

# Snell and Norton Park

## Master Plan

June, 2010



Lower Pottsgrove Township  
Montgomery County, Pennsylvania



# Snell and Norton Park

## Master Plan

June, 2010

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# Executive Summary



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

Snell and Norton Park is a two parcel 32 acre open space property located in Lower Pottsgrove Township, Montgomery County, Pennsylvania. This property was acquired in the late 1990's with open space funds from Montgomery County. Previously used for agriculture, the property presently contains fallow agricultural fields, a successional cedar forest, streams and deciduous woodlands. This varying landscape provides an oasis of wildlife habitat in the midst of a residential community containing approximately 200 single family dwellings.

Creating enhanced access to better serve the surrounding community while respecting the sensitive environmental features, established the development parameters of the master plan. These parameters helped to define the passive uses of the park which include an open/informal play field, walking/jogging trails, exercise stations, hiking trails, tot lot, parking areas, restrooms, picnic facilities, stormwater BMP areas and wildlife blinds. The 3 acre open play field provides a contiguous unprogrammed lawn area suitable for a wide variety of informal play such as flying a kite or throwing a Frisbee. The 1/2 mile jogging loop trail with exercise stations, and the 1 1/2 miles of hiking trails will provide opportunities for physical fitness and wildlife observation.

Access to the property is enhanced by formalizing two pedestrian access points and one vehicular access point. The sight distances at the existing driveway off Snell Road will be improved and signage will be added to provide for safer access for visitors.

The creation of a passive park provided for flexibility in the design that reduced disturbance to the natural features while still meeting the recreational needs of the community, and respecting the existing natural and cultural assets of the site. This park will encourage physical fitness, and provide educational opportunities that will enhance the community's overall physical and mental well being.

## Executive Summary

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# INTRODUCTION

The 32-acre Snell & Norton Park is an unimproved open space property located in Lower Pottsgrove Township, Pennsylvania. This property is characterized by its diversity of natural features including: fallow agricultural fields, a successional cedar forest, streams and woodlands. This varying landscape provides a green oasis in a midst of residential neighborhoods.

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

In July 2009, Lower Pottsgrove Township solicited proposals from consultants to plan the future recreational uses of Snell and Norton Park. 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 plan presented in this report. This document outlines the planning process and the Master Plan design.



Aerial photograph of the site.

## 1. Introduction

### Master Plan Purpose & Goals

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

### 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.

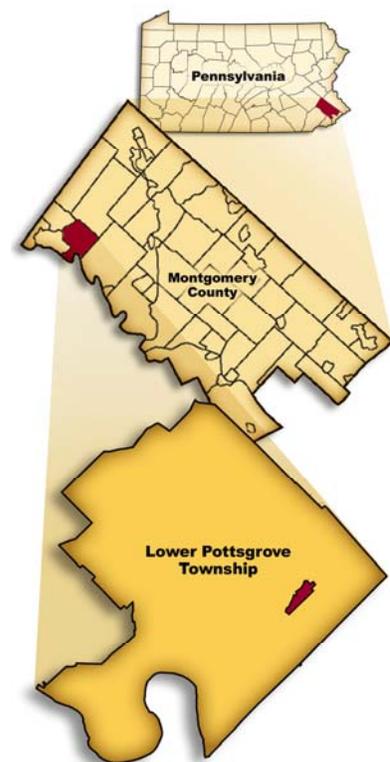
### Demographics

According to the 2000 census Lower Pottsgrove Township has a population of over 12,000 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, population is projected to be 13,880 in 2010, or an increase of 23.7%. The population is expected to continue to grow at a higher than average rate into the foreseeable future. In 2020, it is projected to reach 15,140 (+9.1%) and by 2025, it is projected to reach 15,540 (+2.6%). The projected population increase from 2000 to 2025 is 38.6%. These numbers confirm the importance of preserving lands for active and passive recreational uses for this growing population.

### Objectives:

- Provide background information about the community that will place the Master Plan reader within the context of the community and the overall park system;
- Incorporate community ideas into the Master Plan;
- Prepare the plan in conformance with DCNR guidelines;
- Develop a master plan that respects the natural features of the site and adjacent areas;
- Use sustainable design principles and materials; and,
- Provide recommendations for park improvements and operational issues such as safety, security and risk management.



Regional Context Map.

# Analysis



Aerial view of Gerald P. Richards Park.

## 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 220 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; however, Lower Pottsgrove also offers trails, baseball fields, soccer fields, basketball courts, playground areas, and a band shell for active recreational uses. 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.

The Township works with local sports organizations in need of



Aerial view of Sanatoga Park.

## 2. Analysis

additional field capacity. The Township currently offers seven soccer fields, four baseball fields, and two basketball courts at its 30-acre Gerald Richards Park (two each of the soccer and baseball fields are shared fields) and a baseball and soccer field at the Township's Sanatoga Park. The 54-acre Sanatoga Park also includes a band shell, picnic pavilion and playground. The Township's remaining parks are all passive parks, some with trails. In addition to Sanatoga Park, Gerald Richards Park, and Snell & Norton Park, there is one other 18-acre park suitable for active recreation. Other parks are intended and suitable for passive recreation/conservation areas due to topography and natural features at these sites. See chart #1 for additional information on the Township's Parks.

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

Chart #1 showing current Township recreational facilities.

The following organizations are currently utilizing in or have expressed an interest in utilizing Township park facilities:

- Pottsgrove Soccer Club
- Pottsgrove Little League
- Pottsgrove Baseball Organization
- Pottsgrove Softball
- Pottsgrove Vipers Lacrosse
- Pottstown Panthers semi-pro football
- Coventry Christian Schools
- St. Pius X Catholic Schools
- Pottsgrove School District

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

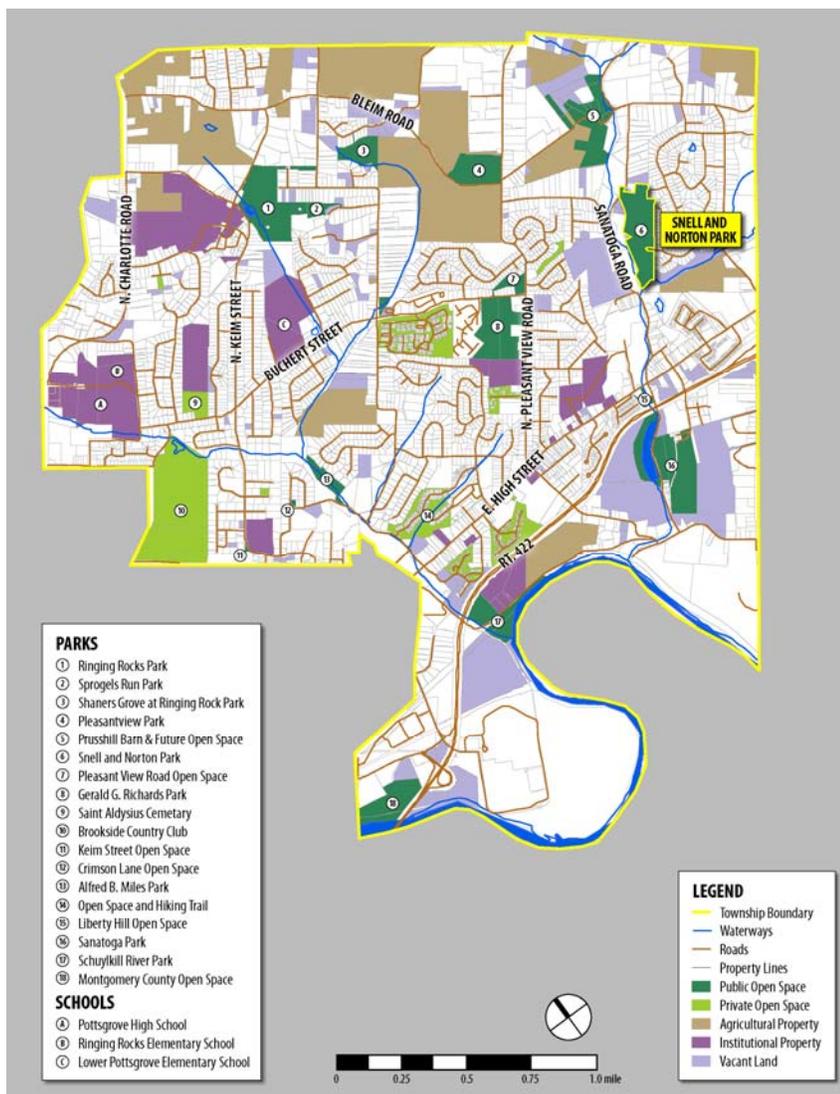
### **Context of Snell and Norton Park within Township's Park System**

An analysis of the Township's recreational facilities finds that approximately 123 acres (55%) of the Township's recreational properties are developed with 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 55 acres (25%) of open space properties that are currently unimproved open space parcels. About 44 acres (20%) of parklands exclusively contain passive uses.

Snell & Norton Park is located in the eastern section of the Township in one of Lower Pottsgrove's more sparsely populated areas.

## 2. Analysis

Geographically, the park is centrally located between the Prusshill Barn & Open Space - located approximately ½ mile to the north, and Sanatoga Park - located about 1.2 miles to the south. These park and open space parcels could be linked to Snell and Norton Park to form a ribbon of green space along the Sanatoga Creek. It is recommended that the Township continue to acquire land and/or trail easements along this stream corridor that could eventually form a greenway and/or trail system that could from the northern to southern boundaries of the Township. The southern portion of the suggested greenway/trail would connect to the eventual Schuylkill River East Trail which is proposed along Sanatoga Station Road.



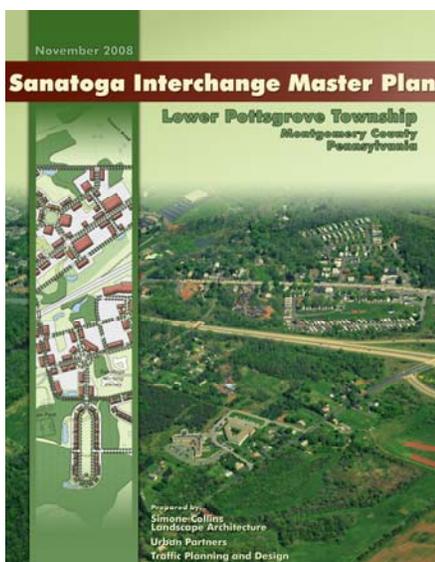
Map showing Lower Pottsgrove Township park and open space and school parcels.



## Relevant Planning Documents

The improvements proposed for the Snell and Norton Property 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 additional park facilities to serve the needs of the community. These other planning initiatives include:

- **Under Development—Planning and Design Strategies for Healthy Living, Parks and Recreation in the Pottstown Area, Pottstown Area and Health & Wellness Foundation**
- **2008 – Sanatoga Interchange Master Plan, Lower Pottsgrove Township**
- **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**



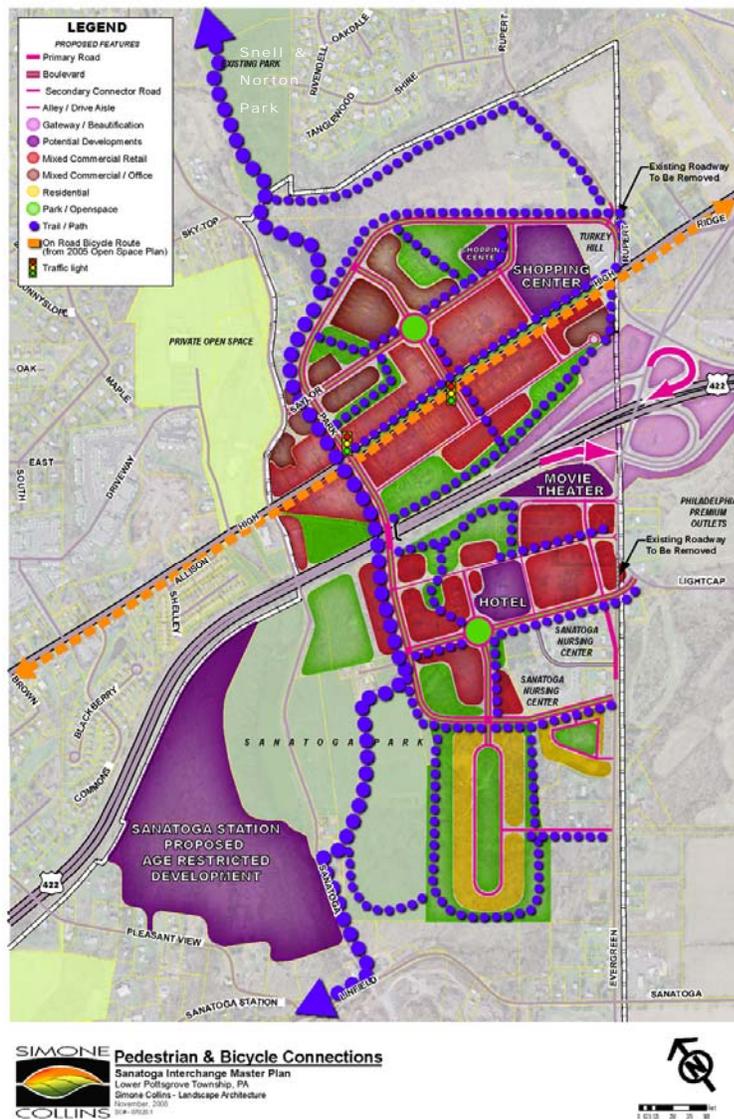
## Planning and Design Strategies for Healthy Living, Parks and Recreation in the Pottstown Area

Currently under development, this plan is a collaboration between Pennsylvania State University and the Pottstown Area Health and

### **Snell and Norton Park Master Plan**

## 2. Analysis

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.



### 2008—Sanatoga Interchange Master Plan

This plan examines the planning options for the area surrounding the U.S. Route 422 Sanatoga interchange area located immediately south of the Park. This plan is to guide future developments in an area which has seen, and is projected to see, increased traffic volume from the Philadelphia Premium Outlets and other planned developments.

As recommended in the Pedestrian and Bicycle Connection Plan, priorities should be made to connect pedestrian paths to existing parks and existing and planned regional trails. In addition to path and trail connections, this plan recommends that sidewalks be incorporated along streets as part of any new land development.

### **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 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;

## 2. Analysis

- 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—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 Snell and Norton 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; and,
- Pursue acquisition of the 8.3 acre Norton tract north of Norton Park to provide access to Sanatoga Creek.

#### *Potentially Vulnerable Resources:*

- Hartenstein Creek, which runs across the south end of Snell



## 2. Analysis

- Sanatoga Road as a secondary bicycle route
- Municipal Pathway Development - Potential Sidewalk and Trail Projects
- Sanatoga Creek Trail (running through Snell & Norton Park)
- Sanatoga Road Bike 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 park

## **2005—Pottstown Metropolitan Regional Comprehensive Plan**

### *Recommended Bike Routes:*

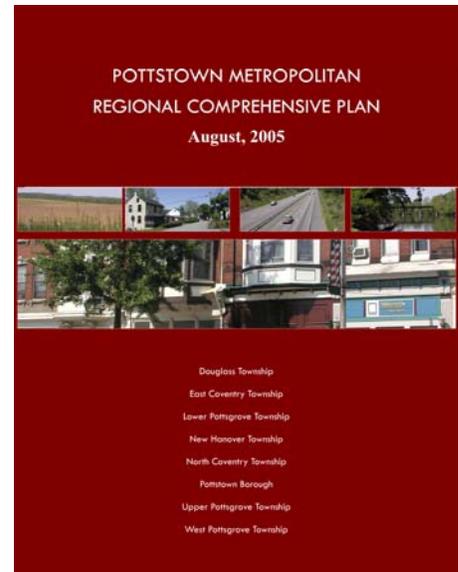
- Secondary bike route along Sanatoga Road

### *Future Land Use:*

Future land use for the area around Snell and Norton Park is designated as “suburban residential area”. This designation allows for a maximum residential density of 5 housing units per acre. Commercial uses not to exceed 15,000 sq. ft. and offices not to exceed 20,000 sq. ft. are permitted to provide commercial services for nearby residential neighborhoods. Other compatible uses such as agriculture, institutional and utility uses are allowed. Pedestrian sidewalks and trails are recommended as a part of all new developments to link neighborhoods, open space areas and for preservation of natural systems and recreation.

### *Open Space:*

The park is publicly-owned open space. The land of Snell & Norton Park was ranked a #1 priority acquisition for the Township, which means that open space will give maximum benefit to an underserved population, both current and projected. 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**

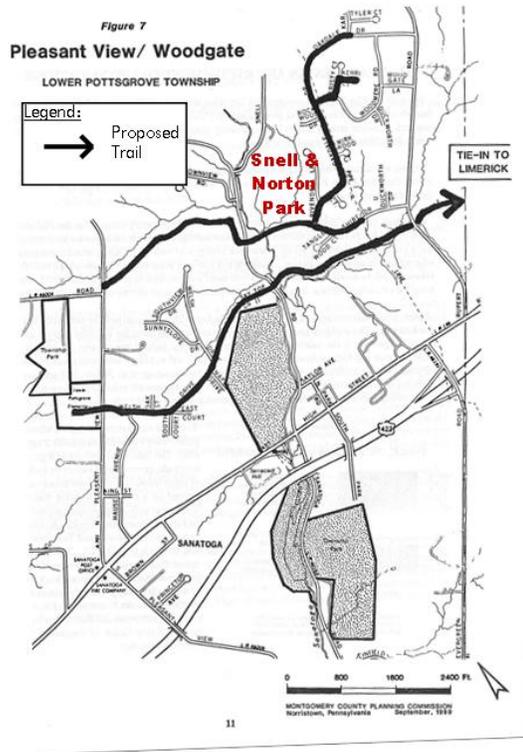
The Comprehensive Plan offers many broad recommendations for open space, natural features, and cultural resources for Montgomery County. No specific recommendations were found for Snell & Norton Park.

### **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 Snell and Norton 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.

## 2. Analysis



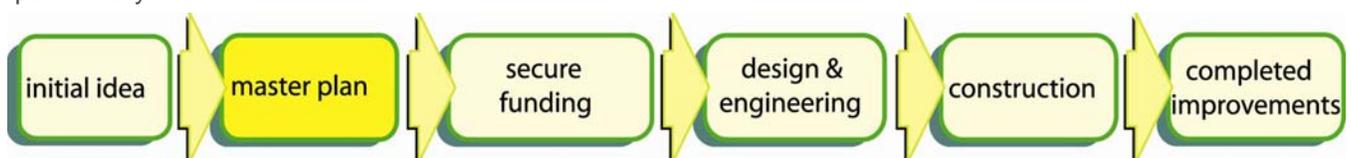
Pleasant View / Woodgate trail connection as shown in the Township's 1988 Bikeway and Trail Plan.

### 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. This plan provides recommendations for a trail connection through Snell and Norton Park linking Pleasant View Road to the Woodgate neighborhood near Shire Drive. A second alternative for this connection is proposed following the former trolley line immediately south of the project area and connecting to Limerick Township to the east.

### 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 the entire site. Upon completion of the survey and design development drawings, construction documents will be completed and the project can then be bid and constructed. This project will be built in phases over a period of several years.

In July of 2009, Lower Pottsgrove Township selected Simone Collins Landscape Architecture (SC), to analyze the site, assess community needs and develop a Master Plan for the Park.

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

### **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.

## 2. Analysis

### Public Participation Process

Figure “A” is a list of meetings held by the consultants during the development of the Master Plan.

Event/Task	Date	Time
Staff Kick Off Meeting	Wednesday, September 2, 2009	4 p.m.
Steering Committee Mtg #1: Programming	Tuesday, October 27, 2009	4 p.m.
Public Mtg #1: Programming	Tuesday, November 10, 2009	6:30 p.m.
Steering Committee Mtg #2: Complete Programming/Initial Concepts	Tuesday, November 24, 2009	4 p.m.
Public Mtg # 2: Complete Programming / Initial Concepts	Wednesday, December 2, 2009	6:30 p.m.
Steering Committee Mtg #3: Review Initial Concepts	Tuesday, January 12, 2010	4 p.m.
Public Mtg #3: Preliminary Concepts	Tuesday, January 26, 2010	6:30 p.m.
Public Mtg #4: Draft Plan	Tuesday, March 9, 2010	6:30 p.m.
Site Walk with Committee and Public	Thursday, April 01, 2010	4 p.m.
Steering Committee Mtg #4: Agree on Changes to Draft Plan	Wednesday, April 21, 2010	4 p.m.
Public Mtg #5: Final Plan Presentation	Tuesday, June 01, 2010	6:30 p.m.

Figure A

### Steering Committee Meetings

The project steering committee was comprised of adjacent landowners, interested stakeholders, Township Commissioners as well as those who requested to be added to the committee during the public participation process.

Four committee 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 a draft site analysis plan. Following the presentation the consultants asked the committee members for their ideas on goals, facts, concepts, and partners for the project. The second meeting reviewed the ideas and concepts developed at previous meetings in effort to build consensus prior to the development of the concept plan. At committee meeting #3 the initial concept plan was presented by the consultants for review and discussion. Committee meeting #4 was to review any comments on the draft Master Plan and narrative document.

The consultants also conducted a site walk with the committee to orient them to the layout of the park and to “field test” the proposed improvements.

### Public Meetings

Five public meetings were held. The first public meeting introduced the residents to the project and recorded their ideas for the use of the site. The second public meeting provided the residents with initial concept plans derived from the ideas from the first meeting. The third public meeting presented a revised concept plan based on reactions to the initial concepts. At the fourth public meeting the consultants presented a draft master plan for review and comment. In the final meeting, residents were presented with the final plan including the final master plan report.

### 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.



Base Map was completed using GIS data .

### Acreage

The total project area consists of two parcels totaling 32 acres. The Snell parcel is located in the northern half of the project area and contains 17.9 acres of primarily fallow agricultural fields and is surrounded by deciduous woodlands. The Norton parcel encompasses 14.2 acres of successional old field dominated by cedar species with mature deciduous woodlands along its borders.

### Topographic Features

As illustrated on the base map, the northern half of the project area contains the high point at elevation 255' which forms a ridgeline running from northeast to southwest in an area immediately east of the existing parking lot. Directly surrounding the ridgeline, slopes generally range from 3% to 4%. Closer to the project boundaries, the grade descends considerably with slopes of 10% to 25%. The middle portion of the site contains very steep slopes which lead down to an ephemeral stream gully. Slopes in this area range between 15% and 22%.

## 2. Analysis

The southern half of the project area contains a variety of undulating slopes which generally range from 7% to 20%. The western and southern boundaries of the southern portion contain steep slopes of 10% to 17% as the land slopes down towards the Sanatoga and Hartenstine Creeks. The high point of the southern portion of the property is located near the Shire Drive entrance at elevation 225' with the low point formed by the Hartenstine Creek at elevation 165.

### Land Use

The Snell & Norton Parcels were previously used for agriculture production. Presently, they are characterized as an undeveloped open space which is used by neighbors for passive recreation such as hiking and bird watching.

The property is primarily surrounded by residential land uses. Abutting the property to the east is the Woodgate community which contains approximately 200 single-family homes on lots ranging from 10,000 to 40,000 square feet. Southeast and northwest of the site there are sparse residential uses located on heavily wooded and steeply sloped lands. South of the site below Hartenstine Creek there is a large parcel of undeveloped agricultural land.

### Historic Features

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

### Environmental issues

This site contains a mix of natural features including mature woodlands, steep slopes, streams and tributaries, a successional cedar forest and fallow agricultural fields. Creating better access to better serve the community, while respecting these sensitive environmental features established the development parameters of this Master Plan.

The area of greatest environmental concern is the ephemeral tributary which originates at a source directly northeast of the site. This tributary then parallels the northeast boundary before turning



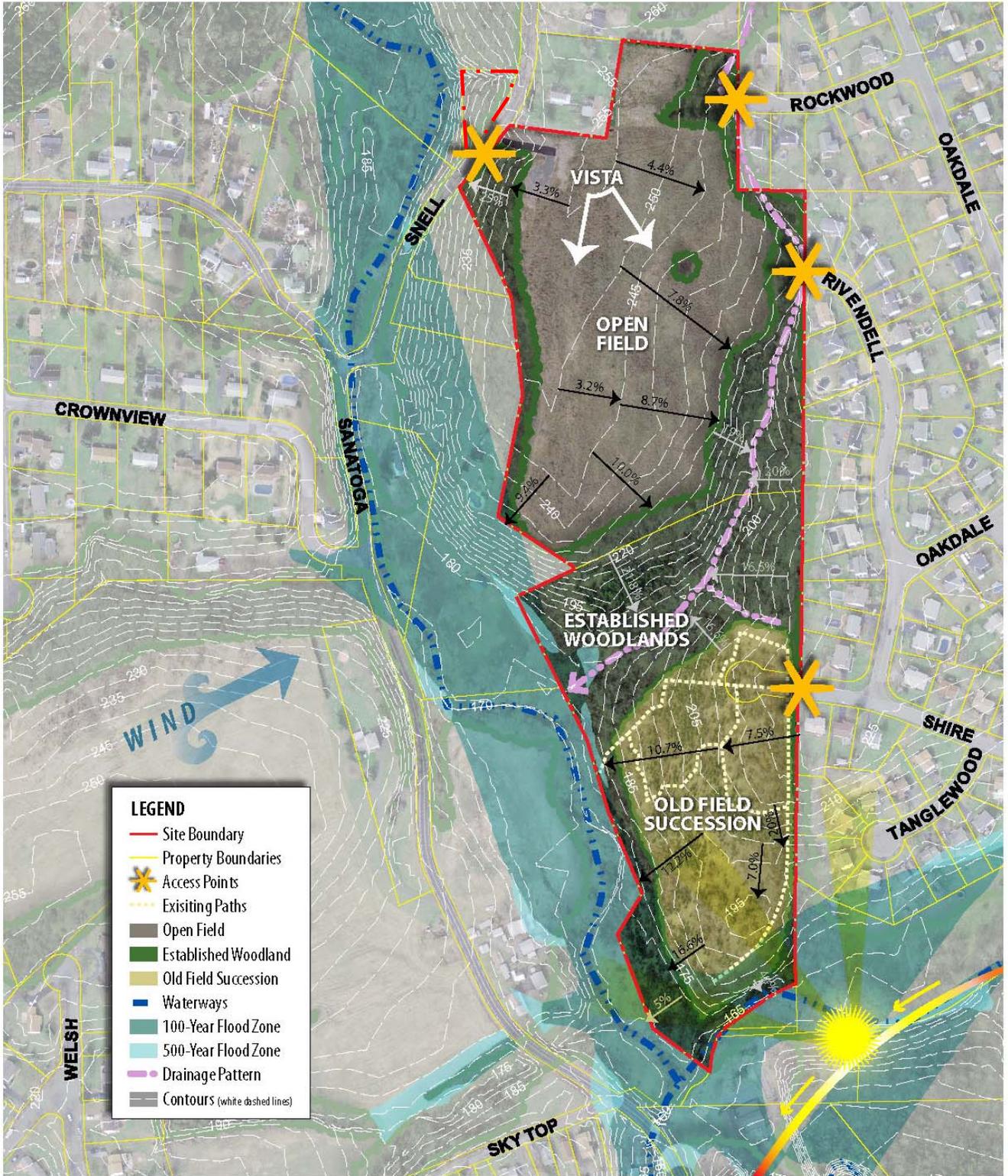
Steep slopes near the existing Driveway off Snell Road.



Photo showing moderate to steep slopes along the eastern boundary of the Park



Existing residences along the northern boundary of the Park.



### Site Analysis

Snell & Norton Properties

Lower Pottsgrove Township, PA  
 Simone Collins Landscape Architecture  
 September, 2009  
 SC# - 09072.10



0 50 100 200 300 Feet

## 2. Analysis

west near the center of the site and emptying into the Sanatoga Creek. This drainage way is ephemeral which can generally be defined as streams that flow only during and immediately after precipitation. Additionally, this drainage way is not recognized as a named stream by regulatory agencies.

It is unclear whether this drainage way always existed in this location, however it was most likely intensified due to additional runoff created with the development of the moderately dense Woodgate residential neighborhood immediately to the east. This development was built with minimal stormwater runoff controls and does not contain any stormwater detention basins. The lack of stormwater controls has greatly increased erosion to the Snell and Norton properties. After moderate rainstorms this drainage way turns into a torrent which has caused severe erosion and has created a gully up to 5' deep in some areas. A full study for the control of stormwater runoff is beyond the scope of this Master Plan. A more detailed survey should be completed at the construction phase to provide recommendations to mitigate runoff and to infiltrate stormwater within the project area.

### Soil types

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

A soils survey was referred to and the soil boundaries and types are shown in figure "B".

Snell & Norton Park has seven soil types all of which are silt loams with fairly similar characteristics. Silt loams are defined as being relatively flat (3 to 8 percent slopes) and well-drained. These soils are usually suitable for trails, parking lots and other associated recreational facilities. Soil groups PeB (7.7%) and PeC (20%) are located in the southern portion of the project area and are the only soil groups rated as non-hydric. The remainder of the soil groups (72%) are rated "Partially Hydric". Partially hydric means that some parts of the soil group – but not all - contain hydric soils. Hydric soils



Flooded ephemeral gully along the eastern border.



Dry ephemeral gully near the center of Park.



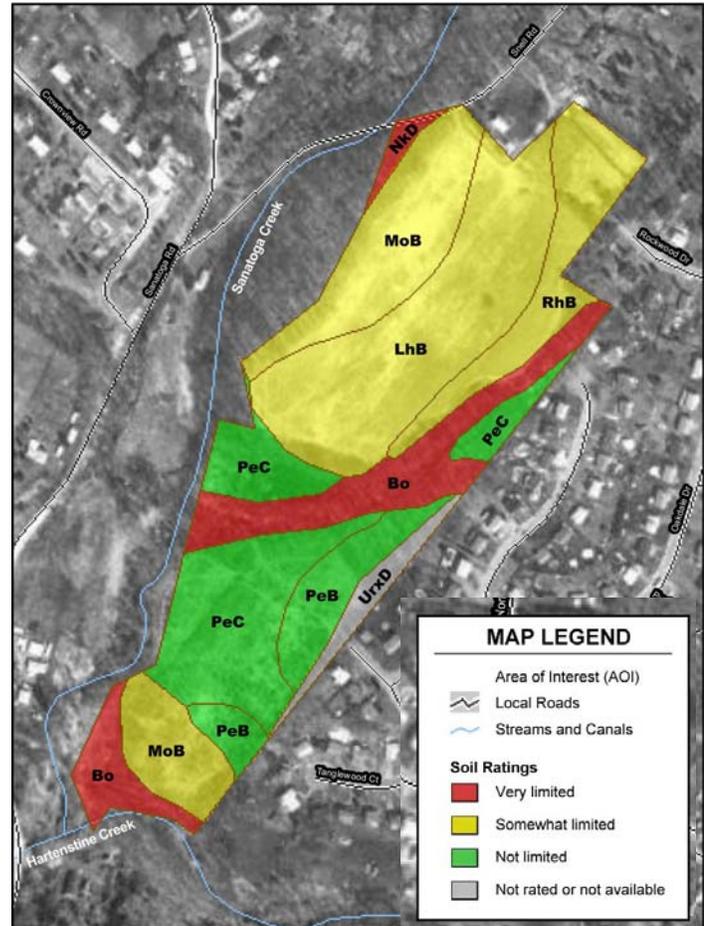
Existing vegetation along the Park's boundaries.

## 2. Analysis

are characterized by slow water infiltration rates, a permanent high water table and are often associated with wetlands. The hydric

### Soils: Path & Trail Ratings

Snell & Norton Park, Montgomery County, PA



Soil Summary by Map Unit — Snell & Norton Park, Montgomery County, Pennsylvania

Map Unit Symbol	Map unit name	Acres of Site	Percentage of Site	Hydric Rating	Drainage Rating	Path & Trail Rating	Rating Reasons (Numeric Values*)
Bo	Bowmansville (40%)-Knauers (40%) silt loams	4.6	14.7%	Partially hydric	Bowmansville: Poorly and somewhat poorly drained	Very limited	Depth to saturated zone (1.00)
						Very limited	Depth to saturated zone (1.00)
							Ponding (1.00)
LhB	Lehigh (80%) silt loam, 3 to 8 percent slopes	7.8	24.9%	Partially hydric	Somewhat poorly drained	Somewhat limited	Depth to saturated zone (0.11)
MoB	Mount Lucas (94%) silt loam, 3 to 8 percent slopes	5.9	18.7%	Partially hydric	Somewhat poorly drained	Somewhat limited	Depth to saturated zone (0.11)
NkD	Neshaminy (97%) gravelly silt loam, 8 to 25 percent slopes, extremely bouldery Towhee (3%), extremely stony	0.3	1.0%	Partially hydric	Neshaminy: Well drained	Very limited	Large stones content (1.00)
						Very limited	Slope (0.08)
							Large stones content (1.00)
PeB	Penn (87%) silt loam, 3 to 8 percent slopes	2.4	7.7%	Not hydric	Well drained	Not limited	
PeC	Penn (90%) silt loam, 8 to 15 percent slopes	6.3	20.0%	Not hydric	Well drained	Not limited	
RhB	Reaville (85%) silt loam, 3 to 8 percent slopes	3.2	10.2%	Partially hydric	Moderately & somewhat poorly drained	Somewhat limited	Depth to saturated zone (0.11)
UrxD	Urban land (65%) - Penn complex, 8 to 25 percent slopes	0.8	2.7%	Partially hydric	Not rated	Not rated	



Successional cedar forest located in the southern portion of the Park.

Figure B.

## 2. Analysis

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**

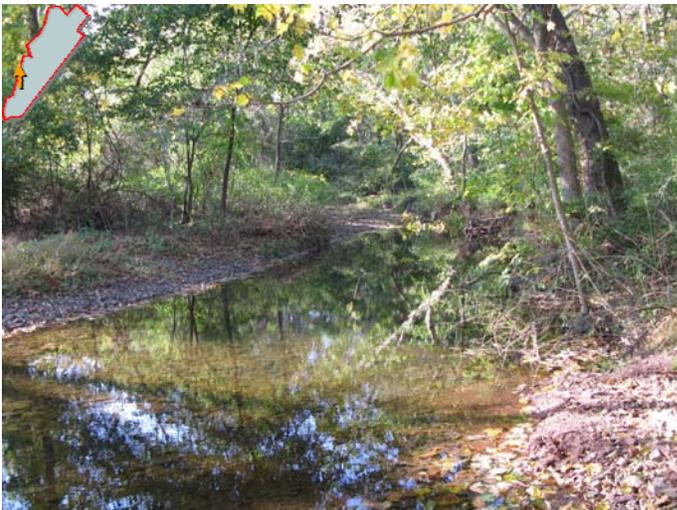
Research for wetlands did not result in any documented wetlands on the property. However, this does not mean that wetlands do not exist. Due to the close proximity of several tributaries and the presence of partially hydric soils on site, wetlands may in fact be present in these areas. Prior to the preparation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

### **Floodplains**

100 year and 500 year floodplain limits can be found on the site analysis plan. The northern portion of the site does not contain any floodplain areas. The southern 1/3 of the project area contains 100 year floodplains along the south and west boundaries between elevations 175 and 185.

### **Riparian Buffers**

Substantial riparian buffers exist in the form of mature deciduous woodlands along both the Sanatoga and Hartenstine creeks as well as the ephemeral drainage way.



Vegetated riparian areas along Sanatoga Creek.



Snell Road Access Point



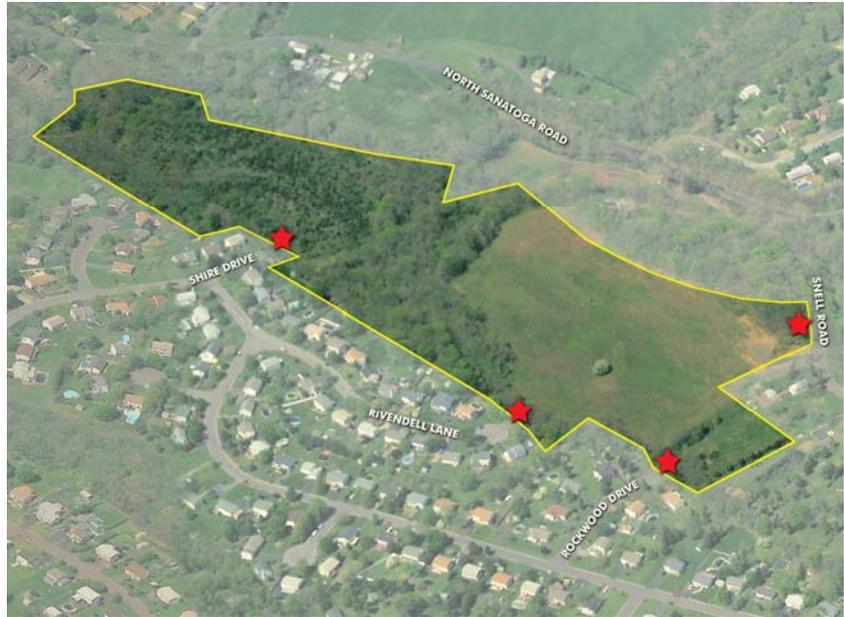
Existing gravel parking area.



Rockwood Drive Access Point.



Shire Drive Access Point



Graphic showing potential access points.

**Site Access**

The Park has four potential access points. The sole vehicular entrance is an asphalt driveway and gravel parking area located off Snell Road near the northwest boundary of the site. Existing vegetation and embankments inhibit the sight distance at this driveway entrance. Although public access to the site is currently permitted, this vehicular access is currently closed.

Three other potential access points can be found along the park’s eastern boundary adjacent to the Woodgate residential neighborhood. Rockwood Drive is the furthest north of these three potential entrances. This entrance would most likely not be conducive to vehicular access due to the presence of dense vegetation and the ephemeral tributary. Rivendell Drive is located at the midpoint of the Park’s eastern boundary and is most likely not optimal for vehicular access due to steep slopes and the associated ephemeral tributary. Although the Rockwood and Rivendell Drive entrances may not be optimal for vehicular access, pedestrian access could be provided. Shire Drive is the southern most access point. Immediately west of this entrance fairly level topography and large openings in the vegetation create suitable areas for vehicular access.

## 2. Analysis

### Pedestrian circulation

Evidence of many informal pedestrian routes can be found across the property. Some of these routes appear to be routes between residential neighborhoods. Other routes - such as those in the southern portion of the site and a route along the perimeter of the northern half of the property - are paths mown by the Township several times a year.

### Zoning

The entire project site and the area immediately area south of the project site is zoned R-2 Residential District. This district is intended primarily for single-family detached and two-family residential dwellings. Higher density cluster development of single family homes with preserved open space and well-planned residential neighborhoods is also permitted. Just north of the site - across Snell Road - the zoning designation is R-1 Residential District, which is intended primarily for single family detached residential and agricultural uses.

### Deed restrictions

The Norton parcel was purchased by Lower Pottsgrove Township on September 13, 1996. The Snell parcel was purchased by Lower Pottsgrove Township on October 28, 1998. Both parcels were purchased with funds provided by Montgomery County and must be maintained as open space in accordance with the Montgomery County Open Space Program. No changes of use, transfer of ownership or sale of this property shall occur without written consent of the County of Montgomery, Pennsylvania. A copy of the deeds can be found in the appendix.

### Easements

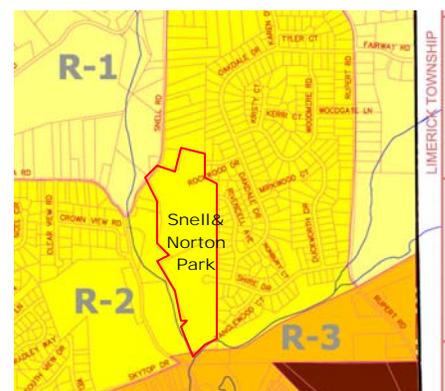
No recorded easements were found on the deed records for the two properties. However, telephone/cable lines maintained by Comcast were confirmed to exist in the area of Rivendell Road between the park boundary and abutting residences. A topographic site survey will be needed to delineate the extent of these utility lines.



Aerial showing existing trails in the southern portion of the project area.



Ad-hoc pedestrian paths presently connect neighborhoods.



Township Zoning Map.



White-tailed Deer.



Wild Turkey.



Red Fox.

### **Wildlife (PNDI search)**

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. A copy of the PNDI can be found in the appendix. However, the variety of ecosystems, found on the site serve as critical wildlife habitat to which many species utilize including but not limited to: fox, coyote, turkey, deer and hawks.

### **Water / Sewer Service**

Currently, there is no public water or sewer service into or adjacent to the site. Future water service will most likely provided via a well. Based on initial soil survey results, the depths to the water table appear to be fairly shallow. During public meetings some in attendance reported that there were once natural springs located on the property. However, these springs were not found during field reconnaissance.

### **Hydrology**

The entire property is located within the Sanatoga Creek sub-watershed which is a part of the greater Schuylkill River watershed. The southern  $\frac{1}{4}$  of the property drains into the Hartenstine Creek sub-watershed, which empties into the Sanatoga Creek just outside the southwest boundary of the property. The previously mentioned ephemeral tributary also empties directly into Sanatoga Creek.

### **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 park. Many of these programmatic elements were confirmed during Steering Committee and Public Meetings. Active recreational uses such as ball fields were ruled out due to the desire of neighbors to keep the park passive in nature. A primary theme of the Master Plan is to better serve the neighborhood by allowing greater access to the site. Another major theme is the desire to keep the park passive and creating little, if any, disturbance to the existing wildlife habitat. Many had concerns that the development of this park would displace the

## 2. Analysis



Panorama showing the relatively flat agricultural field in the northern half of the project area

existing wildlife population. The park program was 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**

Physical and legal constraints on the site also helped to shape the park program. Physical constraints limited development in the floodplain, steep slopes, woodlands and critical wildlife habitat areas. The existing driveway and gravel parking area are conducive to being reused and improved for future use. Adjacent to the existing parking area, the relatively flat fallow agricultural field offers opportunities for un-programmed open lawn areas and a fitness loop trail that could be created with minimal grading and disturbance. Existing trail routes in the southern portion of the property provided opportunities for nature trails that would require minimal upgrades and could build upon the pedestrian circulation pattern that currently exists. Existing vegetation located around the perimeter of the property provides a natural buffer that screens adjacent residential properties from the park.

### **Anticipated Use Level**

Due to the passive nature of this park, it is not anticipated to draw great numbers of users from outside the neighborhood. In addition, the activities proposed for the park are anticipated to generate minimal traffic which thereby reducing the chances for negative impacts to the Park's neighbors.

# Master Plan

## Meeting Consensus

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

- Respect the existing natural and cultural features of the site;
- Maintain existing wildlife habitats;
- Keep the park passive; and,
- Create amenities that will appeal to neighborhood residents.

It was also agreed that amenities for the park should include:

- Soft surface walking/jogging trails with exercise stations;
- Open informal play areas;
- Tot lot;
- Parking area; and,
- Picnic facilities and restrooms.

## Alternative Concept Plans

Two concept plans were developed, presented to the Steering Committee and public, and discussed at length prior to proposing the final site plan. The first concept plan was developed from ideas generated during the first committee and public meetings. Most attendees were united over the concepts of keeping the uses in the park passive, and limiting disturbance to the natural features. For the most part, these concepts remained consistent throughout the development of the master plan and guided the types of park facilities proposed. These facilities included:

### 3. Master Plan

- An interconnected trail system;
- Picnic facilities and seating areas;
- Tot lot;
- Restrooms;
- Nature viewing / interpretation areas; and,
- Informal open playfield.

Most in attendance opposed organized sports uses for the property such as baseball and soccer. Also, discussed was the desire by many to enhance vehicular access and provide pedestrian trail links to destinations outside the site. A small parking lot off Shire Drive and enhancements to the existing parking area and entrance off Snell Road was suggested to keep park visitors from parking along neighborhood streets.

The second concept plan refined and detailed the first concept plan during subsequent meetings. This concept proposed to construct the parking area off Shire Drive in a later phase if future parking demand grew. A few other items were suggested to be constructed as a future phase including:

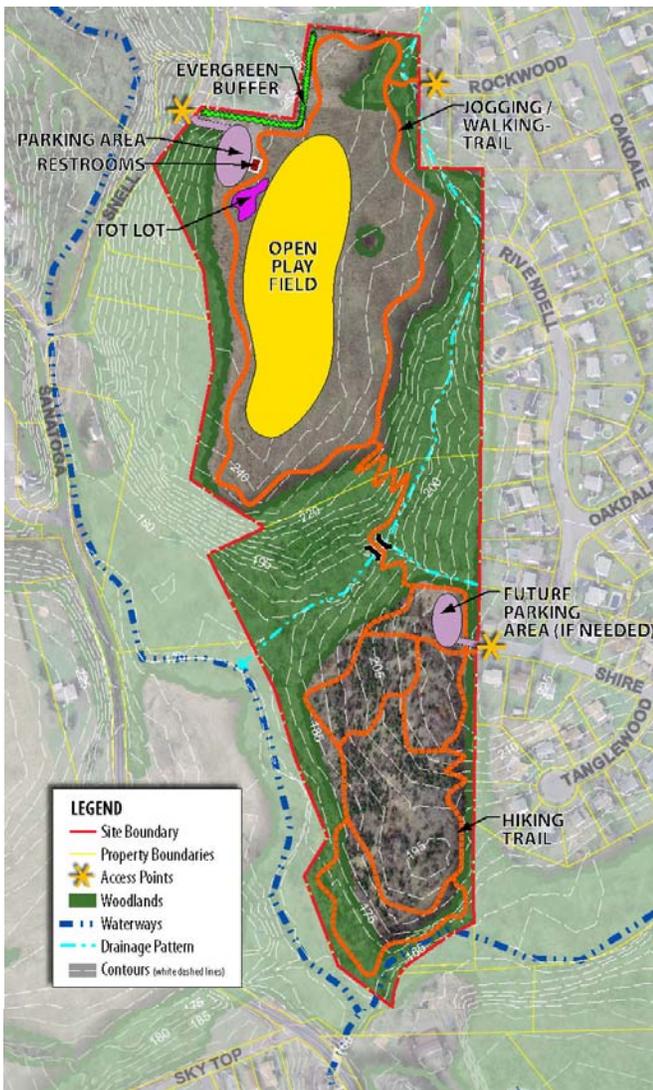
- A pedestrian bridge and trail connections to the south of the property;
- A trail connection to the west along Hartenstine Creek; and,
- A footbridge at Rivendell Avenue.

Stormwater management infiltration areas in the form of shallow pools were also incorporated into the plan near the ephemeral tributary. The consultants also presented image examples of proposed materials, facilities, and other site amenities for review and discussion with the public and committee.

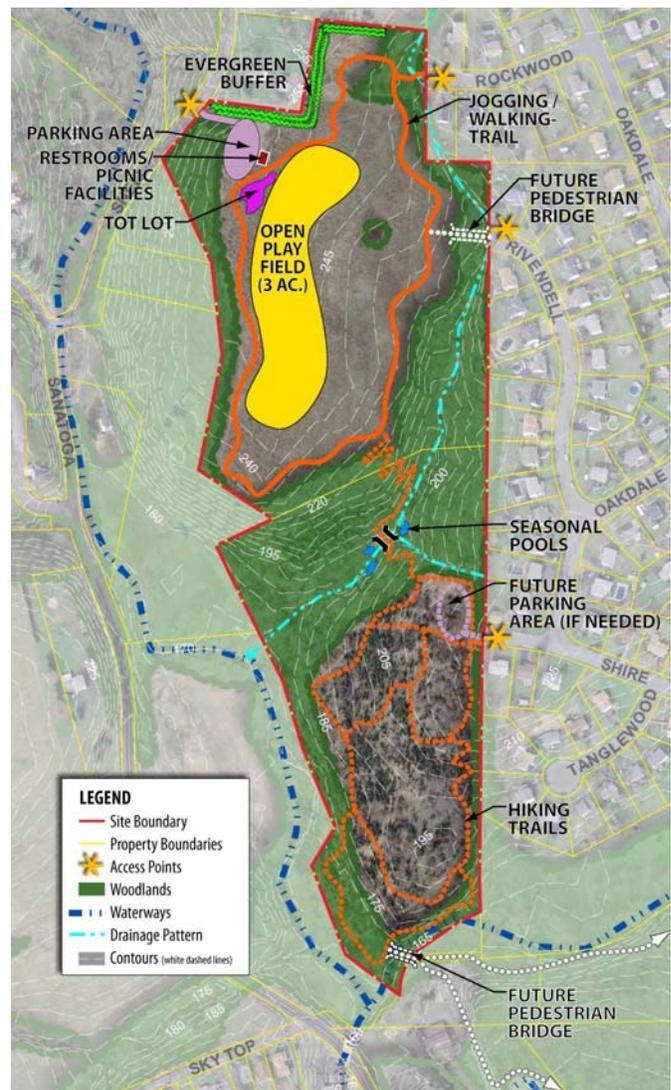
Based on the comments and ideas voiced during the planning process the proposed draft master plan was developed and submitted for 30 day public review and comment period.

### 3. Master Plan

There was discussion about providing a dog park and designating the parking area off Shire drive as a future improvement. In the case of the dog park, a majority in attendance felt that a dog park was too maintenance intensive and was not needed. Most residents already have yards where their dogs can exercise. A dog park was also inconsistent with the consensus to develop a passive park since dog parks are active, and can sometimes be disruptive to the natural environment. Regarding the parking lot off Shire Drive, the neighbors immediately abutting this lot did not want a parking lot in this location and preferred to take a wait and see approach to gauge the future need for parking at this location.



First Concept Plan.



Second Concept Plan.

### 3. Master Plan

#### Master Plan

The Master Plan strives to preserve the existing cultural and natural character of the property. A sensitive site design limits disturbance to natural features by locating proposed features harmoniously within the site's natural topography and by avoiding destruction to existing vegetation. Picnic facilities and seating areas were located to take advantage of the scenic qualities of the property.

#### Vehicle Access and Parking

Vehicular access is maintained and improved at the existing Snell Road entrance. This location was chosen to utilize the existing gravel parking area and paved driveway. The sight distance at the driveway entrance will require several safety enhancements before vehicular access is permitted. Sight lines distances can be improved with the removal of vegetation and/or re-grading along both sides of the driveway entrance and near the curve of Snell Road (Township Road). Signage should be installed on both vehicle approaches to the park entrance to warn oncoming motorists about the park entrance.

Items such as locking entry gates should also be considered to reduce loitering and potential vandalism to the property. These gates could be opened and closed by the Township, neighborhood groups, friends of the park, or other volunteer groups during regular park hours.

The existing gravel parking area was seen as an existing facility that could easily be improved to meet the general parking needs of the park. Located near the existing entrance to the park, this facility limits the need for additional driveway paving. The existing parking lot is proposed to be paved with asphalt, and can accommodate approximately 20 vehicles.

It is also recommended that an evergreen screen be provided along the property boundary to the north and northwest of the main parking area to minimize views to nearby residential properties.

Due to concerns from neighbors, it was determined that a future parking area may be needed off Shire Drive to prevent visitors from parking along residential streets. Many agreed that it would be best to wait and see if future parking demand warranted an additional parking lot in this area. This parking lot is shown as a future phase, if needed.



Photo showing site distances at the driveway entrance on Snell Road.



Location of future parking area off Shire Drive.



**LEGEND**

**EXISTING FEATURES**

- Site Boundary
- Property Boundaries
- Woodlands
- Waterways
- Drainage Pattern
- Existing Contours (black dashed lines)

**PROPOSED FEATURES**

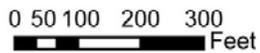
- ✱ Access Points & Entry Signage
- Parking Area / Driveway
- Meadow
- Lawn
- Gravel Fitness Loop Trail
- Asphalt Connector Trail
- Earth or Mown Trail
- Storm Water Management Areas (seasonal)
- Shade Tree
- Evergreen Tree
- Flowering Tree
- Future Trail Connections
- Contours - 5'
- Contours - 1' (thin solid white lines)

Note: Total land area is 32 acres.



**MASTER PLAN**  
**Snell & Norton Park**  
 Lower Pottsgrove Township, PA

Simone Collins Landscape Architecture  
 June, 2010  
 SC# - 09072.10



### 3. Master Plan

#### Stormwater

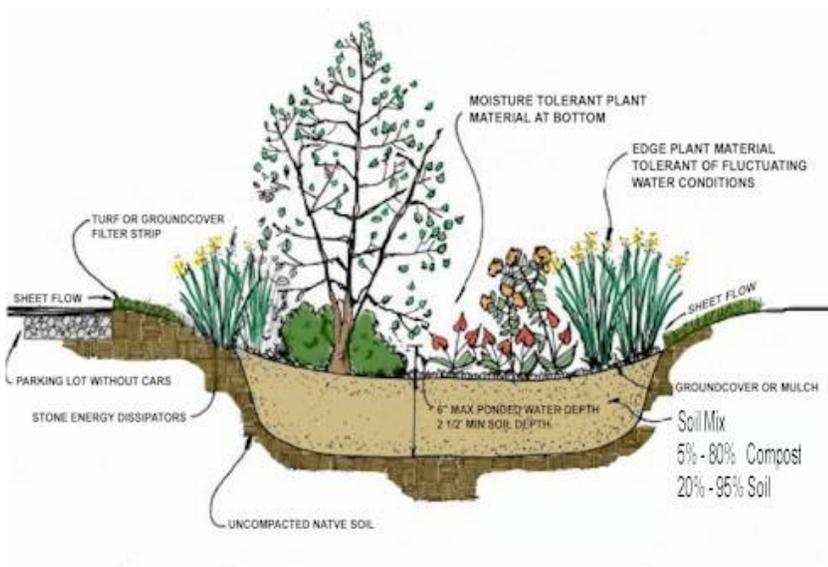
The best method of stormwater management to handle parking lot runoff should be determined at the start of the construction documentation phase. Soil percolation tests and an evaluation by a professional engineer will be needed before a final solution to stormwater runoff can be reached. It is recommended that traditional aboveground stormwater detention basins be avoided as these structures do not fit in with the natural context of the site. Several site sensitive approaches to stormwater management are possible.

Stormwater detention and infiltration via an underground gravel detention pit can be implemented under the proposed parking area. Porous asphalt parking should also be considered as these facilities aid in the infiltration of stormwater and have proven to remain reliable with age. Another option is to provide some of the parking spaces over stabilized turf. Stabilized turf consists of a base layer of gravel, soil, and turf. This option promotes groundwater recharge and reduces the need for large stormwater detention areas. All of these options are highly effective.

In all cases Best Management Practices (BMP's) such as bioswales and rain gardens should be implemented to compliment the systems mentioned above. Bioswales and rain gardens cleanse stormwater runoff and aid in stormwater infiltration. Native plants that are tolerant of both wet and dry conditions should be provided to enhance and stabilize these areas.



Parking can be provided over stabilized turf.



Bioswales are an environmental approach to controlling stormwater.

#### **Pedestrian Access / Trail Connections**

Pedestrian only access will be maintained and improved at the existing Shire Drive and Rockwood Drive access points in the southern and northern portions of the property respectively. A small pedestrian footbridge will be constructed at the Rockwood Drive entrance to span the headwaters of the ephemeral tributary. Trail access can also be obtained from the proposed parking area off Snell Road. A future pedestrian access is shown at the terminus of Rivendell Drive - midway along the Park's eastern boundary. However, this access is shown as a future phase due to the presence of steep slopes and an ephemeral tributary - requiring the construction of a pedestrian bridge. All proposed and future access points will provide enhanced neighborhood connectivity to the trail system proposed within the park.

In addition to connections to loop trails proposed internally on the site, connections to the overall pedestrian circulation system are also proposed. Another future pedestrian access point is shown along the southern boundary of the property with two future pedestrian trail connections extending south of the site and generally following Sanatoga Creek, and west along Hartenstine Creek. Creating an access point in this area will require a future pedestrian bridge to traverse Hartenstine Creek.

#### **Property Acquisitions**

In order to realize future trail links outside the property, the Township should continue to pursue property acquisition or trail easements on the 25 acre Blessed Theresa Catholic School site located west of the project area. This acquisition and/or trail easement would allow for a possible trail connection along Sanatoga Creek to properties north and west of the project area. The properties along Sanatoga and Hartenstine Creek to the south should also be explored for acquisition or easements to provide trail connections in these areas.

Property acquisitions should also be explored along the floodplain areas along Sanatoga Creek immediately west of the project area. This acquisition would allow for stream access in the southwest portion of Snell and Norton Park.

All of these acquisitions contain floodplain areas which have little development potential to private landowners.

### 3. Master Plan

#### Fitness Loop Trail

A ½ mile 8 foot wide jogging/walking trail with exercise stations is proposed to encircle the northern portion of the project area. The trail surface will be comprised of stone dust and will contain a 2-3 foot wide mown lawn shoulder. A crushed stone surface will fit in better with the context of the surrounding landscape, while limiting less desired trail uses such as rollerblading and skateboarding. Initial installation costs for this trail surface are relatively low, however long term maintenance costs increase due to this surface's higher susceptibility to erosion, especially if not properly installed with swales and cross drains. A crushed limestone surface can also serve as base material for an asphalt surface if trail use increases or funds become available for a surfacing upgrade.

This surface should only be provided in relatively flat areas that are located out of floodplains to reduce the likelihood of washout. This surface is ideal for the fitness loop trail since it is proposed to be located on relatively level ground. This topography and surfacing should also make it possible to provide an ADA accessible loop trail. This trail will provide for the widest variety of trail users. However, a topographic site survey will need to be conducted to confirm if this trail can be ADA accessible. Accessibility for the proposed fitness trail facilities should be designed in compliance with the new ADA accessibility guidelines for outdoor recreation areas. These new guidelines generally allow for slopes of 8.33% for a length of 200'.

This trail will also incorporate up to 10 exercise/wellness stations spaced strategically as breakpoints along the trail. These stations will encourage physical fitness while providing another compatible use for the park. Exercise stations are designed to improve balance, muscle strength, flexibility, and overall cardiovascular health. Typically, each station has two activity panels and a panel providing health information on the benefits of each activity. The activities often offer two different levels of challenges and include upper- and lower-body warm-ups, forearm rolls, bench steps, and standing push-ups. At least five of the stations should incorporate wheelchair-accessible options. Grab bars and nonslip treads should also be installed on appropriate stations.



A stone dust trail surface is proposed for the fitness loop trail.



Sit up / push up exercise station.



Bench steps exercise station.



Climbing exercise station.



An asphalt trail surface is proposed for the woodland connector trail.



Mown hiking trail surface.



Mulch or earth hiking trail surface.



Wildlife viewing blinds are proposed along the hiking loop trails.

### Woodland Connector Trail

As the name implies, this 8 foot wide trail is proposed in the central wooded area of the site to connect the trails proposed at the southern and northern areas of the park. It is recommended that this trail contain an asphalt surface due to the steep slopes and the ephemeral stream in this area causing possible erosion and flooding issues. To negotiate the steep terrain, a series of switchbacks will be needed along the length of the trail. This trail connection will also require the construction of a pedestrian bridge over the ephemeral stream gully. It is unclear if this connection will be able to be constructed to meet ADA guidelines, and additional investigations will need to be conducted after the completion of a topographic site survey (at least for this trail).

### Hiking Loop Trails

Approximately 1 mile of interconnected hiking trails meander throughout the successional cedar forest found in southern half of the project area. An advantage of hiking trails is that they can allow for access and recreational use of the land quickly at a relatively low cost. A disadvantage of hiking trails is that they generally limit the number and type of trail users due to their minimal width, steeper slopes, and softer surfaces, and generally do not meet ADA requirements.

The proposed hiking trail connections generally follow - and suggest improvements and additions to - the trail network presently found in this area. The surface of these trails will be comprised of mown grass or mulch.

To take advantage of this unique habitat a series of wildlife viewing blinds are proposed. These blinds can be constructed as a simple fence structure with viewing ports. While viewing blinds are constructed primarily for birds, they also provide opportunities for viewing other wildlife on the site.

These trails will provide connections to Hartenstine Creek with large boulders proposed at key locations along the Creek to provide delineated fisherman access.

### 3. Master Plan

#### Open Play Field

An unprogrammed contiguous lawn area totaling approximately 3 acres is proposed in the northern half of the project area. This open play field will allow for a wide variety of informal recreational uses such as throwing a Frisbee or flying a kite. These types of uses also fit in well with the passive character of the park. The location of this lawn area was chosen due to the relatively level existing topography. Minimal grading can achieve optimal cross slopes of about 2%. The proposed extent of grading will limit disturbance to existing vegetation. The orientation of this space also takes advantage of the property's viewsheds. Around the perimeter of this lawn area shade trees are proposed at key locations and will be surrounded by the existing meadow.

#### Tot Lot

A fenced tot lot is proposed immediately southeast of the existing parking area. This location was chosen due to good visibility into the play area and its location adjacent to the proposed parking lot. Due to the natural character of the site, it is suggested that the tot lot be constructed of play equipment that is more natural in appearance such as manufactured climbing rocks, climbing nets and tree stumps. Examples of play structures envisioned are shown in this report.

#### Restrooms / Picnic Facilities

These facilities are proposed near the high point of the site to take advantage of the existing viewshed in this area. This location also provides additional benefits of being located adjacent to the existing parking area allowing for enhanced accessibility and ease of maintenance. These facilities are also located approximately 100 feet from the northern boundary of the property to minimize any real or perceived impacts to adjacent residences.

The restrooms are proposed to be completed during the latter phases of the park development. This is because restroom facilities are most likely not warranted until use for the park grows. It is suggested that the restroom facilities be locked when the park is closed, and that they be installed with motion detector security lights to prevent vandalism. Three options for restroom/pavilion facilities are proposed:

The first option proposes traditional restroom facilities, picnic tables



Manufactured climbing rocks.



Playground equipment can be made to look more natural in appearance.



Hopscotch using natural items such as tree stumps.



Proposed improvements were situated to take advantage of the viewshed found in the northern portion of the project area.



Option #1: Traditional restroom facility with attached picnic pavilion.



Option #3: 16' x 20' picnic pavilion.



Option #2 and #3: Mulching restroom.

and maintenance storage spaces, water fountains - all located inside a covered pavilion. Since there is no public water or sewer available on this site, traditional restrooms would require the drilling and installation of a groundwater supply well, water service lines, pump out septic holding tank and electric service lines. Traditional restroom facilities will increase the project's total cost, maintenance and overall environmental impact.

The second option does not include a pavilion but does offer picnic tables and benches located in an open lawn area. Also proposed is a two stall, standalone mulching restroom. Mulching restrooms are a “green” alternative to traditional restrooms because they do not require water or septic systems, and require less disturbance to the site. Composting toilets work by introducing air and organic matter to waste forming compost that can be reused to improve soil conditions. A solar powered ventilation fan serves a dual purpose of drying out and composting the waste product while minimizing unwanted odors. Mulching is enhanced by adding organic leaf matter such as grass clippings about once a week. Due to the relatively low use expected, it is anticipated that compost material will have to be emptied once every 3 to 6 months.

Option three includes the mulching restroom mentioned above and a small picnic pavilion with picnic tables.

Additional information about the regulatory requirements for all restroom options can be found here:

<http://www.pacode.com/secure/data/025/chapter73/s73.62.html>

### 3. Master Plan

#### Habitat Enhancement / Creation:

During the planning process many were interested in preserving and enhancing the existing wildlife habitats found on the site. Habitats can be enhanced by: riparian restoration, creation of seasonal pools, maintaining meadows and introduction of native plantings.

#### Riparian Restoration

In the areas adjacent to the creek and ephemeral stream, the removal of non-native invasive plant species and planting of native species is proposed. The use of live stakes is suggested to establish a community of native riparian plants that will stabilize the embankment of the watercourse. This might be a good Boy / Girl Scout service project.

#### Stormwater Management Areas / Seasonal Pools

A series of seasonal pools or stormwater management areas are proposed adjacent to the ephemeral stream located near the center of the site. These pools can be created by constructing shallow depressions that would be filled with water during the spring, fall and winter seasons and during periods of heavy rainfall. These areas can also serve as stormwater management areas which will aid in stormwater infiltration and detention. These pools create critical wildlife habitat to a variety of creatures such as salamanders and frogs. Since these pools are fairly shallow, the heat in the summer quickly evaporates water from the pools. These dry periods create unfavorable conditions for unwanted insects such as mosquitoes. To reduce possible erosion in these areas it is suggested that the sides and bottom of these pools be planted with native species that can tolerate both wet and dry conditions.

#### Signage

Entry and way finding signage should be provided at each entrance and at trail merge points throughout the interior site.

Interpretive signage can be used to inform and educate the public about various natural processes that occur within the Park. These signs are not limited to only wildlife or plant identification but can also help to promote green technologies and systems such as rain gardens or permeable parking areas. Some examples of interpretive signs are shown in this report.



Seasonal Pool—Summer.



Seasonal Pool—Fall/Spring.



Seasonal Pool—Winter.



Interpretive signage educates park users.

It is recommended that signs or property line markers be installed along the southwest boundary of the park near the Sanatoga creek. This would provide a better delineation of the property boundaries which are located about 50-100' east of the Sanatoga Creek in this area.

**Other Possible Uses**

Many other uses are well suited to the passive character proposed with this Master Plan and should be considered during the future development of this park. These uses are summarized in the following list:

- *Educational Uses:* The variety of habitat and wildlife found on this site make it optimal for providing outdoor education. Local schools could take field trips to the property to study any number of natural systems and processes found on the site.
- *Volunteers:* Volunteer groups such as Boy/Girl Scouts could be allowed use of the property in exchange for volunteer services. These exchanges can build a greater community awareness for the property.



Snell and Norton Park can be used as an outdoor classroom.

### 3. Master Plan

- *Frisbee (disc) Golf:* Although not designed or budgeted for in this master plan, a disc golf course could prove to be a compatible recreational use for the property and should be given additional consideration. These courses have minimal impact to the environment and are relatively inexpensive to construct. However, the rising popularity in this sport and lack of local disc golf courses could possibly attract a great number of users from locations throughout the tri-county region. For this reason, this facility was not included in the master plan.
- *Orienteering:* Orienteering is a wilderness survival activity in which participants attempt to navigate to locations by using a compass in lieu of a map. Due to the size and varying landscapes of the property, this activity could be conducted most likely for children ages 8 to 12. French Creek State Park is an example of a local park that is well known for orienteering exercises.



Typical disc golf course layout.



Orienteering is a compatible use for the Park.

### Site Maintenance and Operating Costs

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.

Annual trail maintenance costs as estimated by the National Park Service can typically run from \$500 per mile for low-use trails to \$5,000 per mile for high-use trails. It is anticipated that the Snell and Norton trail system will experience low levels of use during most of the year with medium levels of use expected during the months from March through October. Estimated Township maintenance costs for the 1.5 mile trail system is estimated to be \$3000 per year based on medium use levels. However, neighborhood volunteers could also complete these tasks.

Typical trail maintenance tasks include clearing fallen trees across trails, removing dangerous trees or limbs, maintaining adequate shoulder clearances along trail, cleaning drainage structures, repairing erosion, removing invasive plant species, trash pick-up and removal, undertaking periodic inspections, and other associated tasks. During the design development stages of the project, the selection of materials and plantings shall focus on durability and low levels of required maintenance.

The following schedule lists is a monthly outline of basic site maintenance tasks that should be completed at Snell and Norton Park. The frequency, per month, of these maintenance tasks is indicated in parentheses.

**Maintenance Schedule:**

**January**  
 Trail maintenance work in the winter months can continue dependent on weather conditions  
 Removal of dangerous trees or tree limbs  
 Inspect and repair/replace signs, etc as needed  
 Minor repairs to structures, fences, and railings  
 Pick up and remove trash (2)  
 Tree pruning  
 Snow removal, as necessary

**February**  
 Pick up and remove trash (2)  
 Snow removal, as necessary

**March**  
 Trail-wide inspection for winter damage - schedule repair work over the next two to three months  
 Distribute / post information about any trail repair projects for the spring  
 Pick up and remove trash (2)  
 Inspect park trees for winter damage / perform work  
 Inspect improvements and make any necessary repairs (1)  
 Inspect lawns for winter damage and perform necessary repair work  
 First mowing of lawns (1)  
 Empty restroom septic tank/compost

**April**  
 Pick up and remove trash (4)  
 Mow lawns (2)

**May**  
 Pick up and remove trash (4)  
 Mow lawns (2)  
 Inspect improvements / make repairs (1)

**June**  
 Pick up and remove trash (4)  
 Mow lawns (2)  
 Inspect improvements / make repairs (1)  
 Empty restroom septic tank/compost

**July**  
 Pick up and remove trash (4)  
 Mow lawns (2)  
 Inspect improvements / make repairs (1)

**August**  
 Pick up and remove trash (4)  
 Mow lawns (2)  
 Inspect improvements / make repairs (1)

**September**  
 Pick up and remove trash (4)  
 Mow lawns (2)  
 Fertilize lawns (1)  
 Inspect improvements / make repairs (1)  
 Empty restroom septic tank/compost

**October**  
 Trail Repair  
 Pick up and remove trash (4)  
 Mow lawns (2)  
 Aerate and top-dress lawns (1)  
 Repair damage / compacted lawn areas - seed with fescue  
 Inspect improvements / make repairs (1)  
 Fall leaf pick-up (1)  
 Fall tree fertilization

**November**  
 Pick up and remove trash (2)  
 Mow lawns (1)  
 Inspect improvements / make repairs (1)  
 Fall leaf pick-up (1)

**December**  
 Pick up and remove trash (2)  
 Inspect improvements / make repairs (1)  
 Snow removal, as necessary  
 Empty restroom septic tank/compost

### 3. Master Plan

In addition to the annual trail maintenance items outlined in the previous page, it is anticipated that periodic trail surface clean-up will be required for trails located in floodplains or other areas that experience stormwater runoff issues. To reduce the need for maintenance to the stone dust trail, low lying areas or other areas prone to erosion should be equipped with adequate under drainage or culverts. These areas can also be paved with a section of asphalt to reduce effects of washout.

It is estimated that the total operating costs in addition to regular trail maintenance will be about \$1,000 per acre for the 3 active acres of the park, or about \$3,000 per year. Other park costs such as administrative duties, contracted services, capital outlay for equipment, and debt service will also have to be considered.

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 trail quality deteriorates and does not provide a high quality recreation experience, it will lose popular support.

## 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. Due to the remoteness of the project area, there are few places that would offer 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 fitness loop trail should be designed to be accessible by police vehicles and ambulances to deal with these occurrences. The trail will be built to a sufficient width (8 feet) and most likely be paved with crushed stone 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 bridges needed to cross various tributaries do not have to be

#### **Typical Park Rules**

- Park hours daily from 6AM to 11PM.
- 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

built to support 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.

# Implementation and Funding Strategy

## **Project Phasing**

Improvements to Snell and Norton Park will most likely occur in phases based on available funding. Each phase can be implemented as funds become available. In the absence of being able to accurately predict when funding may occur, the following list and phasing diagram suggests the order of importance for the implementation strategy and park improvements.

Initial improvements include the improvements to the existing parking area, evergreen screening, entry signage, open play field, fitness loop trail, and benches. Second priorities include the woodland connector trail, hiking loop trails, pedestrian bridge, bird blinds, seasonal pools and riparian restoration. The tot lot is the third priority. Restroom and picnic facilities are the fourth priority. Exercise stations and creek / fisherman access are last priority items. Future trail and/or bridge connections and the future parking area off Shire Drive was not included in this phasing schedule or cost estimate. However, these amenities should be considered as a part of future phases as park use increases.

## **Estimate of Probable Development Costs**

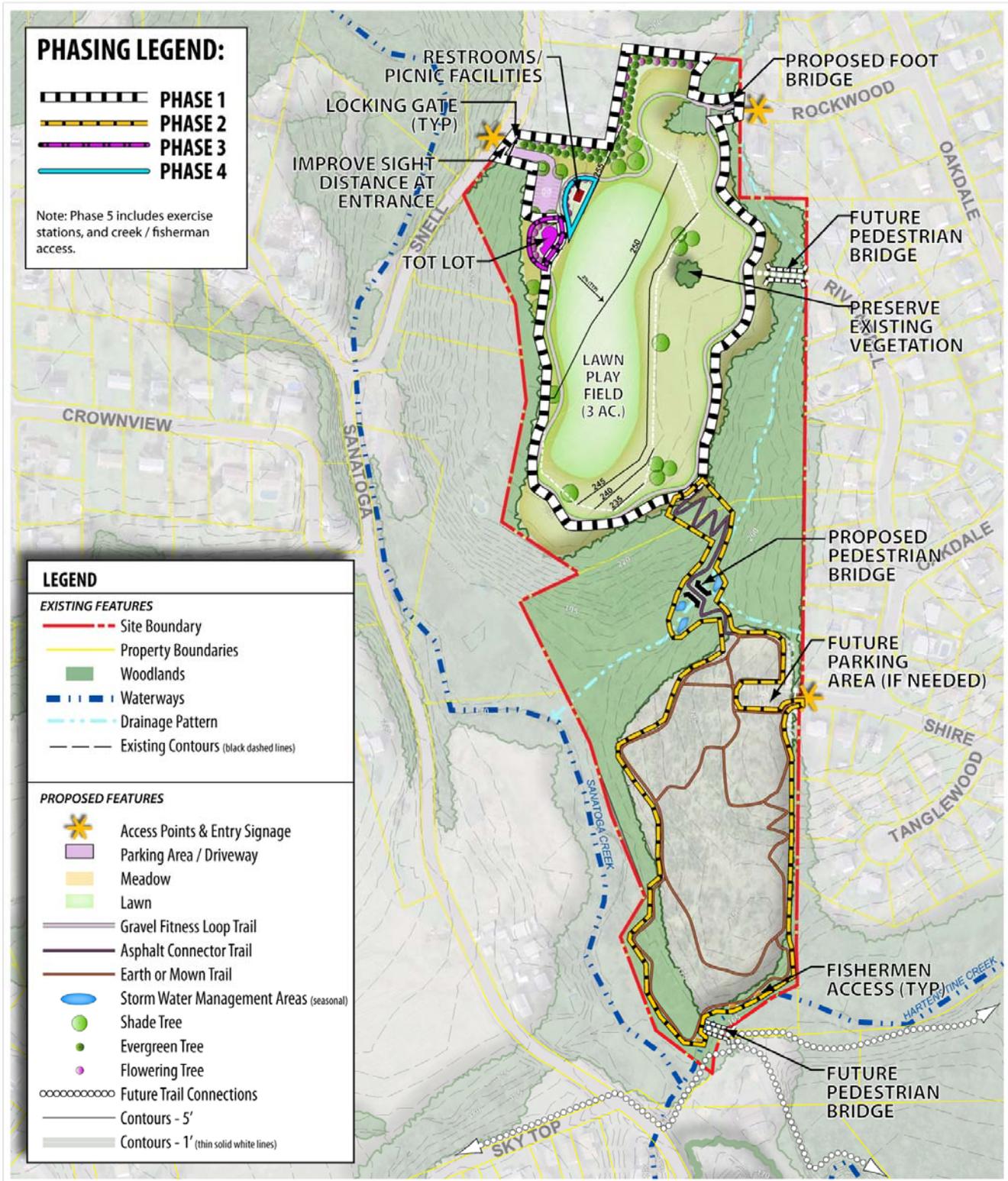
A detailed estimate of probable development costs for the proposed improvements are based on the proposed improvements shown on the master plan. Unit cost figures were established based on construction costs for similar projects and reflect prevailing wage rates that are required for public construction 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.

## 4. Implementation and Funding Strategy

<b>ESTIMATE OF PROBABLE DEVELOPMENT COSTS (Summary)</b>	
<b>S H O R T  T E R M</b>	<b>PHASE 1 (1-4 Years):</b> <u>\$192,225</u>
	Asphalt Parking Lot (19 Spaces)
	Evergreen Buffering
	Entry Signage
	Driveway Sight Distance Improvements
	Lawn Playfield
<b>M I D  T E R M</b>	Fitness Loop Trail (Stone Dust)
	Benches
	<b>PHASE 2 (5-7 Years):</b> <u>\$153,510</u>
	Woodland Connector Trail (Asphalt)
	Pedestrian Bridge
	Hiking Loop Trails (Earth or Mown)
<b>L O N G  T E R M</b>	Bird Blinds
	Riparian Restoration
	Seasonal Pools
	<b>PHASE 3 (8-9 Years):</b> <u>\$65,670</u>
	Tot Lot
	<b>*PHASE 4 (10+ Years):</b> <u>\$166,790</u>
<b>L O N G  T E R M</b>	Picnic Facilities: Benches, Picnic Tables, Grills and:
	Restroom/Pavilion Option #1 (traditional restroom with pavilion)
	OR,
	Restroom /Pavilion Option #2 (mulching restroom only)
	OR,
	Restroom/Pavilion Option #3 (mulching restroom & small pavilion)
<b>L O N G  T E R M</b>	<b>*PHASE 5 (10+ Years):</b> <u>\$27,500</u>
	Creek / Fisherman Access
	Exercise Stations
<b>GRAND TOTAL (Using Option #1): \$605,695</b>	
<b>GRAND TOTAL (Using Option #2): \$514,495</b>	
<b>GRAND TOTAL (Using Option #3): \$554,495</b>	
*Phase 4 total assumes restroom option #1	
Note: Grand totals do not include construction services.	

### Phased Capitol Program

The phases shown in this plan will assist the Township in making decisions on how to move forward with the implementation of Snell and Norton Park. It is suggested that the during the first 3 years the



**PHASING PLAN**

**Snell & Norton Park**  
Lower Pottsgrove Township, PA

Simone Collins Landscape Architecture  
June, 2010  
SC# - 09072.10



0 50 100 200 300 Feet

## 4. Implementation and Funding Strategy

Township apply for additional funding, complete all surveying, construction documentation and obtain permit approvals for the entire project. This strategy allows for construction to proceed as soon as funding becomes available.

### **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 21<sup>st</sup> 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.

#### **PADEP General Permit 11**

A Pennsylvania Department of Environmental Protection – General Permit 11 may be required to construct proposed pedestrian bridges over named tributaries.

#### **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

## 4. Implementation and Funding Strategy

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 April 2010. 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.

## 4. Implementation and Funding Strategy

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 Snell and Norton Park would include DEP-funded local watershed 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. 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

## 4. Implementation and Funding Strategy

and trail-related facilities for both nonmotorized 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 nonmotorized recreational trail users.

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 be reauthorized before the end of 2010. 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.

### **Snell and Norton Park Master Plan**

## 4. Implementation and Funding Strategy

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>

### **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.

## 4. Implementation and Funding Strategy

### **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 Snell and Norton Park. 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 Greenway 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 has 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

## 4. Implementation and Funding Strategy

- 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>

### **Private Foundations**

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

### **Schools**

Local schools may also be of assistance in several ways. The student body might get involved with clubs, fundraising events, and park cleanup days. The faculty could incorporate the park into various curricula with students helping to develop and possibly maintain the trail 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 greenway and trail system.

# Appendix

**Sign-In Sheets / Meeting Notes**  
**Estimate of Probable Development Costs**  
**PNDI Search Results**  
**Deed Information**  
**Press Releases / Newspaper Articles**





10/29/09

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Committee Meeting #1 – Notes**

Date/Time: 10/27/09, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Jennifer Corley, Lower Pottsgrove Township (LPG)  
Alyson Elliott - Assistant Manager, LPG  
Rod Hawthorne - Manager, LPG  
Justin Keller - Simone Collins, Inc. (SC)  
Pete Simone – SC  
Willard Bickel – Committee Member (CM)  
Chris Lucco – CM & Park Neighbor  
Rich Wood – CM, Park Neighbor, and Representative of  
Pottsgrove Soccer Club

Notes:

1. The meeting began with a brief introduction of SC and representatives of the steering committee. Next, a brief PowerPoint presentation was given where 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 property.
2. A member of the committee asked if the northern portion of the project area was still being cultivated. Soybeans and other agricultural crops were once located in this area. Alyson E. stated that the northern field is mown once a year. It was also stated that the Township regularly mows the paths within the project area.
3. SC noted that there may be potential sight distance issues with the existing driveway off of Snell Road and that the designation of this road might determine requirements for sight distances. Rodney H. stated that Snell Road is a Township owned road and that some clearing of vegetation may be necessary to improve sight distances at the driveway location. SC will investigate methods to improve sight distances in this area.

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

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>	<u>MISSION</u>	<u>PARTNERS</u>
Fit S.&N. into overall park system	Steep slopes exist along boundaries	Interpretive nature trails	Restrooms	Board of Commissioners
Address Twp. & neighborhood desires	Existing paths are present	Sledding	Lighting/safety	Local sports organizations
Use sustainable principles	Site access is an issue	Neighborhood Connections	Asphalt /stone dust paths	School District
Develop safety & security guidelines	Tributaries cut off access to the site	Soccer/ baseball field	Playground	DCNR
Respect natural features	Sensitive natural features	Parking	Picnic facilities	County
	Some ADA access required	Interconnected trail system	Utilize vistas	Volunteers
	No public sewer or water	Nature signage	Trail links outside park	Pottsgrove Soccer Club

5. The existing gravel parking area off of Snell Road can accommodate approximately 20 cars.
6. It was acknowledged that the ephemeral tributary running along the northeastern and central portions of the property has experienced increased flow volume over the past few years. During an initial site visit severe erosion along this tributary was evident due to a severely eroded stream channel and bank. Chris L. also noted that there has been significant flooding on the properties southwest of the project area. During the course of this study SC will investigate methods to reduce the shearing force of water, encourage groundwater infiltration, and enhance the riparian buffers in this area. Design of park improvements will also have to be carefully considered so that additional runoff problems are not created.

7. Committee members commented on the Cedar forest located in the southern portion of the project area and stressed the importance of preserving this unique landscape feature.
8. Chris L. noted that there is a vibrant wildlife population on the property including, coyote, fox, turkey, and deer.
9. Committee members expressed concerns that neighbors of the property may have issues with park improvements attracting new visitors - leading to on street parking issues. Pete S. stated that providing parking within the project area might help to relieve issues with on street parking in residential neighborhoods. He added that internal parking areas would have to be adequately screened from view of neighboring residences.
10. **Jenifer C. will setup a committee member email list for the purpose of distributing future project information.**
11. **Justin K. will send out the current project schedule to the committee members once the email list is established.**
12. **SC will assist the Township with advertising for the first public meeting by designing a flyer and preparing a draft press release. The Township will be responsible for distributing the flyers to park neighbors and advertising the first public meeting through various media outlets. It is suggested that advertising be conducted by November 1 at the latest.**
13. Willard B. suggested that a network of volunteers be set up to address to routine / seasonal maintenance and clean up of the park. He suggested that volunteers might be available through Pottstown Memorial Medical Center – which currently has an abundance of volunteers.
14. Various ideas were discussed for future property acquisitions by the Township for properties surrounding the project area. One suggestion was for the Township to consider buying the 25 acre Blessed Theresa site west of the project area. Rod H. stated that the Township previously tried to buy the property – however the asking price was too high.
15. SC was made aware of a former trolley line that once ran immediately south of the project area. **LPT will provide SC with the name of the former trolley line and any other relevant information that may be available.**
16. Discussions were also conducted regarding the Township's 1989 trail plan – which calls for a trail connection in the area of the subject property. This plan was made available to SC after the meeting. SC will review this document for applicability to the project.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign In Sheet  
Meeting Schedule



Meeting Schedule  
Snell & Norton Park Master Site Plan

<b>Event/Task</b>	<b>Date</b>	<b>Time</b>
Staff Kick Off Meeting	Wednesday, September 2, 2009	4:00 p.m.
Steering Committee Mtg #1: Programming	Tuesday, October 27, 2009	4-6 p.m.
Public Mtg #1: Programming	Tuesday, November 10, 2009	6:30 p.m.
Steering Committee Mtg #2: Complete Programming/Initial Concepts	Tuesday, November 24, 2009	4-6 p.m.
Public Mtg # 2: Complete Programming / Initial Concepts	Wednesday, December 2, 2009	6:30 p.m.
Steering Committee Mtg #3: Review Initial Concepts	Tuesday, January 12, 2010	4-6 p.m.
Public Mtg #3: Preliminary Concepts	Tuesday, January 26, 2010	6:30 p.m.
Steering Committee #4: Review Pre-Draft Plan	Wednesday, February 17, 2010	4-6 p.m.
Public Mtg #4: Pre-Draft Plan	Tuesday, March 9, 2010	6:30 p.m.
Public Mtg #5: Preliminary Plan	Tuesday, April 06, 2010	6:30 p.m.
Steering Committee Mtg #5: Agree on Changes to Draft Plan	Wednesday, April 21, 2010	4-6 p.m.
Public Mtg #6: Final Plan Presentation	Tuesday, June 01, 2010	6:30 p.m.



10/24/09

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Public Meeting #1 – Notes**

Date/Time: 11/10/09, 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 SC and the project. Next, a brief PowerPoint presentation showed site photographs, base mapping data, and a 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 property.
2. Several members of the public were curious as to how members of the steering committee were selected, and expressed a desire to participate in the committee. Alyson E. stated that committee members were selected based on recommendations from other residents of the Township and were based on their location relative to the property. Pete S. stated that anyone who wants to be on the committee should talk Alyson E. after the meeting. Those who desired to be on the committee were added to the steering committee list and are invited to all future meetings and will be sent all future committee correspondence.
3. A member of the public asked if the Township already has a predetermined plan for the use of the property. Pete S. stated that there is no predetermined plan and that the intent of the project is to gather public information in determining what uses are appropriate for the property.
4. Next, SC solicited and recorded ideas for goals, facts, concepts and partners for the project. A copy of these ideas can be found below:

<u>GOALS</u>	<u>FACTS</u>	<u>CONCEPTS</u>			<u>PARTNERS</u>
Fit S.&N. into overall park system	Steep slopes exist along boundaries	Parking	Parking area off Shire Drive	Limit vehicle access/ traffic calming	Board of Commissioners
Address Twp. & neighborhood needs	Existing paths are present	Interconnected trail system/trail links outside park	Maintenance / parking issues	No Development	Local sports organizations
Develop safety & security guidelines	Sensitive natural features	Picnic facilities	Dog park	Donors for site elements	School District
Respect natural features	No public sewer or water	Allow for a mix of active and passive uses	Water fountain	No Restrooms	DCNR
	32 Acres	Keep open space passive	Disc golf	Low impact "green" restrooms	County
	Horses are ridden on Property	Community Garden	Separate bike path	Tennis	volunteers
	Park is open	No Baseball	Playground	Farming	Pottsgrove Soccer Club
		Multi-use courts	Orienteering	Nature signage	
		No asphalt paths	Open dusk to dawn	Pavilion	
		Walking trail	Pedestrian bridge @ Rivendell	Interpretive nature trails	
		Security cameras	Limit motorized access	Noise	

5. One of the main themes from those in attendance was to keep the park open for passive uses such as nature trails, picnic facilities, community gardening and orienteering. Other semi-passive uses such as a playground, disc golf and a dog park were also mentioned. It was suggested that informal playfields in the form of contiguous open areas be provided for informal play.
6. For the most part, the attendees opposed high impact organized sports uses such as baseball and soccer. Some in attendance did not want to see any development of the property for either passive or active uses.
7. Enhanced vehicular and pedestrian access to the site was discussed. A parking lot off Shire Drive and enhancements to the existing parking area off Snell Road was suggested to keep park visitors from parking along the neighborhood streets. Pedestrian only access was desired off of Rivendell and Rockwood drives.
8. An attendee asked if the property was open to the public. Rod H. replied that the park is open to the public.
9. Restrooms were also a part of the discussions at the meeting. Most were in favor of restrooms that are "low impact" or "green". Some in attendance did not want restrooms due to upkeep and maintenance that would be required.
10. SC stated that the ideas generated would be used to develop concepts for the park. The next public meeting will be held December 2, 2009 @ 6:30.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller

Enc.: Attendance Sign In Sheet

# Snell & Norton Park – Master Site Plan

## Public Meeting #1

Tuesday, November 10, 2009, 6:30 PM @ Lower Pottsgrove Municipal Building

NAME	ADDRESS	PHONE	EMAIL
Steve+Shari Wurtz	2986 Rockwood Ct	610 327 3812	swurtz37@comcast.net
* AJ McGill	953 RIVENDELL LN	610-970-2943	P953M@AOL.COM
Ken Missimer	911 " "	610-327-0187	
Er Missimer	" " "	" " "	
Tony Truce	976 Rivendell Ln.	610 970-5622	
Melissa Spadt	1155 Bleim Rd	610 970 0576	spadt@outdrs.net
Bruck L Foltz	2436 SUNNYSLOPE DR	610 323 2573	B*FOLTZ@COMCAST.NET
Donna Cleaver	2278 Donna Lane	610 323 8776	
Tom Troutman	High St	610-323-6499	CMT TCT@VERIZON.NET
PAUL GIANNINI	768 OAKDALE DR	610-413-3926	PGIANNINI@TAPPEFIRE.ORG
Tim Brown	243 Oakdale Dr.	610-970-8387	tcajty@comcast.net
Gary Vandeweghe	1963 Deer Ridge Dr	610 373-2016	c.vandeweghe@comcast.net
Bill Fretz	2357 MOUL CIR	610-970-7976	BHMFRETZ@AOL.COM
Jim Huie / Andrea Huie	1542 Snell Rd.	610 574 5693	jimhuie610@gmail.com
Rod Hawthorne	Lower Pottsgrove Trp	610 323 0430	rhawthorne@lowerpottsgrove.org
Alyson Elliott	"	"	aelliott@lowerpottsgrove.org

Snell & Norton Park – Master Site Plan

Public Meeting #1

Tuesday, November 10, 2009, 6:30 PM @ Lower Pottsgrove Municipal Building

NAME	ADDRESS	PHONE	EMAIL
Joe Duffany	2934 Shire Dr.	610.718.8880	exurb@yahoo
Randall Metz	1018 Rivendell	610-323-4455	rdmetz34@comcast.net
David Strunk	1002 "	610-326-8374	
Peter & Loretta Holinka	1440 Snell Rd.	610-326-6452	
SPENCER Ingram	1700 Snell Road	610-323-6234	
Ken Trefsgar	1700 Snell Road	610-323-6234	
MIKE MCGROARTY	2170 FOXTAIL DR	610-327-1043	
Tom Doyle	1745 Kepler Rd.	610-323-4128	tdoyle.lpc@com.net
<del>Ann</del> Ebling	1225 Maple St	610 323 4589	
TOM WOSTON	291 ROBERT Rd.	610-323-4211	
Jane Grunwell	2951 Rockwood Drive	610-7054482	skymykitty@yahoo.com
TYE KIVELA	2870 PRUSSHILL RD	610-326-2498	
RICH WOOD	923 Oakdale Dr.	(610) 326-6767	
JOHN MCMENAMIN	1954 MALLARD COURT	610-970-2794	PROTRACT 2@AOL.COM
* NAT BARTHOLOMEW	83 727 RIVENDELL LANE	610-308-8422	TAILWIND2@AOL.COM
* Jim PINTO	820 OAKDALE DR	610-970-1190	JPINTO1@comcast.net



12/08/09

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Committee Meeting #2 – Notes**

Date/Time: 11/24/09, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:

Alyson Elliott - Assistant Manager, Lower Pottsgrove Township (LPG)  
Rod Hawthorne - Manager, LPG  
Justin Keller - Simone Collins, Inc. (SC)  
Pete Simone – SC  
Willard Bickel – Sanatoga Ridge Community  
Loretta Holinka, Park Neighbor  
P.J. McGill, Park Neighbor  
Jim Pinto, Park Neighbor  
Rich Wood – Park Neighbor, Pottsgrove Soccer Club, Montgomery County Parks & Rec.  
Steve Wurtz, Park Neighbor

Notes:

1. The purpose of this meeting was to review the ideas and concepts generated to date. SC passed out meeting notes and reviewed the record of cards from previous meetings. It was agreed that most attendees envision a more passive park in this location which might feature walking/jogging trails, open play areas, tot lot, parking and restrooms. The meeting was then opened up for general discussion.
2. A committee member asked how the land for the park was acquired. Rod H. stated that land was purchased with funds from Montgomery County and the land must be set aside for public use.
3. It was noted there is a possible utility easement for telephone / electric on the east border of the property parallel to Rivendell Drive. **Rod H. and Alyson E. to provide any available utility easement information to SC.**
4. A committee member stated that there is a big tree in the open field in the northern portion of the property where many deer have been seen using it as a bedding area. It was noted that this area should be protected from disturbance.

5. Jim P. stated that some conflicts between park users and wildlife could be created with the development of the park, and that one option to avoid any conflicts is to leave the property in its current state. Pete S. stated that one of the goals of the master plan is to open the property to a wider range of users while avoiding disturbance to sensitive natural features critical to wildlife habitat. This strategy would also preserve the character of the site.
6. Jim P. suggested that wildlife viewing blinds be incorporated into the lower area of the park.
7. Attendees at the meeting discussed various options for trail surfacing. Most preferred stone dust surfacing and did not feel asphalt was appropriate. Pete S. stated that stone dust is a good option for areas with relatively level topography. In areas where steep slopes are present asphalt should be considered to lessen washout and maintenance issues. He added that regulatory agencies prefer a mulched trail surfacing in floodplain areas.
8. P.J. M. stated that the field in the northern portion was last cultivated 6-7 years ago. Pete S. stated that a viable use for this area may be to lease this field to a farmer while still allowing areas on the perimeter of the field to be used for trails.
9. A member in attendance asked what the costs would be to maintain the park. Rod H. said that maintenance costs for a passive park are "minimal". He added that the biggest maintenance issues will most likely be associated with vandalism.
10. It was suggested that topsoil will be needed for an open play field (turf) area.
11. Attendees noted that properties adjacent to the park experience very soggy soil in the winter and wet basements. It was also stated that there may have been springs on the subject property. Justin K. noted that an initial analysis of the soils indicate that they are mostly hydric or partially hydric which is often an indicator of poor drainage. **SC will attempt to obtain historic aerials of the area to show surrounding neighborhood development and possible former pond.**
12. It was mentioned that Peace Valley Park is a good example of the type of passive park being contemplated. Churchville Nature Center was also mentioned.
13. It was suggested that pedestrian access be provided @ Rockwood drive and that a jogging trail would be ideal in the northern portion of the property. **SC to incorporate these items into the initial concept.**
14. Interpretive and entry signage were items preferred by those in attendance.
15. The lower park area with the cedar forest is a place of pleasant solitude.
16. The trails in this park should eventually be linked to other Township trails. In adjacent areas that are planned for new development the Township should encourage developers to create trail linkages to the project area.
17. One suggestion is to re-vegetate the park by reforesting the northern area. Another option is allow for natural succession. Pete S. suggested planting some areas in geometric forms to better define spaces and create outdoor classrooms. Another idea was to create mini niche environments for wildlife using native plantings.

18. The creation of an arboretum with donated trees was also discussed. A proliferation of markers, however, should be avoided.
19. The issues of poor sight distance at the existing driveway off Snell Road was also discussed. **SC to take approximate sight distance measurements and offer suggestions for improving sight distance such as regarding or the removal of vegetation in key areas.**
20. A member in attendance suggested that existing residences adjacent to the park be screened with a vegetated buffer.
21. Exercise stations along the trails were suggested.
22. Pete S. suggested that a tot lot could be constructed with play equipment that is more natural in appearance which will fit in better with the context of the property. **SC to provide visual examples in the next meeting.**
23. **SC should have some distances noted for the trails at the next meeting.**
24. It was suggested that some park improvements could be done via Boy Scout projects and that Boy Scout camping could be possible on a "permit" basis.
25. The idea of a dog park was discussed. Some thought that this facility would draw people from a great distance to use the facility. Some were concerned that a dog park is too high maintenance and that most users in the area already have yards where their dogs can exercise. It was stated that dog parks are more of a social event and that they usually police themselves.
26. It was suggested that the Township talk with Paul Norton to see if he might be willing to donate a portion of his property located in the floodplain to the Township so that the property would have more access to Sanatoga Creek.
27. The idea of a "friends of the park" group was discussed. It was agreed that this would be a good thing for the maintenance and upkeep of the park.
28. P.J. M. stated that a potential mission statement could simply be to, "protect integrity".
29. The next public meeting on December 2, 2009 will be similar to the committee meeting. Discussion of many of the same items is anticipated.
30. Members of the committee took revised meeting flyers to distribute in the surrounding neighborhoods.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller  
Project Manager



12/08/09

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Public Meeting #2 – Notes**

Date/Time: 12/02/09, 6:30 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:  
See attached sign in sheet

Notes:

1. The purpose of this meeting was to review the ideas and concepts generated to date and to present an initial concept for the project area. SC conducted a PowerPoint presentation that included site photos and site analysis. Also presented was an initial concept for the development of the property which emphasized a more passive park including walking/jogging trails, open play areas, tot lot, parking areas and restrooms. The meeting was then opened for general discussion.
2. A member in attendance asked that the trail shown in the northern portion of the project area be relocated away from the property line so that it isn't so close to neighboring residential properties. **SC to relocate trail in this area.**
3. Jim P. voiced concerns that parking areas could add to illegal loitering and or vandalism. Pete S suggested that a gate could be installed at the vehicular entrances that could be closed and locked from dusk till dawn. He added that park neighbors might share responsibilities for closing and locking the gate(s).
4. Another concern was that installing structures on the property could lead to vandalism or graffiti. Rod H. stated that if the park is vandalized the Township will immediately remove graffiti.
5. A member in attendance asked if there was a budget for improvements to the property. Pete S. stated that there is no budget and that an estimate of probable development costs will be included as a part of the project after the plan is developed.
6. It was asked if the Board of Commissioners could ultimately change the master plan. Pete S. stated that although this plan is not legally binding, it would be very hard for the Board to justify changes to a plan that has been developed with public support. In addition, it may be harder to obtain funding for the project if the

- plan is changed. It should be noted that the Board will have the final authority to approve or accept the plan.
7. It was suggested that signage be installed on Snell Road to slow down traffic and announce the entrance of the park.
  8. The former owner of the Norton parcel stated that they would like to see the property become a nature center and a place of refuge.
  9. There was a general consensus that the plan should promote and enhance wildlife habitat.
  10. Also preferred by many was limiting the use of asphalt to discourage rollerbladers or skateboarders citing that other Township parks fulfill needs for these uses.
  11. P.J. M. asked if the school board might be interested in utilizing the property for outdoor education. A member of the board was in attendance and said that he did not oppose this idea however he couldn't speak for everyone on the board.
  12. One idea was to construct a pond in the area of the existing stormwater gully. This may be a good way to capture and infiltrate stormwater runoff. Pete S. stated that soils would have to be investigated for percolation rates. **SC to investigate the possibility incorporating a pond into the master plan.**
  13. An attendee asked what regulatory permits would be required to construct the improvements shown on the plans. Pete S. stated that a NPDES and Erosion and Sedimentation permits would be required from the County conservation district. The Township will have to determine if it will put the project through their land development process. Generally, permitting for this project will be easier other more intensive developments.
  14. An attendee asked if a trail could tie into the former trolley line immediately south of the project area. **SC will look into possible trail connections. Alyson E. and Rod H. to provide any available information on the historic alignment of the former trolley line.**
  15. Pete S. concluded the meeting by asking those in attendance if SC was on the right track with the proposed improvements shown to date. There were no major objections to what is currently proposed on the plans.
  16. The next public meeting will be held January 26, 2010 at 6:30 PM.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller  
Project Manager

Enc: Public Meeting #2 attendance sheet

**Snell & Norton Park – Master Site Plan  
Public Meeting #2**

**Wednesday, December 2, 2009, 6:30 PM @ Lower Pottsgrove Municipal Building**

NAME	ADDRESS	PHONE	EMAIL
TOM TROUTMAN	2469 E HIGH ST. <sup>POTTSTOWN PA</sup>	610 323-6499	CMTTCT@VERIZON.NET
Ronnie Wojton	1397 Rupert Rd		
Peter Wojton	1397 Rupert Rd	610 326-0144	
Peter South Noland	1440 Snell Rd	610-326-6452	
Anthony M. Voelke	1745 Kespera Rd.	610-323-4228	A.Voelke.LP@comcast.net
Jim Pinto	820 Oakdale Dr	610-970-1190	JPINTO101@COMCAST.NET
NAT BARTHOLOMEW	727 RIVENDELL LANE	610-308-8422	TAILWIND2@AOL.COM
PHIL KEOGH	739 RIVENDELL LANE	610-323-6918	PKKEOGH@COMCAST.NET
MIKE MCGROARTY	2170 FOXTAIL DR	610 327 1043	mcmgroarty@comcast.net
Rod Hawthorne	2199 Buchert Rd	610-323-0436	rhawthorne@lowerpottsgrove.org
Alyson Elliott	2199 Buchert Rd	610-323-0436	aelliott@lowerpottsgrove.org





1/26/10

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Committee Meeting #3 – Notes**

Date/Time: 1/12/10, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:  
See attached sign in sheet

Notes:

1. The purpose of this meeting was to review the initial concepts with the committee and to reach a consensus for an initial concept plan showing proposed improvements to the property. Justin K. conducted a PowerPoint presentation that included an initial concept for the development of the property which emphasized a more passive park including walking/jogging trails, hiking trails, open play areas, tot lot, parking areas and restrooms. The meeting was then opened for general discussion.
2. Rich W. asked if a pump out septic system would be permissible by local code. **SC to look into the possibility of a pump out septic system.**
3. Another question was asked about the size of the open field area. SC has looked into this and has determined that the field is approximately 3.4 acres or about 3 football fields.
4. A question was asked about the amount of grading needed for the open field area. Justin K. responded that the existing slopes in this area are about 3-4%, and added that the ideal cross slope for the field should be no greater than 2%. If the grading for the field is graded at 2% in the direction of the existing gradient the need for grading beyond the field area shown on the plans would be minimal.
5. The question was once again raised as to whether there are any utilities between the northeast boundary of the property and behind the residences fronting Rivendell. Rod H. was not aware of any utilities in the area. Some speculated that it may be an electric or cable line. Justin K. stated that before any construction could start a site survey would be required determine if any utilities are present.

6. P.J. M. noted that the Hollenbeck Park bridge in Upper Pottsgrove Township is a good example of a pedestrian bridge constructed by volunteers using telephone poles.
7. Those in attendance discussed the possibility of incorporating a pond into the plan. Many had concerns of the nature of such a task and the regulatory requirements it may entail. Other had concerns of unwanted insects or liability issues such as creating an attractive nuisance.
8. Rich W. suggested implementing a series of vernal ponds. These could take the form of shallow ephemeral pools that could create wildlife habitat. **SC to look into the possibility of adding vernal pools to the plan.**
9. Many in attendance did not prefer any additional buffering along the Woodgate community citing that the existing vegetation already serves as a natural buffer.
10. Mike M. stated that the parking off Shire should be as much of a priority as the parking area off Snell Road. Justin K. stated that a majority of neighbors in this area did not want a parking lot in this location and would rather take a wait and see approach to see if the needs of the park's users warrants a parking area in this location.
11. Committee members expressed interest in doing a site visit in lieu of the next committee meeting. **The committee meeting previously scheduled for February 17 @ 4:00 PM has been canceled. In lieu of a formal committee meeting, SC will conduct a site visit with the committee. The following date and time is proposed:**
  - **Thursday, April 1, 2010 @ 4PM**

Also, in the event of inclement weather, the following rain date is proposed:

- **Wednesday April 7, 2010 @ 4PM**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller  
Project Manager

Enc: Committee Meeting #3 attendance sheet





2/21/10

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Public Meeting #3 – Notes**

Date/Time: 1/26/10, 6:30 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:  
See attached sign in sheet

Notes:

1. The purpose of this meeting was to review the initial concepts and ideas presented to date and to reach a consensus with those in attendance on the initial concept plan. Justin K. conducted a PowerPoint presentation that included a site analysis, site photographs, and an initial concept for the development of the property. The initial concept emphasizes a more passive park including walking/jogging trails, hiking trails, open play areas, tot lot, parking areas and restrooms. The meeting was then opened for general discussion.
2. Rod H. stated that the utilities running between the northeast boundary of the property and the and behind the residences fronting Rivendell Drive are cable lines owned by Comcast. A question still remains as to whether they are active or abandoned.
3. A member in attendance asked that the picnic and restroom facilities be labeled as a future phase.
4. A member in attendance asked how pedestrian access would be accomplished to connect the northern and southern portions of the site. Justin K. stated that a small footbridge and a series of switchbacks in the trail would have to be provided to negotiate the gully and the steep slopes respectively. He added that this area of the trail would most likely have to be paved with asphalt to prevent erosion.
5. A member in attendance stated that if a future parking area is provided at the Shire Drive entrance, a buffer should be provided to screen adjacent residences to the north and south. Justin K. stated that an evergreen buffer may not work in all areas due to the dense deciduous vegetation overhead. However, screening may be accomplished via other methods such as a solid fence. **SC will revise the plans to show screening associated with this parking area.**

6. A question was asked as to whom would be responsible for maintenance and the management of the locked gates at the parking areas. It was stated that the neighbors or a friends of the park could be responsible for maintaining the locked gates. As for general maintenance such as mowing, the Township would be responsible for general maintenance tasks.
7. A member in attendance asked why a dog park was not included in the plans. It was stated that this idea was discussed at previous committee and public meetings and that the general consensus was not to provide a dog park on this property for the following reasons:
  - Some thought that this facility would draw people from a great distance to use the facility.
  - Some were concerned that a dog park is too high maintenance
  - Most people in the immediate community already have yards where their dogs can exercise.
  - The type and intensity of use is inconsistent with the majority of passive uses that have been suggested to date.
8. An attendee asked if the Township approached SC or if SC approached the Township to create a plan to develop the park. Rod H. responded that the Township approached SC to develop a plan to open up the property to the public so that it can be better used by Township residents.
9. It was asked if the former trolley line crossed the park property and if there was a possibility to use this grade to accommodate a trail connection to residential properties to the south. Justin K. responded that the location of the former trolley line is outside the property to the south opposite Hartenstine Creek, and that ownership of the land has reverted back to adjacent landowners. He added that a trail connection in this are would also require a pedestrian bridge. SC will recommend a trail connection in this area to be completed as a part of a possible future land development in the adjacent parcels.
10. It was asked when the improvements shown on the plan could be constructed. Justin K. replied that improvements would most likely be constructed in phases and that the timing would depend on how fast grant monies would become available from various funding agencies. Generally, it could take anywhere from 5-20 years to construct the improvements shown on the plans.
11. Members in attendance echoed the idea of previous meetings of the importance of respecting wildlife and not displacing habitat. Justin K. responded that the uses and design of the park are intended to have a very light effect on the existing land features and wildlife habitat.
12. A member in attendance asked that blue bird boxes be incorporated into the design. If specified, these boxes should be a minimum of one football field apart.
13. Some members in attendance mentioned the dangerous site distance at the existing entrance off Snell Road and suggested that driveway be provided off Sanatoga Road and connecting to the southern portion of the property. Justin K. pointed out that there are several reasons for not showing a drive in this location. One reason is that the land that would be needed to construct a driveway in this area is privately owned. Also, building a driveway in this location would be a tremendous expense and also require two bridges. He added that measures such as signage and the cutting back of existing grade and removal of vegetation will be suggested in the master plan to improve the sight distance at the existing entrance off Snell Road.

**14. The next public meeting will be held March 9, 2010 at 6:30 PM.**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive style with a large, stylized initial 'J'.

Justin M. Keller  
Project Manager

Enc: Public Meeting #3 attendance sheet

# Snell & Norton Park – Master Site Plan

## Public Meeting #3

Tuesday, January 26, 2010, 6:30 PM @ Lower Pottsgrove Municipal Building

NAME	ADDRESS	PHONE	EMAIL
Loretta Holmboe	1440 Snell Rd	610-326-6432	
Janet Scherer	2378 E. High St.	610-323-0787	
Beth Scherer	739 Maple Glen Circle	610-326-4883	basinet@aol
John Scherer	2378 E. High St.	610-323-0787	
Stere + Shari Wurtz	2986 Rockwood Ct.	610-327-3812	
PJ McGILL	953 RIVENDELL LN	610-970-2943	p953m@aol.com
ROD Hawthorne	2199 Buchert Rd	610-323-0476	rodhl@PTD.NET
MURIEL MCGOARTY	2170 FOXTAIL DR	610-327-1043	mmsgoarty@comcast.net
BRUCE L FOULZ	2436 SUNNYSIDE LN	610 323 2513	BRUCE.L.FOULZ@COMCAST.NET
WESLEY LYNN JACKSON	2851 SHIRE DR	610 970 0356	LTS1015@aol.com
LINDA WESLER	2832 SHIRE DR	610-327-8433	
Alyson Elliott	2199 Buchert Rd	610 323 0436	aelliot@lowerpottsgrove.org
RICH WOOD	923 OAKDALE DR	(610)326-6767	beagleboy831@comcast.net
TOM TROUTMAN	2469 EAST HIGH ST	610-323-6499	cmittct@verizon.net
BILL HAIRSTON	726 RIVENDELL LN.	610-327-4064	
JOYCE HAIRSTON	726 RIVENDELL LN		
Joe Duffy	2339 Shire	610.718.8880	Exurb2@yahoo



3/10/10

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Public Meeting #4 – Notes**

Date/Time: 3/09/10, 6:30 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:  
See attached sign in sheet

Notes:

1. The purpose of this meeting was to present the DRAFT master plan based on the concepts generated to date. Pete S. stated that there haven't been many comments on the previous concept plans, therefore this DRAFT plan is basically a more detailed exhibit of the concept plans. SC conducted a PowerPoint presentation of the DRAFT plan which depicted the possible phasing of the proposed improvements. The paramount theme guiding the design of the park was to respect the existing landscape features and wildlife habitat when locating the proposed improvements. Also, presented was a cost estimate broken down by the improvement phases. These cost estimates will be refined as the project moves forward. It was stated that the various phases will be built once grant and/or donation monies become available. This could mean that the first phase of the project may not be built for a period of years. There was also a comparison of traditional versus mulching toilet facilities. The meeting was then opened for general comment and discussion.
2. A member in attendance asked if the mulching restrooms have more of an odor than traditional restrooms. Pete S. stated that if maintained and installed properly these facilities generally do not have more of an odor than traditional bathrooms. He commented that a ventilation fan would help to reduce odor. Justin K. added that another way to reduce odor is to layer in organic matter such as leaf debris or grass clippings so that more air is introduced to the waste - expediting the mulching process. This could be as simple as emptying a bag of grass clippings into the facility each week. The main advantage of a mulching toilet is a smaller impact to the environment since it does not require water, water lines and electricity, which can also make this option more cost effective than traditional restrooms. Alyson E. mentioned that another advantage to the mulching restrooms is that they have less mechanical parts that would require maintenance and would be less prone to vandalism.

3. An attendee stated that the restroom shown on the plans is situated in the perfect location. Pete S. added that this location is in close proximity to the parking lot which also provides advantages for maintenance and accessibility of this structure.
4. Rod H. asked if DEP permitting costs were included in the cost estimates for the bridges shown on the plan. Pete S. responded that 15% of the construction costs were estimated for design and engineering which should cover the cost of engineering the bridges. He also pointed out that most of the abutments would be located out of the floodplain which could provide for easier permitting. Justin K. added that since most of the bridges traverse unnamed tributaries this may provide additional flexibility during the permitting process.
5. Rod H. stated that this project will be a long term development and will not happen quickly. He added that the proposed improvements will only be built as grant monies become available and that in the current economic climate any future grant awards will most likely be delayed.
6. The next step of the master plan process is to provide a draft of the narrative document that will elaborate on the draft plans. This document will be posted to on the Township's website by March 22, 2010 and will undergo a 30 day public review and comment period.
7. **Please be advised that the public meeting scheduled for April 6, 2010 has been canceled. The next and final public meeting will be held on June 1, 2010 at 6:30 PM.**

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Justin M. Keller  
Project Manager

Enc: Public Meeting #4 attendance sheet





4/29/10

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Committee Meeting #4 – Notes**

Date/Time: 4/21/10, 4:00 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:  
See attached sign in sheet

Notes:

1. The purpose of this meeting was to discuss any changes to the DRAFT master plan.
2. Jim P. stated that no novelty attractions should be provided in the park. One example of a novelty attraction would be the proposed exercise stations. He generally felt that if they are going to be included in the park that they should be provided in a later phase as use of the park increases.
3. Justin K. mentioned that some of the written comments received mentioned the idea of not installing any structures such as restrooms or pavilions that could be easily vandalized. He stated that lights with sensors could be added to structures to discourage unwanted activity.
4. Jim P. added that if a restroom structure is eventually constructed, a green option such as a mulching toilet would be preferred.
5. Steve W. mentioned that on pages 28 and 29 the statement, "future parking area (if needed)" is repeated several times. He suggested eliminating the duplication of the statement "(if needed)".
6. Loretta H. suggested extending the evergreen buffering located along the northern property line farther to the east. Justin K. stated that it may not be possible to provide evergreen buffering under the existing deciduous vegetation. He added that the existing vegetation appears to be dense enough to provide sufficient buffering.
7. Members in attendance stated that private property signs should be erected along the park's southwest boundary near the Sanatoga creek. This boundary is deceptive since it appears that the creek forms the boundary. The park's boundary is actually located approximately 50-100' east of the creek in this area.

8. The Pottstown Wellness Club and Schuylkill River Heritage Area (SRHA) were suggested as possible funding sources for the park. SC to investigate the applicability of these funding sources.
9. The final master plan meeting will be held on June 1, 2010, 6:30 @ Lower Pottsgrove Township municipal building.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller  
Project Manager

Enc: Committee Meeting #4 attendance sheet



6/0410

**Snell & Norton Park Master Site Plan**

Lower Pottsgrove Township, Montgomery County, PA  
SC#09072.10

**Public Meeting #5 – Notes**

Date/Time: 6/1/10, 6:30 PM

Location: Lower Pottsgrove Township Municipal Building

In Attendance:  
See attached sign in sheet

Notes:

1. The purpose of this meeting was to discuss any changes to the plan prior to it being finalized at the end of the month. Justin K. gave a brief PowerPoint presentation showing the proposed improvements to the park. During the presentation he mentioned that the plan would be revised based on the comments received to date. Some of these revisions are as follows:
  - exercise stations and fisherman access will be moved to a later phase;
  - sensor lights on restrooms and pavilions to discourage unwanted nighttime activity will be allocated;
  - property line markers at the southwest boundary of the project will be allocated;
  - ADA spaces and accessible route from the parking lot will be shown;
  - a third option for the restrooms will be provided to include a mulching toilet and small pavilion.
  
2. A member in attendance asked if the phasing plan is flexible enough to allow for the immediate construction of an item currently shown in a later phase if a funding source becomes available. Justin K. responded that the phasing plan is a recommendation listing proposed improvements based on their order of importance, and will give the Township guidance on constructing the project. He added that the phasing is somewhat flexible and if funding becomes available to construct an item in an earlier phase than is shown that this opportunity should not be discarded. However, there are some critical improvements that would need to be constructed before others such as improving the sight distance at Snell Road and improving the existing parking area, to name a few.
  
3. Tom T. asked if copies of the final master plan document would be made available to the public. Justin K. responded that the final plan would be posted on the Township's website. Hard copies of the plan will also be available at the Township building.
  
4. A member in attendance asked if the County would be a potential construction funding source. Justin K. stated that in the past County grants could only be used for open space acquisition. Another member in attendance stated that the

County's 2011 bond issue will most likely include money for local municipalities to construct trails - with trail connections being a high priority.

5. P.J. M. suggested that the Pottstown Health and Wellness funding could be used towards constructing improvements in the park. Alyson E. stated that this funding source has been used as a match to other grant sources in the past and would be considered in the future.

Respectfully Submitted,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive style with a large initial 'J'.

Justin M. Keller  
Project Manager

Enc: Public Meeting #5 attendance sheet





ESTIMATE OF PROBABLE DEVELOPMENT COSTS				
SITE - Detailed Development Budget Form				
Applicant: <u>LOWER POTTS GROVE TOWNSHIP</u>			Date Prepared: June, 2010	
Project Title: <u>SNELL AND NORTON PARK MASTER PLAN</u>				
	Work Item	No. of Units	Unit Cost	Total Cost
<b>CONSTRUCTION SERVICES</b>				
	<b>*Construction Services</b>			<b>\$187,583.75</b>
	Site/Topographic Survey of Improvement Areas	1	LS \$25,000.00	\$25,000.00
	Design Services - site design and engineering (15% of construction)	1	LS \$102,014.25	\$102,014.25
	Contractor General Conditions - Bond / Layout / Mobilization / E&S / Ect. (10% of const.)	1	LS \$60,569.50	\$60,569.50
<b>PHASE 1</b>				
	<b>Asphalt Parking Lot (19 Spaces)</b>			<b>\$83,325.00</b>
	Asphalt Parking Lot	745	SY \$35.00	\$26,075.00
	Pavement Markings - Parking Stalls and Pedestrian Crossings	500	LF \$3.50	\$1,750.00
	Stormwater Management	1	LS \$20,000.00	\$20,000.00
	Improve Driveway Site Distance (Clear Vegetation & Regrade)	1	LS \$5,000.00	\$5,000.00
	Locking Metal Swing Gate @ Driveway Entrance	1	LS \$5,000.00	\$5,000.00
	Shade Trees @ Parking Lot	4	EA \$600.00	\$2,400.00
	<b>Buffer Plantings</b>			
	Ornamental Trees	13	EA \$450.00	\$5,850.00
	Evergreen Trees	51	EA \$300.00	\$15,300.00
	Mulch - 3"	30	CY \$65.00	\$1,950.00
	<b>Lawn Playfield</b>			<b>\$66,500.00</b>
	Clearing / Miscellaneous Demolition	1	LS \$3,000.00	\$3,000.00
	Fine Grading	4,150	CY \$10.00	\$41,500.00
	Hydroseed Play Field Area	130,000	SF \$0.10	\$13,000.00
	Shade Trees	15	EA \$600.00	\$9,000.00
	<b>Gravel Fitness Loop Trail</b>			<b>\$42,400.00</b>
	Clearing / Miscellaneous Demolition	1	LS \$1,500.00	\$1,500.00
	Gravel Fitness Trail - 8' Wide	430	CY \$40.00	\$17,200.00
	Benches	6	EA \$1,500.00	\$9,000.00
	Signage - Way finding / Interpretive	1	LS \$3,000.00	\$3,000.00
	Pedestrian Footbridge	20	LF \$500.00	\$10,000.00
	Hydroseed Trail Shoulder (3' Both Sides)	17,000	SF \$0.10	\$1,700.00
<b>SUBTOTAL PHASE 1:</b>				<b>\$192,225.00</b>
<b>PHASE 2</b>				
	<b>Connector Trail</b>			<b>\$63,360.00</b>
	Clearing / Miscellaneous Demolition	1	LS \$3,000.00	\$3,000.00
	Fine Grading For Trail	265	CY \$24.00	\$6,360.00
	Asphalt Path - 8' Wide	800	SY \$30.00	\$24,000.00
	Pedestrian Bridge	30	LF \$1,000.00	\$30,000.00
	<b>Hiking Loop Trails &amp; Associated Improvements</b>			<b>\$15,750.00</b>
	Clearing / Miscellaneous Demolition	1	LS \$1,500.00	\$1,500.00
	Earth or Mown Trail	2,750	LF \$1.00	\$2,750.00
	Bird Blinds (Fence-Like Structure With Viewing Ports)	3	EA \$3,000.00	\$9,000.00
	Signage - Way finding / Interpretive / Identification	1	LS \$1,500.00	\$1,500.00
	Signage - Property Line Marker	1	LS \$1,000.00	\$1,000.00
	<b>Habitat Creation</b>			<b>\$74,400.00</b>
	Restore Riparian Plantings	1	LS \$50,000.00	\$50,000.00
	Seasonal Pools	1	LS \$20,000.00	\$20,000.00
	Bluebird Boxes	14	EA \$100.00	\$1,400.00
	Signage - Way finding / Interpretive / Identification	1	LS \$3,000.00	\$3,000.00
<b>SUBTOTAL PHASE 2:</b>				<b>\$153,510.00</b>



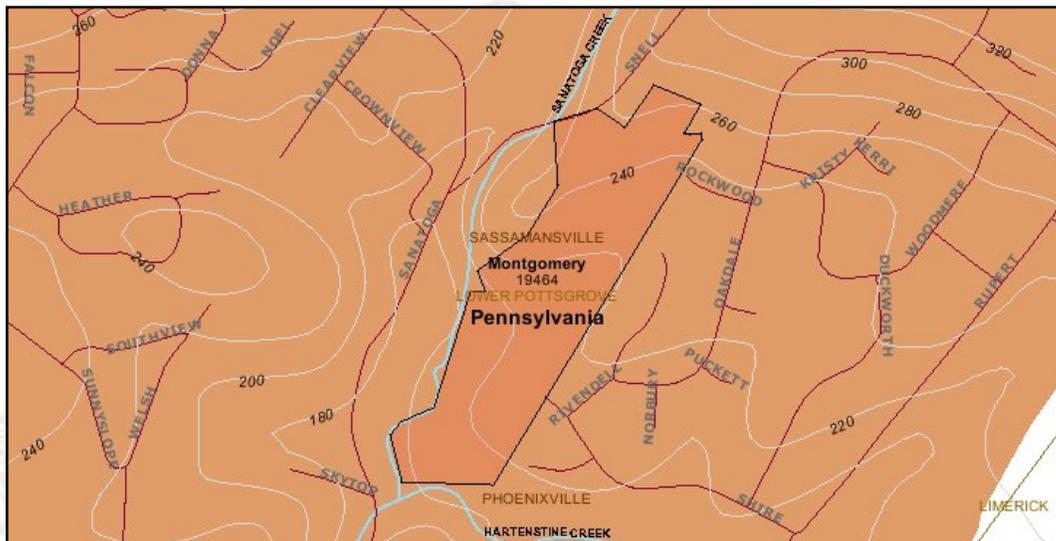
Work Item		No. of Units		Unit Cost	Total Cost
<b>PHASE 3</b>					
<b>Tot Lot</b>					<b>\$65,670.00</b>
	Creative Play / Learn Structures	1	LS	\$50,000.00	\$50,000.00
	Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
	Perimeter Fencing - 4' High Chain Link - Black Vinyl Coated	160	LF	\$30.00	\$4,800.00
	Benches	3	EA	\$1,500.00	\$4,500.00
	Fine Grading	150	CY	\$12.00	\$1,800.00
	Hydroseed Disturbed Areas	1,200	SF	\$0.10	\$120.00
	Ornamental Trees	9	EA	\$450.00	\$4,050.00
<b>PHASE 4</b>					
<b>Picnic Facilities</b>					<b>\$25,190.00</b>
	Benches	3	EA	\$1,500.00	\$4,500.00
	Picnic Tables	5	EA	\$2,500.00	\$12,500.00
	Grills	2	EA	\$750.00	\$1,500.00
	Fine Grading	155	CY	\$12.00	\$1,860.00
	Hydroseed Disturbed Areas	8,300	SF	\$0.10	\$830.00
	Ornamental Trees	8	EA	\$450.00	\$3,600.00
	Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
<b>Restroom / Pavilion Option #1</b>					
<b>Traditional Restrooms with Pavilion Structure</b>					<b>\$141,600.00</b>
	Restrooms with 20' x 36' Pavilion Structure	1	LS	\$100,000.00	\$100,000.00
	Water Fountain	1	LS	\$1,000.00	\$1,000.00
	Drill Water Supply Well	100	LF	\$55.00	\$5,500.00
	Steel Well Casing - 6"	100	LF	\$200.00	\$20,000.00
	Well Pump	1	EA	\$1,000.00	\$1,000.00
	Water Service Line - 6"	100	LF	\$50.00	\$5,000.00
	Pump Out Septic Tank (1,250 Gal.)	1	LS	\$3,000.00	\$3,000.00
	Electric Service Line	400	LF	\$15.00	\$6,000.00
	Motion Sensor Security Lights	2	EA	\$50.00	\$100.00
<b>Restroom / Pavilion Option #2</b>					
<b>Mulching Toilets Only</b>					<b>\$50,400.00</b>
	Mulching Toilet - Double Stall W/ Solar Fan	1	LS	\$50,000.00	\$50,000.00
	Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
<b>Restroom / Pavilion Option #3</b>					
<b>Mulching Toilets With Small Pavilion</b>					<b>\$90,400.00</b>
	Mulching Toilet - Double Stall W/ Solar Fan	1	LS	\$50,000.00	\$50,000.00
	Pavilion Structure - 16' x 20'	1	LS	\$40,000.00	\$40,000.00
	Motion Sensor Security Lights - Solar Powered	2	EA	\$200.00	\$400.00
<b>PHASE 5</b>					
<b>Additional Facilities</b>					<b>\$27,500.00</b>
	Creek / Fisherman Access - Limestone Alverson Boulders	3	EA	\$2,500.00	\$7,500.00
	Exercise Stations	1	LS	\$20,000.00	\$20,000.00

<b>TOTAL Using Restroom Option #1:</b>	<b>\$793,279</b>
<b>TOTAL Using Restroom Option #2:</b>	<b>\$702,079</b>
<b>TOTAL Using Restroom Option #3:</b>	<b>\$742,079</b>

\* construction services total assumes restroom option #1

# 1. PROJECT INFORMATION

Project Name: **Snell & Norton Park**  
 Date of review: **8/17/2009 5:04:47 PM**  
 Project Category: **Recreation, Trails & Trailheads (parking, etc.)**  
 Project Area: **32.5 acres**  
 County: **Montgomery** Township/Municipality: **Lower Pottsgrove**  
 Quadrangle Name: **PHOENIXVILLE**  
 ZIP Code: **19464**  
 Decimal Degrees: **40.25476 N, --75.57424 W**  
 Degrees Minutes Seconds: **40° 15' 17.1" N, -75° 34' 27.3" 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.

#### 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](http://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

STATE TAX  
AFFIDAVIT  
FILED

**THIS INDENTURE**, made this 28th day of  
October, 1998

**BETWEEN**, WILLIAM A. SNELL, EXECUTOR OF THE ESTATE OF  
ELMER A. SNELL (herein referred to as Grantor), of the one part, AND

LOWER POTTS GROVE TOWNSHIP (hereinafter referred to as Grantee) of the  
other part,

**Witnesseth**, That in consideration of **ONE HUNDRED SEVENTY FIVE  
THOUSAND AND 00/100 (\$175,000.00) Dollars** in hand paid, the receipt whereof  
is hereby acknowledged, the said Grantor does hereby grant and convey unto the said  
Grantee, its successors and assigns,

ALL THAT CERTAIN lot or piece of ground situate in the Township of Lower  
Pottsgrove, County of Montgomery and Commonwealth of Pennsylvania described  
according to a Plan of Subdivision of "The Estate of Elmer A. Snell" made for  
Lower Pottsgrove Township by Bursich Associates, Inc., Pottstown, PA and recorded  
in Plan Book A-58, page 30, bounded and described as follows, to wit:

BEGINNING at a point on the Ultimate Right of Way line of Snell Road (33 feet  
wide); thence from said point of beginning and through the bed of Snell Road and  
along lands now or late of Thomas M. and Dorothy H. Miller and also along lands  
now or late of William A. and Charlotte VanBuskirk, North 40 degrees 06 minutes  
16 seconds East a distance of 301.95 feet to a point; thence further along the lands  
of VanBuskirk, South 44 degrees 53 minutes 44 seconds East a distance of 156.75  
feet to a point in the bed of Snell Road, aforesaid; thence in and along the bed of  
Snell Road, aforesaid, North 47 degrees 17 minutes 00 seconds East a distance of  
79.21 feet to an iron pin found; thence crossing the bed of Snell Road, South 41  
degrees 03 minutes 06 seconds East a distance of 24.23 feet to a p.k. nail; thence  
along Lot No. 1 on the above mentioned Plan the next 4 courses and distances: (1)  
in and along the Ultimate Right of Way line of Snell Road, aforesaid, South 44  
degrees 56 minutes 09 seconds West a distance of 49.42 feet to a point; (2) in and  
along the Ultimate Right of Way line of Snell Road, aforesaid, on the arc of a circle  
curving to the right having a radius of 315.00 feet and an arc distance of 196.83 feet  
to a point; (3) South 41 degrees 03 minutes 06 seconds East a distance of 236.46 feet  
to a point; and (4) North 48 degrees 56 minutes 54 seconds East a distance of 237.29  
feet to a point on line of lands now or late of Petro, Sr. and Loretta N. Holinka;  
thence along lands now or late of Holinka, South 41 degrees 03 minutes 06 seconds  
East a distance of 292.80 feet to a pipe found on line of lands now or late of Norman  
J. Geckle, Jr. and Teresa Straigis; thence along lands now or late of Geckle and  
Straigis and along Rockwood Drive and along lands now or late of James J. Omens,  
Jr., South 43 degrees 01 minute 15 seconds West a distance of 323.20 feet to a point;  
thence along lands now or late of Omens and lands now or late of Gregory R.

1.50  
13.00  
13.00  
5.50  
2.00

55 NOV -4 AM 10:35

Shinn, South 47 degrees 39 minutes 22 seconds East a distance of 162.01 feet to an iron pipe; thence along lands now or late of Randall D. and Susan E. Metz and Rivendell Lane and lands now or late of Patrick J. and Patricia A. McGill and lands now or late of John P. and Marjorie L. Compton and lands now or late of Evelyn M. Missimer and lands now or late of Carolee M. Wilson and lands now or late of Louis A. and Pamela L. Rossi and lands now or late of Margaret M. Bartholomew-Smith and lands now or late of David and Della Caldwell, South 43 degrees 32 minutes 20 seconds West a distance of 732.87 feet to an iron pipe on line of lands now or late of Lower Pottsgrove Township; thence along lands now or late of Lower Pottsgrove Township the next 2 courses and distances: (1) North 48 degrees 42 minutes 55 seconds West a distance of 132.00 feet to a point; and (2) North 72 degrees 14 minutes 12 seconds West a distance of 436.58 feet to a point; thence along line of lands now or late of Michael A. Matlock, Jr. the next 3 courses and distances: (1) North 19 degrees 42 minutes 06 seconds West a distance of 243.46 feet to an iron pipe found; (2) North 54 degrees 17 minutes 54 seconds East a distance of 303.18 feet to a point; and (3) North 37 degrees 27 minutes 54 seconds East a distance of 111.00 feet to a pipe found; thence along lands now or late of George V. and Phyllis M. Churach, North 30 degrees 57 minutes 54 seconds East a distance of 129.89 feet to a point; thence along line of lands now or late of Grace Building Co., North 24 degrees 38 minutes 18 seconds East a distance of 291.06 feet to the point and place of beginning.

BEING Lot No. 2 of the above mentioned Plan

BEING Parcel #42-00-04585-01-7 (N)

RECORDED  
 502 11-4-98

BEING part of the same premises which Elmer A. Snell and Ellen B. Snell, his wife by Indenture dated November 17, 1967 and recorded November 27, 1967 at Norristown in the office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 3493, page 106 granted and conveyed unto Elmer A. Snell and Ellen B. Snell, his wife their heirs and assigns in fee. AND the said Ellen B. Snell has since departed this life on or about 12 / 21 / 96, whereby title became vested in Elmer A. Snell by right of survivorship. AND the said Elmer A. Snell has since departed this life on or about 12/21/1996 leaving a Will dated 9/28/1989 and registered in Montgomery County to Estate No. 970188 for whose Estate Letters Testamentary were duly granted on 1/16/1997 unto William A. Snell, the present grantor.

UNDER AND SUBJECT to the following restriction:

This property was purchased with funds provided by Montgomery County in accordance with 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.

STATE 1,750.00  
 LOCAL 875.00  
 PER 21

STATC  
 SEC ATTACHED  
 LETTER

REALTY TRANS TAX PAID

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 Grantor, in law, 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, 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 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 William A. Snell, Executor, as aforesaid, for himself and his respective heirs, executors, administrators and successors do severally and not jointly nor the one for the other nor for the act or deed of the other, but each for himself or his own act only, covenant, promise and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, has not heretofore 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 encumbered in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED

In the Presence of:

Richard L. Beyer

William A. Snell

William A. Snell, Executor of the  
#214 Estate of Elmer A. Snell

STATE STAMP	1750.00
L.POTTSGROVE TWP	8755.00
RTM	
L.POTTSGROVE TWP	8755.00-
L.POTTSGROVE TWP	875.00
TOTAL	2625.00
CHECK	1750.00
CHECK	875.00
CHANGE	0.00
ITEM 2	
11-04-98 WED #1	CASH-11 5081 13#1276

076005

This Deed, made this 13th day of September 1996  
Between, DOWNINGTOWN NATIONAL BANK, a corporation organized and existing under and by virtue of the laws of Pennsylvania (hereinafter called "Grantor"), of the one part, and LOWER POTTS GROVE TOWNSHIP (hereinafter called the "Grantee"), of the other part.

STATE TAX AFFIDAVIT FILED  
12000  
500

Witnesseth, That in consideration of ONE HUNDRED FORTY THOUSAND (\$140,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, its successors and assigns,

64 OCT 2 PM 1996

ALL THAT CERTAIN lot or piece of land, situate in the Township of Lower Pottsgrove, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision Plan made for Earl R. and Paul K. and Clair W. Norton, drawn by Ralph E. Shaner & Son, Engineering Company, Pottstown, Pa., dated February 20, 1989 and last revised January 16, 1989, as follows, to wit:

BEGINNING at an interior point, at a point a corner of lands now or late of Michael Matlock as shown on said plan, which said point is located, South 58 degrees 24 minutes East 325.48 feet from a point in the title line of the bed of Sanatoga Road (60 feet wide) as shown on said plan; thence extending from said point of beginning and extending along the line of said lands of Matlock, North 22 degrees 15 minutes East 218.48 feet to a pl. stone, in line of lands now or late of Elmer Snell as shown on said plan; thence extending along the line of said lands of Snell the two following courses and distances, viz: (1) South 74 degrees 31 minutes 17 seconds East 592.43 feet to a point; and (2) South 51 degrees East 132.00 feet to a point in line of lands marked "Woodgate Plan of Lots" as shown on said plan; thence extending along the line of said lands of Woodgate and crossing over an extension of proposed Shire Drive as shown on said plan, South 39 degrees 45 minutes West 1180.22 feet to a point in line of lands now or late of John P. Jones as shown on said plan; thence extending along the line of said lands of Jones the three following courses and distances, viz: (1) North 70 degrees 03 minutes West 97.67 feet to a point; (2) North 84 degrees 17 minutes West 144.25 feet to a point; and (3) South 69 degrees 58 minutes West 94.65 feet to a point in line of lands marked Lot No. 3 as shown on said plan; thence extending along the line of said Lot No. 3 the six following courses and distances, viz: (1) North 12 degrees 20 minutes West 155.79 feet to a post; (2) North 19 degrees 19 minutes East 245.93 feet to a point; (3) North 71 degrees 22 minutes East 117.00 feet to an iron pin; (4) North 17 degrees 11 minutes East 214.86 feet to a point; (5) North 21 degrees 56 minutes East 175.47 feet to an iron pin; and (6) North 13 degrees 48 minutes East 145.58 feet to an iron pin, in line of lands of Michael Matlock aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 4 of said plan. MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
42-00-04556-80-2 LOWER POTTS GROVE  
SHIRE DR  
DOWNINGTOWN NATIONAL BANK  
B 012 U 043 L 4 2110 DATE: 09/24/96

CONTAINING in area 14.246 acres.  
BEING Parcel #42-00-04556-80-2.

BEING the same premises which Frank P. Lalley, Sheriff of Montgomery County by Indenture dated May 15, 1995 and recorded May 16, 1995 at Norristown in the office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5112, page 1608 granted and conveyed unto Downingtown National Bank, its successors and assigns in fee.

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.

DB 5162 PG 2267

REALTY TRANS. TAX PAID  
STATE 1400.00  
LOCAL 700.00  
PER 60

#16005  
L.POTTSGROVE TWP 700.00  
STATE STAMP 1400.00  
TOTAL 2100.00  
CHECK 700.00  
CHECK 1400.00  
CHANGE 0.00  
ITEM 2  
10-02-96 WED #1 CASH-11 0139 14:42TN

DB5162PG2268

#15553  
 RTN  
 L.POTTSGROVE TWP  
 CHECK 1400.00-  
 ITEM -1 1400.00-  
 09-24-96 TUE #1 CASH-11 9683 15:52TH

\*\*\*\*\*REG-  
 STATE STAMP \*\*\*\*\*  
 CHECK 1400.00  
 1400.00  
 ITEM 1  
 \*\*\*\*\*REG-  
 09-24-96 TUE #1 CASH-11 9684 15:53TH

#15553  
 L.POTTSGROVE TWP 1400.00  
 STATE STAMP 1400.00  
 TOTAL 2800.00  
 CHECK 1400.00  
 CHECK 1400.00  
 ITEM 2  
 09-24-96 TUE #1 CASH-11 9679 15:36TH



*Magazine Publishers*

And the said Grantor doth hereby covenant to and with the said Grantee that, it, the said Grantor, its successors, SHALL and WILL Warrant and forever defend the herein above described premises, with the hereditaments and appurtenances, unto the said Grantee its successors and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the same or any part thereof, by, from or under it them or any of them.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

Attest: Secretary By: *[Signature]*  
 Senior Vice President

State of Pennsylvania County of Montgomery  
 On this 13th day of September, A. D. 19 96, before me, the undersigned officer, personally appeared Richard L. Bergery, Sr. Vice President of the said Grantor corporation, and that he, as such Sr. Vice President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President.

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

NOTARIAL SEAL  
 RICHARD L. GEIGER, Notary Public  
 Pottstown Boro, Montgomery County  
 My Commission Expires Sept. 23, 1999

*[Signature]*  
 Notary Public

Penn Title Insurance Company  
 642 E. High Street  
 Pottstown, PA 19464

**Deed**

DOWNINGTOWN NATIONAL BANK  
 to  
 LOWER POTTSGROVE TOWNSHIP

Premises: Shire Drive  
 Lower Pottsgrove Township  
 Montgomery County

The address of the Grantee is  
 2199 Buckner Rd  
 Pottstown, PA 19464

RECORDED in Deed Book \_\_\_\_\_ page \_\_\_\_\_  
 GIVEN under my hand and the seal of the said office, the date above written.

Recorder of Deeds  
 P.T. #2324-RP

DB5162PG2269

# Strike have broken off

's insistence on fund and al health in-  
 il 234 repre- subway and f the South- ion Author- uesday over  
 conference the gover-  
 strike while it weekend, ining after ant con-

sequences" if that happened. The union went on strike hours after the series between the Phillies and Yankees shifted back to New York.

SEPTA's regional railroad is still running because those workers are represented by a different union, but that system has experienced problems of its own this week.

On Wednesday, a railcar caught fire as it headed downtown, causing delays and confusion but no serious injuries. On Thursday, a packed commuter train struck and killed a rail worker during the morning rush, stranding hundreds of riders as lines had to be shut down for hours.

Neither accident was related to increased volume due to the strike, SEPTA said.

# card: an incomplete

ave been accomplish- side of the budget this e list is short and they sorts of things anyone be still talking about a rom now.  
 ers passed an exten- employment benefits, wn on mortgage fraud ded health insurance or people working in nesses who lose or jobs.

out of Harrisburg in 2010 will be incremental.

After all, the state Legislature is where even a proposal to name the box turtle Pennsylvania's official reptile, a measure conceived and pushed by an adorable class of fourth-graders, turned contentious this year.

The rattlesnake had its sup- porters.

anged cigarette manu- andards to reduce the res, tweaked child por- ws to close a loophole a court ruling, in- ting and trapping fees shed a panel to look oader implications of r cash" juvenile justice .uzerne County.

reauthorized a govern- y that studies health mited the types of sur- ures on dogs that non- s can perform. estab-

## Help Plan Your Park

### Please Join Us

Tuesday, November 10, 2009 at 6:30 p.m.  
 Lower Pottsgrove Township Building,  
 2199 Buchert Road

## Snell & Norton Park Master Site Plan

### Public Meeting Schedule

- Meeting #1: Tue., Nov. 10 - Programming
- Meeting #2: Wed., Dec. 9 - Initial Concepts
- Meeting #3: Tue., Jan. 26 - Preliminary Concepts
- Meeting #4: Tue., Mar. 9 - Pre-Draft Plan
- Meeting #5: Tue., Apr. 6 - Preliminary Plan
- Meeting #6: Tue., Jun. 1 - Final Plan

More information will be posted on the Township website: [www.lowerpottsgrove.org](http://www.lowerpottsgrove.org)



## Hearthstone at Amity Personal Care Community

Please join us for the following....

### VETERANS DAY CELEBRATION

Wednesday, November 11, 6:30

Join us for a musical tribute and personal reflections.

Seating is limited RSVP by Mon., Nov. 9th

**OPEN HOUSE: SUN., NOV. 15, 11:00am TO 1:00pm**

- [Home](#)
- [About](#)
- [Calendar](#)
- [Resources](#)

## The Sanatoga Post

News for Sanatoga, Pennsylvania

November 6, 2009

### Want To Help Plan A Park? Here's Your Chance

Posted by Joe Zlomek under [Government](#), [Infrastructure](#), [Recreation](#), [Sports](#) | Tags: [19464](#), [Lower Pottsgrove Parks and Recreation](#), [Pennsylvania](#), [Pottsgrove](#), [Pottstown](#), [Sanatoga](#), [Snell and Norton parks](#) |

[1 Comment](#)



An entrance to the Snell and Norton parks properties at the end of Shire Drive.

SANATOGA PA – What's the best way to make public use of 30 acres of open space at Snell and Norton Park, on the east side of [Lower Pottsgrove \(PA\) Township](#)? The best way to know, the [township Parks and Recreation Board](#) figures, is to ask the public itself.

Thoughts, comments, and participation are being sought on the park's future in six different meetings that will be conducted beginning this month, and continue through next June, at the [township municipal building, 2199 Buchert Rd., Pottstown PA](#).

Access to the open space currently is available from Shire Drive, Rivendell Lane, Rockwood Court, and Snell Road.

The [township Board of Commissioners](#) in late September (2009) agreed to spend up to \$59,900 to have a plan for the park's combined parcels drawn up by [landscape architects Simone Collins of Berwyn PA](#), which has helped Lower Pottsgrove with similar projects in the past. Some of the cost is being paid with a \$38,000 grant from the [Pennsylvania Department of Conservation and Natural Resources](#).



A fabulous opportunity to install a walking/bike riding circular trail, a central playground area and access from Rivendale and other roads via a paved pathway. This will give kids a great playfield.

Perhaps a community garden area for vegetable growing if a well or water source might be provided. Plots could be rented out annually and an area set aside for composting of leaves by folks if an access road/path could be made..

Come on and attend its a great chance to influence what this open space can do for us all.

Comments are closed.

## Archived Entry

- **Post Date :**
- November 6, 2009 at 6:34 am
- **Category :**
- [Government](#), [Infrastructure](#), [Recreation](#), [Sports](#)
- **Do More :**
- Both comments and pings are currently closed.

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