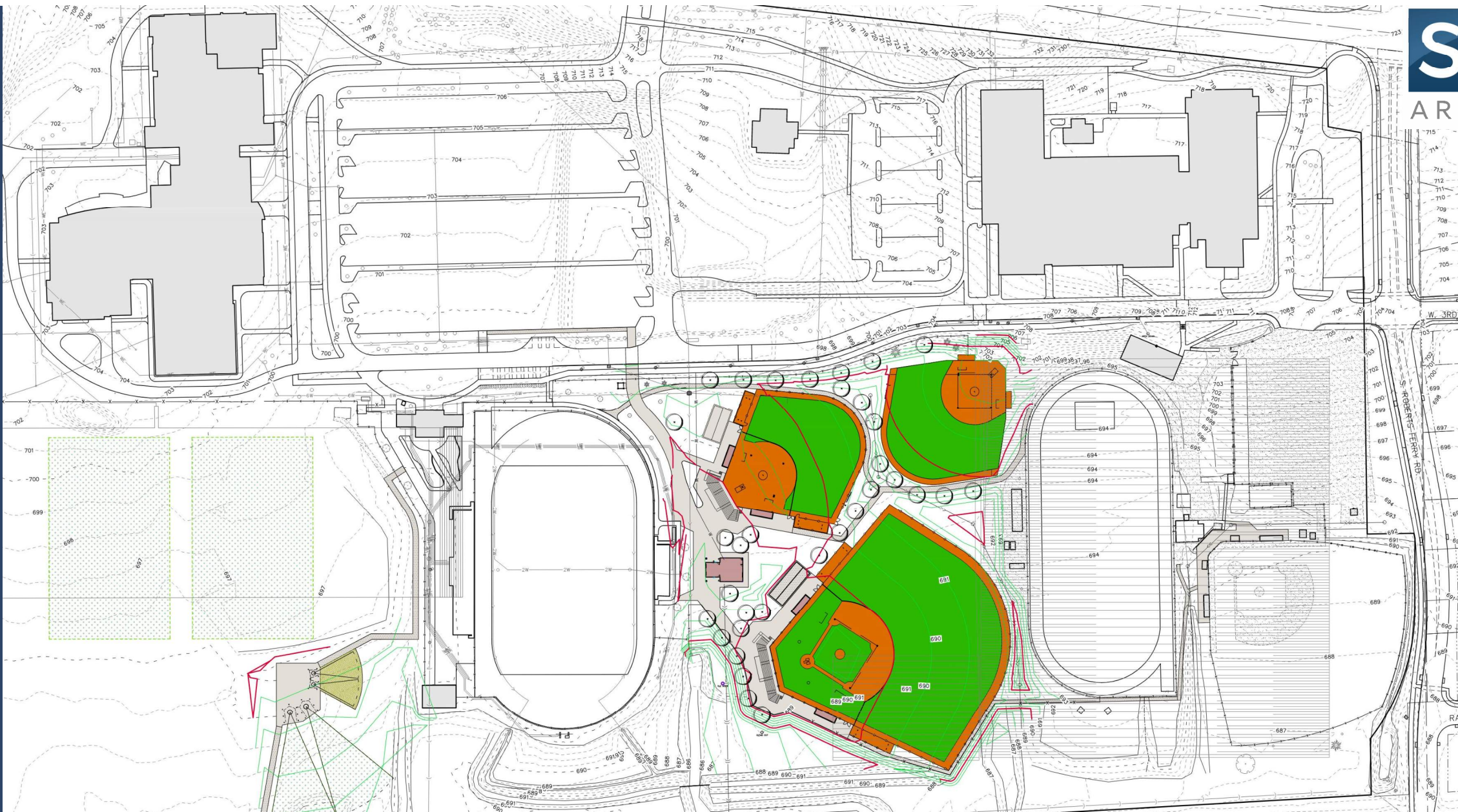


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VIEW FROM EAST



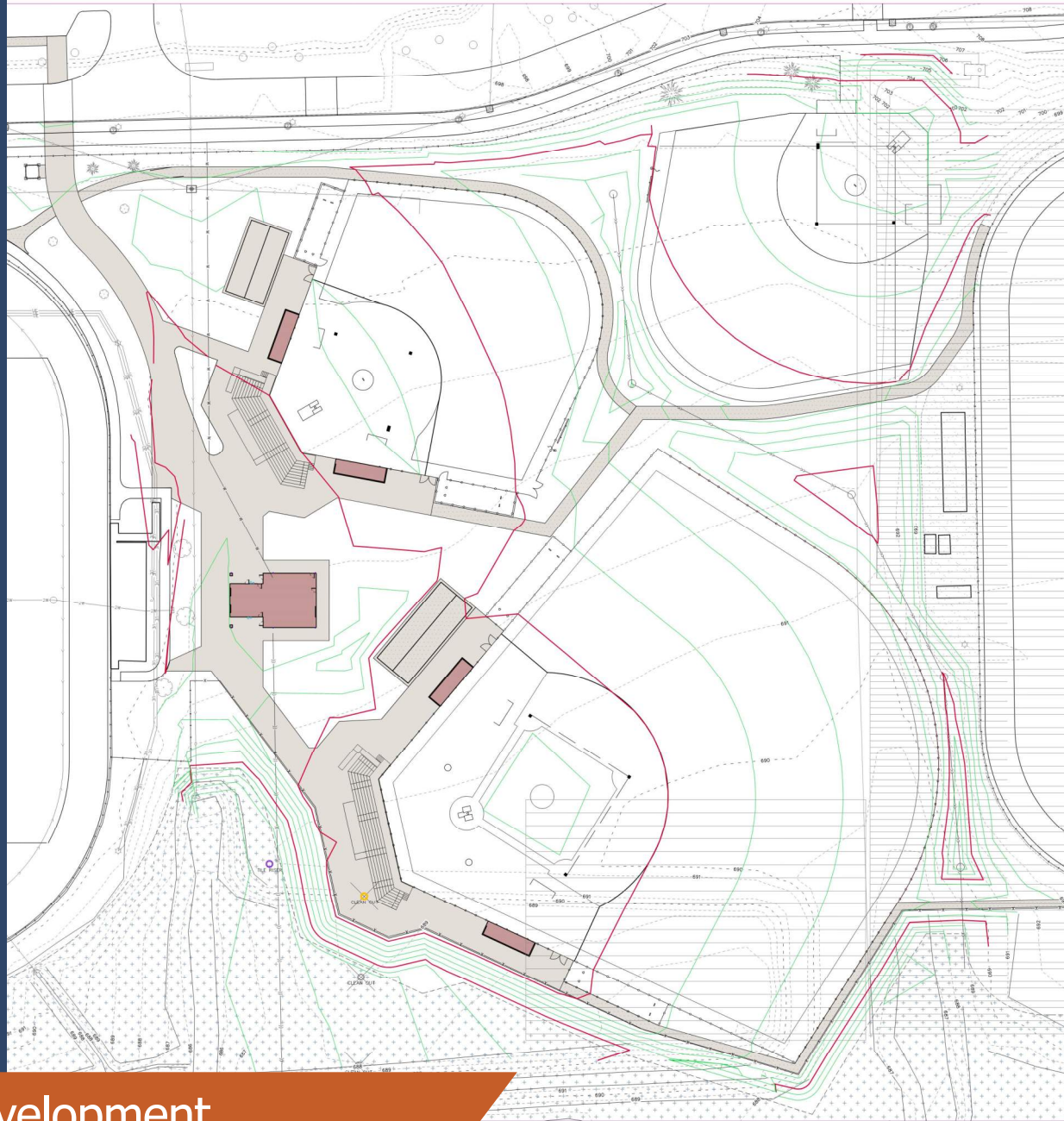


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# OVERALL SITE PLAN





**MMS CONSULTANTS, Inc.**  
 Inver City, Iowa (515) 351-9210  
 CIVIL ENGINEERS - LAND PLANNERS  
 LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 ENVIRONMENTAL SPECIALISTS  
 PREPARED BY: MMS  
 CHECKED BY: LHM  
 DATE: 03-22-2023

CD100 SITE DEMOLITION AND PRE-EROSION CONTROL PLAN  
 C120 OVERALL LAYOUT AND DIMENSION PLAN  
 C121 DETAILED LAYOUT AND DIMENSION PLAN: WEST SITE  
 C122 DETAILED LAYOUT AND DIMENSION PLAN: MIDDLE SITE  
 C123 DETAILED LAYOUT AND DIMENSION PLAN: EAST SITE  
 C140 OVERALL GRADING PLAN AND SWPPP  
 CH11 DETAILED GRADING PLAN: WEST SITE  
 C142 DETAILED GRADING PLAN: MIDDLE SITE  
 C143 DETAILED GRADING PLAN: EAST SITE  
 C160 OVERALL SITE UTILITY PLAN  
 C161 DETAILED IRRIGATION PLAN: WEST SITE  
 C162 DETAILED IRRIGATION PLAN: MIDDLE SITE  
 C163 DETAILED IRRIGATION PLAN: EAST SITE  
 C200 GENERAL NOTES AND DETAILS  
 L100 SITE LANDSCAPE AND POST-EROSION CONTROL PLAN

**STANDARD LEGEND AND NOTES**

**PROPERTY & BOUNDARY LINES**  
 - PROPERTY BOUNDARY LINES  
 - CONSTRUCTION SECTION LINES  
 - EXISTING AND PROPOSED DRIVE LINES  
 - DRIVE LINES  
 - DRIVE CENTER LINES  
 - DRIVE RIGHT OF WAY LINES  
 - DRIVE CENTER POINTS  
 - DRIVE CENTER POINTS BY DEED  
 - DRIVE CENTER POINTS BY SURVEY  
 - DRIVE CENTER POINTS BY ADJACENT  
 - DRIVE CENTER POINTS BY ADJACENT

**EXISTING UTILITIES**  
 - EXISTING WATER LINES  
 - EXISTING SEWER LINES  
 - EXISTING GAS LINES  
 - EXISTING ELECTRIC LINES  
 - EXISTING FIBER OPTIC LINES  
 - EXISTING TELEPHONE LINES  
 - EXISTING CABLE LINES  
 - EXISTING SANITARY SEWER  
 - EXISTING STORM SEWER  
 - EXISTING WATER MAIN  
 - EXISTING GAS MAIN  
 - EXISTING TELEPHONE LINES  
 - EXISTING CABLE LINES

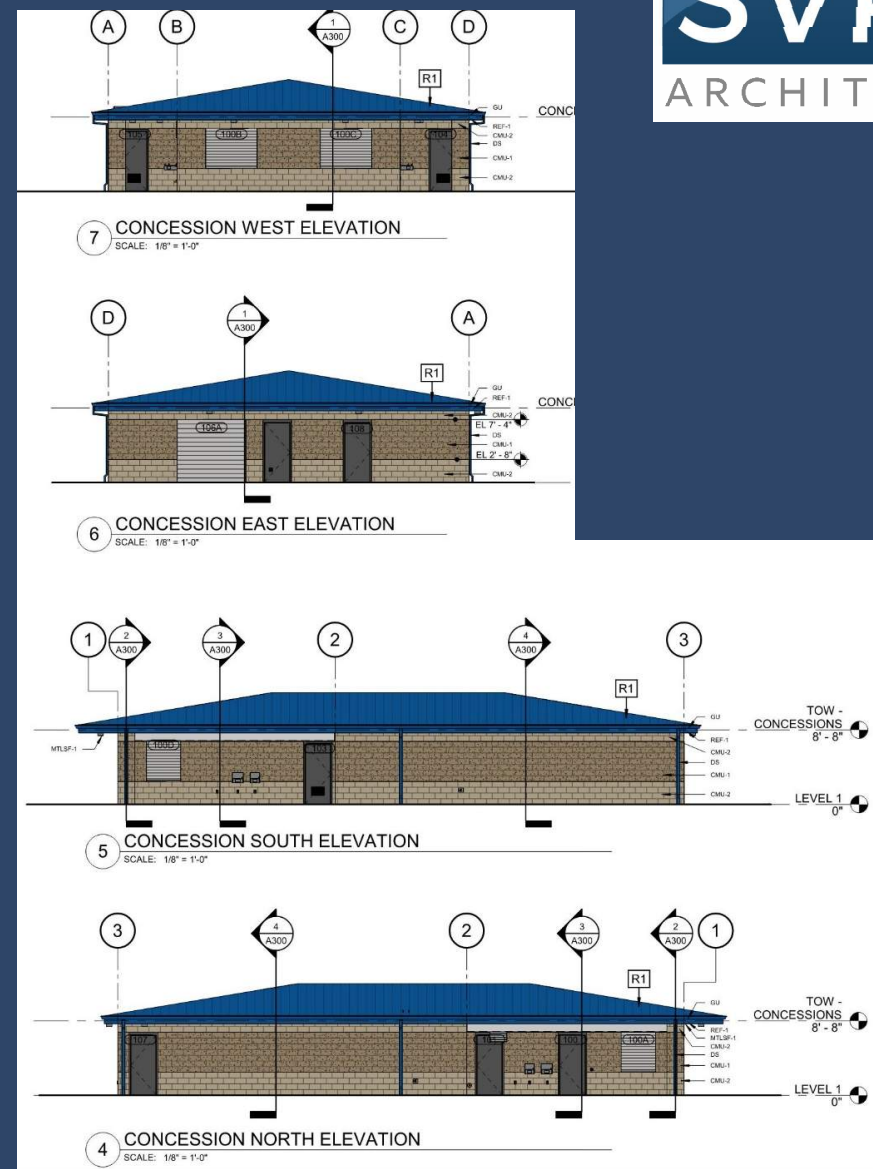
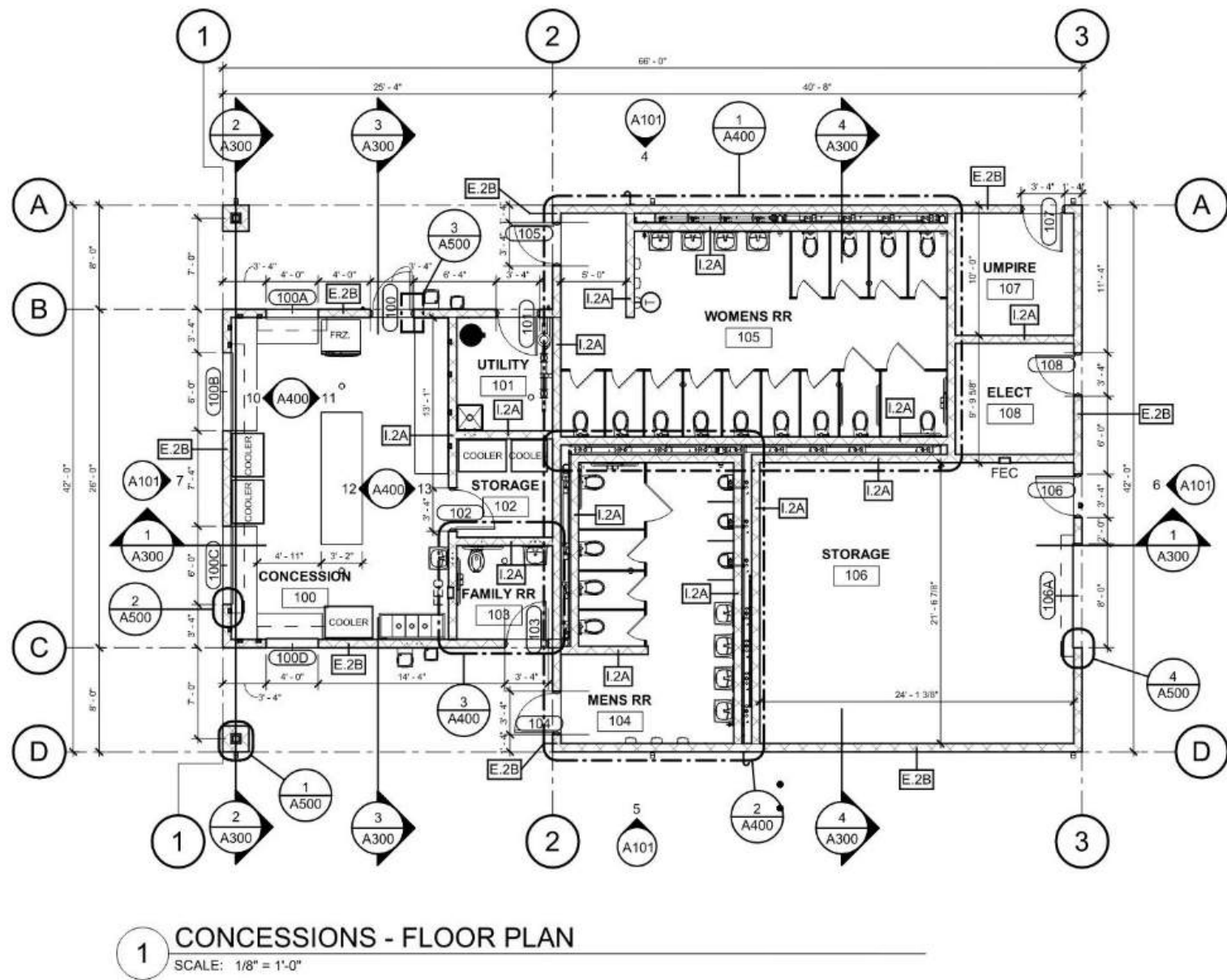
**PROPOSED UTILITIES**  
 - PROPOSED WATER LINES  
 - PROPOSED SEWER LINES  
 - PROPOSED GAS LINES  
 - PROPOSED ELECTRIC LINES  
 - PROPOSED FIBER OPTIC LINES  
 - PROPOSED TELEPHONE LINES  
 - PROPOSED CABLE LINES  
 - PROPOSED SANITARY SEWER  
 - PROPOSED STORM SEWER  
 - PROPOSED WATER MAIN  
 - PROPOSED GAS MAIN

**PROPOSED GRADING**  
 - PROPOSED GRADING  
 - EXISTING GRADING  
 - EXISTING TREE LINE  
 - EXISTING DECIDUOUS TREES & SHRUBS  
 - EXISTING EVERGREEN TREES & SHRUBS

**NOTES:**  
 THE "EXISTING" AND "PROPOSED" OF ALL UTILITIES FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS. THESE SHALL BE RE-VERIFIED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

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**GRADING PLAN**



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**CONCESSIONS | RESTROOMS**



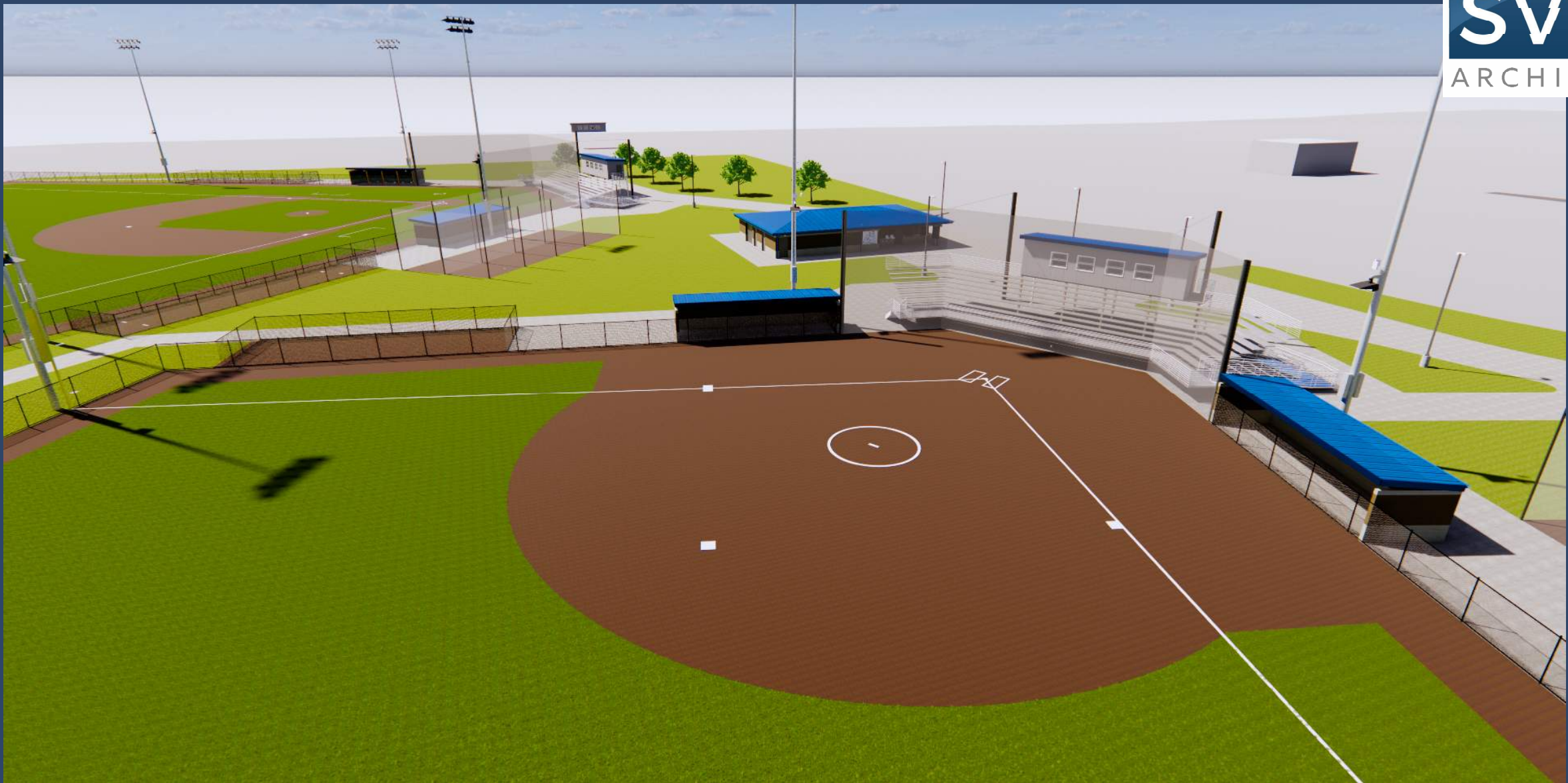


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CONCESSIONS | RESTROOMS





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**BLEACHERS | PRESS BOX | DOUGOUTS**





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VIEW FROM SOUTH





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TICKET STRUCTURE



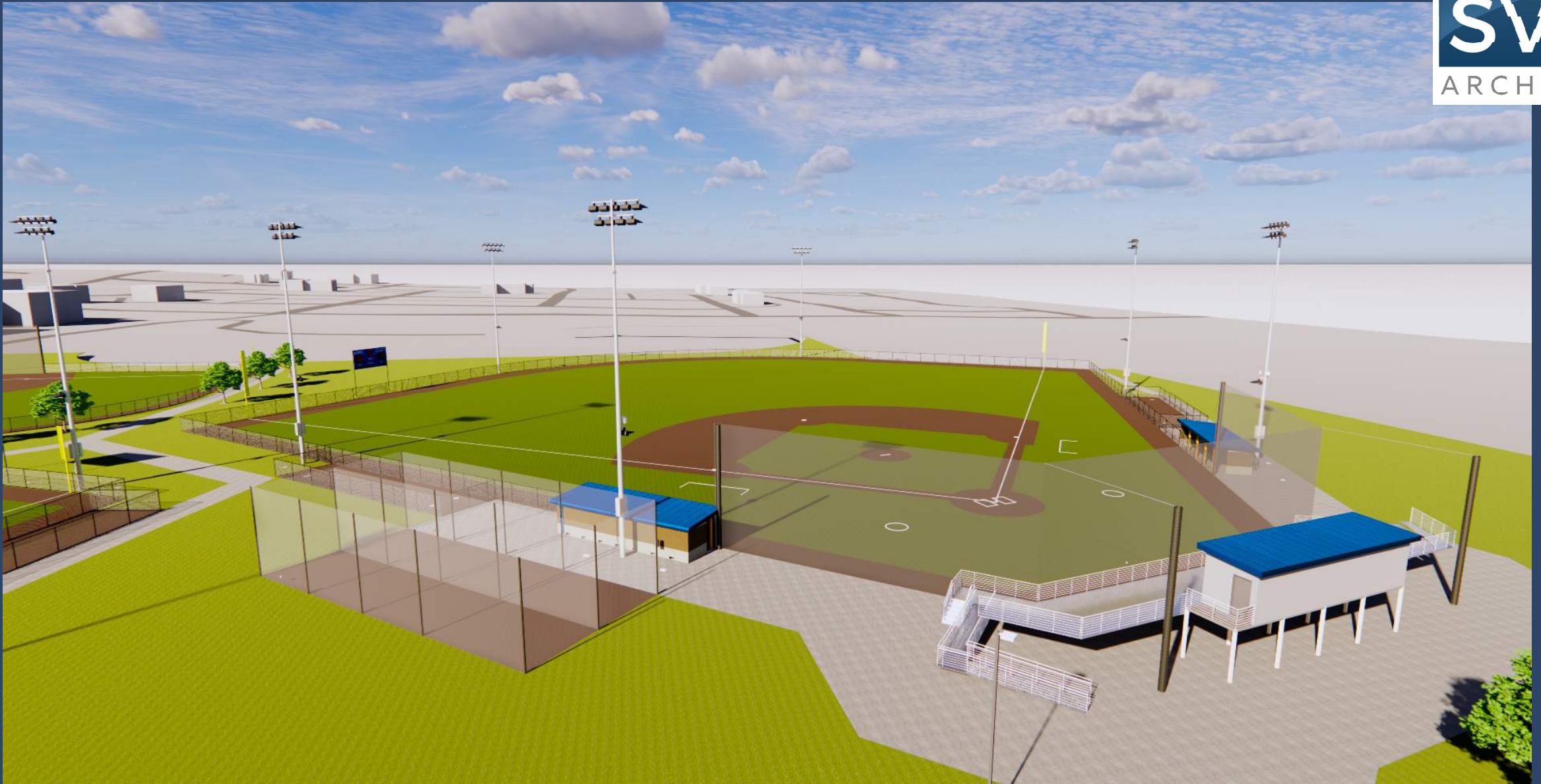


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ENTRANCE WALKWAY





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VIEW FROM WEST



## Design Development Phase – Opinion of Probable Construction Cost: \$4,200,000

### Work Sequence 1: 2023 Scope of Work

- 1) Start Date: **June 19, 2023**
- 2) Substantial Completion Date: **December 8, 2023**
- 3) Preliminary Opinion of Construction Cost: **\$1,350,000**
- 4) Scope of Work:
  - a) Shotput & Discuss relocation (to west area)
  - b) Mass Grading & Site Utilities (center area)
  - c) Existing Baseball (practice) Grading & Storm Water Improvements (east area)
  - d) Restrooms /Concessions /Storage Building
  - e) Ticket & Entry Gate Structure
  - f) Owner Provided Work - Relocate Practice Fields (to west area)

### Work Sequence 2: 2024 Scope of Work

- 1) Start Date: **April 15, 2024**
- 2) Substantial Completion Date: **September 20, 2024**
- 3) Preliminary Opinion of Construction Cost: **\$2,850,000**
- 4) Scope of Work:
  - a. Competition Baseball Field: grass outfield, synthetic turf infield, bleachers (400) & press box, LED field lighting, scoreboard & sound system, dugouts, fencing, backstop, and batting tunnels
  - b. Competition Softball Field: grass outfield, synthetic turf infield, bleachers (400) & press box, LED field lighting, scoreboard & sound system, dugouts, fencing, backstop, and batting tunnels
  - c. Practice Softball Field: grass outfield, skinned infield, fencing, and backstop.
  - d. Sidewalks, Hardscape, Fine Grading and Landscaping
  - e. Competition Complex Fencing

Design Development  
03-22-2023

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**BUDGET | WORK SEQUENCE**