

SNELL & NORTON PARK MASTER SITE PLAN



Public Meeting #4 – DRAFT Master Plan



Consultants:

Simone Collins, Inc. was founded in 1990. Since that time, SC has developed a regional reputation for excellence. SC has won 36 design awards. Located in Berwyn, SC serves clients across the state. We have a mix of government, institutional, commercial, non-profit and private clients.



COMMITTEE MEMBERS:

- Rodney Hawthorne
- Alyson Elliott
- Jennifer Corley
- Stephen Klotz
- Michael McGroarty
- Rich Wood
- Loretta Holinka
- Willard Bickel
- Steve Wurtz
- Phil Lang
- Chris Lucci
- PJ McGill
- Nat Bartholomew
- Jim Pinto

MASTER PLAN GOAL:

The goal of this master plan is to make the property accessible to a wider variety of users, while respecting the natural and cultural integrity of the site.

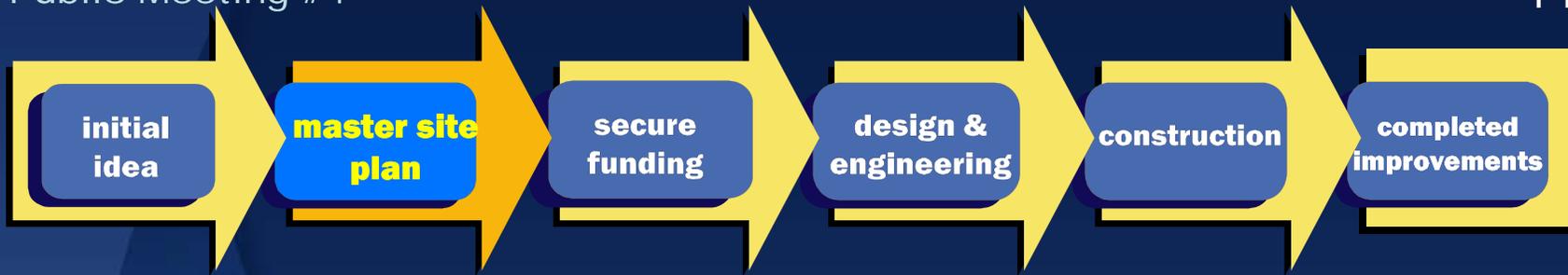
The purpose of today's meeting is to present the DRAFT Master Plan based on the initial concepts that have been generated to date.

Meeting Agenda:

- Project Schedule
- Site Analysis
 - Planning Documents
 - Site Photos
 - Site Analysis Plan
- Cards Record
- DRAFT Plan
- Restroom Options
- Your Ideas and Suggestions



SNELL & NORTON PARK - MASTER SITE PLAN



PROJECT SCHEDULE:

Event/Task	Date	Time
Staff Kick Off Meeting	Wed., Sept. 2, 2009	4:00 p.m.
Steering Committee Mtg. #1: Programming	Tue., Oct. 27, 2009	4 p.m.
Public Mtg. #1: Programming	Tue., Nov. 10, 2009	6:30 p.m.
Steering Committee Mtg. #2: Complete Programming/Initial Concepts	Tue., Nov. 24, 2009	4 p.m.
Public Mtg. # 2: Complete Programming / Initial Concepts	Wed., Dec. 2, 2009	6:30 p.m.
Steering Committee Mtg. #3: Review Initial Concepts	Tue., Jan. 12, 2010	4 p.m.
Public Mtg. #3: Preliminary Concepts	Tue., Jan. 26, 2010	6:30 p.m.
Steering Committee Mtg.#4: Review Pre-Draft Plan	Wed., Feb. 17, 2010	4 p.m.
Public Mtg. #4: Draft Plan	Tue., Mar. 9, 2010	6:30 p.m.
Public Mtg. #5: Revised DRAFT Plan (if needed)	Tue., Apr. 06, 2010	6:30 p.m.
Steering Committee Mtg. #5: Agree on Changes to Draft Plan	Wed., Apr. 21, 2010	4 p.m.
Public Mtg. #6: Final Plan Presentation	Tue, June 01, 2010	6:30 p.m.



Township Park & Recreation System

PARKS

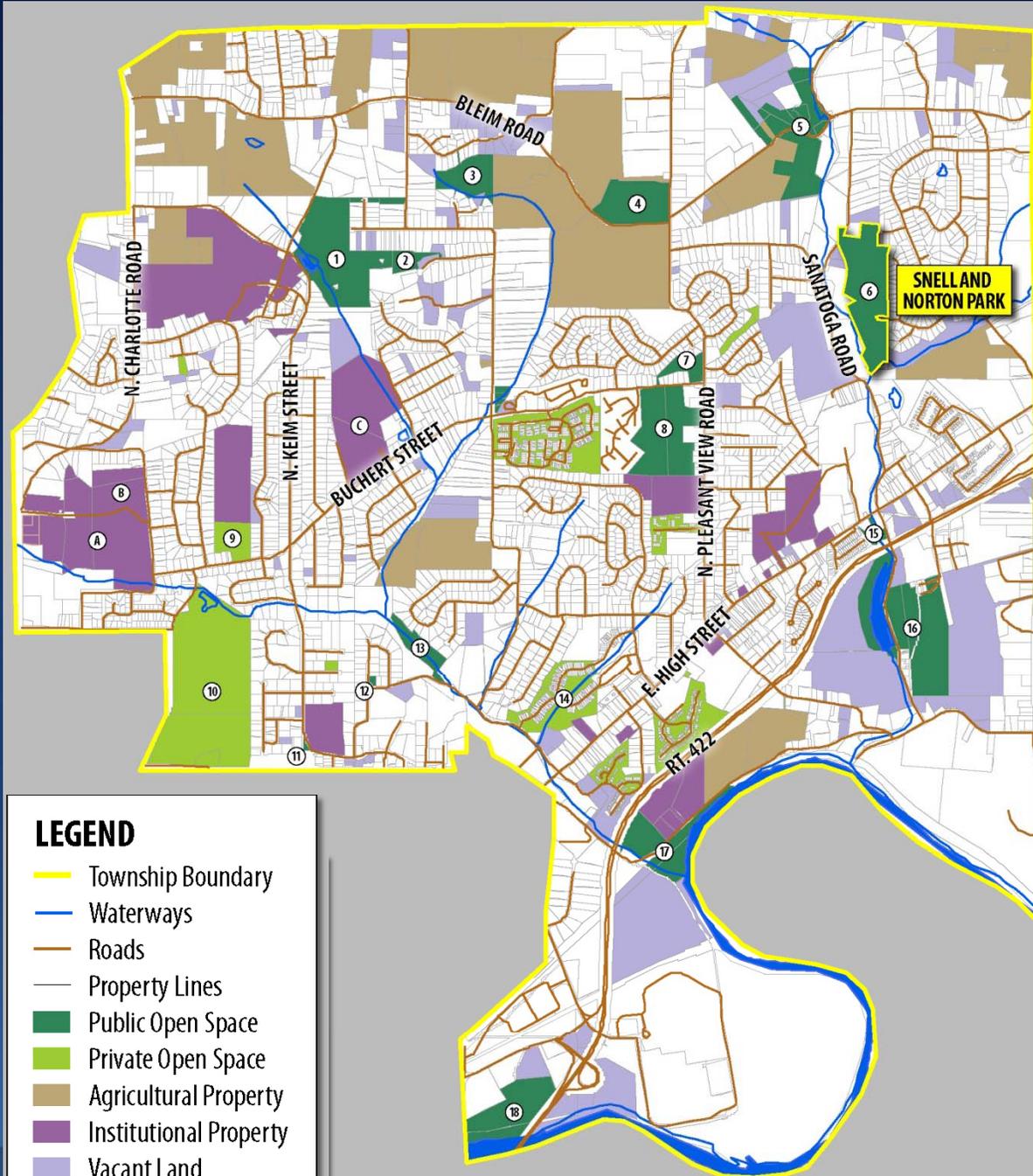
- ① Ringing Rocks Park
- ② Sprogels Run Park
- ③ Shaners Grove at Ringing Rock Park
- ④ Pleasantview Park
- ⑤ Prusshill Barn & Future Open Space
- ⑥ Snell and Norton Park
- ⑦ Pleasant View Road Open Space
- ⑧ Gerald G. Richards Park
- ⑨ Saint Aldysius Cemetary
- ⑩ Brookside Country Club
- ⑪ Keim Street Open Space
- ⑫ Crimson Lane Open Space
- ⑬ Alfred B. Miles Park
- ⑭ Open Space and Hiking Trail
- ⑮ Liberty Hill Open Space
- ⑯ Sanatoga Park
- ⑰ Schuylkill River Park
- ⑱ Montgomery County Open Space

SCHOOLS

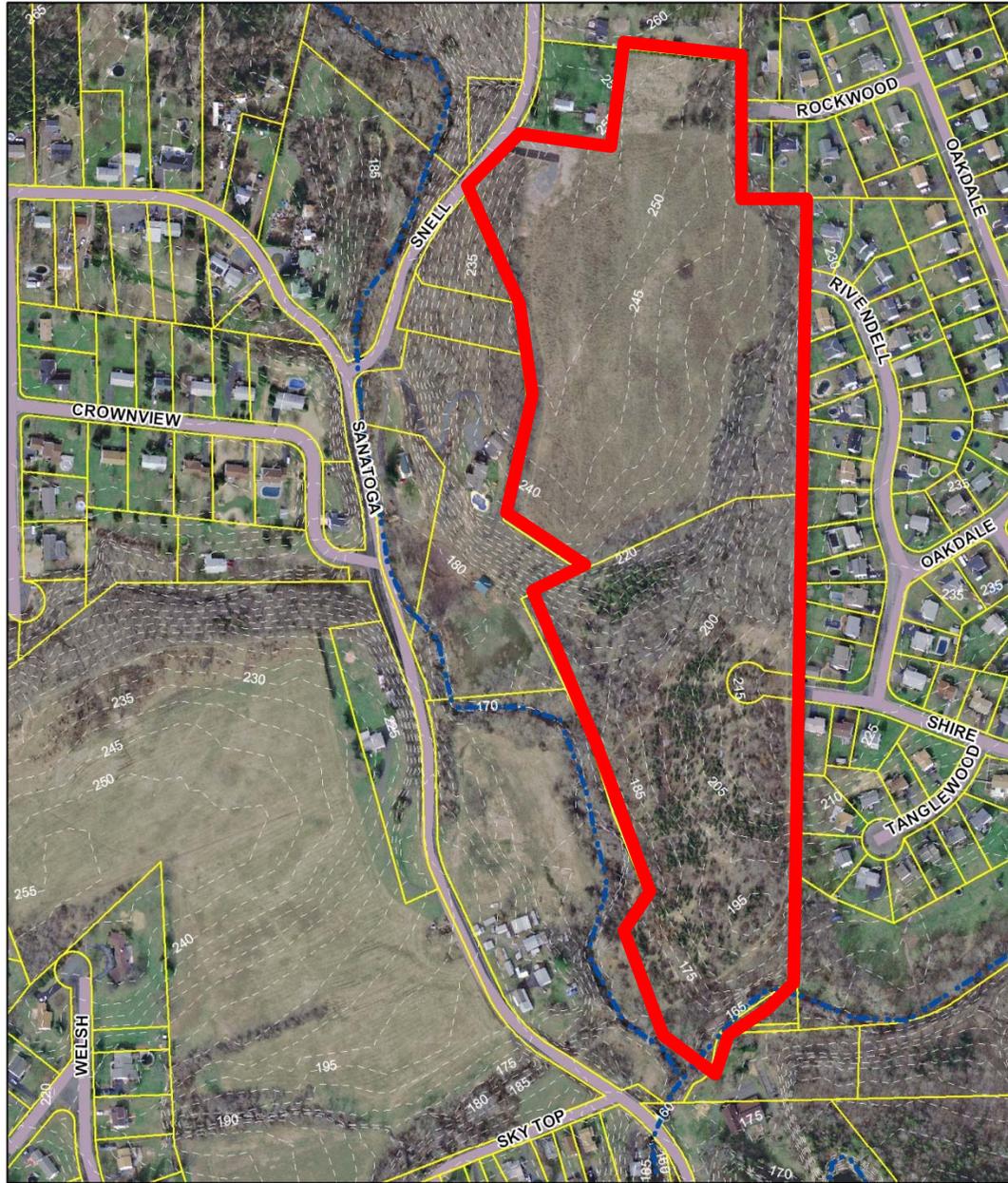
- (A) Pottsgrove High School
- (B) Ringing Rocks Elementary School
- (C) Lower Pottsgrove Elementary School

LEGEND

- Township Boundary
- Waterways
- Roads
- Property Lines
- Public Open Space
- Private Open Space
- Agricultural Property
- Institutional Property
- Vacant Land



Name	Acres	Location	Facilities
Ringling Rocks Park	38.4	1880 North Keim Street (@ Yerger Road)	Unpaved trails, wooded areas, rock outcroppings, pond, stream, baseball field
<i>Shaners Grove</i> at Ringling Rocks Park	2.8	1900 North Keim Street (@ Yerger Road)	Future Parking for Ringling Rocks Park, wooded areas, rock outcroppings, pond, stream
Sprogels Run Park	22.2	75 1/2 Timberview Drive (off Kepler Road)	Unpaved trails -- Future boardwalk and nature trail
Pleasantview Park	17.9	1903 Bleim Road (@ Pleasantview Road)	Open Space
Prusshill Barn	0.8	2595 Prusshill Road	Barn & Open Space
Snell Park & Norton Park	32.1	1302 Snell Road 2840 Shire Drive	Open fields, undeveloped
Gerald Richards Park	30.8	2130 Buchert Road (across from Twp Bldg)	4 Baseball fields, Soccer/Multi-purpose field, basketball court, paved fitness trail, parking; concession stand
Keim Street Open Space	0.2	839 North Keim Street (near Mulberry Street)	Gazebo & Garden
Crimson Lane	0.7	910 Crimson Lane	Open field, undeveloped
Alfred B. Miles Park	8.9	545 Sunnybrook Road (by Kepler Road)	Picnic tables, unpaved trail
Liberty Hill Open Space	0.3	2525 Allison Drive	Open Space
Pottsgrove Historical Society	0.3	East High Street	Historic Building & Open Space
Sanatoga Park	54.0	223 South Sanatoga Road 200 South Park Road	Play equipment, band shell, basketball hoops, parking areas, lake, open fields, soccer field, baseball field
Schuykill River Park	12.3	2116 Sanatoga Station Road (@ Porter Road)	Unpaved trails



SIMONE COLLINS
Base Map
Snell & Norton Park - Master Site Plan
Lower Pottsgrove Township, PA
Simone Collins - Landscape Architecture
September, 2009
SCH - 09072.10



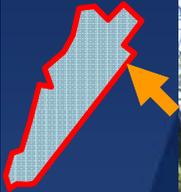
0 50 100 200 300 Feet



SNELL & NORTON PARK - MASTER SITE PLAN

AERIAL PHOTOGRAPHY: Oblique Aerial Showing Potential Access Points





Rockwood Drive Access Point.



Gravel Parking Area off Snell Road.



Shire Drive Access Point.



Driveway from Snell Road.

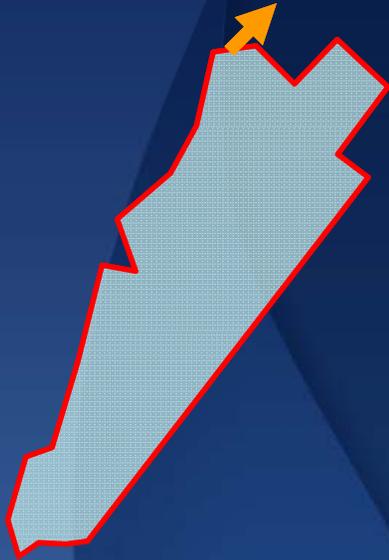
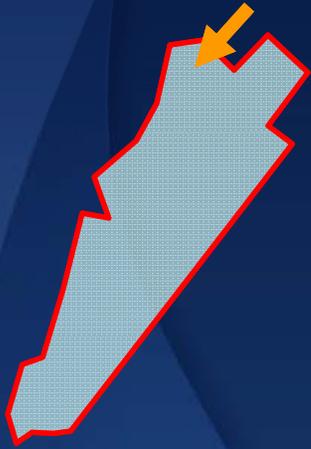


Photo looking northeast showing potential sight distance issues from the existing driveway off Snell Road.



Oblique Aerial Showing Northern Portion of Project Area.





Panoramic photo of existing gravel parking area looking southwest.

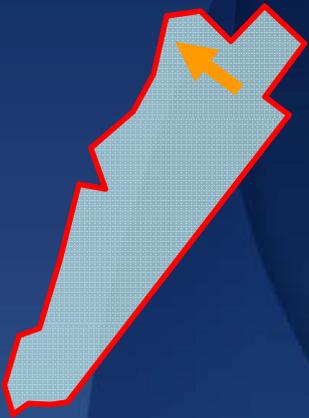
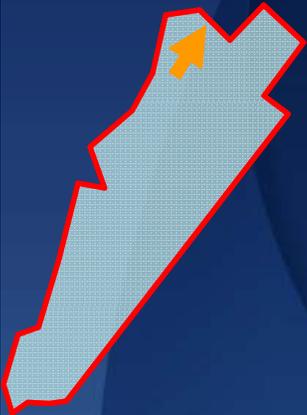


Photo showing steep slopes in the areas adjacent to Snell Road.



Existing Residence along the northwest boundary of the Property.



Photo Looking southeast showing ad-hoc pedestrian connections between neighborhoods.



Panoramic photo of the northern portion of the project area looking south.



Panoramic photo of the northern portion of the project area looking southeast



The project area is surrounded by mature vegetation.



Many Black Walnut Trees are found in the project area.

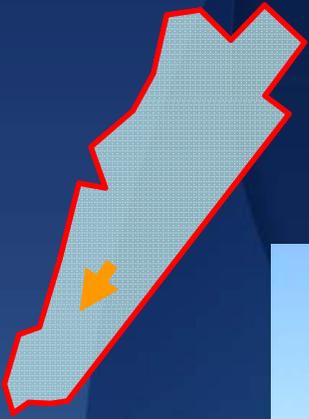


Photo looking northeast showing slopes of 7-10% in the northern portion of the site.

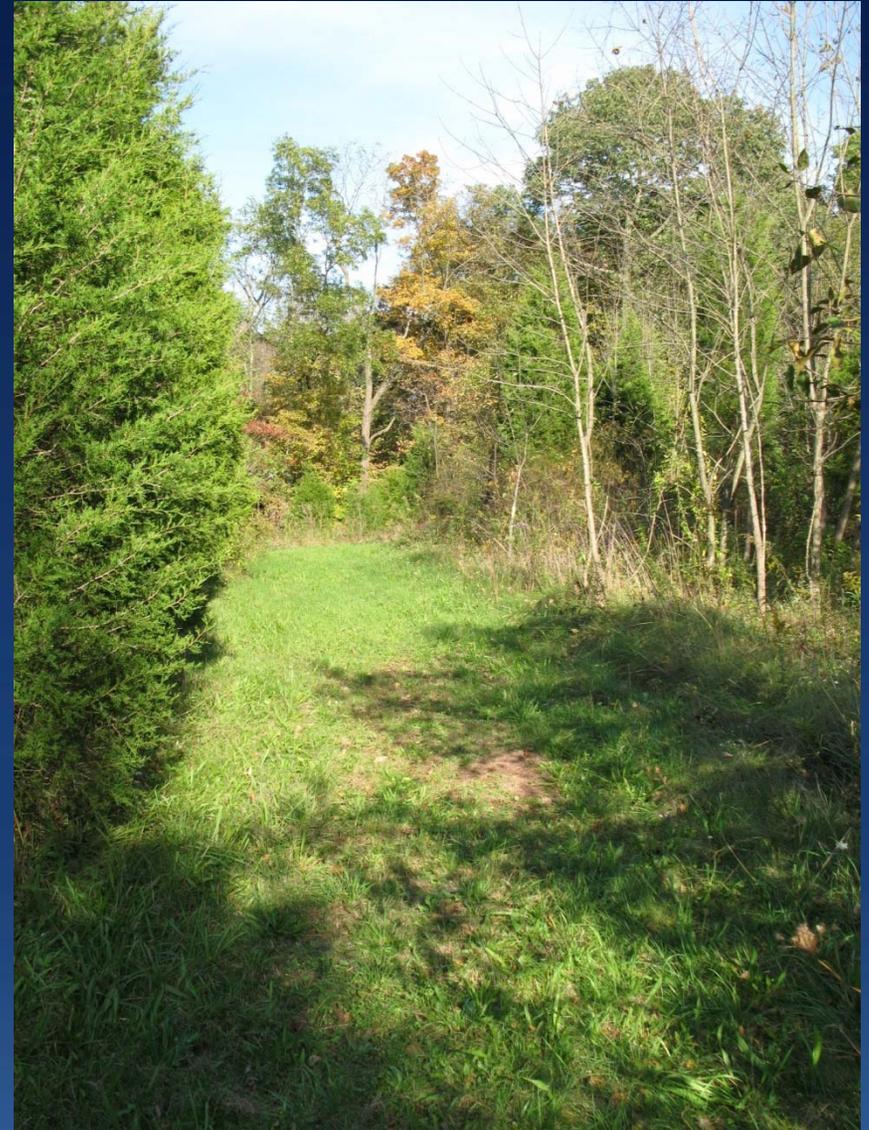


Photo showing an ephemeral tributary that separates the northern and southern portions of the site





The southern portion of the project area is dominated by Juniper Species.



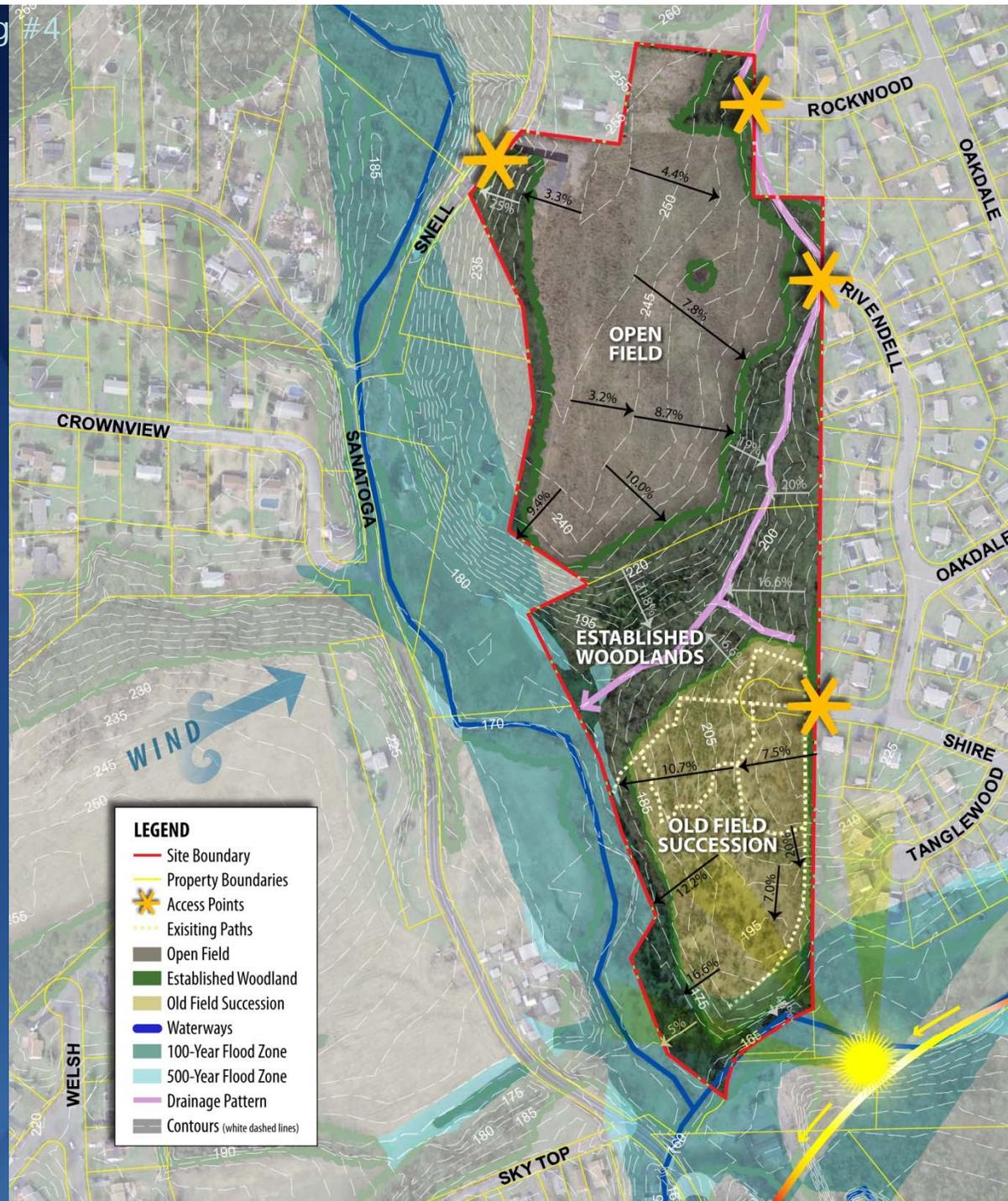
Informal paths are carved through the Juniper forest.



Panoramic photo of the southeast portion of the project area.



Photo showing Sanatoga Creek running along the southwest portion of the project area.

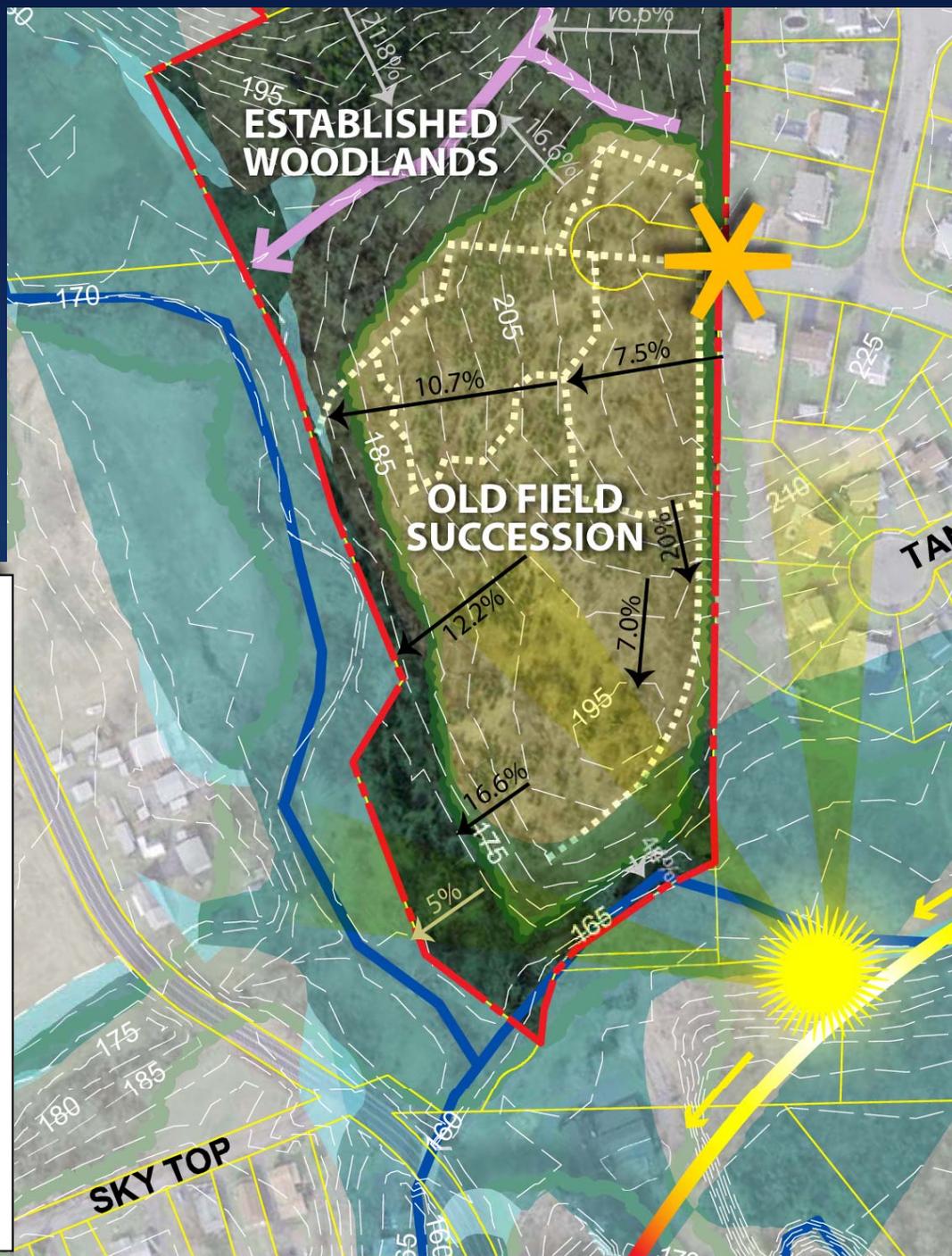


SITE ANALYSIS:



LEGEND

- Site Boundary
- Property Boundaries
- * Access Points
- ... Existing Paths
- Open Field
- Established Woodland
- Old Field Succession
- Waterways
- 100-Year Flood Zone
- 500-Year Flood Zone
- Drainage Pattern
- Contours (white dashed lines)



LEGEND

- Site Boundary
- Property Boundaries
- ✱ Access Points
- ⋯ Existing Paths
- Open Field
- Established Woodland
- Old Field Succession
- Waterways
- 100-Year Flood Zone
- 500-Year Flood Zone
- Drainage Pattern
- Contours (white dashed lines)

<u>GOALS</u>	<u>FACTS</u>	<u>PARTNERS</u>
Fit S.&N. into overall park system	Steep slopes exist along boundaries	Board of Commissioners
Address Twp. & neighborhood needs	Existing paths are present	Local sports organizations
Develop safety & security guidelines	Sensitive natural features	School District
Respect natural features	No public sewer or water	DCNR
	32 Acres	County
	Horses are ridden on Property	volunteers
	Park is open	Pottsgrove Soccer Club



CONCEPTS

Parking	Parking area off Shire Drive	Limit vehicle access/ traffic calming	No Baseball
Interconnected trail system/trail links outside park	Maintenance / parking issues	No Development	Multi-use courts
Picnic facilities	Dog park	Donors for site elements	No asphalt paths
Allow for a mix of active and passive uses	Water fountain	No Restrooms	Walking trail
Keep open space passive	Disc golf	Low impact "green" restrooms	Security cameras
Community Garden	Separate bike path	Tennis	Nature center
	Playground	Farming	Informal play fields



CONCEPTS
(continued)

Orienteering	Nature signage
Open dusk to dawn	Pavilion
Pedestrian bridge @ Rivendell	Interpretive nature trails
Limit motorized access	Noise
Benches	Utilize Vistas
No Soccer	

- Existing site conditions



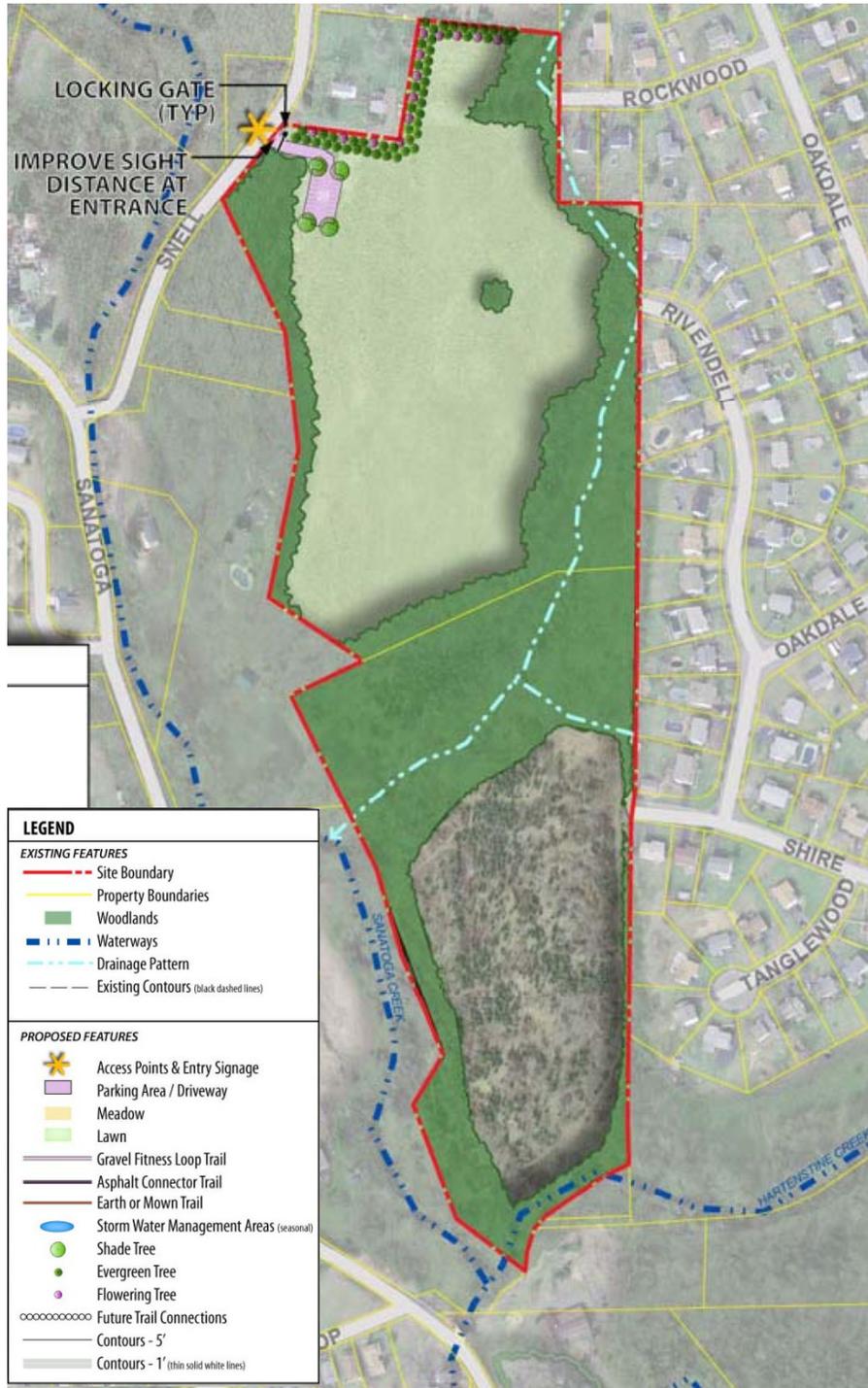
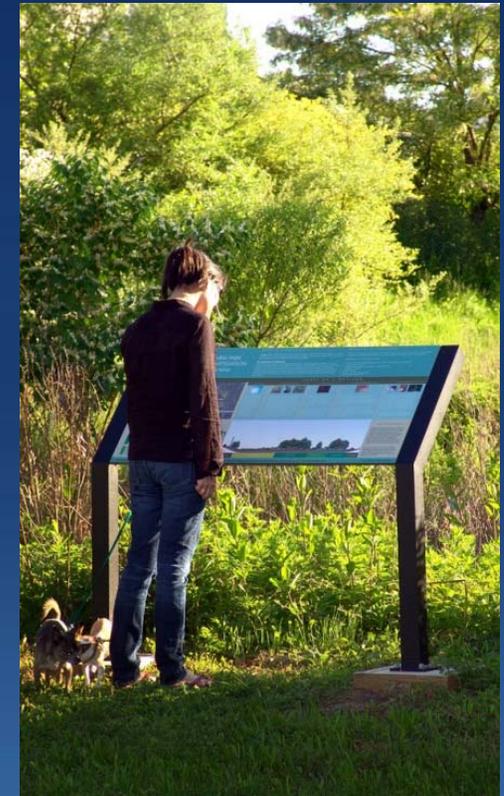
DRAFT PLAN:

- Improve Existing Parking Area & Sight Distances @ Snell Road

- Locking Gates

- Evergreen Buffering @ Adjacent Residences

- Interpretive & Entry Signs



SNELL & NORTON PARK - MASTER SITE PLAN



DRAFT PLAN:

• Interpretive Signs

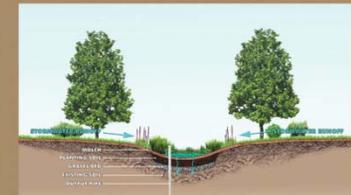


RAIN GARDEN

Development + Rain = Stormwater Runoff

In natural areas, most rainwater hits the ground and soaks into the soil. But in developed areas with buildings, roads and other impervious surfaces, rainfall cannot infiltrate into the ground. Instead, it becomes stormwater runoff flowing across hard surfaces and picking up fertilizers, pesticides,

pet waste, gasoline, oil and other chemicals along the way. Most of this polluted runoff is collected in storm sewer systems and then discharged directly into local streams, rivers, and lakes. The consequences are significant — downstream flooding, stream channel erosion, and polluted waterways.



New Ways to Manage Stormwater

Most people do not think of stormwater infrastructure in terms of gardens or wildlife habitat, but this rain garden is all of these things. Unlike traditional systems that carry stormwater away from a site as quickly as possible, rain gardens manage runoff as close to the source as possible.

Rain gardens are designed to mimic the processes that occur in forests and other natural areas. In this way, they address stormwater quantity and quality issues. The garden is a shallow depression that collects rainwater and allows it to seep into the soil.

Parts of a Rain Garden

- Plants** - Roots hold the soil in place and are part of the soil community that breaks down and filters out pollutants. Stormwater volume is also reduced when plants return water vapor to the air through their leaves.
- Mulch** - A layer of shredded hardwood bark simulates the leaf litter found in a forest. Mulch traps some of the pollutants in stormwater and provides a surface on which microbes can degrade these substances.
- Pending Area** - Provides surface storage for stormwater runoff. Some water evaporates. The rest soaks into the planting soil.
- Planting Soil** - A specially designed soil mix supports plant growth and allows water to seep into the ground quickly. Clay particles in the soil trap heavy metals and pollutants. Soil microorganisms and invertebrates break down contaminants and transform nutrients into forms usable by plants.
- Gravel bed and Underdrain** - Where underlying soils do not drain well, a gravel bed with perforated drainage pipe connected to a municipal system ensure adequate drainage and aeration.
- Output Pipe** - Conveys stormwater overflow to the existing storm sewer system. Shows how quickly the system drains after a storm and allows for clean out of underdrain system.

Why Use Native Plants?

Because rain gardens mimic natural systems, they use native plants that are well adapted to the conditions in those systems. Plants that live in wet meadows, floodplains, and riparian areas are able to tolerate soils that range from dry to temporarily flooded. These species are well suited to the soil and water conditions found in a rain garden.

Native plants also provide food and shelter for butterflies, songbirds, and other animals.

SOME PLANTS USED IN THIS RAIN GARDEN:

- Magnolia virginiana
- Cornus sericea
- Ilex verticillata
- American hollyhock
- Baptisia sp.
- Iris versicolor
- Parthenocissus vitacea
- Solidago graminifolia



- Open / Informal Play Field

- 3 acres
- Minimal Grading

DRAFT PLAN:



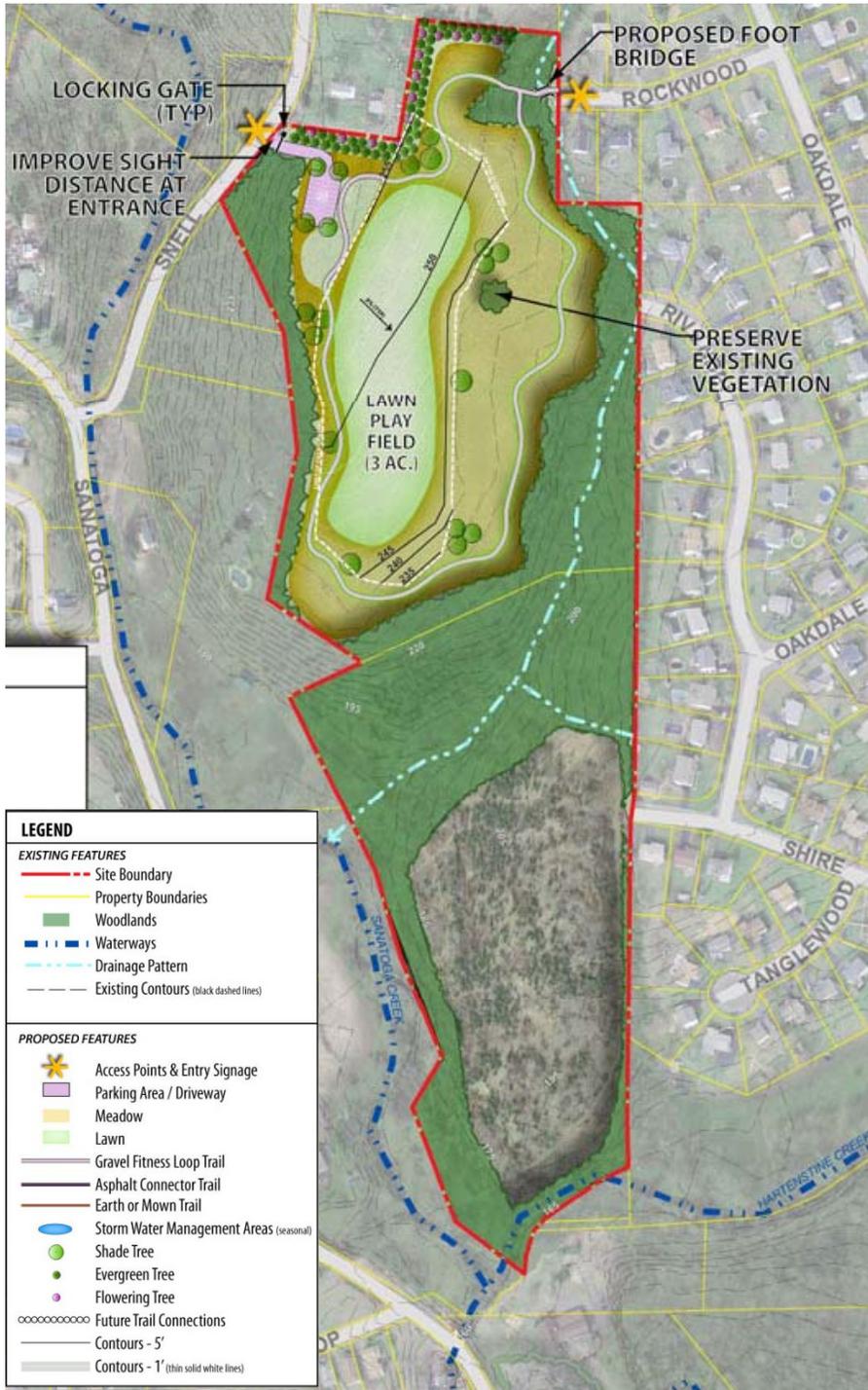
•Open / Informal Play Field

- 3 acres
- Minimal Grading

•Meadow

DRAFT PLAN:

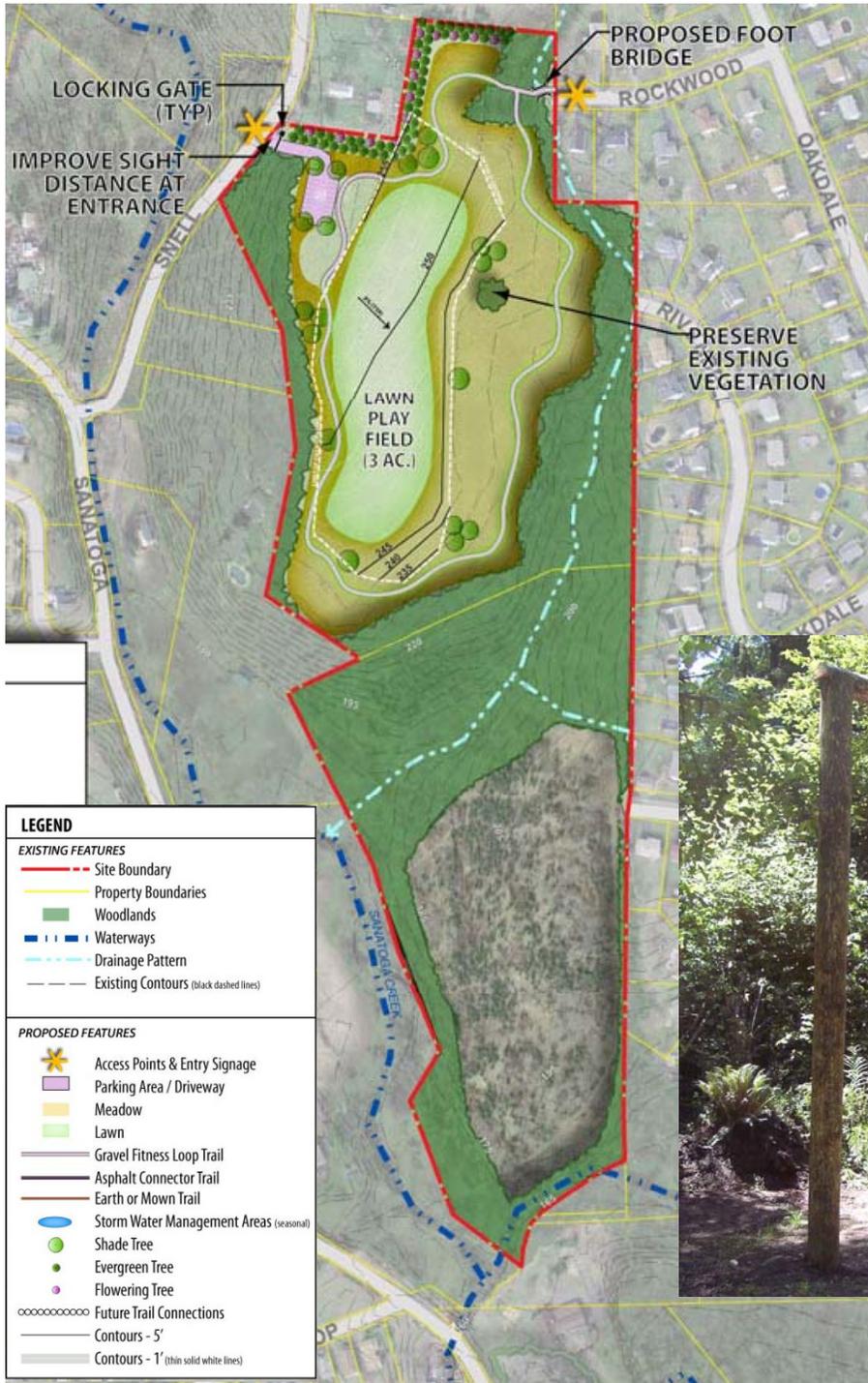
- Jogging / Walking Path
 - Stone Surface Preferred
 - Approx. ½ Mile Length
 - Exercise Stations
- Pedestrian Only Access @ Rockwood



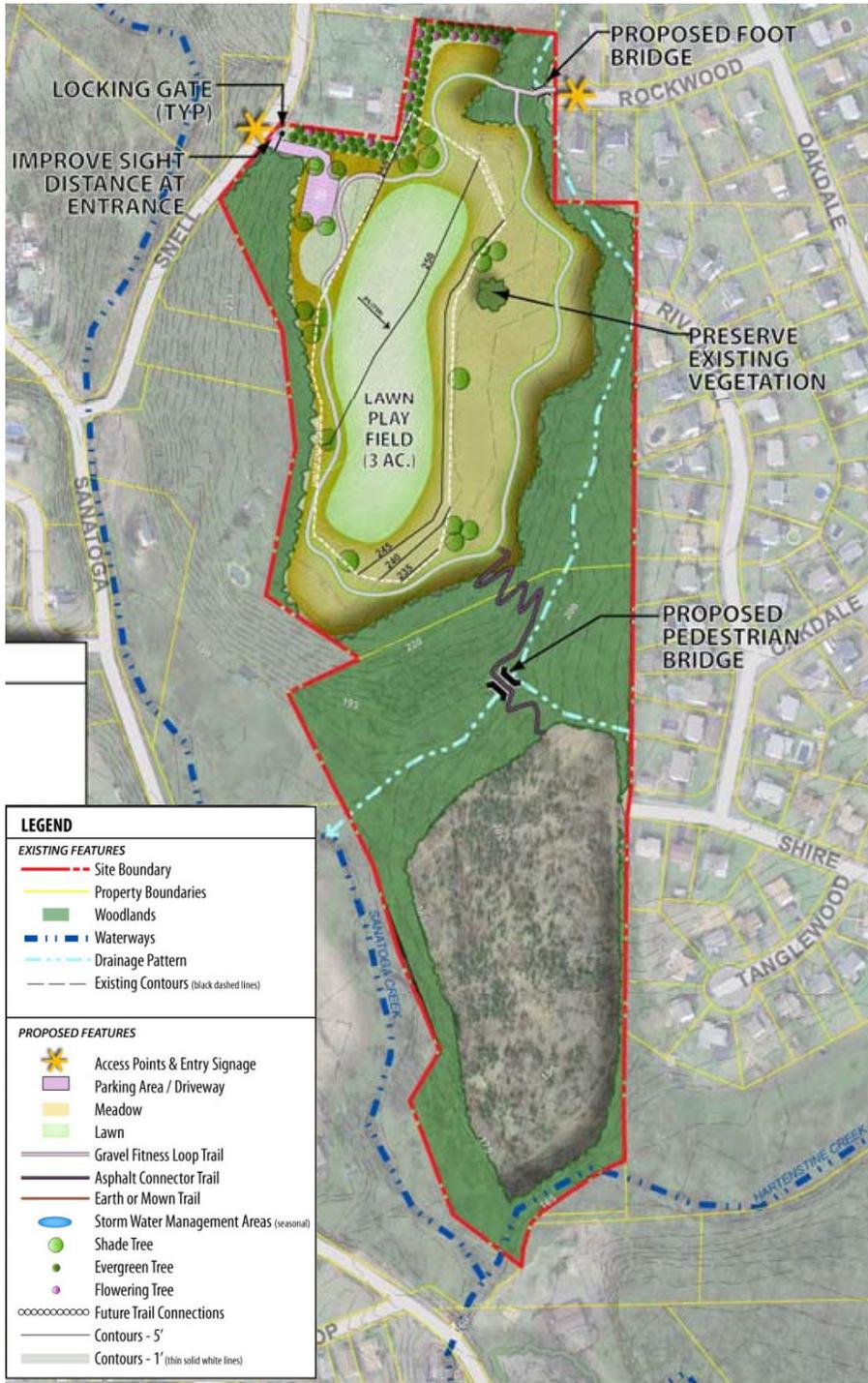
SNELL & NORTON PARK - MASTER SITE PLAN

DRAFT PLAN:

•Exercise Stations



SNELL & NORTON PARK - MASTER SITE PLAN



DRAFT PLAN:

- Connector Trail
- Asphalt Surface to Prevent Erosion
- Pedestrian Bridge Over Gully



SNELL & NORTON PARK - MASTER SITE PLAN

DRAFT PLAN:

- Hiking / Walking Trails
- Mown/Mulched Surface
- Approx. 1 Mile of Loop Trails
- Wildlife Blinds @ Key Locations
- Pedestrian Access @ Shire
- Fishermen Access @ Hartenstine Creek



SNELL & NORTON PARK - MASTER SITE PLAN

DRAFT PLAN:

•Habitat Creation

- Storm Water Management Areas (Shallow Seasonal Pools) to Provide Niche Ecosystems Near Existing Gully



Summer



Winter



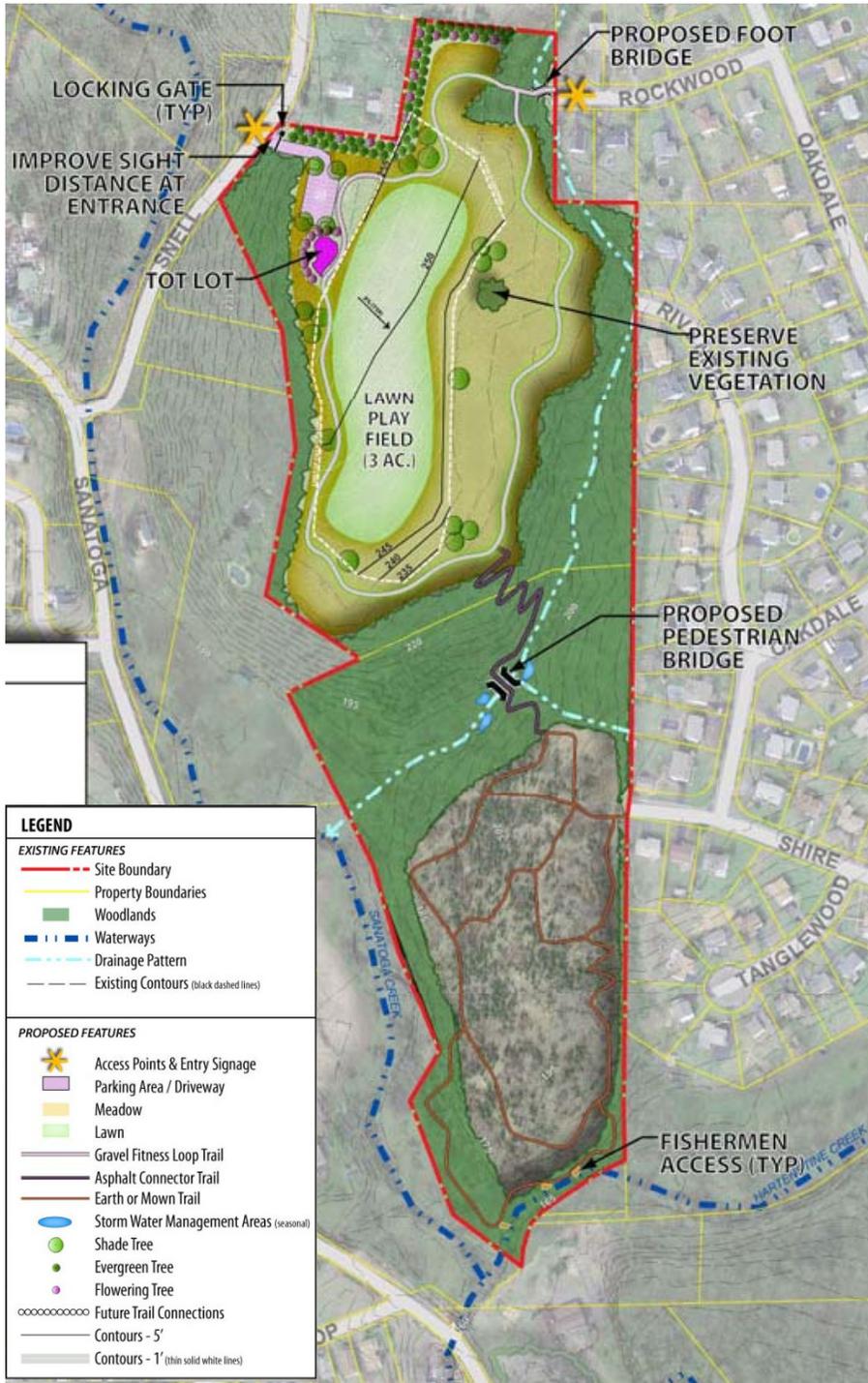
Fall / Spring



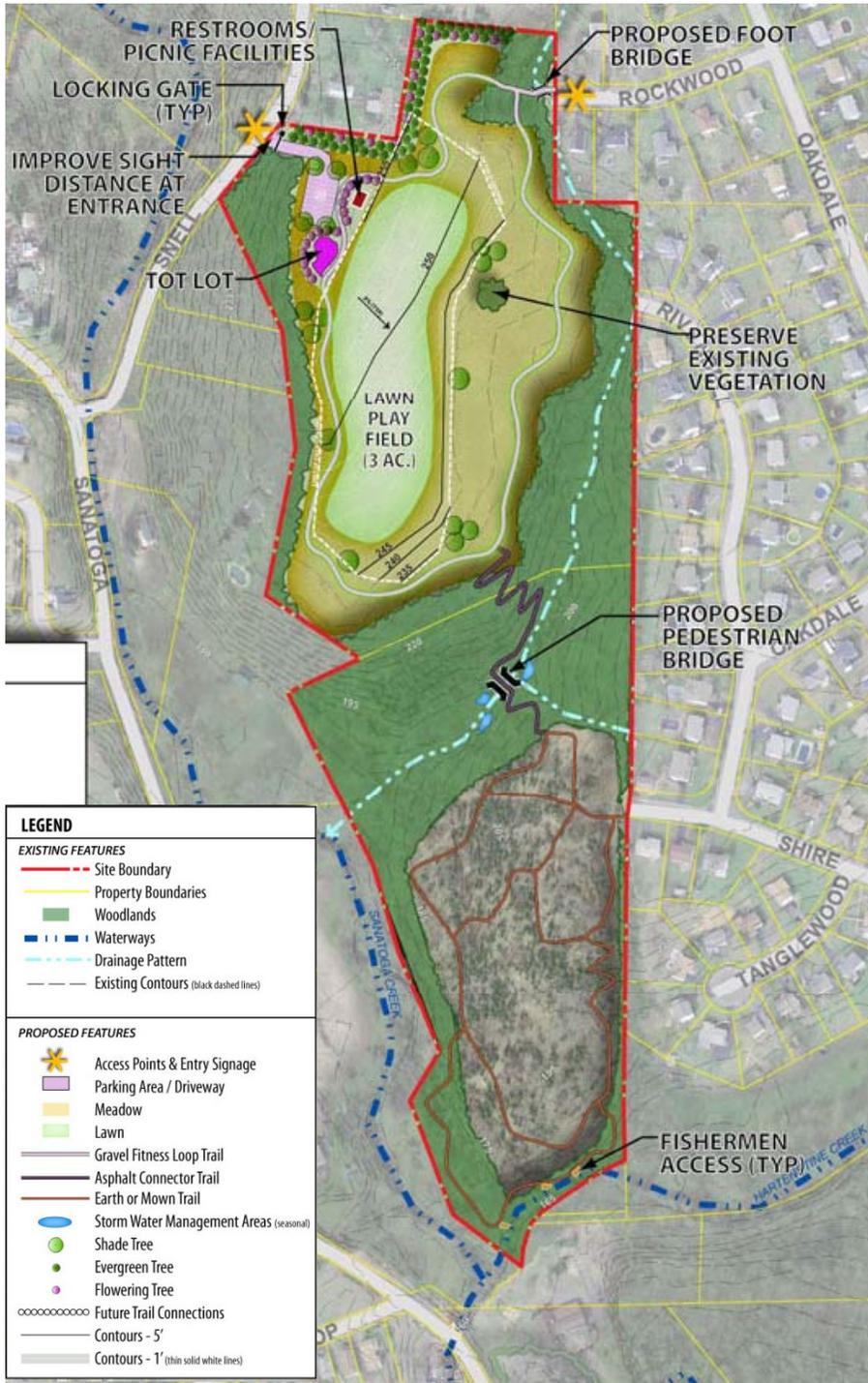
•Habitat Creation (continued)

- Riparian Restoration
- Blue Bird Boxes

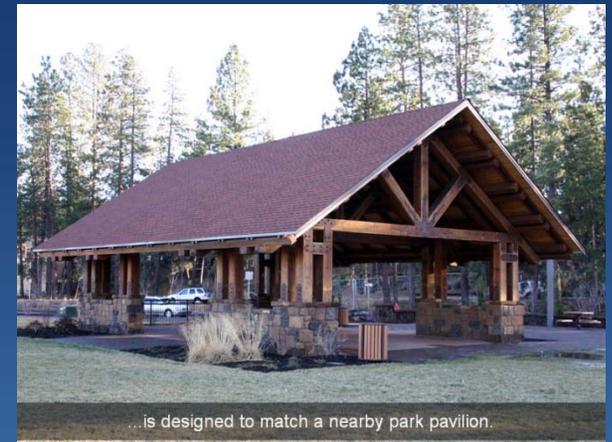
•Tot Lot



DRAFT PLAN:

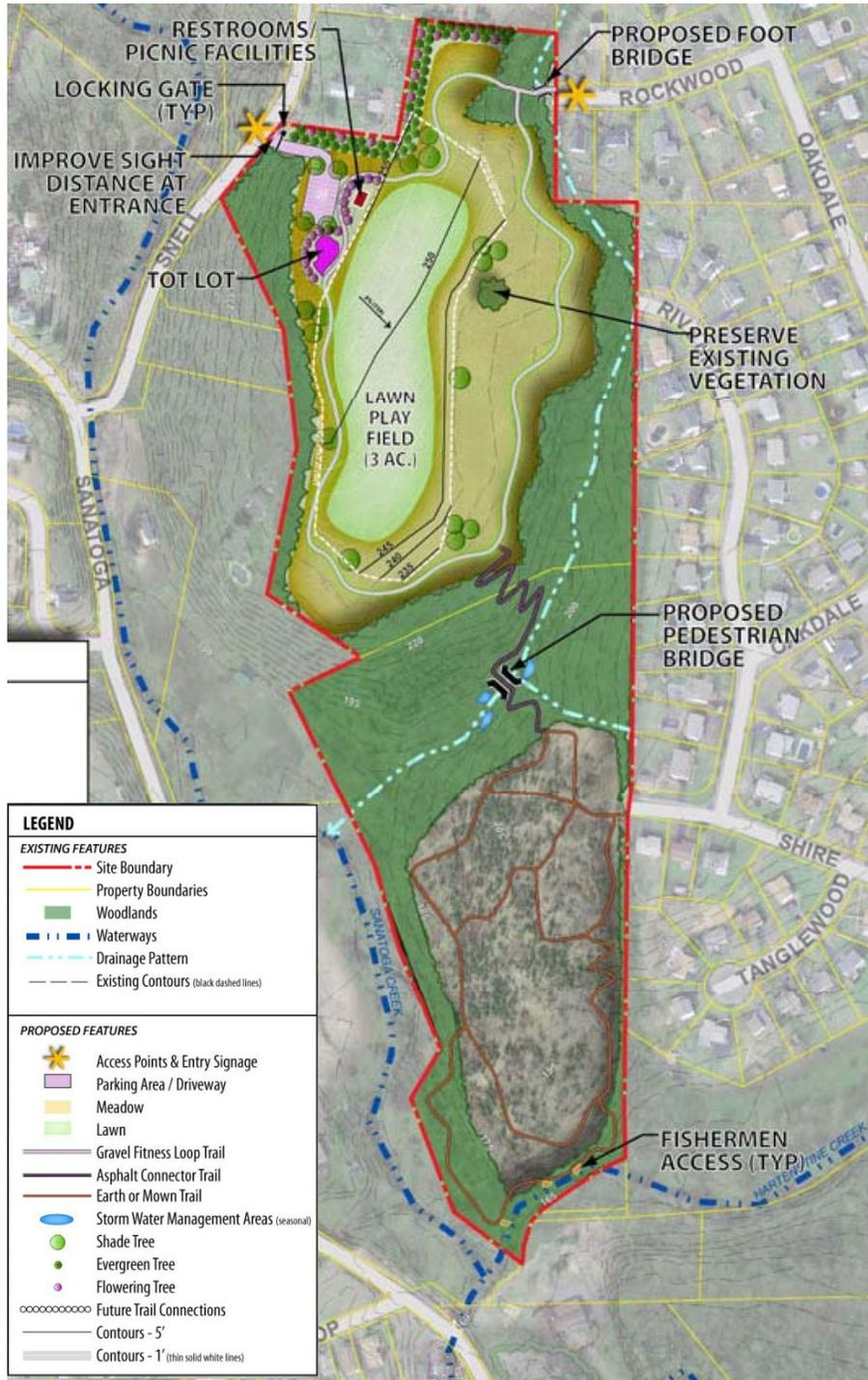


- Restrooms
- Picnic Facilities

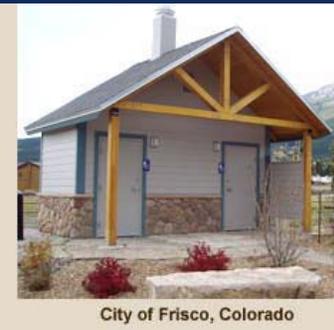


SNELL & NORTON PARK - MASTER SITE PLAN

DRAFT PLAN:



- Restrooms
- Picnic Facilities



SNELL & NORTON PARK - MASTER SITE PLAN

DRAFT PLAN:



•Future Trail Connections to the South

SNELL & NORTON PARK - MASTER SITE PLAN

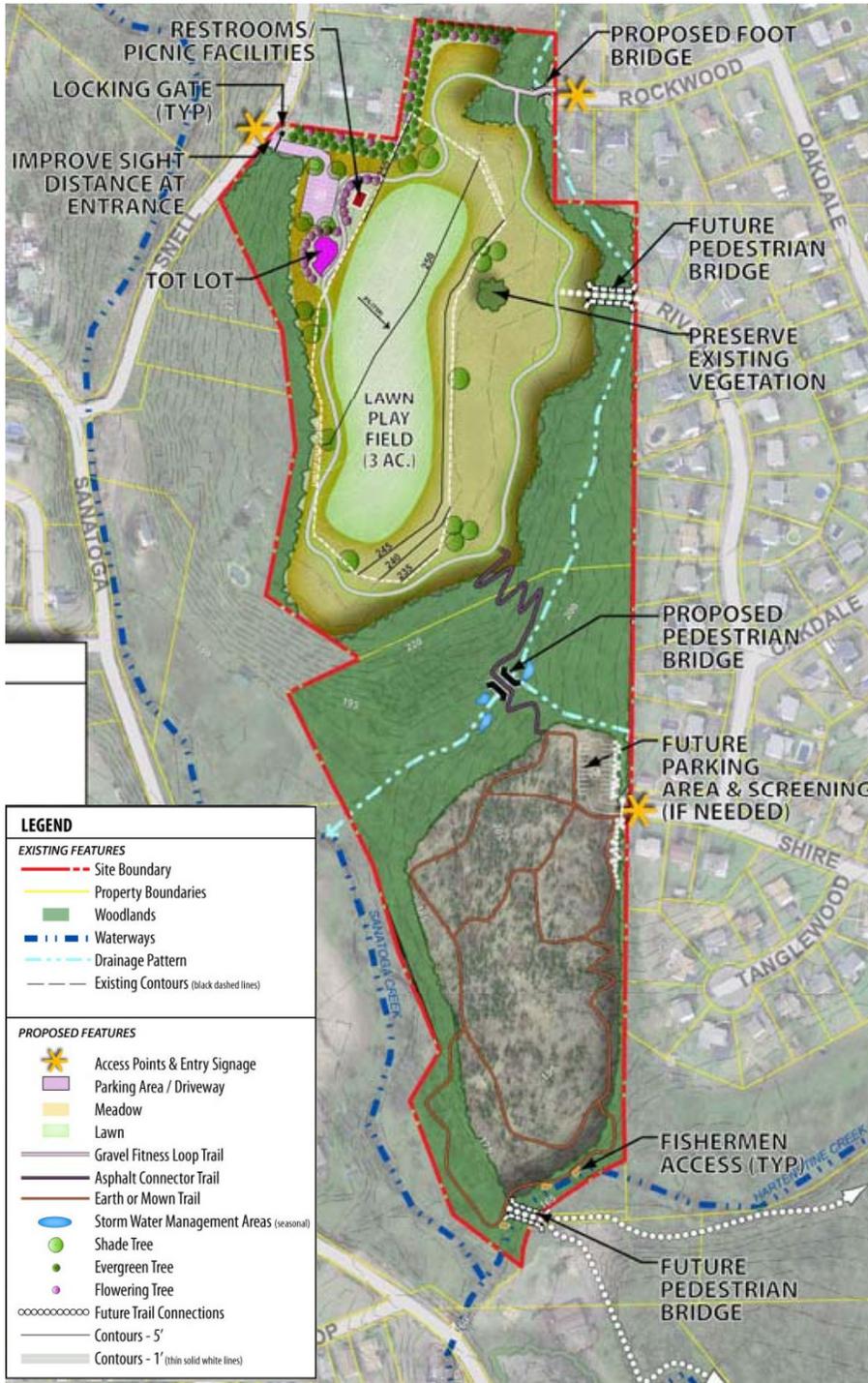
DRAFT PLAN:



•Future Pedestrian Bridge @ Rivendell

SNELL & NORTON PARK - MASTER SITE PLAN

DRAFT PLAN:

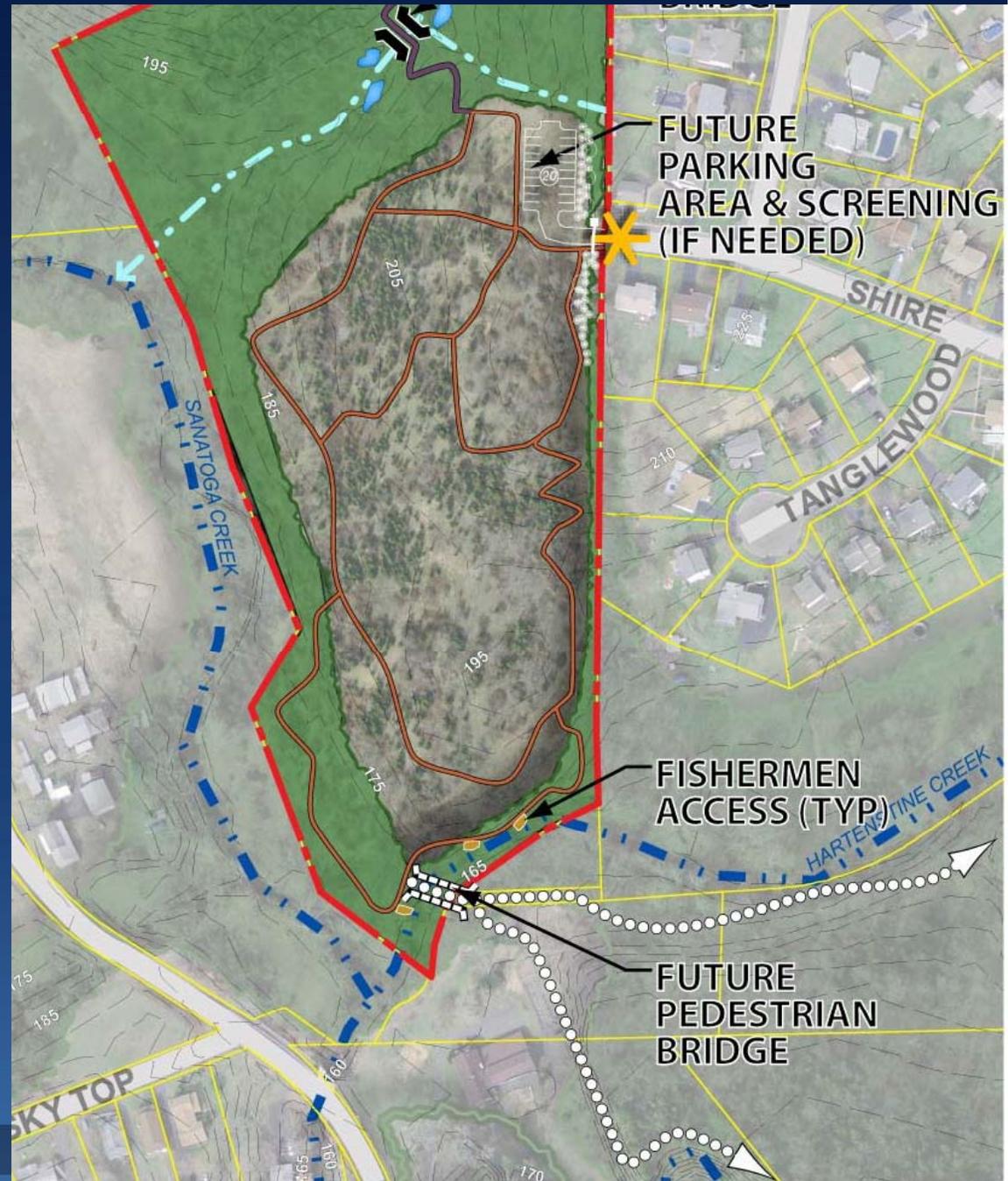


- If Needed In Future: Parking Area @ Shire
- Locking Gates

SNELL & NORTON PARK - MASTER SITE PLAN



LEGEND	
EXISTING FEATURES	
	Site Boundary
	Property Boundaries
	Woodlands
	Waterways
	Drainage Pattern
	Existing Contours (black dashed lines)
PROPOSED FEATURES	
	Access Points & Entry Signage
	Parking Area / Driveway
	Meadow
	Lawn
	Gravel Fitness Loop Trail
	Asphalt Connector Trail
	Earth or Mown Trail
	Storm Water Management Areas (seasonal)
	Shade Tree
	Evergreen Tree
	Flowering Tree
	Future Trail Connections
	Contours - 5'
	Contours - 1' (thin solid white lines)



PHASE 1

Asphalt Parking Lot (20 Spaces) & Buffering	\$83,325
Lawn Playfield	\$66,500
Gravel Fitness Loop, Exercise Stations, Benches	\$62,400
	SUBTOTAL PHASE 1: \$212,225

PHASE 2

Connector Trail	\$63,360
Hiking Loop Trails & Associated Improvements	\$22,250
Habitat Creation	\$74,400
	SUBTOTAL PHASE 2: \$160,010

PHASE 3

Tot Lot	\$60,470
---------	----------

PHASE 4

Picnic Facilities	\$24,790
Restroom Option #1 (traditional restroom with pavilion)	\$140,500
Restroom Option #2 (mulching restroom)	\$50,000

CONSTRUCTION SERVICES

Survey, Construction Documents, E&S Control, Cost Escalation	\$185,659
--	-----------

GRAND TOTAL (Using Restroom Option #1): \$783,654

GRAND TOTAL (Using Restroom Option #2): \$693,154

Traditional Bathrooms With Attached Pavilion



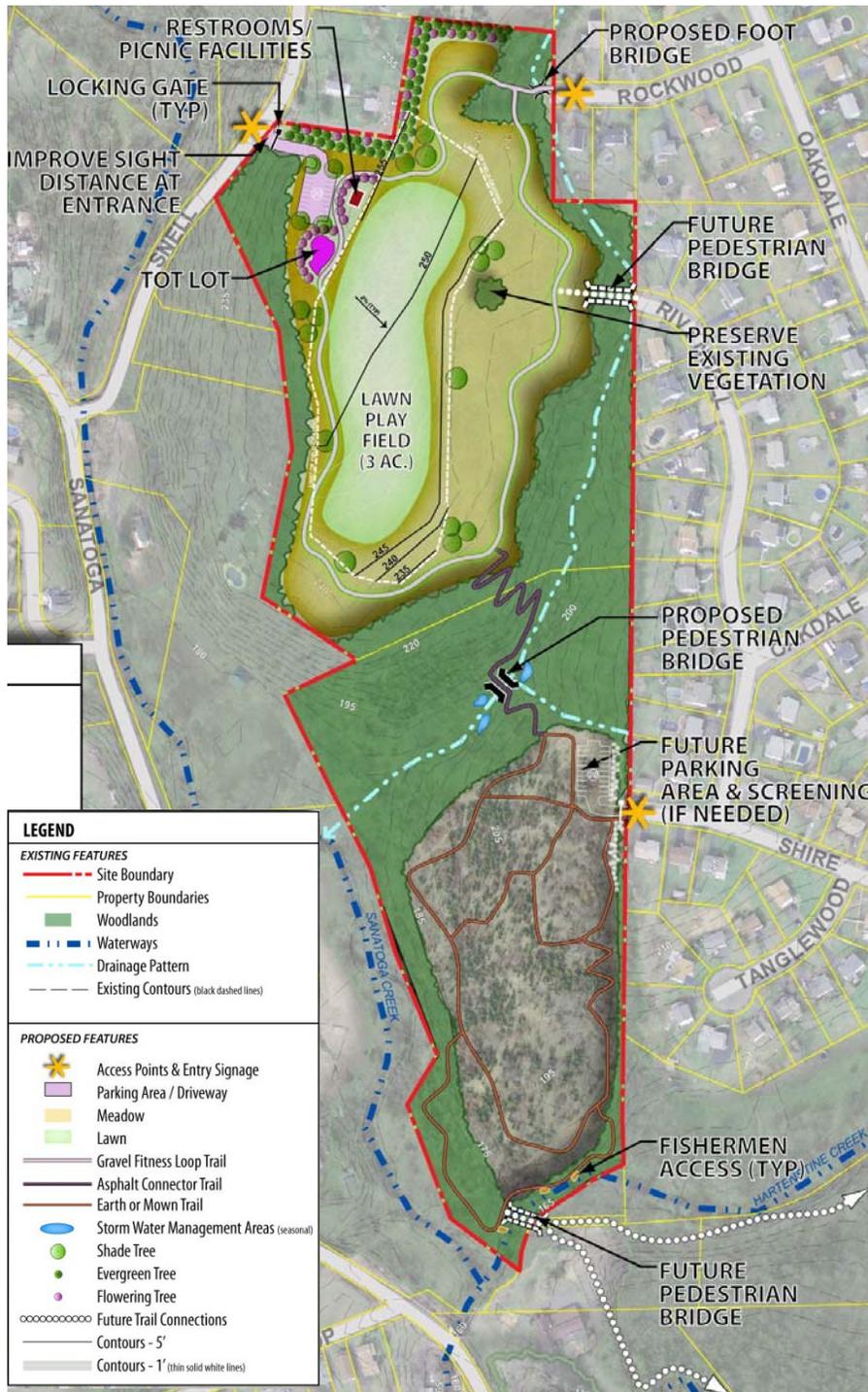
Additional Costs of Traditional Restrooms:

- **Water Supply Well**
- **Well Drilling and Casing**
- **Well Pump**
- **Water Service Line**
- **Electric Service Line**
- **Septic Tank (Pump Out)**
- **Electric Service Line**



Mulching Toilet Facts:

- Requires emptying every 3-6 months depending on use level
- Does not require water
- Requires little electricity (can be solar powered)
- End product can be used as compost
- Reduces impact to the environment and wastewater facilities



Your Ideas and Suggestions

Please forward any questions or comments in writing to:

Alyson Elliott:
aelliott@lowerpottsgrove.org

or

Justin Keller:
jkeller@simonecollins.com

SNELL & NORTON PARK - MASTER SITE PLAN

Event/Task	Date	Time
Staff Kick Off Meeting	Wed., Sept. 2, 2009	4:00 p.m.
Steering Committee Mtg. #1: Programming	Tue., Oct. 27, 2009	4 p.m.
Public Mtg. #1: Programming	Tue., Nov. 10, 2009	6:30 p.m.
Steering Committee Mtg. #2: Complete Programming/Initial Concepts	Tue., Nov. 24, 2009	4 p.m.
Public Mtg. # 2: Complete Programming / Initial Concepts	Wed., Dec. 2, 2009	6:30 p.m.
Steering Committee Mtg. #3: Review Initial Concepts	Tue., Jan. 12, 2010	4 p.m.
Public Mtg. #3: Preliminary Concepts	Tue., Jan. 26, 2010	6:30 p.m.
Steering Committee Mtg.#4: Review Pre-Draft Plan	Wed., Feb. 17, 2010	4 p.m.
Public Mtg. #4: Draft Plan	Tue., Mar. 9, 2010	6:30 p.m.
Public Mtg. #5: Revised DRAFT Plan (if needed)	Tue., Apr. 06, 2010	6:30 p.m.
Steering Committee Mtg. #5: Agree on Changes to Draft Plan	Wed., Apr. 21, 2010	4 p.m.
Public Mtg. #6: Final Plan Presentation	Tue, June 01, 2010	6:30 p.m.