

PRELIMINARY MASTER PLAN REPORT
for
MASON DIXON SPORTS COMPLEX
TOWN OF DELMAR
WICOMICO COUNTY, MARYLAND

Prepared by

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August 2023

DBF #0166A051

TABLE OF CONTENTS

Introduction.....	page 1
Existing Conditions.....	page 1
Proposed Park Programming	page 4

INTRODUCTION

The Mason Dixon Sports Complex is located on the south end in the Town of Delmar. This location makes it a key recreation facility for a wide range of activities and uses for not just the community of Delmar, but the greater Wicomico County area. Wicomico County Parks and Recreation has recognized the need to review the existing site and develop a new sports complex that serves the greater Wicomico County community with safe facilities that will serve future generations the way it has done for past generations.

On behalf of Wicomico County Parks and Recreation, Davis, Bowen & Friedel, Inc. would like to express their gratitude to all the stakeholders who participated in the Mason Dixon Sports Complex preliminary master plan. This working group met three times between November 2022 and March 2023 to establish a program for this facility that will serve the public to its fullest potential. All parties in these meetings shared important thoughts and ideas that made the current design concept presented herein one that the community and future users something to be proud of. A public meeting was also held on February 8, 2022, to share the plan and gather input from the community. The information gathered from all these meetings is represented in the master plan as presented today. We would like to thank the following parties for their participation and collaboration, Wicomico County Parks and Recreation (County), the Town of Delmar, Delmar Little League and Wicomico County Public Schools (WCPS).

EXISTING CONDITIONS

Site Location and Orientation

As stated earlier, the site is located within the southwestern quadrant in the Town of Delmar, Maryland at 704 South Pennsylvania Avenue. The site has frontage on S. Pennsylvania Avenue to the west, Foskey Lane to the south, and S. 2nd Street to the west. Residential properties are adjacent to the site at the north. Residential developments are across the streets of S. Pennsylvania Avenue and Foskey Lane. Delmar Elementary School is located across the street of S. 2nd St. An active railroad line runs parallel to Pennsylvania Avenue in a north-south direction. S. Pennsylvania Avenue serves as the primary connector road to downtown Delmar, which also passes by Gordy

Park. Foskey Lane is the primary connector road for the southern end of town to tie into US Rt. 13.



Figure 1: Aerial Image

Existing Site Analysis

The existing site contains four baseball fields (two small, two large), a concession stand, playground with play equipment, a pavilion, picnic tables, a storage shed, multiple batting cages, minimal gravel area for parking, and large open grass space for multi-use play. Wicomico County owns the properties at the northeast side of the site where existing houses were once located. The houses have since been removed. These properties are located in Wicomico County jurisdiction, and not in the Town of Delmar. The two smaller baseball fields are located in the center and southeast portions of the site. The larger fields are located in the northwest and southwest portions of the site. Currently the large field at the northwest and smaller field in the center are the only two fields with lights for play after dark. The small field at the southeast is the only field without a permanent outfield fence or scoreboard. This field generally serves as the practice field for the

complex or for the smaller youth. All four fields have dugouts. The concession stand, pavilion and playground are located in the center of the site and are accessed by an entrance and gravel drive off S. Pennsylvania Avenue. In the center of the site, tree canopy provides shade to the playground and open space.

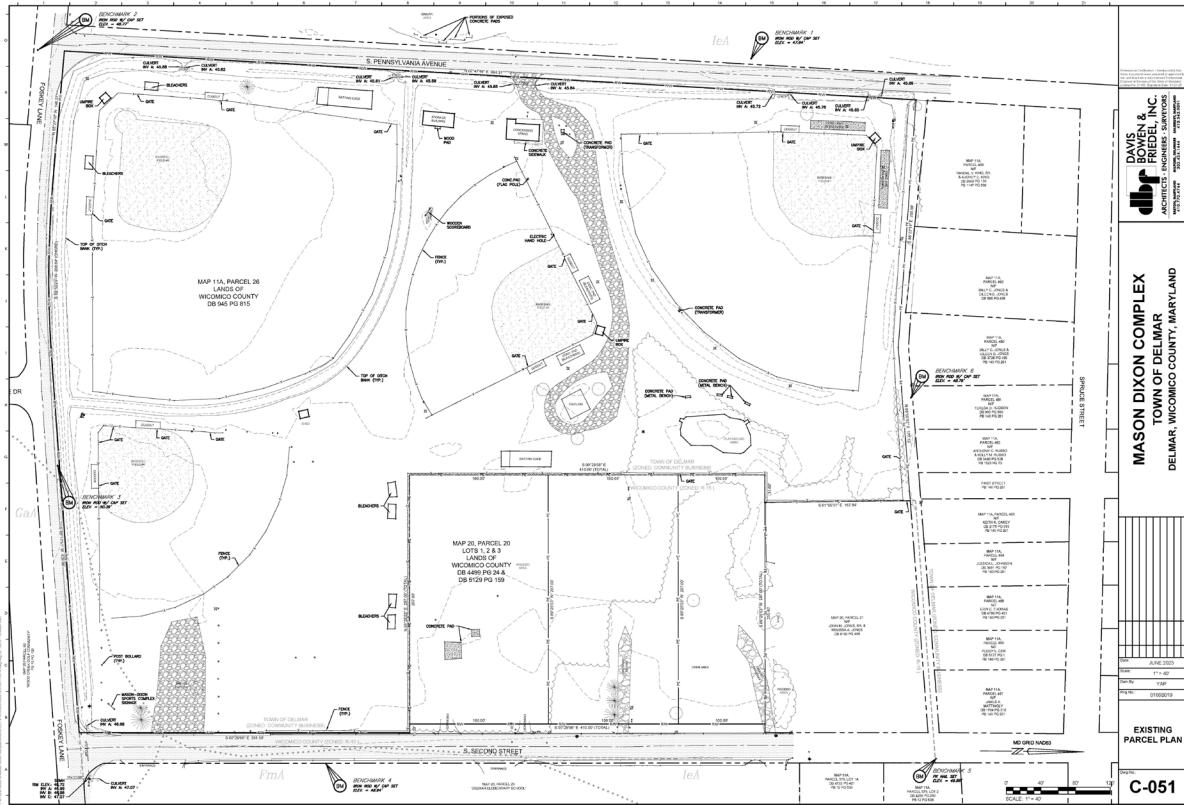


Figure 2: Existing Conditions

Existing Site Concerns

Drainage for the site has been historically a nuisance as there is no defined outlet for rainwater to discharge to. Roadside swales run alongside the frontage of S. Pennsylvania Avenue and Foskey Lane. A large ditch connects these swales and runs into the site along the outfield fence for the larger southwestern field, which divides this field from the rest of the complex. During average rain events, S. Pennsylvania Avenue floods between the edge of pavement and railroad bed, which creates on-going drainage problems for the surrounding areas.

Without a truly defined parking lot, concern for public safety has always been raised for this complex, as parking on the road of S. Pennsylvania Avenue and Foskey Lane has created unsafe

pedestrian circulation for many years. Children running from their vehicles and crossing the street at any point along the road is a continuous hazard. Pedestrian and vehicular circulation patterns around the perimeter of the site constantly create dangerous circumstances. The method to park on the road and next to the railroad track, forces a dangerous conflict between pedestrians and vehicles. Orientation of the existing baseball fields also creates un-safe conditions for both vehicular and pedestrian traffic. Three of the four fields are oriented so that home plate is closest to the road. Foul balls constantly enter the road where vehicles passing by can have an accident, vehicles parked on the road can be damaged, or players/spectators must enter into the street to retrieve the balls.

The complex lacks accessible routes that limit the ability for all users to utilize this park, which also limits the playground for handicapped users. There are frequent safety concerns regarding visibility on-site, mostly due to the growth of the vegetation and inadequate lighting throughout the complex.

PROPOSED PARK PROGRAMMING

Park Program

The goal and vision of this master plan is to ultimately provide a long-term plan that improves overall site safety, solves the parking problems, provides facilities large enough to hold tournaments, improves pedestrian site circulation, improves drainage problems, and be a multi-functional park that will continue to thrive so that the community will be proud of it for generations to come.

Demolition of Existing Site Features

The existing park facilities, drainage facilities, and gravel on the property will be demolished in one phase corresponding to the construction of the park. The two large fields will be removed along with the backstop fence, dugouts, lighting, bleachers and outfield fence. All gravel driveways that are not being reused for pavement base will be removed. Most of the drainage facilities and culverts will have to be filled in or removed to accommodate for the proposed

sidewalks and new baseball fields. A portion of the existing trees in the center of the site will need to be removed to accommodate for the proposed off-street parking. Utility and light poles along S. 2nd Street will be removed and relocated for drop-offs to Delmar Elementary School. It is recommended the existing playground be modernized, which may include new equipment and re-location within the grounds. The existing pavilion will be torn down and rebuilt on-site in a centralized location.

Proposed Site Amenities

The proposed project includes two (2) new baseball fields, expansion of the outfield fence for field #4, three new batting cages, renovation of the existing concession stand for storage, a new concession stand building with bathrooms, the addition of interior walkways for site circulation and accessibility, relocation & renovation of the playground area, pickleball courts, off-street parking lot for players, spectators, visitors and overflow for special events held at Delmar Elementary School, dedicated on-street parking for Delmar Elementary School, a separate parking lot for officials and staff, and stormwater management facilities.

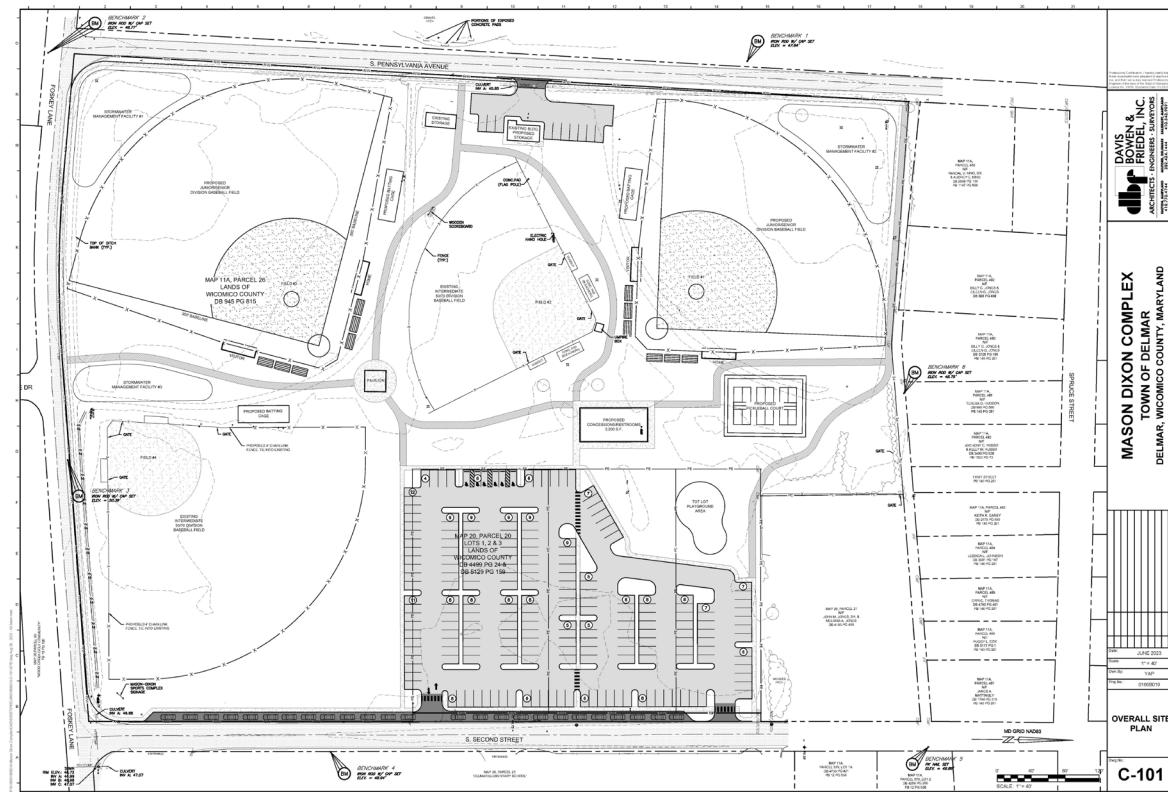


Figure 3: Proposed Master Plan

Site Design and Analysis

The primary goal set forth by this team was to improve site safety and reduce the potential conflicts between pedestrian and vehicular traffic. With collaboration between the County, Town, WCPS and residents, the proposed plan addressed the many concerns raised in earlier sections of this report. Addressing the biggest need is for dedicated parking spaces. The plan adds a new 210 space parking lot on the east side of the site in a central location large enough to handle Saturday little league game day, a weekend tournament, or overflow for special events held at Delmar Elementary School. As requested by WCPS, on-street parking alongside S. 2nd Street will provide a dedicated drop-off location for the parents during school hours. During these times of the day the Mason Dixon Sports Complex is not in use, which provides an additional dedicated drop-off location and allows better traffic flow for Delmar Elementary School. In addition to the new parking lot, is a separate 10 space parking lot located on the opposite side of the site for the safety and security of the officials and staff.

Utilizing the existing structures on site to help reduce cost of the project, the existing concession stand is being converted into a storage facility for the complex, which is conveniently located in the center of the site adjacent to the staff/officials parking lot. The existing storage building is also to remain and will provide much needed indoor storage required by a complex this size. A new concession and restroom building is proposed and is now conveniently located centrally on the complex close to the new parking lot, the proposed pickleball courts, and the playground.

Re-orienting the new baseball fields served multiple purposes to achieve the overall goals set forth by all the stakeholders. First and foremost, this improved the safety of the site. Centering home plates further away from the roads reduces the need to retrieve the balls in the road and reduces conflicts with vehicular traffic. Secondly, this improves the overall site circulation for pedestrians as this reduces the spans required to cover between home plates at each field. This allows the complex to be attractive for sports marketing and tournament events to support tourism within the County. The two existing fields that are to remain in their current locations are being done so for the following reasons. Field #2 is a dedicated memorial field which has new field lights that were installed within the last few years and is in good condition. All stakeholders agreed it would not be in the best interest to modify this field since it's in great shape, and change something so many

people have cherished for many years. Field #4 was constructed from State of Maryland grant money just a few years ago. Therefore, the County would be responsible for repaying the money should the improvements be demolished. For the purpose of this plan, the stakeholders felt it was not in the best interest at this time for the County to incur the added costs.

This park is owned by the County, and therefore is proposed to be occupied by many different users. In addition to baseball, three new pickleball courts are proposed to support the growing population of this relatively new sport. These courts are located within close proximity with easy access to the parking lot and concession/restroom building, however, are placed in a location away from the core of the park to keep the users separated. The proposed playground area is situated close to the parking area so that the users not visiting the complex for baseball do not have to walk far to play. The playground will include upgraded equipment. Site accessibility for the entire complex has been solved with this proposed plan. Paths meeting ADA compliance will provide access to all the amenities, therefore providing all users the right to enjoy what this complex has to offer. Site lighting will be provided throughout the complex, which improves site safety, especially during dark hours.

Stormwater management is never easy to accomplish and keep usable space on a site. By re-orienting the fields, we are able to propose stormwater management facilities in areas that will be less occupied and are the natural low points. This will allow stormwater run-off to be infiltrated on-site, while not interfering with site circulation, and reduce the historic flooding.

Conclusion

It became abundantly clear while collaborating with the stakeholders during the early meetings that the community wants this complex to be a multi-functional complex that will serve the greater Wicomico County area. This is being achieved by the long-term goals and vision provided in the plan to improve the overall site, pedestrian, and vehicular safety, solve the existing functional site problems, provide a facility that generates revenue to the Town, County and State, and be a multi-use park that the community will be proud of for generations to come.

SITE KEY NOTES

- (A) 6" VERTICAL CURB, TYP.
- (B) CONCRETE SIDEWALK
- (C) 6" GALVANIZED STEEL PIPE BOLLARD, TYP.
- (D) HANDICAP RAMP, TYP.
- (E) ACCESSIBLE PARKING SPACE W/ SIGN
- (F) VAN ACCESSIBLE PARKING SPACE W/ SIGN
- (G) PAINTED CROSSWALK
- (H) STORMWATER MANAGEMENT FACILITY
- (I) REINFORCED TURF
- (J) 6' HEIGHT, BLACK VINYL COATED STEEL CHAIN LINK FENCE
- (K) SITE LIGHT FIXTURE
- (L) LOOP STYLE BIKE RACK, TYP.
- (M) RELOCATED BLEACHERS
- (N) SHARED-USE PATH, 8'-0" WIDE
- (O) 4' TALL CHAIN LINK FENCE

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of Maryland. License No. 31193 Expiration Date 01-21-25

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MASON DIXON COMPLEX TOWN OF DELMAR DELMAR, WICOMICO COUNTY, MARYLAND

OVERALL SITE PLAN

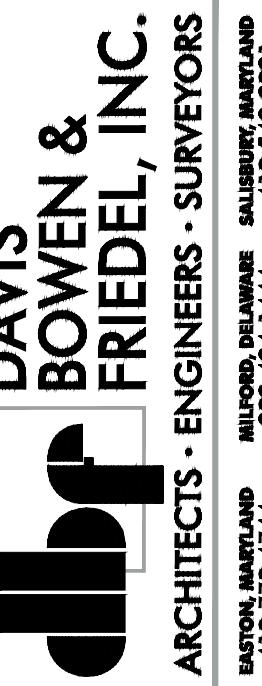
C-101



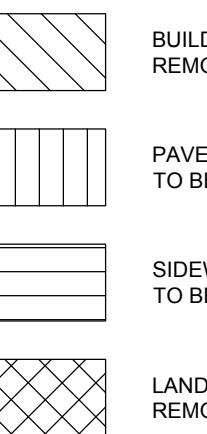
EMO KEY NOTES

- REMOVE EXISTING BUILDING, FULL DEPTH
 - REMOVE SIDEWALK / CONCRETE PAD, FULL DEPTH
 - REMOVE PAVEMENT, FULL DEPTH
 - REMOVE GRAVEL, FULL DEPTH
 - EXISTING BLEACHERS TO BE REMOVED / RELOCATED
 - EXISTING CHAIN LINK FENCE TO BE REMOVED / RELOCATED
 - EXISTING LANDSCAPE FEATURES TO BE REMOVED / RELOCATED
 - EXISTING UMPIRE BOX TO BE REMOVED / RELOCATED
 - REMOVE DUGOUTS
 - REMOVE POST / BOLLARD
 - REMOVE UTILITY / LIGHT POLES
 - REMOVE TREES

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer, in the laws of the State of Maryland. License No. 31100 Expiration Date: 01-21-2024



LEGEND



ED / RELOCATED

1

PROJECTS
WILHELM

MASON DIXON COMPLEX

TOWN OF DELMAR, WICOMICO COUNTY, MARYLAND

בְּנֵי־יִשְׂרָאֵל, וְסֹמְכָנִים, מִנְיָנִים, גָּזְבָּנִים

DEMOLITION PLAN

C-052

SITE KEY NOTES

- (A) 6" VERTICAL CURB, TYP.
- (B) CONCRETE SIDEWALK
- (C) 6" GALVANIZED STEEL PIPE BOLLARD, TYP.
- (D) HANDICAP RAMP, TYP.
- (E) ACCESSIBLE PARKING SPACE W/ SIGN
- (F) VAN ACCESSIBLE PARKING SPACE W/ SIGN
- (G) PAINTED CROSSWALK
- (H) STORMWATER MANAGEMENT FACILITY
- (I) REINFORCED TURF
- (J) 6' HEIGHT, BLACK VINYL COATED STEEL CHAIN LINK FENCE
- (K) SITE LIGHT FIXTURE
- (L) LOOP STYLE BIKE RACK, TYP.
- (M) RELOCATED BLEACHERS
- (N) SHARED-USE PATH, 8'-0" WIDE
- (O) 4' TALL CHAIN LINK FENCE

MASON DIXON COMPLEX TOWN OF DELMAR DELMAR, WICOMICO COUNTY, MARYLAND

OVERALL SITE PLAN

C-101

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of Maryland. License No. 31103, Expiration Date 6/21/23

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FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

SPURGE STREET

MD GRID NAD83

Dwg. No.:

5

PAVEMENT LEGEND

- [Light Gray Box] LIGHT DUTY ASPHALT PAVEMENT
- [Dark Gray Box] HEAVY DUTY ASPHALT PAVEMENT
- [Cross-hatched Box] MILL & OVERLAY PAVEMENT
- [Dotted Box] CONCRETE SIDEWALK, PAD OR PAVING
- [Solid Line Box] REINFORCED TURF
- [White Box] STONE DUST PATH

MAP 11A, PARCEL 492
N/F
BILLY C. JONES &
EILEEN G. JONES
DB 696 PG 468

MAP 11A, PARCEL 480
N/F
BILLY C. JONES &
EILEEN G. JONES
DB 372 PG 195
PB 140 PG 261

MAP 11A, PARCEL 481
N/F
TERESA D. HUDSON
DB 990 PG 580
PB 140 PG 261

MAP 11A, PARCEL 482
N/F
ANTHONY C. RUSSO &
KATHY M. RUSSO
DB 3490 PG 528
PB 1523 PG 73

FIRST STREET
PB 140 PG 261

MAP 11A, PARCEL 483
N/F
KEITH K. CAREY
DB 2175 PG 693
PB 140 PG 261

MAP 11A, PARCEL 484
N/F
JESSICA L. JOHNSON
DB 3691 PG 197
PB 140 PG 261

MAP 11A, PARCEL 485
N/F
ERIN C. THOMAS
DB 4750 PG 401
PB 140 PG 261

MAP 11A, PARCEL 486
N/F
PEGGY L. COX
DB 5177 PG 1
PB 140 PG 261

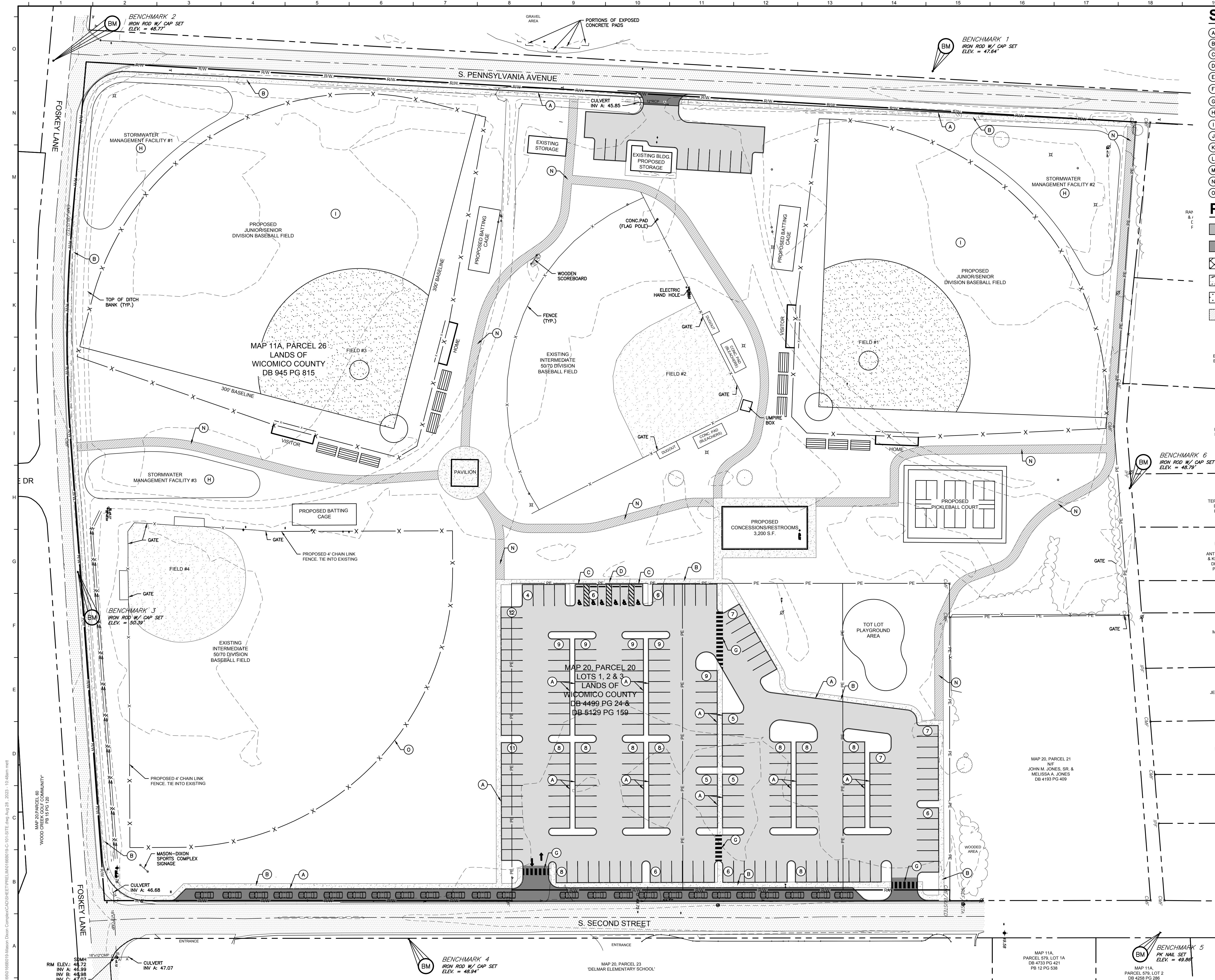
MAP 11A, PARCEL 487
N/F
JAMES A. MATTINGLY
DB 1784 PG 316
PB 140 PG 261

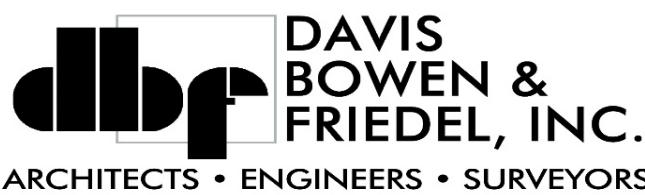
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0' 40' 80' 120'

SCALE: 1" = 40'

Dwg. No.: C-101





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601 E. MAIN STREET, SUITE 100
SALISBURY, MARYLAND 21804
PHONE: 410-543-9091, FAX: 410-543-4172

PRELIMINARY CONSTRUCTION COST ESTIMATE

PROJECT NAME: Mason Dixon Complex

PROJECT NUMBER: 0166B019

PREPARED BY: YAP

DATE: 8/28/2023

LINE ITEM	UNIT COST	QUANTITY	TOTAL
STORMWATER			
Stormwater Management Facility	\$80,000.00 EA	3.00	\$240,000.00
		Subtotal	\$240,000.00
CURB, SIDEWALK, FENCE PLACEMENT			
Curb	\$20.00 per LF	7,094	\$141,880.00
Stone Dust	\$13.60 per SY, (\$89 per ton)	2,085	\$28,356.00
Sidewalk 4"	\$9.00 per SF	22,052	\$198,463.68
Chainlink Fence 4'	\$12.00 per LF	4,083	\$48,996.00
Chainlink Fence 6'			
Chainlink Fence 8'			
Chainlink Fence 10'			
Wheel Stop (ADA spaces)	\$150.00 each	6.00	\$600.00
		Subtotal	\$418,295.68
CLEARING AND DEMOLITION			
Clear and Grub	\$5,500 per Acre	7.82	\$43,010.00
		Subtotal	\$43,010.00
Landscaping, Mulching & Edging			
Topsoil, Seeding and Mulching	\$6.00 per SY	20,600	\$123,600.00
		Subtotal	\$123,600.00
CONCRETE PAVING			
Concrete Pad	\$42.05 per SY	1,662	\$69,887.10
		Subtotal	\$69,887.10
BITUMINOUS PAVING			
Graded Aggregate, 4"	\$4.50 per SY	9,946	\$44,757.00
Blacktop Base Course, 2.5"	\$14.30 per SY, (\$110 per ton)	9,946	\$142,227.80
Blacktop Surface Course, 1.5"	\$9.90 per SY, (\$110 per ton)	9,946	\$98,465.40
Mill & Overlay	\$20.00 per SY	1,001	\$20,020.00
		Subtotal	\$305,470.20
MISCELLANEOUS			
Demo Structures	\$50,000 Lump Sum	1	\$50,000.00
Dugouts	\$3,500 each	4	\$14,000.00
80' x 40' Concession Building	\$150 per SF	1	\$480,000.00
Kitchen Equipment	\$60,000 Lump Sum	1	\$60,000.00
Field Lights	\$333k each field	3	\$1,000,000.00
20' x 44' Pickleball Courts	\$23.50 per SF	3	\$62,040.00
Playground Upgrades	\$75,000 Lump Sum	1	\$75,000.00
Pavilion	\$20,000 Lump Sum	1	\$20,000.00
Batting Cage	\$10,000 Lump Sum	3	\$30,000.00
		Subtotal	\$1,791,040.00
SUB-TOTAL – All Pages			\$2,991,302.98
Contingency 10%			\$299,130.30
Architect/Engineer Design Fees 10%			\$299,130.30
Contractor Pre-Construction 5%			\$164,521.66
Contractor Overhead & Profit 10%			\$329,043.33
TOTAL ESTIMATE			\$4,083,128.57

NOT INCLUDED IN ESTIMATE:

Utility Pole Relocation

Does not include lighting / UG Wiring