

DOUGLASS PARK TENNIS/PICKLEBALL COURTS RENOVATION

MONTGOMERY COUNTY, PA
NOVEMBER 8, 2023
REVISED: DECEMBER 13, 2023

PREPARED FOR:
OWNER/DEVELOPER
DOUGLASS TOWNSHIP
1320 EAST PHILADELPHIA AVENUE
GILBERTSVILLE, PA 19525
610-367-6062

SHEET LIST TABLE				
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LOCATION MAP
Scale: 1" = 300'



USGS MAP
Scale: 1" = 300'

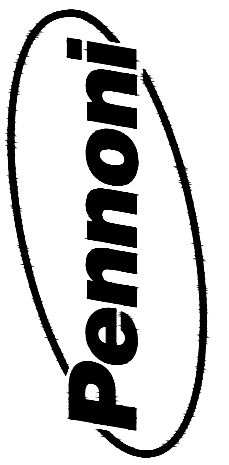
PREPARED BY:
PENNONI ASSOCIATES INC.



3100 Horizon Drive, Suite 200
King of Prussia, PA 19406
T 610.277.2402
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DISCREPANCIES BEFORE PROCEEDING WITH WORK

TENNIS/PICKLEBALL COURT RENOVATIONS
DOUGLASS PARK
GILBERTSVILLE, PA 19525
COVER SHEET

DOUGLASS TOWNSHIP
1320 EAST PHILADELPHIA AVENUE
GILBERTSVILLE, PA 19525

NO.	DATE	REVISIONS	BY
1	12/13/23	REVISED PER TOWNSHIP COMMENT ON 12/12/23	GDK

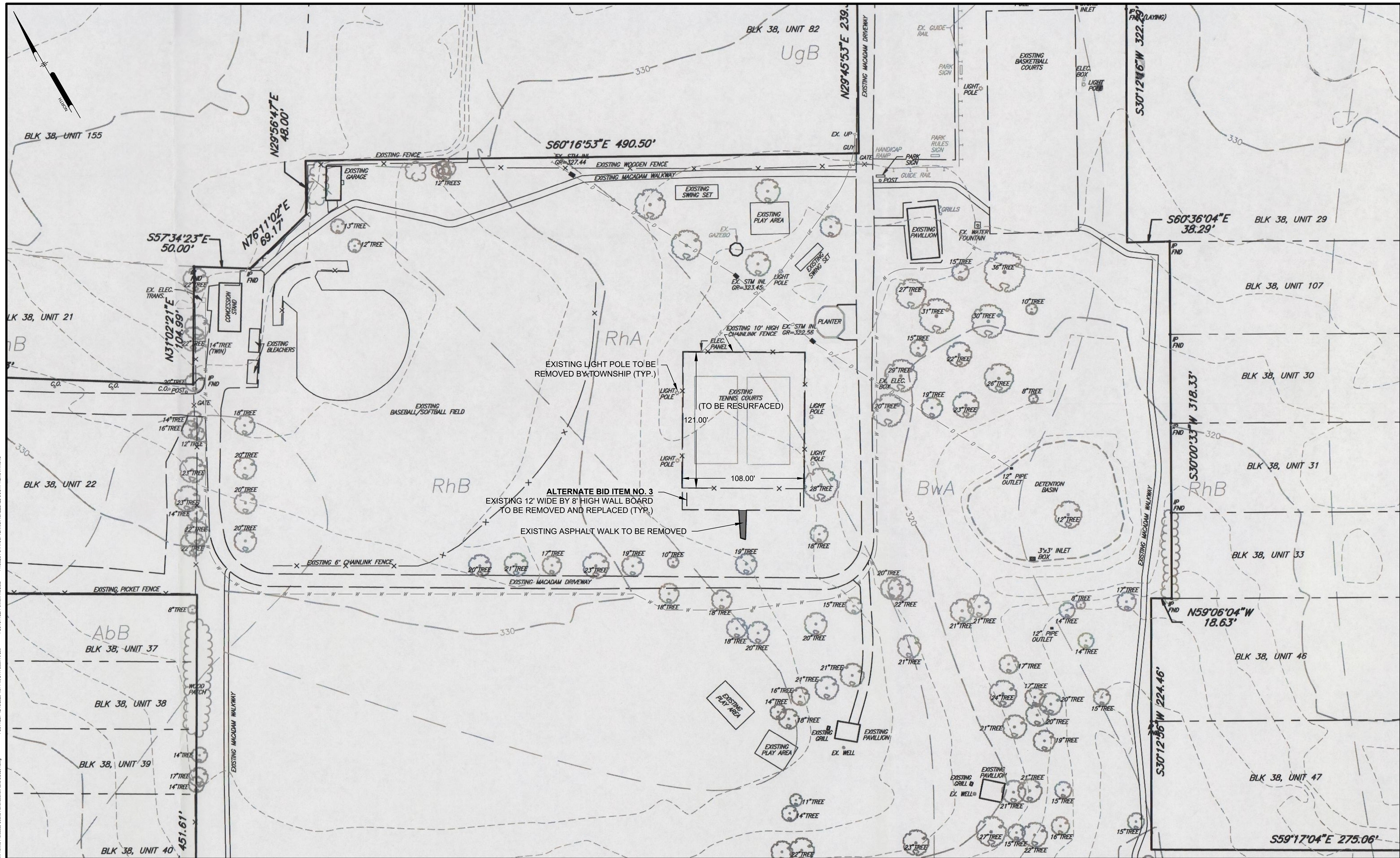
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THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATE. AND OWNER SHALL
INDENTIFY AND HOLD HARMLESS PENNONI ASSOCIATES
FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES
ARISING OUT OF OR RESULTING THEREFROM.

PROJECT DGTPX20001.12
DATE 11/07/2023
DRAWING SCALE ----
DRAWN BY GDK
APPROVED BY KRH

CS0001
SHEET 1 OF 6

PRELIMINARY NOT FOR CONSTRUCTION

U:\Admin\4079\02\02\0001 - Douglass Park Tennis/Pickleball Courts Renovation\Plan\CS0001.dwg PLOTTED: 12/13/2023 4:48 PM BY: Melissa A. Lee PLOTTED: PenmonI.nc.plt PROJECT STATUS: TENNIS/PICKLEBALL COURT RENOVATIONS



NOTES:

1. LOCATION: THE PROJECT SITE IS LOCATED WITHIN DOUGLASS PARK OFF OF JACKSON ROAD IN DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA.
2. EXISTING TOPOGRAPHY AND PLAINMETRIC FEATURES SHOWN ON THIS PLAN ARE REFERENCED FROM A PLAN ENTITLED "EXISTING FEATURES PLAN FOR DOUGLASS PARK" DATED JUNE 30, 2014, AS PREPARED BY GILMORE AND ASSOCIATES, INC. LOCATED AT 5100 WEST TILGHMAN STREET, ALLENTOWN, PA 18104.
3. THE SITE IS LOCATED ON PROPERTY ID #32-00-03420-00-4.
4. EXISTING LIGHT POLES SURROUNDING COURTS TO BE REMOVED BY TOWNSHIP.
5. CONTRACTOR SHALL COORDINATE AND PROVIDE AT LEAST 7 DAYS NOTICE TO THE ENGINEER AND DOUGLASS TOWNSHIP PRIOR TO START OF WORK.
6. EXISTING 10' HIGH CHAIN LINK MESH FENCING SURROUNDING EXISTING COURTS BOUNDARY TO BE REMOVED BY DOUGLASS TOWNSHIP. EXISTING FENCE POSTS SURROUNDING COURTS BOUNDARY TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING INTERNAL COURTS NETTING AND FENCE POSTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE AT THE END OF EACH DAY FOR THE DURATION OF THE CONSTRUCTION PROJECT.



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 King of Prussia, PA 19406
 T 610.277.2402 F 610.277.7449

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TENNIS/PICKLEBALL COURT RENOVATIONS

DOUGLASS PARK
 GILBERTSVILLE, PA 19525

EXISTING CONDITIONS PLAN

DOUGLASS TOWNSHIP
 1320 EAST PHILADELPHIA AVENUE
 GILBERTSVILLE, PA 19525

NO.	DATE	REVISIONS	BY
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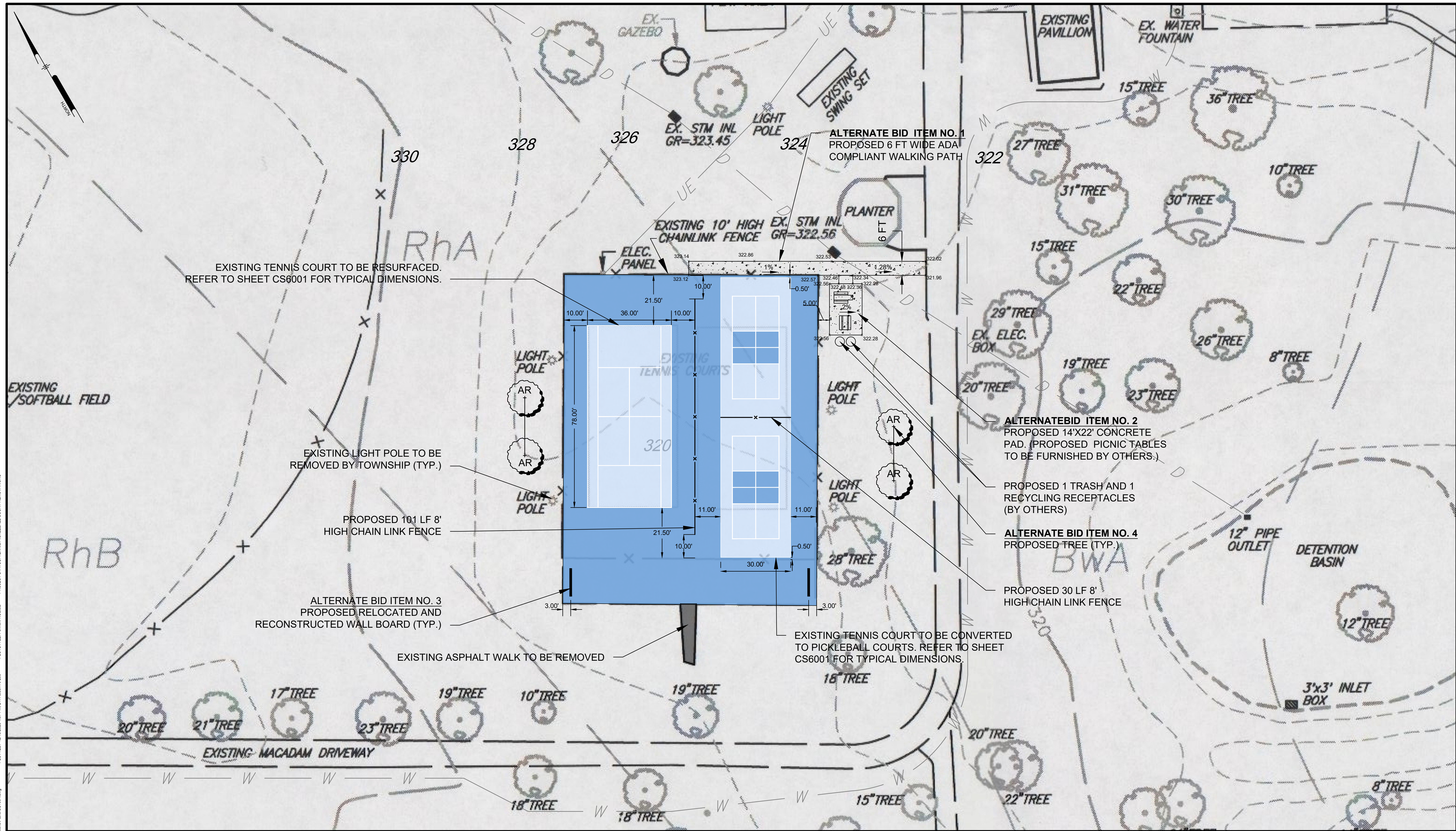
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PROJECT	DGTPX20001.12
DATE	11/08/2023
DRAWING SCALE	1"=40'
DRAWN BY	GDK
APPROVED BY	KRH

CS0201
 SHEET 2 OF 6

PRELIMINARY NOT FOR CONSTRUCTION

U:\Projects\2023\DGTPX20001 - Douglas Tennis, Montgomery County, PA\Plan 12 - Existing Pickleball Courts Renovation\PlanCS0201.dwg
 PLOTTED: 12/13/2023 4:57 PM BY: Melissa A. Lee
 PLOTSTYLE: Pennoni.rvt



EXISTING TENNIS COURT TO BE RESURFACED. REFER TO SHEET CS6001 FOR TYPICAL DIMENSIONS.

EXISTING LIGHT POLE TO BE REMOVED BY TOWNSHIP (TYP.)

PROPOSED 101 LF 8' HIGH CHAIN LINK FENCE

ALTERNATE BID ITEM NO. 3 PROPOSED RELOCATED AND RECONSTRUCTED WALL BOARD (TYP.)

EXISTING ASPHALT WALK TO BE REMOVED

ALTERNATE BID ITEM NO. 1 PROPOSED 6 FT WIDE ADA COMPLIANT WALKING PATH

ALTERNATE BID ITEM NO. 2 PROPOSED 14'X22' CONCRETE PAD. (PROPOSED PICNIC TABLES TO BE FURNISHED BY OTHERS.)

PROPOSED 1 TRASH AND 1 RECYCLING RECEPTACLES (BY OTHERS)

ALTERNATE BID ITEM NO. 4 PROPOSED TREE (TYP.)

PROPOSED 30 LF 8' HIGH CHAIN LINK FENCE

EXISTING TENNIS COURT TO BE CONVERTED TO PICKLEBALL COURTS. REFER TO SHEET CS6001 FOR TYPICAL DIMENSIONS.

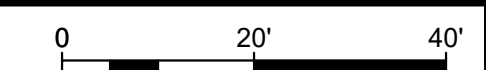
PROJECT STATUS: TENNIS/PICKLEBALL COURT RENOVATIONS

PLOTTED: 12/13/2023 4:45 PM BY: Melissa A. Lee

NOTES:

- EXISTING 10' HIGH CHAIN LINK MESH FENCING SURROUNDING EXISTING COURTS BOUNDARY TO BE REMOVED BY DOUGLASS TOWNSHIP. EXISTING FENCE POSTS SURROUNDING COURTS BOUNDARY TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXISTING INTERNAL COURTS NETTING AND FENCE POSTS.
- PROPOSED SITE AMENITIES (E.G., PICNIC TABLES, TRASH AND RECYCLING RECEPTACLES) TO BE FURNISHED AND INSTALLED BY OTHERS.
- CONTRACTOR SHALL REPAIR, FILL AND SEAL ALL EXISTING CRACKS ON THE COURT SURFACE USING STONE DUST OVERLAY. CONTRACTOR SHALL USE STONE DUST OVERLAY TO LEVEL COURT SURFACE PRIOR TO RESURFACING THE COURTS WITH SUPERPAVE.
- LINE STRIPING OF THE COURTS SHALL BE APPLIED USING EPOXY PAINT. SEE TYPICAL TENNIS AND PICKLEBALL COURT DETAILS FOR COURT LAYOUTS, DIMENSIONS, AND COLORS.
- CONTRACTOR SHALL INSTALL NEW 8' HIGH CHAIN LINK FENCE AND POSTS AS SHOWN ON THE IMPROVEMENTS PLAN.
- CONTRACTOR SHALL REMOVE THE EXISTING ASPHALT WALK AREA AS HATCHED ON THE IMPROVEMENTS PLAN, REGRADE, AND RESTORE DISTURBED AREA WITH GRASS SEED AND COVER.

ALTERNATE BID ITEM NO. 4 TREE PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
STREET TREES						
AR	2	ACER RUBRUM	RED MAPLE	≥ 2.5" CAL.	B&B	REFER TO GENERAL LANDSCAPING NOTE 1
??	2	?????	?????	≥ 2.5" CAL.	B&B	REFER TO GENERAL LANDSCAPING NOTE 1



Pennoni

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TENNIS/PICKLEBALL COURT RENOVATIONS
 DOUGLASS PARK
 GILBERTSVILLE, PA 19525

IMPROVEMENTS PLAN

DOUGLASS TOWNSHIP
 1320 EAST PHILADELPHIA AVENUE
 GILBERTSVILLE, PA 19525

NO.	DATE	REVISIONS	BY
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PROJECT: DGTPX20001.12
 DATE: 11/08/2023
 DRAWING SCALE: 1"=20'
 DRAWN BY: GDK
 APPROVED BY: KRH

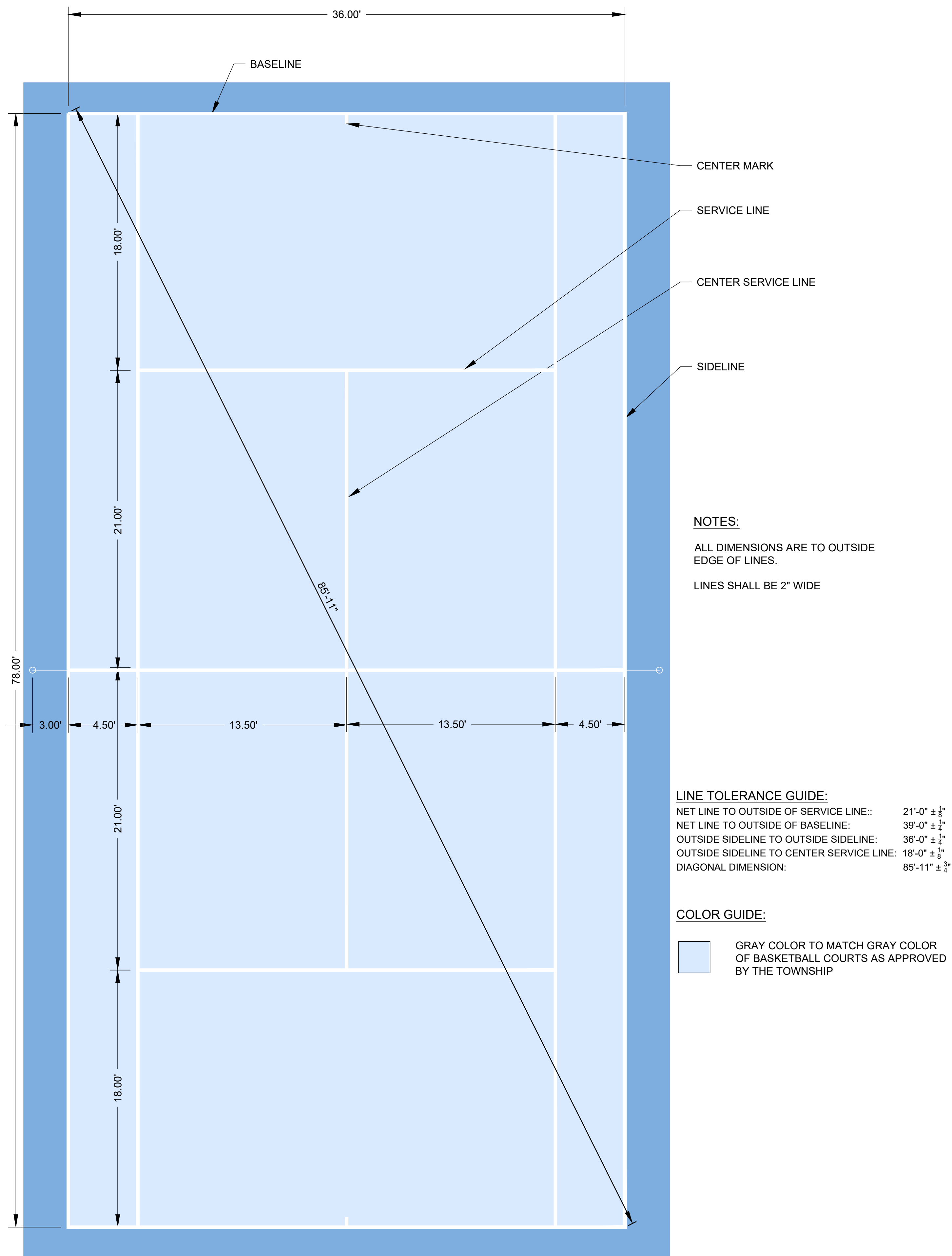
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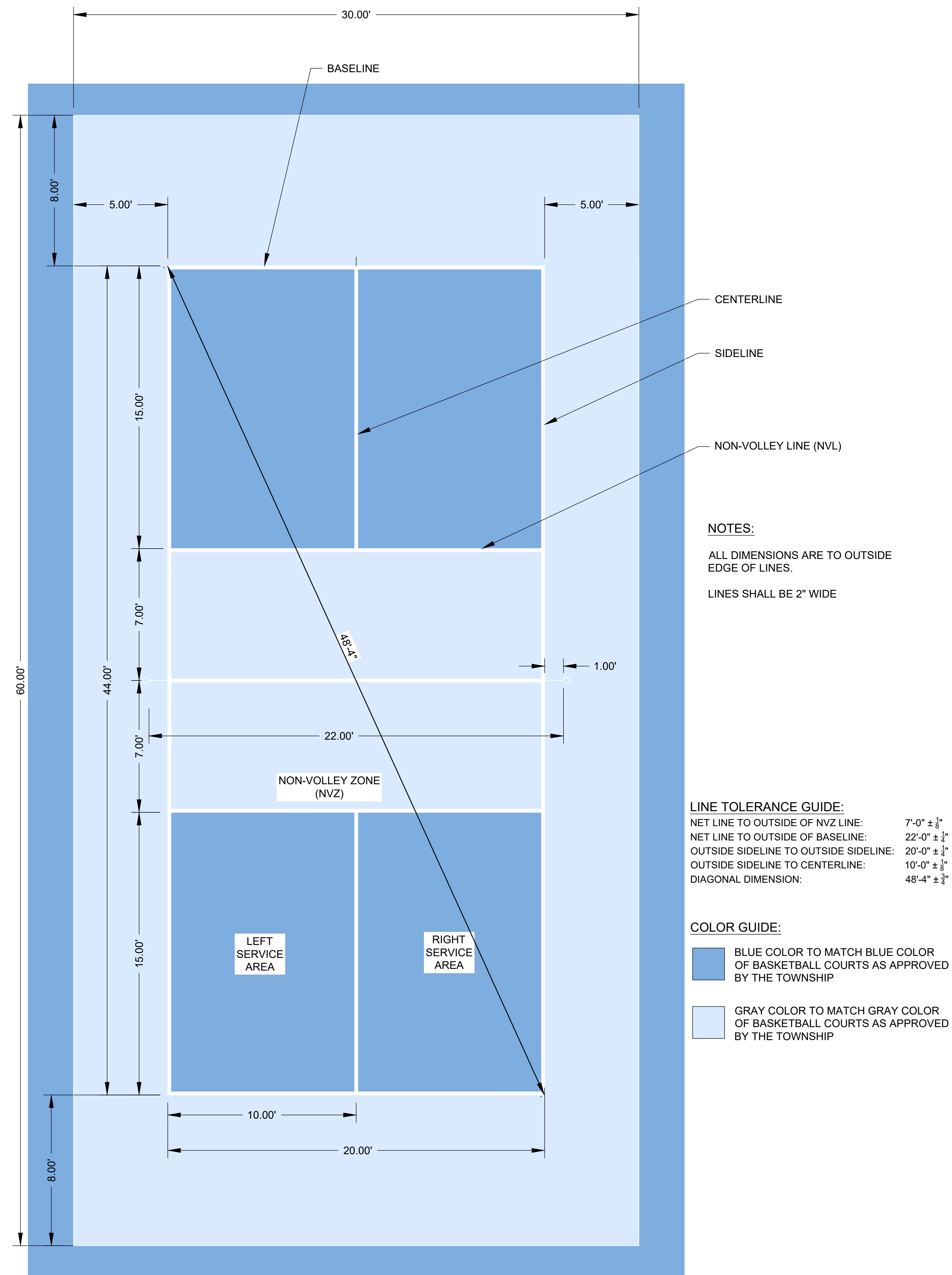
PLOTTED: 12/13/2023 4:57 PM BY: Melissa A. Lee

PLOT STYLE: Pennon.rvt.ctb

PROJECT STATUS: TENNIS/PICKLEBALL COURT RENOVATIONS



TYPICAL TENNIS COURT DETAIL
NOT TO SCALE



TYPICAL PICKLEBALL COURT DETAIL
NOT TO SCALE

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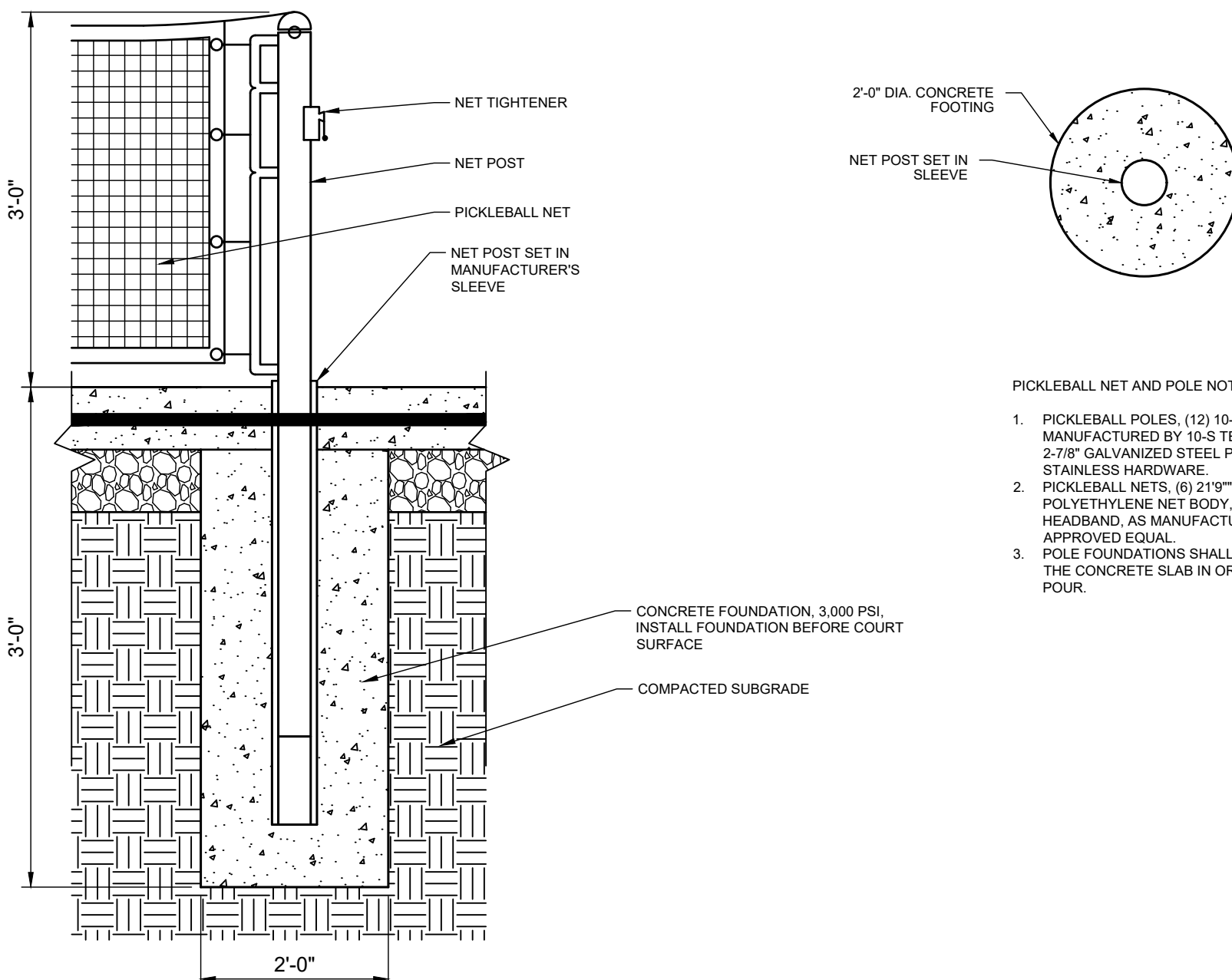
TENNIS/PICKLEBALL COURT RENOVATIONS
 DOUGLASS PARK
 GILBERTSVILLE, PA 19525

TENNIS & PICKLEBALL COURT DETAILS
 DOUGLASS TOWNSHIP
 1320 EAST PHILADELPHIA AVENUE
 GILBERTSVILLE, PA 19525

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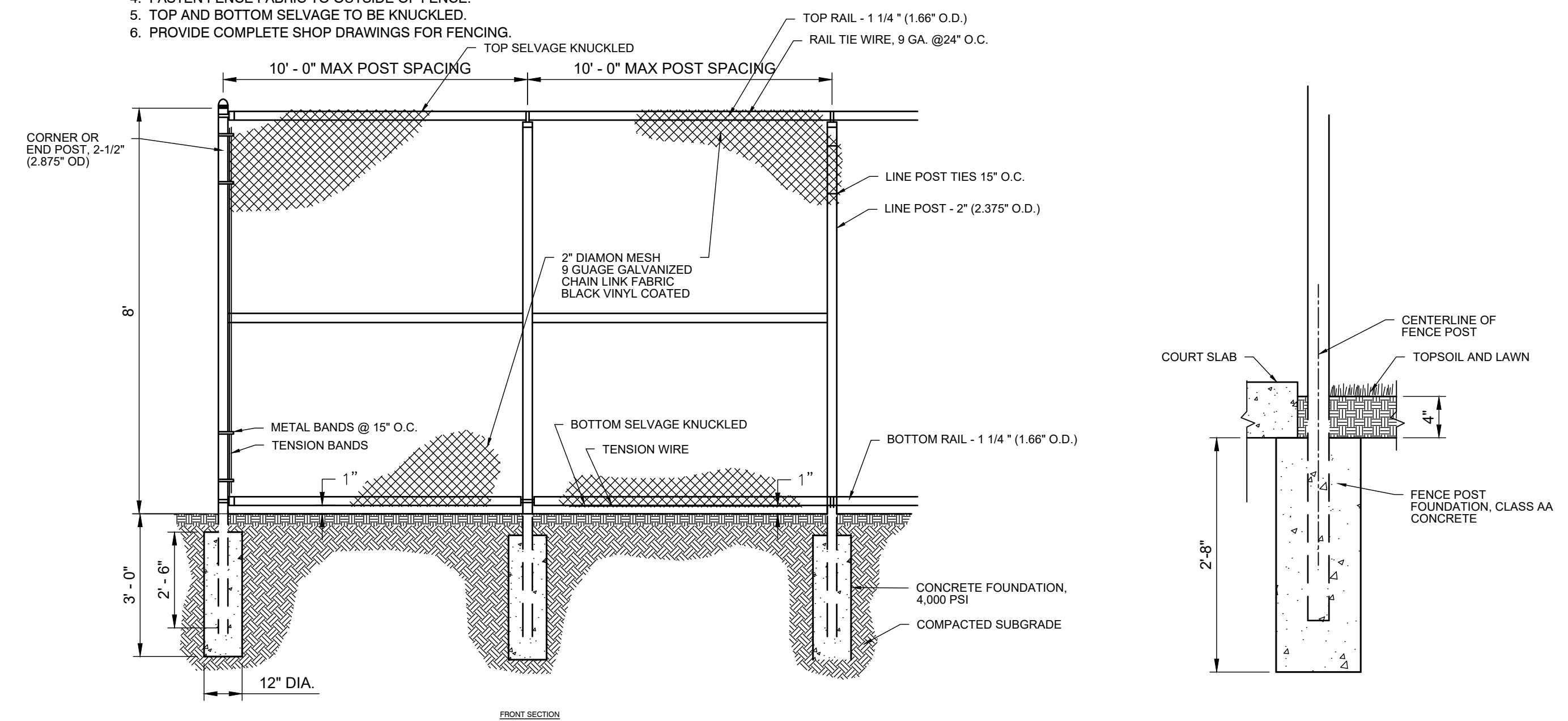


- PICKLEBALL NET AND POLE NOTES:**
- PICKLEBALL POLES, (12) 10-S PICKLEBALL NET POSTS, AS MANUFACTURED BY 10-S TENNIS SUPPLY, OR APPROVED EQUAL. 2.75" GALVANIZED STEEL POLES, POWDERCOATED BLACK, STAINLESS HARDWARE.
 - PICKLEBALL NETS, (6) 21'0" x 36' NET, 3.5MM BRAIDED POLYETHYLENE NET BODY, UV TREATED DOUBLE WEAVED HEADBAND, AS MANUFACTURED BY 10-S TENNIS SUPPLY, OR APPROVED EQUAL.
 - POLE FOUNDATIONS SHALL BE INSTALLED AT THE SAME TIME AS THE CONCRETE SLAB IN ORDER TO ACHIEVE A MONOLITHIC POUR.

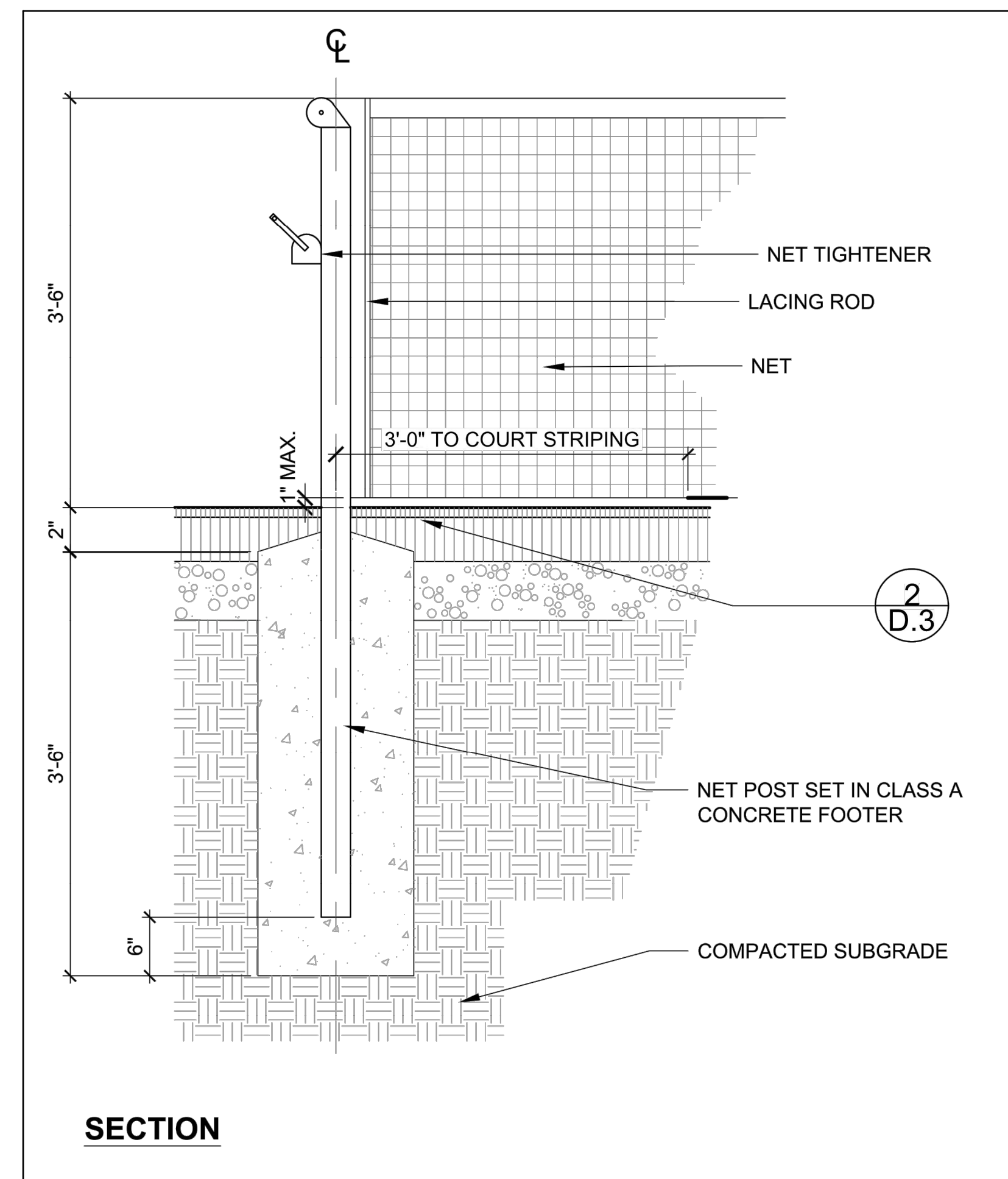
TYPICAL PICKLEBALL NET & POST DETAIL
NOT TO SCALE

FENCE:

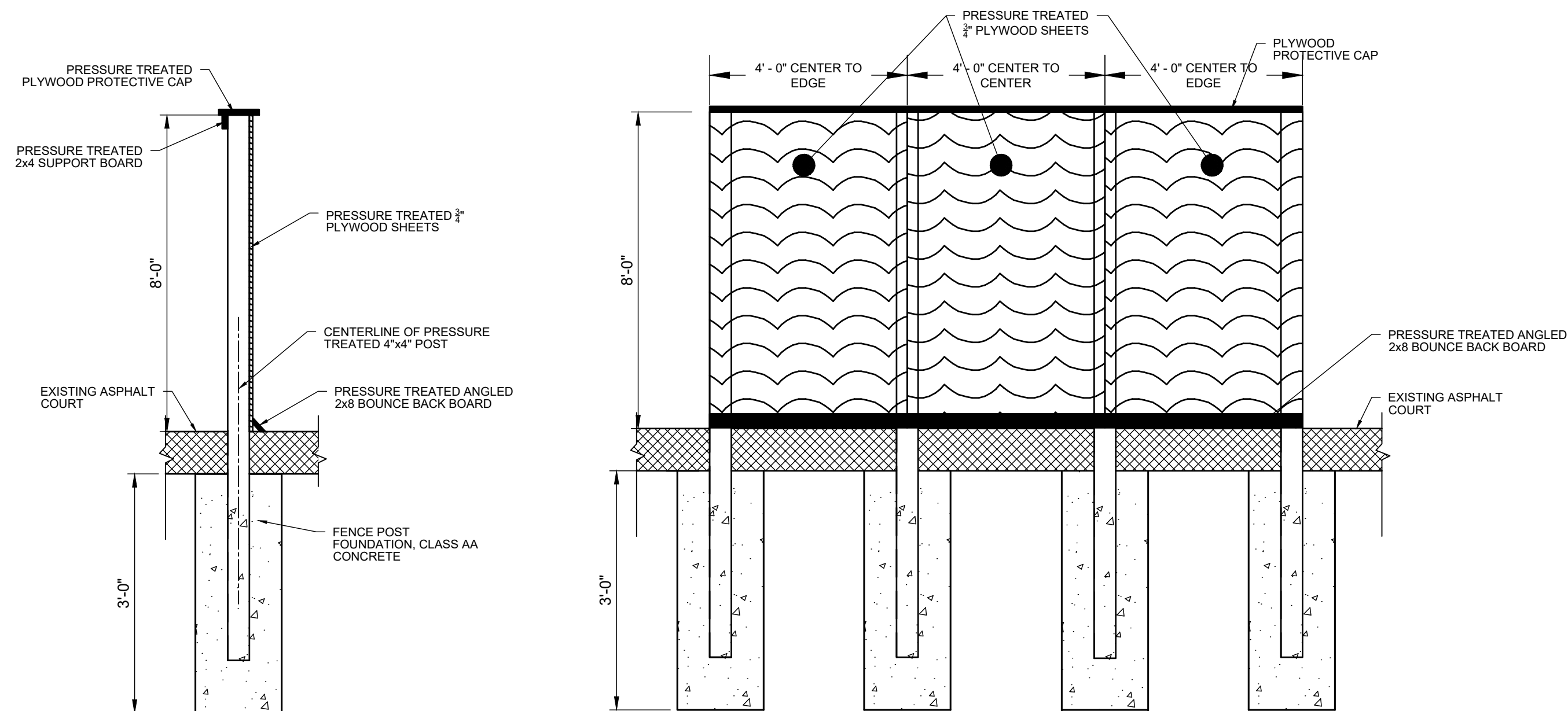
- FENCE FABRIC TO BE 9 GAUGE, CLASS 2B VINYL COATED, 2" DIAMOND MESH, BLACK.
- ALL POSTS, RAILS, AND OTHER COMPONENTS TO BE POWDERCOATED BLACK PER SPECIFICATIONS.
- INSTALL BRACE RAIL AT ALL TERMINAL AND GATE POSTS.
- FASTEN FENCE FABRIC TO OUTSIDE OF FENCE.
- TOP AND BOTTOM SELVAGE TO BE KNUCKLED.
- PROVIDE COMPLETE SHOP DRAWINGS FOR FENCING.



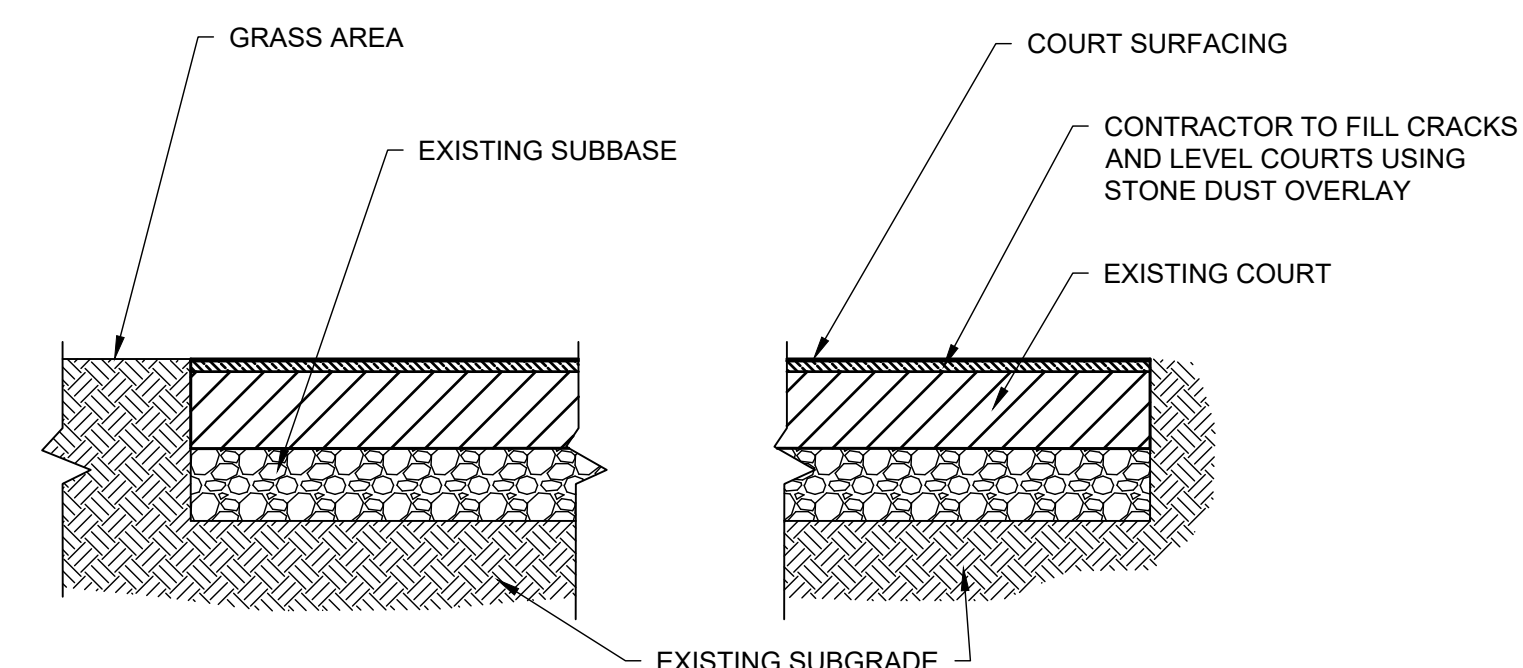
TYPICAL 8' HIGH CHAIN LINK FENCE DETAIL
NOT TO SCALE



TYPICAL TENNIS COURT NET & POST DETAIL
NOT TO SCALE



ALTERNATE BID ITEM NO. 3 - TYPICAL WALL BOARD DETAIL
NOT TO SCALE



TYPICAL TENNIS/PICKLEBALL COURT SURFACING DETAIL
NOT TO SCALE

U:\Admin\DOT\DOT\20001 - Douglas Township, Montgomery County, PA\Phase 12 - Douglas Park Tennis/Pickleball Court Renovations\Plan\CS6002.dwg PLOTTED: 12/13/2023 4:47 PM BY: Melissa A. Lee PROJECT: EXISTING TENNIS/PICKLEBALL COURT RENOVATIONS



PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

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TENNIS/PICKLEBALL COURT RENOVATIONS
DOUGLASS PARK
GILBERTSVILLE, PA 19525

TENNIS & PICKLEBALL COURT DETAILS

DOUGLASS TOWNSHIP
1320 EAST PHILADELPHIA AVENUE
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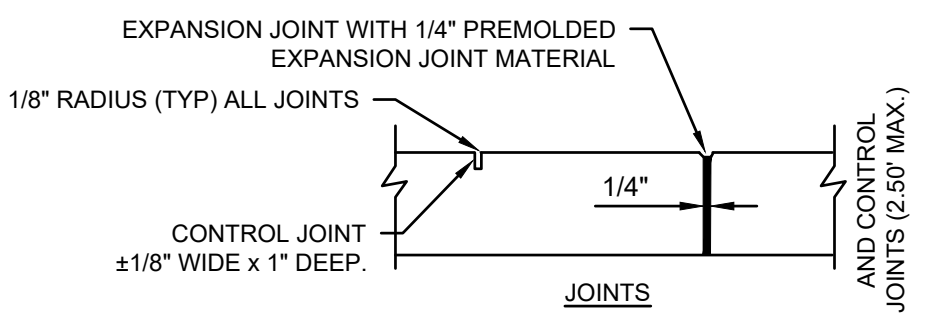
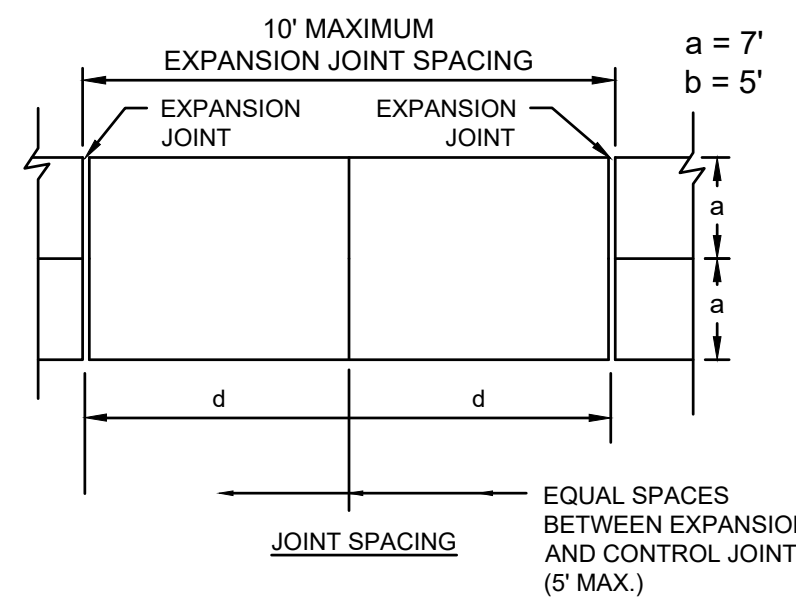
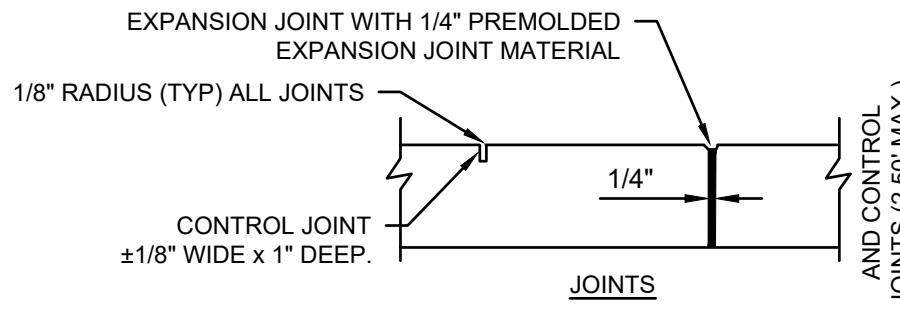
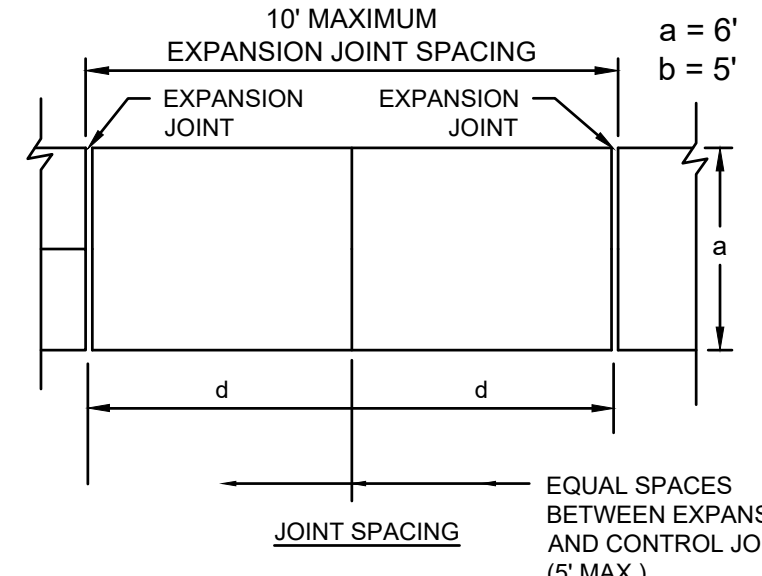
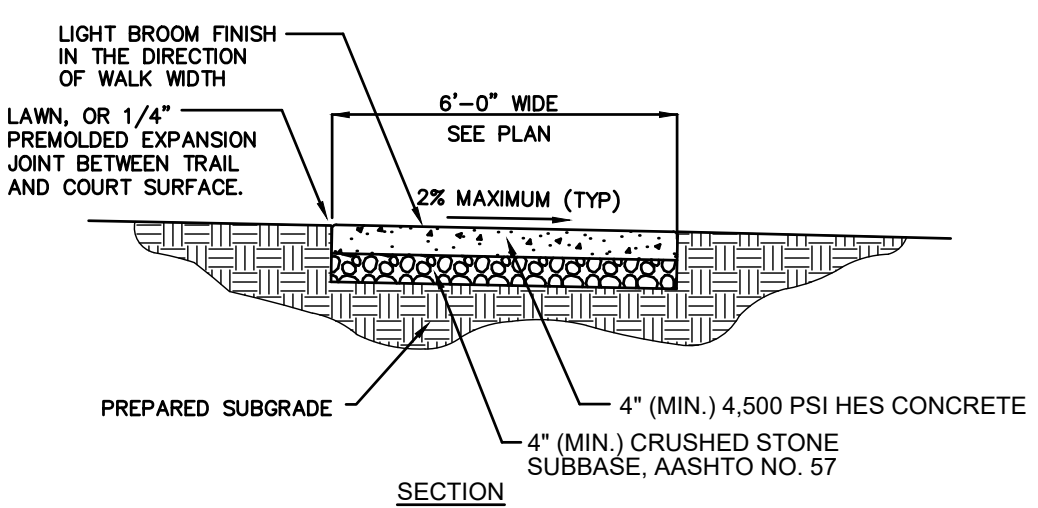
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PROJECT: DGTPX20001.12
DATE: 11/08/2023
DRAWING SCALE: ----
DRAWN BY: GDK
APPROVED BY: KRH

CS6002
SHEET 5 OF 6

PRELIMINARY NOT FOR CONSTRUCTION



SIDEWALK CONSTRUCTION NOTES:

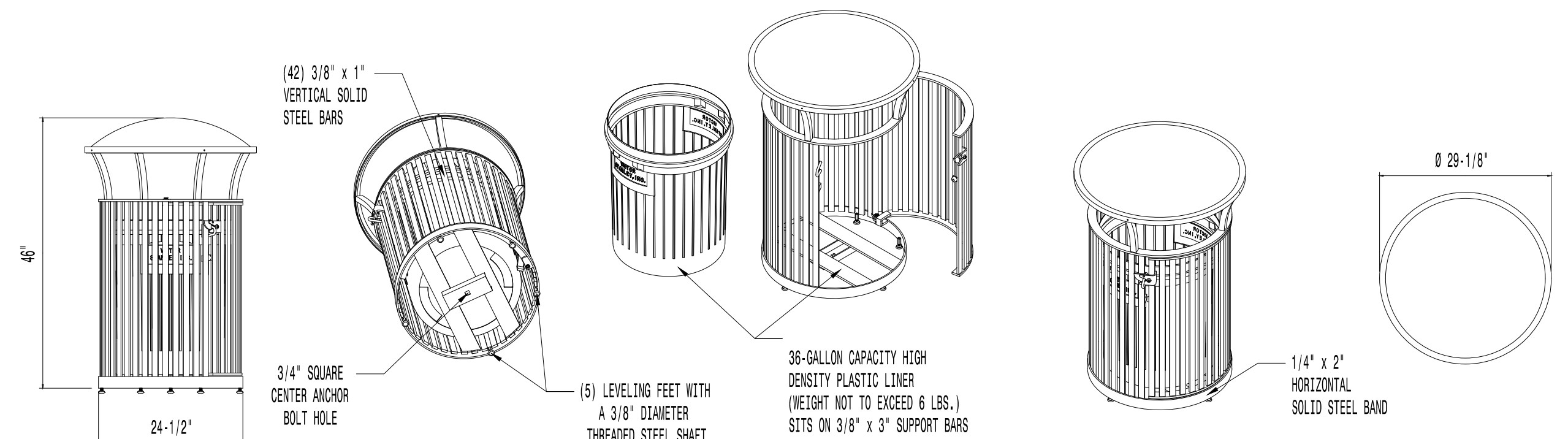
1. PROVIDE MATERIALS AND CONSTRUCTION METHODS MEETING THE REQUIREMENTS OF PADOT PUB. 408.
2. COORDINATE JOINT LOCATIONS TO MATCH EXISTING BLOCKS.
3. THE PRIMARY SURFACE OF THE CONCRETE SIDEWALK SHALL HAVE A BROOM FINISH AND AN AREA TWO (2) INCHES IN WIDTH, PARALLEL TO THE CONTROL JOINTS, SHALL HAVE A SMOOTH-TROWLED FINISH.
4. AREAS OF SPALLING CONCRETE THAT ARE LESS THAN 1" DEEP SHALL BE SCARIFIED, FILLED AND SEALED. CONTRACTOR TO PROVIDE SUBMITTAL FOR PRODUCT AND COLOR TO BE USED. COLOR SHALL MATCH EXISTING SIDEWALK
5. DEEPER SPALLING CONCRETE SHALL BE EVALUATED BY THE TOWNSHIP ENGINEER.

ALTERNATE BID ITEM NO. 1 CONCRETE WALKING PATH DETAIL

NOT TO SCALE

ALTERNATE BID ITEM NO. 2 TYPICAL CONCRETE PLATFORM WITH TURNED DOWN SLAB FOOTING DETAIL

NOT TO SCALE

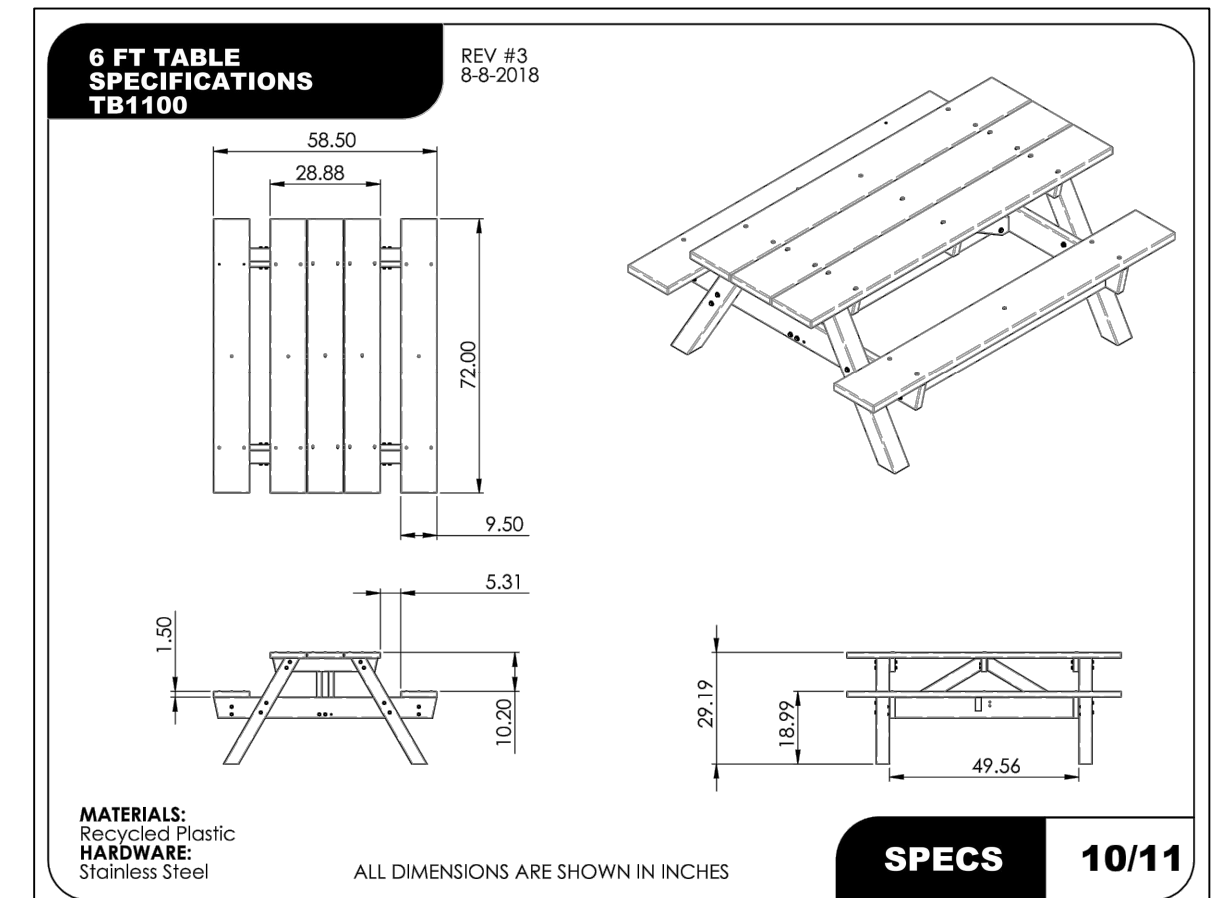


NOTES:

1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

TYPICAL TRASH AND RECYCLING RECEPTACLE DETAIL (BY OTHERS)

NOT TO SCALE

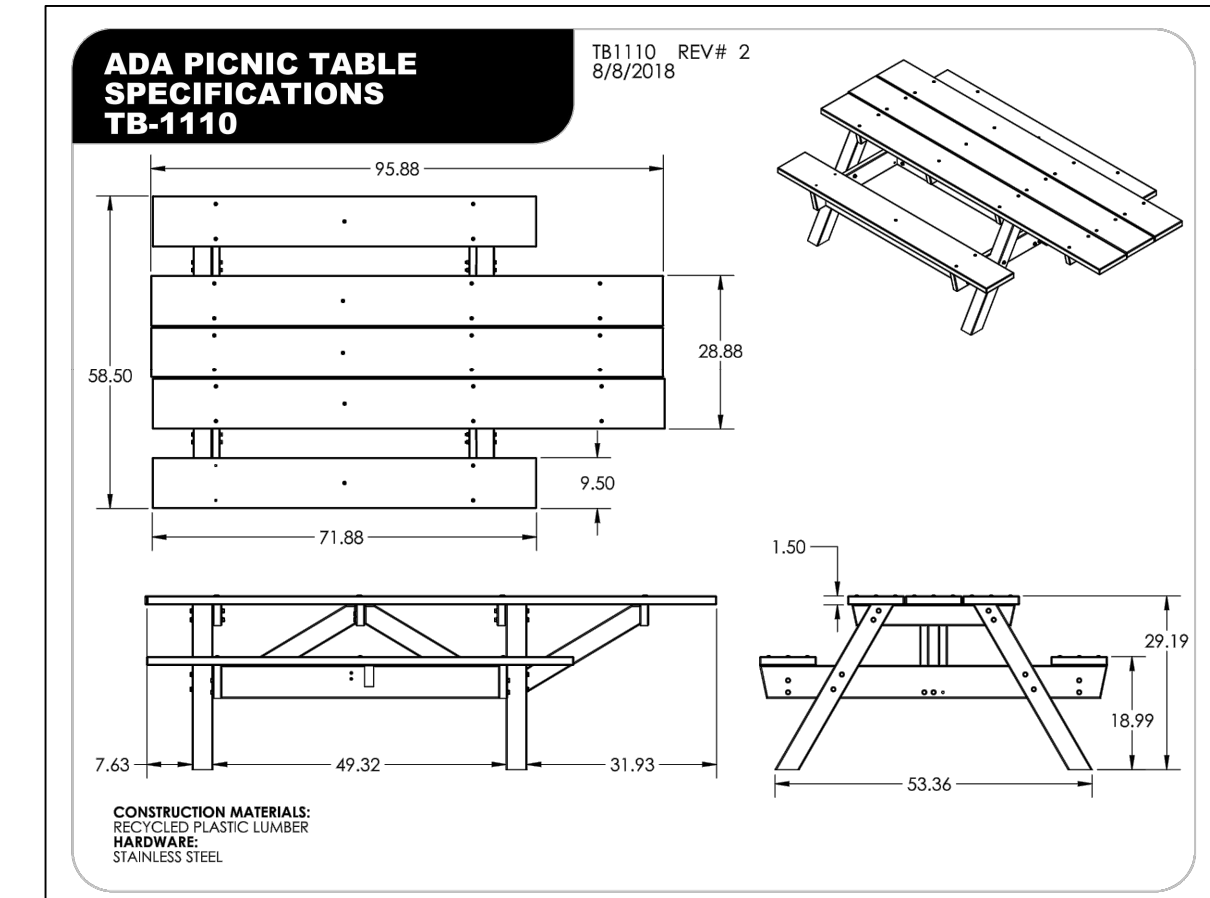


PICNIC TABLE DETAIL (BY OTHERS)

NOT TO SCALE

PICNIC TABLE NOTES:

1. ALL PICNIC TABLES TO BE ANCHOR BOLTED TO THE CONCRETE PLATFORM.
2. ALL PICNIC TABLE MATERIAL SHALL BE HEAVY DUTY RECYCLED PLASTIC LUMBER AS PROVIDED BY BARCO PRODUCTS, OR APPROVED EQUAL



ADA PICNIC TABLE DETAIL (BY OTHERS)

NOT TO SCALE

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U:\Admin\4079\02\2023\02001 - Douglas Tennis, Montgomery County, PA\Plan 12 - Douglas Park Tennis/Pickleball Court Renovations\Plan CS6003.dwg PLOTTED: 12/13/2023 4:57 PM BY: Melissa A. Lee PROJECT STATUS: TENNIS/PICKLEBALL COURT RENOVATIONS