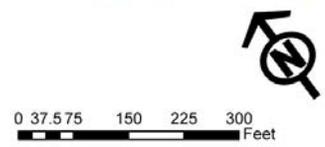


SIMONE COLLINS Site Analysis
 Pleasantview Park
 Lower Pottsgrove Township, PA
 Simone Collins - Landscape Architecture
 October, 2010
 SC# - 09111.10



2. Analysis

Historic Features

According to the National Register of Historic Places and the National Historic Landmarks Program, there is nothing of national historical significance at either park site. Indications of previous agricultural activity have been found on both sites and verified by those in the community.

Environmental issues

Manmade disturbances have left both sites mostly devoid of natural features. However, respecting and enhancing any remaining sensitive environmental features established the development parameters of this Master Plan.

Gerald Richards Park: The most prominent natural features remaining at this site include hedgerow vegetation along the southeast boundary abutting Coventry Christian School.

Pleasantview Park: This site is devoid of any significant vegetation. The most sensitive natural area is the tributary to the Hartenstein Creek which is located just outside the northwest boundary of the site. This tributary should be buffered / protected.

Soil types

Soils each contain their own distinctive characteristics, such as physical and chemical properties, slope, composition, depth to bedrock, permeability, erodibility, and drainage. These characteristics help determine building suitability, agricultural productivity, and other factors that effect land uses.

A soils survey was referred to and the soil boundaries and types are shown in figure “A” for Gerald Richards Park, and figure “B” for Pleasantview Park.

Both parks contain very similar soil types—all of which are silt loams with fairly similar characteristics. The silt loams at both sites are defined as being relatively flat (3 to 8 percent slopes) and somewhat poorly drained soils. These soils are usually suitable for trails, athletic fields, parking lots and other associated recreational facilities. Soil group PeB is the only soil group rated as non-hydric. The remainder of the soil groups are rated “Partially Hydric”. Partially hydric means



Photo of hedgerow type vegetation between the boundary of Gerald Richard Park and Coventry Christian School.

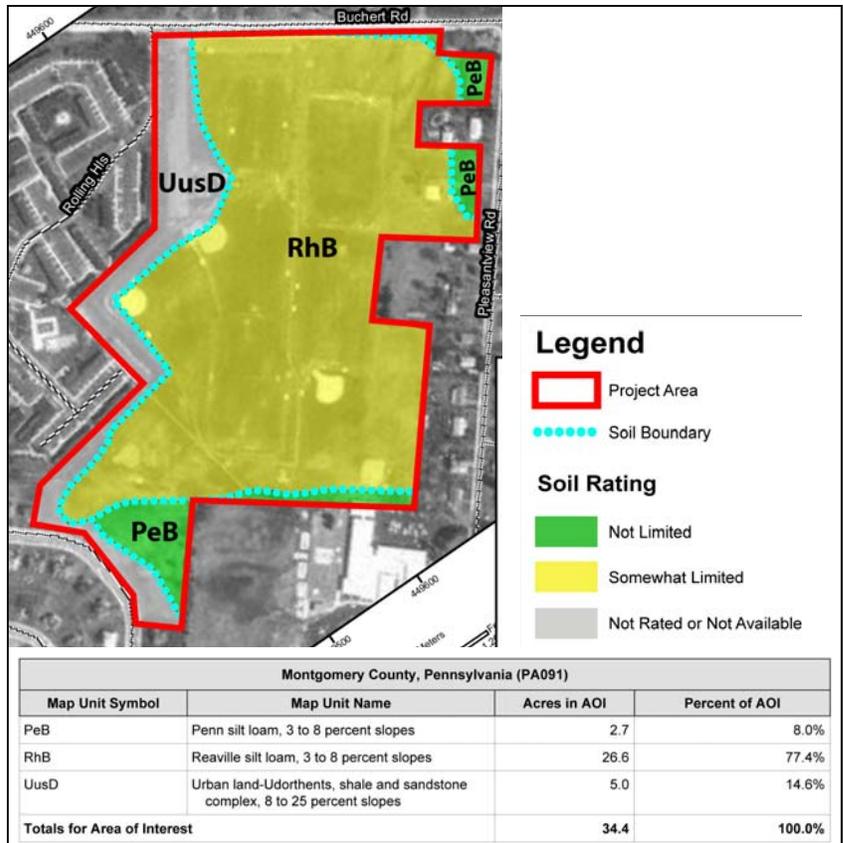


Figure A.—Gerald Richard Park Soils

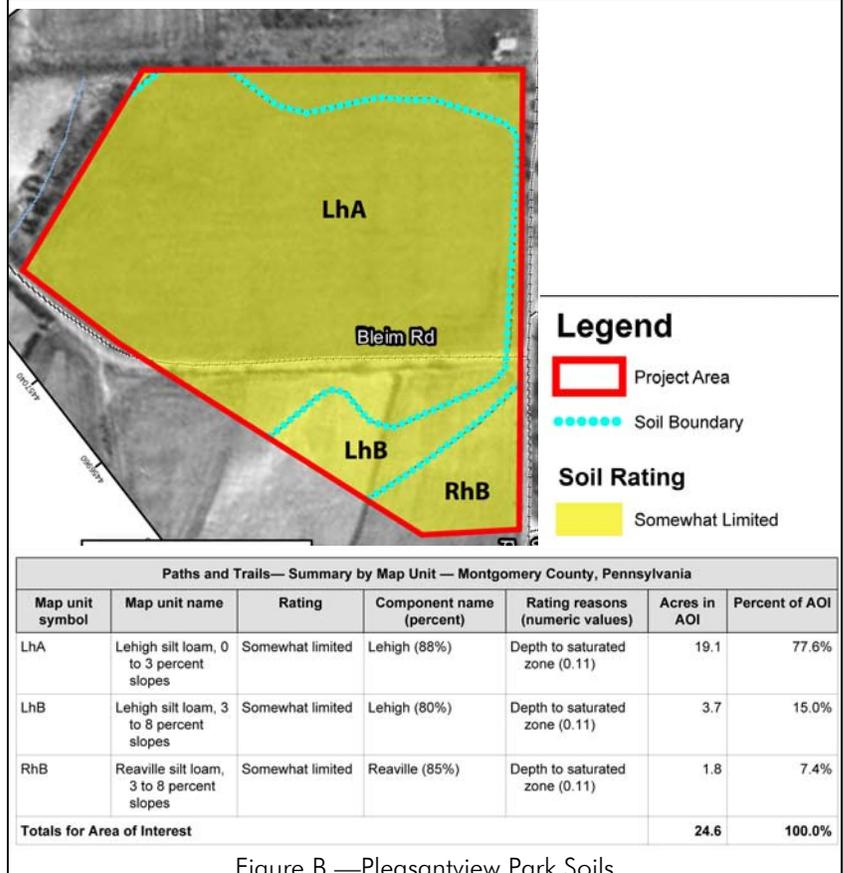


Figure B.—Pleasantview Park Soils

2. Analysis

that some parts of the soil group – but not all - contain hydric soils. Hydric soils are characterized by slow water infiltration rates, a permanent high water table and are often associated with wetlands. The soils at Gerald Richards are very poor draining as stated during the public participation process and confirmed with the soil survey data in this report. The hydric portions of the partially hydric soil groups will most likely be located in floodplains along streams and tributaries. However, before construction documentation plans can be prepared, soil infiltration tests will need to be conducted to determine infiltration rates for stormwater management purposes.

Wetlands

Research for wetlands did not result in any documented wetlands on either park property. However, this does not mean that wetlands do not exist. Due to the close proximity of several tributaries and the presence of partially hydric soils on these sites, wetlands may in fact be present in these areas. Prior to the preparation of construction documents, a topographic survey should include a wetlands delineation (if and proposed improvements are located in wet areas) to verify the existence and limits of any wetlands.

Floodplains

No flood plains were found at **Gerald Richards Park**.

At **Pleasantview Park** there is an 100 year floodplain encroachment in a small area near the northwest corner of the site as shown on the Spring Valley Farms Land Development Plan. The extent of floodplain areas will need to be confirmed with a floodplain delineation survey prior to construction.

Site Access

Gerald Richards Park: The Park's primary vehicular access is an asphalt driveway off Buchert Road in the northern corner of the site. This driveway leads to an "L" shaped 130 car parking area. The driveway for Rolling Hills Apartments is located approximately 80' to the northwest of the driveway for the Park. Due to the close proximity of the driveways the Park's existing driveway is often confused with the driveway entrance for Rolling Hills Apartments. The Park's access should be better defined with signage and landscaping to avoid confusion with neighboring entrances.



Existing parking lot at Gerald Richards Park.



Primary vehicle access at Gerald Richards Park and the entrance to Rolling Hills Apartments (beyond)



Driveway for the Township Municipal Works building.



Coventry Christian School's driveway entrance and parking lot adjacent to Gerald Richards Park (beyond).

An access driveway for the Township Municipal Garage is located in the eastern portion of the site off Pleasantview Road. This access is used solely by municipal vehicles or Municipal Garage employees and is not presently used by park users.

Just outside the southern boundary of the park Coventry Christian School provides a driveway off Pleasantview Road and a parking area for its facilities. This driveway and parking area is often informally used by park patrons accessing the southern portion of Gerald Richards Park. Coventry Christian School does not promote parking on their site for Gerald Richards Park, but does not specifically prohibit park users from parking in this area since most sports activities occur when the school is not in session. Coventry Christian School officials were involved in the park planning process and they intend to allow this informal parking arrangement in the foreseeable future.

Two pedestrian-only access points are present on the property. One is located midway along the Park's western boundary with Rolling Hills Apartments, and another is located midway along the Park's southern boundary with Coventry Christian School. Pedestrian access can also be achieved via the existing sidewalks that run along Buchert Road, Pleasantview Road, and Pebble Beach Lane.

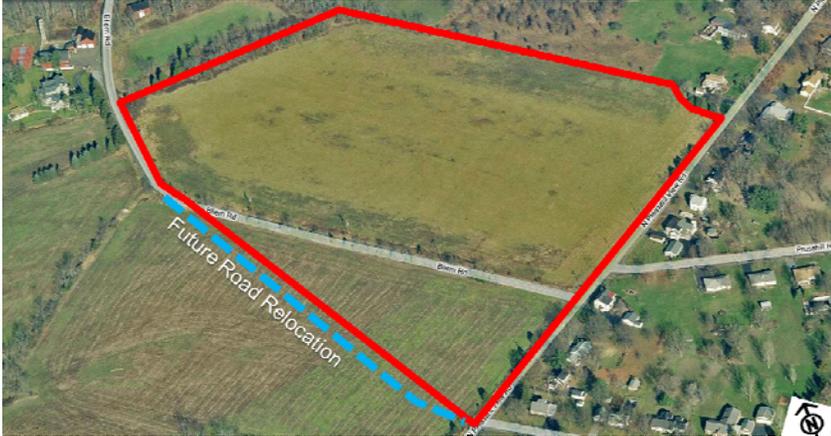
LEGEND:

- Pedestrian Access Point 
- Vehicle Access Point 



Graphic showing existing access points at Gerald Richards Park .

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Graphic showing the future relocation of Bleim Road at Pleasantview

Pleasantview Park: Currently, no formal or informal vehicle or pedestrian access is present on this property. Future park access will have to plan for the future relocation of Bleim Road (by others), and how this road relocation will tie into the phasing of the proposed uses in the park.

Pedestrian circulation

Gerald Richards: Paved asphalt pedestrian paths that are 4'-8' wide are provided throughout most locations in the park. The quality of this pavement varies and in some cases is showing signs of deterioration. It is recommended that these paths be resurfaced or replaced as a part of future improvements. Refer to the site analysis plan for the locations and routes of existing pedestrian paths.

Pleasantview: No formal or informal pedestrian circulation presently exists at Pleasant View Park.

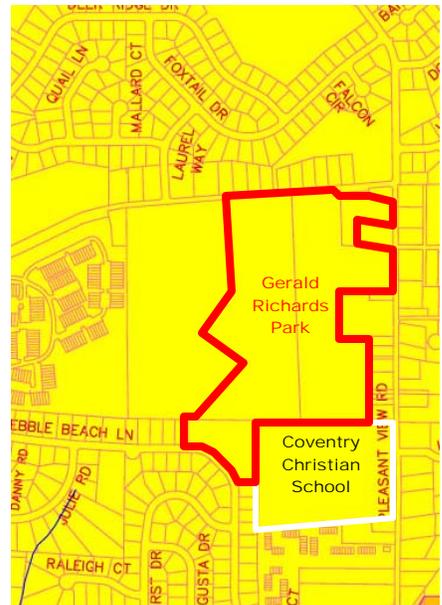
Zoning

Gerald Richards: The entire project site, and the area immediately surrounding the project site is zoned R-2 Residential District. This district is intended primarily for single-family detached and two-family residential dwellings.

Pleasantview Park: The zoning designation for this park and its surrounding area is R-1 Residential District, which is intended primarily for single family detached residential and agricultural uses. Higher density cluster development of single family homes with preserved open space and well-planned residential neighborhoods



Images showing various conditions of trail surfacing at Gerald Richards.



R2 Residential District

Gerald Richards Zoning.



	R1	Residential District
	R2	Residential District

Pleasantview Zoning.

(as shown in the Spring Valley Farms residential development) is also permitted.

Deed restrictions

Gerald Richards Park: To be provided...

Pleasantview Park: In 2008, 18 acres of this property were acquired by the Township with grant funds from the Montgomery County Green Fields / Green Towns Program. Approximately 5 acres were donated to the Township as open space as a part of the Spring Valley Farms land development.

To be provided...

Easements

To be provided... A topographic site survey will be needed to delineate the extent of any utility easements.

Wildlife (PNDI search)

Pennsylvania Natural Diversity Inventory (PNDI) search was conducted for both park sites. PNDI Records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project areas. A copy of the PNDI receipt can be found in the appendix.

Water / Sewer Service

Gerald Richards: This park currently has public water and sewer service at its existing field house facility located in the northwest portion of the site, and at the Township Municipal Garage. Just to the south of the property public water and sewer service is provided to Coventry Christian School. New connections to existing public water and sewer service areas is the most likely option to supply future water and sewer needs. New park buildings requiring water and sewer service should be located close to existing facilities to reduce the costs of supplying new water and sewer service.



Water and sewer service is provided to the restrooms and snack bar at the Gerald Richards Field House.

It should also be noted that a well located behind the Township Municipal Garage was also observed during site reconnaissance for the project. This well could possibly provide an inexpensive water source for field irrigation needs.

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Pleasantview: Currently, there is no public water or sewer service into or adjacent to the site. Future public water/sewer service will most likely be provided from the adjacent Spring Valley Farms residential development. Temporary sanitary facilities and a private water well may be needed to supply interim service until the adjacent residential development is realized. Based on initial soil survey results the site appears to be conducive to water well drilling since depths to the water table appear to be fairly shallow.

Hydrology

Gerald Richards: The watershed boundary runs diagonally across the site from north to south approximately dividing the site into two halves. The western half of the property drains into two tributaries of the of the Sprogels Run sub-watershed, while the eastern half drains into the Sanatoga Creek sub-watershed. The entire property is located within the greater Schuylkill River watershed.

Due to the sites poorly drained soils and manmade slopes cutting off the natural drainage flow, many areas contain wet soggy soils or areas of standing water after average rain events. Areas that often contain standing water can be found near the driveway entrance off Buchert Road, the northeast and southeast side of the game field, and in the triangular shaped parcel off Pebble Beach Lane. All areas that were reported to contain wet areas or periodically ponded areas after average rain events are shown on the site analysis plan.

Many fields were built on raised terraces in an attempt to correct drainage problems. In the areas in between the terraces steep drainage swales are present. Locations of major drainage flow / swales can be found on the site analysis plan.

Existing stormwater inlets can be found in the parking lot along the site's frontage on Buchert Road and at various intervals along Buchert Road. These inlets often become clogged during rain events and likely contain undersized inlets or pipes that should be upgraded as a part of future development on the site.

Pleasantview: The majority of this property is located within the Sprogels Run sub-watershed which is a part of the greater Schuylkill River watershed. A small sliver of land along Pleasantview Road drains into the Hartenstine Creek sub-watershed, which empties into

the Sanatoga Creek. There are no known drainage issues existing at this park.

Activity and Facility Analysis

Community Needs

The master plan scope of work outlines some of the desired programmatic elements or facilities to be considered for the parks. Many of these programmatic elements were confirmed during Steering Committee and Public Meetings. In the absence of a Township-wide active recreation plan, active recreation needs were solicited from the local sports clubs, the committee, and the public. Through the public participation process it was found that active recreation facilities for soccer, baseball, softball / little league were of high demand. A primary theme of the Master Plan is to better serve the active recreation needs of the Township while allowing greater access to the parks by the local community. The park programs were further refined through the presentation and review of initial concept plans and presentation and review of the draft plan. The final plan is intended to reflect community consensus.

Advantages and Disadvantages of the Site for Certain Uses

In addition to community needs, physical and legal constraints unique to each site helped to shape the park program. Some of the advantages and disadvantages for development or redevelopment of the sites are as follows:

Gerald Richards: The primary disadvantage of this site was created by the inefficient layout of the existing athletic fields. In many cases, existing fields were sited with incorrect solar orientation that will need to be corrected with the proposed plan. The various elevations at which the athletic fields were built create the need for extensive re-grading when fields are proposed to be relocated or reoriented. It is likely that this site would have to undergo re-grading in two phases to correct some of the problems mentioned above. This could mean that some fields at Gerald Richards could be off-line for a year or two while constructing is being completed. Due to the absence of suitable alternatives for active recreation facilities nearby, local sports clubs

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will likely be hard pressed to find alternative venues during construction. However, some athletic field needs could be met at Pleasantview Park if athletic fields are completed there before construction commences at Gerald Richards Park. Another disadvantage is the poorly drained soils that will make it difficult to meet stormwater infiltration requirements and establish landscape plantings.

An advantage to this site is that it provides much needed open space in the midst of a dense residential neighborhood. Another advantage is the site is mostly devoid of sensitive natural resources such as woodlands, wetlands and streams which is conducive to creating a site layout with efficient use of space.

Pleasantview: This site contains minimal physical constraints that should not limit development of this Park. One limiting factor is a small area of floodplain located adjacent to the western corner of the site. Another limiting factor are the poor draining soils found on the site.

The relatively flat agricultural field offers many opportunities for athletic fields, parking, and trails that can be created with minimal grading and disturbance. Trails proposed in the park can be easily connected to trail routes proposed as a part of the Spring Valley Farms Development to form a loop trail system.

Anticipated Use Level

A majority of the uses proposed for the both parks are active recreation uses. Active recreation uses tend to draw a large numbers of users from outside the immediate neighborhood during the peak periods on weeknights and weekend days. These uses can potentially create additional traffic, light glare, and noise impacts than passive uses. However, these impacts can be minimized by providing multiple designated vehicle access points, ample parking areas, carefully sighting of athletic fields and pedestrian lighting away from property boundaries, and sufficient buffering and screening along the park boundaries. In addition, uses that tend to generate above average noise levels such as dog parks, playgrounds and roller hockey courts should be located away from residential parcels to reduce potential impacts.