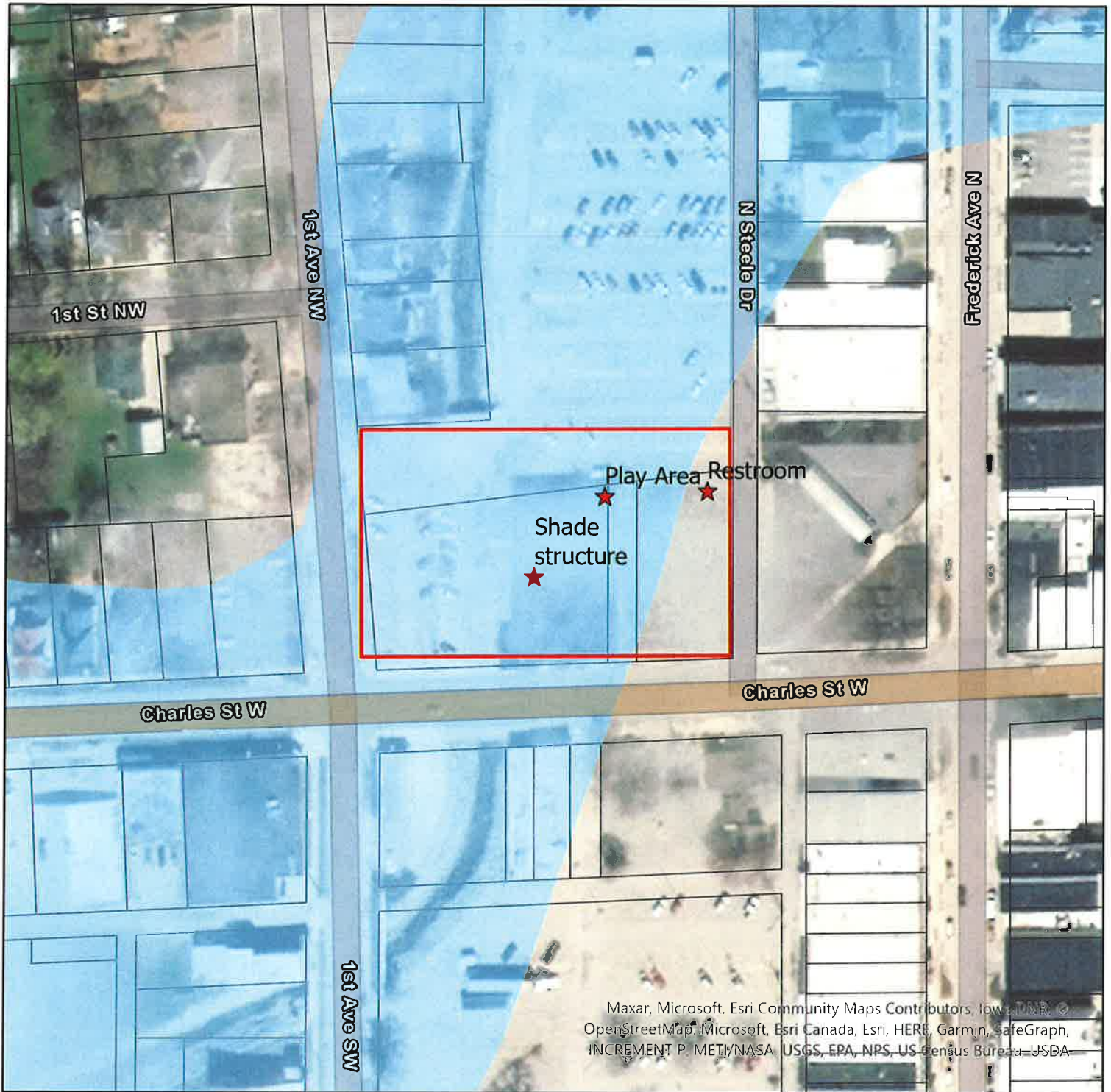
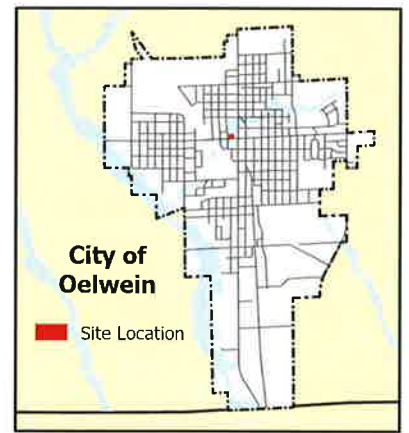


# City of Oelwein

## Plaza Park Project - Floodplain & Site Location



- ★ Plaza Park Elements
- ▭ Site Location
- ▭ Special Flood Hazard Area (SFHA)
- ▭ Oelwein Parcels



Disclaimer: Data provided is derived from FEMA Firm data as well as other multiple sources. The accuracy of this document has been verified.

# PLAZA PARK IMPROVEMENTS

City of Oelwein  
25 West Charles Street  
Oelwein, Iowa

CONFLUENCE

## SHEET INDEX

| SHEET NO.                   | SHEET TITLE             |
|-----------------------------|-------------------------|
| A1                          | COVER SHEET             |
| A2                          | GENERAL NOTES & LEGEND  |
| A3                          | SURVEY                  |
| A4                          | FLOODPLAIN MAPPING      |
| D1                          | DEMOLITION PLAN         |
| L1                          | LAYOUT PLAN             |
| L2                          | SITE DETAILS            |
| L3                          | GRADING & UTILITY PLANS |
| L4                          | LANDSCAPE PLANS         |
| L5                          | LANDSCAPE DETAILS       |
| <b>ARCHITECTURAL SHEETS</b> |                         |
| BB1                         | RESTROOM FLOOR PLAN     |
| BB2                         | RESTROOM ELEVATIONS     |
| BB3                         | RESTROOM UTILITIES      |
| CC1                         | CONCESSION FLOOR PLAN   |
| CC2                         | CONCESSION ELEVATIONS   |
| CC3                         | CONCESSION UTILITIES    |

## REVISION SCHEDULE

| ISSUE | DATE      | DESCRIPTION                |
|-------|-----------|----------------------------|
| 01    | 7/13/2022 | 90% CONSTRUCTION DOCUMENTS |
| 02    |           |                            |
| 03    |           |                            |



## VICINITY MAP



CIVIL ENGINEER + SURVEYOR  
**FEHR GRAHAM**  
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MANCHESTER, IA 52057  
PH: (563) 927-2060  
RYAN WICKS

LANDSCAPE ARCHITECT  
**CONFLUENCE**  
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CEDAR RAPIDS, IA 52401  
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[www.thinkconfluence.com](http://www.thinkconfluence.com)  
PATRICK ALVORD

I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A duly LICENSED LANDSCAPE ARCHITECT UNDER THE STATE OF IOWA.



I HEREBY CERTIFY THAT THE PORTION OF THIS DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A duly LICENSED CIVIL ENGINEER AND SURVEYOR UNDER THE STATE OF IOWA.

DATE: 7/13/2022 PROJECT TITLE: WALKWAY DATE: 7/13/2022  
BY: RYAN WICKS PROJECT TITLE: WALKWAY DATE: 7/13/2022  
BY: RYAN WICKS PROJECT TITLE: WALKWAY DATE: 7/13/2022

DATE: 7/13/2022 PROJECT TITLE: WALKWAY DATE: 7/13/2022  
BY: PATRICK ALVORD PROJECT TITLE: WALKWAY DATE: 7/13/2022  
BY: PATRICK ALVORD PROJECT TITLE: WALKWAY DATE: 7/13/2022

ISSUED FOR: CD REVIEW

NOT FOR CONSTRUCTION

COVER SHEET

CONFLUENCE PROJECT # 21421

A1



**PLAZA PARK  
 IMPROVEMENTS**  
 City of Oelwein  
 Oelwein, Iowa

ISSUE SCHEDULE

| NO. | DATE     | DESCRIPTION          |
|-----|----------|----------------------|
| 1   | 07/17/24 | ISSUED FOR CD REVIEW |
| 2   |          |                      |
| 3   |          |                      |
| 4   |          |                      |
| 5   |          |                      |
| 6   |          |                      |
| 7   |          |                      |
| 8   |          |                      |
| 9   |          |                      |
| 10  |          |                      |

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 CONSTRUCTION

CONSENT OF CITY OF OELWEIN, IOWA  
 ALL WORK DESCRIBED HEREON IS SUBJECT TO THE CITY OF OELWEIN, IOWA'S  
 POLICIES AND ORDINANCES. THE CITY OF OELWEIN, IOWA, IS NOT  
 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED  
 HEREON. THE CITY OF OELWEIN, IOWA, IS NOT RESPONSIBLE FOR THE  
 ACCURACY OF THE INFORMATION PROVIDED HEREON.

**NOTES**

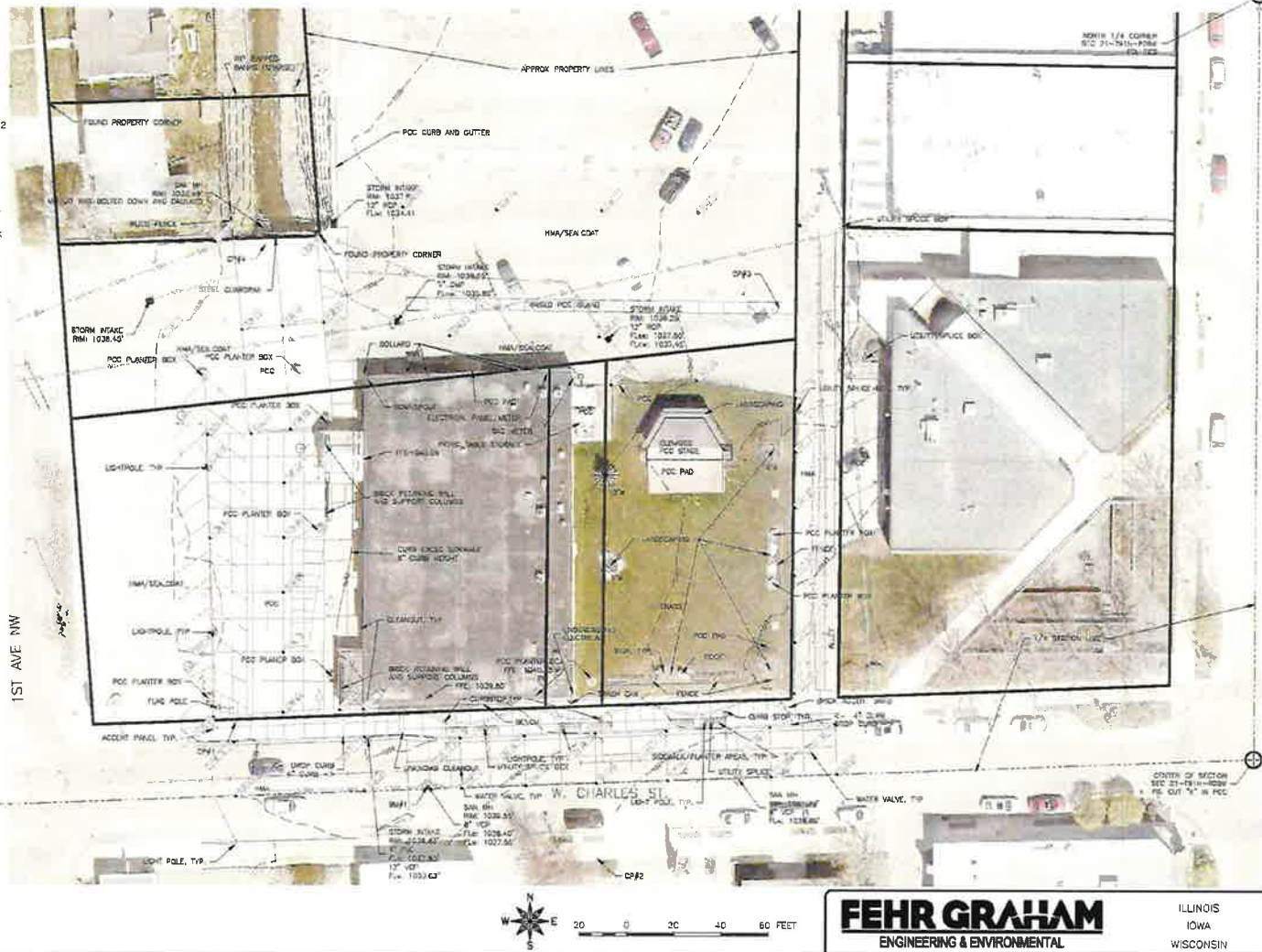
- SURVEY WAS COMPLETED ON 04/28/2023 USING IOWA REGIONAL COORDINATE SYSTEM, ZONE 5 WATERLOO, GEOID18A, US SURVEY FOOT
- ALL UTILITIES SHOWN ARE BASED OFF OF FIELD LOCATIONS AND INFORMATION THROUGH IOWA ONE CALL
- PARCEL DATA IS APPROXIMATE AND IS NOT TO BE USED AS LEGAL BINDING EVIDENCE
- FEMA FLOODING IS FROM FEMA DFRM, SEE SHEET 2 FOR MAPPING DETAILS
- UTILITY COMPANIES
  - ALLIANT (GAS AND ELECTRIC)
  - GENTRY LINK (COMMUNICATIONS)
  - MEDACOM (COMMUNICATIONS)
- NEAREST FIRE HYDRANTS
  - NW QUADRANT OF W. CHARLES ST./1ST AVE NW INTERSECTION
  - SE QUADRANT OF W. CHARLES ST./N FREDERICK ST. INTERSECTION
- ZONING SETBACKS C1
  - FRONT: NONE
  - SIDE: NONE, EXCEPT WHEN ADJACENT TO RA, THEN 15'
  - REAR: 15'
- EASEMENTS
  - TITLE SEARCH TO BE COMPLETED BY FAYETTE COUNTY ABSTRACT
  - NO EASEMENTS SHOWN ON THIS DOCUMENT. FINAL REPORT AND CORRESPONDING EASEMENT LINES WORK TO BE PROVIDED UPON RECEIPT.

1/2" = 1' SCALE  
 1/8" = FLOWLINE OF GUTTER

**CONTROL AND BENCHMARKS**

- CP#1 - C.O. CUT  
 N: 8810273.88, E: 5560084.88, ELEV: 1036.28
- CP#2 - CUT "C"  
 N: 8810914.15, E: 14390248.17, ELEV: 1040.38
- CP#3 - CUT "A"  
 N: 8810749.33, E: 14390324.85, ELEV: 1041.07
- CP#4 - CUT "B"  
 N: 8810775.76, E: 14390107.16, ELEV: 1036.80
- BENCHMARK #1 - NORTH RMN OF IAH  
 N: 8810842.85, E: 13560178.16, ELEV: 1038.28

WEST 1/4 CORNER  
 SEC 21-18111-NW-18



**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL  
 ILLINOIS  
 IOWA  
 WISCONSIN

**PLAZA PARK  
 IMPROVEMENTS**  
 City of Oetwein  
 Oetwein, Iowa

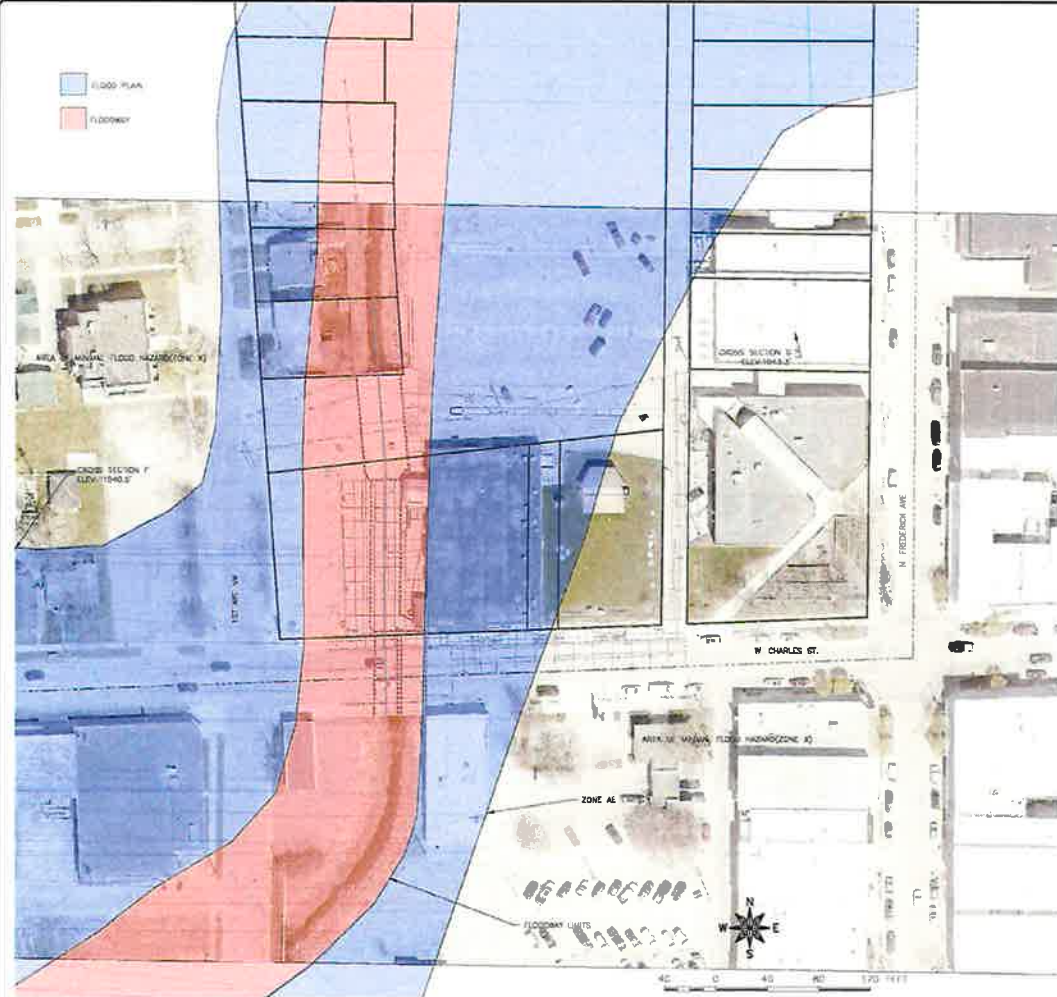
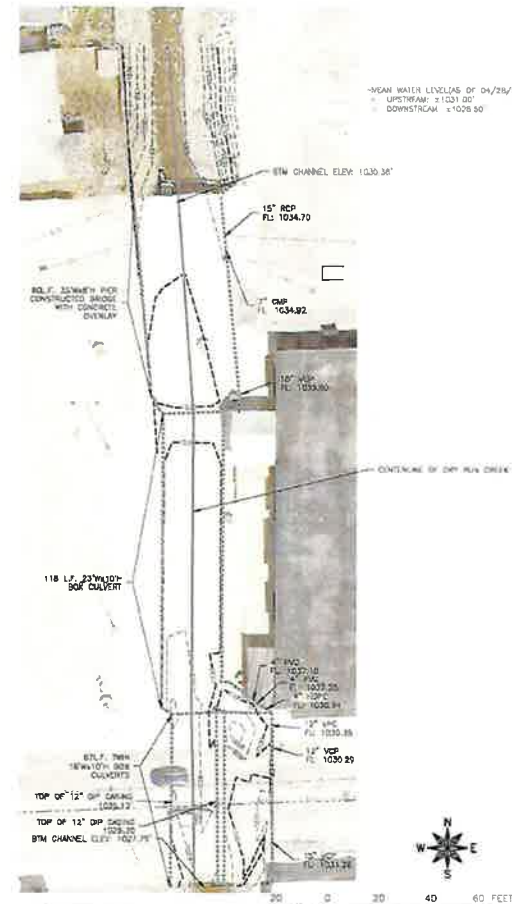
**ISSUE SCHEDULE**

| NO. | DATE     | DESCRIPTION                  |
|-----|----------|------------------------------|
| 1   | 11/11/20 | ISSUE SCHEDULE FOR CD REVIEW |
|     |          |                              |
|     |          |                              |
|     |          |                              |
|     |          |                              |

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CONFLICTS TO BE RESOLVED BY THE CLIENT.  
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CHANNEL EXHIBIT

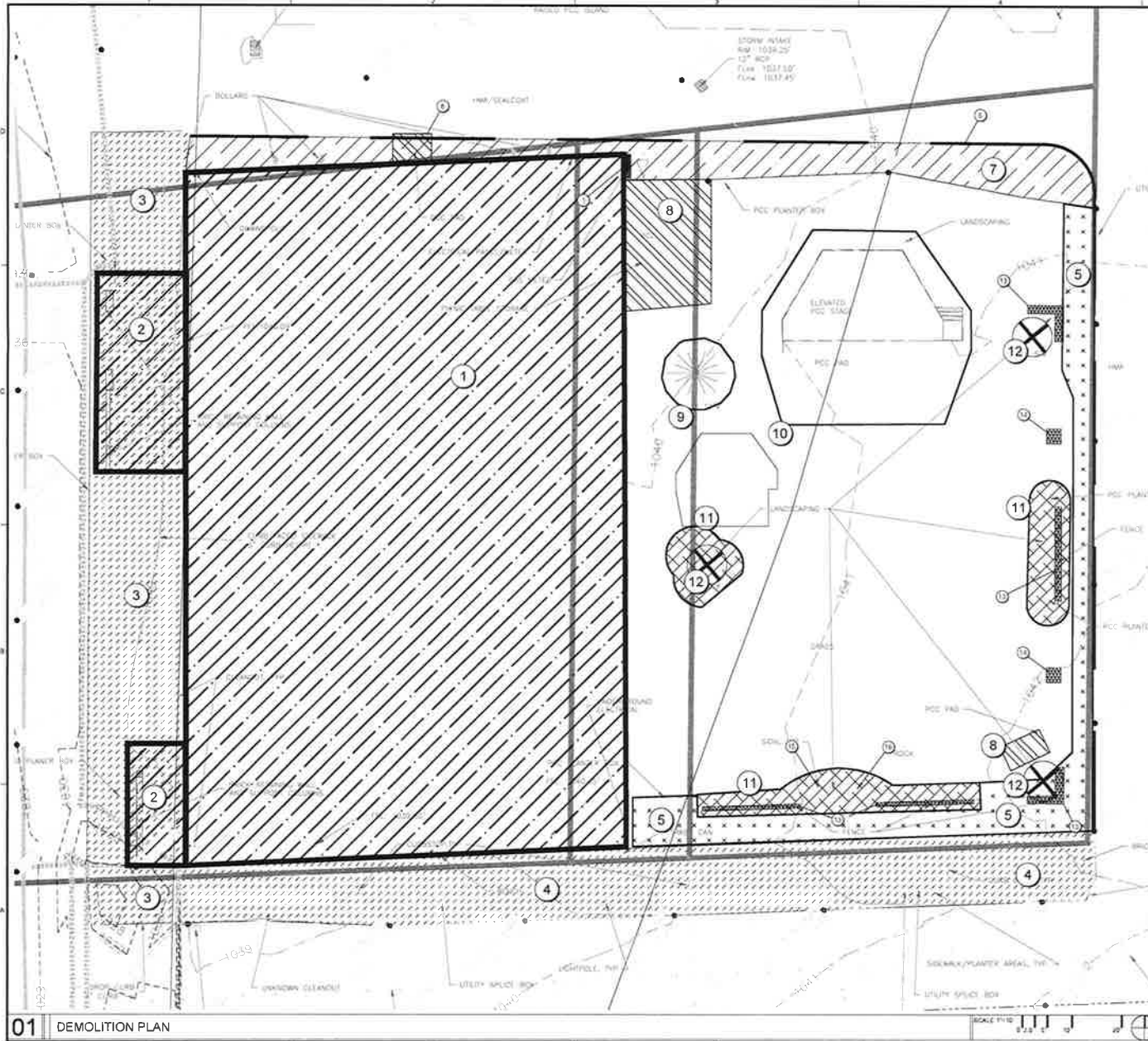


FEMA FLOOD PLAIN MAPPING

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

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01 DEMOLITION PLAN

**DEMOLITION GENERAL NOTES**

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. DEMOLITION OF BUILDING SHALL CONFORM TO SUDAS SPECIFICATIONS SECTION 10010 - DEMOLITION OF BUILDING STRUCTURES AND ALL OTHER APPLICABLE SUDAS SECTIONS/REQUIREMENTS.
- C. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT LINES, POLES, TREES, FENCES, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- D. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- E. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- F. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- G. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- H. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

**DEMOLITION KEYNOTES**

- ① DEMOLITION OF EXISTING BUILDING INCLUDING UTILITIES, HAUL AND DISPOSE PROPERLY. TOP OF FOUNDATION TO BE REMOVED TO DEPTH 3' BELOW FINISH GRADE. NOTE LOCATION OF GAS AND ELECTRIC UTILITIES SERVICE AT NW CORNER OF BUILDING. REFER TO SUDAS SECTION 10010 - DEMOLITION OF BUILDING STRUCTURES.
- ② REMOVE CANOPIES OF BUILDING LOCATED ON THE WEST SIDE OF THE BUILDING. REMOVE MASONRY COLUMNS DOWN TO FINISH GRADE.
- ③ CONTRACTOR WILL BE RESPONSIBLE FOR PRESERVING PAVEMENT ON THE WEST SIDE OF THE BUILDING AND NOT DISTURBING SUBSURFACE MATERIAL OR CONDUCTING ANY CONSTRUCTION ACTIVITY THAT IMPACTS THE CREEK CULVERTS.
- ④ CONTRACTOR TO PRESERVE SIDEWALK PAVEMENT ALONG W. CHARLES STREET.
- ⑤ REMOVE EXISTING SOD.
- ⑥ SAW CUT EXISTING ASPHALT.
- ⑦ REMOVE ASPHALT PAVEMENT AND DISPOSE PROPERLY.
- ⑧ REMOVE CONCRETE PAVEMENT AND DISPOSE PROPERLY.
- ⑨ PRESERVE AND PROTECT EVERGREEN TREE.
- ⑩ PRESERVE AND PROTECT BAND SHELL AND SURROUNDING PAVEMENT, STAIRS, AND LANDSCAPING.
- ⑪ REMOVE EXISTING PLANT BED.
- ⑫ EXCAVATE AND RELOCATE EXISTING TREES. TREES SHOULD BE STOCKPILED AND PROPERLY MAINTAINED OR LEFT IN PLACE UNTIL THEY CAN BE RELOCATED AS INDICATED ON LANDSCAPE PLAN.
- ⑬ REMOVE AND SALVAGE METAL FENCE. CONTRACTOR TO COORDINATE WITH CITY ON STORAGE OF FENCING UNTIL IT CAN BE REUSED ON-SITE.
- ⑭ REMOVED BRICK PADS.
- ⑮ REMOVE AND SALVAGE PARK SIGN TO BE RELOCATED ON-SITE.
- ⑯ REMOVE AND SALVAGE LIMESTONE SIGN WITH 'D' LETTERING.
- ⑰ REMOVE AND STOCKPILE LIMESTONE BOULDERS TO BE RELOCATED ON-SITE.

**CONFLUENCE**

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**CONFLUENCE**  
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THE CITY OF OELWEIN, IOWA  
 100 W. 1ST ST., OELWEIN, IA 52059  
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**PLAZA PARK  
 IMPROVEMENTS**  
 City of Oelwein  
 Oelwein, Iowa

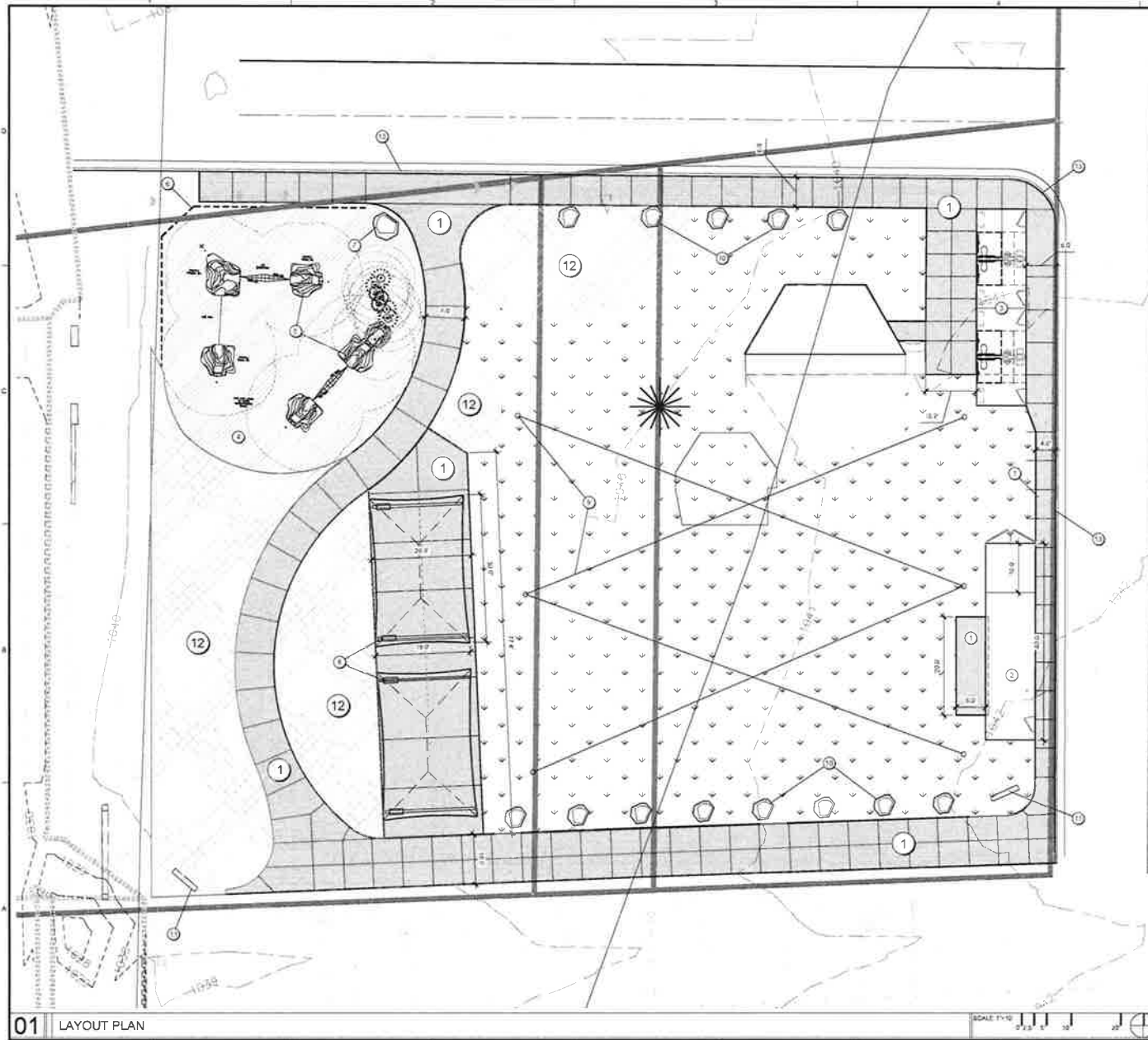
**ISSUE SCHEDULE**

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|     |      |             |
|     |      |             |

ISSUED FOR  
 CD REVIEW  
 NOT FOR  
 CONSTRUCTION

CONFLUENCE PROJECT # 21421





**SITE LAYOUT NOTES**

- A. ALL CURB AND CUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY BLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 36' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

**LAYOUT KEYNOTES**

- ① TYPE 1 PAVEMENT - 5" PCC ON 5" COMPACTED AGGREGATE SUBBASE, TYP. SEE SUDAS FOR TYPICAL PAVING DETAILS.
- ② CONCESSION CONTAINER WITH STORAGE, 40' LONG WITH 10' STORAGE AREA ON NORTH END.
- ③ RESTROOM CONTAINER - 40' LONG, 4 UNISEX RESTROOM UNITS.
- ④ SAFETY SURFACE AT PLAY AREA.
- ⑤ CLIMBING BOULDERS AND ROPES.
- ⑥ FENCE TO BE RECONSTRUCTED FROM SALVAGED MATERIALS, AS INDICATED ON D1 DEMO PLAN.
- ⑦ LIMESTONE BLOCK WITH 10" LETTERING TO BE SALVAGED AND RELOCATED.
- ⑧ SINGLE CANTILEVER SHADE CANOPY - 2 QTY, 30'x15'
- ⑨ 14' TALL POLE WITH BRAIDED CABLE SPANS WITH FESTOON LIGHTING.
- ⑩ LIMESTONE BOULDERS TO BE PLACED ALONG PERIMETER AS VEHICLE DETERRENT. BOULDERS TO BE RELOCATED ON-SITE OR ADDITIONAL BOULDERS MAY BE OBTAINED FROM CITY.
- ⑪ PARK SIGNAGE
- ⑫ PLANT BED, TYP.
- ⑬ INTEGRAL 6" CURB LINE. SEE SUDAS FOR TYPICAL CURB DETAILS.

**CONFLUENCE**

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CIVIL ENGINEER  
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 221 EAST MAIN STREET, SUITE 301  
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 PH (562) 817-3062

**PLAZA PARK IMPROVEMENTS**  
 City of Oelwein  
 Oelwein, Iowa

**ISSUE SCHEDULE**

| NO. | DATE | DESCRIPTION |
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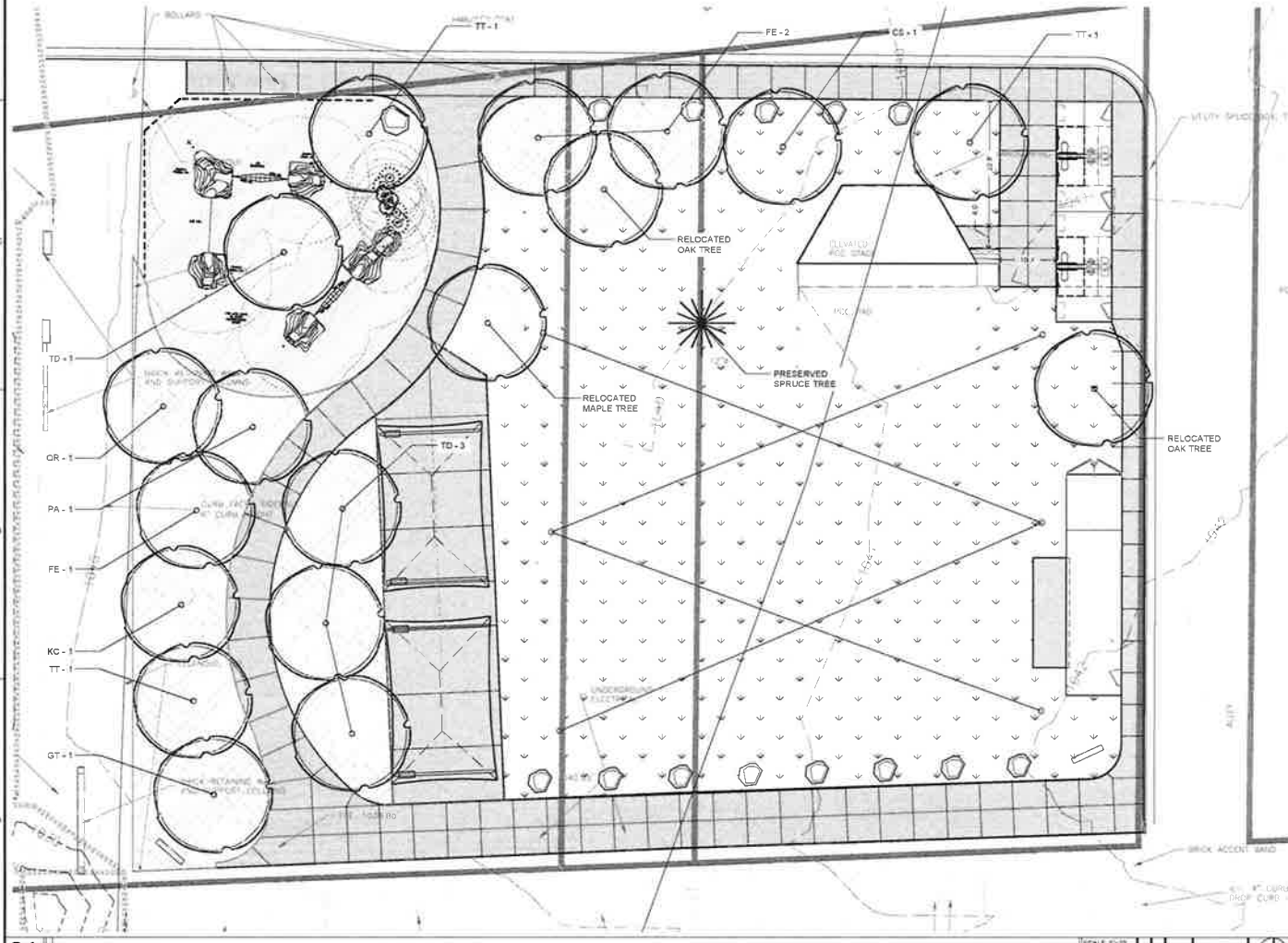
**LAYOUT PLAN**

CONFLUENCE PROJECT # 21421

**L1**

| STREET TREE SCHEDULE   |      |                    |                    |            |      |                   |
|------------------------|------|--------------------|--------------------|------------|------|-------------------|
| KEY                    | QTY. | BOTANICAL NAME     | COMMON NAME        | SIZE       | ROOT | SPACING & REMARKS |
| <b>OVERSTORY TREES</b> |      |                    |                    |            |      |                   |
| SS-1                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-2                   | 1    | Quercus prinus     | WHITE PINE LOGSKIN | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-3                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-4                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-5                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-6                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-7                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-8                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-9                   | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-10                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-11                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-12                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-13                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-14                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-15                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-16                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-17                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-18                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-19                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |
| SS-20                  | 1    | Quercus macrocarpa | WHITE OAK          | 2 1/2" DBH | 500  | 10' SPACING       |

- PLANTING GENERAL NOTES**
- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
  - B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTALS, GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
  - C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
  - D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, WOODRIP AND FREE FROM INSECTS, DISEASES, AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.
  - E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
  - F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
  - G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
  - H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - I. ADD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
  - J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 2".
  - K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.



01 LAYOUT PLAN

SCALE 1"=10'

**PLAZA PARK IMPROVEMENTS**  
 City of Oelwein  
 Oelwein, Iowa

| ISSUE SCHEDULE |      |
|----------------|------|
| No.            | DATE |
|                |      |
|                |      |
|                |      |
|                |      |

ISSUED FOR  
 CD REVIEW  
 NOT FOR  
 CONSTRUCTION

LANDSCAPE PLAN

CONFLUENCE PROJECT # 21421

L4

# **Appendix B: Budget**



**Probable Construction Cost Opinion**

The amounts stated herein are our best estimate of probable construction costs based on current information. Because costs are influenced by market conditions, changes in project scope, and other factors beyond our control, we cannot ensure that actual construction costs will equal this cost opinion.

**Oelwein Plaza Park - Concept Plan**

Oelwein, Iowa

Confluence Project Number 21421

Date 12/8/2021

| Item No.   | Item Description  | Qty   | Unit | Unit Cost    | Item Total        | Remarks                                |  |
|--|---|-------|------|--------------|-------------------|--|--|
| <b>DIVISION 1 - GENERAL</b>                      |   |       |      |              |                   |  |  |
| 1  | Traffic Control + Site Prep                             | 1     | LS   | \$ 15,000.00 | \$ 15,000.00      |  |  |
| 2  | Community Center Demo                                   | 1     | LS   | \$ 80,000.00 | \$ 80,000.00      | per City estimate                      |  |
| <b>DIVISION 2 - EARTHWORK</b>                    |   |       |      |              |                   |  |  |
| 3  | Topsoil, On-site, 3 Inch Depth (Strip, Salvage, Spread) | 1,300 | CY   | \$ 12.00     | \$ 15,600.00      |  |  |
| 4  | Subbase, Modified, 6 inch @ PCC Walks                   | 200   | TON  | \$ 25.00     | \$ 5,000.00       |  |  |
| 5  | Compaction Testing                                      | 1     | LS   | \$ 2,500.00  | \$ 2,500.00       |  |  |
| <b>DIVISION 6 - UTILITIES</b>                    |   |       |      |              |                   |  |  |
| 6  | Sanitary Service  | 1     | LS   | \$ 15,000.00 | \$ 15,000.00      | assumes 150 LF to point of connection  |  |
| 7  | Storm Service   | 1     | LS   | \$ -         | \$ -              | not anticipated                        |  |
| 8  | Water Service   | 1     | LS   | \$ 10,000.00 | \$ 10,000.00      | assumes 150 LF to point of connection  |  |
| 9  | Electrical Service                                      | 1     | LS   | \$ 7,500.00  | \$ 7,500.00       | allowance                              |  |
| <b>DIVISION 7 - STREETS AND RELATED WORK</b>     |   |       |      |              |                   |  |  |
| 10   | Pavement, PCC, 4 in Thickness - Walkways                | 526   | SY   | \$ 45.00     | \$ 23,670.00      |  |  |
| 11   | Pavement, PCC, 6 in Thickness - Alley Widening          | 65    | SY   | \$ 55.00     | \$ 3,575.00       |  |  |
| 12   | Curb and Gutter, 6 in Tall, 24 in Width, 6 in Thickness | 250   | LF   | \$ 40.00     | \$ 10,000.00      |  |  |
| <b>DIVISION 9 - SITE WORK AND LANDSCAPING</b>    |   |       |      |              |                   |  |  |
| 13   | Seeding & Fertilizing, Type 1                           | 2     | AC   | \$ 725.00    | \$ 1,450.00       |  |  |
| 14   | Watering  | 1     | LS   | \$ 2,000.00  | \$ 2,000.00       |  |  |
| 14   | Trees to be relocated                                   | 4     | EA   | \$ 225.00    | \$ 900.00         |  |  |
| 15   | Deciduous Trees with Warranty                           | 10    | EA   | \$ 450.00    | \$ 4,500.00       |  |  |
| 16   | Evergreen Trees with Warranty                           | 3     | EA   | \$ 400.00    | \$ 1,200.00       |  |  |
| 17   | Understory Tree with Warranty                           | 3     | EA   | \$ 300.00    | \$ 900.00         |  |  |
| 18   | Mulch - Engineered wood fiber mulch                     | 89    | CY   | \$ 50.00     | \$ 4,450.00       |  |  |
| 19   | Weed barrier fabric under playground mulch              | 2,370 | SF   | \$ 0.35      | \$ 829.50         |  |  |
| 20   | Erosion Control Complete                                | 1     | LS   | \$ 3,000.00  | \$ 3,000.00       |  |  |
| <b>DIVISION 11 - MISCELLANEOUS</b>               |   |       |      |              |                   |  |  |
| 21   | Construction Staking                                    | 1     | LS   | \$ 2,500.00  | \$ 2,500.00       |  |  |
| 22   | Mobilization  | 1     | LS   | \$ 10,000.00 | \$ 10,000.00      |  |  |
| 23   | Concrete Washout Basin, Lined                           | 1     | LS   | \$ 2,000.00  | \$ 2,000.00       |  |  |
| <b>DIVISION 12 - SPECIAL PROVISIONS</b>          |   |       |      |              |                   |  |  |
| 24   | Concessions Building w Restrooms                        | 564   | SF   | \$ 400.00    | \$ 225,600.00     | 3 "stall" restroom/concession building |  |
| 25   | Shade Structure   | 3     | LS   | \$ 8,000.00  | \$ 24,000.00      |  |  |
| 26   | Playground Structure                                    | 1     | LS   | \$ 25,000.00 | \$ 25,000.00      |  |  |
| 27   | Climbing Rocks  | 3     | LS   | \$ 8,000.00  | \$ 24,000.00      |  |  |
| 28   | Benches   | 4     | EA   | \$ 2,000.00  | \$ 8,000.00       |  |  |
| 29   | Trash Receptacle  | 4     | EA   | \$ 850.00    | \$ 3,400.00       |  |  |
| 30   | Bicycle Parking Rack                                    | 4     | EA   | \$ 400.00    | \$ 1,600.00       |  |  |
| 31   | Site Lighting   | 1     | LS   | \$ 15,000.00 | \$ 15,000.00      |  |  |
| 32   | Stone at Stream Edge                                    | 1     | LS   | \$ 45,000.00 | \$ 45,000.00      |  |  |
|  |   |       |      |              | <b>SUBTOTAL 1</b> | <b>\$ 593,174.50</b>                   |  |
| Contingency (10%)                                |   |       |      |              |                   | \$ 59,317.45                           |  |
|  |   |       |      |              | <b>SUBTOTAL 2</b> | <b>\$ 652,491.95</b>                   |  |
| Contractor Mark-Up (6%)                          |   |       |      |              |                   | \$ 39,149.52                           |  |
|  |   |       |      |              | <b>SUBTOTAL 3</b> | <b>\$ 691,641.47</b>                   |  |
| Survey and Geotechnical Reporting                |   |       |      |              |                   | \$ 11,500.00                           |  |
| Permits and Submittals                           |   |       |      |              |                   | \$ 11,000.00                           |  |
| Design, Engineering, & Administrative Fees (10%) |   |       |      |              |                   | \$ 69,164.15                           |  |
| <b>ESTIMATED TOTAL</b>                           |   |       |      |              |                   | <b>\$ 783,305.61</b>                   |  |