



# Evesham Parks Inventory & Assessment - 2021

Prepared by

**Remington & Vernick Engineers**

2059 Springdale Road

Cherry Hill, NJ 08003

(856) 795-9595

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## Section 1: Executive Summary

Evesham Township has an extensive park system encompassing large areas of preserved forest land and numerous recreation sites, both for sports and for outdoor activities. The intended goal of this Program is to assess the conditions of each of the Township's amenity parks and provide a baseline tool for developing a planned yearly park improvement schedule. Inventory was taken of each of the existing 27 park amenities, including fields, courts, walking paths, playgrounds and parking:

- Barton Run
- Briarwood
- Brush Hollow
- Cambridge
- Country Farms Lake
- Country Farms Playground
- Diamonds at Arrowhead Park
- Evesboro Downs
- Glen Eayre
- Green Lane Farms
- Green Lane Farms Playground
- Heathrow
- Heritage
- Kain Park
- Lippincott Hockey
- Little Mill Park
- London Square
- Memorial Sports Complex
- Ravenscliff
- Ravenscliff Tot Lot
- Savich Field
- Springside Playground
- Westbury Chase Falmouth
- Westbury Chase Fayebrook
- Westerly Drive
- Willow Ridge
- Van Zant Open Space

An assessment was determined for each of the park amenities, including recommendations and preliminary costs for each. Based on a Township budget of \$1 million a year, all of the recommended improvements are able to be addressed within five (5) years. Preference has been given to park amenities in poor condition and to ADA improvements.

It should be noted that this inventory and assessment is for publicly owned property only and excludes any properties owned privately or by a Homeowners' Association. In addition, only park fields and amenities were reviewed. No structures were examined.

## Section 2: Parks Inventory & Assessment

A field assessment was performed on April 20, 2021, with RVE and Richard Kerr, Evesham Superintendent of Sports Turf and Open Space. The condition of each of the 27 parks and associated amenities was documented and photos taken (see Appendix A for photos). A map showing the location of each park is provided in Appendix B. A list of the amenities included at each park is provided in Appendix C.

The Township's overall philosophy has been to create small parks with similar play equipment to ensure different neighborhoods are treated equally. The playground equipment of choice is Miracle, provided by Liberty Parks.

Overall, our office has the following recommendations:

- The Open Space and Recreation Plan dates from 2012 and should be updated in 2022.
- Each park should have consistent site identification signage and rules signage.
- All future playgrounds should be specified with poured-in-place safety surfacing to improve accessibility and reduce maintenance.
- ADA access at all parks is poor and should be a priority. Access includes parking spaces that are compliant with federal regulations and a paved route.
- More inclusive play amenities should be specified.
- Many of the parks are characterized by wide open spaces and long distances between amenities. Consideration should be given to providing additional amenities to create destinations and more use while reducing the size of lawn areas to shorten the mowing cycle.
- A township-wide trail system should be considered to encourage non-vehicular travel.
- The majority of parks are concentrated to the north. As the southern end of town becomes more developed, consideration should be given to adding parks in this area.
- Water bottle fill stations should be added to all parks, as long as access to public water is available.
- There is a need in the Township for a competition level full baseball field (age 13 and up) since the Diamonds complex is only for little league (age 12 and under). Potential solutions for a full size field may impact other sports. Consideration is required to maintain current field availability for all sports.

Preliminary costs for each recommendation are provided in Appendix D. Additionally, a 5-Year Plan addressing each park recommendation is provided in Appendix E.

**Barton Run – Barton Run Boulevard (2 acres)**

The tot lot is anticipated to be replaced in late 2021 or 2022 and will be relocated. The ballfield is adequate, but the benches and bleachers are in need of replacement.

**Proposed improvements:**

- Replace players' benches (Webcoat 8-ft.-long coated aluminum ground-mounted)
- Replace bleachers (aluminum 3-row bleachers with tip and roll kit)
- Add sports lighting

**Briarwood – Country Squire Lane (0.1 acres)**

The tot lot is fairly recent. The safety mulch appears to be ground tires. We recommend replacing the ground rubber mulch with poured-in-place safety surface or engineered wood fiber mulch to reduce maintenance.

**Proposed improvements:**

- Replace mulch with poured-in-place or engineered wood fiber mulch.

**Brush Hollow – Kenton Avenue (7.25 acres)**

Amenities include a walking path, playground, disc golf, two basketball courts and a street hockey rink that is being converted to pickleball. The existing swale fills with water during rainy periods and floods walking path. Drainage needs to be addressed. Dead trees should be removed. ADA ramps at terminus of roadway should be provided to allow entrance to the park.

**Proposed improvements:**

- Remove dead trees
- Add ADA parking and access at terminus of roadway (include curb cut, striping, signage)
- Drainage improvements

**Cambridge Park – Palmetto Avenue (4.4 acres)**

Amenities include a playground, basketball courts and open fields. The playground is in good condition. Two basketball courts are in poor condition and show signs of cracking and spalling. The former high school football practice fields are here but have evolved into open space. There are signs of flooding around the basketball courts. Drainage should be addressed, possibly through an existing inlet. The Environmental Commission will install a buffer by the creek. The park feels disjointed. We recommend adding a walking path to connect amenities. The parking area is paved and located in the middle of the parcel.



**Proposed improvements:**

- Resurface basketball courts (mill and overlay, color, striping)
- Address flooding and drainage (add second inlet and swale)
- Add walking path (assume 8-ft.-wide asphalt path approximately 750 LF)
- Add 25 shade/ornamental trees and dedication markers for memorial garden area
- Add lighting for parking lot and pedestrian safety

**Country Farms Lake – Accessible from Cardinal Court and Country Farms Road**

The scenic lake is a popular park for its fitness trail and strolls around the lake perimeter. The existing walkway needs to be replaced. There is no lake management at this time. The fishing is good but occasionally fish kills occur. A beaver dam was recently cleared resulting in lower water levels. Two headwalls drain into the lake.

**Proposed improvements:**

- Replace walkway (assume 8-ft.-wide asphalt path approximately 2,700 LF)
- Begin lake management program (3.71 acres)
- Install aerator and/or bubbler systems
- Add ADA-accessible fishing pier (assume 15 ft. x 15 ft. pile dock with railings)

**Country Farms – Greenbrook Drive**

This park consists of two parcels bisected by Greenbrook Drive. The west side includes two tennis courts installed in 2019 (scheduled to stripe for pickleball), a hand ball court (scheduled to be painted in August), and one basketball court. The athletic fields on the west side are owned by the Frances S. DeMasi Elementary School. The east side includes a playground, a well-used street hockey rink and a basketball court. The walking path should be replaced. Flooding occurs between the basketball court and the playground. Our office recommends adding vehicular access (at least 8 ft. wide) to playground. There is much room for improvement due to the amount of open space and consideration should be taken to add a competition level full baseball field at this location.

**Proposed improvements:**

- Address flooding between the basketball court and the playground (add swale and inlet)
- Add vehicular access to playground (assume an 8-ft.-wide asphalt roadway from Thornwood Drive, a distance of approximately 300 ft.)
- Replace walking path from Country Farms Road across Greenbrook Drive to Thornwood Drive and Smallwood Court (assume 8-ft.-wide asphalt path approximately 3,450 LF)
- Add a competition level full baseball field, along with parking and sports lighting

### **Diamonds at Arrowhead Park – 984 Tuckerton Road**

This park was constructed in 2016 or 2017. There are four (4) little league (U-13) ballfields with artificial turf in the outfield and clay infields. Two of the infields were refurbished in 2019. Two will be refurbished in 2022 with an anticipated cost of \$37,000 for both fields. Artificial turf generally has a lifespan of 8-10 years when used for athletic competition. The netting system was replaced in 2019 and is in good condition. The field house includes two bathrooms, snack bar, lighting controls and PA system controls. Tournaments are held on the weekends to reduce traffic impacts from parking shared with municipal uses. There are also two stormwater management basins. In addition, there are two dog parks (one small dog and one large dog) with drinking fountains and dog waste stations that are part of the municipal complex. Tree removal will be necessary from these areas. The existing grass is in terrible shape. We recommend artificial K-9 grass or stone dust.

#### **Proposed improvements:**

- Replace grass in dog parks with K-9 grass or stone dust
- Refurbish two infields
- Tree removal

### **Evesboro Downs – Evesboro-Medford Road (11 acres)**

This large parcel is located in the vicinity of high-tension wires. Access to the park is a dead-end roadway, which creates problems for site circulation. There are no designated parking areas and visitors park on the grass, causing damage to the sod and soil. Designated parking areas are needed. Our office also recommends a loop road configuration. There are soccer fields at the front of the site; football and lacrosse in the rear, which is irrigated. The shallow depression in the middle is “Lake Marlton”, which is used for ice skating and pond hockey in the winter. In addition, there is a roped-off wildflower area. A future yoga platform will be installed in the park. Given the size of the parcel and its central location, an inclusive playground should be considered in this location.

#### **Proposed improvements:**

- Improve vehicular circulation to eliminate dead end (construct paved loop road)
- Construct stone parking areas (assume 200 parking spaces each 10 ft. wide and 20 ft. long or two 20,000 sf areas)
- Add inclusive playground
- Add walkway around park perimeter (assume 5-ft.-wide asphalt path approximately 6,300 LF)
- Enlarge wildflower area
- Add sun protection, such as a pavilion or shade structure
- Add lacrosse wall

### **Glen Eayre – Evans Road**

This park includes a playground and street hockey court. There were several trip hazards. We recommend replacing and relocating sidewalk. The tot lot has wood mulch and is relatively new. It is missing an edge for the mulch. The street hockey court should be resurfaced and striped for pickleball and street hockey. The street hockey court fence is in good condition but the access gate is in poor condition and should be replaced.

#### **Proposed improvements:**

- Relocate and repair sidewalk
- Add plastic border to playground
- Resurface and stripe for pickleball and street hockey
- Replace gate (chain link man gate)

### **Green Lane Farms – N. Locust Avenue, Maple Avenue**

The walking path will be replaced in 2021 and will be regraded to address flooding. Newer tennis/pickleball courts were reconstructed in 2017. Two soccer fields, one baseball field and one basketball court exist. There is no irrigation or lighting for the fields. The basketball court is not enclosed. The site is located by high-tension wires. This site is the potential location of future fitness trail.

#### **Proposed improvements:**

- Add fitness trail (assume 10 pieces of work-out equipment, signage and trail)
- Replace team benches at the baseball field
- Fence around the basketball court
- Add sun protection, such as a pavilion or shade structure
- Add sports lighting

### **Green Lane Farms Playground – Pickwick Drive (0.2 acres)**

This playground was installed in 2021 along with a picnic table. The plastic borders have been ordered and will need to be installed to retain the wood mulch. The walking path should be replaced. Our office observed ground water seeping up between the edge of the playground and the grass.

#### **Proposed improvements:**

- Replace walking path

### **Heathrow Park – Longhurst Road (4 acres)**

Amenities include a playground, basketball courts, hand ball wall and open space. Basketball courts are showing cracking where the asphalt was laid. Nine (9) dead Ash trees need to be removed. We recommend a walking path and additional landscaping with native trees and shrubs.

#### **Proposed improvements:**

- Resurface basketball courts
- Remove nine dead trees
- Add walking path (assume 8-ft.-wide asphalt path approximately 1,365 LF)
- Add landscaping

### **Heritage Park – Caldwell Avenue**

This newer park is located next to a creek. Amenities include a playground and basketball court. A site identification sign has been provided. There is no crosswalk for this park given the amount of high traffic and speeding on Caldwell Avenue. The tot lot has poured-in-place safety surfacing. The basketball half court in good condition.

#### **No proposed improvements**

### **Kain Park – E. Main Street at S. Locust (2 acres)**

This grassy field is used as a staging area for events on Main Street and has electric. It has a gazebo in good condition with pavers.

#### **Proposed improvements:**

- Add a landscape buffer between park and automotive shop (assume evergreen trees @ 10' o/c and evergreen shrubs)

### **Lippincott Hockey Complex - Lippincott Drive**

Three street hockey rinks exist. The plastic decking was added in 2019. Although the property is Township owned, it is maintained by the Marlton Recreation Council with the exception of the roadway and weeds. There is an onsite trailer for office, snacks, and storage. One rink is open to the public and the other two are locked. Lighting exists around all rinks. The parking consists of a gravel lot and gravel access road. Nine picnic tables in poor condition and should be replaced. We recommend providing ADA access.

Due to the demand for another hockey rink, options to relocate and expand the hockey complex should be evaluated.

**Proposed improvements:**

- Replace nine picnic tables (Webcoat rectangular tables with attached benches, include one ADA-accessible bench)
- Add ADA access, including two concrete parking stalls, signage, striping and sidewalk to picnic table area
- Given the size of the tournaments that are held in this location, we recommend that a concession/bathroom structure facility be constructed
- Add security cameras

**Little Mill Park – Mill Park Lane (4.32 acres)**

Lightly used and set deep in the woods, this park has one (1) basketball court, one (1) fenced street hockey rink, a playground and a ballfield that has not been used in years. When it is time for the equipment to be replaced due to age, the structures should be removed due to lack of use and returned to its natural state. Possible improvements could include a cross-country trail or a yoga platform.

**Proposed improvements:**

- Remove existing equipment
- Add a cross-country trail
- Add yoga platform

**London Square Playground – Westminster Avenue**

This property is conveniently located adjacent to multi-family housing but has unfortunately seen several cases of vandalism. The playground with wood mulch was installed in 2021 along with a picnic table. There is no mulch border and a connection should be made to the existing walkway. Two (2) basketball courts are in poor condition (basically asphalt) and should be resurfaced. Some evidence of standing water was observed between the playground and the basketball court. Additional shade should be provided.

**Proposed improvements:**

- Resurface basketball courts (include striping)
- Add playground border
- Add trees for shade (assume 5 shade trees)
- Address drainage

### **Memorial Sports Complex – 1004 Tuckerton Road (127 acres)**

Together with the Diamonds at Arrowhead Park, the Memorial Sports Complex is Evesham's primary recreation facility. Amenities include an indoor recreation building ("The Blue Barn"), three baseball diamonds, five grass multi-sport fields, two artificial turf fields, two basketball courts, four tennis courts, one pickleball court. The multi-sport artificial turf field is currently being resurfaced and the soccer artificial turf field was last replaced in 2012. The fields are inspected monthly by staff and once a year by JIF. There is a large playground with poured-in-place safety surfacing and a broken spring rider that will be removed. There are three stormwater management basins that were installed with Pineland's approvals, but one appears to be holding water. All fields are lit and there is a plan to upgrade the lighting. All fields except the artificial turf are irrigated. The irrigation was installed in 1993 and needs to be upgraded. The park also has a community garden, two restroom structures, a snack shack building and a park maintenance garage, which needs replacement. A 5-ft.-wide asphalt walking path runs from Tuckerton Road to New Road and was installed in 1993 and needs to be replaced. The majority of the parking lots are gravel and tend to flood during rain events.

Indoor facilities were not included in this report; however, the Blue Barn should be evaluated to diversify its usage. Additionally, it is in need of new flooring to better accommodate seniors and the HVAC system is in need of an upgrade.

#### **Proposed improvements:**

- Replace artificial turf soccer field in 2022
- Upgrade lighting
- Update irrigation
- Replace fence fabric
- Replace spring rider with ADA-accessible play feature
- Resurface tennis courts
- Remove silt from basins and clean out outlet structures
- Replace walking path and add benches
- Replace maintenance garage
- Scarify and reshape gravel parking lots to improve drainage
- Blue Barn HVAC (price not included in report)
- Blue Barn flooring replacement (price not included in report)

**Ravenscliff – Preamble Drive (2.2 acres)**

Located near high-tension wires, this park includes open fields, two (2) tennis courts constructed fairly recently, a tot lot, a path to the playground, benches, picnic, and rubber mulch.

**No proposed improvements.**

**Ravenscliff Tot Lot – Preamble Drive (0.2 acres)**

This small parcel includes tot swings and a tot play structure with rubber tire safety mulch contained by a plastic border. The site sits higher than adjacent residential properties and drains into their yards. The improvements here were completed within past 10 years.

**Proposed improvements:**

- Add swales to improve drainage

**Savich Tract Fields – Main Street (212 acres)**

This very large parcel was previously a dairy farm and before that an American Indian burial ground. The west side is used for soccer, approximately 10 fields. The east side is used for lacrosse. No vehicular access between the two. We recommend providing access between the two. There is no irrigation and no lighting. Both parking lots are gravel.

**Proposed improvements:**

- Provide vehicular access between the two areas of fields
- Add signage
- Add lacrosse wall on the east side

**Springside Playground – Neville Drive**

This small parcel has one play structure for ages 2-12 and a picnic table. There is no shade and no ADA access.

**Proposed improvements:**

- Add trees for shade (assume 5 shade trees)
- Add ADA access (including curb cut, path)

**Westbury Chase – Falmouth – Falmouth Road (0.1 acres)**

This very small parcel has a tot lot with swings, benches, picnic table, fence. It is the oldest playground in the Township and is in need of replacement. The ADA access needs to be provided.

**Proposed improvements:**

- Improve ADA access
- Replace playground, including equipment, fencing, benches and surfacing (engineered wood fiber mulching)

**Westbury Chase – Faybrooke – Faybrooke Drive (0.1 acres)**

The tot lot was constructed fairly recently and includes rubber mulch. There are two picnic tables, two benches, swings, and fencing.

**No proposed improvements.**

**Westerly Drive Playground – Westerly Drive**

This playground was constructed in 2019. A sign should be added to the playground to indicate the intended age groups for play per JIF. The park offers swings, a bench, a walking trail, a basketball court and a ballfield. The basketball court is in poor condition and is awkwardly arranged on a slope and should be re-sited or regraded to a standard court.

**Proposed improvements:**

- Relocate basketball court (include demolition, grading, new court construction and amenities such as poles, backboards and nets)

**Willow Ridge – Commonwealth Drive and Evans Road**

This park includes baseball and soccer fields. Security lighting exists. The fields are not irrigated. The baseball field needs to be redone or extensive refurbishment. The parking lot needs resurfacing.

**Proposed improvements:**

- Baseball field refurbishment
- Parking lot needs resurfacing (mill and overlay)\
- Lighting improvements



### **Van Zant Open Space – Conestoga Drive (5.2 acres)**

Located behind J. Harold Van Zant Elementary School, this park includes a street hockey rink, two basketball courts and a walking path, all of which were constructed in 2018. There are two large lawn panels. This location is the possible site of a future pollinator garden from the Environmental Commission. We recommend adding more native trees and shrubs.

#### **Proposed improvements:**

- Landscaping

## **Section 3: Indian Springs Golf Course**

### **Indian Springs Golf Course**

The golf course was not included in this parks inventory and assessment since it requires its own individual long range facilities plan. It is noted that the amenities of the driving range are recommended, such as a concession area. It is also noted that interior renovations to the clubhouse are needed, such as wallpaper, flooring, furniture and decor.

## **APPENDIX A: FIELD PHOTOS**

## **Photo Table of Contents**

- |                         |                         |
|-------------------------|-------------------------|
| 1. Barton Run           |                         |
| 2. Briarwood            |                         |
| 3. Brush Hollow         |                         |
| 4. Cambridge Park       |                         |
| 5. Country Farms        |                         |
| 6. Country Farms Lake   |                         |
| 7. Diamonds             |                         |
| 8. Evesboro Downs       |                         |
| 9. Falmouth             |                         |
| 10. Faybrook            |                         |
| 11. Glen Eayre          |                         |
| 12. Green Lane          |                         |
| 13. Green Lane Pickwick |                         |
| 14. Heathrow            |                         |
|                         | 15. Heritage            |
|                         | 16. Kain                |
|                         | 17. Lippincott          |
|                         | 18. Little Mill         |
|                         | 19. London Square       |
|                         | 20. Memorial            |
|                         | 21. Ravenscliff         |
|                         | 22. Ravenscliff Tot Lot |
|                         | 23. Savich Field        |
|                         | 24. Springside          |
|                         | 25. Westerly            |
|                         | 26. Willow Ridge        |
|                         | 27. Van Zant Open Space |



## Barton Run



Barton Run – Bleachers in poor condition



Barton Run – Players benches





Bartons Run – Swings



Bartons Run – Tot lot



## Briarwood



Briarwood – Playground



Briarwood – Playground mulch with exposed seam



## Brush Hollow



Brush Hollow – Playground



Brush Hollow – Swings





Brush Hollow – Basketball courts



## Cambridge Park



Cambridge Park – Basketball surface



Cambridge Park – Ponding areas



Cambridge Park – Playground



## Country Farms



Country Farms – East side – Basketball court



Country Farms – East side – Walkway ponding, drainage





Country Farms – East side – Areas of ponding, drainage



Country Farms – East side – Street hockey rink





Country Farms – East side –Playground



Country Farms – East side –Walking path in poor condition





Country Farms – West side – Basketball court



Country Farms – West side – Handball court





Country Farms – West side – Tennis court



## Country Farms Lake



Country Farms Lake – Scenic view



Country Farms Lake – Scenic view





Country Farms Lake – Walkway and pad



Country Farms Lake – Note variable water depth



## Diamonds at Arrowheads



## Diamonds – Parking lot



## Diamonds – Ballfield with clay infield and artificial turf outfield





Diamonds – Small dog park



Diamonds – Large dog park





Diamonds – Dry basin



## Evesboro Downs



Evesboro Downs – Gravel access road and view of high-tension wires



Evesboro Downs – Terminus of access road





Evesboro Downs – Damage to grassed areas caused by parking



Evesboro Downs – Damage to grassed areas caused by parking



## Falmouth



## Falmouth – Playground



## Falmouth – Swings





Falmouth – Lack of ADA access to playground



## Faybrook



Faybrook – Playground



Faybrook – Lack of access to playground



## Glen Eayre



Glen Eayre – Playground, note lack of ADA access



Glen Eayre – Note sidewalk heaving from tree roots





Glen Eayre – Hockey rink



Glen Eayre – Hockey rink man gate in poor condition



## Green Lane



Green Lane – View from walking path to ballfield



Green Lane – View from walking path to soccer fields





Green Lane – Ballfield



Green Lane – Infield and players bench





Green Lane – Basketball court



Green Lane – Tennis court





Green Lane – Walking path, note variety of surfaces and levels, trip hazards and lack of ADA access



## Green Lane Pickwick



Green Lane Pickwick – Overall view of playground, swings and walking path



Green Lane Pickwick– Playground detail



## Heathrow Park



### Heathrow Park – Playground



### Heathrow Park – Swings





Heathrow Park – Handball wall (front)



Heathrow Park – Handball wall (rear)





Heathrow Park – Basketball court



## Heritage Park



Heritage Park – Entrance with sign and path



Heritage Park – Half basketball court





Heritage Park – Playground and swings with poured in place safety surface



## Kain Park



Kain Park – Gazebo



Kain Park – Grassed staging area with electrical supply



## Lippincott



Lippincott – Street hockey rink



Lippincott – Stone picnic area with street hockey rink in background



## Little Mill Park



Little Mill Park – Entrance sign



Little Mill Park – Playground





Little Mill Park – Ballfield



Little Mill Park – Basketball court



## London Square Park



## London Square Park – View from the sidewalk



## London Square Park – Access from the sidewalk





London Square – Playground



London Square – Swings





London Square Park – Basketball court with evidence of cracking



## Memorial Park



Memorial Park – Playground with poured in place safety surface

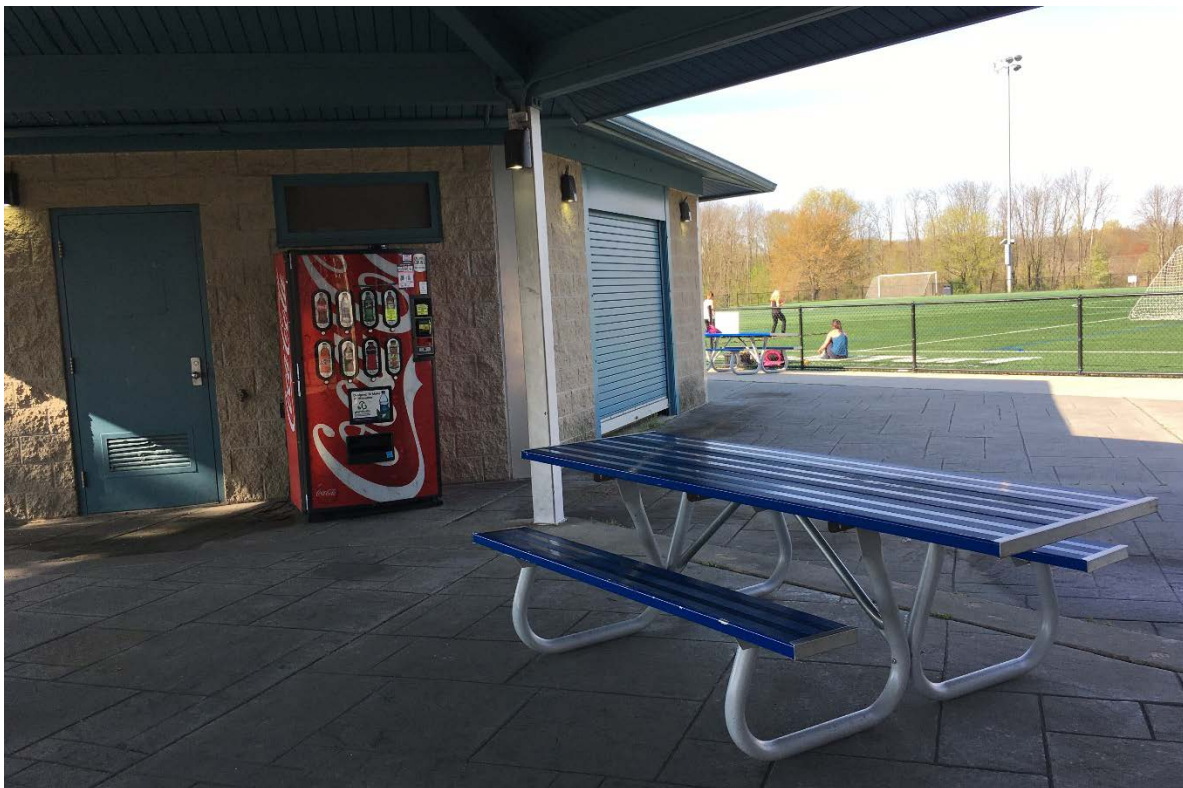


Memorial Park – Playground with swings





Memorial Park – Restroom building



Memorial Park – Snack building





Memorial Park – Soccer field with artificial turf





Memorial Park – Basketball courts



Memorial Park – Tennis courts



## Ravenscliff



## Ravenscliff – Playground



## Ravenscliff – Tennis courts





Ravenscliff – Access to the park



Ravenscliff – Parking lot



## Ravenscliff Tot Lot



## Ravenscliff Tot Lot – Playground and swings



## Ravenscliff Tot Lot – Compliant ADA access



## Savich Fields



Savich Fields – Rear lacross fields



Savich Fields – Rear parking area



## Springside



Springside – Playground



## Westerly Park



## Westerly – Playground



## Westerly – Basketball court adjacent to ballfield





Westerly – Basketball court, note backboard alignment and steep slopes



Westerly – Basketball court, note backboard alignment



## Willow Ridge Park



### Willow Ridge Park – Ballfield



### Willow Ridge Park – Parking lot pavement in poor condition



## Van Zant Open Space

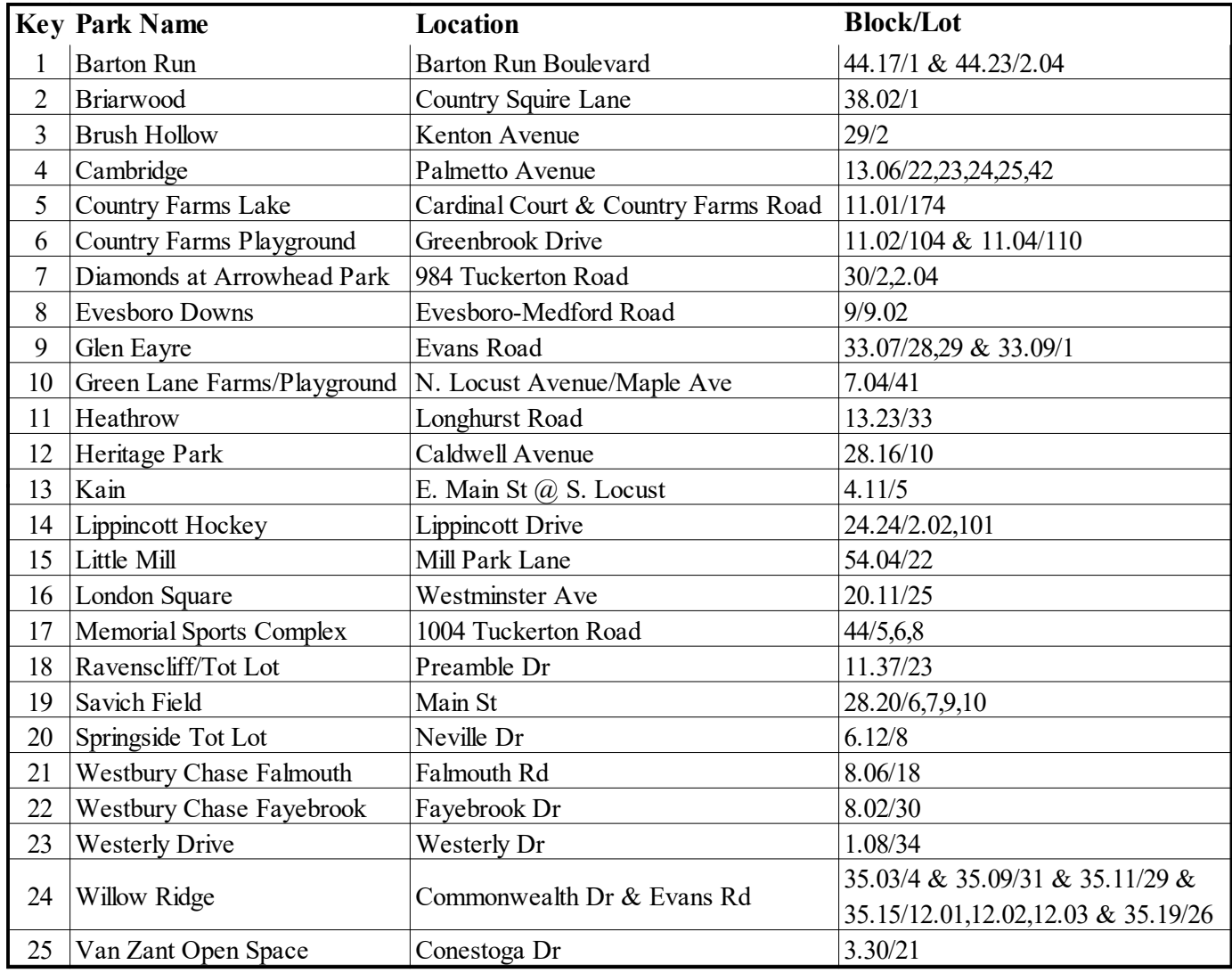


Van Zant – Basketball courts




## **APPENDIX B: PARKS MAP**





**PARKS MAP**  
EVESHAM TOWNSHIP  
BURLINGTON COUNTY NEW JERSEY  
06/17/2021 SCALE: 1" = 1500'



**REMINGTON & VERNICK ENGINEERS**  
232 KINGS HIGHWAY EAST, HADDONFIELD, NJ 08033  
(856) 751-2555, FAX (856) 751-3882 WWW.RVE.COM  
Certificate of Authorization: 24 CA 28935360  
~ENGINEERING EXCELLENCE~

1 inch = 1,500 feet

0 375 750 1,500 2,250 3,000 Feet



## **APPENDIX C: PARK AMENITY LIST**



# Park Amenity List

PARK NAME	PARK LOCATION	PARK AMENITIES
Barton Run	Barton Run Boulevard	(1) grass baseball field, tot lot playground
Briarwood	Country Squire Lane	tot lot playground with rubber mulch
Brush Hollow	Kenton Avenue	asphalt walking path, playground with wood mulch, disc golf, (2) basketball courts, street hockey rink (being converted to pickleball court)
Cambridge Park	Palmetto Avenue	paved parking lot, playground with wood mulch, (2) basketball courts, open space
Country Farms Lake	Cardinal Court & Country Farms Rd	asphalt walking path with fitness trail, lake
Country Farms	Greenbrook Drive	(2) tennis courts, basketball courts, hand ball court, playground with wood mulch, street hockey rink, asphalt walking path, open space
Diamonds at Arrowhead Park	984 Tuckerton Road	(4) baseball fields, (2) batting cages, netting system, field house, (2) stormwater management basins, (2) dog parks
Evesboro Downs	Evesboro-Medford Road	paved roadway, soccer fields, football fields, lacrosse fields, playground with wood mulch, anti-theft lighting
Glen Eayre	Evans Road	tot lot playground with wood mulch, street hockey court
Green Lane Farms	N. Locust Ave/Maple Ave	asphalt walkway, (1) baseball field, (2) soccer fields, tennis/pickleball courts, (1) basketball court
Green Lane Farms Playground	Pickwick Drive	playground with wood mulch, picnic table, asphalt walkway
Heathrow Park	Longhurst Road	playground with wood mulch, basketball court, hand ball wall, open space
Heritage Park	Caldwell Avenue	tot lot playground with rubber surface, asphalt walkway, 1/2 court basketball
Kain Park	E. Main St at S. Locust	grass open space, gazebo with paver area, electrical service
Lippincott Hockey Complex	Lippincott Drive	gravel parking lot and walkways, (3) street hockey rinks with decking systems (maintained by MRC), lighting, picnic tables
Little Mill Park	Mill Park Lane	basketball court, street hockey rink, playground, baseball field
London Square Playground	Westminster Avenue	asphalt walkway, (2) basketball courts, playground with wood mulch
Memorial Sports Complex	1004 Tuckerton Road	(3) baseball diamonds, (5) grass multi-sport fields, (2) artificial turf fields, (2) basketball courts, (4) tennis courts, (1) pickball court, large playground, community garden, (3) stormwater management basins, indoor recreation building, (2) restroom structures, snack shack, park maintenance garage, asphalt walking path, gravel parking lots, field irrigation and lighting



# Park Amenity List

Ravenscliff	Preamble Drive	(2) tennis courts, soccer field, open space, tot lot playground with rubber mulch, asphalt walkway, paved parking lot
Ravenscliff Tot Lot	Preamble Drive	tot lot playground with rubber mulch
Savich Tract Fields	Main Street	(10) soccer fields, gravel parking lot, lacrosse fields
Springside Playground	Neville Drive	playground with wood mulch, asphalt walkway
Westbury Chase - Falmouth	Falmouth Road	tot lot playground with wood mulch, swings, benches, fencing
Westbury Chase - Faybrooke	Faybrooke Drive	tot lot playground with rubber mulch, swings, (2) benches, (2) picnic tables, fencing
Westerly Drive Playground	Westerly Drive	playground with wood mulch, swings, benches, baseball field, open space, asphalt walkway, basketball court
Willow Ridge	Commonwealth Drive & Evans Road	(1) baseball field, grass soccer fields, asphalt parking lot, anti-theft lighting
Van Zant Open Space	Conestoga Drive	street hockey rink, (2) basketball courts, asphalt walking path, open space



## **APPENDIX D: PARKS PRELIMINARY ESTIMATES**



# Parks Preliminary Estimate

alt:

Location/Item	Quantity	Unit Price	Cost
<b>Barton Run</b>			<b>\$5,400.00</b>
replace benches, ea	4	\$600.00	\$2,400.00
replace bleachers, LS	1	\$3,000.00	\$3,000.00
add sports lighting, ea	1	\$500,000.00	\$500,000.00
<b>Briarwood</b>			<b>\$29,140.00</b>
poured-in-place, sf	1880	\$15.50	\$29,140.00
engineered wood fiber mulch, sy	209	\$35.00	\$7,315.00
<b>Brush Hollow</b>			<b>\$24,980.00</b>
conc sidewalk, sy	14	\$95.00	\$1,330.00
curb, LF	28	\$50.00	\$1,400.00
detect warn surface, sf	16	\$50.00	\$800.00
thermo striping, 4", LF	150	\$1.00	\$150.00
signage, sf	3	\$100.00	\$300.00
pipng, LF	100	\$50.00	\$5,000.00
remove trees, ea	10	\$1,600.00	\$16,000.00
<b>Cambridge Park</b>			<b>\$280,037.50</b>
sport resurface, sf:	11000		
milling, sy	1223	\$4.50	\$5,503.50
HMA 9.5 surface, ton	111	\$100.00	\$11,100.00
tack coat, gal	184	\$1.00	\$184.00
color coat/striping, LS	1	\$5,000.00	\$5,000.00
inlet, ea	1	\$2,500.00	\$2,500.00
pipng, LF	100	\$50.00	\$5,000.00
swale, ea	1	\$5,000.00	\$5,000.00
asphalt walking path, LF:	750		
HMA sidewalk, sy	667	\$40.00	\$26,680.00
DGA, sy	667	\$0.00	\$0.00
HMA 9.5 surface, ton	61	\$0.00	\$0.00
tack coat, gal	101	\$0.00	\$0.00
excavation, cy	102	\$35.00	\$3,570.00
memorial grove:			
ornamental/shade trees, ea	27	\$500.00	\$13,500.00
dedication markers, ea	20	\$100.00	\$2,000.00
parking lot & pedestrian lighting, ea	1	\$200,000.00	\$200,000.00
<b>Country Farms Lake</b>			<b>\$163,225.00</b>
asphalt walking path, LF:	2700		
HMA sidewalk, sy	2400	\$40.00	\$96,000.00
DGA, sy	2400	\$0.00	\$0.00
HMA 9.5 surface, ton	216	\$0.00	\$0.00
tack coat, gal	360	\$0.00	\$0.00
lake management program, ac	3.71	\$10,000.00	\$37,100.00
aerator system, LS	1	\$20,000.00	\$20,000.00
ADA fishing pier, sf	225	\$45.00	\$10,125.00



# Parks Preliminary Estimate

alt:

<b>Country Farms</b>			<b>\$164,466.00</b>
inlet, ea	1	\$2,500.00	\$2,500.00
swale, ea	1	\$5,000.00	\$5,000.00
<u>asphalt driveway, LF:</u>	300		
DGA, sy	267	\$10.00	\$2,670.00
HMA 9.5 surface, ton	267	\$100.00	\$26,700.00
HMA 19M64 base course, ton	33	\$100.00	\$3,300.00
tack coat, gal	41	\$1.00	\$41.00
excavation, cy	45	\$35.00	\$1,575.00
<u>asphalt walking path, LF:</u>	3450		
HMA sidewalk, sy	3067	\$40.00	\$122,680.00
DGA, sy	3067	\$0.00	\$0.00
HMA 9.5 surface, ton	277	\$0.00	\$0.00
tack coat, gal	461	\$0.00	\$0.00
competition baseball field:			
baseball field, LS	1	\$600,000.00	\$600,000.00
parking lot, LS	1	\$200,000.00	\$200,000.00
sports lighting, LS	1	\$500,000.00	\$500,000.00
<b>Diamonds at Arrowhead Park</b>			<b>\$900,500.00</b>
K-9 grass, sf	56500	\$15.00	\$847,500.00
stone dust, sf	56500	\$3.00	\$169,500.00
refurbish baseball field, ea	2	\$18,500.00	\$37,000.00
remove trees, ea	10	\$1,600.00	\$16,000.00
<b>Evesboro Downs</b>			<b>\$2,093,466.00</b>
<u>asphalt driveway, LF:</u>	1850		
DGA, sy	4112	\$10.00	\$41,120.00
HMA 9.5 surface, ton	371	\$100.00	\$37,100.00
HMA 19M64 base course, ton	67	\$100.00	\$6,700.00
tack coat, gal	56	\$1.00	\$56.00
excavation, cy	514	\$35.00	\$17,990.00
parking area, stone, sf	40000	\$20.00	\$800,000.00
inclusive playground, LS	1	\$1,000,000.00	\$1,000,000.00
<u>asphalt walking path, LF:</u>	6300		
HMA sidewalk, sy	3500	\$40.00	\$140,000.00
shade structure, ea	2	\$20,000.00	\$40,000.00
enlarge wildflower area, sy	3500	\$3.00	\$10,500.00
add concrete lacrosse wall, ea	1	\$50,000.00	\$50,000.00
<b>Glen Eayre</b>			<b>\$26,219.00</b>
conc sidewalk, sy	25	\$95.00	\$2,375.00
playground border, LF	152	\$7.50	\$1,140.00
<u>sport resurface, sf:</u>	7355		
milling, sy	818	\$4.50	\$3,681.00
HMA 9.5 surface, ton	74	\$100.00	\$7,400.00
tack coat, gal	123	\$1.00	\$123.00
multi-court striping, LS	1	\$10,000.00	\$10,000.00
chain link gate, ea	1	\$1,500.00	\$1,500.00



# Parks Preliminary Estimate

<b>Green Lane Farms</b>			<b>\$169,950.00</b>
<u>asphalt walking path, LF:</u>	1600		
HMA sidewalk, sy	1423	\$40.00	\$56,920.00
DGA, sy	1423	\$0.00	\$0.00
HMA 9.5 surface, ton	129	\$0.00	\$0.00
tack coat, gal	214	\$0.00	\$0.00
excavation, cy	218	\$35.00	\$7,630.00
signage, sf	30	\$100.00	\$3,000.00
work-out equipment, ea	10	\$5,000.00	\$50,000.00
replace benches, ea	4	\$600.00	\$2,400.00
chain link fence, LF	250	\$40.00	\$10,000.00
shade structure, ea	2	\$20,000.00	\$40,000.00
sports lighting, ea	3	\$500,000.00	\$1,500,000.00
<b>Green Lane Farms Playground</b>			<b>\$7,120.00</b>
<u>asphalt walking path, LF:</u>	200		
HMA sidewalk, sy	178	\$40.00	\$7,120.00
DGA, sy	178	\$0.00	\$0.00
HMA 9.5 surface, ton	17	\$0.00	\$0.00
tack coat, gal	27	\$0.00	\$0.00
<b>Heathrow Park</b>			<b>\$101,592.50</b>
<u>sport resurface, sf:</u>	13200		
milling, sy	1467	\$4.50	\$6,601.50
HMA 9.5 surface, ton	133	\$100.00	\$13,300.00
tack coat, gal	221	\$1.00	\$221.00
striping, LS	1	\$2,000.00	\$2,000.00
<u>asphalt walking path, LF:</u>	1365		
HMA sidewalk, sy	1214	\$40.00	\$48,560.00
DGA, sy	1214	\$0.00	\$0.00
HMA 9.5 surface, ton	110	\$0.00	\$0.00
tack coat, gal	183	\$0.00	\$0.00
excavation, cy	186	\$35.00	\$6,510.00
remove trees, ea	9	\$1,600.00	\$14,400.00
landscaping, LS	1	\$10,000.00	\$10,000.00
<b>Kain Park</b>			<b>\$13,000.00</b>
clearing, LS	1	\$1,000.00	\$1,000.00
evergreen trees, ea	30	\$350.00	\$10,500.00
evergreen shrubs, ea	30	\$50.00	\$1,500.00
<b>Lippincott Hockey Complex</b>			<b>\$796,500.00</b>
<u>parking lot, sf:</u>	7500		
concrete pad, sy	55	\$100.00	\$5,500.00
wheel stops, ea	2	\$125.00	\$250.00
traffic markings, sf	20	\$6.00	\$120.00
signage, sf	5	\$100.00	\$500.00
thermo striping, 4", LF	80	\$1.00	\$80.00
conc sidewalk, sy	90	\$95.00	\$8,550.00
replace picnic table, ea	9	\$3,500.00	\$31,500.00
add concession/bathroom facility, ea	1	\$750,000.00	\$750,000.00



# Parks Preliminary Estimate

<b>Little Mill Park</b>			<b>\$85,500.00</b>
clearing site, LS	1	\$15,000.00	\$15,000.00
asphalt walking path, LF:	1500		
HMA sidewalk, sy	1334	\$40.00	\$53,360.00
DGA, sy	1334	\$0.00	\$0.00
HMA 9.5 surface, ton	121	\$0.00	\$0.00
tack coat, gal	201	\$0.00	\$0.00
excavation, cy	204	\$35.00	\$7,140.00
yoga platform	1	\$10,000.00	\$10,000.00
<b>London Square Playground</b>			<b>\$25,936.00</b>
sport resurface, sf:	5000		
milling, sy	556	\$4.50	\$2,502.00
HMA 9.5 surface, ton	51	\$100.00	\$5,100.00
tack coat, gal	84	\$1.00	\$84.00
striping, LF	672	\$10.00	\$6,720.00
playground border, LF	204	\$7.50	\$1,530.00
shade trees, ea	5	\$500.00	\$2,500.00
inlet, ea	1	\$2,500.00	\$2,500.00
piping, LF	100	\$50.00	\$5,000.00
<b>Memorial Sports Complex</b>			<b>\$922,580.00</b>
artificial turf soccer field, LS	1	\$500,000.00	\$500,000.00
upgrade lighting, LS	1	\$10,000.00	\$10,000.00
upgrade irrigation, LS	1	\$10,000.00	\$10,000.00
replace fence fabric, LF	1080	\$20.00	\$21,600.00
replace spring rider, ea	1	\$10,000.00	\$10,000.00
resurface tennis courts, SY	2800	\$20.00	\$56,000.00
clean out basins, ea	3	\$10,000.00	\$30,000.00
HMA sidewalk, sy	1312	\$40.00	\$52,480.00
benches, ea	20	\$3,000.00	\$60,000.00
scarify & reshape gravel lots, sy	11500	\$15.00	\$172,500.00
<b>Ravenscliff Tot Lot</b>			<b>\$10,000.00</b>
swale, ea	2	\$5,000.00	\$10,000.00
<b>Savich Tract Fields</b>			<b>\$67,220.00</b>
gravel roadway, sy	3111	\$20.00	\$62,220.00
signage, sf	50	\$100.00	\$5,000.00
add concrete lacrosse wall, ea	1	\$50,000.00	\$50,000.00
<b>Springside Playground</b>			<b>\$8,375.00</b>
shade trees, ea	5	\$500.00	\$2,500.00
ADA accessible area, sf:	820		
HMA sidewalk, sy	92	\$40.00	\$3,680.00
DGA, sy	92	\$0.00	\$0.00
HMA 9.5 surface, ton	9	\$0.00	\$0.00
tack coat, gal	14	\$0.00	\$0.00
excavation, cy	15	\$35.00	\$525.00
conc sidewalk, sy	6	\$95.00	\$570.00
curb, LF	14	\$50.00	\$700.00
detect warn surface, sf	8	\$50.00	\$400.00



# Parks Preliminary Estimate

<b>Westbury Chase - Falmouth</b>			<b>\$532,530.00</b>
conc sidewalk, sy	22	\$95.00	\$2,090.00
playground fencing, LF	250	\$50.00	\$12,500.00
engineered wood fiber mulch, sy	444	\$35.00	\$15,540.00
replace benches, ea	4	\$600.00	\$2,400.00
replace playground equipment, LS	1	\$500,000.00	\$500,000.00
<b>Westerly Drive Playground</b>			<b>\$256,426.00</b>
<u>relocate basketball court:</u>			
clearing site, LS	1	\$15,000.00	\$15,000.00
grading, SF	4200	\$50.00	\$210,000.00
DGA, sy	467	\$10.00	\$4,670.00
HMA 9.5 surface, ton	43	\$100.00	\$4,300.00
HMA 19M64 base course, ton	85	\$100.00	\$8,500.00
tack coat, gal	71	\$1.00	\$71.00
excavation, cy	111	\$35.00	\$3,885.00
basketball amenities, ea	2	\$5,000.00	\$10,000.00
<b>Willow Ridge</b>			<b>\$71,941.85</b>
<u>parking lot, sf:</u>	24200		
milling, sy	2689	\$4.50	\$12,100.50
HMA 9.5 surface, ton	323	\$100.00	\$32,300.00
tack coat, gal	404	\$1.00	\$404.00
conc sidewalk, sy	21.33	\$95.00	\$2,026.35
curb, LF	56	\$50.00	\$2,800.00
detect warn surface, sf	32	\$50.00	\$1,600.00
thermo striping, 4", LF	1331	\$1.00	\$1,331.00
traffic markings, sf	30	\$6.00	\$180.00
signage, sf	7	\$100.00	\$700.00
refurbish baseball field, ea	1	\$18,500.00	\$18,500.00
replace sports lighting, LS	2	\$300,000.00	\$600,000.00
<b>Van Zant Open Space</b>			<b>\$10,000.00</b>
landscaping, LS	1	\$10,000.00	\$10,000.00