



**Pennoni**

PENNONI ASSOCIATES, INC.  
1100 Market Street, Suite 200  
PA 19103  
T 215 222-3020 F 215 222-3658

**OAKBOURNE PARK - PHASES 1A & 1B**  
301 SOUTH OREGON ROAD  
MOUNTAIN VIEW, PA 19062

**OVERALL PARK PLAN - KEY PLAN**

Unit	100	1000	10000	100000

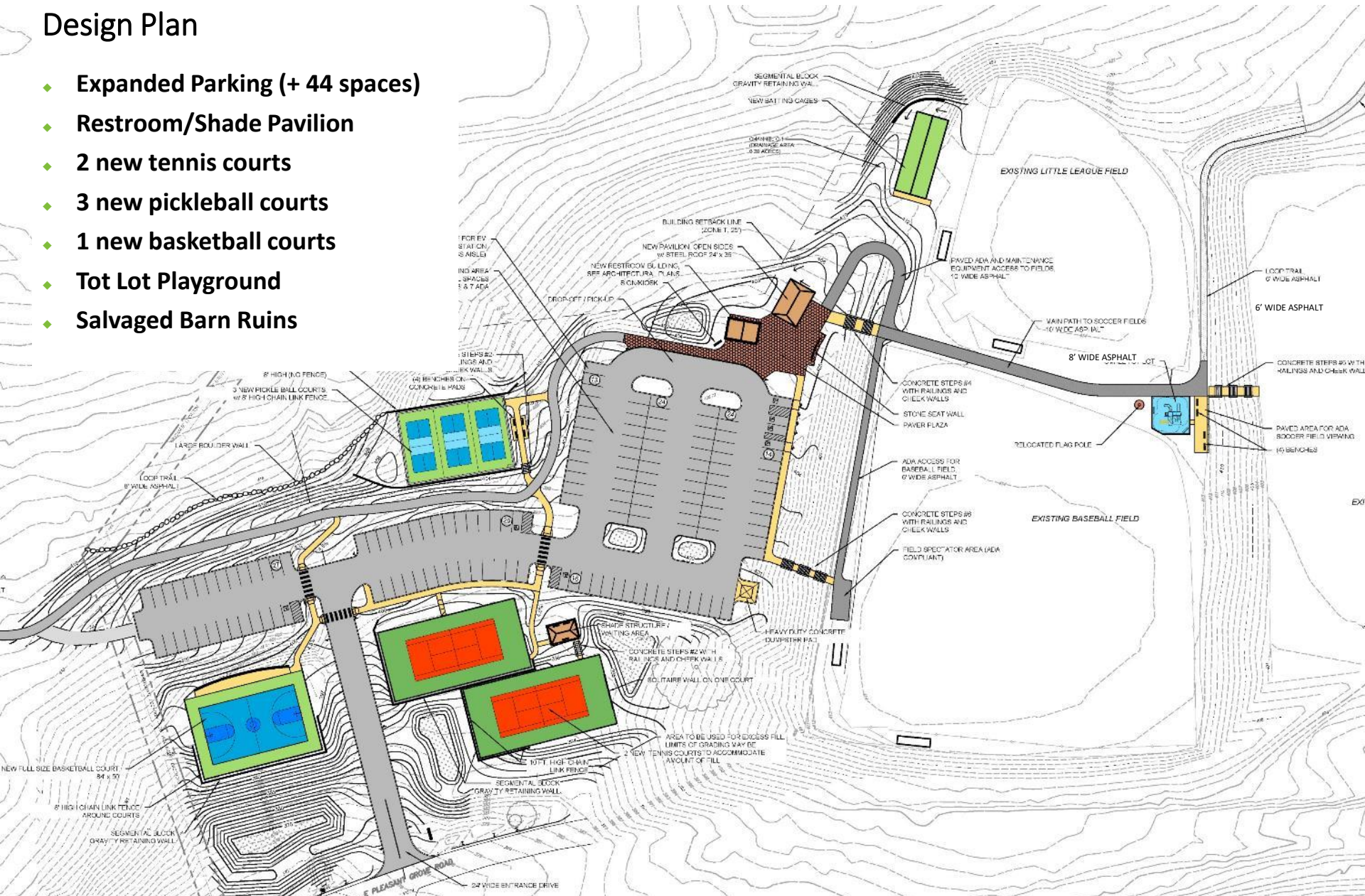
PROJECT	WEST21001
DATE	2023-04-15
DRAWING SCALE	1"=100'
DESIGNED BY	CH
APPROVED BY	TR

**CS0202**  
SHEET 3 OF 30

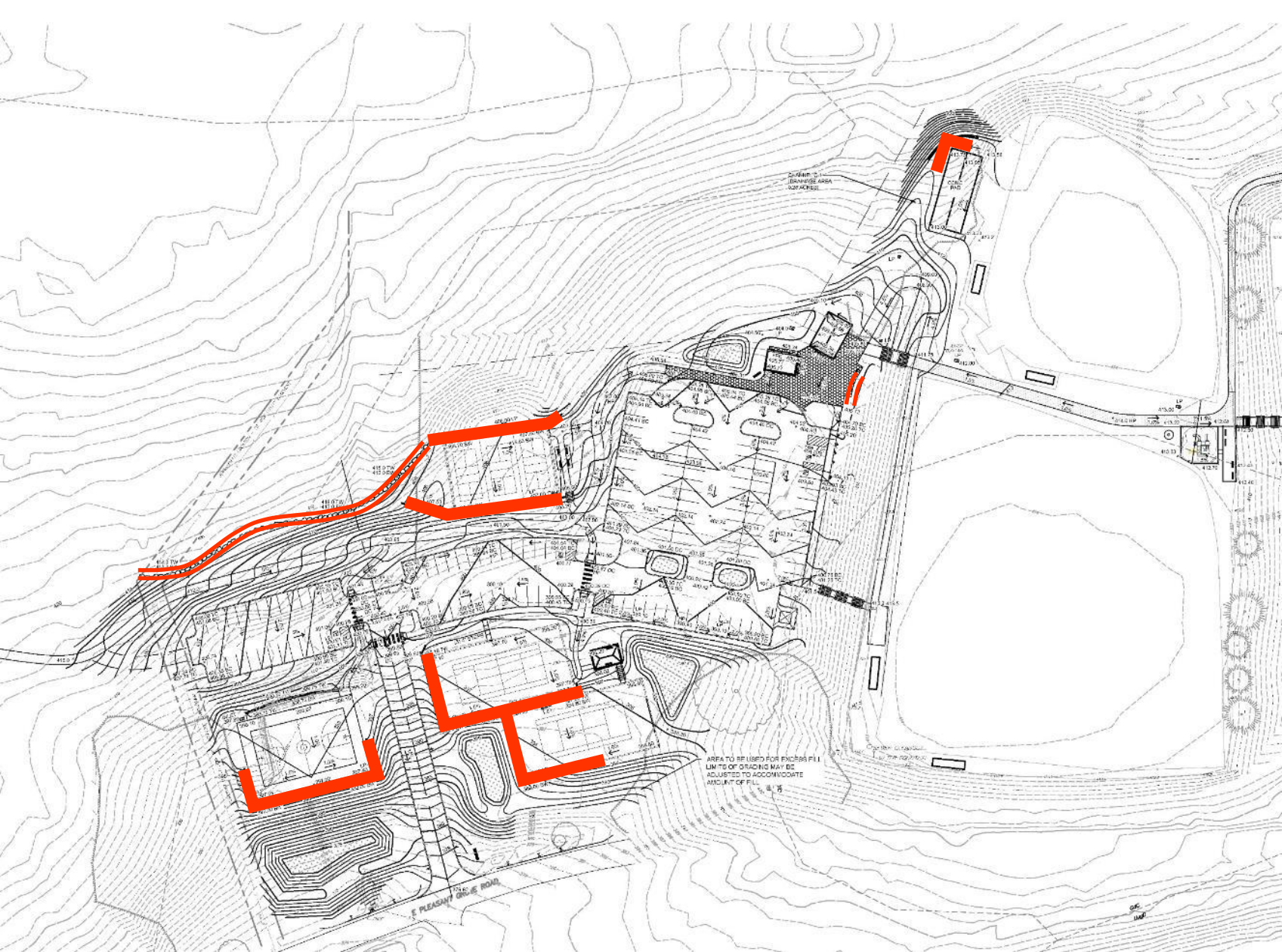


## Design Plan

- ◆ **Expanded Parking (+ 44 spaces)**
- ◆ **Restroom/Shade Pavilion**
- ◆ **2 new tennis courts**
- ◆ **3 new pickleball courts**
- ◆ **1 new basketball courts**
- ◆ **Tot Lot Playground**
- ◆ **Salvaged Barn Ruins**

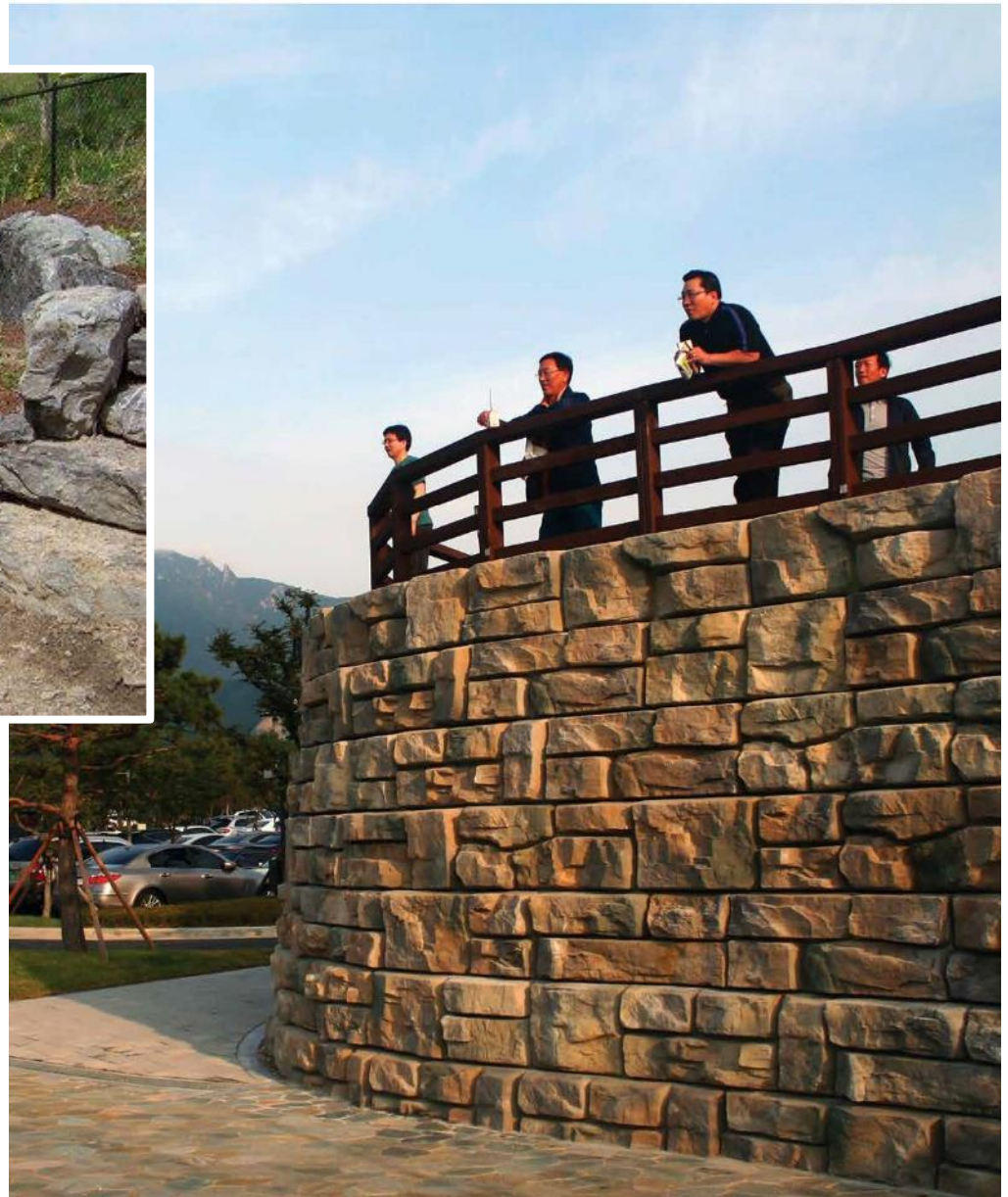






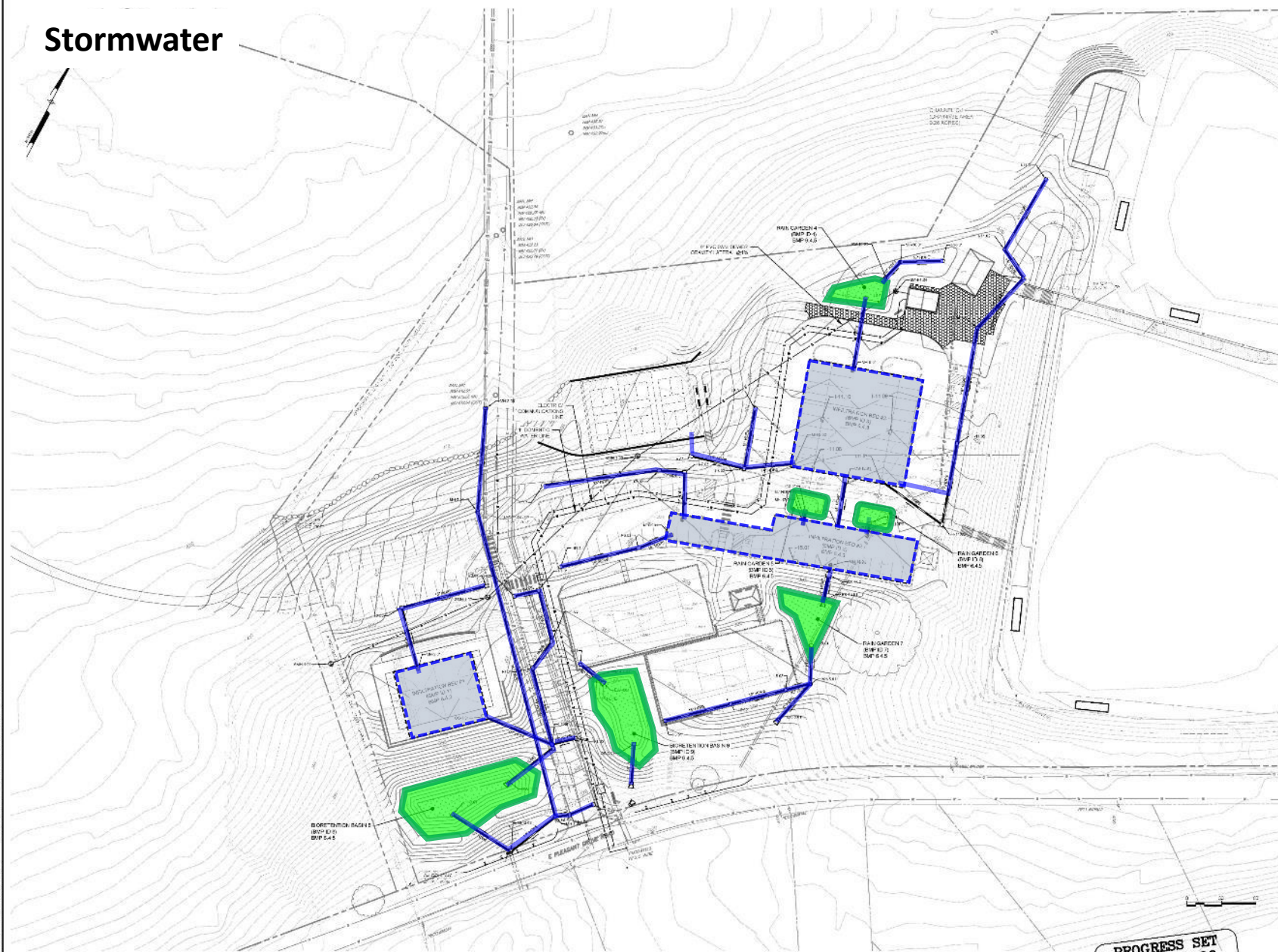
Wall Locations





**Retaining Walls**





CONFIDENTIAL

PROGRESS SET  
2022-09-26

**NOT FOR CONSTRUCTION**

OAKBOURNE PARK - PHASES 1A &amp; 1B

W. S. BOLT, THE CONCEPTS OF

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

PROJECT	WESTT21001
DATE	5/20/2014
ISSUED FOR	1-129
DRAWN BY	ACG
APPROVED BY	CSH
<b>CS1701</b>	
SHEET	13 OF 32

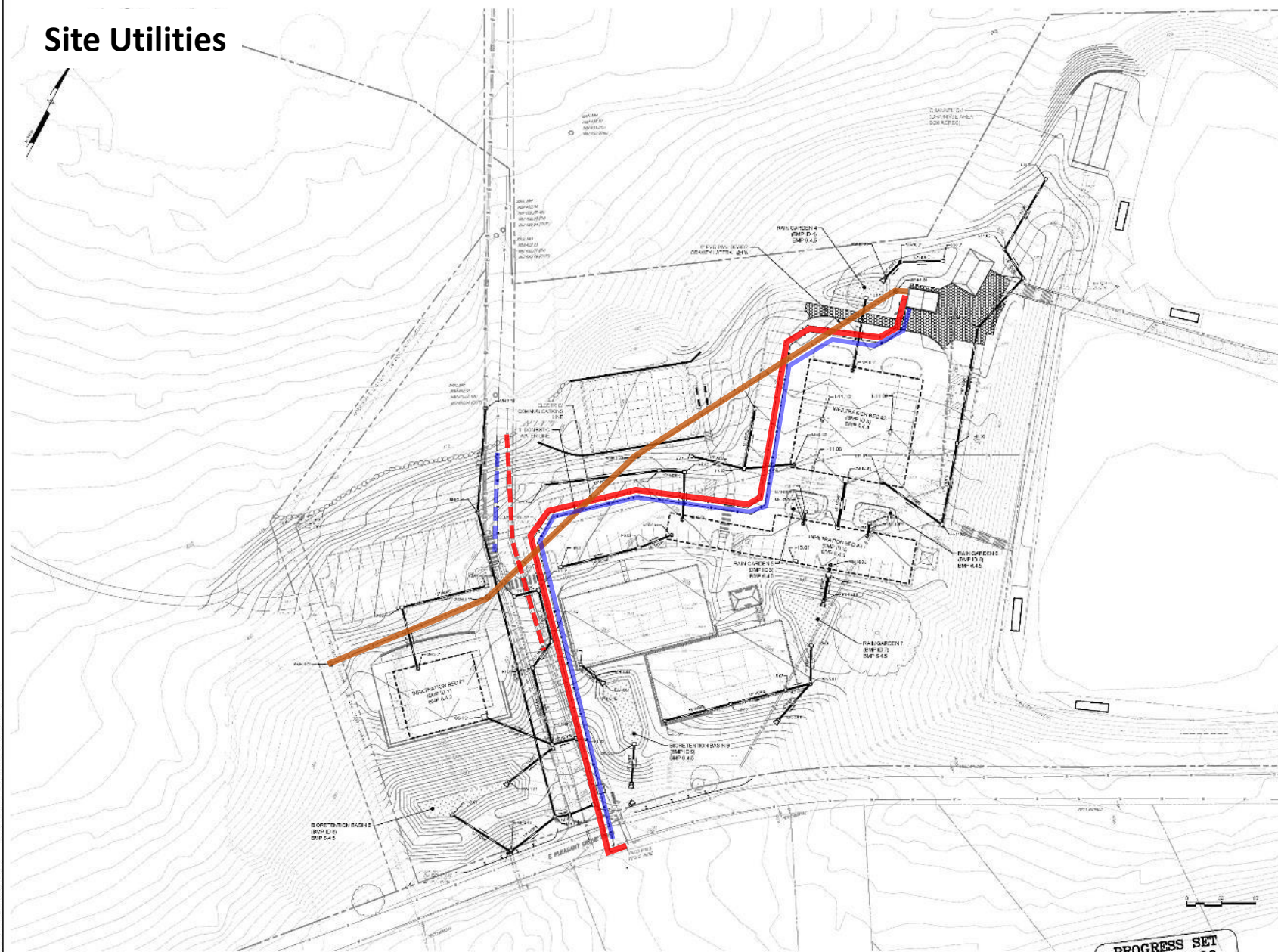
CS1701

SHEET 13 OF 32



PENNYN ASSOCIATES INC.  
1500 Market Street, Suite 200  
Philadelphia, PA 19102





CONFIDENTIAL

PROGRESS SET  
2022-09-26

**NOT FOR CONSTRUCTION**

OAKBOURNE PARK - PHASES 1A &amp; 1B

## UTILITY PLAN

ALISTON, G. 1993. *Conservation*.

PROJECT	WESTT21001
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3/8 527.34.10

DATE OF BIRTH	1-1-20
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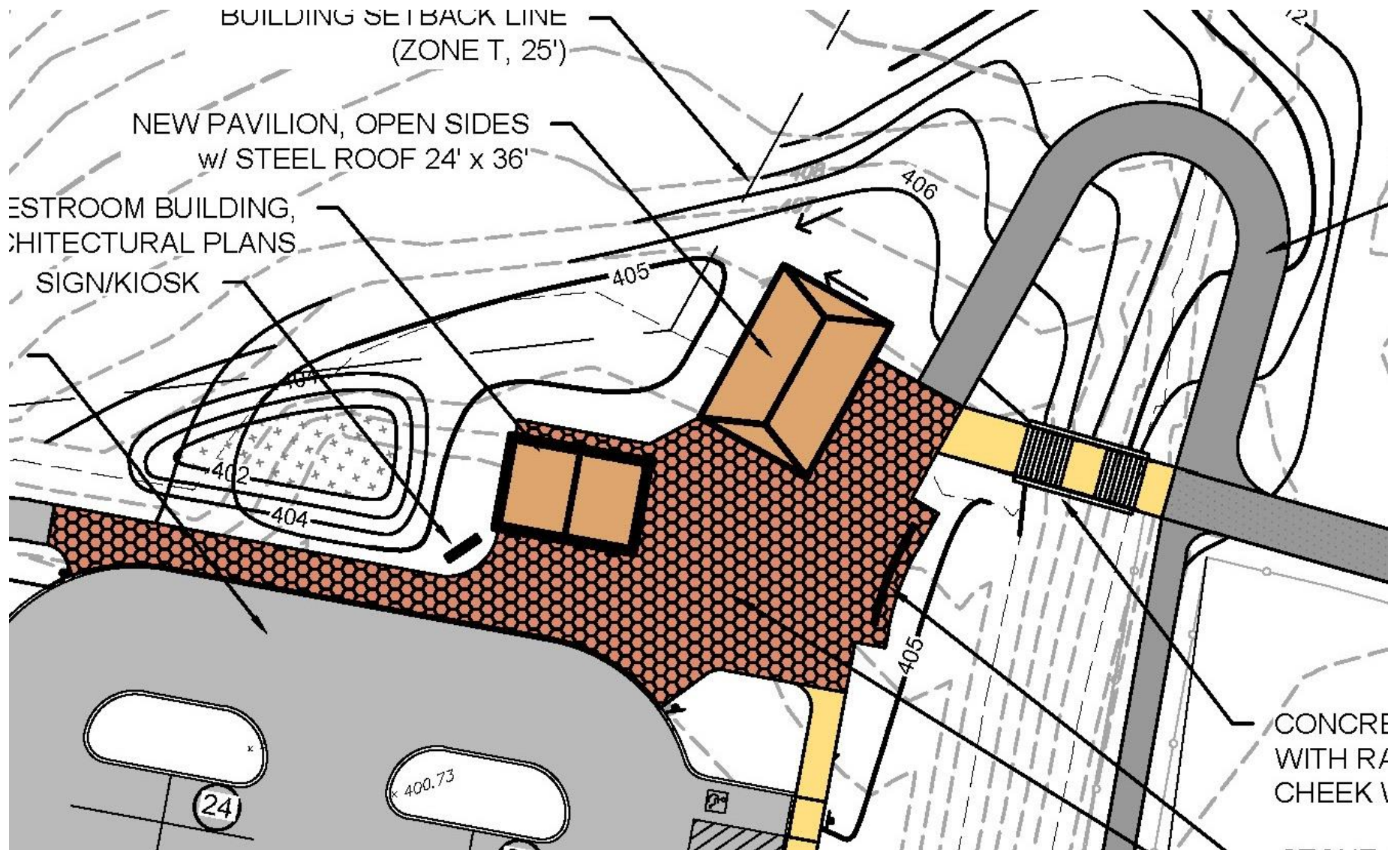
DATE OF	ACC
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APPENDIX 1

CS1701

SWEET 13 OF 33

SHEET 13 OF 32











**Restroom Pavilion**



**Low Pitch Beam**







*landscape*  
structures®

Oakbourne Park

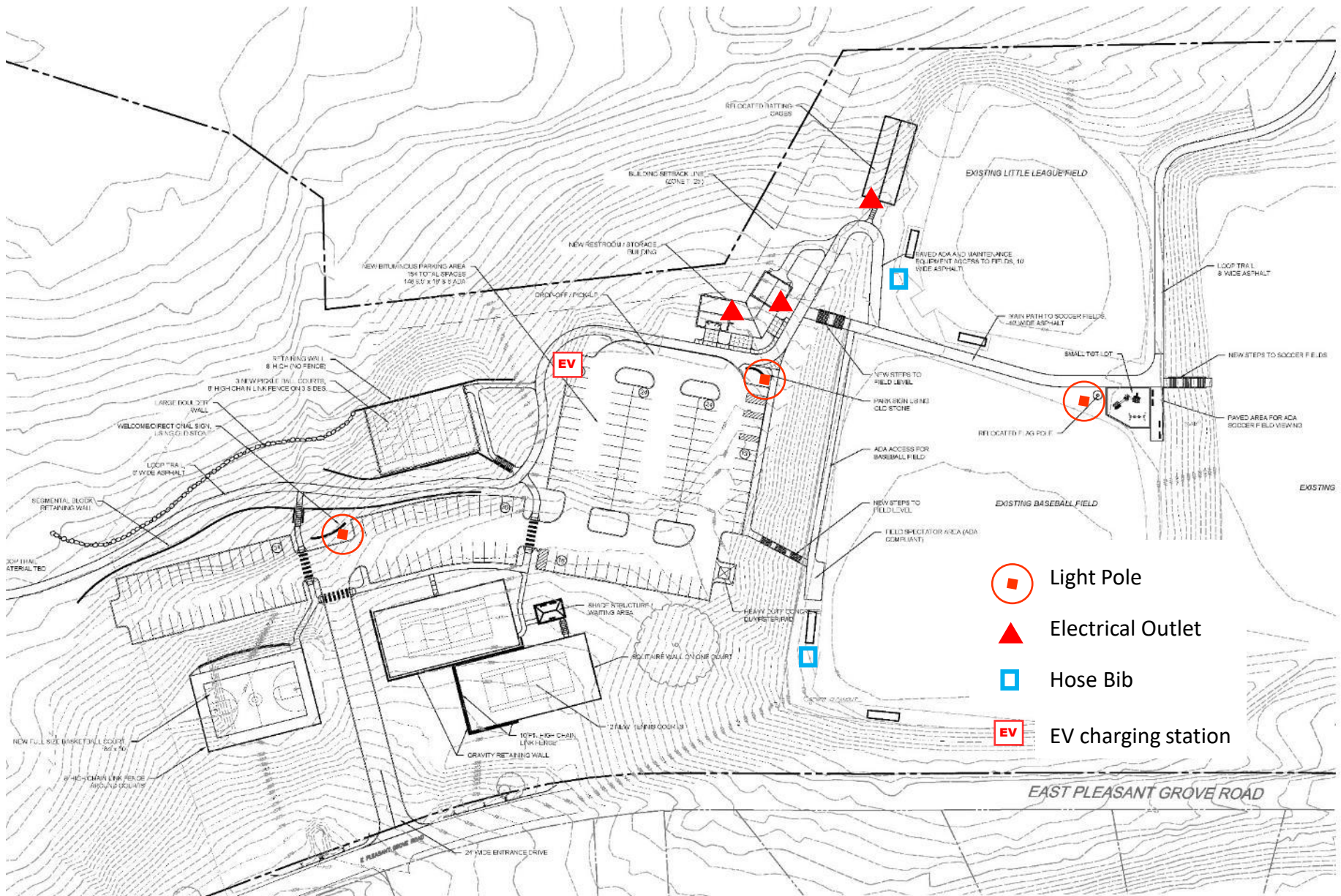
165-22067-03 - Oakbourne Park • 05.23.2022

GENERAL RECREATION, INC.  
PROUDLY SERVING THE COMMUNITY SINCE 1972

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Tot lot

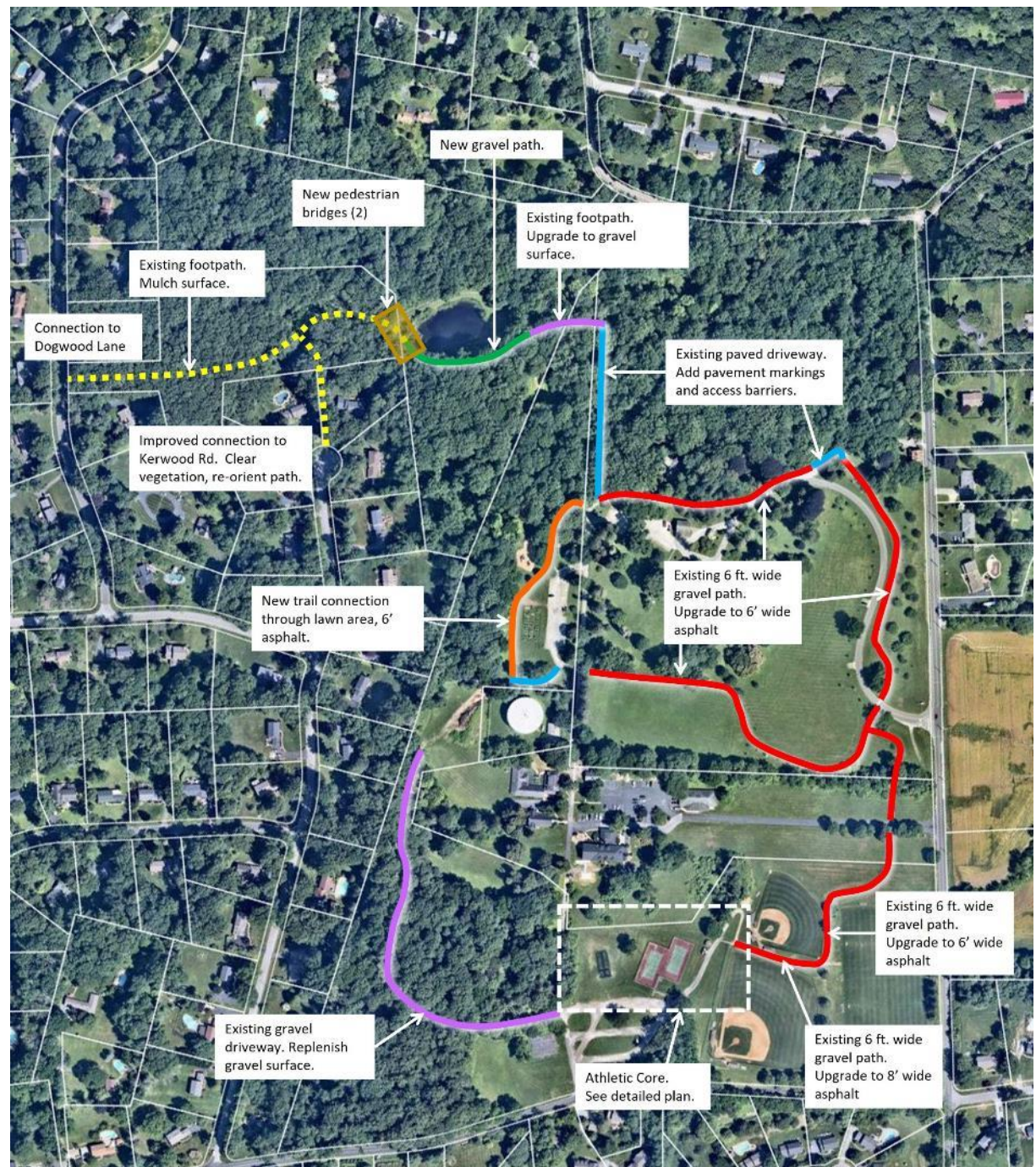




## Conveniences



## Trails







Existing gravel pathways –  
upgrade to 6' or 10' wide asphalt



Existing footpath – upgrade to  
gravel



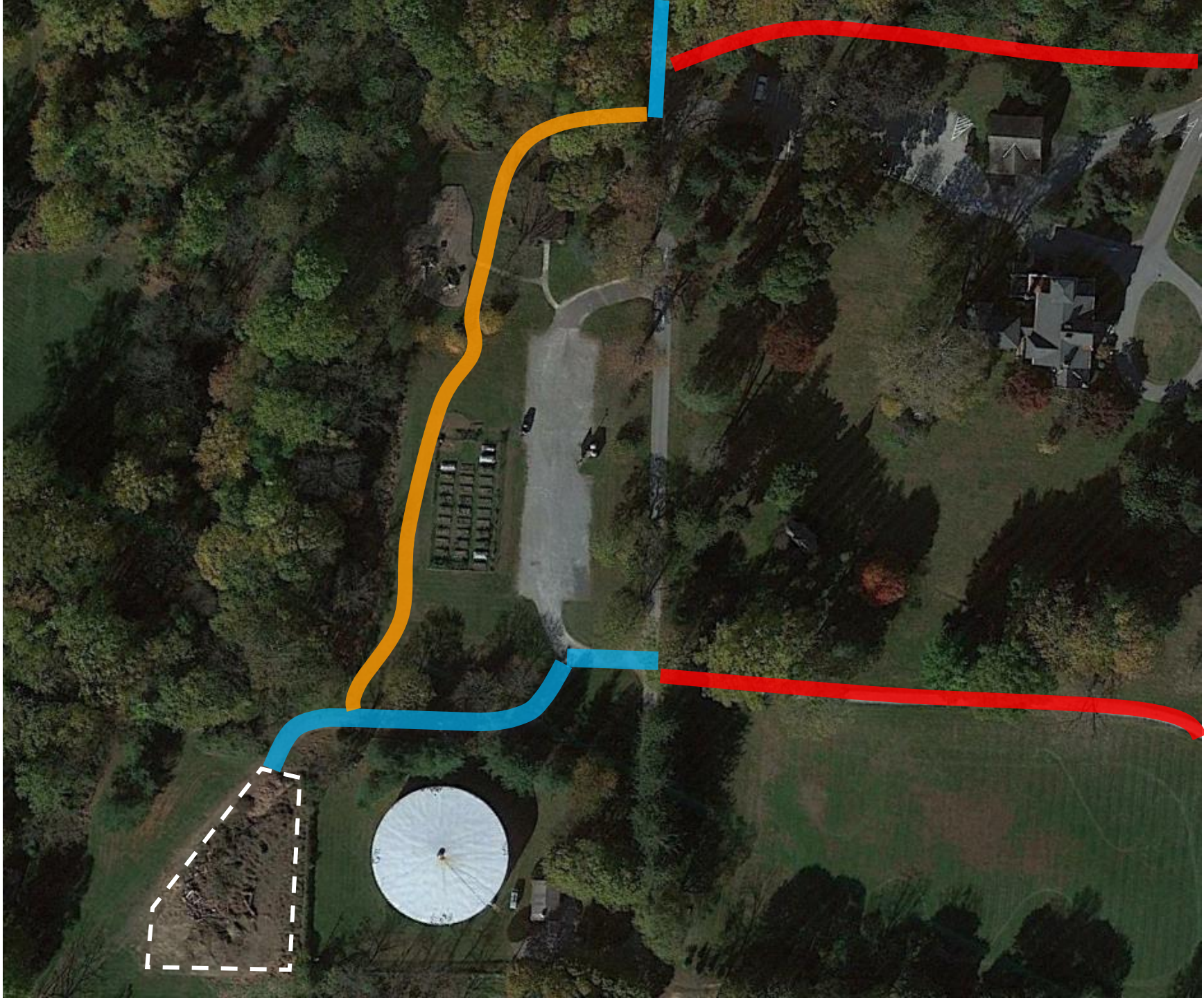
Existing gravel driveway. Resurface as gravel.

## Trails

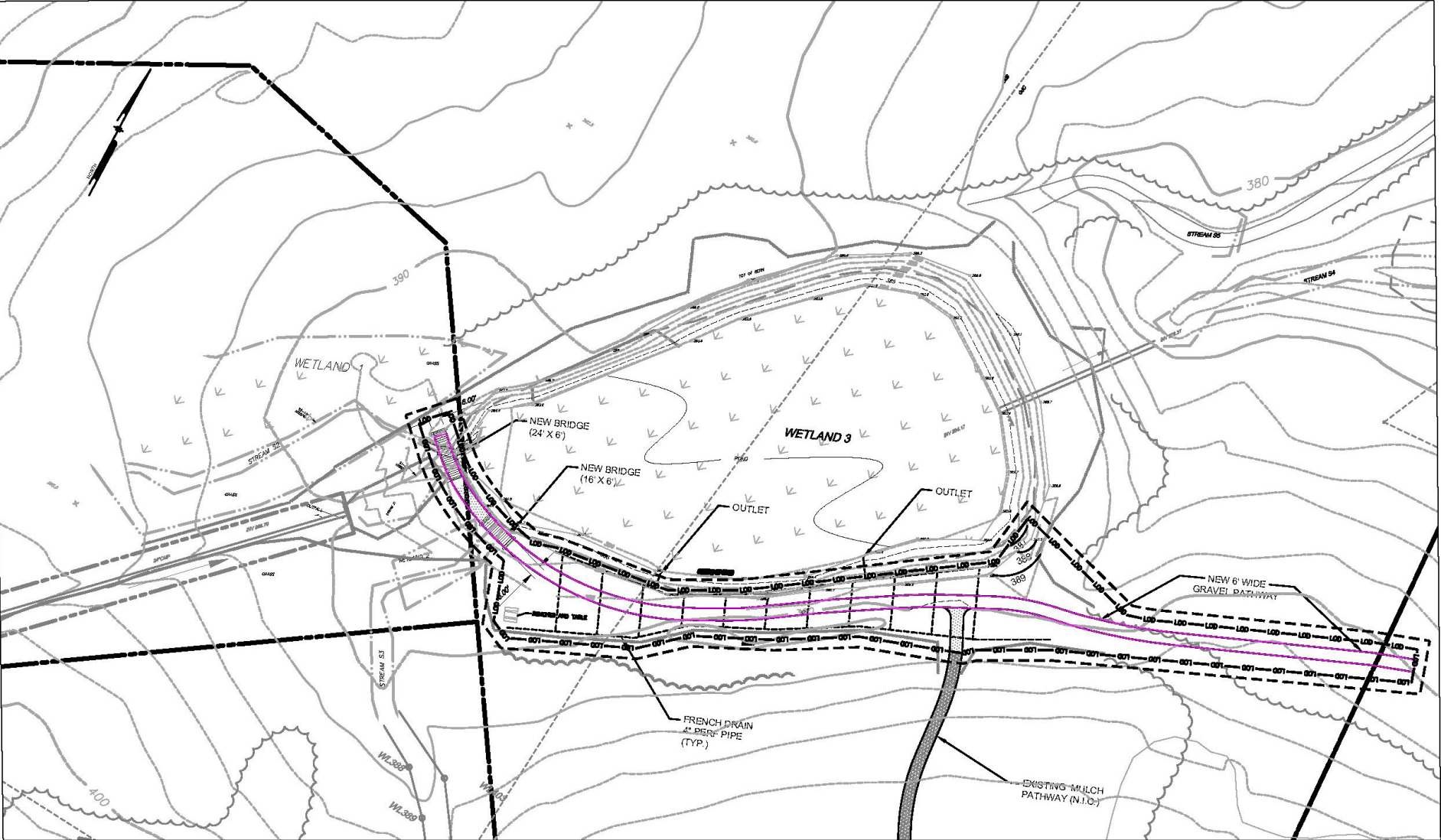












Pond Area





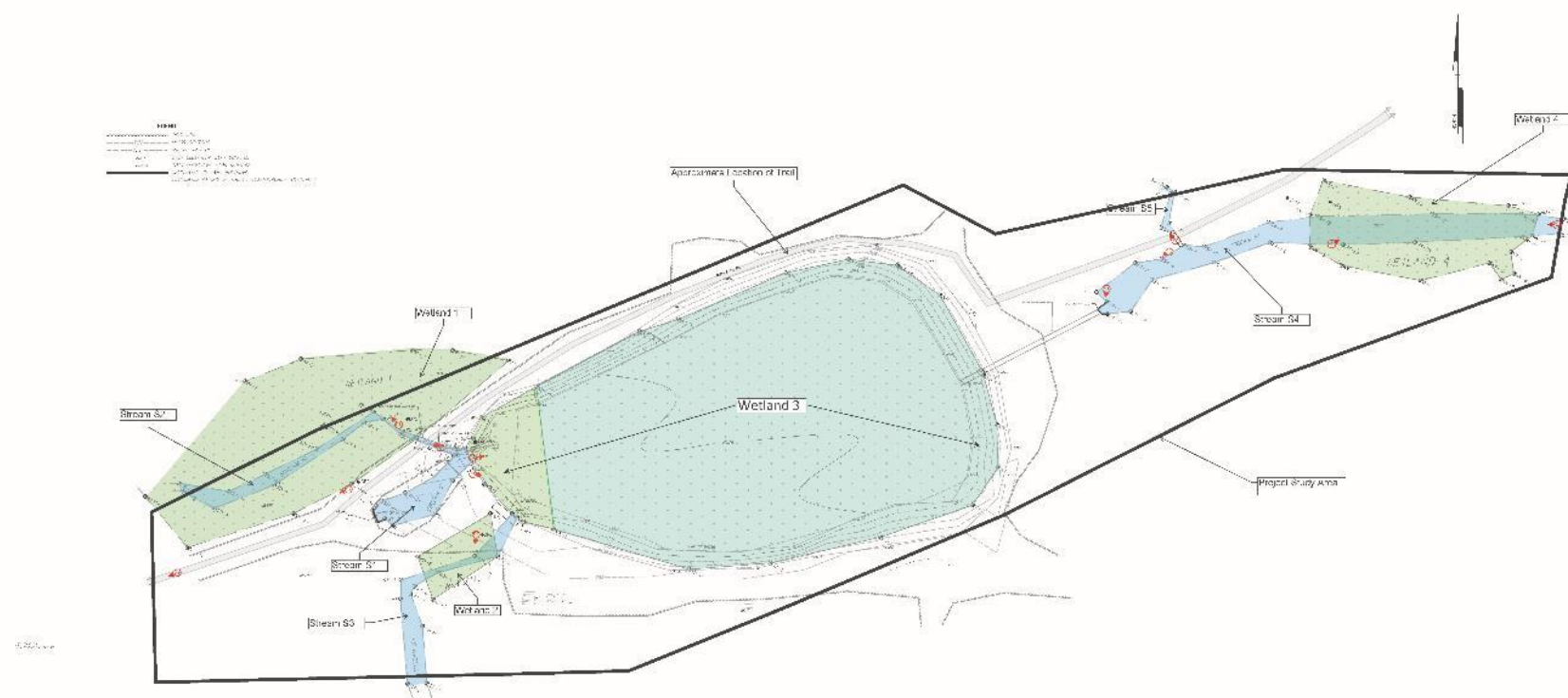
**Pond**





NO.	DATE	DESCRIPTION
1	08/11/2020	ISSUED FOR PERMIT
2	08/11/2020	ISSUED FOR CONSTRUCTION
3	08/11/2020	ISSUED FOR AS-BUILT

PROJECT	OAKCOURT PARK - PHASES 1A & 1B
CLIENT	THE TOWN OF FARMINGTON
DESIGNER	PENNONSURVEYING
DATE	08/11/2020
SCALE	AS SHOWN
PROJECT NO.	V-0402
SHEET NO.	2 OF 2



**FIGURE 5.**  
**WETLAND BOUNDARY MAP**



# Projected Cost

2022.09.27



<b>Oakbourne Park</b>	
<b>Preliminary Cost Estimate -- SITE</b>	
<b>Mobilization and General Conditions</b>	<b>\$ 275,000</b>
<b>E&amp;S, site protection</b>	<b>\$ 90,000</b>
<b>Demolition and Removals</b>	<b>\$ 190,000</b>
<b>Earthwork</b>	<b>\$ 300,000</b>
<b>Parking Lot and Driveway</b>	<b>\$ 750,000</b>
<b>Restroom and Shade Pavilion area</b>	<b>\$ 500,000</b>
<b>Basketball Court (1)</b>	<b>\$ 250,000</b>
<b>Tennis Courts (2)</b>	<b>\$ 535,000</b>
<b>Pickleball Courts (3)</b>	<b>\$ 225,000</b>
<b>Batting Cage</b>	<b>\$ 65,000</b>
<b>Playground/Flagpole near Soccer Field</b>	<b>\$ 140,000</b>
<b>Baseball Field Steps/Ramps</b>	<b>\$ 75,000</b>
<b>Trail Improvements</b>	<b>\$ 320,000</b>
<b>Pond Area Improvements</b>	<b>\$ 150,000</b>
<b>Stormwater Management</b>	<b>\$ 875,000</b>
<b>Utilities</b>	<b>\$ 315,000</b>
<b>Signage</b>	<b>\$ 70,000</b>
<b>Landscaping</b>	<b>\$ 165,000</b>
<b>Subtotal</b>	<b>\$ 5,290,000</b>
<b>Contingency (15%)</b>	<b>\$ 790,000</b>
<b>Total</b>	<b>\$ 6,080,000</b>

## Possible Deductions/Alternates

→ EV Charging station	\$ 15,000
→ Shade Pavilion @ Tennis	\$ 50,000
→ Playground	\$ 75,000
→ Gravel Walks to remain	\$ 190,000
→ Ped Bridges at Pond	\$ 95,000



- ◆ Data Collection/Site Analysis      Fall 2021
- ◆ Preliminary Design                Spring/Summer 2022
- ◆ Final Design                        June - November 2022
- ◆ Permitting                         June - November 2022
- ◆ Bid Documents                    December 2022
- ◆ Bidding                             January – February 2023
- ◆ Construction                      March - October 2023