

Janet Majerus Park Draft Master Plan

August 8, 2016



Prepared For:

City of University City
Department of Public Works & Parks



Prepared By:

Planning Design Studio



Acknowledgments

The following individuals and groups are acknowledged and thanked for their contribution to the development of the Majerus Park Master Plan.

Majerus Park Neighbors & University City Residents

Valuable local insight was shared by many individuals throughout the process and had a large impact in shaping the design of this Master Plan.

University City Elected/Appointed Officials and Staff

Shelley Welsch, Mayor
Ed Mass, Park Commission, President
Steven Goldstein, Park Commission, Vice President
Kathy Standley, Park Commission
Luther Baker, Park Commission
Nancy McClain, Park Commission
William Field, Park Commission
Kim Jones, Park Commission (past)
Stephen Kraft, Council Liaison (past)

Lehman Walker, City Manager
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Andrea Riganti, Director of Community Development
Jenny Wendt, Project Manager
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Joyce Pumm, City Clerk
Megan Fuhler, Staff Liaison (past)

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Planning Service Agreement Between City
and PDS

03/15/2016

Kick Off Meeting Summary

Community Survey Form & Distribution
Area

Community Survey Summary

Community Input Meeting Sign-in Sheets

Community Meeting #1 / Park
Commission

Meeting #1 Boards

Community Meeting #2 Boards

Majerus Park Summary Sheet from 2008

Citywide Parks Master Plan

Master Planning Process

– **Project Kickoff**
(03/15/2016)

City staff and the design team at PDS kicked off the project at city hall to discuss the overall goals/objectives of the project. The city also shared background information and personal knowledge of the park and neighborhood to help the design team better understand the local needs and issues to address.

– **Community Survey**
(03/17/2016 - 04/05/2016)

PDS and City Staff developed a survey about the park which was then handed out to more than a hundred nearby residents and also uploaded to the city website.

– **Base Mapping, Site Inventory and Analysis**

The design team developed a site base map from aerials and LIDAR topographic data provided by MSDIS and GIS data provided by St. Louis County. Using the base map, the design team then developed a site inventory and analysis plan of the site.

– **Visioning & Alternative Concept Plans**

Three alternative concept site plans were developed based off of information gained through the surveys and site analysis.

– **1st Community Meeting & Park Commission Meeting**
(04/19/2016)

Results of the survey, inventory and analysis, and the three alternative concept plans were presented to both the community and the Park Commission. Both groups offered feedback and recommendations on how the plan could be improved and what they want/don't want in the park

Majerus Park Master Plan Community Survey 

Complete and return the survey by April 5th to the Public Works & Parks Department at:
6801 Delmar Boulevard University City, MO 63130

OR
Visit www.ucitymo.org and search "survey" to locate and complete the survey online

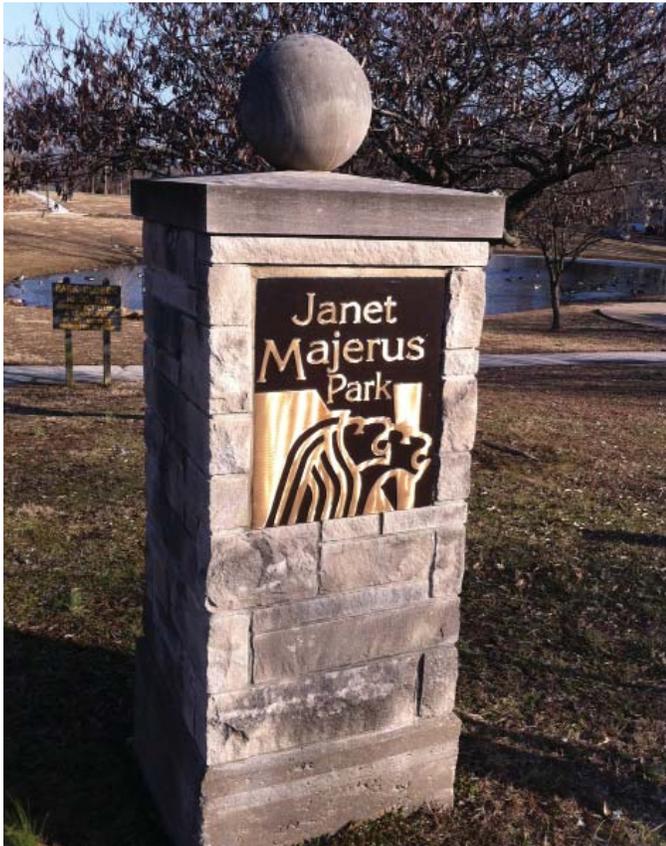
- How often do you go to Majerus Park?
(More than once a Week) (Weekly) (Monthly) (Seldom)
- How do you typically arrive:
a. ___ Walking or Biking b. ___ Automobile
- What facilities do you use in Majerus Park and how would you rate those facilities?

Facility	Do you Use?	Rate the Facility
Playground	Yes - No	
Perimeter Walk/Trail	Yes - No	
Benches	Yes - No	
Exercise Stations	Yes - No	
Open Lawn Space	Yes - No	
- What are the most positive and negative aspects regarding Majerus Park?
Positive: _____
Negative: _____
- What improvements and/or new facilities would you like for Majerus Park?

Facility	Do you want?	Facility	Do you Want?
Repave Walking Trail	Yes - No	Small Shade Structure / Gazebo	Yes - No
Walking Trail Lighting	Yes - No	Picnic Tables	Yes - No
New Exercise Stations	Yes - No	Restrooms	Yes - No
New / Improved Playground	Yes - No	Stock Lake with Fish	Yes - No
List Others: _____			
- Are there any facilities that if built would concern you? (i.e. Picnic Shelter, Sports Field)

- What would be the playground equipment that you feel is most age appropriate for this park?
a. 2-5 Year Olds ___ b. 5-12 Year Olds ___ c. Both ___
- List comments or suggestions regarding Majerus Park? (Use back of page if needed.)

Please join a Community Input Meeting for Majerus Park
Master Plan at 5:30 PM on April 19th
at the Heman Park Community Center – 975 Pennsylvania



- **Refined Concept Plan**

Using feedback gained from the Community and Park Commission meetings, the design team further refined the concept plan

- **2nd Community Meeting**
(06/08/2016)
A second community meeting was held in the park where the revised concept plan was presented and commented on.

- **2nd Park Commission Meeting**
(06/21/2016)
A draft Master Plan report was created and submitted to the Park Commission for initial review.

- **3rd Park Commission Meeting**
(07/19/2016)
A final Mater Plan report was submitted to the Parks Commissions for review and it was approved.

- **City Council Meeting**
(08/08/2016)
The Master Plan was distributed to the City Council prior to the August 8th meeting. During the meeting, the Council passed the Majerus Park Master Plan.

Park Context and Site Analysis

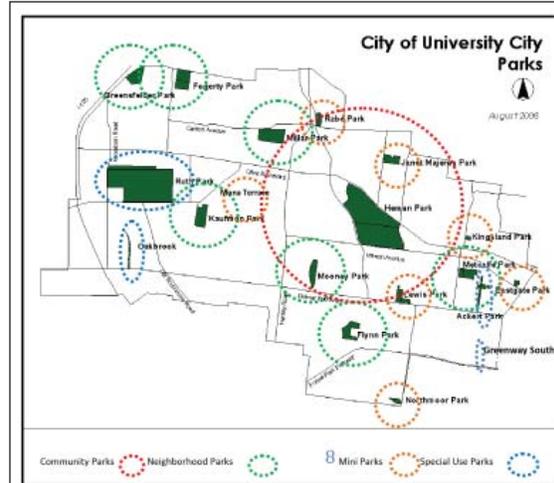
Majerus Park is a small 4.5 acre “Mini Park” situated in the NE corner of University City. The park land was acquired in 1995 from the neighboring Good Shepard Children and Family Services center.

As a mini park, Majerus park is only expected to serve the immediate residents located within a 5 min walk or a 1/4 mile radius. In University City, this makes up a little over 2,100 people or around 6% of the city’s total population.

The older, surrounding neighborhood was mostly developed in the 1940’s and 50’s as a first ring suburb.

Based off of interviews with locals and multiple visits to the site, the main users of the park include:

- Elderly residents walking in the park
- Grandchildren of residents playing in the playground
- Staff from Good Shepherd and U-City Forest Manor walking/exercising/eating during lunch and other breaks
- Young mothers and baby patients from Good Shepherd playing in the playground or walking
- Elderly patients from U-City Forest manor watching the lake and taking in the outdoors.



Majerus park is classified as a “Mini Park” - meaning it serves just the small, local neighborhood around it unlike nearby “Heman Park” which serves the greater community

Legend & Site Analysis

- (A) Existing Playground - surface and equipment not accessible, equipment is aging, not designed for separate age groups
- (B) Seating by Pond - could use some shade cover, better integration with pond
- (C) Existing Pond - past algae problems, Cut lawn edge encourages geese to leave pond and cause mess in park
- Benches or Exercise stations
- Existing trail - needs repaving, widening, possible lighting
- Existing trail - grades don't meet ADA
- Water Seep / Spring - overflows trail causing dangerous conditions
- U City in Bloom plantings
- ✳ Entrance Signs for park





Site Inventory and Analysis plan presented at the 1st Community Meeting.

Community Survey

A survey was sent out to over 200 nearby residents and also posted on the City's website. After about 2 weeks, we received back 21 responses. A summary of the results were then used to help shape the initial concept plan ideas and also presented at the 1st community and Park Commission meetings.

Overall, the results gave a fairly consistent message about what the local residents wanted and didn't want in the park.

What Residents Want

Keep the park as it is, just improve what is currently there.

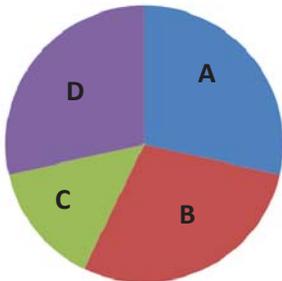
- Fix Walking trail
- Make Playground better, safer
- Keep the park quiet and peaceful

What Residents Don't Want

Don't bring lots of new activity and amenities to the park

- No sports fields/ basketball courts
- No large pavilions for big group activities
- No restrooms or other structures that attract unwanted "Hanging Out" activities

1. How often do you go to Majerus Park?

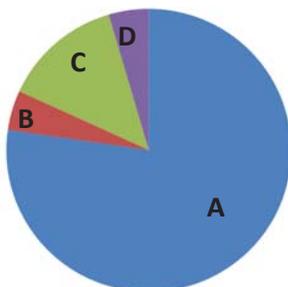


- A. More than Once a Week
- B. Weekly
- C. Monthly
- D. Seldom

3. What facilities do you use in Majerus Park and how would you rate those facilities? (13 RESPONDENTS)

FACILITY	USE	CONDITION RATING	
		Good to Fair	Not Good
Playground	85%	54%	0%
Perimeter Walk/Trail	92%	62%	15%
Benches	92%	85%	0%
Exercise Station	77%	46%	0%
Open Lawn Space	85%	46%	8%

2. How do you access the park?



- A. Walk
- B. Bike
- C. Automobile
- D. Other

4. What are the most positive aspects regarding Majerus Park?

POSITIVE

- Quiet Neighborhood Park – Close to home.
- Open Space & Lawn areas
- Lake, Pond, fountain and Ducks
- Flower Beds
- Regular Maintenance

4. What are the most Negative aspects regarding Majerus Park?

NEGATIVE

- Deteriorated Walkway – too narrow.
- Playground Needs Updates/TLC – More Swings
- More Benches & Tables
- Lack of Adequate Lighting.
- Suspicious “Hanging Out” - Better Patrols needed
- Dirty – not always Clean – (geese droppings)

7. What would be the playground equipment that you feel is most age appropriate for this park?

- 50% - 2 to 5 years old
- 12.5% - 5 to 12 years old
- 37.5% - Both Groups

5. What improvements and/or new facilities would you like for Majerus Park?

Facility/Improvement	Yes		No	
	Count	Percentage	Count	Percentage
Repave Walking Trail	17	81%	2	10%
Walking Trail Lighting	15	71%	4	19%
New Exercise Stations	10	48%	8	38%
New/Improved Playground	15	71%	3	14%
Small Shade Structure/Gazebo	12	57%	7	33%
Picnic Tables	13	62%	7	33%
Restrooms	8	38%	12	57%
Stock Lake with Fish	7	33%	12	57%

8. List any other comments or suggestions regarding Majerus Park.

- More Police Patrol. Keep safe for neighbors and nursing home patients. Discourage Suspicious Individuals from using park.
- Don't Close Park – it's great for walking dog
- No basketball, sportsfields, restrooms, large picnic shelters – anything with too much noise.
- Grandkids use often – needs more swings.
- Great Park – update facilities and amenities.
- Needs Adult activities & New Child Games Better Signing.

6. Are there any facilities that if built would concern you? (i.e. Picnic Shelter, Sports Field)

- No Sports Fields (7)
- Picnic Shelter (5)
- Restrooms (2)
- Basketball Court (2)
- No Dogs in Park (1)
- Any Activity that would Increase Noise

DESIGN PROGRAM for ALTERNATIVES

- Improve Walkways
- Replace Playground (both 2-5 and 5-12 yr. old)
- Improved Lighting
- More Benches
- Small Shade Structure/Gazebo
- New Exercise Stations
- More Naturalized Landscape Plantings
- Clean Up Edge of Pond & Adjacent Wet Areas

Alternative Concept Plans

After performing a site analysis and reviewing the public survey, three alternative concept plans were developed and presented at the first community meeting. These initial concept plans helped start a discussion with the park users, neighbors, and Park Commission members on the future vision and plan for Majerus Park.

There were several common themes shared by all three plans. These include:

- Perimeter Walking Trail - All walking paths are upgraded and expanded to 8' wide
- Shade Structure - A small, informal shade structure is added near the lake to allow visitors to sit near and enjoy the lake without the sun beating down on them.
- Maintain and expand the U-City in Bloom planted strip in the middle of the park.
- Improve and Expand the Playground - The playground is divided into two separate age groups with a third area for an expanded swing set. All play areas are suggested to include poured-in-place safety surfacing.

- Natural Planted Pond Edge - This improved water quality, habitat, and hopefully deters the geese from leaving the pond.
- Native - Low-Maintenance Planting Areas - Many surrounding areas that are currently mowed lawn would be converted into native planted grass areas that only require mowing 1-2 times a year.

Concept Plan - A

The current small plaza on the west side of the pond stays in a similar location but now has a shade structure. The new playground is located in the same location as the current one.

Concept Plan - B

Similar to Plan A, but the new playground is relocated to a more central location in the park near the U-city in bloom planting with easier access to the west park entrance.

Concept Plan - C

Similar to Plan B, but takes the pond shade structure and relocates it to the east side of the lake to be closer to the playground to make a more centralized activity area.



Concept 'A'



- Legend**
- | | |
|--------------------------------|-------------------------|
| 1. Shade Gazebo | 10. Existing Trees |
| 2. U City in Bloom Plantings | 11. New Overstory Trees |
| 3. Playground - 2-5 year olds | 12. New Flowering Trees |
| 4. Playground - 5-12 year olds | |
| 5. Playground - Swings | |
| 6. Open Lawn | |
| 7. Benches / Exercise Stations | |
| 8. Native Plantings | |
| 9. Natural Pond Edge | |

Concept 'B'



- Legend**
- | | |
|--------------------------------|-------------------------|
| 1. Shade Gazebo | 10. Existing Trees |
| 2. U City in Bloom Plantings | 11. New Overstory Trees |
| 3. Playground - 2-5 year olds | 12. New Flowering Trees |
| 4. Playground - 5-12 year olds | |
| 5. Playground - Swings | |
| 6. Open Lawn | |
| 7. Benches / Exercise Stations | |
| 8. Native Plantings | |
| 9. Natural Pond Edge | |

Concept 'C'

Alternative Concept Plans

Upgraded Site Elements

Separate playground areas for ages 2-5 and 5-12. New poured-in-place safety surface



Additional adult exercise stations



Upgraded site benches. Dual trash/recycling containers.



Gazebo / Shade Structure Example Options

Option 1 - Traditional / Wood



Option 2 - Metal



Option 3 - Fabric / Tensile → Preferred option by Park Commission for its “Shade without a formal ‘hang out’ structure”



Community Engagement & Feedback

At the first Community meeting, members of the community and the Park Planning Commission responded to the initial concept plans with many comments and suggestions. Below is a summary of the many comments made that was later used when revising the park design.

Comments made by the Park Planning Commission

- Electrical box by the lake should to be screened for all seasons (current ornamental grass is not enough)
- The west entrance path into the park is suspect to not meet ADA grades. Check the slope and correct as needed.
- The park is nice as it currently is. Don't change a lot, just enhance what is currently there.

Playground

- Add one of those new Parent/Child dual seat swings.
- Provide shaded seating near playground for parents/caregivers to sit while they watch their kids.
- Use more contemporary styled play equipment as is also being installed at other City parks rather than the older style "series of platforms" equipment.
- Keep playground in the current general location (don't move it closer to the lake since that makes the lake more inviting and dangerous to young kids)

Shade Structures

- One shade structure near current lake-side seating area and another one near playground.
- "Shade without an Architecture Statement"
- Think about using the thinner, more open profile tensile covers since they don't seem to invite the unwelcome, unsocial behavior that traditional "closed in" structures like gazebos do.
- A traditional gazebo structure is not appropriate architecturally for this park.

Lighting and Site Furniture

- Use similar light poles as installed at Millar Park.
- Make sure the LED fixtures installed have proper shielding to reduce any spillover light that can bother neighbors.
- Use similar Site Furniture that is used at other University City parks

Plantings

- Native plant areas should have signage to make it clear it is not a "Weed Patch"
- Include plants that provide food and habitat for Monarch Butterflies

Comments made by the general public:

- Look into the demographics (age breakdown, total # of nearby residents) of the neighborhood and users of the park. This data should be used to help shape our plan for this park.
- The only 21 responses to the survey is not very representative of all the people who live near the park and use it. (more than 200 were sent out to residents + made available on city website)

Community Meeting #1 at the Heman Park Community Center



Community Meeting #2 at Majerus Park



Park Master Plan

This Majerus Park Master Plan is based on site conditions and analysis, city staff and Park Commission input, and most importantly, local residents input and suggestions. The overriding theme or idea that we kept hearing again and again throughout the entire process was:

“We like the park as it is,
just enhance it!”

The following is a summary of how this Master Plan seeks to enhance the different elements of the park.

West Entrance

- Create an accessible path after the two existing entrance columns that connects to the pond seating area.
- Add connecting steps at the location of the old entrance path connection to the main circular park trail.

Pond Seating Area

- Keep the seating area where it currently is and add a minimal structure shade canopy.
- Add some shrubs or perennials around the seating area.

Pond

- Add a buffer of natural grasses and shrubs around the whole pond. This buffer should help improve the water quality some by filtering any pollutants or excess nutrients runoff before entering the water.
- Screen the electrical meter box with all season shrubs
- Add a small ‘concentrated floating wetland’ to the pond. This should greatly help the pond’s water quality and clarity.

North Pond Area

- Create a low land berm and swale to contain all water runoff from the uphill area and to let it infiltrate and then flow past the pathway in just one location. Plant this area with native grasses and other plants
- Build a low boardwalk in the section of trail that passes over the swale. This should only be at most 12-18” above grade and only needs low side rails (no handrails).
- The effect of this boardwalk and natural planted area that flows into the pond gives the illusion that this is the source of this pond’s water.

U-City in Bloom Seating Area

- Maintain and expand the existing U-City in Bloom planting strip along the east side of the pond.
- Add a small seating area in the middle that allows people to sit down and enjoy the nice plantings up close with the pond in the background.

Playground Area

- Shift the current location of the playground north a little to take advantage of the shade of the existing large trees in the center of the park.
- Create a central north/south connecting path that serves as a connecting axis for all the playground activities and links to both sides of the park loop trail.
- Add a central small paved seating area with a shade canopy over it. This area creates comfortable shaded seating area for parents and guardians to watch their children playing in any of the nearby play spaces.
- Create 2 separate play areas for ages 2-5 and 5-12. This makes the play areas safer for the younger kids and also allows for more fun and challenging equipment for the older kids.
- Expand the swings to now include 6 swings total (current is 4) and also provide alternative swing types like the joint parent/child swings.
- Create an adult exercise area where many types of exercise equipment are grouped in close proximity to allow for easy use by many people at once. This encourages adults to exercise and socialize/support each other while also allowing parents a place to exercise within sight distance of their children playing nearby.

Natural Planted Areas

- Convert large blocks of surrounding lawn area into natural planted grasses that only require minimal annual mowing and maintenance. This creates additional natural habitat for local butterflies and other pollinating insects and also reduces the maintenance cost the city spends on the park

Flowering Tree Orchard

- Plant a grove of flowering trees in the far eastern section of the park to enhance the walking environment. This creates a nice experience for walkers going through this far section of the park while also not attracting too much activity so close to the nearby residents' houses and backyards.

Walking Trail & Lighting

- Reroute or adjust the SW corner trail section so that it meets ADA grades while also trying to protect the large existing trees nearby.
- Expand all the walking trails to 8' wide and pave in a more durable material like concrete similar to the new trail at Millar Park.
- Add pedestrian lighting along all sections of the walking trails. The lighting should be efficient LED and also full cutoff and shielded to reduce spillover light onto residents' properties and the night sky.

Park Master Plan



Legend

-  Existing Trees
-  New Overstory Trees
-  New Flowering Trees
-  Shrub beds
-  Native Grasses

1. Accessible Entrance Ramp & Stairs
2. U City in Bloom Seating Area
3. Playground - 2-5 year olds
4. Playground - 5-12 year olds
5. Playground - Swings (6)
6. Adult Exercise Equipment
7. Tensile Shade Cover
8. Natural Planted Pond Edge
9. Floating 'Concentrated Wetland'
10. Flowering Tree Orchard
11. Low Boardwalk
12. Alternate path route to meet ADA



Park Master Plan



Legend

1. U City in Bloom Seating Area
2. Playground - 2-5 year olds
3. Playground - 5-12 year olds
4. Playground - Swings (6)
5. Adult Exercise Equipment
6. Tensile Shade Cover

- New and existing play areas are similar in size
- Better shade from new and existing trees
- Adult exercise equipment is now closer to other activities
- Playgrounds are now divided by child age
- 2 additional swings

Playgrounds - Ages 2-5 & 5-12



Swings & Adult Exercise



Seating Area near Plantings



Tensile Shade Cover



Park Master Plan



Legend

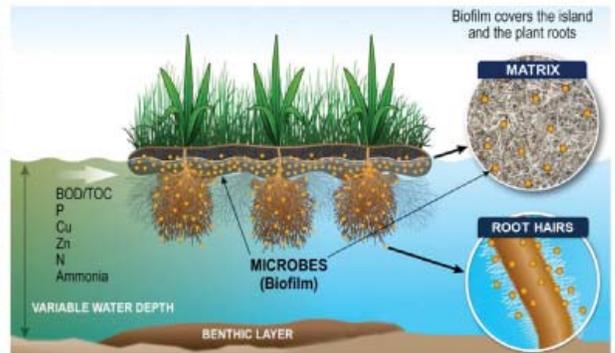
1. Accessible Entrance Ramp & Stairs
2. Natural Planted Pond Edge
3. Floating 'Concentrated Wetland'
4. Low Boardwalk
5. Tensile Shade Cover

- New accessible west entrance
- Natural plants around the pond edge helps keep geese in the lake and improves habitat
- Floating 'concentrated wetland' greatly improves water quality and clarity.
- Low boardwalk allows water from hill to naturally flow under the path

Natural Planted Pond Edge



Floating 'Concentrated Wetland'



Tensile Shade Cover



Low Boardwalk



Cost Estimate

This Cost Estimate is for the proposed improvements to Majerus Park. The costs are based on 2016 construction costs and available information. They include design and construction contingencies, as well as projected surveys, design, construction period services fees. In future years escalation should be added.

Master Plan Level - Order of Magnitude Cost Estimate

	<i>Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Extended Cost</i>	<i>Item Total Cost</i>
1	CONCRETE SIDEWALKS, ACCESSIBLE ENTRANCE AND STAIRS					
	Site Preparation & SWPPP/Erosion Control	LF	1784	\$ 12.00	\$ 21,408	
	Concrete Walk - 8' width	SF	15744	\$ 7.50	\$ 118,080	
	Concrete Pad at Benches	SF	112	\$ 7.50	\$ 840	
	Concrete stairs	LFN	56	\$ 40.00	\$ 2,240	
	Railing	LF	16	\$ 55.00	\$ 880	
	Boardwalk	SF	233	\$ 35.00	\$ 8,155	
	Benches	EA	4	\$ 1,400	\$ 5,600	
	Trash & Recycle Receptacles	EA	4	\$ 1,100	\$ 4,400	
	Site and lawn restoration (10' on both sides)	SY	3974	\$ 1.00	\$ 3,974	
						\$ 165,577
2	ENTRY SEATING AREA AND SHADE STRUCTURE					
	Site Preparation & SWPPP/Erosion Control	SF	783	\$ 5.00	\$ 3,915	
	Concrete edger	SF	100	\$ 7.50	\$ 750	
	Permeable Paver Seating Area	SF	640	\$ 18.00	\$ 11,520	
	Tensile Shade Cover	EA	1	\$ 15,000	\$ 15,000	
	Benches	EA	3	\$ 1,400	\$ 4,200	
	Trash & Recycle Receptacles	EA	2	\$ 1,100	\$ 2,200	
	Site and lawn restoration (10' on both sides)	SY	98	\$ 1.00	\$ 98	
						\$ 37,683
3	U-CITY IN BLOOM WALK & SEATING AREA					
	Site Preparation & SWPPP/Erosion Control	LF	174	\$ 12.00	\$ 2,088	
	Concrete Walk - 8' width	SF	1043	\$ 7.50	\$ 7,823	
	Concrete edger	SF	130	\$ 7.50	\$ 975	
	Permeable Paver Seating Area	SF	645	\$ 18.00	\$ 11,610	
	Benches	EA	3	\$ 1,400.00	\$ 4,200	
	Trash & Recycle Receptacles	EA	2	\$ 1,100.00	\$ 2,200	
	Site and lawn restoration (15' one side)	SY	266	\$ 1.00	\$ 266	
						\$ 29,162

4	PLAYGROUND AREA						
	Site Preparation, SWPPP/Erosion Control & Grading	SF	9515	\$ 2.00	\$ 19,030		
	Concrete Walk - 8' width	SF	1469	\$ 7.50	\$ 11,018		
	Concrete edger	SF	472	\$ 7.50	\$ 3,540		
	Permeable Paver Seating Area	SF	859	\$ 18.00	\$ 15,462		
	Playground Equipment - 2-5 Year Old Area	LS	1	\$ 21,000.00	\$ 21,000		
	Playground Equipment - 5-12 Year Old Area	LS	1	\$ 57,000.00	\$ 57,000		
	Playground Equipment - Swings	LS	1	\$ 5,500.00	\$ 5,500		
	Playground Equipment - Adult Exercise	LS	1	\$ 15,000.00	\$ 15,000		
	Playground Equipment - Installation	LS	1	\$ 30,000.00	\$ 30,000		
	Playground Surfacing w/Underdrainage	SF	5040	\$ 17.00	\$ 85,680		
	Tensile Shade Cover	EA	1	\$ 15,000	\$ 15,000		
	Drinking Fountain (including Water Service)	EA	1	\$ 6,500.00	\$ 6,500		
	Benches	EA	4	\$ 1,400.00	\$ 5,600		
	Trash & Recycle Receptacles	EA	2	\$ 1,100.00	\$ 2,200		
	Site and lawn restoration (15' one side)	SY	735	\$ 1.00	\$ 735		
	TOTAL					\$ 293,265	
5	GENERAL SITE DEVELOPMENT						
	Minor Grading & Shaping above Pond	SY	520	\$ 3.00	\$ 1,560		
	Minor Grading & Shaping - Lawn Meadow	SY	3233	\$ 3.00	\$ 9,699		
	Site Restoration & Lawn Seeding - Lawn Meadow	Ac	0.7	\$ 3,500.00	\$ 2,450		
	Amended Soil Disconnect Water Quality	CY	74	\$ 80.00	\$ 5,920		
	TOTAL -					\$ 19,629	
6	PEDESTRIAN/SECURITY LIGHTING						
	Pole, fixture and electric service	EA	19	\$ 5,500	\$ 104,500		
						\$ 104,500	
7	LAKE IMPROVEMENTS						
	Floating Island	LS	1	\$ 2,000.00	\$ 2,000		
	Natural Plantings - Perenials	EA	200	\$ 5.00	\$ 1,000		
						\$ 3,000	
8	LANDSCAPE PLANTINGS						
	Trees (w/Mulch)	EA	65	\$ 300.00	\$ 19,500		
	Shrubs &/or Grasses (w/mulch)	EA	726	\$ 45.00	\$ 32,670		
	Water's Edge Natural Plantings - Perenials	EA	3534	\$ 5.00	\$ 17,670		
	North of Pond Natural Plantings - Perenials	EA	1605	\$ 5.00	\$ 8,025		
	Native Grasses	Ac	0.56	\$ 2,700.00	\$ 1,512		
	TOTAL -					\$ 79,377	
	Subtotal Construction Cost Estimate					\$ 732,192	
	SURVEY & DESIGN SERVICES						
	Topographic Survey & Design Services					\$ 65,800	
	Designer's Construction Period Services					\$ 43,900	
	Total Project Construction Cost Estimate					\$ 841,892	