

MATCHLINE; SEE ENLARGEMENT 2

MATCHLINE; SEE ENLARGEMENT 4

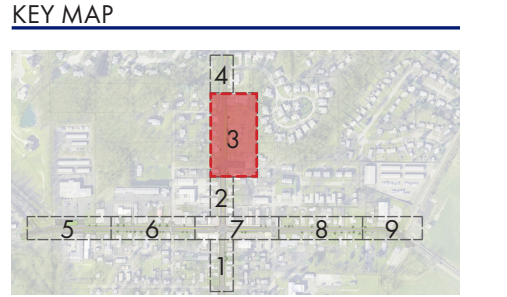
**LEGEND**

|                            |                             |
|----------------------------|-----------------------------|
| CONCRETE SIDEWALK          | PROPOSED BENCH LOCATION     |
| PAVERS                     | PROPOSED BIKE RACK LOCATION |
| TREE LAWN                  | NEW PLANTER                 |
| ADA WARNING PAD            | PROPOSED TRASH CAN LOCATION |
| SIGN                       | FIRE HYDRANT                |
| RAPID FLASHING BEACON      | MANHOLE                     |
| NEW LIGHT POLE WITH BANNER | STORM DRAIN                 |

**PROPOSED KEY NOTES**

|  |   |   |  |
|--|---|---|--|
| <b>1</b> PROPOSED STREET TREE IN GRATE WITH ELECTRICAL OUTLET, TYP.  | <b>7</b> PROPOSED PLANT BED, TYP.   | <b>13</b> PROPOSED ADA DETECTABLE WARNING PAD, TYP.   | <b>20</b> PROPOSED STREET TREE, TYP.           |
| <b>2</b> PROPOSED 4' DECORATIVE PAVER BANDING                        | <b>8</b> PROPOSED TRASH CAN, TYP.   | <b>14</b> PROPOSED AND/OR RELOCATED BENCH, TYP.       | <b>21</b> PROPOSED ADA PEDESTRIAN CONNECTIVITY |
| <b>3</b> NEW PEDESTRIAN LIGHT POLE WITH BANNER AND ELECTRICAL OUTLET | <b>9</b> PROPOSED DECORATIVE CROSSWALK  | <b>15</b> PROPOSED PLANTERS, TYP.                     | <b>22</b> PROPOSED UNDERGROUND UTILITIES       |
| <b>4</b> PROPOSED 5' CONCRETE SIDEWALK                               | <b>10</b> PROPOSED RAPID FLASHING BEACON  | <b>16</b> PROPOSED PLAZA WITH BRANDING ELEMENT        | <b>23</b> PROPOSED SEATING AREA                |
| <b>5</b> PROPOSED SHARROW PAVEMENT MARKING                           | <b>11</b> PROPOSED 6" CONCRETE CURB   | <b>17</b> MONUMENT SIGN WITH HISTORIC MARKER          | <b>24</b> PROPOSED STORM SEWER                 |
| <b>6</b> PROPOSED ON-STREET PARKING STRIPING, TYP.                   | <b>12</b> PROPOSED BIKEWAY CONNECTION FROM BELLBROOK PARK TO W. WALNUT STREET FOR FUTURE BELLBROOK-FAIRBORN CONNECTOR BIKEWAY | <b>18</b> ADDITIONAL LANDSCAPE BUFFER ALONG BIKE PATH | <b>25</b> PROPOSED CURB CUT                    |
|  |   | <b>19</b> RICHARD L. FREDERICK BIKEWAY                | <b>26</b> PROPOSED CURB BUMP OUT, TYP.         |

**EXHIBIT (3-24-2022)**  
**PROPOSED LIMIT OF WORK**  
 Note: Park entrance hardscape improvements not included, connect new curb ramp to existing sidewalk/trail.



**Proposed Downtown Streetscape Plan**

SCALE: 1" = 40'-0"





**BELLBROOK DOWNTOWN STREETScape - PHASE 1**  
**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**  
**Bellbrook Park Streetscape Improvements**  
**Date: March 24, 2022**

| ITEM   | QUANTITY | UNIT  | UNIT COST    | AMOUNT                 |
|--|----------|-------|--------------|------------------------|
| <b>CONTRACTORS GENERAL CONDITIONS</b>          |          |       |              |                        |
| GENERAL CONDITIONS (5%)                        | 1        | LS    | \$ 10,000.00 | \$ 10,000.00           |
| MOBILIZATION                                   | 1        | LS    | \$ 5,000.00  | \$ 5,000.00            |
| <b>GENERAL CONDITIONS SUBTOTAL</b>             |          |       |              | <b>\$ 15,000.00</b>    |
| <b>SITE PREPARATION / DEMOLITION</b>           |          |       |              |                        |
| CONSTRUCTION STAKING                           | 1        | LS    | \$ 3,500.00  | \$ 3,500.00            |
| MAINTENANCE OF TRAFFIC                         | 1        | LS    | \$ 15,000.00 | \$ 15,000.00           |
| ASPHALT REMOVAL INCLUDING SAW CUT AT NEW CURB  | 315      | SF    | \$ 3.00      | \$ 945.00              |
| CONCRETE PAVING REMOVAL                        | 400      | SF    | \$ 4.00      | \$ 1,600.00            |
| REMOVE CONCRETE CURB                           | 70       | LF    | \$ 12.00     | \$ 840.00              |
| FINE GRADING ALLOWANCE                         | 1        | LS    | \$ 5,000.00  | \$ 5,000.00            |
| MISC. REMOVAL ALLOWANCE (UNKNOWN ITEMS)        | 1        | LS    | \$ 10,000.00 | \$ 10,000.00           |
| <b>SITE PREPARATION / DEMOLITION SUBTOTAL</b>  |          |       |              | <b>\$ 36,885.00</b>    |
| <b>HARDSCAPE</b>                               |          |       |              |                        |
| ASPHALT PAVEMENT REPAIR AT NEW CURB            | 315      | SF    | \$ 13.00     | \$ 4,095.00            |
| CONCRETE CURB 6" RAISED                        | 210      | LF    | \$ 40.00     | \$ 8,400.00            |
| CURB RAMP WITH TRUNCATED DOMES                 | 6        | EA    | \$ 2,500.00  | \$ 15,000.00           |
| CONCRETE SIDEWALKS (5' WIDTH)                  | 400      | SF    | \$ 10.00     | \$ 4,000.00            |
| DECORATIVE COLORED STAMPED ASPHALT CROSSWALKS  | 650      | SF    | \$ 35.00     | \$ 22,750.00           |
| MISC. HARDSCAPE ALLOWANCE (UNKNOWN ITEMS)      | 1        | LS    | \$ 5,000.00  | \$ 5,000.00            |
| <b>HARDSCAPE SUBTOTAL</b>                      |          |       |              | <b>\$ 59,245.00</b>    |
| <b>UTILITIES</b>                               |          |       |              |                        |
| RAPID FLASHING BEACON POLES                    | 2        | EA    | \$ 7,500.00  | \$ 15,000.00           |
| ELECTRICAL SERVICE TO VEHICLE CHARGING STATION | 1        | ALLOW | \$ 10,000.00 | \$ 10,000.00           |
| ELECTRIC VEHICLE CHARGING STATION (LEVEL 2)    | 2        | EA    | \$ 15,000.00 | \$ 30,000.00           |
| <b>UTILITIES SUBTOTAL</b>                      |          |       |              | <b>\$ 55,000.00</b>    |
| <b>SITE FURNISHINGS</b>                        |          |       |              |                        |
| MISC. STREET SIGNAGE                           | 1        | ALLOW | \$ 3,500.00  | \$ 3,500.00            |
| <b>SITE FURNISHINGS SUBTOTAL</b>               |          |       |              | <b>\$ 3,500.00</b>     |
| <b>LANDSCAPE</b>                               |          |       |              |                        |
| PLANTING AREA (SHRUB/PERENNIAL MIX)            | 416      | SF    | \$ 10.00     | \$ 4,160.00            |
| PLANT SOIL MIX                                 | 15       | CY    | \$ 70.00     | \$ 1,050.00            |
| <b>LANDSCAPE SUBTOTAL</b>                      |          |       |              | <b>\$ 5,210.00</b>     |
| SUBTOTAL                                       |          |       |              | <b>\$ 174,840.00</b>   |
| ESCALATION / DESIGN CONTINGENCY 10%            |          |       |              | <b>\$ 17,484.00</b>    |
| PREVAILING WAGE 12%                            |          |       |              | <b>\$ 20,980.80</b>    |
| SOFT COST 10%                                  |          |       |              | <b>\$ 17,484.00</b>    |
| <b>TOTAL</b>                                   |          |       |              | <b>± \$ 230,800.00</b> |

**ASSUMPTIONS & EXCLUSIONS:**

1) PEDESTRIAN LIGHT POLES / WIRING / CONTROLS ARE EXCLUDED

THE LANDSCAPE ARCHITECT HAS USED THEIR BEST JUDGEMENT ON COST. THE LA HAS NO CONTROL OVER THE COST OF LABOR, MATERIALS, OR THE CONTRACTOR'S METHODS OF DETERMINING BID PRICES, OR OVER COMPETITIVE BIDDING OR MARKET CONDITIONS. THEREFORE, THE LANDSCAPE ARCHITECT CANNOT GUARANTEE THAT BIDS OR CONSTRUCTION COST WILL NOT VARY FROM ANY ESTIMATES OF PROBABLE CONSTRUCTION COST PREPARED BY THE LA.