

Master Plans:

Gerald Richards Park & Pleasantview Park

July, 2011



Lower Pottsgrove Township
Montgomery County, PA

A Master Plan Update for
GERALD RICHARDS PARK

AND

The Development of a Master Plan for
PLEASANTVIEW PARK

This project was financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

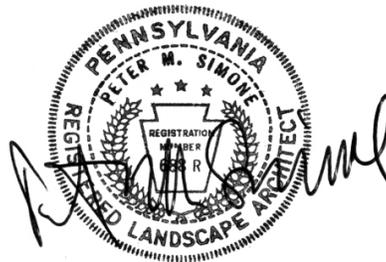
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Executive Summary:

Background:

Lower Pottsgrove Township has prepared a master plan update for Gerald Richards Park, and a new master plan for Pleasantview Park. The goal of both these plans is to meet the needs and expand recreational opportunities of Township residents. Located less than a mile apart, these parks were planned concurrently to complement each other, and to allow the Township to determine the best way to make improvements to each. The planning process included 5 public meetings allowing neighbors and other stakeholders, such as the local sports organizations, to consider how best to plan these parks. After this in-depth public participation process, the consultants prepared the plans presented in this master plan report

During the public participation processes, a consistent design theme emerged: plan for soccer oriented facilities at Gerald Richards Park, and baseball orientated facilities at Pleasantview Park. Other design elements common to both parks included: perimeter jogging / walking trails; expanded parking areas; picnic pavilions with enclosed storage; a multi-purpose clubhouse with meeting rooms, storage, restrooms and snack bar; buffering along property lines; and, playgrounds.

Gerald Richards Park:

Located within an existing residential area, this 33.7 acre existing park serves as the recreational hub for Lower Pottsgrove, Upper Pottsgrove and West Pottsgrove. The existing soccer (7) and baseball/softball fields (4) are generally used non-stop throughout the year. Since there is a shortage of fields in the area, they are overused. Parking, circulation and stormwater management have also been identified as issues to be addressed. Early in the Gerald Richards master planning process, the Township partnered with Coventry Christian School to jointly plan for shared active recreation facilities on the adjacent school's property.



Gerald Richards Park Master Plan.

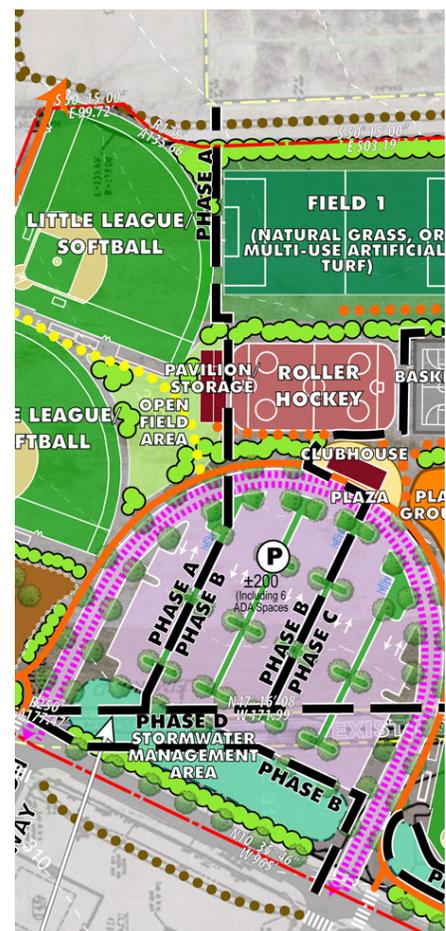
Executive Summary

The Gerald Richards Master Plan recommends that the entire site be re-graded in three phases to provide for more efficient sports field layout, and to improve stormwater management. The new layout will accommodate an additional 5 full-size soccer fields. Site access and circulation improvements include: a well-defined entrance with landscaping and signage; a designated drop-off / loading area; a new centrally located 200 car parking lot; and, reconfiguration of existing parking lots for an additional 110 spaces. Bio-swales will improve water infiltration and direct stormwater away from athletic fields into two stormwater management areas.

Pleasantview Park:

This park was purchased by the Township in 2007 with the intent of creating an active recreation facility, in part to help alleviate some of the pressure on Gerald Richards Park. Over 180 homes are slated for development around the park site.

This 23 acre park is well suited for the development of active recreation facilities. An emphasis on baseball is proposed at this park with 5 little league / softball fields and 1 baseball field. Other proposed recreational uses include: a multi-purpose artificial turf field; roller hockey court; and, a one-acre fenced dog park. Vehicle access to the site is provided off a re-aligned Bleim Road. A centrally located 200 car parking lot is proposed with landscaped islands as stormwater best management practice (BMP) bio-swales to infiltrate and direct stormwater towards the primary stormwater management areas.



Pleasantview Park Master Plan.



Aerial photograph of
Gerald Richards Park.



Aerial photograph of
Pleasantview Park.

Objectives:

- Provide master plans for Gerald Richards and Pleasantview Parks that fit within the context of the Township's overall park system;
- Meet criteria for a DNCR master planning process;
- Develop a master plan that respects the natural features of the land and lands adjoining the park area; and,
- Use sustainable design principles and materials where deemed appropriate.

Introduction

Faced with a deficit of active recreation facilities in the community, Lower Pottsgrove Township commissioned this study to update the master plan for Gerald Richards Park, and to develop a new master plan for Pleasantview Park. The 33.7 acre Gerald Richards Park is a heavily used active recreation park offering a variety of athletic facilities. Pleasantview Park is a 23 acre undeveloped open space property characterized by agricultural fields. The Township wishes to concurrently plan both properties for future re-development / development in an effort to expand recreational opportunities for its residents.

The Township applied for, and received a Pennsylvania Department of Conservation and Natural Resources (DCNR) grant to prepare the master plans according to DCNR guidelines.

The Township's Open Space Plan recommendations, in combination with ideas from the public, project committee, Township staff, and consultants, have evolved into the master plans presented in this report. This document outlines the planning process and the Master Plan designs for both parks.

Master Plan Purpose & Goals

The purpose and goals of this project is to develop a master site plan for Pleasantview Park and a master plan update for Gerald Richards Park that will help meet the active recreation needs of the Township's diverse population.

1. Introduction

Regional Context

Lower Pottsgrove Township is a first class Township located in western Montgomery County, Pennsylvania. The Township has a total land area of approximately 7.9 square miles. The Township is considered an inner ring suburb of Pottstown Borough and outer ring suburb of Philadelphia. The southern portion of the Township is served by the U.S. Route 422 bypass which connects Philadelphia (about 35 miles to the southeast) to Reading (about 20 miles to the northwest). The Township’s development pattern along the 422 corridor is distinctly denser than the more rural northern portion of the Township. This strategic location, coupled with ample highway access, has allowed the Township to become a fairly developed community that is experiencing increasing development pressures.

Demographics

According to the year 2010 US census, Lower Pottsgrove Township has a population of 12,059 residents. Lower Pottsgrove has a significant mix of young families and residents over 55 - creating a need for diverse recreational facilities and uses.

According to the Lower Pottsgrove Township Open Space and Environmental Resource Plan, the Township’s population was projected to be 13,880 in 2010, a 23.7% increase from the 2000 population of 11,023. The decrease in expected population increase is due to the economy, and a DEP-imposed moratorium for building within the Township since 2006 because of inflow and infiltration issues. The Township has more than 250 single family homes and more than 200 age-restricted homes in various stages of land development approval, for which development has been stalled due to the above reasons.



Regional Context Map.

Analysis



Aerial view of Gerald Richards Park (red outline) and Coventry Christian School (orange outline).



Aerial view of Sanatoga Park showing soccer and baseball fields that partially opened in the spring of 2010.

Township Park and Recreation System

According to the Township's website, "Lower Pottsgrove Township continually seeks to provide comprehensive park and recreation services to its residents. Lower Pottsgrove Township's main priority is to acquire parcels of land that meet its priorities for open space acquisition: preserving environmentally sensitive areas, connecting open space and recreational areas, and providing areas for active and passive recreation that meet the needs of residents of all ages and interests. Lower Pottsgrove Township seeks to maximize its ability to acquire open space for the benefit of all residents through the use of donations and grant funding. The second priority for Lower Pottsgrove Township is the development of its parks to expand recreational opportunities for residents. As funding opportunities are available, Lower Pottsgrove Township plans for and develops recreational facilities such as ball fields, playgrounds, trails, and other facilities."

Lower Pottsgrove Township has more than 240 acres of parks dedicated to open space and recreational activities. More than half of Lower Pottsgrove's parks are preserved as open space and natural areas intended for passive recreation. However, Lower Pottsgrove also offers active recreation facilities in the form of baseball fields, soccer fields, basketball courts, playground areas, and a band shell. The Township's parks and recreation system is managed largely by the Township's assistant manager and public works staff with significant help from local sports organizations for field maintenance. The Township's Parks and Recreation Board is currently in the process of evaluating its facilities and services to handle the growing park system and recreational needs of Township residents.

An analysis of the Township's recreational facilities finds that

2. Analysis

approximately 110 acres (46%) of the Township’s recreational properties are developed or are planned to be developed for active recreation uses such as ball fields and courts. While passive activities such as trails may exist on these properties, they are often mixed with other more active uses such as sports fields. The Township also has approximately 46 acres (19%) of unimproved open space properties. About 86 acres (35%) of parklands exclusively contain passive uses.

The Township currently offers seven soccer fields, two baseball fields, two softball/little league fields (two each of the soccer and baseball fields are shared fields) and two basketball courts at its premier active recreation facility—the 30-acre Gerald Richards Park. The 54-acre Sanatoga Park includes a baseball field, soccer field, band shell, picnic pavilion and playground. The 38-acre Ringing Rocks park offers 1 baseball field and is otherwise primarily a passive park. In addition to Sanatoga Park, Gerald Richards Park, and Ringing Rocks Park, most of the 23-acre Pleasantview Park appears suitable for active recreation. The Township’s remaining parks are all passive parks, some with trails. These parks are intended and suitable for passive recreation/conservation due to steep topography, woodlands, wetlands and other natural features found at these sites.

Active vs. Passive Recreation:

Active recreation parks are classified as parks with athletic fields for organized sports or other organized recreation activities.

Passive recreation parks contain minimal facilities and are geared towards predominantly informal activity such as hiking trails, open field areas, and picnic areas.

In most cases there is a combination of active and passive recreation uses, however most parks have either active or passive recreation as a predominant use.

KEY:

| | |
|---------------------------------------------------------------------------------------|----------------------------------------------|
|  | EXISTING OR PLANNED ACTIVE RECREATION PARKS |
|  | EXISTING OR PLANNED PASSIVE RECREATION PARKS |

| Name | Acres | Location | Facilities |
|--------------------------------------------|-------------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Ringing 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 Ringing Rocks Park | 2.8 | 1900 North Keim Street (@ Yerger Road) | Future Parking for Ringing 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 | 23 | 1903 Bleim Road (@ Pleasantview Road) | Open Space |
| Prusshill Barn | 0.8 | 2595 Prusshill Road | Barn & Open Space |
| Snell Park & Norton Park | 44.65 | 1302 Snell Road 2840 Shire Drive | Open fields, undeveloped |
| Gerald Richards Park | 33.7 | 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 |
| Schuylkill River Park | 12.3 | 2116 Sanatoga Station Road (@ Porter Road) | Unpaved trails |

Chart #1: Township Recreation Facilities



POTTSGROVE



Above: Area sports club logos.

See chart #1 for additional information on the Township's Parks.

The Township works with local sports organizations in an effort to fulfill needs for additional sports field capacity. The following organizations are currently utilizing, or have expressed an interest in utilizing Township park facilities:

- Pottsgrove Soccer Club
- Pottsgrove Little League
- Pottsgrove Baseball Organization
- Pottsgrove Softball
- Pottsgrove Vipers Lacrosse
- Coventry Christian Schools
- Pottsgrove School District
- Pottstown Warriors Baseball

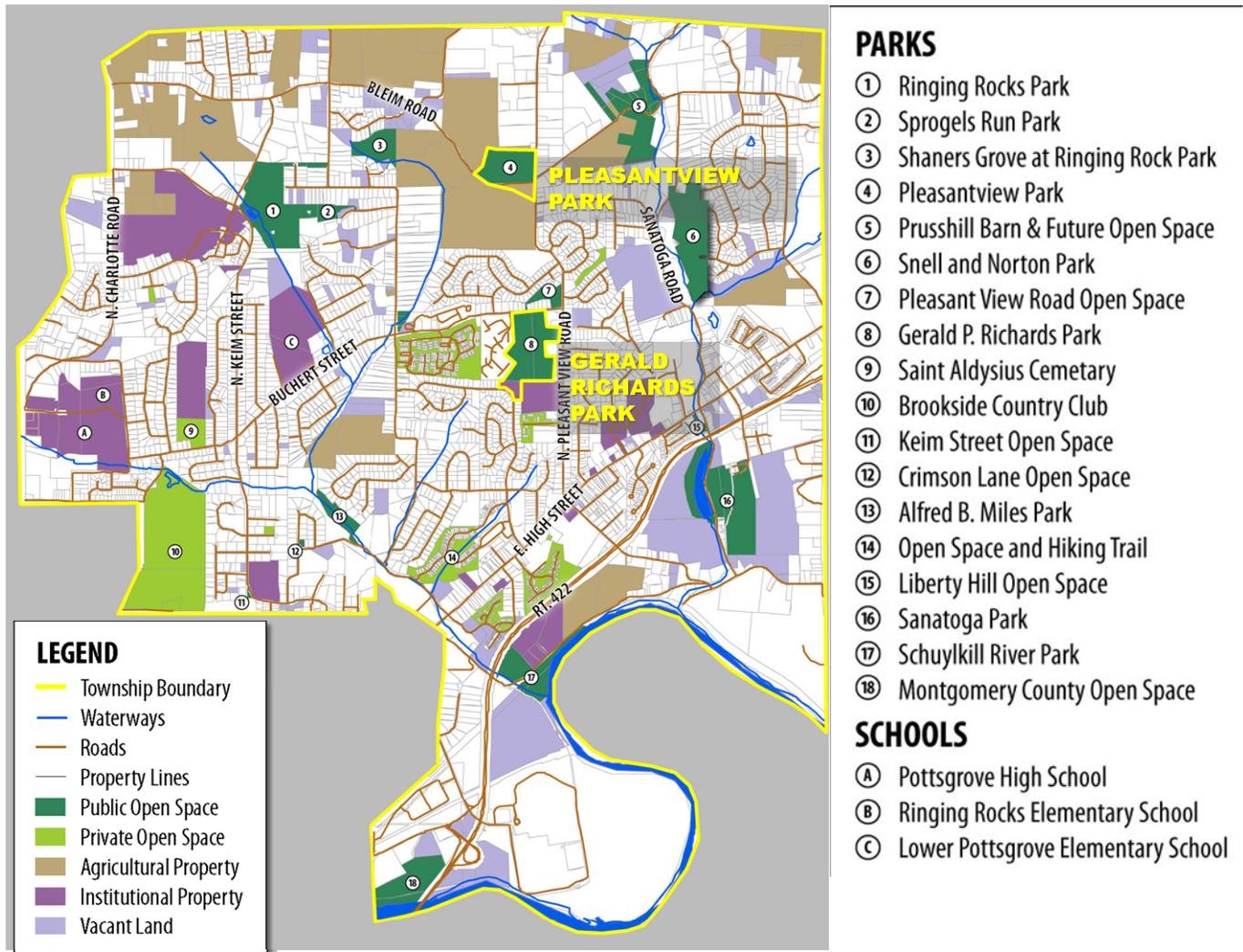
Due to space constraints and limited resources, the Township has not been able to accommodate some of these organizations' needs to date. The Township would like to plan for accommodating the needs of these organizations through this project; however, needs of Township residents who are interested in other pursuits will also be planned.

During the public participation process, sports organizations were asked to submit their field needs for incorporation into in the planning process. A copy of the sports organization needs received can be found in the appendix.

Context of Gerald Richards and Pleasantview Parks within the Township's Park System

Gerald Richards and Pleasantview parks are centrally located in the Township approximately a mile apart from each other. These parks could be linked to each other and other Township parks with improved trail and sidewalk connections. It is recommended that the

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Map showing Lower Pottsgrove Township park and open space and school parcels.

Township continue to acquire land and/or trail easements along Pleasantview Road, Sanatoga Road, and along a tributary to Sprogels Run to form a trail system linking both park properties to adjacent residential neighborhoods and nearby park and/or open space properties.

Relevant Planning Documents

The improvements proposed for the Gerald Richards and Pleasantview Parks are consistent with regional, county, and local plans. The proposed Park improvements are a direct result of local planning initiatives, which in summary recommend trail connections that provide regional and local connections to a network of parks and open space and to additional park facilities to serve the needs of the community. These planning initiatives include:



- **2008—Planning and Design Strategies for Healthy Living, Parks and Recreation in the Pottstown Area, Pottstown Area and Health & Wellness Foundation**
- **2007 – Lower Pottsgrove Parks and Recreation Satisfaction Survey**
- **May 2006 – Pottstown Metropolitan Region Parks and Recreation Peer Study**
- **2005 Update – Lower Pottsgrove Township Open Space, Recreation, & Environmental Resource Protection Plan;**
- **2005 – Pottstown Metropolitan Regional Comprehensive Plan;**
- **2005 – Shaping Our Future: A Comprehensive Plan for Montgomery County**
- **2003 – Montgomery County Green Fields/Green Towns Program Recommendations**
- **1988 – Lower Pottsgrove Township Bikeway and Trail Plan**



2008 - Planning and Design Strategies for Healthy Living, Parks and Recreation in the Pottstown Area

This plan is a collaboration between Pennsylvania State University and the Pottstown Area Health and Wellness Foundation to evaluate planning and design strategies for healthy living, parks and recreation in the Pottstown area. This is a regional study of the 14 municipalities surrounding Pottstown. This master plan is consistent with the Foundation’s goal of improving the physical and social environment by encouraging physical activities in the region by improving the recreational infrastructure.

2007—Lower Pottsgrove Township Parks and Recreation Satisfaction Survey

In an effort to quantify and understand the satisfaction level of the Township’s park and recreation facilities, the Township’s Parks and Recreation Board and Board of Commissioners solicited a

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satisfaction survey from Township residents. The results of this study found strong support for trails and safe playgrounds. Residents were also asked to provide input on their level of activity in the parks. It was found that over twice as many people use the parks for walking and jogging than any other activity. The park use activity breakdowns are as follows: 42% walking/jogging, 15% attended concerts and 13% for soccer. When polled about their preference for park improvements, the desire for trails was significantly higher than other categories. The breakdown of preferred park improvements are as follows: 38% wanted trail improvements; 19% wanted concerts and 18% wanted play structures. There were also many comments about needing more information about Township parks in the form of signs, maps, communications, etc. Better playground and sports facilities were frequently requested with write-in comments.

2006—Pottstown Metropolitan Region Parks and Recreation Peer Study

This report prepared by peer consultant Susan E. Landis, summarizes all the regional recreational facilities that are currently available in the metropolitan region. A major theme of the study maintains that a regional perspective is needed to effectively fulfill the recreational needs of the area. Some tools to create a more regional approach are as follows:

- Prepare a regional comprehensive recreation plan;
- Provide a parks and open space plan;
- Promote parks and recreation facilities regionally;
- Promote recreation program providers regionally;
- Provide shared recreation programming;
- Strengthen and expand the Pottsgrove recreational board;
- Develop shared park areas and recreational facilities;
- Hire shared parks, trails and open space director(s);

- Firm-up opportunities to work together, exploring extending borough recreation programming to surrounding townships;
- Direct the 0.25, 0.5 and 1-acre parks in Pottstown Borough and West Pottsgrove Township to be “adopted” by the neighborhoods; and,
- Utilize the Tri-county Chamber’s Regional Planning Committee to promote awareness of parks and recreation opportunities.

2005 Update—Lower Pottsgrove Township Open Space, Recreation, & Environmental Resource Protection Plan

Plan Recommendations – Land Acquisitions:

- Explore right-of-way acquisition and opportunities for trail development along Sanatoga Creek and Sanatoga Road through Gerald Richards and Pleasantview Parks, the proposed Catholic School parcel, Pottstown Youth Center, and private properties along Hartenstein Creek
- Work with private developers to construct trails and sidewalks within residential developments and other appropriate land developments

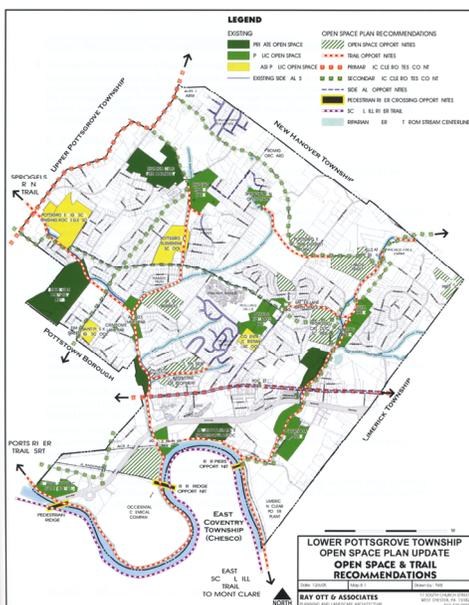
Scenic Road:

- Sanatoga Road

Potential Links to Natural Areas:

Trails and open space through township approved land developments:

- Spring Valley Farms: on Bleim Road; 75 acres of open space; 2 miles of paved trails; trail connects to Sprogels Run open space and will run east to Pleasant View Road
- The Falls at Pruss Hills: on Pruss Hill Road; 57 acres open space; connects to trail at Spring Valley Farms and extends



Lower Pottsgrove Township Open Space Plan.

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the length of the project along Pruss Hill Road

Potential Open Space Linkages:

- Sanatoga Road and Bleim Road as a secondary bicycle route
- Trail Connections on the south side of Bleim Road connecting to Shaners Grove (part of adjacent Spring Valley Farms Development mentioned above)
- Trail connections on Sanatoga Road connecting Pleasantview Park to Prusshill Barn and Open Space
- Buchert Road as a secondary bicycle route

Evaluation of Potential Future Development:

- Considerable amount of residential building of varying density is expected in the area to the west and south of the parks

2005—Pottstown Metropolitan Regional Comprehensive Plan

Recommended Bike Routes:

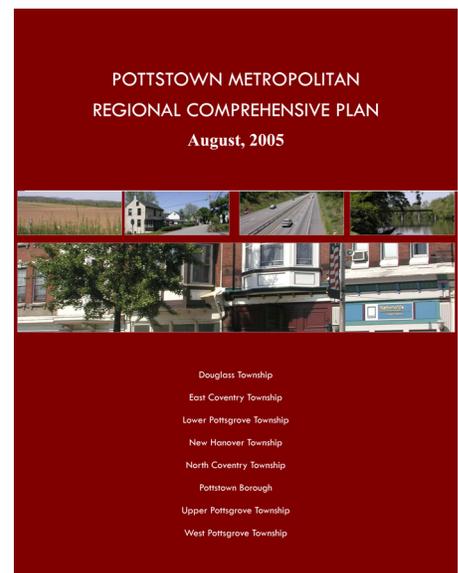
- Secondary bike route along Sanatoga Road

Future Land Use:

Future land use for the area around Pleasantview Park is shown as Rural Resource Area. This designation is intended to protect the rural and agricultural qualities of this area. This designation allows for a maximum residential density of 1 housing unit per 2 acres—except within existing villages as identified in the plan. Other permitted uses are agriculture, institutional, recreational, and large lot industrial uses.

Open Space:

The parks are publicly-owned open space. The land of Pleasantview Park was ranked a #3 priority acquisition for the Township, which means that open space will give maximum benefit to a future resident population in this area. Recommendations for open space seek to protect the vulnerable natural features of the land, protect agricultural and natural features, protect water resources, connect communities



with green infrastructure, expand the regional trail system by increasing linkages at the neighborhood scale, and provide recreational opportunities for the residents of the area.

Regional Survey:

The comprehensive plan surveyed citizens for ideas on how tax monies should be spent to improve the community. The results of the survey found that hiking/walking paths were ranked number 1 (17%), followed by swimming pools (12%), biking trails (11%), passive open space (11%) and playing fields (8%).

2005—Shaping Our Future: A Comprehensive Plan for Montgomery County

The Comprehensive Plan offers many broad recommendations for open space, natural features, and cultural resources for Montgomery County. No specific recommendations were found for Pleasantview or Gerald Richards Park.

2003—Montgomery County Green Fields/Green Towns Program Recommendations

This program is Phase 2 of Montgomery County Open Space Plan of 1993. It makes recommendations for the second ten year period, from 2003 to 2013. Most of the recommended goals are compatible with the proposed programming for Gerald Richards and Pleasantview Park. The plan's goals are:

- Providing recreation opportunities including trails;
- Conserving natural features;
- Preserving historic or cultural landscapes;
- Maintaining scenic quality;
- Protecting water resources;
- Stimulating the revitalization of developed communities with green infrastructure;
- Shaping the form of land use and development; and,
- Preserving agricultural land.

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1988 – Lower Pottsgrove Township Bikeway / Trail Plan

This plan builds on the 1982 Comprehensive plan update that is proposed to serve the recreation needs of present and future residents and visitors while providing critical trail connections to Township destinations via open space, sewer easements and stream corridors. A trail connection between Pebble Beach Lane and Hartenstine Creek through Gerald Richards Park is shown. No trail connections in the area of Pleasantview Park were detailed in this study.

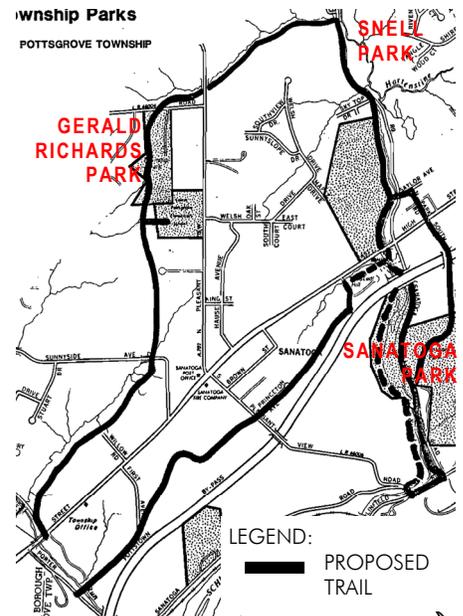
Master Plan Process

As shown in the graphic below, the completion of the Master Plan is an early stage in the process of constructing new improvements for a park facility.

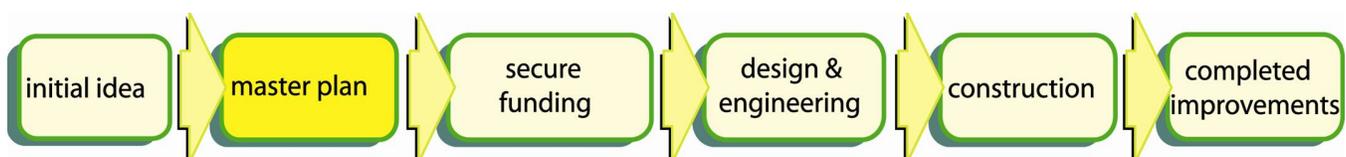
The Master Plan study seeks to develop a general consensus for improvements and facilities that should be constructed, and to establish an estimate of probable construction costs that can be used for developing an implementation and funding strategy.

The Master Plan forms the basis of the design and engineering phases of the project, when detailed design decisions are later documented through the completion of construction drawings. Prior to commencing the design and engineering phase, it will be necessary to complete a topographic survey of both sites. Upon completion of the survey and design development drawings, construction documents will be completed and the project can be bid and constructed. These projects will be built in phases over a period of several years, with phased improvements at one park driving the other.

In July of 2010, Lower Pottsgrove Township selected Simone Collins Landscape Architecture (SC) to analyze the site, assess community needs and develop a Master Plan for the Parks.



Gerald Richards Trail connections as shown in the Township's 1988 Bikeway and Trail Plan.



The scope of work for the master plan was developed by the Township together with SC to adhere to DCNR guidelines. The following list outlines the needs of the master plan:

Public Participation Process

Scope of Work—Summary:

- A. Community Background Information / Data;
- B. Site Information, Analysis and Design Considerations;
- C. Activities and Facilities Proposed For the Site;
- D. Development of Master Site Plan;
- E. Evaluation of Materials and Design Options;
- F. Security Analysis; And,
- G. Cost Estimates for Design, Construction, and Operation of the Park.

Below is a list of meetings held by the consultants during the development of the Master Plan:

| Event/Task | Date | Time |
|-------------------------------------------------------------------------------|------------------------------------|---------|
| Steering Committee Meeting #1: Present Base Data - Programming Ideas | Tuesday, October 26, 2010 | 6:30 PM |
| Public Mtg. #1: Present Base Data - Programming Ideas | Wednesday, November 10, 2010 | 6:30 PM |
| Steering Committee / Public Mtg. #2: Complete Programming/Initial Concepts | Wednesday, December 15, 2010 | 6:30 PM |
| Steering Committee / Public Mtg. #3: Present Pre-DRAFT Plan | Tuesday, January 25, 2011 | 6:30 PM |
| Steering Committee / Public Mtg. #4: Present DRAFT Plan | Wednesday, March 23 , 2011 | 6:30 PM |
| Steering Committee / Public Mtg. #5: Final Plan Presentation | Tuesday, April 26, 2011 | 6:30 PM |

Steering Committee / Public Meetings

The project steering committee was comprised of adjacent landowners, interested stakeholders, Township Commissioners and representatives from local sports clubs. Steering Committee and public meetings were held jointly to allow for open dialogue between

2. Analysis

the Steering Committee and the public.

Five committee / public meetings were held during the course of the Master Plan development process. In the first meeting, the consultants presented base mapping data, site photographs and site analysis plans for both parks. Following the presentation, the consultants asked the committee members for their ideas on goals, facts, concepts, and partners for each park. The second meeting provided the residents with three initial concept plans for both parks, derived from the ideas produced at the first meeting. The third public meeting presented one revised concept plan for each park, reflecting consensus prior to the development of the DRAFT plan. For the fourth meeting, the consultants presented a draft master plan narrative document and comments on the draft Master Plan and narrative document were discussed. In the final meeting, residents were presented with the final plan (including the final master plan report).

The consultants also conducted a meeting and site walk to discuss Coventry Christian School recreational plans and needs to determine compatibility with uses proposed for Gerald Richards Park.

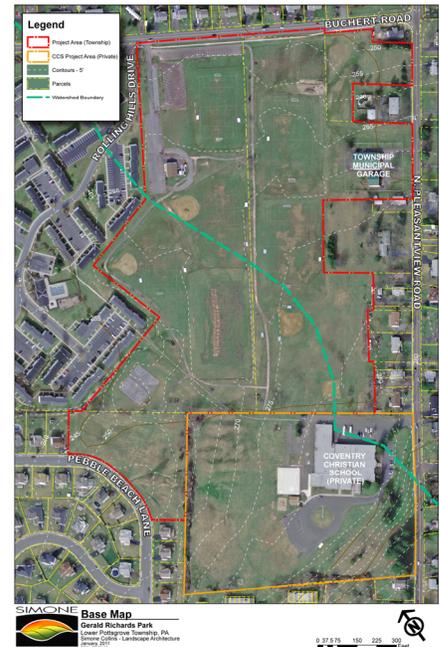
Data Collection and Methodology

Base map information was compiled using the best available information. This information included Geographic Information System (GIS) mapping data, tax maps, aerial photography, and information gathered in previous and ongoing planning efforts. This information was supplemented by information gathered by the consultants from several site visits over the course of the master planning process.

Acreage

Gerald Richards Park: Lower Pottsgrove's prime active recreation park and is comprised of multiple parcels totaling 33.7 acres. Adjacent to Gerald Richards Park, the 13.2 acre Coventry Christian School parcel was also examined for compatible recreation uses as a part of the Gerald Richards Park Master Plan .

Pleasantview Park: is an undeveloped 23 acre open space property comprised of primarily fallow agricultural fields.



Gerald Richards Base Map.



Pleasantview Base Map.



Manmade steep slopes adjacent to the Gerald Richards game field.



Gerald Richards athletic fields located on manmade “terraces” at various elevations.



Existing baseball field at Gerald Richards Park.

Topographic Features

Gerald Richards Park: The topography of Gerald Richards Park has informally been shaped over recent years to serve the immediate needs of the local sports organizations. This piecemeal approach to park design resulted in a collection of manmade “terraces” situated at various elevations to accommodate athletic fields present today. These terraces and their placement on the site, led to a number of issues that will need to be addressed with this plan: steep side slopes limit athletic field clear area and inhibit ADA accessibility; terraces cut off the natural flow of stormwater causing ponding or soggy field conditions; often the terraces were built up with subpar fill material causing fields that either do not drain properly, or fields that drain faster than water can be absorbed by the vegetation—causing the fields to dry out. Due to these conditions, it is likely that entire areas of the site will need to be re-graded to correct these problems.

The high point for Gerald Richards Park is elevation 280’, located at the southern corner of the site near the property boundary of the Coventry Christian School. Two low points exist at elevation 250’. These low points are located at opposite ends of the property—one low point is situated in the northeast corner of the site near Buchert Road, while another is located in the triangular shaped parcel just off Pebble Beach Lane.

Pleasantview Park: Presently used for cultivation, this site contains gentle grades conducive to athletic field development. As illustrated on the Pleasantview base map, the northeastern boundary of the project area contains the high point at elevation 340’. From the high point, slopes generally range from 2% to 6% down to the low point near Bleim Road at elevation 315’.

Land Use

Gerald Richards Park: This park contains both recreation and municipal uses. A majority of the property is dedicated to active recreation uses such as soccer, baseball, softball, and basketball. A field house with restrooms, snack bar, and field storage is provided to support recreational activities.

The sole municipal use on the property is the Township’s Municipal

2. Analysis

Works garage, which is located in an approximately 1 acre fenced area fronting on Pleasantview Road. The Township intends to keep the municipal garage at this location for the foreseeable future. Proposed plans for Gerald Richards Park will assume a reasonable expansion to the garage structure and vehicular circulation to accommodate future needs of the Township's municipal works.

The lands surrounding Gerald Richards Park are primarily developed with residential uses. The park is bordered to the west by Rolling Hills Apartments, and single family homes to the southwest, east and northeast.

The 13 acre Coventry Christian School parcel is an institutional use abutting the park's southern boundary. During the public participation process, representatives from the school expressed a desire to work with the Township to plan recreational facilities on their property as a part of the master plan for Gerald Richards Park. This was a logical partnership, since Coventry Christian School is currently planning recreational uses on their property. Due to the close proximity of the properties, this partnership could allow for improvements such as grading and stormwater management to be planned and constructed jointly. This partnership could also benefit both parties when applying for grant applications that place an added value on public / private partnerships. In any event, a formal use agreement should be executed to confirm the assumptions of both parties about shared use of facilities.

Pleasantview Park: This park is an undeveloped open space parcel presently leased to a local farmer for agricultural cultivation.

The majority of uses surrounding the park are single family residential. To the east, existing single family residential uses are found across Pleasantview Road. An undeveloped agricultural field abuts the park to the north.

To the south and west, 179 single family housing units are planned as a part of the Spring Valley Farms land development. This plan calls for a cluster residential development arrangement with public open space, a perimeter loop trail system, and relocating the intersection of the Bleim Road and Pleasantview Road to align with the intersection



Side view of the Township Municipal Works garage looking north from the Park.

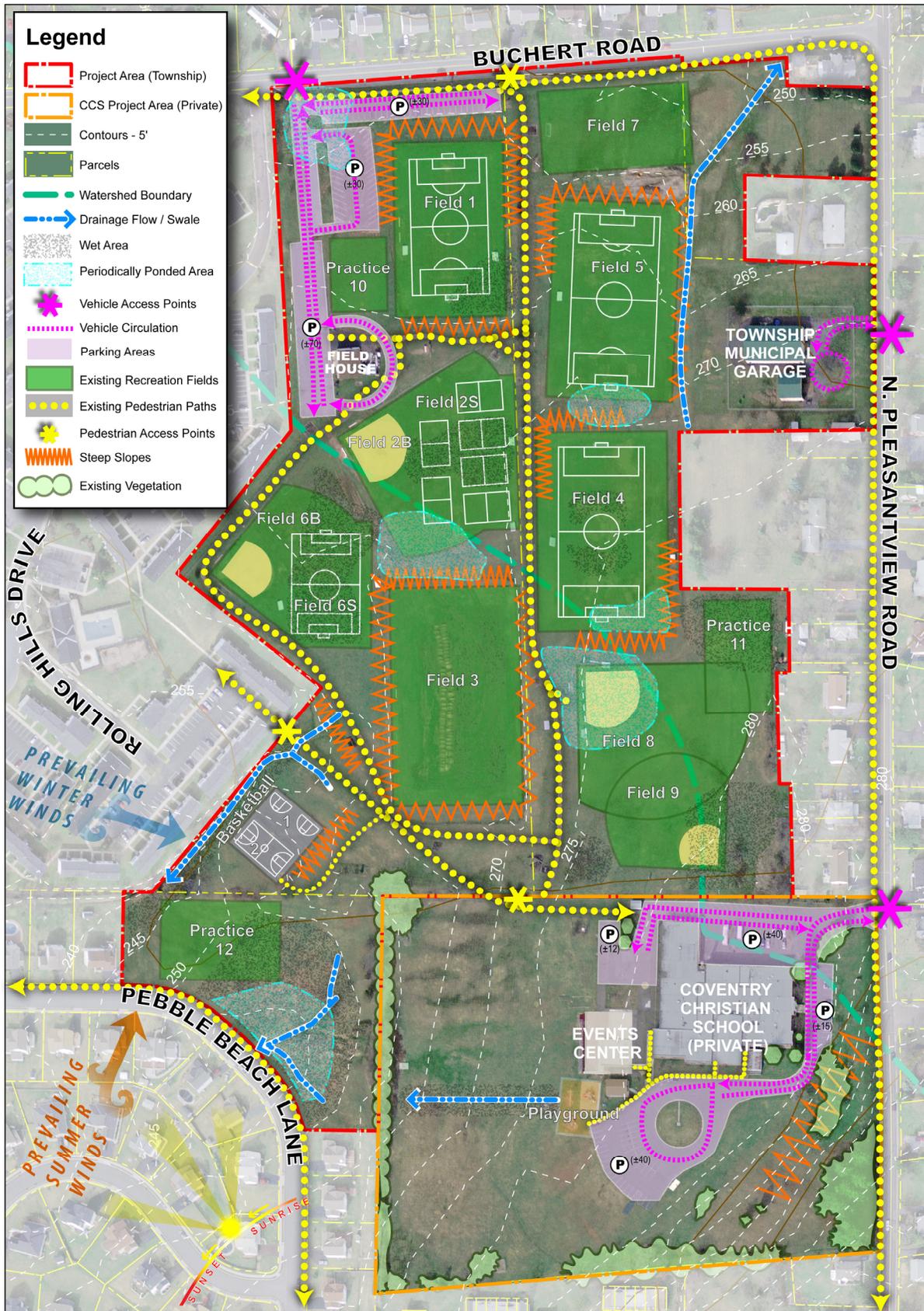


Residential uses along Buchert Road across from Gerald Richards Park.



The open area behind Coventry Christian School appears to be suitable for athletic field use.

2. Analysis

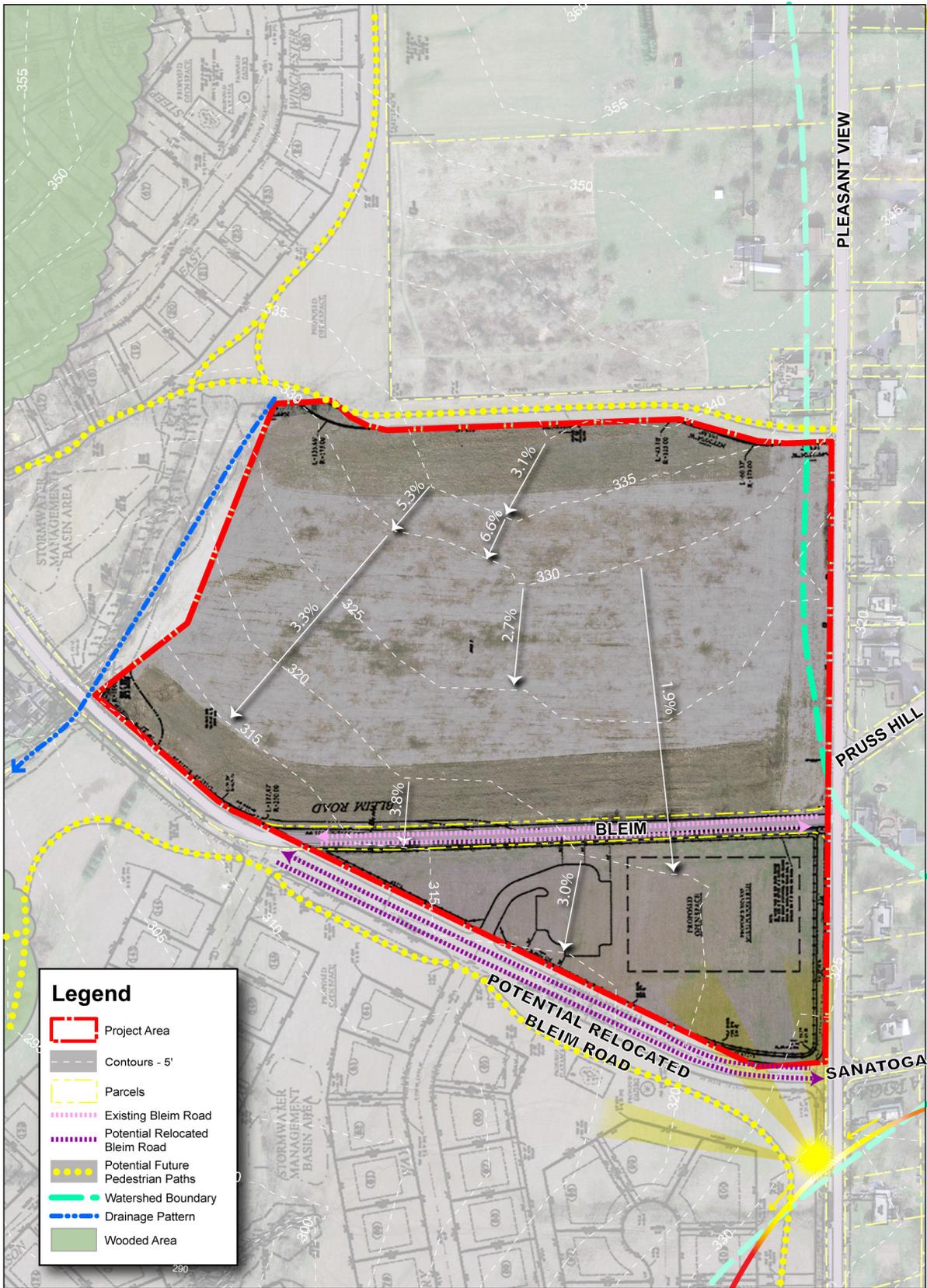


Legend

- Project Area (Township)
- CCS Project Area (Private)
- Contours - 5'
- Parcels
- Watershed Boundary
- Drainage Flow / Swale
- Wet Area
- Periodically Pondered Area
- ✱ Vehicle Access Points
- Vehicle Circulation
- Parking Areas
- Existing Recreation Fields
- Existing Pedestrian Paths
- ✱ Pedestrian Access Points
- Steep Slopes
- Existing Vegetation

SIMONE COLLINS Site Analysis
 Gerald Richards Park
 Lower Pottsgrove Township, PA
 Simone Collins - Landscape Architecture
 January, 2011
 SC# - 09111.10

0 37.5 75 150 225 300 Feet



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

0 37.5 75 150 225 300 Feet

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.

However, Pleasantview Park is located along the southern edge of Falkners Swamp Rural Historic District. This district covers a large rural area in western Montgomery County, including parts of Douglass, Limerick, Lower and Upper Pottsgrove, New Hanover, and Upper and Lower Frederick Townships. This recognized cultural landscape is based on its agrarian heritage, with numerous contributing vistas and vernacular buildings from colonial times through to modern structures. A search was conducted with the Pennsylvania Historic Museum Commission (PHMC) database, which confirmed that there are no known historic resources at Pleasantview Park. The full version of this report can be found in the appendix.

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 affect land uses.



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

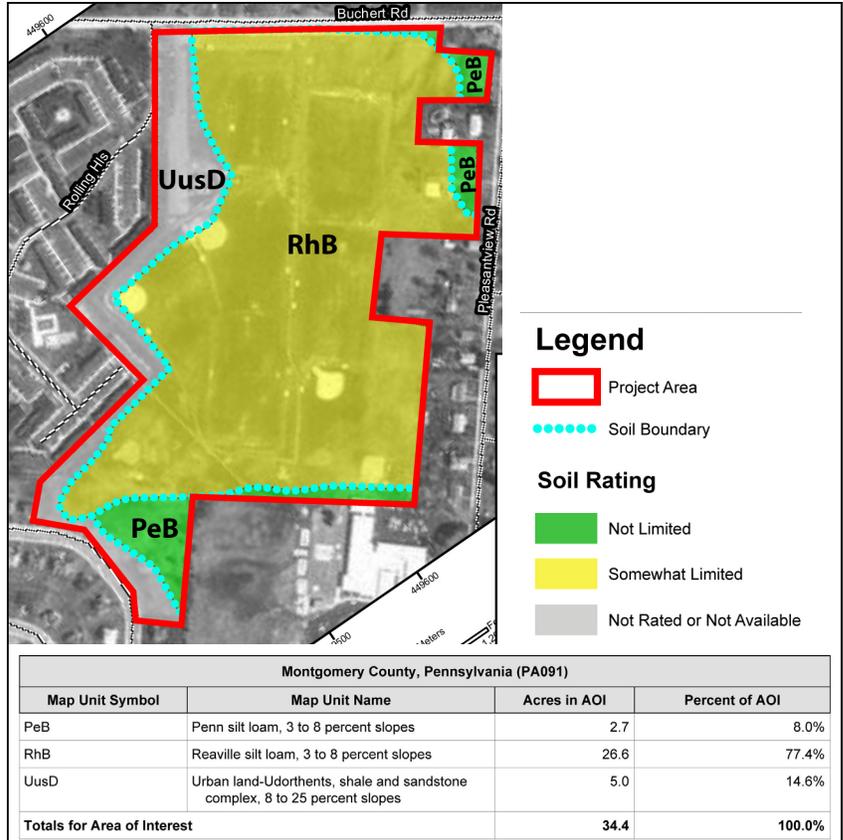


Figure A.—Gerald Richard Park Soils

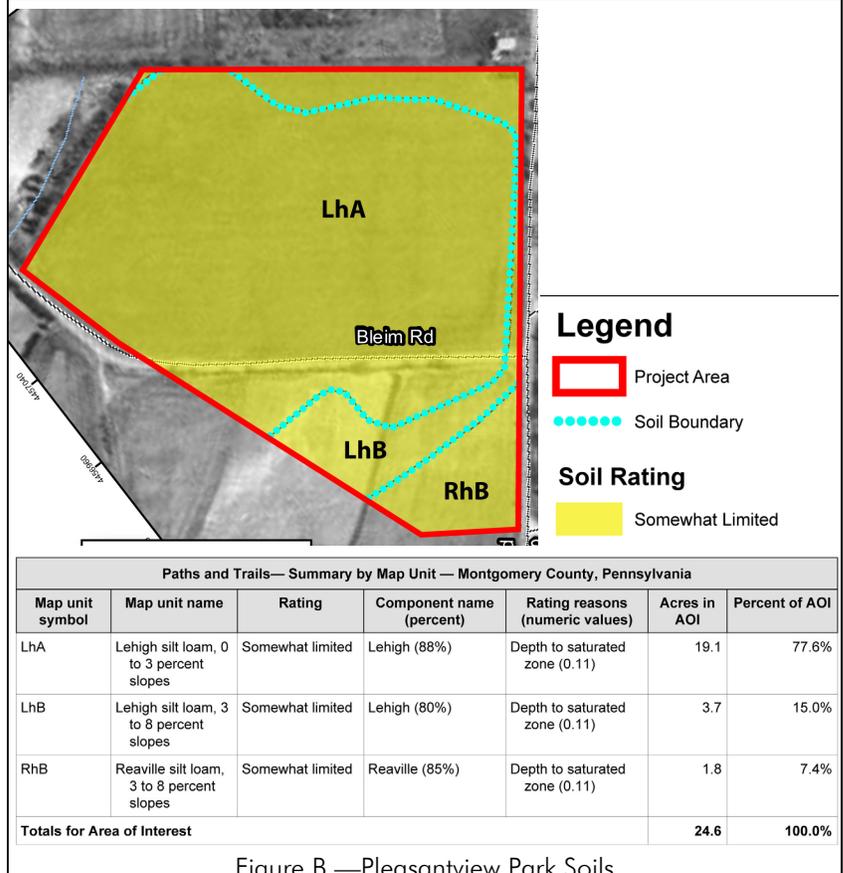


Figure B.—Pleasantview Park Soils

2. Analysis

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. 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 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 eliminate the possibility that wetlands 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 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 a 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.



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).

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.

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

LEGEND:

- Pedestrian Access Point 
- Vehicle Access Point 



Graphic showing existing access points at Gerald Richards Park .

2. Analysis



Graphic showing the future relocation of Bleim Road at Pleasantview

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.

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.

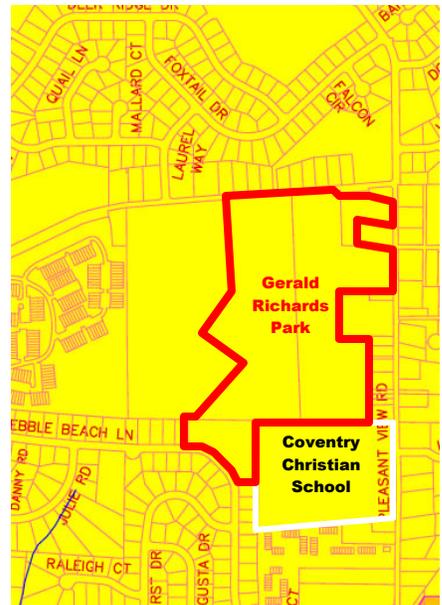
Pedestrian circulation

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.



Images showing various conditions of trail surfacing at Gerald Richards.



R2 Residential District

Gerald Richards Zoning.



Pleasantview Zoning.

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

Deed restrictions

The majority of the lands in both parks were obtained through funds from the Montgomery County Open Space Program. Under this program, lands must be maintained as open space for public recreation. No changes of use, transfer of ownership or sale of these properties shall occur without written consent of the County of Montgomery, Pennsylvania. Copies of the deeds can be found in the appendix.

Gerald Richards Park: The Township acquired a 15.3 acre parcel comprising the western portion of the park through a private donation in 1977. The remainder of the lands in Gerald Richards Park were acquired through the Montgomery County open space program.

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.

Easements

The deed records for both park properties were checked and no recorded easements were found. A topographic site survey will be needed to delineate the full extent of any easements.



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

2. Analysis

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 are 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.

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.

Pleasantview: Currently, there is no public water or sewer service into or adjacent to the site. Future public water/sewer service will most likely 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 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 area 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

2. Analysis

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 construction is being completed. Due to the absence of suitable alternatives for active recreation facilities nearby, local sports clubs 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 are 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 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 when compared with 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.

2. Analysis

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Master Plan

Meeting Consensus

The consensus generated at both committee and public meetings included the following main concepts:

- Include active recreation facilities at both parks to meet the needs of local sports organizations;
- Create a soccer oriented “complex” at Gerald Richards Park;
- Create a baseball/softball orientated “complex” at Pleasantview Park ; and,
- Locate tennis courts, basketball courts, buildings and other structures prone to vandalism close to roadways to provide added visibility.

It was also agreed that common amenities for each park should include:

- Perimeter jogging / walking loop trails;
- Sufficient parking areas;
- Picnic pavilions with storage areas dispersed throughout the sites;
- A multi-purpose clubhouse with space for meeting rooms, restrooms, field storage, snack bar; and,
- A playground located close to restrooms and children's athletic fields.

3. Master Plan

Alternative Concept Plans

Three concept plans for each site were developed, presented to the Steering Committee and public, and discussed at length prior to proposing the DRAFT master plans. The first set of concept plans were developed from ideas generated during the first committee and public meetings. Most attendees were united over the concepts of active recreation at both parks with emphasis on locating a baseball or soccer “complex” in each park. Also discussed was the desire by many to enhance vehicular access and provide additional parking on the sites. For the most part, these concepts remained consistent throughout the development of the master plan and guided the types of park facilities proposed.

Based on public feedback received, 3 concepts were generated for ***Gerald Richards Park (GRP)***. These concepts are as follows:

Concept #1 - Reuse and Improve Existing Facilities: shows the reuse and improvement of the existing facilities and a mixture of baseball/little league and soccer facilities. It is anticipated that this concept could be completed in 3 to 4 phases and would require the least amount of work to re-grade areas between fields and improve stormwater drainage. This concept features a new, centrally-located 100 car parking lot, an artificial turf field at the game field location, a 30 car parking area next to the Township municipal garage, and a building expansion onto the existing field house. This concept is the least costly to construct.

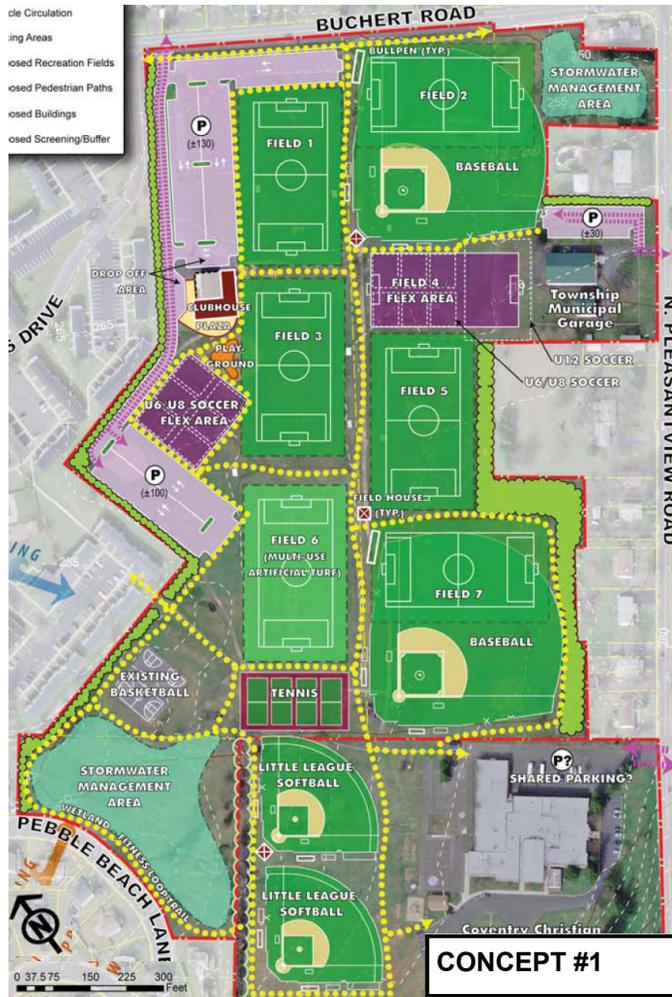
Concept #2 – New Facilities: entails a total re-grading of the site in 1 to 2 phases to maximize area for mostly soccer fields. This concept features an 80 car parking lot near Buchert Road (existing), a centrally-located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

Concept #3 – New Facilities: also entails a total re-grading of the site in 1 to 2 phases to maximize area for mostly soccer fields. This concept features a 250 car parking lot near Buchert Road and a 30 car parking area next to the Township municipal garage. A central field consisting of flexible space/free play area or U6/U8/U12 soccer

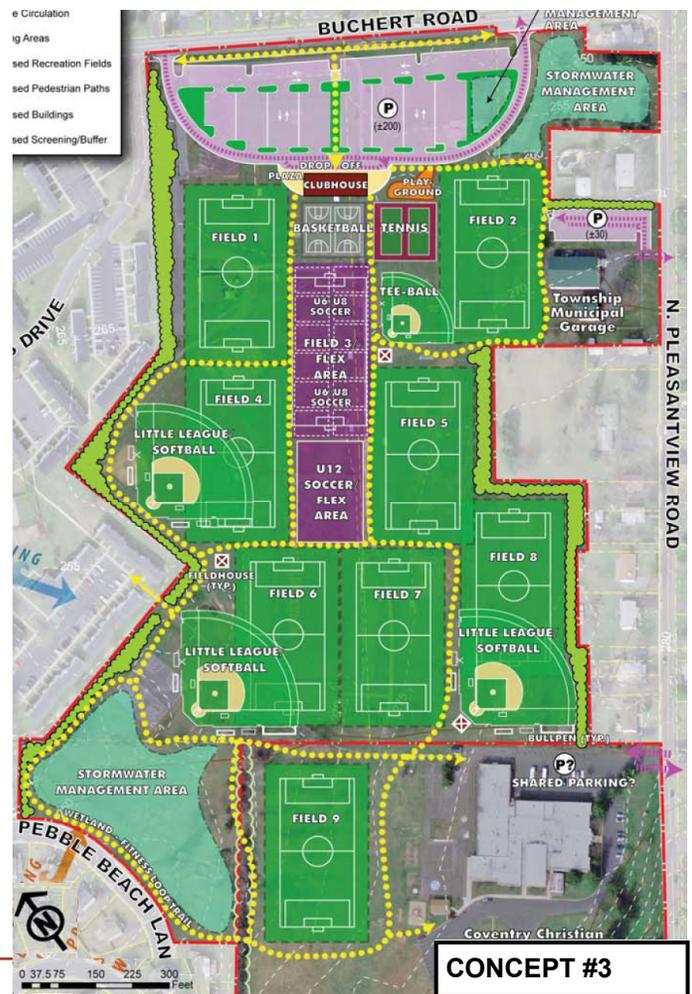
Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer

Note: Full page concept plans can be found in the appendix.



Id Richards



3. Master Plan

fields is also shown. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

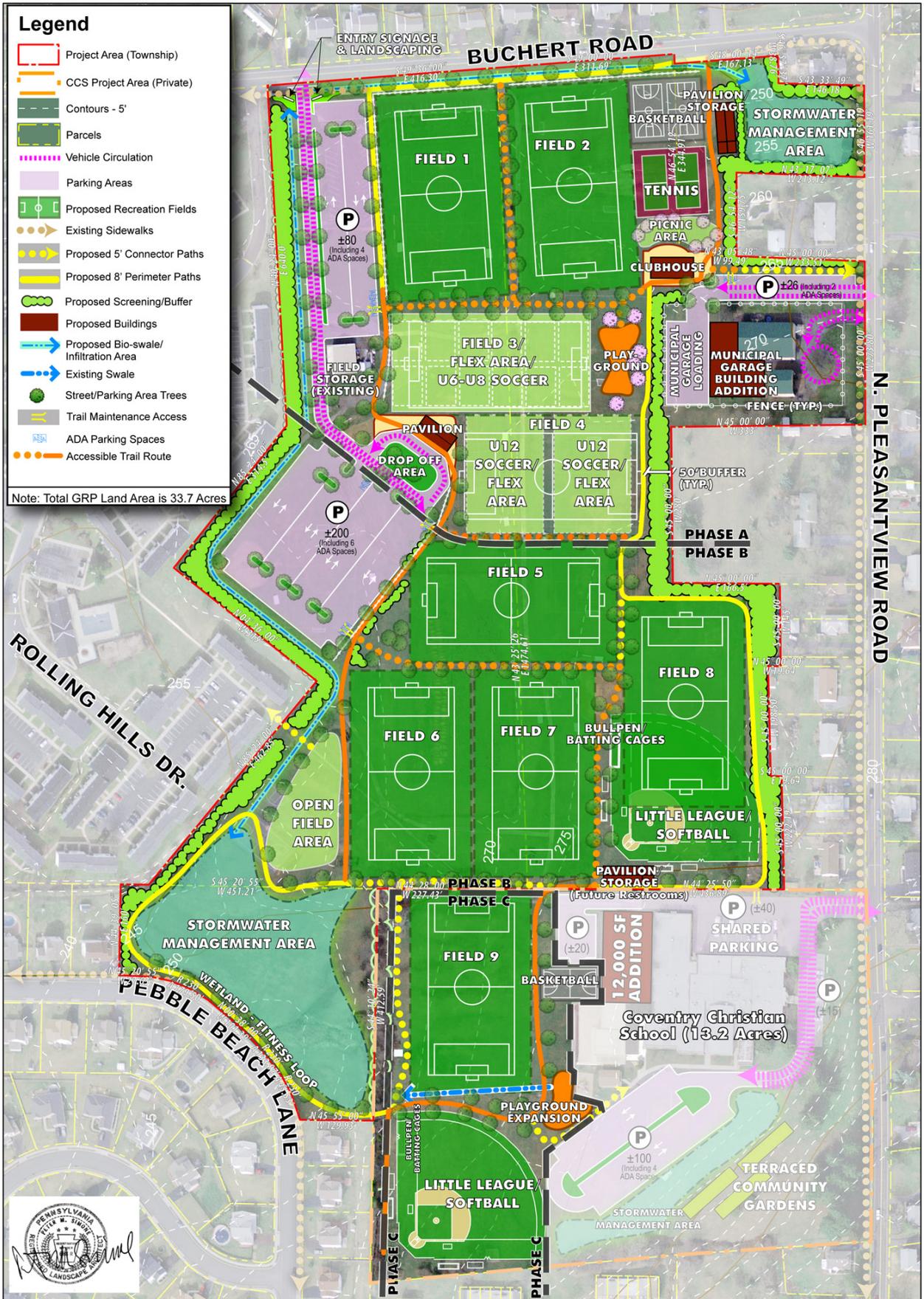
Gerald Richards Concept #2 was preferred by most of the public and committee since it provided the most efficient athletic field layout, and a centrally-located 200 car parking lot. Concept #2 was refined and detailed based on public comments received to reflect consensus as shown in the DRAFT plan. These refinements include:

- Moving the tennis courts, basketball courts, and clubhouse closer to Buchert Road to improve visibility;
- elimination of the 400' baseball field;
- rearranging soccer fields to provide more space between the fields to accommodate spectators and/or stormwater management BMP areas;
- additional width of buffering along residential property lines;
- shifting the existing driveway entrance at Buchert Road 30' to the east;
- a perimeter loop trail suitable for emergency vehicle access; and,
- a future building expansion to the Township's Municipal Garage.

The following was shown on the Coventry Christian School property:

- a future building expansion to the CCS school building;
- additional 60 required parking spaces;
- a future playground expansion;
- community gardens; and,
- a full-sized basketball court.

Gerald Richards DRAFT Plan – entails a total re-grading of the site in 3 phases to maximize usable area primarily for soccer fields. One softball/little league field is shown as a secondary/overlay use to the soccer fields on GRP property, and one softball/little league field is shown on the Coventry Christian School (CCS) property. This concept features an 80 car parking lot near Buchert Road (expansion of existing parking lot), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage.



Master Plan
Gerald Richards Park
 Lower Pottsgrove Township, PA
 Simone Collins - Landscape Architecture
 July, 2011
 SC# - 09111.10



3. Master Plan

Based on public feedback received, three concepts were also generated for ***Pleasantview Park***. These concepts are as follows:

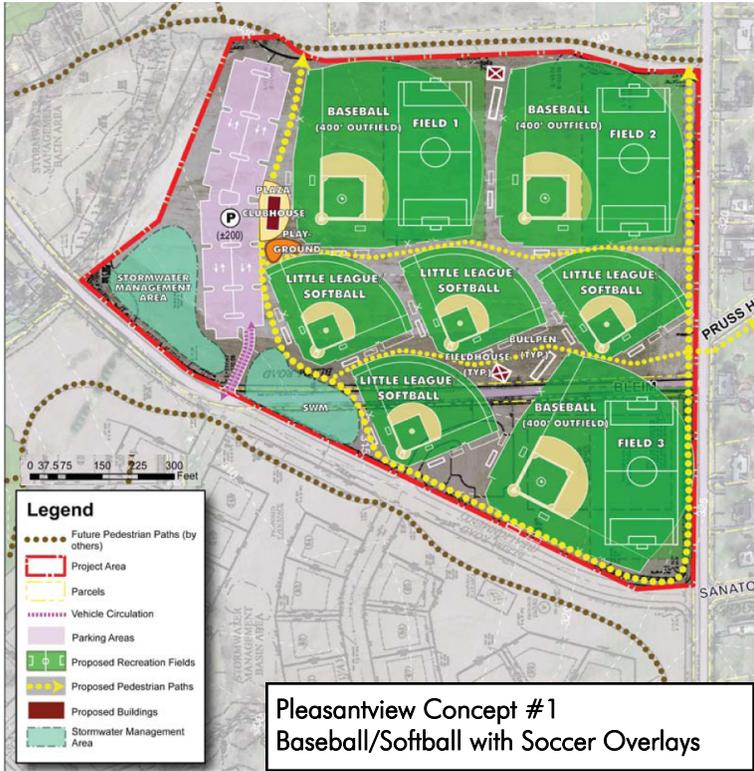
Concept #1 – consists primarily of baseball and little league fields with soccer fields overlaid onto baseball as a secondary use. Vehicular access is taken off Bleim Road opposite the proposed residential road, and a 200 car parking area is provided in the western portion of the site. Also shown is a perimeter jogging/walking trail.

Concept #2 – emphasizes more of an equal mixture of baseball, little league, t-ball, and soccer. This concept also includes tennis courts, a dog park, and a multi-use artificial turf field. Two vehicular access points are established where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

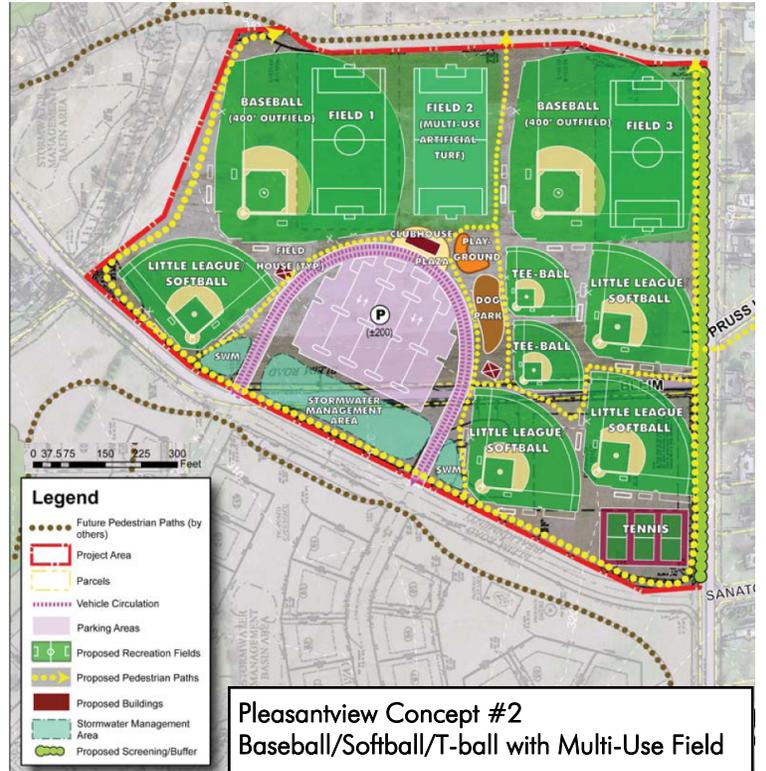
Concept #3 – consists primarily of little league/t-ball fields. This concept also includes tennis courts, a baseball field with soccer overlay, and a flexible free play area. Vehicular access is taken where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the eastern portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

Pleasantview Concept #2 was preferred by most of the public and committee since it provided an efficient athletic field layout, and a centrally-located 200 car parking lot. Concept #2 was refined and detailed based on public comments received to reflect consensus as shown in the DRAFT plan. These refinements include:

- Shifting the ball fields away from the roads to reduce chances of foul balls entering the roadways
- Increasing the size of the dog park to 1 acre
- Removing a 400' baseball field to accommodate more softball / little league uses and more open, un-programmed areas
- The inclusion of a roller hockey rink
- Basketball courts
- The addition of 2 picnic pavilions with field storage



**Pleasantview Concept #1
Baseball/Softball with Soccer Overlays**



**Pleasantview Concept #2
Baseball/Softball/T-ball with Multi-Use Field**

PROPOSED FACILITIES DATA:

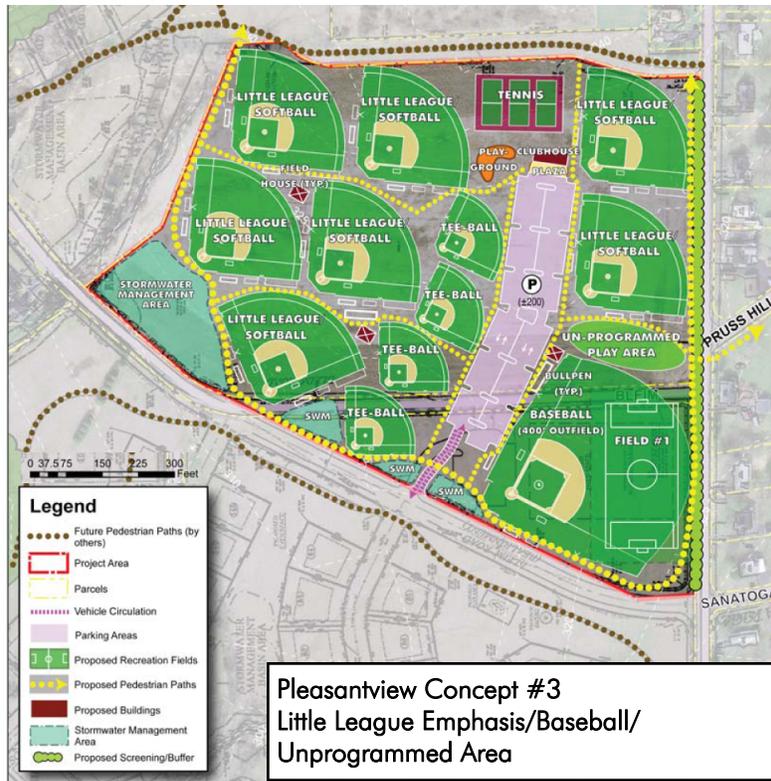
- 3 - 400' baseball fields with 2 bullpens
- 4 - little league baseball / softball fields
- 3 - 300' soccer fields overlaid onto baseball fields
- 200 parking spaces

- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage

PROPOSED FACILITIES DATA:

- 2 - 400' baseball fields with 2 bullpens
- 1 - multi-use artificial turf field
- 4 - little league baseball / softball fields
- 2 - tee-ball fields
- 3 - 300' soccer fields overlaid onto baseball fields
- 3 - tennis courts
- 200 parking spaces

- Dog park
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage



**Pleasantview Concept #3
Little League Emphasis/Baseball/
Unprogrammed Area**

PROPOSED FACILITIES DATA:

- 1 - 400' baseball field with 1 bullpen
- 1 - 300' soccer field overlaid onto baseball field
- 7 - little league baseball / softball fields with 1 bullpen
- 4 - tee-ball fields
- 3 - tennis courts
- 200 parking spaces
- Unprogrammed play area

- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 3 - Fieldhouse / storage

Note: Full page concept plans can be found in the appendix.

3. Master Plan

Pleasantview DRAFT Plan: emphasizes a mixture of baseball, little league/softball, multi-use artificial turf field, roller hockey, tennis, basketball, and a dog park. The primary uses are little league/softball with 5 fields shown. Two vehicular access points are established where the two proposed residential streets opposite the park intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and additional buffering/screening along the north south and east property lines.

Based on the comments and ideas voiced during the planning process, the both park draft master plans were developed and submitted for 30 day public review and comment period.

Master Plan

Descriptions of the materials and site amenities proposed in the master plan are detailed in the cost estimate, which can be found in the appendix.

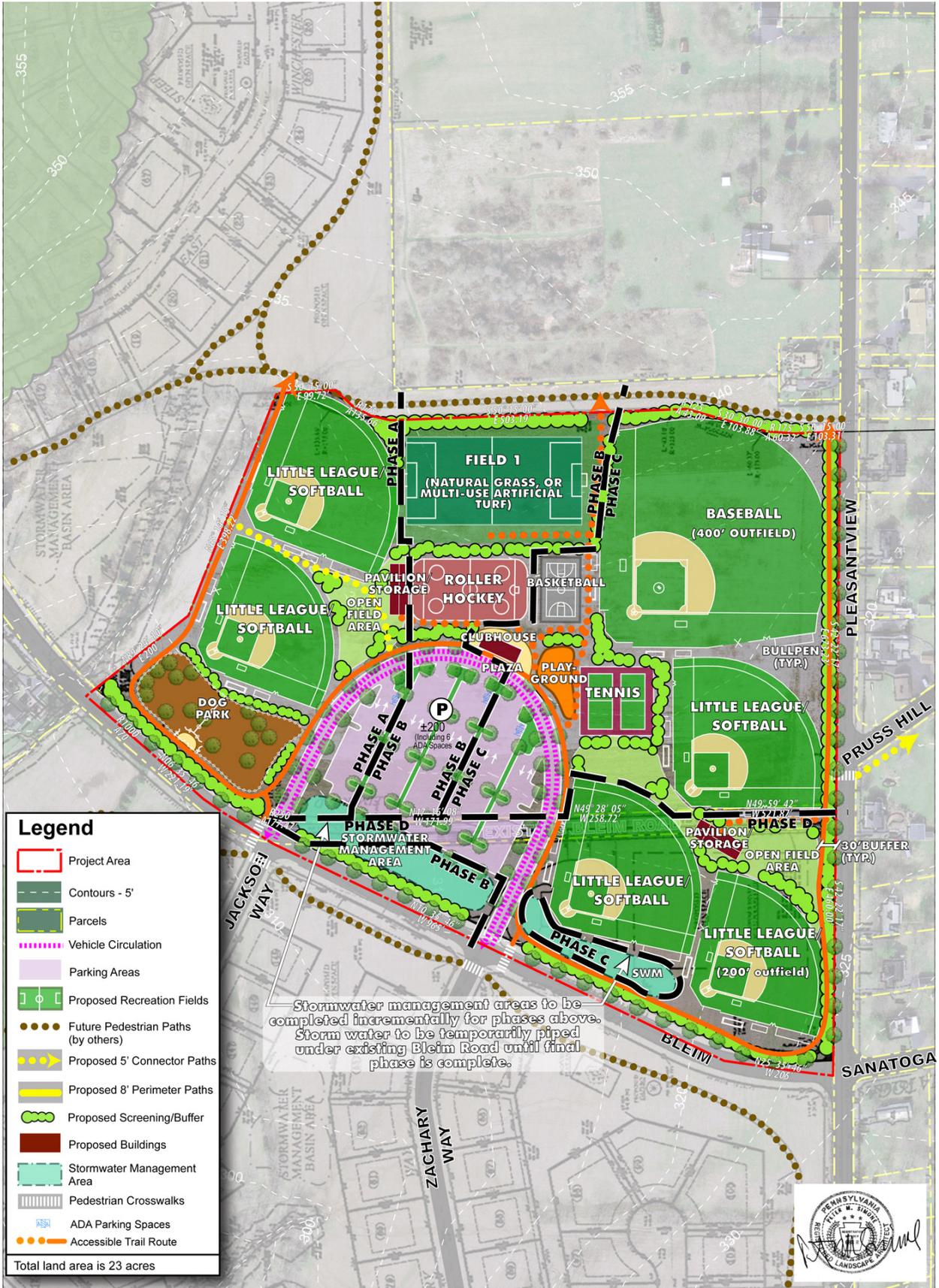
Site Maintenance

During the design development stages of the project, the selection of furnishings, materials, and plantings must focus on durability and low levels of required maintenance.

Park and trail maintenance should not be deferred. Deferring maintenance for short-term savings is a faulty strategy with a poor chance of long-term success. Most funding agencies do not fund operational costs. If the park quality deteriorates and does not provide a high quality recreation experience, it will lose popular support.

Maintenance Plan:

Gerald Richards and Pleasantview Park will need to develop a maintenance plan to address the proposed park facilities outlined in this Master Plan. Maintenance goals must strive to minimize any real or perceived risks of injury to users and ensure that facilities continue to be highly regarded and attractive. The maintenance management plan should set quality and performance standards for maintaining the Parks. The following is a monthly outline of basic maintenance tasks



3. Master Plan

that should be completed at both park properties. This schedule assumes that the park restrooms are closed during the winter months. The frequency, per month, of these maintenance tasks is indicated in parentheses.

January

- Pick up and remove trash (4)
- Tree pruning
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)
- Snow removal, as necessary

February

- Pick up and remove trash (4)
- Inspect play equipment, etc. / make repairs (1)
- Signage inspection and repairs
- Snow removal, as necessary

March

- Pick up and remove trash (8)
- Inspect park trees for winter damage / perform work
- Inspect pavilion, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)
- Inspect lawns for winter damage and perform necessary repair work
- Aeration of all open lawn areas / top dress as necessary and over seed w/ perennial rye
- Sweep pavilions (1)
- First mowing of lawns (1)
- Fertilize and lime lawns (possibly April) (1)
- Apply pre-emergent crab grass controls if warranted (possibly April)
- Apply dormant oil sprays to trees if warranted
- Paint all facilities if warranted
- Turn on water supply
- Prune trees as needed
- Sweep and de-compact artificial turf field (1)

April

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (3-4)
- Sweep pavilion (3-4)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)

May

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (4)
- Sweep pavilion (4)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)
- Plant flowers and other landscape items
- Sweep and de-compact artificial turf field (1)

June

- Pick up and remove trash (12)
- Clean rest rooms thrice weekly (12)
- Mow lawns (4)
- Sweep pavilions (4)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)

July

- Pick up and remove trash (12)
- Clean rest rooms thrice weekly (12)
- Mow lawns (3)
- Sweep pavilion (4)
- Inspect structures, trails / make repairs (1) Inspect play equipment, etc. / make repairs (1)
- Sweep and de-compact artificial turf field (1)

August

- Pick up and remove trash (12)
- Clean rest rooms thrice weekly (12)
- Mow lawns (3)
- Sweep pavilion (4)
- Inspect structures, trails / make repairs (1)
- Supplement aggregate and wood chip trails (1)
- Inspect play equipment, etc. / make repairs (1)

September

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (4)
- Sweep pavilions (4)
- Fertilize lawns (1)
- Mark invasive species for winter removal
- Sweep and de-compact artificial turf field (1)
- Inspect structures, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1)

October

- Pick up and remove trash (12)
- Clean rest rooms twice weekly (8)
- Mow lawns (2-3)
- Sweep pavilions (4)
- Aerate and top-dress lawns (1)
- Repair damage / compacted lawn areas - seed with fescue
- Inspect pavilion, trails / make repairs (1)
- Inspect play equipment, etc. / make repairs (1) Fall leaf pick-up (1)
- Fall tree fertilization

November

- Fertilize lawns (1)
- Pick up and remove trash (8)
- Clean rest rooms once weekly (4)
- Mow lawns (1)
- Sweep pavilions (2)
- Inspect pavilion, trails / make repairs (1)

3. Master Plan

- Inspect play equipment, etc. / make repairs (1)
- Fall leaf pick-up (1)
- Winterize pavilion and turn off all water

December

- Pick up and remove trash (4)
- Inspect structures, trails / make repairs (1) Inspect play equipment, etc. / make repairs (1)
- Snow removal, as necessary

The park will contain facilities for both active and passive recreation, serving all age groups. Maintenance goals must strive to minimize any real or perceived risks of injury and provide residents with an attractive facility, all within a limited maintenance budget. “Best maintenance or management practices” should be implemented, assuring a quality facility and healthy habitat. The Township must continually strive to achieve high quality maintenance with as few public funds as possible. Residents, sports clubs, scouts, school students and other volunteers can greatly assist the Township in their efforts by undertaking “clean-up” events, sponsoring planting events, and encouraging residents to keep the park clean and litter free.

Security Analysis

Safety and Crime Deterrence

Basic park rules such as closing the park from dusk till dawn, encouraging use by neighbors and holding random police patrols is the best way to deter crime for this site. It is recommended that structures, courts, playgrounds, and other valuable recreation facilities be located to take advantage of clear public views into the site. Proposed trail and site design should attempt to create or enhance clear definition of the public space.

To deter unwanted nighttime activity it is recommended that all structures be installed with motion sensor security lights. Motion sensor lights will also help to alert neighbors to unwanted nighttime activity. These lights are now available as solar powered units—eliminating the need and cost of obtaining electrical service connections.

Initially, while park use is low, there may be a greater occurrence of unwanted activity. Littering, vandalism and underage drinking are typical negative activities that occur at some parks. As runners,

hikers and other users populate the park, they will become the eyes and ears of “authority”. Increasing numbers of park users will have cell phones. People engaged in negative activities will not wish to be seen performing these activities and they usually will go elsewhere. This has been the general experience parks across the country.

Park users also help the Township maintain and operate the trails. When there are problems, trail users notify the Township about the issue. This is a beneficial process that leads to the smooth operation of the park. It is important that municipal office phone numbers and e-mail addresses be posted at the various park entrances, parking areas and trail connection access points as a part of park signage.

Emergency and Maintenance Access

In the event of an emergency, the perimeter loop trail should be designed to be accessible by police vehicles and ambulances to deal with these occurrences. The perimeter trails will be built to a sufficient width (8 feet) and most likely be paved with an asphalt surfacing material to allow for maintenance and emergency vehicle access. Municipal maintenance vehicles, such as pickup trucks, will also access the trail for periodic inspections or maintenance. Bollards, gates and other vehicular controls should be designed to keep out private motor vehicles. The use of collapsible or removable bollards should be used at emergency and maintenance vehicle access points so that they can easily access the trail in the event of an emergency while still preventing unauthorized vehicles from entering the trail.

Typical Park Rules

- Park hours daily from dawn to dusk (11 PM if lighted).
- Unauthorized motorized vehicles prohibited.
- Bicycles must yield to pedestrians.
- Stay to the right of the trail except when passing.
- Give a clear warning before passing other trail users on the left.
- Smoking, alcoholic beverages, and illegal drugs not permitted.
- Avoid disturbing natural features.
- Respect the neighbors of the park.
- Camping prohibited. No campfires.
- Keep pets on a short leash.
- Do not litter.

Example of Typical Park Rules.

3. Master Plan

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Implementation and Funding Strategy

Project Phasing

Improvements to Gerald Richards Park and Pleasantview Park will most likely occur in phases based on available funding. The compatibility of the uses planned at Gerald Richards and Pleasantview Parks allow for many possible options for project phasing. The timing and scope of the phasing will not only be determined by the amount of future funding available, but also by the field needs of local sports organizations. In the absence of being able to accurately predict when funding may occur, the following list suggests the order of importance for the implementation strategy and park improvements.

Phasing for each park can occur independently or concurrently based on the compatibility of uses proposed. One of the major benefits is that these are both active recreation facilities located in close proximity allowing activities to be shifted from one park to the other while construction is occurring. To minimize disturbances to sports field users, it is recommended that Pleasantview phases “A”, “B”, and “C” or Gerald Richards Phase “C” be completed before Gerald Richards Phases “A” or “B”. This phasing option should be considered for the following Reasons:

- Existing facilities at Gerald Richards Park are heavily used by local sports organizations and contain a majority of the Township’s active recreation facilities. The existing fields cannot afford to be taken off-line without supplying alternate field locations;
- Additional fields should be completed first at Pleasantview or on Coventry Christian School property (with a use agreement) to

4. Implementation and Funding Strategy

provide overflow athletic facilities for fields taken out of service during construction of Gerald Richards;

- The gentle topography and absence of existing natural features at Pleasantview Park make it substantially less expensive to develop. Typically, it is more feasible to construct less expensive phases first;
- Gerald Richards requires extensive grading and earthwork over the majority of the site to correct drainage and create more useable field area;
- Public consensus wanted to see baseball, softball, and little league uses at Pleasantview. Facilities for these uses should be provided since plans for Gerald Richards call for the elimination of two baseball fields that are currently in high demand;
- Pleasantview Park will provide a recreational facility to serve local residents where one does not currently exist.

Estimate of Probable Development Costs

A detailed estimate of probable development costs are based on the proposed improvements shown on the master plan. Unit cost figures were established based on construction costs for similar projects and reflect prevailing wage rates that are required for public construction jobs. A detailed cost estimate spreadsheet is included in the appendix of this report with a summary of the site costs per phase outlined on the next page.

Phased Capital Program

The phases shown in this plan will assist the Township in making decisions on how to move forward with the implementation of Gerald Richards Park and Pleasantview Park. It is suggested that during the first three years, the Township apply for additional funding, complete all surveying, construction documentation and obtain permit approvals for Pleasantview Park. This strategy allows for construction to proceed as soon as funding becomes available.

ESTIMATE OF PROBABLE DEVELOPMENT COSTS (Summary)

Note: Costs in parenthesis do not include optional items.

| | | | | |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|
| S H O R T T E R M | (1-4 YEARS) | PLEASANTVIEW PHASE "A" | \$1,334,923 | (\$837,423) |
| | | 35 Car Parking Lot and Entry Driveway 1,700 L.F. of Trails Pavilion with Storage Facilities 2 Little League / Softball Fields Dog Park Landscaping / Buffering | | |
| | | GERALD RICHARDS PHASE "C": | \$480,518 | (\$389,518) |
| | | Little League / Softball Field Soccer Field 1,500 L.F. of Trails Basketball Court Community Gardens Playground | | |
| M I D T E R M | | PLEASANTVIEW PHASE "C" | \$1,571,618 | (\$1,183,118) |
| | | 55 Car Parking Lot and Entry Driveway 1,200 L.F. of Trails Clubhouse / Snack Bar / Meeting Rooms Adult Baseball Field Little League / Softball Field Playground Basketball Court 2 Tennis Courts Landscaping / Buffering | | |
| | (5-9 YEARS) | PLEASANTVIEW PHASE "B" | \$1,565,325 | (\$703,350) |
| | | 85 Parking Spaces and Driveway 350 L.F. of Trails Multi-Use Artificial Turf Field Roller Hockey Rink Landscaping / Buffering | | |
| L O N G T E R M | | PLEASANTVIEW PHASE "D" | \$838,272 | (\$695,772) |
| | | Complete and Formalize Driveway Entrances Complete Parking Lot—25 Spaces Pavilion with Storage Facilities 1,200 L.F. of Trails 2 Little League / Softball Fields | | |
| | (10+ YEARS) | GERALD RICHARDS PHASE "A" | \$2,375,270 | (\$2,156,020) |
| | | 80 Car and 26 Car Parking Lot Driveway Improvements 4,300 L.F. of Trails Playground 4 Soccer Fields 2 Basketball Courts 2 Tennis Courts Clubhouse / Snack Bar / Meeting Rooms 2 Pavilions with Storage Facilities Landscaping / Buffering | | |
| | GERALD RICHARDS PHASE "B" | \$2,291,046 | (\$1,606,546) | |
| | 200 Car Parking Lot 4,300 L.F. of Trails Pavilion with Storage Facilities 4 Soccer Fields Little League / Softball Field Landscaping / Buffering | | | |

GRAND TOTAL: \$10,456,972 (\$7,571,747)

4. Implementation and Funding Strategy

Accessibility

Proposed trails and other facilities should be designed in compliance with the ADA accessibility guidelines for outdoor recreation areas where applicable. These guidelines may be found at the following website: <http://www.access-board.gov/outdoor/>

Reference Sources:

Guide For Development of Bicycle Facilities, American Association of State Highway and Transportation Officials (AASHTO), 1999;

Trails for the Twenty-First Century: Planning, Design, and Management Manual for Multi-Use Trails, Rails to Trails Conservancy (RTC), 1993.

Statewide Bicycle & Pedestrian Master Plan, Bicycling & Walking in Pennsylvania – A Contract for the 21st Century: Bicycle Guidelines, Commonwealth of Pennsylvania Department of Transportation.

Regulatory Requirements

A number of permit requirements will apply to this project. These must be addressed during design and project development.

NPDES - Erosion and Sedimentation Control

Construction of the project will involve the disturbance of more than one acre of earth and an NPDES Stormwater Permit for Construction Activities will be required. As part of the NPDES permitting process, the proposed stormwater management areas will be reviewed to determine that the 2-year storm event is infiltrated into the ground. In some cases, local conservation districts will waive NPDES requirements for trail projects that disturb slightly more than 1 acre of land. All project phases must comply with the stipulations of PA Code Chapter 102, Erosion and Sediment Control and are reviewed and approved by the local Conservation District prior to the start of any earthmoving project.

Land Development

Park and trail design is usually not specifically addressed in municipal ordinances. The Township will have to decide which, if any, provisions from local requirements will be applied to this project.

Potential Funding Sources

PA DCNR Community Conservation Partnership Program

The PA DCNR Community Conservation Partnership Program (C2P2) provides funding for communities and nonprofit organizations to acquire, plan and implement open space, conservation and recreation resources, including trails. DCNR accepts grant application periods annually—usually in April. A new addition to this funding round is that projects will receive additional consideration for using “green” technology or practices. The next C2P2 funding cycle is in September 2011. State funds can be used for discrete projects or as a match to federal funds. DCNR requires a 50–50 match (cash or in kind services) to its grant awards for trail development projects. More information on this program can be found at the DCNR website: <http://www.dcnr.state.pa.us/brc/grants/indexgrantsinstruct.aspx>

PA DEP Growing Greener II

The Growing Greener Program is an environmental grant program established under the Environmental Stewardship and Watershed Protection Act. Funds are distributed among four state agencies: the Department of Agriculture to administer farmland preservation projects; the Department of Conservation and Natural Resources for state park renovations and improvements; the Pennsylvania Infrastructure Investment Authority for water and sewer system upgrades; and the Department of Environmental Protection for watershed restoration and protection, abandoned mine reclamation; and abandoned oil and gas well plugging projects. (GROWING GREENER FUNDS ARE EXPECTED TO BE SOMEWHAT REDUCED IN FISCAL YEAR 2011.)

Grants are available to a variety of eligible applicants, including counties, municipalities, county conservation districts, watershed organizations, and other organizations involved in the restoration and protection of Pennsylvania’s environment. These grants will support local projects to clean up “non-point” sources of pollution throughout Pennsylvania.

Growing Greener projects applicable to Gerald Richards Park and Pleasantview Park would include DEP-funded local watershed

4. Implementation and Funding Strategy

protection and restoration projects, such as riparian buffer planting and stream bank restoration. It may also be possible to coordinate Growing Greener grants with other grants for trail construction. More information on this program can be found at the PA DEP website: <http://www.depweb.state.pa.us/growinggreener/site/default.asp>

DCED Community Revitalization Funds

The Department of Community and Economic Development (DCED) Community Revitalization Fund is a state program that supports local initiatives that improve the stability of communities and enhance local economies. This agency has an open application period throughout the year, but applications should be submitted as early as possible in the fiscal year after June 30. The grant program covers a wide range of eligible uses including acquisition of land, buildings, and right-of-ways; trail, civic, and recreation projects; programs and developments that build capacity of the local community and relevant local organizations to better serve the needs of the community, and other reasonable and necessary expenses related to community-based activities. Active support of the district's state senator and / or state representative is critical in a successful grant application. (HOWEVER, THIS PROGRAM CURRENTLY HAS ALMOST NO FUNDING ALLOCATED FOR RECREATION ASSOCIATED PROJECTS.) More information on this program can be found at the DCED website: <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=228>

Recreational Trails Program

The Recreational Trails Program (RTP) provides federal funds under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). SAFETEA-LU is the successor to the Transportation Equity Act for the 21st Century (TEA-21). Funds are allocated to the states to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses. The RTP is an assistance program of the FHWA funded by the federal fuel tax. In Pennsylvania, the RTP is administered by the PA DNCR Bureau of Recreation and Conservation in consultation with the Pennsylvania Recreational Trails Advisory Board, which is composed of both motorized and non-motorized recreational trail users.

4. Implementation and Funding Strategy

Match requirements for Pennsylvania Recreational Trails Program Grants are 80% grant money, up to a maximum of \$100,000, and 20% project applicant money. “Soft match” (credit for donations of funds, materials, services, or new right-of-way) is permitted from any project sponsor, whether a private organization or public agency.

Eligible applicants include federal and state agencies, local governments and private organizations. Funding may be used for the development of urban trail linkages near homes and work-places; maintenance of existing recreational trails; development of trail-side and trail-head facilities; provision of features that facilitate the access and use of trails by persons with disabilities; acquisition of easements for trails, or for trail corridors identified in a state trail plan; acquisition of fee simple title to property from a willing seller; and construction of new trails on state, county, municipal, or private lands. More information on this program can be found at: <http://www.fhwa.dot.gov/environment/rectrails/>

Transportation Enhancements (SAFETEA-LU)

(THERE IS DISCUSSION IN WASHINGTON THAT THE TRANSPORTATION ENHANCEMENTS BILL MAY NOT BE REAUTHORIZED UNTIL AFTER THE NEXT ELECTION.) The bill may allocate billions nationwide over six years and includes funding for recreational trails and parks. In Pennsylvania, the Department of Transportation (PennDOT) administers several SAFETEA-LU bicycle and pedestrian related programs.

Typically, a non-federal match is required to be 20% of the grant award. A strategy preferred by PennDOT is to require the local partner to prepare construction documents and obtain necessary environmental clearances, property control documents and utility relocations plans as the local match for these “pre-construction” tasks - so that the project is ready for construction using the TE funding. The costs to prepare these documents can be the non-federal match to the TEA-21 funds, and does not necessarily need to be exactly 20% if all needed documentation can be completed for less. More information about this program can be found at the following link: <http://www.fhwa.dot.gov/safetealu/summary.htm>

4. Implementation and Funding Strategy

Environmental Education

The Pennsylvania Environmental Education Grants Program awards funding to schools, nonprofit groups and county conservation districts to develop new or expand current environmental education programming. Administered through the Pennsylvania Department of Environmental Protection, the funds are used for projects ranging from creative, hands-on lessons for students and teacher training programs to ecological education for community residents. Educational resources, including exhibits, educational signage, and demonstration projects, also qualify for funding.

The US Environmental Protection Agency is another potential source of funding for environmental education programs. The US EPA awards grants of \$50,000 or less through its regional offices, and grants up to \$100,000 through its Washington, DC headquarters.

Grant programs that require matching funds present an opportunity for the Township to engage in targeted fundraising efforts and to partner with other organizations.

Foundations and institutions represent another potential source of funding for education-related site improvements and programming. Grants are available to support student field trips, provide teacher training in science, and provide other educational opportunities. Education tied to research can increase the pool of potential funds. The science community and research institutions are the logical starting points for soliciting foundation funds.

Legislative Funding

State and federal elected officials can often include items into legislation for worthy projects in their districts. A conversation between county and municipal officials and legislators is the way to begin this process. This type of funding should be targeted toward capital improvement projects.

Lower Pottsgrove Township

Some grant programs allow “in-kind” services in place of cash to count as a local match. It is strongly suggested that the Township immediately begin to keep a detailed inventory of municipal staff and/or official time spent on Gerald Richards Park and Pleasantview Park.

4. Implementation and Funding Strategy

Occasionally, grantors may allow time spent to date to count as part of the in-kind match for funds. This record will also demonstrate a continuing commitment on the part of the municipality to the successful implementation of the master plan. The Township may in some cases choose to invest municipal funds in specific aspects of the park development as “leverage” to secure funding from other partners.

Pottstown Area Health and Wellness Foundation

The Pottstown Area Health & Wellness Foundation (PAHWF) provides grants, programs and educational resources to the TriCounty community to enhance the health and wellness of area residents. Since their inception in 2003, over \$11 million dollars have been awarded to over 100 organizations whose programs and services help promote healthy living.

However, due to the current economic downturn and the current volatility of the market, the PAHWF has reduced their amount of grant awards. As stated on their website, under current conditions funding for the following is very unlikely:

- New programs
- Capital support
- Nonprofits that have not received PAHWF funding in the past

Opportunities for grants awards still exist for projects that meet the following priorities:

- Reduce behavioral risks
- Increase access to medical services and support the operational costs for Pottstown’s new health center, Community Health & Dental Care Inc.
- Enhance informal and formal supports
- Improve physical and social environment

More information for this program can be found at the following link: <http://www.pottstownfoundation.org/pages/update-on-foundation-funding.htm>

4. Implementation and Funding Strategy

Private Foundations

There are corporations and foundations that support public works such as park development. The competition for these funds is brisk, but the opportunities should be researched. Funding is often to non-profit organizations.

Schools and Local Sports Organizations

Local schools and sports organizations may also be of assistance in several ways. These groups might get involved with clubs, fundraising events, and park cleanup days. The school faculty could incorporate the park into various curricula with students helping to develop and possibly maintain the park as part of a classroom assignment or after school club. While the amounts of funds raised may be relatively small, this process builds constituents and support that is critical to the long-term success of the park. Likewise, local sports organizations could provide maintenance, resurfacing or other in-kind services related to the upkeep of the sports fields.

Appendix

Estimate of Probable Development Costs

Sign-In Sheets / Meeting Notes

PNDI Search Results

Press Releases / Newspaper Articles

Gerald Richards and Pleasantview Concept Plans

Record of Public Comments

PHMC Historic Resources Search Results

Pleasantview Park Deed

Gerald Richards Park Deeds



| ESTIMATE OF PROBABLE DEVELOPMENT COSTS | | | | | |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------|---------------------------|-------|-----------------------|
| SITE - Detailed Development Budget Form | | | | | |
| Applicant: LOWER POTTS GROVE TOWNSHIP | | | Date Prepared: July, 2011 | | |
| Project Title: GERALD RICHARDS PARK MASTER PLAN | | | | | |
| | Work Item | Number of Units | Unit Cost | Total | Cost |
| CONSTRUCTION SERVICES (Includes Optional Costs) | | | | | |
| | Construction Services | | | | \$1,311,708.50 |
| | Site/Topographic Survey of Entire Project Area | 1 | LS \$25,000.00 | | \$25,000.00 |
| | Design Services - Site Design and Engineering (15% of construction) | 1 | LS \$772,025.10 | | \$772,025.10 |
| | Contractor General Conditions - Bond / Layout / Mobil. / E&S / Ect. (10% of const.) | 1 | LS \$514,683.40 | | \$514,683.40 |
| PHASE A - TOWNSHIP AREA (Costs do not include Municipal Garage Addition and associated improvements) | | | | | |
| | Grading/Earthwork | | | | \$69,645.00 |
| | Strip Soil and Rough Grade (Cut) | 7,980 | CY \$6.00 | | \$47,880.00 |
| | Net Export Cut | 2,395 | CY \$7.00 | | \$16,765.00 |
| | Hydro-seed Disturbed Areas | 50,000 | SF \$0.10 | | \$5,000.00 |
| | 80 Car Parking Lot | | | | \$239,450.00 |
| | Asphalt Parking Lot | 4,200 | SY \$35.00 | | \$147,000.00 |
| | Pavement Markings - Parking Stalls and Pedestrian Crossings | 2,000 | LF \$3.50 | | \$7,000.00 |
| | Concrete Curbing | 1,000 | LF \$16.00 | | \$16,000.00 |
| | Inlets | 6 | EA \$3,400.00 | | \$20,400.00 |
| | HDPE Pipe | 850 | LF \$35.00 | | \$29,750.00 |
| | Signage | 1 | LS \$1,000.00 | | \$1,000.00 |
| | Shade Trees in Parking Lot | 8 | EA \$600.00 | | \$4,800.00 |
| | Fencing Around Parking Lot - 4' High Chain Link - Black Vinyl Coated | 450 | LF \$30.00 | | \$13,500.00 |
| | 26 Car Parking Lot | | | | \$71,600.00 |
| | Asphalt Parking Lot | 1,400 | SY \$35.00 | | \$49,000.00 |
| | Pavement Markings - Parking Stalls and Pedestrian Crossings | 500 | LF \$3.50 | | \$1,750.00 |
| | Inlets | 2 | EA \$3,400.00 | | \$6,800.00 |
| | HDPE Pipe | 250 | LF \$35.00 | | \$8,750.00 |
| | Signage | 1 | LS \$500.00 | | \$500.00 |
| | Shade Trees in Parking Lot | 3 | EA \$600.00 | | \$1,800.00 |
| | Fencing Around Parking Lot - 4' High Chain Link - Black Vinyl Coated | 100 | LF \$30.00 | | \$3,000.00 |
| | Main Driveway Entrance and Drop-Off Area | | | | \$239,200.00 |
| | Asphalt Driveway | 2,900 | SY \$35.00 | | \$101,500.00 |
| | Pavement Markings - Pedestrian Crossings | 500 | LF \$3.50 | | \$1,750.00 |
| | Concrete Curbing (Drop-Off Only) | 2,200 | LF \$16.00 | | \$35,200.00 |
| | Concrete Paving at Drop-Off | 3,300 | SF \$8.00 | | \$26,400.00 |
| | Inlets | 4 | EA \$3,400.00 | | \$13,600.00 |
| | HDPE Pipe | 850 | LF \$35.00 | | \$29,750.00 |
| | Entry Landscaping | 1 | LS \$10,000.00 | | \$10,000.00 |
| | Entry Signage | 1 | LS \$6,000.00 | | \$6,000.00 |
| | Shade Trees Along Driveway | 25 | EA \$600.00 | | \$15,000.00 |
| | Asphalt Pedestrian Trails | | | | \$154,680.00 |
| | Fine Grading For Trails | 745 | CY \$24.00 | | \$17,880.00 |
| | Asphalt Perimeter Path - 8' Wide | 2,000 | SY \$30.00 | | \$60,000.00 |
| | Asphalt Connector Path - 5' Wide | 830 | SY \$30.00 | | \$24,900.00 |
| | Signage - Way Finding / Interpretive | 1 | LS \$3,000.00 | | \$3,000.00 |
| | Benches (1 every 300') | 13 | EA \$1,500.00 | | \$19,500.00 |
| | Collapsible Bollards at Maintenance Access | 6 | EA \$500.00 | | \$3,000.00 |
| | Shade Trees | 44 | EA \$600.00 | | \$26,400.00 |
| | Landscaping / Buffering | | | | \$116,200.00 |
| | Street Trees | 22 | EA \$600.00 | | \$13,200.00 |
| | Shade Trees | 32 | EA \$600.00 | | \$19,200.00 |
| | Ornamental Trees | 32 | EA \$450.00 | | \$14,400.00 |
| | Evergreen Trees | 188 | EA \$300.00 | | \$56,400.00 |
| | Mulch - 3" | 200 | CY \$65.00 | | \$13,000.00 |
| | Stormwater Management Facilities | | | | \$107,475.00 |
| | Detention Basin Grading / Earthwork (3' cut for 25,000 SF) | 2,800 | CY \$7.00 | | \$19,600.00 |
| | Drainage Improvements - Bio-Swales / Infiltration Areas | 1,300 | LF \$20.00 | | \$26,000.00 |
| | HDPE Pipe | 600 | LF \$35.00 | | \$21,000.00 |
| | Control Structures | 6 | EA \$4,000.00 | | \$24,000.00 |
| | Shade Trees | 10 | EA \$600.00 | | \$6,000.00 |
| | Ornamental Trees | 5 | EA \$450.00 | | \$2,250.00 |
| | Shrubs | 75 | EA \$65.00 | | \$4,875.00 |
| | Detention Basin Wildflower Seeding | 25,000 | SF \$0.15 | | \$3,750.00 |
| | Playground | | | | \$71,220.00 |
| | Creative Play / Learn Structures | 1 | LS \$50,000.00 | | \$50,000.00 |
| | Motion Sensor Security Lights - Solar Powered | 2 | EA \$200.00 | | \$400.00 |
| | Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated | 400 | LF \$30.00 | | \$12,000.00 |
| | Benches | 3 | EA \$1,500.00 | | \$4,500.00 |
| | Fine Grading | 135 | CY \$12.00 | | \$1,620.00 |
| | Ornamental Trees | 6 | EA \$450.00 | | \$2,700.00 |



| Work Item | Number of Units | Unit Cost | Total Cost |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------------|
| Soccer Fields (4) | | | \$509,450.00 |
| Fine Grading (6") | 5,620 | CY \$10.00 | \$56,200.00 |
| Field Under Drainage (Perforated Piping) | 1 | LS \$40,000.00 | \$40,000.00 |
| Area / French Drains | 8 | EA \$1,500.00 | \$12,000.00 |
| Drainage Improvements (Bio-Swales Between Fields) | 2,000 | LF \$20.00 | \$40,000.00 |
| Imported Topsoil (4") (in-bounds only) | 2,260 | CY \$25.00 | \$56,500.00 |
| Lawn Seeding | 312,500 | SF \$0.10 | \$31,250.00 |
| Soccer Goals | 8 | EA \$5,000.00 | \$40,000.00 |
| Bleachers (30 seats) | 8 | EA \$2,500.00 | \$20,000.00 |
| Benches | 8 | EA \$1,000.00 | \$8,000.00 |
| Trash Receptacles | 8 | EA \$1,000.00 | \$8,000.00 |
| Fencing Along Roadway - 4' High Chain Link - Black Vinyl Coated | 450 | LF \$30.00 | \$13,500.00 |
| <i>Field Irrigation (OPTIONAL)</i> | 184,000 | SF \$1.00 | \$184,000.00 |
| Basketball Courts (2) | | | \$68,000.00 |
| Asphalt Paving | 1,500 | SY \$30.00 | \$45,000.00 |
| Color Coat Surface with Lines | 14,000 | SF \$0.30 | \$4,200.00 |
| Basketball Hoops | 4 | EA \$2,000.00 | \$8,000.00 |
| Motion Sensor Lighting - Solar Powered | 4 | EA \$200.00 | \$800.00 |
| Bleachers (30 seats) | 4 | EA \$2,500.00 | \$10,000.00 |
| Tennis Courts (2) | | | \$68,750.00 |
| Asphalt Paving | 1,500 | SY \$30.00 | \$45,000.00 |
| Color Coat Surface and Apply Lines | 14,000 | SF \$0.30 | \$4,200.00 |
| Tennis Nets | 2 | EA \$500.00 | \$1,000.00 |
| Motion Sensor Lighting - Solar Powered | 4 | EA \$200.00 | \$800.00 |
| Electrical Service | 1 | LS \$10,000.00 | \$10,000.00 |
| Bleachers (30 seats) | 2 | EA \$2,500.00 | \$5,000.00 |
| Benches | 2 | EA \$1,000.00 | \$2,000.00 |
| <i>Electric Service Line (OPTIONAL)</i> | 50 | LF \$15.00 | \$750.00 |
| Pavilion/Picnic/Storage Facilities (2) | | | \$308,300.00 |
| Pavilion Structure (24' x 76' with 1200 S.F. of storage) | 2 | EA \$110,000.00 | \$220,000.00 |
| Benches | 4 | EA \$1,500.00 | \$6,000.00 |
| Picnic Tables | 16 | EA \$2,500.00 | \$40,000.00 |
| Grills | 6 | EA \$750.00 | \$4,500.00 |
| Fine Grading | 125 | CY \$12.00 | \$1,500.00 |
| Hydro-seed Disturbed Areas | 10,000 | SF \$0.10 | \$1,000.00 |
| Motion Sensor Security Lights - Solar Powered | 4 | EA \$200.00 | \$800.00 |
| <i>Electric Service Line (OPTIONAL)</i> | 500 | LF \$15.00 | \$7,500.00 |
| <i>Water Service Line - 6" (OPTIONAL)</i> | 500 | LF \$50.00 | \$25,000.00 |
| <i>Water Fountain (OPTIONAL)</i> | 2 | LS \$1,000.00 | \$2,000.00 |
| Picnic Area | | | \$22,350.00 |
| Picnic Tables | 5 | EA \$2,500.00 | \$12,500.00 |
| Grills | 5 | EA \$750.00 | \$3,750.00 |
| Fine Grading (6") | 125 | CY \$12.00 | \$1,500.00 |
| Hydro-seed Disturbed Areas | 10,000 | SF \$0.10 | \$1,000.00 |
| Ornamental Trees | 8 | EA \$450.00 | \$3,600.00 |
| Clubhouse with Restrooms / Snack Bar / Meeting Rooms | | | \$328,950.00 |
| Clubhouse Package - 2,600 SF | 1 | LS \$250,000.00 | \$250,000.00 |
| Plaza - Concrete Paving | 4,000 | SF \$8.00 | \$32,000.00 |
| Water Fountain | 2 | LS \$1,000.00 | \$2,000.00 |
| Water Service Line - 6" | 100 | LF \$50.00 | \$5,000.00 |
| Sanitary Service Line | 100 | LF \$50.00 | \$5,000.00 |
| Electric Service Line | 100 | LF \$15.00 | \$1,500.00 |
| Electrical Service | 1 | LS \$10,000.00 | \$10,000.00 |
| Benches | 4 | EA \$1,500.00 | \$6,000.00 |
| Picnic Tables | 6 | EA \$2,500.00 | \$15,000.00 |
| Fine Grading | 125 | CY \$12.00 | \$1,500.00 |
| Hydro-seed Disturbed Areas | 1,500 | SF \$0.10 | \$150.00 |
| Motion Sensor Security Lights - Solar Powered | 4 | EA \$200.00 | \$800.00 |
| SUBTOTAL PHASE A WITHOUT OPTIONS: | | | \$2,156,020.00 |
| SUBTOTAL WITH OPTIONS PHASE A: | | | \$2,375,270.00 |



| Work Item | Number of Units | | Unit Cost | Total | Cost |
|--------------------------------------------------------------|-----------------|----|--------------|-----------------------|------|
| PHASE B - TOWNSHIP AREA | | | | | |
| Grading/Earthwork | | | | | |
| Strip Soil and Rough Grade (Cut) | 24,653 | CY | \$6.00 | \$147,918.00 | |
| Net Export Cut | 2,902 | CY | \$7.00 | \$20,314.00 | |
| Rough Grade Fill Material | 6,563 | CY | \$3.00 | \$19,689.00 | |
| Hydro-seed Disturbed Areas | 60,000 | SF | \$0.10 | \$6,000.00 | |
| 200 Car Parking Lot | | | | | |
| Asphalt Parking Lot | 8,200 | SY | \$35.00 | \$287,000.00 | |
| Pavement Markings - Parking Stalls and Pedestrian Crossings | 4,500 | LF | \$3.50 | \$15,750.00 | |
| Concrete Curbing | 1,600 | LF | \$16.00 | \$25,600.00 | |
| Stormwater Inlets | 8 | EA | \$3,500.00 | \$28,000.00 | |
| HDPE Pipe | 1,200 | LF | \$35.00 | \$42,000.00 | |
| Signage | 1 | LS | \$3,000.00 | \$3,000.00 | |
| Shade Trees in Parking Lot | 16 | EA | \$600.00 | \$9,600.00 | |
| Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated | 600 | LF | \$30.00 | \$18,000.00 | |
| Asphalt Pedestrian Trails | | | | | |
| Fine Grading For Trails (6") | 850 | CY | \$24.00 | \$20,400.00 | |
| Asphalt Perimeter Path - 8' Wide | 2,391 | SY | \$30.00 | \$71,730.00 | |
| Asphalt Connector Path - 5' Wide | 910 | SY | \$30.00 | \$27,300.00 | |
| Benches (1 every 300') | 15 | EA | \$1,500.00 | \$22,500.00 | |
| Signage - Way finding / Interpretive | 1 | LS | \$3,000.00 | \$3,000.00 | |
| Collapsible Bollards at Maintenance Access | 6 | EA | \$500.00 | \$3,000.00 | |
| Shade Trees | 56 | EA | \$600.00 | \$33,600.00 | |
| Pavilion/Picnic/Storage Facilities | | | | | |
| Pavilion Structure (24' x 76' with 1200 S.F. of storage) | 1 | EA | \$110,000.00 | \$110,000.00 | |
| Benches | 2 | EA | \$1,500.00 | \$3,000.00 | |
| Picnic Tables | 6 | EA | \$2,500.00 | \$15,000.00 | |
| Grills | 2 | EA | \$750.00 | \$1,500.00 | |
| Fine Grading | 125 | CY | \$12.00 | \$1,500.00 | |
| Hydro-seed Disturbed Areas | 1,500 | SF | \$0.10 | \$150.00 | |
| Motion Sensor Security Lights - Solar Powered | 2 | EA | \$200.00 | \$400.00 | |
| Add Future Restroom (OPTIONAL) | | | | | |
| Electric Service Line (OPTIONAL) | 100 | LF | \$15.00 | \$1,500.00 | |
| Water Service Line - 6" (OPTIONAL) | 100 | LF | \$50.00 | \$5,000.00 | |
| Sanitary Service Line (OPTIONAL) | 100 | LF | \$50.00 | \$5,000.00 | |
| Water Fountain (OPTIONAL) | 1 | LS | \$1,000.00 | \$1,000.00 | |
| Open Field Area | | | | | |
| Fine Grading | 500 | CY | \$10.00 | \$5,000.00 | |
| Hydro-seed Play Field Area | 130,000 | SF | \$0.10 | \$13,000.00 | |
| Shade Trees | 6 | EA | \$600.00 | \$3,600.00 | |
| Picnic Tables | 8 | EA | \$2,500.00 | \$20,000.00 | |
| Soccer Fields (4) | | | | | |
| Fine Grading (6") | 5,620 | CY | \$10.00 | \$56,200.00 | |
| Field Under Drainage (Perforated Piping) | 1 | LS | \$40,000.00 | \$40,000.00 | |
| Area / French Drains | 8 | EA | \$1,500.00 | \$12,000.00 | |
| Drainage Improvements (Bio-Swales Between Fields) | 2,000 | LF | \$20.00 | \$40,000.00 | |
| Imported Topsoil (4") (in-bounds only) | 2,260 | CY | \$25.00 | \$56,500.00 | |
| Lawn Seeding | 312,500 | SF | \$0.10 | \$31,250.00 | |
| Soccer Goals | 8 | EA | \$5,000.00 | \$40,000.00 | |
| Bleachers (30 seats) | 8 | EA | \$2,500.00 | \$20,000.00 | |
| Benches | 8 | EA | \$1,000.00 | \$8,000.00 | |
| Trash Receptacles | 8 | EA | \$1,000.00 | \$8,000.00 | |
| Electrical Service (OPTIONAL) | | | | | |
| Electric Service Line (OPTIONAL) | 100 | LF | \$15.00 | \$1,500.00 | |
| Water Service Line - 6" (OPTIONAL) | 100 | LF | \$50.00 | \$5,000.00 | |
| Field Irrigation (OPTIONAL) | 184,000 | SF | \$1.00 | \$184,000.00 | |
| Lighting (OPTIONAL) | 1 | LS | \$400,000.00 | \$400,000.00 | |
| Little League Baseball/Softball Field (Overlay Field) | | | | | |
| Fine Grading (6") | 370 | CY | \$10.00 | \$3,700.00 | |
| Field Under Drainage (Perforated Piping) | 1 | LS | \$5,000.00 | \$5,000.00 | |
| Area / French Drains | 3 | EA | \$1,500.00 | \$4,500.00 | |
| Drainage Improvements (Bio-Swales around perimeter) | 800 | LF | \$20.00 | \$16,000.00 | |
| Imported Topsoil (4") | 245 | CY | \$25.00 | \$6,125.00 | |
| Infield Mix | 3,900 | SF | \$0.75 | \$2,925.00 | |
| Backstop | 1 | EA | \$10,000.00 | \$10,000.00 | |
| Bleachers (30 seats) | 2 | EA | \$2,500.00 | \$5,000.00 | |
| Benches | 2 | EA | \$1,000.00 | \$2,000.00 | |
| Dugouts | 2 | EA | \$4,000.00 | \$8,000.00 | |
| Trash Receptacles | 2 | EA | \$1,000.00 | \$2,000.00 | |
| Lawn Seeding | 20,000 | SF | \$0.15 | \$3,000.00 | |
| Electrical Conduit (to bullpen) | 100 | LF | \$15.00 | \$1,500.00 | |
| Bullpen/Batting Cages | 1 | EA | \$1,600.00 | \$1,600.00 | |
| Field Irrigation (OPTIONAL) | | | | | |
| Field Irrigation (OPTIONAL) | 20,000 | SF | \$1.00 | \$20,000.00 | |
| Stormwater Management Facilities | | | | | |
| Detention Basin Grading / Earthwork (2' cut for 94,000SF) | 6,960 | CY | \$7.00 | \$48,720.00 | |
| HDPE Pipe | 1,000 | LF | \$35.00 | \$35,000.00 | |
| Drainage Improvements - Bio-Swales / Infiltration Areas | 1,000 | LF | \$20.00 | \$20,000.00 | |
| Control Structures | 2 | EA | \$4,000.00 | \$8,000.00 | |
| Shade Trees | 20 | EA | \$600.00 | \$12,000.00 | |
| Ornamental Trees | 10 | EA | \$450.00 | \$4,500.00 | |
| Shrubs | 100 | EA | \$65.00 | \$6,500.00 | |
| Detention Basin Wildflower Seeding | 94,000 | SF | \$0.15 | \$14,100.00 | |
| Landscaping / Buffering | | | | | |
| Shade Trees | 35 | EA | \$600.00 | \$21,000.00 | |
| Ornamental Trees | 35 | EA | \$450.00 | \$15,750.00 | |
| Evergreen Trees | 200 | EA | \$300.00 | \$60,000.00 | |
| Mulch - 3" | 25 | CY | \$65.00 | \$1,625.00 | |
| SUBTOTAL PHASE B WITHOUT OPTIONS: | | | | \$1,606,546.00 | |
| SUBTOTAL PHASE B WITH OPTIONS: | | | | \$2,291,046.00 | |



| Work Item | Number of Units | Unit Cost | Total | Cost |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|---------------------|-------------|
| PHASE C - COVENTRY CHRISTIAN SCHOOL AREA (Costs Do Not Include Building Addition, Stormwater, or Parking Improvements) | | | | |
| Grading/Earthwork \$56,013.00 | | | | |
| Strip Soil and Rough Grade (Cut) | 4,195 | CY | \$6.00 | \$25,170.00 |
| Net Import Fill | 2,049 | CY | \$7.00 | \$14,343.00 |
| Rough Grade Fill Material | 3,200 | CY | \$3.00 | \$9,600.00 |
| Lawn Seeding Disturbed Areas | 69,000 | SF | \$0.10 | \$6,900.00 |
| Asphalt Pedestrian Trails \$54,540.00 | | | | |
| Fine Grading For Trails (6") | 210 | CY | \$24.00 | \$5,040.00 |
| Asphalt Perimeter Path - 8' Wide | 630 | SY | \$30.00 | \$18,900.00 |
| Asphalt Connector Path - 5' Wide | 350 | SY | \$30.00 | \$10,500.00 |
| Benches | 5 | EA | \$1,500.00 | \$7,500.00 |
| Signage - Way finding / Interpretive | 1 | LS | \$3,000.00 | \$3,000.00 |
| Shade Trees | 16 | EA | \$600.00 | \$9,600.00 |
| Basketball Court \$35,400.00 | | | | |
| Asphalt Paving | 730 | SY | \$30.00 | \$21,900.00 |
| Color Coat Surface with Lines | 7,000 | SF | \$0.30 | \$2,100.00 |
| Basketball Hoops | 2 | EA | \$2,000.00 | \$4,000.00 |
| Motion Sensor Lighting - Solar Powered | 2 | EA | \$200.00 | \$400.00 |
| Bleachers (30 seats) | 2 | EA | \$2,500.00 | \$5,000.00 |
| Benches | 2 | EA | \$1,000.00 | \$2,000.00 |
| Soccer Field \$105,825.00 | | | | |
| Fine Grading (6") | 1,410 | CY | \$10.00 | \$14,100.00 |
| Field Under Drainage (Perforated Piping) | 1 | LS | \$10,000.00 | \$10,000.00 |
| Area / French Drains | 2 | EA | \$1,500.00 | \$3,000.00 |
| Imported Topsoil (4" depth) (in-bounds only) | 565 | CY | \$25.00 | \$14,125.00 |
| Lawn Seeding | 76,000 | SF | \$0.10 | \$7,600.00 |
| Soccer Goals | 2 | EA | \$1,000.00 | \$2,000.00 |
| Bleachers (30 Seats) | 2 | EA | \$2,500.00 | \$5,000.00 |
| Benches | 2 | EA | \$1,000.00 | \$2,000.00 |
| Trash Receptacles | 2 | EA | \$1,000.00 | \$2,000.00 |
| Field Irrigation (OPTIONAL) | 46,000 | SF | \$1.00 | \$46,000.00 |
| Little League Baseball/Softball Field \$133,175.00 | | | | |
| Fine Grading (6") | 700 | CY | \$10.00 | \$7,000.00 |
| Field Under Drainage (Perforated Piping) | 1 | LS | \$10,000.00 | \$10,000.00 |
| Drainage Improvements (Bio-Swales Between Fields) | 200 | LF | \$20.00 | \$4,000.00 |
| Area Drains / French Drains / Inlets | 3 | EA | \$1,500.00 | \$4,500.00 |
| Imported Topsoil (4") | 586 | CY | \$25.00 | \$14,650.00 |
| Infield Mix | 3,900 | SF | \$0.75 | \$2,925.00 |
| Backstop | 1 | EA | \$10,000.00 | \$10,000.00 |
| Bleachers (30 Seats) | 2 | EA | \$2,500.00 | \$5,000.00 |
| Fencing (6' ht.) | 250 | LF | \$30.00 | \$7,500.00 |
| Benches | 2 | EA | \$1,000.00 | \$2,000.00 |
| Dugouts | 2 | EA | \$4,000.00 | \$8,000.00 |
| Trash Receptacles | 2 | EA | \$1,000.00 | \$2,000.00 |
| Lawn Seeding | 45,000 | SF | \$0.10 | \$4,500.00 |
| Bulpen/Batting Cages | 1 | EA | \$1,600.00 | \$1,600.00 |
| Electrical Conduit (to bullpen) | 300 | LF | \$15.00 | \$4,500.00 |
| Field Irrigation (OPTIONAL) | 45,000 | SF | \$1.00 | \$45,000.00 |
| Terraced Community Gardens \$27,045.00 | | | | |
| Clearing / Miscellaneous Demolition | 1 | LS | \$5,000.00 | \$5,000.00 |
| Imported Topsoil (8") | 185 | CY | \$25.00 | \$4,625.00 |
| Grading / Earthwork (8") | 185 | CY | \$7.00 | \$1,295.00 |
| Cistern for Rainwater Harvesting | 1 | LS | \$5,000.00 | \$5,000.00 |
| Piping for Rainwater Conveyance | 225 | LF | \$5.00 | \$1,125.00 |
| Retaining Walls | 1 | LS | \$10,000.00 | \$10,000.00 |
| Playground \$68,520.00 | | | | |
| Creative Play / Learn Structures | 1 | LS | \$50,000.00 | \$50,000.00 |
| Motion Sensor Security Lights - Solar Powered | 2 | EA | \$200.00 | \$400.00 |
| Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated | 400 | LF | \$30.00 | \$12,000.00 |
| Benches | 3 | EA | \$1,500.00 | \$4,500.00 |
| Fine Grading | 135 | CY | \$12.00 | \$1,620.00 |
| SUBTOTAL CCS AREA WITHOUT OPTIONS: | | | \$389,518.00 | |
| SUBTOTAL CCS AREA WITH OPTIONS: | | | \$480,518.00 | |

TOTAL GERALD RICHARDS PARK WITHOUT OPTIONS: \$5,463,793
TOTAL GERALD RICHARDS PARK WITH OPTIONS: \$6,458,543

Note: Savings of approximately \$30,000 could be realized if rough grading for phases A or B are completed at the same time as phase C since it is estimated that net cut and net fill could be balanced.



| ESTIMATE OF PROBABLE DEVELOPMENT COSTS | | | | |
|-------------------------------------------------------------------------------------|-----------------|---------------------------|--------------|-----------------------|
| SITE - Detailed Development Budget Form | | | | |
| Applicant: LOWER POTTS GROVE TOWNSHIP | | Date Prepared: July, 2011 | | |
| Project Title: PLEASANTVIEW PARK MASTER PLAN | | | | |
| Work Item | Number of Units | Unit Cost | Total Cost | |
| CONSTRUCTION SERVICES (Includes Optional Costs) | | | | |
| Construction Services | | | | \$1,345,034.63 |
| Site/Topographic Survey of Improvement Areas | 1 | LS \$15,000.00 | \$17,500.00 | |
| Design Services - Site Design and Engineering (15% of construction) | 1 | LS \$796,520.78 | \$796,520.78 | |
| Contractor General Conditions - Bond / Layout / Mobilization / E&S / Ect. (10% of c | 1 | LS \$531,013.85 | \$531,013.85 | |
| PHASE A CONSTRUCTION ITEMS | | | | |
| Grading/Earthwork | | | | \$84,043.00 |
| Strip Soil and Rough Grade (Cut) | 11,402 | CY \$6.00 | \$68,412.00 | |
| Net Export - Cut | 2,233 | CY \$7.00 | \$15,631.00 | |
| Main Driveway Entrance | | | | \$85,670.00 |
| Asphalt Driveway | 1,140 | SY \$35.00 | \$39,900.00 | |
| Concrete Curbing | 720 | LF \$16.00 | \$11,520.00 | |
| Pavement Markings - Pedestrian Crossings | 100 | LF \$3.50 | \$350.00 | |
| Inlets | 3 | EA \$3,400.00 | \$10,200.00 | |
| HDPE Pipe | 100 | LF \$35.00 | \$3,500.00 | |
| Entry Landscaping | 1 | LS \$10,000.00 | \$10,000.00 | |
| Entry Signage | 1 | LS \$3,000.00 | \$3,000.00 | |
| Shade Trees Along Driveway | 12 | EA \$600.00 | \$7,200.00 | |
| Parking Lot (approximately 35 spaces) | | | | \$75,135.00 |
| Asphalt Parking Lot | 1,225 | SY \$35.00 | \$42,875.00 | |
| Pavement Markings - Parking Stalls and Pedestrian Crossings | 600 | LF \$3.50 | \$2,100.00 | |
| Concrete Curbing (islands only) | 300 | LF \$16.00 | \$4,800.00 | |
| Inlets | 3 | EA \$3,400.00 | \$10,200.00 | |
| HDPE Pipe | 200 | LF \$35.00 | \$7,000.00 | |
| Signage | 1 | LS \$500.00 | \$500.00 | |
| Shade Trees in Parking Lot | 4 | EA \$600.00 | \$2,400.00 | |
| Bio-Swales Between Parking Rows | 263 | LF \$20.00 | \$5,260.00 | |
| Asphalt Pedestrian Trails | | | | \$78,350.00 |
| Fine Grading For Trails (6") | 225 | CY \$24.00 | \$5,400.00 | |
| Asphalt Perimeter Path - 8' Wide | 1,150 | SY \$30.00 | \$34,500.00 | |
| Asphalt Connector Path - 5' Wide | 215 | SY \$30.00 | \$6,450.00 | |
| Benches (1 every 300') | 6 | EA \$1,500.00 | \$9,000.00 | |
| Signage - Way finding / Interpretive | 1 | LS \$3,000.00 | \$3,000.00 | |
| Collapsible Bollards at Maintenance Access | 4 | EA \$500.00 | \$2,000.00 | |
| Shade Trees | 30 | EA \$600.00 | \$18,000.00 | |
| Pavilion/Picnic/Storage Facility | | | | \$131,550.00 |
| Pavilion Structure (24' x 76' with 1200 S.F. of storage) | 1 | EA \$110,000.00 | \$110,000.00 | |
| Benches | 2 | EA \$1,500.00 | \$3,000.00 | |
| Picnic Tables | 6 | EA \$2,500.00 | \$15,000.00 | |
| Grills | 2 | EA \$750.00 | \$1,500.00 | |
| Fine Grading | 125 | CY \$12.00 | \$1,500.00 | |
| Hydro-seed Disturbed Areas | 1,500 | SF \$0.10 | \$150.00 | |
| Motion Sensor Security Lights - Solar Powered | 2 | EA \$200.00 | \$400.00 | |
| Electric Service Line (OPTIONAL) | 100 | LF \$15.00 | \$1,500.00 | |
| Water Service Line - 6" (OPTIONAL) | 100 | LF \$50.00 | \$5,000.00 | |
| Water Fountain (OPTIONAL) | 1 | LS \$1,000.00 | \$1,000.00 | |
| Dog Park | | | | \$124,650.00 |
| Fine Grading (6") | 870 | CY \$10.00 | \$8,700.00 | |
| Hydroseed | 35,500 | SF \$0.10 | \$3,550.00 | |
| Mulch - 3" | 20 | CY \$65.00 | \$1,300.00 | |
| Concrete Pavement | 500 | SF \$8.00 | \$4,000.00 | |
| Perimeter & Divider Fencing - 6' High Chain Link - Black Vinyl Coated | 1,000 | LF \$40.00 | \$40,000.00 | |
| Gates | 4 | EA \$500.00 | \$2,000.00 | |
| Benches | 10 | EA \$1,500.00 | \$15,000.00 | |
| Trash Receptacles | 10 | EA \$1,000.00 | \$10,000.00 | |
| Agility Stations | 1 | LS \$10,000.00 | \$10,000.00 | |
| Water Fountain | 2 | EA \$1,500.00 | \$3,000.00 | |
| Sanitary Connection | 1 | LS \$5,000.00 | \$5,000.00 | |
| 6" Stone Under Drain | 400 | LF \$4.00 | \$1,600.00 | |
| Shade Trees | 15 | EA \$600.00 | \$9,000.00 | |
| Water Service Line - 6" | 100 | LF \$50.00 | \$5,000.00 | |
| Sanitary Service Line (connect to stone under drain) | 100 | LF \$50.00 | \$5,000.00 | |
| Electric Service Line | 100 | LF \$15.00 | \$1,500.00 | |



| Work Item | Number of Units | | Unit Cost | Total Cost |
|-----------------------------------------------------------------|-----------------|----|--------------|-----------------------|
| Little League Baseball/Softball Field (2) | | | | \$660,350.00 |
| Fine Grading (6") | 1,400 | CY | \$10.00 | \$14,000.00 |
| Field Under Drainage (Perforated Piping) | 2 | LS | \$10,000.00 | \$20,000.00 |
| Drainage Improvements (Bio-Swales Between Fields) | 250 | LF | \$20.00 | \$5,000.00 |
| Area Drains / French Drains / Inlets | 6 | EA | \$1,500.00 | \$9,000.00 |
| Imported Topsoil (4") | 1,172 | CY | \$25.00 | \$29,300.00 |
| Infield Mix | 7,800 | SF | \$0.75 | \$5,850.00 |
| Backstop | 2 | EA | \$10,000.00 | \$20,000.00 |
| Bleachers (30 Seats) | 4 | EA | \$2,500.00 | \$10,000.00 |
| Fencing (6' ht.) | 500 | LF | \$30.00 | \$15,000.00 |
| Benches | 4 | EA | \$1,000.00 | \$4,000.00 |
| Dugouts | 4 | EA | \$4,000.00 | \$16,000.00 |
| Trash Receptacles | 4 | EA | \$1,000.00 | \$4,000.00 |
| Lawn Seeding | 90,000 | SF | \$0.10 | \$9,000.00 |
| Bullpen/Batting Cages | 2 | EA | \$1,600.00 | \$3,200.00 |
| Electrical Conduit (to bullpen) | 400 | LF | \$15.00 | \$6,000.00 |
| <i>Field Irrigation (OPTIONAL)</i> | 90,000 | SF | \$1.00 | \$90,000.00 |
| <i>Lighting (OPTIONAL)</i> | 2 | LS | \$200,000.00 | \$400,000.00 |
| Open Field Area | | | | \$21,800.00 |
| Fine Grading (6") | 300 | CY | \$10.00 | \$3,000.00 |
| Hydrosseed Play Field Area | 16,000 | SF | \$0.10 | \$1,600.00 |
| Shade Trees | 18 | EA | \$600.00 | \$10,800.00 |
| Picnic Tables | 8 | EA | \$800.00 | \$6,400.00 |
| Landscaping / Buffering | | | | \$34,875.00 |
| Street Trees | 7 | EA | \$600.00 | \$4,200.00 |
| Shade Trees | 6 | EA | \$600.00 | \$3,600.00 |
| Ornamental Trees | 6 | EA | \$450.00 | \$2,700.00 |
| Evergreen Trees | 65 | EA | \$300.00 | \$19,500.00 |
| Mulch - 3" | 75 | CY | \$65.00 | \$4,875.00 |
| Stormwater Management Facilities | | | | \$38,500.00 |
| Detention Basin-Strip and Stockpile Soil (4' cut for 15,000 SF) | 2,200 | CY | \$6.00 | \$13,200.00 |
| HDPE Pipe (under existing Bleim Road) | 100 | LF | \$50.00 | \$5,000.00 |
| Control Structures | 2 | EA | \$4,000.00 | \$8,000.00 |
| Shade Trees | 8 | EA | \$600.00 | \$4,800.00 |
| Ornamental Trees | 3 | EA | \$450.00 | \$1,350.00 |
| Shrubs | 60 | EA | \$65.00 | \$3,900.00 |
| Detention Basin Wildflower Seeding | 15,000 | SF | \$0.15 | \$2,250.00 |
| SUBTOTAL PHASE A WITHOUT OPTIONS: | | | | \$837,423.00 |
| SUBTOTAL PHASE A WITH OPTIONS: | | | | \$1,334,923.00 |
| PHASE B CONSTRUCTION ITEMS | | | | |
| Grading/Earthwork | | | | \$66,115.00 |
| Strip Soil and Rough Grade (Cut) | 8,435 | CY | \$6.00 | \$50,610.00 |
| Net Export Cut | 2,215 | CY | \$7.00 | \$15,505.00 |
| Main Driveway Entrance | | | | \$28,750.00 |
| Asphalt Driveway | 525 | SY | \$35.00 | \$18,375.00 |
| Concrete Curbing | 350 | LF | \$16.00 | \$5,600.00 |
| Pavement Markings - Pedestrian Crossings | 50 | LF | \$3.50 | \$175.00 |
| Inlets | 1 | EA | \$3,400.00 | \$3,400.00 |
| Shade Trees Along Driveway | 2 | EA | \$600.00 | \$1,200.00 |
| Parking Lot (approximately 85 spaces) | | | | \$192,400.00 |
| Asphalt Parking Lot | 3,430 | SY | \$35.00 | \$120,050.00 |
| Pavement Markings - Parking Stalls and Pedestrian Crossings | 1,700 | LF | \$3.50 | \$5,950.00 |
| Concrete Curbing (islands only) | 475 | LF | \$16.00 | \$7,600.00 |
| Inlets | 6 | EA | \$3,400.00 | \$20,400.00 |
| HDPE Pipe | 600 | LF | \$35.00 | \$21,000.00 |
| Signage | 1 | LS | \$2,000.00 | \$2,000.00 |
| Shade Trees in Parking Lot | 9 | EA | \$600.00 | \$5,400.00 |
| Bio-Swales Between Parking Rows | 500 | LF | \$20.00 | \$10,000.00 |
| Asphalt Pedestrian Trails | | | | \$22,910.00 |
| Fine Grading For Trails (6") | 40 | CY | \$24.00 | \$960.00 |
| Asphalt Perimeter Path - 8' Wide | 90 | SY | \$30.00 | \$2,700.00 |
| Asphalt Connector Path - 5' Wide | 145 | SY | \$30.00 | \$4,350.00 |
| Benches (1 every 300') | 2 | EA | \$1,500.00 | \$3,000.00 |
| Signage - Way finding / Interpretive | 1 | LS | \$1,000.00 | \$1,000.00 |
| Collapsible Bollards at Maintenance Access (drop-off area) | 5 | EA | \$500.00 | \$2,500.00 |
| Shade Trees | 14 | EA | \$600.00 | \$8,400.00 |
| Soccer Field | | | | \$105,825.00 |
| Fine Grading (6") | 1,410 | CY | \$10.00 | \$14,100.00 |
| Field Under Drainage (Perforated Piping) | 1 | LS | \$10,000.00 | \$10,000.00 |
| Area / French Drains | 2 | EA | \$1,500.00 | \$3,000.00 |
| Imported Topsoil (4" depth) (in-bounds only) | 565 | CY | \$25.00 | \$14,125.00 |
| Lawn Seeding | 76,000 | SF | \$0.10 | \$7,600.00 |
| Soccer Goals | 2 | EA | \$1,000.00 | \$2,000.00 |
| Bleachers (30 Seats) | 2 | EA | \$2,500.00 | \$5,000.00 |
| Benches | 2 | EA | \$1,000.00 | \$2,000.00 |
| Trash Receptacles | 2 | EA | \$1,000.00 | \$2,000.00 |
| Field Irrigation | 46,000 | SF | \$1.00 | \$46,000.00 |



| Work Item | Number of Units | Unit Cost | Total Cost |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------------|
| Multi-Use Artificial Turf Field (OPTIONAL) | | | \$906,300.00 |
| Artificial Turf Layer w/ Rubber Infill | 50000 | SF \$10.00 | \$500,000.00 |
| Flush Concrete Curbing (around perimeter) | 900 | LF \$16.00 | \$14,400.00 |
| HDPE Pipe | 600 | LF \$4.00 | \$2,400.00 |
| Area Drains | 12 | EA \$1,600.00 | \$19,200.00 |
| HDPE Perforated Pipe - 8" Dia. | 3,600 | LF \$4.00 | \$14,400.00 |
| 12" Stone Base | 1,700 | CY \$45.00 | \$76,500.00 |
| Field Lighting | 1 | LS \$200,000.00 | \$200,000.00 |
| Electrical Service | 1 | LS \$10,000.00 | \$10,000.00 |
| Electrical Conduit | 150 | LF \$100.00 | \$15,000.00 |
| Bleachers (140 seats) | 2 | EA \$11,200.00 | \$22,400.00 |
| Benches | 2 | EA \$1,000.00 | \$2,000.00 |
| Soccer Goals | 2 | EA \$5,000.00 | \$10,000.00 |
| Trash Receptacles | 4 | EA \$1,000.00 | \$4,000.00 |
| Pull Behind Field Sweeper (does not include lawn tractor) | 1 | EA \$16,000.00 | \$16,000.00 |
| Roller Hockey Rink (185' x 85') | | | \$277,550.00 |
| Stone Sub-base | 2,500 | SY \$7.00 | \$17,500.00 |
| Asphalt Paving | 2,500 | SY \$15.00 | \$37,500.00 |
| Color Coat Surface with Lines | 2,500 | SY \$1.50 | \$3,750.00 |
| Perimeter Hockey Board system w/ Goals & Benches | 1 | LS \$135,000.00 | \$135,000.00 |
| Concrete footings (for boards) | 500 | LF \$25.00 | \$12,500.00 |
| Motion Sensor Lighting - Solar Powered | 4 | EA \$200.00 | \$800.00 |
| Bleachers (30 seats) | 2 | EA \$2,500.00 | \$5,000.00 |
| Trash Receptacles | 4 | EA \$1,000.00 | \$4,000.00 |
| Electrical Service (OPTIONAL) | 1 | LS \$10,000.00 | \$10,000.00 |
| Electric Service Line (OPTIONAL) | 100 | LF \$15.00 | \$1,500.00 |
| Lighting (OPTIONAL) | 1 | LS \$50,000.00 | \$50,000.00 |
| Landscaping / Buffering | | | \$35,275.00 |
| Shade Trees | 6 | EA \$600.00 | \$3,600.00 |
| Ornamental Trees | 6 | EA \$450.00 | \$2,700.00 |
| Evergreen Trees | 89 | EA \$300.00 | \$26,700.00 |
| Mulch - 3" | 35 | CY \$65.00 | \$2,275.00 |
| Stormwater Management Facilities | | | \$36,025.00 |
| Detention Basin-Strip and Stockpile Soil(4' cut for 15,000 SF) | 1,850 | CY \$6.00 | \$11,100.00 |
| HDPE Pipe (under existing Bleim Road) | 100 | LF \$50.00 | \$5,000.00 |
| Control Structures | 2 | EA \$4,000.00 | \$8,000.00 |
| Shade Trees | 8 | EA \$600.00 | \$4,800.00 |
| Ornamental Trees | 3 | EA \$450.00 | \$1,350.00 |
| Shrubs | 60 | EA \$65.00 | \$3,900.00 |
| Detention Basin Wildflower Seeding | 12,500 | SF \$0.15 | \$1,875.00 |
| SUBTOTAL PHASE B WITHOUT OPTIONS: | | | \$703,350.00 |
| SUBTOTAL PHASE B WITH OPTIONS: | | | \$1,565,325.00 |
| PHASE C CONSTRUCTION ITEMS | | | |
| Grading/Earthwork | | | \$109,588.00 |
| Strip Soil and Rough Grade (Cut) | 14,776 | CY \$6.00 | \$88,656.00 |
| Net Export - Cut | 2,551 | CY \$7.00 | \$17,857.00 |
| Rough Grade Fill Material | 1,025 | CY \$3.00 | \$3,075.00 |
| Main Driveway Entrance | | | \$36,760.00 |
| Asphalt Driveway | 515 | SY \$35.00 | \$18,025.00 |
| Concrete Curbing | 360 | LF \$16.00 | \$5,760.00 |
| Pavement Markings - Pedestrian Crossings | 50 | LF \$3.50 | \$175.00 |
| Inlets | 2 | EA \$3,400.00 | \$6,800.00 |
| Shade Trees Along Driveway | 10 | EA \$600.00 | \$6,000.00 |
| Parking Lot (approximately 55 spaces) | | | \$122,470.00 |
| Asphalt Parking Lot | 2,030 | SY \$35.00 | \$71,050.00 |
| Pavement Markings - Parking Stalls and Pedestrian Crossings | 1,080 | LF \$3.50 | \$3,780.00 |
| Concrete Curbing (islands only) | 415 | LF \$16.00 | \$6,640.00 |
| Inlets | 6 | EA \$3,400.00 | \$20,400.00 |
| HDPE Pipe | 300 | LF \$35.00 | \$10,500.00 |
| Signage | 1 | LS \$1,500.00 | \$1,500.00 |
| Shade Trees in Parking Lot | 6 | EA \$600.00 | \$3,600.00 |
| Bio-Swales Between Parking Rows | 250 | LF \$20.00 | \$5,000.00 |
| Asphalt Pedestrian Trails | | | \$56,020.00 |
| Fine Grading For Trails (6") | 80 | CY \$24.00 | \$1,920.00 |
| Asphalt Perimeter Path - 8' Wide | 830 | SY \$30.00 | \$24,900.00 |
| Asphalt Connector Path - 5' Wide | 140 | SY \$30.00 | \$4,200.00 |
| Benches (1 every 300') | 4 | EA \$1,500.00 | \$6,000.00 |
| Signage - Way finding / Interpretive | 1 | LS \$1,000.00 | \$1,000.00 |
| Collapsible Bollards at Maintenance Access | 6 | EA \$500.00 | \$3,000.00 |
| Shade Trees | 25 | EA \$600.00 | \$15,000.00 |
| Clubhouse with Restrooms / Snack Bar / Meeting Rooms | | | \$328,950.00 |
| Clubhouse Package - 2,600 SF | 1 | LS \$250,000.00 | \$250,000.00 |
| Plaza - Concrete Paving | 4,000 | SF \$8.00 | \$32,000.00 |
| Water Fountain | 2 | LS \$1,000.00 | \$2,000.00 |
| Water Service Line - 6" | 100 | LF \$50.00 | \$5,000.00 |
| Sanitary Service Line | 100 | LF \$50.00 | \$5,000.00 |
| Electric Service Line | 100 | LF \$15.00 | \$1,500.00 |
| Electrical Service | 1 | LS \$10,000.00 | \$10,000.00 |
| Benches | 4 | EA \$1,500.00 | \$6,000.00 |
| Picnic Tables | 6 | EA \$2,500.00 | \$15,000.00 |
| Fine Grading | 125 | CY \$12.00 | \$1,500.00 |
| Hydro-seed Disturbed Areas | 1,500 | SF \$0.10 | \$150.00 |
| Motion Sensor Security Lights - Solar Powered | 4 | EA \$200.00 | \$800.00 |



| Work Item | Number of Units | Unit Cost | Total Cost |
|-----------------------------------------------------------------|-----------------|-----------------|-----------------------|
| Adult Baseball Field | | | \$497,250.00 |
| Infield Mix | 12,000 | SF \$0.75 | \$9,000.00 |
| Backstop | 1 | EA \$10,000.00 | \$10,000.00 |
| Bleachers (140 seats) | 2 | EA \$11,200.00 | \$22,400.00 |
| Fencing (6' ht.) | 1,200 | LF \$30.00 | \$36,000.00 |
| Benches | 2 | EA \$1,000.00 | \$2,000.00 |
| Dugouts | 2 | EA \$4,000.00 | \$8,000.00 |
| Bullpen/Batting Cages | 1 | EA \$1,600.00 | \$1,600.00 |
| Electrical Conduit To Bullpen | 200 | LF \$15.00 | \$3,000.00 |
| Trash Receptacles | 4 | EA \$1,000.00 | \$4,000.00 |
| Lawn Seeding | 130,000 | SF \$0.15 | \$19,500.00 |
| Imported Topsoil (4") | 1,590 | CY \$25.00 | \$39,750.00 |
| <i>Field Irrigation (OPTIONAL)</i> | 142,000 | SF \$1.00 | \$142,000.00 |
| <i>Lighting (OPTIONAL)</i> | 1 | LS \$200,000.00 | \$200,000.00 |
| Little League Baseball/Softball Field | | | \$133,175.00 |
| Fine Grading (6") | 700 | CY \$10.00 | \$7,000.00 |
| Field Under Drainage (Perforated Piping) | 1 | LS \$10,000.00 | \$10,000.00 |
| Drainage Improvements (Bio-Swales Between Fields) | 200 | LF \$20.00 | \$4,000.00 |
| Area Drains / French Drains / Inlets | 3 | EA \$1,500.00 | \$4,500.00 |
| Imported Topsoil (4") | 586 | CY \$25.00 | \$14,650.00 |
| Infield Mix | 3,900 | SF \$0.75 | \$2,925.00 |
| Backstop | 1 | EA \$10,000.00 | \$10,000.00 |
| Bleachers (30 Seats) | 2 | EA \$2,500.00 | \$5,000.00 |
| Fencing (6' ht.) | 250 | LF \$30.00 | \$7,500.00 |
| Benches | 2 | EA \$1,000.00 | \$2,000.00 |
| Dugouts | 2 | EA \$4,000.00 | \$8,000.00 |
| Trash Receptacles | 2 | EA \$1,000.00 | \$2,000.00 |
| Lawn Seeding | 45,000 | SF \$0.10 | \$4,500.00 |
| Bullpen/Batting Cages | 1 | EA \$1,600.00 | \$1,600.00 |
| Electrical Conduit (to bullpen) | 300 | LF \$15.00 | \$4,500.00 |
| <i>Field Irrigation (OPTIONAL)</i> | 45,000 | SF \$1.00 | \$45,000.00 |
| Playground | | | \$71,220.00 |
| Creative Play / Learn Structures | 1 | LS \$50,000.00 | \$50,000.00 |
| Motion Sensor Security Lights - Solar Powered | 2 | EA \$200.00 | \$400.00 |
| Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated | 400 | LF \$30.00 | \$12,000.00 |
| Benches | 3 | EA \$1,500.00 | \$4,500.00 |
| Fine Grading | 135 | CY \$12.00 | \$1,620.00 |
| Ornamental Trees | 6 | EA \$450.00 | \$2,700.00 |
| Basketball Court | | | \$32,110.00 |
| Asphalt Paving | 750 | SY \$30.00 | \$22,500.00 |
| Color Coat Surface with Lines | 700 | SF \$0.30 | \$210.00 |
| Basketball Hoops | 2 | EA \$2,000.00 | \$4,000.00 |
| Motion Sensor Lighting - Solar Powered | 2 | EA \$200.00 | \$400.00 |
| Bleachers (30 seats) | 2 | EA \$2,500.00 | \$5,000.00 |
| Tennis Courts (2) | | | \$69,500.00 |
| Asphalt Paving | 1,500 | SY \$30.00 | \$45,000.00 |
| Color Coat Surface and Apply Lines | 14,000 | SF \$0.30 | \$4,200.00 |
| Tennis Nets | 2 | EA \$500.00 | \$1,000.00 |
| Motion Sensor Lighting - Solar Powered | 4 | EA \$200.00 | \$800.00 |
| Electrical Service | 1 | LS \$10,000.00 | \$10,000.00 |
| Bleachers (30 seats) | 2 | EA \$2,500.00 | \$5,000.00 |
| Benches | 2 | EA \$1,000.00 | \$2,000.00 |
| <i>Electric Service Line (OPTIONAL)</i> | 100 | LF \$15.00 | \$1,500.00 |
| Open Field Area | | | \$14,350.00 |
| Fine Grading | 250 | CY \$10.00 | \$2,500.00 |
| Hydro-seed Play Field Area | 13,500 | SF \$0.10 | \$1,350.00 |
| Shade Trees | 5 | EA \$600.00 | \$3,000.00 |
| Picnic Tables | 3 | EA \$2,500.00 | \$7,500.00 |
| Landscaping / Buffering | | | \$71,650.00 |
| Shade Trees | 18 | EA \$600.00 | \$10,800.00 |
| Ornamental Trees | 18 | EA \$450.00 | \$8,100.00 |
| Evergreen Trees | 165 | EA \$300.00 | \$49,500.00 |
| Mulch - 3" | 50 | CY \$65.00 | \$3,250.00 |
| Stormwater Management Facilities | | | \$28,575.00 |
| Detention Basin-Strip and Stockpile Soil (4' cut for 12,500 SF) | 1,850 | CY \$7.00 | \$12,950.00 |
| Shade Trees | 10 | EA \$600.00 | \$6,000.00 |
| Ornamental Trees | 10 | EA \$450.00 | \$4,500.00 |
| Shrubs | 50 | EA \$65.00 | \$3,250.00 |
| Detention Basin Wildflower Seeding | 12,500 | SF \$0.15 | \$1,875.00 |
| SUBTOTAL PHASE C WITHOUT OPTIONS: | | | \$1,183,118.00 |
| SUBTOTAL PHASE C WITH OPTIONS: | | | \$1,571,618.00 |



| Work Item | Number of Units | Unit Cost | Total Cost |
|----------------------------------------------------------------|-----------------|-----------------|---------------------|
| PHASE D CONSTRUCTION ITEMS | | | |
| Grading/Earthwork | | | |
| Net Import Fill | 7,002 | CY \$7.00 | \$49,014.00 |
| Rough Grade Fill Material | 7,002 | CY \$3.00 | \$21,006.00 |
| Complete Main Driveway Entrance | | | |
| Asphalt Driveway | 330 | SY \$35.00 | \$11,550.00 |
| Concrete Curbing | 160 | LF \$16.00 | \$2,560.00 |
| Pavement Markings - Pedestrian Crossings | 50 | LF \$3.50 | \$175.00 |
| Inlets | 1 | EA \$3,400.00 | \$3,400.00 |
| Entry Landscaping | 1 | LS \$10,000.00 | \$10,000.00 |
| Entry Signage | 1 | LS \$3,000.00 | \$3,000.00 |
| Shade Trees Along Driveway | 2 | EA \$600.00 | \$1,200.00 |
| Entry Landscaping | 1 | LS \$10,000.00 | \$10,000.00 |
| Entry Signage | 1 | LS \$3,000.00 | \$3,000.00 |
| Shade Trees Along Driveway | 2 | EA \$600.00 | \$1,200.00 |
| Complete Parking Lot (approximately 25 spaces) | | | |
| Asphalt Parking Lot | 1,225 | SY \$35.00 | \$42,875.00 |
| Pavement Markings - Parking Stalls and Pedestrian Crossings | 400 | LF \$3.50 | \$1,400.00 |
| Concrete Curbing (islands only) | 180 | LF \$16.00 | \$2,880.00 |
| Inlets | 2 | EA \$3,400.00 | \$6,800.00 |
| Signage | 1 | LS \$500.00 | \$500.00 |
| Shade Trees in Parking Lot | 3 | EA \$600.00 | \$1,800.00 |
| HDPE Pipe | 50 | LF \$35.00 | \$1,750.00 |
| Bio-Swales Between Parking Rows | 65 | LF \$20.00 | \$1,300.00 |
| Pavilion/Picnic/Storage Facility | | | |
| Pavilion Structure (24' x 76' with 1200 S.F. of storage) | 1 | EA \$110,000.00 | \$110,000.00 |
| Benches | 2 | EA \$1,500.00 | \$3,000.00 |
| Picnic Tables | 6 | EA \$2,500.00 | \$15,000.00 |
| Grills | 2 | EA \$750.00 | \$1,500.00 |
| Fine Grading (6") | 125 | CY \$12.00 | \$1,500.00 |
| Hydro-seed Disturbed Areas | 1,500 | SF \$0.10 | \$150.00 |
| Motion Sensor Security Lights - Solar Powered | 2 | EA \$200.00 | \$400.00 |
| Electric Service Line (OPTIONAL) | 100 | LF \$15.00 | \$1,500.00 |
| Water Service Line - 6" (OPTIONAL) | 100 | LF \$50.00 | \$5,000.00 |
| Water Fountain (OPTIONAL) | 1 | LS \$1,000.00 | \$1,000.00 |
| Asphalt Pedestrian Trails | | | |
| Fine Grading For Trails (6") | 180 | CY \$24.00 | \$4,320.00 |
| Asphalt Perimeter Path - 8' Wide | 1,070 | SY \$30.00 | \$32,100.00 |
| Benches (1 every 300') | 4 | EA \$1,500.00 | \$6,000.00 |
| Signage - Way finding / Interpretive | 1 | LS \$1,000.00 | \$1,000.00 |
| Collapsible Bollards at Maintenance Access | 6 | EA \$500.00 | \$3,000.00 |
| Shade Trees | 25 | EA \$600.00 | \$15,000.00 |
| Open Field Area | | | |
| Fine Grading | 500 | CY \$10.00 | \$5,000.00 |
| Hydro-seed Play Field Area | 24,000 | SF \$0.10 | \$2,400.00 |
| Shade Trees | 22 | EA \$600.00 | \$13,200.00 |
| Picnic Tables | 4 | EA \$2,500.00 | \$10,000.00 |
| Little League Baseball/Softball Fields (2) | | | |
| Fine Grading (6") | 1,400 | CY \$10.00 | \$14,000.00 |
| Field Under Drainage (Perforated Piping) | 2 | LS \$10,000.00 | \$20,000.00 |
| Drainage Improvements (Bio-Swales Between Fields) | 250 | LF \$20.00 | \$5,000.00 |
| Area Drains / French Drains / Inlets | 6 | EA \$1,500.00 | \$9,000.00 |
| Imported Topsoil (4") | 1,172 | CY \$25.00 | \$29,300.00 |
| Infield Mix | 7,800 | SF \$0.75 | \$5,850.00 |
| Backstop | 2 | EA \$10,000.00 | \$20,000.00 |
| Bleachers (30 Seats) | 4 | EA \$2,500.00 | \$10,000.00 |
| Fencing (6' ht.) | 500 | LF \$30.00 | \$15,000.00 |
| Benches | 4 | EA \$1,000.00 | \$4,000.00 |
| Dugouts | 4 | EA \$4,000.00 | \$16,000.00 |
| Trash Receptacles | 4 | EA \$1,000.00 | \$4,000.00 |
| Lawn Seeding | 90,000 | SF \$0.10 | \$9,000.00 |
| Bullpen/Batting Cages | 2 | EA \$1,600.00 | \$3,200.00 |
| Electrical Conduit (to bullpen) | 400 | LF \$15.00 | \$6,000.00 |
| Field Irrigation (OPTIONAL) | 90,000 | SF \$1.00 | \$90,000.00 |
| Foul Line Barrier Fencing (OPTIONAL) | 1 | LS \$45,000.00 | \$45,000.00 |
| Complete Stormwater Management Facilities | | | |
| Detention Basin-Strip and Stockpile Soil (4' cut for 7,350 SF) | 1,090 | CY \$7.00 | \$7,630.00 |
| Shade Trees | 3 | EA \$600.00 | \$1,800.00 |
| Ornamental Trees | 3 | EA \$450.00 | \$1,350.00 |
| Shrubs | 30 | EA \$65.00 | \$1,950.00 |
| Detention Basin Wildflower Seeding | 7,350 | SF \$0.15 | \$1,102.50 |
| Erect Historical Marker | 1 | LS \$2,500.00 | \$2,500.00 |
| SUBTOTAL PHASE D WITHOUT OPTIONS: | | | \$695,772.50 |
| SUBTOTAL PHASE D WITH OPTIONS: | | | \$838,272.50 |

TOTAL PLEASANTVIEW PARK WITHOUT OPTIONS: \$4,764,698
TOTAL PLEASANTVIEW PARK WITH OPTIONS: \$6,655,173

Notes:
 1. Either Phase A or Phase C could potentially be constructed first since they both contain the planned site access driveways
 2. A savings of approximately \$100,000 could be realized if rough grading for all phases is completed at one time since it is estimated that cut and fill excavation could be balanced



10/29/09

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA

SC#09111.10

Committee Meeting #1 – Notes

Date/Time: 10/26/10, 6:30 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief introduction of Simone Collins (SC) and representatives of the steering committee. Next, a brief PowerPoint presentation was given. SC presented site photographs, base mapping data, and a draft site analysis plan. Aspects of the project schedule and scope were also discussed. The purpose of the meeting was to informally gather information about the project and to solicit initial programming ideas for the properties.
2. Conversation took place regarding maintenance responsibilities for the park properties. Rod H. stated that all maintenance for both parks is performed by the Township. The Township mows Pleasantview Park once every year. Local sports organizations often donate seed, fertilizer and infield mix for Gerald Richards Park.
3. One committee idea was to dedicate each park to one major sport such as baseball or soccer. This concept was referred to as a "sports complex". Other recreational uses and facilities compatible to the primary sport could be provided to a lesser extent. Members in attendance felt that this would not only help with the layout of the facilities, but also help local sports organizations to take ownership of the facilities - which could lead to improved maintenance and sponsorship.

4. Following the presentation SC asked committee members for input on goals, facts and concepts for the project. The following ideas were generated for **Gerald Richards Park**:

| <u>GOALS</u> | <u>FACTS</u> | <u>CONCEPTS</u> | | | |
|--------------------------------------------------|--------------------------------------|------------------------------------|-----------------------------------------|-------------------------------------------------------|---------------------------------------|
| Address Township & neighborhood recreation needs | Incorrect solar field orientations | Additional parking | Lighting (fields & paths) | Planting plan | Programmable message sign |
| Fit into overall park system | Poorly drained soil | Artificial turf field | Phased improvements | Slope maintenance on field 3 (landscaping/wind break) | Clubhouse / meeting room (approx. 50) |
| Begin to meet active recreation needs | 30 acres | Additional buffering and screening | Artificial turf = increased maintenance | Storage | Event Space |
| | Diverse activities | More age groups (baseball) | Improve field storage | Free/un-programmed play fields (drop-in football) | Police sub-station |
| | Original master plan never completed | Playground (young children) | Make trails police accessible | Volleyball | Rock Wall |
| | | Pavilion/snack bar/restrooms | T-ball at field 11 | Lacrosse | Electric hook-ups |
| | Security Issues / Vandalism | Row of shade trees along main path | | No rocks (paved surfaces) | Parking |
| | | Spectator amenities | | | Young children close to facilities |

5. The following ideas were generated for **Pleasant View Park**:

| <u>GOALS</u> | <u>FACTS</u> | <u>CONCEPTS</u> | | | |
|---------------------------------------|----------------------------------------|----------------------|--------------------------|--------------------------------|------------------------|
| Create master plan | Bliem road to be relocated | Active recreation | Multi-use field | Full sized baseball | Perimeter jogging path |
| Fit into overall park system | Will be surrounded by residential uses | Automatic irrigation | Baseball complex | Boardwalk @ wetlands | |
| Begin to meet active recreation needs | 18.5 acres | Trail connections | Field lighting? | Buffering & screening | |
| | Public water and sewer | Stormwater pond | Low level trail lighting | Trail connections to G.R. Park | |

6. **The next committee / public meeting will be held on Wednesday, November 10, 2010 at 6:30 PM.**

Respectfully Submitted,
 SIMONE COLLINS, INC.
 LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet

Gerald Richards Park-Master Plan Update & Pleasantview Park - Master Site Plan

Committee Meeting #1

Tuesday, October 26, 2010, 3:00 PM @ Lower Pottsgrove Municipal Building

| NAME | ADDRESS | PHONE | EMAIL |
|---------------------|------------------------------|--------------|----------------------------------|
| EARL L. DECKER | 1854 N. PLEASANTVIEW RD | 610-323-6043 | MADDUCKE3@AOL |
| Russ Kurtz | 1087 N. PLEASANTVIEW RD | 610-326-3619 | |
| Gary DeRenzo | 1301 Dimity Ct. Pottstown PA | 610-705-5559 | GDERENZO@PGSD.ORG |
| AL CYBART | 2167 BUCHERT RD | 610-202-1562 | AJC1107@COMCAST.NET |
| John McMenamin | 1954 MALLARD COURT | 610-323-7570 | PROTRACT2@AOL.COM |
| Lynda Hamilton/Lynn | 699 N. Pleasantview Rd | 610-326-3320 | lyndahamiltonlwk@educating |
| Rob Deckert | 1531 LAURA LN | 484-390-4778 | robdc@comcast.net forLife.com |
| Karen Cape | 819 N Pleasantview Rd | 484-614-8763 | Karencape@comcast.net |
| Scott Houring | 1880 N Pleasantview Rd | 484-624-8227 | twisshouring@comcast.net |
| Paul Fisher | 1246 N. Adams St. | 484-300-1127 | paulfisher@educatingforlife.com |
| NEELI Tolentino | 2039 N. PLEASANTVIEW RD | 610-326-1439 | neeli.x.tolentino@GSK.com |
| ANTHONY Cherio | 2362 Donna Lane | 610-323-0659 | acherio@comcast.net |
| Rick Wood | 923 OAKDALE DR | 610-326-6767 | bragkboy831@COM. |
| Red Hawthorne | 2199 Buchert Rd | 610-323-0436 | rdh1@ATD.NET |
| Bob Gel | 1934 Blum Rd | 610-607-7624 | crank1@vzw.net |
| Joe Vecchio | 2109 Foxtail Drive | 610-970-9576 | Jvec98@comcast.net |
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11/17/09

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA

SC#09111.10

Public Meeting #1 – Notes

Date/Time: 11/10/10, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief introduction of Simone Collins (SC), the steering committee and the Township. Next, a brief PowerPoint presentation was given. SC presented site photographs, base mapping data, and a draft site analysis plan. Aspects of the project schedule and scope were also discussed. The purpose of the meeting was to informally gather information about the project and to solicit initial programming ideas from the public.
2. A representative from the Pottsgrove Soccer Club stated that presently there are no available soccer fields in any of the Townships surrounding Lower Pottsgrove. He went on to state that Gerald Richards is the only park in the Township with dedicated soccer fields and is heavily used and greatly needed.
3. Pete S. confirmed that most of the sports field scheduling is done by the Township. He stated that Lower Pottsgrove should consider joining with adjacent Townships to create a joint recreation authority. This would create one contact point for scheduling and reduce the burden on the Township(s).
4. Pete S. asked sports organizations to submit the following program needs to SC as soon as possible:
 - Sports Facility Needs (number and sizes of fields or other sports facilities)
 - Participation Rates
 - Game Scheduling Information
 - Storage Needs (SF)

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5. Following the presentation SC asked committee members for input on goals, facts and concepts for the project. The following ideas were generated for **Gerald Richards Park**:

| <u>GOALS</u> | <u>FACTS</u> | <u>CONCEPTS</u> | | | |
|------------------------------|------------------------------------|----------------------------------|--------------------------------------|------------------------------|-----------------------|
| Fit Into Overall Park System | 34 Acres | Playground (Young Children) | Trail Connections to Gerald Richards | Pavilion/Snack Bar/Restrooms | Water |
| | Incorrect Solar Field Orientations | Additional Buffering & Screening | Preserve Nature | Field & Trail Lighting | Relocate Playground |
| | Poorly Drained Soil | Improve Soils | S.W. corner Has Stormwater Issues | Additional Parking? | Tennis |
| | Restrooms Not ADA Compliant | School Partnership (fields) | Pond as Stormwater Management | Field Under-drainage | Artificial Turf Field |
| | Exercise Stations Not Used | Site for New Twp. Building? | Existing Use Study? | Soccer Complex | Multi-purpose Field |
| | Poor Maintenance Conditions | Spectator Areas | Bleachers | Water Fountains w/ Hose Bibs | Wind Screening |
| | | | | | |

6. The following ideas were generated for **Pleasant View Park**:

| <u>GOALS</u> | <u>FACTS</u> | <u>CONCEPTS</u> | | | |
|------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------|-------------------------------------|-----------------------------------------|-------------------------------------|
| Address Twp. And Neighborhood Recreation Needs | 23 Acres | Active Recreation | Snack Bar/ Restrooms/ Water | Buffering | Preserve Nature |
| | Bliem Road to be Relocated | Tennis | Historical Investigation? | Baseball Complex | Clubhouse / Meeting Room (50) |
| | Wind! | Softball | Accommodate many age groups | Limited Use of Baseball Fields | Lighting |
| | Public Water and Sewer | Security / Vandal Resistance | Restrooms (one locked access) | Equipment Storage | Dog Park |
| | Will be surrounded by residential uses | Water Fountain / Hose Bib | Expand Paths | Electric for Baseball | Permanent Trash Cans |
| | | Phased Improvements (Re: Bleim Road Relocation) | | | |

7. **The next committee / public meeting will be held on Wednesday, December 15, 2010 at 6:30 PM.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet

Gerald Richards Park-Master Plan Update & Pleasantview Park - Master Site Plan

Public Meeting #1

Wednesday, November 10th, 2010, 6:30 PM @ Sunnybrook

| NAME | ADDRESS | PHONE | EMAIL |
|---------------------|--------------------------------|--------------|------------------------------------------|
| TOM TROUTMAN | 2469 EAST HIGENST POTTSTOWN PA | 610-323-6499 | CMTTCT@VERIZON.NET |
| Loretta Plunka | 1440 Small Rd | 610 326-6452 | |
| Myra Raymond | 1316 Caldwell Dr | 610 328 0897 | |
| Lynda Hamilton | 1199 N. Pleasantview Rd. | 610.326.3320 | lynda.hamilton.kirk@educatingforlife.com |
| Don & MAUREEN KUTYS | 2158 FOXTAIL DR | 610-970-1032 | |
| Josh Toth | 19 Green Briar Ct. | 610-705-0532 | tothjd4295@verizon.net |
| ROB DECKERT | 1531 LAURA LN | 484-390-4778 | robdjc@comcast.net |
| Jim Kaiser | 2019 Deer Ridge Dr. | 610-970-2175 | James.Kaiser@berkey.com |
| Jennifer Kott | 5 Dunning Ct | 610 718 1141 | jisejt@gmail.com |
| John Charbonneau | 7 Country Dr. | 267-372-9127 | johncharb@yaho.com |
| MATT MAKOID | 2336 WELSH DR. | 610-718-0698 | MAKOID98@COMCAST.NET |
| CRAIG COBURN | 64 PEBBLE BEACH LANE | 610-326-1491 | ccoburn@comcast.net |
| Chas Maher | 2255 Welsh | 610 220 7245 | ChasMah99@AOL.com |
| Jon Maher | same | same | same |
| JOHN WENDEL | 790 BLIEM RD. | | |
| Joe Vecchio | 2109 FOXTAIL DR | 610-570-9576 | jvec98@comcast.net |
| Allyson Lane | 24 Cherrytree Lane | 610-326-5204 | hockeyfan06@comcast.net |
| Paul Fisher | 1246 N. Adams St. | 610-326-8909 | paulfisher@educatingforlife.com |
| BOB MOHOLLON | 2442 WELSH DR. | 610-970-0117 | BMOHOLLON@COMCAST.NET |
| JOHN MCMENAMIN | 1954 MALLARD COURT | 610-970-2794 | PROTRACT2@AOL.COM |
| Michael McAllister | 1414 CHESTNUT GROVE RD | 484-256-2977 | MICHAELMCAWSTG14@COMCAST.COM |

**Gerald Richards Park-Master Plan Update & Pleasantview Park - Master Site Plan
Public Meeting #1
Wednesday, November 10th, 2010, 6:30 PM @ Sunnybrook**

| NAME | ADDRESS | PHONE | EMAIL |
|----------------------------|--------------------------------------|--------------|------------------------------|
| ROD Hawthorne | 2199 BURNETT RD Potts PA | 610-323-0436 | rodh1@PTD.net |
| EARL DECKER | 1554 N. PLEASANTVIEW RD. POTTS PA | 610-323 6043 | MADDUKEL3@AOL.COM |
| GREG BIAGINI | 1160 Sweetwater Way, Pottstown Pa. | 610-705-3122 | GSBIAGINI@comcast.net |
| Joseph Valentino | 137 Boxwood Court Pottstown Pa. | 610-323-0307 | JOE.Valentino@kenesynksh.com |
| Alyson Elliott | 299 Buchert Rd. Pottstown, PA | 610-323-0436 | aelliott@lowerpottsgrove.org |
| Michael ERBER | 46 PEBBLE BEACH LN POTTSTOWN PA | 610 970 8481 | LIGHTRAVE@VERIZON.NET |
| MIKE McGRORTY | 2170 FOXTAIL DR POTTSTOWN PA | 610 327 1043 | m.mcgrorty@comcast.net |
| DAVE GOLDCAMP | 1019 KEPLER RD. POTTSTOWN PA | 610 334 8103 | goldcampd@mlhs.org |
| COLE | " " | " " | " " |
| Nefeli EL LAURIE Tolentino | 2039 N. Pleasantview RD Pottstown PA | 610-326-1429 | |
| AL O'Bart | 2167 BUCHERT RD | 610-202-7562 | |
| Chad Camburn | Bursich Associates | 610-323-4040 | Camburn@bursich.com |
| Jim Toth | 1037 Brookwood Dr | 610-326-7324 | jschj@arrl.net |
| Chris Fel | 120 Julie Rd | 610-970-2692 | stretch_523@yahoo.com |
| Scott Fulmer | 2378 Christina Ct | 610-972-6754 | Fulmers1962@comcast.net |
| MARK ERMISH | 2329 Donna Lane Pottstown PA | 610-327-0558 | MERMISH55@aol.com |
| Wendy Cucci | 2324 Brown St Sanatoga | 484 332 3470 | wendy2256@aol.com |
| Beth & Scott Houtby | 1880 N Pleasantview Pottstown | 484 624-8227 | twiss@houting@comcast.net |
| Sharon Troutman | 23 Country Drive, Pottstown | 610-327-0886 | bill-sharon@verizon.net |
| Dennis Rolando | 1960 Mallard Court, Sanatoga | 610-323-8924 | rolandod@aol.com |
| Danna Krieger | 2478 Donna Lane, Sanatoga, PA | 610-326-7523 | Kcrew6@aol.com |



12/21/10

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA
SC#09111.10

Public/Committee Meeting #2 – Notes

Date/Time: 12/15/10, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief PowerPoint presentation showing three initial concepts for each park property. The purpose of the meeting was to gather and finalize programming needs and to receive feedback on the initial concepts presented. The initial concepts are summarized below:

All concepts for each park assume a new clubhouse (2,500-3,000 SF) with meeting rooms, restrooms, snack bar, and storage; new storage buildings dispersed throughout the site(s); additional parking; and, a playground.

Gerald Richards Park

Concept #1 - shows the reuse and improvement of the existing facilities and a mixture of baseball/little league and soccer facilities. It is anticipated that this concept could be completed in 3-4 phases and would require the least amount of grading to re-grade areas between fields and improve stormwater drainage. This concept features a new centrally located 100 car parking lot, an artificial turf field at the game field location, a 30 car parking area next to the Township municipal garage, and a building expansion onto the existing field house. This concept is the least costly to construct.

Concept #2 – entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features an 80 car parking lot near Buchert Road (existing), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

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Concept #3 – also entails a total regrading of the site in 1-2 phases to maximize area for mostly soccer fields. This concept features a 250 car parking lot near Buchert Road and a 30 car parking area next to the Township municipal garage. A central field consisting of flexible space/free play area or /U6/U8/U12 soccer fields is also shown. This concept would be more costly than concept #1 due to the extensive grading and mostly new facilities.

Pleasantview Park

Concept #1 – consists primarily of baseball and little league fields with soccer fields overlaid onto baseball as a secondary use. Vehicular access is taken off Bleim Road opposite the proposed residential road, and a 200 car parking area is provided in the western portion of the site. Also shown is a perimeter jogging/walking trail.

Concept #2 – emphasizes more of an equal mixture of baseball, little league, t-ball, and soccer. This concept also includes tennis courts, a dog park, and a multi-use artificial turf field. Two vehicular access points are established where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

Concept #3 – consists primarily of little league/t-ball fields. This concept also includes tennis courts, a baseball field with soccer overlay, and a flexible free play area. Vehicular access is taken where the two proposed residential streets intersect Bleim Road. A 200 car parking area is provided in the eastern portion of the site. Also shown is a perimeter jogging/walking trail and buffering/screening along Pleasantview Road.

2. An attendee stated that ball fields near roads could pose a hazard to motorists or cause children to chase balls into the street.
3. Much discussion took place regarding the solar orientation of the baseball fields. An attendee asked if baseball/little league fields could be orientated to take the form of a “clover leaf” or “fourplex” – where the home plates of the ball diamonds are located near a central pedestrian core. Pete S. stated that this arrangement would not be approved by DCNR since it would require some fields to have incorrect solar orientation. He added that complexes like this are often geared towards night play where field lighting is used and the sun is not a factor.
4. It was then asked if fields could be oriented with incorrect solar orientation if private money was raised to construct the fields? Pete S. responded that this might allow for a 20-30% reduction of the construction costs since a private organization may not be mandated to pay prevailing wage rates. Pete S. also added that the cost for these improvements is a lot of money for a private organization to raise, and that to be able to leverage funds with public grant sources the fields would have to have correct solar orientation. It was also added that this plan is funded through DCNR and therefore their requirements for solar orientation must be followed.
5. It was suggested that the tennis and basketball courts be located close to Buchert Road to provide more visibility.
6. A member in attendance preferred Pleasantview option #3 since this option contained the most little league fields.

7. A major factor when deciding the final solution is the timing of construction for both parks. A possible strategy could be to construct Pleasant View Park first in an effort to provide a relief valve for Gerald Richards – which could be offline for 1-2 years when Gerald Richards is improved. At this time there is not enough information to make this decision and will require more in depth investigation and feedback from the public and committee.
8. **It was asked that sports organizations submit their needs to the Township as soon as possible.** To date, SC has received the following needs:

Pottsgrove Baseball Organization:

TEAMS (6):

- 13 year old Legion Prep team(13 only)
- Junior Legion Team(13-15)
- Sr. Legion(16-19)
- Babe Ruth team(13-15)
- Sr. Babe Ruth(16-19)
- City/County team (15-17)

NEEDS:

- 3-6 full sized (90' base paths) baseball fields (assumption by SC – there was a comment from an attendee that 3 full sized baseball fields were too many)

Pottsgrove Little League:

PARTICIPANTS:

- Approximately 330 and growing

FIELD NEEDS:

- 6-7 little league fields (60' base paths)
- 1 full sized field (90' base paths)
- 2 bullpens (75' length)

OTHER NEEDS:

- Electric at bullpens and fields
- Storage for field equipment - including pitching machines, helmets, catchers gear, field grooming equipment.
- Snack bar facilities - with running water
- Restrooms

9. Copies of the initial concept plans for review will be posted on the Township's website and will also be e-mailed to those who gave e-mail addresses at previous meetings. **It is asked that public comments and feedback on the concepts be submitted to aelliott@lowerpottsgrove.org no later than January 12, 2011 so concept plans can be revised before the next meeting.**
10. **The next committee / public meeting will be held on Tuesday, January 25, 2011 at 6:30 PM at the Sunnybrook ballroom.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign-In Sheet



02/07/10

Gerald Richards Park & Pleasantview Park - Master Site Plans

Lower Pottsgrove Township, Montgomery County, PA
SC#09111.10

Public/Committee Meeting #3 – Notes

Date/Time: 1/25/11, 6:30 PM

Location: Sunnybrook

In Attendance:
See attached sign-in sheet

Notes:

1. The meeting began with a brief PowerPoint presentation showing the revised concepts for each park property. Committee and public comments received to date were also presented. An example of a local dog park and common site amenities for dog parks were shown. The purpose of the meeting was to obtain public and committee comments on the concept plans presented. The revised concepts are summarized below:

All concepts for each park assume a new clubhouse (2,000-3,000 SF) with meeting rooms, restrooms, snack bar, and storage; picnic pavilions / new storage buildings dispersed throughout the site(s); additional parking areas; and, a playground.

Gerald Richards Park (GRP)

Revised Concept #2 – entails a total re-grading of the site in 2 phases to maximize usable area primarily for soccer fields. One softball/little league field is shown as a secondary/overlay use to the soccer fields on GRP property, and one softball/little league field is shown on the Coventry Christian School (CCS) property. This concept features an 80 car parking lot near Buchert Road (expansion of existing parking lot), a centrally located 200 car parking lot, and a 30 car parking area next to the Township municipal garage. Revisions to the initial concept #2 include: moving the tennis courts, basketball courts, and clubhouse closer to Buchert Road to improve visibility; elimination of the 400' baseball field; rearranging soccer fields to provide more space between the fields to accommodate spectators and/or stormwater management BMP areas; additional width of buffering along residential property lines; shifting the existing driveway entrance at Buchert Road 30' to the east; a perimeter

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loop trail suitable for emergency vehicle access; and, a future building expansion to the Township's Municipal Garage. Also planned on CCS property: a future building expansion to the CCS school building; additional 60 required parking spaces; a future playground expansion; community gardens; and, a full sized basketball court.

Pleasantview Park (PV)

Revised Concept #2 – emphasizes a mixture of baseball, little league/softball, multi-use artificial turf field, roller hockey, tennis, basketball, and a dog park. The primary uses are little league/softball with 5 fields shown. Two vehicular access points are established where the two proposed residential streets opposite the park intersect Bleim Road. A 200 car parking area is provided in the central portion of the site. Also shown is a perimeter jogging/walking trail and additional buffering/screening along the north south and east property lines. Changes from the previous concept #2 include: the addition of roller hockey court, a 1 acre dog park, basketball courts, open field areas (free play) and landscaping, 2 picnic pavilions with field storage.

2. The consultants explained various methods of stormwater runoff controls that could be used for GRP including: 2 stormwater management areas-1 as a wet pond, bio-swales to convey stormwater and improve water quality, underground stormwater detention (under parking lots), porous paving for trails and parking lots, area drains, and sports field under drainage. Pete S. explained that due to the poor draining shale-like soil, a variety of these methods will have to be instituted to control and improve stormwater management. He added that stormwater controls could change when the project goes to design development and as a result of the local conservation district review. Stormwater management areas shown on the plans depict the general size required for stormwater detention. However, additional areas may be needed for stormwater infiltration or water quality improvement areas as determined by the local conservation district review.
3. Rich W. asked if irrigation was proposed due to the poor conditions of the soils in GRP. **Pete S. responded that recommendations for irrigation as well as a practical water source location will be included in the master plan narrative report.** Justin K. added that soil amendments will help to reduce the need for irrigation of the sports fields and will be included as a recommendation in the master plan report.
4. A major factor when deciding the final solution is the timing of construction for both parks. A possible strategy could be to construct phases at Pleasant View Park first in an effort to provide a relief valve for Gerald Richards – portions of which could be offline for 1-2 years when Gerald Richards is improved. At this time there is not enough information to make this decision. However, it is anticipated that Gerald Richards could be re-graded in two phases.
5. There were some concerns that the GRP clubhouse was not located in the most visible location and most were in agreement that it should be moved behind the municipal garage. This would allow for more supervision of the building by maintenance workers and provide nearby utility connections. **SC will relocate this building in the revised plan.**
6. Members in attendance asked that a portion of the parking be provided over stabilized turf to reduce impervious surface and provide a softer look to the

- parking. Pete S. explained that porous asphalt paving should also be considered for the parking lot since these systems have been proven to last 20+ years. He noted that some vacuuming will be required to maintain porous asphalt paving.
7. Members in attendance had concerns that the GRP driveway entrance at Buchert Road was too close to the driveway entrance for Rolling Hills. It was determined that the existing location for the driveway was the best location since it is near the perimeter of the site and will not conflict with pedestrian circulation - providing a better overall user experience. It was agreed by most that this entrance could be better defined with improved design, landscaping and signage.
 8. It was suggested that another bathroom location be added to the GRP plans near the southern property line and away from the adjacent residences. Pete S. added that a bathroom could be added to one of the pavilion structures. Justin K. noted that adding bathrooms will increase the cost of building the park but that it could be done in a later phase. **SC will explore the addition of a restroom and pavilion relocation.**
 9. **SC will verify that proposed little league fields have 220' outfields.**
 10. A member in attendance wondered why there were mixed uses of sports fields and a dog park at PV. Pete S. added that the dog park was added due to public and committee requests for a dog park. In addition, mixed user groups can provide extra sets of "eyes" at different times of the day to help deter vandalism.
 11. It was recommended that the dog park location be switched with the roller hockey location. Pete S. stated that it would be better to locate hockey near the street to deter vandalism to the court. **SC to consider this suggestion.**
 12. A member asked how maintenance or emergency vehicles will enter the park. Justin K. responded that it is intended that the perimeter loop trail be built wide enough to accommodate a small vehicle. **SC will show connections to the loop trail from driveways/parking lots.**
 13. Copies of the initial concept plans for review will be posted on the Township's website and will also be e-mailed to those who gave e-mail addresses at previous meetings. **It is asked that public comments and feedback on the concepts be submitted to aelliott@lowerpottsgrove.org no later than February 18, 2011 so the DRAFT plans can be prepared before the next meeting.**
 14. **The committee / public meeting scheduled for February 23, 2011 is canceled. The next meeting will be held on March 23, 2011, 6:30PM at Sunnybrook Ballroom.**

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

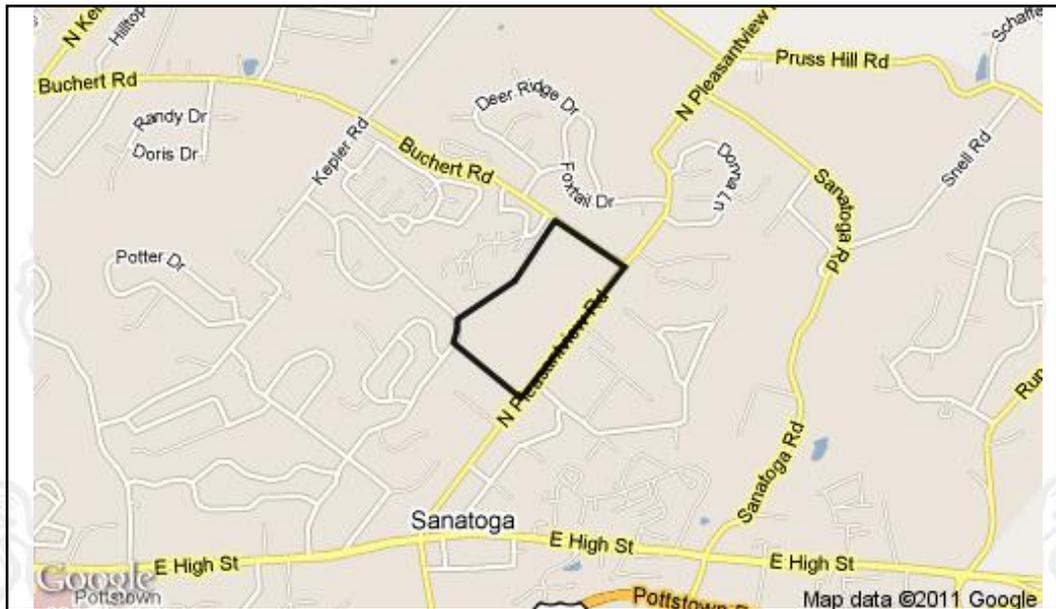


Justin M. Keller

Enc.: Attendance Sign-In Sheet

1. PROJECT INFORMATION

Project Name: **Gerald Richards Park**
 Date of review: **2/21/2011 4:37:32 PM**
 Project Category: **Recreation,Other**
 Project Area: **44.7 acres**
 County: **Montgomery** Township/Municipality: **Lower Pottsgrove**
 Quadrangle Name: **PHOENIXVILLE** ~ ZIP Code: **19464**
 Decimal Degrees: **40.252345 N, -75.594692 W**
 Degrees Minutes Seconds: **40° 15' 8.4" N, -75° 35' 40.9" W**



2. SEARCH RESULTS

| Agency | Results | Response |
|-----------------------------------------------------|-----------------|----------------------------|
| PA Game Commission | No Known Impact | No Further Review Required |
| PA Department of Conservation and Natural Resources | No Known Impact | No Further Review Required |
| PA Fish and Boat Commission | No Known Impact | No Further Review Required |
| U.S. Fish and Wildlife Service | No Known Impact | No Further Review Required |

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
 400 Market Street, PO Box 8552, Harrisburg, PA.
 17105-8552
 Fax:(717) 772-0271

U.S. Fish and Wildlife Service

Endangered Species Section
 315 South Allen Street, Suite 322, State College, PA.
 16801-4851
 NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
 450 Robinson Lane, Bellefonte, PA. 16823-7437
 NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
 Division of Environmental Planning and Habitat Protection
 2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
 Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: _____
 Company/Business Name: _____
 Address: _____
 City, State, Zip: _____
 Phone:(_____) _____ Fax:(_____) _____
 Email: _____

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

_____ date
 applicant/project proponent signature

1. PROJECT INFORMATION

Project Name: **Pleasantview Park**
 Date of review: **2/21/2011 4:41:24 PM**
 Project Category: **Recreation,Other**
 Project Area: **25.2** acres
 County: **Montgomery** Township/Municipality: **Lower Pottsgrove**
 Quadrangle Name: **SASSAMANSVILLE** ~ ZIP Code: **19464**
 Decimal Degrees: **40.261712 N, -75.585508 W**
 Degrees Minutes Seconds: **40° 15' 42.2" N, -75° 35' 7.8" W**



2. SEARCH RESULTS

| Agency | Results | Response |
|-----------------------------------------------------|-----------------|----------------------------|
| PA Game Commission | No Known Impact | No Further Review Required |
| PA Department of Conservation and Natural Resources | No Known Impact | No Further Review Required |
| PA Fish and Boat Commission | No Known Impact | No Further Review Required |
| U.S. Fish and Wildlife Service | No Known Impact | No Further Review Required |

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Carbon, Chester, Cumberland, Delaware, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) must comply with the bog turtle habitat screening requirements of the PASPGP.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for one year** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special

concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt, a completed PNDI form and a USGS 7.5 minute quadrangle map with the project boundaries delineated on the map. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.



5. ADDITIONAL INFORMATION

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For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

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17105-8552
Fax:(717) 772-0271

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Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
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8. CERTIFICATION

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_____ date
applicant/project proponent signature

***Tag Archive* / "Gerald Richards Park"**



Parks Work Successful So Far; Feb. Meeting Canceled

Posted on 10 February 2011. Tags: Gerald Richards Park, Lower Pottsgrove Board of Commissioners, Pleasantview Park, Simone Collins



The open fields that, someday, will be developed as Lower Pottsgrove's Pleasantview Park.

SANATOGA PA – Community residents who – during three sessions so far – have seen progress in proposals for development of Lower Pottsgrove's Pleasantview Park and the renovation of Gerald Richards Park, seem pleased with the results, township Assistant Manager Allison Elliott declared Monday (Feb. 7, 2011).

So much so, in fact, that the group won't gather again until March, she told the Board of Commissioners during its meeting this week.

Depending on the day and its weather, Elliott noted, the group of between 10 and 25 volunteers has been talking monthly since November about what the parks need, should be used for, and how they best fit into Lower Pottsgrove's overall recreation program. The discussions have been guided by Norristown PA-based landscape architects Simone Collins, with money available primarily from a state grant.

Simone Collins initially produced three different concept plans for each: Pleasantview, a future park destined to occupy now vacant land at the northwest corner of Bleim and North Pleasant View Roads; and Richards, the township's busiest active park, at the corner of North Pleasant View and Buchert roads.

Those choices have been whittled down to one each. "Everybody's pretty happy, and there hasn't been a whole lot of dissension," Elliott said.

The group's next meeting is scheduled for March 23 (2011; Wednesday) at 6:30 p.m. in the Colonial Room at Sunnybrook Ballroom, 50 Sunnybrook Rd., Pottstown PA. The meeting planned for this month, Elliott added has been canceled.

Related (to Pleasantview Park development):

- [Parks Work Successful So Far; Feb. Meeting Canceled](#)
- [At Richards Park, Planning Foresees New Uses, Re-uses](#)
- [Crucial Meeting Ahead For Township's Pleasantview Park](#)
- [Fledgling Park Gets A Name](#)

Related (to the Lower Pottsgrove Board of Commissioners' Feb. 7 meeting):

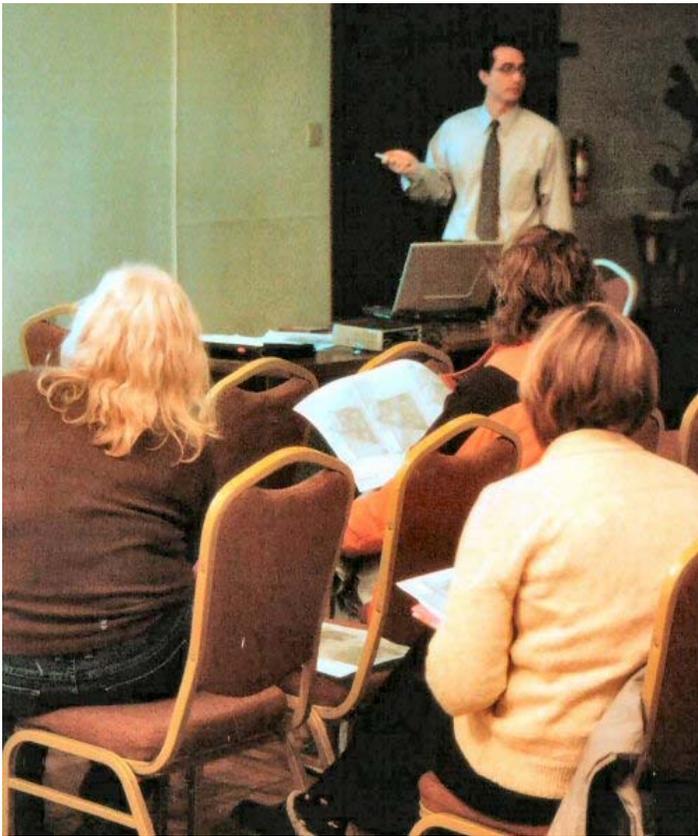
- [Parks Work Successful So Far; Feb. Meeting Canceled](#)
- [Drug Sales A Problem Near High School, Township Told](#)
- [Over Objections, Commissioners Endorse Buchert Apartments](#)
- [Two Expansions Considered On Lower Pottsgrove Agenda](#)

Posted in [Lower Pottsgrove](#), [RecreationComments \(2\)](#)



At Richards Park, Planning Foresees New Uses, Re-uses

Posted on 25 January 2011. Tags: [Gerald Richards Park](#), [Lower Pottsgrove Board of Commissioners](#), [Pleasantview Park](#), [Simone Collins](#)



Volunteers study renderings for the re-design of Gerald Richards Park, as a representative of Simone Collins explained the concept during December (2010).

SANATOGA PA – Planning for Lower Pottsgrove (PA) Township’s newest open space, as well as its most popular one, continues tonight (Tuesday, Jan. 25, 2011) at 6:30 p.m. in Sanatoga’s Sunnybrook Ballroom. Residents and volunteers will gather to discuss a rookie recreational venue, Pleasantview Park on North Pleasant View Road, and a veteran one, Gerald Richards Park on Buchert Road.

Envisioning new and reconsidering current facilities at Pleasantview and Richards, respectively, is the task of a six-month series of meetings being conducted by township officials and their landscape architects, Simone Collins of Norristown PA, and being paid for primarily from state funds. The open -to-the-public discussions are scheduled through April 26.

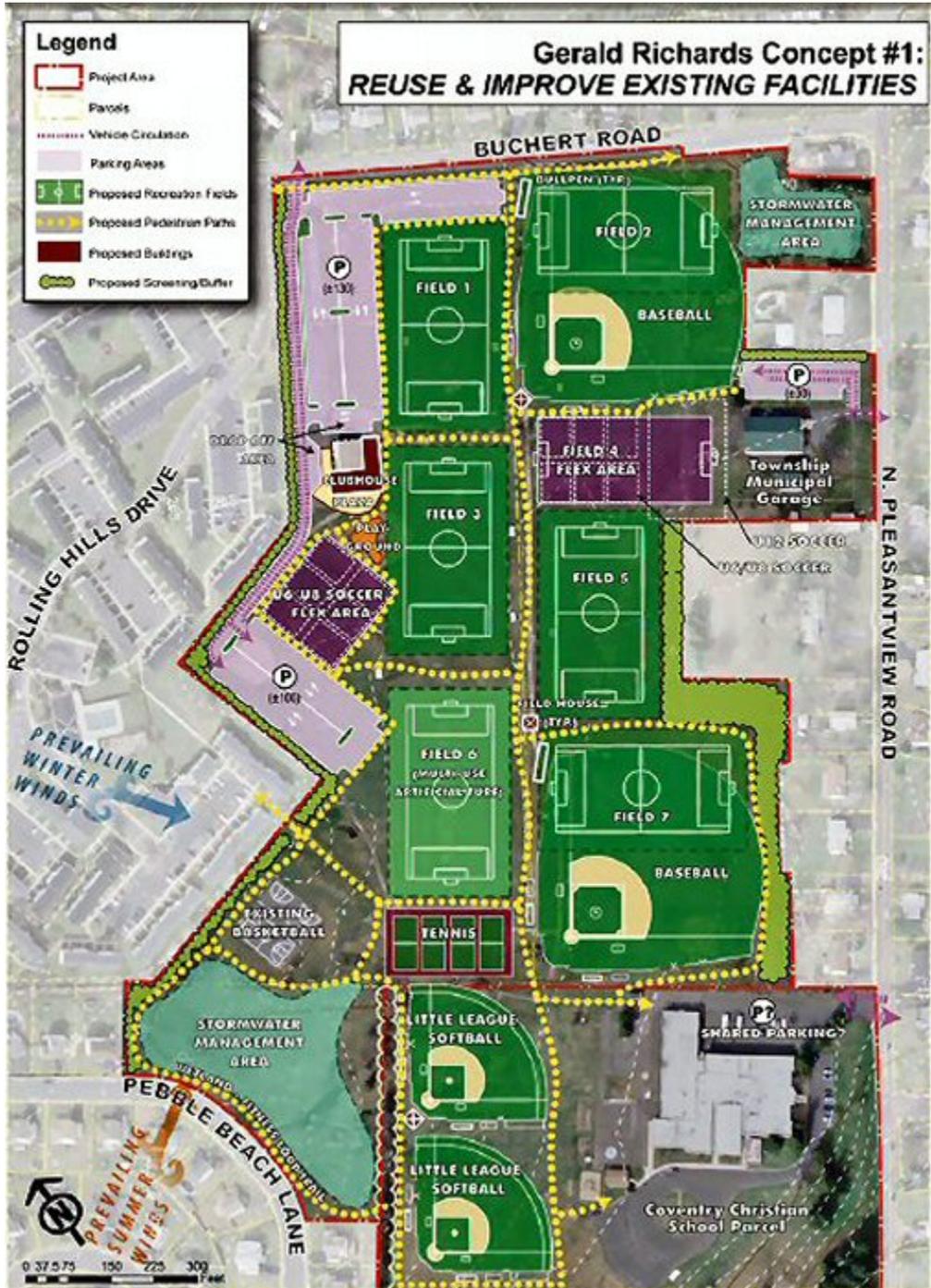
The parks seem to be inextricably linked by not only their proximity – they are less than a mile apart on the township’s east side – but by what are increasingly seen as their target uses: playing fields for sports of all kinds that are likely to attract good-sized crowds on week nights and weekends.

That role for Pleasantview, should volunteers think it best, will be sometime in the future. It now sits as a vacant farming field at the corner of North Pleasant View and Bliem roads. The millions of dollars needed to turn the empty land into a multi-purpose park probably won’t be available for several years, and will in part depend on a residential real estate market that has yet to rebound.

The Pleasantview property is relatively flat, unencumbered by trees or vegetation, and surrounded, so far, by few neighbors. That will change if developers have their way. Township officials believe its current characteristics make it ideally suited for playing fields. Critics think it should be left passive and natural, for much the same reasons.

- See the tentative plans for, and read an accompanying story about, Pleasantview Park here.

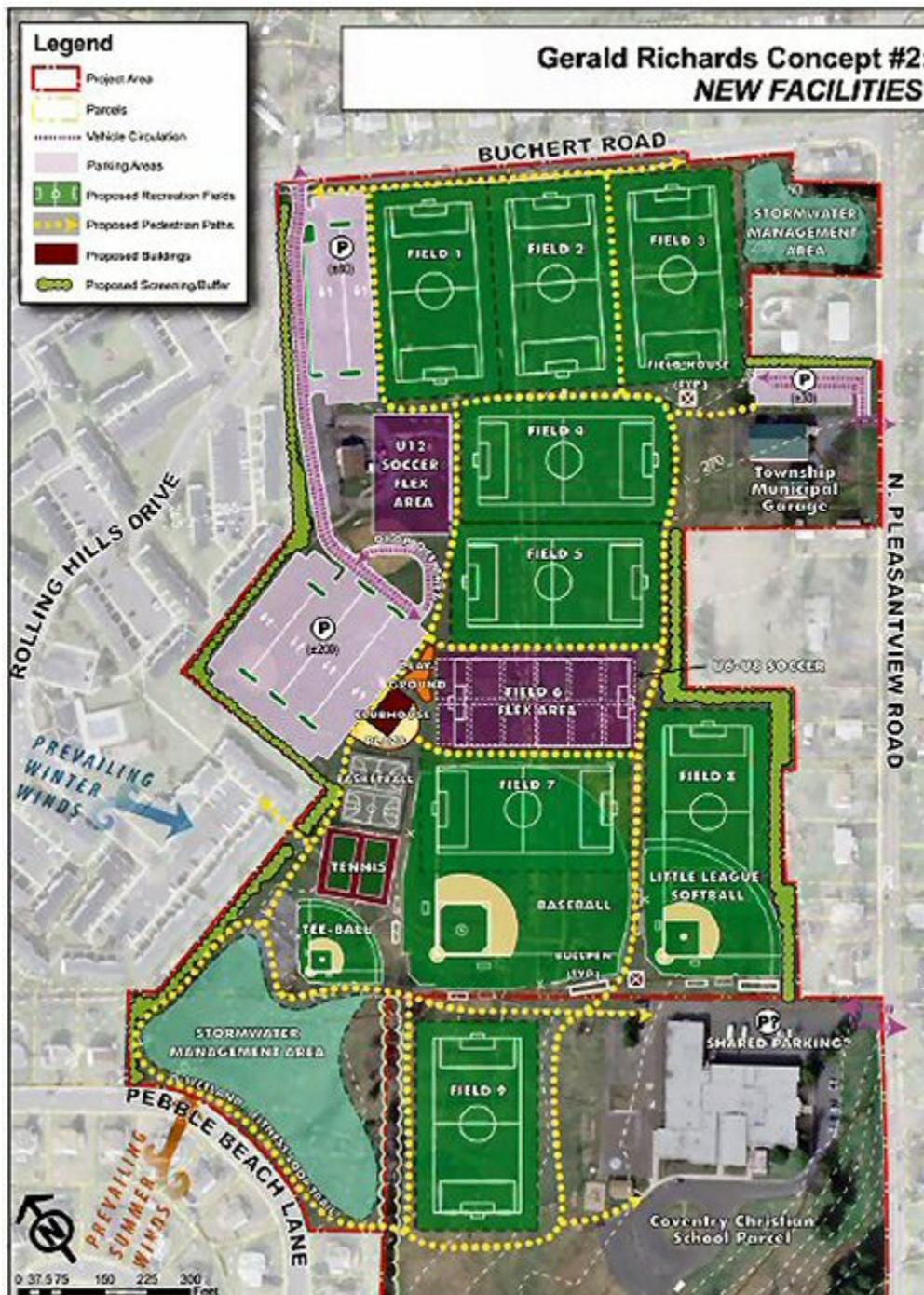
Richards Park, on the other hand, has offered decades of service to those who love the outdoors. A former landing area for small airplanes, it got its start in recreation as Chrusch Field, and later was more fully developed and renamed to honor the township Board of Commissioners' long-time president, Gerald Richards. Teams playing a wide variety of sports pack into it almost nightly during the spring, summer and fall.



Concept 1 for Gerald Richards Park ...

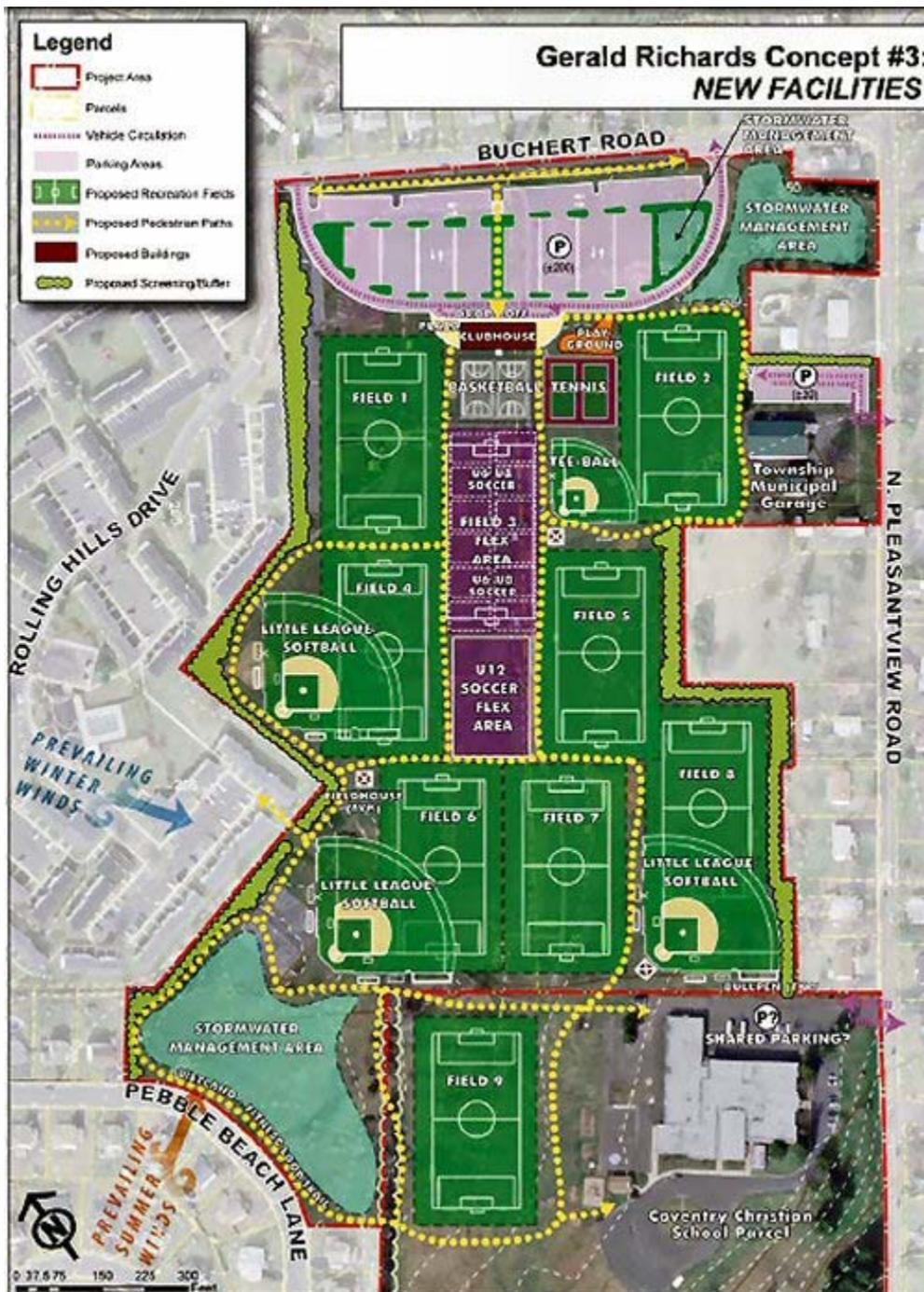
Richards has its problems, though. Water drainage there is poor, and makes some fields unplayable for days after a storm. Parking, particularly on weekends, is charitably described as “tight.” And because usage is high and field space is limited, scheduling conflicts occasionally arise.

To address those and other issues, Simone Collins has created three proposals for Richards. One represents a reuse and improvement of existing facilities. The other two contemplate a wholesale make-over of its acreage with new facilities and incorporating space surrounding the Coventry Christian School that abuts the park on its southeast side. Coventry is already talking with the township about how that combination might work.



... Concept 2 ...

In any of the three, the sports emphasis at Richards is soccer. Each of the three plans includes up to 21 soccer fields for teams of varying ages and abilities, a limited number of softball and baseball fields, a small number of both basketball and tennis courts, and far more parking. They keep, and expand upon, the walking trail system many adults rely on during warmer weather.



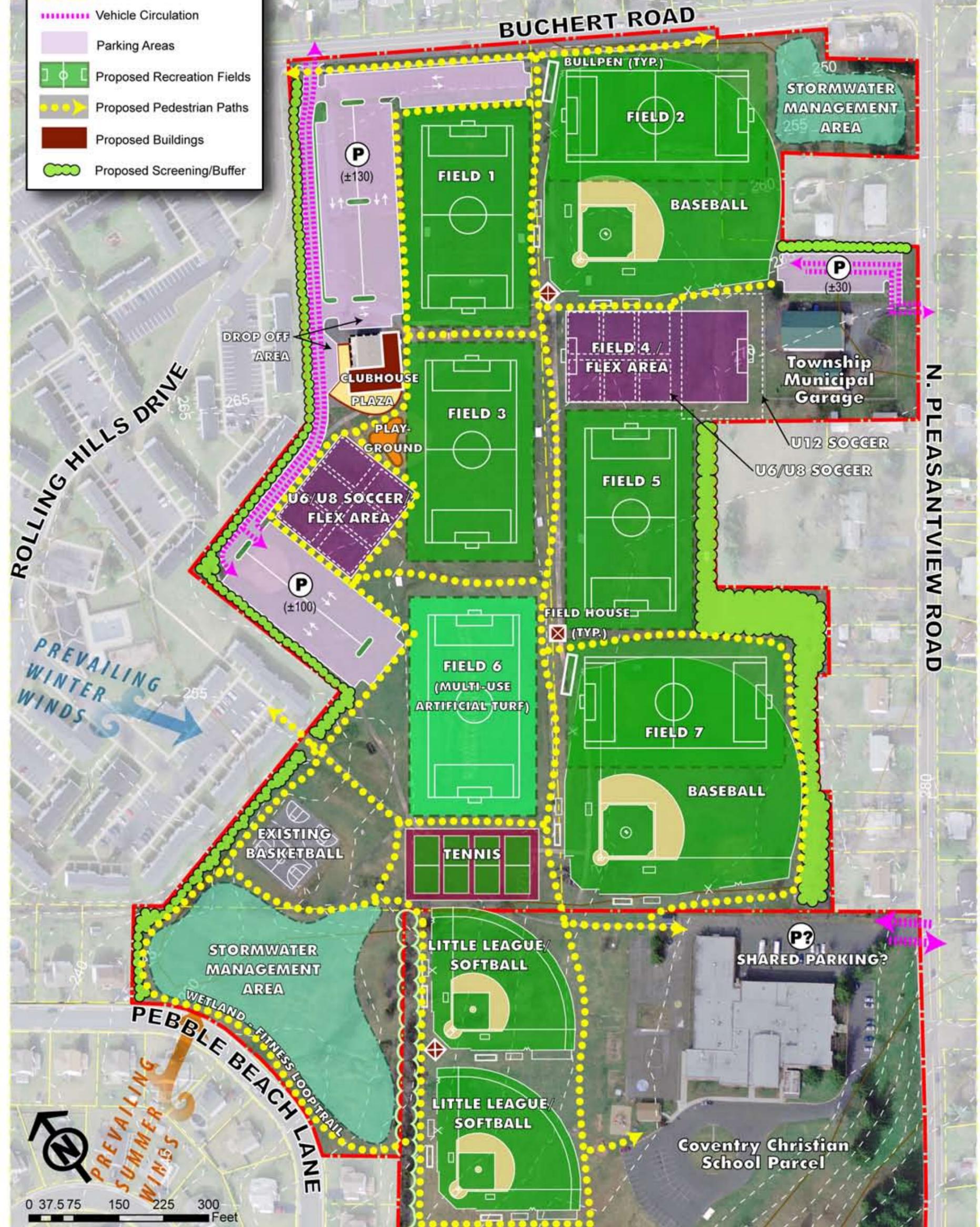
.. and Concept 3.

They also include not one but two or three storm water management ponds to solve Richards' drainage issues. One is big enough that it may be developed as a wetland preserve.

Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer

Gerald Richards Concept #1: REUSE & IMPROVE EXISTING FACILITIES



PROPOSED FACILITIES DATA:

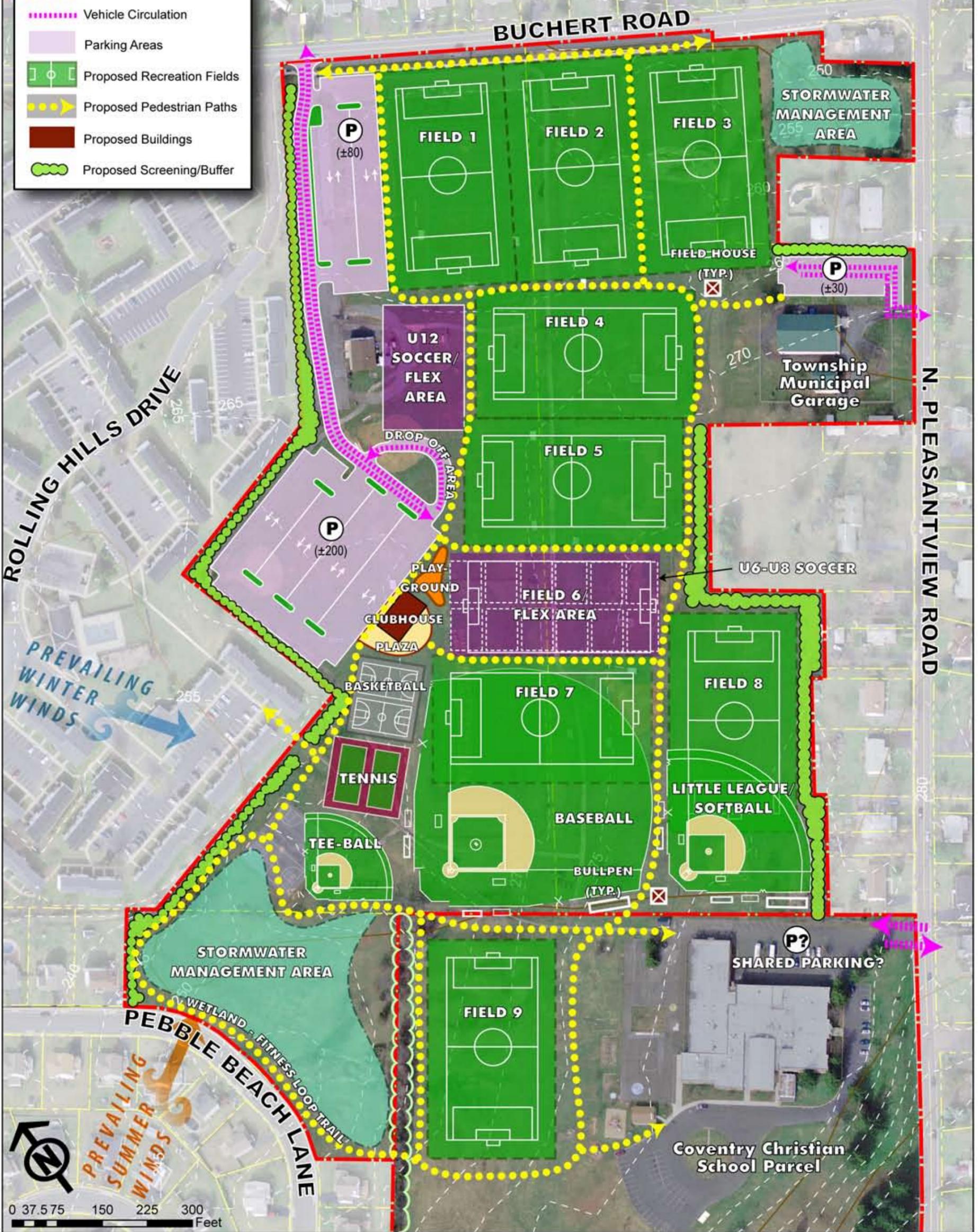
- Re-grade and smooth areas between fields in 3-4 phases
- **7** - 300' soccer fields including 1 multi-use artificial turf field and 1 flex area **(+3 full soccer fields)**
- **12** - U6/U8 soccer fields **(+6)**,
- **1-2** - U12 soccer fields **(same #)**
- **2** - 400' baseball fields **(same #, +100' larger outfields & correct orientation)**
- **2** - little league baseball / softball fields **(same #, + correct orientation)**
- **4** - tennis courts **(+4)**
- **260** parking spaces **(+130)**
- existing basketball courts to remain
- playground
- clubhouse: meeting rooms/restrooms/storage

NOTE: Items in parentheses represent changes from the existing layout of the park.

Gerald Richards Concept #2: NEW FACILITIES

Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer



PROPOSED FACILITIES DATA:

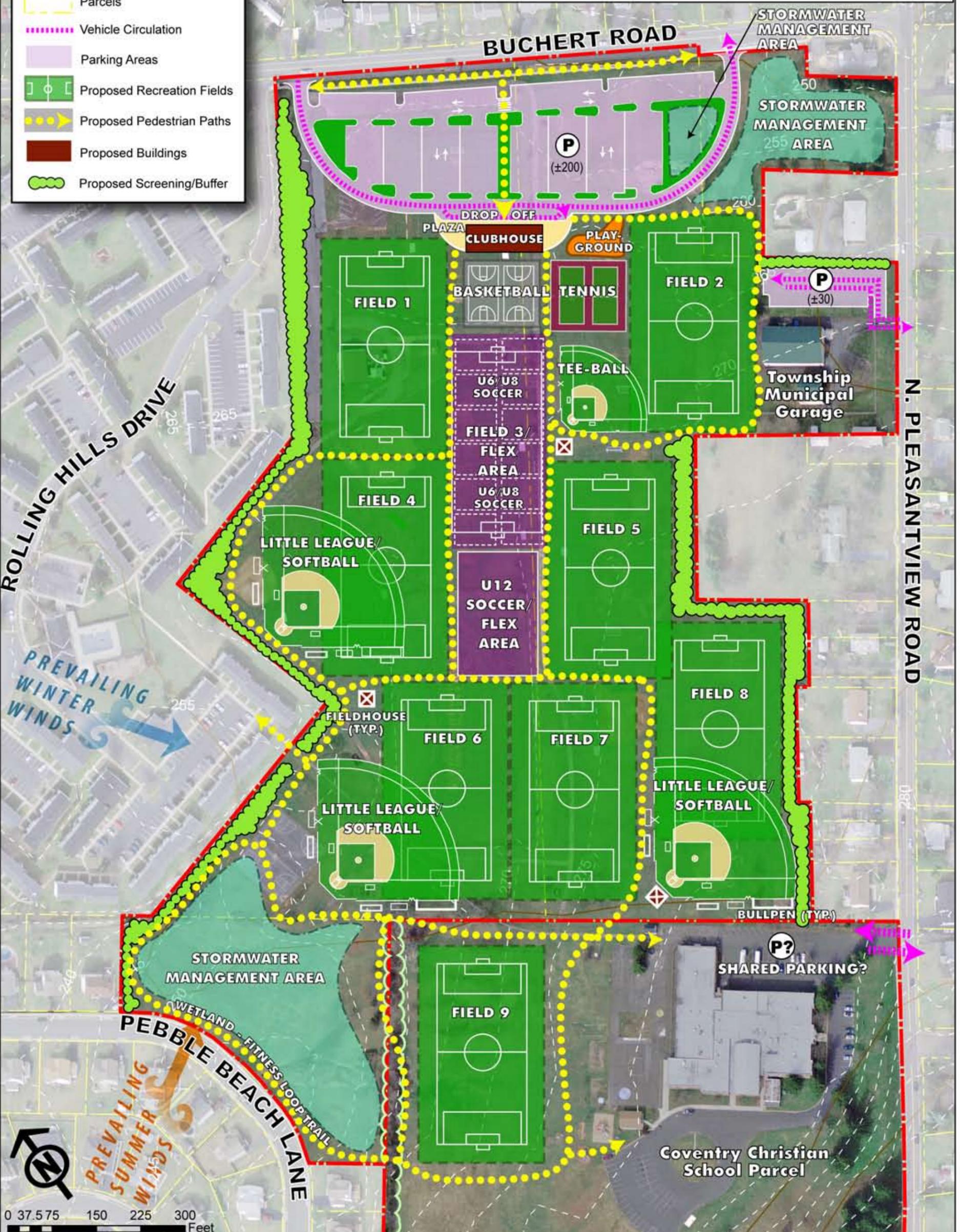
- Re-grade entire site in one phase to maximize area for sports fields
- 9 - 300' soccer fields including 1 flex area (+5 full size soccer fields); 12 - U6/U8 soccer fields (+6); 1 - U12 soccer field / flex area (same #)
- 1 - 400' baseball field (-1 full field, +100' larger outfield & correct orientation)
- 1 - little league baseball / softball field (-1 field, + correct orientation); 1 tee-ball field (+1)
- 2 - tennis courts (+2)
- 2 - new full sized basketball courts (same #)
- 310 parking spaces (+180)
- playground
- clubhouse: meeting rooms/restrooms/storage

NOTE: Items in parentheses represent changes from the existing layout of the park.

Gerald Richards Concept #3: NEW FACILITIES

Legend

- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Proposed Screening/Buffer

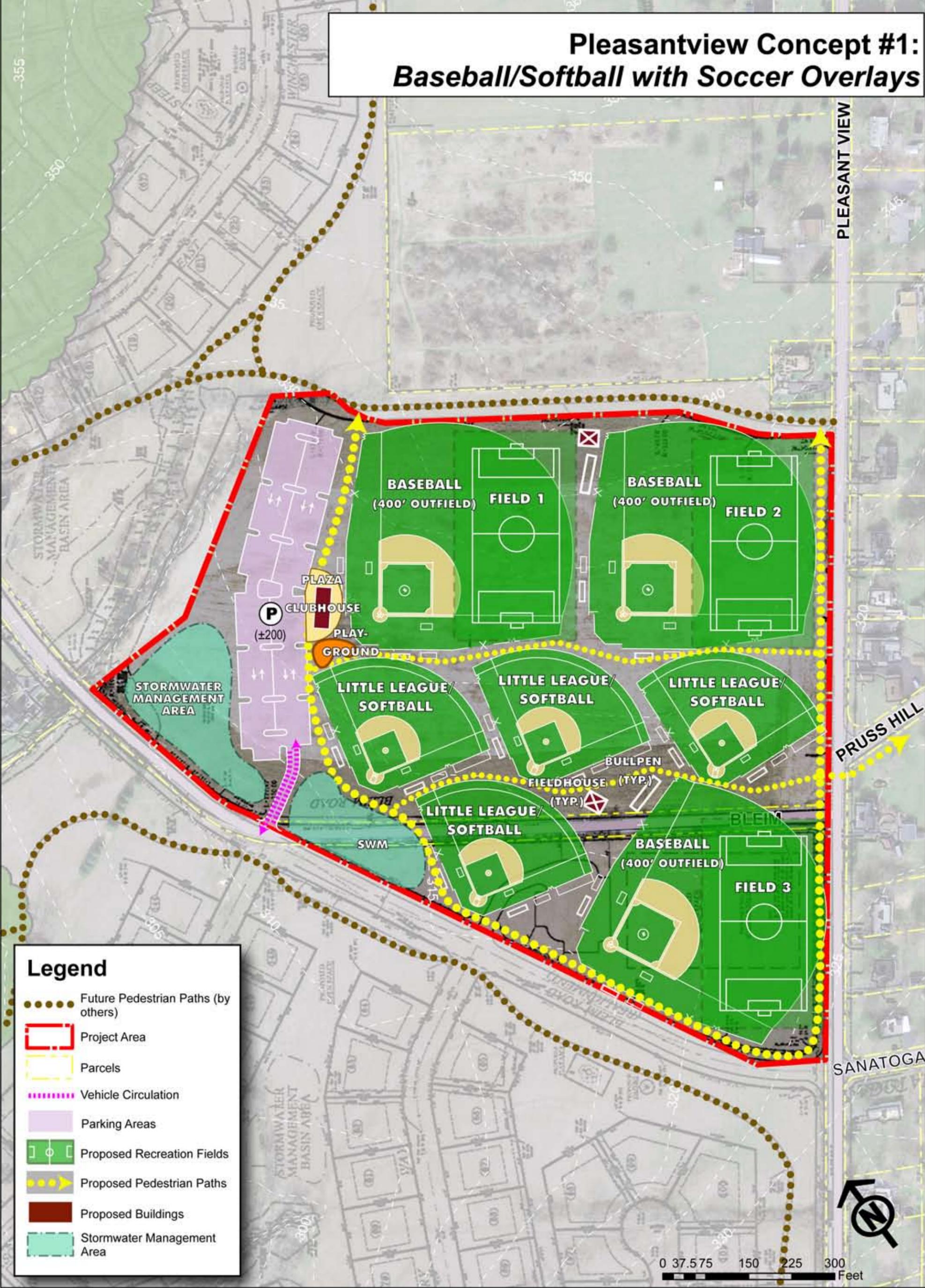


PROPOSED FACILITIES DATA:

- Re-grade entire site in one phase to maximize area for sports fields
- **9** - 300' soccer fields including 1 flex area (+5 full size soccer fields)
- **12** - U6/U8 soccer fields (+6); **1** - U12 soccer field / flex area (same #)
- **3** - little league baseball / softball fields (+1 field, + correct orientation); **1** tee-ball field (+1)
- **2** - tennis courts (+2)
- **2** - new full sized basketball courts (same #)
- **230** parking spaces (+100)
- Playground
- clubhouse: meeting rooms/restrooms/storage

NOTE: Items in parentheses represent changes from the existing layout of the park.

Pleasantview Concept #1: Baseball/Softball with Soccer Overlays



Legend

- Future Pedestrian Paths (by others)
- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Stormwater Management Area

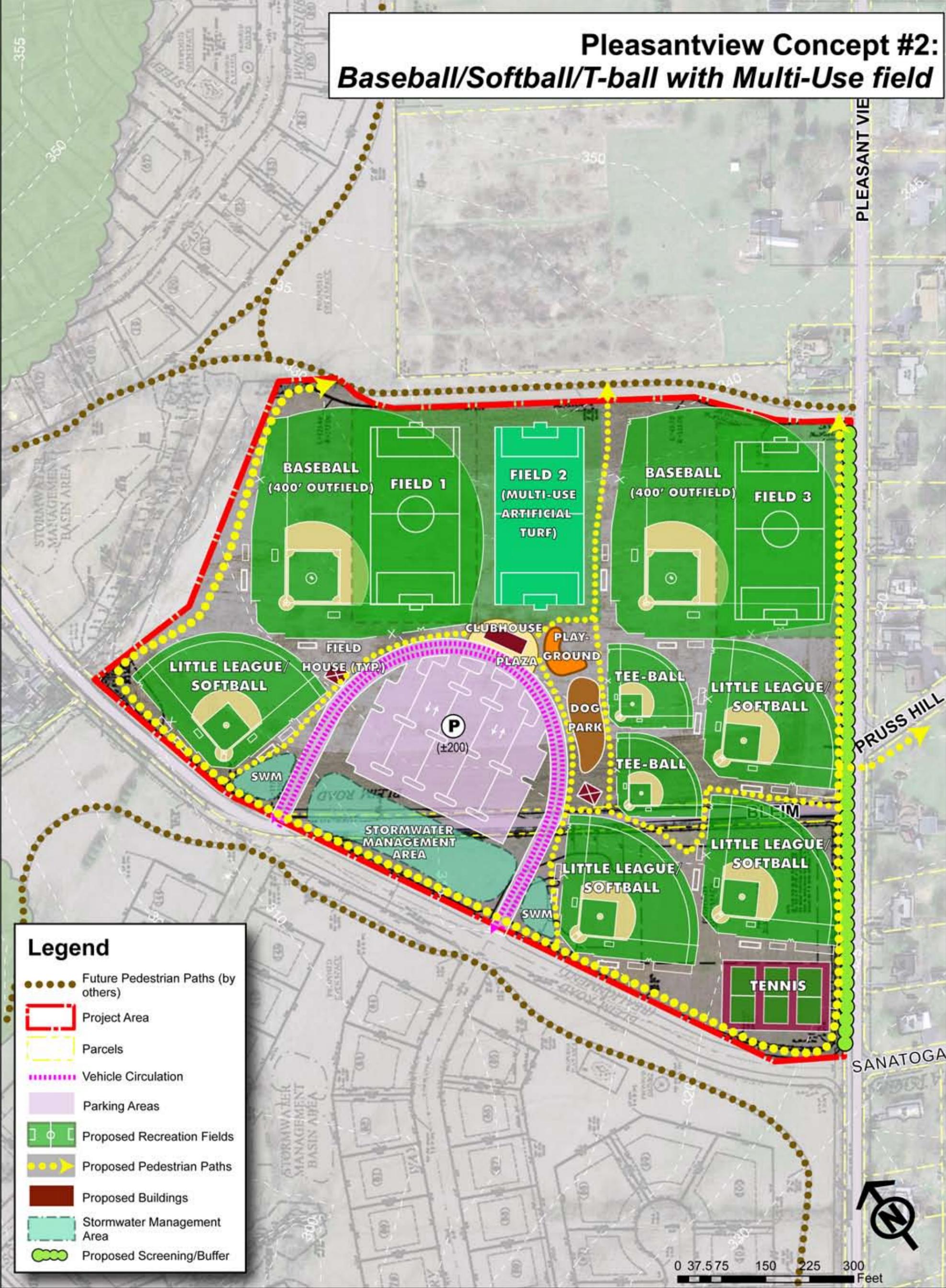
0 37.575 150 225 300 Feet



PROPOSED FACILITIES DATA:

- 3 - 400' baseball fields with 2 bullpens
- 4 - little league baseball / softball fields
- 3 - 300' soccer fields overlaid onto baseball fields
- 200 parking spaces
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage

Pleasantview Concept #2: Baseball/Softball/T-ball with Multi-Use field



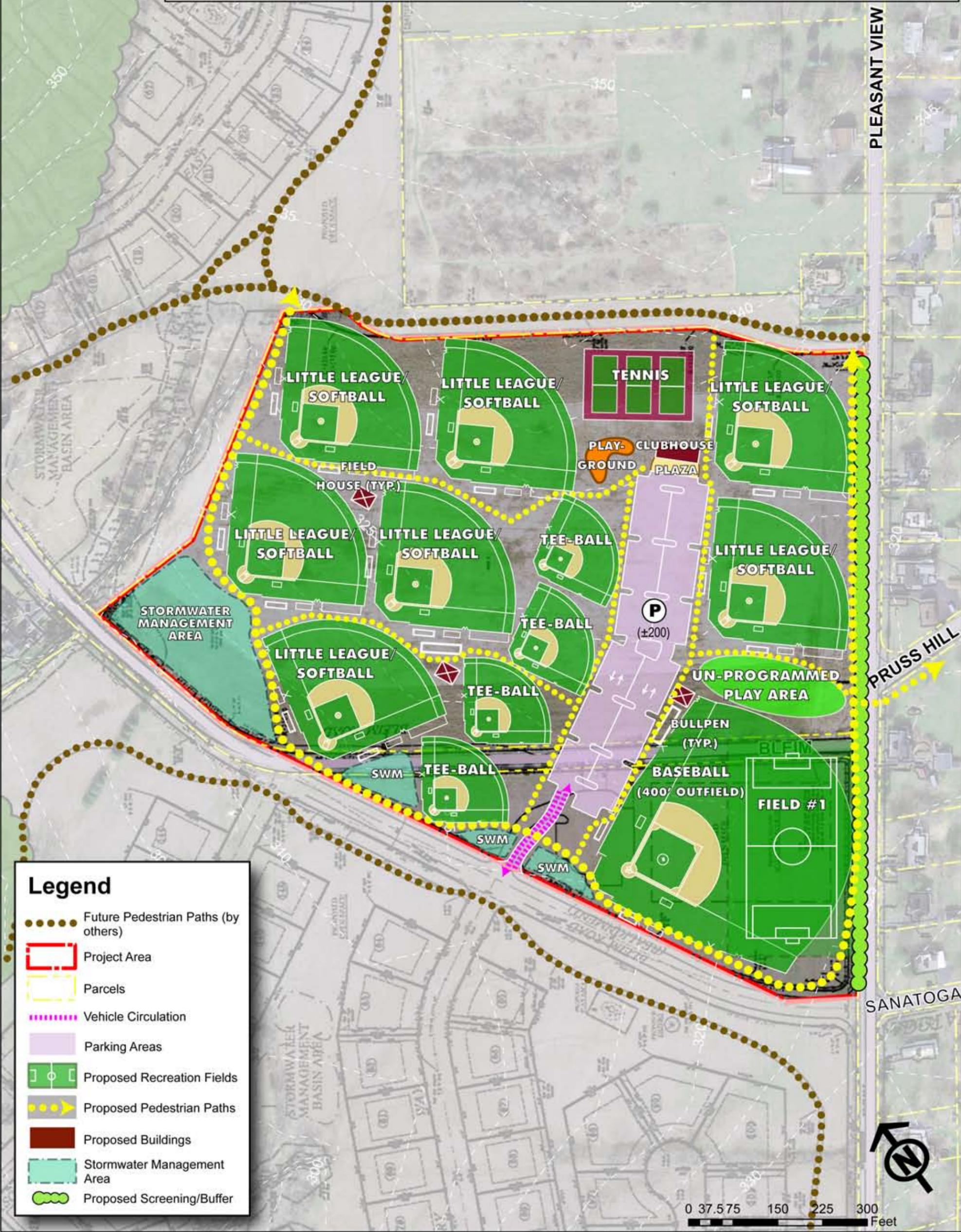
Legend

- Future Pedestrian Paths (by others)
- Project Area
- Parcels
- Vehicle Circulation
- Parking Areas
- Proposed Recreation Fields
- Proposed Pedestrian Paths
- Proposed Buildings
- Stormwater Management Area
- Proposed Screening/Buffer

PROPOSED FACILITIES DATA:

- 2 - 400' baseball fields with 2 bullpens
- 1 - multi-use artificial turf field
- 4 - little league baseball / softball fields
- 2 - tee-ball fields
- 2 - 300' soccer fields overlaid onto baseball fields
- 3 - tennis courts
- 200 parking spaces
- Dog park
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 2 - Fieldhouse / storage

Pleasantview Concept #3: Little League Emphasis/Baseball/ Unprogrammed Area



PROPOSED FACILITIES DATA:

- 1 - 400' baseball field with 1 bullpen
- 1 - 300' soccer field overlaid onto baseball field
- 7 - little league baseball / softball fields with 1 bullpen
- 4 - tee-ball fields
- 3 - tennis courts
- 200 parking spaces
- Unprogrammed play area
- Perimeter fitness loop trail
- Clubhouse: meeting rooms, restrooms, snack bar, storage
- Playground
- 3 - Fieldhouse / storage

From: Joe Vecchio [<mailto:jvec98@comcast.net>]
Sent: Wednesday, November 17, 2010 8:21 AM
To: Alyson Elliott
Subject: PBO field needs

Alyson,

Pottsgrove Baseball Organization (babseball for 13 to 19 year olds) field usage needs. We could have up to 6 different teams depending on the amount of kids that sign up. We have a 13 year old Legion Prep team(13 only) , Junior Legion Team(13-15), Sr. Legion(16-19), Babe Ruth team(13-15), Sr. Babe Ruth(16-19) and A City/County team (15-17).

Currently we have ONE field which is located in Upper Pottsgrove at the Hillside Pool facility(Moser Rd & Gilbertsville Rd). This field has major league base dimensions and mound. Pitchers mound to home plate 60' 6" and bases 90 ' apart. (60/90 field).

The Sr. Legion Team usually plays at the High School Varsity field but I am not sure what is going to happen this year since they do not have the Ringing Rocks field due to construction. The HS Jr. Varsity used this field at RR Elementary now that its under construction not sure what is going to happen. As I mentioned to Rod, I would maybe like to use Sanatoga field this year at least for our Junior Legion Team since we are now short of the JV field at the HS and I am not sure what is going to happen with the HS Varsity field.

Hopefully in the plans for the parks a new 60/90 field could be included.

Joe Vecchio
PBO

484-343-2604 Cell

Here is the inforamtion for Pottsgrove Little League

Presently approx. 330 players and growing.
Fields needed - 6 - 7 fields, 60 foot basepaths
Also would like to have a 90 foot field if space allows.
Batting cages - 2(75 feet in length) needed for pregame warmups as well as allowing practice while games are being played.
Electric supplied for pitching machines at fields and batting cages.
Storage for field equipment - including pitching machines, helmets, catchers gear, field grooming equipment.
Snack bar facilities - with running water
Restrooms

Regards,
Greg Biagini -VP Pottsgrove Little League

Greg

610-705-3422 home
610-842-3772 cell

Aly, below find a public comment received on the Pleasantview Park story published today.

John Robinson

jfr.mail@comcast.net

[2011/01/03 at 12:31 pm](#)

We need a hockey surface in this Township!! It could be used for dek hockey and/or roller hockey. Both sports are becoming very popular in the area.

Joe Zlomek, Managing Editor

[The Sanatoga Post](#), [The Limerick Post](#), [The Pottstown Post](#), and [The Main Street Post](#)

From: Beth Houting [\[mailto:twisshouting@gmail.com\]](mailto:twisshouting@gmail.com)

Sent: Wednesday, December 22, 2010 9:33 PM

To: Alyson Elliott

Subject: Re: Concept Plans for Gerald Richards Park / Pleasantview Park for Review and Comment

Thanks for sending the concept drawings. Our strong preference is for #1, especially because the parking is to the west. However, we definitely would like bufferage along Pleasantview. If a tennis court and dog park could be added that would be nice. We do have two questions for which we could not find information on the plans:

What is the buffering?

Will there be fencing around the ball diamonds along Pleasantview? (We don't want.)

Happy holidays!

Beth and Scott Houting

Alyson:

I wanted to pass along my comments from the park options as shown on Peter's plan. These are just my opinions and not speaking for any organization. Hopefully they will provide comments to you separately.

G. Richards Park

1. Can't imagine not using fields for 1 soccer season let along a possible year and a half if entire site graded. Soccer has both spring and summer needs. I think the project has to be done in phases.
2. Not sure by looking at the plan if the "premium soccer field" with fence is to remain. I don't know exact condition but seems like a lot of effort went into that field and it would a shame to have to not use. (Unless significant problems with field).
3. I would eliminate baseball fields from this park. Drainage is so bad that even with a little rain, fields become unusable. Not that other park will be any better as for soils but drainage could be considered in design.

4. I would locate tennis and basketball along Buchert Road. Seems like these could be destroyed and may be less likely to be damaged if in better exposed area. (Not sure you want roller hockey on tennis courts???). Also think that anyone visiting the area will see more usable facilities within the park as they drive along Buchert Road which may make the park a nice “advertisement” to live in the Township.

5. Would have been nice to have moved the entrance closer to entrance to Township Bldg. This would avoid cars conflicting with the access drive going in and out of Rolling Hills. Also if could be aligned with Township Building drive, could enable additional overflow parking at Township Bldg if desired.

6. I would try to move parking area closer to the center of the park. Add trees along the long drive to the park for aesthetics. Center area makes it easier to get to fields especially for grandparents. Parents can sit in cars possible during cold or really hot days with siblings and still may be able to keep an eye on kids. May not have to worry as much about buffer if fields against adjacent properties and storm runoff is not as much of a problem. Also, if driveway wide enough, still can get parking along edges of drive using grass pavers for example.

Pleasantview Park

1. Still not a big fan of the solar orientation issue but understand. If nothing else, I think it makes it difficult to watch more than 1 game at a time and many times will have kids in vary age groups in same family. I also think it lays out better.

2. Like the idea of tennis near the roads for visibility.

3. As I mentioned last night, just have to be careful about foul balls going out onto streets. Might want to try to figure what kind of buffer needed along Pleasantview Road and/or if parking along PVR would be better. Rather have a foul ball go into parking lot versus fast moving traffic road.

4. Another thing with parking to consider – during playing season, seem to get those late afternoon gloomy skies with possible thunderstorms. It would be nice to get to the parking lot quickly from fields or some other type of protective area.

That’s it for now. Thanks for the opportunity to provide comments.

John

John J. McMenamin, PE
Hallman Retirement Neighborhoods
2461 E. High Street
Suite M-12
Pottstown, PA 19464
(PH) 610-323-7570
(FX) 610-323-7575

Hi,

I live across the street from the park. I reviewed the plans online and have a preference for concept 1 or 2.

Rob Decker
2179 Buchert Road

From: Dave Richards [<mailto:drich1679@verizon.net>]

Sent: Friday, January 07, 2011 7:24 PM

To: Alyson Elliott

Subject: Richards and Pleasantview Parks

Alyson, This is quite a project. I trust the township can afford this. Here are my views:

- 1) Richards park - Plan 3 has bad parking too much all at one end.
 - Plan 2 seems the best with parking.
 - Coventry Christian School built a gym at the rear - your aerial view doesn't show this.
 - CCS installed a new water line with meter pit where you show field #9 - they will be

in the way.

- CCS will probably use these fields.
- CCS should allow parking in their lots (although they don't have many).

- 2) Pleasantview park - Plan 2 seems the best for parking.

3) Common questions: 1) There should be paved paths connecting these fields. People constantly walking in common areas will inhibit the growing of grass.

2) Each plan has too many playing fields. You show walkways (for exercise and access). You need a common area or two around these parks with trees and benches for "other" people to stop and stretch, sit and talk, relax. Everything seems aimed for sports events. Allow some space to just walk in the grass and relax.

3) It would be nice to see more tennis courts and basketball courts. I can't imagine all these baseball and soccer fields being used.

4) How will you manage everything? Besides cutting the grass, etc., you will need some supervision. That will cost money. Will fees be charged?

These are my thoughts. Thank you for the time to express them. Dave Richards

From: Wendy [<mailto:wendy2256@aol.com>]

Sent: Monday, January 10, 2011 7:01 PM

To: Alyson Elliott

Subject: Re: Wednesday -- Last Day for Comments on Gerald Richards/Pleasantview Park Plans

Alyson,

For Richards Park:

* I think the split parking in schemes 1 and 2 is preferable if there's a lot of equipment to move for the practices and games (especially if a parking sharing arrangement with the school can't be worked out.) Otherwise, it could be a pain to move the equipment from the central parking in #3 all the way to the back fields.

* If security is a concern, I like how #3 has the tennis and basketball courts placed close to Buchert Road to keep eyes on them from passing cars and the parking area. You wouldn't want people spray painting the courts, for instance.

* I would like to see a perimeter walking/running path with a quality fitness course.

* Water fountains are important to have. Too many parks are being built now without them for some odd reason. It's not that hard to remember to shut them off during the winter.

* Are there any plans for bike lanes on the road to link Richards and Pleasantview parks? Does the township have a bike lane strategy at all?

Thanks for the open lines of communication.
Wendy Cocci

From: angeldiff@gmail.com [<mailto:angeldiff@gmail.com>] **On Behalf Of** Angel Diffendal
Sent: Wednesday, January 12, 2011 4:33 PM
To: Alyson Elliott
Subject: Re: Wednesday -- Last Day for Comments on Gerald Richards/Pleasantview Park Plans

Hi Ms. Elliott

I am in the Moms Club of Pottsgrove and all of us frequent all parks in the surrounding towns.

As a mom I was very excited when I heard our township was going to build a park at Bliem and Pleasantview, I immediately thought of how nice Manderach is in Limerck or my absolute favorite park, Victory park in Royersford.

I was really hoping we would be getting something similar to one of those parks in our township. Manderach has regular bathrooms, walking trail, pavilion for parties and a huge playground for all ages. Victory is beautiful, being right in the woods with a creek, pavilions, regular bathrooms (not porta potties) bandstand, and 2 play structures.

When I attended a planning meeting I was very disappointed to hear the plans were to have Gerald Richards sports complex improved and to then build a whole other sports complex.

The best park we have is Sanatoga park but that is very secluded and I don't feel safe going there alone with my children and it doesn't even have bathrooms or benches to sit and watch your children.

Is having TWO huge sports complexes really necessary when we don't even have one good family oriented complex?

Thank you for your time,

Angel Diffendal

Hi Alyson,

In reviewing the concepts presented below are my suggestions.

I like the split parking int GR from Plan 2 but over all I like 3.

I like the playground, clubhouse and basketball courts near Buchert Road where they are more visable in Plan 3 but the basketball courts should be in front of the clubhouse, closer to the road. I am not sure of the construction of a field house but that location maybe questionable. In plan 3 I would personally like to see the bullpen moved to between fields 3 & 7.

I like Plan 2 for PV. I personally like the dog park concept. Maybe we can add one to GR in lieu of the tennis courts.

I don't think there is a need for tennis courts at both locations so I would remove the from GR and leave at PV.

If money and lack of field time are a major issue then GR would have to go to Plan 1, but I would like to see the basketball, clubhouse, playground constructed near Buchert Road.

See you the 25th.

Karen

From: John McMenamin [<mailto:jmcmenamin@whrd.org>]
Sent: Friday, January 28, 2011 9:38 AM
To: Alyson Elliott
Subject: Park Meeting Comments

Alyson:

Just wanted to pass along my comments from the Park meeting as I think Peter Simone requested. These are just my opinions for what it is worth.

G. Richards

1. Vandalism/security concerns particularly with location of clubhouse, tennis and basketball. Suggest moving to far side if possible near area of Township Muni Garage. (During baseball season, have to send parent with player to porta-potty eventhough only 100 feet away from field since some neighboring kids like to through rocks at kids. I heard this problem also occurred with some moms working in concession stand.
2. Move parking and entrance to side closest to Muni Garage. (Essentially "flip" front portion of parking so fields closer to Rolling Hills. Could parking area be directly behind Muni Garage such that there could then be two access points to park?
3. Suggest eliminate all baseball fields from G. Richards.

Pleasantview

1. Eliminate Dog Park. (I believe dogs would understand especially in this economic times).
2. Use Dog Park Area for tee ball fields removed from G. Richards park.
3. Make sure little league field comply with regulations as far as outfield fence. Little league goes up to 13 years old now and with latest metal bats, kids can hit it quite a ways.
4. Still concerned with balls going into Pleasantview Road. I know Peter stated that screening could go up but I don't think they would look so nice and would be a maintenance item. Not so much concerned with balls flying into PVR in the air but ground gets hard and once hit over fence can roll quite a ways. Maybe a decent size berm could be constructed and then post n rail fence with a wire mesh to protect roads.

As I said the other night, I believe the plans are coming along very nicely.

One other thing I would ask that you consider. You will recall that with Sanatoga Park ball field, phase 1 got the ground leveled and certain utilities installed. I would love to see the phasing take place in a way that the utilities and complete field installation takes place at the same time. I don't mean that the entire park is completed. But rather say a field or two is modified with the appropriate utilities so that the fields become playable sooner versus later. As each phase is commenced, additional utilities and fields would be constructed. This would be the case for both parks.

Lastly, I would love to see a little bit done on each park at a time versus completing one in its entirety before starting on next project.

Thanks for allowing the input.

John

John J. McMenamin, PE
Hallman Retirement Neighborhoods
2461 E. High Street
Suite M-12
Pottstown, PA 19464
(PH) 610-323-7570
(FX) 610-323-7575

We talked about the plans in our latest Park and Rec meeting. Below are the comments from the draft meeting minutes for your information:

Wood commented that he has never seen a dog park in an active park. Concerns over that are that there are a great number of children and other distractions such as baseballs and softballs as well as food at picnic pavilions that could cause a dog to react. Mr. Wood's second concern was the installation of an artificial turf field. He has just attended classes on installation and maintenance of these fields and says that the fields are very expensive. The field would be approximately \$1million dollars to install and then specialty equipment is needed to maintain it. It would be very time-consuming and expensive to maintain. He also commented that the maintenance needs for a park of this size with the specialty fields / courts would not be possible with our current four man crew. Mr. Wood also inquired as to how many requests we receive for tennis courts and if we knew of other municipalities that were installing them in public park areas. He commented they are expensive to install and very laborious to maintain at USTA standards. He said the county is removing them from parks currently due to lack of use and safety concerns. The final concern Mr. Wood addressed was a second means of egress for this park over on Pleasantview Rd. He feels this would alleviate a congestion area at the entrance /exit area and on Bleim Rd. With the potential activity at this park, traffic safety is a growing concern.

From: Goldcamp, David [<mailto:GoldcampD@MLHS.ORG>]
Sent: Wednesday, February 16, 2011 1:36 PM
To: Alyson Elliott
Cc: goldie65@comcast.net
Subject: RE: Gerald Richards / Pleasantview Park Master Plan - Concept #2

[Park comment:](#)

I don't have a dog, but I do think that having a Dog Park is a must. Having a Dog Park would include many residents that don't have active children and would also help with occupying the park during non-sports activity hours; thus having more residents' eyes on the parks assets throughout the day.

Thank you for your support,

David Goldcamp

From: kcrew6@aol.com [<mailto:kcrew6@aol.com>]

Sent: Wednesday, February 16, 2011 6:00 PM

To: Alyson Elliott

Subject: Re: Only a few more days left to comment! Gerald Richards / Pleasantview Park Master Plan - Concept #2

Looks amazing. Good luck with the completion.

Donna Krieger

From: dcimino005@aol.com [<mailto:dcimino005@aol.com>]

Sent: Friday, February 18, 2011 9:14 PM

To: Alyson Elliott

Subject: Re: Only a few more days left to comment! Gerald Richards / Pleasantview Park Master Plan - Concept #2

Hi Alyson,

Regarding present and future community athletic field needs, I am most likely the least familiar of the Parks and Recreation committee members. Having said that, I thought both concept designs looked fantastic. Wish I could more helpful.

Dennis Cimino

From: Beth Houting [<mailto:twisshouting@gmail.com>]

Sent: Wednesday, March 23, 2011 10:12 AM

To: Alyson Elliott

Subject: Re: Gerald Richards and Pleasantview Draft Report (3of3)

Dear Alyson,

My wife and I received your comments regarding the park master plan. I am hoping to make tonight's meeting, but if I can't for some reason - we, at least, wanted to forward these comments. Once again, we own the white historic farmhouse at the corner of Pruss Hill and PleasantView. As anyone can imagine, we have a very large vested interest in this development and some very strong opinions! We fully expect these comments to be read, considered and expressed in tonight's meeting. By being at the meeting tonight, I will expect our concerns to be voiced.

Simone Collins responses below in bold italics text:

1). Gerald Richards Park was never fully completed in the first place. We join other advocates in finishing what the township never completed there - First.

This does not work in terms of taking Gerald Richards "off line" while renovations occur. Operationally, it is better to construct Pleasantview first.

2). From: 2. Analysis - "Potential Relocated Bleim Road" . . . ALL plans for PleasantView Park are detailed with relocation of Bleim Road - yet, now this reads as POTENTIAL relocation. Is the township already changing their tune that now the park could be finished with or without the road relocation?

The master plan anticipates that if the housing development does not occur in the near future and the township wishes to proceed with construction of the park, it could be accomplished in phases with access of the current alignment of Bleim Road.

3). Access to PleasantView Park - There is absolutely NO WAY we want a parking lot or park access off PleasantView Road. Traffic is bad enough - let alone the number of high speed traffic on this road. BLEIM ROAD MUST BE RELOCATED FOR THIS PARK.

No access to the park is proposed from Pleasantview road. All park access is proposed from Bleim Road, either in its current location or in its proposed location.

4). Page 20: Historic Feature: PleasantView site was part of the historic Camp Pottsgrove in September of 1777. This event ties in with the Valley Forge encampment just three months later. While not of national significance, this event was of upmost Local Significance. More study on this needs to be done. Including an Archeological Site Survey. Shame on the township if they don't care about their own local history!!

The site location will be sent to the Pennsylvania Historic and Museum Commission (PHMC) with a request to identify any historic resources on this site.

5). Page 26, top paragraph: Proposed park grounds are extremely wet, with obvious shallow water table. What would be costs for neighbors to connect to public water and sewer IF the house development is completed?

This is a question that will need to be answered in the future by the Township or Sewer Authority.

6). Page 35: Concept Plans: Is the township really serious? - - how many ball diamonds do we really need???. My son used to play baseball in Audoban where there are approx. (6) diamonds and never, do I recall, were all diamonds being used at same time. Are these plans catering to the local lobby of the Pottsgrove Baseball Organization and Pottsgrove Little League, or has the township seriously looked at the number of diamonds needed??

The master plan responds to the needs of the local sports organizations whose mission it is to engage local youth in healthful and meaningful sports activities.

7). Page 36: Buffering/Screening: What type of buffering are we exploring? Living directly across from the park, we would EXPECT tall evergreens or ARBORVITIES at the least.

The exact type of plant materials will be determined during final design, but the master plan does recommend a substantial buffer as reflected in park construction cost estimates.

8). **Site Maintenance:** Here is an interesting scenerio!! Is the township so nieve to think that volunteers will take care of this park?? Sure, initially perhaps baseball organizations will cover their fields, but what about the other fields, dog walks, trash along the hiking trails and parking lots..etc...who is going to cover all these areas?? WALK ALONG BLEIM ROAD TODAY AND SEE ALL THE TRASH, THIS TOWNSHP SHOULD CARE ABOUT THE AMOUNT OF TRASH ALONG ITS ROADS, BUT OBVIOUSLY IT DOES NOT. And what happens in the future as current volunteers age and are no longer able or care to handle the park - what future provisions are made for the mainetenance of this park.

Every city and municipality in the country must rely on the community to assist with maintenance of park and recreation facilities. While the Township will continue to complete the bulk of maintenance of its park facilities, community assistance is done in many locations across the United States.

It seems to my wife and I that the township is either NOT thinking about the parks and their true need...or are catering to local sports organizations and their whimzical desires! It amazes us that Gerald Richards Park was NEVER completed right the first time - yet now they want and justify TWO new and improved parks.

Who is going to pay for all this??? As township taxpayers, we fully expect township officials to consider this!!!

As noted in the master plan, the township will seek grants from state and federal sources for construction funds. Even in this recession, PA DCNR has maintained its grant funding levels for 2011 – at about \$30 million.

Scott & Beth Houting
1880 N. Pleasant View Road

From: Madduke13@aol.com [<mailto:Madduke13@aol.com>]
Sent: Friday, April 29, 2011 9:42 AM
To: Alyson Elliott
Subject: LOWER POTTS GROVE PARK PROPOSALS

Since the final public meeting on the proposed township parks, I would like to have my comments and feelings on record for the Commissioners.

The parks are a good idea, but need thinking beyond the scope of parks. Example: effect on the areas around the parks.

The associates did a good job on the parks design. However, since it is not their area they neglected to realize the traffic condition on Pleasantview, Bliem and Pruss Hill Roads. Having lived across from the proposed park area for 53 years, I feel well qualified to write about the traffic conditions, as I sit outside and watch the traffic. Drivers start at the top of N. Pleasantview and are going 65 and better when they pass the proposed ballfields and the Bliem/Pruss Hill intersection. Please note it is a 40 mph zone, which is violated all day and night. Motorcycles and cars start at Bliem and wind out the gears to excessive noise and speed. The same is done on Pruss Hill Road. I welcome any commissioner and/or police to sit with me and watch and listen to the traffic and consider what will happen if a player or spectator runs out onto either Pleasantview or Bliem Roads.

Having attended all but one public meeting please note that attendance dropped at each meeting indicating a lack of interest.

The presentations by Simon-Collins were good, but the young gentleman making the presentations needs to be more assertive and speak up. I strained each night to hear him.

As for the completion of the parks, it has been broken into phases by the landscaping firm. I believe it should be done in phases, one park at a time. Complete Richards before starting Pleasantview. If it creates a problem for a team or league TOO BAD. We got into financial problems by not using our heads and just planning. Look at the problem Mr. Rendell and PA legislature are in because of over spending. We need to stop looking for votes by giving people what they want, not what they need. This causes us to lose site of what we really need vs. pie in the sky desires.

We need to study Pleasantview Park more before development.

Earl L. Decker
1854 N. Pleasantview Road
610-323-6043

1880 N. Pleasantview Rd.
Pottstown PA 19464
May 1, 2011

Alyson Elliott
Assistant Manager
Lower Pottsgrove Township
2199 Buchert Road
Pottstown, PA 19464

Dear Alyson,

This letter serves to put our dissatisfaction with the Pleasantview Park proposal in writing for the final report of the Master Plan. We were glad to have Scott be included on the Steering Committee and to attend the public meetings, but we believe that the athletic community's interests were given far more weight than that of the neighbors.

We have many reasons for not thinking that Pleasantview Park should be developed as an athletic campus.

- 1) The Township has not shown that it is able to complete Park plans and maintain parks as evidenced by the Gerald Richards Park. Its former master plan was not fully integrated and the park, especially according to the coaches who came to public meetings, has not been maintained.
- 2) We worry that future maintenance is not being adequately budgeted. To rely on the athletic associations' volunteers is not a sure way to guarantee maintenance, from litter through wastewater management. Undoubtedly taxes will need to rise to maintain the new park, and we are not interested in increased taxes for a service we do not think is needed.
- 3) We are keenly aware of the environmental issues involved as well. The fields currently are home to animals and birds whose habitat is rapidly dwindling with all the suburban development around. The land, in addition, like our yard, is often swampy and a wetlands.
- 4) Disturbance of the ground in the park area is likely to erase any archeological evidence that may exist from the Camp Pottsgrove era of 1777, the most nationally significant event to have occurred in the Township.
- 5) The erection of lights around the field would encourage night usage (noise, litter, etc.) as well as ruin the rural character of the area. We were impressed with Lower Pottsgrove when we moved here that developments could not have street lighting in order to maintain that feeling, so it seems quite contradictory to put lights into a park.
- 6) Finally, development that has occurred has led to increased traffic, especially from people who use Bleim Road to Pruss Hill as a way to reach Rt. 422. Until Bleim Road is moved, we consider is unsafe to develop a park that attracts children and families.

With that said, and a feeling of resignation, we have requests for the development of Pleasantview Park once funds have been raised that may help to mitigate some of our concerns.

- 1) Begin with Phase A, then B, and finally C so that the area of the park along Pleasantview Road itself is last developed.
- 2) Ensure a thorough green buffer along the edges of the park, such as tall evergreens.
- 3) Do NOT install lights on any portion of the park.

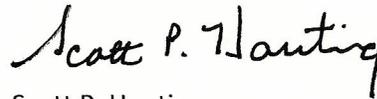
- 4) Fencing along Pleasantview will be necessary to ensure children's safety from cars and cars and our house from long balls. This fencing should be on the park side of buffer planting to help maintain the rural look of the area.
- 5) Erect a historical marker interpreting Camp Pottsgrove.

Thank you for your consideration.

Sincerely,



Beth Ann T. Houting



Scott P. Houting

Historic Resource Information

- Identification

Key #: 119104

Property Name: *Falkners Swamp Rural Historic District*

Resource Type: *District*

Survey Code:

ER #: 1998-8010-091

Tax Credit #:

- Location

Berks: *Colebrookdale Township*

Montgomery: *Multi-Municips*

Montgomery: *New Hanover Township*

Montgomery: *Upper Frederick Township*

Montgomery: *Lower Frederick Township*

Montgomery: *Douglass Township*

Address:

Location:

UTM:

USGS Quadrangle: *Perkiomenville - Sassamansville*

Tax Parcel:

- Status

NR Status: *Ineligible*

Contributes: *Undetermined*

Owner: *Private*

Related Program(s):

Condition: *Unreported*

Form Year: 2001

- Historic Information

Year Built: 1736

Alterations/Additions:

Associated Individual:

Associated Event:

Associated Activity:

Architect/Engineer:

Builder:

- Physical Description

Style: *Colonial Mid-19th Century Modern Movement*

Width: *0 feet, 0 Bays*

Height: *0 Stories, 0 feet*

Depth: *0 Rooms, 0 feet*

Walls: *Weatherboard, Stucco*

Foundation: *Stone*

Roof: *Asphalt*

Other:

Structural System: *Timber-Light Frame*

Floor Plan:

Layout:**- Historic Function****Domestic:** *Single Dwelling***Agriculture/Subsistence:** *Agricultural Outbuilding***- Current Function****Domestic:** *Single Dwelling***Agriculture/Subsistence:** *Agricultural Outbuilding***Agriculture/Subsistence:** *Storage***+ Inventory Items****No Data Present****+ Ancillary Features****No Data Present****+ Associated Resources****No Data Present****- Administrative Actions****03/17/2006:** *SHPO: Not Eligible***03/17/2006:** *SHPO Site Visit***07/09/2003:** *Date Record Changed***11/21/2001:** *Date Record Added***10/24/2001:** *SHPO Staff Meeting***- National Register Information****Criteria:****Considerations:****Period of Significance:****Contributing:** *0 Structures, 0 Objects, 0 Buildings, 0 Sites***Non-Contributing:** *0 Sites, 0 Objects, 0 Buildings, 0 Structures***Acreage:****Multiple Property Listings:****Cultural Affiliation:****+ Links****No Data Present****- Comments***MAY BE ELIG BUT NOT ENOUGH INFO - NO EFFECT*

Pleasant View Park

8/18/2011

Map Legend

Cultural

Archaeological Surveys

Survey

Historic Sites

NHL

X NHL

Listed

X Listed

Eligible

X Eligible

Undetermined

X Undetermined

Ineligible

X Ineligible

Linear

NHL

Listed

Eligible

Undetermined

Ineligible

Aggregate

Transportation

Roads

Interstates

Highways

Aa1 Highways

Local

Aa1 Local

Political Boundaries

Counties

Boundaries

Aa1 Labels

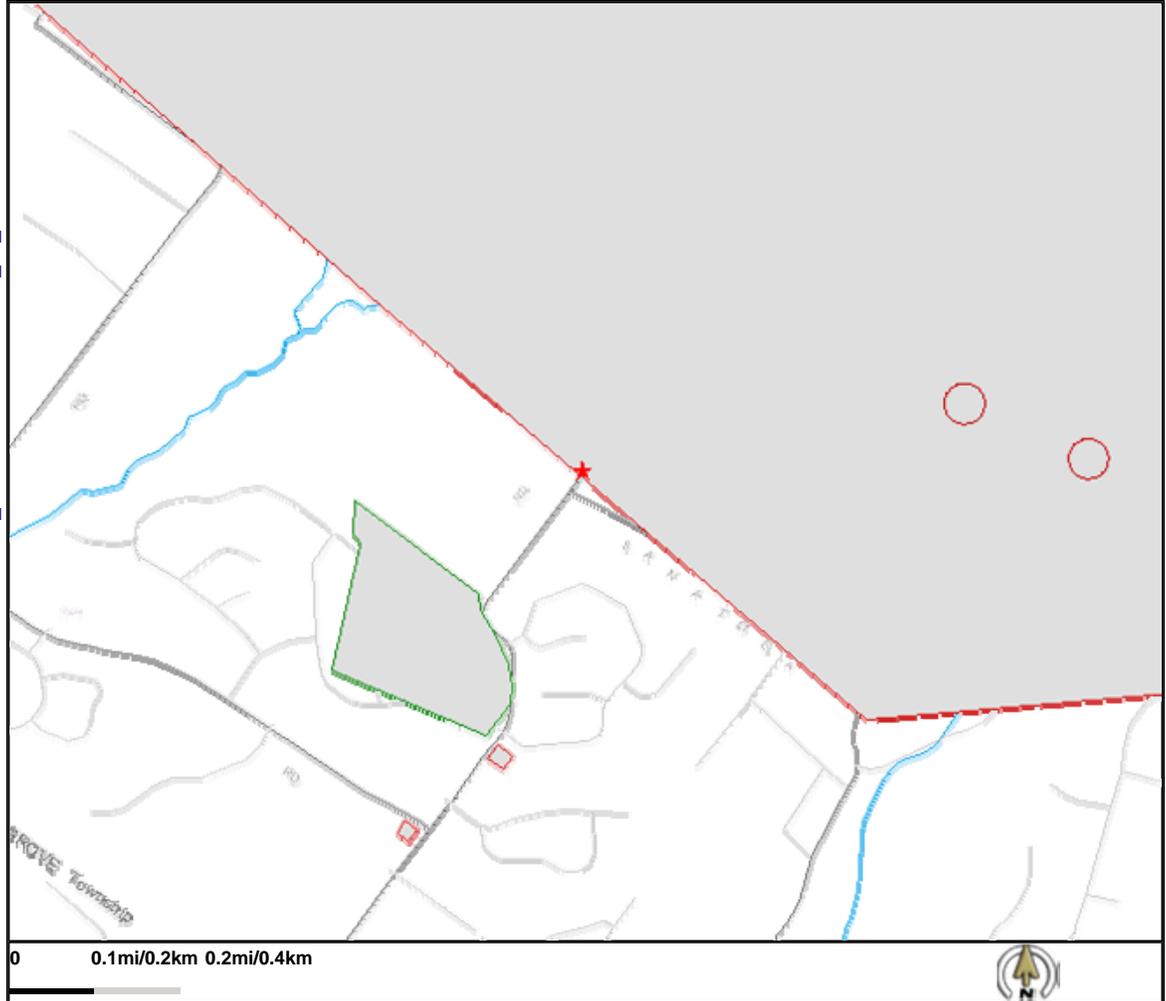
Municipalities

Boundaries

Landforms

Waterways

Water

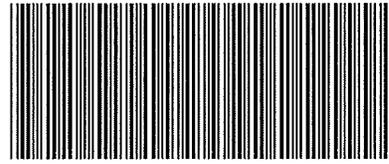


RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869



DEED BK 5690 PG 01862 to 01866.1
INSTRUMENT # : 2008043936
RECORDED DATE: 04/29/2008 10:41:54 AM



0308611-0005H

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: Deed
Document Date: 04/22/2008
Reference Info: POTTS GROVE SCHOOL DIST

Transaction #: 233179 - 2 Doc(s)
Document Page Count: 4
Operator Id: gbrown

RETURN TO: (Mail)
GUARDIAN LAND TRANSFER CO
3277 W RIDGE PIKE
STE B 204
POTTSTOWN, PA 19464

SUBMITTED BY:
GUARDIAN LAND TRANSFER CO
3277 W RIDGE PIKE
STE B 204
POTTSTOWN, PA 19464

* PROPERTY DATA:

Parcel ID #: 42-00-00324-50-7
Address: BLEIM RD

PA
Municipality: Lower Pottsgrove Township
School District: Pottsgrove

* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT: \$875,000.00

DEED BK 5690 PG 01862 to 01866.1
Recorded Date: 04/29/2008 10:41:54 AM

FEES / TAXES:

Recording Fee: Deed \$46.50
Affidavit Fee \$1.50
Total: \$48.00

I hereby CERTIFY that
this document is
recorded in the
Recorder of Deeds
Office in Montgomery
County, Pennsylvania.



Nancy J. Becker
Recorder of Deeds

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

Prepared by and Return to:

GUARDIAN LAND TRANSFER CO.
3277 W. RIDGE PIKE
SUITE B204
POTTSTOWN PA 19464
827768
08-052-GLT
Parcel ID No. 42-00-00324-50-7

**STATE TAX
AFFIDAVIT
FILED**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
42-00-00324-50-7 LOWER POTTS GROVE
BLEIM RD
POTTS GROVE SCHOOL DISTRICT
B 004 U 014 L 9950 DATE: 04/29/2008

\$5.00
JO

This Indenture, made the 22nd day of APRIL, 2008

Between

POTTS GROVE SCHOOL DISTRICT

(hereinafter called the Grantor), of the one part, and

LOWER POTTS GROVE TOWNSHIP

(hereinafter called the Grantee), of the other part,

Witnesseth that the said Grantor for and in consideration of the sum of **EIGHT HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$875,000.00)**

lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns,

ALL THAT CERTAIN tract of land situate in the Township of Lower Pottsgrove, County of Montgomery, Commonwealth of Pennsylvania, as shown on Plan of Property prepared for Pottsgrove School District (Sheet 1 of 2) by Urwiler & Walter, Inc., dated 3/8/1990, last revised 4/5/1990, bounded and described as follows, to wit:

BEGINNING at a point in the title line of Pleasant View Road (60 feet wide) said point being the intersection of said title line with the centerline of Bleim Road (60 feet wide); thence extending along said centerline of Bleim Road the following 6 dimensions: (1) North 49 degrees 59 minutes 42 seconds West 521.87 feet to a point (2) North 49 degrees 28 minutes 05 seconds West 258.72 feet to a point (3) North 47 degrees 16 minutes 08 seconds West 171.99 feet to a point of curvature (4) extending along the arc of a circle curving to the right, having a radius of 250.00 feet, the arc distance of 177.47 feet to a point of tangency (5) North 06 degrees 35 minutes 46 seconds West 221.19 feet to a point of curvature

Handwritten initials

RECEIVED APR 29 2008

(6) extending along the arc of a circle curving to the right, having a radius of 1,000.00 feet, the arc distance of 70.00 feet to a point in line of other lands of Anton & Martha Wally Keis; thence extending along said lands the following 9 dimensions: (1) North 89 degrees 24 minutes 10 seconds East 200.00 feet to a point (2) North 65 degrees 14 minutes 15 seconds East 398.22 feet to a point (3) South 50 degrees 15 minutes 00 seconds East 99.72 feet to a point (4) thence extending along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 135.66 feet to a point of tangency (5) South 50 degrees 15 minutes 00 seconds East 503.19 feet to a point of curvature (6) extending along the arc of a circle curving to the right, having a radius of 125.00 feet, the arc distance of 43.09 feet to a point of tangency (7) South 30 degrees 30 minutes 00 seconds East 103.88 feet to a point of curvature (8) extending along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 60.32 feet to a point of tangency (9) South 50 degrees 15 minutes 00 seconds East 103.31 feet to a point on the aforementioned title line in Pleasant View Road; thence extending along said title line South 42 degrees 22 minutes 17 seconds West 673.23 feet to the point and place of beginning.

BEING Parcel No. 42-00-00324-50-7

BEING the same premises which Martha Wally Keis, widow, by Indenture bearing date 8/2/1990 and recorded 10/5/1990 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 4959 page 2318 etc., granted and conveyed unto Pottsgrove School District, in fee.

This property was acquired with funds provided by Montgomery County in accordance with the Montgomery County Green Fields/ Green Towns Resolution (Resolution 03-C.483) adopted by the Montgomery County Board of Commissioners on December 18, 2003, and shall be maintained as open space in accordance with the Green Fields/ Green Towns Program. No change of use, transfer of ownership, or sale of this property shall occur without the written consent of the County of Montgomery, Pennsylvania. This restriction shall have the effect of a covenant running with the land, and shall otherwise be binding upon the Grantee, and shall be enforceable only by the County of Montgomery.

Together with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their heirs and assigns, to and for the only proper use and behoof of the said Grantee, their heirs and assigns, forever.

And the said Grantor, their heirs, executors and administrators, do covenant, promise and agree, to and with the said Grantee, their heirs and assigns, by these presents, that the said Grantor and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with appurtenances, unto the said Grantee, their heirs and assigns, against the said Grantor and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

POTTSGROVE SCHOOL DISTRICT

By: David L. Nester (SEAL)

David L. Nester

Manager/Business Administrator

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF MONTGOMERY)

SS:

On this *22nd* day of *April* 2008, before me, the undersigned officer, personally appeared David L. Nester, who acknowledged himself to be the Business Manager/Business Administrator of **POTTSGROVE SCHOOL DISTRICT**, and that he as such official, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Pottsgrove School District by himself as such Business Manager/Business Administrator.

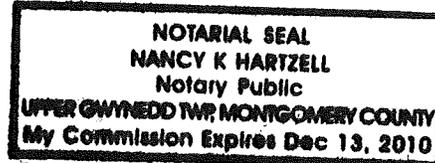
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Nancy K Hartzell

Notary Public

The precise residence and the complete post office address of the above-named Grantee is:

2199 Buchert Road
Pottstown, PA 19464



R. Kuty Holloway

On behalf of the Grantee



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

| | |
|----------------|-------------|
| State Tax Paid | 0 |
| Book Number | 5690 |
| Page Number | 1862 |
| Date Recorded | 29 April 08 |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name: R. Kurtz Holloway, Esq. Telephone Number: (610) 323-7464

Street Address: 635 High St., P.O. Box 657 City: Pottstown State: PA Zip Code: 19464

B. TRANSFER DATA

| | |
|------------------------------------------------------------------|------------------------------------------------------------------|
| Grantor(s)/Lessor(s) <u>Pottsgrove School District</u> | Date of Acceptance of Document |
| Grantee(s)/Lessee(s) <u>Lower Pottsgrove Township</u> | |
| Street Address <u>1301 Kauffman Road</u> | Street Address <u>2199 Buchert Road</u> |
| City <u>Pottstown</u> State: <u>PA</u> Zip Code: <u>19464</u> | City <u>Pottstown</u> State: <u>PA</u> Zip Code: <u>19464</u> |

C. PROPERTY LOCATION

Street Address: Bleim & Pleasantview Roads City, Township, Borough: Lower Pottsgrove Township

County: Montgomery School District: Pottsgrove Tax Parcel Number: 42-00-00324-50-7

D. VALUATION DATA

| | | |
|------------------------------------------------|------------------------------------------------|--------------------------------------------|
| 1. Actual Cash Consideration <u>875,000</u> | 2. Other Consideration <u>+ 0</u> | 3. Total Consideration <u>= 875,000</u> |
| 4. County Assessed Value <u>400,180</u> | 5. Common Level Ratio Factor <u>x 1.972</u> | 6. Fair Market Value <u>= 789,155</u> |

E. EXEMPTION DATA

| | |
|---------------------------------------------------|----------------------------------------------------|
| 1a. Amount of Exemption Claimed <u>875,000</u> | 1b. Percentage of Interest Conveyed <u>100%</u> |
|---------------------------------------------------|----------------------------------------------------|

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) Transfer tax excluded based on Reg. 91.193 and 91.192. Both Pottsgrove School District and Lower Pottsgrove Township are excluded parties.

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: R. Kurtz Holloway Date: 4-22-08

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

1.50
15.50
15.50
15.50
600
200

THIS INDENTURE, Made the 15th day of *OCTOBER* in the year of our Lord one thousand nine hundred and ninety-eight,

Between RITTER ESTATES, INC., A PENNSYLVANIA CORPORATION,
(hereinafter called the Grantor), party of the first part

AND

LOWER POTTS GROVE TOWNSHIP,

STATE TAX
AFFIDAVIT
FILED

(hereinafter called the Grantee), of the other part,

Witnesseth, That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, enfeoffed, released and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its successors and/or assigns,

ALL THOSE TWO CERTAIN HEREINAFTER DESCRIBED OPEN SPACES, lots or pieces of ground, Situate in the Township of Lower Pottsgrove, County of Montgomery and Commonwealth of Pennsylvania, bounded and described separately according to a Plan of Subdivision prepared for Ritter Estates, Inc., by Urwiler & Walter, Inc., dated June 20, 1988, with revisions through September 26, 1989, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Plan Book A-52 page 208, last revised October 26, 1990, as follows, to wit:---

THE FIRST THEREOF BEGINNING at a point on the Southeasterly side of Pebble Beach Lane (50.00 feet wide), at a corner of Lot Number 32, as shown on said Plan, which point is measured the six following courses and distances along the said Southeasterly side of Pebble Beach Lane from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 23.56 feet, measured on the arc of a curve, curving to the right, having a radius of 15.00 feet from a point of curve on the Northeasterly side of Green Briar Court (50.00 feet wide), viz: (1) extending North 76 degrees 57 minutes 00 seconds East, the distance of 121.67 feet to a point of curve; (2) thence extending Northeastwardly on the arc of a curve, curving to the left, having a radius of 408.47 feet, the arc distance of 330.31 feet to a point of tangent; (3) thence extending North 30 degrees 37 minutes 00 seconds East, the distance of 150.82 feet to a point of curve; (4) thence extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 726.49 feet, the arc distance of 170.75 feet to a point of tangent; (5) thence extending North 44 degrees 05 minutes 00 seconds East, the distance of 594.92 feet to a point of curve; and (6) thence extending Northeastwardly on the arc of a curve, curving to the left, having a radius of 230.00 feet, the arc distance of 45.53 feet to the point of beginning; thence extending from said point of beginning in a Northeastwardly to Northwardly direction, along the Southeasterly and Easterly sides of Pebble Beach Lane, aforesaid, on the arc of a curve, curving to the left, having a radius of 230.00 feet, the arc distance of 133.97 feet to a point of tangent on the said Easterly side of Pebble Beach Lane; thence extending North 00 degrees 38 minutes 00 seconds West, along the said Easterly side of Pebble Beach Lane, the distance of 101.39 feet to a point of curve on the same; thence

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extending in a Northwardly to Northwestwardly direction, along the Easterly and Northeasterly sides of Pebble Beach Lane, aforesaid, on the arc of a curve, curving to the left, having a radius of 230.00 feet, the arc distance of 179.50 feet to a point of tangent on the said Northeasterly side of Pebble Beach Lane; thence extending North 45 degrees 20 minutes 55 seconds West, along the said Northeasterly side of Pebble Beach Lane, the distance of 27.63 feet to a point, a corner of Lot Number 33, as shown on said Plan; thence extending North 44 degrees 39 minutes 05 seconds East, along Lot Number 33, the distance of 160.00 feet to a point, a corner in line of lands now or late of Rolling Hills, as shown on said Plan; thence extending South 45 degrees 20 minutes 55 seconds East, partly along lands of Rolling Hills and also along lands now or late of Lower Pottsgrove Township, as shown on said Plan, the distance of 451.21 feet to a point, a corner of lands now or late of Pottsgrove Joint School District, as shown on said Plan; thence extending South 44 degrees 10 minutes 24 seconds West, along lands of Pottsgrove Joint School District, the distance of 412.59 feet to a point, a corner of Lot Number 32, aforesaid; thence extending North 45 degrees 55 minutes 00 seconds West, along Lot Number 32, the distance of 129.93 feet to the first mentioned point on the said Southeasterly side of Pebble Beach Lane and place of beginning.

BEING Lot Number 132, Open Space(to be offered to Lower Pottsgrove Township), as shown on the above mentioned Plan.

AND THE SECOND THEREOF BEGINNING at a point on the Southwesterly side of Green Briar Court(50.00 feet wide), at a corner of Lot Number 3, as shown on said Plan and which point is measured the three following courses and distances from a point of curve on the Southeasterly side of Pebble Beach Lane(50.00 feet wide), viz: (1)leaving the said Southeasterly side of Pebble Beach Lane on the arc of a curve, curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of tangent on the said Southwesterly side of Green Briar Court; (2)thence extending South 13 degrees 03 minutes 00 seconds East, along the said Southwesterly side of Green Briar Court, the distance of 130.41 feet to a point of curve on the same; and (3)thence extending Southeastwardly along the said Southwesterly side of Green Briar Court on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc distance of 95.62 feet to the point of beginning; thence extending from said point of beginning Southeastwardly along the said Southwesterly side of Green Briar Court on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc distance of 30.04 feet to a point, a corner of Lot Number 4, as shown on said Plan; thence extending and along Lot Number 4, aforesaid, the two following courses and distances, viz: (1)extending South 40 degrees 43 minutes 33 seconds West, the distance of 120.00 feet to a point, a corner; and (2)thence extending South 49 degrees 16 minutes 27 seconds East, the distance of 110.00 feet to a point, a corner; thence extending North 79 degrees 39 minutes 30 seconds East, partly along Lot Number 4, aforesaid, also partly along Lot Number 5, as shown on said Plan and also along Lot Number 6, as shown on said Plan, the distance of 252.20 feet to a point, a corner of Lot Number 7, as shown on said Plan; thence extending North 54 degrees 13 minutes 16 seconds East, along Lot Number 7, the distance of 85.31 feet to a point, a corner of Lot Number 8, as shown on said Plan; thence extending North 69 degrees 48 minutes 42 seconds East, along Lot Number 8, the distance of 92.15 feet to a point, a corner in line of lands now or late of Buchert, as shown on said Plan; thence extending South 43 degrees 32 minutes 15 seconds West, along lands of Buchert, the distance of 262.00 feet to a point, a corner of lands now or late of Clemens, as shown on said Plan; thence extending along lands of Clemens, the three following courses and distances, viz: (1)extending South 70 degrees 45 minutes 54 seconds West, the distance of 87.71 feet to a point, a corner; (2)thence extending South 84 degrees 19 minutes 54 seconds West, the distance of 211.91 feet to a point, a corner; and (3)thence extending South 84 degrees 55 minutes 54 seconds West, the distance of 97.30 feet to a point on the Northeasterly side of Sunnyside Avenue(as laid out on said Plan); thence extending North 47 degrees 54 minutes 21 seconds West, along the said Northeasterly side of Sunnyside Avenue, the distance of 265.12 feet to a point, a corner in line of lands now or late of Shreves,

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as shown on said Plan; thence extending North 42 degrees 05 minutes 39 seconds East, along lands of Shreves, the distance of 194.86 feet to a point, a corner of Lot Number 2, as shown on said Plan; thence extending South 49 degrees 16 minutes 27 minutes East, partly along Lot Number 2 and also along Lot Number 3, aforesaid, the distance of 167.95 feet to a point, a corner of the aforesaid Lot Number 3; thence extending North 40 degrees 43 minutes 33 seconds East, along Lot Number 3, the distance of 120.00 feet to the first mentioned point on the said Southwesterly side of Green Briar Court and place of beginning. A portion thereof containing the major part of the bed of that certain 20.00 feet wide Sanitary Sewer Easement, as shown on said Plan.

BEING Lot Number 133, Open Space(to be offered to Lower Pottsgrove Township), as shown on the above mentioned Plan.

BEING, AS TO THE FIRST ABOVE DESCRIBED(LOT NUMBER 132), Parcel No. 42-00-03278-14-5, AND BEING, AS TO THE SECOND ABOVE DESCRIBED(LOT NUMBER 133), Parcel No. 42-00-01327-63-8, of the Montgomery County Commissioners Registry.

BOTH BEING part of the same premises which Paul G. Yocum and Helen M. Yocum, his wife, by Deed dated December 31, 1987, as recorded in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 4863 page 1409 &c., granted and conveyed unto Ritter Estates, Inc., in fee.

UNDER AND SUBJECT, inter-alia, to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration dated September 30, 1994, recorded as aforesaid, in Deed Book 5094 page 292 &c., and with an Amendment to Declaration thereto being also recorded as aforesaid, in Deed Book 5160 page 809 &c., and any other Amendments to the said Declaration, as the same may be duly adopted, from time to time.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
42-00-03278-14-5 LOWER POTTS GROVE
PEBBLE BEACH LN
RITTER ESTATES INC
B 016C U 039 L 132 2108 DATE: 11/02/98

| | |
|-----------------------|-------|
| REALTY TRANS TAX PAID | |
| STATE | - 0 - |
| LOCAL | - 0 - |
| PER | CJ |

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
42-00-01327-63-8 LOWER POTTS GROVE
GREEN BRIAR CT
RITTER ESTATES INC
B 021A U 007 L 133 2108 DATE: 11/02/98

Together with all and singular the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of said estate, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and/or and assigns to and for the only proper use and behoof of the said Grantee, its successors and/or and assigns, forever.

And the said Grantor, its successors and/or assigns, does by these presents covenant, promise and agree, to and with the said Grantee, its successors and/or and assigns, by these presents, that it the said Grantor has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has caused these presents to be duly executed as of the day and year first above written.

SEALED AND DELIVERED
In the presence of us:



DAVID L. SPECHT, SECRETARY

RITTER ESTATES, INC.,
A PENNSYLVANIA CORPORATION,

(SEAL)



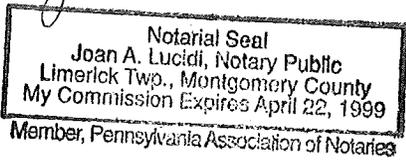
DONALD F. SPECHT, PRESIDENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this, the *15th* day of *October* 1998, before me, the undersigned officer, personally appeared Donald F. Specht, who acknowledged himself to be the President of Ritter Estates, Inc., a corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

In Witness Whereof, I hereunto set my hand and official seal.

Joan A. Lucidi



The address of the within named Grantee
is 2199 Buchert Road
Pottstown, PA 19464

(SUNNYDED)



Margaret D. Schumacher



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

| RECORDER'S USE ONLY | |
|---------------------|---------|
| State Tax Paid | - 0 - |
| Book Number | 5247 |
| Page Number | 340 |
| Date Recorded | 11-2-98 |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

| | | | |
|----------------|---------------------------------------------------|-------------------|----------------------------|
| Name | Robert D. Reber, Jr., Esquire | Telephone Number: | Area Code (215) 326-7500 |
| Street Address | 424 King Street, P.O. Box 777 Pottstown, PA 19464 | City | State Zip Code |

B TRANSFER DATA

| | | | |
|----------------------|------------------------------------------------|--------------------------------|--------------------|
| Grantor(s)/Lessor(s) | Ritter Estates, Inc. | Date of Acceptance of Document | |
| Grantee(s)/Lessee(s) | | Lower Pottsgrove Township | |
| Street Address | c/o Specht Realty, Inc. 1800 E. High Street | Street Address | 2199 Buchert Road |
| City State Zip Code | Pottstown PA 19464 | City State Zip Code | Pottstown PA 19464 |

C PROPERTY LOCATION

| | | | |
|----------------|--------------------------------------------------------|-------------------------|-----------------------------|
| Street Address | Lot 132-Pebble Beach Lane Lot 133-Green Briar Court | City, Township, Borough | Lower Pottsgrove Township |
| County | Montgomery | School District | Lower Pottsgrove |
| | | Tax Parcel Number | 42-00-03278-14-5-Lot 132 ** |

D VALUATION DATA

| | | | | | |
|------------------------------|-------------------|------------------------------|--------|------------------------|----------|
| 1. Actual Cash Consideration | \$1.00 | 2. Other Consideration | + NONE | 3. Total Consideration | = \$1.00 |
| 4. County Assessed Value | \$58,000/\$45,000 | 5. Common Level Ratio Factor | x SAME | 6. Fair Market Value | = SAME |

E EXEMPTION DATA

| | | | | |
|---------------------------------|------|-------------------------------------|------|----------------------------|
| 1a. Amount of Exemption Claimed | 100% | 1b. Percentage of Interest Conveyed | 100% | **42-00-01327-63-8-Lot 133 |
|---------------------------------|------|-------------------------------------|------|----------------------------|

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

| | | | |
|-------------------------------------------------|----------------------|------|----------|
| Signature of Correspondent or Responsible Party | <i>Donald Specht</i> | Date | 10/15/98 |
|-------------------------------------------------|----------------------|------|----------|

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

This Indenture Made this 4th day of August 19 99

Between ROBERT . . KURTZ AND ELEANOR . . KURTZ, Husband and Wife

| |
|--------------------------|
| REALTY TRANSFER TAX PAID |
| STATE <u>650.00</u> |
| LOCAL <u>650.00</u> |
| PER <u>00</u> |

(hereinafter called the Grantors),

LOWER POTTS GROVE TOWNSHIP

(hereinafter called the Grantee),

1300
02092000
2010

Witnesseth That the said Grantor for and in consideration of the sum of SIXTY FIVE THOUSAND (\$65,000.00) DOLLARS

lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN tract of land, Situated in Lower Pottsgrove Township, Montgomery County, PA, the Commonwealth of Pennsylvania, as shown on a Plan titled "Subdivision Plan for Robert and Eleanor Kurtz" by Bursich Associates, Inc., Pottstown, PA, Job Number 983341, Drawing Number FP 183341, dated 10/16/1998, last revised 12/29/1998 and being more fully described as follows, to wit:

BEGINNING at a point on the Northerly right of way line of Pleasant View Road (SR 4028) (41.50 feet wide) said point being the common corner of Lots 1 and 2; thence (1) leaving said right of way along the lands of now or late Robert and Eleanor Kurtz (Lot 1) North 43 degrees 17 minutes 7 seconds West, a distance of 213.12 feet to a point; thence (2) along the same, South 46 degrees 54 minutes 12 seconds West a distance of 159.75 feet to a point; thence (3) along the lands of now or late of Lower Pottsgrove Township, North 43 degrees 5 minutes 48 seconds West a distance of 99.49 feet to an iron pin; thence (4) along the same North 46 degrees 54 minutes 12 seconds East a distance of 344.91 feet to a point on the Westerly right of way line of Buchert Road (SR 4029) (67.18 feet wide); thence (5) along said right of way, South 48 degrees 0 minutes 14 seconds East a distance of 167.13 feet to a point; thence (6) leaving said right of way along the lands of now or late Douglas A. and Ellan L. Kepner, South 46 degrees 57 minutes 37 seconds West, a distance of 38.76 feet to a square pin in concrete; thence (7) along the same South 43 degrees 33 minutes 49 seconds East a distance of 146.18 feet to a point on the Northerly right of way of Pleasant View Road (SR 4028); thence (8) along said right of way, South 46 degrees 55 minutes 19 seconds West a distance of 161.19 feet to the point and place of beginning.

CONTAINING 1.64 acres, more or less.

BEING PART OF PARCEL NO. 42-00-03610-00-2.

This property was purchased with funds provided by Montgomery County in accordance with the Montgomery County Open Space Ordinance (Ordinance 93-3) enacted on October 28, 1993 and shall be maintained as open space in accordance with the Montgomery County Open Space Program. No change of use, transfer of ownership, or sale of this property shall occur without the written consent of the County of Montgomery, Pennsylvania. This restriction shall have the effect of a covenant running with the land, and shall otherwise be binding upon the Grantee, and shall be enforceable only by the County of Montgomery.

BEING PART OF THE SAME premises which George Kurtz and Marie Kurtz, by Indenture dated January 4, 1963 and recorded January 11, 1963 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 3274 page 33, granted and conveyed unto Robert Kurtz and Eleanor Kurtz, Husband and Wife, in fee.

99 SEP - 9 AM 9:52

Together with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

#19515
L.POTTSGROVE TWP 650.00
STATE STAMP 650.00
TOTAL 1300.00
CHECK 1300.00
CHANGE 0.00
ITEM 2
09-09-99 THU #1 CASH-10 7352 13:52TM

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
42-00-03610-00-2 LOWER POTTSGROVE
N PLEASANT VIEW RD
KURTZ ROBERT & ELEANOR
B 016 U 040 L 2 2107 DATE: 08/23/99

(SPECIAL WARRANTY)

And the said Grantors, for themselves, their heirs, executors, administrators do by these presents, covenant, grant and agree, to and with the said Grantee, its successors and Assigns, that they the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, its successors and Assigns, against them the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them or any of them, shall and will SUBJECT AS AFORESAID WARRANT and forever DEFEND.

OR

the said

do covenant, promise and agree, to and with the said and assigns, by these presents, that the said

has/have not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor has/have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delibered
IN THE PRESENCE OF US:

Robert D. Kurtz (SEAL)
ROBERT KURTZ

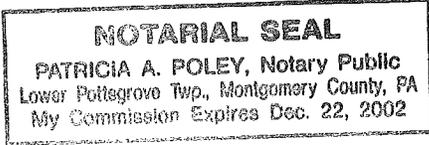
Eleanor M. Kurtz (SEAL)
ELEANOR KURTZ

(TRUSTEES' WARRANTY)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Montgomery)SS.

On this, the 4th day of August, A.D. 19 99, before me,
the undersigned officer, personally appeared ROBERT KURTZ AND ELEANOR KURTZ, Husband and Wife
known to me (or satisfactorily proven) to be the person s whose name s is (are) subscribed to the within
instrument, and acknowledged that the y executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Patricia A. Poley
Notary Public
My Commission Expires:

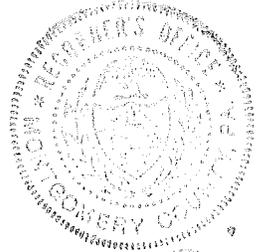
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF)SS.

On this, the _____ day of _____, A.D. 19 _____, before me,
the undersigned officer, personally appeared _____ who acknowledged
himself (herself) to be the _____ of _____,
a corporation and that he as such _____
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the
corporation by himself (herself) as _____

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public
My Commission Expires:

REC'D



Margaret Bachman

The address of the above-named Grantee
is 2199 Buchter Rd
Pottstown PA 19464
On behalf of the Grantee

RECORDER OF DEEDS
MONTGOMERY COUNTY
Nancy J. Becker

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Nancy J. Becker

Certification signature by Montgomery County Recorder of Deeds eCertify
<montcoecertify@recordfusion.com> Validity Unknown

 UNITED STATES
POSTAL SERVICE. **Receipt ID**
Electronic Postmark **1000Kbqioe**

Validation may require Adobe 'Windows Integration'

eCertified copy of recorded # 1992012685 (page cover of 5)
Montgomery County Recorder of Deeds
Only valid with epm-signature on cover page



STATE TAX
AFFIDAVIT
FILED

003707

Simple Deed No. 752-S

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

This Indenture Made the _____ 14th _____ day of

February in the year of our Lord one thousand nine hundred and ninety-two (1992)

Between HUNTER KURTZ and VIVIAN L. KURTZ, husband and wife,

17-50
18-30
5-00

(hereinafter called the Grantors), of the one part, and

LOWER POTTS GROVE TOWNSHIP

| |
|----------------|
| REALLY TRANS. |
| STATE |
| LOCAL |
| PER <i>M P</i> |

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantors

for and in consideration of the sum of

THREE HUNDRED SEVENTY-EIGHT THOUSAND DOLLARS (\$378,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its heirs and assigns,

02 MAR -6 AM 11:45

ALL THAT CERTAIN lot or piece of land, with the improvements thereon, situate in Lower Pottsgrove Township, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a nail in the centerline of Pleasant View Road (ultimate width 50 feet) which is located South 45 degrees 00 minutes West 403.96 feet from the intersection of the centerlines of said Pleasant View Road and Buckert Road (ultimate width 50 feet); thence along the centerline of the said Pleasant View Road South 45 degrees 00 minutes West 273.80 feet to a nail; thence along the lands of the N/L Harold Norton and the N/L Hunter Kurtz North 45 degrees 00 minutes West 333.00 feet to an I.P.; thence continuing along the lands of the N/L Hunter Kurtz South 45 degrees 00 minutes West 280.00 feet to an I.P.; thence continuing along the same South 45 degrees 00 minutes East 166.50 feet to a point; thence along the lands of the N/L Clarence Mayberry and the N/L David Buckwalter South 45 degrees 00 minutes West 145.00 feet to a point; thence along the lands of the N/L John Pflieger North 45 degrees 00 minutes West 19.64 feet to an I.P.; thence continuing along the lands of the N/L John Pflieger and along the lands of the N/L Michael Ferree South 45 degrees 00 minutes West 198.50 feet to an I.P.; thence continuing along the lands of the N/L Michael Ferree South 45 degrees 00 minutes East 19.64 feet to a point; thence along the lands of the N/L Marion Robinson, N/L Leo Breuninger and N/L Cleon Dagen South 45 degrees 00 minutes West 222.19 feet to an I.P.; thence along the lands of the Lower

BOOK 5000 PAGE 1712



Pottsgrove Consolidated School Authority North 44 degrees 25 minutes 50 seconds West 436.89 feet to a pipe; thence along the lands of the N/L Donald E. Orr, Sanders M. Orr and Marvin C. Miller North 43 degrees 25 minutes 26 seconds East 1474.61 feet to a nail; thence along the centerline of the aforesaid Buckert Road South 49 degrees 00 minutes East 311.69 feet to a nail; thence along the lands of the N/L Robert Kurtz South 45 degrees 00 minutes West 380.65 feet to an I.P.; thence continuing along the same South 45 degrees 00 minutes East 333.00 feet to the point and place of beginning.

CONTAINING: 14.084 Acres.

BEING Parcel No.: 42-00-03598-00-5.

BEING the same premises which The Estate of George Kurtz, by Hunter Kurtz, Executor of the Estate, by Deed dated July 27, 1978, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on July 29, 1978, in Deed Book 4347 Page 254, granted and conveyed unto Hunter Kurtz and Vivian L. Kurtz, his wife, in fee.

A PORTION of this land was acquired for public recreation use with grants-in aid assistance under the Federal Land and Water Conservation Fund Act of 1965.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
42-00-03598-00-5 LOWER POTTS GROVE
1239 N PLEASANT VIEW RD
KURTZ HUNTER & VIVIAN L
B 016 U 030 L 1101 DATE: 02/26/92

BOOK 5000 PAGE 1713



Together with all and singular the _____ improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of _____

_____ the said grantors, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground described _____ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, _____ its _____ heirs and assigns, to and for the only proper use and behoof of the said Grantee, _____ its _____ heirs and assigns forever.

| |
|------------------------|
| REALTY TRANS. TAX PAID |
| STATE _____ |
| LOCAL _____ |
| PER _____ |

And the said Grantors for themselves, their _____ heirs,

executors and administrators do _____ covenant, promise and agree, to and with the said Grantee, _____ its _____ heirs and assigns, by these presents, that _____ they _____ the said Grantors and their _____ heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, _____ its _____ heirs and assigns, against _____ them _____, the said Grantors and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, _____ or any of them, shall and will _____

BY THESE PRESENTS _____ WARRANT and forever DEFEND.

In Witness Whereof, the parties of the first part have _____ hereunto set _____ their _____ hand and seals. Dated the day and year first above written.

Scaled and Delivered
IN THE PRESENCE OF US:

[Signature]

[Signature]
Hunter Kurtz
[Signature]
Vivian L. Kurtz



BOOK 5000 PAGE 1714



Commonwealth of Pennsylvania
County of Montgomery

} ss:

On this, the 14th day of February, 1992, before me, a Notary Public for
the Commonwealth of Pennsylvania, residing in the Borough of Collegeville

the undersigned Officer,

personally appeared HUNTER KURTZ and VIVIAN L. KURTZ, husband and wife,

known to me (satisfactorily proven) to be the persons whose names (are) subscribed to the within
instrument, and acknowledged that they executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

Karen L. Miller

Notary Public

NOTARIAL SEAL
KAREN L. MILLER, Notary Public
Collegeville Boro, Montgomery Co.
My Commission Expires May 8, 1995

FREELAND ABSTRACT, LTD.
NO. 261-FA



HUNTER KURTZ and VIVIAN L.
KURTZ, husband and wife

TO

LOWER POTTS GROVE TOWNSHIP

Premises: 1239 North
Pleasantview Road, Lower
Pottsgrove Township,
Montgomery County, Pennsylvania

752-S John C. Clark Co., Phila. 1990

Law Offices
KEENAN, CICCITTO, BRANT & HIXSON
376 East Main Street
P.O. Box 460
Collegeville, PA 19426



Maryanne Reichenbach

BOOK 5000 PAGE 1715

The address of the above-named Grantee
is 2149 Buwert Road, Pottstown
[Signature]
On behalf of the Grantee



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280602
HARRISBURG, PA 17128-0602

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

| RECORDER'S USE ONLY | |
|---------------------|--------|
| State Tax Paid | 0 |
| Book Number | 5000 |
| Page Number | 1712 |
| Date Recorded | 3/6/92 |

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

| | | | |
|----------------|-------------------------------|-------------------|----------------------------|
| Name | Robert L. Brant, Jr., Esquire | Telephone Number: | Area Code (215) 489-6170 |
| Street Address | 376 East Main Street | City | Collegeville |
| | | State | PA |
| | | Zip Code | 19426 |

B TRANSFER DATA

| | | | |
|----------------------|------------------------------|--------------------------------|-------------------|
| Grantor(s)/Lessor(s) | Hunter and Vivian L. Kurtz | Date of Acceptance of Document | |
| Grantee(s)/Lessee(s) | Lo Pottsgrove Township | | |
| Street Address | 1087 North Pleasantview Road | Street Address | 2199 Buchert Road |
| City | Pottstown | City | Pottstown, |
| State | PA | State | PA |
| Zip Code | 19426 | Zip Code | 19426 |

C PROPERTY LOCATION

| | | | |
|----------------|------------------------------|-------------------------|---------------------------|
| Street Address | 1239 North Pleasantview Road | City, Township, Borough | Lower Pottsgrove Township |
| County | Montgomery | School District | |
| | | Tax Parcel Number | 42-00-03598-00-5 |

D VALUATION DATA

| | | | | | |
|------------------------------|--------------|------------------------------|---|------------------------|----------------|
| 1. Actual Cash Consideration | \$378,000.00 | 2. Other Consideration | + | 3. Total Consideration | = \$378,000.00 |
| 4. County Assessed Value | 8,500.00 | 5. Common Level Ratio Factor | X | 6. Fair Market Value | = \$378,000.00 |

E EXEMPTION DATA

| | | | |
|---------------------------------|--------------|-------------------------------------|------|
| 1a. Amount of Exemption Claimed | \$378,000.00 | 1b. Percentage of Interest Conveyed | 100% |
|---------------------------------|--------------|-------------------------------------|------|

2. Check Appropriate Box Below for Exemption Claimed

- Will or Intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- Corrective deed (Attach copy of the prior deed).
- Statutory corporate consolidation, merger or division. (Attach copy of articles).
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

| | | | |
|-------------------------------------------------|--------------------|------|---------------|
| Signature of Correspondent or Responsible Party | <i>[Signature]</i> | Date | Feb. 17, 1992 |
|-------------------------------------------------|--------------------|------|---------------|

(SEE REVERSE)



STATE TAX
DEEDS
FILED

Edna Marguerite Saylor

Made the 24th day of August in the year of our Lord

one thousand nine hundred and Seventy-seven (1977)

BETWEEN, DONALD E. ORR, SANDERS M. ORR and MARVIN C. MILLER, Partners,

(hereinafter called the Grantors), of the one part, and

LOWER POTTS GROVE TOWNSHIP

850

(hereinafter called the Grantee), of the other part,

~~Wittnezzth~~, That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00)

lawful money of the United States of America, unto them well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, its Successors

and assigns, ALL THAT CERTAIN lot or tract of ground situate in the Township of Lower Pottsgrove, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Rolling Hills, made by Ralph E. Shaner & Sons, Engineering Company, dated 2/16/1972, last revised 8/23/1972 and recorded in Plan Book B-22, page 48, as follows, to wit:

AUG 26 2 42 PM '77

BEGINNING at a point on the centerline of Buchert Road (60 feet wide), said point being measured North 49 degrees 36 minutes West 645.50 feet from a point of intersection which the said centerline of Buchert Road makes with the centerline of Pleasant View Road (50 feet wide); thence extending from said point of beginning South 43 degrees 0 minutes West 1,475.0 feet to a point; thence extending along lands now or late of Pottsgrove Joint School District and lands now or late of Paul Yocum North 44 degrees 28 minutes West 678.64 feet to a point a corner of Phase One, as shown on said Plan; thence extending along the same the four following courses and distances: (1) North 85 degrees 24 minutes East 462.85 feet to a point, (2) North 4 degrees 36 minutes West 315.50 feet to a point, (3) North 85 degrees 24 minutes East 314.50 feet to a point, and (4) North 40 degrees 24 minutes East 640.0 feet to a point in the aforesaid centerline of Buchert Road, thence extending along the same South 49 degrees 36 minutes East 416.30 feet to the first mentioned point and place of BEGINNING.

CONTAINING 15.292 acres of land.

BEING Phase Two as shown on the above-mentioned Plan.

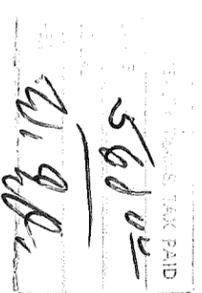
BEING part of the same premises which Elmer E. Saylor and Edna Marguerite Saylor, his wife, by Indenture bearing date the 31st day of July A. D. 1972, and recorded at Norristown, Pennsylvania in Deed Book 3779, Page 80, granted and conveyed unto Donald E. Orr, Sanders M. Orr and Marvin C. Miller, partners, their heirs and assigns, in fee.

BOOK 4233 PG 67

Together with all and singular the Buildings, improvements, ways, streets, alleys, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

Do have and to hold the said lot or piece of ground above described hereditaments

and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and assigns, to and for the only proper use and behoof of the said Grantee, its Successors and assigns forever.



And the said Grantors, for themselves, their

heirs, executors and administrators, ~~do~~ covenant, promise and agree, to and with the said Grantee, its Successors and assigns, by these presents, that they, the Grantors and their

heirs all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and assigns, against them, the said Grantors, and their

heirs and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will

by these Presents

WARRANT and forever DEFEND.

~~In Witness Whereof~~, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Robert A. Blunk Jr.

Donald E. Orr
DONALD E. ORR (SEAL)

Sanders M. Orr
SANDERS M. ORR (SEAL)

Marvin C. Miller
MARVIN C. MILLER (SEAL)

Received, on the day of the date of the above Indenture, of the above-named Grantee

STATE OF PENNSYLVANIA : SS
COUNTY OF MONTGOMERY :

On the 24th day of August Anno Domini 1977 before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the Borough of Pottstown, personally appeared the above-named DONALD E. ORR, SANDERS M. ORR and MARVIN C. MILLER, Partners,

and in due form of law acknowledged their act and deed, and desired the same might be recorded as such.

Witness my hand and Notarial seal the day and year aforesaid.

Dorothy D. Hilborn

DOROTHY D. HILBORN
Notary Public, Pottstown, Montg. Co.
My Commission Expires September 18, 1980

I hereby certify that the within consideration is less than \$100.00.

Robert D. Reber
On behalf of the Grantee

The address of the above-named Grantee is

P.O. Box 11
Sampersville, Pa.
Robert D. Reber
On behalf of the Grantee
Sawyer

DONALD E. ORR, SANDERS M. ORR
and MARVIN C. MILLER, Partners

to

LOWER POTTS GROVE TOWNSHIP

753 John C. Clark Co., Phila. 1976
ROBERT D. REBER, JR., ESQUIRE
424 King Street
Pottstown, Pennsylvania 19464

Recorded in the office for recording of deeds in and for Montgomery County
in Deed Book No. 4233 page 67 &c.

Witness my hand and seal of office this 26th day of
August Anno Domini 1977

Sullivan J. Ackerly
Recorder