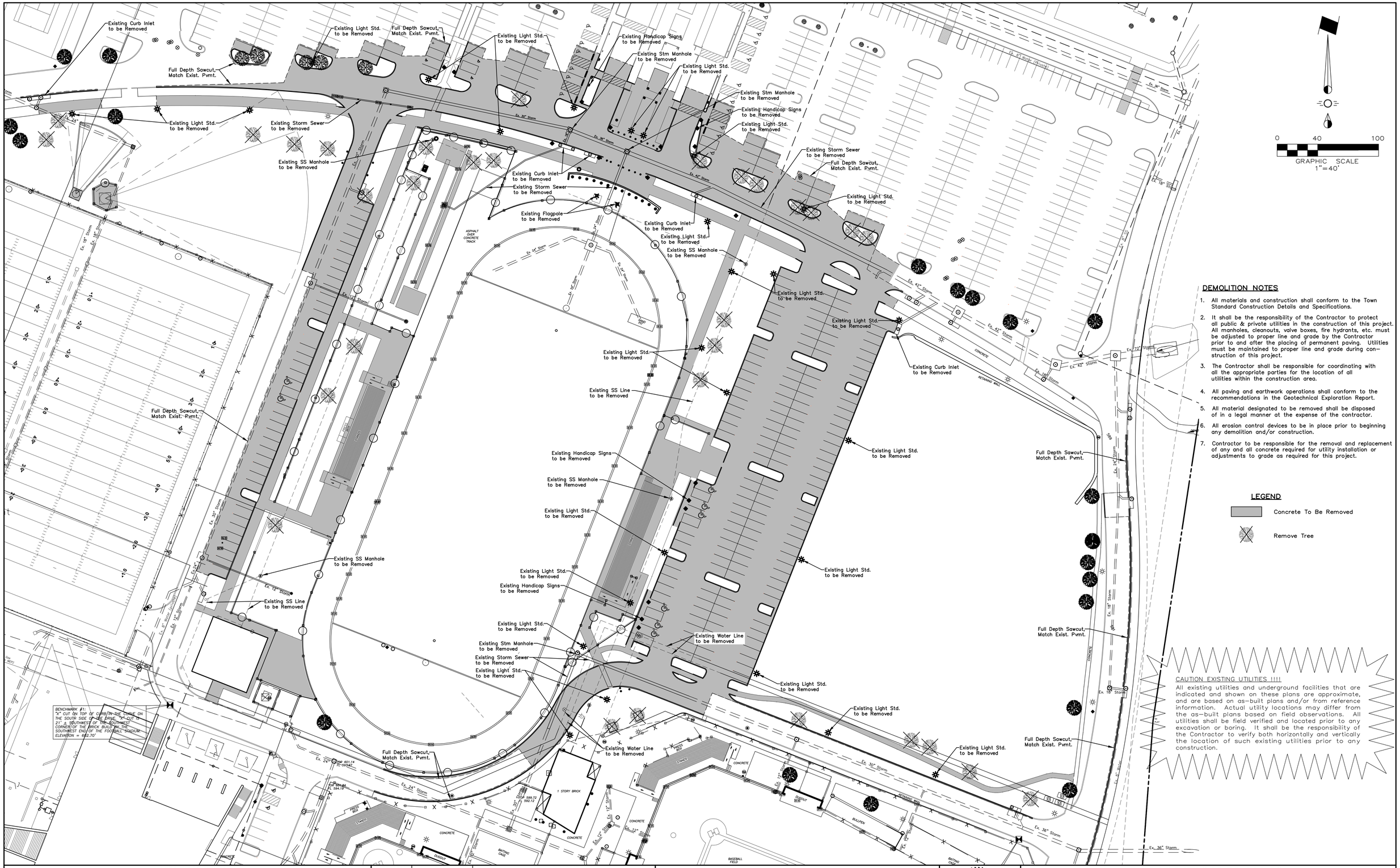


DEMOLITION NOTES

1. All materials and construction shall conform to the Town Standard Construction Details and Specifications.
2. It shall be the responsibility of the Contractor to protect all public & private utilities in 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 the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate parties for the location of all utilities within the construction area.
4. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report.
5. All material designated to be removed shall be disposed of in a legal manner at the expense of the contractor.
6. All erosion control devices to be in place prior to beginning any demolition and/or construction.
7. Contractor to be responsible for the removal and replacement of any and all concrete required for utility installation or adjustments to grade as required for this project.

LEGEND

- Concrete To Be Removed
- Remove Tree

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

Feb 13, 2025 - 4:01pm User: dan

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

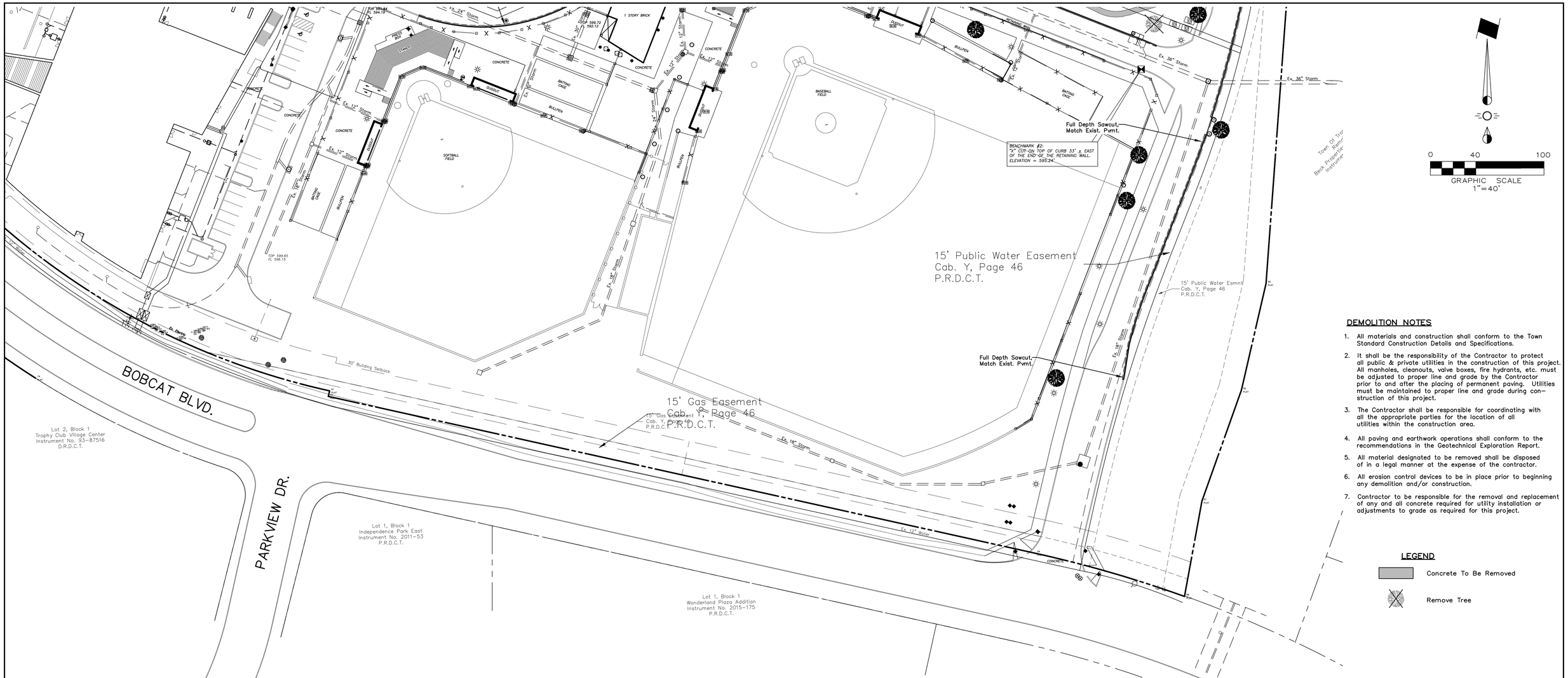
STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
02-13-25

DEMOLITION PLAN 02

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DEMO.dwg	1" = 40'	CDM2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	



DEMOLITION NOTES

1. All materials and construction shall conform to the Town Standard Construction Details and Specifications.
2. It shall be the responsibility of the Contractor to protect all public & private utilities in 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 the placing of permanent paving. Utilities must be maintained to proper line and grade during con-struction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate parties for the location of all utilities within the construction area.
4. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report.
5. All material designated to be removed shall be disposed of in a legal manner at the expense of the contractor.
6. All erosion control devices to be in place prior to beginning any demolition and/or construction.
7. Contractor to be responsible for the removal and replacement of any and all concrete required for utility installation or adjustments to grade as required for this project.

LEGEND

Concrete To Be Removed

Remove Tree

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 02-13-25

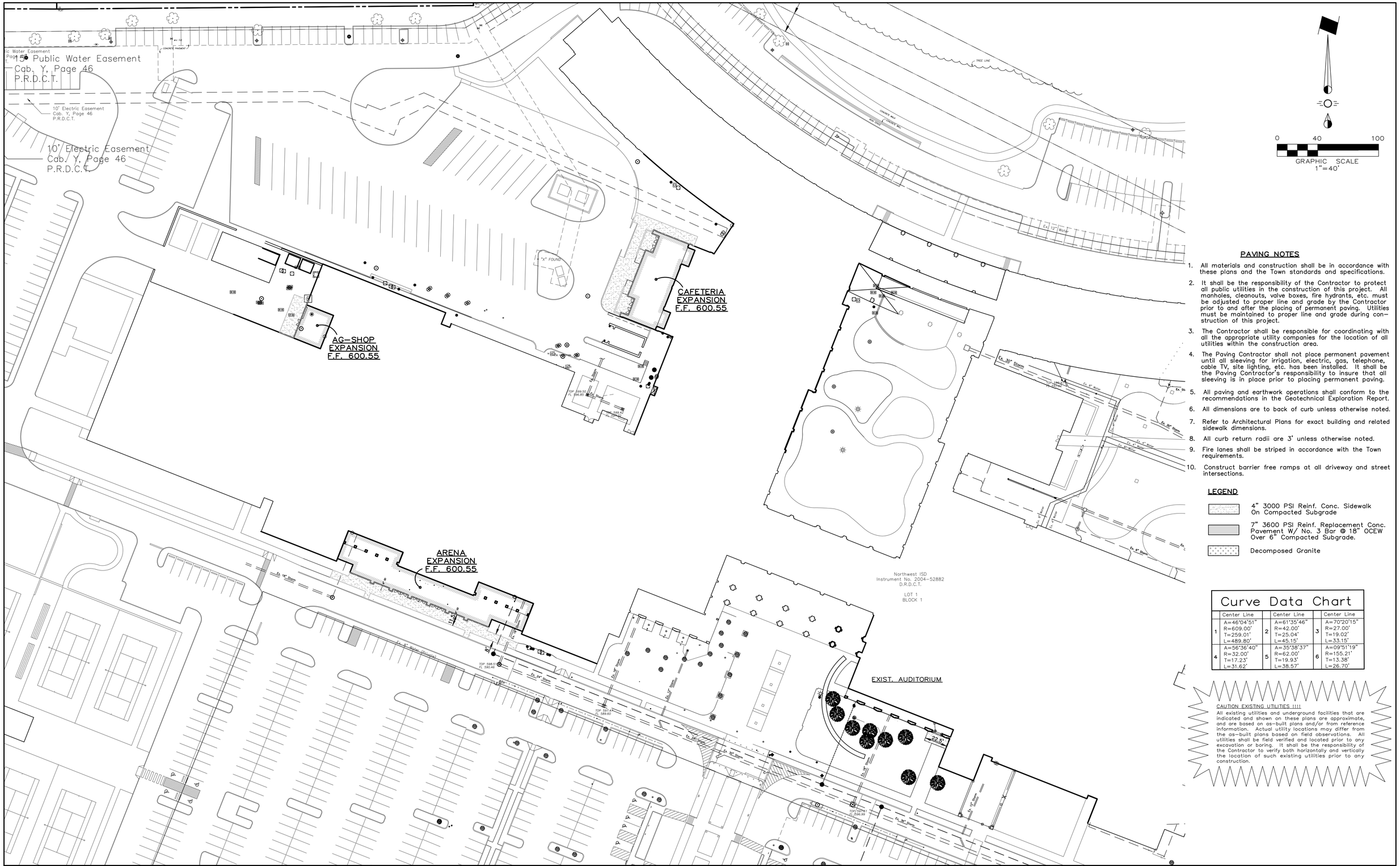
DEMOLITION PLAN 03

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DEMO.dwg	1" = 40'	CDM3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:01pm User: dan



PAVING NOTES

1. All materials and construction shall be in accordance with these plans and the Town standards and specifications.
2. It shall be the responsibility of the Contractor to protect all public utilities in 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 the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
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5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report.
6. All dimensions are to back of curb unless otherwise noted.
7. Refer to Architectural Plans for exact building and related sidewalk dimensions.
8. All curb return radii are 3' unless otherwise noted.
9. Fire lanes shall be striped in accordance with the Town requirements.
10. Construct barrier free ramps at all driveway and street intersections.

LEGEND

- 4" 3000 PSI Reinf. Conc. Sidewalk On Compacted Subgrade
- 7" 3600 PSI Reinf. Replacement Conc. Pavement W/ No. 3 Bar @ 18" OCEW Over 6" Compacted Subgrade.
- Decomposed Granite

Curve Data Chart

	Center Line		Center Line		Center Line
1	A=46°04'51" R=609.00' T=259.01' L=489.80'	2	A=61°35'46" R=42.00' T=25.04' L=45.15'	3	A=70°20'15" R=27.00' T=19.02' L=33.15'
4	A=56°36'40" R=32.00' T=17.23' L=31.62'	5	A=35°38'37" R=62.00' T=19.93' L=38.57'	6	A=09°51'19" R=155.21' T=13.38' L=26.70'

CAUTION EXISTING UTILITIES !!!!

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MISC. INFORMATION

NOTE:

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REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
02-13-25

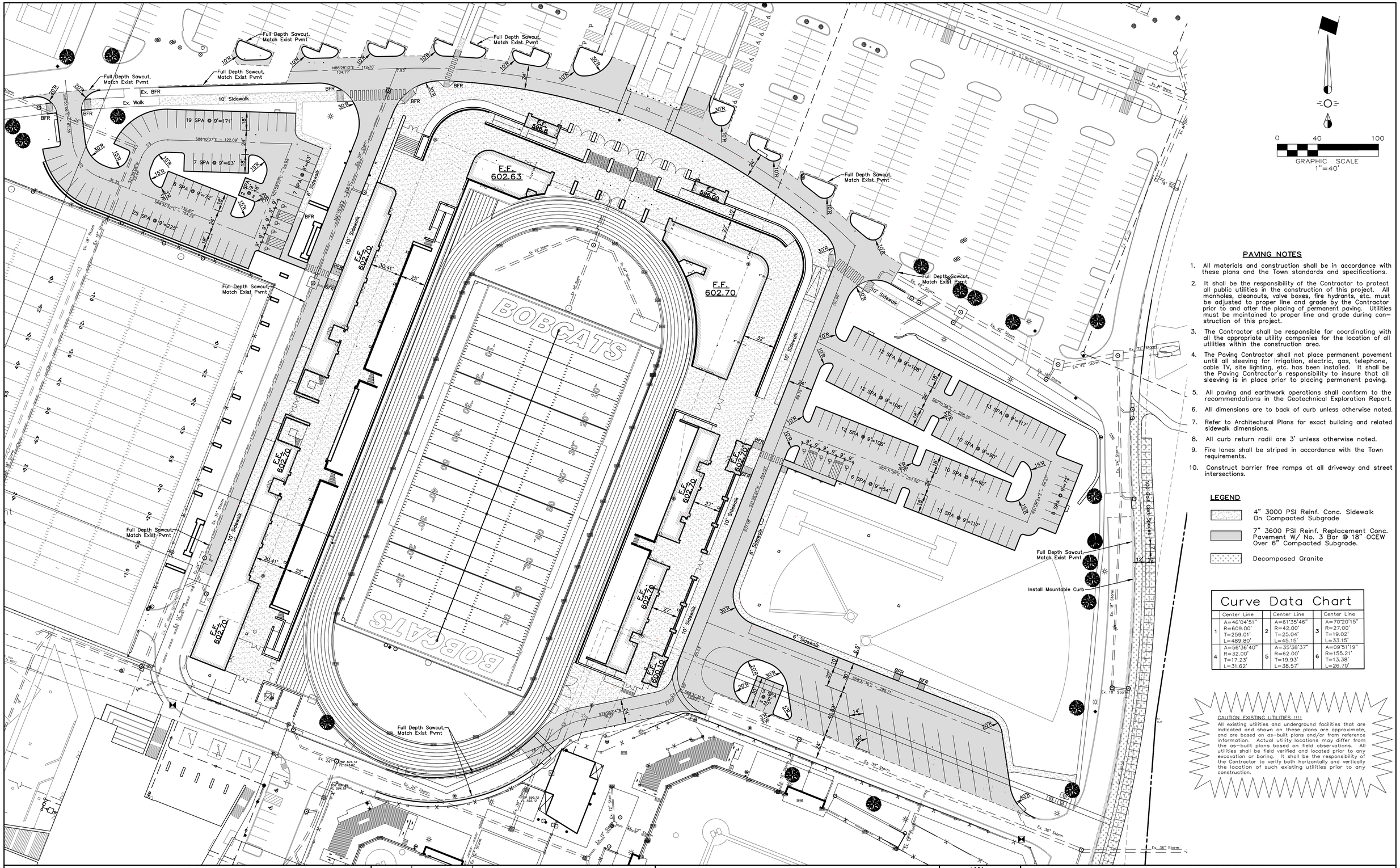
PAVING PLAN 01

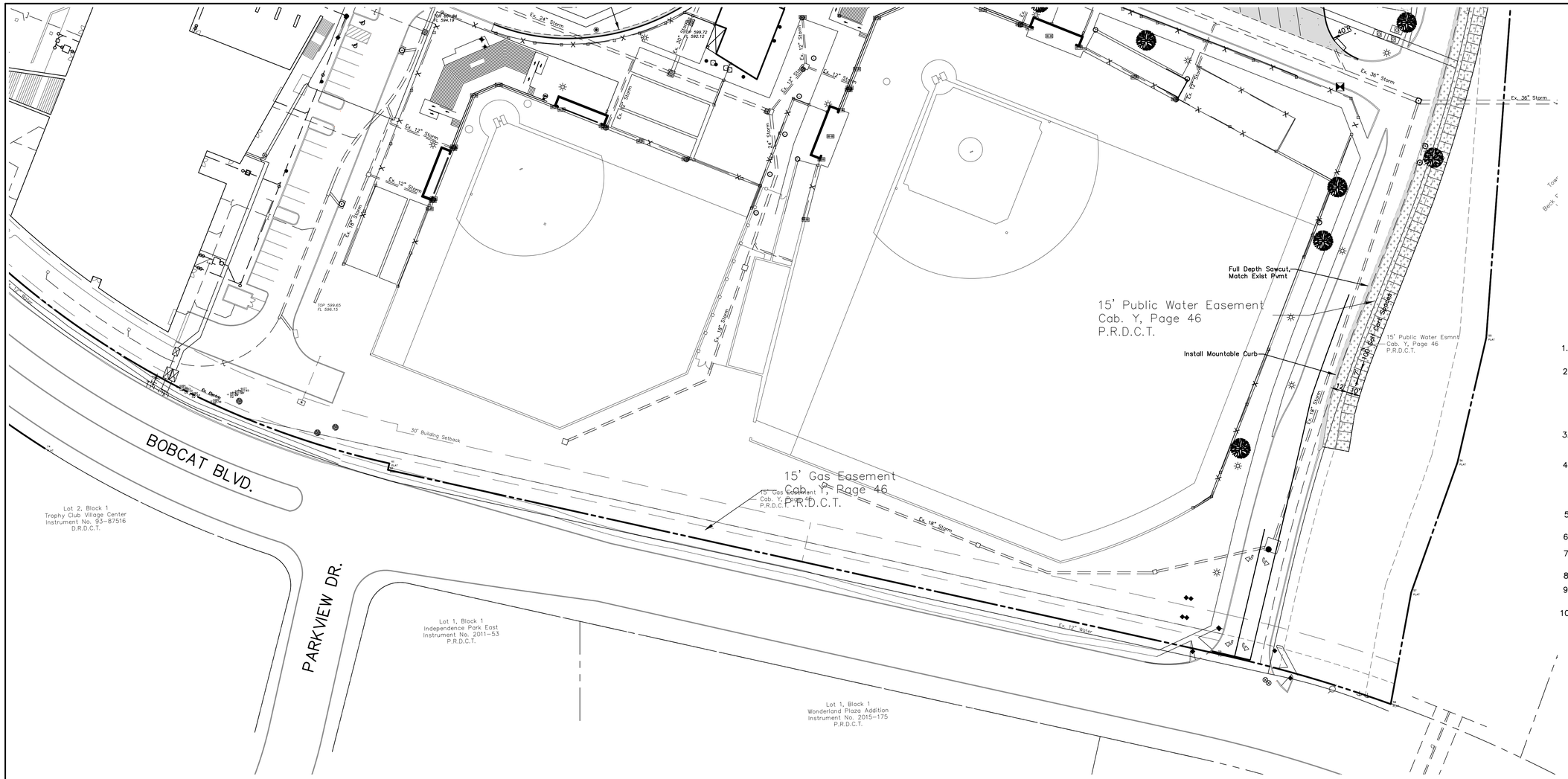
BYRON NELSON HIGH SCHOOL STADIUM ADDITION

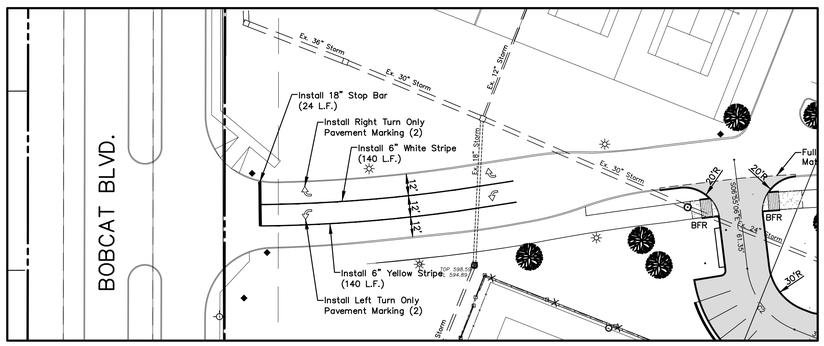
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 PAV.dwg	1" = 40'	CPV1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:02pm User: dan


BOBCATS
F.F. 602.63
F.F. 602.70
F.F. 602.00
F.F. 595.8
E.F. 602.70
Full Depth Sawcut, Match Exist Pvmt
10' Sidewalk
6' Sidewalk
19 SPA @ 9'=171'
7 SPA @ 9'=63'
8 SPA @ 9'=72'
25 SPA @ 9'=225'
12 SPA @ 9'=108'
13 SPA @ 9'=117'
10 SPA @ 9'=90'
6 SPA @ 9'=54'
9 SPA @ 9'=72'
Ex. BFR
Ex. Walk
BFR
Ex. 18" Storm
Ex. 24" Storm
Ex. 30" Storm
Ex. 36" Storm
Ex. 42" Storm
Ex. 72" Storm
Ex. 12" Storm
Ex. 8" Storm
Ex. 10" Storm
Ex. 6" Storm
Ex. 24" Water
Ex. 8" Water
Ex. 12" Water
Ex. 6" Water
Ex. 8" Sanit. Sewer
Ex. 10" Sanit. Sewer
Ex. 12" Sanit. Sewer
Ex. 15" Sanit. Sewer
Ex. 18" Sanit. Sewer
Ex. 24" Sanit. Sewer
Ex. 30" Sanit. Sewer
Ex. 36" Sanit. Sewer
Ex. 42" Sanit. Sewer
Ex. 48" Sanit. Sewer
Ex. 60" Sanit. Sewer
Ex. 72" Sanit. Sewer
Ex. 84" Sanit. Sewer
Ex. 96" Sanit. Sewer
Ex. 108" Sanit. Sewer
Ex. 120" Sanit. Sewer
Ex. 132" Sanit. Sewer
Ex. 144" Sanit. Sewer
Ex. 156" Sanit. Sewer
Ex.





PAVING NOTES

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LEGEND

- 4" 3000 PSI Reinf. Conc. Sidewalk On Compacted Subgrade
- 7" 3600 PSI Reinf. Replacement Conc. Pavement W/ No. 3 Bar @ 18" OCEW Over 6" Compacted Subgrade.
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Curve Data Chart

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MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

ROBERT B. MORSE 98295 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
02-13-25

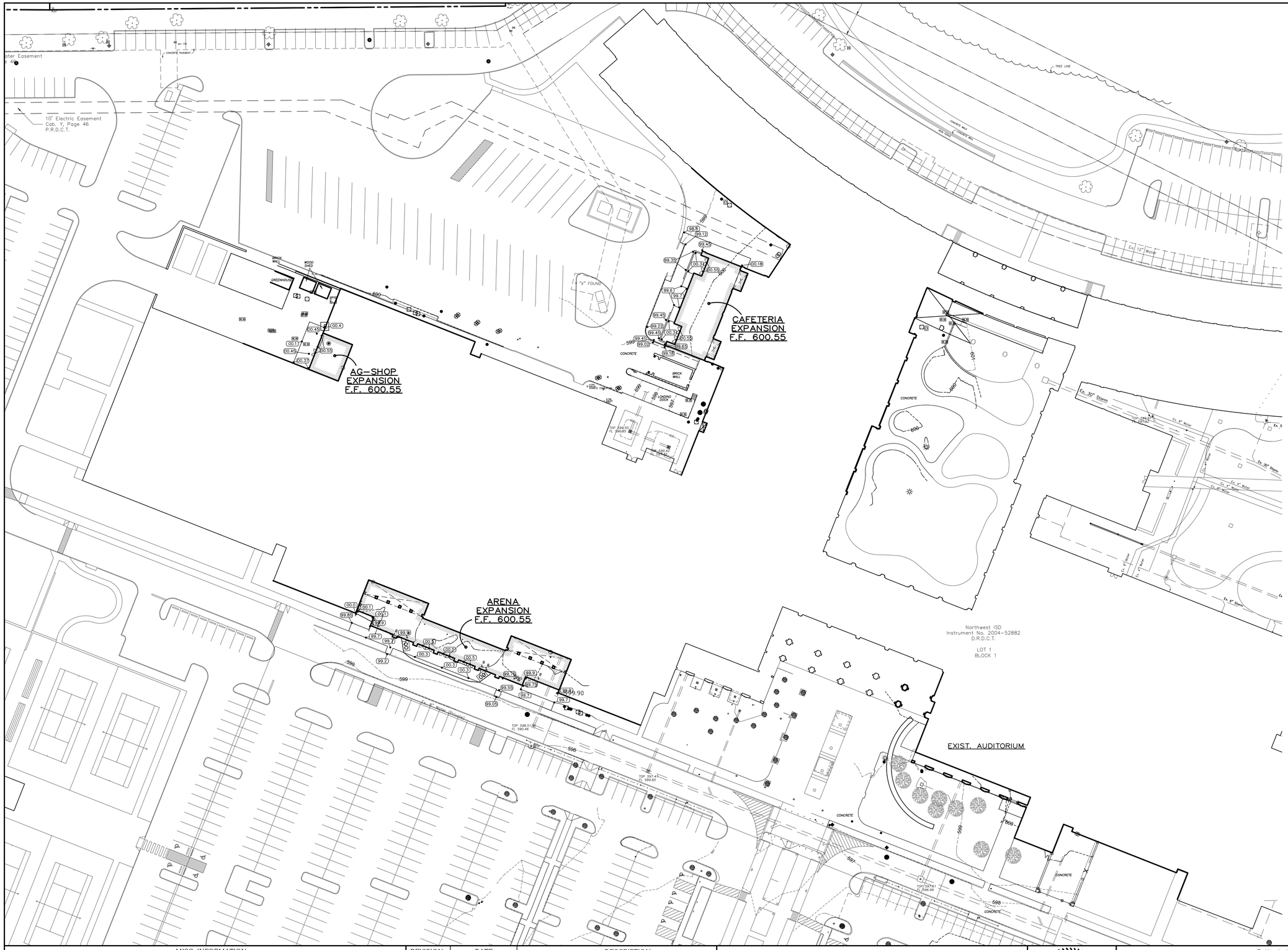
PAVING PLAN 03

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 PAV.dwg	1" = 40'	CPV3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 – 4:02pm User: dan



GRADING NOTES

1. All construction shall be in accordance with these plans and Town standards and specifications.
2. Prior to starting construction, the Contractor shall make certain that all required permits and approvals have been obtained, this includes the Town. No concstruction or fabrication shall begin until the Contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
3. In the event an item is not covered in the Town's specs., the Town Engineer's decision shall apply.
4. Contractor shall meet O.S.H.A requirements for trench safety.
5. Barricading, traffic control, and project signs shall conform To Texas Department of Transportation.
6. The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable if necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with jexisting paving.
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8. Proposed spot elevations are top of pavement elevations.
9. Prior to placing fill, the subgrade shall be scarified to a depth of six inches and recompacted to a minimum of 95% of Standard Proctor, at or slightly above its optimum moisture content as determined by ASTM D-698. Fill material shall be placed in six to nine inch lifts and comp-acted in a similar manner.
10. All subgrade preparation shall be as directed in accordance with the Geotechnical Report.
11. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
12. Any damage to adjoining property during construction shall be repaired to pre construction conditions or better at the expense of the Contractor.
13. Erosion control shall be in place prior to the disturbance of any existing surface.
14. All sidewalk slopes, including cross walks, shall not exceed the following ADA requirements:
    1:20 longitudinal (along the walk)
    1:50 transverse (across the walk)
15. All handicap parking and adjacent walk isle slopes shall not exceed 2.0% in any direction. It shall be the Contractor's responsibility to remove excess earthwork material from the site at no additional cost to the owner.
16. If additional earthwork material is required to achieve the grades indicated, it shall be imported by the Contractor at no additional cost to the owner.
17. Earthen slopes shall not exceed 4:1 (horizontal to vertical).
18. Retaining walls 4' and above (including footing) requires a separate permit through building permit.

LEGEND

XX.X	Proposed Spot Elevation
XX.X	Existing Spot Elevation
17	Proposed Contour
617	Existing Contour
	Direction Of Flow

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
LICENSED PROFESSIONAL ENGINEER
02-13-25

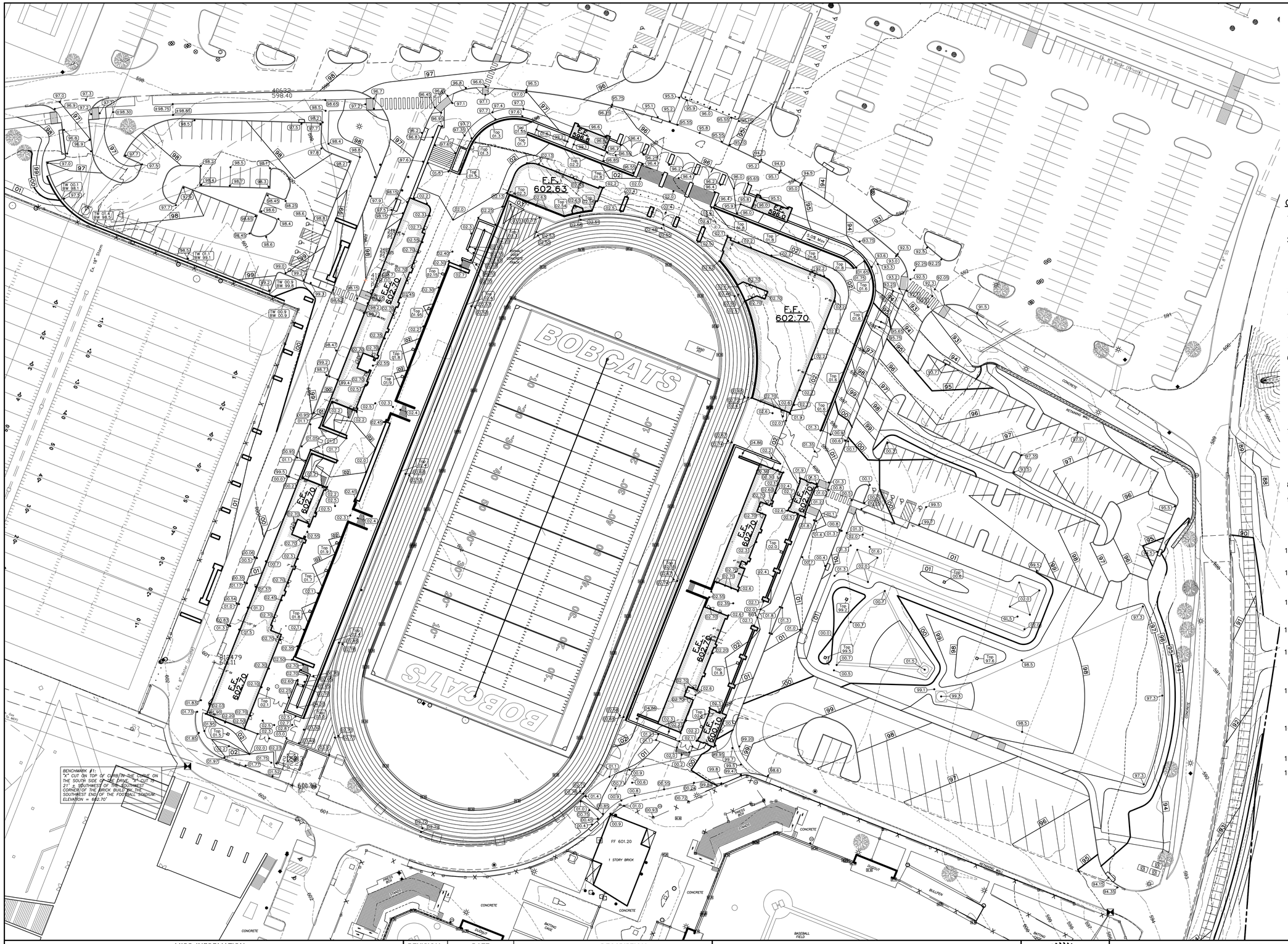
GRADING PLAN 01

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 GRAD.dwg	1" = 40'	CG1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:02pm User: don



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LEGEND

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17	Proposed Contour
617	Existing Contour
	Direction Of Flow

MISC. INFORMATION

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REVISION	DATE	DESCRIPTION

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111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
02-13-25

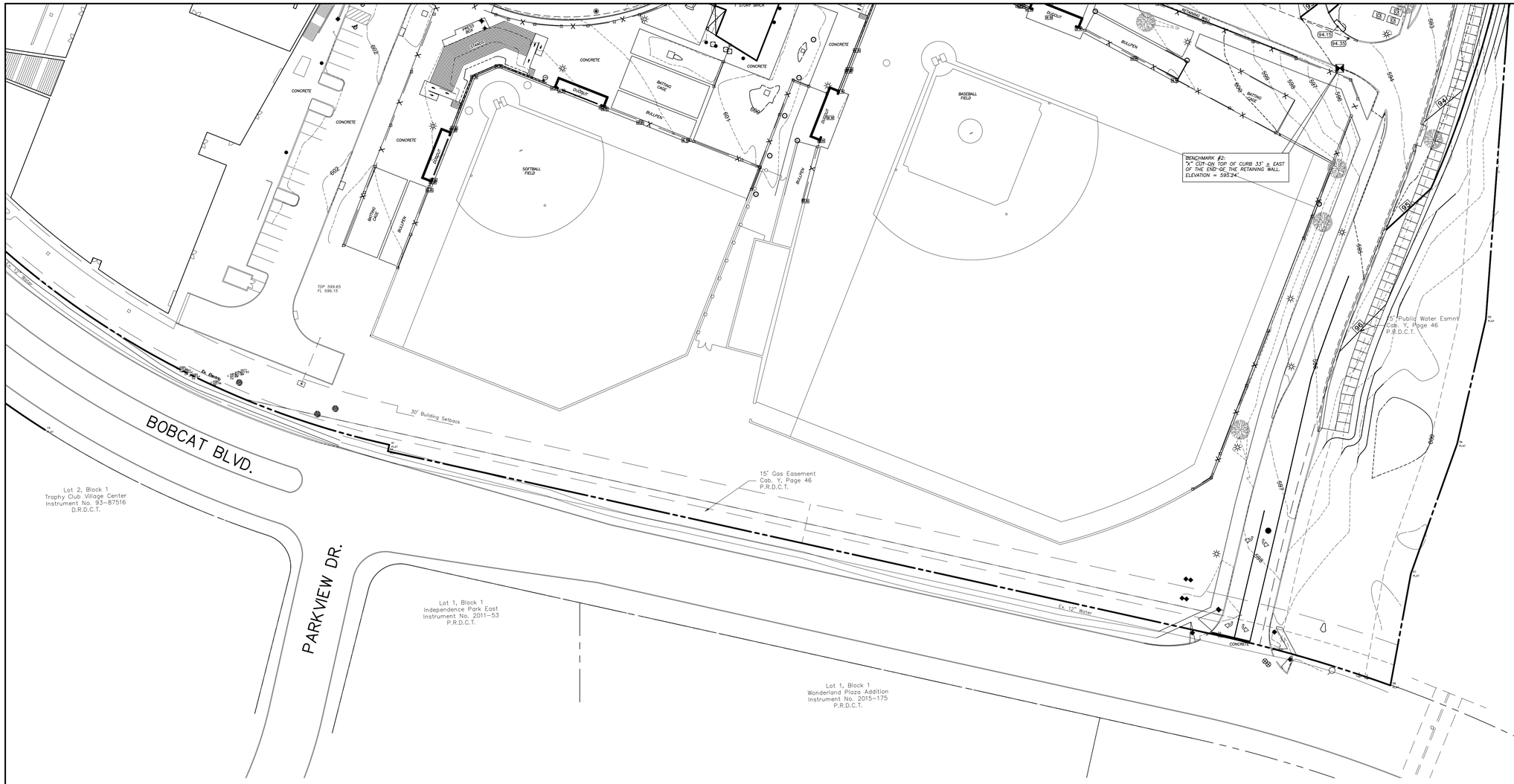
GRADING PLAN 02

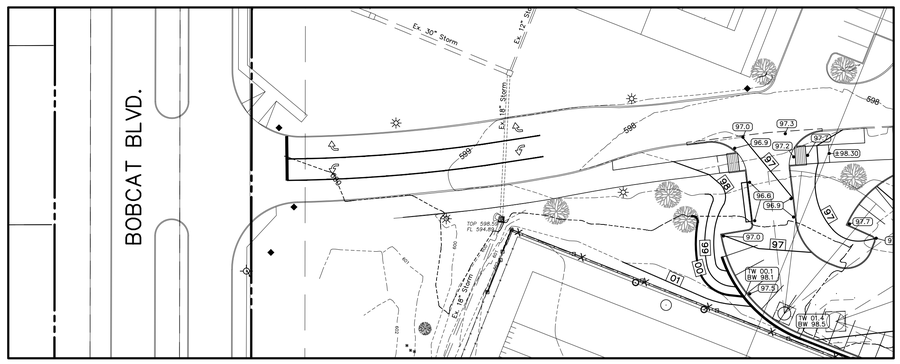
BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 GRAD.dwg	1" = 40'	CG2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:03pm User: don





0 40 100

GRAPHIC SCALE
1"=40'

GRADING NOTES

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LEGEND

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XX.X	Existing Spot Elevation
17	Proposed Contour
617	Existing Contour
	Direction Of Flow

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 02-13-25

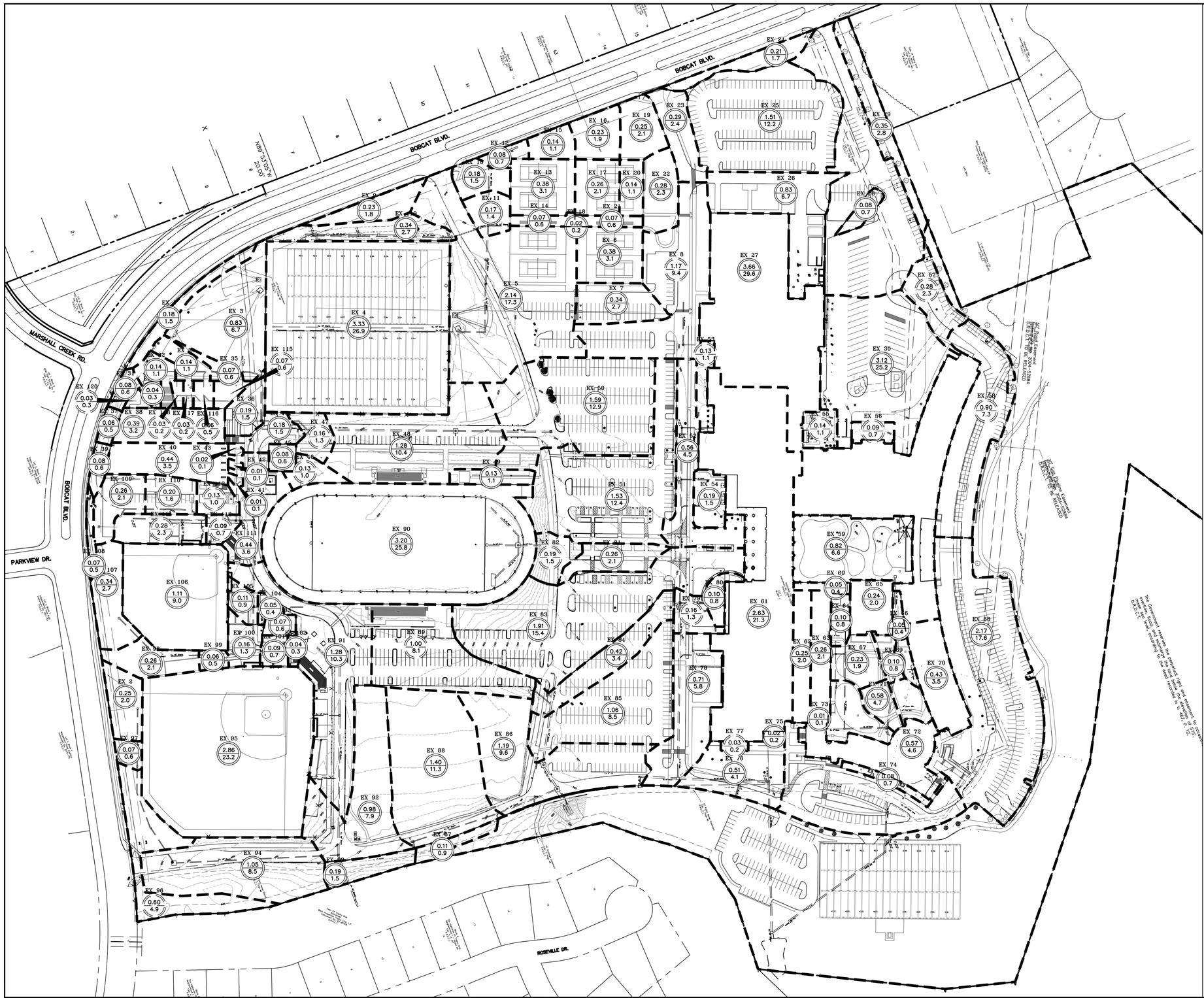
GRADING PLAN 03

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 GRAD.dwg	1" = 40'	CG3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:03pm User: dan



0 100 200

GRAPHIC SCALE
1"=100'

DRAINAGE LEGEND

Proposed Drainage Area Calculations

- XX — Area Designation
- X.XX — Area In Acres
- X.X — Q_{100} (cfs)

Proposed Drainage Divide (To Proposed Pond)

Flow Arrows

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STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
02-13-25

PREDEVELOPED DRAINAGE AREA MAP
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DA MAP PRE-DEV.dwg	1" = 40'	CDA1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 – 4:03pm User: don

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX 1	0.18	1.25	0.70	15	9.24	1.5
EX 2	0.25	1.25	0.70	15	9.24	2.0
EX 3	0.83	1.25	0.70	15	9.24	6.7
EX 4	3.33	1.25	0.70	15	9.24	26.9
EX 5	2.14	1.25	0.70	15	9.24	17.3
EX 6	0.38	1.25	0.70	15	9.24	3.1
EX 7	0.34	1.25	0.70	15	9.24	2.7
EX 8	1.17	1.25	0.70	15	9.24	9.4
EX 9	0.23	1.25	0.70	15	9.24	1.8
EX 10	0.18	1.25	0.70	15	9.24	1.5
EX 11	0.17	1.25	0.70	15	9.24	1.4
EX 12	0.08	1.25	0.70	15	9.24	0.7
EX 13	0.38	1.25	0.70	15	9.24	3.1
EX 14	0.07	1.25	0.70	15	9.24	0.6
EX 15	0.14	1.25	0.70	15	9.24	1.1
EX 16	0.23	1.25	0.70	15	9.24	1.9
EX 17	0.26	1.25	0.70	15	9.24	2.1
EX 18	0.02	1.25	0.70	15	9.24	0.2
EX 19	0.25	1.25	0.70	15	9.24	2.1
EX 20	0.14	1.25	0.70	15	9.24	1.1
EX 21	0.07	1.25	0.70	15	9.24	0.6
EX 22	0.28	1.25	0.70	15	9.24	2.3
EX 23	0.29	1.25	0.70	15	9.24	2.4
EX 24	0.21	1.25	0.70	15	9.24	1.7
EX 25	1.51	1.25	0.70	15	9.24	12.2
EX 26	0.83	1.25	0.70	15	9.24	6.7
EX 27	3.66	1.25	0.70	15	9.24	29.6
EX 28	0.08	1.25	0.70	15	9.24	0.7
EX 29	0.35	1.25	0.70	15	9.24	2.8
EX 30	3.12	1.25	0.70	15	9.24	25.2
EX 31	0.08	1.25	0.70	15	9.24	0.6
EX 32	0.14	1.25	0.70	15	9.24	1.1
EX 33	0.04	1.25	0.70	15	9.24	0.3
EX 34	0.14	1.25	0.70	15	9.24	1.1
EX 35	0.07	1.25	0.70	15	9.24	0.6
EX 36	0.19	1.25	0.70	15	9.24	1.5
EX 37	0.06	1.25	0.70	15	9.24	0.5
EX 38	0.39	1.25	0.70	15	9.24	3.2
EX 39	0.08	1.25	0.70	15	9.24	0.6
EX 40	0.44	1.25	0.70	15	9.24	3.5
EX 41	0.01	1.25	0.70	15	9.24	0.1
EX 42	0.01	1.25	0.70	15	9.24	0.1
EX 43	0.02	1.25	0.70	15	9.24	0.1
EX 44	0.18	1.25	0.70	15	9.24	1.5
EX 45	0.08	1.25	0.70	15	9.24	0.6
EX 46	0.13	1.25	0.70	15	9.24	1.0
EX 47	0.16	1.25	0.70	15	9.24	1.3
EX 48	1.28	1.25	0.70	15	9.24	10.4
EX 49	0.13	1.25	0.70	15	9.24	1.1
EX 50	1.59	1.25	0.70	15	9.24	12.9
EX 51	1.53	1.25	0.70	15	9.24	12.4
EX 52	0.56	1.25	0.70	15	9.24	4.5
EX 53	0.13	1.25	0.70	15	9.24	1.1
EX 54	0.19	1.25	0.70	15	9.24	1.5
EX 55	0.14	1.25	0.70	15	9.24	1.1
EX 56	0.09	1.25	0.70	15	9.24	0.7
EX 57	0.28	1.25	0.70	15	9.24	2.3
EX 58	0.90	1.25	0.70	15	9.24	7.3
EX 59	0.82	1.25	0.70	15	9.24	6.6

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX 60	0.05	1.25	0.70	15	9.24	0.4
EX 61	2.63	1.25	0.70	15	9.24	21.3
EX 62	0.25	1.25	0.70	15	9.24	2.0
EX 63	0.26	1.25	0.70	15	9.24	2.1
EX 64	0.10	1.25	0.70	15	9.24	0.8
EX 65	0.24	1.25	0.70	15	9.24	2.0
EX 66	0.05	1.25	0.70	15	9.24	0.4
EX 67	0.23	1.25	0.70	15	9.24	1.9
EX 68	2.17	1.25	0.70	15	9.24	17.6
EX 69	0.10	1.25	0.70	15	9.24	0.8
EX 70	0.43	1.25	0.70	15	9.24	3.5
EX 71	0.58	1.25	0.70	15	9.24	4.7
EX 72	0.57	1.25	0.70	15	9.24	4.6
EX 73	0.01	1.25	0.70	15	9.24	0.1
EX 74	0.08	1.25	0.70	15	9.24	0.7
EX 75	0.02	1.25	0.70	15	9.24	0.2
EX 76	0.51	1.25	0.70	15	9.24	4.1
EX 77	0.03	1.25	0.70	15	9.24	0.2
EX 78	0.71	1.25	0.70	15	9.24	5.8
EX 79	0.16	1.25	0.70	15	9.24	1.3
EX 80	0.10	1.25	0.70	15	9.24	0.8
EX 81	0.26	1.25	0.70	15	9.24	2.1
EX 82	0.19	1.25	0.70	15	9.24	1.5
EX 83	1.91	1.25	0.70	15	9.24	15.4
EX 84	0.42	1.25	0.70	15	9.24	3.4
EX 85	1.06	1.25	0.70	15	9.24	8.5
EX 86	1.19	1.25	0.70	15	9.24	9.6
EX 87	0.11	1.25	0.70	15	9.24	0.9
EX 88	1.40	1.25	0.70	15	9.24	11.3
EX 89	1.00	1.25	0.70	15	9.24	8.1
EX 90	3.20	1.25	0.70	15	9.24	25.8
EX 91	1.28	1.25	0.70	15	9.24	10.3
EX 92	0.98	1.25	0.70	15	9.24	7.9
EX 93	0.19	1.25	0.70	15	9.24	1.5
EX 94	1.05	1.25	0.70	15	9.24	8.5
EX 95	2.86	1.25	0.70	15	9.24	23.2
EX 96	0.60	1.25	0.70	15	9.24	4.9
EX 97	0.07	1.25	0.70	15	9.24	0.6
EX 98	0.26	1.25	0.70	15	9.24	2.1
EX 99	0.06	1.25	0.70	15	9.24	0.5
EX 100	0.16	1.25	0.70	15	9.24	1.3
EX 101	0.09	1.25	0.70	15	9.24	0.7
EX 102	0.04	1.25	0.70	15	9.24	0.3
EX 103	0.07	1.25	0.70	15	9.24	0.6
EX 104	0.05	1.25	0.70	15	9.24	0.4
EX 105	0.11	1.25	0.70	15	9.24	0.9
EX 106	1.11	1.25	0.70	15	9.24	9.0
EX 107	0.34	1.25	0.70	15	9.24	2.7
EX 108	0.07	1.25	0.70	15	9.24	0.5
EX 109	0.26	1.25	0.70	15	9.24	2.1
EX 110	0.20	1.25	0.70	15	9.24	1.6
EX 111	0.44	1.25	0.70	15	9.24	3.6
EX 112	0.13	1.25	0.70	15	9.24	1.0
EX 113	0.09	1.25	0.70	15	9.24	0.7
EX 114	0.28	1.25	0.70	15	9.24	2.3
EX 115	0.07	1.25	0.70	15	9.24	0.6
EX 116	0.06	1.25	0.70	15	9.24	0.5
EX 117	0.03	1.25	0.70	15	9.24	0.2
EX 118	0.03	1.25	0.70	15	9.24	0.2

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
02-13-25

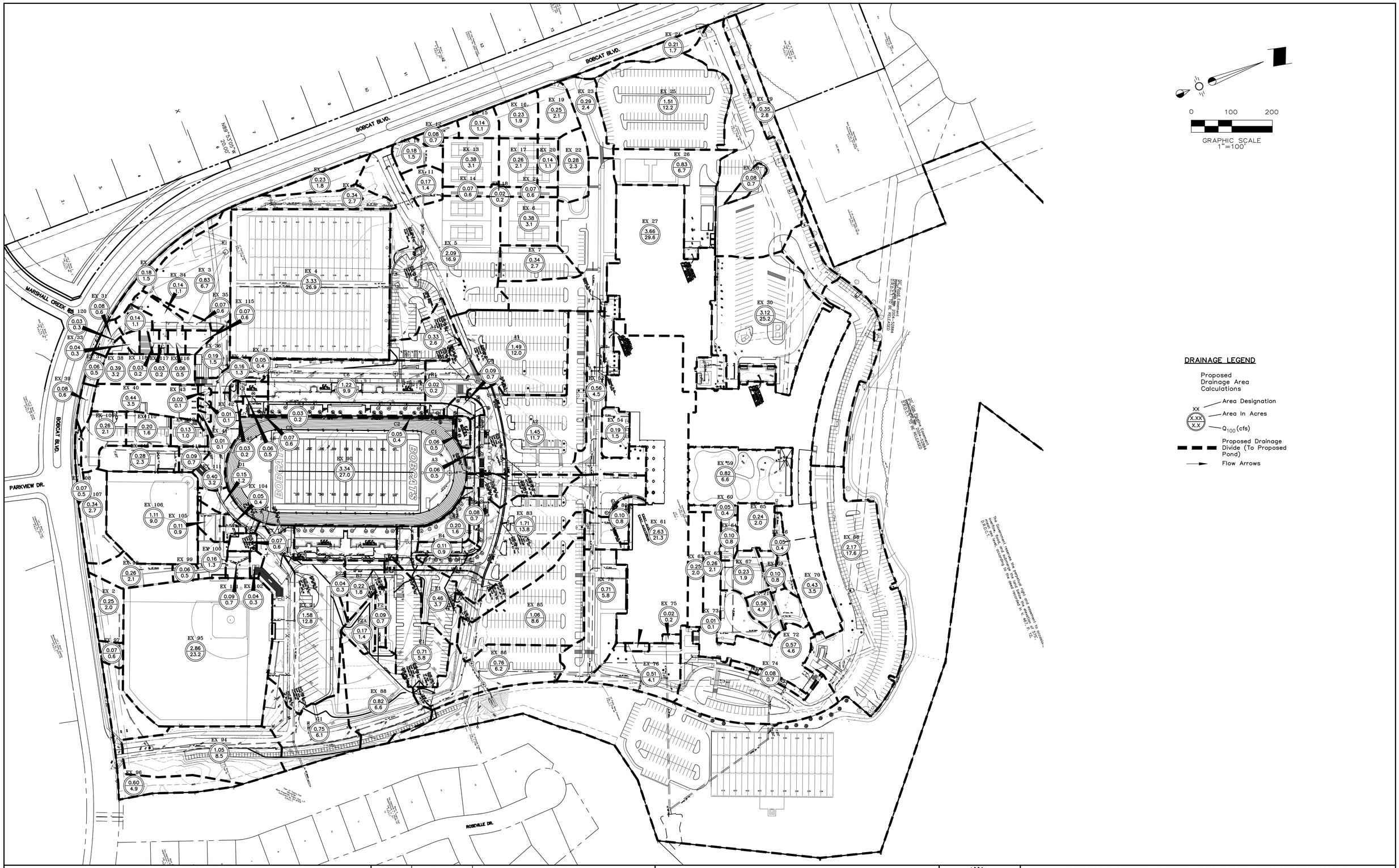
PREDEVELOPED DRAINAGE AREA CHART

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DA MAP PRE-DEV.dwg	1" = 40'	CDA2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:03pm User: don



MISC. INFORMATION

NOTE:

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REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
02-13-25

POST DEVELOPED DRAINAGE AREA MAP

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DA MAP POST-DEV.dwg	1" = 40'	CDA3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 – 4:04pm User: don

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
A1	1.49	1.25	0.70	15	9.24	12.0
A2	1.45	1.25	0.70	15	9.24	11.7
A3	0.06	1.25	0.70	15	9.24	0.5
A4	0.33	1.25	0.70	15	9.24	2.6
B1	0.50	1.25	0.70	15	9.24	4.0
B2	0.22	1.25	0.70	15	9.24	1.8
B2A	0.04	1.25	0.70	15	9.24	0.3
B3	0.20	1.25	0.70	15	9.24	1.6
B4	0.11	1.25	0.70	15	9.24	0.9
B5	0.08	1.25	0.70	15	9.24	0.7
C1	0.06	1.25	0.70	15	9.24	0.5
C2	0.05	1.25	0.70	15	9.24	0.4
C3	0.09	1.25	0.70	15	9.24	0.7
C4	0.03	1.25	0.70	15	9.24	0.2
C5	0.07	1.25	0.70	15	9.24	0.6
C6	1.22	1.25	0.70	15	9.24	9.9
D1	0.15	1.25	0.70	15	9.24	1.2
E1	0.46	1.25	0.70	15	9.24	3.7
EX 1	0.18	1.25	0.70	15	9.24	1.5
EX 2	0.25	1.25	0.70	15	9.24	2.0
EX 3	0.83	1.25	0.70	15	9.24	6.7
EX 4	3.33	1.25	0.70	15	9.24	26.9
EX 5	2.09	1.25	0.70	15	9.24	16.9
EX 6	0.38	1.25	0.70	15	9.24	3.1
EX 7	0.34	1.25	0.70	15	9.24	2.7
EX 9	0.23	1.25	0.70	15	9.24	1.8
EX 10	0.18	1.25	0.70	15	9.24	1.5
EX 11	0.17	1.25	0.70	15	9.24	1.4
EX 12	0.08	1.25	0.70	15	9.24	0.7
EX 13	0.38	1.25	0.70	15	9.24	3.1
EX 14	0.07	1.25	0.70	15	9.24	0.6
EX 15	0.14	1.25	0.70	15	9.24	1.1
EX 16	0.23	1.25	0.70	15	9.24	1.9
EX 17	0.26	1.25	0.70	15	9.24	2.1
EX 18	0.02	1.25	0.70	15	9.24	0.2
EX 19	0.25	1.25	0.70	15	9.24	2.1
EX 20	0.14	1.25	0.70	15	9.24	1.1
EX 21	0.07	1.25	0.70	15	9.24	0.6
EX 22	0.28	1.25	0.70	15	9.24	2.3
EX 23	0.29	1.25	0.70	15	9.24	2.4
EX 24	0.21	1.25	0.70	15	9.24	1.7
EX 25	1.51	1.25	0.70	15	9.24	12.2
EX 26	0.83	1.25	0.70	15	9.24	6.7
EX 27	3.66	1.25	0.70	15	9.24	29.6
EX 28	0.08	1.25	0.70	15	9.24	0.7
EX 29	0.35	1.25	0.70	15	9.24	2.8
EX 30	3.12	1.25	0.70	15	9.24	25.2
EX 31	0.08	1.25	0.70	15	9.24	0.6
EX 32	0.14	1.25	0.70	15	9.24	1.1
EX 33	0.04	1.25	0.70	15	9.24	0.3
EX 34	0.14	1.25	0.70	15	9.24	1.1
EX 35	0.07	1.25	0.70	15	9.24	0.6
EX 36	0.19	1.25	0.70	15	9.24	1.5
EX 37	0.06	1.25	0.70	15	9.24	0.5
EX 38	0.39	1.25	0.70	15	9.24	3.2
EX 39	0.08	1.25	0.70	15	9.24	0.6
EX 40	0.44	1.25	0.70	15	9.24	3.5

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	ANTECEDENT FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX 41	0.01	1.25	0.70	15	9.24	0.1
EX 42	0.01	1.25	0.70	15	9.24	0.1
EX 43	0.02	1.25	0.70	15	9.24	0.1
EX 44	0.16	1.25	0.70	15	9.24	1.3
EX 45	0.03	1.25	0.70	15	9.24	0.2
EX 46	0.06	1.25	0.70	15	9.24	0.5
EX 47	0.05	1.25	0.70	15	9.24	0.4
EX 52	0.56	1.25	0.70	15	9.24	4.5
EX 54	0.19	1.25	0.70	15	9.24	1.5
EX 59	0.82	1.25	0.70	15	9.24	6.6
EX 60	0.05	1.25	0.70	15	9.24	0.4
EX 61	2.63	1.25	0.70	15	9.24	21.3
EX 62	0.25	1.25	0.70	15	9.24	2.0
EX 63	0.26	1.25	0.70	15	9.24	2.1
EX 64	0.10	1.25	0.70	15	9.24	0.8
EX 65	0.24	1.25	0.70	15	9.24	2.0
EX 66	0.05	1.25	0.70	15	9.24	0.4
EX 67	0.23	1.25	0.70	15	9.24	1.9
EX 68	2.17	1.25	0.70	15	9.24	17.6
EX 69	0.10	1.25	0.70	15	9.24	0.8
EX 71	0.58	1.25	0.70	15	9.24	4.7
EX 72	0.57	1.25	0.70	15	9.24	4.6
EX 73	0.01	1.25	0.70	15	9.24	0.1
EX 74	0.08	1.25	0.70	15	9.24	0.7
EX 75	0.02	1.25	0.70	15	9.24	0.2
EX 76	0.51	1.25	0.70	15	9.24	4.1
EX 78	0.71	1.25	0.70	15	9.24	5.8
EX 80	0.10	1.25	0.70	15	9.24	0.8
EX 83	1.71	1.25	0.70	15	9.24	13.8
EX 85	1.06	1.25	0.70	15	9.24	8.6
EX 86	0.76	1.25	0.70	15	9.24	6.2
EX 88	0.82	1.25	0.70	15	9.24	6.6
EX 90	3.34	1.25	0.70	15	9.24	27.0
EX 91	1.58	1.25	0.70	15	9.24	12.8
EX 94	1.05	1.25	0.70	15	9.24	8.5
EX 95	2.86	1.25	0.70	15	9.24	23.2
EX 96	0.60	1.25	0.70	15	9.24	4.9
EX 97	0.07	1.25	0.70	15	9.24	0.6
EX 98	0.26	1.25	0.70	15	9.24	2.1
EX 99	0.06	1.25	0.70	15	9.24	0.5
EX 100	0.16	1.25	0.70	15	9.24	1.3
EX 101	0.09	1.25	0.70	15	9.24	0.7
EX 102	0.04	1.25	0.70	15	9.24	0.3
EX 103	0.07	1.25	0.70	15	9.24	0.6
EX 104	0.05	1.25	0.70	15	9.24	0.4
EX 105	0.11	1.25	0.70	15	9.24	0.9
EX 106	1.11	1.25	0.70	15	9.24	9.0
EX 107	0.34	1.25	0.70	15	9.24	2.7
EX 108	0.07	1.25	0.70	15	9.24	0.5
EX 109	0.26	1.25	0.70	15	9.24	2.1
EX 110	0.20	1.25	0.70	15	9.24	1.6
EX 111	0.40	1.25	0.70	15	9.24	3.2
F1	0.71	1.25	0.70	15	9.24	5.8
F2	0.09	1.25	0.70	15	9.24	0.7
F2A	0.17	1.25	0.70	15	9.24	1.4
G1	0.75	1.25	0.70	15	9.24	6.1
R1	0.02	1.25	0.70	15	9.24	0.2

NOTE:

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REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED · PROFESSIONAL ENGINEER · 02-13-25

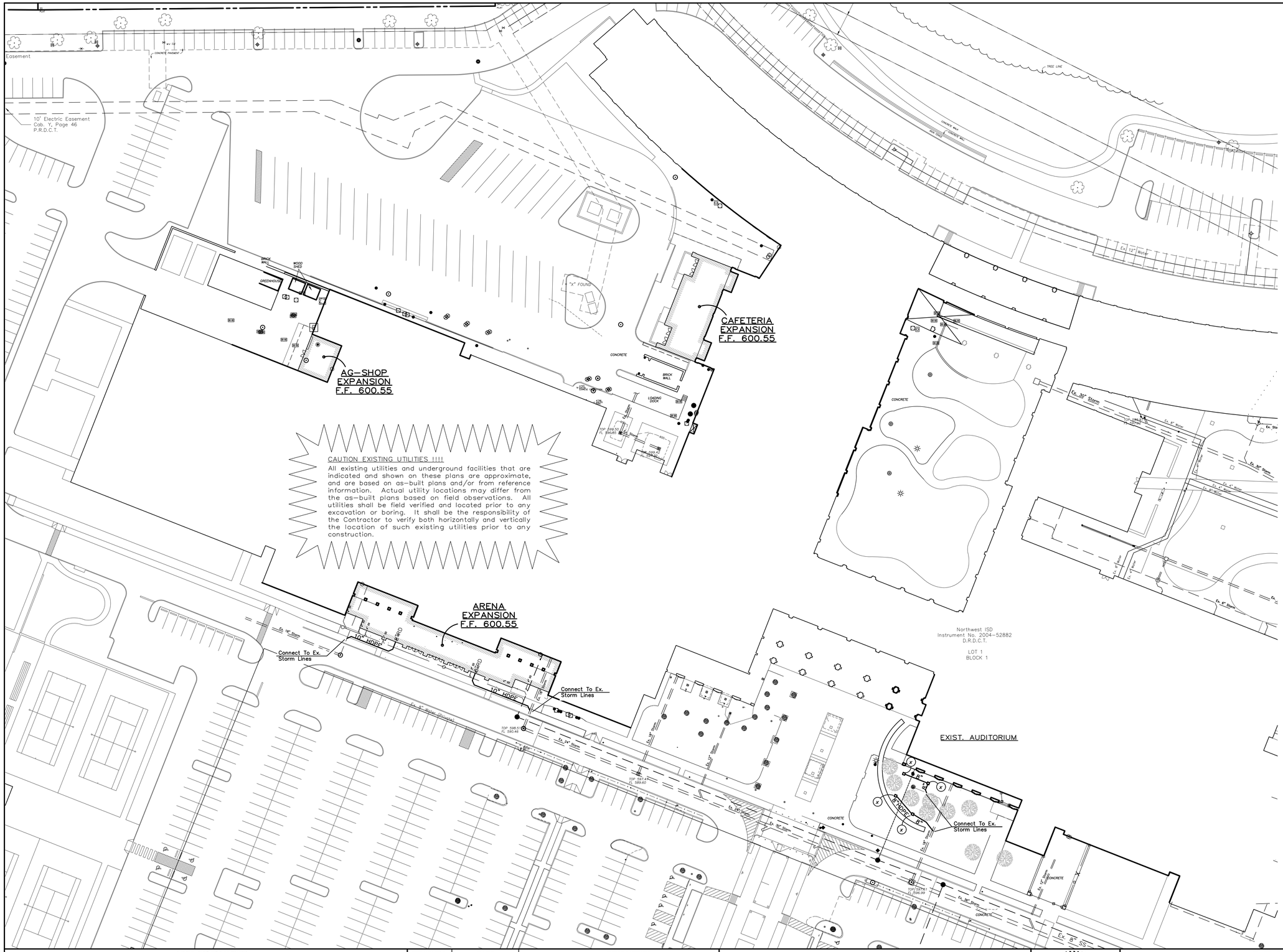
POST DEVELOPED DRAINAGE AREA CHART

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DA MAP POST-DEV.dwg	1" = 40'	CDA4
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 – 4:04pm User: don



0 40 100

GRAPHIC SCALE
1"=40'

STORM SEWER NOTES:

1. All materials and construction shall be in accordance with these plans and the Town standards and specifications.
2. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be HDPE drainage pipe or approved equal, except where noted otherwise.
3. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
4. Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
5. Construction shall begin at downstream end of project and continue upstream with pipe grooves facing upstream.
6. Contractor shall protect all public utilities in the construction of this project.
7. The location of all utilities indicated on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
9. All trench backfill for storm sewer shall be compacted as required by Town.
10. Use 4' joints with beveled ends if radius of storm sewer is less than 100 feet.

NOTES BY SYMBOL " ◯ "

1. Const. No. 24 Catch Basin Top xxx FL xxx
2. Const. No. 12 Catch Basin W/ ADA Grate Top 602.15 FL 601.15
3. ACO K100 Trench Drain W/ ADA Grate Top 601.80 FL Varies
4. ACO K100 Inline Catch Basin W/ ADA Grate Top 601.80 FL 599.49
5. Const. No. 12 Catch Basin Top 601.95 FL 600.95
6. Const. No. 12 Catch Basin Top 601.80 FL 600.80
7. Const. No. 12 Catch Basin Top 601.90 FL 600.90
8. Const. No. 12 Catch Basin Top 601.70 FL 600.70
9. Const. No. 12 Catch Basin Top 602.10 FL 601.10
10. Const. No. 12 Catch Basin Top 601.50 FL 600.50
11. Const. No. 12 Catch Basin Top 602.00 FL 601.00
12. Const. No. 24 Catch Basin Top 599.20 FL 597.20
13. Const. No. 24 Catch Basin Top 599.50 FL 597.50
14. Const. No. 24 Catch Basin Top 600.60 FL 598.60
15. Const. No. 24 Catch Basin Top 597.60 FL 595.60
16. ACO K100 Trench Drain W/ ADA Grate Top 601.70 FL Varies
17. ACO K100 Inline Catch Basin W/ ADA Grate Top 602.20 FL 599.89
18. ACO K100 Trench Drain W/ ADA Grate Top 601.30 FL Varies
19. ACO K100 Inline Catch Basin W/ ADA Grate Top 602.20 FL 599.89
20. ACO K100 Trench Drain W/ ADA Grate Top 601.70 FL Varies
21. ACO K100 Inline Catch Basin W/ ADA Grate Top 601.30 FL 598.99
22. ACO K100 Trench Drain W/ ADA Grate Top 602.54 FL Varies
23. ACO K100 Inline Catch Basin W/ ADA Grate Top 602.54 FL 600.23
24. ACO K100 Trench Drain W/ ADA Grate Top 602.30 FL Varies
25. ACO K100 Inline Catch Basin W/ ADA Grate Top 602.63 FL 600.32
26. ACO K100 Inline Catch Basin W/ ADA Grate Top 602.30 FL 599.99
27. ACO K100 Inline Catch Basin W/ ADA Grate Top 603.20 FL 600.89
28. ACO K100 Trench Drain W/ ADA Grate Top 602.40 FL Varies
29. ACO K100 Inline Catch Basin W/ ADA Grate Top 602.40 FL 600.09

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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Texas Registration No. 579

STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 02-13-25

DRAINAGE PLAN 01
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DRNG.dwg	1" = 40'	CDR1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:04pm User: dan

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

0 40 100
GRAPHIC SCALE
1"=40'

STORM SEWER NOTES:

1. All materials and construction shall be in accordance with these plans and the Town standards and specifications.
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3. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
4. Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
5. Construction shall begin at downstream end of project and continue upstream with pipe grooves facing upstream.
6. Contractor shall protect all public utilities in the construction of this project.
7. The location of all utilities indicated on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
9. All trench backfill for storm sewer shall be compacted as required by Town.
10. Use 4' joints with beveled ends if radius of storm sewer is less than 100 feet.

NOTES BY SYMBOL " ◯ "

(1) Const. No. 24 Catch Basin Top xxx FL xxx	(2) Const. No. 12 Catch Basin W/ ADA Grate Top 602.15 FL 601.15
(3) ACO K100 Trench Drain W/ ADA Grate Top 601.80 FL Varies	(4) ACO K100 Inline Catch Basin W/ ADA Grate Top 601.80 FL 599.49
(5) Const. No. 12 Catch Basin Top 601.95 FL 600.95	(6) Const. No. 12 Catch Basin Top 601.80 FL 600.80
(7) Const. No. 12 Catch Basin Top 601.90 FL 600.90	(8) Const. No. 12 Catch Basin Top 601.70 FL 600.70
(9) Const. No. 12 Catch Basin Top 602.10 FL 601.10	(10) Const. No. 12 Catch Basin Top 601.50 FL 600.50
(11) Const. No. 12 Catch Basin Top 602.00 FL 601.00	(12) Const. No. 24 Catch Basin Top 599.20 FL 597.20
(13) Const. No. 24 Catch Basin Top 599.50 FL 597.50	(14) Const. No. 24 Catch Basin Top 600.60 FL 598.60
(15) Const. No. 24 Catch Basin Top 597.60 FL 595.60	(16) ACO K100 Trench Drain W/ ADA Grate Top 601.70 FL Varies
(17) ACO K100 Inline Catch Basin W/ ADA Grate Top 602.20 FL 599.89	(18) ACO K100 Trench Drain W/ ADA Grate Top 601.30 FL Varies
(19) ACO K100 Inline Catch Basin W/ ADA Grate Top 602.20 FL 599.89	(20) ACO K100 Trench Drain W/ ADA Grate Top 601.70 FL Varies
(21) ACO K100 Inline Catch Basin W/ ADA Grate Top 601.30 FL 598.99	(22) ACO K100 Trench Drain W/ ADA Grate Top 602.54 FL Varies
(23) ACO K100 Inline Catch Basin W/ ADA Grate Top 602.54 FL 600.23	(24) ACO K100 Trench Drain W/ ADA Grate Top 602.30 FL Varies
(25) ACO K100 Inline Catch Basin W/ ADA Grate Top 602.63 FL 600.32	(26) ACO K100 Inline Catch Basin W/ ADA Grate Top 602.30 FL 599.99
(27) ACO K100 Inline Catch Basin W/ ADA Grate Top 603.20 FL 600.89	(28) ACO K100 Trench Drain W/ ADA Grate Top 602.40 FL Varies
(29) ACO K100 Inline Catch Basin W/ ADA Grate Top 602.40 FL 600.09	

BENCHMARK #1:
"X" CUT ON TOP OF CURB/IN-LINE DRIVE ON THE SOUTH SIDE OF THE DRIVE. "X" CUT IS 21' ± SOUTHWEST OF THE SOUTHWEST CORNER OF THE BRICK BUILDING, THE SOUTHWEST END OF THE FOOTBALL STADIUM. ELEVATION = 592.70'

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

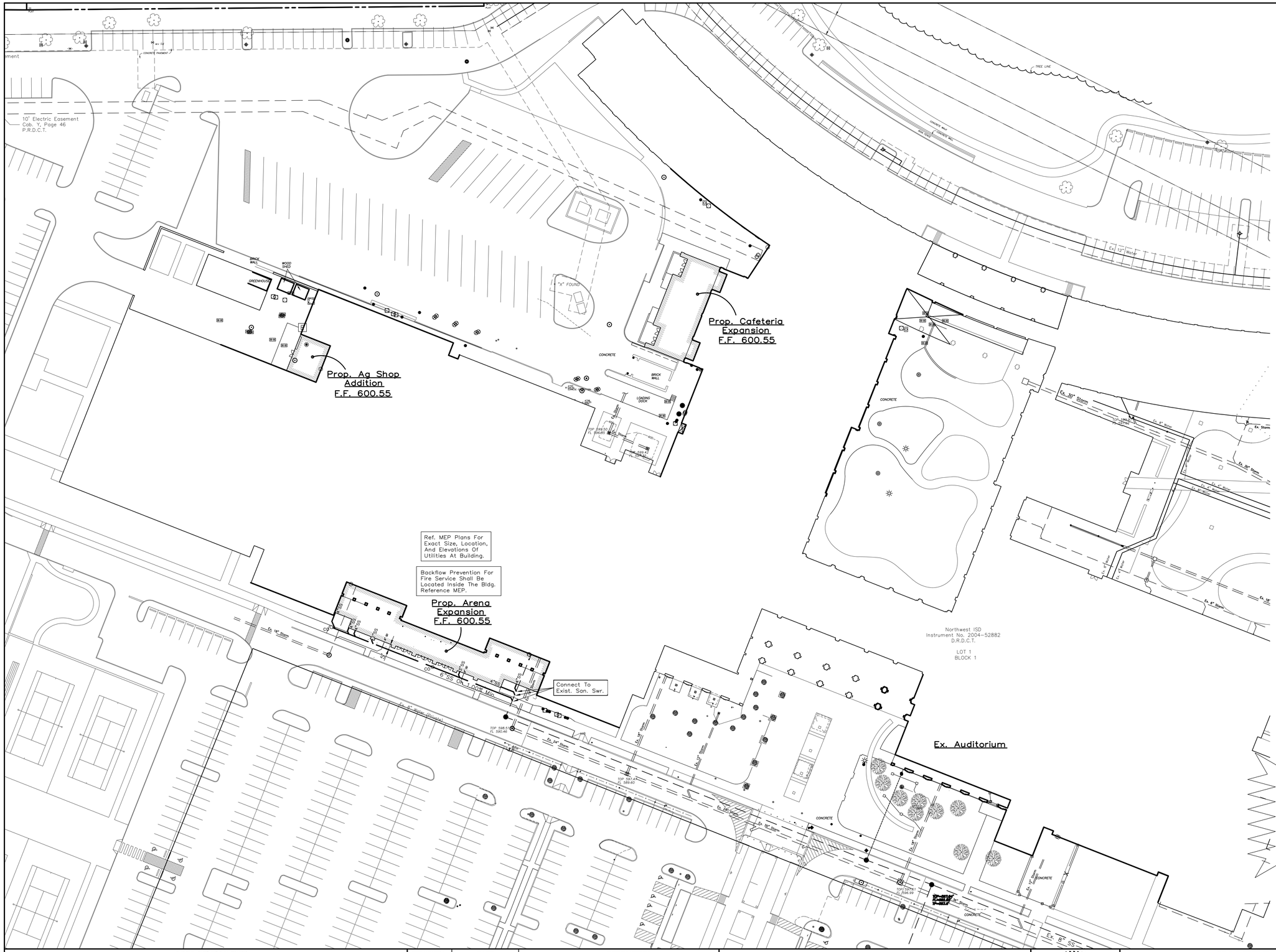
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED ENGINEER
02-13-25

DRAINAGE PLAN 02
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 DRNG.dwg	1" = 40'	CDR2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:04pm User: don



0 40 100

GRAPHIC SCALE
1"=40'

WATER & SEWER NOTES

1. All materials and construction shall be in accordance with these plans, the Town standards and specifications.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean–outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. Fire hydrants shall be Town approved and color coded.
9. All gate valves shall be Town approved.
10. All water and sanitary mains and services shall have a 10' min. lateral separation.
11. The slope for sanitary sewer laterals shall be 2%, or 1/4" per foot, or greater.
12. Type "H" Embedment shall be used for PVC water mains.
13. All water meters and fire hydrants shall be protected by curb or bollard.
14. Refer to Mechanical Plans for exact water and sewer service locations.
15. Fire sprinkler line shall be sized and installed by a State Licensed Fire Sprinkler Contractor.
16. Any valve covers, clean–outs, etc. within proposed pavement to be blocked–out.

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as–built plans and/or from reference information. Actual utility locations may differ from the as–built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

Feb 13, 2025 – 4:04pm User: don

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

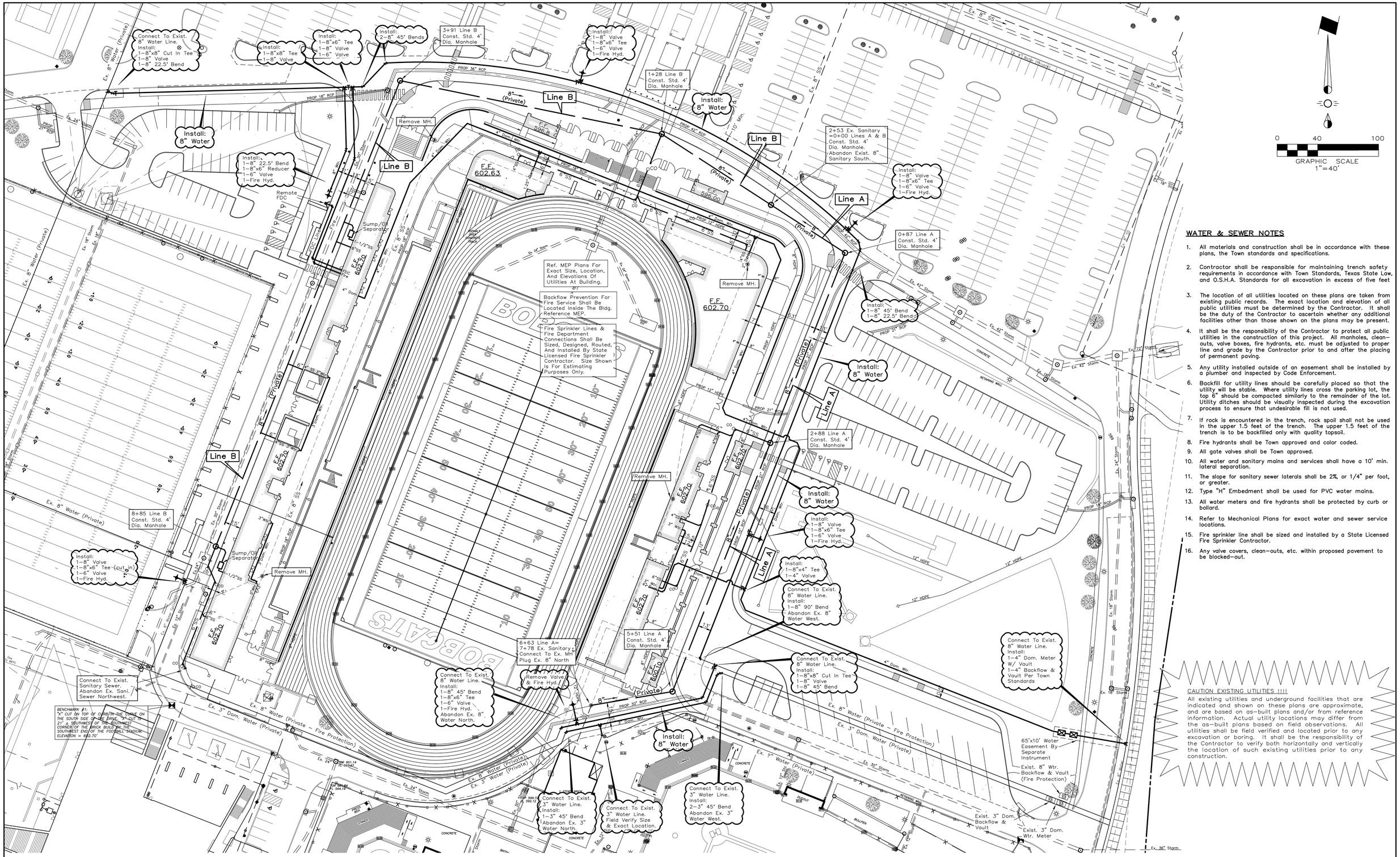
STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
02-13-25

WATER & SANI SWR PLAN 01

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 WSS.dwg	1" = 40'	CWS1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK 24047	



WATER & SEWER NOTES

1. All materials and construction shall be in accordance with these plans, the Town standards and specifications.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean–outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. Fire hydrants shall be Town approved and color coded.
9. All gate valves shall be Town approved.
10. All water and sanitary mains and services shall have a 10' min. lateral separation.
11. The slope for sanitary sewer laterals shall be 2%, or 1/4" per foot, or greater.
12. Type "H" Embedment shall be used for PVC water mains.
13. All water meters and fire hydrants shall be protected by curb or bollard.
14. Refer to Mechanical Plans for exact water and sewer service locations.
15. Fire sprinkler line shall be sized and installed by a State Licensed Fire Sprinkler Contractor.
16. Any valve covers, clean–outs, etc. within proposed pavement to be blocked–out.

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as–built plans and/or from reference information. Actual utility locations may differ from the as–built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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111 West Main
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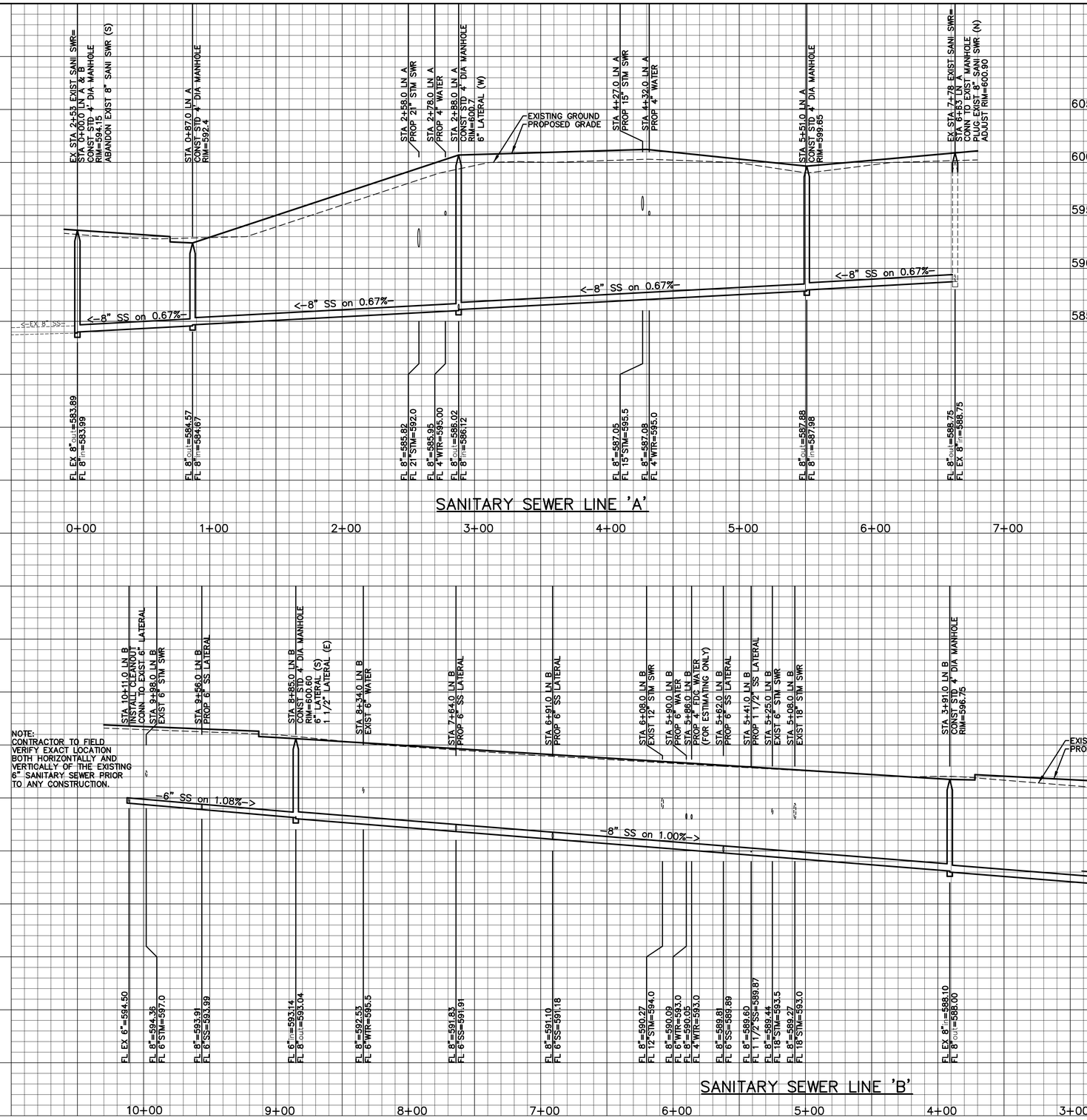
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — REGISTERED PROFESSIONAL ENGINEER — 02-13-25

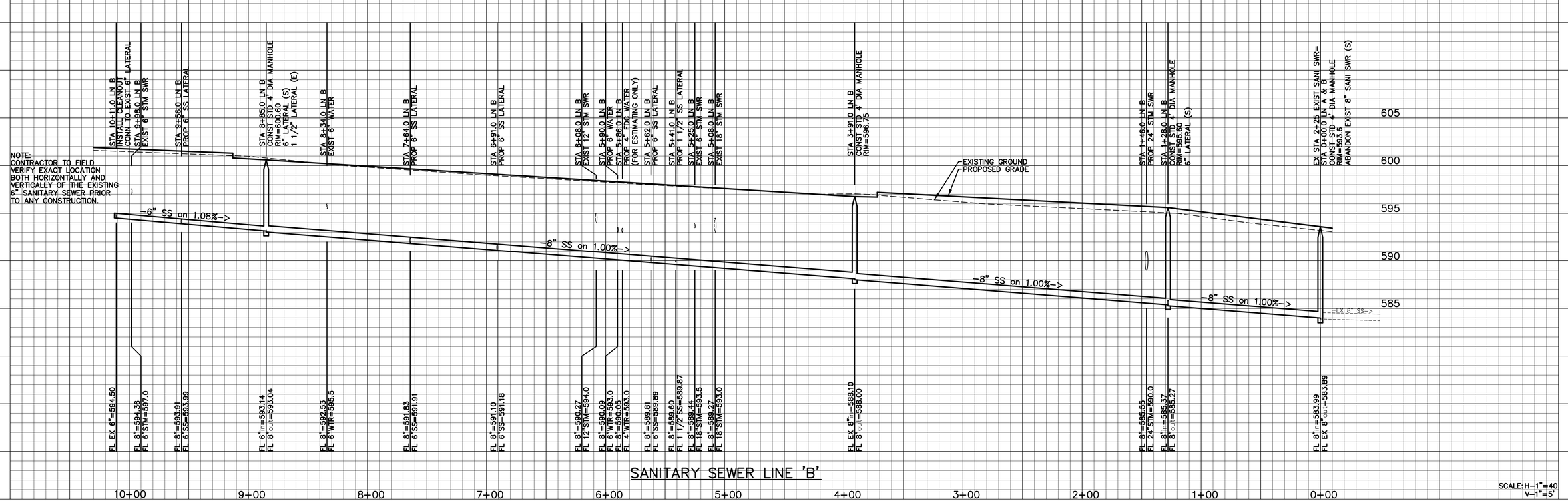
WATER & SANI SWR PLAN 02
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 WSS.dwg	1" = 40'	CWS2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 – 4:05pm User: dan



SANITARY SEWER LINE 'A'



SANITARY SEWER LINE 'B'

SCALE: H-1"=40
V-1"=5'

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED ENGINEER
02-13-25

SANITARY SEWER PROFILES

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 WSS.dwg	1" = 40'	CWS3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:05pm User: don

SANDBLASTING WASTE MANAGEMENT

DESCRIPTION

The objective of the management program is to minimize the potential of storm water quality degradation from sandblasting activities at construction sites. The key issues in this program are prudent handling and storage of sandblast media, dust suppression, and proper collection and disposal of spent media. It is not the intent of this program to outline all of the worker safety issues pertinent to this practice. Safety issues should be addressed by construction safety programs as well as local, state, and and federal regulations utilized at sites in which Sandblasting waste is present.

INSTALLATION/APPLICATION CRITERIA

Since the media consists of fine abrasive granules, it can be easily transported by running water. Sandblasting activities typically create a significant dust problem which must be contained and collected to prevent off–site migration problem which must be contained and collected to to prevent off–site migration or fines.

Operational Procedures

Use only inert, non–degradable sandblast media.
Use appropriate equipment for the job, do not over–blast.
Wherever possible, blast in a downward direction.
Install a wind sock or other wind direction instrument.
Cease blasting activities in high winds or if wind direction could transport grit to drainage facilities.
Install dust shielding around sandblasting areas.
Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.
Non–hazardous sandblast grit may be disposed in permitted construction debris landfills or permitted sanitary landfills.
If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate.
Use sand fencing where appropriate in areas where blast media cannot be fully contained.
If necessary, install misting equipment to remove sandblast grit from the air – prevent runoff from misting operations from entering drainage systems.
Use vacuum grit collection systems where possible.
Keep records of sandblasting materials, procedures, and weather conditions on a daily basis.
Take all reasonable precautions to ensure that sandblasting grit is contained and kept away from drainage structures.

Educational Issues

Educate all on–site employees of potential dangers to humans and the environment from sandblast grit.
Instruct all on–site employees of the potential hazardous nature of sandblast grit and possible symptoms of overexposure to sandblast grit.
Instruct operators of sandblasting equipment on safety procedures and personal protection equipment.
Instruct operators on proper procedures regarding storage, handling, and containment of sandblast grit.
Instruct operators to recognize unfavorable weather conditions regarding sandblasting activities.
Instruct operators and supervisors on current local, state, and federal regulations regarding fugitive dust and hazardous waste from sandblast grit.
Have weekly meetings with operators to discuss and reinforce proper operational procedures.
Establish a continuing education program to indoctrinate new employees.

Material Handling Recommendations

Sandblast media should always be stored under cover away from drainage structures.
Ensure that stored media or grit is not subject to transport by wind.
Ensure that all sandblasting equipment as well as storage containers comply with local, state, and federal regulations.
Refer to Hazardous Waste BMP fact sheet if sandblast grit is known or or suspected to contain hazardous components.
Capture and treat runoff which comes into contact with sandblasting material or waste.
Foreman and/or construction supervisor should monitor all sandblasting activities and safety procedures.

Quality Assurance

Educate, and if necessary, discipline workers who violate procedures.
Take all reasonable precautions to ensure that sandblast grit is not transported off–site or into drainage facilities.

Requirements

Education and awareness program for all employees regarding control of sandblasting and potential dangers to humans and the environment.
Operator and supervisor education program for those directly involved in sandblasting activities – instructions on material handling, proper equipment operation, personal protective equipment, fugitive dust control, record keeping and reporting.
Proper sandblast equipment for the job.
Site–specific fugitive dust control and containment equipment.
Site–specific fugitive dust control procedure.
Compliance by supervisors and workers.

Costs

Minimal cost for training and monitoring.
Potential for significant cost for containment procedures on large jobs.
Potential for significant costs associated with cleanup, correction and remediation if containment occurs.

LIMITATIONS

Site specific solutions to sandblasting problems may be required.
Sandblasting operations on structures known to contain hazardous materials require special procedures not specifically outlined above including professional hazardous waste specialists.
Where hazardous materials are known or suspected, a site assessment and remediation plan may be necessary.

HAZARDOUS WASTE MANAGEMENT

DESCRIPTION

The hazardous waste management BMP addresses the problem of storm water polluted with hazardous waste through spills or other forms of contact. The objective of the Management Program is to minimize the potential of storm water contamination from common construction site hazardous wastes through appropriate recognition, handling, storage, and disposal practices.

It is not the intent of this Management Program to supersede or replace normal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals. Suspected job–site contamination should be immediately reported to regulatory authorities and protective actions taken. The General Permit requires reporting of significant spills to the National Response Center (NRC) at (800)424–8802.

PRIMARY USE

These management practices along with applicable OSHA and EPA guidelines should be incorporated at all construction sites which use or generate hazardous wastes. Many wastes such as fuel, oil, grease, fertilizer, and pesticide are present at most construction sites.

INSTALLATION, APPLICATION AND DISPOSAL CRITERIA

The hazardous waste management techniques presented here are based on proper recognition, handling, and disposal practices by construction workers and supervisors. Key elements of the management program are education, proper disposal practices, as well as provisions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:

Targeted Hazardous Waste Materials

Paints
Solvents
Stains
Wood preservatives
Cutting oils
Greases
Roofing tar
Pesticides
Fuel and lube oils
Lead based paints (Demolition)

Storage Procedures

Wherever possible, minimize use of hazardous materials.
Minimize generation of hazardous wastes on the job–site.
Segregate potentially hazardous waste from non–hazardous construction site debris.
Designate a foreman or supervisor to oversee hazardous materials handling procedures.
Keep liquid or semi–liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.
Store waste materials away from drainage ditches, swales, and catch basins.
Use containment berms in fueling and maintenance areas and where the potential for spills is high.
Ensure that adequate hazardous waste storage volume is available.
Ensure that hazardous waste collection containers are conveniently located.
Do not allow potentially hazardous waste materials to accumulate on the ground.
Enforce hazardous waste handling and storage procedures.
Clearly mark on all hazardous waste containers which materials are acceptable for the container.

Disposal Procedures

Regularly schedule hazardous waste removal to minimize on–site storage.
Use only reputable, licensed hazardous waste haulers.

Education

Instruct workers in identification of hazardous waste.
Educate workers of potential dangers to humans and the environment from hazardous wastes.
Instruct workers on safety procedures for common construction site hazardous wastes.
Educate all workers on hazardous waste storage and disposal procedures.
Have regular meetings to discuss and reinforce identification, handling and disposal procedures (incorporate in regular safety seminars).
Establish a continuing education program to indoctrinate new employees.

Quality Assurance

Foreman and/or construction supervisor shall monitor on–site hazardous waste storage and disposal procedures.
Educate, and if necessary, discipline workers who violate procedures.
Ensure that the hazardous waste disposal contractor is reputable and licensed.

Requirements

Job–site waste handling and disposal education and awareness program.
Commitment by management to implement hazardous waste management practices.
Compliance by workers.
Sufficient and appropriate hazardous waste storage containers.
Timely removal of stored hazardous waste materials.

Costs

Possible modest cost impact for additional hazardous storage containers.
Small cost impact for training and monitoring.
Potential cost impact for hazardous waste collection and disposal by licensed hauler – actual cost depends on type of material and volume.

LIMITATIONS

This practice is not intended to address site–assessments and pre–existing contamination.
Major contamination, large spills and other serious hazardous waste incidents require immediate response from specialists.
Demolition activities and potential pre–existing materials, such as asbestos, are not addressed by this program. Site specific information on plans is necessary.
Contaminated soils are not addressed.
One part of a comprehensive construction site waste management program.

SOLID WASTE MANAGEMENT

DESCRIPTION

Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE

These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS

The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors. Key elements of the program are education and modification of improper disposal habits. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

Targeted Solid Waste Materials

Paper and cardboard containers
Plastic packaging
Styrofoam packing and forms
Insulation materials (non–hazardous)
Wood pallets
Wood cuttings
Pipe and electrical cuttings
Concrete, brick, and mortar waste
Shingle cuttings and waste
Roofing tar
Steel (cuttings, nails, rust residue)
Gypsum board cuttings and waste
Sheathing cuttings and waste
Miscellaneous cutting and waste
Food waste
Demolition waste

Storage Procedures

Wherever possible, minimize production of solid waste materials.
Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
Instruct construction workers in proper solid waste procedures.
Segregate potentially hazardous waste from non–hazardous construction site debris.
Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
Store waste materials away from drainage ditches, swales and catch basins.
Do not allow trash containers to overflow.
Do not allow waste materials to accumulate on the ground.
Prohibit littering by workers and visitors.
Police site daily for litter and debris.
Enforce solid waste handling and storage procedures.

Disposal Procedures

If feasible, segregate recyclable wastes from non–recyclable waste materials and dispose of properly.
General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
Use waste facilities approved by local jurisdiction.
Runoff which comes into contact with unprotected waste shall be directed into structural treatment such as silt fence to remove debris.

Education

Educate all workers on solid waste storage and disposal procedures.
Instruct workers in identification of solid waste and hazardous waste.
Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
Clearly mark on all solid waste containers which materials are acceptable.

Quality Control

Foreman and/or construction supervisor shall monitor on–site solid waste storage and disposal procedures.
Discipline workers who repeatedly violate procedures.

Requirements

Jobsite waste handling and disposal education and awareness program.
Commitment by management to implement and enforce Solid Waste Management Program.
Compliance by workers.
Sufficient and appropriate waste storage containers.
Timely removal of stored solid waste materials.
Possible modest cost impact for additional waste storage containers.
Small cost impact for training and monitoring.
Minimal overall cost impact.

LIMITATIONS

Only addresses non–hazardous solid waste.
One part of a comprehensive construction site management program.

CONCRETE WASTE MANAGEMENT

DESCRIPTION

Concrete waste at construction sites comes in two forms; 1) excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition and sawing. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE

Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present.

APPLICATIONS

A number of water quality parameters can be affected by introduction of concrete – especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life.
Suspended solids in the form of both cement and aggregate dust are also Generated from both fresh and demolished concrete waste:

Current Unacceptable Waste Concrete Disposal Practices

Dumping in vacant areas on the job–site.
Illicit dumping off–jobsite.
Dumping into ditches or drainage facilities.

Recommended Disposal Practices

Avoid unacceptable dumping practices listed above.
Develop predetermined, safe concrete disposal areas.
Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
Never dump waste concrete illicitly or without property owners knowledge and consent.
Treat runoff from storage area through the use of structural controls as required.

Education

Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
Supervisors must be made aware of the potential environmental consequences of improperly handling concrete waste.

Enforcement

The construction site manager or foreman must ensure that employees and pre–mix companies follow proper procedures for concrete disposal and equipment washing.
Employees violating disposal or equipment cleaning directives must be reeducated or disciplined if necessary.

Demolition Practices

Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters.
Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Concrete Saw Water

Vacuum collect and dispose of in concrete washout areas on site. Do not allow to drain into storm drain or temporarary erosion control BMP's.

Requirements

Use predetermined disposal for waste concrete.
Prohibit dumping waste concrete anywhere but predetermined areas.
Assign predetermined truck and equipment washing areas.
Educate drivers and operators on proper disposal and equipment cleaning procedures.

Costs

Minimal cost impact for training and monitoring.
Concrete disposal cost depends on availability and distance to suitable disposal areas.
Additional costs involved in equipment washing could be significant.

Limitations

This concrete waste management program is one part of a comprehensive construction site management program.

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

Feb 13, 2025 – 4:05pm User: dan

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

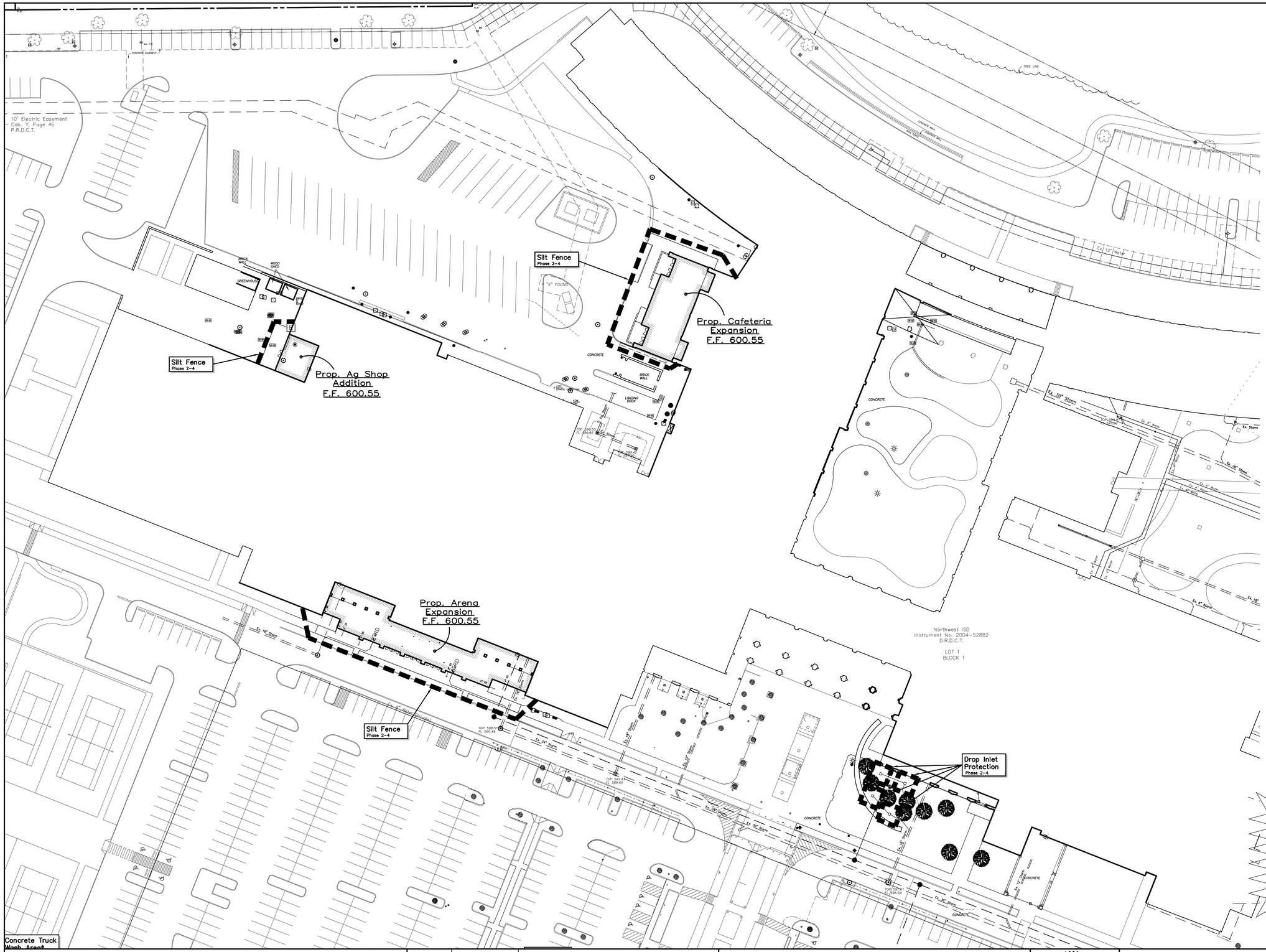
REVISION	DATE	DESCRIPTION

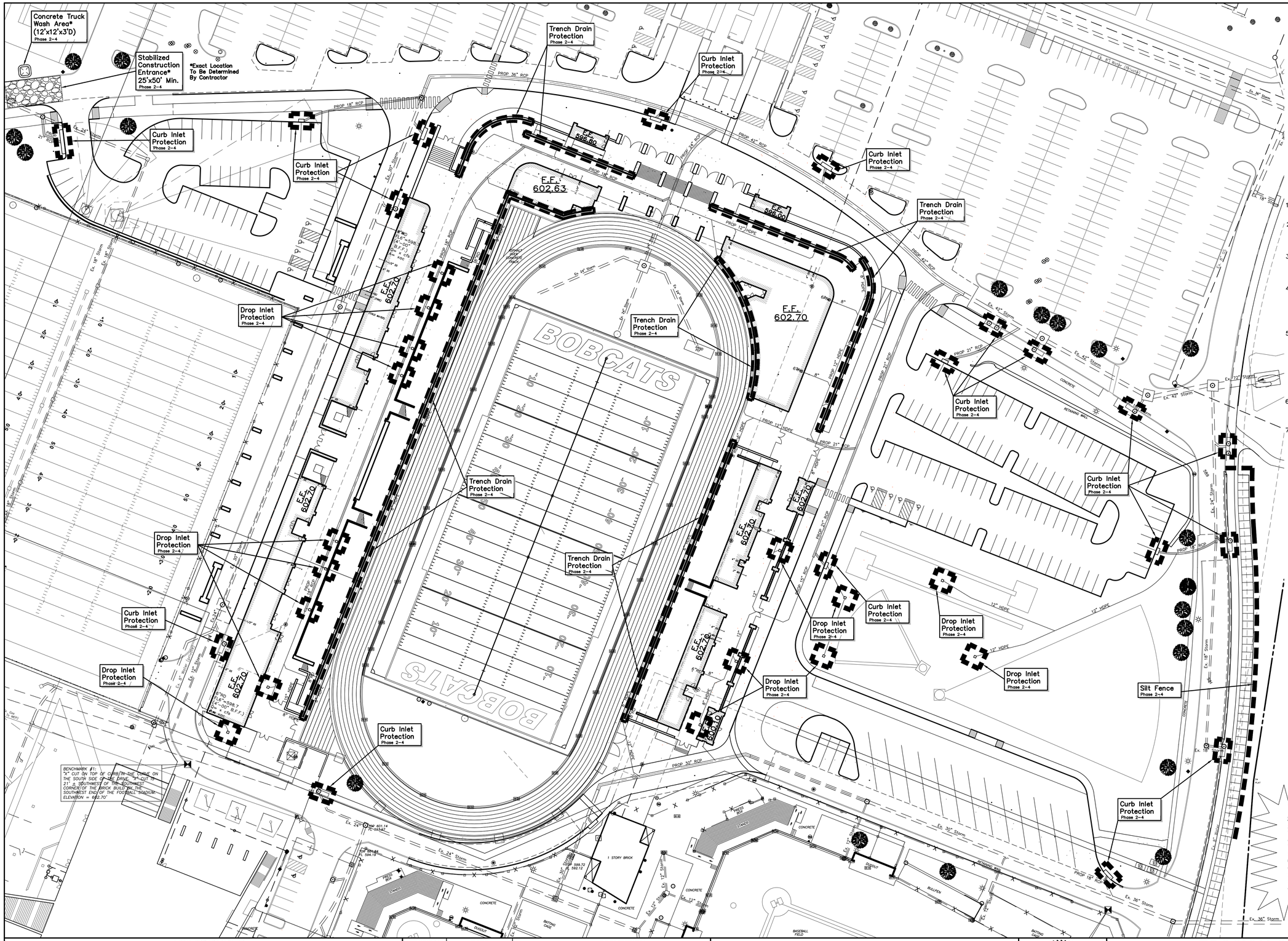
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED
PROFESSIONAL ENGINEER
02-13-25

EROSION CONTROL NOTES
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 24047 EROS NOTES.dwg	DRAWING SCALE: 1" = 40'	SHEET: CER1
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 02-13-25	PROJECT NUMBER: RLK: 24047	


10' Electric Easement
Cab. Y, Page 46
P.R.D.C.T.
CONCRETE PAVEMENT
BRICK WALL
WOOD SHED
GREENHOUSE
Silt Fence
Phase 2-4
Prop. Ag Shop
Addition
F.F. 600.55
Silt Fence
Phase 2-4
Prop. Cafeteria
Expansion
F.F. 600.55
"X" FOUND
CONCRETE
BRICK WALL
LOADING DOCK
TOP 599.50
FL 594.83
TOP 599.42
FL 594.75
TREE LINE
CONCRETE RETAINING WALL
Ex. 12" Water
CONCRETE
Ex. 30" Storm
Ex. 8" Water
Ex. 4" Water
Ex. 18" Storm
Ex. 6" Storm
Ex. 4" Water
Ex. 4" Water
Ex. 4" Water



EROSION CONTROL NOTES

1. Erosion control devices shown on this plan shall be installed prior to the start of land disturbing activities on the project.
2. All erosion control devices are to be installed in accordance with the approved plans and specifications for this project. Changes are to be approved before construction by the design Engineer and the Town.
3. If the Erosion Control Plan as approved cannot control erosion and off-site sedimentation from the project, the Erosion Control Plan will be required to be revised and/or additional erosion control devices will be required on site.
4. Off-site soil borrow and spoil areas are considered as part of the project site, and must also comply with the erosion control requirements for this project. This includes the installation of BMPs to control offsite sedimentation and the establishment of permanent ground cover on disturbed areas prior to final approval of the project.
5. Inspections shall be made weekly and after rain storm events to insure that the devices are functioning properly. When sediment or mud has clogged the void spaces between stones or mud is being tracked onto a public roadway the aggregate pad must be washed down or replaced. Runoff from the wash down operation shall not be allowed to drain directly off site without first lowing through another BMP to control off site sedimentation. Periodic re-grading or the addition of new stone may be required to maintain the efficiency of the installation.
6. Contractor shall be responsible for submittal of N.O.I., N.O.T. and any additional information required by the E.P.A. Contractor shall comply with all E.P.A. storm water pollution prevention requirements.
7. Contractor shall control mud accumulation on all streets surrounding the project. No mud accumulation will be allowed in public streets.

LEGEND

- Proposed Erosion Control Device
- 93 Proposed Contour
- 593 Existing Contour
- Stabilized Construction Entrance
- Concrete Truck Wash

CONSTRUCTION SCHEDULE AND PHASING

PHASE 1 Grading
PHASE 2 Utility Installation
PHASE 3 Paving/Building
PHASE 4 Soil Stabilization/Landscaping

It shall be the contractor's responsibility to use whatever means are necessary to control and limit silt and sediment leaving the site. Specifcally, the contractor shall protect all public streets, alleys, streams, storm drain systems and inlets form erosion deposits. The contractor responsible for maintaining erosion control shall provide street cleaning on public streets if any earth material is transported from the construction site at the end of each day. Earth material shall not be allowed to accumulate on Town Streets.

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice Of Termination).

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

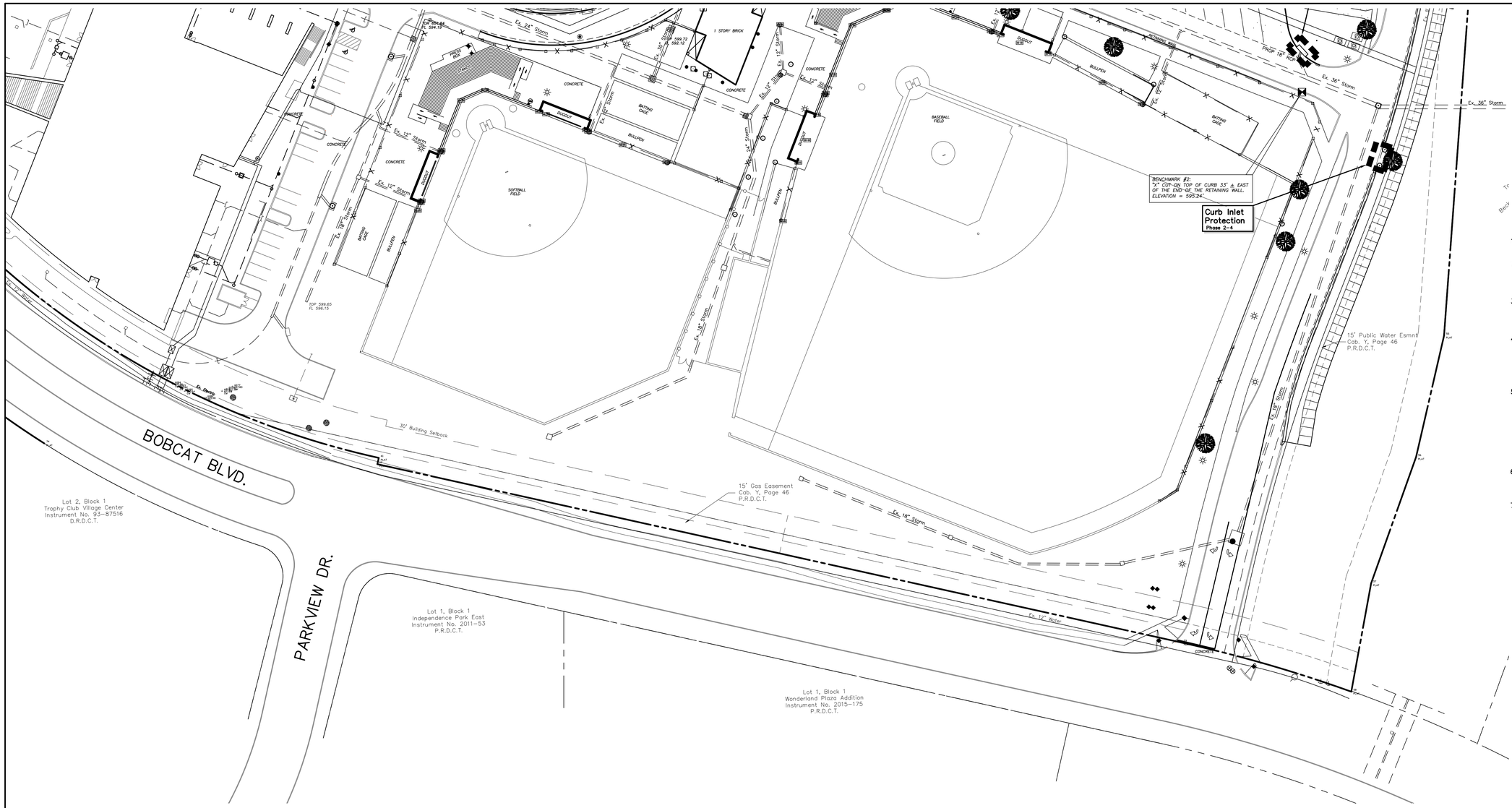
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

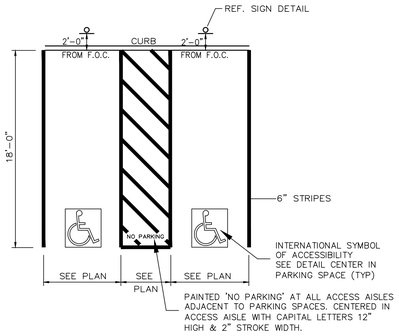
STATE OF TEXAS · ROBERT B. MORSE · 98295 · REGISTERED PROFESSIONAL ENGINEER · 02-13-25

EROSION CONTROL PLAN 02
BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 EROS.dwg	1" = 40'	CER3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

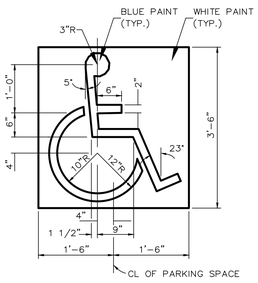
Feb 13, 2025 - 4:05pm User: dan


BOBCAT BLVD.
PARKVIEW DR.
Lot 2, Block 1
Trophy Club Village Center
Instrument No. 93-87516
D.R.D.C.T.
Lot 1, Block 1
Independence Park East
Instrument No. 2011-53
P.R.D.C.T.
Lot 1, Block 1
Wonderland Plaza Addition
Instrument No. 2015-175
P.R.D.C.T.
30' Building Setback
15' Gas Easement
Cab. Y, Page 46
P.R.D.C.T.
15' Public Water Esmnt
Cab. Y, Page 46
P.R.D.C.T.
BENCHMARK #2:
"X" CUT-ON TOP OF CURB 33' ± EAST
OF THE END OF THE RETAINING WALL.
ELEVATION = 595.24'.
Curb Inlet Protection
Phase 2-4
1 STORY BRICK
SOFTBALL FIELD
BASEBALL FIELD
CONCRETE
BULLPEN
BATTING CAGE
DUGOUT
PITCH
Ex. 36" Storm
Ex. 24" Storm
Ex. 18" Storm
Ex. 12" Storm
Ex. 12" Water
Ex. 8" Water
Ex. 8" Sanitary Sewer
TOP 599.65
FL 596.15
TOP 599.72
FL 590.12
TOP 601.64
FL 594.19
TOP 599.24
FL 594.24
TOP 599.22
FL 590.72
TOP 599.24
FL 594.24
TOP 599.24
FL 594.24
TOP 599.24
FL 594.24



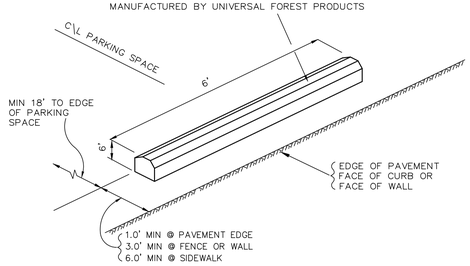
ACCESSIBLE STRIPING DETAIL

N.T.S.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (HANDICAP) DETAIL

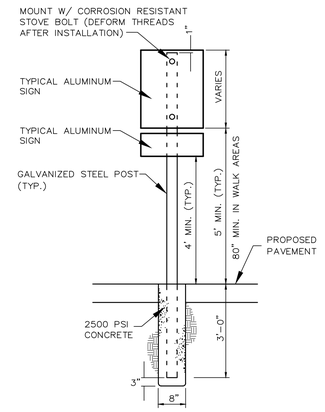
N.T.S.



1. PROVIDE ONE 6' IMPACT PARKING CURB PER PARKING SPACE 1 FEET FROM EDGE OF PAVEMENT AT LOCATIONS INDICATED ON THE PAVING PLAN.
2. THE PRECAST CONCRETE SAFETY CURB SHALL BE ATTACHED SECURELY TO THE CONCRETE PAVEMENT WITH EPOXY ADHESIVE AND #4 REBAR ANCHORED INTO THICKENED CONCRETE EDGE.

PRECAST CONCRETE WHEELSTOP

N.T.S.



ACCESSIBLE SIGN MOUNTING DETAIL

N.T.S.

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.
4. COLORS: LETTER & BORDER – GREEN
   SYMBOL ON BLUE BACKGROUND
   SIGN BACKGROUND – WHITE

ACCESSIBLE PARKING SIGN DETAIL

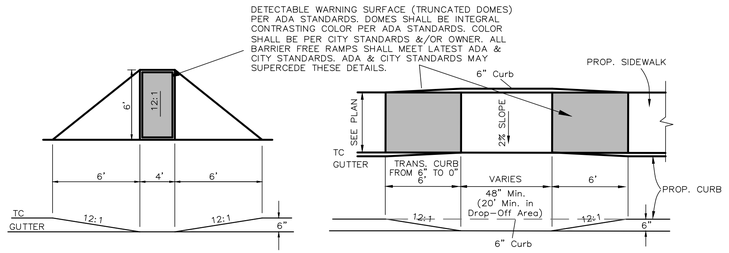
N.T.S.

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.
4. COLORS: LETTER & BORDER – GREEN
   SYMBOL ON BLUE BACKGROUND
   SIGN BACKGROUND – WHITE

VAN–ACCESSIBLE PARKING SIGN DETAIL

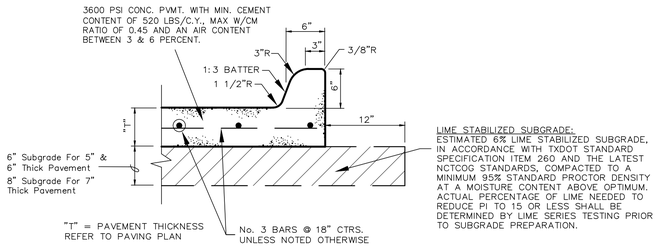
N.T.S.



BARRIER FREE CURB RAMP (ONSITE)

N.T.S.

THIS DETAIL APPLIES TO PRIVATE PROPERTY ONLY.
REF. CITY DETAILS FOR HC RAMPS WITHIN CITY R.O.W.

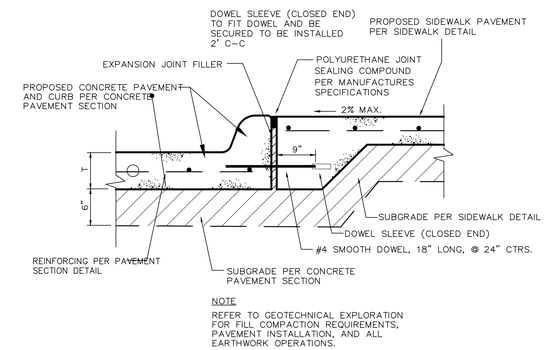


NOTE

1. REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.
2. SOLUBLE SULFATE TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. SULFATE RESISTANT CONCRETE MIX DESIGNS SHALL BE PROVIDED PER THAT REPORT SHOULD EXCESSIVE SULFATES BE PRESENT.

ON–SITE CONCRETE PAVEMENT SECTION

N.T.S.



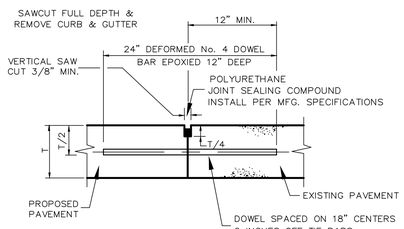
NOTE

REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

PRIVATE CURB/SIDEWALK CONNECTION DETAIL

N.T.S.

ONSITE PAVEMENT ONLY – NOT FOR PAVEMENT IN PUBLIC R.O.W.



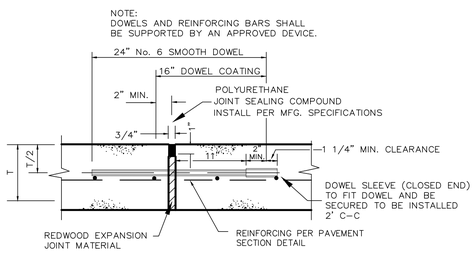
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

NOTES:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

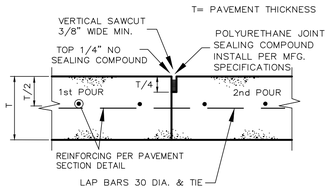
LONGITUDINAL BUTT JOINT

N.T.S.



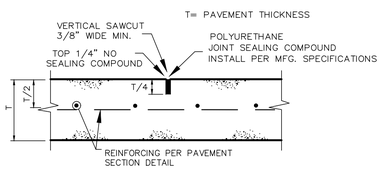
EXPANSION JOINT

N.T.S.



CONSTRUCTION JOINT

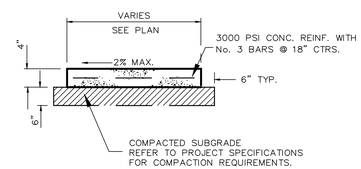
N.T.S.



SAWED DUMMY (CONTROL) JOINT

N.T.S.

MAXIMUM SPACING IS 15' CTRS. (TYP.)



ON–SITE SIDEWALK DETAIL

N.T.S.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — ROBERT B. MORSE — 98295 — LICENSED PROFESSIONAL ENGINEER — 02-13-25

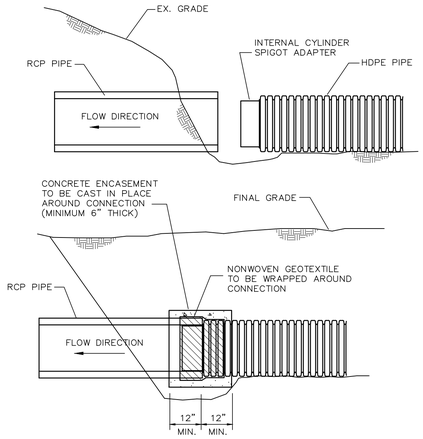
ONSITE DETAILS 01

BYRON NELSON HIGH SCHOOL STADIUM ADDITION

BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	24047 ONSITE DETAILS 01.dwg	1" = 40'	CDT1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	02-13-25	RLK: 24047	

Feb 13, 2025 - 4:06pm User: don

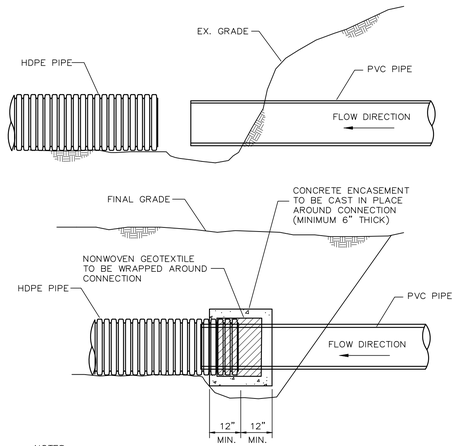


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INTERNAL CYLINDER ADAPTER TO BE WELDED TO ADS N-12, OUTSIDE DIAMETER TO BE INSERTED INTO INSIDE DIAMETER OF CONCRETE PIPE.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. IN LIEU OF AN INTERNAL CYLINDER, AN ADS WATERTIGHT REPAIR COUPLER CAN BE USED TO CONNECT HDPE PIPE TO RCP.
8. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR RCP BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/RCP PIPE CONNECTION DETAIL

(RCP PIPE DOWNSTREAM OF HDPE PIPE)



NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INSIDE DIAMETER OF HDPE PIPE TO BE INSTALLED OVER OUTSIDE DIAMETER OF PVC PIPE A MINIMUM DISTANCE OF TWO TIMES THE HDPE DIAMETER.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR PVC BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/PVC PIPE CONNECTION DETAIL

(PVC PIPE UPSTREAM OF HDPE PIPE)

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
ROBERT B. MORSE
98295
REGISTERED PROFESSIONAL ENGINEER
02-13-25

ONSITE DETAILS 02

BYRON NELSON HIGH SCHOOL STADIUM ADDITION
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 24047 ONSITE DETAILS 02.dwg	DRAWING SCALE: 1" = 40'
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 02-13-25	PROJECT NUMBER: RLK: 24047

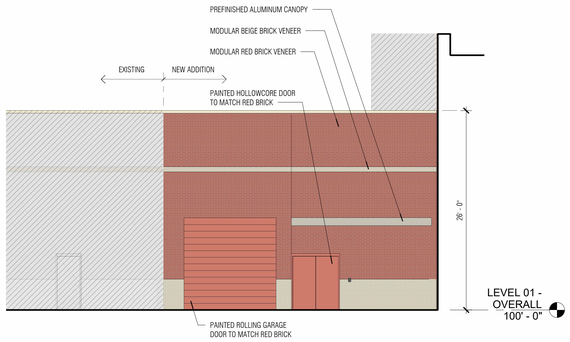
SHEET: CDT2

Feb 13, 2025 - 4:06pm User: dan

MATERIALS	AG SHOP	CAFETERIA	ARENA	AUDITORIUM	TOTAL SF
MODULAR BRICK VENEER - COLOR: RED - RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	623 SF	3,600 SF	4,506 SF	3,617 SF	12,346 SF
MODULAR BRICK VENEER - COLOR: EBONY - STACKED BOND/ RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	69 SF	0 SF	607 SF	213 SF	889 SF
MODULAR BRICK VENEER - COLOR: BEIGE - ACCENT COLOR / RUNNING BOND - TO MATCH EXISTING	24 SF	0 SF	32 SF	96 SF	152 SF
STONE VENEER - TO MATCH EXISTING	0 SF	530 SF	0 SF	0 SF	530 SF
TOTAL ELEVATION AREA	**736 SF**	**6,127 SF**	**5,885 SF**	**4,758**	**17,506 SF**
ELEVATION MASONRY %	**97.3%**	**68.3%**	**94.6%**	**82.5%**	-
SCHOOL TOTAL MASONRY = 14,662 SF = 83.8%					

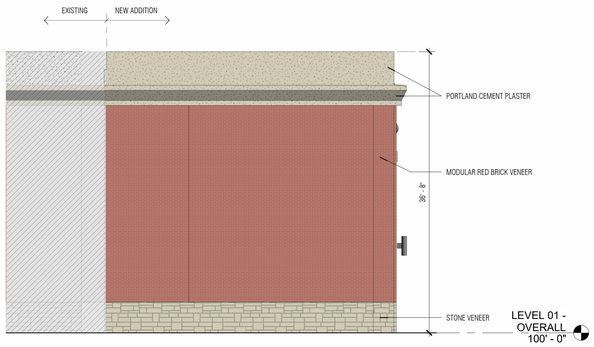
MATERIALS	AG SHOP	CAFETERIA	ARENA	AUDITORIUM	TOTAL SF
MASONRY BURNISHED BLOCK VENEER - STACKED BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY 2110 AUSTIN LIMESTONE BURNISHED	0 SF	0 SF	0 SF	0 SF	0 SF
ALUMINUM COMPOSITE METAL PANEL, 4'-0" JOINTS O.C. BASIS OF DESIGN: REYNOBOND REYNOLUX PUEBLO TAN COLOR TO MATCH EXISTING FIELDHOUSE	20 SF	0 SF	44 SF	0 SF	64 SF
ALUMINUM COMPOSITE METAL PANEL, 4'-0" JOINTS O.C. BASIS OF DESIGN: REYNOBOND REYNOLUX SUNSHINE GRAY COLOR TO MATCH EXISTING FIELDHOUSE	0 SF	0 SF	0 SF	0 SF	0 SF
LINEAR METAL SOFFIT PANEL - 12" PANEL, 1" DEEP BASIS OF DESIGN: MORIN CLASSIC F-12-0, 20 GUAGE GALVALUME, TO MATCH SUNSHINE GRAY ACM PANEL	0 SF	0 SF	0 SF	0 SF	0 SF
-	**736 SF**	**6,127 SF**	**5,885 SF**	**4,758**	**17,506 SF**
-	**97.3%**	**68.3%**	**94.6%**	**82.5%**	-

MATERIALS	AG SHOP	CAFETERIA	ARENA	AUDITORIUM	TOTAL SF
CAST STONE - SIZES VARY, SEE ELEVATION BASIS OF DESIGN: JCF COMPANIES 2-60 BISCUIT COLOR TO MATCH EXISTING	0 SF	53 SF	232 SF	0 SF	559 SF
EXTERIOR PORTLAND CEMENT PLASTER COLOR TO MATCH EXISTING	0 SF	1,944 SF	274 SF	832 SF	2,776 SF
SPANDREL GLAZING	0 SF	0 SF	0 SF	0 SF	0 SF
-	-	-	-	-	-
-	**736 SF**	**6,127 SF**	**5,885 SF**	**4,758**	**17,506 SF**
-	**97.3%**	**68.3%**	**94.6%**	**82.5%**	-



02 | COLORED EXTERIOR ELEVATION - AG SHOP WEST

SCALE: 1/8" = 1'-0"

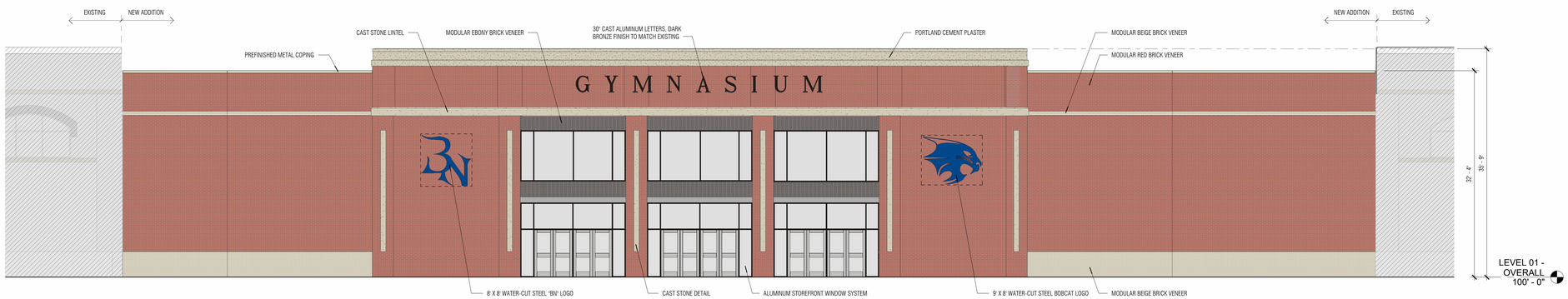


04 | COLORED EXTERIOR ELEVATION - CAFETERIA NORTH (& SOUTH OPP.)

SCALE: 1/8" = 1'-0"

03 | COLORED EXTERIOR ELEVATION - CAFETERIA WEST

SCALE: 1/8" = 1'-0"



01 | COLORED EXTERIOR ELEVATION - ARENA SOUTH

SCALE: 1/8" = 1'-0"

2/3/2025 5:47:01 PM
Autodesk Docs://Byron Nelson High School/BHS-MAIN_BIM45_R24.rvt

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

(A) PURPOSE: THIS PLANNED DEVELOPMENT IS DESIGNED LO ACCOMMODATE A HIGH SCHOOL AND OTHER APPURTENANT USES AS APPLICABLE WITH A HIGH SCHOOL SITE. FOR DEVELOPMENT PURPOSES, THE LAND IS ONE CONTIGUOUS TRACT. THE USE AND DEVELOPMENT OF THE TRACT SHALL BE IN COORDANCE WITH THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS WITH THE FOLLOWING EXCEPTIONS:

5. AREA BUILDING AND SITE REGULATIONS:

THE BUILDING AND SITE REGULATIONS WILL GENERALLY FOLLOW CHAPTER 14 OF THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS, WITH THE EXCEPTION OF THOSE ITEMS LISTED BELOW:

(A) BUILDING HEIGHT: NO BUILDING OR STRUCTURE SHALL EXCEED EIGHTY-FIVE FEET (85) OR THREE (3) STORIES IN HEIGHT.

(G) MECHANICAL & ELECTRICAL EQUIPMENT: MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. EQUIPMENT SCREENING SHALL NOT BE CONSIDERED AS A PART OF BUILDING HEIGHT.

CITY OF TROPHY CLUB - NS REGULATIONS

SEC. 14.02.164 NS NEIGHBORHOOD SERVICE DISTRICT REGULATIONS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

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(K) DESIGN REQUIREMENTS. THE FOLLOWING DESIGN REQUIREMENTS SHALL APPLY IN THE NS NEIGHBORHOOD SERVICE DISTRICT:

(1) NO OUTDOOR STORAGE, EXCEPT FOR REFUSE DISPOSAL, SHALL BE PERMITTED. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW.

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(3) LIGHTING SHALL BE DESIGNED TO REFLECT AWAY FROM ANY ADJACENT RESIDENTIAL AREA.

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DALLAS, TEXAS 75206
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BYRON NELSON HIGH SCHOOL
NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

NO	REVISION	DATE

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

GLENN | PARTNERS PROJECT NO. 23-006

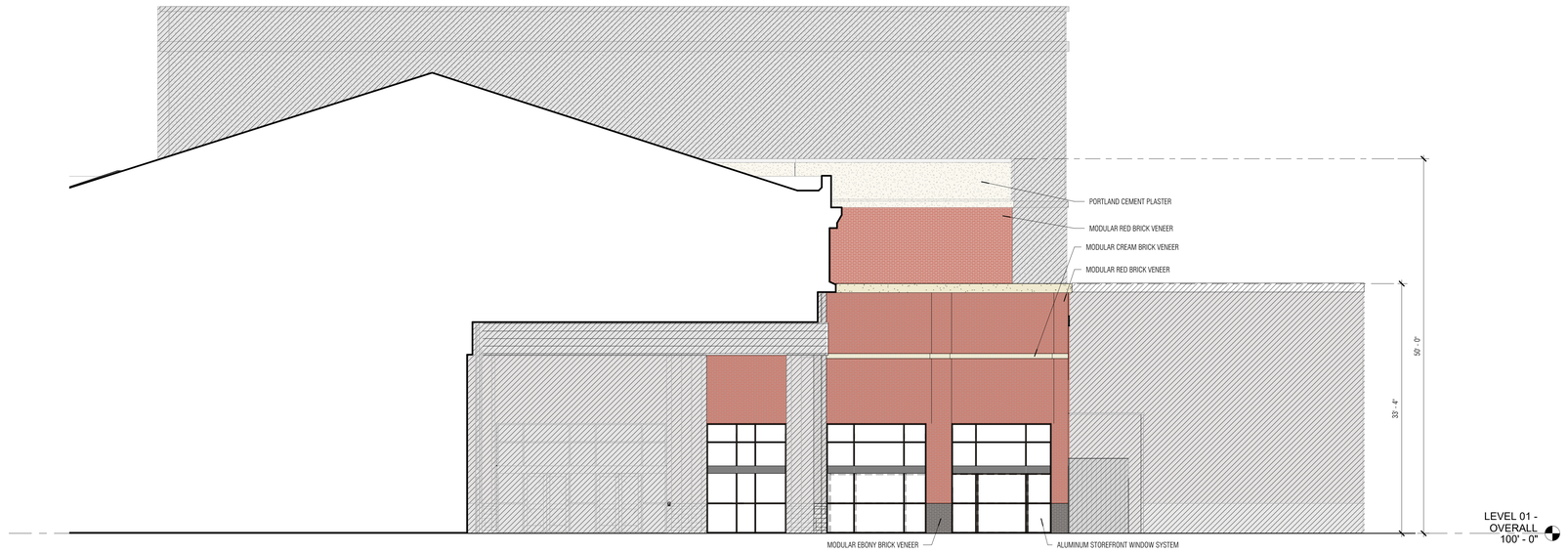
G21 - 01
COLORED OVERALL EXTERIOR ELEVATIONS - SCHOOL

ISSUE FOR BID AND PERMIT
03.07.2025

MATERIALS	AG SHOP	CAFETERIA	ARENA	AUDITORIUM	TOTAL SF
MODULAR BRICK VENEER - COLOR: RED - RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	623 SF	3,600 SF	4,506 SF	3,617 SF	12,346 SF
MODULAR BRICK VENEER - COLOR: EBONY - STACKED BOND/ RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	69 SF	0 SF	607 SF	213 SF	889 SF
MODULAR BRICK VENEER - COLOR: BEIGE - ACCENT COLOR / RUNNING BOND - TO MATCH EXISTING	24 SF	0 SF	32 SF	96 SF	152 SF
STONE VENEER - TO MATCH EXISTING	0 SF	530 SF	0 SF	0 SF	530 SF
TOTAL ELEVATION AREA	**736 SF**	**6,127 SF**	**5,885 SF**	**4,758**	**17,506 SF**
ELEVATION MASONRY %	**97.3%**	**68.3%**	**94.6%**	**82.5%**	-
SCHOOL TOTAL MASONRY = 14,662 SF = 83.8%					

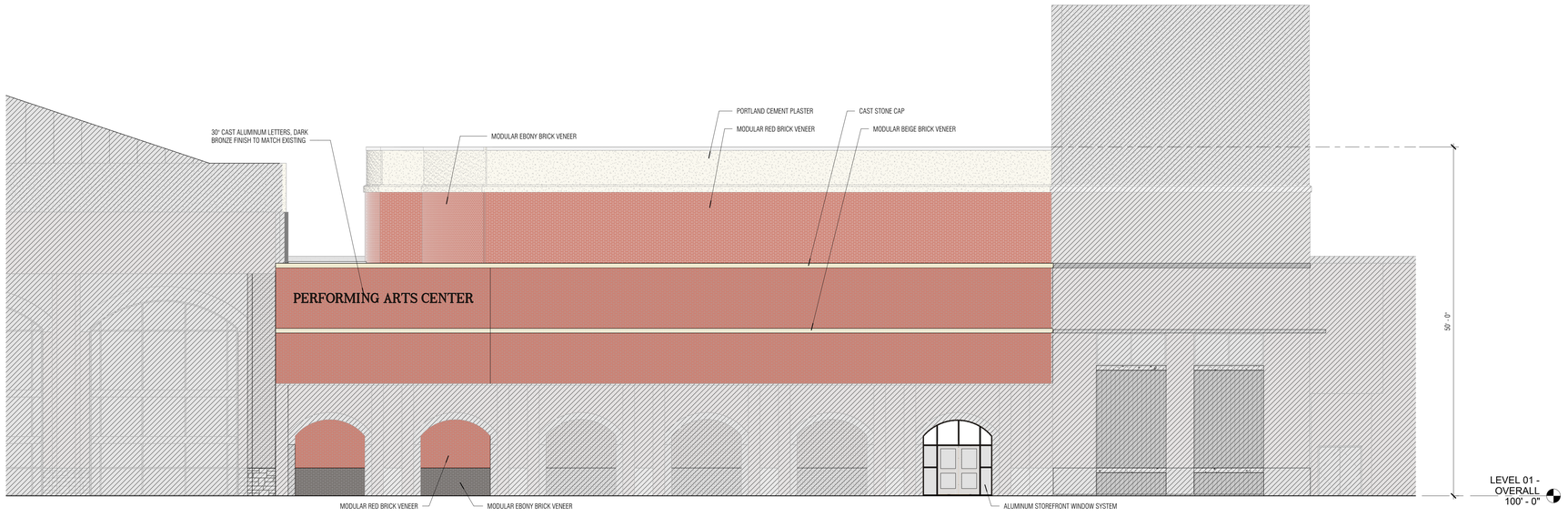
MATERIALS	AG SHOP	CAFETERIA	ARENA	AUDITORIUM	TOTAL SF
MASONRY BURNISHED BLOCK VENEER - STACKED BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY 2110 AUSTIN LIMESTONE BURNISHED	0 SF	0 SF	0 SF	0 SF	0 SF
ALUMINUM COMPOSITE METAL PANEL, 4'-0" JOINTS O.C. BASIS OF DESIGN: REYNOBOND REYNOLUX PUEBLO TAN COLOR TO MATCH EXISTING FIELDHOUSE	20 SF	0 SF	44 SF	0 SF	64 SF
ALUMINUM COMPOSITE METAL PANEL, 4'-0" JOINTS O.C. BASIS OF DESIGN: REYNOBOND REYNOLUX SUNSHINE GRAY COLOR TO MATCH EXISTING FIELDHOUSE	0 SF	0 SF	0 SF	0 SF	0 SF
LINEAR METAL SOFFIT PANEL - 12" PANEL, 1" DEEP BASIS OF DESIGN: MORIN CLASSIC F-12-0, 20 GUAGE GALVALUME, TO MATCH SUNSHINE GRAY ACM PANEL	0 SF	0 SF	0 SF	0 SF	0 SF
-	**736 SF**	**6,127 SF**	**5,885 SF**	**4,758**	**17,506 SF**
-	**97.3%**	**68.3%**	**94.6%**	**82.5%**	-

MATERIALS	AG SHOP	CAFETERIA	ARENA	AUDITORIUM	TOTAL SF
CAST STONE - SIZES VARY, SEE ELEVATION BASIS OF DESIGN: JCF COMPANIES 2-60 BISCUIT COLOR TO MATCH EXISTING	0 SF	53 SF	232 SF	0 SF	559 SF
EXTERIOR PORTLAND CEMENT PLASTER COLOR TO MATCH EXISTING	0 SF	1,944 SF	274 SF	832 SF	2,776 SF
SPANDREL GLAZING	0 SF	0 SF	0 SF	0 SF	0 SF
-	-	-	-	-	-
-	**736 SF**	**6,127 SF**	**5,885 SF**	**4,758**	**17,506 SF**
-	**97.3%**	**68.3%**	**94.6%**	**82.5%**	-



02 | COLORED EXTERIOR ELEVATION - AUDITORIUM WEST

SCALE: 1/8" = 1'-0"



01 | COLORED EXTERIOR ELEVATION - AUDITORIUM SOUTH

SCALE: 1/8" = 1'-0"

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

(A) PURPOSE: THIS PLANNED DEVELOPMENT IS DESIGNED LO ACCOMMODATE A HIGH SCHOOL AND OTHER APPURTENANT USES AS APPLICABLE WITH A HIGH SCHOOL SITE. FOR DEVELOPMENT PURPOSES, THE LAND IS ONE CONTIGUOUS TRACT. THE USE AND DEVELOPMENT OF THE TRACT SHALL BE IN CCORDANCE WITH THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS WITH THE FOLLOWING EXCEPTIONS:

5. AREA BUILDING AND SITE REGULATIONS:

THE BUILDING AND SITE REGULATIONS WILL GENERALLY FOLLOW CHAPTER 14 OF THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS, WITH THE EXCEPTION OF THOSE ITEMS LISTED BELOW:

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CITY OF TROPHY CLUB - NS REGULATIONS

SEC. 14.02.164 NS NEIGHBORHOOD SERVICE DISTRICT REGULATIONS

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NO	REVISION	DATE

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GLENN | PARTNERS PROJECT NO. 23-006

G21 - 02
COLORED OVERALL EXTERIOR ELEVATIONS - SCHOOL

ISSUE FOR BID AND PERMIT
03.07.2025

2/12/2025 6:47:13 PM
Autodesk Docs://Byron Nelson High School/24-0423_BNHS_SCH.rvt

MATERIALS	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION	TOTAL SF
MODULAR BRICK VENEER - COLOR: RED - RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	13,381 SF	8,819 SF	9,938 SF	9,821 SF	46,500 SF
MODULAR BRICK VENEER - COLOR: EBONY - STACKED BOND/ RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	0 SF	0 SF	190 SF	0 SF	190 SF
MODULAR BRICK VENEER - COLOR: BEIGE - ACCENT COLOR / RUNNING BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY KANSAS BRICK AND TILE CO. 530 FLASH MODULAR	0 SF	0 SF	0 SF	0 SF	0 SF
STONE VENEER - TO MATCH EXISTING	0 SF	0 SF	0 SF	0 SF	0 SF
TOTAL ELEVATION AREA	**17,515 SF**	**15,912 SF**	**14,408 SF**	**29,434 SF**	**77,270 SF**
ELEVATION MASONRY %	**87.8%**	**81.3%**	**85.4%**	**66.8%**	-
STADIUM TOTAL MASONRY = 60,280 SF = 78.0%					

MATERIALS	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION	TOTAL SF
MASONRY BURNISHED BLOCK VENEER - STACKED BOND BASIS OF DESIGN: BLACKSON BRICK COMPANY 2110 AUSTIN LIMESTONE BURNISHED	1,639 SF	3,407 SF	1,930 SF	9,836 SF	12,271 SF
ALUMINUM COMPOSITE METAL PANEL, 4'-0" JOINTS O.C. BASIS OF DESIGN: REYNOBOND REYNOLUX PUEBLO TAN COLOR TO MATCH EXISTING FIELDHOUSE	1,823 SF	2,014 SF	1,896 SF	5,286 SF	11,109 SF
ALUMINUM COMPOSITE METAL PANEL, 4'-0" JOINTS O.C. BASIS OF DESIGN: REYNOBOND REYNOLUX SUNSHINE GRAY COLOR TO MATCH EXISTING FIELDHOUSE	0 SF	962 SF	32 SF	1,367 SF	2,361 SF
LINEAR METAL SOFFIT PANEL - 12" PANEL, 1" DEEP BASIS OF DESIGN: MORIN CLASSIC F-12-0, 20 GUAGE GALVALUME, TO MATCH SUNSHINE GRAY ACM PANEL	172 SF	0 SF	172 SF	1,240 SF	1,584 SF
-	-	-	-	-	-
-	-	-	-	-	-

MATERIALS	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION	TOTAL SF
CAST STONE - SIZES VARY, SEE ELEVATION BASIS OF DESIGN: JCF COMPANIES 2-60 BISCUIT COLOR TO MATCH EXISTING	532 SF	710 SF	282 SF	626 SF	2,150 SF
EXTERIOR PORTLAND CEMENT PLASTER COLOR TO MATCH EXISTING	0 SF	0 SF	0 SF	0 SF	0 SF
SPANDREL GLAZING	140 SF	0 SF	140 SF	1,258 SF	1,538 SF
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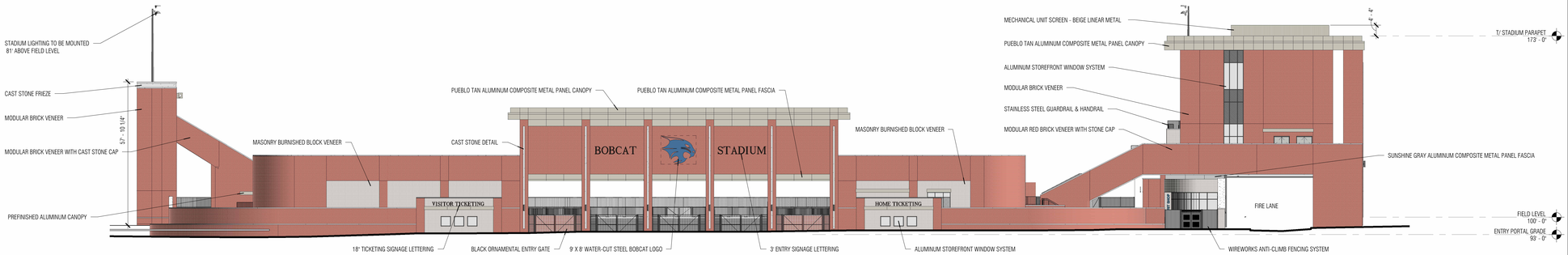
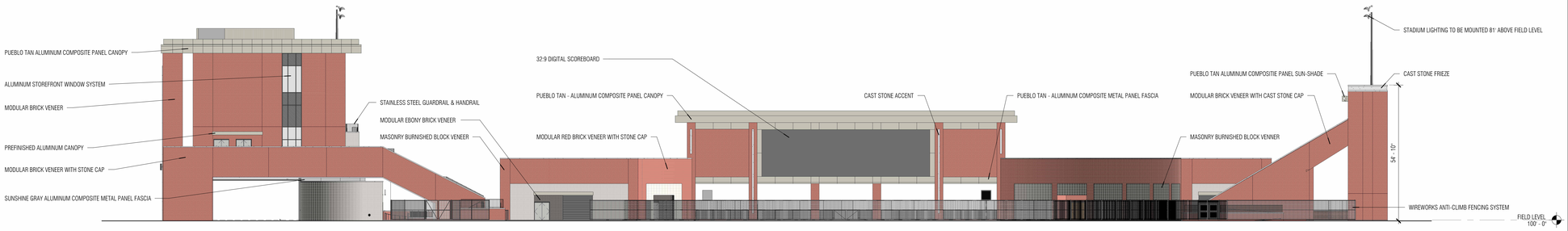
-	-	-	-	-	-
-	-	-	-	-	-



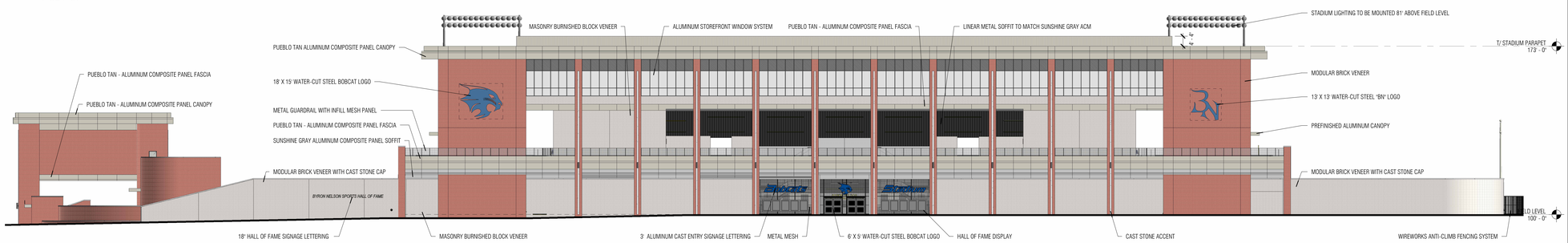
04 | COLORED OVERALL NORTH ELEVATION - STADIUM

SCALE: 1" = 20'-0"



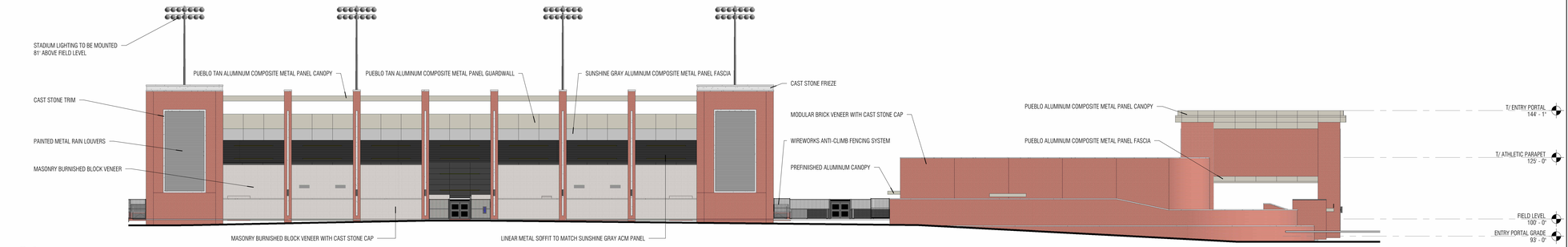
03 | COLORED OVERALL SOUTH ELEVATION - STADIUM

SCALE: 1" = 20'-0"



02 | COLORED OVERALL WEST ELEVATION - STADIUM

SCALE: 1/64" = 1'-0"



01 | COLORED OVERALL EAST ELEVATION - STADIUM

SCALE: 1" = 20'-0"

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

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CITY OF TROPHY CLUB - NS REGULATIONS

SEC. 14.02.164 NS NEIGHBORHOOD SERVICE DISTRICT REGULATIONS

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2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

NO	REVISION	DATE

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GLENN | PARTNERS PROJECT NO. 23-006

G21-03
COLORED OVERALL ELEVATIONS - STADIUM

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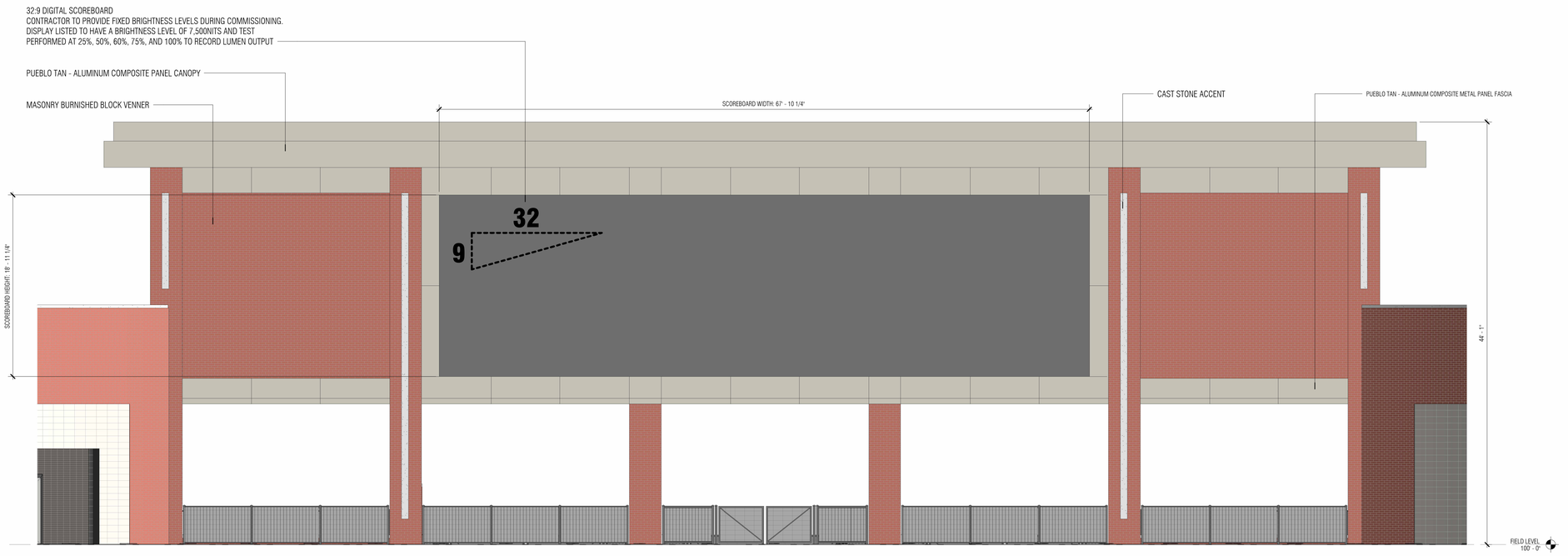
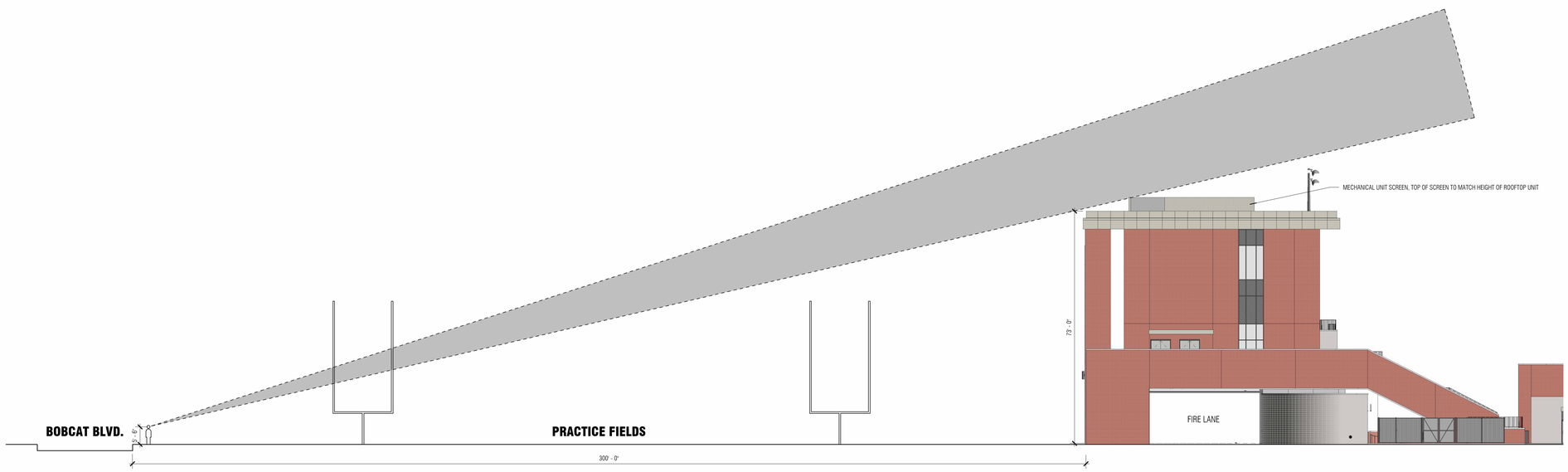


02 COLORED ENLARGED ELEVATION- STADIUM SCOREBOARD

SCALE: 3/16" = 1'-0"



01 COLORED ELEVATION - ROOFTOP UNITS VISIBILITY DIAGRAM

SCALE: 1/16" = 1'-0"

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

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CITY OF TROPHY CLUB - NS REGULATIONS

SEC. 14.02.164 NS NEIGHBORHOOD SERVICE DISTRICT REGULATIONS

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GLENN|PARTNERS PROJECT NO. 23-006

G21-04
SITE SUBMITTAL DETAILS - STADIUM

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03.07.2025

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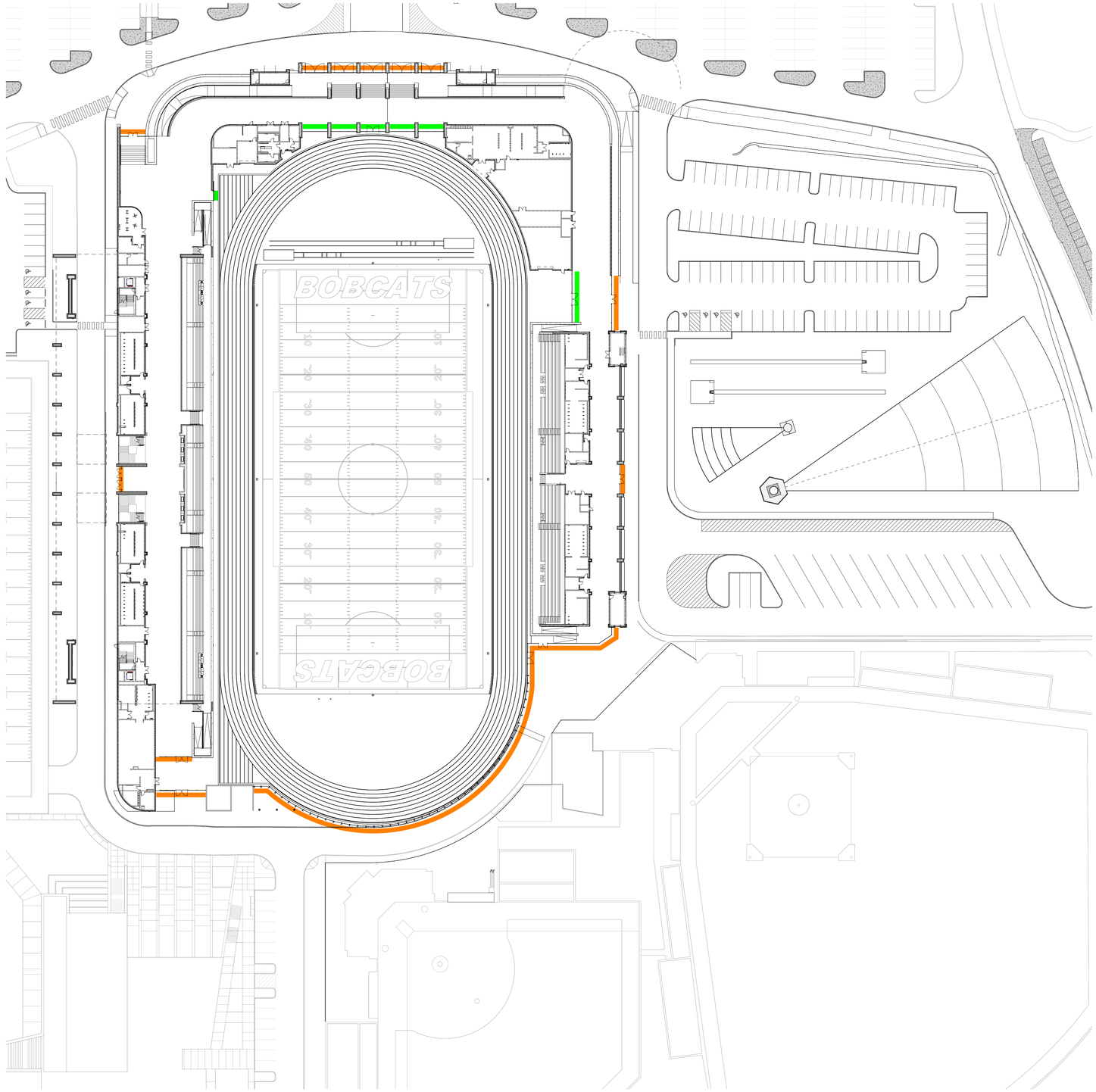

01 | SITE PLAN FENCING DIAGRAM - STADIUM

SCALE: 1" = 40'-0"

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

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SITE PLAN FENCING DIAGRAM LEGEND

- 8' SECURITY FENCE (WIREWORKS ANTI-CLIMB FENCING SYSTEM)
- 4' BLACK VINYL-COATED CHAINLINK FENCE

Specifications

Wire Panels: 3" x 0.5" x 10.5ga (8' ht.) / 8ga (10' ht.) anti-climb mesh

Impasse II Rails: 2"sq x 11ga

I-Beam Posts: 3" x 2.75" x 12ga / 4" x 2.75" x 12ga

Heights: 8' & 10'

IBC Compliant Configuration:

- 3 rails
- 3" min I-beam posts
- For plated posts: 8" x 8" min plates with gussets

3 Rail Welded Wire Panels

- Available 8' & 10' height

Groundable Configuration

- Available 8' & 10' height

02 | WIREWORKS ANTI-CLIMB FENCING SYSTEM

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

g|p
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NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

NO	REVISION	DATE

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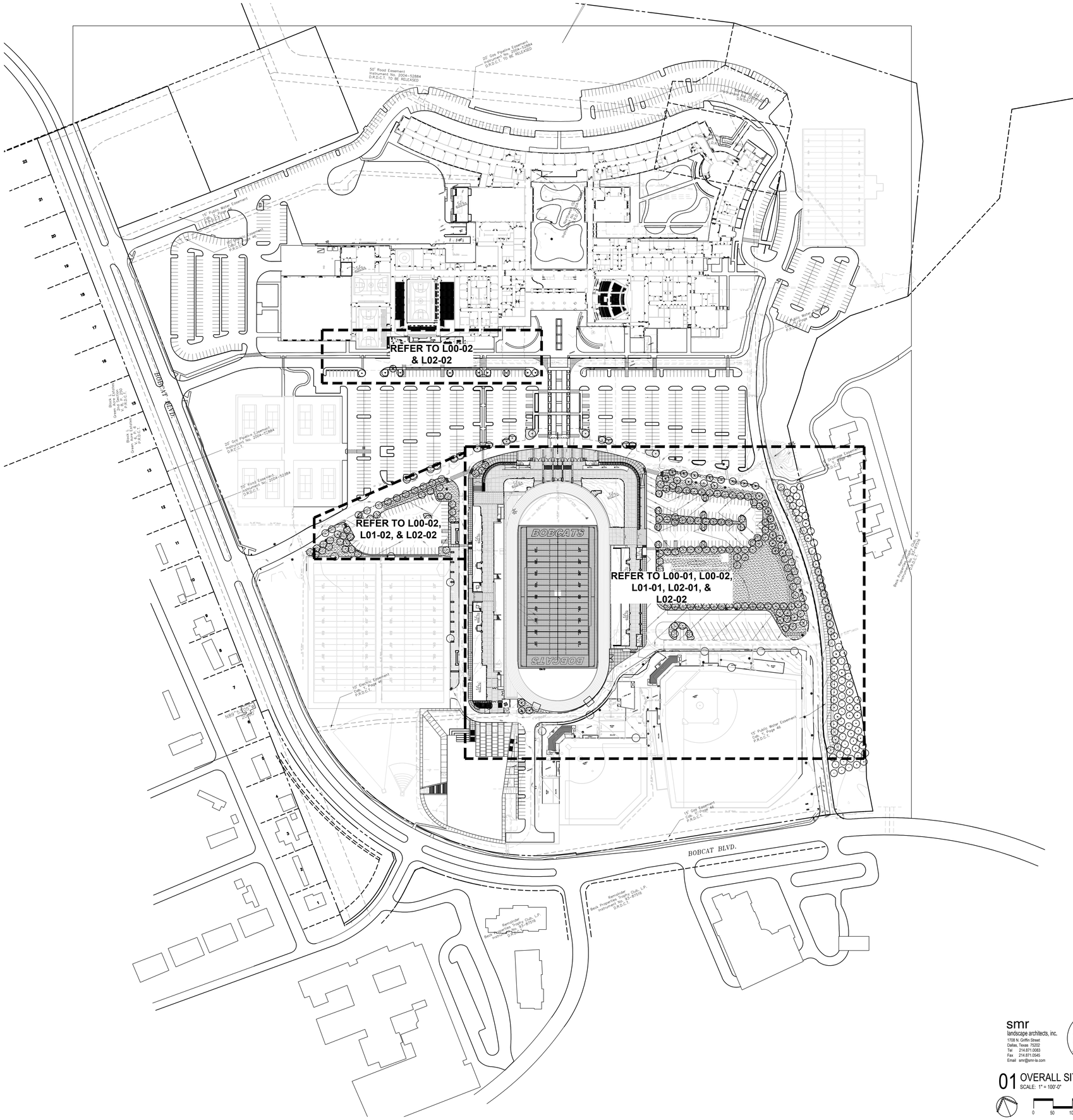
GLENN|PARTNERS PROJECT NO. 23-006

G21-05
SITEPLAN SECURITY FENCING DIAGRAM - STADIUM

ISSUE FOR BID AND PERMIT
03.07.2025

2/3/2025 12:07:12 PM
Autodesk Docs://Byron Nelson High School/BNHS-MEP2_BNHS-STADIUM_R24.rvt



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GLENN|PARTNERS PROJECT NO. 23-006

L00-00
Overall Key Sheet

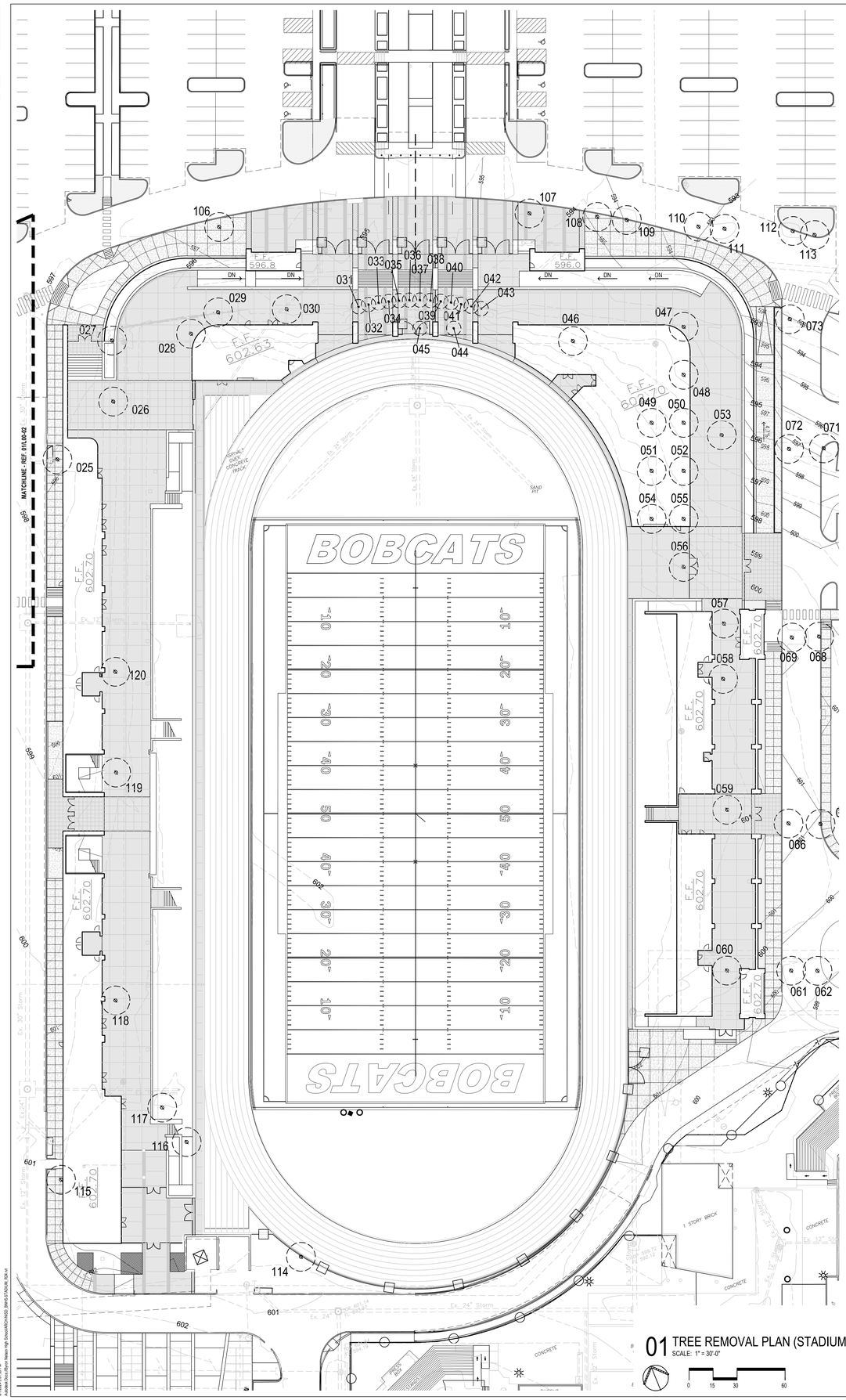
smr
landscape architects, inc.
1709 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0545
Email smr@smr-la.com

CALL BEFORE YOU DIG 1-800-DIG-TEX 800 DIG TEXAS

01 OVERALL SITE LAYOUT
SCALE: 1" = 100'-0"

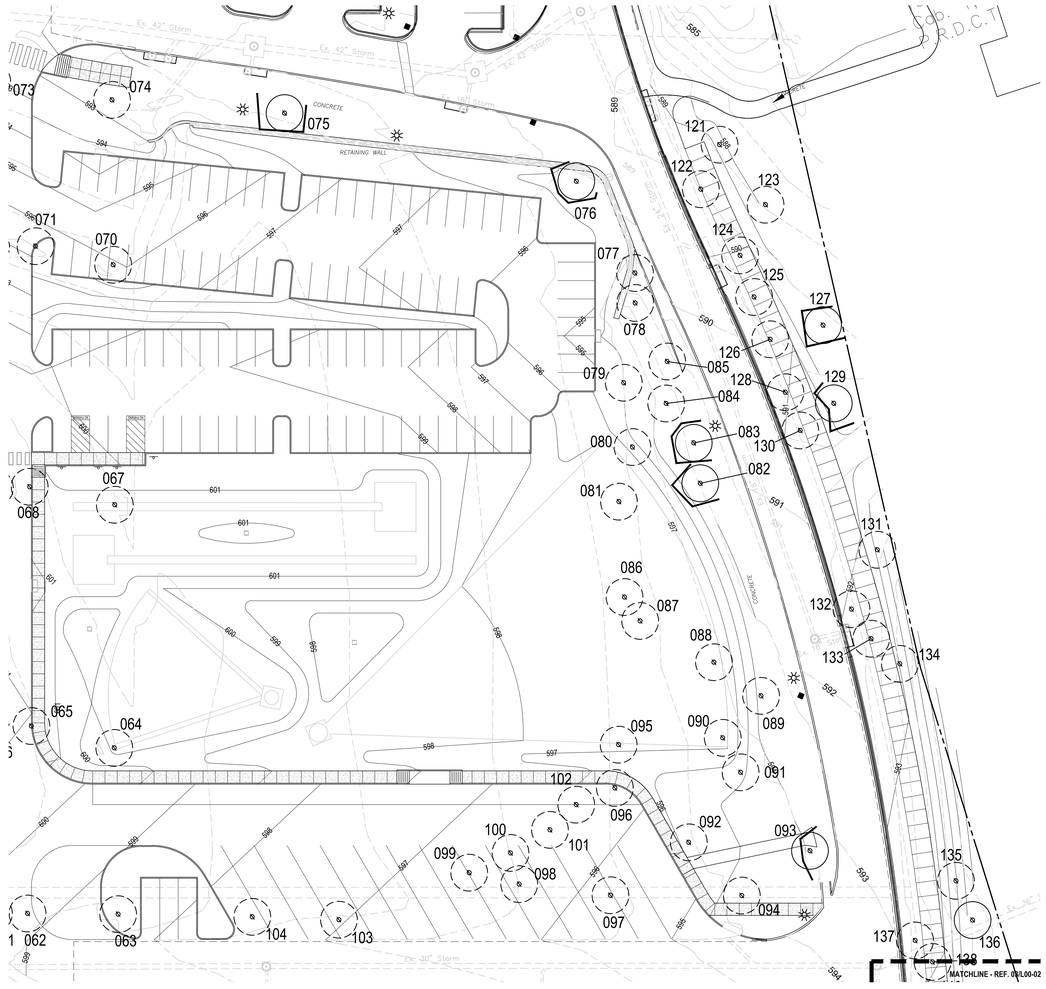
0 50 100 200

Site Plan Application
2.13.2025



01 TREE REMOVAL PLAN (STADIUM)
SCALE: 1" = 30'-0"

0 15 30 60



02 TREE REMOVAL PLAN (PARKING LOT/ATHLETIC FIELDS)
SCALE: 1" = 30'-0"

0 15 30 60

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.*
12. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
13. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
14. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.*

DEMOLITION NOTES

1. *Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.*
2. *Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.*
3. *Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.*
4. *Erect necessary barricades, storing and protective measures as required.*
5. *Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.*
6. *Remove pavements, and structures to the depths of their sub-structure.*
7. *Leave construction area clean and ready to use by other trades.*
8. *Remove pavement sub-base to the depth of the base materials.*
9. *Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.*
10. *Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.*
11. *Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.*

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 04/L00-02

Town of Trophy Club Tree Notes

1. Each tree shall be identified by numerical reference on the tree survey.
2. Each tree shall be affixed with a permanent tag bearing the corresponding number as depicted on the tree survey. The tag shall be permanently attached at a height not less than five feet (5') nor more than six feet (6') above existing grade on the south face of the tree.
3. The survey shall bear the stamp or seal of a registered surveyor relative to the location of any trees and shall bear the stamp or seal of a registered landscape architect, or registered arborist relative to the species of any trees.
4. A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit(s) has been filed relative to a protected, specimen, majestic, or historic tree. The sign must meet the following criteria:
5. The size of the sign(s) shall be three feet (3') by four feet (4') and be made out of aluminum or corrugated plastic material;
   - 5.1. The sign(s) shall be mounted on stakes/poles;
   - 5.2. The sign(s) shall be visible from the street;
   - 5.3. There shall be one (1) sign for each street frontage; and
   - 5.4. The sign(s) shall have a white background, with letters and borders being green in color. The sign(s) shall state the following:

TOWN OF TROPHY CLUB, TX
A TREE REMOVAL PERMIT HAS BEEN
REQUESTED FOR THIS SITE
FOR INFORMATION, CALL 682.831.4680

Note:
Per Section 10.02.243 of the Town of Trophy Club Dvelopment Ordinance
Tree preservation
(4) Exemptions.
(B) Local authorites, constuing or improving public grounds and/or buildings, shall ne exempt from the rquirments set forth in this division.

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

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GLENN | PARTNERS PROJECT NO. 23-006

L00-01
Tree Removal Plan

Site Plan Application
2.13.2025

Tree Inventory

Tree No.	Species	Size	Preserved	Removed	Exempt	Mitigation Required (Inches)	Comments
001	Red Oak	10		10		15	
002	Red Oak	8		8		12	
003	Red Oak	8			8	0	Removed; Dying
004	Red Oak	8		8		12	
005	Red Oak	11	11			0	
006	Red Oak	7			7	0	Removed; Dying
007	Red Oak	10		10		15	
008	Crape Myrtle	5			5	0	Removed; Unprotected
009	Crape Myrtle	5			5	0	Removed; Unprotected
010	Crape Myrtle	5			5	0	Removed; Unprotected
011	Crape Myrtle	5			5	0	Removed; Unprotected
012	Crape Myrtle	5			5	0	Removed; Unprotected
013	Crape Myrtle	5			5	0	Removed; Unprotected
014	Crape Myrtle	5			5	0	Removed; Unprotected
015	Crape Myrtle	5			5	0	Removed; Unprotected
016	Crape Myrtle	5			5	0	Removed; Unprotected
017	Live Oak	7		7		10.5	
018	Live Oak	7		7		10.5	
019	Live Oak	7		7		10.5	
020	Red Oak	7		7		10.5	
021	Red Oak	10		10		15	
022	Live Oak	7		7		10.5	
023	Live Oak	7		7		10.5	
024	Red Oak	8	8			0	
025	Live Oak	7		7		10.5	
026	Red Oak	10			10	0	Removed, Dying, Diseased
027	Red Oak	11		11		16.5	
028	Live Oak	9			9	0	Removed, Dying, Diseased
029	Red Oak	8		8		12	
030	Red Oak	6		6		9	
031	Magnolia	5			5	0	Undersized; Removed
032	Magnolia	5			5	0	Undersized; Removed
033	Magnolia	5			5	0	Undersized; Removed
034	Magnolia	5			5	0	Undersized; Removed
035	Magnolia	5			5	0	Undersized; Removed
036	Magnolia	5			5	0	Undersized; Removed
037	Magnolia	5			5	0	Undersized; Removed
038	Magnolia	5			5	0	Undersized; Removed
039	Magnolia	5			5	0	Undersized; Removed
040	Magnolia	5			5	0	Undersized; Removed
041	Magnolia	5			5	0	Undersized; Removed
042	Magnolia	5			5	0	Undersized; Removed
043	Magnolia	5			5	0	Undersized; Removed
044	Redbud	4			4	0	Undersized; Removed
045	Redbud	4			4	0	Undersized; Removed
046	Live Oak	9			9	0	Damaged, Lean
047	Bald Cypress	6			6	0	Dead
048	Bald Cypress	6			6	0	Dead
049	Bur Oak	8		8		12	
050	Bald Cypress	6			6	0	Dead
051	Live Oak	8		8		12	
052	Bald Cypress	6			6	0	
053	Red Oak	5			5	0	Dying
054	Live Oak	8		8		12	
055	Bald Cypress	6			6	0	Dead
056	Bald Cypress	6			6	0	Dead
057	Red Oak	5			5	0	Undersized; Removed
058	Red Oak	5			5	0	Undersized; Removed
059	Red Oak	5			5	0	Undersized; Removed
060	Live Oak	5			5	0	Undersized; Removed
061	Live Oak	4			4	0	Undersized; Removed
062	Live Oak	4			4	0	Undersized; Removed
063	Live Oak	5			5	0	Undersized; Removed
064	Red Oak	5			5	0	Undersized; Removed
065	Red Oak	5			5	0	Undersized; Removed
066	Red Oak	5			5	0	Undersized; Removed
067	Red Oak	5			5	0	Undersized; Removed
068	Red Oak	5			5	0	Undersized; Removed
069	Red Oak	5			5	0	Undersized; Removed
070	Red Oak	5			5	0	Undersized; Removed
071	Red Oak	5			5	0	Undersized; Removed
072	Red Oak	5			5	0	Undersized; Removed
073	Live Oak	5			5	0	Undersized; Removed
074	Live Oak	7			7	0	Removed, Diseased, Dying
075	Red Oak	9	9			0	
076	Red Oak	17	17			0	
077	Ashe Juniper	7			7	0	Unprotected Species
078	Bur Oak	10		10		15	
079	Bur Oak	10		10		15	
080	Ashe Juniper	6			6	0	Unprotected Species
081	Ashe Juniper	6			6	0	Unprotected Species
082	Bur Oak	10	10			0	
083	Bur Oak	10	10			0	
084	Bur Oak	10		10		15	
085	Bur Oak	10		10		15	
086	Ashe Juniper	6			6	0	Unprotected Species
087	Ashe Juniper	6			6	0	Unprotected Species
088	Bur Oak	10		10		15	
089	Bur Oak	10		10		15	
090	Live Oak	6		6		9	
091	Cedar Elm	7		7		10.5	
092	Cedar Elm	7		7		10.5	
093	Live Oak	7			7	0	Preserved; Leaning
094	Bur Oak	10		10		15	
095	Ashe Juniper	6			6	0	Unprotected Species
096	Bur Oak	10		10		15	
097	Cedar Elm	7		7		10.5	
098	Live Oak	7		7		10.5	
099	Live Oak	7		7		10.5	
100	Ashe Juniper	6			6	0	Unprotected Species
101	Live Oak	7		7		10.5	
102	Ashe Juniper	6			6	0	Unprotected Species
103	Cedar Elm	6			6	0	Dead
104	Live Oak	9		9		13.5	
105	Slippery Elm	6			6	0	Removed, Dying, Lean
106	Slippery Elm	7			7	0	Removed, Dying, Lean
107	Slippery Elm	7			7	0	Removed, Dying, Lean
108	Slippery Elm	7			7	0	Removed, Dying, Lean
109	Slippery Elm	7			7	0	Removed, Dying, Lean
110	Slippery Elm	7			7	0	Removed, Dying, Lean
111	Slippery Elm	7			7	0	Removed, Dying, Lean
112	Slippery Elm	7			7	0	Removed, Dying, Lean
113	Slippery Elm	7			7	0	Removed, Dying, Lean
114	Live Oak	8		8		12	
115	Live Oak	9		9		13.5	
116	Live Oak	7		7		10.5	
117	Live Oak	6		6		9	
118	Red Oak	7		7		10.5	
119	Red Oak	9		9		13.5	
120	Red Oak	7		7		10.5	
121	Live Oak	8			8	0	Removed; Damaged, Lean
122	Live Oak	8			8	0	Removed; Diseased
123	Live Oak	4			4	0	Removed; Damaged
124	Live Oak	10			10	0	Removed; Damaged, Lean
125	Red Oak	5			5	0	Removed; Undersized
126	Cedar Elm	9		9		13.5	
127	Live Oak	6			6	0	Preserved; Damaged
128	Live Oak	8		8		12	
129	Live Oak	7	7			0	
130	Live Oak	7		7		10.5	
131	Cedar Elm	8			8	0	Removed; Slight Lean
132	Live Oak	7		7		10.5	
133	Walnut	10		10		15	
134	Pistache	7		7		10.5	
135	Cedar Elm	8		8		12	
136	Live Oak	7	7			0	
137	Cedar Elm	6			6	0	Removed; Lean

Tree Inventory

Tree No.	Species	Size	Preserved	Removed	Exempt	Mitigation Required (Inches)	Comments
138	Pistache	8		8		12	
139	Red Oak	7		7		10.5	
140	Pistache	9			9	0	Removed; Lean
141	Live Oak	6	6			0	
142	Pistache	8		8		12	
143	Cedar Elm	6			6	0	Removed; Lean
144	Live Oak	6			6	0	Removed; Lean
145	Live Oak	6		6		9	
146	Bur Oak	6			6	0	Removed; Lean
147	Live Oak	6		6		9	
148	Live Oak	6		6		9	
149	Live Oak	7		7		10.5	
150	Live Oak	7	7			0	
151	Live Oak	7		7		10.5	
152	Live Oak	7		7		10.5	
153	Live Oak	6		6		9	
154	Bur Oak	6	6			0	
155	Cedar Elm	6		6		9	
156	Cedar Elm	9		9		13.5	
157	Cedar Elm	9		9		13.5	
158	Live Oak	6		6		9	
		1084	98	488	498	732	

TREE MITIGATION SUMMARY

TOTAL PROTECTED INCHES REMOVED:	**488 INCHES**
TOTAL MITIGATION INCHES OWED:	**732 INCHES**
TOTAL MITIGATION INCHES PROVIDED	
- (97) LIVE OAKS @ 3 CAL. INCHES =	291 CAL. INCHES
- (13) LACEBARK ELMS @ 3 CAL. INCHES =	39 CAL. INCHES
- (15) BUR OAKS @ 3 CAL. INCHES =	45 CAL. INCHES
- (87) CEDAR ELMS @ 3 CAL. INCHES =	261 CAL. INCHES
- (32) RED OAK @ 3 CAL. INCHES =	96 CAL. INCHES
	732 CAL. INCHES

EXISTING TREE PRUNING NOTES

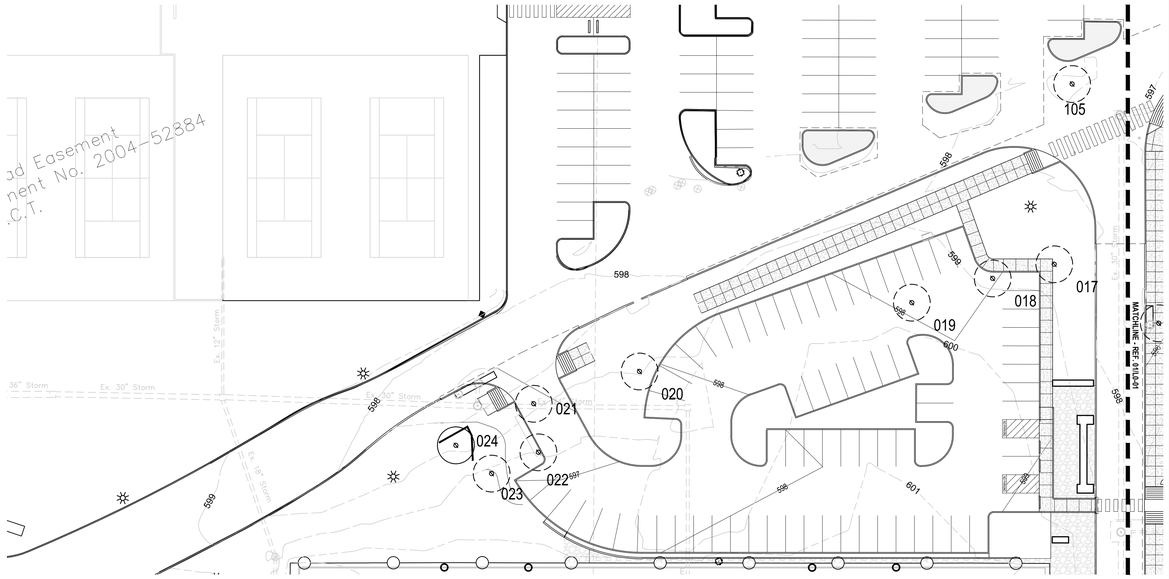
1. Contractor shall provide a Class 'B' pruning on all existing trees.
2. This shall include at a minimum: removal of dead, dying, diseased weak branches,along main trunk structure and within branching area.
3. Contractor shall include deep root feeding and invigoration of existing trees. This shall be organic based nutrients based for root growth and leaf growth stimulation.
4. Contractor shall be required to chip all removed branches, leafs, etc.

EXISTING TREE LEGEND

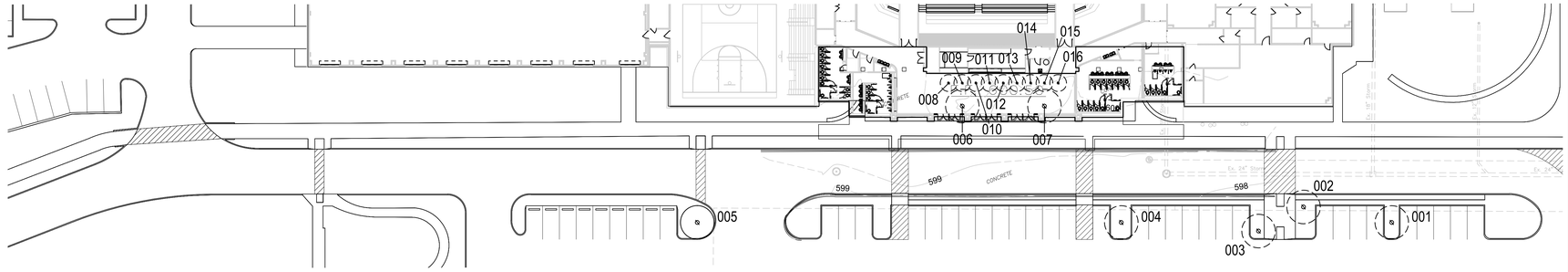
EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

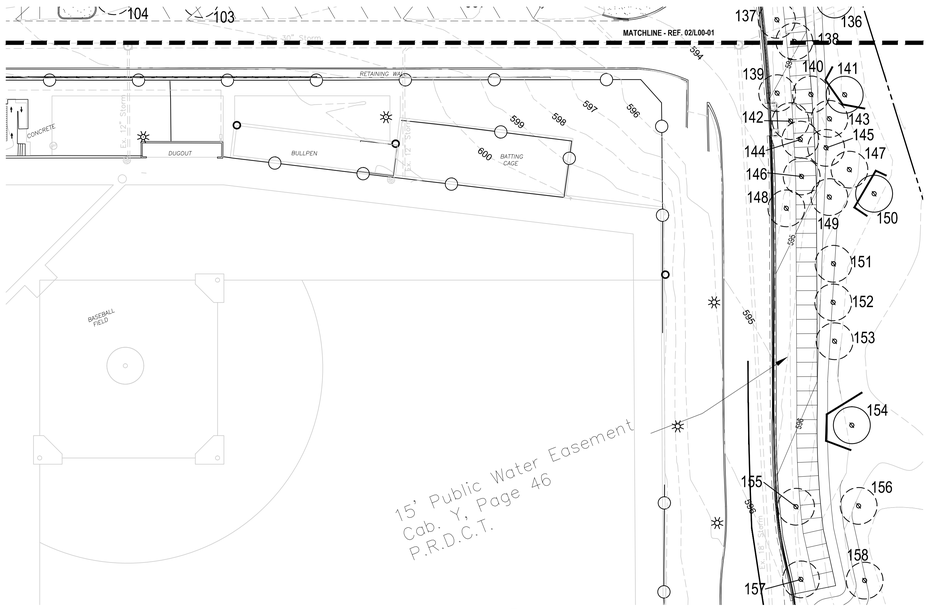
TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 04/L0.02



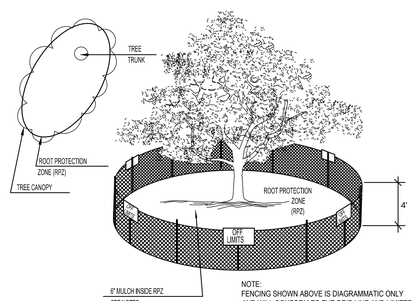
01 TREE REMOVAL PLAN (WEST PARKING LOT)
SCALE: 1" = 30'-0"



02 TREE REMOVAL PLAN (AUDITORIUM ENTRY)
SCALE: 1" = 30'-0"

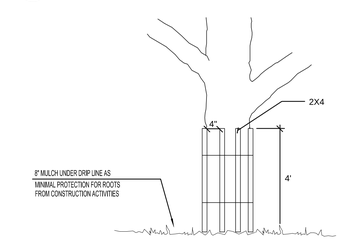


03 TREE REMOVAL PLAN (GOLF CART PARKING)
SCALE: 1" = 30'-0"



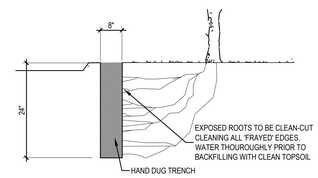
NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY

04 TREE PROTECTION FENCE A
NOT TO SCALE

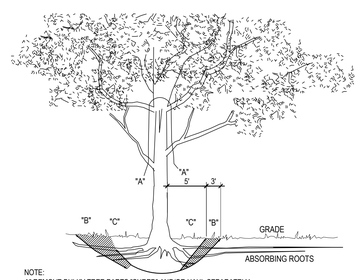


NOTE:
WRAP TREE TRUNK WITH 2 X 4 STUDS AND ROPE OR BAND IN-PLACE AS NEEDED TO PROECT TREES IN WORK AREAS

06 TREE PROTECTION FENCE B
NOT TO SCALE



05 ROOT PRUNING DETAIL
N.T.S.



NOTE:
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

07 TREE REMOVAL DIAGRAM
NOT TO SCALE

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

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NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

NO	REVISION	DATE

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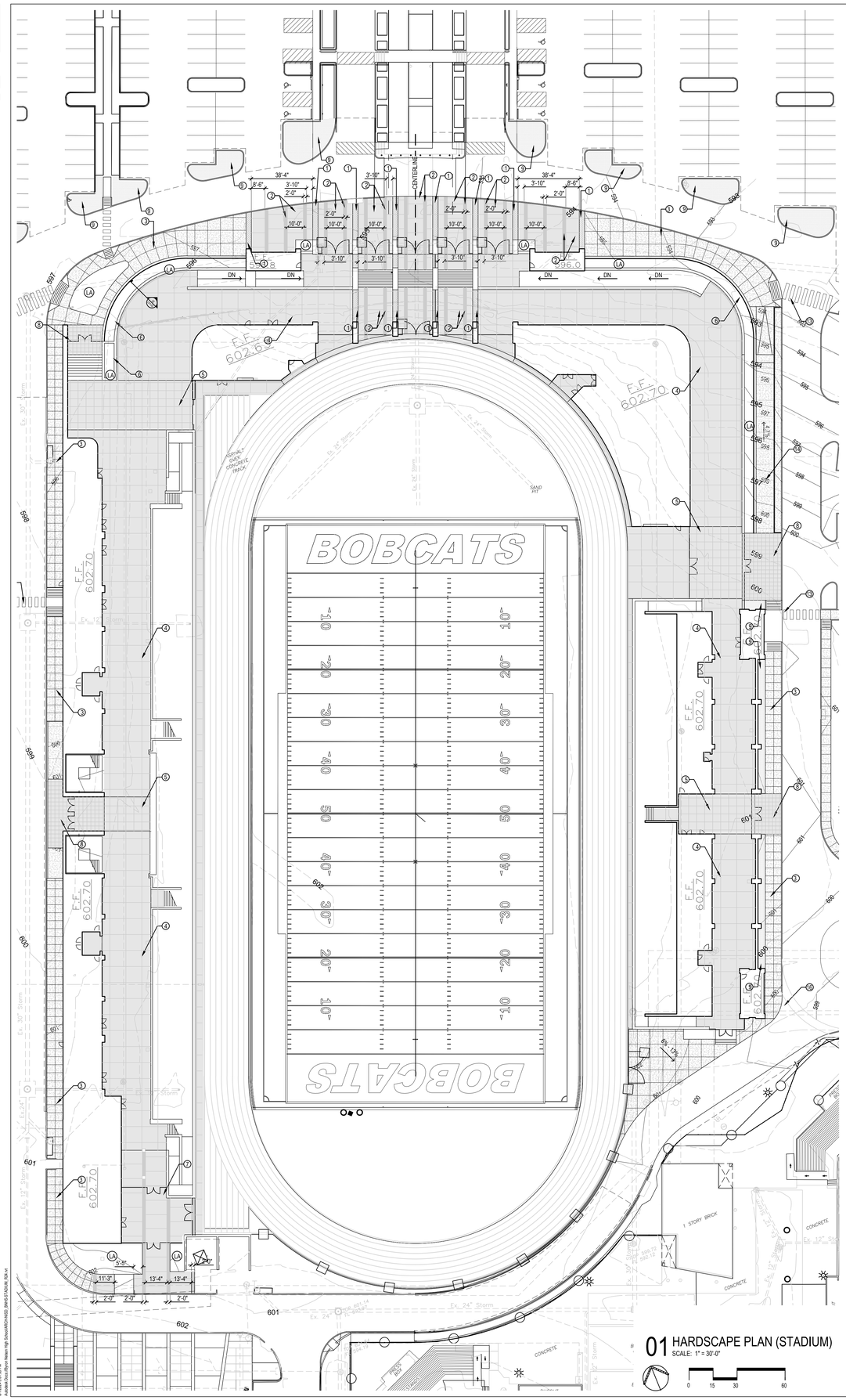
GLENN|PARTNERS PROJECT NO. 23-006

L00-02
Tree Removal Plan

Site Plan Application
2.13.2025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CENTERLINE
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SAND PIT
1 STORY BRICK
CONCRETE
Ex. 30" Storm
Ex. 24" Storm
Ex. 12" Storm
Ex. 42" Storm
Ex. 18" Storm
Ex. 8" Storm
Ex. 6" Storm
Ex. 10" Storm
Ex. 4" Storm
Ex. 36" Storm
Ex. 48" Storm
Ex. 54" Storm
Ex. 60" Storm
Ex. 66" Storm
Ex. 72" Storm
Ex. 84" Storm
Ex. 96" Storm
Ex. 102" Storm
Ex. 108" Storm
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Ex. 120" Storm
Ex. 126" Storm
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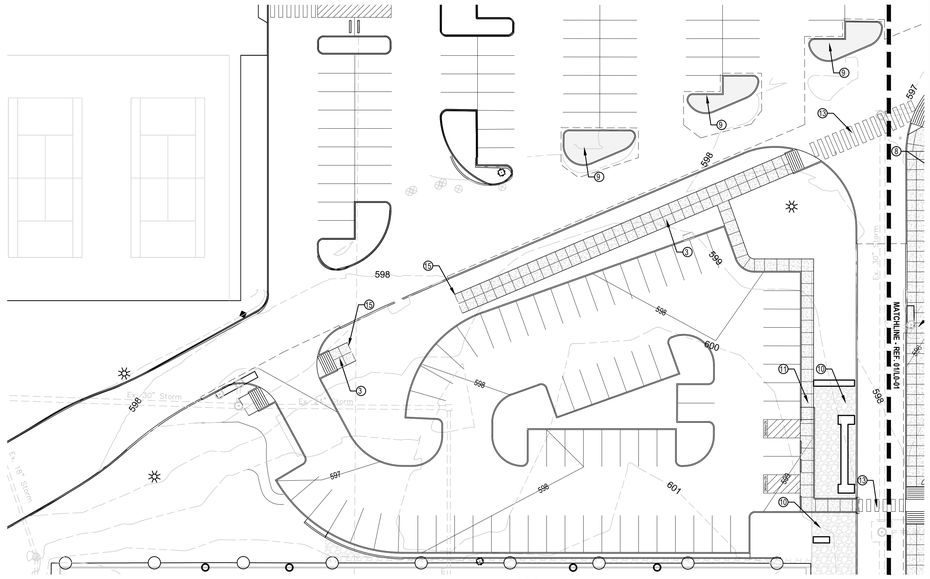
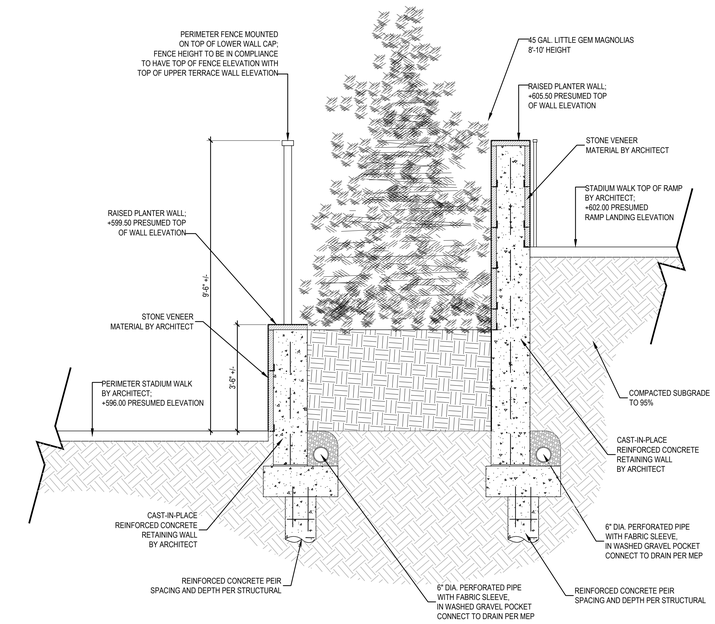
Ex. 168" Storm
Ex.



01 HARDSCAPE PLAN (WEST PARKING LOT)
SCALE: 1" = 30'-0"

0 15 30 60



02 PLANTER WALL DETAIL
SCALE: 1/2" = 1'-0"

0 15 30 60

g|p
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DALLAS, TEXAS 75206
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BYRON NELSON HIGH SCHOOL
NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

NO	REVISION	DATE

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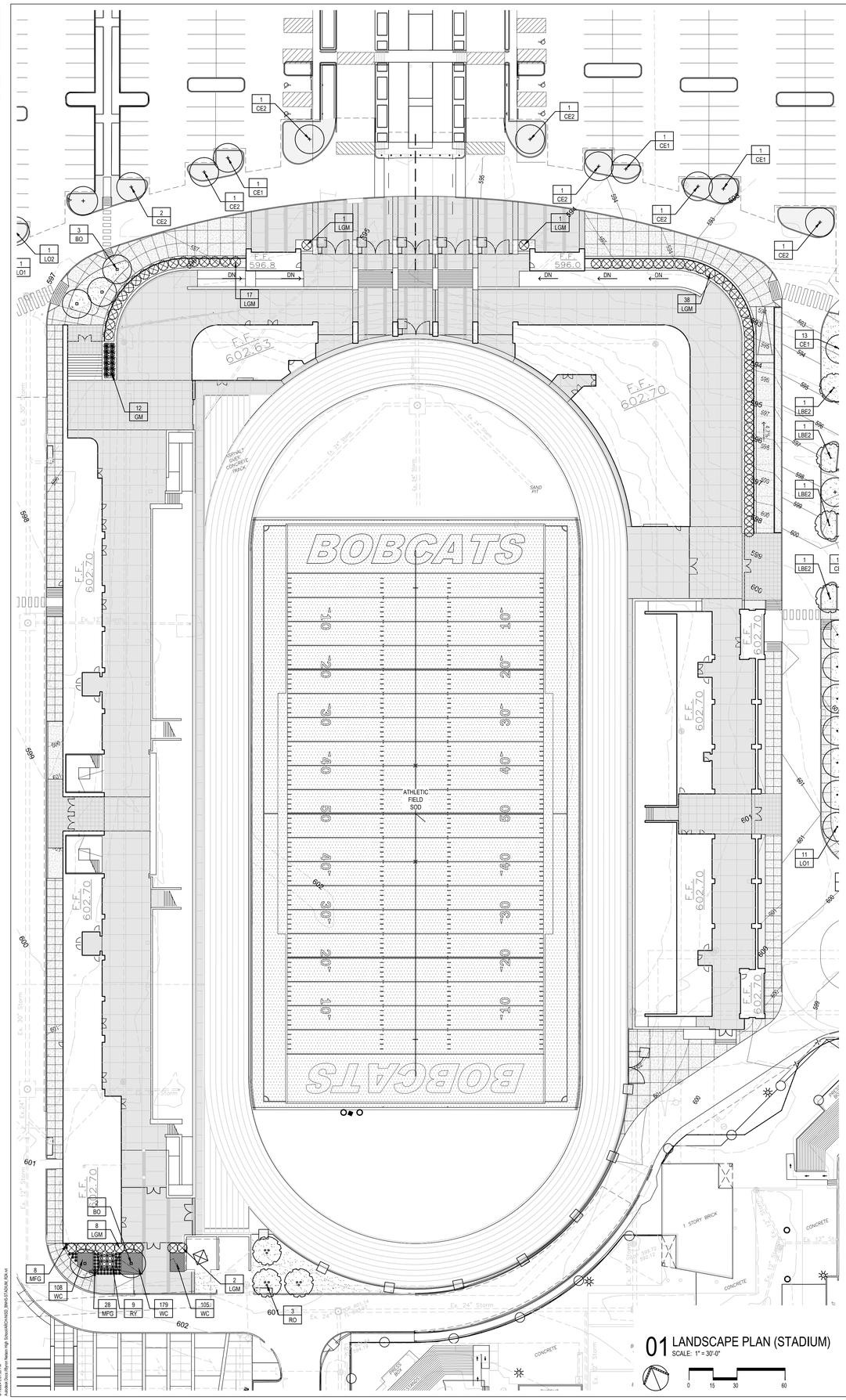
GLENN|PARTNERS PROJECT NO. 23-006

L01-02
Hardscape Plan

Site Plan Application
2.13.2025


BOBCATS
ATHLETIC FIELD SOD
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Ex. 30" Storm
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Ex. 12" UGG
Ex. 10" UGG

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

LAWN REPAIR NOTES

1. *All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.*
2. *Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.*
4. *Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.*

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

DEMOLITION NOTES

1. *Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.*
2. *Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.*
3. *Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.*
4. *Erect necessary barricades, storing and protective measures as required.*
5. *Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.*
6. *Remove pavements, and structures to the depths of their sub-structure.*
7. *Leave construction area clean and ready to use by other trades.*
8. *Remove pavement sub-base to the depth of the base materials.*
9. *Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.*
10. *Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.*
11. *Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.*

IRRIGATION REPAIR SPECIFICATIONS

1. *Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.*
2. *Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.*

LANDSCAPE TABULATIONS

CITY OF TROPHY CLUB

INTERIOR LANDSCAPING: SCOPE OF WORK (286 SPACES) / 91,866.18 s.f.

Requirements:
- 10% Minimum of Gross Parking to be Landscape
- (1) Tree per every 400 SF of required interior LS area
- Planter islands no further than 12 spaces
- (1) Tree Per Planter Island, 4' Cal. Min.

Required	Provided
9,186.6 SF (10%)	11,596.1 SF (12%)
(23) Trees	(40) Trees
(25) Planter Islands	(30) Planter Islands
(25) Trees in Islands	(30) Trees in Islands

PERIMETER LANDSCAPING

Requirements:
- All Vehicular use areas to be screened from abutting properties and R.O.W.s w/ fence, hedge, berm, or other durable Landscape Buffer (3 Ft. Ht. for Shrubs)
- Minimum 15' Landscape Buffer between vehicular use areas and adjacent Right-of-Ways
- Vehicular areas adjacent to property lines must have 10' wide landscape areas
- (1) tree per 30 Linear Feet of Perimeter Area

Required	Provided
Vehicular Screening	NOT IN SCOPE OF
R.O.W. Buffer	WORK
10' Landscape Buffer	
(1) Tree per 30 LF of Perimeter Area	

NON-VEHICULAR OPEN SPACE SCOPE OF WORK (71,515 SF of N.V.O.S.)

Requirements:
- Landscape material to cover any open ground within 20 Feet of any Building
- Non-residential zoning 15% of total site area to be devoted to feature landscape with not less than 50% of the landscape to within the front yard.
- Tree per Non-vehicular Open Space
  - Less Than 30% (6) Trees per 2500 SF
  - 30% - 49% (7) Trees per 3000 SF
  - Over 50% (9) Trees per 4000 SF

Required	Provided
Landscape Material within 20' of Buildings	Provided as Required
15% of Devoted Site Landscape	Provided as Required
Trees Per Non Vehicular Open Space	Existing Site Provides as Required

GRAPHIC LEGEND

- *3" & 4" CAL. CEDAR ELM; CONTAINER GROWN*
- *3" CAL. BUR OAK; CONTAINER GROWN*
- *EXISTING TREE TO REMAIN*
- *3" & 4" CAL. LIVE OAK; CONTAINER GROWN*
- *3" & 4" CAL. LACEBARK ELM; CONTAINER GROWN*
- *3" CAL. RED OAK; CONTAINER GROWN*
- *3" CAL. CHINESE PISTACHE; CONTAINER GROWN*

- *WINTERCREEPER 1 GALLON CONTAINER GROWN*
- *COMMON BERMUDAGRASS SOLID SOD*
- *EXISTING ATHLETIC FIELD TURF*
- *ABELIA 'SUPERGOLD' 7 GALLON CONTAINER GROWN*
- *DWARF HAMELN GRASS 3 GALLON CONTAINER GROWN*
- *MEXICAN FEATHERGRASS 3 GALLON CONTAINER GROWN*
- *LITTLE GEM MAGNOLIA 45 GALLON CONTAINER GROWN*
- *GULF MUHLY 7 GALLON CONTAINER GROWN*
- *'BRAKELIGHTS' RED YUCCA 7 GALLON CONTAINER GROWN*

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
15	BO	Bur Oak	*Quercus macrocarpa*	3" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
87	CE1	Cedar Elm	*Ulmus crassifolia*	3" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
8	CE2	Cedar Elm	*Ulmus crassifolia*	4" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
21	CP	Chinese Pistache	*Pistacia chinensis*	3" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
13	LBE1	Lacebark Elm	*Ulmus parvifolra*	3" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
18	LBE2	Lacebark Elm	*Ulmus parvifolra*	4" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
67	LGM	Little Gem Magnolia	*Magnolia* spp. 'Little Gem'	45 gal.	container grown, 8'-10' ht., full plant specimen
97	LO1	Live Oak	*Quercus virginiana*	3" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
4	LO2	Live Oak	*Quercus virginiana*	4" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk
32	RO	Red Oak	*Quercus shumardii*	3" cal.	container grown, 15' ht., 5' spread min., 5' clear trunk

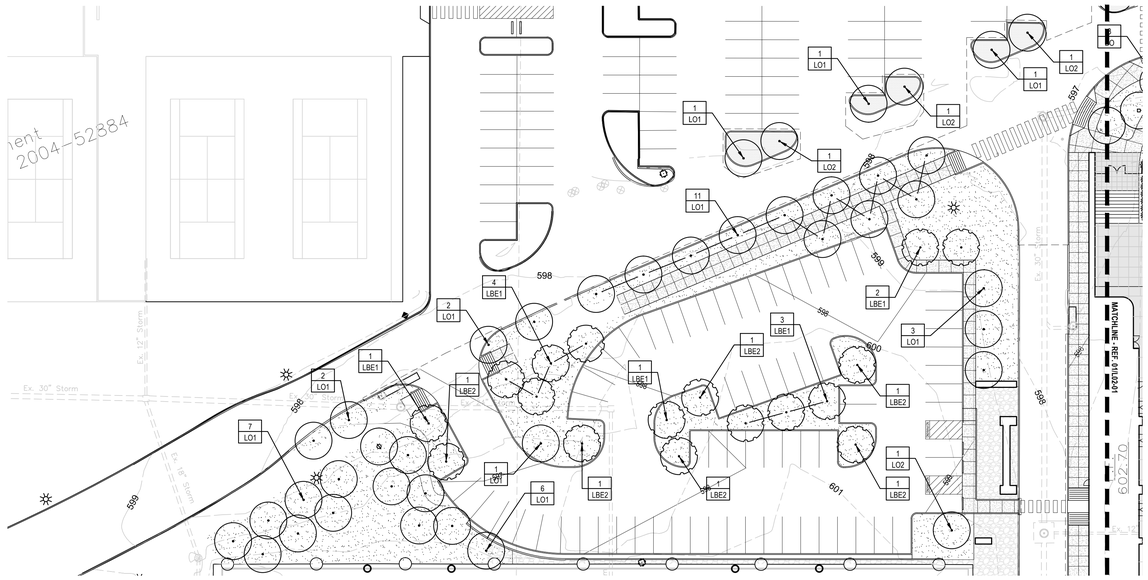
SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
12	GM	Gulf Muhly	*Muhlenbergia capillaris*	7 gal.	container grown, full plant specimen
36	MFG	Mexican Feathergrass	*Nassella tenuissima*	5 gal.	container grown, full plant specimen
9	RY	Red Yucca	*Hesperaloe parviflora*	7 gal.	container grown, full plant specimen

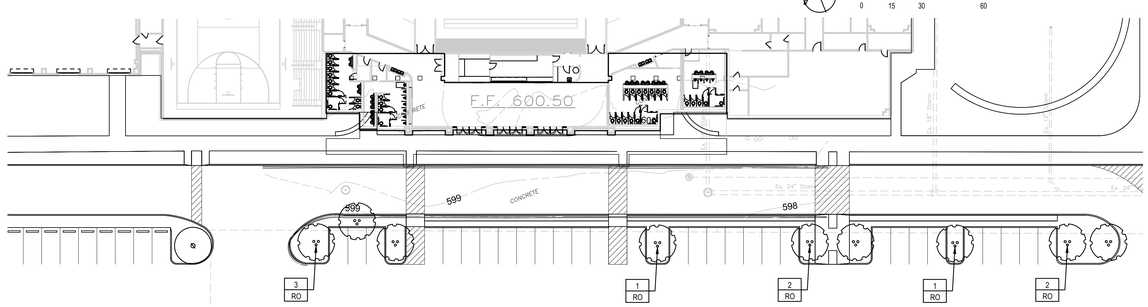
GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
392	WC	Wintercreeper	*Euonymus fortunei*	1 gal.	container grown, full plant specimen, 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



01 LANDSCAPE PLAN (WEST PARKING LOT)
SCALE: 1" = 30'-0"



02 LANDSCAPE PLAN (AUDITORIUM ENTRY)
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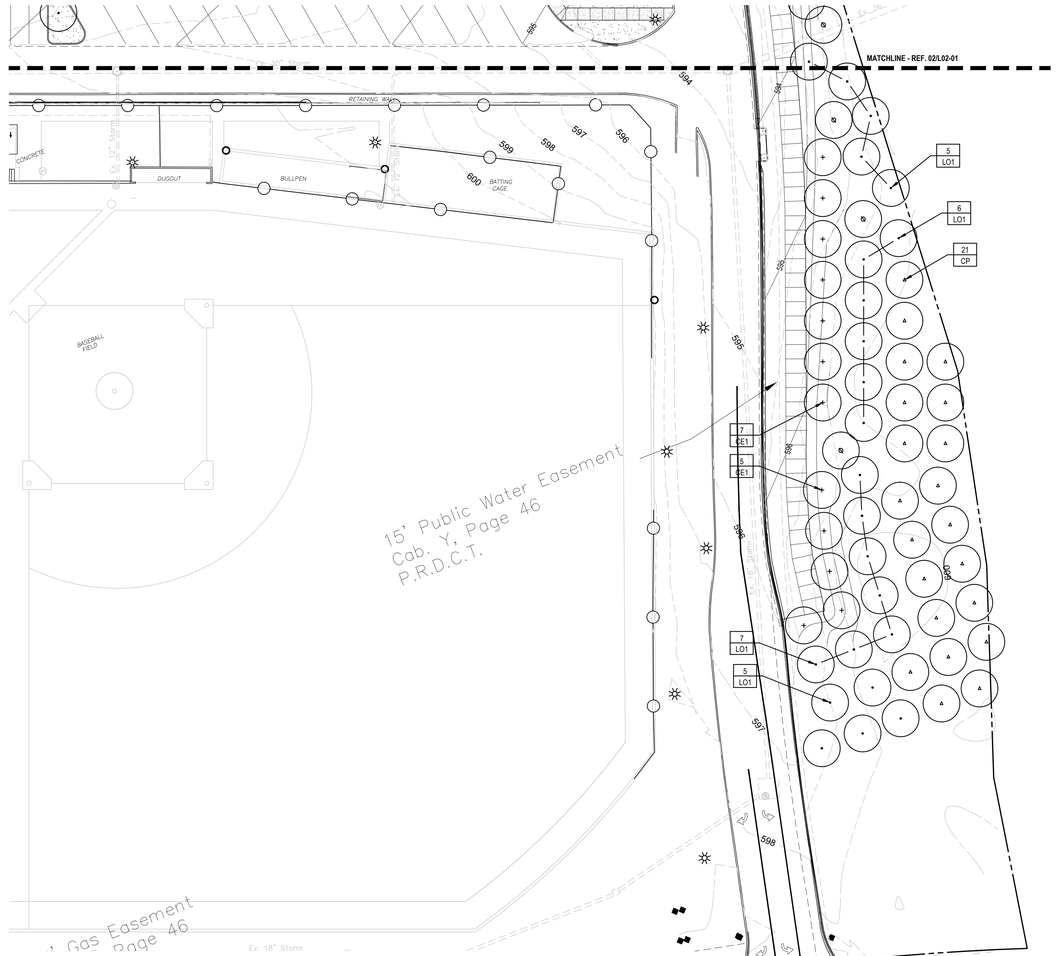

03 LANDSCAPE PLAN (GOLF CART PARKING)
SCALE: 1" = 30'-0"

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

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GLENN|PARTNERS PROJECT NO. 23-006

L02-02
Landscape Plan

Site Plan Application
2.13.2025

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SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

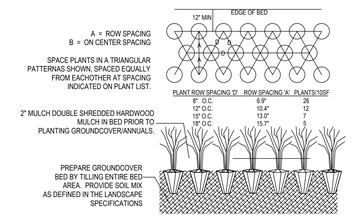
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



02 GROUNDCOVER PLANTING DETAIL
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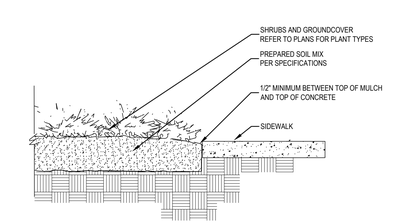

03 SIDEWALK / MULCH DETAIL
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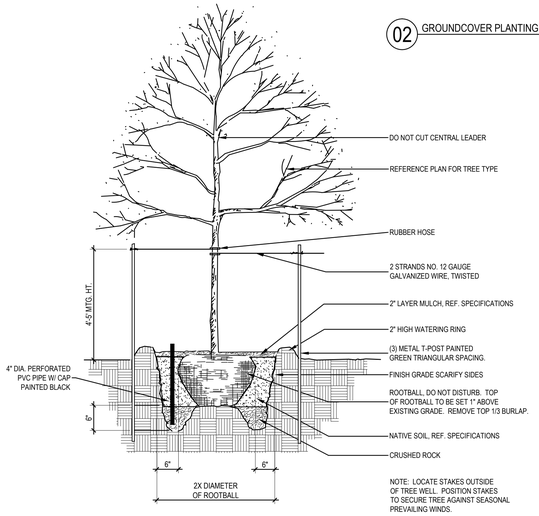

01 TREE PLANTING DETAIL
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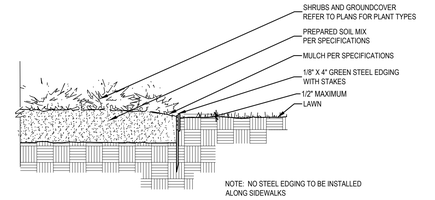

04 STEEL EDGING DETAIL
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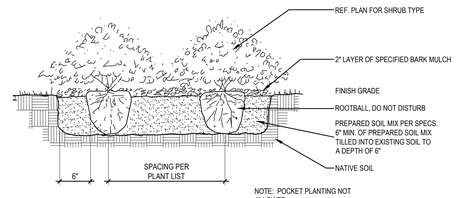

05 SHRUB PLANTING DETAIL
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1708 N. Griffin Street
Dallas, Texas 75202
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Fax 214.871.0545
Email smr@smr-la.com

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GLENN | PARTNERS PROJECT NO. 23-006

L02-03
Landscape Specifications

Site Plan Application
2.13.2025

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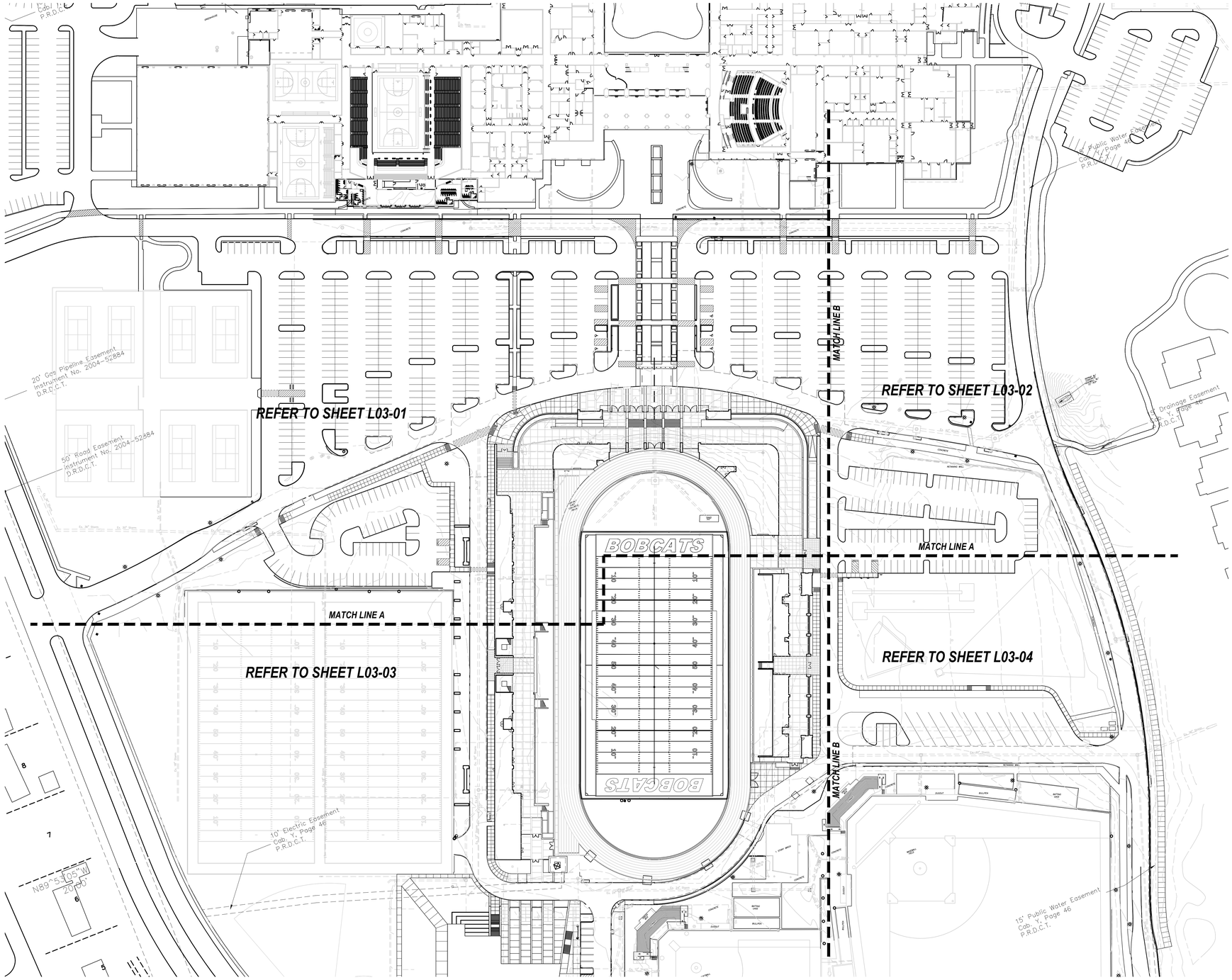

IRRIGATION NOTES

1. *All sprinkler equipment numbers reference the HUNTER equipment catalog unless otherwise indicated.*
2. *LAWN SPRAY HEADS are SRS-04 installed as per detail shown.*
3. *SHRUB SPRAY HEADS are SRS-12 installed as per detail shown.*
4. *ELECTRIC CONTROL VALVES shall be HUNTER ICV SERIES installed per detail shown. Size valves as sown on plan. Valves shall be installed in value boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.*
5. *QUICK COUPLING VALVES shall be HQ-44-LRC-AW installed per detail shown. Swing joints shall be constructed using 1" Schedule 80 elbows. Contractor shall supply owner with three (3) HK couplers and three (3) #10 swivel hose ells as part of this contract.*
6. *AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five (5) feet of controller location by other trades.*
7. *All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.*
8. *SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Size as indicated on plan.*
9. *Ten days prior to start of construction, Landscape or Irrigation Contractor shall verify static water pressure. If static pressure is less than 65 P.S.I., do not work until notified to do so by Owner.*
10. *All main line and lateral piping to a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18" of cover.*
11. *The Irrigation Contractor shall coordinate installation of the system with the Landscape Contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.*
12. *The Irrigation Contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lot islands and planting beds shall be low angle to minimize over spray on pavement surfaces. No water will be allowed to spray on building.*

TCEQ 2009 NOTES

- *All irrigation equipment to be located no closer than 4" to any pavement and / or structure*
- *Electrical splices at each valve and controller only.*
- *Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TECQ) MC-178 / P.O. BOX 13087 Austin, Texas 78711-3087 www.tceq.state.tx.us*

BUBBLER PIPING CHART

1-5 BUBBLERS - 1/2" PIPE
6-10 BUBBLERS - 3/4" PIPE
11-20 BUBBLERS - 1" PIPE
21-30 BUBBLERS - 1 1/4" PIPE
31-40 BUBBLERS - 1 1/2" PIPE

IRRIGATION LEGEND

- Hunter PROS-04 PRS30 4" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS-12 PRS30 12" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS04 PRS40CV WITH MP ROTATOR NOZZLE Hunter PGP-04 Rotors for spacing over 30'
- Multi-Stream Bubbler Nozzle on Hunter PRO S06 Pop-up Spray head
- Turf-Hunter ICV Control Valves Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Hunter ACC2 series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED D.C.A., SIZE AS INDICATED to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE GPM
- HUNTER PLD0612 with 'Eco Indicator' (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- PCZ / IC2 HUNTER — Drip Zones 20 gallon and less Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator; Drip Zones 20 gallon and or more Drip-Hunter ICZ-151-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator

2" Master Valve
2" PRV
2" Backflow per City code
2" 'Y' Strainer
2" Ball Valve
Copper Pipe between Meter and Ball Valve
Dedicated Irrigation Water Meter
Verify size and location per Civil Plans
TO MAINLINE

NOTE:

SHADED BACK EXISTING IRRIGATION PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

CONTRACTOR SHALL VERIFY IN THE FIELD PRIOR TO CONSTRUCTION

SLEEVING NOTES

1. *Contractor shall lay sleeves and conduits at twenty-four (24") inches below finish grade of the top of pavement.*
2. *Contractor shall extend sleeves one (1') foot beyond edge of all pavement.*
3. *Contractor shall cap pipe ends using PVC caps.*
4. *All sleeves shall be Schedule 40 PVC pipe.*
5. *Contractor shall furnish Owner and Irrigation Contractor with an 'as-built' drawing showing all sleeve locations.*

1. Drip irrigation equipment numbers reference Hunter Drip Design Guide, http://www.hunterindustries.com/sites/default/files/dg_pkldesignguide_dom.pdf, unless otherwise noted.
2. Landscape contractor shall be required to supply owner's construction manager with all equipment specifications and maintenance guidelines.
3. Landscape contractor shall be required to follow manufacturer's specifications and installation guidelines for drip system.
4. Pressure compensating emitters shall be: Hunter MPE. Models available are, MPE-05, MPE-10, MPE-20, or MPE-40. Use Hunter point source emitters as needed. (1 per every 6 – 4" pots).
5. Single outlet pressure compensating emitters shall be: Hunter HE Series Emitters. Reference Hunter Catalog or website for specific model numbers. (Use 1 per each 1 or 5 gallon plant).
6. Drip zone kits shall be the Hunter PCZ or ICZ Series Kits. All kits include wye strainer and pressure regulator.
7. Main irrigation tubing shall be: Hunter PLD Drip Line or approved equal.
8. Emitter distribution tubing shall be: Hunter PLD Drip Line or approved equal.
9. Contractor to install Hunter Eco Indicator on all drip zones to verify drip zone operation.
10. Subterranean emitter box shall be: SEB-6 or approved equal.
11. Drip system piping only occurs within shrub / groundcover beds and rock mulch areas. Piping shall be a maximum of 4" depth and a minimum of 2" depth.
12. Contractor shall verify that all drip system valves and spray/rotor system valves are sectioned separately on the controller.

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landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
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01 OVERALL SITE LAYOUT
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GLENN | PARTNERS PROJECT NO. 23-006

L03-00
Overall Irrigation Key Sheet

Site Plan Application
2.13.2025

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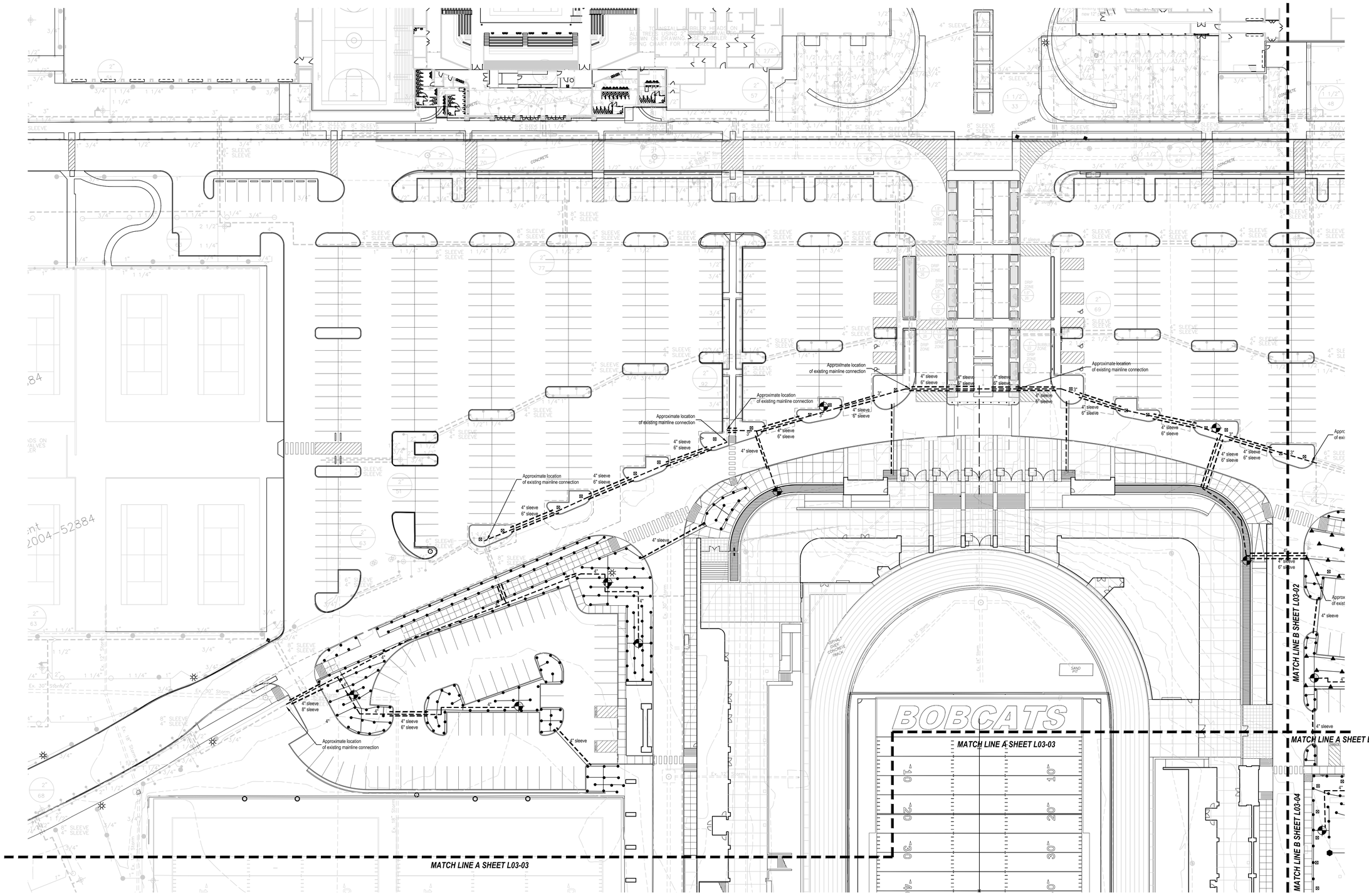

IRRIGATION LEGEND

- Hunter PROS-04 PRS30 4" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS-12 PRS30 12" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS04 PRS40CV WITH MP ROTATOR NOZZLE
  Hunter PGP-04 Rotors for spacing over 30'
- Multi-Stream Bubbler Nozzle on Hunter PRO S06 Pop-up Spray head
- Turf-Hunter ICV Control Valves
  Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Hunter ACC2 series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED
  D.C.A., SIZE AS INDICATED
  to include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE
  GPM
- HUNTER PLD0612 with 'Eco Indicator'
  (18" LATERAL SPACING, 12" EMITTER SPACING)
  PVC LATERAL PIPING SIZED AS REQUIRED
  INSTALL ALL EQUIPMENT ACCORDING TO
  MANUFACTURERS SPECIFICATIONS
- PCZ / ICZ HUNTER
  Drip Zones 20 gallon and less
  Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
  Drip Zones 20 gallon and or more
  Drip-Hunter ICZ-151-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator

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1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0053
Fax 214.871.0545
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01 IRRIGATION PLAN
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L03-01
Irrigation Plan

Site Plan Application
2.13.2025

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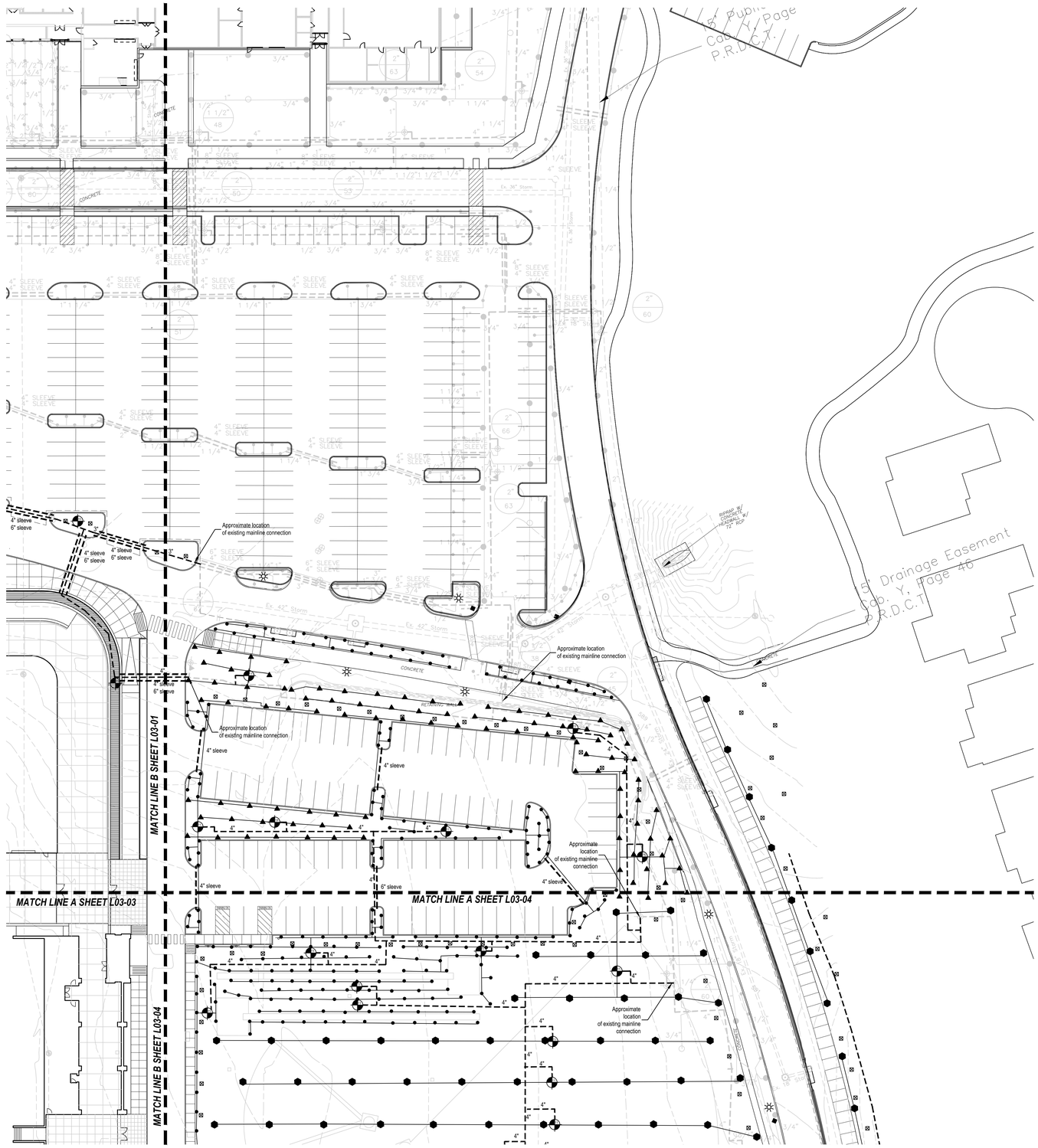

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IRRIGATION LEGEND

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- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE; GPM
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Fax 214.871.0545
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L03-02
Irrigation Plan

Site Plan Application
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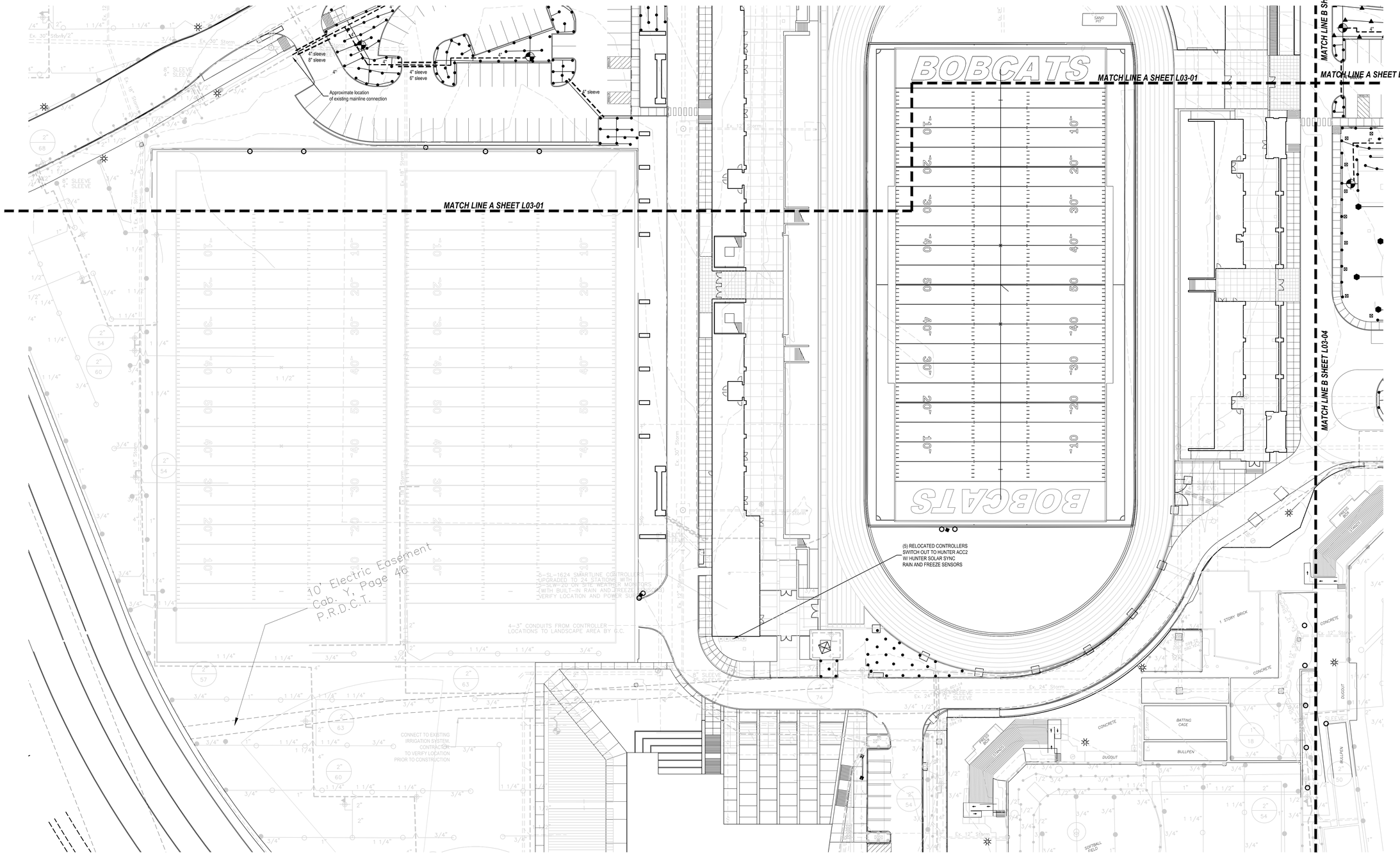

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  GPM

HUNTER PLD0612 with "Eco Indicator"
(18" LATERAL SPACING, 12" EMITTER SPACING)
PVC LATERAL PIPING SIZED AS REQUIRED
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PCZ / ICZ
HUNTER

Drip Zones 20 gallon and less
Drip-Hunter PCZ-101-40 Drip Zone Control Kit with
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NORTHWEST INDEPENDENT SCHOOL DISTRICT
2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

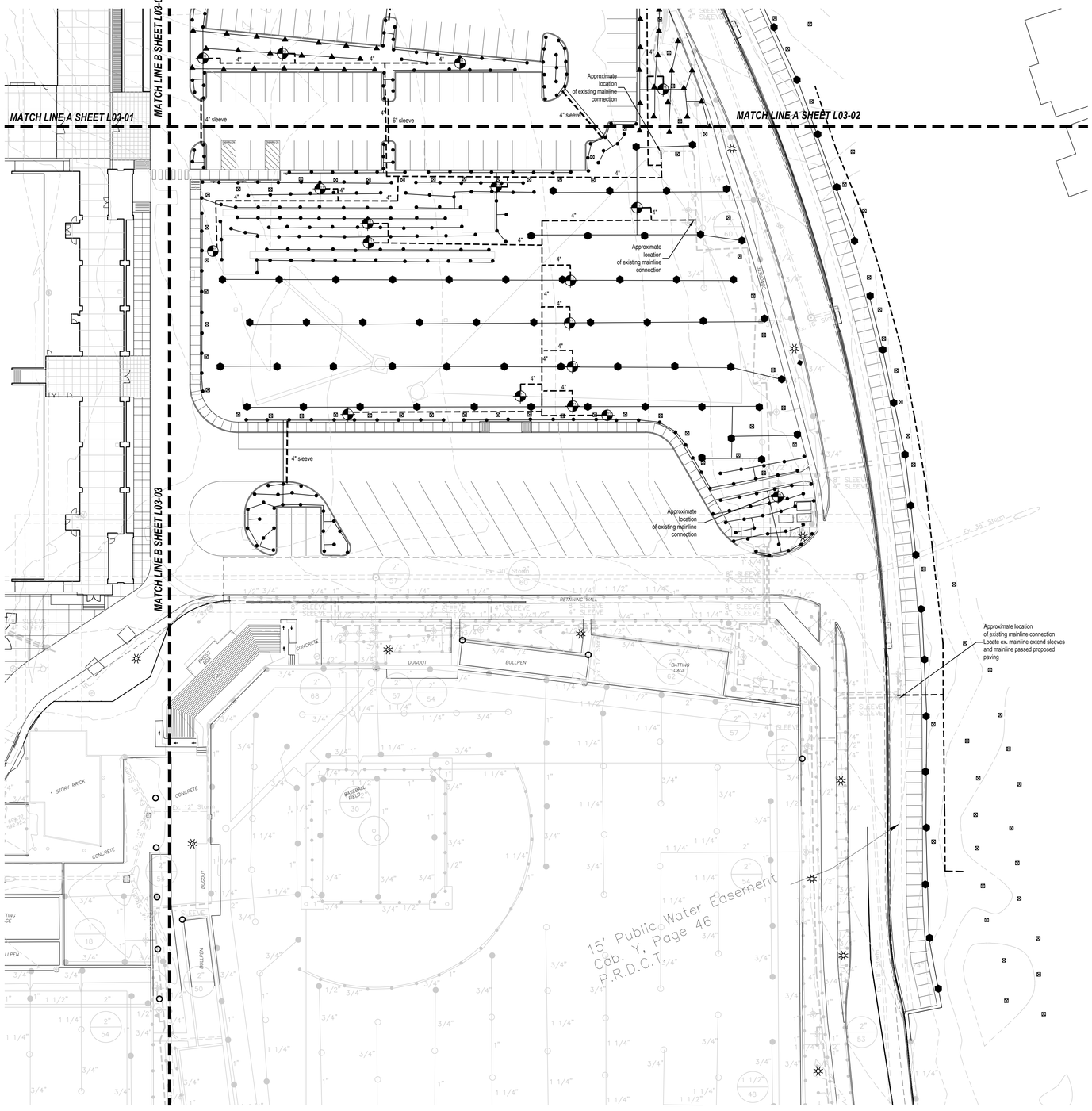
NO	REVISION	DATE

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

GLENN|PARTNERS PROJECT NO. 23-006

L03-03
Irrigation Plan

Site Plan Application
2.13.2025



NOTE:

SHADED BACK EXISTING IRRIGATION PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

CONTRACTOR SHALL VERIFY IN THE FIELD PRIOR TO CONSTRUCTION

IRRIGATION LEGEND

- Hunter PROS-04 PRS30 4" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS-12 PRS30 12" Pop-up Spray Head with a Plastic MPR Nozzle
- Hunter PROS04 PRS40CV WITH MP ROTATOR NOZZLE; Hunter PGP-04 Rotors for spacing over 30'
- Multi-Stream Bubbler Nozzle on Hunter PRO S06 Pop-up Spray head
- Turf-Hunter ICV Control Valves; Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Hunter ACC2 series Controller with Hunter Solar Sync Sensor
- WATER METER, SIZE AS INDICATED; D.C.A., SIZE AS INDICATED; to Include Wye Strainer, Isolation Valve, Master Valve, and Pressure Regulator
- PVC CLASS 200 LATERAL LINE
- PVC CLASS 200 MAINLINE
- PVC SCHEDULE 40 SLEEVING
- VALVE SIZE; GPM
- HUNTER PLD0612 with 'Eco Indicator' (18" LATERAL SPACING, 12" EMITTER SPACING); PVC LATERAL PIPING SIZED AS REQUIRED; INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- PCZ / ICZ HUNTER — Drip Zones 20 gallon and less; Drip-Hunter PCZ-101-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator
- Drip Zones 20 gallon and or more; Drip-Hunter ICZ-151-40 Drip Zone Control Kit with Valve, Basket Filter, and Pressure Regulator

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

811 BEFORE YOU DIG — TEXAS ONE CALL SYSTEM

01 IRRIGATION PLAN
SCALE: 1" = 30'-0"

0 15 30 60

g|p
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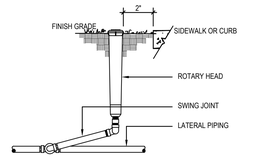
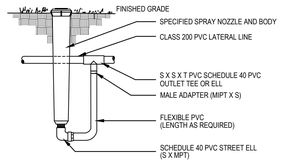
GLENN|PARTNERS PROJECT NO. 23-006

L03-04
Irrigation Plan

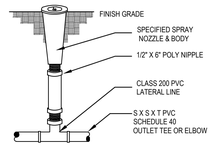
Site Plan Application
2.13.2025



01 ROTARY HEAD
NOT TO SCALE



02 HIGH POP-UP SPRAY ASSEMBLY
NOT TO SCALE



03 POP-UP LAWN SPRAY ASSEMBLY
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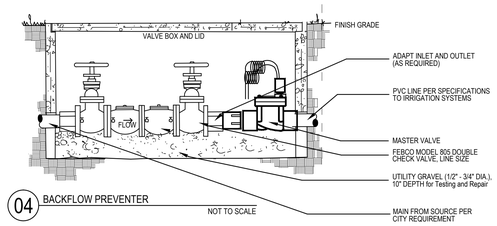
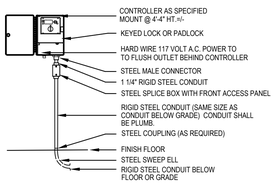
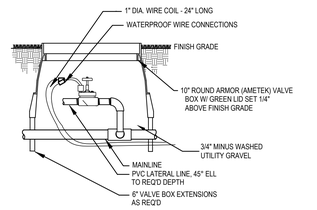


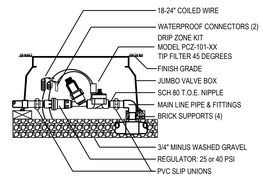
04 BACKFLOW PREVENTER
NOT TO SCALE



05 WALL MOUNTED CONTROLLER
NOT TO SCALE



06 REMOTE CONTROL VALVE
NOT TO SCALE



07 DRIP CONTROL VALVE
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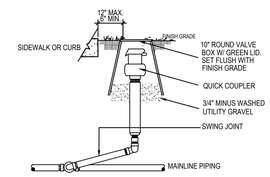
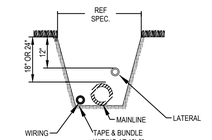


08 QUICK COUPLER
NOT TO SCALE



09 TRENCH DETAIL
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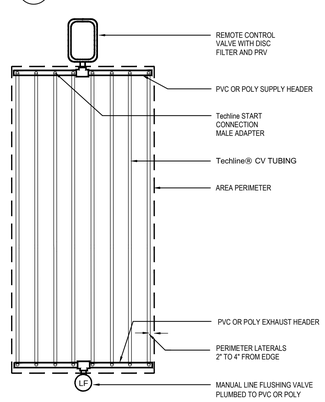
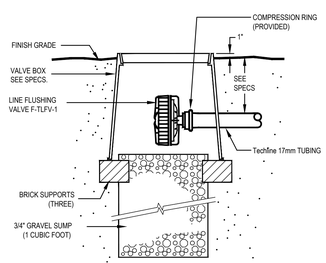
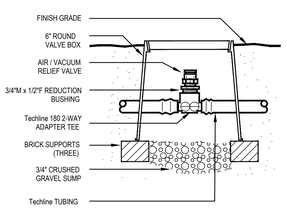


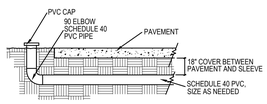
10 TechLine CV END FEED LAYOUT
NOT TO SCALE



11 TechLine LINE FLUSHING VALVE
NOT TO SCALE



12 TechLine AIR/VACUUM RELIEF
NOT TO SCALE



13 SLEEVE DETAIL
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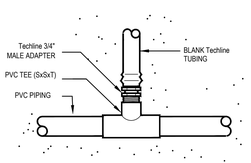

14 TechLine START CONNECTION
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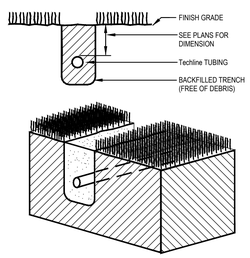

15 TechLine TRENCHING
NOT TO SCALE

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0545
Email smr@smr-la.com

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TROPHY CLUB, TX 76262

NO	REVISION	DATE

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GLENN|PARTNERS PROJECT NO. 23-006

L03-05
Irrigation Details

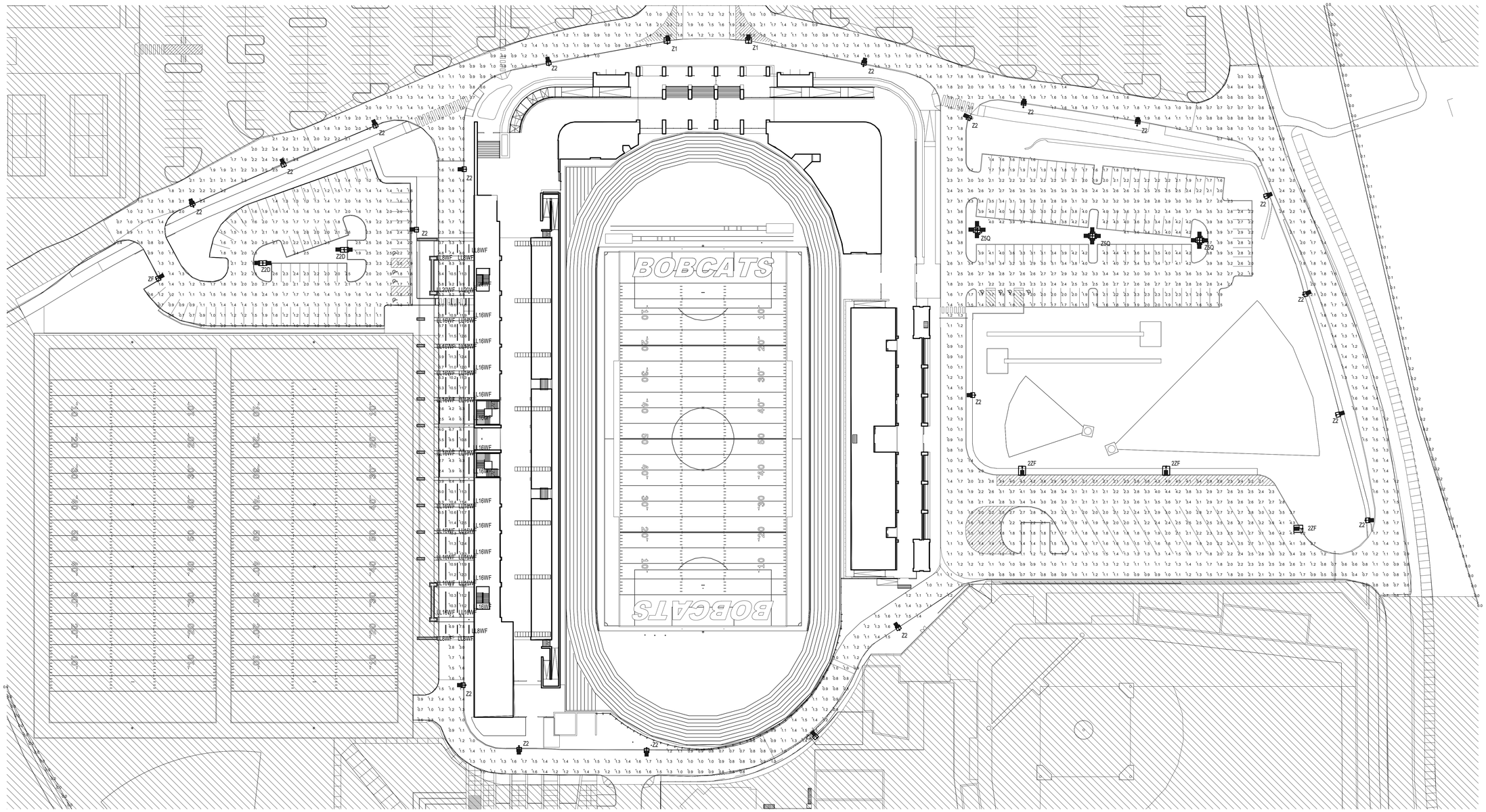
Site Plan Application
2.13.2025

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height
	152	LL4WF	HP-4-WL-D-4ft-S-835-F	0.800	1415	14.4	17.4
	20	Z2	DSX1 LED P5 40K T2M MVOLT	0.800	15795	138	32.5
	3	2ZF	DSX2 LED P8 40K 80CRI TFTM	0.800	52800	462.45	32.5
	3	Z5Q	DSX1 LED P5 40K T5M MVOLT	0.800	16433	138	32.5
	2	Z1	DSX1 LED P1 40K 80CRI T1S	0.800	7435	50.9	32.5
	2	Z2D	DSX1 LED P5 40K T2M MVOLT	0.800	15795	138	32.5
	1	ZF	DSX1 LED P5 40K TFTM MVOLT	0.800	15828	138	32.5

Calculation Summary				
Label	CalcType	Avg	Max	Min
AREA LIGHTING_Top	Illuminance	2.22	12.6	0.0
PROPERTY LINE	Illuminance	0.01	0.2	0.0

PHOTOMETRIC SITE PLAN GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE **CITY OF TROPHY CLUB** OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 PHOTOMETRIC SITE PLAN
1" = 40'-0"

g|p
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DALLAS, TEXAS 75206
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2775 BOBCAT BLVD.
TROPHY CLUB, TX 76262

NO	REVISION	DATE

REVIEW ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Engineer: James M. Tate III
License State: TX License No.: 102427
Date: 2/12/2025 5:26:07 PM

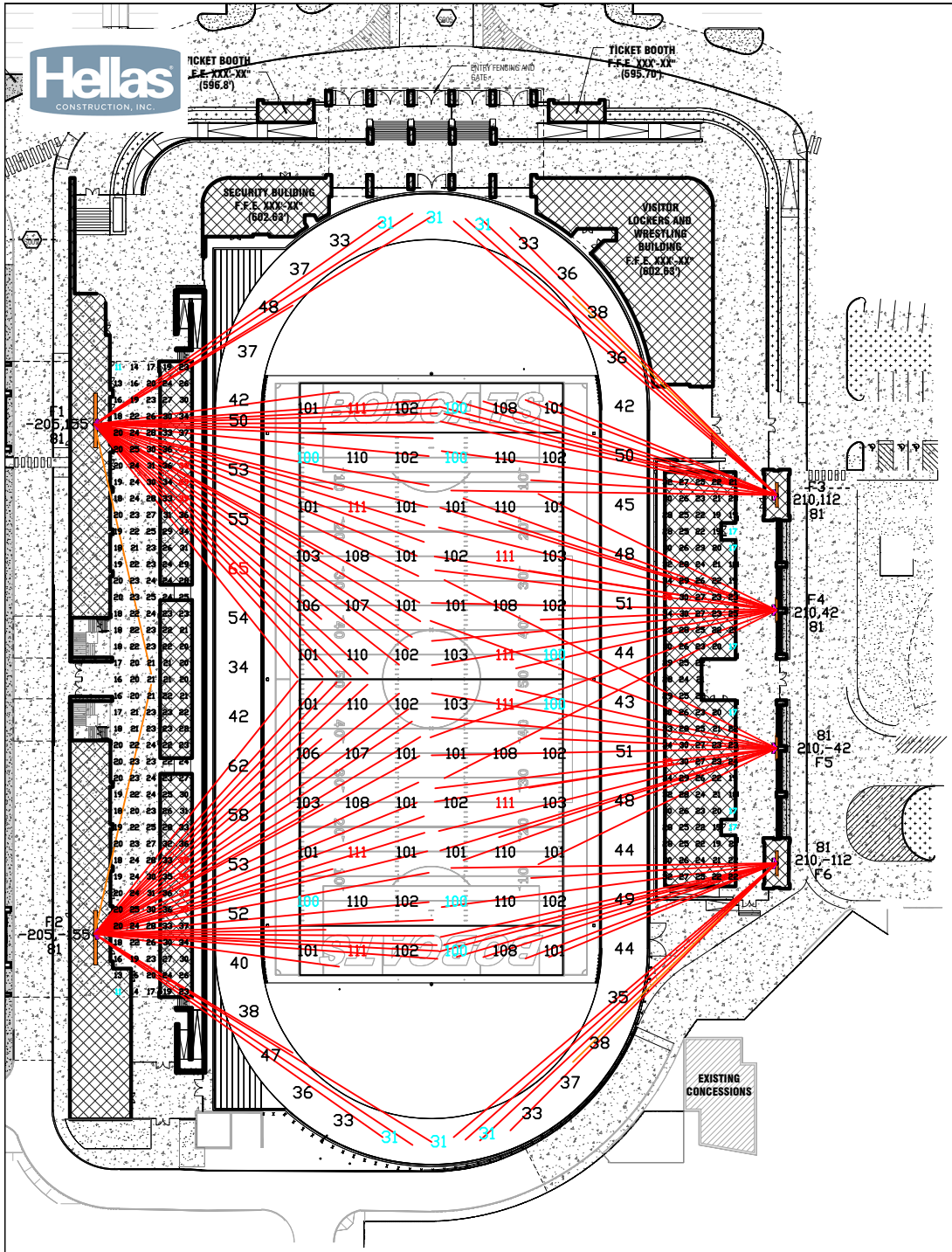
GLENN|PARTNERS PROJECT NO. 23-006

E04-03
PHOTOMETRIC SITE PLAN

SITE PLAN APPLICATION
02.13.2025

EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
DESIGN SOLVE ENHANCE www.EMAengineer.com

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF CITY REVIEW UNDER THE AUTHORITY OF JAMES M. TATE III, P.E., JAVIER GARCIA, P.E., AND CATHERINE L. HOLLENSHEAD, P.E.. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.



Pole	x-loc	y-loc	height	Narrow	Medium	RGBW30	Total	kw
F1	-205	155	81ft	31	1	6	38	28.1
F2	-205	-155	81ft	31	1	6	38	28.1
F3	210	112	81ft	14	1	3	18	13.3
F4	210	42	81ft	15		3	18	13.3
F5	210	-42	81ft	15		3	18	13.3
F6	210	-112	81ft	14	1	3	18	13.3
Total				120	4	24	148	109.4

F1 & F2 – 6 RGBW
F3–F6 – 3 RGBW

RGBW30
GeoSport RGBW 630W
Light Loss Factor = 0.950
Watts per luminaire = 557
Number luminaires used = 24
kw these luminaires = 13.4

Medium
GeoSport Clr2 SV 800W
Light Loss Factor = 0.950
Watts per luminaire = 801
Number luminaires used = 4
kw these luminaires = 3.2

Narrow
GeoSport Clr2 SV 800W
Light Loss Factor = 0.950
Watts per luminaire = 773
Number luminaires used = 120
kw these luminaires = 92.8

Visitor Bleachers
119 points at z=8, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	25
Maximum	35
Minimum	17
Avg:Min	1.46
Max:Min	2.06
Coef Var	0.18
UnifGrad	1.29

Home Bleachers
195 points at z=8, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	24
Maximum	39
Minimum	11
Avg:Min	2.20
Max:Min	3.55
Coef Var	0.25
UnifGrad	1.33

Track
47 points
HORIZONTAL FOOTCANDLES

Average	43
Maximum	65
Minimum	31
Avg:Min	1.37
Max:Min	2.10
Coef Var	0.21

Football
72 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	104
Maximum	111
Minimum	100
Avg:Min	1.04
Max:Min	1.11
Coef Var	0.04
UnifGrad	1.11

TRUE NORTH

BYRON NELSON HIGH SCHOOL, TROPHY CLUB, TX

Revision 1	02/05/25	Drawing 1 of 1	877–663–5968 WWW.GEOSPORTLIGHTING.COM

TOWN OF TROPHY CLUB, TEXAS
ORDINANCE NO. 2018-26 P&Z

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS AMENDING ORDINANCE NO. 2018-13 P&Z, THE SAME BEING AN ORDINANCE AMENDING ORDINANCE NO. 2007-22 P&Z, THE SAME BEING AN ORDINANCE AMENDING ORDINANCE NO. 2007-11 P&Z, KNOWN AS PD PLANNED DEVELOPMENT DISTRICT NO. 28, AND PLATTED AS NORTHWEST HIGH SCHOOL NO. 2, LOTS 1 AND 2, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2, BY ADOPTING A SITE PLAN PACKAGE FOR A BUILDING ADDITION AT BYRON NELSON HIGH SCHOOL, BY PROVIDING EXHIBITS "A" THROUGH "O" ENTITLED LEGAL DESCRIPTION, ZONING EXHIBIT, EXISTING DEVELOPMENT STANDARDS, OVERALL SITE PLAN, SITE PLAN PH 2, ELEVATIONS (AREAS A & B), ELEVATIONS (AREAS C & K), LANDSCAPE KEY SHEET, TREE REMOVAL PLAN, ENTRY PLAZA LANDSCAPE PLAN, COURTYARD LANDSCAPE PLAN, BUILDING ADDITION LANDSCAPE PLAN, LANDSCAPE DETAILS, EXTERIOR ELECTRICAL PLAN, AND PHOTOMETRIC PLAN; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A PUBLICATION CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Trophy Club, Texas (the "Town"), is authorized and empowered by law, in accordance with Chapter 212 of the Texas Local Government Code, to regulate the subdivision of land and property development within the Town; and

WHEREAS, an owner of the tracts of land, collectively described as a 92.655 acre tract of land, and such land being further described in Exhibit "A", attached hereto and incorporated herein, filed an application with the Town requesting an amendment to PD Planned Development District No. 28 to provide plans for a building addition at Byron Nelson High School, and such amendments are set forth herein and in Exhibits "A" through "O"; and

WHEREAS, all legal requirements and conditions were complied with, and after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the

Town has recommended to the Town Council the adoption of the amendments to Ordinance No. 2018-13 P&Z as set forth in this Ordinance; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance providing plans for a building addition at Byron Nelson High School is in the best interests of the Town of Trophy Club, Texas and of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB:

SECTION 1.
INCORPORATION OF PREMISES

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
AMENDMENT

Ordinance No. 2018-13 P&Z of the Town of Trophy Club, Texas, the same being PD Planned Development No. 28, is hereby amended in the following particulars, and all other articles, chapter, sections, paragraphs, sentence, phrases and words are not amended but are hereby ratified and affirmed.

A. Legal Description: The legal description of this PD Planned Development is attached hereto as Exhibit "A", "Legal Description", and is incorporated herein as if copied in its entirety.

B. Zoning Exhibit: The existing zoning exhibit of this PD Planned Development is attached hereto as Exhibit "B", "Zoning Exhibit", and is incorporated herein as if copied in its entirety.

C. Existing Development Standards: The existing development standards of this PD Planned Development are attached hereto as Exhibit "C", "Development Standards", and are incorporated herein as if copied in their entirety.

D. Overall Site Plan: The overall site plan of this PD Planned Development is attached hereto as Exhibit "D", "Overall Site Plan", and is incorporated herein as if copied in its entirety.

E. Site Plan Ph 2: The Site Plan Ph 2 for a building addition at Byron Nelson High School of this PD Planned Development, and all parts therefore, is attached hereto as Exhibit "E", "Site Plan Ph 2", and incorporated herein as if

copied in its entirety. The Site Plan Ph 2 shall be adhered to in carrying out the development of the land, and compliance with each and every part of such Site Plan Ph 2 shall constitute a condition precedent to the issuance of any building permit for the land in PD Planned Development District No. 28.

F. Elevations (Areas A & B): The elevations (areas A & B) of this PD Planned Development are attached hereto as Exhibit "F", "Elevations (Areas A & B)", and are incorporated herein as if copied in their entirety.

G. Elevations (Areas C & K): The elevations (areas C & K) of this PD Planned Development are attached hereto as Exhibit "G", "Elevations (Areas C & K)", and are incorporated herein as if copied in their entirety.

H. Landscape Key Sheet: The landscape key sheet of this PD Planned Development is attached hereto as Exhibit "H", "Landscape Key Sheet", and is incorporated herein as if copied in its entirety.

I. Tree Removal Plan: The tree removal plan of this PD Planned Development is attached hereto as Exhibit "I", "Tree Removal Plan", and is incorporated herein as if copied in its entirety.

J. Entry Plaza Landscape Plan: The entry plaza landscape plan of this PD Planned Development is attached hereto as Exhibit "J", "Entry Plaza Landscape Plan", and is incorporated herein as if copied in its entirety.

K. Courtyard Landscape Plan: The courtyard landscape plan of this PD Planned Development is attached hereto as Exhibit "K", "Courtyard Landscape Plan", and is incorporated herein as if copied in its entirety.

L. Building Addition Landscape Plan: The building addition landscape plan of this PD Planned Development is attached hereto as Exhibit "L", "Building Addition Landscape Plan", and is incorporated herein as if copied in its entirety.

M. Landscape Details: The landscape details of this PD Planned Development are attached hereto as Exhibit "M", "Landscape Details", and are incorporated herein as if copied in their entirety.

N. Exterior Electrical Plan: The exterior electrical plan of this PD Planned Development is attached hereto as Exhibit "N", "Exterior Electrical Plan", and is incorporated herein as if copied in its entirety.

O. Photometric Plan: The photometric plan of this PD Planned Development is attached hereto as Exhibit "O", "Photometric Plan", and is incorporated herein as if copied in its entirety.

SECTION 3.
SAVINGS AND REPEALER

This Ordinance shall be cumulative of all other ordinances of the Town affecting the regulation of land and zoning and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those Ordinances are in direct conflict with the provisions of this Ordinance whether such Ordinances are codified or uncodified, and all other provisions of the Ordinances of the Town of Trophy Club, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Notwithstanding the foregoing, any complaint, action, cause of action or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such repealed Ordinance(s) shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall be deemed to remain and continue in full force and effect.

SECTION 4.
SEVERABILITY

The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5.
PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar ($1.00) nor more than Two Thousand Dollars ($2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. The penalty provided by this section shall be cumulative of all other penalties allowed by law, including without limitation, civil remedies available for enforcement of this Ordinance.

SECTION 6.
PUBLICATION

The Town Secretary of the Town of Trophy Club is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 7.
ENGROSSMENT AND ENROLLMENT

The Town Secretary of the Town of Trophy Club is hereby directed to engross and enroll this Ordinance by filing this Ordinance in the ordinance records of the Town.

SECTION 8.
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas, this 23rd day of October 2018.

C. Nick Sanders, Mayor
Town of Trophy Club, Texas

[SEAL]

ATTEST:

Holly Fimbres, Town Secretary
Town of Trophy Club, Texas

APPROVED TO AS FORM:

J. David Dodd III, Town Attorney
Town of Trophy Club, Texas

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "A"
LEGAL DESCRIPTION

Being 92.655 acres of land located in the T. Calaway Survey, Abstract No. 272, the T. Kelly Survey, Abstract No. 704, and the J. Henry Survey, Abstract No. 529, Denton County, Texas, being the tract of land described in the deeds to Northwest Independent School District (Northwest Independent School District "NWISD"), recorded in Instrument Nos. 2004-52882, 2005-56133, and 2005-56134, Deed Records, Denton County, Texas. Said 92.655 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped "McCullah" found at the most Westerly Northwest corner of said NWISD tract recorded in Instrument No. 2004-52882, being the Northeast corner of Lot 22, Block L, Green Acre Estates, 2nd Section, an addition to Denton County, Texas, according to the plat recorded in Volume B, Page 250, Plat Records, Denton County, Texas;

THENCE N89°32'20"E, along the most Westerly North line of said NWISD tract recorded in Instrument No. 2004-52882 a distance of 363.50 feet to a 60d nail found at the Northwest corner of the Save and Except Tract 1 as described in the deed to NWISD in said Instrument No. 2004-52882;

THENCE S00°27'22"E, along the West line of said Save and Except Tract 1, at a distance of 255.57 feet passing the Southwest corner of said Save and Except Tract 1, also being the most Westerly Northwest corner of a tract of land described in the deed to C Oil Investments, LTD. recorded in Instrument No. 2005-56135, Deed Records, Denton County, Texas, in all a total distance of 295.57 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set at the Southwest corner of said C Oil Investments, LTD tract;

THENCE along the South, East, and North lines of said C Oil Investments, LTD tract the following courses and distances:

1. N89°33'02"E, a distance of 410.61 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

2. N00°26'58"W, a distance of 295.62 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

3. S89°33'06"W, a distance of 155.00 feet to a 3/8" iron pipe found at the Northwest corner of said C Oil Investments tract, the Northeast corner of said Save and Except Tract I, and the Southeast corner of a tract of land described in the deed to Hunter Ferrell Properties, Inc recorded in Instrument No. 94-75154, Deed Records, Denton County, Texas;

THENCE N00°15'37"W, along the most Northerly West line of said NWISD tract described in Instrument No. 2004-52882, a distance of 157.16 feet to a 1/2" iron rod set at

the Southwest corner of a tract of land described in the deed to C Oil Investments, LTD. recorded in Instrument No. 2003-205035, Deed Records, Denton County, Texas;

THENCE along the South, East, and North line of said C Oil Investments, LTD. tract described in Instrument No. 2003-205035 the following courses and distances:

1. N65°51'14"E, a distance of 293.82 feet to a 60d nail found;
2. N43°22'38"E, a distance of 110.89 feet to a 60d nail found;
3. N45°01'33"W, a distance of 298.00 feet to a 60d nail found;
4. S89°29'25"W, a distance of 135.33 feet to a 60d nail found in the most Northerly West line of said NWISD tract described in Instrument No. 2004-52882;

THENCE N00°15'37"W, along the most Northerly West line of said NWISD tract described in Instrument No. 2004-52882, at a distance of 192.98 feet passing a point from which a 5/8" iron rod stamped "Carter & Burgess" bears S89°44'23"W a distance of 0.97 feet for the Northeast corner of said Hunter Ferrell Properties, Inc tract and the Southeast corner of a tract of land described in the deed to Star of Texas Energy Services, Inc recorded in Instrument No. 2004-148911, Deed Records, Denton County, Texas, in all 347.21' to a U.S. Army Corps of Engineers (Corps of Engineers "COE") Monument No. 540-1 found at the most Northerly Northwest corner of said NWISD tract described in Instrument No. 2004-52882;

THENCE along the North and East lines of said NWISD tract described in Instrument No. 2004-52882 the following courses and distances:

1. S42°22'19"E, a distance of 408.77 feet to a COE Monument No. 540-2 found;
2. S44°17'30"E, a distance of 777.59 feet to a COE Monument No. 540-3 found;
3. S58°06'38"W, a distance of 253.93 feet to a COE Monument No. 540-4 found;
4. S61°23'43"E, a distance of 642.65 feet to a 1/2" iron rod stamped "McCullah" found;
5. S50°12'33"E, a distance of 496.53 feet to a COE Monument No. 540-6 found;
6. S15°14'49"W, a distance of 150.59 feet to a COE Monument No. 540-7 found;
7. S27°03'58"W, a distance of 402.08 feet to a COE Monument No. 540-8 found;
8. N87°09'06"W, a distance of 157.55 feet to a 1/2" iron rod stamped "Beasley RPLS 4050" set;

9. S77°19'34"W, a distance of 102.76 feet to a 1/2" iron rod stamped "McCullah" found;

10. S41°39'04"W, a distance of 91.39 feet to a 1/2" iron rod stamped "McCullah" found;

11. S36°17'12"W, a distance of 52.32 feet to a 1/2" iron rod stamped "McCullah" found;

12. S40°50'39"W, a distance of 95.59 feet to a 1/2" iron rod stamped "McCullah" found;

13. S08°39'42"W, a distance of 429.68 feet to a 1/2" iron rod stamped "McCullah" found;

14. S04°12'41"W, a distance of 306.41 feet to a 1/2" iron rod stamped "McCullah" found;

15. S13°00'52"W, a distance of 96.30 feet to a 1/2" iron rod stamped "McCullah" found;

16. S19°36'46"W, a distance of 103.70 feet to a 1/2" iron rod stamped "McCullah" found;

17. S10°23'52"W, a distance of 125.46 feet to a pk set in Marshall Creek Road for the Southeast corner of said NWISD tract described in Instrument No. 2004-52882;

THENCE with the South line of said NWISD tract described in Instrument No. 2004-52882 and along a line in Marshall Creek Road the following courses and distances:

1. Westerly, 138.46 feet along a non tangent curve to the left, having a radius of 1,031.76 feet, a central angle of 07°41'21" and a chord bearing N73°38'58"W, 138.36 feet to a pk set;

2. N77°29'39"W, a distance of 909.47 feet to a pk set at the beginning of a non tangent curve;

3. Westerly, 350.07 feet along a non tangent curve to the left, having a radius of 2,020.05 feet, a central angle of 09°55'45" and a chord bearing N85°28'47"W, 349.63 feet to an X found for the Southwest corner of said NWISD tract described in Instrument No. 2004-52882;

THENCE N00°06'55"E, along the most Westerly West line of said NWISD tract described in Instrument No. 2004-52882, at a distance of 31.69 feet passing a 3/8" iron rod found at the Southeast corner of Lot 1, Block L, Green Acre Estates, an Addition to Denton County, Texas, according to the plat recorded in Volume 6, Page 6, Plat Records,

Denton County, Texas, in all a distance of 1,426.57 feet to a 3/8" iron rod found at the Northeast corner of Lot 14, Block L, of said Green Acre Estates, also being the Southeast corner of Lot 15, Block L, of said Green Acre Estates, 2nd Section;

THENCE N00°15'50"E, along the East line of said Green Acre Estates, 2nd Section, a distance of 754.75 feet to the point of beginning, containing 92.655 acres of land.

The bearings recited hereon are oriented to NAD 83, Texas North Central Zone.

EXHIBIT "B"
ZONING EXHIBIT

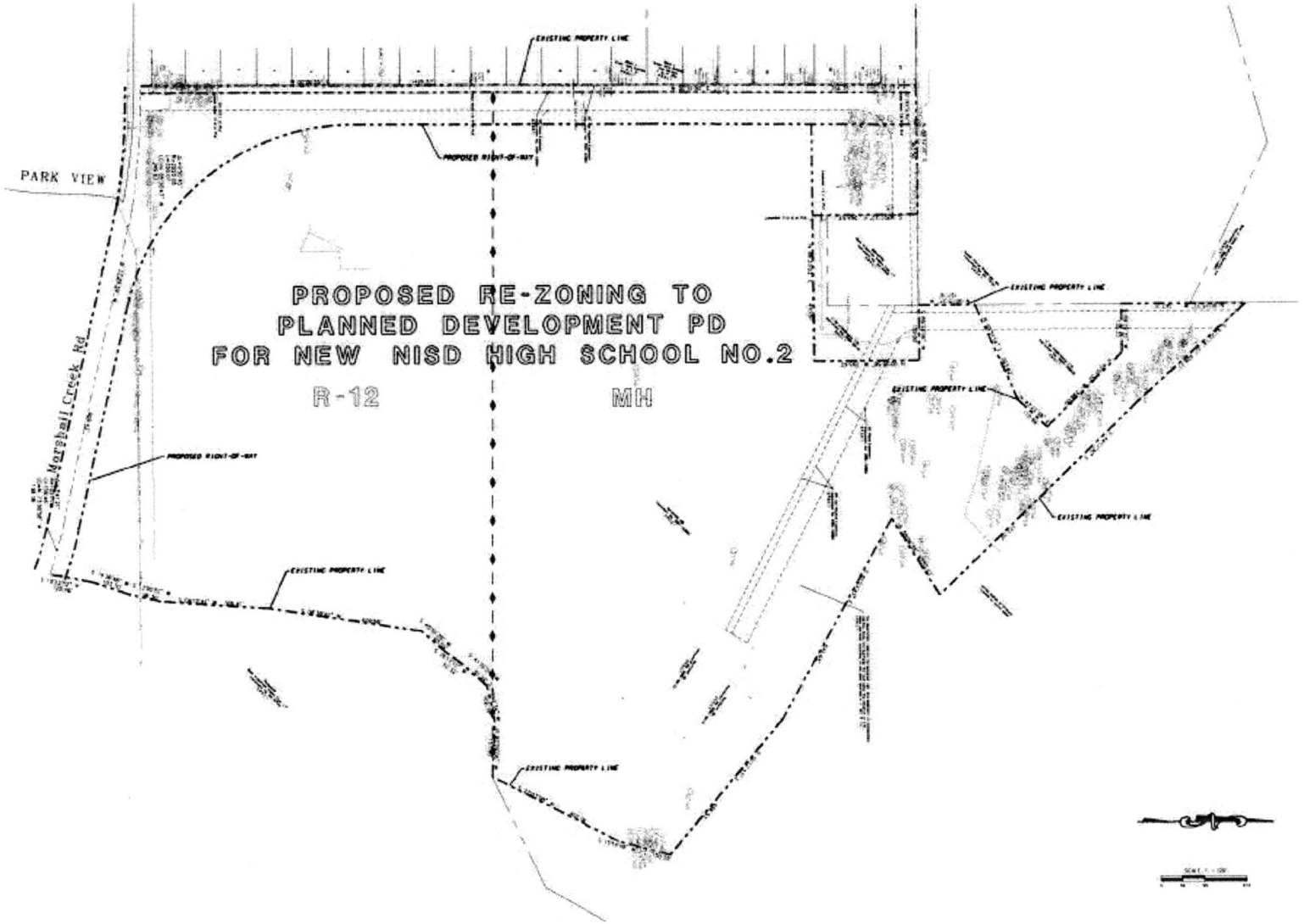

PARK VIEW
Marshall Creek Rd.
PROPOSED RE-ZONING TO
PLANNED DEVELOPMENT PD
FOR NEW NISD HIGH SCHOOL NO.2
R-12
MH
EXISTING PROPERTY LINE
PROPOSED RIGHT-OF-WAY

EXHIBIT "C"
DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS
NISD HIGH SCHOOL NO. 2
TROPHY CLUB, TEXAS

The development of the Land described in Exhibit "A" – Legal Description (a copy of which is attached hereto and incorporated herein) (hereinafter "Tract 1") consisting of approximately 92.655 acres of land shall be in accordance with Exhibit "B" – Zoning Exhibit of the development (a copy of which is attached hereto and incorporated herein), all other Exhibits attached to or incorporated herein, the Zoning Code, all other applicable codes and regulations of the Town of Trophy Club, and the following Development Standards, conditions and requirements:

A. Purpose: This Planned Development is designed to accommodate a high school and other appurtenant uses as applicable with a high school site. For development purposes, the land is one contiguous tract. The use and development of the tract shall be in accordance with the Code of Ordinances of the Town, Section 14.02.164 NS – Neighborhood Service District Regulations with the following exceptions:

1. Size of Tract:

   Tract 1 shall contain approximately 92.655 acres of land

2. Uses Generally: In the development and use of Tract 1, no land shall be used and no building or structure shall be installed, erected, or converted to any use other than the following Permitted Uses:

3. Permitted Uses:

   (a) Tract 1 shall allow all uses indicated in the following Use List.

Athletic Fields, Stadium, Auditorium, Gyms	Bldg for auxiliary uses on HS site
Children's Day Care Center & Kindergarten	Equestrian facilities
Park, Playground, Play lots, Related Facilities	Private Stable
Public Safety Facilities	Recreational
School	Social, Recreational, Assembly Buildings
Storage (auxiliary uses for HS site)	Swimming Pool
Tennis, Handball, Racquet Ball Clubs	Utility Facilities, Garage, Storage

4. Limitation of Uses: Except as provided below, any use not expressly permitted herein or allowed by temporary, conditional or specific use permit is prohibited:

   (a) Sporting Events and any applicable appurtenances shall be granted as a permanent use.

   (b) Educational or informational displays.

(c) A temporary use as defined in the Zoning Code shall not be permitted or located nearer than one-hundred feet (100') to a residentially zoned district.

(d) An accessory use as defined in the Zoning Code shall not be located within any identified easement. In addition, accessory structures permitted in these districts shall not exceed one story in height, except for storage/ utility structures which shall not exceed fifteen feet (15') in height. Utility structures may include lift stations and other operational utility structures required for full functionality of a high school.

5. Area Building and Site Regulations:

The building and site regulations will generally follow Chapter 14 of the Code of Ordinances of the Town, Section 14.02.164 NS – Neighborhood Service District Regulations, with the exception of those items listed below:

(a) Building Height: No building or structure shall exceed eighty-five feet (85') or three (3) stories in height.

(b) Lighting: Prior to the issuance of a building permit for the Land or any part thereof, an overall lighting plan, accompanying the Final Site Plan for the Land must be approved by the Town Council upon recommendation of the Planning & Zoning Commission. Additionally, written standards shall be approved by the Town Council upon recommendation of the Planning & Zoning Commission at a later date, in the form of an amendment to this Ordinance.

(c) Fencing: Chain link fencing may be used for athletic fields only as long as it has 100% vinyl coverage. Black vinyl is an acceptable color. All other colors shall be approved by the Town Council upon recommendation of the Planning & Zoning Commission. Additional fencing shall meet the requirements of Chapter 14, Section 14.02.351 of the Town's Code of Ordinances.

(d) Outdoor Storage: No outdoor storage, except for refuse disposal, shall be permitted on the land. Dumpster locations shall be subject to the prior approval of the Planning & Zoning Commission, as indicated on the Final Site Plan. Dumpsters are to be enclosed on all sides with three (3) masonry walls and one (1) gate of a similar architectural style of buildings. Minimum height of the enclosures shall be determined by the height of the dumpster.

When possible, landscaping shall provide additional screening for the enclosure. Operating hours for trash service shall be in accordance with the Town of Trophy Club standards.

(e) Signage: Illuminated LED and Non-Illuminated permanent marquee and monument signage will be allowed at drive approaches, intersections and the front of the building. Prior to the issuance of a building permit for the Land or any part thereof, an overall sign plan, accompanying the Final Site Plan for the Land must be approved by the Town Council upon recommendation of the Planning & Zoning Commission. Additionally, written standards shall be approved by the Town Council upon recommendation of the Planning & Zoning Commission at a later date, in the form of an amendment to this Ordinance.

(f) Hours of Operation: The hours of operation shall be between 7:00am and 11:00pm for the standard calendar school year and shall be between 7:00am and 6:00pm for the summer session.

(g) Mechanical & Electrical Equipment: Mechanical and electrical equipment, including air conditioning units, shall be designed and operated to minimize noise impact on surrounding property. All such Equipment shall be screened from public view. Equipment screening shall not be considered as a part of building height.

B. Additional Development Standards:

1. Landscaping: Landscaping shall be provided as required by applicable codes, including but not limited to the Zoning Code as amended, and Chapter 14, Section 14.02.352 Landscaping Regulations, and the Subdivision Regulations, Chapter 10, except as specifically provided herein below:

(a) Interior areas of parking lots shall contain planter islands or berms located so as to best relieve the expanse of paving. Planter islands or berms must be located no further apart than every twenty-four (24) parking spaces and at the terminus of all rows of parking. Such islands or berms shall contain at least one (1) tree. Each tree shall be a minimum of four (4) caliper inches as measured twelve inches (12") above final grade adjacent to the trunk of the tree. The remainder shall be landscaped with shrubs, lawn and ground. Shrubs shall be a minimum of three feet (3') in height when measured immediately after planting, and shall reach three feet (3') in height within one year of planting. Interior planter islands shall have a minimum size of nine feet (9') by eighteen feet (18').

(i) Perimeter landscape areas shall contain at least one tree for each fifty (50) linear feet or fraction thereof of perimeter area. Shrubs shall meet the requirements of (B)(1)(a) above. Trees shall be planted in non-vehicular open space to meet the following requirements. Existing trees that are preserved on a developed site may be credited to the following requirements:
Percentage of Site in Non-Vehicular Open spaces: 0-100%
Tree Ratio per Non-Vehicular Open Space: 9 trees/ 4,000 sq. ft.

2. Fire Lanes: Fire lanes will be shown on the Final Site Plan. Location and details shall be provided at the time of the Final Site Plan submittal and shall be approved by the Fire Department.

3. Final Site Plan: The Final Site Plan shall be submitted to the Planning & Zoning Commission and Town Council for approval. Such approval shall be in the form of an ordinance duly adopted by the Town Council, upon recommendation from the Planning & Zoning Commission.

   Upon approval, the Final Site Plan shall become an amendment to this Ordinance. In the event of any conflicts between this Ordinance and such approved Final Site Plan, the Ordinance adopting the Approved Final Site Plan shall control.

4. Amendments to the Site Plan: Amendments to the Site Plan for items that are not determined to be substantial by the Planning & Zoning Coordinator shall be permitted. The Planning & Zoning Coordinator shall determine items to be classified as not substantial.

5. Notwithstanding any contrary provision in the Ordinance or any exhibits hereto, the final approvals listed below must be obtained from the Town prior to the issuance of any building permits. Such approvals must be made by an Ordinance amending this Ordinance creating PD-Planned Development No. 28:

   (a) Final Site Plan approval, including but not limited to Landscape Plan and Plant List

   (b) Building Elevations

   (c) Sight Line Studies

   (d) Photometric Plan and Light Fixture Illustrations

   (e) Signage

(f) Retaining Wall and Fencing

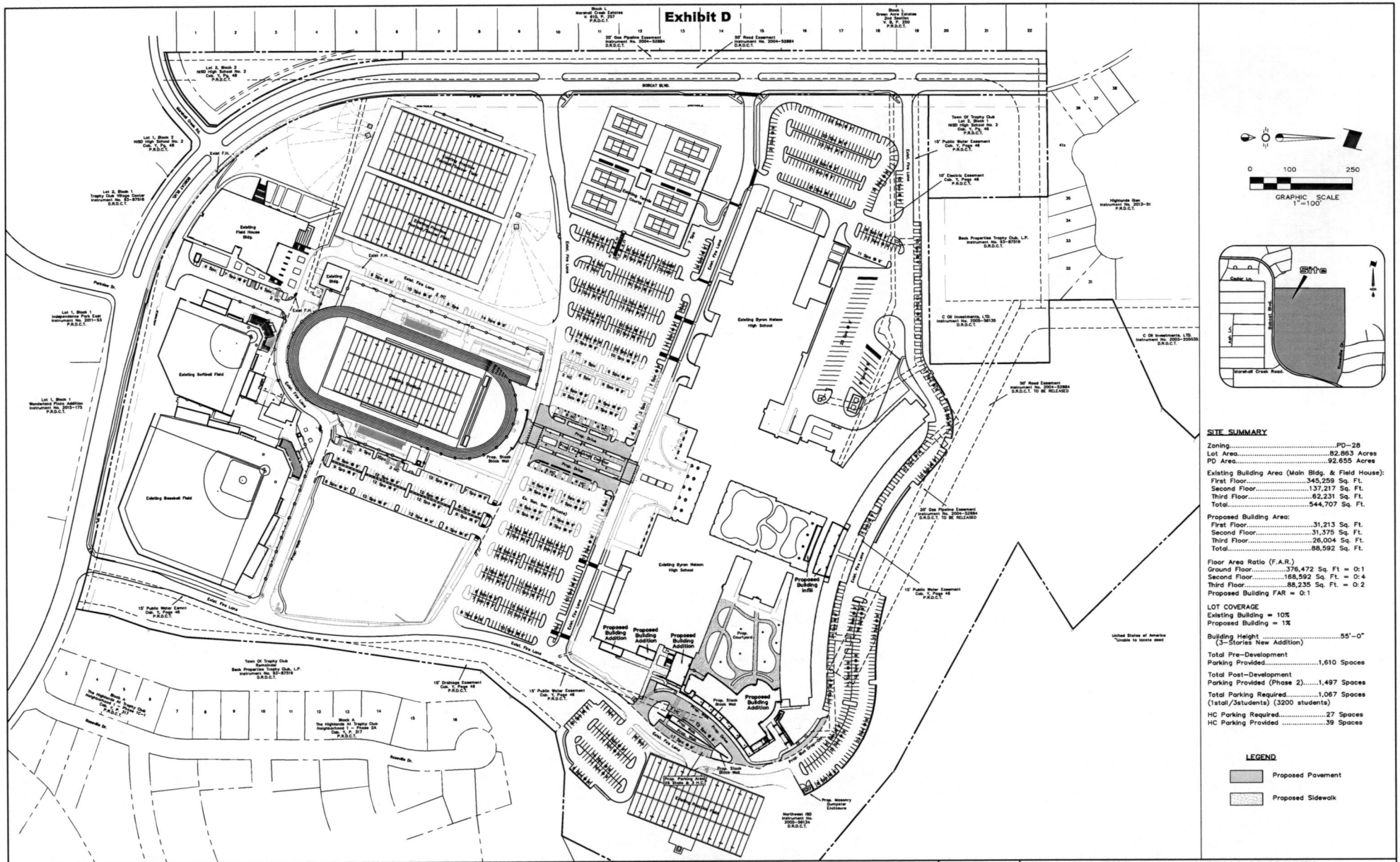
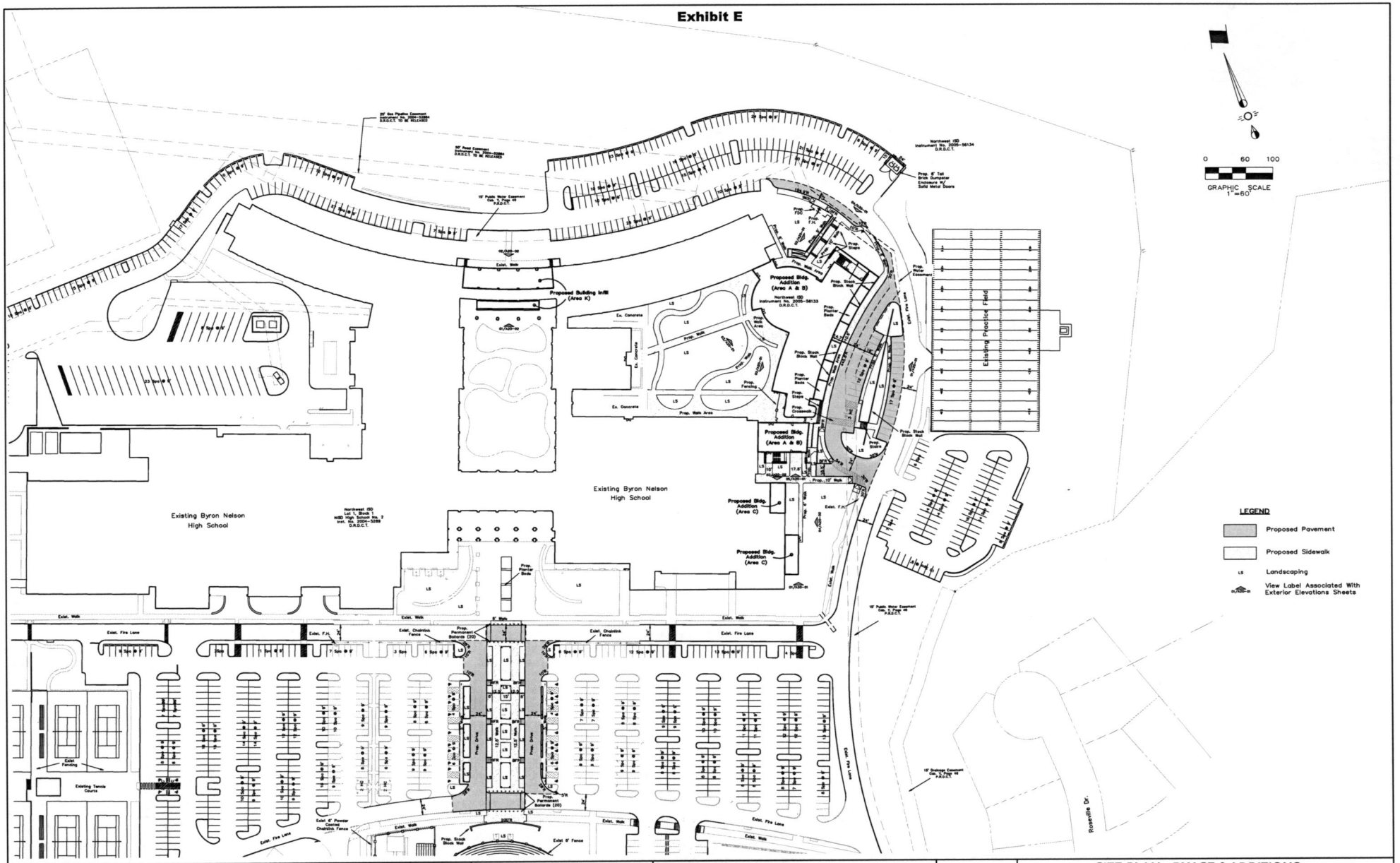


Exhibit D
BOBCAT BLVD.
Existing Byron Nelson High School
Existing Baseball Field
Existing Softball Field
Existing Field House Bldg.
Existing Track
Existing Football Field
Existing Bldg.
Proposed Building Addition
Proposed Building Infill
Proposed Courtyard
Prop. Masonry Dumpster Enclosure
Prop. Stack Stone Wall
Prop. Retaining Wall
Prop. Parking Area
Existing Drive
Existing Fire Lane
Existing Curb
Existing Sidewalk
Existing Trees
Existing Contours
Existing Fence
Existing Overhead Utility Line
Existing Underground Utility Line
Existing Water Line
Existing Sanitary Sewer Line
Existing Storm Sewer Line
Existing Gas Line
Existing Fire Hydrant
Existing Water Valve
Existing Sanitary Sewer Manhole
Existing Storm Sewer Manhole
Existing Light Pole
Existing Electric Transformer
Existing Electric Box
Existing Telephone Pedestal
Existing Gas Valve
Existing Gas Meter
Existing Cleanout
Existing Flag Pole
Existing Sign
Existing Bollard
Existing Concrete Pad
Existing Concrete Flatwork
Existing Asphalt Pavement
Existing Concrete Pavement
Existing Building
Existing Overhead Power Line
Existing Underground Power Line
Existing Underground Telephone Line
Existing Underground Cable TV Line
Existing Underground Fiber Optic Line
Existing Underground Gas Line
Existing Underground Water Line
Existing Underground Sanitary Sewer Line
Existing Underground Storm Sewer Line
Existing Underground Electric

Exhibit E



MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

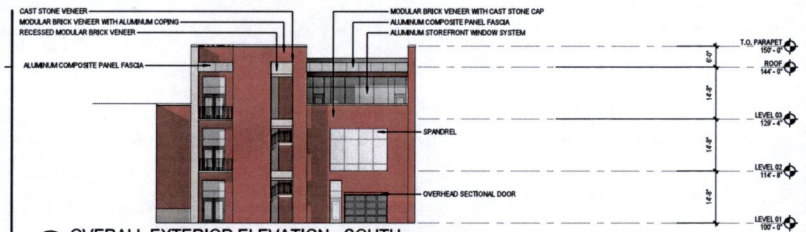
RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

SITE PLAN - PHASE 2 ADDITIONS

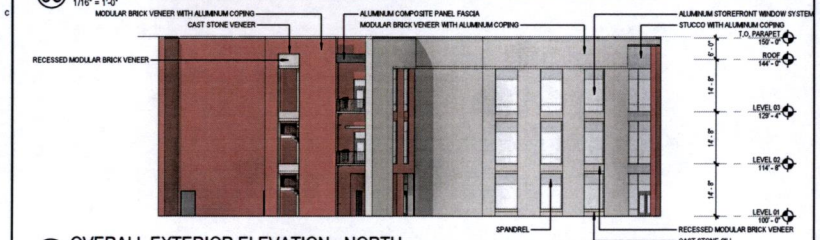
BYRON NELSON HIGH SCHOOL ADDITIONS - PHASE 2
BOBCAT BLVD
TROPHY CLUB, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET
RLK Engineering	RLK	17124 (PHASE 2) Site Plan-Detailed.dwg	1" = 10'	C00-02
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	9-18-18	RLK: 17124	

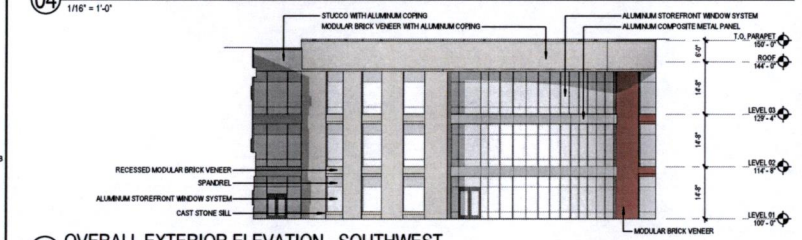
Exhibit F



05 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

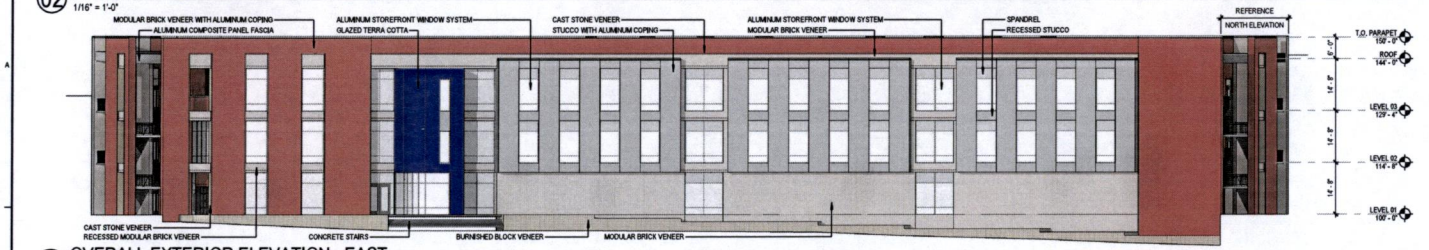


04 OVERALL EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



03 OVERALL EXTERIOR ELEVATION - SOUTHWEST
1/16" = 1'-0"

02 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



01 OVERALL EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

BUILDING ELEVATION MATERIAL SUMMARY

MATERIAL	NORTH ELEV.	SOUTH ELEV.	SW ELEV.	WEST ELEV.	EAST ELEV.	TOTAL MATERIAL
MODULAR FACE BRICK - RUNNING BOND, U.N.O. - FIELD COLOR (RED BRICK) KANSAS BRICK, 530 FLASH	4,034 SF	2,482 SF	-	3,226 SF	4,654 SF	14,396 SF
MODULAR FACE BRICK - RUNNING BOND, U.N.O. - ACCENT COLOR 1 (LIGHT BRICK) CLOUD CERAMICS, GREYSTONE	2,662 SF	195 SF	2,955 SF	4,064 SF	4,648 SF	14,524 SF
MODULAR FACE BRICK - STACK BOND, U.N.O. - ACCENT COLOR 2 (DARK BRICK) CLOUD CERAMICS, EBONY IRONSPOT	-	-	-	-	-	-
CMU BURNISHED BLOCK VENEER STACK BOND, U.N.O. - 8" X 16 BURNISHED BLOCK 2110 AUSTIN LIMESTONE	-	-	-	-	965 SF	965 SF
STUCCO (EXTERIOR PORTLAND CEMENT PLASTER VENEER) - COLOR TBD	178 SF	-	376.5 SF	-	3,263 SF	3,817.5 SF
GLAZED TERRA COTTA - CUSTOM BLUE BOSTON VALLEY TERRA COTTA, TERRACLAD	-	-	-	413.5 SF	907 SF	1,320.5 SF
ALUMINUM COMPOSITE METAL PANEL FASCIA - REYNOBOND REYNOLUX - COLOR TBD	22 SF	100 SF	248 SF	261 SF	36 SF	667 SF
TOTAL MATERIAL	**6,896 SF**	**2,777 SF**	**3,578 SF**	**7,964.5 SF**	**14,473 SF**	**34,725 SF**
MASONRY %	**99.7%**	**96.4%**	**93.1%**	**91.5%**	**86.8%**	
TOTAL CLASSROOM ADDITION MASONRY %						**93.5%**

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

(A) PURPOSE: THIS PLANNED DEVELOPMENT IS DESIGNED TO ACCOMMODATE A HIGH SCHOOL AND OTHER APPURTENANT USES AS APPLICABLE WITH A HIGH SCHOOL SITE. FOR DEVELOPMENT PURPOSES, THE LAND IS ONE CONTIGUOUS TRACT. THE USE AND DEVELOPMENT OF THE TRACT SHALL BE IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS WITH THE FOLLOWING EXCEPTIONS:

5. AREA BUILDING AND SITE REGULATIONS:

THE BUILDING AND SITE REGULATIONS WILL GENERALLY FOLLOW CHAPTER 14 OF THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS, WITH THE EXCEPTION OF THOSE ITEMS LISTED BELOW:

(A) BUILDING HEIGHT: NO BUILDING OR STRUCTURE SHALL EXCEED EIGHTY- FIVE FEET (85') OR THREE (3) STORIES IN HEIGHT.

(B) MECHANICAL & ELECTRICAL EQUIPMENT: MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. EQUIPMENT SCREENING SHALL NOT BE CONSIDERED AS A PART OF BUILDING HEIGHT.

CITY OF TROPHY CLUB - NS REGULATIONS

SEC. 14.02.164 NS NEIGHBORHOOD SERVICE DISTRICT REGULATIONS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

(A) PURPOSE: THE PURPOSE OF THE NS NEIGHBORHOOD ERVICE DISTRICT IS TO PROVIDE LIMITED LOW IMPACT SERVICE TYPE FACILITIES TO RESIDENTIAL AREAS. SERVICES PERMITTED IN THIS DISTRICT DO NOT INVOLVE RETAIL ACTIVITY. THE USES ALLOWED IN THESE DISTRICTS SHOULD NOT HAVE AN ADCERSE EFFECT ON ADJACENT RESIDENTIAL AREAS, AND MAY BE LOCATED CLOSE TO RESIDENTIAL USES, WITH APPROPRIATE BUFFERS AND LANDSCAPING.

(K) DESIGN REQUIREMENTS. THE FOLLOWING DESIGN REQUIREMENTS SHALL APPLY IN THE NS NEIGHBORHOOD SERVICE DISTRICT:

(1) NO OUTDOOR STORAGE, EXCEPT FOR REFUSE DISPOSAL, SHALL BE PERMITTED. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
(2) MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SAHLL BE SCREEENED FROM PUBLIC VIEW.
(3) LIGHTING SHALL BE DESIGNED TO REFLECT AWAY FROM ANY ADJACENT RESIDENTIAL AREA.

BUILDING ELEVATION MATERIAL SUMMARY

1. BUILDING ELEVATIONS NORTH, SOUTH, EAST AND WEST DO NOT FACE A PUBLIC STREET. THE CLASSROOM ADDITION ENTRY IS LOCATEDOFF OF A PRIVATE DRIVE.
2. THE ROOF TOP MECHANICAL EQUIPMENT IS LOCATED ON THE ROOF OF THE NEW CLASSROOM ADDITION. THE UNITS WILL NOT BE VISIBLE ON ANY POINT OF THE PROPERTY OR ADJACENT PROPERTIES.

PERKINS + WILL
2218 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
t 214.283.8700
f 214.283.8701
www.perkinswill.com

glenn | partners
5646 MILTON STREET
SUITE 426
DALLAS, TEXAS 75201
t 469.930.7655
www.glenn-partners.com

CONSULTANTS
CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013
STRUCTURAL
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219
MEP
ESTES, MCCLURE & ASSOCIATES, INC.
3608 WEST WAY
TYLER, TEXAS 75703
LANDSCAPING
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202
TECHNOLOGY
MOYE CONSULTING
1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038
FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088
GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTH DENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

PROJECT

BYRON NELSON HIGH SCHOOL ADDITION AND RENOVATION
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

Job Number	143117.000
Drawn	JL
Checked	MD
Approved	ML

TITLE

OVERALL EXTERIOR ELEVATIONS - AREA A & B

SHEET NUMBER

A20-01

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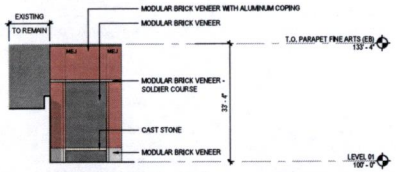
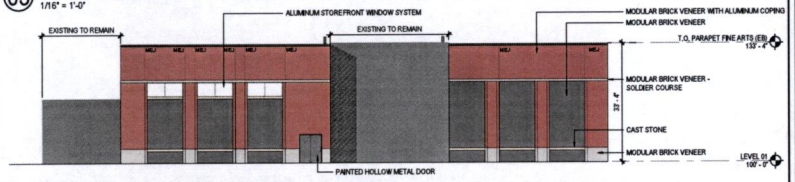
9/17/2018 3:07:28 PM C:\Temp\ARCH-NISD_BNHS_MAIN_R18_lanejl.rvt

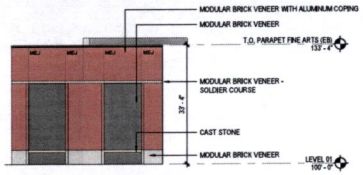
Exhibit G



05 OVERALL EXT ELEVATION - AREA C - SOUTH
1/16" = 1'-0"

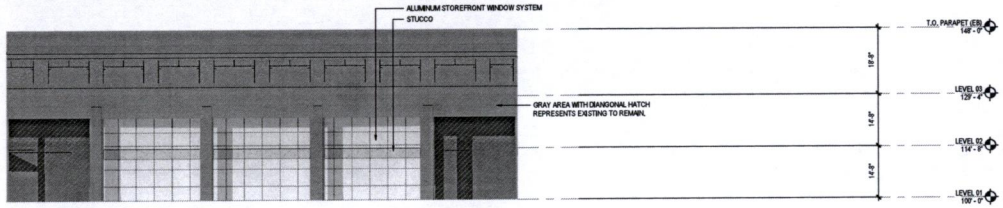


04 OVERALL EXT ELEVATION - AREA C - EAST
1/16" = 1'-0"



03 OVERALL EXT ELEVATION - AREA C - NORTH
1/16" = 1'-0"

02 OVERALL EXT ELEVATION - AREA K - NORTH
1/16" = 1'-0"



01 OVERALL EXT ELEVATION - AREA K - SOUTH
1/16" = 1'-0"

BUILDING ELEVATION MATERIAL - AREA C - SUMMARY

MATERIAL	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL MATERIAL
MODULAR FACE BRICK - RUNNING BOND, U.N.O. - FIELD COLOR (RED BRICK) KANSAS BRICK, 530 FLASH	1,311.5 SF	1,955 SF	363 SF	-	3,629.5 SF
MODULAR FACE BRICK - RUNNING BOND, U.N.O. - ACCENT COLOR 1 (LIGHT BRICK) CLOUD CERAMICS, GREYSTONE	86 SF	187 SF	34 SF	-	307 SF
MODULAR FACE BRICK - STACK BOND, U.N.O. - ACCENT COLOR 2 (DARK BRICK) CLOUD CERAMICS, EBONY IRONSPOT	471 SF	1,122 SF	261 SF	-	1,854 SF
CMU BURNISHED BLOCK VENEER STACK BOND, U.N.O. - 8" X 16 BURNISHED BLOCK 2110 AUSTIN LIMESTONE	-	-	-	-	-
STUCCO (EXTERIOR PORTLAND CEMENT PLASTER VENEER) - COLOR TBD	-	-	-	-	-
ALUMINUM COMPOSITE METAL PANEL FASCIA - REYNOBOND REYNOLUX - COLOR TBD	-	-	-	-	-
TOTAL MATERIAL	1,868.5 SF	3,264 SF	658 SF	-	5,790.5 SF
MASONRY %	100%	100%	100%	-	
TOTAL FINE ARTS RENOVATION MASONRY %					100%

CITY OF TROPHY CLUB - BNHS - PD 28

DEVELOPMENT STANDARDS NISD HIGH SCHOOL NO.2 - TROPHY CLUB, TEXAS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

(A) PURPOSE: THIS PLANNED DEVELOPMENT IS DESIGNED TO ACCOMMODATE A HIGH SCHOOL AND OTHER APPURTENANT USES AS APPLICABLE WITH A HIGH SCHOOL SITE. FOR DEVELOPMENT PURPOSES, THE LAND IS ONE CONTIGUOUS TRACT. THE USE AND DEVELOPMENT OF THE TRACT SHALL BE IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS WITH THE FOLLOWING EXCEPTIONS:

5. AREA BUILDING AND SITE REGULATIONS:

THE BUILDING AND SITE REGULATIONS WILL GENERALLY FOLLOW CHAPTER 14 OF THE CODE OF ORDINANCES OF THE TOWN, SECTION 14.02.164 NS - NEIGHBORHOOD SERVICE DISTRICT REGULATIONS, WITH THE EXCEPTION OF THOSE ITEMS LISTED BELOW:

(A) BUILDING HEIGHT: NO BUILDING OR STRUCTURE SHALL EXCEED EIGHTY- FIVE FEET (85') OR THREE (3) STORIES IN HEIGHT.

(B) MECHANICAL & ELECTRICAL EQUIPMENT: MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. EQUIPMENT SCREENING SHALL NOT BE CONSIDERED AS A PART OF BUILDING HEIGHT.

CITY OF TROPHY CLUB - NS REGULATIONS

SEC. 14.02.164 NS NEIGHBORHOOD SERVICE DISTRICT REGULATIONS

DESIGN STANDARDS (APPLICABLE TO THIS PROJECT ONLY)

(A) PURPOSE: THE PURPOSE OF THE NS NEIGHBORHOOD ERVICE DISTRICT IS TO PROVIDE LIMITED LOW IMPACT SERVICE TYPE FACILITIES TO RESIDENTIAL AREAS. SERVICES PERMITTED IN THIS DISTRICT DO NOT INVOLVE RETAIL ACTIVITY. THE USES ALLOWED IN THESE DISTRICTS SHOULD NOT HAVE AN ADDERSE EFFECT ON ADJACENT RESIDENTIAL AREAS, AND MAY BE LOCATED CLOSE TO RESIDENTIAL USES, WITH APPROPRIATE BUFFERS AND LANDSCAPING.

(K) DESIGN REQUIREMENTS. THE FOLLOWING DESIGN REQUIREMENTS SHALL APPLY IN THE NS NEIGHBORHOOD SERVICE DISTRICT:

(1) NO OUTDOOR STORAGE, EXCEPT FOR REFUSE DISPOSAL, SHALL BE PERMITTED. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
(2) MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SAHLL BE SCREEENED FROM PUBLIC VIEW.
(3) LIGHTING SHALL BE DESIGNED TO REFLECT AWAY FROM ANY ADJACENT RESIDENTIAL AREA.

BUILDING ELEVATION MATERIAL SUMMARY

1. BUILDING ELEVATIONS NORTH, SOUTH, EAST AND WEST IN AREAS C & K DO NOT FACE A PUBLIC STREET. THE WRESTLING RENOVATION ENTRY AND FINE ARTS RENOVATION ENTRY IS LOCATED OFF OF A PRIVATE DRIVE.
2. THE ROOF TOP MECHANICAL EQUIPMENT IS LOCATED ON THE ROOF OF THE NEW CLASSROOM ADDITION. THE UNITS WILL NOT BE VISIBLE ON ANY POINT OF THE PROPERTY OR ADJACENT PROPERTIES.

BUILDING ELEVATION MATERIAL - AREA K - SUMMARY

MATERIAL	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL MATERIAL
MODULAR FACE BRICK - RUNNING BOND, U.N.O. - FIELD COLOR (RED BRICK) KANSAS BRICK, 530 FLASH	901 SF	-	-	-	901 SF
MODULAR FACE BRICK - RUNNING BOND, U.N.O. - ACCENT COLOR 1 (LIGHT BRICK) CLOUD CERAMICS, GREYSTONE	648 SF	-	-	-	648 SF
MODULAR FACE BRICK - STACK BOND, U.N.O. - ACCENT COLOR 2 (DARK BRICK) CLOUD CERAMICS, EBONY IRONSPOT	133 SF	-	-	-	133 SF
STUCCO (EXTERIOR PORTLAND CEMENT PLASTER VENEER) - COLOR TBD	-	207 SF	-	-	-
TOTAL MATERIAL	1,682 SF	207 SF	-	-	1,889 SF
MASONRY %	100%	100%	-	-	
TOTAL CLASSROOM INFILL MASONRY %					100%

PERKINS + WILL
2216 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
t 214.283.8700
f 214.283.8701
www.perkinswill.com

glenn | partners
5646 MILTON STREET
SUITE 426
DALLAS, TEXAS 75201
t 469.930.7655
www.glenn-partners.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013

STRUCTURAL
LA. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219

MEP
ESTES, MCCLURE & ASSOCIATES, INC.
3600 WEST WAY
TYLER, TEXAS 75703

LANDSCAPING
SMR LANDSCAPE ARCHITECTS, INC.
1709 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

TECHNOLOGY
MOYE CONSULTING
1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088

GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTH DENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

PROJECT

BYRON NELSON HIGH SCHOOL ADDITION AND RENOVATION
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

Job Number	143117.000
Drawn	JL
Checked	MD
Approved	ML

TITLE

OVERALL EXTERIOR ELEVATIONS - AREA C & K

SHEET NUMBER

A20-02

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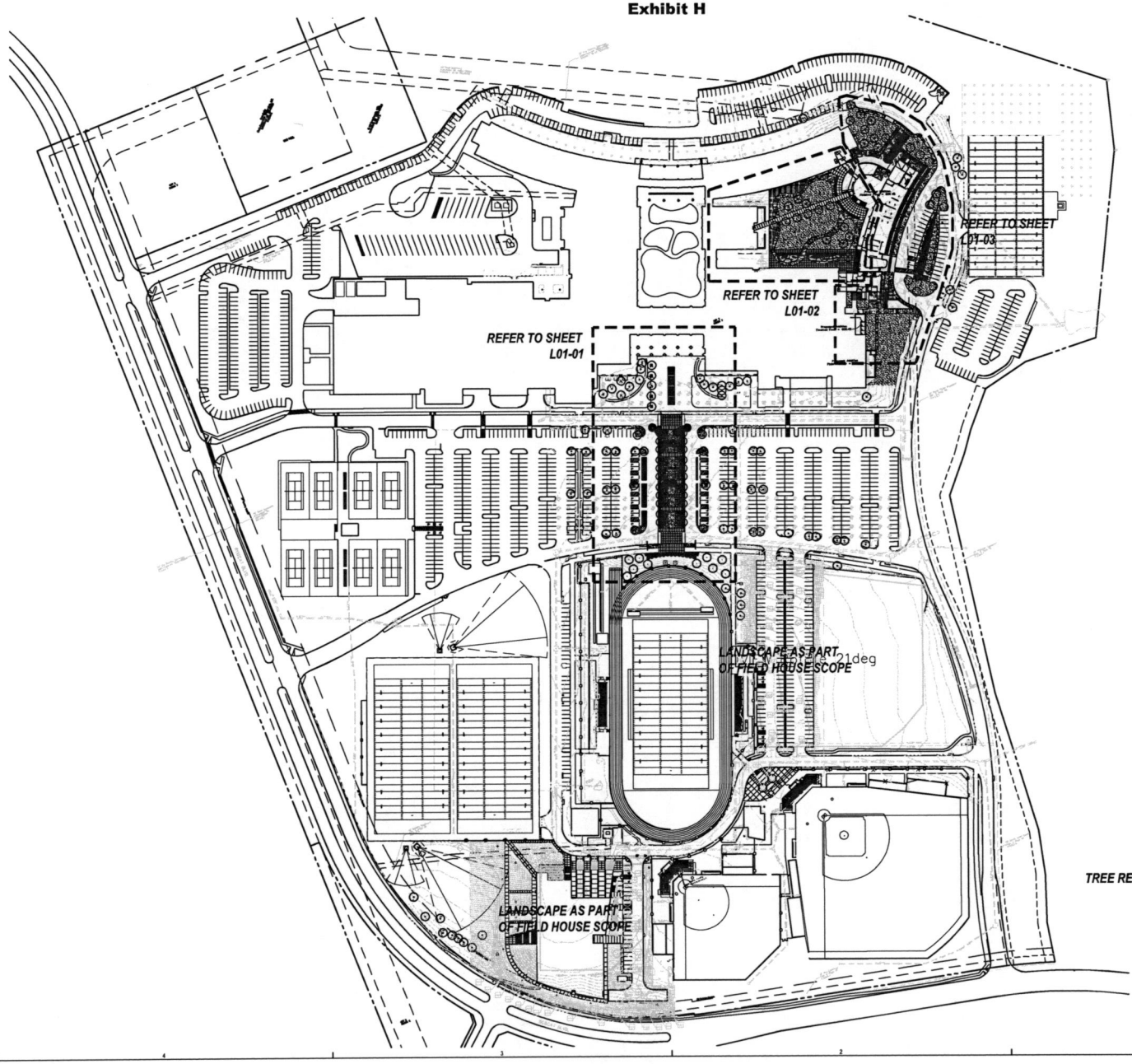
Exhibit H



PHASE II SCOPE OF WORK
LANDSCAPE TABULATIONS:

BUILDING ADDITION / COURTYARD

PERIMETER LANDSCAPE REQUIREMENTS
Requirements: N.A.

NON-VEHICULAR OPEN SPACE: (SITE AREA: 123,167 S.F.)
Requirements: 15% of site area to be devoted to landscape with (9) trees, 4" cal. min., 4,000 s.f. of non-vehicular open space.

Required	Provided
18,475 s.f. (15%)	32,497 s.f. (26.3%)
(42) trees, 4" cal.	(1) existing tree, 4" >
	(43) trees, 4" cal.
	(11) ornamental trees, 7'-8' ht.

PARKING LOT (22,051 s.f. / 32 spaces)
Requirement: 10% of parking area shall be devoted to landscape area. (1) 4" cal. tree required for each 400 s.f. of required area. Parking lot islands shall be provided every 24 parking spaces and at the end of each row.

Required	Provided
2,205 s.f. (10%)	3,265 s.f. (14.8%)
(6) trees, 4" cal.	(6) trees, 4" cal.

PHASE II HOUSE SCOPE OF WORK
LANDSCAPE TABULATIONS: ENTRY PLAZA

PERIMETER LANDSCAPE REQUIREMENTS
Requirements: N.A.

NON-VEHICULAR OPEN SPACE: TOTAL SITE AREA: 71,509 s.f.
Requirements: 15% of site area to be devoted to landscape with (9) trees, 4" cal. min., 4,000 s.f. of non-vehicular open space.

Required	Provided
10,726 s.f. (15%)	11,392 s.f. (15.9%)
(25) trees, 4" cal.	(22) trees, 4" cal.
	(18) existing trees, 4" >
	(10) transplant trees
	(13) evergreen trees, 12' ht.

PARKING LOT (11,051 s.f. / 22 spaces)
Requirement: 10% of parking area shall be devoted to landscape area. (1) 4" cal. tree required for each 400 s.f. of required area. Parking lot islands shall be provided every 24 parking spaces and at the end of each row.

Required	Provided
1,105 s.f. (10%)	1,946 s.f. (17.6%)
(3) trees, 4" cal.	(9) trees, 4" cal.

TREE REMOVAL SHEET 01 / 02 L00-01

01 KEY SHEET
SCALE: 1" = 100'-0"

0 50 100 200

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2218 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
t 214.283.5700
f 214.283.5701
www.perkinswill.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013

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3333 LEE PARKWAY, SUITE 300
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TYLER, TEXAS 75703

LANDSCAPING
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1706 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

TECHNOLOGY
MOYE CONSULTING
1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088

GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTH DENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

REGISTERED LANDSCAPE ARCHITECT
SHAWN D. ADAMS
6117
STATE OF TEXAS
9.18.18

PROJECT

BYRON NELSON HIGH
PHASE II
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

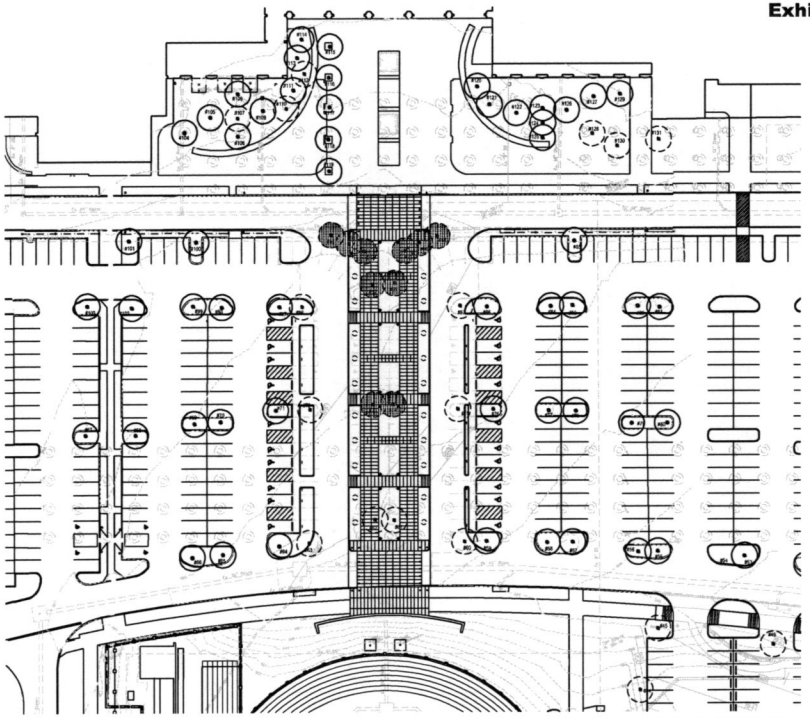
SITE PLAN RE-SUBMITTAL 09/18/2018

NO.	ISSUE	DATE
Job Number		143117.000
Drawn		BDA
Checked		BDA
Approved		Approver

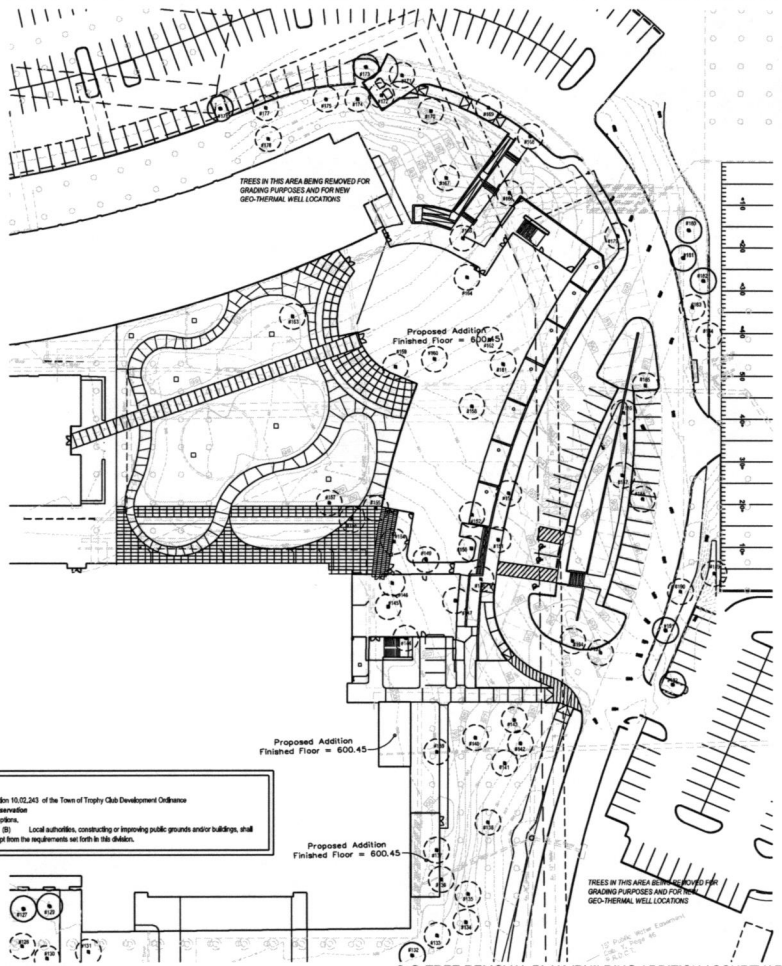
TITLE
KEY SHEET

SHEET NUMBER
L00-00

Exhibit I



01 TREE REMOVAL PLAN (ENTRY PLAZA)
SCALE: 1" = 40'-0"
0 20 40 80



02 TREE REMOVAL PLAN (BUILDING ADDITION / COURTYARD)
SCALE: 1" = 40'-0"
0 20 40 80

Note:
Per Section 10.02.243 of the Town of Trophy Club Development Ordinance
Tree preservation
(4) Exemptions,
(B) Local authorities, constructing or improving public grounds and/or buildings, shall be exempt from the requirements set forth in this division.

EXISTING TREE NOTES

1. *Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.*
2. *If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.*
3. *No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.*
4. *Any tree grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.*
5. *Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.*
6. *Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.*
7. *Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.*
8. *Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.*
9. *Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.*
10. *Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.*
11. *Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).*
12. *Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).*
13. *Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall obtain the services of a Licensed Arborist for any tree pruning.*

Town of Trophy Club Tree Notes

1. Each tree shall be identified by numerical reference on the tree survey.
2. Each tree shall be affixed with a permanent tag bearing the corresponding number as depicted on the tree survey. The tag shall be permanently attached at a height not less than five feet (5') nor more than six feet (6') above existing grade on the south face of the tree.
3. The survey shall bear the stamp or seal of a registered surveyor relative to the location of any trees and shall bear the stamp or seal of a registered landscape architect, or registered arborist relative to the species of any trees.
4. A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit(s) has been filed relative to a protected, specimen, majestic, or historic tree. The sign must meet the following criteria:
5. The size of the sign(s) shall be three feet (3') by four feet (4') and be made out of aluminum or corrugated plastic material;
   - 5.1. The sign(s) shall be mounted on stakes/poles;
   - 5.2. The sign(s) shall be visible from the street;
   - 5.3. There shall be one (1) sign for each street frontage; and
   - 5.4. The sign(s) shall have a white background, with letters and borders being green in color. The sign(s) shall state the following:

TOWN OF TROPHY CLUB, TX
A TREE REMOVAL PERMIT HAS BEEN
REQUESTED FOR THIS SITE
FOR INFORMATION, CALL 682.831.4690

EXISTING TREE PRUNING NOTES

1. *Contractor shall provide a Class "B" pruning on all existing trees.*
2. *This shall include at a minimum: removal of dead, dying, diseased/ weak branches,along main trunk structure and within branching area.*
3. *Contractor shall include deep root feeding and invigoration of existing trees. This shall be organic based nutrients based for root growth and leaf growth stimulation.*
4. *Contractor shall be required to chip all removed branches, leafs, etc.*

DEMOLITION NOTES

1. *Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.*
2. *Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.*
3. *Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.*
4. *Erect necessary barricades, storing and protective measures as required.*
5. *Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.*
6. *Remove pavements, and structures to the depths of their sub-structure.*
7. *Leave construction area clean and ready to use by other trades.*
8. *Remove pavement sub-base to the depth of the base materials.*
9. *Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.*
10. *Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be repaired at the Contractor's expense.*
11. *Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.*

CALIPER INCHES PLANTED

1. *BUILDING CALIPER INCHES PLANTED:* 140 *CALIPER INCHES*
2. *PARKING CALIPER INCHES PLANTED:* 45 *CALIPER INCHES*

TRANSPLANT NOTES

1. *Trees shall have ten (10") inches of rootball width for every one (1") inch caliper of tree.*
2. *Trees shall have one-fourth (1/4) the height of the tree in rootball depth.*
3. *Trees shall be dug either by hand or by the use of a tree spade. Tree spade shall be a minimum of 66".*
4. *Contractor shall be responsible for maintaining all transplanted trees. In the event they are unable to replant them immediately after digging. Contractor shall coordinate with other trades such that digging and replanting can occur simultaneously.*
5. *In the event transplanted trees have to be held on site, it shall be the responsibility of the Contractor to maintain the trees in a healthy and growing condition.*
6. *The following list shall be used as guidelines only for holding of trees on site:*
   a. *Trees shall be set on grade with the rootball completely covered with compost and mulch. No rootball shall be exposed.*
   b. *Trees shall be wired and staked such that they will not blow over.*
   c. *Trees shall be watered daily by hand or a temporary drip/trickle irrigation system installed.*
7. *Replanting trees shall follow the same planting techniques as outlined in the Landscape Specifications.*

EXISTING TREE LEGEND

- *EXISTING TREE TO REMAIN*
- *EXISTING TREE TO BE REMOVED*
- *EXISTING TREE TO BE TRANSPLANTED*
- *TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO SHEET L01-02 DETAILS 01 THRU 04*

PERKINS + WILL

2218 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
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ALLEN, TEXAS 75013

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TYLER, TEXAS 75703

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SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

TECHNOLOGY
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1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088

GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTH DENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

PROJECT

BYRON NELSON HIGH PHASE II
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

SITE PLAN RE-SUBMITTAL 09/18/2018

DATE	ISSUE	DATE
Job Number		143117.000
Drawn		BDA
Checked		BDA
Approved		BDA

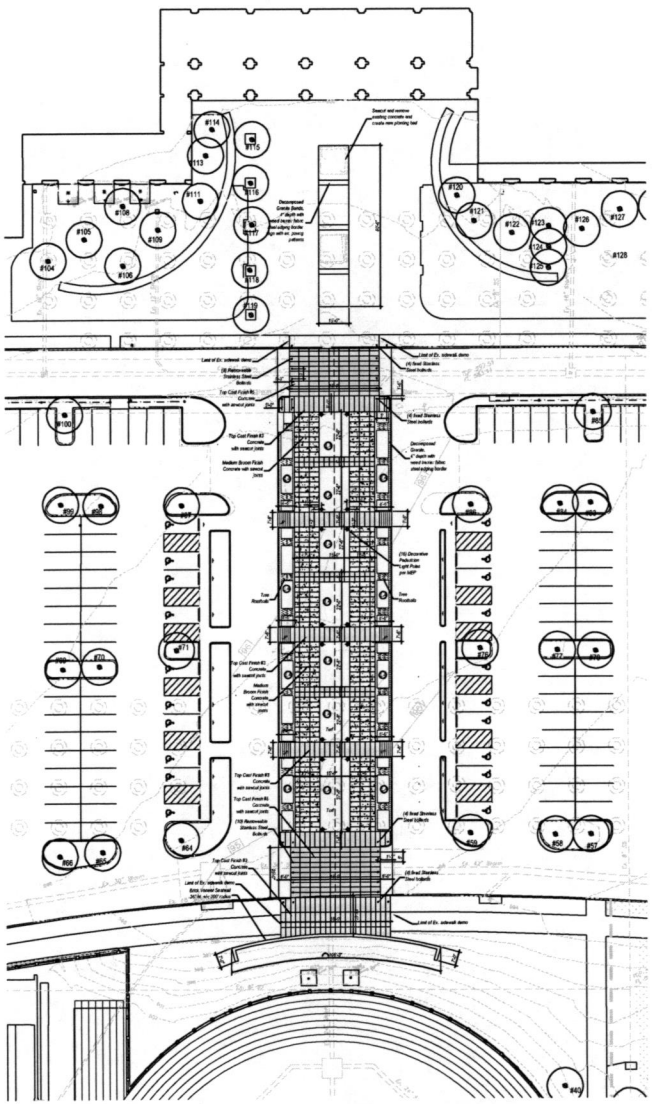
TITLE

TREE REMOVAL PLAN

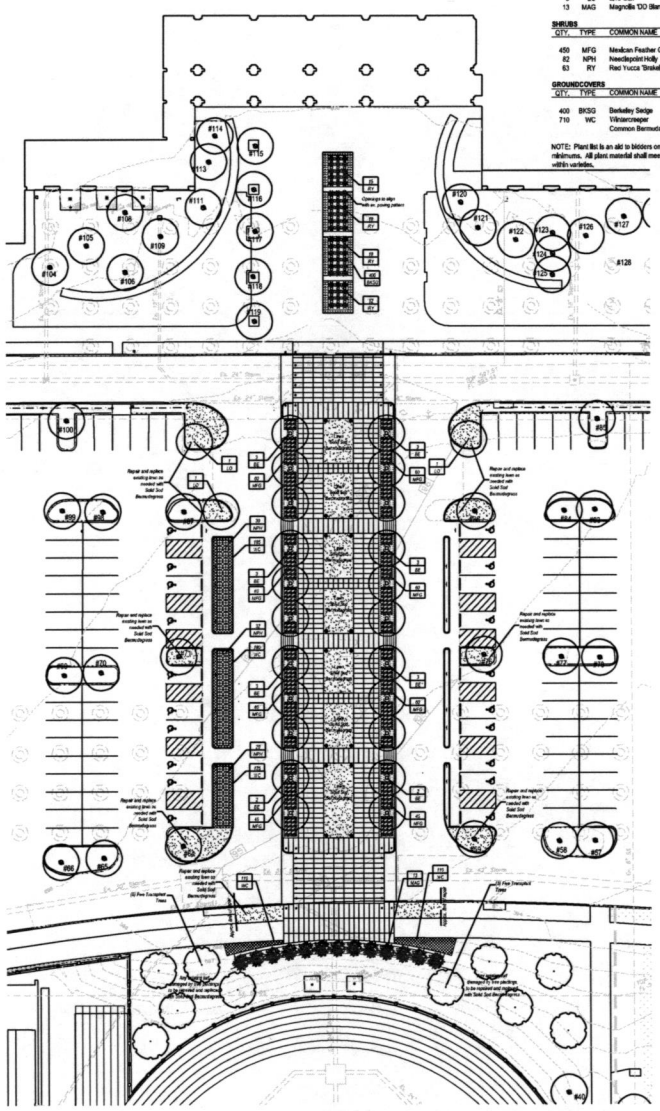
SHEET NUMBER

L00-01

Exhibit J



01 ENTRY PLAZA - HARDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60



02 ENTRY PLAZA - LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
22	BE	Bosque Elm	*Ulmus parvifolia 'Bosque'*	4" cal.	container grown, 13' ht., 4'-6' spread min.
3	LO	Live Oak	*Quercus virginiana*	4" cal.	container grown, 15' ht., 5' spread min.
13	MAG	Magnolia 'DO Blanchard'	*Magnolia sp. 'DO Blanchard'*	12' Ht.	container grown, full to base, matching

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
450	MFG	Mexican Feather Grass	*Nassella tenuissima*	3 gal.	container, full top of container
82	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant, 36" o.c.
63	RY	Red Yucca 'Brakelights'	*Hesperaloe parviflora 'Brakelights'*	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
400	BKSG	Berkeley Sedge	*Carex divulsa*	4" pots	container, full top of container, 12" o.c.
710	WC	Wilsoncreeper	*Eurybnymus floridanus colbratus*	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a minimum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

LAWN REPAIR NOTES

1. All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
2. Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

PERKINS + WILL

2218 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013

STRUCTURAL
LA FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219

MEP
ESTES, MCCLURE & ASSOCIATES, INC.
3608 WEST WAY
TYLER, TEXAS 75703

LANDSCAPING
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

TECHNOLOGY
MOYE CONSULTING
1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088

GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTH DENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
STATE OF TEXAS
5.18.18

PROJECT

SITE PLAN RE-SUBMITTAL 09/18/2018

BYRON NELSON HIGH PHASE II
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

DATE/BY	ISSUE	DATE
Job Number		143117.000
Drawn		BDA
Checked		BDA
Approved		BDA

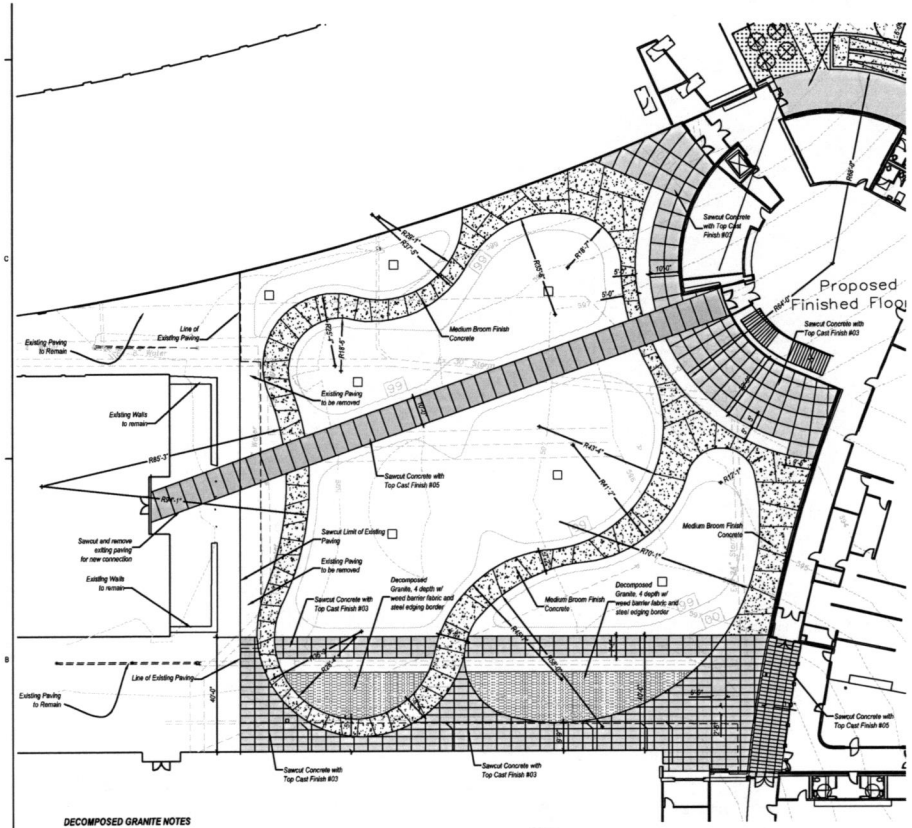
TITLE

ENTRY PLAZA LANDSCAPE PLAN

SHEET NUMBER

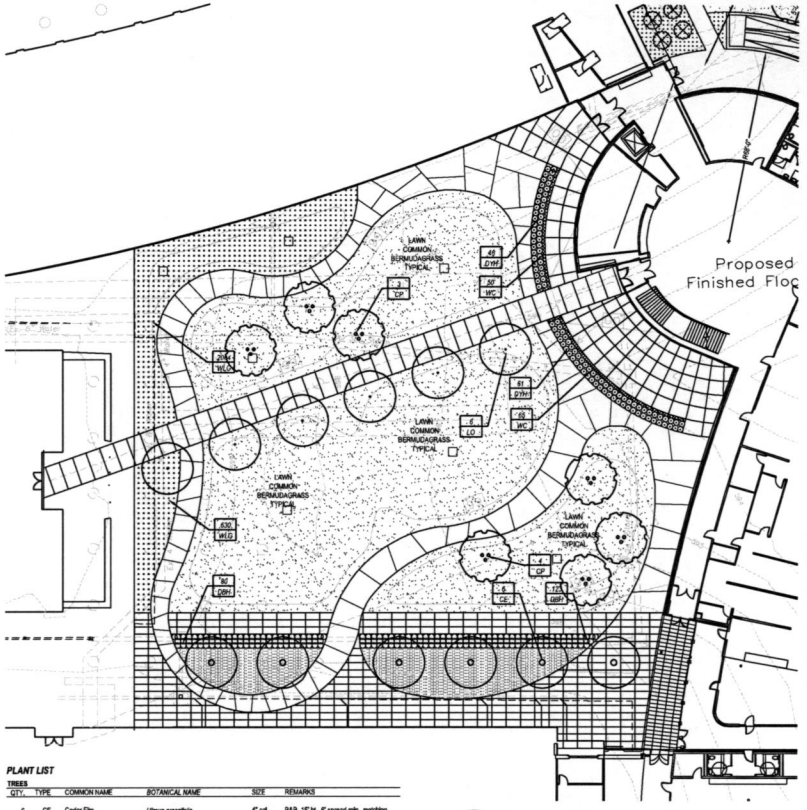
L01-01

Exhibit K



01 COURTYARD HARDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40



01 COURTYARD LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

DECOMPOSED GRANITE NOTES

1. Provide Decomposed Granite with "Stabilizer" Binder additive surfacing as indicated on drawings.
2. Submit representative samples of items specified for approval by Landscape Architect, Architect and Owner.
3. Decomposed Granite base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and various stages of decomposed earth base.
4. Filter Fabric: Fabric shall be 'Mirascape', non-woven needle punched fabric made from polypropylene, non-biodegradable, inert to soil chemicals, acids and alkalines over a pH range of 3 - 12, as manufactured by MIRAFI Inc., or approved equal.
5. 'Stabilizer' Binder additive to be provided by:
   Stabilizer Solutions
   1 (800) 336-2468; www.stabilizersolutions.com
   Blend to be 12 - 16 lbs. of Stabilizer per ton of Decomposed Granite, thoroughly mixed throughout.
6. Provide grade stakes at 10 foot centers to insure grade points indicated on drawings are met. Insure scope of subgrade and finish surface meets cross sections indicated in details.
7. Prepare subgrade by excavating existing material soils to a maximum depth of 4".
8. After excavation, rototill or scarify top 1 inch of subgrade and compact to 95% standard proctor using double drum, single drum or automatic hand tampers.
9. Install filter fabric in bottom of excavation to limits of path.
10. Place four (4) inches of Decomposed Granite with "Stabilizer" Binder over a dry sub-base. Do not install on wet sub-base. Provide compaction of material to maximum limits with automatic hand tampers in one inch lifts, unless noted otherwise on details. Compact to achieve a tight material matrix.
11. Provide ten (10) 50 lbs. bags of pre-mixed Decomposed Granite for future use in repair and maintenance.
12. The Contractor shall construct a sample panel 5'-0" x 5'-0" on site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.
13. The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.

CONCRETE NOTES

1. All concrete shall be in accordance with the A.C.I. standard "Building Code Requirements for Reinforced Concrete" (A.C.I. 318) latest revision.
2. All reinforcing steel shall be new domestic deformed billet steel conforming to ASTM A615, Grade 60 (60,000 PSI yield point).
3. Reinforcing bar supports and spacers shall be provided in accordance with the Manual of Standard Practice by the Concrete Reinforcing Steel Institute.
4. Concrete shall have a minimum compressive strength at 28 days of 3000 PSI.
5. Grade beam concrete protection of reinforcement shall be 2" minimum top and sides, 3" minimum bottom.
6. Maximum nominal coarse aggregate sizes for concrete on the slabs-on-grade shall be 3/4".
7. Concrete slumps shall be 4" maximum, 2" minimum.

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
6	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B, 15' ht., 6' spread min., matching
6	LO	Live Oak	*Quercus virginiana*	4" cal.	B&B, 15' ht., 6' spread min.
7	CP	Chinese Pistache	*Pistachia chinensis*	4" cal.	B&B, 14' ht., 6' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
111	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	5 gal.	container, full plant, 24" o.c.
203	DBH	Dwarf Burford Holly	*Ilex cornuta 'Burfordii nana'*	5 gal.	container, full plant, 24" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2,634	WLG	Weeping Lovegrass	*Eragrostis curvula*	4" pots	container, full top of container, 12" o.c.
115	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners min, 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
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3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

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4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Place sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water and thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

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COPPELL, TEXAS 75019

REGISTERED LANDSCAPE ARCHITECT
BRAD D. ADDINGTON
STATE OF TEXAS
2518

PROJECT

BYRON NELSON HIGH PHASE II
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TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

SITE PLAN RE-SUBMITTAL 09/18/2018

NAME	ISSUE	DATE
Job Number		143117.000
Drawn		BDA
Checked		BDA
Approved		BDA

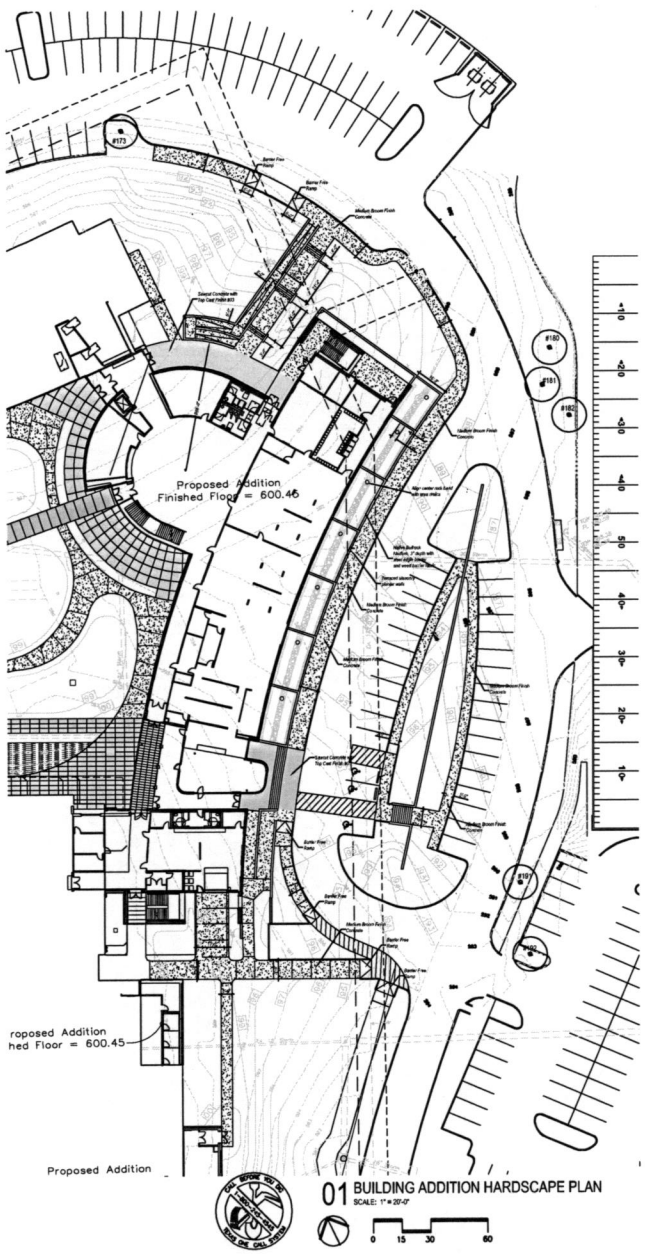
TITLE

INTERIOR COURTYARD LANDSCAPE PLAN

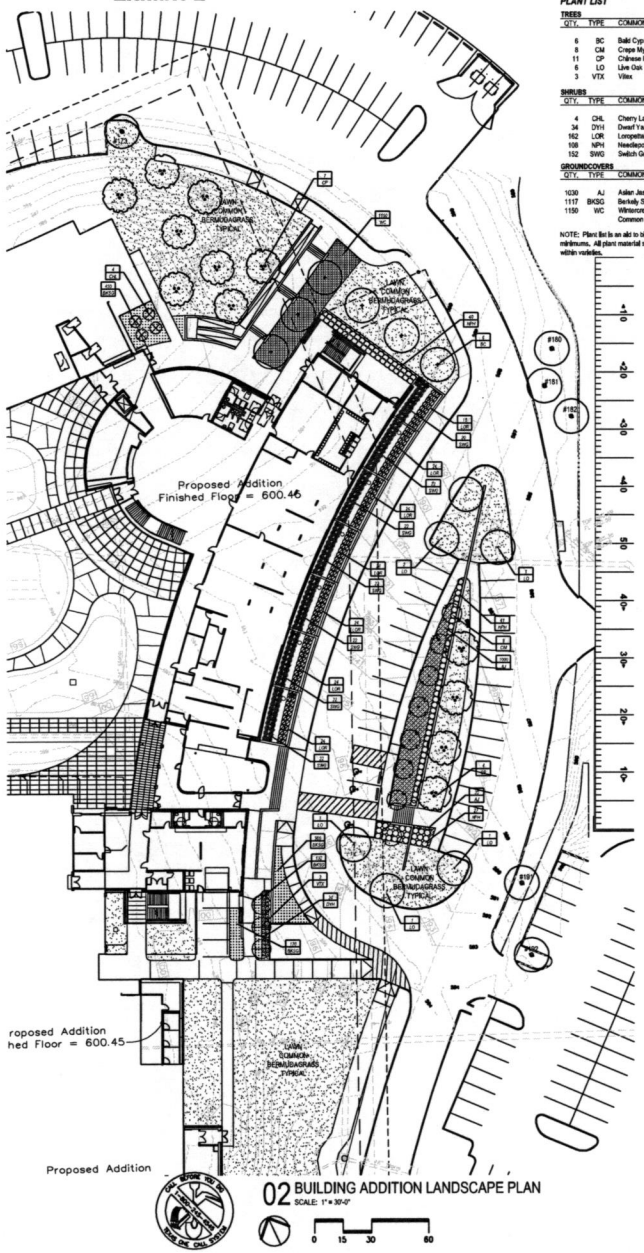
SHEET NUMBER

L01-02

Exhibit L



01 BUILDING ADDITION HARDSCAPE PLAN
SCALE: 1" = 30'-0"



02 BUILDING ADDITION LANDSCAPE PLAN
SCALE: 1" = 30'-0"

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
6	BC	Bald Cypress	*Taxodium distichum*	4" cal.	B&B, 15' ht., 6' spread min.
8	CM	Crepe Myrtle 'Red'	*Lagerstroemia indica 'Red'*	8' ht.	container, 3-5 cane, no cross caning
11	CP	Chinese Pistache	*Pistachia chinensis*	4" cal.	B&B, 15' ht, 6' spread min.
6	LO	Live Oak	*Quercus virginiana*	4" cal.	B&B, 15' ht, 6'-8' spread min.
3	VTX	Vitex	*Vitex agnes-castus*	7' ht.	container, tree form

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CHL	Cherry Laurel	*Prunus caroliniana*	7' ht.	container, full plant, full to base
34	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	5 gal.	container, full plant, 24" o.c.
162	LDR	Loropetalum 'Plum Delight'	*Loropetalum sp. 'Plum Delight'*	5 gal.	container, full plant, 30" o.c.
108	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, full plant, 36" o.c.
152	SWG	Switch Grass 'Heavy Metal'	*Panicum sp. 'Heavy Metal'*	3 gal.	container, full plant, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
1030	AJ	Asian Jasmine	*Trachelospermum asiaticum*	4" pots	container, (3) 12" runners min, 12" o.c.
1117	BKSG	Berkely Sedge	*Carex divulsa*	4" pots	container, full top of container, 12" o.c.
1150	WC	Wintercreeper	*Euonymus fortunei coloratus*	roll sod	container, (3) 12" runners min, 12" o.c.
		Common Bermudagrass	*Cynodon dactylon*		solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

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SUITE 200
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ALLEN, TEXAS 75013

STRUCTURAL
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270 NORTH DENTON TAP ROAD, SUITE 250
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LICENSED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2117
STATE OF TEXAS
5.18.18

PROJECT

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2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

SITE PLAN RE-SUBMITTAL 09/18/2018

DATE	ISSUE	DATE
Job Number		143117.000
Drawn		BDA
Checked		BDA
Approved		BDA

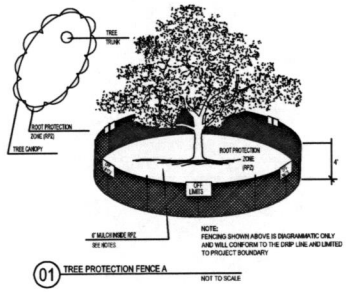
TITLE

BUILDING ADDITION LANDSCAPE PLAN

SHEET NUMBER

L01-03

Exhibit M



01 TREE PROTECTION FENCE A
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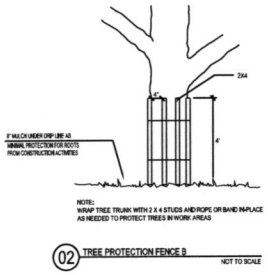

02 TREE PROTECTION FENCE B
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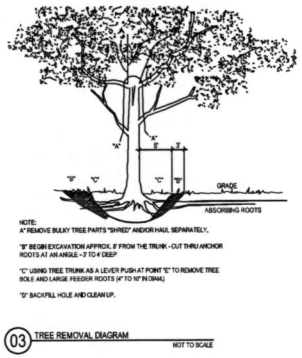

03 TREE REMOVAL DIAGRAM
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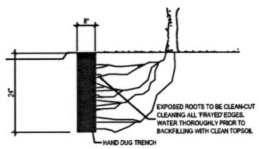
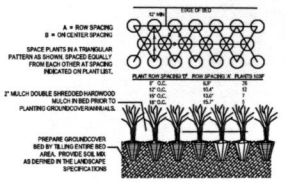
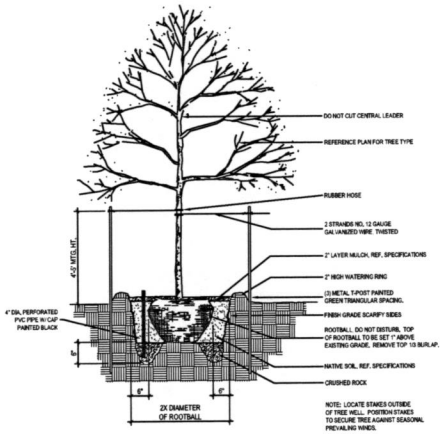


04 ROOT PRUNING DETAIL
N.T.S.



05 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



06 TREE PLANTING DETAIL
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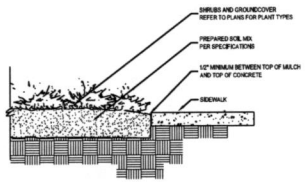

07 SIDEWALK / MULCH DETAIL
no steel along sidewalks
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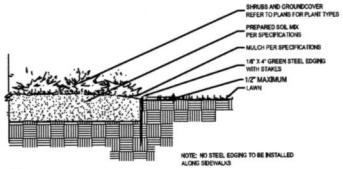

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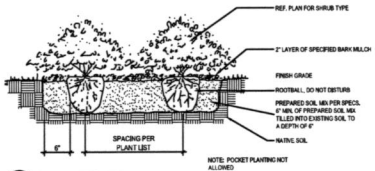
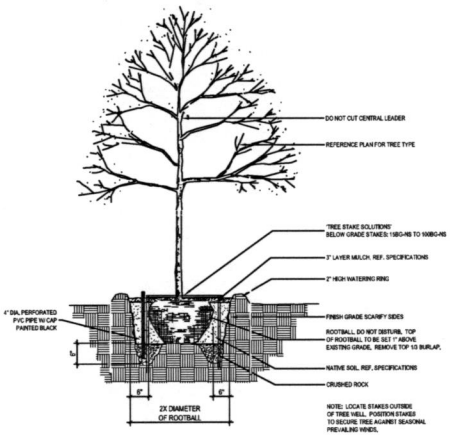
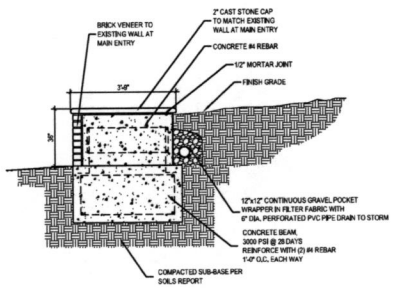


09 SHRUB PLANTING DETAIL
NOT TO SCALE

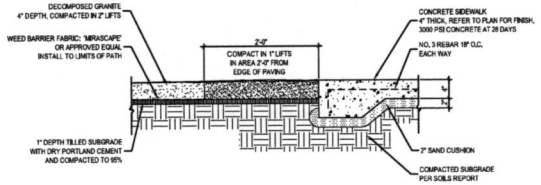


THIS DETAIL TO BE USED OF FRONT ENTRY PLAZA TREES

10 TREE PLANTING DETAIL
NOT TO SCALE



11 BRICK VENEER SEATWALL
Scale: 1/2" = 1'-0"



12 DECOMPOSED GRANITE AT SIDEWALK
Scale: 1" = 1'-0"

PERKINS + WILL
2218 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
t 214.283.8700
f 214.283.8701
www.perkinswill.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013

STRUCTURAL
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219

MEP
ESTES, MCCLURE & ASSOCIATES, INC.
3608 WEST WAY
TYLER, TEXAS 75703

LANDSCAPING
SMR LANDSCAPE ARCHITECTS, INC.
1706 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

TECHNOLOGY
MOYE CONSULTING
1255 CORPORATE DRIVE, SUITE 109
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088

GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTH DENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

REGISTERED LANDSCAPE ARCHITECT BRIAN D. ADAMS 2497 STATE OF TEXAS
9.18.18

PROJECT

SITE PLAN RE-SUBMITTAL 09/18/2018

BYRON NELSON HIGH PHASE II
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

DATE	ISSUE	DATE
Job Number		143117.000
Drawn		BDA
Checked		BDA
Approved		BDA

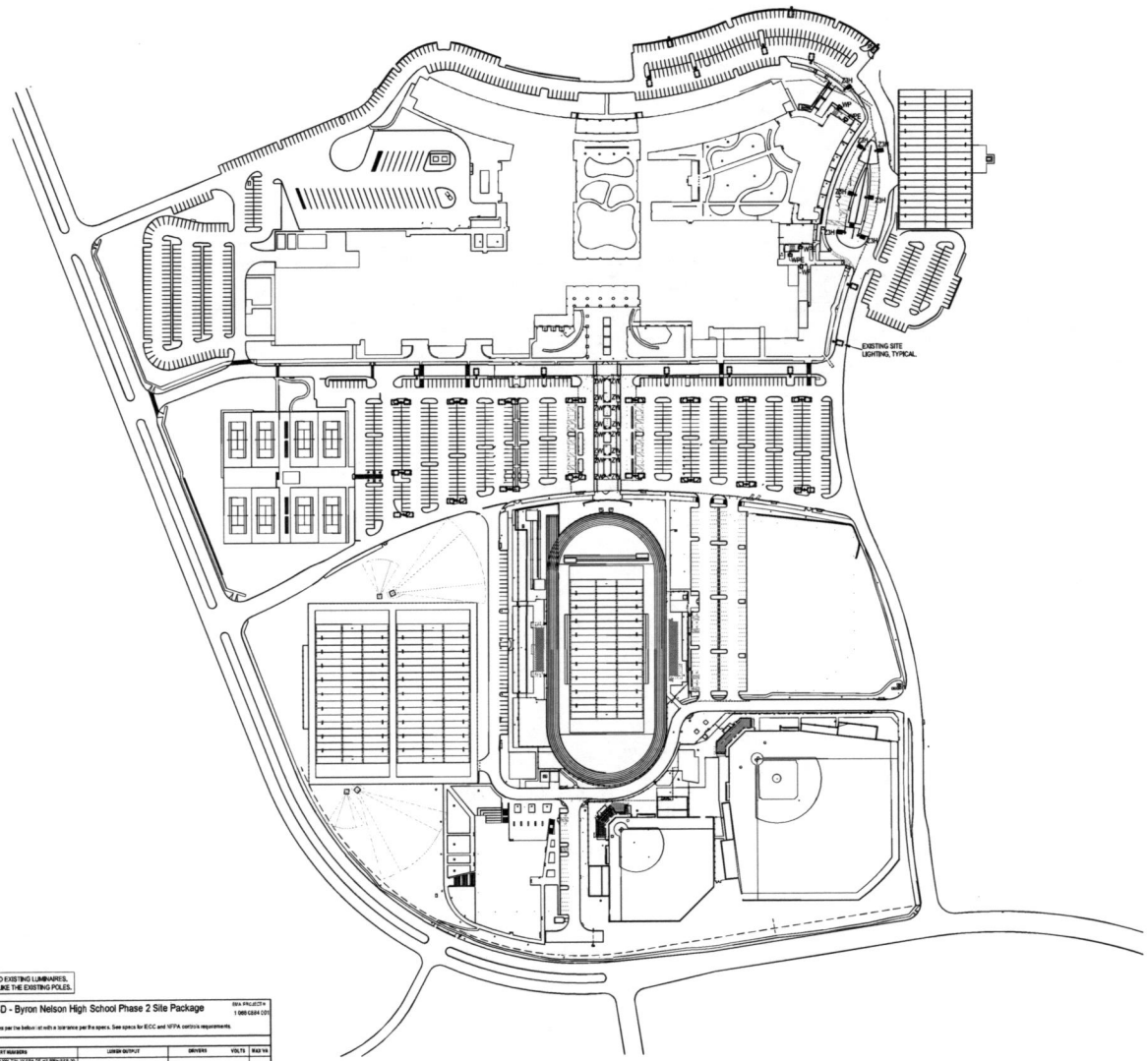
TITLE

LANDSCAPE DETAIL AND NOTES

SHEET NUMBER

L01-04

Exhibit N



A4 ELECTRICAL PHASE 2 SITE PLAN
1"=100'-0"

NEW PARKING LOT AND WALKWAY LUMINAIRES ARE SIMILAR TO EXISTING LUMINAIRES.
NEW PARKING LOT AND WALKWAY POLES ARE DARK BRONZE LIKE THE EXISTING POLES.

LUMINAIRE SCHEDULE FOR Northwest ISD - Byron Nelson High School Phase 2 Site Package

EMA PROJECT # 1 000 0804 000

ABLED luminaires are to have lumen output and Max VA values per the below list with a tolerance per the specs. See specs for IECC and NFPA controls requirements.

TYPE	DESCRIPTION	PART NUMBERS	LUMEN OUTPUT	DRIVERS	VOLTS	MAX VA
DM	POLE MOUNTED HIGH PERFORMANCE LED AREA LIGHT WITH MOD LAMPS. OPTICS INCLUDE COLOR BY ARCHITECT	ZPOGM-HSBW-LED-480-700-5K-SR4PA-DP-HS-PRH-SSS-30 SQUARE POLE NIGARA BOBCO MOLDCAP-MH-ES-RALU-HAMMERTONE-HS - SSS - SSSSSSSSSS - TOP - ABI PHILIPS EQUAL GE EQUAL	14423 LUMEN 453W - INCLUDED	1050 DRIVEN INCLUDED	480	121
WP	WALL MOUNTED ARCHITECTURAL LED WALL PACK WITH HIT LAMPS. OPTICS INCLUDE COLOR BY ARCHITECT	SSSS MC SPEAU BALLARD EQUAL SEOS EQUAL GARDCO EQUAL GE EQUAL	447 LUMEN 44W - INCLUDED	8W DRIVER - INCLUDED	8/UNIV	8
EWP	WALL MOUNTED EMERGENCY ARCHITECTURAL LED WALL PACK WITH HIT LAMPS. OPTICS INCLUDE COLOR BY ARCHITECT	SSSS MC SPEAUEMERGENCY BALLARD EQUAL SEOS EQUAL GARDCO EQUAL GE EQUAL	447 LUMEN 44W - INCLUDED	8W DRIVER - INCLUDED	8/UNIV	9
SM	POLE MOUNTED HIGH PERFORMANCE LED WALKWAY WITH HIT LAMPS. OPTICS INCLUDE COLOR BY ARCHITECT	LUCY-S-B-MEDIUM-TYPE-3-SW-DIM-HD-PB-PHA-PA-M-2 SEOS EQUAL GARDCO EQUAL PHILIPS EQUAL GE EQUAL	1665 LUMEN 45W - INCLUDED	25W DRIVER - INCLUDED	8/UNIV	32
		NO SUBSTITUTES TO ALL LISTED FIXTURE WILL BE ACCEPTED				

ELECTRICAL SITE GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY LOCATION, CONDUCT TEST AND INSPECTIONS, COORDINATE WITH UTILITIES, OWNER'S REPRESENTATIVES, AND CHECK FOR ALL UNDERGROUND UTILITIES AND LINES BEFORE DITCHING TAKES PLACE. CONTRACTOR AND SUBCONTRACTORS PERFORMING THESE DUTIES SHALL BE RESPONSIBLE FOR ANY REPAIRS OF CUT OR DAMAGED LINES AND UTILITIES NOT SHOWN ON PLANS.
2. PROVIDE SEPARATE CONTACTORS FOR INDEPENDENT CONTROL OF THE FOLLOWING:
   - WALL PACKS
   - SOFFIT LIGHTS
   - FLAG POLE LIGHTS
   - WALKWAY LIGHTS
   - PARKING LOT LIGHTS DESIGNATED AS SECURITY LIGHTS
   - EACH INDIVIDUAL PARKING LOT

ELECTRICAL SITE PLAN NOTES
(SOME NOTES MAY NOT BE USED)

(E1) EXISTING UTILITY TRANSFORMER TO BE REMOVED AND REPLACED. COORDINATE WITH UTILITY PROVIDER FOR MORE INFORMATION.

(E2) PROVIDE AND ROUTE UNDERGROUND SERVICE CONDUCTORS FROM UTILITY TRANSFORMER LOAD SIDE TO PANEL ADP. REFER TO RISER DIAGRAM FOR MORE INFORMATION.

(E3) PROVIDE AND ROUTE UNDERGROUND CONDUCTORS FROM GENERATOR TO ATS LOCATED IN SHELTER CONTROL ROOM A140. REFER TO RISER DIAGRAM FOR MORE INFORMATION.

(E4) BORE UNDER OR SAW-CUT. PATCH TO MATCH EXISTING.

(E5) GENERATOR TO BE ORIENTED WITH RADIATOR FACING PLAN WEST.

(E6) OUTLET TO BE INSTALLED 18" A.F.F. INSIDE OF ENCLOSURE THAT HOUSES GENERATOR.

JASON W. REED
TEXAS P.E. 106929
Sep 18, 2018

JAMES M. TATE III
TEXAS P.E. 102427
Sep 18, 2018

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

2216 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
1214.283.8700
1214.283.8701
www.parkinwall.com

glenn | partners
5540 MILTON STREET
SUITE 420
DALLAS, TEXAS 75201
1469.690.7955
www.glenn-partners.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013

STRUCTURAL
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219

MEP
ESTES, MCCLURE & ASSOCIATES, INC.
3908 WEST WAY
TYLER, TEXAS 75703

LANDSCAPING
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

KITCHEN
MOYE CONSULTING
1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3401 LAKEVIEW PARKWAY, SUITE 205
ROWLETT, TEXAS 75088

GENERAL CONTRACTOR
NORTHSTAR BUILDERS GROUP
270 NORTHDENTON TAP ROAD, SUITE 250
COPPELL, TEXAS 75019

REVIEW ONLY
NOT FOR CONSTRUCTION
Sep 18, 2018

PROJECT

50% CONSTRUCTION DOCUMENTS 09.11.2018

BYRON NELSON HIGH SCHOOL ADDITION AND RENOVATION
2775 BOBCAT BOULEVARD
TROPHY CLUB, TEXAS 76262

NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

KEYPLAN

ISSUE CHART

ISSUE	NO.	DATE

Job Number	143117.000
Drawn	
Checked	
Approved	

TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

ES01-01

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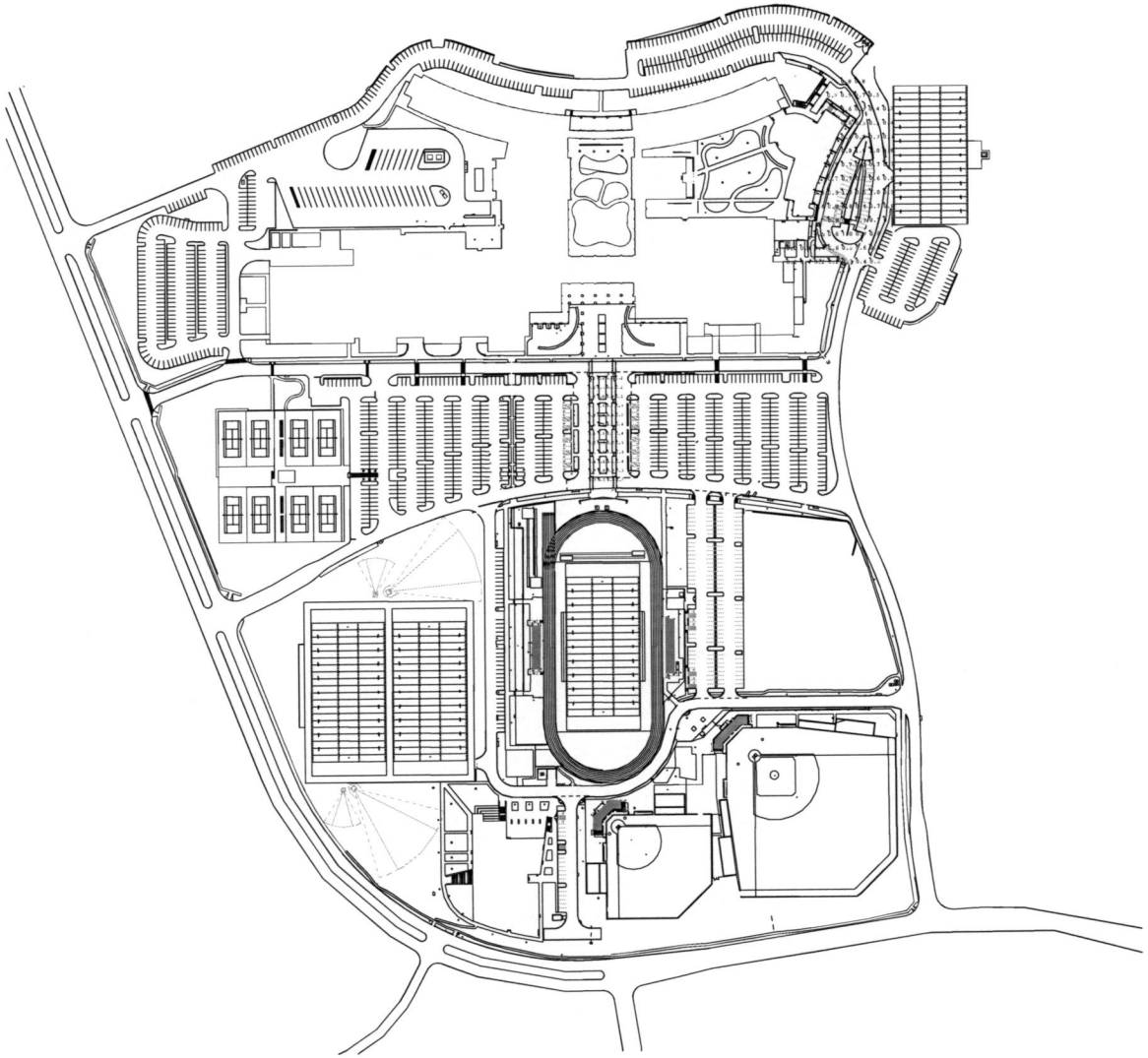
Exhibit O

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT EAST	Illuminance	Fc	0.62	1.0	0.2	3.10	5.00
WALKWAY SOUTH	Illuminance	Fc	0.58	1.1	0.2	2.90	5.50

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF TROPHY CLUB OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



(A4) ELECTRICAL PHOTOMETRIC PHASE 2 SITE PLAN
1"=100'-0"

JASON W. REED
TEXAS P.E. 108229
Sep 18, 2018

JAMES M. TATE III
TEXAS P.E. 102427
Sep 18, 2018

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2218 BRYAN STREET
SUITE 200
DALLAS, TEXAS 75201
1.214.283.8700
1.214.283.8701
www.perkinseastl.com

glenn | partners
5646 MILTON STREET
SUITE 426
DALLAS, TEXAS 75231
1.469.830.7656
www.glennpartners.com

CONSULTANTS

CIVIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TEXAS 75013

STRUCTURAL
L.A. FUESS PARTNERS, INC.
3333 LEE PARKWAY, SUITE 300
DALLAS, TEXAS 75219

MEP
ESTES, MCCLURE & ASSOCIATES, INC.
3606 WEST WAY
TYLER, TEXAS 75703

LANDSCAPING
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN STREET
DALLAS, TEXAS 75202

TECHNOLOGY
MOVE CONSULTING
1255 CORPORATE DRIVE, SUITE 100
IRVING, TEXAS 75038

FOOD SERVICE
JMK FOODSERVICE CONSULTING & DESIGN
3431 LAKEVIEW PARKWAY, SUITE 205
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GENERAL CONTRACTOR
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2775 BOBCAT BOULEVARD
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NORTHWEST ISD
2001 TEXAN DRIVE
JUSTIN, TEXAS 76247

KEYPLAN

ISSUE CHART

DATE	BY	DESCRIPTION

Job Number	143117.000
Drawn	
Checked	
Approved	Approver

TITLE

ELECTRICAL PHOTOMETRIC SITE PLAN

SHEET NUMBER

ES01-02

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TROPHY CLUB

PLANNING & ZONING COMMISSION COMMUNICATION

MEETING DATE: April 3, 2025
FROM:
AGENDA ITEM: Consider approval of the February 6, 2025, Planning & Zoning meeting minutes. (A. Santos)

BACKGROUND/SUMMARY:

BOARD REVIEW/CITIZEN FEEDBACK:

FISCAL IMPACT:

LEGAL REVIEW:

ATTACHMENTS:
1. PZ Meeting Minutes 02.06.2025

ACTIONS/OPTIONS:

Town of Trophy Club

Special Meeting Minutes

Planning & Zoning Commission

1 Trophy Wood Drive
Trophy Club, Texas 76262

February 6, 2025 **6:00 PM** **Council Chambers**

CALL TO ORDER AND ANNOUNCE A QUORUM

Chairperson Biggs called the February 6, 2025, Planning & Zoning Commission to order at 6:00 PM and announced a quorum.

Commissioners Present:
Commissioner Terry Kesterson
Commissioner Paul Jablonski
Vice Chairperson Mike Branum
Commissioner Sean Holmes

Commissioners Absent:
Chairperson Michael Biggs
Commissioner Reginald Barbarin

Staff Present:
Matt Cox, Director of Community Development
Alicia Santos, Sr. Administrative Assistant

CITIZEN PRESENTATIONS

There were none.

REGULAR SESSION

1. **Case SUP-25-001 (Hampton Inn by Hilton Trophy Club)**
   Conduct a public hearing and consider a recommendation to the Town Council regarding a Specific Use Permit request by Titan Beverage LLC on behalf of the owner Hydra Hotels LLC (Hamton Inn by Hilton Trophy Club) for alcohol beverage sales for a TABC BG Permit (for on premises or off premises consumption) approximately 250 feet north of SH 114, located at 525 Plaza Drive, Town of Trophy Club, Tarrant County, Texas (Matt Cox, Community Development Director).

   Vice Chairperson Branum opened the public hearing at 6:01 PM.

   Matt Cox presented the staff report and was available for questions. Mr. Cox advised that the applicant was not present for questions.

   No one spoke in favor or opposition.

   Vice Chairperson Branum closed the public meeting at 6:03 PM

   Vice Chairperson Branum opened the floor for discussion and questions.

   Commissioner Jablonski moved to recommend approval. The motion was seconded by Commissioner

Holmes. The motion passed 4-0.

VOTE:
AYES: (Sadam, Jablonski, Branum, Holmes)
NAYES (None)
ABSENT: Biggs, Barbarin, Kesterson
VOTE: (4-0)

2. Consider approval of the December 12, 2024, Planning and Zoning Commission Meeting Minutes.

Commissioner Holmes moved to approve the December 12, 2024, Planning and Zoning Commission meeting minutes. The motion was seconded by Commissioner Jablonski. The motion passes 4-0.

AYES: (Sadam, Branum, Holmes, Jablonski)
NAYES: None
ABSENT: Biggs, Barbarin, Kesterson
VOTE: (4-0)

ADJOURN

Vice Chairperson Branum adjourned the meeting at 6:04 p.m.

_____
Chairperson Michael Branum
Planning & Zoning Commission
Town of Trophy Club, TX

_____
Alicia Santos, Sr. Administrative Assistant
Town of Trophy Club, TX