

Ramblewood Park Master Plan Harrisonburg, Virginia



Ramblewood Park Master Plan

RAMBLEWOOD PARK MASTER PLAN..... I

EXECUTIVE SUMMARY 2

INTRODUCTION 2

BACKGROUND 3

DRAFT AND FINAL MASTER PLAN 5

PARK CONSTRUCTION BUDGET 9

PARK PHASING AND SCHEDULE..... 9

PLANS, SUPPORT INFORMATION & MEETING MINUTES..... 9

Executive Summary

The Ramblewood Park Master Plan, prepared by LPDA, Inc., with assistance by McCormick Taylor, provides comprehensive master planning strategy for Ramblewood Park. The master plan incorporates in-progress recapping operations for the closed landfill cells within the property, a current Police Training Facility, and an active league-play, lighted softball program, into a long-term park planning goals for the 147 acre park property. The master plan provides a range of park programs for residents of Harrisonburg that expands upon the current single use of softball on site. The master plan provides strategies for new lighting and the impacts of additional fill material over the closed landfill cells. The master plan also provides discussion of the Police Training Facility and its activity and development strategy within the property, development of a trail system as part of the comprehensive City trail network, cost projections for individual park program elements and park regions, and potential phasing.

Introduction

The City of Harrisonburg is in the process of recapping old landfill cells that exist at the current Ramblewood Park property, located adjacent to Ramblewood Road. As part of a landfill recapping operation, this multi-phase project will require the complete removal and replacement of the existing softball fields. The City of Harrisonburg Department of Public Works and Parks and Recreation, requested LPDA, Inc., with assistance by McCormick Taylor, provide a comprehensive master plan for the complete Ramblewood Park property.

The master plan process included:

- Analysis of existing conditions for the complete property
- Landfill recapping sequence and schedule
- Review of use by the Harrisonburg Police Department of the Training Facility within the park property
- Review of the softball programs current
- Potential development of a long-range park program

The Ramblewood Park Draft Master Plan was developed and a community meeting was facilitated to present the draft master

plan and gain input and feedback on the park plan and program. The community meeting, along with multiple City staff meetings, allowed for program refinement and the development of the final master plan.

Background



Existing softball field and lighting conditions



Current Conditions - Aerial

The 147 acre property includes multiple parcels of land owned by the City of Harrisonburg. The property is bounded by Ramblewood Road and Greendale Road and Interstate 81, with multiple privately owned parcels that back up to the park property in the southern area, that front on Ramblewood Road and Greendale Road. The existing Ramblewood Park property was utilized as a landfill site for the City of Harrisonburg. Landfill operations began in the 1970s. Portions were capped in 1984 and developed into a park program that includes softball complex areas, parking, and associated maintenance area/yard. Other areas were utilized for landfill and were capped initially in 1993. All landfill cells at Ramblewood Park property (all are currently closed) are unlined. To upgrade the closed landfill areas the City is in the process of recapping. The first recapped area was completed in summer 2011. The remaining landfill area to recap is the softball complex area. All recapped areas will receive a minimum of 18" of clay cap with a topsoil cap overlay. The Departments of Public Works and Parks and Recreation both envision an expanded program for the Ramblewood Park property.

The Harrisonburg Police Department also expressed support for park program expansion and development in park areas outside the Police Training Facility, if developed with safety fencing and other measures in place. The Harrisonburg Police Department Police Training Facility is in the southern area of the park property. All of the Police Training Facility is within an area bounded by Blacks Run Greenway and Interstate 81, except for the backup gun range (the original gun range), which is located on the east side of Blacks Run. The Police Department also owns and manages a residential building off of Greendale Road at the entry to the training facility. The building is used primarily for instructional and classroom training in conjunction with training

and shooting events. Police training hours at the Facility as of May 2012:

M-F: 8am to 4pm, option open until 9pm (night training)

Saturday: all day- 2-3 times per year (primary combined events)

Sunday: Closed

The Police Training Facility weekly training schedule generally is concentrated shooting activity with periods of non-shooting, so no continuous shooting the full day. Night shooting events seem to occur at a low frequency. The advantage of the facility location is the ease of access, natural separation from the public by Blacks Run, and the interstate, combined with a high backstop for the permanent gun range, help to disperse noise.



Police Training Facility (West Side Blacks Run)

The City of Harrisonburg is also known for Rocktown Trails at Hillendale Park. This trail system provides a guide for potential trails to be developed at Ramblewood Park. The Rocktown Trails are a network of six loops that include beginner, intermediate, and advanced trails. The trail system includes medium speed sweeping hills, small uphill climbs, rock pits and small drops as part of a well-made dirt, single-track trail system. IMBA (International Mountain Bike Association) is active within the area and has promoted trail development at Hillendale and also at Ramblewood Park.

As part of the park program development, questions were raised as to current park program activities, specifically the programming and use of the softball fields. Issues and options discussed with softball program:

- 3 current softball fields are in heavy use and lighted, league play.
- Relocate softball off site to another City property not currently utilized due to recapping
- Relocate softball to the Smithland Road Park property due to recapping
- Currently parking is 100+ spaces, 200+ spaces will be necessary



Existing softball field parking and access

Park Program Goals discussed initially:

- Access and Parking areas (double parking capacity if feasible)
- Softball field (3 minimum, 4 preferred), consider relocation on site as practice or league fields (lighted) or a new location (Smithland Road Park) if league fields (lighted) follow recapping.
- Club house/ field house
- Concessions and Restrooms
- Maintenance area
- Pavilions/picnic shelter(s)

- Picnic area(s) with playground
- Frisbee (Disc) Golf Course
- Day use soccer/ practice fields
- Skateboard Park
- Internal trail system with trailhead
- Incorporation of wooded area into park
- Potential park connection to south (vehicular and pedestrian)

Draft and Final Master Plan



Final Master Plan – 3D View from south



Final Master Plan

The program goals were incorporated into a draft master plan. Multiple meetings were held with City staff to review the draft master plans. During the draft master planning process a community meeting was also held at Stone Spring Elementary School in October, 2011. Following this process the final master plan program was developed and incorporated into the plan. The final park program includes the following:

- Additional access and parking areas 360 spaces in northern area and 60 spaces in southern area
- Softball fields – 4 in current location with grading updates (elevation changes) and orientation changes to support league play with soccer field overlays (lighted)
- Day use soccer - 1 recreation field (360'x225')- 1 recreation/practice field (330'x180')
- Club house/ field house
- Concessions and Restrooms
- Additional restrooms separate from concession area
- Maintenance area, upgrades and modifications
- Playground
- Dog park
- Frisbee (Disc) Golf Course – 9 & 18 holes at south park area
- Skateboard Park
- Pavilions/picnic shelter(s)
- Picnic area(s)
- South park area with restrooms and connections, 60 spaces
- Park trail system with trailheads – hard surface trails (multi-use) and mountain bike trails (single track),
- Incorporation of wooded area into park
- Perimeter fencing along Blacks Run providing perimeter control for the Police Training Facility

Softball Fields

A key component of the north park area was the challenges associated with determining the optimum softball field elevations

and relationship to one another, program use and configuration for best position relative to sunlight. Currently softball fields 1 through 4 are at separate elevations with approximately 10' of grade change between each field and approximately 20' of grade change between fields 1-2 and 3-4. To provide for multi-use programming within the softball field areas, additional fill was provided to allow for fields 1 and 2 and fields 3 and 4 to be at the same elevations. This would allow for an overlay soccer field spanning softball fields 1 and 2 with removable fencing and overlay small soccer fields for softball fields 3 and 4 with fixed fencing. The elevation changes require significant fill material and is included within the cost estimate. The softball fields were evaluated for orientation relative to sunlight. Fields 1 and 2 were adjusted for optimum sunlight orientations. Fields 3 and 4 were not adjusted for orientation due to grading constraints. To reorient field 3 to optimum, significant additional fill would be required above the current additional fill depicted in the master plan. Field 4 could not be reoriented to optimum due to grading impacts on landfill cap.



Existing softball field and lighting conditions



Final Master Plan Soccer Fields Area

Field Lighting

During the master planning process the incorporation of lighting for the softball fields was reviewed to evaluate the installation process for new lighting installed over the recapped closed landfill cells. Field lighting poles require a minimum embedment to meet standard foundation requirements. The proposed recapping depths at the field locations will not allow for a standard foundation design for some of the proposed field light locations without penetration to the landfill cap. Two options were reviewed for foundation design:

- The use of a sealant such as Liquid Boot™ that provides a flexible, high strength membrane barrier installed to allow penetration of the landfill cap without infiltration or vapor loss.
- The installation of a modified light foundation with a spread footing on top of the landfill cap. The current cost estimate has provided pricing for a modified lighting foundation option. The modified footing condition requires a standard pole foundation in conjunction with a poured in place foundation spread footing and the mounding of backfill material over the complete light pole foundation.

Further evaluation will be required for the use of either option. Both options require the development of detailed grading for the field locations and light pole foundation design. The attached softball field plan (a portion of the master plan) indicates



VDP 230Kv Transmission line in southern park area (access road to Police Training Facility)

schematic locations for field lights and depth of proposed fill from finished grade to current conditions.

Grading Activity and Transmission Lines

During the master planning process the incorporation of program elements and grading were evaluated for conflicts in the northeast park area under the existing Virginia Dominion Power (VDP) 230Kv transmission lines. Program elements and grading were also evaluated in the northwest park area adjacent to the Shenandoah Valley Electric Cooperative (SVEC) Harrisonburg to Dayton transmission line. Both utilities companies require a minimum clearance and no build zone from their transmission lines. VDP requires a minimum clearance from transmission towers, transmission line sag minimum clearance as well as restrictions on structures under transmission lines. The proposed grading that provides for trails and recreation field in the northeast area will reduce the current clearance from the VDP transmission lines. Major park elements such as playgrounds, a skatepark and structures have been located outside the VDP transmission line easement. The schematic grading depicted appears to provide for a minimum clearance however detailed grading plans and review and approval from VDP will be required to assure park trails and fields maintain a safe vertical separation from transmission lines.



The proposed grading that provides for vehicular access, parking, trails and softball field in the northwest area will have minimal impact on the current clearance from the SVEC transmission line. Major park elements such as maintenance yard structure, lighting and structures have been located well outside the SVEC transmission line clearance areas. However, as with grading in the VDP transmission line area, detailed grading plans and review and approval from SVEC will be required to assure park elements maintain a safe vertical separation from transmission lines.



Police Training Obstacle Course (West Side Blacks Run)

Police Training Facility

During meetings staff agreed that although the interstate helps to disperse the noise from shooting activity, shooting can still be heard throughout the park, and the installation of signs explaining the police training activity would help to inform park visitors not aware of the police training facility activity.

Staff discussed the potential of modifying the police training schedule by working with P&R staff on timing and events. Staff



Police Training Backup Range (East side Blacks Run)

also discussed the backup gun range (original gun range) and its relationship to the proposed trail system and park use. Staff are concerned that the backup range should be removed as part of the Police Training Facility prior to the surrounding area (east of Blacks Run) being developed for park use. The existing structures in the backup range, such as bathrooms and pavilion could be utilized for park use. The Parks and Rec. Department can assist the Police Department with the installation of new bathroom facilities on the west side of Blacks Run. A security fence with signage shall be located on the west side of Blacks Run, so that park users will be able to approach the bank of the creek without a fence barrier.

Although the master plan identifies the backup range being phased out of use, no park activities should be developed in the southern areas of the park until complete deactivation of the backup range occurs by the Police Department.

Trail System

The Parks and Recreation Department, with assistance by IMBA, is in the process of developing trail systems throughout the City. The trails at Ramblewood Park play a key role in the trail network. The Bluestone trail, a trail that primarily follows Blacks Run, will link JMU, neighborhoods and parks with a multi-use, hard surface, non-vehicular trail. Bluestone trail will serve as the spine of Harrisonburg's trail system. The southern leg of the Bluestone trail is planned within Ramblewood Park. The Bluestone trail will connect to the trail network within the park. The hard surface Bluestone trail will connect to soft surface multi-use and single track trails. The trail system within Ramblewood Park will be similar to the trail system at Hillandale, offering a network of beginner, intermediate, and advanced trails with medium to high speed sweeping hills, uphill climbs through wooded areas, rock pits and rock fields and drops, as part of a well-made, soft surface, trail system. Portions of the trail system beyond the Bluestone trail will be reduced width, hard surface trails, such as some of the trails within the north park area. IMBA offers specific trail installation criteria to assist with the soft surface trail development.



Final Master Plan – 3D View of south area

Park Construction Budget

A line item cost projection was developed for the master plan. The cost estimate provides individual park program cost as well as park cost development by regions within the park. The general regions or areas of the park include the following:

- 1- Northwest Park Area-Main Entry, Parking, Softball and Related, including Field Lighting
- 2- Maintenance Area
- 3- Northeast Park Area-Secondary Parking, Access, Recreation Fields, Playground, Skatepark and Related
- 4- South Park Area- Parking, Access, Dog Park, Disk Golf, Trails

Park Phasing and Schedule

Due to budget restraints and long-term Parks and Recreation planning strategies, all program elements as part of the final master plan will not be implemented at one time but will be phased over time. Phasing strategies discussed include the following:

1. Following the recapping operation, obtain additional fill material and develop the softball fields with overlays and associated parking to the grades depicted within the master plan. The maintenance yard will be modified and redeveloped in conjunction with the softball field phase, such as modifications to the maintenance building, fencing and staging areas.
2. Development of the south park area disk golf, dog park, parking area and trail system, in concert with perimeter fencing for the Police Training Facility and the deactivation of the backup range .
3. Obtain additional fill and develop the upper parking area, recreational fields, playground area and skatepark.

Plans, Support Information & Meeting Minutes

That attached plan information includes the following:

- Existing Conditions Map
- Existing Conditions Map with landfill cell overlay
- Master Plan
- Field Area Plan
- Master Plan with Park Areas
- 3D Renderings of master plan

The meeting minutes provide information from City and residents from the community meeting and also a City staff meeting..

Background information is also included which was gathered by LPDA during planning process. Information includes research on lighting options, landfill sealant materials and utility information provided by the power providers.





This plan is conceptual and not to be used for construction. Boundary and base information provided from multiple sources in 2011 and 2012 and compiled for master planning purposes.

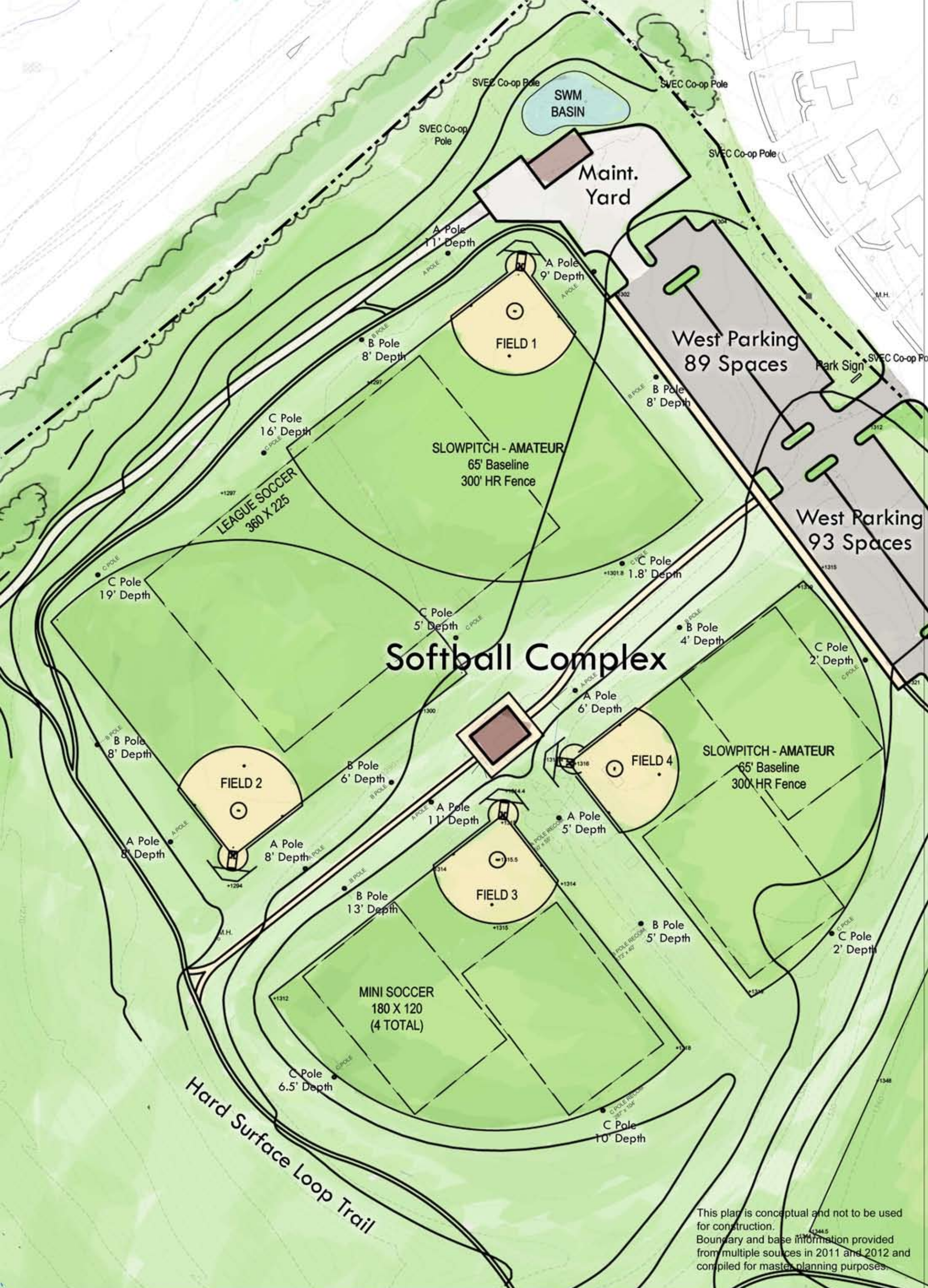




- LEGEND**
- Transfer
 - Trail
 - Disc Golf
 - Softball
 - Play Area
 - Recreation Field
 - Park Area
 - Disc Golf
 - Disc Golf

This plan is conceptual and not to be used for construction. Boundary and base information provided from multiple sources in 2011 and 2012 and compiled for master planning purposes.





This plan is conceptual and not to be used for construction. Boundary and base information provided from multiple sources in 2011 and 2012 and compiled for master planning purposes.

DATE: 5/24/12



- Transformer
- Water
- Canal
- City Park
- City Street
- Street
- Highway
- Street Light

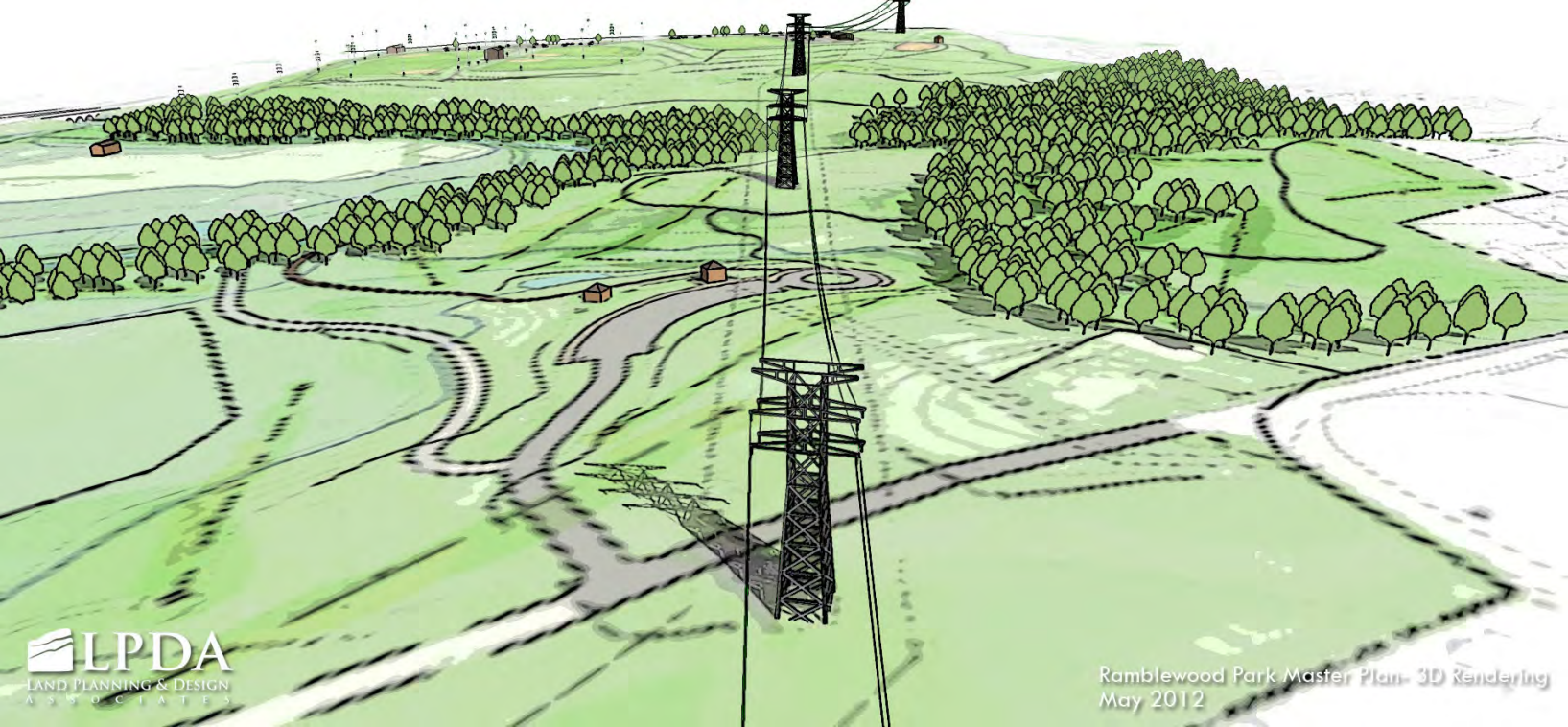
Park Areas

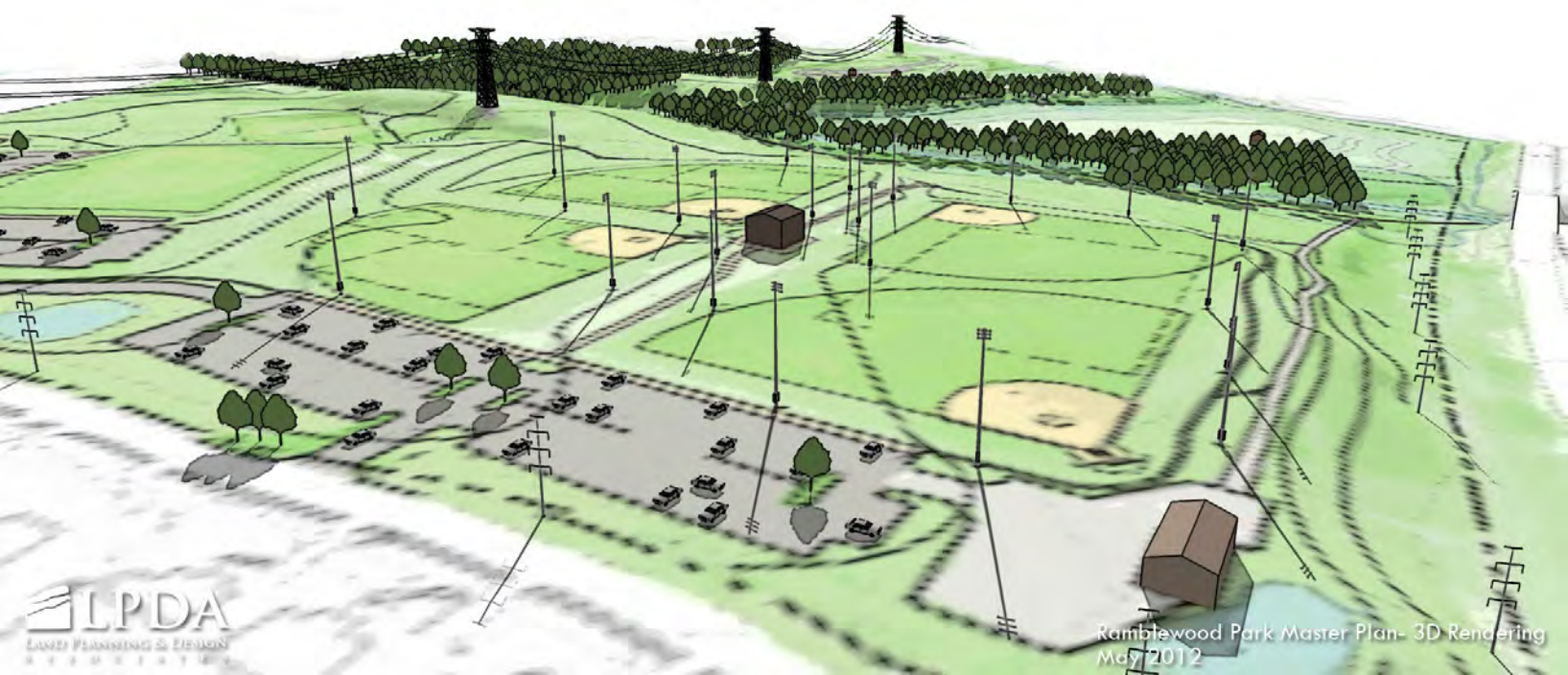
This plan is conceptual and not to be used for construction. Boundary and base information provided from multiple sources in 2011 and 2012 and compiled for master planning purposes.





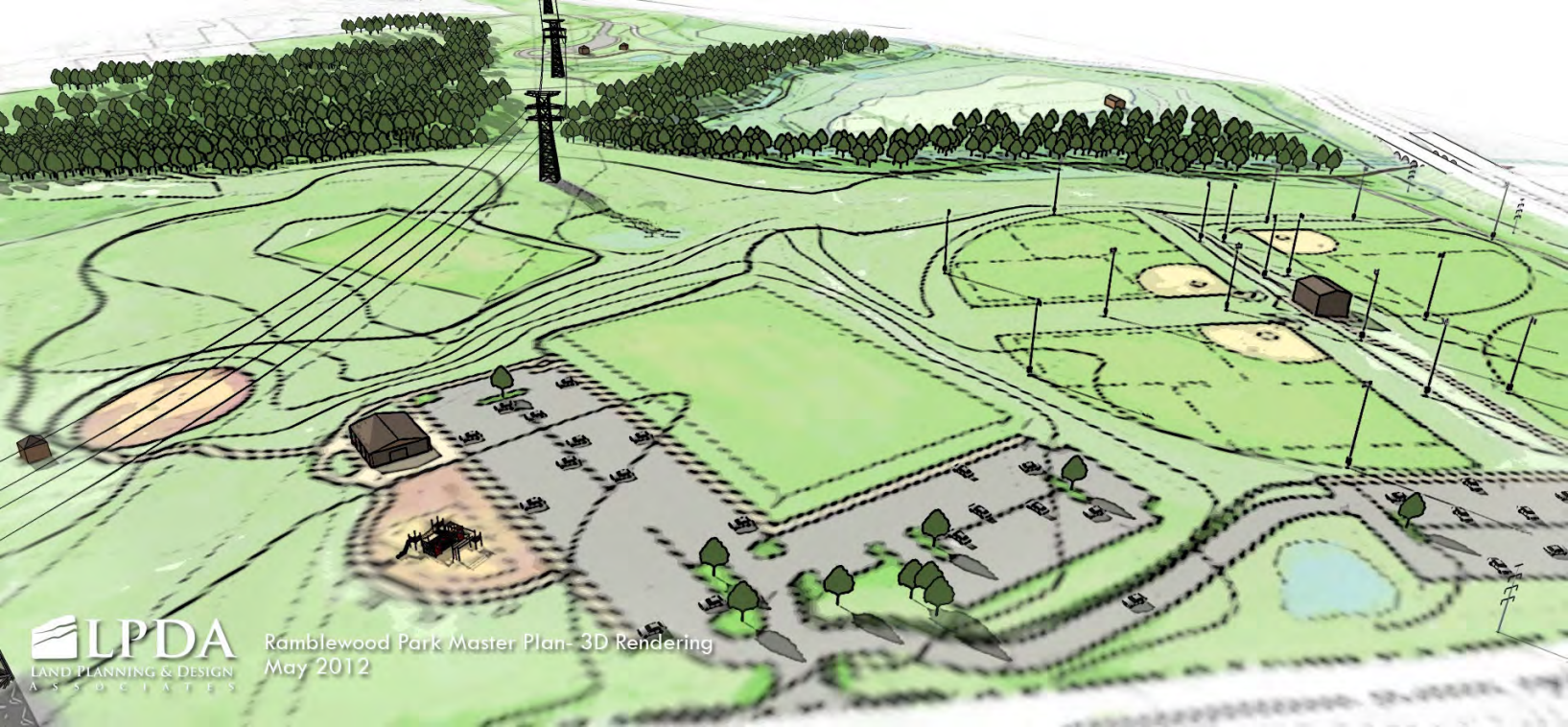
Ramblewood Park Master Plan- 3D Rendering
May 2012

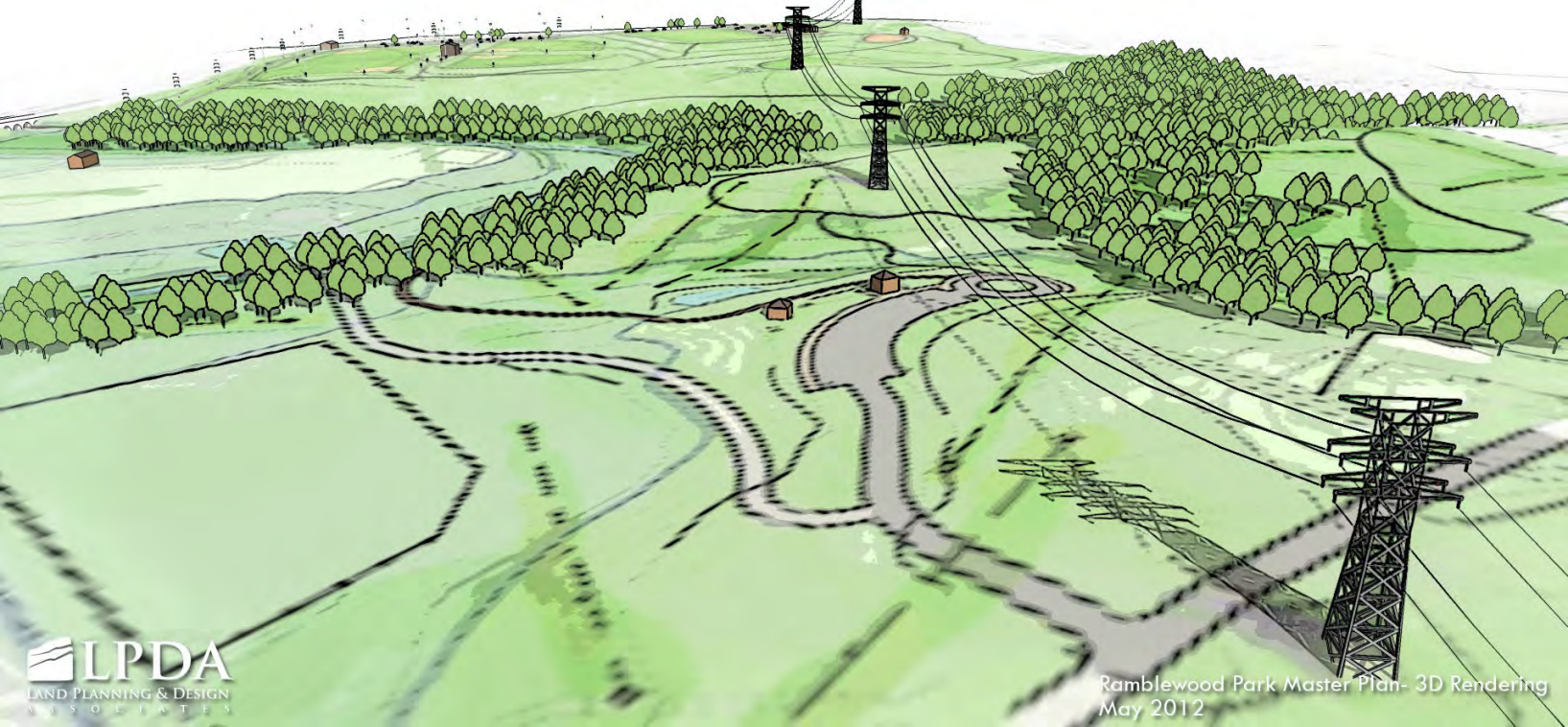




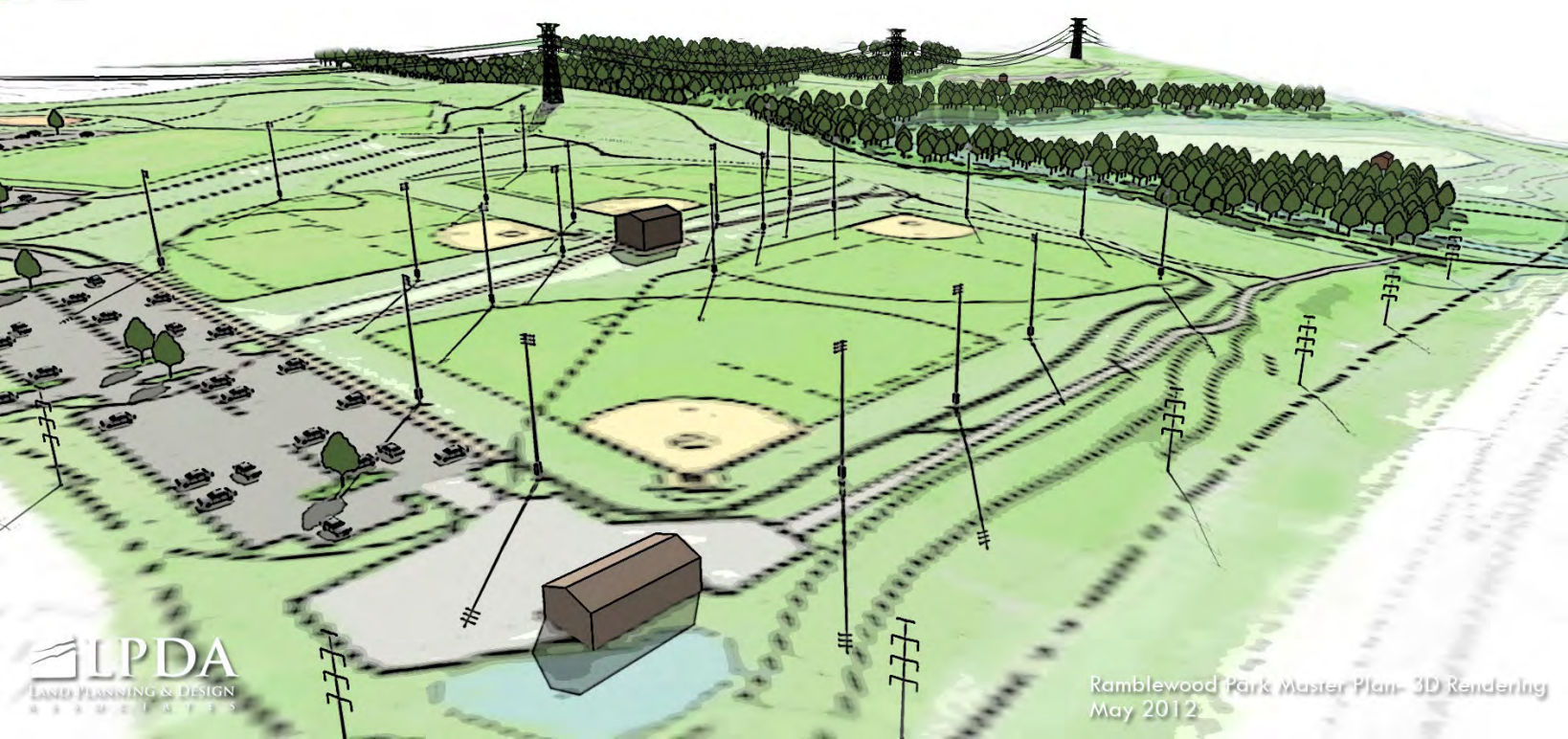


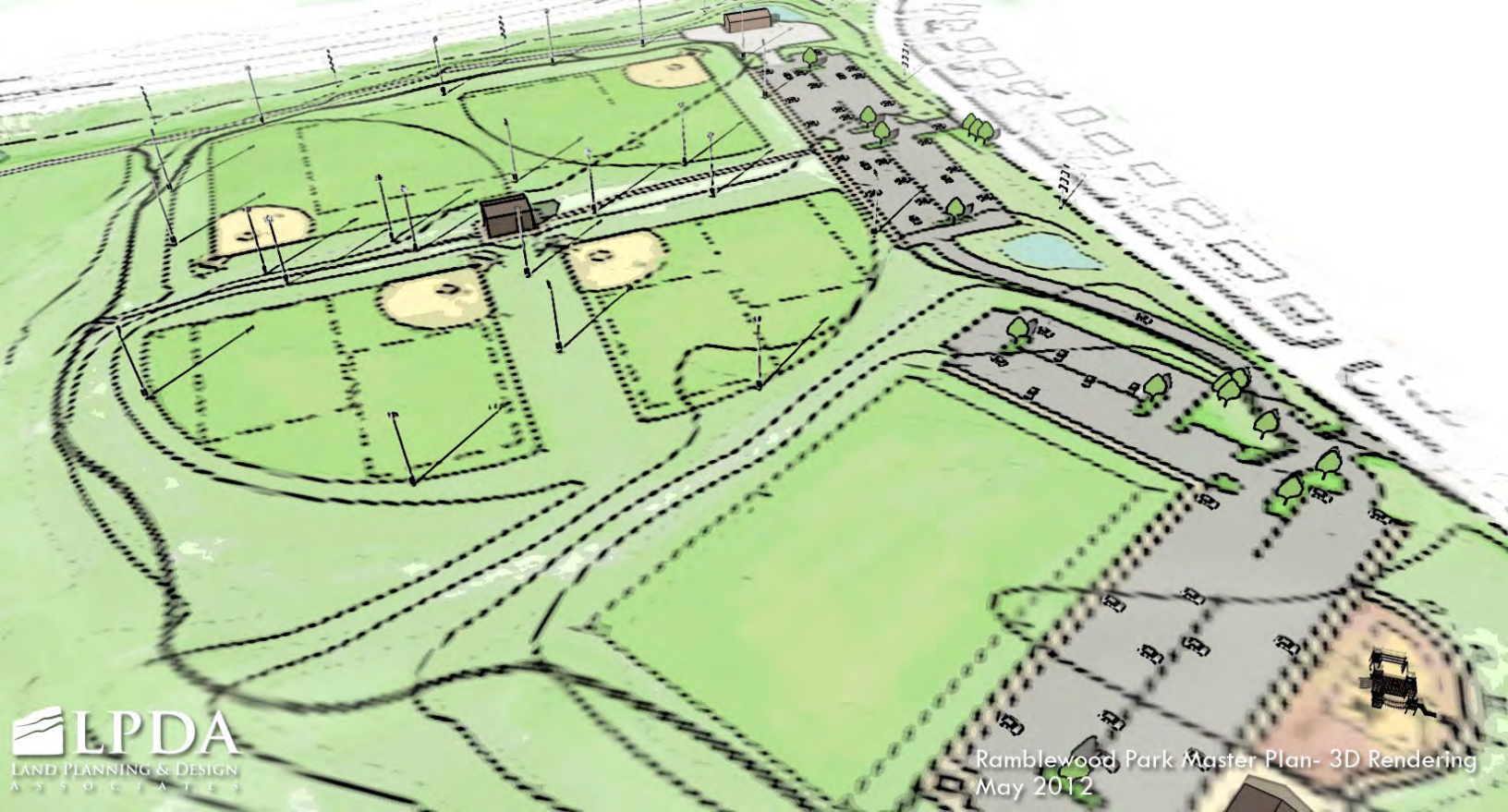












Ramblewood Park

Harrisonburg, Virginia
Final Master Plan Opinion of Cost

Prepared By: Land Planning and Design Associates Inc. Charlottesville, VA

6/6/2012

1	Northwest Park Area-Main Entry, Parking, Softball, Etc	QTY.	UNIT	UNIT PRICE	SUBTOTAL	NOTES
	Erosion & Sediment Control	3	AC	\$5,000.00	\$ 15,000	
	Site Clearing & Grubbing	3	AC	\$1,500.00	\$ 4,500	
	Fill Imported- Northwest Park Area	140,000	CY	\$15.00	\$ 2,100,000	does not include 18" min. re-capping, to begun 9-2012
	Topsoil Stripping & Stockpiling & respreading	10,650	CY	\$12.00	\$ 127,800	assumes minimal
	New Topsoil- Northwest Park Area	6,500	CY	\$35.00	\$ 227,500	6-8" minimum
	Clubhouse/Restrooms	1,750	SF	\$75.00	\$ 131,250	
	Clubhouse/Restroom utilities	1	LS	\$12,000.00	\$ 12,000	
	Small Shelter	0	EA	\$25,000.00	\$ -	
	Asphalt 6" Roadway	85	Ton	\$150.00	\$ 12,750	2 tons of asphalt /1 CY
	8" 21-A Aggregate Base Roadway	78	Ton	\$30.00	\$ 2,340	1.4 tons / 1 CY
	Asphalt 4" - Parking	1880	Ton	\$150.00	\$ 282,000	2 tons of asphalt /1 CY
	8" 21-A Aggregate Base - Parking	1928	Ton	\$30.00	\$ 57,840	1.4 tons / 1 CY
	Striping	3700	LF	\$1.00	\$ 3,700	
	Concrete	13500	SF	\$5.00	\$ 67,500	
	Curb	630	LF	\$20.00	\$ 12,600	
	Storm Culvert 24" RCP along road	65	LF	\$50.00	\$ 3,250	
	Storm Piping	300	LF	\$50.00	\$ 15,000	
	Storm Structures	1	LS	\$10,000.00	\$ 10,000	
	SWM	1	EA	\$10,000.00	\$ 10,000	
	Rip Rap EC at Culverts	15	Ton	\$100.00	\$ 1,500	
	Softball Fields with irrigation system	4	EA	\$135,000.00	\$ 540,000	
	Field Lighting	20	EA	\$37,500.00	\$ 750,000	Musco- 70'-90' Poles (20 total), 140 Lights, Custom Foundation
	Entry Signage	1	EA	\$5,000.00	\$ 5,000	
	Misc Site Furnishings	8	EA	\$1,500.00	\$ 12,000	
	Trail-10' Asphalt Multi use- maint. area to Bluestone Trail	1,000	LF	\$55.00	\$ 55,000	
	Trail-6' Gravel Multi use- around softball fields	1,600	LF	\$25.00	\$ 40,000	
	Trail- Single Track mulch	0	LF	\$10.00	\$ -	
	Seeding- preparation, mulching, seeding	2.5	AC	\$10,000.00	\$ 25,000	
	Shade Trees - 2-2.5" cal.	75	EA	\$350.00	\$ 26,250	
	Shrubs	800	EA	\$35.00	\$ 28,000	
				SUBTOTAL	\$ 4,577,780	
2	Maintenance Area	QTY.	UNIT	UNIT PRICE	TOTAL	
	Maintenance Shed	1875	EA	\$ 55.00	\$ 103,125	
	Fence	600	LF	\$ 50.00	\$ 30,000	
	Asphalt 4"	768	Ton	\$150.00	\$ 115,200	2 tons of asphalt /1 CY
	8" 21-A Aggregate Base	645	Ton	\$30.00	\$ 19,350	1.4 tons / 1 CY
				SUBTOTAL	\$ 267,675	
3	Northeast Park Area-Sec. Access Parking, Recreation Fields, Etc	QTY.	UNIT	UNIT PRICE	TOTAL	
	Erosion & Sediment Control	23	AC	\$5,000.00	\$ 115,000	
	Site Clearing & Grubbing	23	AC	\$1,500.00	\$ 34,500	
	Fill Imported- Northeast Park Area	96,500	CY	\$15.00	\$ 1,447,500	re-capping operation complete, assume additional fill
	Topsoil Stripping & Stockpiling & respreading	22,000	CY	\$12.00	\$ 264,000	
	New Topsoil- Northeast Park Area	0	CY	\$35.00	\$ -	6-8" minimum
	Shelter-Small	1	EA	\$25,000.00	\$ 25,000	
	Restrooms	1,500	SF	\$75.00	\$ 112,500	
	Restroom utilities	1	LS	\$12,000.00	\$ 12,000	
	Asphalt 6" Roadway	638	Ton	\$150.00	\$ 95,700	2 tons of asphalt /1 CY
	8" 21-A Aggregate Base Roadway	536	Ton	\$30.00	\$ 16,080	1.4 tons / 1 CY
	Asphalt 4" - Parking	2235	Ton	\$150.00	\$ 335,250	2 tons of asphalt /1 CY
	8" 21-A Aggregate Base - Parking	2290	Ton	\$30.00	\$ 68,700	1.4 tons / 1 CY
	Striping	4600	LF	\$1.00	\$ 4,600	
	Concrete	14000	SF	\$5.00	\$ 70,000	
	Curb	900	LF	\$20.00	\$ 18,000	
	Storm Culvert 24" RCP along road	66	LF	\$50.00	\$ 3,300	
	Storm Piping	300	LF	\$50.00	\$ 15,000	
	Storm Structures	1	LS	\$25,000.00	\$ 25,000	
	SWM	1	LS	\$10,000.00	\$ 10,000	
	Rip Rap EC at Culverts	10	Ton	\$100.00	\$ 1,000	
	Athletic Fields	2	EA	\$75,000.00	\$ 150,000	
	Misc Site Furnishings	10	EA	\$1,500.00	\$ 15,000	
	Entry Signage	1	EA	\$5,000.00	\$ 5,000	
	Playground- two use level areas	1	EA	\$250,000.00	\$ 250,000	
	Skate Park	1	EA	\$150,000.00	\$ 150,000	
	Trail-10' Asphalt Multi use	0	LF	\$55.00	\$ -	
	Trail-6' Gravel Multi use- skatepark around lower rec. field	2,500	LF	\$25.00	\$ 62,500	
	Trail- Single Track mulch- bike trail system	250	LF	\$10.00	\$ 2,500	
	Seeding- preparation, mulching, seeding	23	AC	\$10,000.00	\$ 230,000	
	Shade Trees - 2-2.5" cal.	400	EA	\$350.00	\$ 140,000	
	Shrubs	1600	EA	\$35.00	\$ 56,000	
				SUBTOTAL	\$ 3,734,130	
4	South Area Parking, Trails	QTY.	UNIT	UNIT PRICE	TOTAL	
	Erosion & Sediment Control	8	AC	\$5,000.00	\$ 40,000	
	Site Clearing & Grubbing	8	AC	\$1,500.00	\$ 12,000	
	Fill Imported	0	CY	\$15.00	\$ -	
	Topsoil Stripping & Stockpiling & respreading	5,000	CY	\$12.00	\$ 60,000	
	New Topsoil- South Park Area	150	CY	\$35.00	\$ 5,250	
	Shelter- medium	2	EA	\$45,000.00	\$ 90,000	
	Restrooms	450	SF	\$75.00	\$ 33,750	
	Restroom utilities	1	LS	\$0.00	\$ -	
	Asphalt 6" Roadway	970	Ton	\$150.00	\$ 145,500	2 tons of asphalt = 1 CY
	8" 21-A Aggregate Base Roadway	820	Ton	\$30.00	\$ 24,600	1.4 tons = 1 CY
	Asphalt 4" - Parking	550	Ton	\$150.00	\$ 82,500	
	8" 21-A Aggregate Base - Parking	700	Ton	\$30.00	\$ 21,000	
	Striping	2000	LF	\$1.00	\$ 2,000	
	Bridge at Creek- access to HPD area	1	LS	\$65,000.00	\$ 65,000	
	Asphalt 4" - HPD road	390	Ton	\$150.00	\$ 58,500	18' width
	6" 21-A Aggregate Base - HPD road	550	Ton	\$30.00	\$ 16,500	
	Concrete	5540	SF	\$5.00	\$ 27,700	
	Curb	750	LF	\$20.00	\$ 15,000	
	Storm Piping	100	LF	\$50.00	\$ 5,000	
	Storm Structures	1	LS	\$15,000.00	\$ 15,000	
	SWM	1	LS	\$20,000.00	\$ 20,000	
	Rip Rap EC at Culverts	15	Ton	\$100.00	\$ 1,500	
	Dog Park- sitework, signage	1	LS	\$5,500.00	\$ 5,500	
	Dog Park Fence	1,400	LF	\$30.00	\$ 42,000	
	Disk Golf- budget for tee and hole equipment	18	EA	\$500.00	\$ 9,000	
	Trail-10' Asphalt Multi use- Bluestone Trail	3,487	LF	\$95.00	\$ 331,265	assumes grading with trail install
	Trail Bridge at tributary 14' x 75'	1	LS	\$115,000.00	\$ 115,000	
	Trail-6' Gravel Multi use-around south parking area	250	LF	\$25.00	\$ 6,250	
	Trail- Single Track mulch- bike trail system	7,500	LF	\$10.00	\$ 75,000	
	Fence around Police Training Area -complete perimeter	2,800	LF	\$50.00	\$ 140,000	
	Misc Site Furnishings	8	EA	\$1,500.00	\$ 12,000	
	Entry Signage	1	EA	\$5,000.00	\$ 5,000	
	Seeding- preparation, mulching, seeding	6.5	AC	\$10,000.00	\$ 65,000	
	Shade Trees - 2-2.5" cal.	200	EA	\$350.00	\$ 70,000	
	Shrubs	800	EA	\$35.00	\$ 28,000	
				SUBTOTAL	\$ 1,644,815	
				Construction Subtotal	\$ 10,224,400	
				A/E Fees and Administration - 10%	\$ 1,022,440	
				Construction Contingency 25%	\$ 2,556,100	
				Project Total	\$ 13,802,940	



June 28, 2011

Ramblewood Park Master Plan

Meeting Notes

Date: 7-27-11

Location: Parks and Rec. Department, Dogwood Road.

Present: John Schmidt- LPDA
Rick DeLong- MT
Lee Forester- Director P&R
David Wigginton, Assistant Director P&R
Larry Heatwole, Athletic Director P&R
Dennis Driver, Athletic Turf Manager P&R

The existing conditions plan and draft master plan were reviewed during the meeting. The following comments and action items are a result of the meeting discussion

General master plan comments.

- P&R recommended swapping the locations of the playground and skateboard park
- P&R recommended providing netting along the parking areas adjacent to outfield areas.
- P&R noted that although locating the playground closer to parking is preferred, they want to maintain separation from children and adult park activities, i.e. adult league softball from children's play areas.
- Due to soccer and league softball demands, P&R recommended plan to indicate soccer field overlay with two of the softball fields, if feasible.
- LPDA to confirm with MT stormwater requirements for parking areas, with the goal of minimizing structured stormwater facilities on top of landfill cap.
- LPDA to confirm with PW the current use for house near south park entrance off of Greendale Drive. Was this house sold or leased to private party?
- LPDA confirmed on site following the meeting, the house shown on the plan at the south area of the site, from the gravel road of off Greendale Drive, does not exist and has been demolished. The surround outbuilding are in very poor condition and are not in use.

Landfill recapping operations

- Confirm schedule for phase I recapping area with PW (Public Works)
- LPDA to obtain from City PW final phase I recapping plans to confirm grading, min. volume of material needed for recapping and limits.
- Confirm schedule for phase II recapping area (softball field areas) with PW.

- Several sinkholes currently existing in the phase II recapping area (softball area). Will the sinkholes be resolved with the recapping operation? (Question from P&R for PW).
- If phase II recapping plans are available LPDA to obtain from PW to confirm grading, min. volume of material needed for recapping and limits.
- LPDA to confirm with PW allowable reductions of clearances from VDP overhead power lines within the park areas. The draft master plan indicates fill under the major VDP line in the vicinity of the phase I recapping area.
- LPDA to confirm with PW the size of structures/ penetration allowed on top of the cap, such as picnic shelters, concessions, bathrooms, lighting, and playgrounds.
- LPDA to confirm viable options for field lighting on top of cap facilities (high pole lighting without cap penetration).

Softball league play

- Required min. # fields for league play- two field minimum
- Season- May to August
- Can the phase II recapping operation be scheduled not to affect season? (Question from P&R for PW).
- If phase II recapping effects season can phasing of recapping occur allowing access to two fields during recapping, without significant cost increase to City?
- P&R indicated if phase II recapping occurs during season and softball fields are not accessible, the season can be managed at other City fields although at a reduced capacity this would be considered a temporary relocation.

Police Training Facilities

- Following the draft master plan meeting LPDA confirmed on site the scope and limits of the police training facilities within the property. LPDA will update the master plan to more accurately reflect all the police training facilities. If a map or diagram is available of the facilities the City shall provide this to LPDA.
- Although the majority of the police training facilities are located west of Blacks Run, accessible by the gravel road and low water bridge from Greendale Road, the original police facility, the shooting range with bathrooms, it located east of Blacks Run. The parks program must be developed in direct coordination with the Harrisonburg Police Department. P&R will forward the draft plan to the police department for discussion and collaboration.
- P&R supported the south park access area and parking with frisbee golf and trail program shown in the draft plan, but expressed concern for how the park program would function with the police training facilities.
- One option discusses is to move the south are access and parking and frisbee golf program farther south on the property and create a greater physical separation between the police training facility and the park activities.

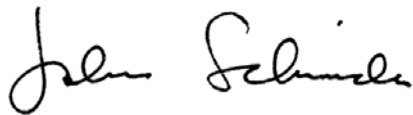
Other master plan items to be revised by LPDA

- Provide grading for south park area program
- Indicate mountain bike trail types
- Confirm tower by the softball fields near creek – still in use
- Provide cost estimate for improvement including approximate volumes of fill material.

Next Plan meeting date: Not scheduled, to be confirmed following plan revisions

Attachments: none

Meeting notes prepared by:



John Schmidt, ASLA
Vice President, LPDA, Inc.

Meeting notes are believed to be a true and accurate account of the meeting discussion. Any and all additions, revisions or corrections to this report should be brought to the attention of LPDA and submitted in writing or by email within 10 days of receipt.



10-17- 2011

Ramblewood Park Master Plan Public Meeting

Meeting Notes

Date: 10-17-11

Location: Stone Springs Elem. School

To consider from comments:

Happydogshburg@gmail.com

Facebook- Happy dogs unleashed

dog park

north or south area, not sure

lighting

access to water

promote tourism

smithland road park (priority 3)

south area

bathrooms?

Joe Dealy -consider adjusting disk golf, more into woods (more challenge)

could a soccer field work on the south area?

General

Rich from IMBA, likes the mix trails (about 3 miles) shown and connection to hard
Recommends coordinating disk golf holes with single track trail alignment since they will
share some of the areas.

make sure soccer fields have good drainage and topsoil

Shen Valley Elec Coop provided information on their poles and recommendations on
modifying the location of the maint. Yard

Potential for lax use at park to support the MaD Lax league

Next Plan meeting date: Not scheduled, to be confirmed

Attachments: Shen Valley Elec Coop information

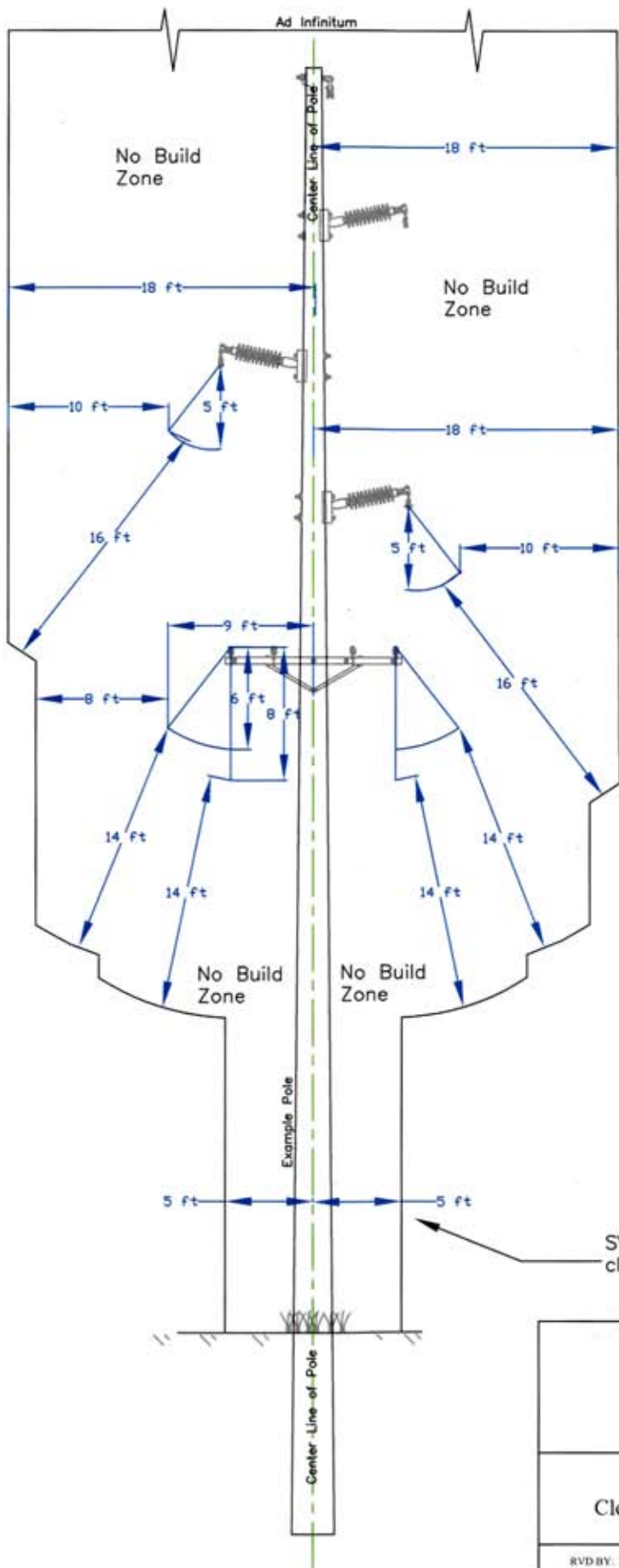
Meeting notes prepared by:

A handwritten signature in black ink that reads "John Schmidt". The signature is written in a cursive style with a horizontal line underneath the name.

John Schmidt, ASLA
Vice President, LPDA, Inc.

Meeting notes are believed to be a true and accurate account of the meeting discussion. Any and all additions, revisions or corrections to this report should be brought to the attention of LPDA and submitted in writing or by email within 10 days of receipt.

Landscape Architecture ■ Land Planning



NOTES:

1. Allowable building space noted below. No structures permitted inside of of solid line.
2. All clearances based on 2007 NESC
3. No Build Zone derived by integrating loading characteristics and scenarios from 2007 NESC.
 - a. Clearance at Mid Span at 60 deg F with 6 $\frac{lb}{ft^2}$ wind load
 - b. Clearance at Mid-span at 120 °F(Dist.) & at 212 °F (Trans.)
 - c. Ruling Span = 275 ft.
 - d. Maximum Span = 325 ft.
4. No Build Zone applies to structures only. Does not apply to walking paths and/or roadways.

Allowable building space

SVEC additional clearance zone

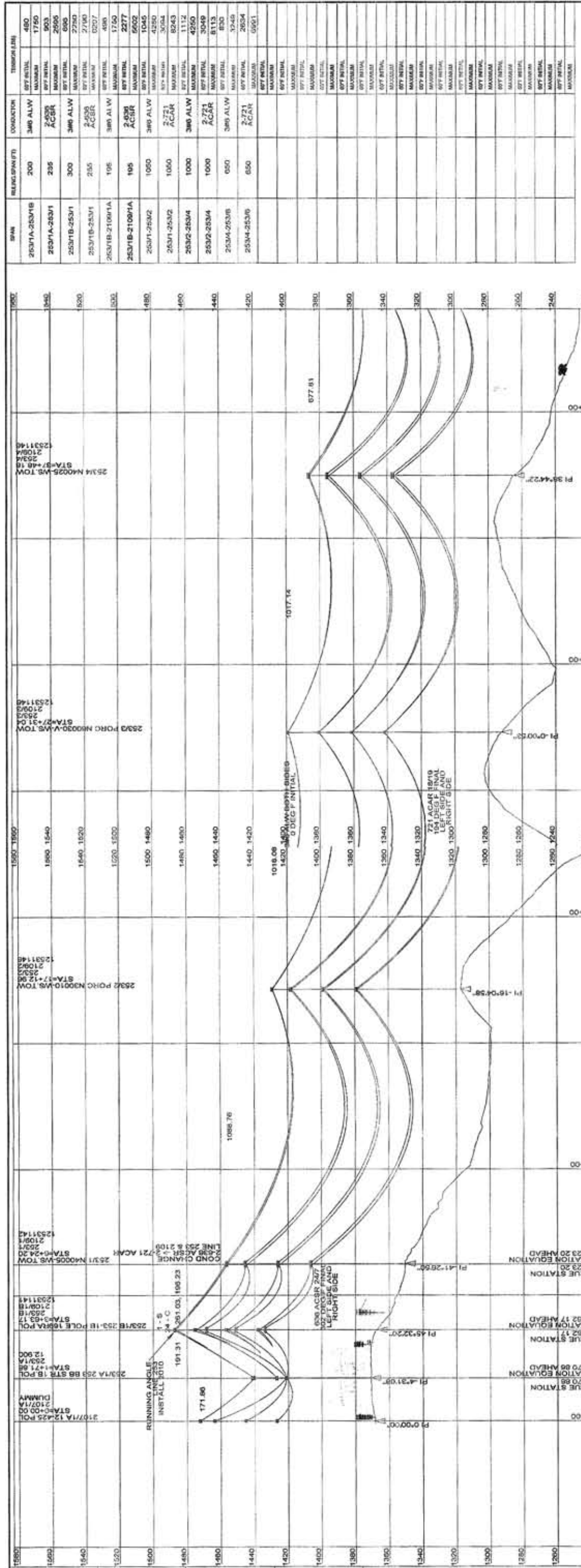


**Shenandoah Valley
Electric Cooperative**

A Touchstone Energy® Cooperative



Harrisonburg to Dayton Transmission Line
Clearance Envelope for the City of Harrisonburg, Virginia

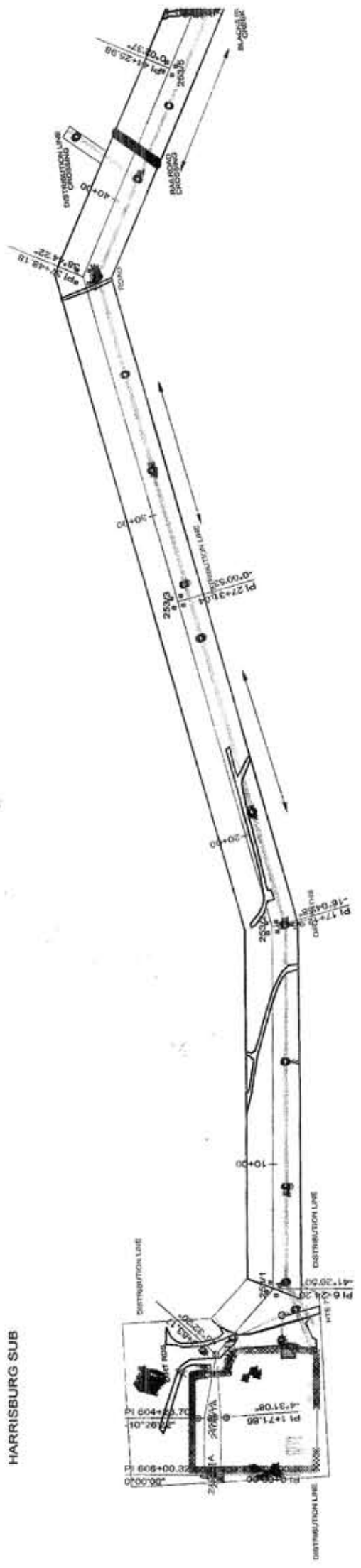


X - S = NUMBER OF STATIC DAMPERS
 X - C = NUMBER OF CONDUCTOR DAMPERS

EROSION & SEDIMENTATION NOTES:

1. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE COMPANY'S GENERAL CONSTRUCTION PROVISIONS AND GENERAL EROSION AND SEDIMENTATION CONTROL PLAN.
2. EROSION & SEDIMENTATION MEASURES SHALL BE TAKEN AT EACH STRUCTURE SHALL BE DESIGNED BY THE PROJECT COORDINATOR AND IMPLEMENTED PRIOR TO EARTH DISTURBING ACTIVITIES.
3. ALL DISTURBED AREAS SHALL BE PROTECTED AGAINST EROSION AND SEDIMENTATION. EARTH DISTURBING ACTIVITIES SHALL BE PROTECTED AGAINST EROSION AND SEDIMENTATION UPSTREAM OF THESE AREAS.

HARRISBURG SUB



LINE 253 RIGHT SIDE
 LINE 253 LEFT SIDE

Domination
 701 E. Cary Street
 Richmond, VA 23219

**230 KV TRANSMISSION LINE 253/2109
 HARRISONBURG - VALLEY
 STA.-5+00 TO STA. 44+09**

NAME	DATE	SCALE	SHEET NO.
TMA	12/03/09	HORIZ. 1"=200'	1 of 14
CHECKED		VERT. 1"=30'	
APPROVED			
PROJECT NO.	1203006	REV. NO.	1-253-1-125
PROJECT NO.	99-2106	REV. NO.	1309
CAD NO.			

SEE DRAWING:
 1-253-1-12
 FOR PROPERTY

NO.	DATE	BY	DESCRIPTION

REVISIONS
(M.E.S.C.) 3007 EDITION DESIGN SPECIFICATIONS

LOADING	IF	WATER	GROUND	NE.E.C. CLEARANCES	ROLLING SPAN	CONDUCTOR	MAXIMUM TENSION	STRAIGHT TENSION	MAXIMUM TENSION	ELECTRONIC PLS CADD DATA
ICE	0"	22.5 FT	22.5 FT	22.5 FT	30.5 FT					K:\WORK\KTR\TRANS\2009\2030311 BACKUP\25301.DWG



Lighting

Phone conversation 3-2012

Steve Wiley

Musco Sports lighting

100 1st Avenue West

P.O. Box 808 Oskaloosa, IA 52577

Corporate Phone: 800.825.6030, Phone: 641.673.0411

Steve Wiley-Musco Va Sales rep. office: 866.856.2383 cell: 804.836.6785

steve.wiley@musco.com

lighting@musco.com

Jason VanWyk – Musco Va project planner

Musco Foundations and lighting standards

Lighting designations

A Poles- 2 both sides of home plate

B Poles- 2 both sides of outfield between 1st and 3rd and outfield

C Poles- 2 outfield left and right of center

Foundation Base Types Precast Standard

1B to 7B are range of base types

1B- 10" dia. Circular- 15' total length 8' embedded

7B-24" dia. circular- 28' total length 20' embedded

Lighting Standards

50 FC infield 30 FC outfield

2:1 infield 2.5:1 outfield

Cost projections- 4 300' diamond fields

(Option as same lighting Level as Purcell Park, Harrisonburg but number and height will be different)

A poles- 5 lights per pole

B and C poles different if shared between fields

70' mounting height

90' mounting height for B poles shared

20 poles 70-80' poles

140 lights total

Materials- \$450,000 on site- poles, fixtures, precast foundation (partial)

Installed- \$300,000 conduit, wire, panels, poured spread footing on site connected to precast

\$168,000 Conduit, wire, panels, etc (\$1,200/ fixture)

\$150,000 poured spread footing (\$7,500/pole)

10.5'x10.5x2' column 4' depth 36" diam. Grade can be mounded around foundation if necessary

30% of embedment of a custom base if a standard precast

4B base 22' total length 14' embedded, 8' above ground (standard for outfield)

3B total length 20' 12' embed

Note: Total length is always 8' above grade

Sealant Options

Potential Use for ballfield condition- liquid liner system for cap penetrations such as footings

Cetco Liquid Boot Product- Landfill Liner product

Liquid Boot

DI 20 Fabric 20 Mil.

Cetco

1001 S. Linwood Avenue, Santa Ann, CA 92705

Matt Geary Eastern Rep.

Cell 267-885 5653

Matt.geary@cetco.com

Temp. Field Lighting Research at other Facility

3-12-12

Confirmed how Randolph College provided temporary lighting options for their facilities

Randolph College

Tina Hill Athletic Department

Athletics Director

434-947-8537

thill@randolphcollege.edu

Head Women's Soccer Coach utilized lighting

Musco Lighting Temporary Lighting System

Randolph College Lighting Installer

Utilized Temporary Musco Lighting for Randolph package deal with Concrete Blocks for bases.

Whole system shipped for easy assemble and take down.

Contact for Randolph College

JB Moore, contact Gene Moore, cell 434-851-1854

Lynchburg Contractor, currently providing lighting for JMU athletic complex with Nielson

H-DPW Discussion

Conf. Call with H-DPW- 3-14-12

First phase of landfill cap is complete, approximately 18-20" with 6" topsoil cap. Two SM ponds were installed in this phase, two stockpile locations also exist. They can remain if feasible. This phase included capping to the south of the ballfields. Note the location of gas vents and observation wells, they have remained and are shown on the survey.

The next phase of landfill cap will occur following softball season, August 1st. Approx. 30,000 cy of material is being stockpiled on site now from another project. The material is being sorted into stockpile piles; gravel, clay and topsoil.

Earthworks will be updated based upon as built topo, and will be broken into two areas; softball areas and other rec. areas.

DPW will check with DEQ to see if liquid boot is acceptable if lighting is installed.