

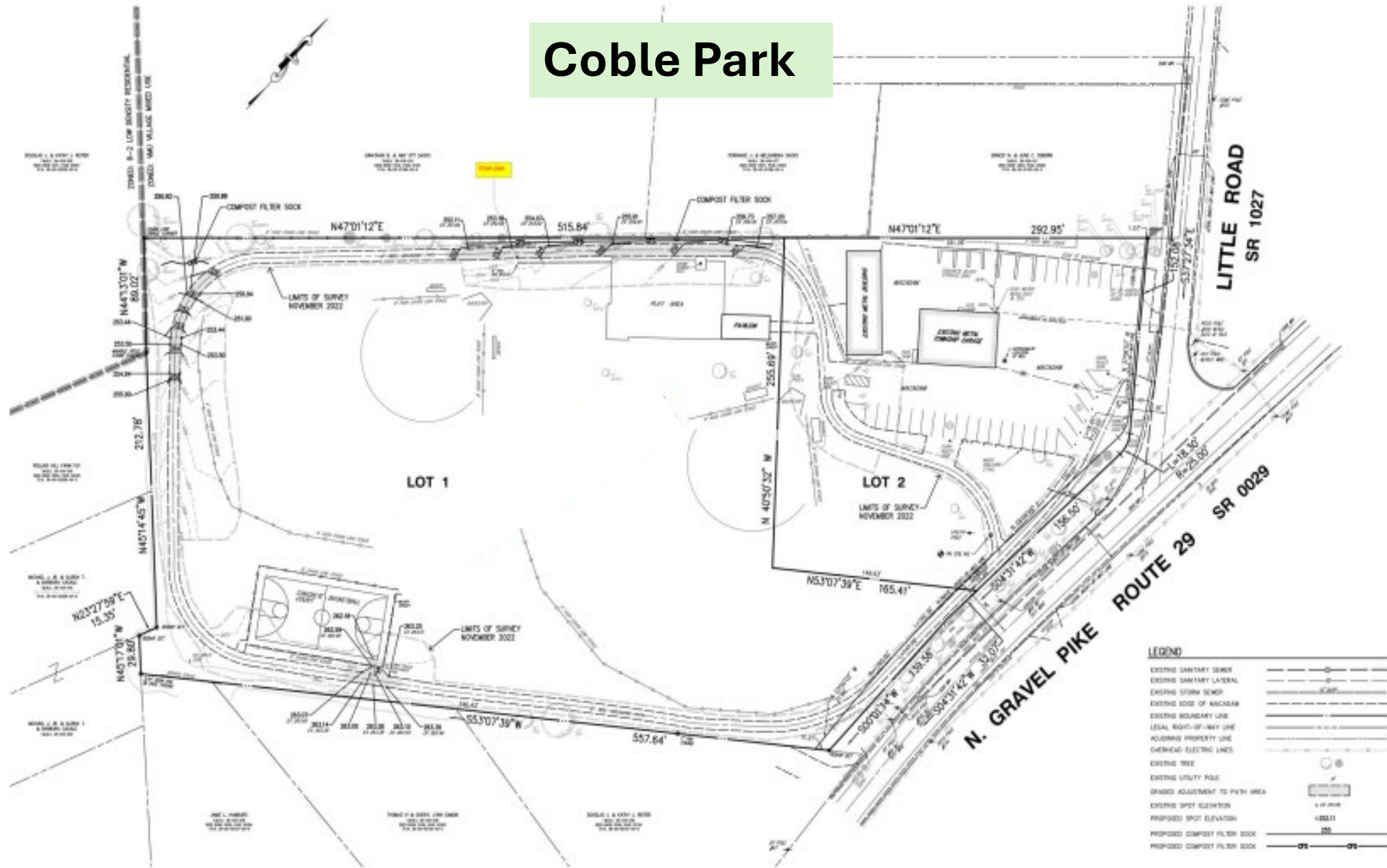
Coble Park Rehabilitation Project

Site History

- **6 Acre+ Property**
 - **Multi-Use Community Park**
 - **Municipal Maintenance Building**
- **Land Purchase in 1980, Dedicated in 1992**
- **Our Most Used “Activity” Park**
- **Current Amenities:**
 - **Pavilion with 6 Picnic Tables**
 - **Playground**
 - **1/3 Mile Macadam Walkway w/Benches**
 - **2 Baseball Fields w/Dugout Seating**
 - **Basketball Court**
 - **Open Areas for Events**

Traffic shall not be permitted to cross filter socks.

Coble Park



LEGEND

EXISTING SANITARY SEWER	
EXISTING SANITARY LATERAL	
EXISTING STORM SEWER	
EXISTING SIDE OF WACADAM	
EXISTING BOUNDARY LINE	
LEGAL RIGHT-OF-WAY LINE	
ADJACENT PROPERTY LINE	
OVERHEAD ELECTRIC LINES	
EXISTING TREE	
EXISTING UTILITY POLE	
DRAINAGE ADJUSTMENT TO PAVEMENT AREA	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
PROPOSED COMPOST FILTER SOCK	
PROPOSED COMPOST FILTER SOCK	

Coble Park Rehabilitation Project

Planned Project Objectives

- **Improve Utility of Property**
 - **Correct Severe Drainage/ Manage Stormwater Across Site**
 - **Eliminate Stormwater Intrusion Into Maintenance Building**
- **Improve Safety and ADA Accessibility**
 - **Replace Playground Equipment and Surfacing**
 - **Modify Both Cross and Longitudinal Slopes of Walkway to be ADA Compliant**
 - **Resurface Walkway to Remove Numerous Cracks and Heaving**
- **Upgrade Worn Assets**
 - **Replace Wood Pavilion With Clad Structure**
 - **Resurface Basketball Court**
 - **Improve Main Baseball Diamond & Dugouts**
 - **Replace Rusty/Rotted Fencing**
- **Improve Natural Resilience/Habitat Value**



Parking lot is deteriorated and breaking up

Maintenance area fence rotted and collapsing





Walking path is badly buckled in many areas, presenting trip hazards and making alternative uses such as roller blading impossible





Pavilion is rotting and has questionable support structure





Chain link fences are rusting



Drainage flows toward the path and ultimately over the walking path ... where it freezes in winter.





Baseball field will be unusable for days

Coble Park Rehabilitation Project

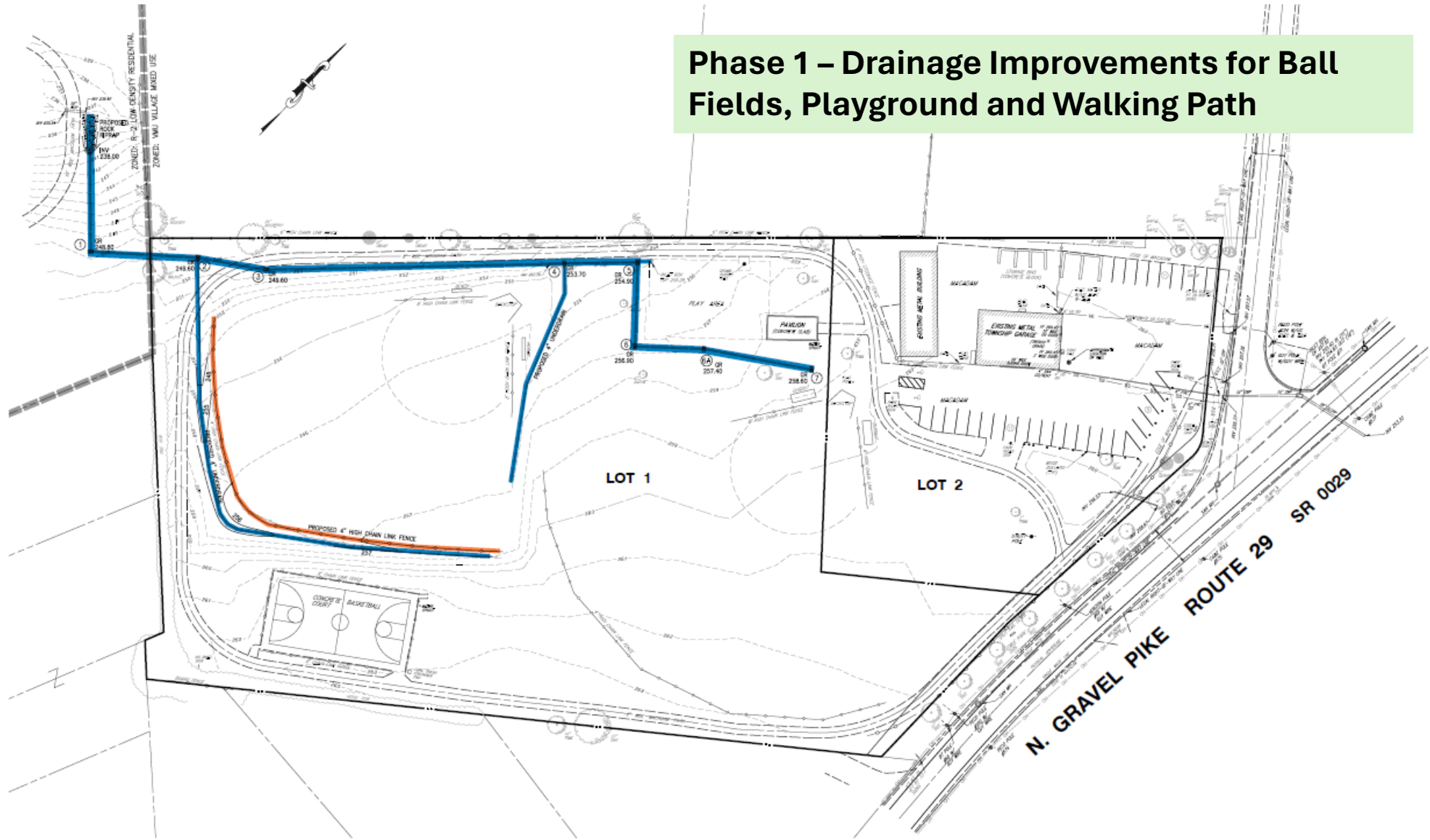
Why Now?

- **Extensive Work to be Completed in Phases Over Time**
 - **Allows Planning and Funding Over Time**
 - **Reduced Burden on Township Resources**
- **Prestige Development (“Farm View Estates”) Planned Direct Connection To Coble Park Via Trail Across 35.5 Acre Open Space**
- **Proposed Scioto Creek Crossing and Connection of Genterra to Trail**
- **Melbourne Hills Subdivision Access Across Little Road**

Coble Park Rehabilitation Project Phases

- Phase 1 – Drainage Improvements for Ball Fields, Playground and Walkway
- Phase 2 – Parking Area Drainage and Paving
- Phase 3 – Repair and Repave Entire ADA Walking Trail
- Phase 4 – Playground Installation
- Phase 5 – Pavilion Replacement
- Phase 6 - Naturalization Greening Plan

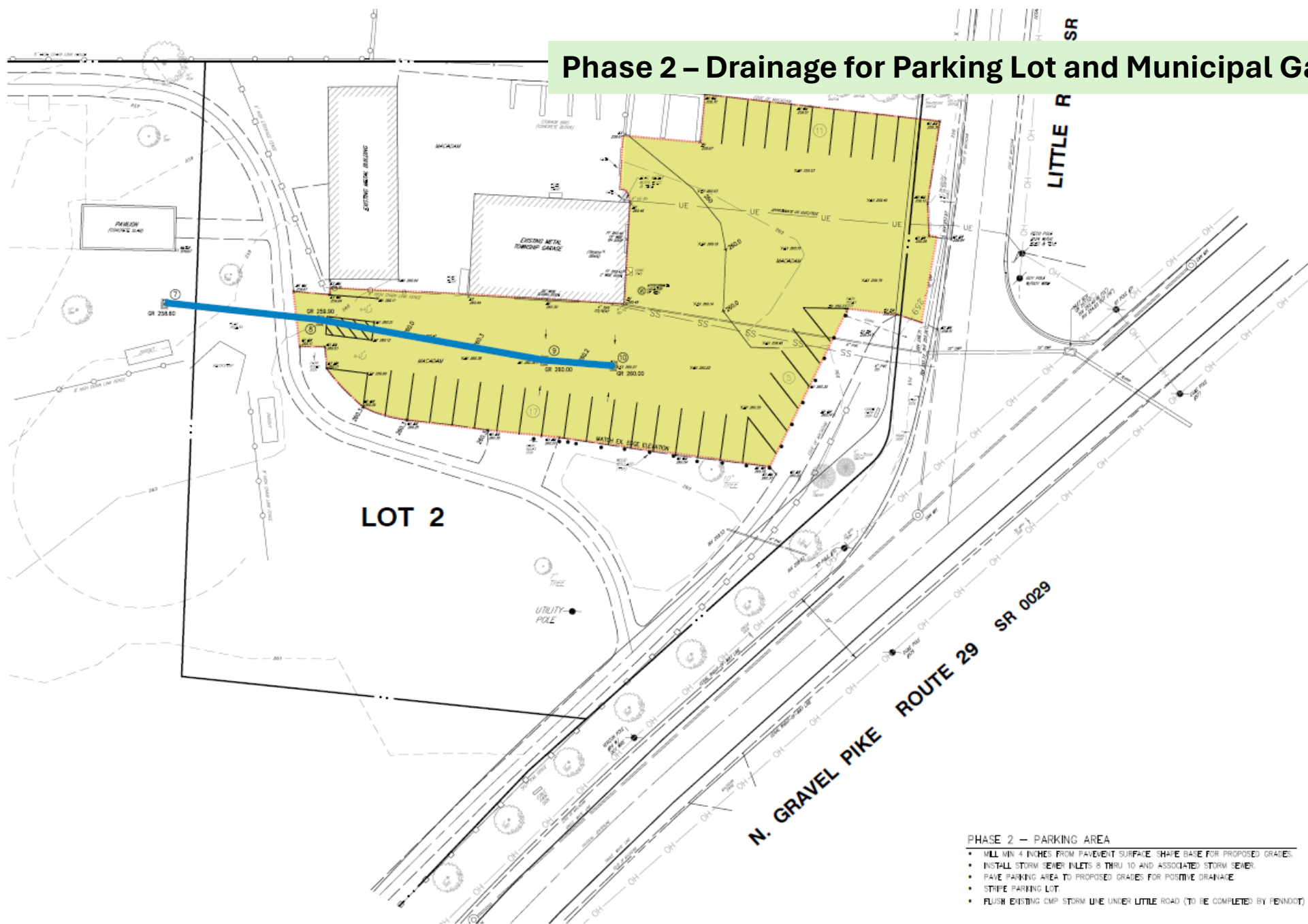
Phase 1 – Drainage Improvements for Ball Fields, Playground and Walking Path



PHASE 1 – FIELD DRAINAGE

- PLACE COMPOST FILTER SOCK.
 - INSTALL HDPE APRON, STORM SEWER AND INLETS 1 THROUGH 7.
 - PLACE FILTERS IN EACH INLET.
 - IMMEDIATELY SEED AND MULCH AREAS DISTURBED BY STORM SEWER INSTALLATION.
 - REMOVE EXISTING CHAIN LINK FENCE.
 - STRIP TOPSOIL AND STOCKPILE.
 - INSTALL UNDERDRAIN AND GRADE FIELD SWALES. CONNECT U-DRAIN TO INLETS.
 - SEED SWALES AND LINE WITH NAF DS75 OR APPROVED EQUAL.
 - INSTALL 360LF NEW CHAIN LINK FENCE.
- SEE SHEET B (OVERALL EROSION CONTROL PLAN) FOR EROSION CONTROL MEASURES.

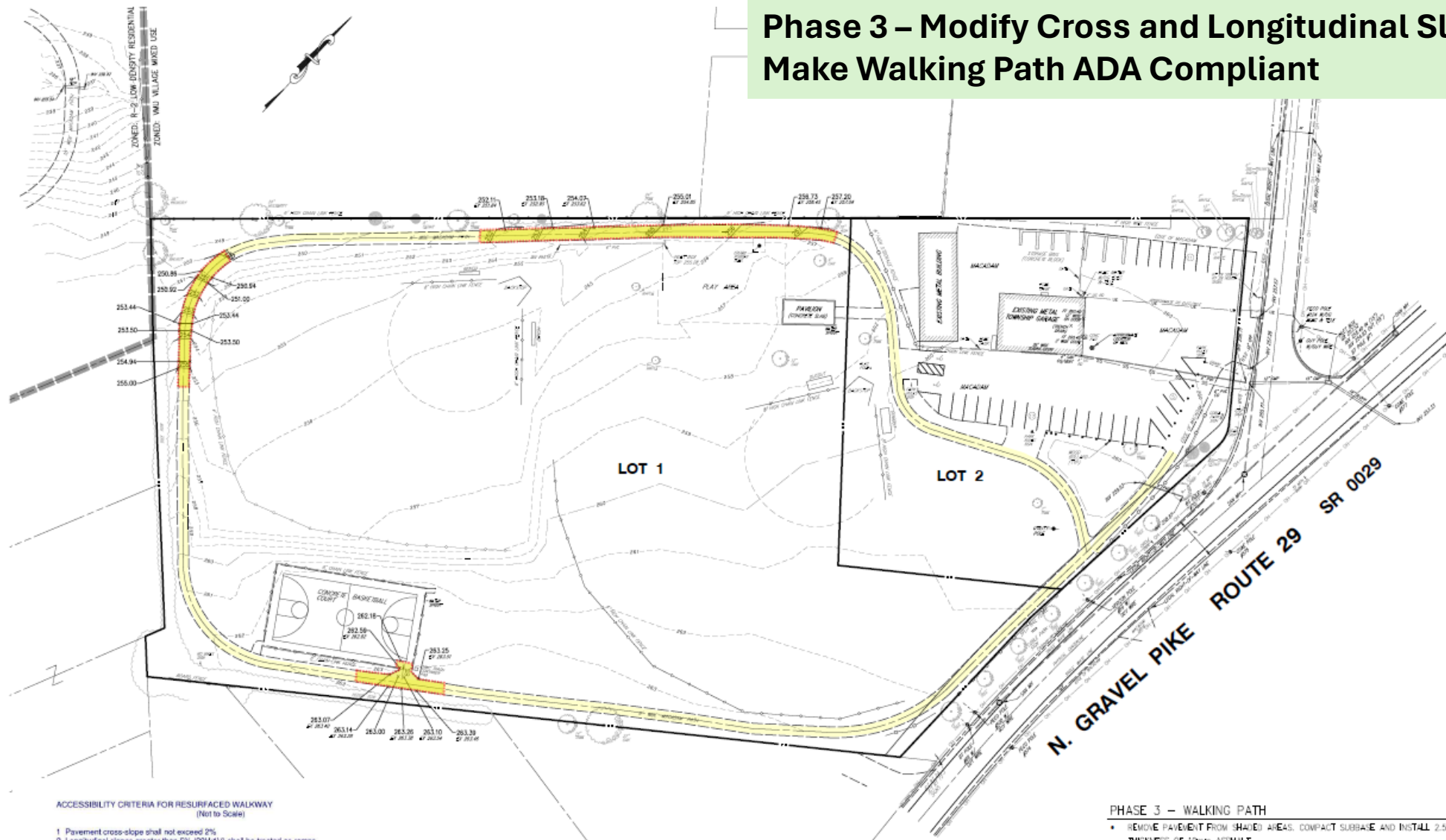
Phase 2 – Drainage for Parking Lot and Municipal Garage



PHASE 2 – PARKING AREA

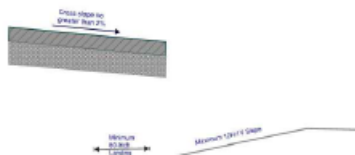
- MILL MIN 4 INCHES FROM PAVEMENT SURFACE. SHAPE BASE FOR PROPOSED GRADES.
- INSTALL STORM SEWER INLETS 8 THRU 10 AND ASSOCIATED STORM SEWER.
- PAVE PARKING AREA TO PROPOSED GRADES FOR POSITIVE DRAINAGE.
- STRIPE PARKING LOT.
- FLUSH EXISTING CMP STORM LINE UNDER LITTLE ROAD. (TO BE COMPLETED BY PERMITS)

Phase 3 – Modify Cross and Longitudinal Slopes to Make Walking Path ADA Compliant



ACCESSIBILITY CRITERIA FOR RESURFACED WALKWAY (Not to Scale)

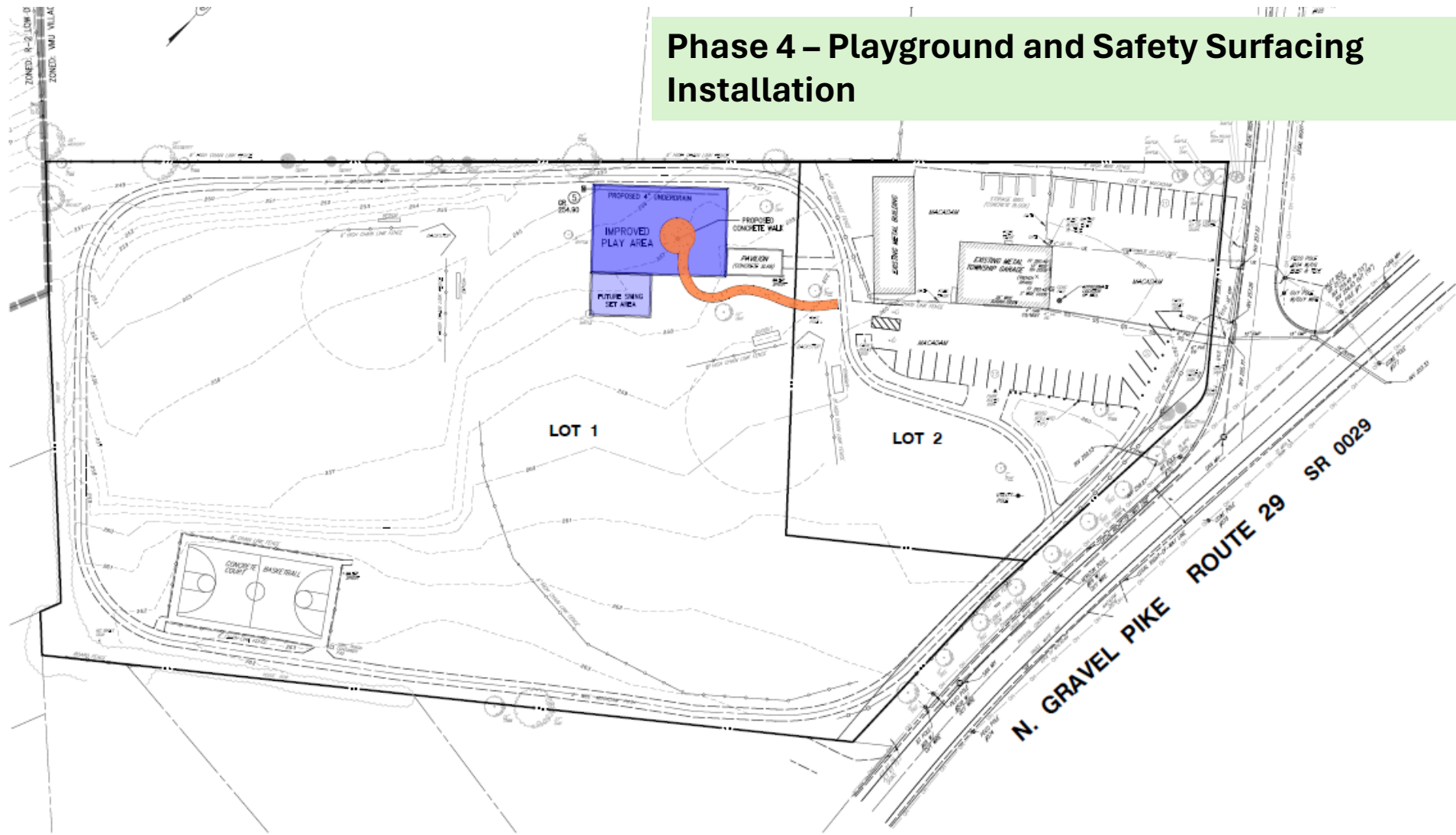
1. Pavement cross-slope shall not exceed 2%.
2. Longitudinal slopes greater than 5% (20H:1V) shall be treated as ramps.
3. A leveling area of no greater than 2% slope shall be provided for every 30 inches ramp rise.



PHASE 3 – WALKING PATH

- REMOVE PAVEMENT FROM SHADY AREAS, COMPACT SUBBASE AND INSTALL 2.5" THICKNESS OF 19mm ASPHALT.
- THROUGHOUT WALKING PATH CLEAN AND SEAL CRACKS LESS THAN 1-INCH WIDE WITH SEALANT. WHERE CRACKS ARE GREATER THAN 1-INCH WIDE, SAWCUT TO 1/2" EITHER SIDE OF CRACK, TACK EDGES, AND INSTALL ASPHALT WEARING COURSE TO MATCH EXISTING ASPHALT PROFILE.
- CLEAN AND APPLY TACK COAT IMMEDIATELY PRIOR TO PAVING 1.5 INCHES ASPHALT WEARING COURSE OVER EXISTING PATH. PATH CROSS-SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPES GREATER THAN 5% SHALL BE CONSIDERED RAMP. SEE PLAN DETAIL FOR FURTHER GUIDANCE ON ACCESSIBILITY CRITERIA.
- BACKFILL TRAIL EDGES WITH TOPSOIL. IMMEDIATELY SEED AND MULCH DISTURBED SOILS AT TRAIL EDGES.

Phase 4 – Playground and Safety Surfacing Installation



PHASE 4 – PLAYGROUND

- REMOVE EXISTING PLAYGROUND EQUIPMENT.
 - REMOVE RUBBER MULCH AND GEOTEXTILE MATERIAL FROM PLAYGROUND BASE.
 - PLACE 4-INCH UNDERDRAN AT TOP PAVED BASE AND CONNECT TO INLET 5.
 - INSTALL CONCRETE FOOTER AROUND PERIMETER OF PLAYGROUND AND EDGES OF PROPOSED PATH TO PLAYGROUND.
 - PLACE AND COMPACT 3/4" CLEAN STONE PLAYGROUND AND PATH BASE.
- INSTALL PLAYGROUND SURFACE AND EQUIPMENT PER "LOWER FREDERICK TOWNSHIP INCLUSIVE PLAYGROUND"
- PREPARED BY: LANDSCAPE STRUCTURES, INC.
DRAWING No. 222-22143-ML03

Coble Park Rehabilitation Projected Cost*

	LABOR & EQUIPMENT	MATERIALS	CONTINGENCIES/ ADMIN & INSP	TOTALS
Phase 1 - Drainage Ball Fields, Playground & Walking Trail	\$136,790	\$57,335	\$34,943	\$229,068
Phase 2 - Parking Drainage & Paving	\$99,805	\$42,995	\$25,704	\$168,504
Phase 3 - ADA Walking Trail	\$50,365	\$23,185	\$13,239	\$86,789
Phase 4 - Playground Installation	\$177,150	\$321,058	\$74,731	\$572,939
Phase 5 - Pavilion Replacement	Costars Quote Installed on Existing Pad			\$34,583
Phase 6 - Naturalization Greening Plan	Estimated			\$12,500

Project Estimate: \$1,104,383

*** All PA COSTARS Supplier Quotes & Davis-Bacon Compliant Prevailing Rates**

Public Comments To:

Contact: Parkboard@lowerfrederick.org

Link on the Township Website Park Board Page