

WTCMUD 1



PONDS IMPROVEMENTS

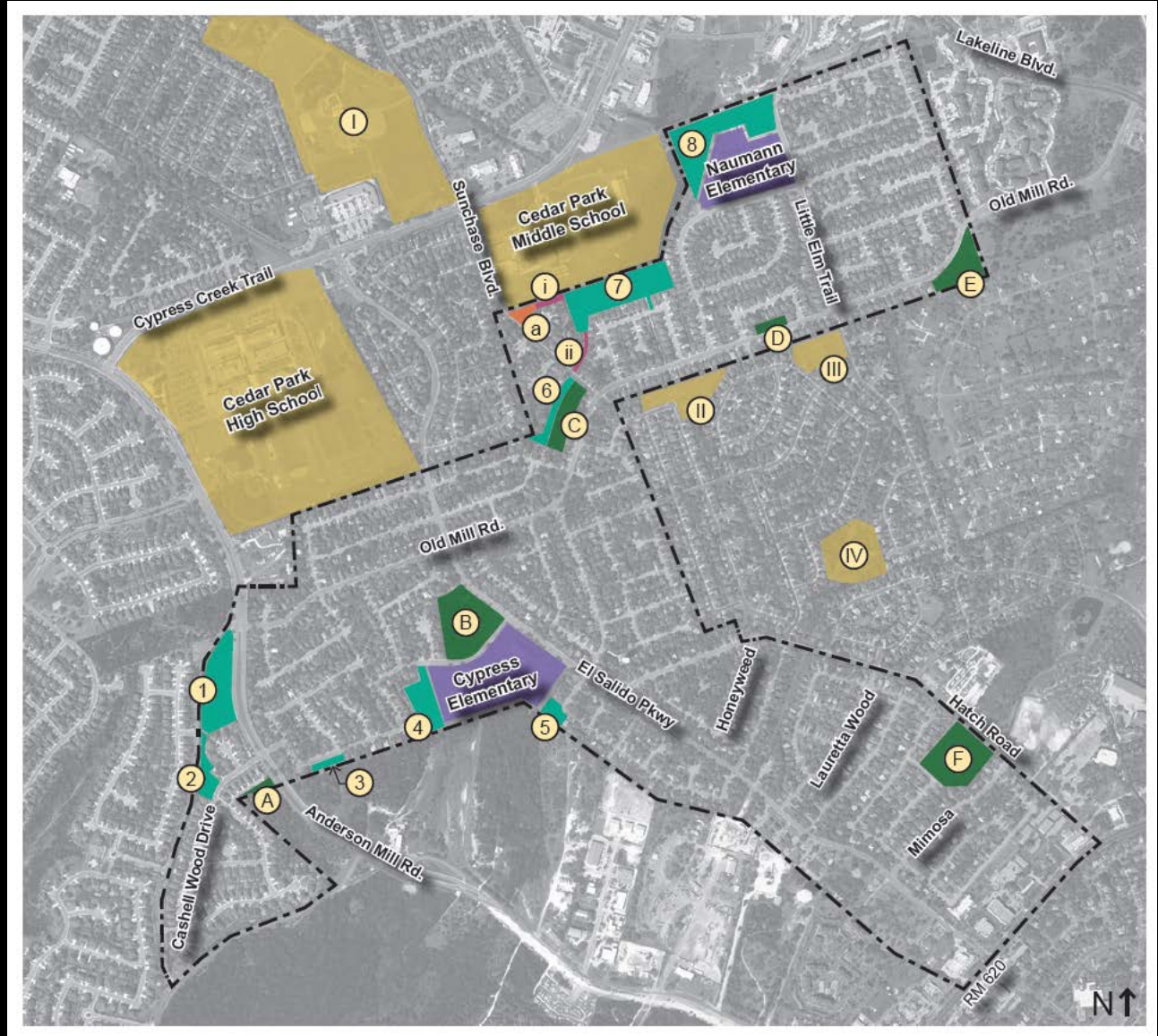
August 29, 2012

Prepared by

PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE

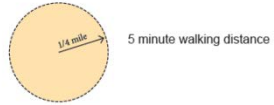
LEGEND

MUD Developed Parks		
(A) Volente Hills Park	0.4 acres	
(B) Anderson Mill West Park	5.3 acres	
(C) Sunchase Park (park only)	2.7 acres	
(D) Old Mill Park	0.4 acres	
(E) Lakeline Oaks Park	2.8 acres	
(F) Hatch Pond Park	5.0 acres	
MUD Drainage Ponds		
(1) Anderson Mill Pond	4.3 acres	
(2) Cashell Wood Pond	1.1 acres	
(3) London Lane Pond	1.0 acres	
(4) Dagama Pond	2.4 acres	
(5) Aster Pass Pond	0.8 acres	
(6) Sunchase Pond (pond only)	0.7 acres	
(7) Madeline Loop Pond	7.5 acres	
(8) Lakeline Oaks Pond	6.2 acres	
HOA Owned Land		
(a) Sunchase Blvd. & MUD Boundary	0.4 acres	
MUD Easement		
(i) Electrical Easement	0.1 acres	
(ii) Madeline Loop Drainageway Easement	0.5 acres	
MUD Public Schools		
Cypress Elementary		
Neumann Elementary		
Adjacent Open Space (Outside of MUD)		
(I) Elizabeth Milburn Park		
(II) Oakwood Glen Park		
(III) Goldfinch Park		
(IV) Heppner Bend Park		
Cedar Park Middle School		
Cedar Park High School		



OPEN SPACE SYSTEM

LEGEND

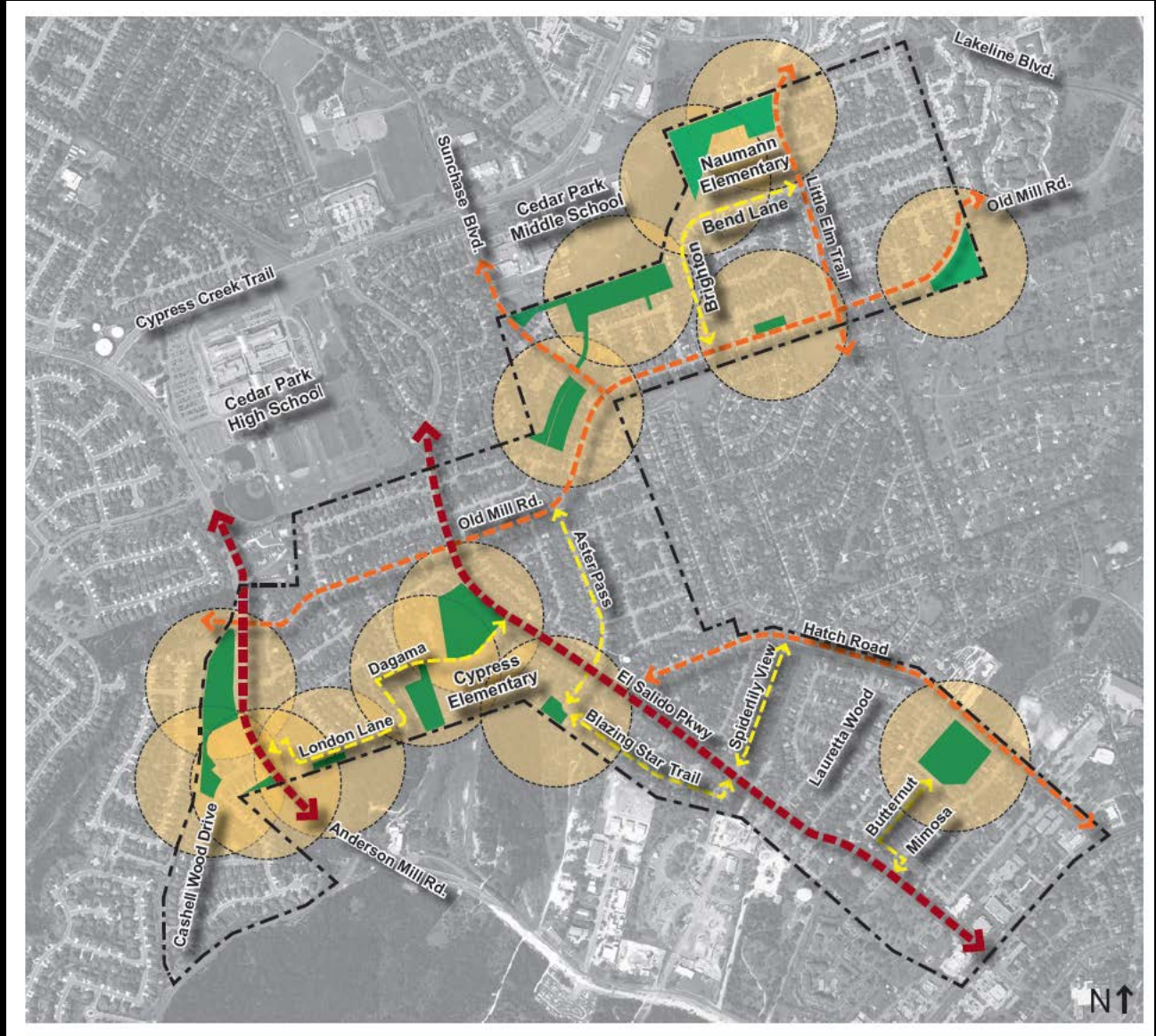


- MUD open spaces (parks, ponds and easements)
- Primary connector access route
- Secondary connector access route
- Tertiary connector access route

Goals:

Use connector roads to connect neighborhoods to parks.
 Improve pedestrian experience (add sidewalks, if needed) and introduce bike lanes on the following streets:

- El Salido Parkway
- Old Mill Road
- Sunchase Blvd.
- Little Elm Trail
- Hatch Road
- London Lane / Dagama Drive
- Aster Pass
- Blazing Star Trail
- Spiderlily View
- Butternut Place / Mimosa Pass
- Brighton Bend Lane



ACCESSIBILITY

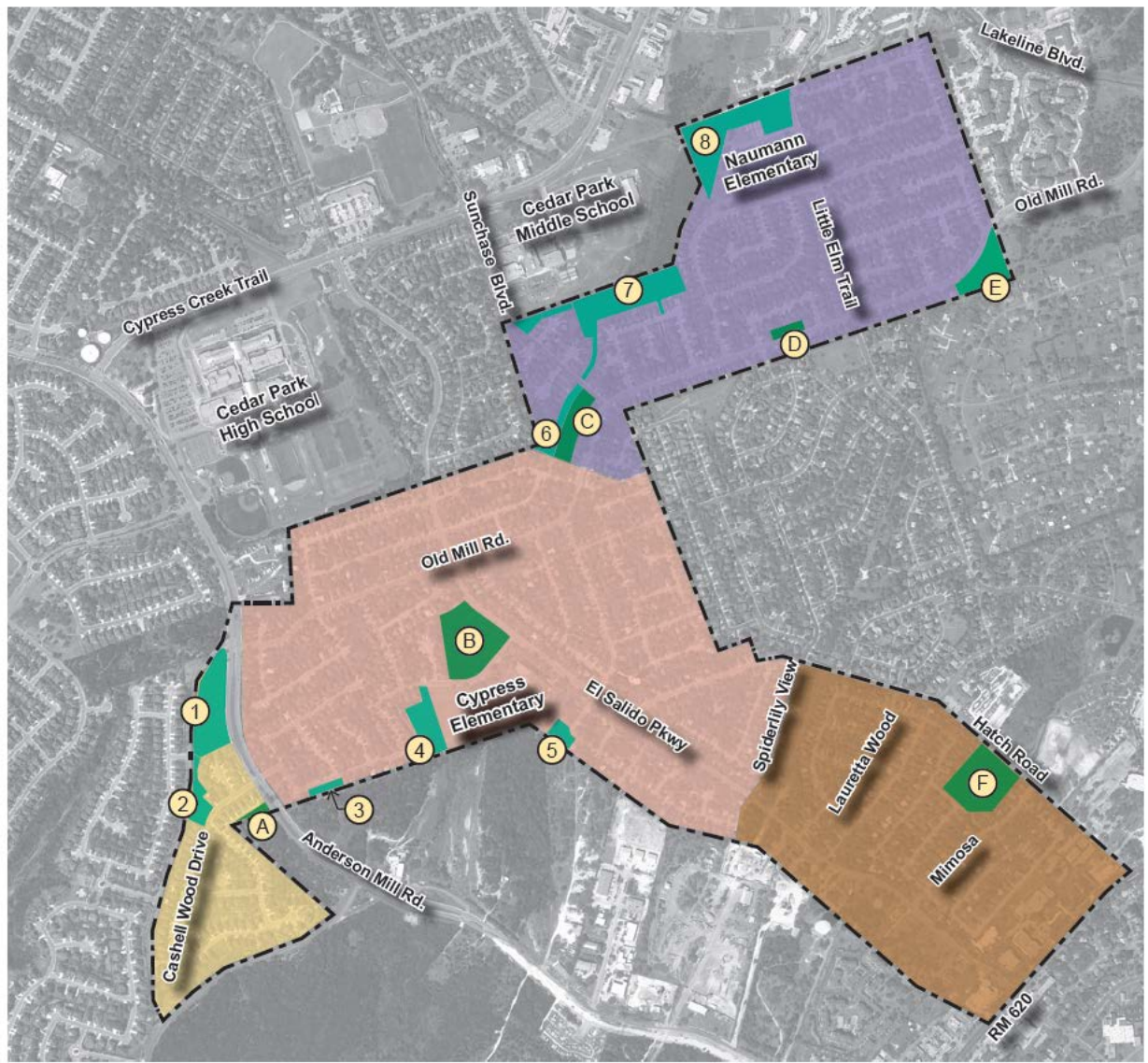
LEGEND - ANALYSIS AREAS

- Analysis Area I
- Analysis Area II
- Analysis Area III
- Analysis Area IV

LEGEND - PARKS/PONDS

- MUD Developed Parks
 - A Volente Hills Park
 - B Anderson Mill West Park
 - C Sunchase Park
 - D Old Mill Park
 - E Lakeline Oaks Park
 - F Hatch Pond Park

- MUD Drainage Ponds
 - 1 Anderson Mill Pond
 - 2 Cashell Wood Pond
 - 3 London Lane Pond
 - 4 Dagama Pond
 - 5 Aster Pass Pond
 - 6 Sunchase Pond
 - 7 Madeline Loop Pond
 - 8 Lakeline Oaks Pond



PARK DISTRIBUTION

LEGEND

- MUD Developed Parks
 - A **Volente Hills Park**
Amenities - Children's playscape (2-5 year old and 5-12 year old), picnic area and site furnishings
 - B **Anderson Mill West Park**
Amenities - Bathroom, large pavilion, gazebo, tennis courts, basketball court, sand volleyball court, horseshoes, children's playscape (2-5 year old and 5-12 year old), fitness equipment, trail, open natural areas, picnic areas with BBQ pits and site furnishings
 - C **Sunchase Park**
Amenities - Children's playscape (2-5 year old), trail, picnic area and site furnishings
 - D **Old Mill Park**
Amenities - Gazebo, open passive areas with dog scooper
 - E **Lakeline Oaks Park**
Amenities - Community meeting building with restrooms, large pavilion, gazebo, tennis courts, basketball court, children's playscape (2-5 year old and 5-12 year old), walking concrete trail, open natural areas, picnic areas with BBQ pits, site furnishings and dedicated parking lot
 - F **Hatch Pond Park**
Amenities - Backstop fencing, open fields and site furnishings
- Note: Refer to Park Master Plan Review, dated December 2011, for additional information.*
- MUD Public Schools
 - Cypress Elementary**
Amenities - Children's playscape, trail, open fields and dedicated parking lot
 - Neumann Elementary**
Amenities - Children's playscape, trails, open fields and dedicated parking lot
- 5 minute walking distance



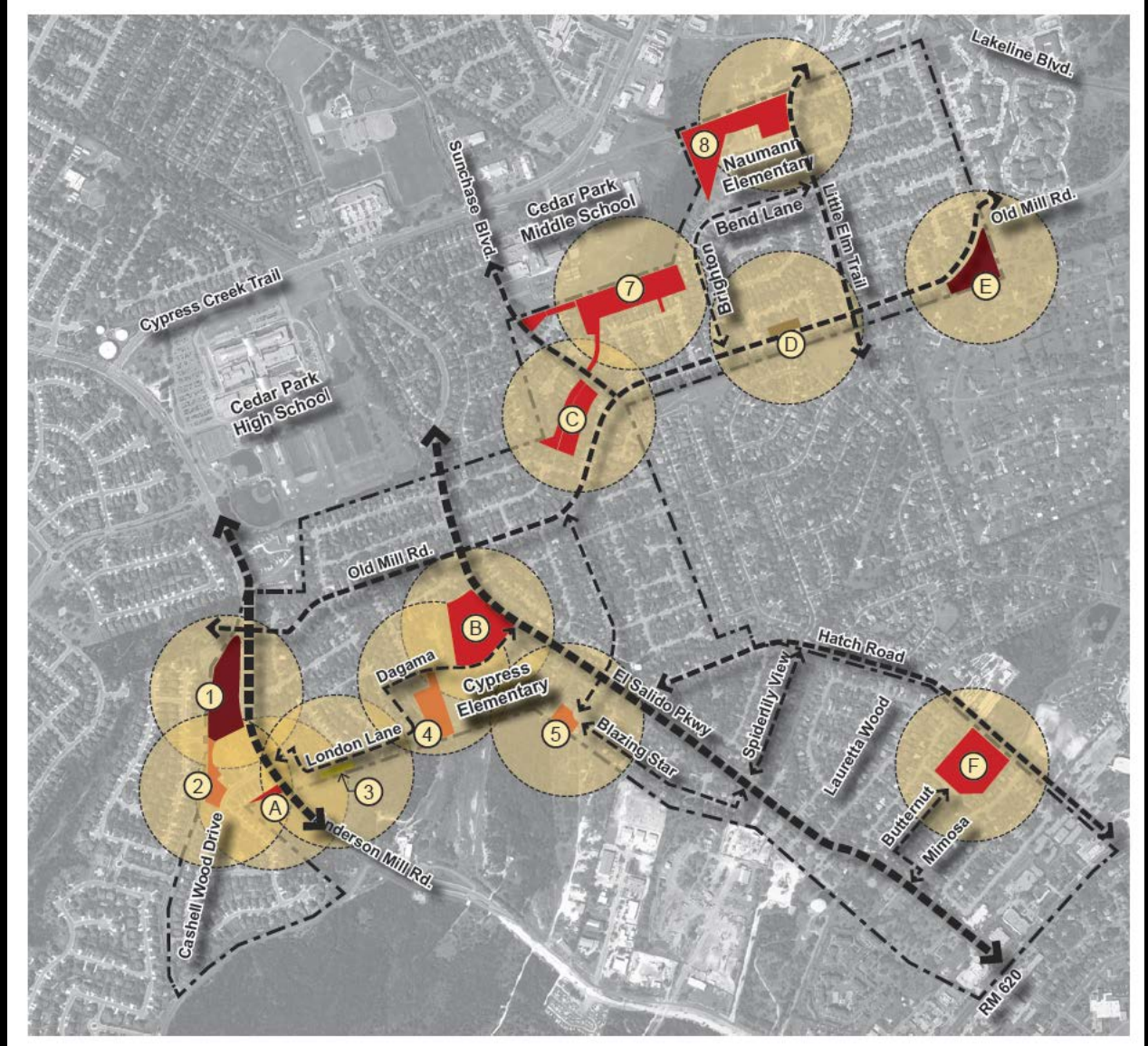
EXISTING PARK PROGRAM

LEGEND

- District Park - Active
- 1 Anderson Mill Pond
- E Lakeline Oaks Park
- Neighborhood Park - Active
- A Volente Hills Park
- B Anderson Mill West Park
- C Sunchase Park
- 8 Lakeline Oaks Pond
- E Hatch Pond Park
- Neighborhood Park - Passive
- 2 Cashell Wood Pond
- 4 Dagama Pond
- 5 Aster Pass
- 7 Madeline Loop Pond
- Neighborhood Park - Dog Park
- 3 London Loop Pond
- Neighborhood Park - Pocket Park
- D Old Mill Park

Improve pedestrian experience (sidewalks, etc.) and introduce bike lanes

5 minute walking distance

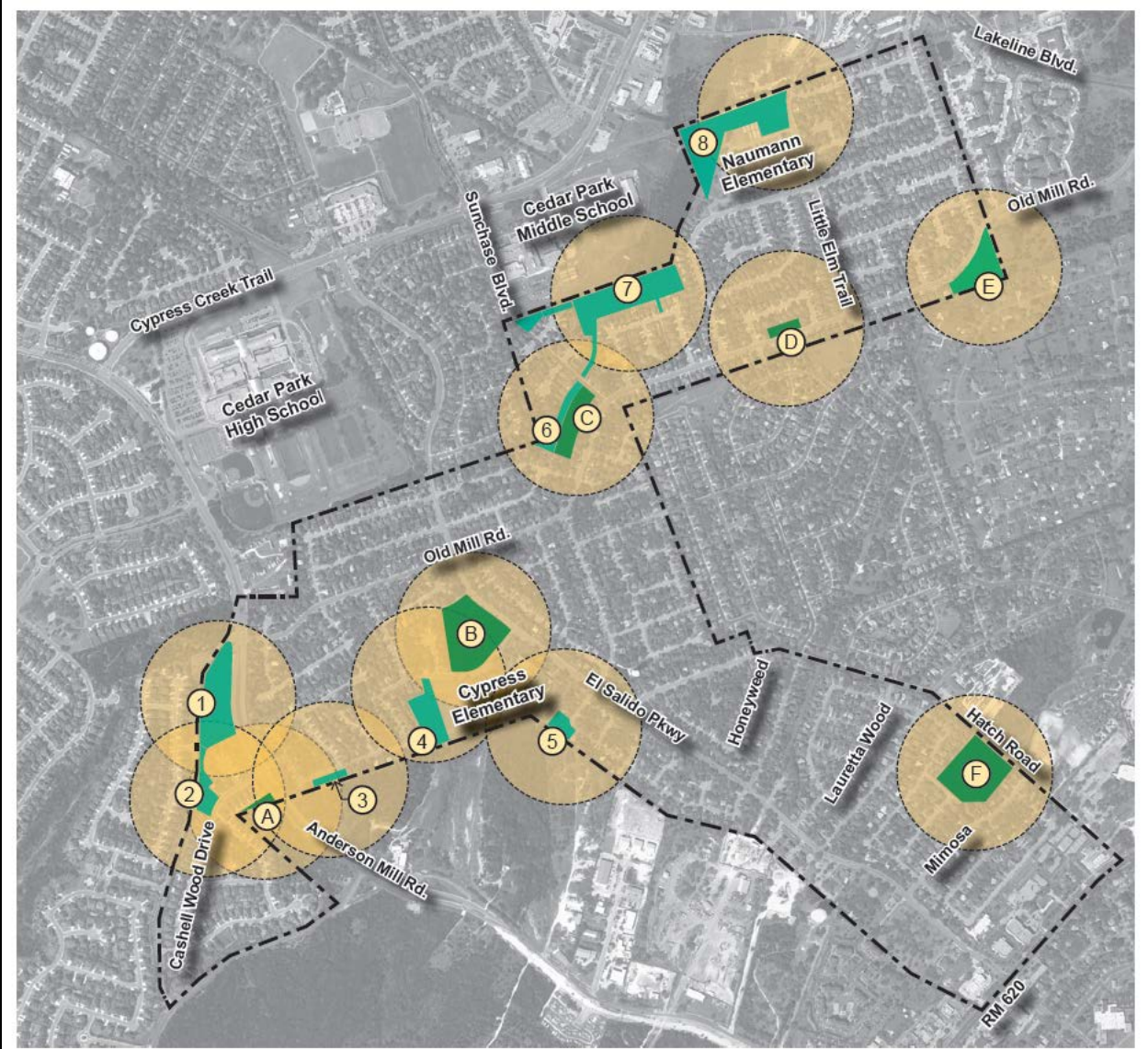


PROGRAM INTENSITY

LEGEND

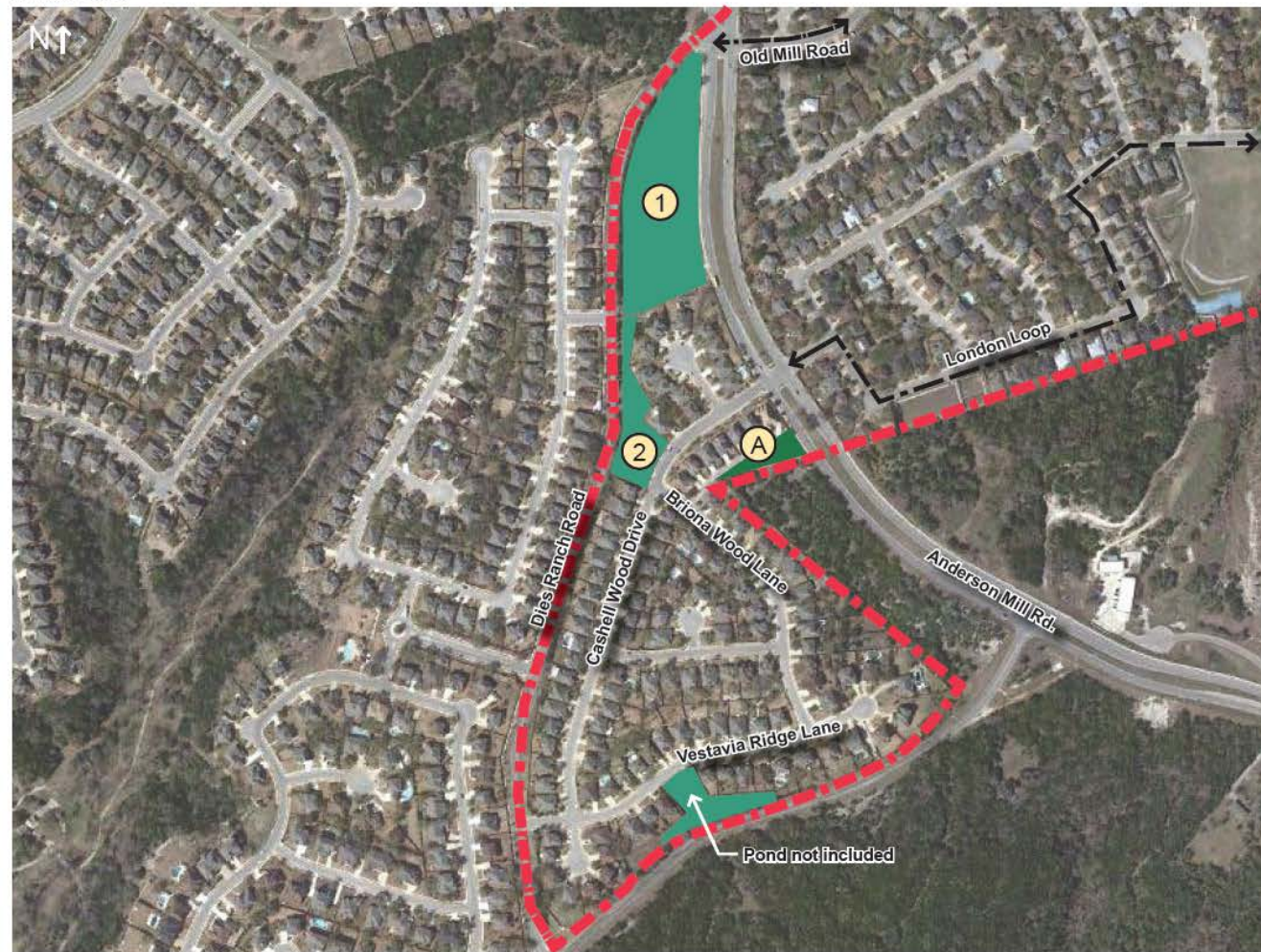
- MUD Developed Parks
- A Volente Hills Park
- B Anderson Mill West Park
- C Sunchase Park
Proposed Additional Program - Bike course, nature play, horseshoe/washer court, bocce ball, tether ball, trail, dog park/run, exercise equipment, landscape and site furnishing improvements
- D Old Mill Park
Proposed Additional Program - Horseshoe/washer court and chess tables
- E Lakeline Oaks Park
Proposed Additional Program - Skate park and landscape improvements
- F Hatch Pond Park
Proposed Additional Program - Children's playscape/nature play in center island(s), trails, exercise equipment, picnic area, landscape and site furnishing improvements
- MUD Drainage Ponds (includes easements and HOA owned land)
- 1 Anderson Mill Pond
Proposed Program - Baseball/sooccer field, basketball court, trail, BMX dirt bike course, children's nature play, pavilion, picnic areas, washer courts, horseshoes, bocce ball, dedicated parking lot, landscape improvements and site furnishings
- 2 Cashell Wood Pond
Proposed Program - Sitting area, trail, play field, landscape and site furnishings
- 3 London Lane Pond
Proposed Program - Dog park, open field, and landscape improvements
- 4 Dagama Pond
Proposed Program (partner with adjacent school) - Open field, landscape improvements and site furnishings
- 5 Aster Pass Pond
Proposed Program - Open field, landscape improvements and site furnishings
- 6 Sunchase Pond (see Sunchase Park above)
- 7 Madeline Loop Pond (includes adjacent easements and HOA owned land)
Proposed Program - Baseball/sooccer field (adult), trail, exercise equipment, landscape improvements and site furnishings
- 8 Lakeline Oaks Pond
Proposed Program - Soccer fields (youth), trail, bike course, dog park/run, exercise equipment, landscape improvements and site furnishings

5 minute walking distance



ANALYSIS AREA I
CASHELL WOOD POND
ANDERSON MILL POND

Aerial Image



LEGEND

 MUD Developed Parks

 **Volente Hills Park**
Existing Program - Children's playscape (2-5 year old and 5-12 year old), picnic area and site furnishings

 MUD Drainage Ponds

 **Anderson Mill Pond** (see page 5)

 **Cashell Wood Pond** (see page 6)

 Potential Bike Lane/Pedestrian Route

Program Analysis

Current Park Program in Area:

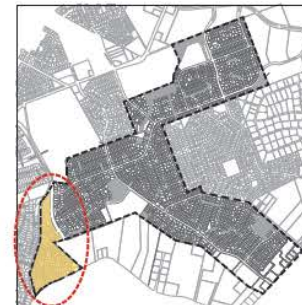
- Children's playscapes
- Picnic area
- Site furnishings

Program Needs Assessment:

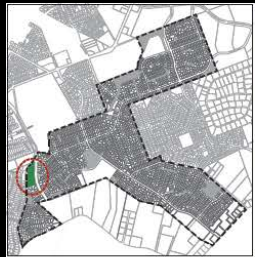
- Area does not have a diversity of recreational opportunities
- Area lacks passive fields, gathering spaces, trails, and amenities for teens and adults

Circulation Analysis

- Anderson Mill Road is a barrier to other neighborhoods, parks and schools
- Neighborhood has sidewalks and good internal pedestrian circulation



Key Map



Key Map



Schematic Master Plan

Scale: 1" = 60'

North ↑

Legend

- ① Walking trail
- ② Gazebo
- ③ Shade structure
- ④ Soccer field
- ⑤ Youth baseball field
- ⑥ Youth soccer field
- ⑦ Raingarden
- ⑧ Yoga deck
- ⑨ Exercise equipment
- ⑩ Teatherball
- ⑪ Washer court
- ⑫ Bocceball
- ⑬ Nature play
- ⑭ Chess tables
- ⑮ Porta potty structure
- ⑯ Parking lot
- ⑰ Entry sign
- ⑱ Plant bed

Site Amenities (other)

- Benches - 10
- Boulders - 15
- Picnic tables - 6
- Grills - 2
- Bike rack - 1
- Trash receptacles - 3
- Dog scooper - 1

Inventory

Access to Cashel Wood Pond
W/O Boundary
Dies Ranch Road
Anderson Mill Road
Private Residential Lots
Pond
Wooded Area
Sloped Area
Pond
Sloped Area
Anderson Mill Road
Pedestrian access along Anderson Mill Road
No marked pedestrian crossing
Pedestrian access Anderson Mill

Site Characteristics

- 4.3 acres
- Wooded area at intersection
- Located on two major arterial roads, Anderson Mill Road, Dies Ranch Road, giving it great visibility and vehicular access
- Adjacent to two (2) residential properties

Opportunities

- Create recreational opportunities
 - Baseball and play fields
 - Basketball court
 - Running/bike trail
 - Exercise equipment
 - Dirt bike path
- Create activity area with bocce ball, horseshoes, tetherball and other elements
- Create nature play areas for children
- Introduce a pavilion and picnic area for gathering
- Flat area is ideal for parking lot
- Connect to the adjacent Cashel Wood Pond open space
- Provide shade along Anderson Mill sidewalk
- Maximize opportunities to enjoy views

Challenges

- Provide safe pedestrian access to park across Anderson Mill Road

Analysis

Practical ways to take advantage of site opportunities
Introduce trail path around pond
Provide fence at bottom of slope
Open areas are ideal for fields
Soften edge with plantings

Site Photos

Conceptual Diagram

Crash-locked road to Cashel Wood Pond
W/O Boundary
Dies Ranch Road
Anderson Mill Road
Nature Play
Play Fields
Raingarden
Exercise Equipment
Picnic Tables
Activity Area
Pavilion / Restroom
Bocceball
Washer Court
Bike Rack
Trash Receptacles
Dog Scooper
Water Fountain
Picnic Area
Running / Lake Trail
Exercise Equipment
Bocceball Area
Hammock
Hammock
Tether Ball

Proposed Program

Proposed Structures:

- Restroom structure
- Pavilion

Proposed Park Program:

- Play (baseball field)
- Basketball court
- Picnic area
- Running / Lake trail
- Exercise equipment
- Bocceball area
- Hammock play
- Hammock

Proposed Site Furnishings:

- Benches
- Trash receptacles
- Bike racks
- Picnic tables
- BMX pit
- Dog scooper
- Water fountains

Additional Improvements:

- Landscape edge along Anderson Mill Road
- Provide trail connection to Cashel Wood Pond
- Improve pedestrian crossing at intersection of Anderson Mill Road and Dies Ranch Road
- Ornamental fence along Dies Ranch Road
- Entry with signage

Precedence Inventory

Key Map
BMX Off-Bike Course
Raingarden
Soccer Field
Nature Play

ANDERSON MILL POND



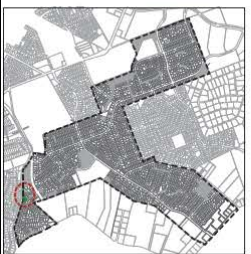


Legend

- ① Walking trail
- ② Shade structure
- ③ Picnic area
- ④ Decorative fence
- ⑤ Open field
- ⑥ Plant bed
- ⑦ Raingarden plantings

Site Amenities (other)

- Benches - 4
- Boulders - 6
- Picnic tables - 2
- Grills - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Schematic Master Plan

Scale: 1" = 60'

North

Inventory

Site Characteristics

- 1.1 acres
- Located on main neighborhood entry road, Casshell Wood Drive, which provides great neighborhood visibility
- Adjacent to mailbox structure
- Concrete weirs located along west side of pond
- Adjacent to Dies Ranch Road
- Adjacent to six (6) residential properties

Opportunities

- Remove existing wood fence to open views into space from road
- Create neighborhood gathering space which lacks in neighborhood
- Enhance lawn area for passive recreation
- Introduce walking trail for neighborhood use
- Create nature play opportunities which lack in area
- Connect to the adjacent Anderson Mill Pond open space

Challenges

- "Dead zone" located behind properties with limited access and visibility
- Concrete weirs along Dies Ranch Road are tall and unsafe

Analysis

- Remove wood fence to open up view into space
- Provide a gathering space adjacent to mailbox for community interaction
- Remove wood fence to open up view into space
- Place concrete weir
- Fence area adjacent to concrete weirs
- Screen edge along fence with plantings
- Clean up pond and provide useable open lawn
- Introduce trail along bank, connect to Dies Ranch Road
- Establish gathering space to provide options for passive recreation
- Introduce nature play elements
- Clean up and provide trail

Site Photos

Conceptual Diagram

Proposed Program

Proposed Structures:

- Mailbox

Proposed Park Program:

- Running / bike trail
- Play field for passive play
- Sitting area / gathering space
- Nature play

Proposed Site Furnishings:

- Benches
- Tables and chairs
- Trash receptacle
- Dog scooper

Additional Improvements:

- Provide trail connection to Anderson Mill Pond
- Landscape improvements along edge
- Ornamental fence around pond structure
- Entry with signage

Precedence Imagery

CASHELL WOOD POND

ANALYSIS AREA II

LONDON LANE POND

DAGAMA POND

ASTER PASS POND

Aerial Image



LEGEND

MUD Developed Parks

B Anderson Mill West Park

Structure(s) - Bathroom, large pavilion, gazebo
Existing Program - Tennis courts, basketball court, sand volleyball court, horseshoes, children's playscape (2-5 year old and 5-12 year old), fitness equipment, trail, open natural areas, picnic areas with BBQ pits and site furnishings

MUD Drainage Ponds

3 London Lane Pond (see page 8)

4 Dagama Pond (see page 9)

5 Aster Pass Pond (see page 10)

Potential Bike Lane/Pedestrian Route

Program Analysis

Current Park Program in Area:

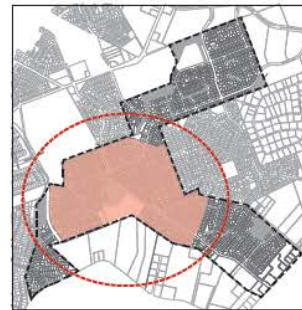
- Children's playscapes
- Organized sport courts (tennis, basketball, volleyball, etc.)
- Picnic areas
- Site furnishings
- Horseshoes
- Trail / Fitness Equipment

Program Needs Assessment:

- Area lacks a dedicated dog park, passive areas and open fields

Circulation Analysis

- Area has sidewalks and good pedestrian connectivity
- Great opportunity to introduce bike lanes on area streets to improve connectivity



Key Map

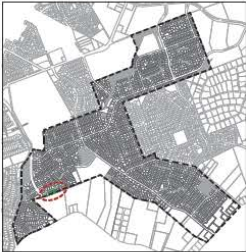


Legend

- ① Open field - dog park
- ② Decorative fence
- ③ Raingarden
- ④ Sitting area
- ⑤ Plant bed

Site Amenities (other)

- Benches - 2
- Trash receptacles - 1
- Dog scooper - 1



Key Map



Aerial Image



Key Map

Site Characteristics

- 1.0 acres
- Tall rock walls enclose pond
- Located on neighborhood street
- Adjacent to two (2) residential properties

Opportunities

- Improve aesthetics of pond by repositioning the fence alignment off sidewalk
- replace chain link with ornamental fence and provide plantings along street
- Introduce passive open space that lacks in neighborhood
- Introduce dog park area
- Introduce rain garden in overflow pond



Site Photos

Challenges

- Sleep rock walls in close proximity to sidewalk
- Drainage inlet is unsightly and unsafe
- Tight site with limited space outside of pond structure



Aerial Image



Key Map



Ornamental Fence



Mulch Grass to screen guardrail



Open Field / Dog Park

Proposed Program

Proposed Structures: - NA

Proposed Park Program:
- Dog park area

- Open fields for passive play
- Rain garden

Proposed Site Furnishings:
- Benches
- Trash receptacles
- Dog scooper

Additional Improvements:
- Landscape improvements along London Lane
- Ornamental fence along sidewalk
- Entry with signage

LONDON LANE POND



Schematic Master Plan
 Scale: 1" = 60'
 North ↓

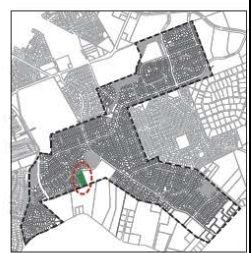
Legend

- ① Open play field
- ② Walking trail
- ③ Shade structure
- ④ Picnic area
- ⑤ Sitting area with stone boulders
- ⑥ Decorative fence
- ⑦ Plant bed



Site Amenities (other)

- Benches - 1
- Boulders - 3
- Picnic tables - 2
- Grills - 1
- Bike rack - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Inventory

Key Map

Site Characteristics

- EA access
- Located on main neighborhood collector road, Dagama Drive
- Adjacent to Cypress Elementary School
- Adjacent to mailbox structure
- Located near Anderson Mill West Park
- Adjacent to 11 residential properties

Opportunities

- Discuss with school the opportunity to allow public access to open field adjacent to pond
- Dedicate useable open space on pond property with school property
- Create neighborhood gathering space
- Replace chain link with ornamental fence and gate

Challenges

- "Dead zone" located behind properties with no roadway visibility

Analysis

Site Photos

Precedence Imagery

Precedence Imagery

Conceptual Diagram

Key Map

Proposed Program

Proposed Structures:

- N/A

Proposed Park Program:

- Open fields for passive play
- Sitting area / gathering space for community interaction

Proposed Site Furnishings:

- Benches
- Trash receptacles
- Bike racks

Additional Improvements:

- Landscape ridge along Dagama Drive
- Improve pedestrian crossing across Dagama Drive to Anderson Mill Park
- Entry with signage

Note:

- Partner with Cypress Elementary School to provide public access to open field

DAGAMA POND

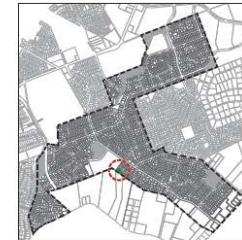


Legend

- ① Walking trail
- ② Sitting deck
- ③ Raingarden
- ④ Open field
- ⑤ Plant bed
- ⑥ Entry sign

Site Amenities (other)

- Benches - 2
- Boulders - 5
- Bike rack - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Inventory

Site Characteristics

- 0.8 acres
- Located within neighborhood on local connector street
- Adjacent to Cypress Elementary School
- Adjacent to two (2) residential properties

Opportunities

- Improve pathway to school
- Enhance open area for passive recreation
- Introduce shade along edge
- Introduce rain garden in pond to improve water quality and create educational opportunity for adjacent school

Challenges

- Limited space outside of pond for additional park programming

Key Map

Analysis

Site Photos

Conceptual Diagram

Proposed Program

Proposed Structures:

- Bench

Proposed Park Program:

- Trail (connect neighborhood to school)
- Open fields for passive play
- Educational raingarden

Proposed Site Furnishings:

- Benches
- Trash receptacle
- Bike rack
- Dog scooper

Additional Improvements:

- Landscape edge along street to provide shade
- Entry with signage

Key Map

Precedence Imagery

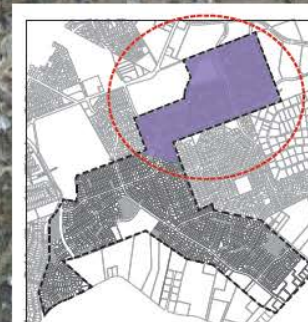
Decomposed Granite Trail

ASTER PASS POND

ANALYSIS AREA III

SUNCHASE PARK
MADELINE LOOP POND
LAKELINE OAKS POND

Aerial Image



Key Map

LEGEND

- MUD Developed Parks
- C **Sunchase Park**
Existing Program - Children's playscape (2-5 year old), trail, picnic area and site furnishings
- D **Old Mill Park**
Structure(s) - Gazebo
Existing Program - Open passive areas with dog scooper
- E **Lakeline Oaks Park**
Structure(s) - Community meeting building with restrooms, large pavilion, gazebo
Existing Program - Tennis courts, basketball court, children's playscape (2-5 year old and 5-12 year old), walking concrete trail, open natural areas, picnic areas with BBQ pits and site furnishings. Dedicated parking lot
- MUD Drainage Ponds (and Easements)
- 6 **Sunchase Pond (and Park)** (see page 12)
- 7 **Madeline Loop Pond** (see page 13)
- 8 **Lakeline Oaks Pond** (see page 14)
- ↔ Potential Bike Lane/Pedestrian Route

Program Analysis

Current Park Program in Area:

- Community Center
- Children's playscapes
- Organized sport courts (tennis, basketball, volleyball, etc.)
- Picnic areas
- Trail
- Site furnishings

Program Needs Assessment:

- Area does not have an interconnected trail system
- Area lacks open fields
- Area lacks soccer and baseball fields

Circulation Analysis

- Area has sidewalks
- Great opportunity to introduce bike lanes on area streets to improve connectivity to each park and trail
- Opportunity to create an interconnected system of sidewalks, trails and bike lanes within area
- Opportunity to connect to nearby parks outside of MUD to make area more attractive



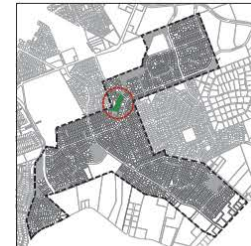
Schematic Master Plan
Scale: 1" = 60'
North ↑

Legend

- ① Existing playscape
- ② Shade structure
- ③ Washer court
- ④ Teatherball
- ⑤ Chess tables
- ⑥ Play mounds
- ⑦ Pedestrian bridge
- ⑧ Outdoor dining table
- ⑨ Walking trail
- ⑩ Dog run
- ⑪ Walking trail, attached to concrete drainageway
- ⑫ Nature play
- ⑬ Porta potty structure
- ⑭ Entry sign
- ⑮ Plant bed
- ⑯ Open Field

Site Amenities (other)

- Benches - 8
- Boulders - 6
- Picnic tables - 6
- Grills - 2
- Bike rack - 1
- Trash receptacles - 3
- Dog scooper - 1



Key Map

Conceptual Diagram

Proposed Program

Proposed Structures:
- Pavilion or Gazebo

Proposed Park Program:
- Running / bike trail
- Exercise equipment
- Nature play
- Enhanced picnic area
- Washer court
- Handball
- Boogie ball
- Chess tables
- Teether ball
- Bike course
- Dog park / run

Proposed Site Furnishings:
- Benches
- Trash receptacles
- Bike racks
- Picnic tables
- Chess tables
- BBQ pit
- Dog scooper

Additional Improvements:
- Provide trail connection to Madeline Loop Pond across Sun Chase Blvd.
- Entry with signage

Precedence Imagery

Key Map

Site Photos

Inventory

Site Characteristics

- 0.7 acre pond
- 2.7 acre existing park
- Existing park with programmed areas - playscape, picnic area, dog scooper, trail and open areas
- Located along neighborhood collector, Sun Chase Blvd.
- Adjacent to 20 residential properties

Opportunities

- Enhance park and introduce additional park programming elements to expand use
- Expand trail system to rear of park and along pond
- Furnish and additional picnic areas
- Activity elements, such as boogie ball, washer courts, horseshoes, letter ball, chess tables, etc.
- Nature play opportunities
- Small bike course
- Exercise equipment
- Dog park/run

Challenges

- Park is deep and has a dead end with limited access
- Topographical character is challenging in rear area

Key Map

Analysis

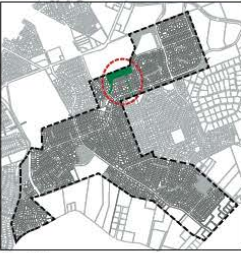
Site Photos

SUNCHASE PARK





Schematic Master Plan
 Scale: 1" = 100'
 North ↑



Key Map

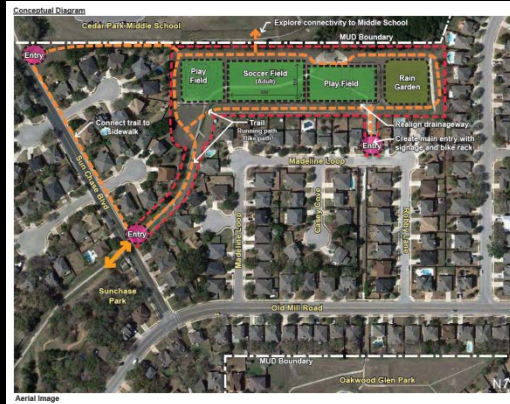


Legend

- ① Walking trail
- ② Walking trail, attached to concrete drainageway
- ③ Exercise equipment
- ④ Soccer field, full
- ⑤ Soccer field, half
- ⑥ Youth soccer, quarter
- ⑦ Youth baseball field
- ⑧ Raingarden
- ⑨ Potential walkway connection to Sunchase Blvd.
- ⑩ Sunchase secondary sign
- ⑪ Plant bed

Site Amenities (other)

- Benches - 6
- Boulders - 8
- Trash receptacles - 3
- Dog scooper - 1



Proposed Program
 - N/A

Proposed Structures:
 - N/A

Proposed Site Program:
 - Running / bike trail
 - Exercise equipment
 - Open fields for passive play

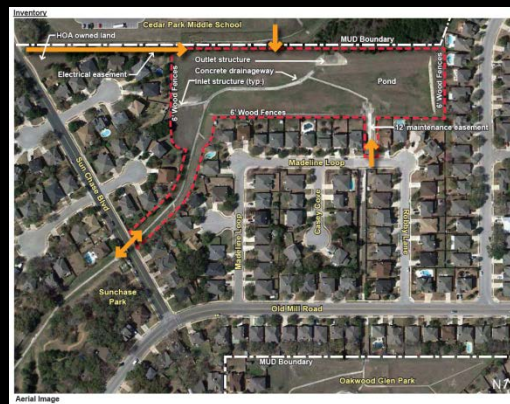
Proposed Site Furnishings:
 - Benches
 - Trash receptacles
 - Bike racks
 - Dog scooper

Additional Improvements:
 - Provide trail connection to Sunchase Park and Oakwood Glen Park
 - Incentives for adjacent fence replacement (non-opaque fences)
 - Entrances with signage and bike racks

Questions:
 - Could Madeline Loop Phint connect to Lakeview Oaks Phint through middle school property?
 - Could the stormwater within the easement between the residential site be piped to create an at grade connection to Oakwood Glen Park?



Aerial Image



Site Characteristics
 - 1.75 acres
 - Large open space with two street connections
 - Adjacent ditch connects main pond to Oakwood Glen Park (outside of MUD)
 - Adjacent to Cedar Park Middle School
 - Adjacent to electrical easement which connects to HOA owned land along Sun Chase Blvd.

Opportunities
 - Connect pond to Sunchase Park and Oakwood Glen Park by creating an trail and open space system
 - Create recreational opportunities
 - Trail system
 - Baseball / Soccer Fields
 - Rain gardens
 - Dog park/ run

Improve aesthetics of connections with landscape and signage
 - Establish new connections from school and Sun Chase Blvd.
 - Encourage adjacent homeowners to replace existing wood fences with non-opaque fences to improve visibility within park along edges

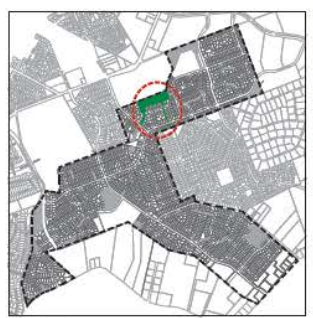
Challenges
 - Lack of visibility from streets
 - Drainage infrastructure is unfriendly and unsafe
 - No space for dedicated parking lot
 - Grade and topo challenges in ditches
 - CAD file shows private properties within electrical easement. Is there a separate easement? Can this area be used to connect Sun Chase Blvd to Madeline Loop Pond?

Aerial Image

Key Map

MADLINE LOOP POND

Analysis



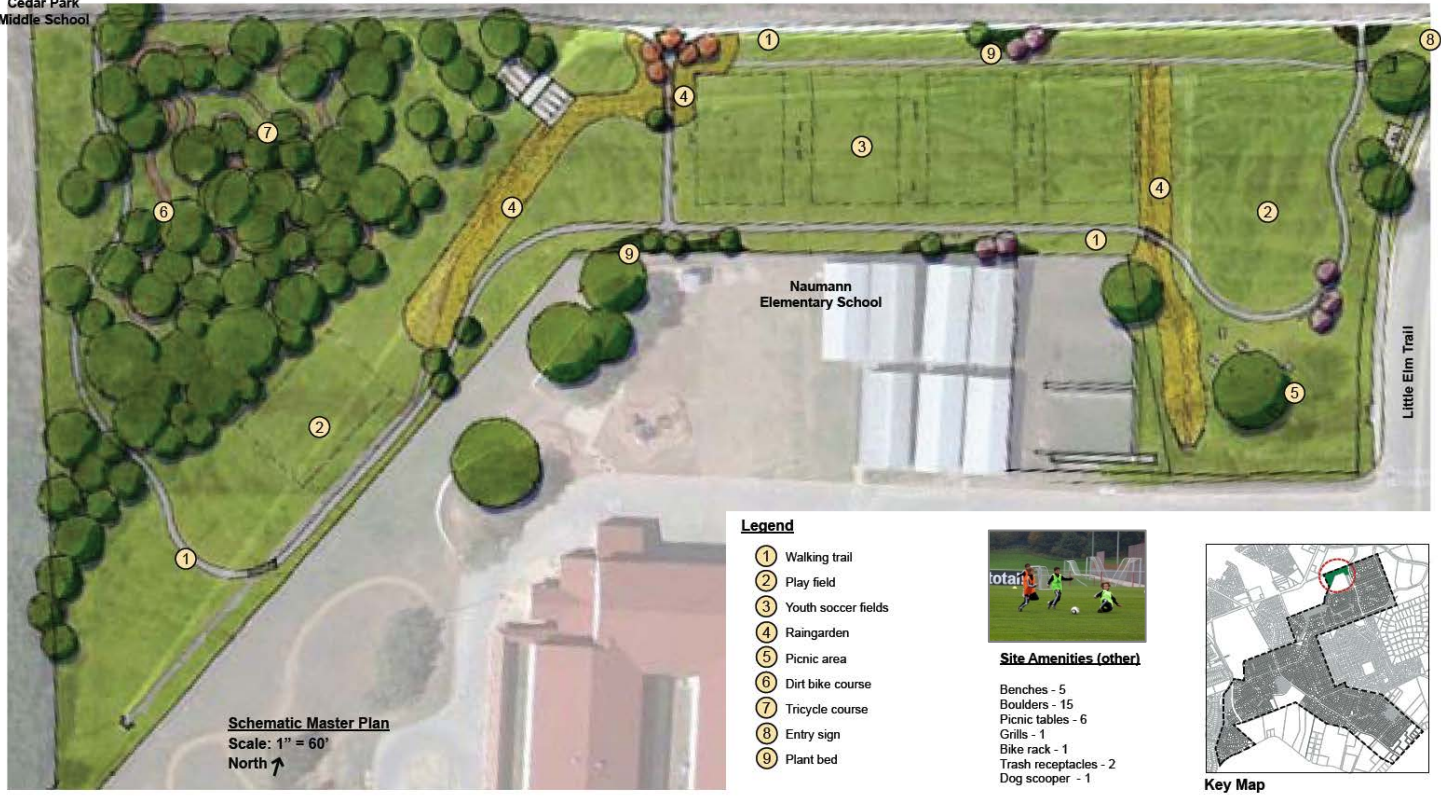
Key Map



Site Photos



Cedar Park Middle School



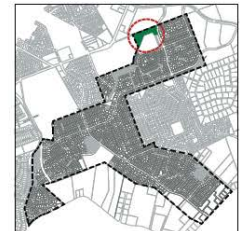
Legend

- ① Walking trail
- ② Play field
- ③ Youth soccer fields
- ④ Raingarden
- ⑤ Picnic area
- ⑥ Dirt bike course
- ⑦ Tricycle course
- ⑧ Entry sign
- ⑨ Plant bed



Site Amenities (other)

- Benches - 5
- Boulders - 15
- Picnic tables - 6
- Grills - 1
- Bike rack - 1
- Trash receptacles - 2
- Dog scooper - 1



Key Map

Conceptual Diagram

Proposed Program

- Proposed Structures:**
 - BSA
 - Baseball and soccer fields
 - Storage building
 - Litter receptacles
 - Soccer field
 - Open fields for passive play
 - Dog park / run
 - Bike racks
 - Picnic area
 - Educational meadow / rain garden
- Proposed Site Furnishings:**
 - Benches
 - Trash receptacles
 - Bike racks
 - Picnic tables
 - BBQ pit
 - Dog scooper
 - Trash receptacles
- Additional Improvements:**
 - Landscaping improvements
 - Entry with signage

Questions:

- Could Lakeline Oaks Pond connect to Madeline Loop Pond through middle school property

Key Map

Inventory

Site Characteristics

- 8.2 acres
- Large open space at MUD entry
- Located on collector street, Little Elm Trail
- Adjacent to Naumann Elementary School
- Adjacent to Cedar Park Middle School property
- Good visibility from street and school property
- Adjacent school has dedicated parking

Opportunities

- Create recreational opportunities
 - Extend existing walking trail
 - Trail system
 - Bike path
 - Open fields
 - Youth soccer fields
 - Dog park/area
- Improve connection between neighborhood and middle school
- Introduce rain garden in pond to improve water quality and create educational opportunities for adjacent school
- Explore opportunity to connect pond to Madeline Loop Pond through middle school property to create a large interconnected trail and open space system
- Explore opportunity to remove fence and edge pond with elementary school property and program

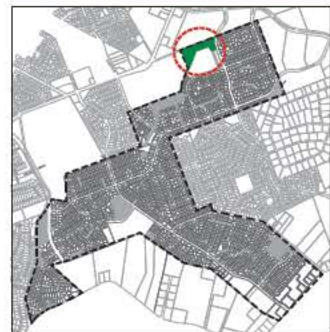
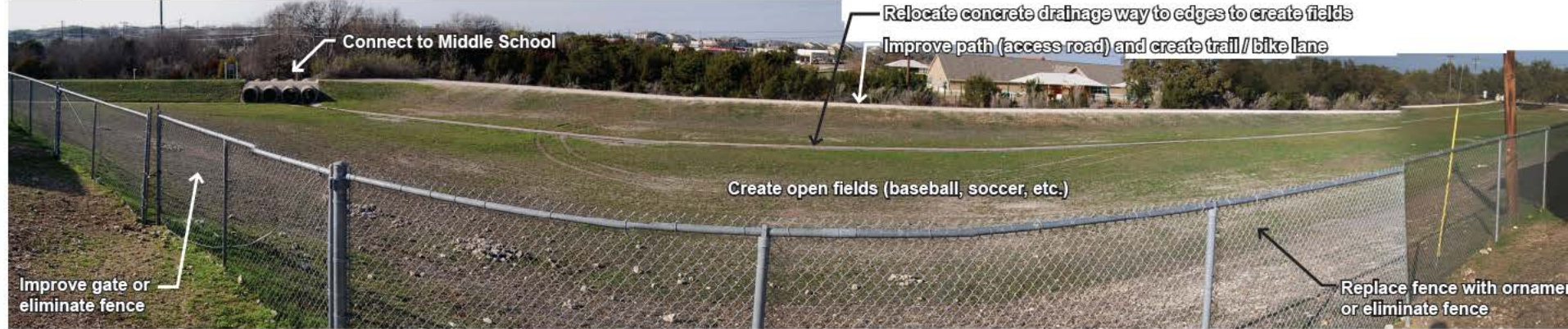
Challenges

- Area behind school property is a dead end

Key Map

LAKELINE OAKS POND

Analysis



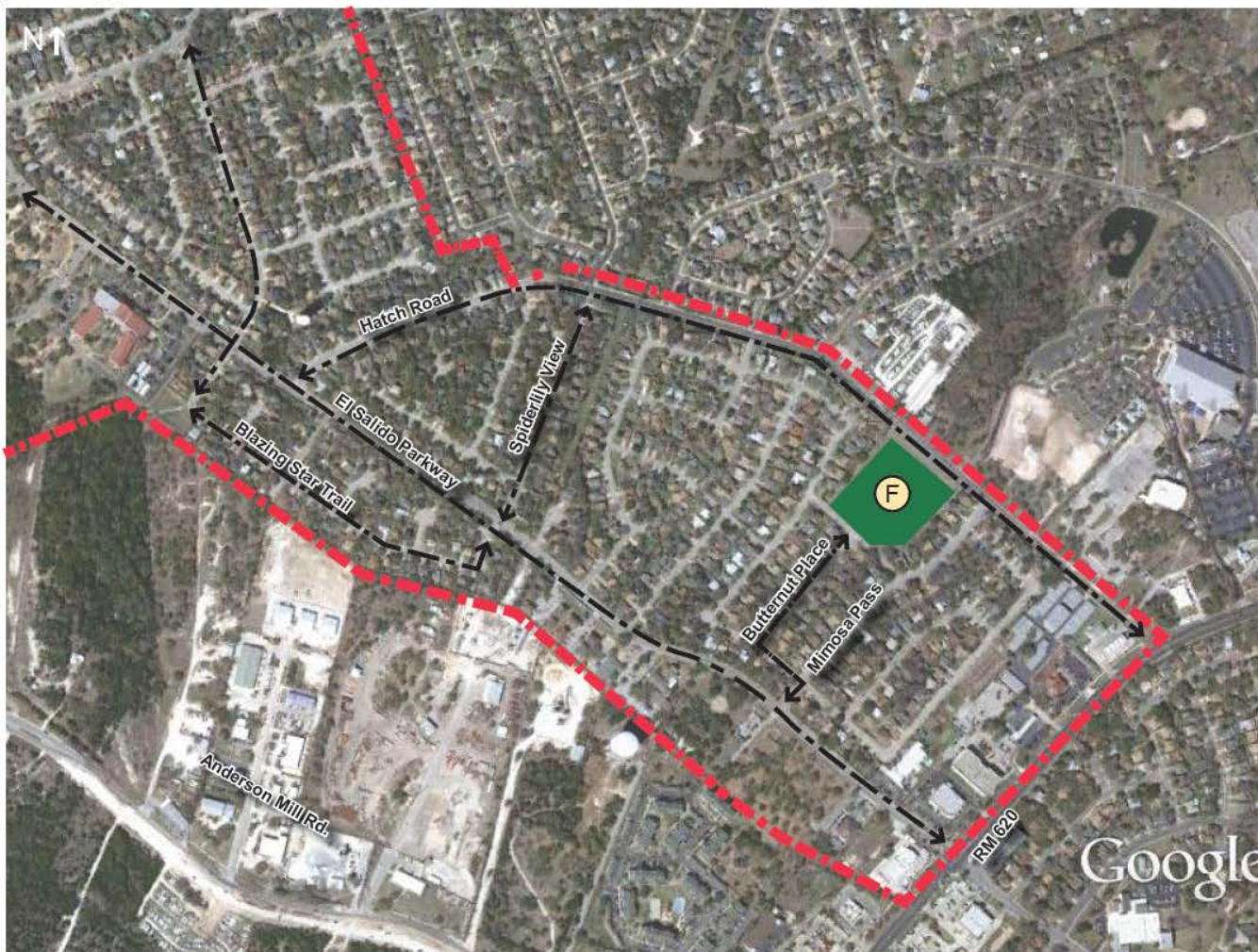
Key Map



Site Photos

ANALYSIS AREA IV
HATCH POND

Aerial Image



LEGEND

 MUD Developed Parks

 Hatch Pond Park

Structure(s) - None

Existing Program - Backstop fencing, open fields and site furnishings

 MUD Drainage Ponds (and Easements)

 Hatch Pond Park (see page 16)

 Potential Bike Lane/Pedestrian Route

Program Analysis

Current Park Program in Area:

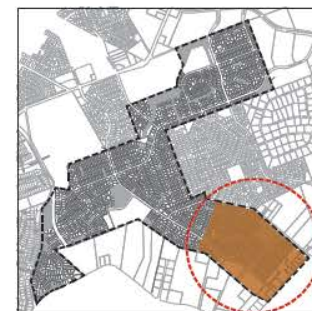
- Ball fields
- Benches

Program Needs Assessment:

- Area lacks open space
- Area does not have a diversity of recreational opportunities
- Area lacks in trials, children's playscape, picnic areas and other park amenities

Circulation Analysis

- Great opportunity to introduce bike lanes on area streets to improve connectivity to other MUD parks (i.e. Anderson Mill West Park, Sunchase Park, etc.)



Key Map



Legend

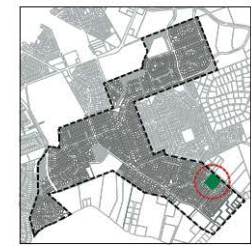
- ① Upgraded baseball fields
- ② Walking trail, attached to concrete drainage way
- ③ Walking trail
- ④ Youth soccer field
- ⑤ Exercise equipment
- ⑥ Sitting area
- ⑦ Picnic area
- ⑧ Playscape
- ⑨ Entry sign
- ⑩ Porta potty structure
- ⑪ Wildflower meadow
- ⑫ Plant bed

Site Amenities (other)

- Benches - 3 (additional)
- Boulders - 22
- Picnic tables - 3
- Bike rack - 1
- Trash receptacles - 2 (additional)
- Dog scooper - 1

Site Amenities (other)

- Benches - 3 (additional)
- Boulders - 22
- Picnic tables - 3
- Bike rack - 1
- Trash receptacles - 2 (additional)
- Dog scooper - 1



Schematic Master Plan
Scale: 1" = 60'
North ↑

Inventory

Site Characteristics

- 8.0 acres
- Located along two roadways - Hatch Road, a main arterial road, and Yequa Creek Road, a local collector - giving it great visibility and neighborhood access
- Existing park with programmed areas: ball fields and benches
- Only park to serve entire neighborhood between RM 620, Hatch Road and El Salido Parkway, or the southeastern portion of the MSD district

Opportunities

- Introduce additional park programming to serve neighborhood & create additional recreational opportunities
- Improve existing fields
- Trail along concrete drainage way with distance markers
- Exercise equipment along trail
- Play structure or nature play elements on islands within pond
- Picnic areas
- Sitting areas
- Introduce bathroom structure to serve park
- Improve edges with landscaping

Challenges

- Limited space outside of pond for additional park programming
- No dedicated parking lot, but has ample on-street parking

Analysis

Key Map

Conceptual Diagram

Proposed Program

- Proposed Structures:
 - Restroom building
- Proposed Park Program:
 - Improved baseball fields
 - Soccer field
 - Running /bike trail
 - Exercise equipment
 - Children's playscape / nature play
 - Open fields for passive play
 - Picnic areas
- Proposed Site Furnishings:
 - Benches
 - Trash receptacles
 - Bike racks
 - Picnic tables
 - EDD jobs
 - Dog scooper
- Additional Improvements:
 - Landscape edges along Yequa Creek Road, Hatch Road and fences
 - Entry with signage

Precedence Imagery

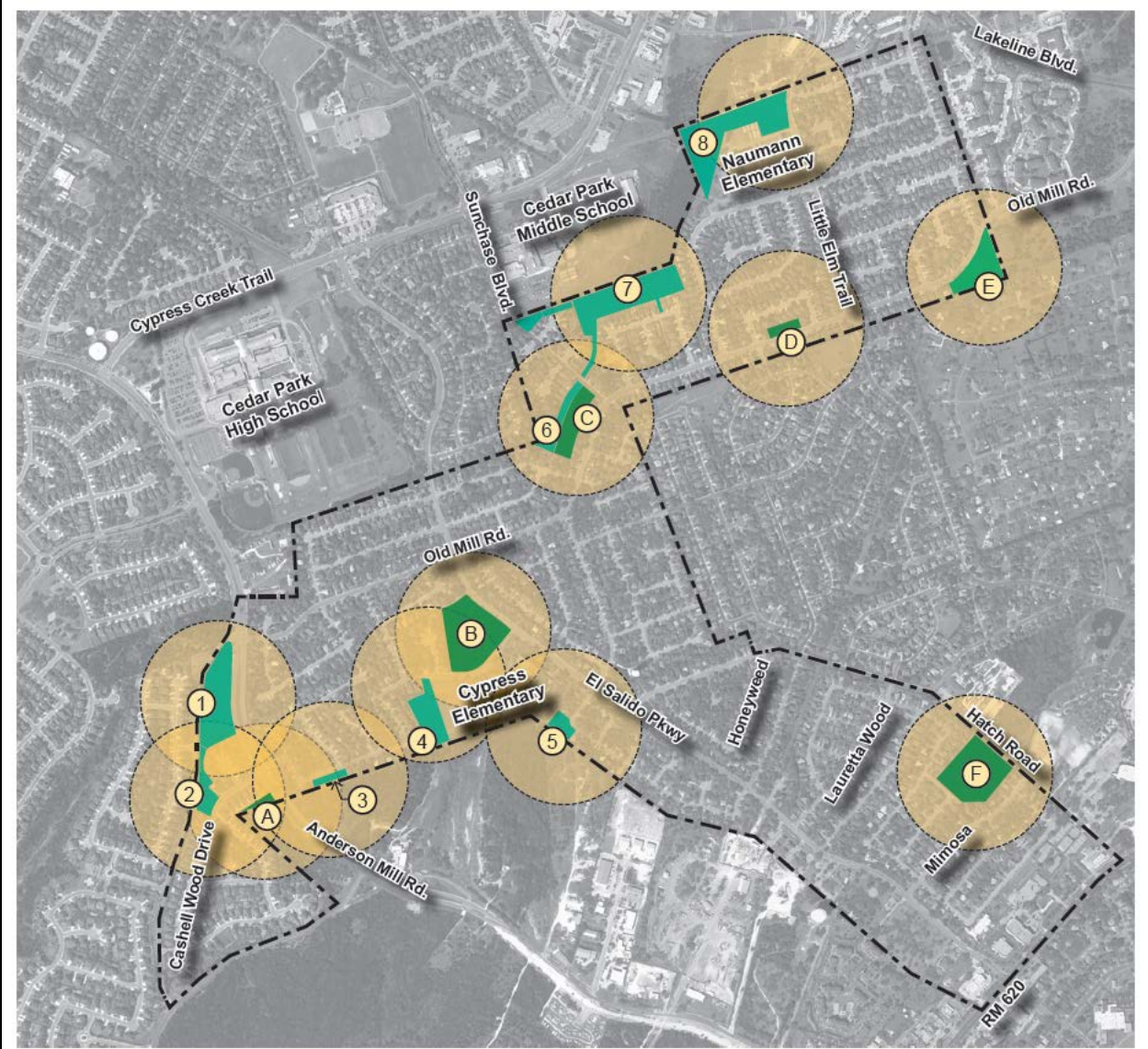
Key Map

HATCH POND

LEGEND

- MUD Developed Parks
- A Volente Hills Park
- B Anderson Mill West Park
- C Sunchase Park
Proposed Additional Program - Bike course, nature play, horseshoe/washer court, bocce ball, tether ball, trail, dog park/run, exercise equipment, landscape and site furnishing improvements
- D Old Mill Park
Proposed Additional Program - Horseshoe/washer court and chess tables
- E Lakeline Oaks Park
Proposed Additional Program - Skate park and landscape improvements
- F Hatch Pond Park
Proposed Additional Program - Children's playscape/nature play in center island(s), trails, exercise equipment, picnic area, landscape and site furnishing improvements
- MUD Drainage Ponds (includes easements and HOA owned land)
- 1 Anderson Mill Pond
Proposed Program - Baseball/soccer field, basketball court, trail, BMX dirt bike course, children's nature play, pavilion, picnic areas, washer courts, horseshoes, bocce ball, dedicated parking lot, landscape improvements and site furnishings
- 2 Cashell Wood Pond
Proposed Program - Sitting area, trail, play field, landscape and site furnishings
- 3 London Lane Pond
Proposed Program - Dog park, open field, and landscape improvements
- 4 Dagama Pond
Proposed Program (partner with adjacent school) - Open field, landscape improvements and site furnishings
- 5 Aster Pass Pond
Proposed Program - Open field, landscape improvements and site furnishings
- 6 Sunchase Pond (see Sunchase Park above)
- 7 Madeline Loop Pond (includes adjacent easements and HOA owned land)
Proposed Program - Baseball/soccer field (adult), trail, exercise equipment, landscape improvements and site furnishings
- 8 Lakeline Oaks Pond
Proposed Program - Soccer fields (youth), trail, bike course, dog park/run, exercise equipment, landscape improvements and site furnishings

 5 minute walking distance



Anderson Mill Pond	\$381,930.00
Cashell Wood Pond	\$79,285.00
London Lane Pond	\$123,655.00
Dagama Pond	\$119,960.00
Aster Pass	\$113,495.00
Sunchase Park	\$125,945.00
Madeline Loop Pond	\$184,215.00
Lakeline Oaks Pond	\$161,560.00
<u>Hatch Pond</u>	<u>\$199,825.00</u>
	\$1,489,870.00

COST SUMMARY

LEGEND

■ MUD Developed Parks

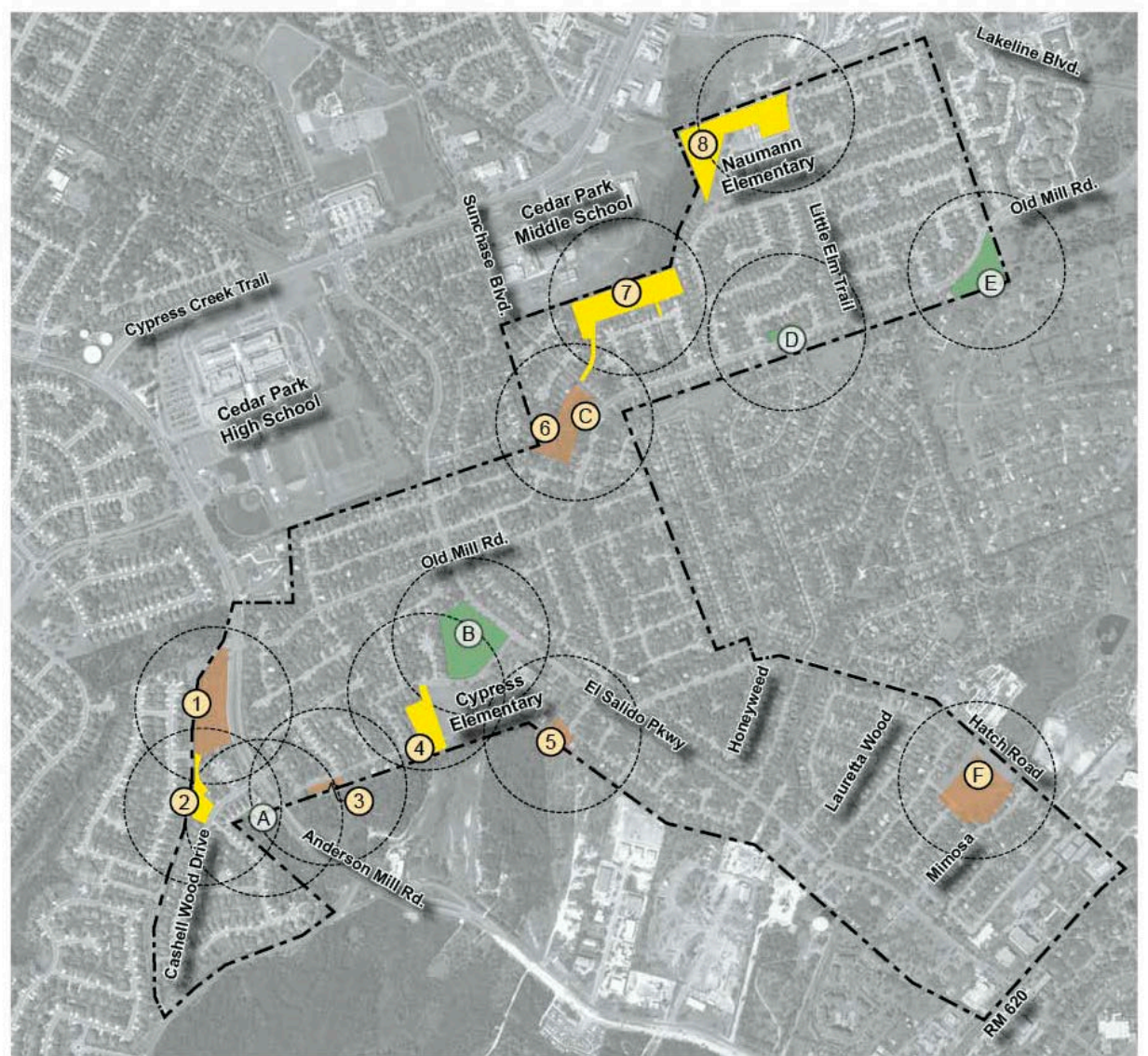
- A **Volente Hills Park**
- B **Anderson Mill West Park**
- D **Old Mill Park**
Proposed Additional Program - Horseshoe/washer court and chess tables
- E **Lakeline Oaks Park**
Proposed Additional Program - Skate park and landscape improvements
- Proposed First Phase of Pond Improvements**

- 1 **Anderson Mill Pond**
Proposed Program - Baseball/soccer field, basketball court, trail, BMX dirt bike course, children's nature play, pavilion, picnic areas, washer courts, horseshoes, bocce ball, dedicated parking lot, landscape improvements and site furnishings
- 3 **London Lane Pond**
Proposed Program - Dog park, open field, and landscape improvements
- 5 **Aster Pass Pond**
Proposed Program - Open field, landscape improvements and site furnishings
- C 6 **Sunchase Park**
Proposed Additional Program - Bike course, nature play, horseshoe/washer court, bocce ball, tether ball, trail, dog park/run, exercise equipment, landscape and site furnishing improvements
- F **Hatch Pond Park**
Proposed Additional Program - Children's playscape/nature play in center island(s), trails, exercise equipment, picnic area, landscape and site furnishing improvements

Future Phases

- 2 **Cashell Wood Pond**
Proposed Program - Sitting area, trail, play field, landscape and site furnishings
- 4 **Dagama Pond**
Proposed Program (partner with adjacent school) - Open field, landscape improvements and site furnishings
- 7 **Madeline Loop Pond** (includes adjacent easements and HOA owned land)
Proposed Program - Baseball/soccer field (adult), trail, exercise equipment, landscape improvements and site furnishings
- 8 **Lakeline Oaks Pond**
Proposed Program - Soccer fields (youth), trail, bike course, dog park/run, exercise equipment, landscape improvements and site furnishings

5 5 minute walking distance



LEGEND

■ MUD Developed Parks

Ⓐ Volente Hills Park

Ⓑ Anderson Mill West Park

Ⓓ Old Mill Park
Proposed Additional Program - Horseshoe/washer court and chess tables

Ⓔ Lakeline Oaks Park
Proposed Additional Program - Skate park and landscape improvements

■ Proposed First Phase of Pond Improvements

① Anderson Mill Pond
Proposed Program - Baseball/soccer field, basketball court, trail, BMX dirt bike course, children's nature play, pavilion, picnic areas, washer courts, horseshoes, bocce ball, dedicated parking lot, landscape improvements and site furnishings

③ London Lane Pond
Proposed Program - Dog park, open field, and landscape improvements

⑤ Aster Pass Pond
Proposed Program - Open field, landscape improvements and site furnishings

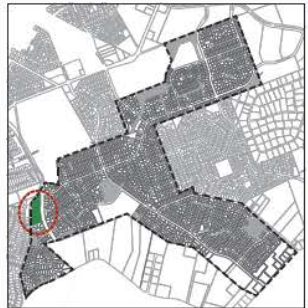
Ⓒ ⑥ Sunchase Park
Proposed Additional Program - Bike course, nature play, horseshoe/washer court, bocce ball, tether ball, trail, dog park/run, exercise equipment, landscape and site furnishing improvements

Ⓔ Hatch Pond Park
Proposed Additional Program - Children's playscape/nature play in center island(s), trails, exercise equipment, picnic area, landscape and site furnishing improvements

Ⓜ 5 minute walking distance



PROPOSED FIRST PHASE PROGRAM



Key Map



Legend

- ① Walking trail
- ② Gazebo
- ③ Shade structure
- ④ Soccer field
- ⑤ Youth baseball field
- ⑥ Youth soccer field
- ⑦ Raingarden
- ⑧ Yoga deck
- ⑨ Exercise equipment
- ⑩ Teatherball
- ⑪ Washer court
- ⑫ Bocceball
- ⑬ Nature play
- ⑭ Chess tables
- ⑮ Porta potty structure
- ⑯ Parking lot
- ⑰ Entry sign
- ⑱ Plant bed

Site Amenities (other)

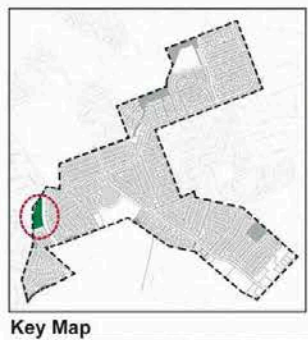
- Benches - 10
- Boulders - 15
- Picnic tables - 6
- Grills - 2
- Bike rack - 1
- Trash receptacles - 3
- Dog scooper - 1

Schematic Master Plan

Scale: 1" = 60'



ANDERSON MILL POND



- Legend**
- ① Walking trail
 - ② Gazebo
 - ③ Shade structure
 - ④ Soccer field
 - ⑤ Youth baseball field
 - ⑥ Youth soccer field
 - ⑦ Raingarden
 - ⑧ Yoga deck
 - ⑨ Exercise equipment
 - ⑩ Teatherball
 - ⑪ Washer court
 - ⑫ Bocceball
 - ⑬ Nature play
 - ⑭ Chess tables
 - ⑮ Porta-potty structure
 - ⑯ Parking lot
 - ⑰ Entry sign
 - ⑱ Plant bed
 - ⑲ Clean up wooded area

Site Amenities (other)

- Benches - 10
- Boulders - 15 + 10
- Picnic tables - 6
- Grills - 2
- Bike rack - 1
- Trash receptacles - 3
- Dog scooper - 1

Schematic Master Plan

Scale: 1" = 60'



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Anderson Mill Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade structure, overlook	ea	1	\$ 10,000.00	\$ 10,000.00	Overlook shade structure, with metal roof
Children swing, equipment	allow	1	\$ 2,500.00	\$ 2,500.00	Allowance for swing set, 2 swings, manufacturer: Landscape structures, contact Recreation Consultants of Texas
Children swing, mulch surfacing	sf	545	\$ 4.50	\$ 2,452.50	Mulch, 6" fall zone compatible
Tetherball, equipment	ls	1	\$ 475.00	\$ 475.00	Tetherball pole, manufacturer: Bison, model TB100, contact Recreation Consultants of Texas
Washer court	ea	2	\$ 250.00	\$ 500.00	Washer court with sand pits
Bocce ball court	ea	1	\$ 1,500.00	\$ 1,500.00	Bocceball court
Chess tables	ea	3	\$ 350.00	\$ 1,050.00	Concrete chess tables, manufacturer: Concrete Classics
Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
Picnic tables	ea	6	\$ 900.00	\$ 5,400.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
Grills	ea	2	\$ 160.00	\$ 320.00	Pedestal grill, manufacturer: Kay Park Recreation, model: # SF1635
Boulders	ea	25	\$ 125.00	\$ 3,125.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	3	\$ 50.00	\$ 150.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022
			Subtotal	\$ 28,122.50	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	1,597	\$ 3.00	\$ 4,791.00	4' wide Decomposed Granite Walk with edging
			Subtotal	\$ 4,791.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	18	\$ 500.00	\$ 9,000.00	65 gallon, along edges
Shade Tree*	ea	3	\$ 1,000.00	\$ 3,000.00	100 gallon, in pond
Ornamental Tree	ea	40	\$ 300.00	\$ 12,000.00	30 gallon
Planting bed*	sf	1,500	\$ 6.50	\$ 9,750.00	shrub bed, includes plant material, soil and mulch (near shade structure and at access points)
Wildflowers*	sf	20,000	\$ 0.80	\$ 16,000.00	wildflower seeds with no mow markers
			Subtotal	\$ 49,750.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	2	\$ 2,000.00	\$ 2,000.00	Informational sign
			Subtotal	\$ 2,000.00	

		Total		\$ 84,663.50	
		Contingency (15%)		\$ 15,336.50	
		GRAND TOTAL		\$ 100,000.00	

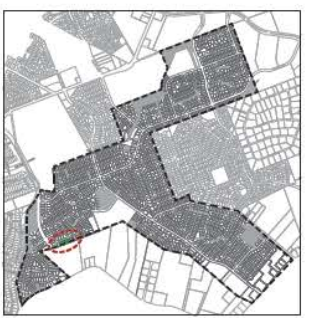


Legend

- ① Open field - dog park
- ② Decorative fence
- ③ Raingarden
- ④ Sitting area
- ⑤ Plant bed

Site Amenities (other)

- Benches - 2
- Trash receptacles - 1
- Dog scooper - 1



Key Map



LONDON LANE POND



Legend

- ① Open field - dog park
- ② Decorative fence
- ③ Raingarden
- ④ Sitting area
- ⑤ Plant bed
- ⑥ Ornamental Trees

Site Amenities (other)

- Benches - 2
- Trash receptacles - 1
- Dog scooper - 1
- Boulders - 4

Schematic Master Plan
 Scale: 1" = 30'
 North ↗



Key Map

London Lane Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Ornamental Fence	lf	681	\$ 35.00	\$ 23,835.00	Black aluminum fence, 6' height
Ornamental Gate	ls	1	\$ 300.00	\$ 300.00	Black aluminum gate to match fence, 6' height
Railing	lf	52	\$ 15.00	\$ 780.00	One railing
Boulders	ea	4	\$ 125.00	\$ 500.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 25,515.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Planting bed, along street*	sf	500	\$ 5.00	\$ 2,500.00	shrub bed, includes plant material and mulch
Ornamental Tree*	ea	15	\$ 300.00	\$ 4,500.00	30 gallon
Shade Tree*	ea	2	\$ 1,000.00	\$ 2,000.00	100 gallon
Subtotal				\$ 9,000.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal				\$ 2,000.00	
Total				\$ 36,515.00	
Contingency				\$ 13,485.00	
GRAND TOTAL				\$ 50,000.00	

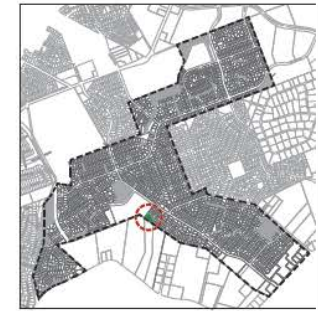


Legend

- ① Walking trail
- ② Sitting deck
- ③ Raingarden
- ④ Open field
- ⑤ Plant bed
- ⑥ Entry sign

Site Amenities (other)

- Benches - 2
- Boulders - 5
- Bike rack - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Schematic Master Plan
 Scale: 1" = 30'
 North ↗

ASTER PASS POND



Legend

- ① Walking trail
- ② Sitting deck
- ③ Raingarden
- ④ Open field
- ⑤ Plant bed
- ⑥ Entry sign

Site Amenities (other)

- Benches - 2
- Boulders - 5 + 2
- Bike rack - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Schematic Master Plan

Scale: 1" = 30'

North ↖

Aster Pass Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Yoga deck, 1	sf	480	\$ 35.00	\$ 16,800.00	Trex composite lumber, constructed deck
Bike Rack	ea	1	\$ 600.00	\$ 600.00	
Boulders	ea	7	\$ 125.00	\$ 875.00	2' x 2' x 4' limestone smooth cut boulders
Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 18,325.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway, 4' wide, decomposed granite	lf	391	\$ 3.00	\$ 1,173.00	4' wide decomposed granite walkway with edging
Subtotal				\$ 1,173.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	3	\$ 500.00	\$ 1,500.00	65 gallon
Shade Tree*	ea	2	\$ 1,000.00	\$ 2,000.00	100 gallon
Ornamental Tree*	ea	7	\$ 300.00	\$ 2,100.00	30 gallon
Planting Bed*	sf	1,475	\$ 6.50	\$ 9,587.50	along street
Rain garden Seeding*	sf	4,500	\$ 0.80	\$ 3,600.00	
Rain garden*	sf	2,000	\$ 5.00	\$ 10,000.00	
Subtotal				\$ 28,787.50	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal				\$ 2,000.00	

			Total	\$ 50,285.50	
			Contingency	\$ 9,714.50	
			GRAND TOTAL	\$ 60,000.00	

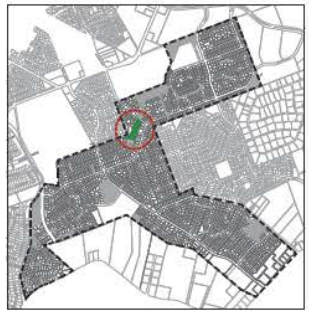


Legend

- ① Existing playscape
- ② Shade structure
- ③ Washer court
- ④ Teatherball
- ⑤ Chess tables
- ⑥ Play mounds
- ⑦ Pedestrain bridge
- ⑧ Outdoor dining table
- ⑨ Walking trail
- ⑩ Dog run
- ⑪ Walking trail, attached to concrete drainageway
- ⑫ Nature play
- ⑬ Porta potty structure
- ⑭ Entry sign
- ⑮ Plant bed
- ⑯ Open Field

Site Amenities (other)

- Benches - 8
- Boulders - 6
- Picnic tables - 6
- Grills - 2
- Bike rack - 1
- Trash receptacles - 3
- Dog scooper - 1



Key Map

SUNCHASE PARK



Legend

- ① Existing playscape
- ② Shade structure
- ③ Washer court
- ④ Teetherball
- ⑤ Chess tables
- ⑥ Play mounds
- ⑦ Pedestrian bridge
- ⑧ Outdoor dining table
- ⑨ Walking trail
- ⑩ Dog run
- ⑪ Walking trail, attached to concrete drainageway
- ⑫ Nature play
- ⑬ Porta-potty structure
- ⑭ Entry sign
- ⑮ Plant bed
- ⑯ Open Field

Site Amenities (other)

- Benches - 8
- Boulders - 6 + 8
- Picnic tables - 6
- Grills - 2
- Bike rack - 1
- Trash receptacles - 3
- Dog scooper - 1



Key Map

Schematic Master Plan
 Scale: 1" = 60'
 North ↑

Sunchase Park

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade structure,	ls	1	\$ 10,000.00	\$ 10,000.00	
Washer court	ea	2	\$ 250.00	\$ 500.00	Washer court with sand pits
Chess tables	ea	3	\$ 350.00	\$ 1,050.00	Concrete chess tables, manufacturer: Concrete Classics
Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
Picnic Tables	ea	6	\$ 900.00	\$ 5,400.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
Outdoor dining table	ea	1	\$ 1,000.00	\$ 1,000.00	Wood outdoor dining table
Boulders	ea	14	\$ 125.00	\$ 1,750.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	3	\$ 50.00	\$ 150.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 20,500.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	1,995	\$ 5.00	\$ 9,975.00	4' wide concrete walkway with smooth broom finish
Crossings	ea	2	\$ 8,000.00	\$ 16,000.00	* price adjusted per meeting on 7/12/2012
Subtotal				\$ 25,975.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Ornamental Tree*	ea	35	\$ 300.00	\$ 10,500.00	30 gallon
Plantings*	sf	1,200	\$ 6.50	\$ 7,800.00	at entry points
Subtotal				\$ 18,300.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Entry sign	ea	1	\$ 5,000.00	\$ 5,000.00	
Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal				\$ 7,000.00	

			Total	\$ 71,775.00	
			Contingency	\$ 10,766.25	
			GRAND TOTAL	\$ 82,541.25	



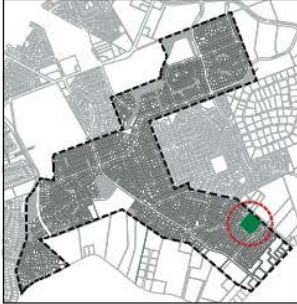
Legend

- ① Upgraded baseball fields
- ② Walking trail, attached to concrete drainage way
- ③ Walking trail
- ④ Youth soccer field
- ⑤ Exercise equipment
- ⑥ Sitting area
- ⑦ Picnic area
- ⑧ Playscape
- ⑨ Entry sign
- ⑩ Porta potty structure
- ⑪ Wildflower meadow
- ⑫ Plant bed

Site Amenities (other)

- Benches - 3 (additional)
- Boulders - 22
- Picnic tables - 3
- Bike rack - 1
- Trash receptacles - 2 (additional)
- Dog scooper - 1

Schematic Master Plan
 Scale: 1" = 60'
 North ↑



Key Map

HATCH POND



Legend

- ① Upgraded baseball fields—
- ② Existing concrete drainage way
- ③ Walking trail—
- ④ Youth soccer field—
- ⑤ Exercise equipment—
- ⑥ Sitting area
- ⑦ Picnic area
- ⑧ Playscape
- ⑨ Entry sign—
- ⑩ Porta-potty structure—
- ⑪ Wildflower meadow **potential**
- ⑫ Plant bed—
- ⑬ Potential DG Path

Site Amenities (other)

- Benches - 3 (additional)
- Boulders - 22+**3**
- Picnic tables - 3
- Bike rack - 1
- Trash receptacles - 2 (additional)
- Dog scooper - 1



Key Map

Schematic Master Plan
 Scale: 1" = 60'
 North ↑

© 2012 Google

Hatch Park

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Children nature play, equipment	allow	1	\$ 30,000.00	\$ 30,000.00	Allowance for nature play items, manufacturer: Landscape structures, contact Recreation Consultants of Texas
Children nature play, mulch surfacing	sf	2,095	\$ 3.00	\$ 6,285.00	Mulch, 6" fall zone compatible, plastic edging
Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
Picnic Tables	ea	3	\$ 900.00	\$ 2,700.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
Grills	ea	1	\$ 160.00	\$ 160.00	Pedestal grill, manufacturer: Kay Park Recreation, model: # SF1635
Boulders	ea	25	\$ 125.00	\$ 3,125.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	2	\$ 50.00	\$ 100.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 43,020.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway, street level, Hatch Road	lf	458	\$ 5.00	\$ 2,290.00	Decomposed Granite
Walkway, street level, Yequa Creek Road	lf	414	\$ 5.00	\$ 2,070.00	Decomposed Granite
Walkway, within park and ramp	lf	1,879	\$ 5.00	\$ 9,395.00	Decomposed Granite
Stairs, at Hatch Road	ls	1	\$ 2,500.00	\$ 2,500.00	Decomposed Granite
Subtotal				\$ 16,255.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	8	\$ 500.00	\$ 4,000.00	65 gallon
Ornamental Tree*	ea	25	\$ 300.00	\$ 7,500.00	30 gallon
Subtotal				\$ 11,500.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	2	\$ 2,000.00	\$ 4,000.00	Informational sign
Subtotal				\$ 4,000.00	

			Total	\$ 74,775.00	
			Contingency	\$ 25,225.00	
			GRAND TOTAL	\$ 100,000.00	

Anderson Mill Pond	\$100,000.00
Cashell Wood Pond	-
London Lane Pond	\$ 50,000.00
Dagama Pond	-
Aster Pass	\$ 60,000.00
Sunchase Park	\$ 82,541.00
Madeline Loop Pond	-
Lakeline Oaks Pond	-
<u>Hatch Pond</u>	<u>\$100,000.00</u>
	\$392,541.00

**PROPOSED FIRST PHASE
COST SUMMARY**

LEGEND

■ MUD Developed Parks

Ⓐ Volente Hills Park

Ⓑ Anderson Mill West Park

Ⓓ Old Mill Park
Proposed Additional Program - Horseshoe/washer court and chess tables

Ⓔ Lakeline Oaks Park
Proposed Additional Program - Skate park and landscape improvements

■ Proposed First Phase of Pond Improvements

① Anderson Mill Pond
Proposed Program - Baseball/sooccer field, basketball court, trail, BMX dirt bike course, children's nature play, pavilion, picnic areas, washer courts, horseshoes, bocce ball, dedicated parking lot, landscape improvements and site furnishings

③ London Lane Pond
Proposed Program - Dog park, open field, and landscape improvements

⑤ Aster Pass Pond
Proposed Program - Open field, landscape improvements and site furnishings

Ⓒ ⑥ Sunchase Park
Proposed Additional Program - Bike course, nature play, horseshoe/washer court, bocce ball, tether ball, trail, dog park/run, exercise equipment, landscape and site furnishing improvements

Ⓔ Hatch Pond Park
Proposed Additional Program - Children's playscape/nature play in center island(s), trails, exercise equipment, picnic area, landscape and site furnishing improvements

Ⓜ 5 minute walking distance



PROPOSED FIRST PHASE PROGRAM

PREPARED BY:

PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE



Playscape
Landscape Structures, PlayShaper PlayScape
\$\$\$\$



Playscape
Landscape Structures, PlayShaper PlayScape
\$\$



Playscape
Landscape Structures, PlayShaper PlayScape
\$\$



Swings
Landscape Structures
\$



Adventure Climber with Ropes
Landscape Structures, AdventureScape
\$\$\$



Adventure Climber
Landscape Structures, AdventureScape
\$\$\$



Playscape
Landscape Structures, PlayShaper PlayScape
\$



Basketball Drop Shot
Landscape Structures
\$



Slide
Landscape Structures
\$\$

LEGEND

- \$\$\$\$\$ - \$20,000 +
- \$\$\$\$ - \$10,000 - \$20,000
- \$\$\$ - \$5,000 - \$10,000
- \$\$ - \$2,000 - \$5,000
- \$ - \$500 - \$2,000



Live Oak



Mexican Sycamore



Mexican Redbud



Cedar Elm



Texas Lilac Vitex



Palo Verde



Yaupon Holly



Chinquapin Oak



Possumhaw Holly



Desert Willow



Mexican Olive



Gulf Muhly



Texas Sage



Soft Leaf Yucca



Mealy Blue Sage



Pink Skullcap



Jerusalem Sage



Blackfoot Daisy



Big Muhly



Mexican Feather Grass



Texas Lantana



Bulbine



Century Plant Agave



Mexican Bush Sage



Red Yucca



Rock Rose



Damianita



Autumn Sage

PROPOSED FUTURE PHASE



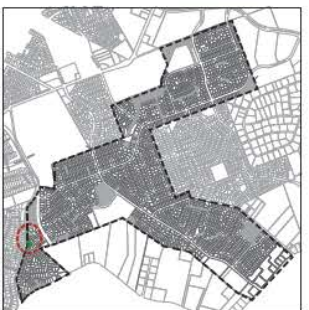
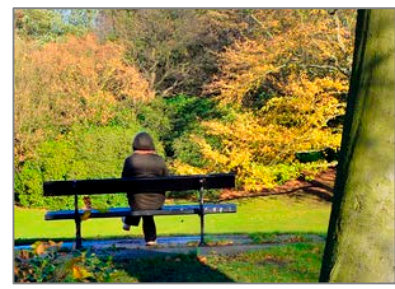
Legend

- ① Walking trail
- ② Shade structure
- ③ Picnic area
- ④ Decorative fence
- ⑤ Open field
- ⑥ Plant bed
- ⑦ Raingarden plantings



Site Amenities (other)

- Benches - 4
- Boulders - 6
- Picnic tables - 2
- Grills - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Schematic Master Plan

Scale: 1" = 60'

North ↖

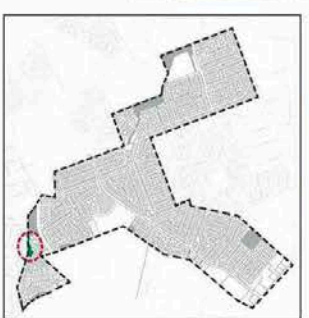


Legend

- ① Walking trail
- ② Shade structure
- ③ Picnic area
- ④ Decorative fence
- ⑤ Open field
- ⑥ Plant bed
- ⑦ Raingarden plantings

Site Amenities (other)

- Benches - 4
- Boulders - 6 + 4
- Picnic tables - 2
- Grills - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Schematic Master Plan
 Scale: 1" = 60'
 North ↖

Cashell Wood Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Picnic Tables	ea	2	\$ 900.00	\$ 1,800.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
Boulders	ea	10	\$ 125.00	\$ 1,250.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Ornamental Fence	lf	85	\$ 35.00	\$ 2,975.00	Black aluminum fence, 6' height
Subtotal				\$ 6,125.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	765	\$ 3.00	\$ 2,295.00	4' wide Decomposed Granite Walk with edging
Decomposed granite, picnic area	sf	290	\$ 3.00	\$ 870.00	decomposed granite, 2" depth on compacted subbase
Subtotal				\$ 3,165.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	10	\$ 500.00	\$ 5,000.00	65 gallon
Shade Tree*	ea	1	\$ 1,000.00	\$ 1,000.00	100 gallon
Ornamental Tree	ea	12	\$ 300.00	\$ 3,600.00	30 gallon
Planting bed*	sf	500	\$ 6.50	\$ 3,250.00	shrub bed, includes plant material and mulch (flower beds closer to mail boxes)
Rain garden*	sf	1,026	\$ 5.00	\$ 5,130.00	plants, soil and mulch
Subtotal				\$ 17,980.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal				\$ 2,000.00	
Total				\$ 29,270.00	
Contingency (15%)				\$ 4,390.50	
GRAND TOTAL				\$ 33,660.50	

Cypress Elementary School



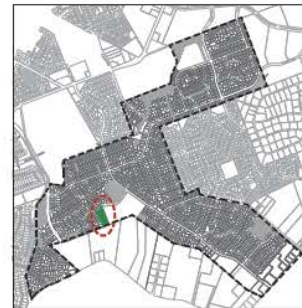
Schematic Master Plan
Scale: 1" = 60'
North ↓

Legend

- ① Open play field
- ② Walking trail
- ③ Shade structure
- ④ Picnic area
- ⑤ Sitting area with stone boulders
- ⑥ Decorative fence
- ⑦ Plant bed

Site Amenities (other)

- Benches - 1
- Boulders - 3
- Picnic tables - 2
- Grills - 1
- Bike rack - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map



Schematic Master Plan
 Scale: 1" = 60'
 North ↓

Legend

- ① Open play field
- ② Walking trail
- ③ Shade-structure
- ④ Picnic area
- ⑤ Sitting area with stone boulders
- ⑥ Decorative fence
- ⑦ Plant-bed

Site Amenities (other)

- Benches - 1
- Boulders - 3 + 1
- Picnic tables - 2
- Grills - 1
- Bike rack - 1
- Trash receptacles - 1
- Dog scooper - 1



Key Map

Dagama Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Ornamental Gate	ls	1	\$ 300.00	\$ 300.00	Black aluminum gate to match fence, 6' height
Boulders	ea	4	\$ 125.00	\$ 500.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 900.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	1,224	\$ 5.00	\$ 6,120.00	4' wide concrete walkway with smooth broom finish
Decomposed granite, sitting area	sf	700	\$ 3.00	\$ 2,100.00	decomposed granite, 2" depth on compacted subbase
Subtotal				\$ 8,220.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	5	\$ 1,000.00	\$ 5,000.00	100 gallon
Ornamental Tree*	ea	15	\$ 300.00	\$ 4,500.00	30 gallon
Subtotal				\$ 9,500.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Signage Subtotal				\$ 2,000.00	
Total				\$ 20,620.00	
Contingency (15%)				\$ 3,093.00	
GRAND TOTAL				\$ 23,713.00	



Cedar Park Middle School

Sunchase Blvd.

Private Residential Lots

Private Residential Lots

Private Residential Lots

Madeline Loop

Redirect drainage





Madeline Loop Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Picnic tables	ea	2	\$ 900.00	\$ 1,800.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
Boulders	ea	22	\$ 125.00	\$ 2,750.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	3	\$ 50.00	\$ 150.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 4,750.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	2,459	\$ 5.00	\$ 12,295.00	5' wide concrete walkway with smooth broom finish
Proposed walkway, connection to Sunchase	lf	533	\$ 5.00	\$ 2,665.00	5' wide concrete walkway with smooth broom finish
Drainageway	lf	1,085	\$ 5.00	\$ 5,425.00	Concrete drainageway, redirect drainage to raingarden
Subtotal				\$ 20,385.00	

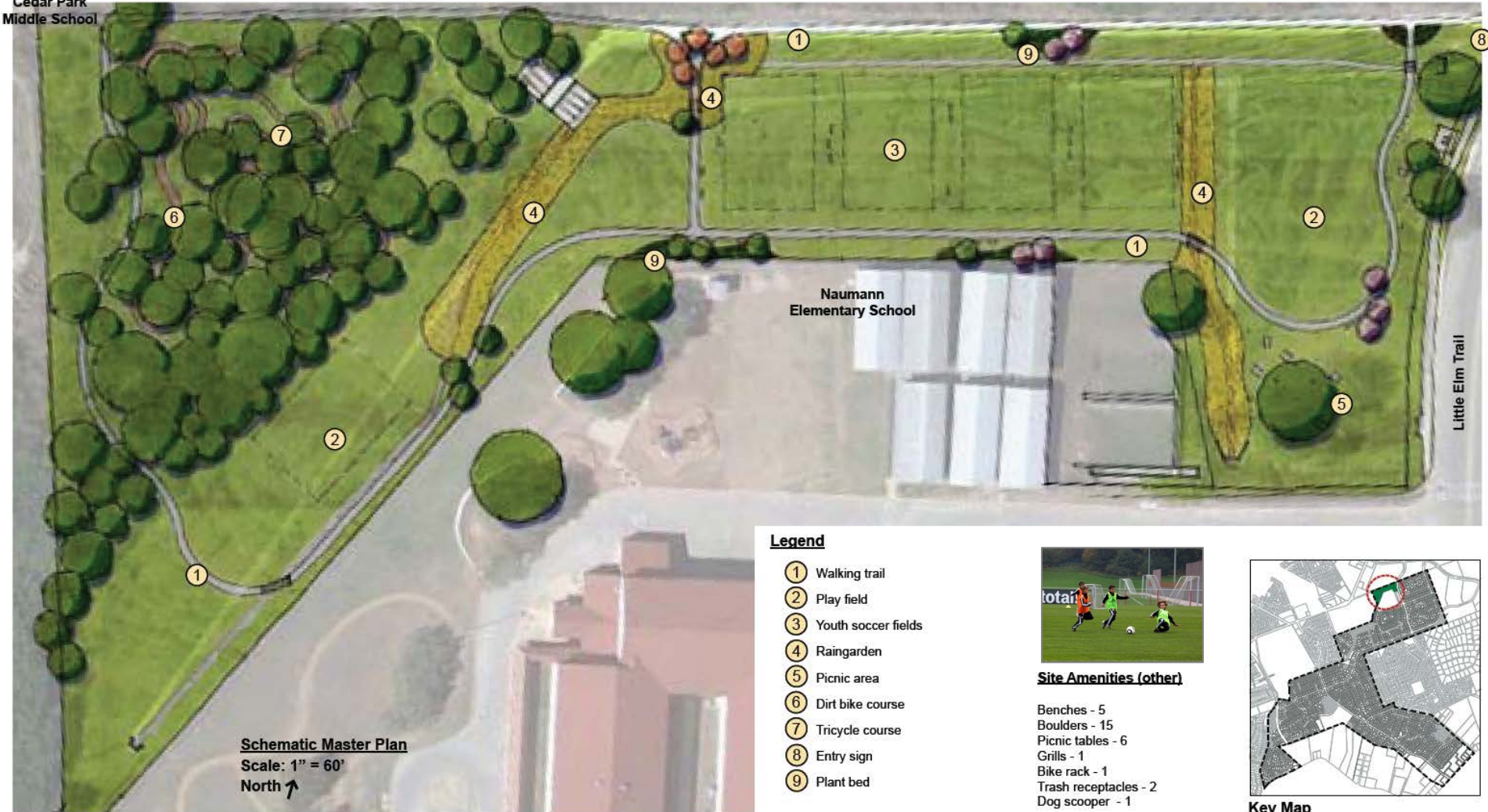
Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	12	\$ 500.00	\$ 6,000.00	65 gallon
Shade Tree*	ea	5	\$ 1,000.00	\$ 5,000.00	100 gallon
Ornamental Tree*	ea	35	\$ 300.00	\$ 10,500.00	30 gallon
Seeding*	sf	6,185	\$ 0.80	\$ 4,948.00	
Rain Garden Seeding*	sf	10,500	\$ 0.80	\$ 8,400.00	
Rain garden*	sf	3,500	\$ 5.00	\$ 17,500.00	
Subtotal				\$ 52,348.00	

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	3	\$ 2,000.00	\$ 6,000.00	one at each access point
Subtotal				\$ 6,000.00	

			Total	\$	83,483.00	
			Contingency (15%)	\$	12,522.45	
			GRAND TOTAL	\$	96,005.45	

Cedar Park
Middle School



Schematic Master Plan
Scale: 1" = 60'
North ↑

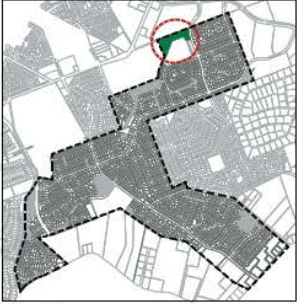
Legend

- ① Walking trail
- ② Play field
- ③ Youth soccer fields
- ④ Raingarden
- ⑤ Picnic area
- ⑥ Dirt bike course
- ⑦ Tricycle course
- ⑧ Entry sign
- ⑨ Plant bed



Site Amenities (other)

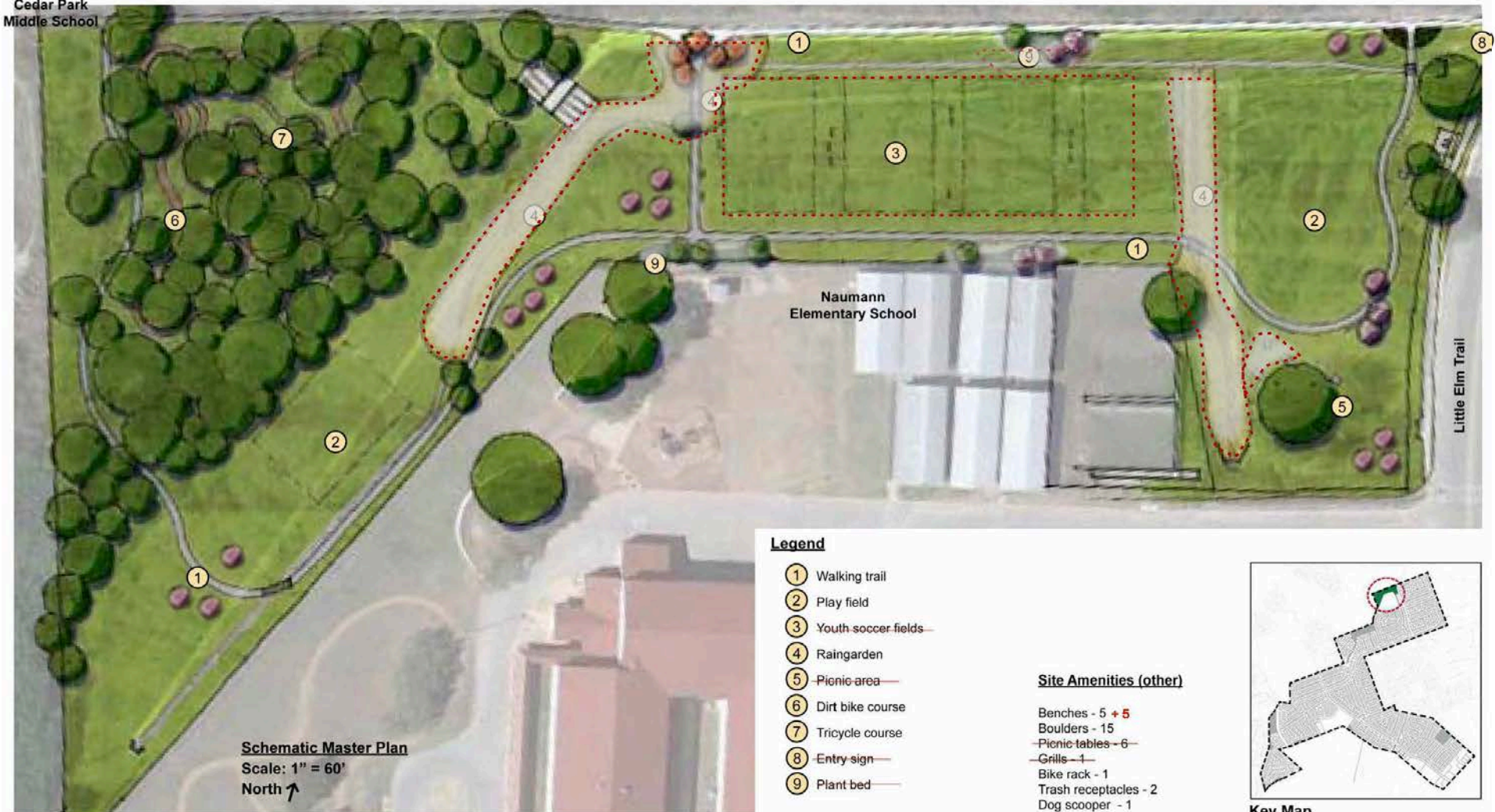
- Benches - 5
- Boulders - 15
- Picnic tables - 6
- Grills - 1
- Bike rack - 1
- Trash receptacles - 2
- Dog scooper - 1



Key Map

Little Elm Trail

Cedar Park
Middle School



Schematic Master Plan
Scale: 1" = 60'
North ↑

Legend

- ① Walking trail
- ② Play field
- ③ Youth soccer fields
- ④ Raingarden
- ⑤ Picnic area
- ⑥ Dirt bike course
- ⑦ Tricycle course
- ⑧ Entry sign
- ⑨ Plant bed

Site Amenities (other)

- Benches - 5 + 5
- Boulders - 15
- Picnic tables - 6
- Grills - 1
- Bike rack - 1
- Trash receptacles - 2
- Dog scooper - 1



Key Map

Little Elm Trail

Lakeline Oaks Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Dirt bike, BMX, course	lf	864	\$ 3.00	\$ 2,592.00	Clear area, fine grading, edging
Tricycle course	lf	247	\$ 5.00	\$ 1,235.00	Clear area, fine grading, asphalt pavement at 4' width
Bike rack	ea	2	\$ 600.00	\$ 1,200.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
Boulders	ea	20	\$ 125.00	\$ 2,500.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	4	\$ 50.00	\$ 200.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 7,777.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	2,718	\$ 5.00	\$ 13,590.00	4' wide concrete walkway with smooth broom finish
Drainageway	lf	830	\$ 5.00	\$ 4,150.00	Concrete drainageway, redirect drainage to raingarden
Pipe cutting		1	\$ 3,000.00	\$ 3,000.00	
Subtotal				\$ 20,740.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree*	ea	12	\$ 500.00	\$ 6,000.00	65 gallon
Ornamental Tree*	ea	25	\$ 300.00	\$ 7,500.00	30 gallon
Seeding*	sf	5,000	\$ 0.80	\$ 4,000.00	
Subtotal				\$ 17,500.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	2	\$ 2,000.00	\$ 4,000.00	Informational sign
Subtotal				\$ 4,000.00	

			Total	\$ 50,017.00	
			Contingency (15%)	\$ 7,502.55	
GRAND TOTAL				\$ 57,519.55	

FULL COST DETAILS

Anderson Mill Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Shade structure, main	ea	1	\$ 12,000.00	\$ 12,000.00	Main shade structure, with metal roof
phase1	Shade structure, overlook	ea	1	\$ 10,000.00	\$ 10,000.00	Overlook shade structure, with metal roof
	Children nature play, equipment	allow	1	\$ 15,000.00	\$ 15,000.00	Allowance for nature play items, manufacturer: Landscape structures, contact Recreation Consultants of Texas
	Children nature play, mulch surfacing	ea	620	\$ 4.50	\$ 2,790.00	Mulch, 6" fall zone compatible
phase1	Children swing, equipment	allow	1	\$ 2,500.00	\$ 2,500.00	Allowance for swing set, 2 swings, manufacturer: Landscape structures, contact Recreation Consultants of Texas
phase1	Children swing, mulch surfacing	sf	545	\$ 4.50	\$ 2,452.50	Mulch, 6" fall zone compatible
	Exercise equipment	allow	1	\$ 8,000.00	\$ 8,000.00	Allowance exercise equipment, 2-5 units, manufacturer: Landscape structures, contact Recreation Consultants of Texas
	Yoga deck	sf	300	\$ 35.00	\$ 10,500.00	Trex composite lumber with railing, constructed deck
phase1	Tetherball, equipment	ls	1	\$ 475.00	\$ 475.00	Tetherball pole, manufacturer: Bison, model TB100, contact Recreation Consultants of Texas
	Tetherball, sand surfacing	sf	1,257	\$ 1.00	\$ 1,257.00	Sand surface around tetherball pole, shovel cut edge, 2"-4" depth
phase1	Washer court	ea	2	\$ 250.00	\$ 500.00	Washer court with sand pits
phase1	Bocce ball court	ea	1	\$ 1,500.00	\$ 1,500.00	Bocceball court
	Soccer field, equipment	ea	3	\$ 875.00	\$ 2,625.00	
phase1	Chess tables	ea	3	\$ 350.00	\$ 1,050.00	Concrete chess tables, manufacturer: Concrete Classics
phase1	Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
phase1	Picnic tables	ea	6	\$ 900.00	\$ 5,400.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
phase1	Grills	ea	2	\$ 160.00	\$ 320.00	Pedestal grill, manufacturer: Kay Park Recreation, model: #SF1635
phase1	Boulders	ea	25	\$ 125.00	\$ 3,125.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
						Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash
phase1	Trash receptacles	ea	3	\$ 50.00	\$ 150.00	Receptacle # F1021
	Porta potty structure	ls	1	\$ 1,250.00	\$ 1,250.00	
	Porta potty	ea	2	\$ 450.00	\$ 900.00	
				Subtotal	\$ 82,444.50	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Parking lot - asphalt	spaces	21	\$ 3,000.00	\$ 63,000.00	asphalt, curb and gutter
phase1	Walkway	lf	1,597	\$ 3.00	\$ 4,791.00	4' wide Decomposed Granite Walk with edging
				Subtotal	\$ 67,791.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	20	\$ 500.00	\$ 10,000.00	65 gallon
phase1	Ornamental Tree	ea	30	\$ 300.00	\$ 9,000.00	30 gallon
	Planting bed	sf	8,226	\$ 6.50	\$ 53,469.00	shrub bed, includes plant material, soil and mulch
phase1	Rain garden	sf	8,482	\$ 5.00	\$ 42,410.00	plants, seed, soil and mulch
phase1	Wildflowers	sf	75,000	\$ 0.80	\$ 60,000.00	wildflower seeds with no mow markers
				Subtotal	\$ 174,879.00	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Entry sign	ea	1	\$ 5,000.00	\$ 5,000.00	
phase1	Park informational sign	ea	2	\$ 2,000.00	\$ 2,000.00	Informational sign
				Subtotal	\$ 7,000.00	

			Total		\$ 332,114.50	
			Contingency (15%)		\$ 49,817.18	
			PROJECT TOTAL		\$ 381,931.68	

Cashell Wood Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Shade structure	ls	1	\$ 10,000.00	\$ 10,000.00	
phase1	Picnic Tables	ea	2	\$ 900.00	\$ 1,800.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
	Grill	ea	1	\$ 160.00	\$ 160.00	Pedestal grill, manufacturer: Kay Park Recreation, model: #SF1635
phase1	Boulders	ea	10	\$ 125.00	\$ 1,250.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
	Ornamental Fence	lf	85	\$ 35.00	\$ 2,975.00	Black aluminum fence, 6' height
Subtotal					\$ 16,285.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway	lf	765	\$ 5.00	\$ 3,825.00	4' wide concrete walkway with smooth broom finish
phase1	Decomposed granite, picnic area	sf	290	\$ 3.00	\$ 870.00	decomposed granite, 2" depth on compacted subbase
Subtotal					\$ 4,695.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	12	\$ 500.00	\$ 6,000.00	65 gallon
phase1	Ornamental Tree	ea	6	\$ 300.00	\$ 1,800.00	30 gallon
phase1	Planting bed	sf	4,327	\$ 6.50	\$ 28,125.50	shrub bed, includes plant material and mulch
phase1	Rain garden	sf	2,008	\$ 5.00	\$ 10,040.00	plants, seed, soil and mulch plants, seed
Subtotal					\$ 45,965.50	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal					\$ 2,000.00	

				Total	\$ 68,945.50	
				Contingency (15%)	\$ 10,341.83	
PROJECT TOTAL					\$ 79,287.33	

London Lane Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Ornamental Fence	lf	681	\$ 35.00	\$ 23,835.00	Black aluminum fence, 6' height
phase1	Ornamental Gate	ls	1	\$ 300.00	\$ 300.00	Black aluminum gate to match fence, 6' height
phase1	Railing	lf	52	\$ 15.00	\$ 780.00	One railing
phase1	Boulders	ea	4	\$ 125.00	\$ 500.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
	Handicap Access	lf	150	\$ 30.00	\$ 4,500.00	estimated length. Further studies needed for better estimate
Subtotal					\$ 30,015.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Planting bed, along street	sf	2,250	\$ 5.00	\$ 11,250.00	shrub bed, includes plant material and mulch
	Planting bed, along back wall	sf	2,765	\$ 6.50	\$ 17,972.50	shrub bed, includes plant material and mulch
	Rain garden	sf	8,615	\$ 5.00	\$ 43,075.00	plants, seed, soil and mulch plants, seed
Subtotal					\$ 72,297.50	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal					\$ 2,000.00	
			Total		\$ 104,312.50	
			Contingency (15%)		\$ 15,646.88	
PROJECT TOTAL					\$ 119,959.38	

Dagama Pond

Site Amenities

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade structure, overlook	ls	1	\$ 10,000.00	\$ 10,000.00	
Ornamental Fence	lf	1,298	\$ 35.00	\$ 45,430.00	Black aluminum fence, 6' height
Ornamental Gate	ls	1	\$ 300.00	\$ 300.00	Black aluminum gate to match fence, 6' height
Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
Picnic tables	ea	2	\$ 900.00	\$ 1,800.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
Grills	ea	1	\$ 160.00	\$ 160.00	Pedestal grill, manufacturer: Kay Park Recreation, model: # SF1635
Boulders	ea	4	\$ 125.00	\$ 500.00	2' x 2' x 4' limestone smooth cut boulders
Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal				\$ 58,890.00	

Hardscape

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Walkway	lf	1,224	\$ 5.00	\$ 6,120.00	4' wide concrete walkway with smooth broom finish
Decomposed granite, sitting area	sf	700	\$ 3.00	\$ 2,100.00	decomposed granite, 2" depth on compacted subbase
Subtotal				\$ 8,220.00	

Planting

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Shade Tree	ea	6	\$ 500.00	\$ 3,000.00	65 gallon
Ornamental Tree	ea	4	\$ 300.00	\$ 1,200.00	30 gallon
Planting bed	sf	5,264	\$ 6.50	\$ 34,216.00	shrub bed, includes plant material and mulch
Subtotal				\$ 38,416.00	

Signage

ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal				\$ 2,000.00	

			Total	\$ 107,526.00	
			Contingency (15%)	\$ 16,128.90	
			PROJECT TOTAL	\$ 123,654.90	

Aster Pass Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Yoga deck, 1	sf	480	\$ 35.00	\$ 16,800.00	Trex composite lumber, constructed deck
phase1	Yoga deck, 2	sf	320	\$ 35.00	\$ 11,200.00	Trex composite lumber, constructed deck
	Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
phase1	Boulders	ea	7	\$ 125.00	\$ 875.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Trash receptacles	ea	1	\$ 50.00	\$ 50.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal					\$ 29,525.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway	lf	391	\$ 3.00	\$ 1,173.00	4' wide decomposed granite walkway with edging
Subtotal					\$ 1,173.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Shade Tree	ea	5	\$ 500.00	\$ 2,500.00	65 gallon
	Ornamental Tree	ea	3	\$ 300.00	\$ 900.00	30 gallon
	Planting bed	sf	3,809	\$ 6.50	\$ 24,758.50	shrub bed, includes plant material and mulch
	Rain Garden	sf	7,567	\$ 5.00	\$ 37,835.00	plants, seed, soil and mulch plants, seed
Subtotal					\$ 65,993.50	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
Subtotal					\$ 2,000.00	

				Total	\$ 98,691.50	
				Contingency (15%)	\$ 14,803.73	
PROJECT TOTAL					\$ 113,495.23	

Sunchase Park

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade structure,	ls	1	\$ 10,000.00	\$ 10,000.00	
	Children play, additional equipment	allow	1	\$ 10,000.00	\$ 10,000.00	Allowance for nature play items, manufacturer: Landscape structures, contact Recreation Consultants of Texas
	Tetherball, equipment	ls	1	\$ 475.00	\$ 475.00	Tetherball pole, manufacturer: Bison, model TB100, contact Recreation Consultants of Texas
	Tetherball, sand surfacing	sf	1,257	\$ 1.00	\$ 1,257.00	Sand surface around tetherball pole, shovel cut edge, 2"-4" depth
phase1	Washer court	ea	2	\$ 250.00	\$ 500.00	Washer court with sand pits
phase1	Chess tables	ea	3	\$ 350.00	\$ 1,050.00	Concrete chess tables, manufacturer: Concrete Classics
phase1	Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
phase1	Picnic Tables	ea	6	\$ 900.00	\$ 5,400.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
phase1	Outdoor dining table	ea	1	\$ 1,000.00	\$ 1,000.00	Wood outdoor dining table
	Grills	ea	2	\$ 160.00	\$ 320.00	Pedestal grill, manufacturer: Kay Park Recreation, model: # SF1635
phase1	Boulders	ea	14	\$ 125.00	\$ 1,750.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	3	\$ 50.00	\$ 150.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
	Porta potty structure	ls	1	\$ 1,250.00	\$ 1,250.00	
	Porta potty	ea	2	\$ 450.00	\$ 900.00	
	Subtotal				\$ 34,702.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway	lf	1,995	\$ 5.00	\$ 9,975.00	4' wide concrete walkway with smooth broom finish
	Subtotal				\$ 9,975.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	2	\$ 500.00	\$ 1,000.00	65 gallon
phase1	Ornamental Tree	ea	12	\$ 300.00	\$ 3,600.00	30 gallon
	Planting bed	sf	8,191	\$ 6.50	\$ 53,241.50	
	Subtotal				\$ 57,841.50	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Entry sign	ea	1	\$ 5,000.00	\$ 5,000.00	
phase1	Park informational sign	ea	1	\$ 2,000.00	\$ 2,000.00	Informational sign
	Subtotal				\$ 7,000.00	

			Total		\$ 109,518.50	
			Contingency (15%)		\$ 16,427.78	
			PROJECT TOTAL		\$ 125,946.28	

Madeline Loop Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Exercise equipment	allow	1	\$ 8,000.00	\$ 8,000.00	Allowance exercise equipment, 2-5 units, manufacturer: Landscape structures, contact Recreation Consultants of Texas
	Soccer field, equipment	ea	5	\$ -	\$ -	
	Youth baseball field, equipment	ea	1	\$ -	\$ -	
phase1	Picnic tables	ea	2	\$ 900.00	\$ 1,800.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
	Grills	ea		\$ 160.00	\$ -	Pedestal grill, manufacturer: Kay Park Recreation, model: #SF1635
phase1	Boulders	ea	22	\$ 125.00	\$ 2,750.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	3	\$ 50.00	\$ 150.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
	Subtotal				\$ 12,750.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway	lf	2,459	\$ 5.00	\$ 12,295.00	5' wide concrete walkway with smooth broom finish
phase1	Proposed walkway, connection to Sunchase	lf	533	\$ 5.00	\$ 2,665.00	5' wide concrete walkway with smooth broom finish
phase1	Drainage way	lf	1,085	\$ 5.00	\$ 5,425.00	Concrete drainageway, redirect drainage to raingarden
	Subtotal				\$ 20,385.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	12	\$ 500.00	\$ 6,000.00	65 gallon
phase1	Ornamental Tree	ea	27	\$ 300.00	\$ 8,100.00	30 gallon
	Planting bed	sf	6,185	\$ 6.50	\$ 40,202.50	4" pot, planted in front decorative pot
phase1	Rain garden	sf	13,350	\$ 5.00	\$ 66,750.00	plants, seed, soil and mulch
	Subtotal				\$ 121,052.50	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Entry sign	ea	0	\$ 5,000.00	\$ -	
	Park informational sign	ea	3	\$ 2,000.00	\$ 6,000.00	one at each access point
	Subtotal				\$ 6,000.00	

			Total		\$ 160,187.50	
			Contingency (15%)		\$ 24,028.13	
			PROJECT TOTAL		\$ 184,215.63	

Lakeline Oaks Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Soccer field, equipment	ea	4	\$ 875.00	\$ 3,500.00	
phase1	Dirt bike, BMX, course	lf	864	\$ 3.00	\$ 2,592.00	Clear area, fine grading, edging
phase1	Tricycle course	lf	247	\$ 5.00	\$ 1,235.00	Clear area, fine grading, asphalt pavement at 4' width
phase1	Bike rack	ea	2	\$ 600.00	\$ 1,200.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
	Picnic tables	ea	6	\$ 900.00	\$ 5,400.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
	Grills	ea	1	\$ 160.00	\$ 160.00	Pedestal grill, manufacturer: Kay Park Recreation, model: #SF1635
phase1	Boulders	ea	20	\$ 125.00	\$ 2,500.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	4	\$ 50.00	\$ 200.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal					\$ 16,837.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway	lf	2,718	\$ 5.00	\$ 13,590.00	4' wide concrete walkway with smooth broom finish
phase1	Drainage way	lf	830	\$ 5.00	\$ 4,150.00	Concrete drainageway, redirect drainage to raingarden
Subtotal					\$ 17,740.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	10	\$ 500.00	\$ 5,000.00	65 gallon
phase1	Ornamental Tree	ea	13	\$ 300.00	\$ 3,900.00	30 gallon
	Planting bed	sf	3,440	\$ 6.50	\$ 22,360.00	4" pot, planted in front decorative pot
phase1	Rain garden	sf	13,130	\$ 5.00	\$ 65,650.00	plants, seed, soil and mulch
Subtotal					\$ 96,910.00	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Entry sign	ea	1	\$ 5,000.00	\$ 5,000.00	
phase1	Park informational sign	ea	2	\$ 2,000.00	\$ 4,000.00	Informational sign
Subtotal					\$ 9,000.00	

				Total	\$ 140,487.00	
				Contingency (15%)	\$ 21,073.05	
				PROJECT TOTAL	\$ 161,560.05	

Lakeline Oaks Pond

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Soccer field, equipment	ea	4	\$ 875.00	\$ 3,500.00	
phase1	Dirt bike, BMX, course	lf	864	\$ 3.00	\$ 2,592.00	Clear area, fine grading, edging
phase1	Tricycle course	lf	247	\$ 5.00	\$ 1,235.00	Clear area, fine grading, asphalt pavement at 4' width
phase1	Bike rack	ea	2	\$ 600.00	\$ 1,200.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
	Picnic tables	ea	6	\$ 900.00	\$ 5,400.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
	Grills	ea	1	\$ 160.00	\$ 160.00	Pedestal grill, manufacturer: Kay Park Recreation, model: #SF1635
phase1	Boulders	ea	20	\$ 125.00	\$ 2,500.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	4	\$ 50.00	\$ 200.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
Subtotal					\$ 16,837.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway	lf	2,718	\$ 5.00	\$ 13,590.00	4' wide concrete walkway with smooth broom finish
phase1	Drainage way	lf	830	\$ 5.00	\$ 4,150.00	Concrete drainageway, redirect drainage to raingarden
Subtotal					\$ 17,740.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	10	\$ 500.00	\$ 5,000.00	65 gallon
phase1	Ornamental Tree	ea	13	\$ 300.00	\$ 3,900.00	30 gallon
	Planting bed	sf	3,440	\$ 6.50	\$ 22,360.00	4" pot, planted in front decorative pot
phase1	Rain garden	sf	13,130	\$ 5.00	\$ 65,650.00	plants, seed, soil and mulch
Subtotal					\$ 96,910.00	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Entry sign	ea	1	\$ 5,000.00	\$ 5,000.00	
phase1	Park informational sign	ea	2	\$ 2,000.00	\$ 4,000.00	Informational sign
Subtotal					\$ 9,000.00	

				Total	\$	140,487.00
				Contingency (15%)	\$	21,073.05
				PROJECT TOTAL	\$	161,560.05

Hatch Park

Site Amenities

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Children nature play, equipment	allow	1	\$ 30,000.00	\$ 30,000.00	Allowance for nature play items, manufacturer: Landscape structures, contact Recreation Consultants of Texas
phase1	Children nature play, mulch surfacing	sf	2,095	\$ 3.00	\$ 6,285.00	Mulch, 6" fall zone compatible, plastic edging
	Exercise equipment	allow	1	\$ 8,000.00	\$ 8,000.00	Allowance exercise equipment, 2-5 units, manufacturer: Landscape structures, contact Recreation Consultants of Texas
	Soccer field, equipment	ea	2	\$ 875.00	\$ 1,750.00	
phase1	Bike rack	ea	1	\$ 600.00	\$ 600.00	7 FT loop bike racks, manufacturer: Game Time, model #7700
phase1	Picnic Tables	ea	3	\$ 900.00	\$ 2,700.00	8ft J2 welded frame picnic table, manufacturer: Kay Park Recreation, model: #8J2GVP
phase1	Grills	ea	1	\$ 160.00	\$ 160.00	Pedestal grill, manufacturer: Kay Park Recreation, model: #SF1635
phase1	Boulders	ea	25	\$ 125.00	\$ 3,125.00	2' x 2' x 4' limestone smooth cut boulders
phase1	Dog scooper	ea	1	\$ 50.00	\$ 50.00	Dog scooper post with bags
phase1	Trash receptacles	ea	2	\$ 50.00	\$ 100.00	Rolling trash bins, manufacturer: Fusion Coatings, Inc. Thompson REC Products Dome top model # F1022 Trash Receptacle # F1021
	Porta potty structure	ls	1	\$ 1,250.00	\$ 1,250.00	
	Porta potty	ea	1	\$ 450.00	\$ 450.00	
Subtotal					\$ 54,470.00	

Hardscape

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Walkway, street level, Hatch Road	lf	458	\$ 5.00	\$ 2,290.00	5' wide concrete walkway with smooth broom finish
phase1	Walkway, street level, Yequa Creek Road	lf	414	\$ 5.00	\$ 2,070.00	5' wide concrete walkway with smooth broom finish
phase1	Walkway, within park and ramp	lf	1,879	\$ 5.00	\$ 9,395.00	5' wide concrete walkway with smooth broom finish
phase1	Stairs, at Hatch Road	ls	1	\$ 2,500.00	\$ 2,500.00	5' wide concrete stairs, approx. 12 steps
Subtotal					\$ 16,255.00	

Planting

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
phase1	Shade Tree	ea	8	\$ 500.00	\$ 4,000.00	65 gallon
phase1	Ornamental Tree	ea	22	\$ 300.00	\$ 6,600.00	30 gallon
	Planting bed	sf	9,186	\$ 6.50	\$ 59,709.00	shrub bed, includes plant material and mulch
phase1	Wildflowers	sf	37,453	\$ 0.50	\$ 18,726.50	wildflower seeds with no mow markers
Subtotal					\$ 89,035.50	

Signage

	ITEM	UNIT	QTY.	UNIT COST	TOTAL	REMARKS
	Entry sign	ea	2	\$ 5,000.00	\$ 10,000.00	
phase1	Park informational sign	ea	2	\$ 2,000.00	\$ 4,000.00	Informational sign
Subtotal					\$ 14,000.00	

				Total	\$ 173,760.50	
				Contingency (15%)	\$ 26,064.08	
				PROJECT TOTAL	\$ 199,824.58	