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Acknowledgements

The Topton Park Master Plan was possible due to the support and commitment of many individuals. It is important to acknowledge the vision and leadership of all those that assisted in the preparation of this plan. Funding for the study was provided by Topton Borough.

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Introduction

A Master Plan is a tool used to comprehensively plan the overall phased development of a site. The planning guide evolves out of the input from the community and typically includes evaluation of the existing conditions, brainstorming of possible programming and elements, cost evaluations, and a phasing plan.

The Master Plan for Topton Park was the result of numerous hours of planning with Borough elected officials, staff, residents, and businesses. Current uses at the park were reviewed, existing conditions at the park were evaluated, and site conditions were considered. Several options were proposed and the final plan was developed.

At the outset of the project, the design team met with Borough representatives to overview the project work, set the project schedule, define the goals and objectives, solicit preliminary feedback on key issues relative to the planning process, and discuss the relationship of this project to other planned and/or on-going planning and development projects within and surrounding the site. In addition, the project design team reviewed documents provided by the Borough.

Public Participation Process

The Borough established a project study committee comprised of a broad range of individuals that represented key groups within the Borough. Members of the committee were already using the park in very different ways. Frequency of use by the committee members ranged from not at all to daily. Most members frequented the park for a specific activity, such as baseball, softball, swimming, jogging, or walking the dog.

The committee discussed and set overall goals and objectives:

- ♦ Provide continuity within the park with a path or walkway.
- ♦ Create interconnectivity between various uses.
- ♦ Maximize recreation offerings.
- ♦ Accommodate informal play such as large open lawn, and access to the creek.
- ♦ Afford activities for all ages, from toddler to senior.

250th Anniversary

As the study progressed, discussion arose about the Borough's 250th anniversary in 2026. A final goal was established: to have the park renovations complete for the 250th anniversary. This would give the Borough ten years to finalize plans, raise funds, and complete the renovations.

Analysis

History of Topton

The Borough of Topton was established in February 1876 along the East Penn Railroad. The railroad was built to carry iron ore to market. The Borough was named because it was the highest point between Reading and Allentown; it is also the highest elevation in Berks County, Pennsylvania. Situated in the northeast corner of the county, Topton is almost completely surrounded by Longswamp Township, except for a small northwest corner that peaks into Maxatawny Township.

Topton Today

Population of Topton in the 2010 census was 2,069. The Borough has an almost even distribution of all ages and nearly a 50/50 split between male and female. Although the population has a wide variety in ages, the race is nearly 96% white. Median income is \$62,997, higher than the state average of \$52,007. The top employers are East Penn Manufacturing, Lutheran Home at Topton, and the Brandywine School District.

Brandywine Heights Community Task Force is a Topton community group established in 2014 to make a difference by building a stronger community through education, engagement, and outreach. BHC Task Force sponsors and hosts events throughout the year at the park.

Recreational Opportunities

Topton Borough prides itself with a safe, clean community with established neighborhoods, well-maintained streets, and friendly business people. Recreational opportunities within the Borough include a baseball field on North Main Street and Washington Street, Brandywine Heights School District recreational facilities, and the crown jewel in the community, Topton Park, a ten-acre recreational facility with a variety of active and passive recreational amenities and programming.

Topton Park

Located in the heart of the Borough, Topton Park is surrounded mainly by residential zoning. To the north it peaks out onto the Borough's main and historic commercial district, Home Street. To the south, the park houses the Borough building and pool, with frontage on W. Weis Street, the main east-west connection in southern Berks County. The Brandywine Heights School District is directly across the street. The ten-acre park can be accessed from all sides, fronting on local residential streets. Toad Creek bisects the northeast corner of the park from the southwest corner.



Toad Creek, a tributary of the Little Lehigh, has a High Quality – Cold Water Fish and Migratory Fish designations from the Pennsylvania Code Chapter 93 Water Classification. A National Wetlands Inventory (NWI) search was conducted on the project area and no wetlands were identified. The NWI map is provided in the Appendix A.

Per the Natural Resources Conservation Service (NRCS), the majority of the 10-acre site is Urban land-Duffield

complex (UmB). About 2% of the site in the southeast corner contains Murrill gravelly loam (MuB). UmB is a well-drained soil derived from limestone and typically found on hills with 3-8% slope. A custom soil report from NRCS is found in the Appendix B.



Topton Park can be accessed on all sides by vehicle and on-street parking is available around the majority of the park. Several small parking lots serve the park: the Borough municipal lot on South Callowhill Street; the pull-in parking along Broad Alley and Oak Alley; and the pool parking lot off West Weis Street. There are no roads within the park. Limited pedestrian paths and walkways connect several park features, but no single continuous path exists. One bridge connects the east and west sides of Toad Creek.

Topton Park has a variety of passive, active, and organized recreational

opportunities for all ages. The park is used by numerous community organizations. Exhibit A is a list of community organizations found in Topton. Topton Park has an abundance of programming available to the public, many of which occur on an annual and/or routine basis. A snapshot of park programming is shown in Exhibit B. Facilities in the park include Topton Memorial Pool; playgrounds; pavilions; baseball and softball fields; basketball court; open lawn; and Toad Creek.



Evaluation of Existing Conditions

Topton Park is shaped like an hourglass with two distinct sections defined by a pinch point near the center. The northern section is further divided by Toad Creek, while Toad Creek skirts the eastern border of the southern section. The park is surrounded by urban development that is dominated by residential single family housing.

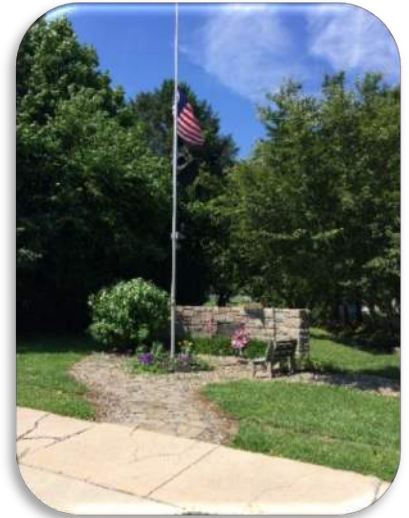
The steering committee reviewed the existing features of the park. Following is a synopsis of discussion at the committee meeting. Starting in the northeast corner of the park and working clock wise around the park, each element was discussed with the committee:

Exhibit A Community Organizations

- ◆ Boy Scout Troop #575 Longswamp
- ◆ Boy Scout Troop #510 Topton
- ◆ Brandywine Heights Community Task Force
- ◆ Brandywine Girls Softball League
- ◆ Brandywine Girls Volleyball
- ◆ Brandywine Youth Baseball Association
- ◆ Brandywine Youth Basketball Association
- ◆ Brandywine Youth Cheerleading
- ◆ Brandywine Youth Soccer Association
- ◆ Snow Stoppers
- ◆ Topton Community Outreach Club
- ◆ Topton Torpedos Swim Team
- ◆ Wrestling/Mat Club

Home Avenue

Home Avenue is primarily the commercial main street with mixed commercial and residential uses. The park faces Home Avenue with a commemorative stone wall and flagpole nestled into the park between Toad Creek and Home Avenue. Otherwise, there is no direct access between Home Avenue and the park because Toad Creek skirts along Home Avenue. A large concrete culvert, carrying Toad Creek north under Board Alley and then east under Home Avenue, prohibited the construction of a sidewalk connection to the park.



Open Lawn

The open lawn at the intersection of Home Avenue and Broad Alley between Toad Creek and the ball field is the largest and flattest un-programmed area in the park and therefore serves as a multi-use field. It hosts programmed events like T-ball games, as well as unprogrammed active and passive recreation like Frisbee. Residents value this space and desire to see it preserved.

Parking is limited to the pull-in spaces off Broad Alley. Large trees and evergreens border the edge along Toad Creek. The soils are poorly drained and experience seasonal wetness.

Little League Field



The baseball field located at Broad Alley and South Cherry Street is considered to be in a good location. The soils are well drained and does not experience the same seasonal wetness as the adjacent open lawn.

The baseball league manages concession

and field use. The field is enclosed by a fence. Dugouts are well maintained. Behind home plate sits a multipurpose building that contains the concession stand, bathrooms, and the announcer's box. Limitations of the field are poor ADA accessibility; limited spectator seating and viewing areas; and inadequate number of parking spaces. There are no off-street parking spaces available and on-street parking is shared with the neighboring residents.



Pedestrian Bridge

The only pedestrian access across Toad Creek is a metal bridge in poor condition that occasionally floods. The uninviting bridge connects the ballfields to the basketball court and former playground.



Toad Creek

Toad Creek is not easily accessible to the public. The impaired creek has eroding streambanks, overgrown vegetation, and receives periodic large volumes of stormwater. The Creek limits access between the two halves of the park. The Borough is currently working on a separate plan to restore the stream. Residents clearly desire greater access to and views of the creek, and see it as a great natural amenity to the park.



Pavilion

The small pavilion is located on the south side of Toad Creek in a wooded area with lots of shade just off an unnamed alley off of South Home Avenue. Formerly summer programming used the pavilion for senior and daycare programming. With the removal of the adjacent playground, it has not been used and now considered an 'albatross' in the park. It formerly housed picnic tables but due to vandalism the tables have been removed. A second, larger pavilion is located on the west side of the park off of South Callowhill Street.



Exhibit B Park Programming

- ♦ **Splash Bash** at the pool – poolside events and games each month during the pool season.
- ♦ **Music in the Park** series – live music in the park on Sundays
- ♦ **Halloween Parade** – annual parade organized by the Community Outreach Club.
- ♦ **Memorial Day Parade** – annual parade
- ♦ **Senior Citizen Days**
- ♦ **Community Days**
- ♦ **National Night Out** – Free Admission at the Topton Memorial Pool for community appreciation day with appearances by local Fire & Rescue Departments. Live music and movie.
- ♦ **Fireworks**
- ♦ **JC Fish Rodeo**
- ♦ **Car Show**

Timbertown Playground

Southwest of the pavilion was the site of a large community build wooden playground. The playground was in poor condition and difficult to maintain/repair. It had become a hang-out for less than desirable activity because it was difficult for police to patrol. The playground was recently removed but the memorial/dedication plaques were salvaged during the demolition. The site is currently an open level area.

Basketball Court

Located on West Smith Street, adjacent to the demolished playground, are the remnants of a basketball court. The pavement



and fence are in poor condition to the point that the court is not usable for basketball play. There are no lights and the neighbors have complained of noise when used. Currently it is used informally for parking.

Pinch Point

Between Oak Alley and the demolished playground and in alignment with Cherry Street is a pinch point in the park that is exacerbated by Toad Creek. This linchpin in the park is currently not accessible because Toad Creek is as wide as the property. Visibility between the upper and lower portions of the park is limited.

Softball Field

To the north of Toad Creek and the pinch point, is the softball field where championship games and tournaments are held. The playing field is in good condition, but the supporting facilities require attention. The batting cages are away from the infield. The concession is located below the announcer's box and run by the league. The stand is in need of repairs and too small. The dugouts are also in need of repairs, while the bleachers offer limited visibility of the field. There are no lights so games are restricted to daylight hours. Restrooms are located between the field and the pavilion. There are a limited number of off-street parking spaces, so most parking is on the street. Additional parking is needed. Since the field is enclosed by a fence it is illegally used as a "dog park" on occasion.



Restrooms

The restrooms are located off Oak Alley between the large pavilion and the softball field. They are ADA compliant but not easily accessed by the northern section of the park. Each restroom contains two fixtures and a sink. When the park is highly used, the restroom facilities are not large enough.



Large Pavilion



A large pavilion is located on the west side of the park near the playground, off of South Callowhill Street. It is rented throughout the season and sufficient in size for the community events that are held there several times a year.



However, the antiquated facility has limited ADA access and is in poor condition: the ceiling is low, numerous repairs have been made, and it does not have an area for food preparation or cold storage. Limited parking is available that is shared with the other park amenities. This pavilion has good visibility and is rarely vandalized, unlike the small pavilion on the east side of the park.

Playground

Located on the western edge of the park along South Callowhill Street and Borough Building parking lot, the playground is a newer park improvement with mulch safety surface. The playground is well used; however, it is located a distance from the ballfields and is not ADA accessible.



Borough Hall Parking Lot

There are two parking lots that serve the Borough offices: the main lot is located off of South Callowhill Street and a second one is located off Weis Street which dually serves the community pool. Both parking lots are inefficient: they have limited parking spaces that are poorly arranged. The two lots are not connected for vehicular traffic, only by a pedestrian walkway. The lots are not large enough to serve the Borough Hall, especially for meetings, and are frequently used by park and pool visitors. Additionally, the pavements is in poor condition, stormwater drainage is bad, and the Borough lot has steep slopes. The Callowhill lot has additional safety concerns because kids cut through the lot.



Borough Hall

The Borough Building, built in 1967 and renovated in 1995, has adequate office space and a large meeting room. Visibility of the building from Weis Street is poor because it is located on a side street rather than the main thoroughfare through the Borough.

Pool

The pool at Topton Park has been an important community amenity for over 60 years. It is composed of a four-inch concrete shell that has received increased repairs and patching recently. The filtration system needs to be redone or replaced. A small concession area serves pool patrons. The pool and concession stand are profitable. The pool facility is ADA accessible but outdated and lacks a locker room for patrons to store belongings. Enclosed by an unattractive chainlink fence, patrons access the pool from the Weis Street entrance and parking lot. However, the fence is a barrier, preventing pool patrons from accessing other park amenities.



The pool is heavily programmed with daily, weekly, and annual activities through a summer day camp, the swim team, and programs and activities for the general public.

Parking

Currently the park is served by 152 parking spaces located in seven different areas. In addition, on street parking is available along the bordering streets of Broad Alley, Oak Alley, and a third alley off of Home Avenue. Most parking is shared with adjacent residents and businesses so, particularly in the evening, parking is very limited and an overall concern by many.



Sidewalks/Trails

Throughout the Borough, sidewalks parallel the streets providing pedestrian connections between the school, commerce, housing, and the park. Some gaps exist along Cherry Street, Weis Street, Callowhill Street, Oak Alley, and Broad Alley. There are two well-marked crossings on Weis Street at Callowhill Street and Henningsville Road.

PA Bicycle Route 'L', which extends from Susquehanna County to Chester County, runs along Weis Street.



Community Input

The Study Committee was tasked with reaching out to the community and identify components the residents and park users would like to see in the renovated park. Exhibit C is a list of the elements the community would like to see in the park.

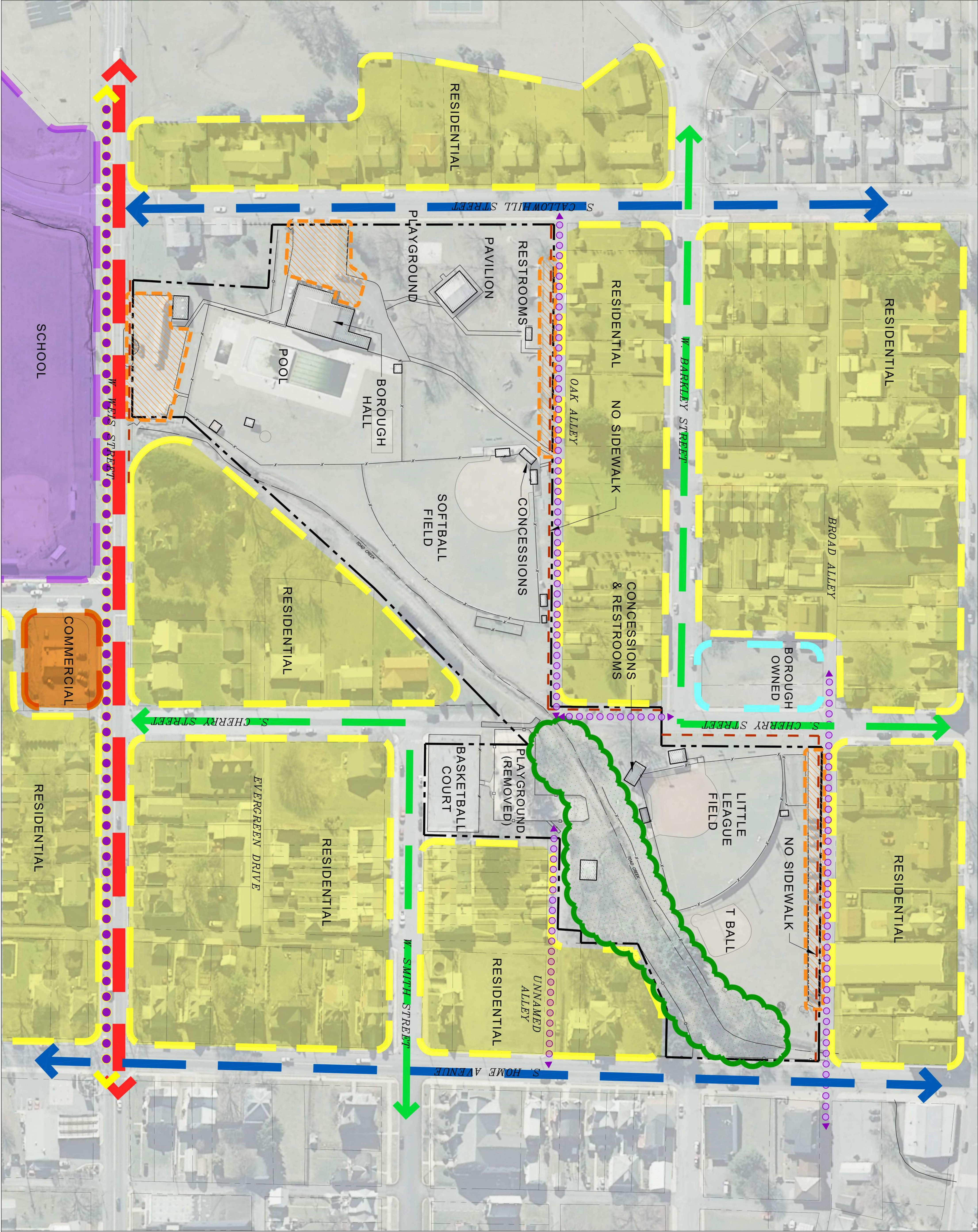
Exhibit C – Community Wish List

+/- 10 car parking	Gazebo	Recreation building
AC	Gazebo bridge	Recreation center (6)
AC recreation center	Hang out shade/pavilion	Recreation center – multipurpose court
Access to water	Hanging chair swing	Recreation center (indoor gaga)
Available to residents	High dive	Recreation center w/ locker rooms, basketball court, weight room, office, multipurpose room, programs
Band shell/stage	Income generator	Relocate t-ball field
Baseball lighting field	Indoor basketball court (high school regulation)	Rent/borrow equipment
Baseball/softball storage	Indoor bleachers/spectator	Resolve drainage issue at softball field
Basketball/ice hockey (by t-ball)	Indoor/outdoor pool	Restrooms (lower park)
Bathrooms (year round)	Interpretive signage	Seating areas
Beach volleyball	Lap pool	Security cameras
Big slide (pool)	Learning/demonstration garden	Shed/storage
Bleachers	Lighted walking path (3)	Snack stand (softball) – (move)
Bocce court	Lighting	Soccer fields – informal/formal
Bowling	Lighting field	Space in pool area
Bridges	Lower area – stage	Splash pad (3)
Cameras	Metal bleachers	Stage – movie nights/performances
Car show	Mommy and me swing	Summer playground program
Carnivals – large space	Motion lighting	Summer program: 9-1/Monday-Friday/8 weeks/K-6 (older – staff)
Center of Topton	Multiuse indoor court	Swings (2)
Center town “hub”	Native plants	Toddler equipment
Classes – yoga/etc.	Netting along creek or higher fencing	Topton days
Community garden	No Wi-Fi	Topton Halloween parade
Community garden – all ages (3)	Open space	Tournaments
Competition pool	Outdoor classroom	Trail lighting
Concession	Par-core course	Trail markers (2)
Creek – access/learning	Parking (2)	Trail to connect to recreation center
Creek repair – accessible	Parking 50 cars/game	Trampoline park
Culvert creek – more space	Parking garage	Volleyball (sand)
Distance markers	Paved trail (wheelchairs, stroller)	Walking path (4)
Diving well	Pavilion – better/bigger/accessible	Walking path (asphalt)
Dog park (3)	Pavilion – cold food storage	Walking trail (2)
Dog water fountain	Pavilions	Walking trail (wide for bikes) (2)
Ecology/diversity	Performance area (2)	Water fountains
Enclosed pool	Playground	Wider bridge ‘8’ (for equipment)
Fencing around field	Playground – ADA equipment/fence enclosed	Year-round pool
Field prep equipment	Pool	Zip line
Fishing pond	Pool with dome	
Fitness equipment (3)	Programs	
Fitness path & equipment		
Gaga ball pit (2)		
Games and practice		

Numbers in parenthesis indicate the number of people who suggested the item

SITE ANALYSIS PLAN

- KEY
- RESIDENTIAL LAND USE
 - COMMERCIAL LAND USE
 - MUNICIPAL LAND USE
 - SCHOOL LAND USE
 - PARKING AREAS
 - WOODED AREA
 - PARK BOUNDARY
 - NO SIDEWALK
 - MAIN ARTERIAL
 - STREET COLLECTOR
 - SECONDARY COLLECTOR
 - LOCAL ALLEY
 - PA BIKE ROUTE "L"



Concept Plans

Based on the Study Committee discussions and the Community Wish List, three different concept plans of the park were developed and presented to the project committee. The committee discussed the pros and cons of each plan and provided direction on a draft master plan.

Concept Plan One

Highlights

Concept One proposes a new complex that would house the Borough building, recreation center and pool. Centralized parking would be accessed from both Weis and Callowhill Streets and serve the new facility, as well as the park.

A new pavilion would replace the large pavilion located at South Callowhill Street and Oak Alley. Two new playgrounds are proposed: one for toddlers (2-5 years old) and one for older kids (5-12 years old). The softball field would be re-oriented with a new concession stand.

Loop trails and three bridges are proposed throughout the park providing a fitness loop and connections to all the park amenities. The first and most southern bridge would connect to the new T-ball field and parking lot located in the area of the old playground. A new pavilion would replace the small dilapidated pavilion just off the unnamed alley.

The northern section of the park off Broad Alley would house an improved baseball field and new concession stand and the new basketball court. The parking lot along Broad Alley would remain.

Concept Plan One Discussion Points

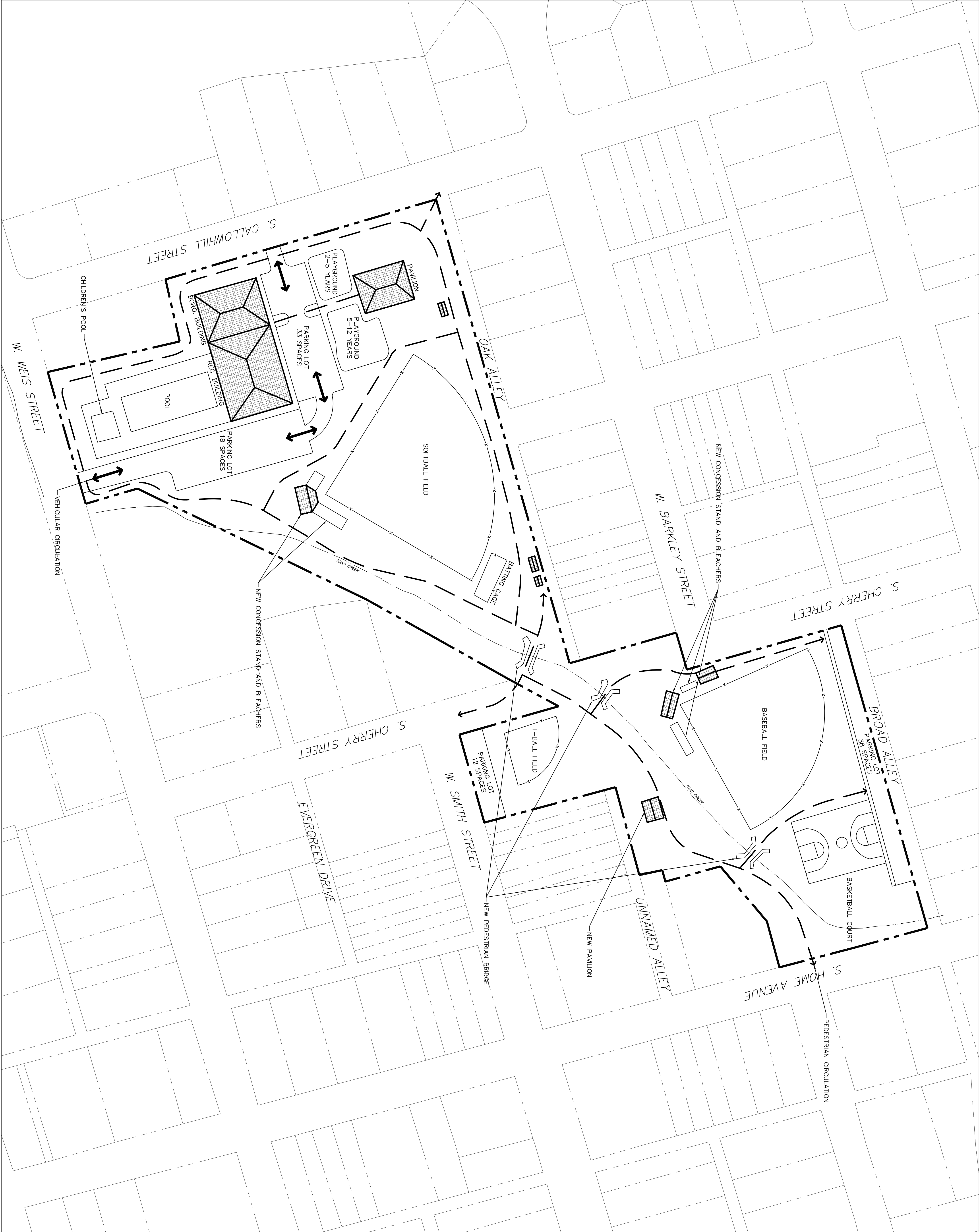
The committee felt Concept One brought too much change to the park. The cost to replace the Borough hall, pool and a ball field was larger than the Committee felt was achievable. The new T-ball field location was accepted but not enough parking would fit. The visibility of the new basketball court near the road was liked for policing but this location will eat up the only open space for informal play. There were also concerns about the pool and playground being separated by the parking lot.

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP #
1

Concept Plan One
March 21, 2016



0 60' 120' 180'
SCALE: 1"=60'

Concept Plan Two

Highlights

Concept Two also has a new Borough building, recreation center, and pool. The Borough Hall is re-located with frontage on Weis Street and with access to one large parking lot. Behind the Borough Hall is the new recreation center and pool area.

Active recreation area is located at the corner of South Callowhill Street and Oak Alley. In addition to new playgrounds for toddlers and older kids, this corner would also gain a volleyball court, basketball court and restrooms. The old pavilion is also proposed to be replaced with one more open and inviting, as well as accommodating temporary food storage and prep.

As with Concept One, Concept Two also proposes to re-orient the softball field and install a new concession stand. The baseball field and T-ball field would remain in their locations but receive a new concession stand at the baseball field.

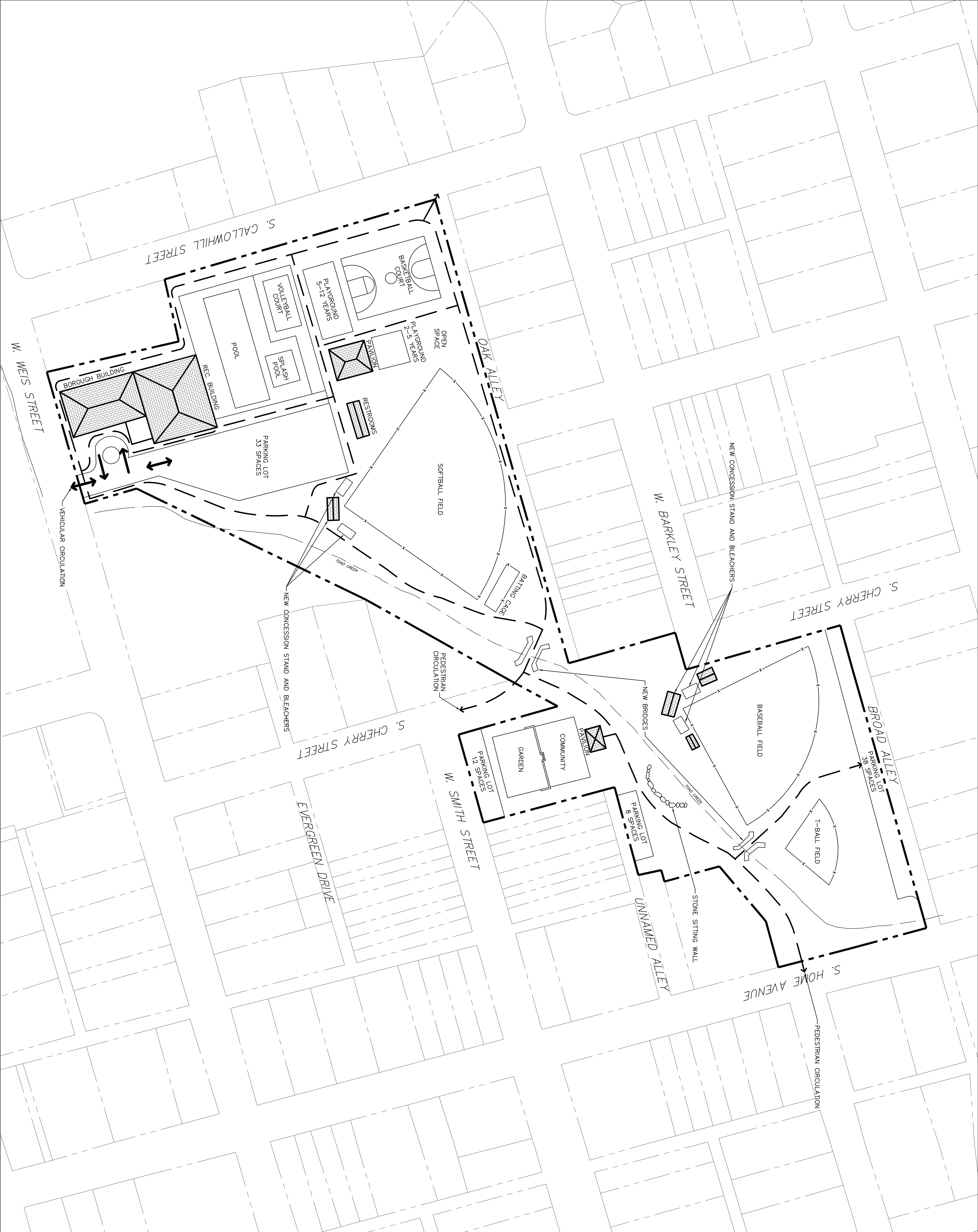
Across Toad Creek a new terraced community garden and parking lot are proposed in the area of the old playground site. An area to access Toad Creek is proposed northeast of the garden, providing opportunity for water quality education programming.

Again, the park will be interconnected by pedestrian paths but this time with a linear trail and two bridges over Toad Creek.

Concept Plan Two Discussion points

Similar to Concept One, the cost to replace and relocate several major park elements was daunting for the committee. They liked the grouping of the playground, volleyball court and pavilion near the pool complex for cross use. However, there was not much interest in a community garden taking up such a large space. The group welcomed the opportunity for access to the water's edge and new park programming. The committee preferred the loop trail in Concept One rather than the linear trail in Concept Two. Again, the committee would prefer to open up the field at Broad and Home.

Concept Plan Two
March 21, 2016



Concept Plan Three

Highlights

Concept Three proposed the most elaborate changes to the park. The Borough building and recreation center are proposed to be moved to the center of the park along Toad Creek. Two large parking lots would be placed off Oak Alley to serve the municipal building and the park. The new facility would have views of Toad Creek. The community center would have an outdoor education area while the municipal space would have an outdoor patio. The point of the park on Weis Street would house a memorial. Clustered off Callowhill would be the pool, natural play areas, the pavilion and a community botanical garden. Concept Three eliminates the softball field which would need to be provided on another site. As with Concept One, the T-ball field will be located across Toad Creek at the former playground site. A parking lot and the volleyball court will accompany the field. The baseball field will remain in its location with a new concession stand and a new playground will be placed at Broad and Home. A fitness trail will loop through the entire park and two bridges will cross Toad Creek.

Concept Plan Three Discussion Points

Concept Three proposes too much change. The committee did not like the softball field being moved to a new location. The overall costs would be the greatest of the three concepts and too large.

Conclusions

Discussions about the three concept plans synthesized the needs of the community and helped to formulate a fourth concept plan – the draft plan. Important comments came out of the concept discussions include:

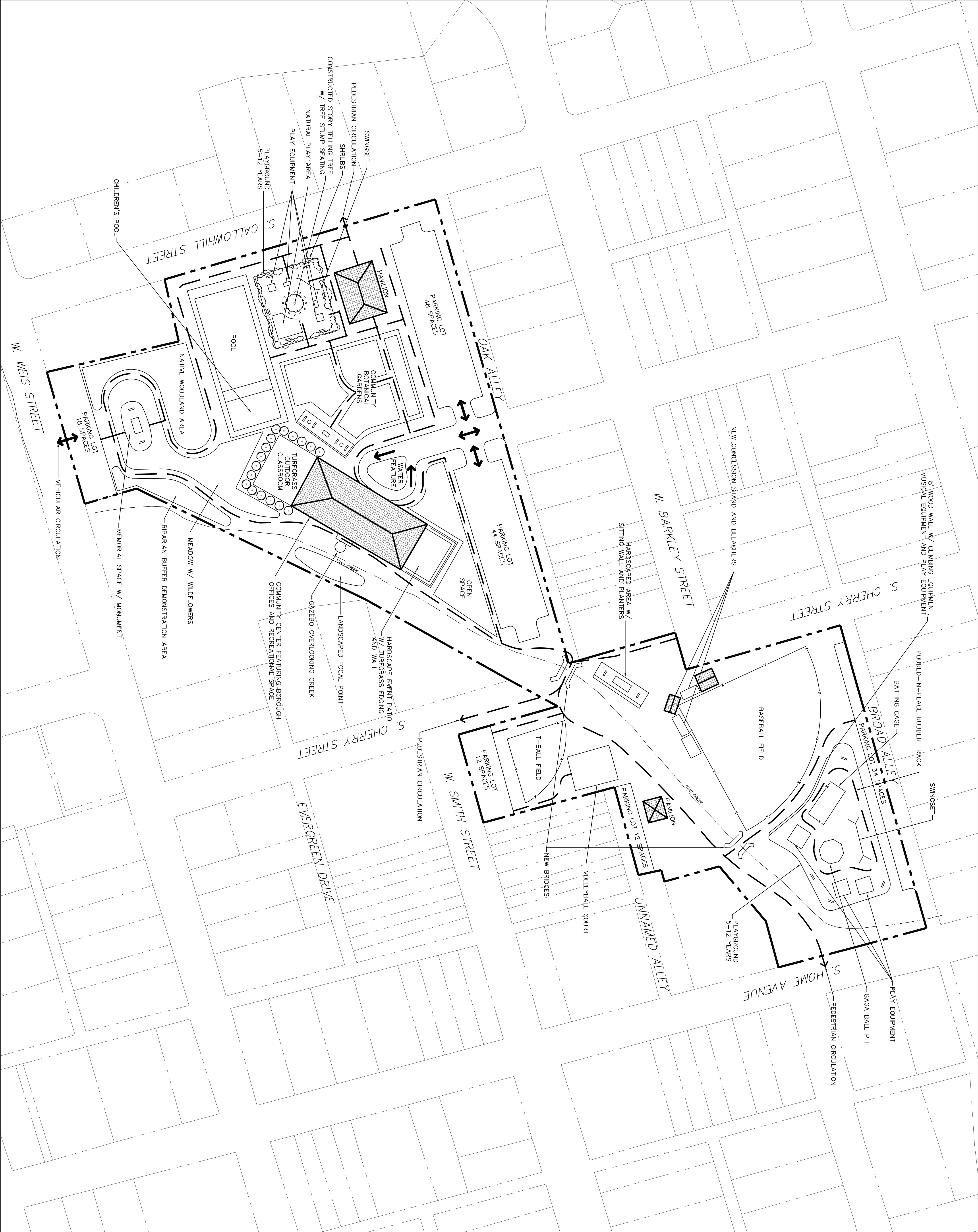
- ♦ Preserve active recreation elements.
- ♦ Include activities for all ages and abilities.
- ♦ Provide space for informal play/passive recreation.
- ♦ Combine the Borough building with the new recreation center.
- ♦ Locate the playground near the pool and pavilion.
- ♦ Add splash pad for kids.
- ♦ Add a stage or bandshell next to open lawn for events.
- ♦ Replace the main pavilion.
- ♦ Incorporate trails throughout the park. Include both upper and lower loops.
- ♦ T-ball field can also double as a whiffle ball field.
- ♦ Remove the "dog park" from the softball field.
- ♦ Complete improvements for the Borough's 250 anniversary in 10 years.

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP #
3

Concept Plan Three
March 21, 2016



0 60' 120' 180'
SCALE: 1"=60'

Draft Master Plan

Based on the wish list from the community and the discussions with the study committee, a fourth concept, or draft master plan, was established. The draft master plan expands upon the existing footprint of the park, making this fourth concept the most economically feasible. The following is a description of the draft plan, broken down by the southern and northern sections.

Southern Section

The draft master plan proposes a new indoor recreation center addition to the existing Borough Hall facility. The existing pool area will be redone with a new pool and children's splash pad. The Weis Street parking lot will be expanded and extended to Callowhill Street. Off the new recreation center and at the corner of Callowhill and Oak, a new basketball court will be built. The playground will be expanded with equipment for both 2-5 and 5-12 years old. The old pavilion will be replaced by a new large pavilion and adjacent to the existing restroom facility. The softball field will be redone with new concession stand/announcers box and lighting for evening games. Walking trails will be woven through the park providing pedestrian circulation through all portions of the park. Two pedestrian bridges will cross Toad Creek and a scenic overlook/meditation area will be placed off of Oak Alley.



Northern Section

Across Toad Creek in the former wooden playground and basketball court area, a new dedicated T-ball field and parking lot will be constructed. To the northeast of the new T-ball field and at the end of the unnamed alley will be a renovated pavilion, additional parking, and an enclosed dog park. One of two pedestrian bridges will cross Toad Creek and provide access to the baseball field, multi-use lawn area and the bandshell. Tucked along Toad Creek near Home Avenue will be new Bocce, gaga, and quoits/horseshoe courts. A new overflow parking lot will be constructed on a Borough-owned lot at the corner of Alley Street and Cherry Street. This lot will also serve as snow-emergency parking for residents. Toad Creek will be enhanced by a riparian buffer and walking trails will continue throughout the northern portion connecting sidewalks, parking areas, and park amenities.



Additional Draft Master Plan Recommendations

Trash cans shall be placed throughout the park with two dumpsters centrally located: one at the front parking lot by the Borough Hall and a second one at the east end of Board Alley, near the softball field. The dumpster located near the Borough hall can serve the rec center/Borough Hall and pool, while the dumpster near the softball field will serve the ballfield concession stands.

The pavilion, bandshell, ball fields, pool, basketball court, playground, Borough Hall and rec center should be adequately lit. These lights shall dim at night but have a motion sensor so they light up to full power if there is activity in the area. The Weis Street parking lot and access drive from Callowhill shall be lit to accommodate evening use of the recreation center and Borough Hall. These lights

shall be controlled by photocell to turn on and to dim at 11 pm. Lights at the pavilion, bandshell and basketball court shall have a manual override for special events. The three ball fields shall be lit with LED sports lighting to control light from spilling onto adjacent residences. Each field shall have four poles to optimize light on the field. Operation of lights at each field shall be manually controlled.

In addition to the lighting at key areas to assist in the surveillance of the park at night, it is recommended that the Borough consult with a security company regarding a camera security system that can be installed in the park and Borough Hall. The system shall be monitored by the police department. Emergency access needs to be coordinated with the police and emergency responders.

Water and electric service shall be provided to each ballfield, pavilion and bandshell. Potable water shall be provided by a frost free lockable hydrant or an in-wall frost free hydrant to provide for field irrigation, wetting down the skinned areas, and general cleaning/maintenance. The little league and softball field stands, pavilion and bandshell shall each have a minimum 100 amp service. The T-ball field and basketball court will need lockable weather proof 110 v outlets, which could be provided at the base of each lighting pole.

Toad Creek should be embraced as an asset to the park, rather than a barrier. The Borough has recognized this and is working to revitalize the Creek. Funds have been applied for to repair the streambanks with rock and vegetation, repair the stream channel, replace the existing pedestrian bridge and add a new bridge.

Final Master Plan Discussion

The final master plan is the most cost effective re-use of existing facilities. The connection between the pool, recreation center and playground is a missing component in the existing park, so the new plan seeks to create connectivity and continuity. Some key new park elements include: a separate dog park to redirect pet owners from using the fenced ball fields; the enlarged open lawn area by relocating the T-ball field; additional on and off-street parking to minimize conflicts with surrounding residents; bridges and riparian buffer plantings to enhance Toad Creek corridor and provide greater connections; a recreation center further expands year-round community activities at the park; and re-locating and improving the playground and basketball court foster use and surveillance. The plan was presented to the public and their comments and suggestions were incorporated into the plan.

Site Plan
February 13, 2017



Pavilion with Optional
Greenroof



Riparian Buffer



2-5 Year Old Playground



Walking Trail



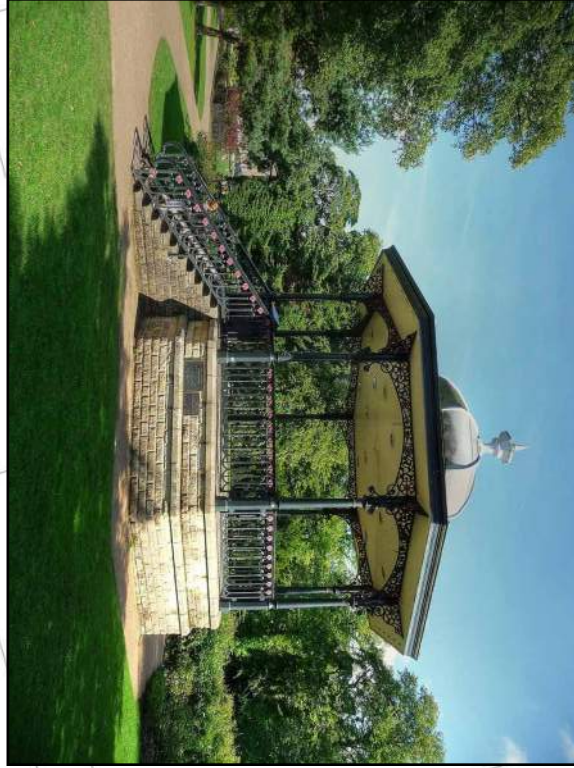
5-12 Year Old Playground



Gaga Ball Pit



Indoor Basketball Court



Bandshell



Enclosed Dog Park



Timber Bridge



Scenic Overlook with Access
to Toad Creek



Splash Pad



Parking Lot with Stormwater
Basins

0 60' 120' 180'
SCALE: 1"=60'

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Final Master Plan

The proposed master plan has been broken down into eleven key areas, or phases, to be completed over time: T-ball field, playground/basketball area, pavilion, recreation center, pool, Weis Street parking, softball field, Toad Creek, and Smith Street parking, dog park, baseball field, open lawn area, and the overflow parking lot. Each phase will focus on a part of the overall master plan aimed at addressing the most pressing needs first. The phases can also be strategic when applying for funding. Detailed opinions of probable cost are in Appendix.

Phase One – T-ball Field

Phase One will consist of constructing a new T-ball field and parking lot. The T-ball field will be located over the old playground site and the parking lot will be located where the basketball court is currently located. The T-ball field has a 45' base line with a 125' foul line, which can also accommodate a whiffle ball tournament. The field should be fence enclosed and consideration made for permanent player seating. ADA accessible parking will be located off Chestnut Street and a curb ramp will be constructed to allow those with needs to access the sidewalk and future trails running along the perimeter of the field. The parking lot will feature 22 spaces including two accessible parking stalls. The total estimated cost associated with this phase would be \$433,029.60.

Phase Two – Playground/Basketball Court

The construction of a new playground with separate areas for children aged 2-5 years and children 5-12 years, as well as a new basketball court, are components of Phase Two. The existing playground will be demolished and the equipment will be removed. A new playground will be constructed next to a new pull-in parking area located along Oak Alley. The playground will feature a rubber pour-in-place safety surface and separate fenced in areas for the different age groups along with the associated play equipment. Shade structures will also be built to provide cover. The play area should be rather level, so some grading will be required with potentially a small retaining wall outside the fence along the southwest corner. The playground equipment shall be selected to challenge all ages and inclusive of all abilities.

A new asphalt basketball court will be constructed adjacent to the playground and will be built to full-size 50' by 94' court dimensions with an additional 10' safety

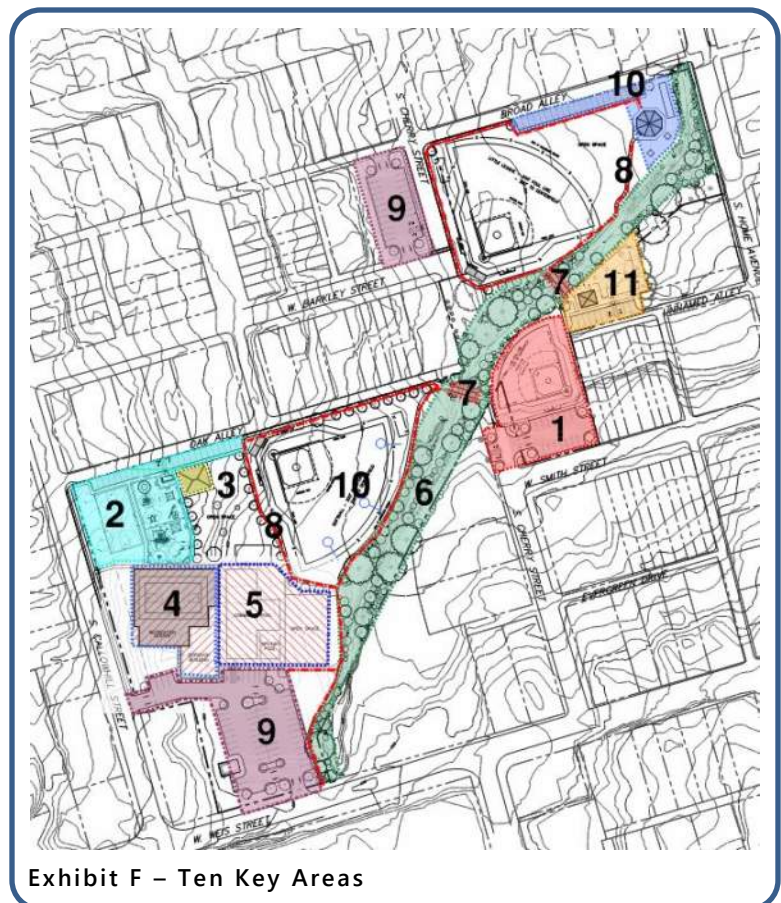


Exhibit F – Ten Key Areas

zone. A 10' tall 9-gauge black vinyl coated chain link fence will enclose the court. Two, 4' wide lockable gates shall be provided at either end of the court. The basketball court could be lit with LED lights to extend the hours of play during warm weather days. The lights can be operated on a standard schedule, or with the option for players to turn on, for 1 hour increments, up to a set shut off time. A parking lot consisting of 25 stalls including two accessible parking stalls will be built where the current gravel lot exists. Concrete or asphalt paths shall be constructed to connect the various elements together. These paths will then connect to a larger trail system designed for the park. The existing kiosk will remain. Signs shall be posted at both the playground entrances and basketball court with rules, hours of operation and contact information. Since this is a highly-developed section of the park, cameras shall be integrated into this area and eventually be linked into an overall park security and monitoring system. The total estimated cost associated with this phase would be \$1,248,731.03.

Phase Three – Pavilion

Phase Three features the construction of a new pavilion which will replace the existing one. The current pavilion will be demolished and the new one will be constructed between the new playgrounds and the softball field. The pavilion will be approximately the same size as the current one measuring 39 feet by 46 feet. The pavilion shall be open to provide greater access and surveillance. The ceiling shall be no less than 10' high at its lowest point. The surface under the pavilion shall be concrete. Outlets and water supply will be needed to accommodate various functions and cleanup. The pavilion shall be lit with LED lighting, with solar panels placed on the pavilion roof to offset annual operating costs. The addition of a ribbon LED light around the perimeter of the structure can add interest during special events and at night. Picnic tables, one ADA accessible table and trash cans shall be included in this project. Also, either built into the pavilion or possibly an addition to the existing restroom facility, should be area for a refrigerator and temporary storage. The addition of security cameras shall be part of this work, to eventually connect to an overall park monitoring system. Adjacent area to the pavilion will be utilized as open space and will feature a new sand volleyball court and a new gaga ball pit. Equipment for these games could be provided at the new recreation center and leased to park users. The total estimated cost associated with this phase would be \$362,457.48.

Phase Four – Recreation Center Feasibility Study

A feasibility study for a new recreation center addition to the existing Borough building is the fourth phase. This recreation center would house an indoor multi-purpose court focused on basketball, as well as offices, exercise rooms, storage, classrooms, and other uses. Restrooms, lockers and concession can be shared with the pool and Borough hall functions to reduce overall cost and long term maintenance. The development of a strong program will be key to the success of the center. The center can also be a central monitoring station for the park, as well as provide equipment storage for other resources in the park. Geothermal and solar shall be considered in the planning phase to keep the building "green". The total estimated cost for this phase would be \$60,000. We recommend the Borough retain a team of specialized consultants to collectively prepare this study in conjunction with the pool feasibility study. Potentially, an architect could lead the team with specialized sub-consultants for the pool and recreation center.

Phase Five – Pool Feasibility Study

Related to the previous phase, Phase Five is a feasibility study for the construction of a new pool. The current pool has been a community focal point for over 60 years and receives a great deal of use. The summer program is popular with the community and is expected to maintain a high level of usage. This study will look at the construction of new pool with a splash pad and determine whether this would meet the community's needs. The layout shall accommodate cross use of the pool with the other elements in the park, such as the gaga pit, sand volleyball court, playground and pavilion, so the pool is fully integrated into the park. Shared restrooms, lockers, concession, and offices can economize space needs and reduce annual maintenance costs. The total estimated cost for this phase would be \$40,000.

Phase Six – Riparian Buffer

Phase Six consists of creating a riparian buffer along Toad Creek. The existing condition of the creek is that the streambank features mown and un-mown grass and is generally open, especially in the lower section of the park. This creates flood and erosion-prone areas along the creek. Creating a vegetated riparian buffer not only mitigates damage caused by flooding but also improves water quality and beautifies the park. This buffer will feature native large and small trees, shrubs, grasses, groundcovers, and other low-level plants. Materials used to stabilize the bank shall be natural. The total estimated cost for this phase would be \$184,929.45.

Phase Seven – Pedestrian Bridges

The construction of three new pedestrian bridges spanning Toad Creek are the seventh phase. The bridges will be approximately 40 feet long by 10 feet wide; enough to support lawn and maintenance equipment access, but not emergency or large construction vehicles, as all areas of the park are accessible from local streets. The bridges connect the park-wide trail system and provide opportunity for viewing Toad Creek. Each bridge will require the construction of concrete abutments on either end of the structure. The selection of prefabricated structures minimize cost and expedite construction. Final selection of bridge materials, finish, railing, decking, and color will need to be done during the development of construction documents. Geotechnical borings at each abutment location will be required to confirm foundation requirements. The base of each foundation shall be adequately supported with large riprap for scour protection. Permitting for the structures should be done at one time, even if not all the bridges are being built at one time. The total estimated cost for this phase would be \$661,111.80.

Phase Eight A – Trails

Phase Eight 'A' will be the construction of the trails throughout the park and the installation of lighting for the softball field. These five-foot-wide stone dust trails will connect various features in the park and provide much needed recreation activities to the Borough's residents. The trails will connect the upper and lower sections with a section running along the creek and feature an overlook area with sitting wall. The total estimated cost for this phase would be \$628,106.25

Phase Eight B – Softball Field Renovation/Lighting

To provide better accommodation for softball players and spectators, the ballfield, concession stand and dug outs shall be moved to the south. This will permit the construction of over 25

additional pull in parking spaces along Oak Alley. Renovating the turf field and providing a new skinned infield and warning track will create a tournament class field. New perimeter chainlink fence and backstop shall be 9 gauge and black vinyl coated. A sidewalk along the parking area will facilitate access to the ballfield as well as be part of the overall park trail network. LED lighting with poles for the softball field will also be installed during this phase. Approximately nine poles will be installed to allow for playing at dusk. The batting cage shall be relocated. The total estimated cost for this phase would be \$794,373.60.

Phase Eight C – Baseball Field Renovation/Lighting

Within the next 10 years, the baseball field will require renovation of the turf field, skinned infield areas and addition of a warning track will create a tournament class field. New perimeter chainlink fence and backstop shall be 9 gauge and black vinyl coated. A sidewalk along Cherry Street will facilitate access to the ballfield as well as be part of the overall park trail network. LED lighting with poles for the baseball field will also be installed during this phase. The batting cage shall be relocated and require the removal of a few parking spaces on Broad Alley. The total estimated cost for this phase would be \$656,652.60.

Phase Nine – Parking Lots

Phase Nine will consist of the construction of new parking facilities off Weis and Barkley Streets. The parking lot off Weis Street will feature 54 parking stalls and will have two accessible parking spaces for the pool. The parking lot will have entrances from Weis Street and Callowhill Street to service both the Borough building and the recreation center.

The parking lot off Barkley Street will feature an additional 23 stalls with two accessible parking stalls. Crosswalks connecting the lot with the baseball field will cross Cherry Street. A retaining wall along the western side of the lot will help ease grading issues found here. The addition of impervious pavement in a park, although not desired, is necessary to accommodate park users. The lots will require DEP permitting and the addition of stormwater management systems to handle and treat the rainwater runoff before entering Toad Creek. LED lighting shall be provided for the main lot and considered for the second lot. Underground detention and infiltration will be required, to reduce the loss of additional park space. The use of raingardens and planted landscape islands will aid in stormwater quality, MS4 requirements, and shade the lot to reduce global warming. The total estimated cost associated with this phase would be \$787,938.38

Phase Ten – Bandshell

Phase Ten will focus on the construction of a bandshell to be located in the northeast corner of the park adjacent to the baseball field. This structure will be constructed out of wood and steel on top of a concrete foundation. The structure shall include power and water to support events and cleaning. The addition of theatrical lighting on and under the canopy will foster events and offer evening interest. Area adjacent to the bandshell will be designated as open space and feature a horseshoe pit, quoits, and bocce ball game areas. A parking lot to service this area will be constructed along Broad Alley on the existing gravel lot and feature two accessible parking spaces. The addition of a unisex bathroom shall be constructed on the south side of the creek, near Home Avenue. The total estimated cost of this phase would be \$448,726.75.

Phase Eleven – Dog Park

Phase Eleven will consist of the construction of a new dog park with a parking lot and repairs to an existing pavilion. The dog park will be built adjacent to the existing pavilion and be entirely fenced in and feature play equipment for the dogs. The pavilion will receive repairs to better service its users and a parking lot will be built off the alley from Home Avenue. There will be 11 spaces in total with two accessible parking stalls. Trails will connect this space to the rest of the park, so the parking can be shared by users attending other events. The total estimated cost of this phase would be \$138,013.80.

Project Funding

Planning is essential to a quality project. Now that the plan for the park is complete a strategic approach to fund the project is the next step. The components of the plan have been prioritized into a suggested phasing plan. The needs of the community were analyzed and funding opportunities were considered. The plan is not a static document – in fact, action has already taken place. Grant opportunities were available and the Borough applied for funds from the DEP for improvements to Toad Creek. Grants are one means of funding the project components. The following is a list of potential funding sources to help implement the plan for Topton Park.

Community Conservation Partnership Program (C2P2)

The Community Conservation Partnership Program (C2P2) is an annual grant program offered by the Pennsylvania Department of Conservation and Natural Resources (DCNR). The program is open to municipalities, municipal agencies, and authorized non-profit organizations. Grants are due mid-April and can be used for land acquisition, planning, and development of trails and parks. Applicants are strongly encouraged to work with their local DCNR representative before applying.

All phases of the master plan are eligible projects for C2P2. It is strongly recommended that the Borough meet with their DCNR regional advisor to determine the most competitive grant applications. It is important to note that feasibility studies are typically not funded by other funding sources.

Greenways, Trails, and Recreation Program

The Greenways, Trails, and Recreation Program is offered by the Commonwealth Financing Authority (CFA) through the Department of Community and Economic Development (DCED). Funds are made available through the Act 13 Marcellus Shale Program. Previous rounds have been due the end of June. Eligible applicants include municipalities, council of governments, authorized organizations, institutions of higher education, watershed organizations, and for profit businesses. Funds may be used for the acquisition, rehabilitation/renovation, and development of public parks, recreation areas, and trails and the enhancement of rivers, streams, and watersheds for recreational purposes. The maximum grant amount is \$250,000 and the required match is minimum 15% of the grant amount.

Most components of the master plan are eligible projects for the Greenways, Trails, and Recreation Program. It is important to strategize how this funding source can match other project funds.

Multimodal Transportation Funds

There are two Multimodal Transportation Funds: one is jointly administered by the DCED and the Department of Transportation (DOT) under the direction of the Commonwealth Financing Authority; the second is administered by solely the Department of Transportation.

The focus of the DCED Multimodal Transportation Fund is to improve transportation assets that enhance communities, pedestrian safety and transit revitalization. Projects related to streetscapes, lighting, sidewalk connections and enhancement, crosswalk safety improvements, and bicycle lanes. Typically, grants are due in July and eligible applicants include municipalities, council of governments, businesses, economic develop organizations, public transportation agencies, and

rail and freight ports. Grants range between \$100,000 and \$3,000,000 and require a 30% match.

There are four types of projects that are eligible for the Department of Transportation's Multimodal Transportation Fund: projects that coordinate land use with transportation assets to enhance existing communities, projects related to streetscapes, lighting, sidewalk enhancement and pedestrian safety, projects improving connectivity or utilization of existing transportation assets, and projects related to transit-oriented development. Eligible applicants are municipalities, counties, school districts, council of governments, businesses, non-profits, economic development agencies, ports, rail freight, and passenger rail entities. The program funds range between \$100,000 and \$3,000,000 with a match requirement of 30%. Applications are due the end of December.

Components of the master plan that are eligible for both multimodal funding sources would include improvements and additions of sidewalks and pedestrian street crossings at Weis Street.

Transportation Alternatives Program (TAP)

DOT's Transportation Alternatives Program replaces former grant programs offered by PennDOT, including Transportation Enhancements, Safe Routes to School, and the Recreational Trails Program. The program funds projects that are transportation alternatives. Eligible projects include: on- and off-road pedestrian and bicycle facilities; infrastructure projects for improving non-driver access to public transportation and enhanced mobility; community improvement activities; trails that serve a transportation purpose; and safe routes to school projects. The program funds projects between \$50,000 and \$1,000,000 in construction activities. The local sponsor match is all pre-construction costs. Applications are due the beginning of January.

Topton Borough is eligible for two pots of funds with TAP: the general state-wide funds and the Reading MPO allocation. Typically, one application is submitted to the state and the project will go into both funding pots. The Reading MPO reviews and ranks the applications within their area separately from the state-wide review.

Similar to the multimodal funds, the Transportation Alternatives Program can be used to install missing sidewalks and improve crosswalks that are a part of a cohesive walking network. Additionally, bike lanes, improved public transit access (like a bus stop), bike racks, and other bicycle facilities are eligible. Since the park is adjacent to the school district, walking paths through the park may also serve as safe walking routes to school.

Automated Red Light Enforcement Program (ARLE)

The ARLE Funding Program is administered by the Department of Transportation. The purpose of the program is to improve safety and reduce congestion through transportation enhancements. Eligible applicants are local authorities that can enact laws related to traffic (municipalities, counties, etc.), metropolitan planning organizations (MPOs) and rural planning organizations (RPOs), county planning organizations, and commonwealth agencies. Match is not required but highly encouraged. Applications are due June 30th of each year.

ARLE is another funding option that can help to improve pedestrian and bicycle circulation to/from the park and within the park.

Growing Greener II

Growing Greener II is a state program established to address Pennsylvania's critical environmental issues. The funds distributed to the Department of Environmental Protection (DEP) are to be used

for watershed restoration and protection, abandoned mine reclamation, and abandoned oil and gas well plugging projects. Eligible applicants include incorporated watershed associations, counties, municipalities, county conservation districts, council of governments, nonprofits, educational institutions, and municipal authorities. Projects require a 15% match. No standard grant deadlines are posted. Check with local DEP office for details.

The DEP Growing Greener grants can be used for improvements to Toad Creek. The Borough is encouraged to meet with their local DEP Growing Greener representative and the Berks County Conservation District to vet potential projects.

Environmental Education Grants

The goal of DEP's Environmental Education Grants is to educate the public about local and regional environmental issues so that they can make informed decisions and take positive action on behalf of the environment. Eligible topics include climate change, water, and environmental justice. General grants are up to \$50,000 and require a 20% match. General grant projects cover a regional area or are statewide. Mini-grants are up to \$3,000 and require no match. Mini-grant projects focus on a definable area, such as a school, municipality, or county.

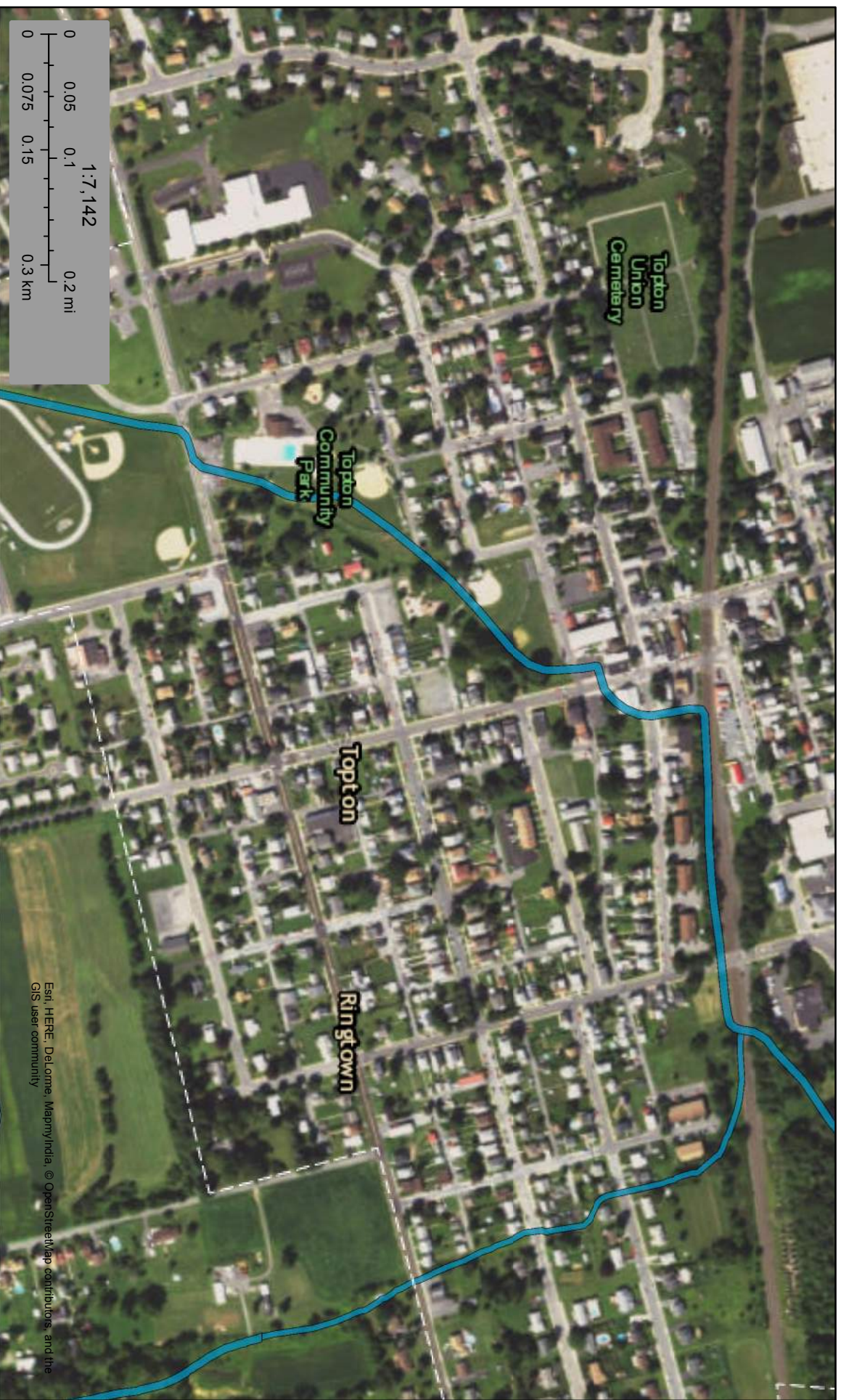
Since the Environmental Education grants are meant to be used to educate the public, the mini-grants are a way to help support programming in the park focused on water. Program topics can include stormwater management, water quality monitoring, and habitat restoration aimed at a variety of audiences, from school age kids to homeowners and contractors.

APPENDIX A



U.S. Fish and Wildlife Service
National Wetlands Inventory

Topton Park Wetlands



March 27, 2017

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the
GIS user community

This map is for general reference only. The US Fish and Wildlife
Service is not responsible for the accuracy or currentness of the
base data shown on this map. All wetlands related data should
be used in accordance with the layer metadata found on the
Wetlands Mapper web site.

APPENDIX B



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Berks County, Pennsylvania**

Topton Park



March 24, 2017

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.













Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Berks County, Pennsylvania
Survey Area Data: Version 13, Sep 19, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 20, 2011—May 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Berks County, Pennsylvania (PA011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MuB	Murrill gravelly loam, 3 to 8 percent slopes	0.2	1.9%
UmB	Urban land-Duffield complex, 0 to 8 percent slopes	11.7	98.1%
Totals for Area of Interest		11.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

Custom Soil Resource Report

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Berks County, Pennsylvania

MuB—Murrill gravelly loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 172v
Elevation: 200 to 1,800 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 120 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Murrill and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Murrill

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Colluvium derived from limestone, sandstone, and shale over residuum weathered from limestone

Typical profile

A - 0 to 9 inches: gravelly loam
Bt - 9 to 31 inches: gravelly clay loam
2Bt - 31 to 64 inches: gravelly silty clay loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 72 to 99 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Clarksburg

Percent of map unit: 4 percent
Landform: Valley flats

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Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: No

Penlaw

Percent of map unit: 4 percent

Landform: Swales

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Thorndale

Percent of map unit: 2 percent

Landform: Depressions

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

UmB—Urban land-Duffield complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 173v

Elevation: 200 to 1,500 feet

Mean annual precipitation: 32 to 50 inches

Mean annual air temperature: 44 to 57 degrees F

Frost-free period: 120 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent

Duffield and similar soils: 25 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Pavement, buildings and other artificially covered areas

Typical profile

C - 0 to 6 inches: variable

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Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 10 to 100 inches to lithic bedrock

Available water storage in profile: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Duffield

Setting

Landform: Valleys

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Residuum weathered from limestone

Typical profile

Ap - 0 to 10 inches: silt loam

Bt - 10 to 53 inches: silty clay loam

C - 53 to 72 inches: silt loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 48 to 120 inches to lithic bedrock

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Clarksburg

Percent of map unit: 4 percent

Landform: Valley flats

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: No

Penlaw

Percent of map unit: 4 percent

Landform: Swales

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Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Thorndale

Percent of map unit: 2 percent

Landform: Depressions

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

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APPENDIX C



BARRY ISETT & ASSOCIATES, INC.

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85 South Route 100
Allentown, PA 18106

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Memorandum of Meeting

DATE: 1/25/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #1

ATTENDEES: (see attached)

PURPOSE:

Introductory committee meeting. Outline of the project process and committee tasks. Committee members introduced themselves. Reviewed overall site plan. Discussion on existing conditions and amenities in the park.

MINUTES:

Members of the committee currently use the park in very different ways. Frequency of use ranged from not at all to daily. Most members frequent the park for a specific activity, such as baseball, softball, swimming, jogging, or walking the dog.

The group discussed some overall goals and objectives such as:

- Provide continuity within the park with a path or walkway.
- Create interconnectivity between various uses.
- Maximize recreation offerings.
- Accommodate informal play – large open lawn, access to the creek, dogpark.
- Afford activities for all ages, from toddler to senior.

Reviewed the site plan starting at Home Avenue and worked southwest to Weis Street.

Starting in the northeast corner:

1. Home Avenue
 - a. Former "Town Center"
 - b. Flagpole
 - c. No access to the park – isolated by Toad Creek
2. Open lawn
 - a. Largest and flattest un-programmed area in the park
 - b. Shared with T-ball field
3. T-ball field in the corner
 - a. Limited on-street parking

- b. Large trees/evergreens
 - c. Wet/poorly drained
- 4. Little League Field
 - a. Good location
 - b. Well drained field
 - c. Fence enclosed
 - d. League manages concession and field use
 - e. Dugouts, concession, restrooms all closely located
 - f. Limited ADA accessibility
 - g. Limited spectator seating/viewing areas
 - h. No off-street parking
 - i. On street parking shared with neighboring residents
- 5. Pedestrian Bridge
 - a. Metal
 - b. Occasionally flooded
 - c. Poor condition
 - d. Not attractive/inviting
 - e. Connects ballfield to former playground
- 6. Toad Creek
 - a. Inaccessible
 - b. Eroding
 - c. Limits access/movement in the park
 - d. Borough currently working on restoration project
- 7. Timbertown Playground
 - a. Recently removed
 - b. Memorial/dedication plaques salvaged
 - c. Difficult to police
 - d. Unable to maintain/repair
 - e. Liability
 - f. Became a hang-out/hiding spaces
 - g. Currently open level area
- 8. Basketball Court
 - a. People park on it
 - b. Not fence enclosed
 - c. Pavement in poor condition
 - d. Not usable/not used
 - e. Isolated drainage issue
 - f. Diamond Tex infield works well
 - g. No lights
 - h. Adjacent to residents
 - i. Noisy
- 9. Pavilion
 - a. Wooded area/shaded
 - b. Used to have picnic tables
 - c. Picnic tables vandalized, thus removed
 - d. Summer programs
 - e. Previous senior/daycare uses
 - f. The 'albatross' in the park
 - g. "what is it?"
 - h. Not currently used
- 10. Pinch Point
 - a. Aligns with Cherry Street
 - b. Narrow portion of park
 - c. Unable to see from upper to lower portions of the park

- d. Not accessible – stream width of property
- 11. Softball Field
 - a. Batting cage away from infield
 - b. Concession stand in need of repairs
 - c. Concession space too small
 - d. Concessions run by leagues
 - e. Limited off-street parking
 - f. No enough parking
 - g. Fence enclosed field used as “dog park”
 - h. Dugouts need updating
 - i. Re-orient bleachers to afford better views
 - j. Spectators cannot see game
 - k. No lighting
 - l. Championship Game held here
 - m. Tournament use
- 12. Restrooms
 - a. Close to pavilion, playground and softball field – shared use.
 - b. Sometimes not large enough
 - c.
- 13. Large Pavilion
 - a. Large covered space
 - b. Antiquated
 - c. Low ceiling
 - d. Limited ADA access
 - e. Shared and limited off-street parking
 - f. Rented throughout the season
 - g. Patchwork of repairs
 - h. No food prep/cold storage area
 - i. Several community events held here
- 14. Playground
 - a. Newer park improvement
 - b. Not ADA accessible
 - c. Away from ball fields
 - d. Adjacent traffic on Borough parking lot and Callowhill Street
- 15. Borough Hall Parking Lot
 - a. Steep slope
 - b. Inefficient
 - c. Poor drainage
 - d. Poor condition
 - e. Not connected to upper lot
 - f. Safety concern as kids cut across lot from pool to playground
 - g. Inadequate space for Borough Hall, particularly meetings
 - h. Parked by pool and adjacent park amenity users
 - i. Access off Callowhill Street
 - j. One-way circulation
 - k.
- 16. Borough Hall
 - a. Addition to the pool building
 - b. Large meeting room
 - c. Adequate office space
 - d. Adjoining pool building.
 - e. Not on the “main street”
- 17. Pool
 - a. Pool over 60 years old

- b. Increased repairs/patching
 - c. 4" concrete shell
 - d. No locker space
 - e. Limited off-street parking
 - f. Programmed facility
 - g. "Out dated"
 - h. Not popular
 - i. Generally profitable
 - j. Concession area
 - k. ADA accessible
 - l. Day camp program
 - m. Swim team
 - n. Need more parking
 - o. Fence enclosed
 - p. Fence prohibits walking along
 - q. Access from Weis Street
18. Programming
- a. JC Fish rodeo
 - b. Car show
 - c. Music in the park
 - d. Fireworks
 - e. Other – multiple organizations

ACTION:

Committee charged with developing a wish list for the park.

BIA to prepare an existing conditions site plan.

Next meeting to be set up in February.

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DATE: January 25, 2016

PROJECT #: 343416.002

NAME: Borough Park MSP

OWNER: Topton Borough

Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Stephen Beck	Boro Councilman	610 682 6640	beck1@PTD.NET
Michelle Leah	Council	610 334 2877	chicka@dejazzd.com
RICKIE A. GREENLY	EAST PENN MFG.	610 682 6361	RGREENLY@DEKABATTERIES.COM
Keith Arnold	BGSL	610-762-9375	BOAD475@AOL.COM
Tony Bantz	Topton Resident	484-274-4481	ToyCarbawer@gmail.com
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Tommy Fitch	Advanced Graphite Machining	610-682-0080	Tommy.Fitch@graphitemachininginc.com
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Eric Stouff	B4BA	610-301-4152	
Walt Sahaydak	B4BA	610 780 6729	WALT.SAHAYDAK@BRANDYKLINEBASEBALL.COM
Tom Joellker	BHASD	610 682 5113	thovae@bhasd.org
Ken Reisman	REISMAN	410 960 0040	KREITMEY@PTD.NET

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

BIA proposes the following Scope of Services, which fully meets the services outlined in the Request for Proposal (RFP):

Task Overview

- Task 1 – Master Plan Goals and Objectives
- Task 2 – Background Information and Data
- Task 3 – Site Information and Analysis
- Task 4 – Activities and Facilities Analysis
- Task 5 – Design Considerations
- Task 6 – Design Process
- Task 7 – Design Cost Estimates
- Task 8 – Security Analysis
- Task 9 – Plan Narrative and Report
- Task 10 – Base Map and Site Development Drawings
- Task 11 – Grantsmanship

Task 1 – Master Plan Goals and Objectives

At the outset of the project, BIA will meet with Borough representatives to overview the project work, set the project schedule, define the goals and objectives, solicit preliminary feedback on key issues relative to the planning process, and discuss the relationship of this project to other planned and/or on-going planning and development projects within and surrounding the site. In addition, BIA will gather documents provided by the Borough for the project.

Task 2 – Background Information and Data

The goal of this task is to understand the community and its park system and how Topton Borough Park fit into the park system. Information about the community will be collected and analyzed, including but not limited to:

- ◆ Demographic information.
- ◆ Geographic information.
- ◆ Natural resources.
- ◆ Community park system inventory outlining the resources within each park, park sizes, and connections to each other and the region.
- ◆ Community planning documents, including any regional plans.

BIA will use this information to determine the Borough's recreational needs and interests. BIA will coordinate with the Borough to collect and review all relevant, available planning documents, in final and draft form, that provide information on: land use policy, comprehensive planning and zoning ordinance information, regulatory documents concerning park use and development, use permits and easements, and other relevant planning studies and related information.

SCOPE OF SERVICES

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

BIA will utilize a variety of public participation methods to solicit this information and follow the guidelines established in the DCNR's *Public Participation Guide*.

- ◆ Steering committee meetings (four).
- ◆ Community workshops (one).
- ◆ Council Presentation (one).

Based on input received from the community workshop, interviews, focus groups, and survey, BIA will prepare a summary of ideas and concepts identified during the public participation process.

BIA will gather and prepare information generally about the community and more specifically each park site to provide a general overview of the project in the narrative report. This documentation shall include research on the history of the region.

Task 3 – Site Information and Analysis

BIA will conduct an inventory of existing site conditions at Topton Borough Park. This inventory documents the physical, natural, and cultural resources of the site that includes, but is not limited to, the following features:

- | | |
|---|--|
| ◆ Location. | ◆ Soil types. |
| ◆ Acreage. | ◆ Species of special concern. |
| ◆ Site access. | ◆ Stormwater drainage features. |
| ◆ Deed restrictions, easements, and right-of-ways that limit use. | ◆ Surrounding land uses. |
| ◆ Environmental issues. | ◆ Topographic features. |
| ◆ Floodplains. | ◆ Vegetation (including both native and non-native species present). |
| ◆ Historic features. | ◆ Vernal pools. |
| ◆ Playground safety audit (if available). | ◆ Wetlands. |
| ◆ Riparian buffers. | ◆ Zoning. |

BIA will provide an analysis and description of how the physical features within each park will impact the potential use and development of the park, such as:

- ◆ Advantages of the site for certain uses.
- ◆ Disadvantages of the site for certain uses.
- ◆ Areas that may not be suitable for public use.
- ◆ Areas that need special environmental protection and/or mitigation.
- ◆ Areas that should be protected because they are natural drainage courses.
- ◆ Areas of high quality habitat value.
- ◆ Other limiting aspects of the site, including deed restrictions.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

- ◆ Neighborhood compatibility, including impact on and from adjacent land uses to activities, lighting, traffic, noise, and/or aesthetic characteristics.

Task 4 –Activities and Facilities Analysis

The purpose of this analysis is to determine the uses and the type, size, and standards to which new facilities will be developed on the site, based upon the public participation process and site analysis.

A. Primary site use and facility programming.

BIA will develop a list of uses and facilities determined to be necessary for inclusion within the master plan for each park. Some potential uses include:

- ◆ Athletic fields.
- ◆ Playgrounds.
- ◆ Pavilions.
- ◆ Wildlife viewing.
- ◆ Nature trail with interpretive signage.
- ◆ Quiet places for reading and relaxing.
- ◆ Sensory gardens, wildlife gardens.
- ◆ Native plant gardens.
- ◆ Wetland or critical habitat protection.
- ◆ Education uses.
- ◆ Night sky viewing.
- ◆ Watershed protection.
- ◆ Environmental education.
- ◆ Eco-tourism.
- ◆ Outdoor temporary art.
- ◆ Natural sculpture garden.
- ◆ Outdoor classroom.
- ◆ Picnic grove.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

For each use or facility identified, BIA will:

- ◆ Describe the degree and skill level of site use for active recreation purposes.
- ◆ Describe the proposed use of the sites for passive recreation activities.
- ◆ Describe the proposed conservation of open space, natural areas, and buffers on the sites.
- ◆ Indicate the projected participation rates.
- ◆ Describe the basic standards and requirements of each use or facility.

B. Support facilities and design considerations.

BIA will identify the physical requirements of any infrastructure necessary to support these uses and facilities (i.e., access, parking requirements, comfort facilities, utilities, etc.), the applicable code/zoning restrictions, applicable ADA accessibility standards, permitting requirements, and resource protection requirements related to each use.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

Task 5 – Design Considerations

Using the information gathered from the previous tasks, BIA will identify the physical site opportunities and constraints regarding the suitability of various recreational uses and facilities, condition of existing facilities, stormwater issues, areas requiring environmental or historic resource protection, and other relevant topics.

Portions of the site could be considered environmentally sensitive. As a result, the master planning process and recommendations shall be guided by this notion. From the location of proposed improvements to the selection of materials for paths, parking, signage, overlook, railing, pedestrian bridge, plantings, etc., shall reflect a critical sensitivity to the site and the community.

BIA will incorporate sustainable site design and green infrastructure into the master plan and proposed improvements. Sources listed in the RFP as well as others will be used to provide a list of options to be discussed with the Borough.

The use of green materials will be provided in a menu format. BIA shall provide a comparison of cost, life expectancy, and maintenance needs for each “green option,” so the committee can fully understand the issues related to each proposed product.

Task 6 – Design Process

Once the programmatic needs of the park have been identified, BIA will develop concept sketch alternatives depicting the location and relationships between the proposed uses and facilities.

A. Alternative sketch drawings.

BIA will develop at least two illustrative draft concept sketch alternatives (bubble diagrams) for each park that will identify the approximate:

- ◆ Location and general extent of new or relocated/rehabilitated uses and facilities.
- ◆ Location of potential trails and linkages.
- ◆ Active and passive use areas.
- ◆ Areas for new parking areas.
- ◆ Areas needing natural buffers and/or screening.
- ◆ Areas requiring environmental protection and/or mitigation.
- ◆ Infrastructure improvement requirements to include stormwater.
- ◆ Other uses/ideas to be determined.

B. Evaluation and recommendations.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

BIA will prepare a written evaluation highlighting both the positive and negative points of each alternative. Based upon the findings of the needs assessment and programming requirements, BIA will recommend which alternative, or combination of ideas from each alternative, offers the best solution.

C. Master site development plan (MSDP).

BIA will prepare a draft of the final MSDP and present the alternatives and final draft MSDP to the steering committee and to the public. The plan will be to scale and all proposed uses and facilities and their support facilities will be shown to the proper orientation, size, and shape. Upon approval by appropriate agencies, BIA will prepare the final MSDP.

Task 7 – Design Cost Estimates

Based upon the site plan, BIA will develop an opinion of probable cost for plan implementation (construction cost). This cost estimate will be based upon current costs for construction, permitting, engineering, and other professional services; project administration; and contingencies.

BIA will also develop a phasing plan that prioritizes capital development projects and the future costs associated with each. Implementation strategies to finance these costs will also be considered.

Task 8 –Security Analysis

Safety and security from the perspective of the visitors are critical elements in the success of a park. The protection of the site and facilities are of concern to the Borough. BIA will evaluate the risk management options and will make recommendations regarding the safety, security, and risk management of the proposed new or rehabilitated existing sites.

As a part of the planning and design process, BIA will weigh the following criteria as a part of the recommendations:

- ◆ Design and construction alternatives.
- ◆ Policing and patrolling methods as well as monitoring via cameras, etc.
- ◆ Maintenance issues.
- ◆ Safety signage.
- ◆ Insurance coverage.

Through a series of interviews with local government officials, public safety officials, recreation providers, and insurance providers, BIA will make recommendations regarding safety and security at the sites from the following perspectives:

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

- ◆ Safety and security of visitors.
- ◆ Protection of site property, recreation facilities, natural resources, critical habitat, and species of special concern.
- ◆ Risk management options.

BIA will work with the Borough to develop a multi-faceted safety and security program that best fits the needs of the community, the site, and the Borough. The following items will be outlined in the report:

- ◆ A safety policy.
- ◆ A process for routine inspections and hazard abatement.
- ◆ A program to assist employees and visitors in reporting hazards.
- ◆ Emergency procedures.
- ◆ An accident reporting system.
- ◆ An information management system for site safety and security.
- ◆ A citizen awareness and reporting program.

Task 9 – Plan Narrative and Report

A. Draft report.

Using information gathered and analyses produced in the previous tasks and in accordance with comments received from the committee and the community, BIA will prepare a draft master site plan report to summarize all components of the planning process. This draft will contain both narrative and graphic recommendations as listed below:

- ◆ Cover/title page/project acknowledgements.
- ◆ Executive summary.
- ◆ Project introduction (project goals, background, scope, methodology, and the public participation process).
- ◆ Needs assessment.
- ◆ Site opportunities and constraints analysis.
- ◆ Recreational activities and facilities program.
- ◆ Summary of design considerations and alternatives considered.
- ◆ Master plan recommendations.
- ◆ Detailed construction cost estimates.
- ◆ Phase implementation plan with suggested capital development plan.
- ◆ Maintenance, operating costs, and revenue.
- ◆ Security analysis.
- ◆ Bibliography (as appropriate).
- ◆ Appendices (as appropriate).

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

B. Deliverables.

A 100% draft master plan report will be submitted for Borough review:

- ◆ Three bound and printed copies and one digital copy, in PDF format, for the Borough.

C. Final report/executive summary.

Following receipt of the comments from the Borough review of the draft document, BIA will finalize the document.

D. Deliverables.

The final master plan report will be provided.

- ◆ Three bound and printed copies and one digital copy, in PDF format, for the Borough.

Task 10 – Base Map and Site Development Drawings

A. Base map.

As a foundation for the final site development drawing (SDD), an existing conditions map of the site will be prepared in accordance with the specifications and information outlined in previous tasks and in the RFP.

B. SSD.

BIA will prepare drawings for each park that reflect the final, proposed, long-term, full development of each park. The drawings will be prepared on the foundation of the base map/existing conditions. The specifications and standards outlined in previous tasks and the RFP will be followed.

C. Deliverables.

For each park the following deliverables will be provided:

- ◆ Six full-scale SDD and one digital copy, in PDF format, shall be prepared and provided to the Borough.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

Task – 11 Grantsmanship

As an added value service, BIA provides our clients with grant writing services. As a part of the master plan process, BIA will help Tipton Borough determine which funding opportunities may be available to fund phases of the master site plan. BIA will work with Borough staff to apply for funds to implement phases of the master plan. BIA will prepare the application, provide cost estimates, outline required support documentation, and facilitate the submission in a timely manner. Some grant options include: DCNR Development Grants, Department of Community and Economic Development (DCED) Grants, and others.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

The schedule proposed below is based on a standard twelve month planning process. This takes into account time required to schedule committee meetings. BIA will customize the schedule, as required, to meet the township's goals and needs.

Task 1 – Master Plan Goals and Objectives

- | | |
|-----------------------------------|---------|
| A. Steering committee meeting #1: | Month 1 |
|-----------------------------------|---------|

Task 2 – Background Information and Data

- | | |
|--|---------|
| A. Park system analysis and document review: | Month 1 |
|--|---------|

Task 3 – Site Information and Analysis

- | | |
|--------------------------|---------|
| A. Field reconnaissance: | Month 1 |
|--------------------------|---------|

Task 4 – Activities and Facilities Analysis:

Month 2

Task 5 – Design Considerations

Month 3

Task 6 – Design Process

- | | |
|--|---------|
| A. Steering Committee #2: | Month 1 |
| B. Alternative sketch drawings: | Month 2 |
| C. Evaluation and recommendations: | Month 2 |
| D. Steering committee meeting #3: | Month 2 |
| E. Draft master site development plan: | Month 3 |
| F. Presentation of alternatives (public meeting #1): | Month 3 |

Task 7 – Design Cost Estimates:

Month 3

Task 8 – Security Analysis

- | | |
|--|---------|
| A. Evaluation of existing conditions: | Month 1 |
| D. Activities and facilities analysis: | Month 1 |
| E. Design considerations: | Month 2 |
| F. Draft policy: | Month 3 |

Task 9 and 10 – Narrative/Report/Plan

- | | |
|-------------------------------|---------|
| A. Draft plan report: | Month 3 |
| B. Public comment: | Month 4 |
| C. Borough and agency review: | Month 4 |
| D. Final report: | Month 5 |
| E. Steering Committee #4 | Month 4 |

Task 11 – Grantsmanship

- | | |
|----------------------------------|-------------------------|
| A. Matrix of grant options: | Month 3 |
| B. Facilitate grant application: | Month 3/Month 4/Month 5 |

(Subject to change based upon contract award, client availability, and weather)

SCHEDULE



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: 2/22/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #2

ATTENDEES: (see attached)

PURPOSE:

Programming session and development of a “wish list”. Prior to the meeting, committee members solicited community thoughts on proposed park improvements. Each member provided a number of comments which were listed and then discussed.

MINUTES:

The following list of items were obtained by the committee members and presented at the meeting. Some of the comments are repeated as they were expressed by several members of the group.

TOPTON PARK – WISH LIST

Gaga ball	Bocce court	Bathrooms (year round)
Par-core course	Seating areas	Security cameras
Soccer fields – informal/formal	Performance area	Motion lighting
Basketball/ice hockey (by t-ball)	Bowling	Netting along creek or higher
Volleyball (sand)	Parking	fencing
Swings	Pavilion –	Relocate – t-ball field
Zip line	better/bigger/accessible	Wider bridge ‘8’ (for equipment)
Walking trail (wide for bikes)	Creek repair – accessible	Metal bleachers
Walking trail (wide for bikes)	Walking path	Snack stand (softball) – (move)
Recreation center	Bridges	Lighting field
Multiuse indoor court	Toddler equipment	Bleachers
Rent/borrow equipment	Swings	Resolve drainage issue at
Hang out shade/pavilion	Splash pad	softball field
Fishing pond	Walking path	Walking path (asphalt)
Pool	Fitness equipment	Parking
High dive	Year-round pool	Summer playground program
Splash pad	Baseball lighting field	
Big slide (pool)	Fencing around field	

Summer program: 9-
 1/Monday-Friday/8 weeks/K-6
 (older – staff)
 Walking trail
 Playground – ADA
 equipment/fence enclosed
 Band shell/stage
 Shed/storage
 Baseball/softball storage
 Field prep equipment
 Community garden
 Learning/demonstration garden
 Native plants
 Ecology/diversity
 Performance area
 Outdoor classroom
 Fitness path & equipment
 Splash pad
 Trampoline park
 Beach volleyball
 Access to water
 Dog park
 Pool with dome
 Recreation center –
 multipurpose court
 Mommy and me swing
 Hanging chair swing
 Space in pool area
 Diving well
 Lap pool
 Walking path
 Recreation building
 Pavilions
 Interpretive signage
 Walking path
 Culvert creek – more space

Recreation center –
 locker rooms
 basketball court
 weight room
 office
 multipurpose room
 programs
 Walking trail
 Stage – movie
 nights/performances
 Recreation center
 Lower area – stage
 Open space
 Cameras
 Lighting
 Carnivals – large space
 Pavilion – cold food storage
 Restrooms (lower park)
 Paved trail (wheelchairs,
 stroller)
 Distant markers
 Trail lighting
 Water fountains
 Dog water fountain
 Center town “hub”
 Classes – yoga/etc.
 Recreation center (indoor gaga)
 Trail to connect to recreation
 center
 AC
 Topton days
 Car show
 Indoor basketball court (high
 school regulation)
 Indoor bleachers/spectator
 Concession

Games & practice
 +/- 10 car parking
 Parking 50 cars/game
 Parking garage
 Gazebo
 Gazebo bridge
 Center of Topton
 Tournaments
 Income generator
 Available to residents
 Competition pool
 Indoor/outdoor pool
 No Wi-Fi
 Playground
 Topton Halloween parade
 Trail markers
 Trail markers
 Enclosed pool
 Creek – access/learning
 Recreation center
 Recreation center
 Recreation center
 Recreation center
 Programs
 Community garden – all ages
 Community garden – all ages
 Community garden – all ages
 Dog park
 Dog park
 Lighted walking path
 Lighted walking path
 Lighted walking path
 Fitness equipment
 Fitness equipment
 AC recreation center
 Gaga pit

ACTION:

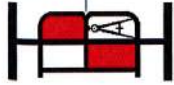
BIA to prepare a synopsis of the various wish list items.

BIA to develop ‘concept’ park plans for discussion at the next committee meeting.

NEXT MEETING: March 21 @ 7 pm.

COPIES: Marus Dolny; Committee members.

RECORDED BY: Bryan Smith



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

DATE: February 22, 2016

PROJECT #: 343416.002

NAME: Borough Park MSP

OWNER: Topton Borough

Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Pudence Miller	Task Force	484-955-1257	Millerpru@gmail.com
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Caitlin A. Moll	resident	484-269-8325	CaitAMoll@gmail.com
Eric Stouff	BYBN	610-301-4152	micitp3@ptd.net
Michelle Lora	Council member	610 334 2877	chockap@lejazz.com
Stephen Beck	Council member	610 682 6640	beck1@PTD.net
Erica Schoch	Graphite Machining	610 682 0080	erica.schoch@graphitemachining.com
Tammy Fritch	Graphite Machining	610 682 0080	tammy.fritch@graphitemachining.com
Michael Sexton	Longswamp Troop 575	610 682 0018	sextom@ptd.net
Tim Sexton	Topton Soccer Club	610-741-5926	sextom@ptd.net
Kurt Showalter	Brandywine Basketball Assoc.	610-682-1033	showtop10@aol.com
Megan Dougherty	Tri Valley YMCA	610-944-6515	MDougherty@ymca-berkscounty.org
Keith Stewell	Brandywine Girls Softball	610-762-9375	belady75@AOL.com
Ken Reimer	RESIDENT	410-960-0042	KREIMER@PTD.NET



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Memorandum of Meeting

DATE: 3/21/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #3

ATTENDEES: (see attached)

PURPOSE:

Concept design review. Presented three different concept plans of the park. Committee discussion on pros and cons of each plan. Discussion on combination plan presented by Marcus. Committee direction on draft plan.

MINUTES:

Concept Plan One:

Highlights – access from Weis and Callowhill to a central parking lot around a new borough building, recreation hall and pool; new pavilion with adjacent playgrounds; re-oriented softball field with new concession; new tball field where the old playground used to be, eliminate basketball court and install additional parking; new basketball court in the northeast corner of the park; looped walking trails and three new stream crossings.

Discussion points – Too much change to the park. Cost will be a factor with this plan, replacing three major items (ball field, borough hall and pool). Tball would fit in this area but parking needed for 20-25 cars. Basketball court near the road improves policing of the court, but this location will eat up the only open space for informal play. Pool and playground separated by the parking lot is problematic.

Concept Plan Two:

Highlights – Borough hall and recreation building on Weis Street with pool located behind. Large, single parking lot accessed only from Weis Street. Grouped pool, playgrounds, volleyball court, basketball court and pavilion along Callowhill Street for uninterrupted cross use. Re-oriented softball field. Tball and baseball field not changed. New terraced community garden and parking lot over the old playground site. Water access. Loop trail in the southern half with a linear connection to Home Avenue. Two new pedestrian bridges.

Discussion points – Similar cost comment as option 1, relocating major park elements. Liked the grouping of the playground, volleyball court and pavilion near the pool complex for cross use. Not much interest in a community garden taking up so much space. Welcome the opportunity for access to the

water's edge. Tee ball field uses up valuable open space and no parking close by for parents/spectators. Prefer looped trails.

Concept Plan Three:

Highlights: Centrally located Borough hall within the park. Large parking lots off Oak Alley. Pavilion and playground adjacent to the pool. Community/botanical gardens occupy the center of the park. Elimination of the softball field – to be provided on another site. Tball and volleyball court located where the playground used to be. Fitness trail and second playground at the corner of Broad Alley and Home Avenue

Discussion points – Similar cost comment as option 1. Did not want to see the softball field eliminated from the park as the Borough has limited space. Want to combine Borough hall with the new recreation center.

Concept Plan Four (Marcus Plan):

Highlights: Expanded parking lot off Wies Street; new pool over existing pool area; recreation center expanded off Borough hall over existing parking lot; new pavilion connected to existing restrooms, tball field and parking lot over former playground and basketball court; new basketball/hockey/ice skating rink; expanded parking of dogwood drive for new Bocci, gaga, quaits and horseshoe courts; upper and lower loop trail with two pedestrian bridge crossings. Develop overflow parking lot on borough lot on the southwest corner of Cherry and Broad.

Discussion – Most cost effective re-use of existing building. Connection between pool, recreation center and playground. Optional dog park area instead of horseshoe/gaga/quait/boccie court – relocated elsewhere. Look to connect parking lot/access from Callowhill to main Weis St. parking lot.

Other comments:

Pool and filtration system need to be redone.
Want to see more attractive fencing around the pool
Playground next to the pool/pavilion.
Pool to include splash pad.
Stage next to open space for events.
Second pavilion by Oak and Home – possible stage use.
Trails – upper and lower loop.
Tball/whiffle ball joint use.
In 10 years – Borough 250 anniversary.

ACTION:

BIA to develop draft plan for committee discussion.

NEXT MEETING: April 25, 2016 @ 7 pm.

COPIES: Marus Dolny; Committee members.

RECORDED BY: Bryan Smith



TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

MAP #
A
Topton Borough
Berks County, Pennsylvania

SITE ANALYSIS PLAN

KEY

RESIDENTIAL LAND USE

COMMERCIAL LAND USE

MUNICIPAL LAND USE

SCHOOL LAND USE

PARKING AREAS

WOODED AREA

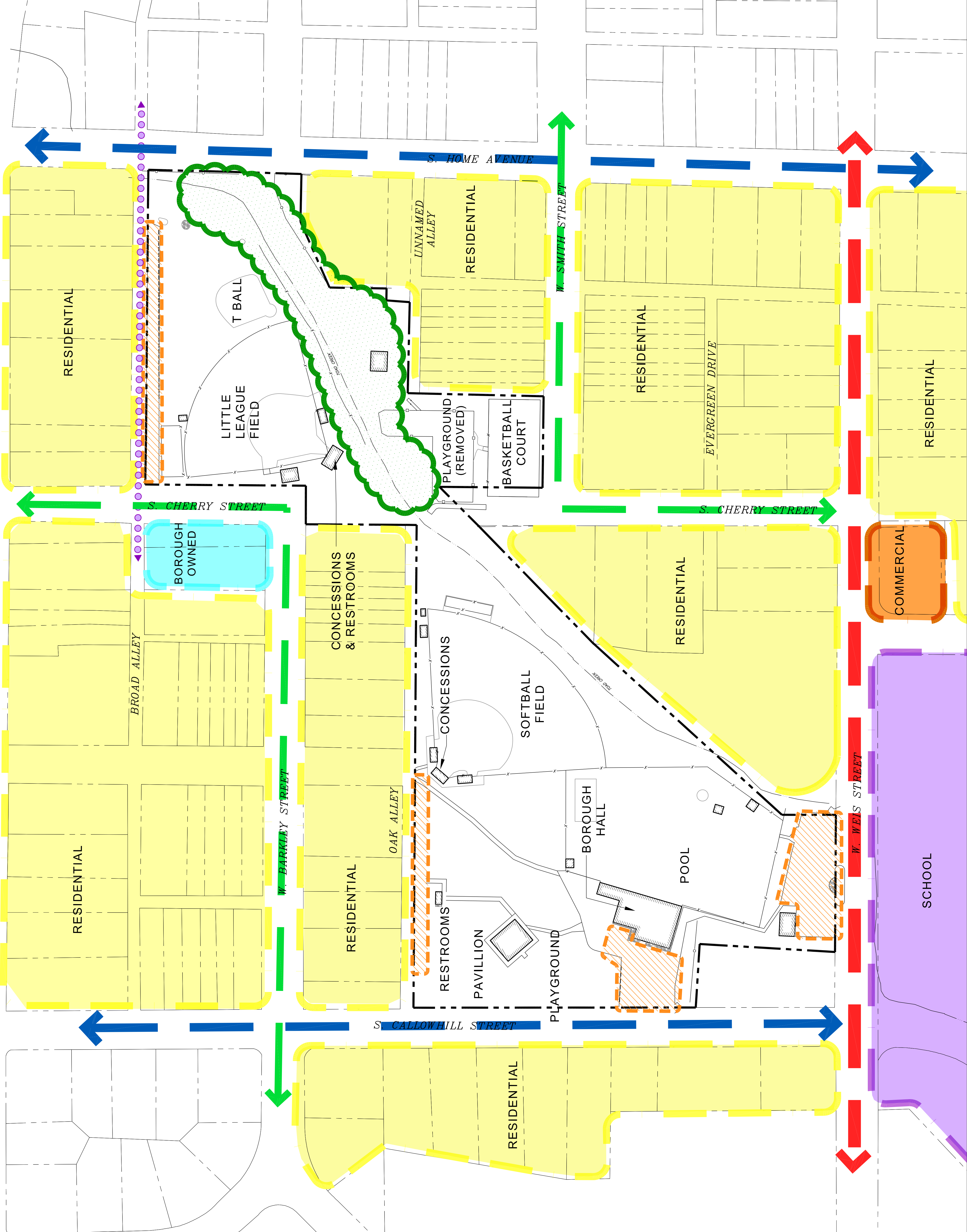
PARK BOUNDARY

MAIN ARTERIAL

STREET COLLECTOR

SECONDARY COLLECTOR

LOCAL ALLEY

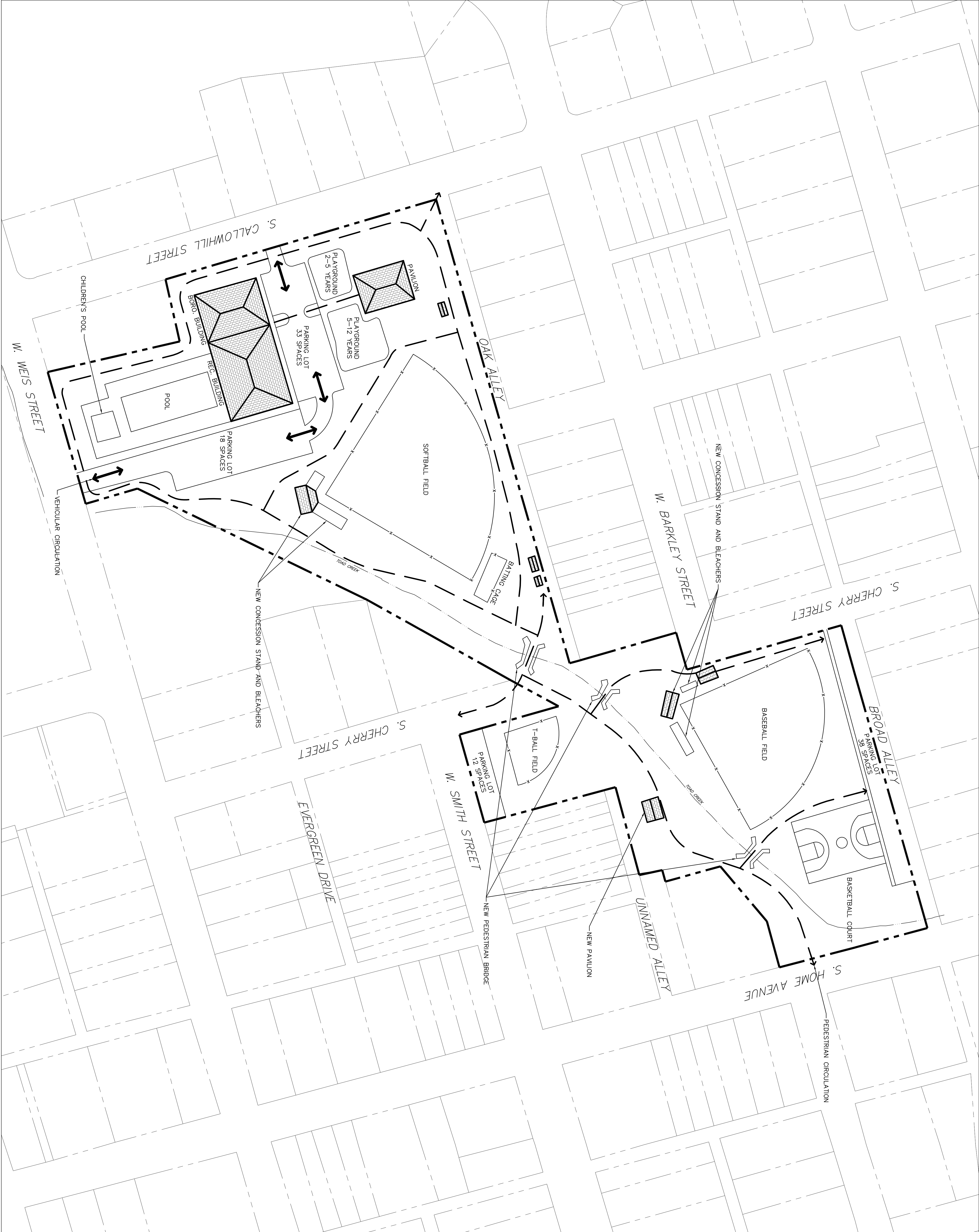


TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

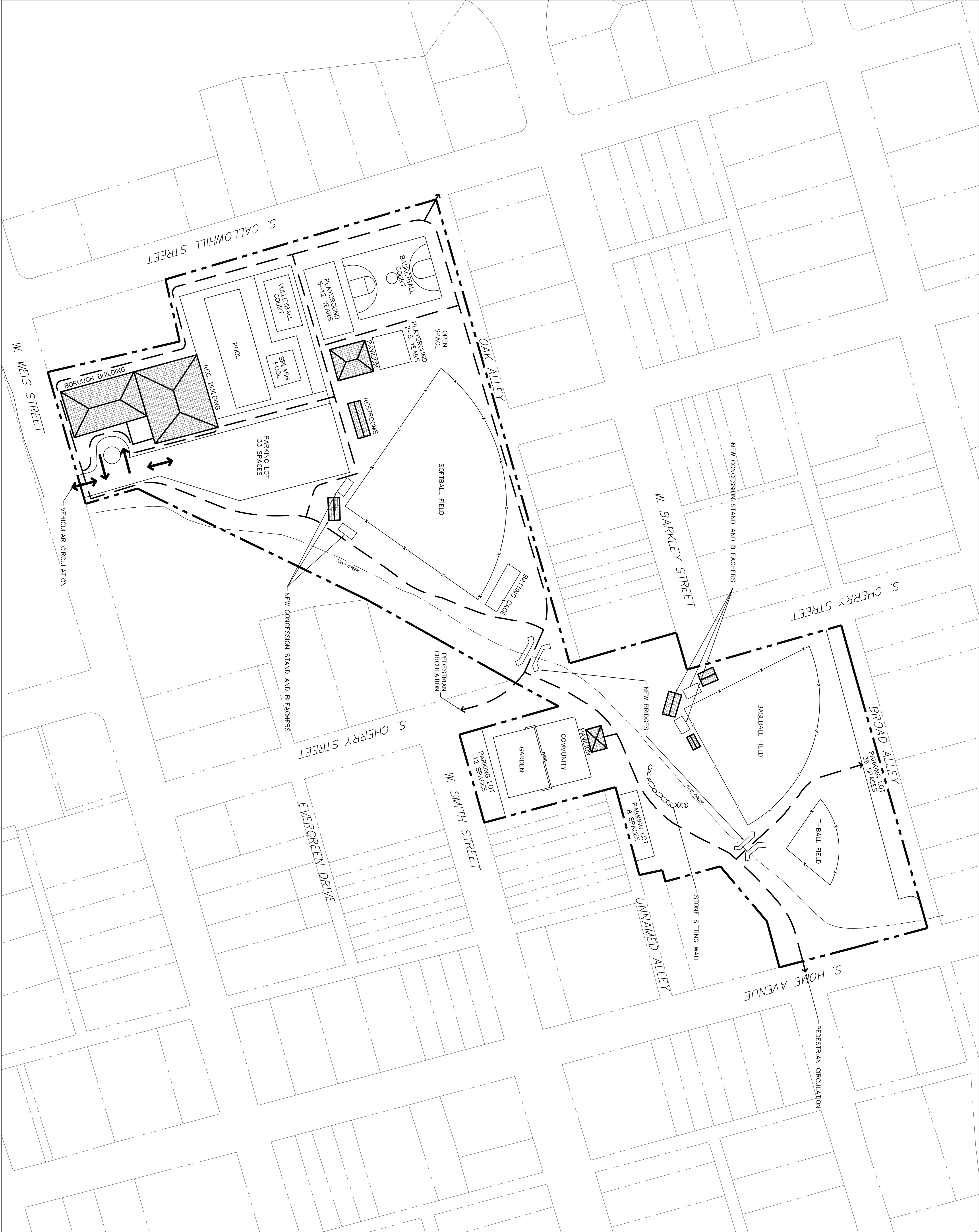
MAP #
1

Concept Plan One
March 21, 2016

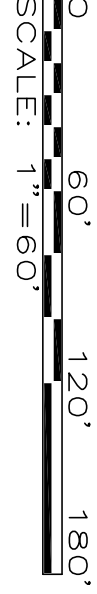
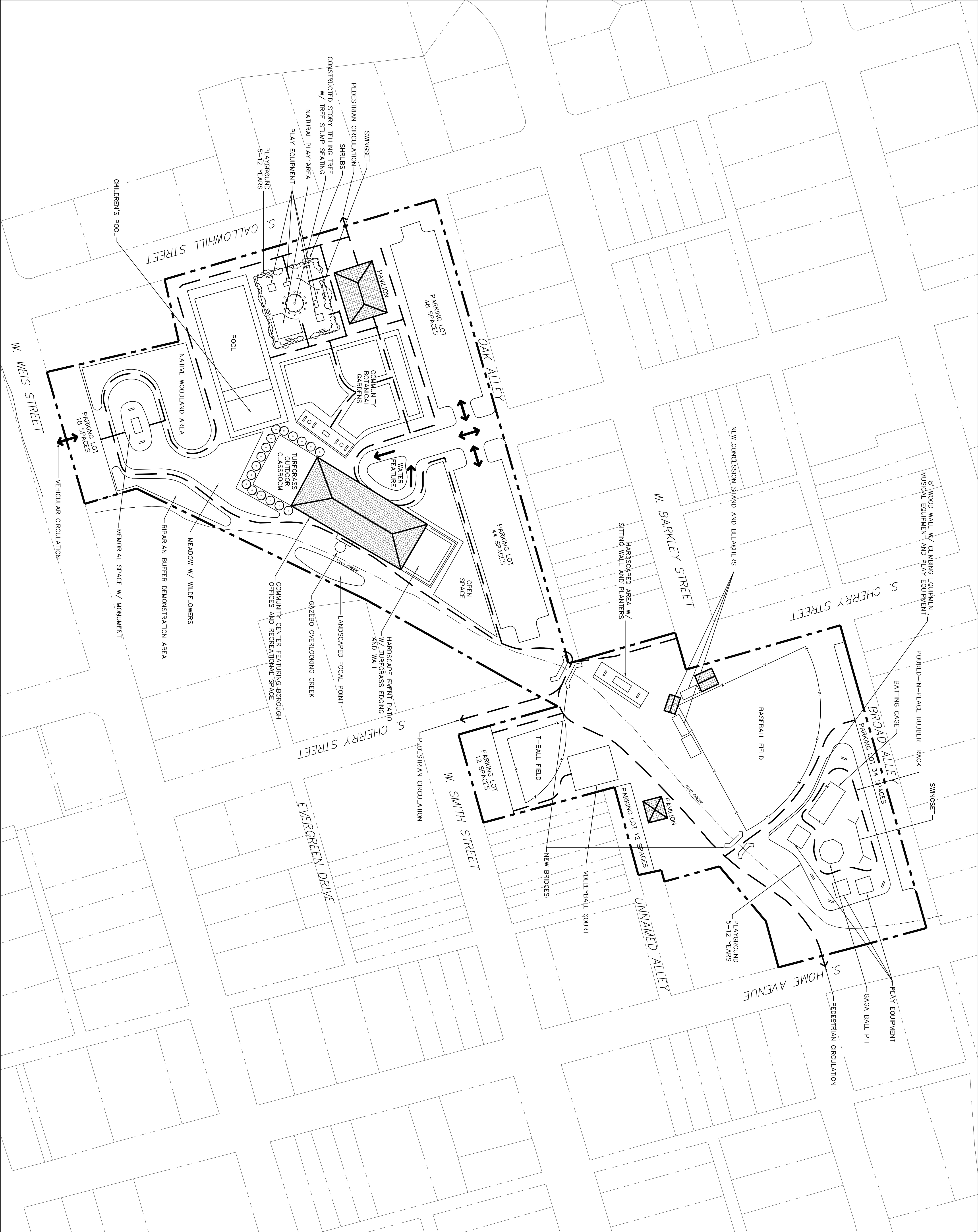


0 60' 120' 180'
SCALE: 1"=60'

Concept Plan Two
March 21, 2016



SCALE: 1"=60'





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Memorandum of Meeting

DATE: 4/25/2016

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #4

ATTENDEES: (see attached)

PURPOSE:

Draft Plan Review

MINUTES:

Overall the plan was received very well. The committee comments from the previous meeting and discussion were incorporated into the plan.

Maximize parking where possible as multiple events at one time creates a real issue for residents.

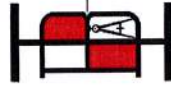
Continue the trail from the northern bridge along the creek to Home Ave.

ACTION:

BIA to develop final plan for committee discussion.

COPIES: Marcus Dolny; Committee members.

RECORDED BY: Bryan Smith



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FAX: 610 • 481 • 9098

DATE: April 25, 2016

PROJECT #: 343416.002

NAME: Borough Park MSP - Meeting #4

OWNER: Topton Borough

Sign In Sheet

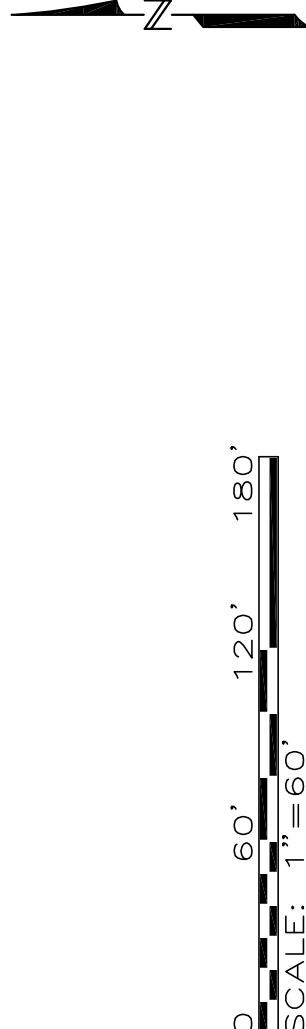
NAME		ORGANIZATION/RESIDENT		PHONE NUMBER	EMAIL
Stephen B Beck		Councilman		610 682 6640	beck1@PTD.net
Michelle Leah		Council		610 334 2877	chocka@dejazz.com
Fair Stover		BYBA		610-301-4152	michdi03@ptd.net
Ken Beniméa		RESIDENTS		410 960 0042	KREISMEY@PTD.NET
FRANK SCHOCH		GRAPHITE MACHINING		610 682 20080	SCHOCK@GRAPHITEMACHINING.NET
Erica Schoch-Shane		Graphite Machining / Advanced Carbon		610 682 0080	erica.schoch@graphitemachining.com
RICKIE A. GREENLY		EAST PENN MFG.		610 682 6361	RGREENLY@DEKABATTERIES.COM
Tim Sexton		Boy Scouts Troop 478		610-682-0018	sexton@ptd.net
Michael Sexton		Boy Scouts Troop 575		610-682-0018	sexton@ptd.net
TROY FAIRCHILD		BOROUGH OF TOPTON		484 638 2498	

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

MAP # **1**

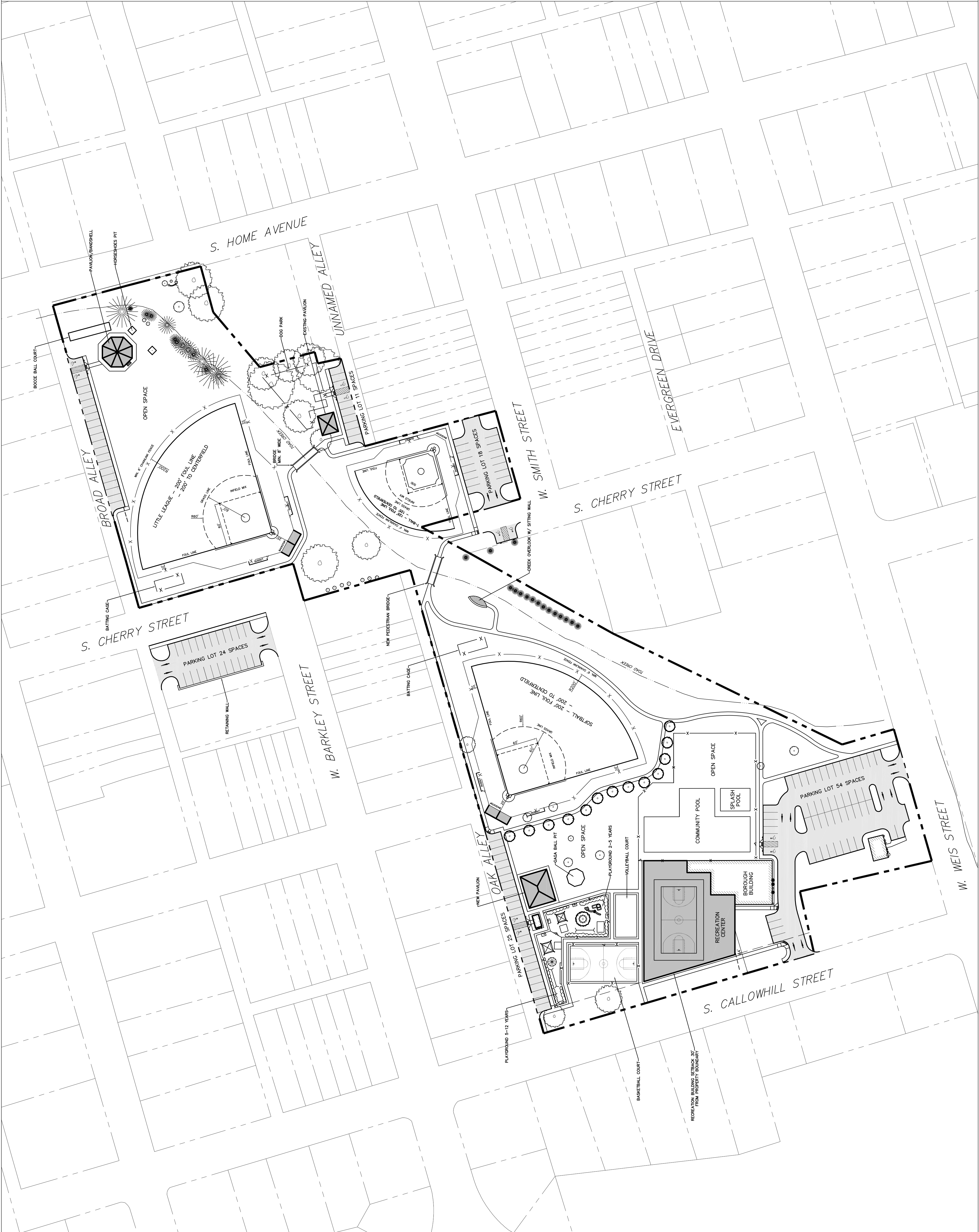
Topton Borough
Berks County, Pennsylvania

Site Plan
April 22, 2016



BARRY ISETT & ASSOCIATES, INC.
Multidiscipline Engineers & Consultants

Prepared by: Barry Isett
Checked by: Barry Isett
Reviewed by: Barry Isett
Date: 04/22/2016
Project No.: 16-0005
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Allentown, PA 18106

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FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: 10/20/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #5

ATTENDEES: (see attached)

PURPOSE:

Review Phasing and Cost Estimates

MINUTES:

Reviewed proposed cost estimates and phasing plan.

Phases could be developed out of sequence.

Concern cost will be born on residents as tax increases if grants are not obtained. Marcus noted the Borough Council is committed to improving the park, without increasing taxes. Other sources of funding beyond grants are being explored.

Costs seem high. Noted the cost estimates are based on a fully contracted project at prevailing wage rates. The opportunity for donated and volunteer work is very likely, but not included in the estimates as those details have to be worked out.

ACTION:

Finalize report and plan for presentation to Council and public.

COPIES: Marcus Dolny; Committee members.

RECORDED BY: Bryan Smith

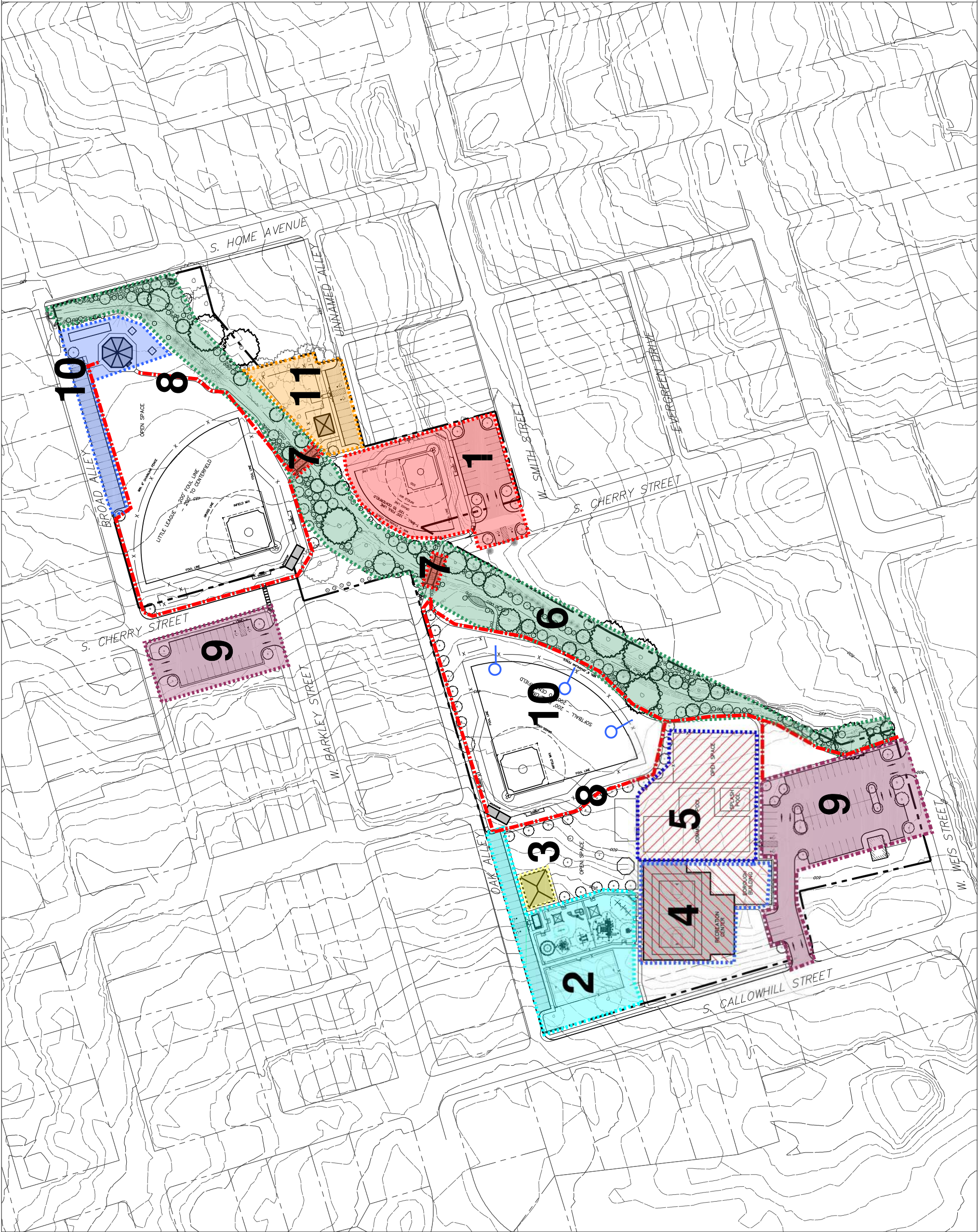
TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP # 1

PHASING PLAN

- 1. TEE BALL FIELD
- 2. PLAYGROUND/BASKETBALL COURT
- 3. PAVILION
- 4. RECREATION CENTER FEASIBILITY STUDY
- 5. POOL FEASIBILITY STUDY
- 6. RIPARIAN BUFFER
- 7. PEDESTRIAN BRIDGES
- 8. TRAILS
- 9. ADDITIONAL PARKING
- 10. BANDSHIELD SOFTBALL LIGHTING
- 11. DOG PARK





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OWNER: Tipton Borough

[illegible]

APPENDIX D



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Allentown, PA 18106

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FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: February 27, 2017

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COUNCIL PRESENTATION

ATTENDEES: (see attached)

PURPOSE:

Review Final Master Site Plan

MINUTES:

Reviewed master site plan, cost estimates, and phasing plan.

Need for safe routes for residents to walk...need to "fill in" gaps where sidewalks are missing in the borough.

Consider purchasing property on southwest corner of the property, if it becomes available.

Request for restroom near the bandshell/pavilion.

Space needed for seniors.

ACTION:

Finalize report and plan for presentation to public.

COPIES: Marcus Dolny.

RECORDED BY: Bryan Smith



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OWNER: Topton Borough

[illegible]



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

DATE: June 20, 2016

PROJECT #: 343416.002

NAME: Park MSP – Public Meeting

OWNER: Tipton Borough

Sign In Sheet

[illegible]



TOPTON BOROUGH PARK

Master Site Plan



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

- ▶ AGENDA
 - ▶ Planning Process
 - ▶ Park Overview
 - ▶ Proposed Program
 - ▶ Concept Plans
 - ▶ Draft Plan
 - ▶ Details
 - ▶ Phasing
 - ▶ Public Comment



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Planning Process



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

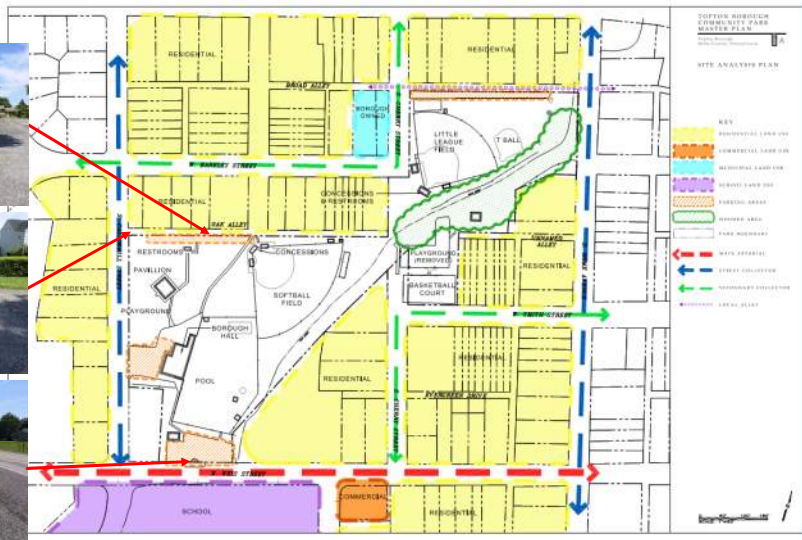
► Park Overview



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Site Analysis



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Issues/Concerns

Lack of Parking
Low pavilion ceiling
Need trails
Narrow, singular bridge
Drainage/erosion

Steep parking lot

No access to creek

Bathrooms too far n small
Basketball not Fenced

Missing sidewalks



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Proposed Program

Dog water fountain
Center town "hub"
 Classes – yoga/etc.
 Recreation center (indoor gaga)
Trail to connect to recreation center
 Topton days
 Car show
Indoor basketball court
Indoor bleachers/spectator
 Concession
 Games & practice
+/- 10 car parking
Parking 50 cars/game
 Parking garage
Gazebo
 Gazebo bridge
 Center of Topton
 Tournaments
 Income generator
 Available to residents
Competition pool
 Indoor/outdoor pool
 No Wi-Fi
Playground
 Topton Halloween parade
Trail markers

Community garden
 Learning/demonstration garden
Native plants
Ecology/diversity
Performance area
 Outdoor classroom
 Fitness path & equipment
Splash pad
 Trampoline park
Beach volleyball
Access to water
Dog park
 Pool with dome
 Recreation center – multipurpose court
 Mommy and me swing
 Hanging chair swing
Space in pool area
Diving well
Lap pool
Walking path
Recreation building
Pavilions
Interpretive signage
Walking path
 Culvert creek – more space
Recreation center –
 locker rooms
 basketball court
 weight room
 office
 multipurpose room
 programs

Gaga ball
 Par-core course
 Soccer fields – informal/formal
 Basketball/ice hockey (by t-ball)
Volleyball (sand)
Swings
 Zip line
 Walking trail (wide for bikes)
Recreation center
 Multiuse indoor court
 Rent/borrow equipment
 Hang out shade/pavilion
 Fishing pond
Pool
 High dive
 Splash pad
 Big slide (pool)
 Boogie court
 Seating areas
 Performance area
 Bowling
Parking
 Pavilion – better/bigger/accessible
 Creek repair – accessible
Walking path
Bridges
Toddler equipment
Swings
Splash pad
Walking path
 Fitness equipment
 Year-round pool

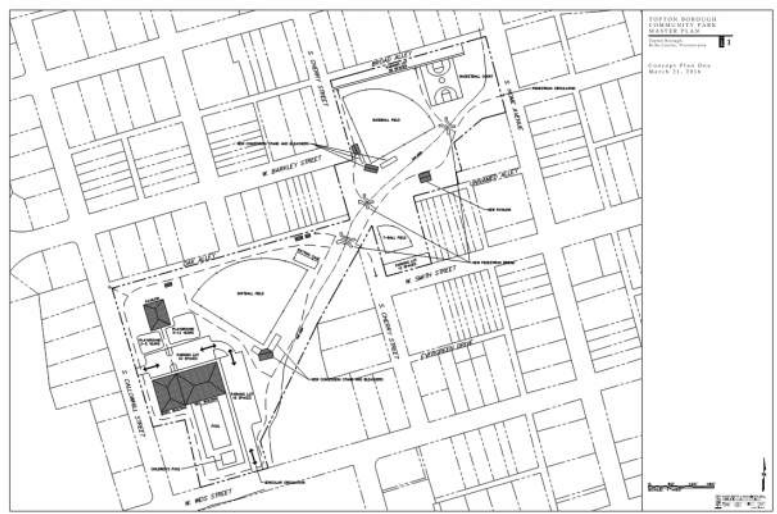
Baseball lighting field
 Fencing around field
Bathrooms (year round)
Security cameras
 Motion lighting
 Netting along creek or higher fencing
 Relocate – t-ball field
 Wider bridge '8' (for equipment)
 Metal bleachers
 Snack stand (softball) – (move)
Lighting field
Bleachers
 Resolve drainage issue at softball field
 Walking path (asphalt)
Parking
 Summer playground program
 Summer program:
 9-11/Monday-Friday/8 weeks/K-6 (older – staff)
Walking trail
 Playground – ADA equipment/fence enclosed
Band shell/stage
Shed/storage
Baseball/softball storage
 Field prep equipment

TOPTON BOROUGH PARK

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► Concept Plan 1

- Interior parking and access
- Centralized pool/rec center/borough hall
- Relocated Tball
- Relocated basketball court
- Additional bridges
- Re-orient softball field

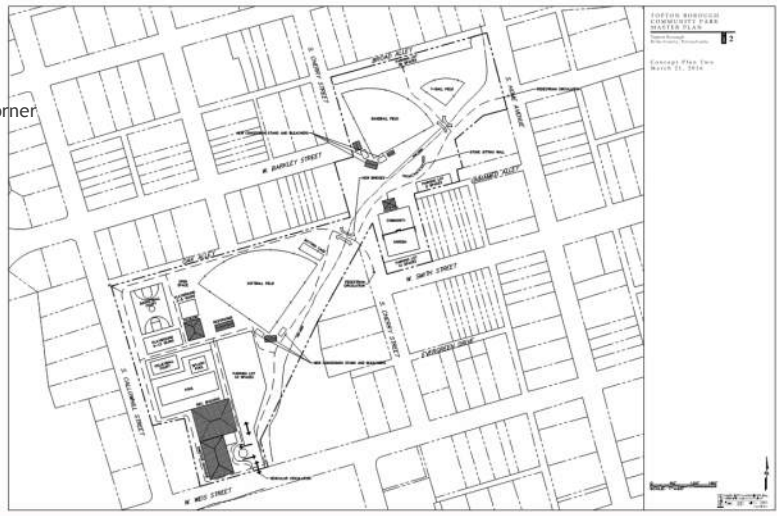


TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Concept Plan 2

- Borough Hall on Weis Street
- Basketball/playground in western corner
- Community garden
- Interior loop trail
- Centralized parking lot

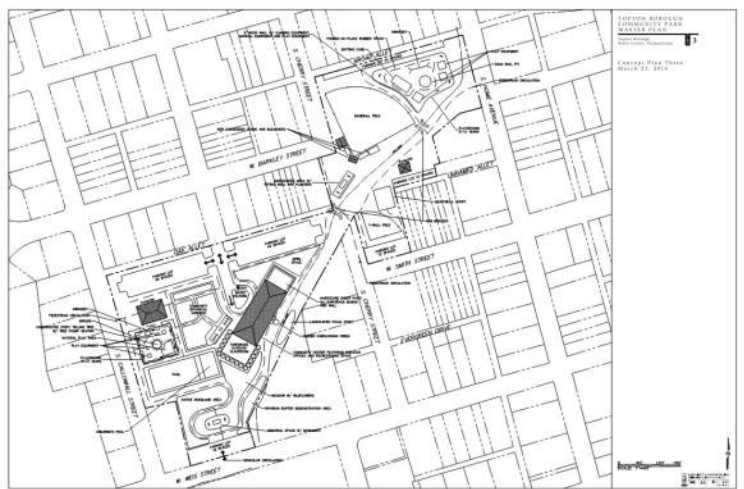


TOPTON BOROUGH PARK

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► Concept Plan 3

- New Borough Hall/rec Center
- Relocate playground
- Centralized parking lot
- New Pool
- Enhanced riparian buffer

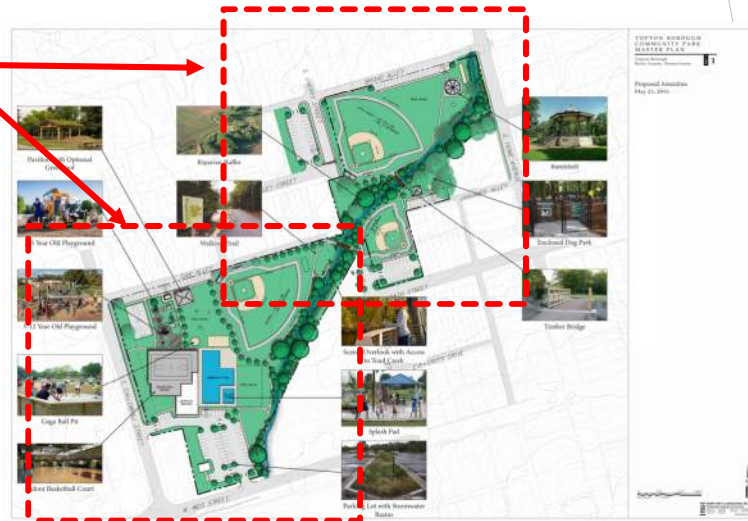


TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Draft Plan

- North Section
- South Section



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► South section

- New pavilion
- New playgrounds
- Relocated basketball court
- New Recreation Center
- New Pool complex
- Loop trails
- Enhanced riparian buffer
- Access to creek
- Off-street parking lot



TOPTON BOROUGH PARK

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► North section

- Bandshell/pavilion
- Dog Park
- Tball field
- Off-street parking lots
- Bridges over Toad Creek
- Added sidewalks
- Lighted softball field
- Expanded spectator seating



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Phasing

- Ten key areas
- Timing based on funds
- Grant Opportunities
 - DCNR - Tball Field
 - DCED - Playground



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► NEXT STEPS



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Public Comment

COMMENT

What do you think?

COMMENT

comment

Something missing?

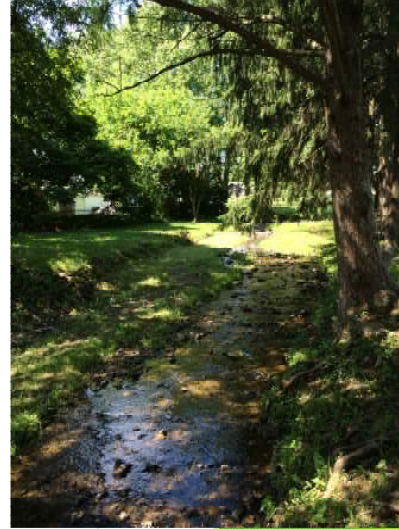
comment

Need to
add?

TOPTON BOROUGH PARK

Master Site Plan - *Draft Plan Presentation*

► THANK YOU!





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Structural | Mechanical | Electrical | Plumbing | Facilities Services | Geological Services | Construction Services | Water & Waste Water | Municipal Engineering

85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: February 27, 2017

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – PUBLIC MEETING #2

ATTENDEES: (see attached)

PURPOSE:

Review Final Master Site Plan

MINUTES:

Reviewed master site plan, cost estimates, and phasing plan.

Concern cost will be born on residents as tax increases if grants are not obtained. Marcus noted the Borough Council is committed to improving the park, without increasing taxes. Other sources of funding beyond grants are being explored.

Request for restroom near the bandshell/pavilion.

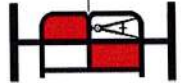
Space needed for seniors.

ACTION:

Finalize report and plan for presentation to Council and public.

COPIES: Marcus Dolny; Committee members.

RECORDED BY: Bryan Smith



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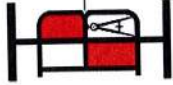
85 South Route 100
Allentown, PA 18106

610 • 398 • 0904
FAX: 610 • 481 • 9098

DATE: February 27, 2017
PROJECT #: 343416.002
NAME: Borough Park MSP
OWNER: Topton Borough

Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Robert Arndt	TopTon	610-682-7865	UNDYS38@AOL.COM
Stephany Beck	TopTon	610 682-6640	beck4@PTD.NET
KAP STRUFFER	TOP TON	610-682-6204	BIKSTUFFER@LIVE.COM
BOUNIE STRUFFER	"	"	"
Michelle Lurah	"	610 334 2877	chocKa@deja22.com
Allison Huyett	READING EAGLE	610-371-5000 978-760-6067	ahuyett@readingpage.com
Sallie Jost	TopTon	610 682 6162	
Robert RAVENZAHN	TopTon	610 682 3021	
Caitlin Moll	Resident	484-269-8325	CaitAMoll@gmail.com
Kylie Swavely			
Tyra Swavely	Resident	610-568-2939	tss168@gmail.com
Iraa Navitska	Shahed Hussain Mackenzie	610-965-9933	hnavitska@phoenixgroup.com
Tim Shury & Brian Sexton	Resident	610-582-0018	Sexton@ptd.net
Willard Breuninger	TopTon	610-644-8348	



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

DATE: February 27, 2017

PROJECT #: 343416.002


NAME: Borough Park MSP

OWNER: Topton Borough


Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Donald G. Bays	TOPTON	610-682-6291	NA
Monica Kunkler	TOPTON	610 682 8976	
Monty Towner			
Susan Kuby	topton		
George Kuby	topton		
[Signature]			
Beth Rogers	Topton		
Shawn Madany	Topton	610-737-2037	
Robyn Gralinski	Topton	610-610-401-3630	
Erin Clark	BGSL		
Andrew Lotkeper	BTHAD	610 682-5100	and.fotebhasd.org
Kurt Showalter	BRAVO WINE BASKETBALL BRAVO WINE YOUTH BASEBALL		
Scott Tenster	TOPTON		
Karen Yenser	Topton		


APPENDIX E


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 1: Tee Ball Field						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$3,240.00
1. Silt Soxx along creek			LF	270	\$12.00	\$3,240.00
DEMOLITION						\$40,140.00
1. Tree removal (Under 10" dbh)			EA	5	\$600.00	\$3,000.00
2. Tree removal (10" dbh and over)			EA	4	\$900.00	\$3,600.00
3. Demo existing asphalt paving			SY	115	\$10.00	\$1,150.00
4. Demo basketball court			SY	1110	\$10.00	\$11,100.00
5. Demo guardrail			LF	25	\$100.00	\$2,500.00
6. Remove fencing			LF	872	\$5.00	\$4,360.00
7. Relocate utility poles			EA	1	\$1,500.00	\$1,500.00
8. Remove light poles			EA	3	\$1,500.00	\$4,500.00
9. Excavate for sidewalks			CY	27	\$15.00	\$405.00
10. Excavate for concrete curb (18" depth)			LF	480	\$5.00	\$2,400.00
11. Excavate for asphalt pavement			CY	375	\$15.00	\$5,625.00
CONSTRUCTION						
Tee Ball Field						\$139,880.00
1. Grading			SY	1850	\$2.50	\$4,625.00
2. Warning track (3", #8 stone)			CY	45	\$25.00	\$1,125.00
3. Infield mix			CY	35	\$10.00	\$350.00
4. Seed			SY	930	\$3.00	\$2,790.00
5. Dugouts			EA	2	\$5,000.00	\$10,000.00
6. Foul poles			EA	2	\$2,500.00	\$5,000.00
7. Bases			EA	5	\$60.00	\$300.00
8. Chalk striping			LF	260	\$1.50	\$390.00
9. Fencing (4', pvc coated chainlink)			LF	510	\$25.00	\$12,750.00
10. Gate (4', pvc coated chainlink)			EA	2	\$600.00	\$1,200.00
11. New bleachers			EA	2	\$12,000.00	\$24,000.00
12. Lighting			EA	7	\$8,000.00	\$56,000.00
13. Grounding rods			EA	7	\$300.00	\$2,100.00
14. Conduit			LF	450	\$25.00	\$11,250.00
15. Electrical connections			LS	1	\$5,000.00	\$5,000.00
17. Backstop			LS	1	\$3,000.00	\$3,000.00
Sidewalks						\$10,537.50
1. Concrete (4" depth)			LF	140.5	\$75.00	\$10,537.50


Parking Lots					\$114,882.50
1. Rough grading and compact sub-base	SY	1115	\$2.50	\$2,787.50	
2. 6" aggregate base (#57 stone)	CY	190	\$40.00	\$7,600.00	
3. Final grading	SY	1115	\$4.00	\$4,460.00	
4. 4" Superpave 25 mm base course	SY	1115	\$45.00	\$50,175.00	
5. 1.5" Superpave 9 mm wearing course	SY	1115	\$25.00	\$27,875.00	
6. Striping (4" wide, white)	LF	380	\$1.75	\$665.00	
7. Striping (ADA diagonal, blue)	SF	160	\$5.00	\$800.00	
8. Straight arrows, white	EA	2	\$200.00	\$400.00	
9. ADA symbols	EA	2	\$125.00	\$250.00	
10. Stop sign	EA	1	\$150.00	\$150.00	
11. Accessible parking sign	EA	2	\$200.00	\$400.00	
12. Curb (18" depth, concrete)	LF	480	\$40.00	\$19,200.00	
13. Joint sealer	LF	24	\$5.00	\$120.00	
LANDSCAPING					
Shade Trees					\$2,400.00
1. Trees (1.5" cal. min.)	EA	4	\$600.00	\$2,400.00	
				SUBTOTAL:	\$316,080.00
Contingency (10%)					\$31,608.00
Survey, Engineering, Permitting					\$37,929.60
Construction Administration/Inspection (15%)					\$47,412.00
TOTAL COST OPINION					\$433,029.60


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 2: Playground/Basketball Court						
LOCATION						
Borough of Tipton, Berks County						
CLIENT						
Borough of Tipton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$2,540.00
1. Rock Construction Entrance			EA	1	\$2,000.00	\$2,000.00
2. Tree protection fencing			LF	60	\$9.00	\$540.00
DEMOLITION						\$87,815.00
1. Tree removal (Under 10" dbh)			EA	9	\$600.00	\$5,400.00
2. Tree removal (10" dbh and over)			EA	3	\$900.00	\$2,700.00
3. Demo existing pavilion			LS	1	\$20,000.00	\$20,000.00
4. Demo existing asphalt paving			SY	655	\$10.00	\$6,550.00
5. Demo concrete steps			LS	1	\$5,000.00	\$5,000.00
6. Remove playground edging			LF	300	\$3.00	\$900.00
7. Remove playground surfacing			LS	1	\$3,500.00	\$3,500.00
8. Demo existing play equipment			LS	1	\$15,000.00	\$15,000.00
9. Remove fencing			LF	193	\$5.00	\$965.00
10. Remove signs			EA	2	\$150.00	\$300.00
11. Excavate for sidewalks			CY	185	\$15.00	\$2,775.00
12. Excavate for concrete curb (18" depth)			LF	360	\$5.00	\$1,800.00
13. Excavate for basketball court			CY	300	\$15.00	\$4,500.00
14. Excavate for playground			CY	775	\$20.00	\$15,500.00
15. Excavate for asphalt pavement			CY	195	\$15.00	\$2,925.00
CONSTRUCTION						
Playground						\$428,670.00
1. Grading			SY	1070	\$2.50	\$2,675.00
2. Safety surface (pour-in-place)			SF	9600	\$15.00	\$144,000.00
3. Underdrain pipe (6" perforated pvc @ 10' o.c.)			LF	1705	\$18.00	\$30,690.00
4. Underdrain pipe (8" pvc outlet)			LF	295	\$25.00	\$7,375.00
5. Aggregate stone layer (18" min., #57 stone)			CY	535	\$60.00	\$32,100.00
6. Geotextile			SY	1070	\$9.00	\$9,630.00
7. Edging (18" depth, concrete)			LF	450	\$40.00	\$18,000.00
8. Fencing (4' chainlink)			LF	515	\$25.00	\$12,875.00
9. Gate (4' chainlink)			EA	7	\$600.00	\$4,200.00
10. Equipment (2-5 years)			LS	1	\$50,000.00	\$50,000.00
11. Equipment (5-12 years)			LS	1	\$70,000.00	\$70,000.00
12. Shade structure			EA	2	\$10,000.00	\$20,000.00
13. Dry streambed			LF	35	\$100.00	\$3,500.00
14. Footbridge over streambed			LS	1	\$1,000.00	\$1,000.00
15. Planting box (18", wood)			EA	2	\$400.00	\$800.00
16. "Storytelling" tree (2.5" cal., deciduous)			EA	1	\$600.00	\$600.00
17. Benches			EA	6	\$3,000.00	\$18,000.00


18. Concrete entryway pads	LF	43	\$75.00	\$3,225.00	
Basketball Court					\$241,495.00
1. Grading	SY	890	\$2.50	\$2,225.00	
2. 6" aggregate base (#57 stone)	CY	150	\$40.00	\$6,000.00	
3. 3" Superpave 25 mm base course	SY	890	\$40.00	\$35,600.00	
4. 1.5" Superpave 9 mm wearing course	SY	890	\$20.00	\$17,800.00	
5. Surface coating	SY	890	\$20.00	\$17,800.00	
6. Post footings (Class A concrete)	EA	2	\$125.00	\$250.00	
7. Gooseneck post with backboard	EA	2	\$2,000.00	\$4,000.00	
8. Hoop and netting	EA	2	\$300.00	\$600.00	
9. Line striping (2" wide, white)	LS	1	\$1,500.00	\$1,500.00	
10. Fencing (10', chainlink)	LF	368	\$40.00	\$14,720.00	
11. Gate (4' wide, chainlink)	EA	1	\$1,000.00	\$1,000.00	
12. Lighting (4 post, LED, with timer control)	LS	1	\$120,000.00	\$120,000.00	
13. Security system	LS	1	\$20,000.00	\$20,000.00	
Sidewalks					\$70,875.00
1. Concrete (4" depth)	LF	945	\$75.00	\$70,875.00	
Parking Lots					\$65,647.50
1. Rough grading and compact sub-base	SY	585	\$2.50	\$1,462.50	
2. 6" aggregate base (#57 stone)	CY	100	\$40.00	\$4,000.00	
3. Final grading	SY	585	\$4.00	\$2,340.00	
4. 4" Superpave 25 mm base course	SY	585	\$45.00	\$26,325.00	
5. 1.5" Superpave 9 mm wearing course	SY	585	\$25.00	\$14,625.00	
6. Striping (4" wide, white)	LF	460	\$1.75	\$805.00	
7. Striping (ADA diagonal, blue)	SF	160	\$5.00	\$800.00	
9. ADA symbols	EA	2	\$125.00	\$250.00	
10. Stop sign	EA	1	\$150.00	\$150.00	
11. Accessible parking sign	EA	2	\$200.00	\$400.00	
12. Curb (18" depth, concrete)	LF	360	\$40.00	\$14,400.00	
13. Joint sealer	LF	18	\$5.00	\$90.00	
LANDSCAPING					
Shade Trees					\$3,000.00
1. Trees (1.5" cal. min.)	EA	5	\$600.00	\$3,000.00	
Misc.					\$6,440.00
1. Seed, mulch open areas	SY	860	\$4.00	\$3,440.00	
2. Park signs	EA	1	\$2,500.00	\$2,500.00	
3. Donor sign	EA	1	\$500.00	\$500.00	
				SUBTOTAL:	\$911,482.50
Contingency (10%)					\$91,148.25
Survey, Engineering, Permitting					\$109,377.90
Construction Administration/Inspection (15%)					\$136,722.38
TOTAL COST OPINION					\$1,248,731.03


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 3: Pavilion						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE	PROJECT NO.	ESTIMATOR		CHECKED BY		SHEET
Master Plan	343416.002	SMG		BNS		
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00	
DEMOLITION						\$1,425.00
1. Excavate for pavilion pad		CY	95	\$15.00	\$1,425.00	
CONSTRUCTION						
Pavilion						\$235,875.00
1. Concrete pad (4" depth)		SY	285	\$75.00	\$21,375.00	
2. Pavilion (39x46', wood)		LS	1	\$150,000.00	\$150,000.00	
3. Electric/Lighting		LS	1	\$10,000.00	\$10,000.00	
4. Picnic tables		EA	10	\$1,250.00	\$12,500.00	
5. Storage/Cooler Addition to Restroom		LS	1	\$30,000.00	\$30,000.00	
6. Security System		LS	1	\$12,000.00	\$12,000.00	
Game Areas						\$14,567.50
1. Grading		SY	265	\$2.50	\$662.50	
2. Edging (6" timber)		LF	260	\$15.00	\$3,900.00	
3. 6" Aggregate (#57 stone)		CY	44	\$35.00	\$1,540.00	
4. Geotextile		SY	265	\$9.00	\$2,385.00	
5. Surfacing (8", sand)		CY	56	\$40.00	\$2,240.00	
6. Posts and netting (Volleyball)		LS	1	\$1,500.00	\$1,500.00	
7. Wall (Gaga ball pit, 30" high, wood)		LF	78	\$30.00	\$2,340.00	
LANDSCAPING						
Misc.						\$7,700.00
1. Seed, mulch open areas		SY	1925	\$4.00	\$7,700.00	
					SUBTOTAL:	\$264,567.50
Contingency (10%)						\$26,456.75
Survey, Engineering, Permitting						\$31,748.10
Construction Administration/Inspection (15%)						\$39,685.13
TOTAL COST OPINION						\$362,457.48

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT Phase 4: Recreation Center Feasibility Study				 BARRY ISETT & associates^{INC} <small>MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS</small>		
LOCATION Borough of Tipton, Berks County						
CLIENT Borough of Tipton						
DRAWING TITLE Master Plan	PROJECT NO. 343416.002	ESTIMATOR SMG		CHECKED BY BNS		SHEET
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
Recreation Center Feasibility Study		LS	1	\$60,000.00	\$60,000.00	\$60,000.00
Contingency						N/A
Inspection						N/A
TOTAL COST OPINION						\$60,000.00


SITE IMPROVEMENTS COST OPINION				Date: FINAL Revised:		
PROJECT Phase 5: Pool Feasibility Study						
LOCATION Borough of Tipton, Berks County						
CLIENT Borough of Tipton						
DRAWING TITLE Master Plan	PROJECT NO. 343416.002	ESTIMATOR SMG		CHECKED BY BNS		SHEET
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
Pool Feasibility Study		LS	1	\$40,000.00	\$40,000.00	\$40,000.00
Contingency						N/A
Inspection						N/A
TOTAL COST OPINION						\$40,000.00


SITE IMPROVEMENTS COST OPINION				Date: FINAL	
PROJECT				Revised:	
Phase 6: Riparian Buffer					
LOCATION					
Borough of Topton, Berks County					
CLIENT					
Borough of Topton					
DRAWING TITLE	PROJECT NO.	ESTIMATOR		CHECKED BY	SHEET
Master Plan	343416.002	SMG		BNS	
		UNITS	QTY	UNIT	TOTAL
				PRICE	PRICE
MOBILIZATION					\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS					\$48,435.00
1. Silt Soxx along creek		LF	2,800	\$12.00	\$33,600.00
2. Rock Construction Entrance		EA	2	\$2,000.00	\$4,000.00
3. Remove fencing		LF	1,114	\$5.00	\$5,570.00
4. Tree protection fencing		LF	585	\$9.00	\$5,265.00
LANDSCAPING					
Riparian Buffer					\$81,550.00
1. Trees (2.5" cal. or greater)		EA	15	\$1,200.00	\$18,000.00
2. Trees (1.5" cal. or greater)		EA	26	\$600.00	\$15,600.00
3. Shrubs (#20 cont.)		EA	33	\$150.00	\$4,950.00
4. Shrubs (#10 cont.)		EA	31	\$100.00	\$3,100.00
5. Grasses (#2 cont.)		EA	118	\$50.00	\$5,900.00
6. Plugs		EA	1000	\$4.00	\$4,000.00
7. Seeding (Native riparian seed mix)		MSF	25	\$1,200.00	\$30,000.00
					SUBTOTAL:
					\$134,985.00
Contingency (10%)					\$13,498.50
Survey, Engineering, Permitting					\$16,198.20
Construction Administration/Inspection (15%)					\$20,247.75
TOTAL COST OPINION					\$184,929.45


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 7: Pedestrian Bridges						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$15,960.00
1. Silt Soxx along creek			LF	80	\$12.00	\$960.00
2. Cofferdams			EA	6	\$2,500.00	\$15,000.00
DEMOLITION						\$2,410.00
1. Remove fencing			LF	320	\$5.00	\$1,600.00
2. Excavate for pedestrian bridges			CY	27	\$25.00	\$675.00
3. Excavate for sidewalks			CY	9	\$15.00	\$135.00
CONSTRUCTION						
Pedestrian Bridges						\$452,250.00
1. Pre-fabricated bridge			EA	3	\$150,000.00	\$450,000.00
2. Sidewalks (Concrete, 4" depth)			LF	30	\$75.00	\$2,250.00
					SUBTOTAL:	\$475,620.00
Contingency (10%)						\$47,562.00
Survey, Engineering, Permitting						\$66,586.80
Construction Administration/Inspection (15%)						\$71,343.00
TOTAL COST OPINION						\$661,111.80

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 8: Trails						
LOCATION						
Borough of Tipton, Berks County						
CLIENT						
Borough of Tipton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$34,140.00
1. Silt Soxx along creek			LF	2,800	\$12.00	\$33,600.00
2. Tree protection fencing			LF	60	\$9.00	\$540.00
DEMOLITION						\$20,525.00
1. Tree removal (Under 10" dbh)			EA	3	\$600.00	\$1,800.00
2. Tree stump grinding along Home Ave.			EA	4	\$75.00	\$300.00
3. Relocate benches, bleachers, misc. items			EA	1	\$300.00	\$300.00
4. Relocate utility poles			EA	3	\$1,500.00	\$4,500.00
5. Excavate for sidewalks			CY	145	\$15.00	\$2,175.00
6. Excavate for trails			CY	480	\$15.00	\$7,200.00
7. Excavate for paver area			CY	12	\$50.00	\$600.00
8. Excavate for concrete curb (18" depth)			LF	730	\$5.00	\$3,650.00
CONSTRUCTION						
Trails						\$159,500.00
1. Asphalt paths (5' wide, ADA accessible)			LF	1350	\$40.00	\$54,000.00
2. Asphalt trail (8' wide ADA accessible)			LF	1250	\$60.00	\$75,000.00
3. Benches			EA	6	\$3,000.00	\$18,000.00
4. Trail distance markers			EA	10	\$250.00	\$2,500.00
5. Signage			EA	4	\$2,500.00	\$10,000.00
Sidewalks						\$146,600.00
1. Concrete (5' wide, 4" depth)			LF	730	\$75.00	\$54,750.00
2. Benches			EA	6	\$1,500.00	\$9,000.00
3. Curb (18" depth, concrete)			LF	730	\$40.00	\$29,200.00
4. Joint sealer			LF	730	\$5.00	\$3,650.00
5. Hanicap ramps			EA	10	\$5,000.00	\$50,000.00
Creek Access/Overlook						\$31,500.00
1. Seat Wall			LF	20	\$400.00	\$8,000.00
2. Paving			SF	300	\$50.00	\$15,000.00
3. Interpretive Signage			EA	1	\$5,000.00	\$5,000.00
4. SS Railing			LS	1	\$3,500.00	\$3,500.00
Culvert Extension at Home Ave						\$10,330.00
1. Culvert, concrete			LS	1	\$10,000.00	\$10,000.00
2. Railing			LF	11	\$30.00	\$330.00
LANDSCAPING						
Shade Trees						\$34,400.00
1. Trees (1.5" cal. min.)			EA	43	\$800.00	\$34,400.00


Misc.					\$9,880.00
1. Seed, mulch open areas	SY	2470	\$4.00	\$9,880.00	
				SUBTOTAL:	\$451,875.00
Contingency (10%)					\$45,187.50
Survey, Engineering, Permitting					\$63,262.50
Construction Administration/Inspection (15%)					\$67,781.25
TOTAL COST OPINION					\$628,106.25

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				<div>BARRY ISETT & associates INC <small>MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS</small></div>		
Phase 8B: Softball Field Restoration and Lighting						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$4,800.00
1. Silt Soxx along creek			LF	400	\$12.00	\$4,800.00
DEMOLITION						\$30,000.00
1. Chainlink Fence			LF	1500	\$5.00	\$7,500.00
2. Relocate batting cage			LS	1	\$2,500.00	\$2,500.00
3. Demo dugouts/concession			LS	1	\$20,000.00	\$20,000.00
CONSTRUCTION						
Softball field						\$535,000.00
1. Grading			LF	1350	\$40.00	\$54,000.00
2. Soil Preparation			LS	1	\$40,000.00	\$40,000.00
3. Sod field			MSF	65	\$1,500.00	\$97,500.00
4. Fence			LF	700	\$20.00	\$14,000.00
5. Gates			EA	6	\$2,000.00	\$12,000.00
6. Outfield Poles			EA	4	\$2,500.00	\$10,000.00
7. Backstop			LS	1	\$15,000.00	\$15,000.00
8. Scoreboard			LS	1	\$7,500.00	\$7,500.00
9. Dugouts			EA	2	\$12,000.00	\$24,000.00
10. Infield Mix			CY	150	\$100.00	\$15,000.00
11. Lighting			EA	4	\$30,000.00	\$120,000.00
12. Player Benches			EA	4	\$1,500.00	\$6,000.00
13. Bleachers			EA	2	\$10,000.00	\$20,000.00
14. Storage/Concession/Viewing Building			LS	1	\$100,000.00	\$100,000.00


SITE IMPROVEMENTS COST OPINION					Date: FINAL	
PROJECT					<div></div>	
Phase 8C: Baseball Field Restoration and Lighting						
LOCATION						
Borough of Tipton, Berks County						
CLIENT						
Borough of Tipton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$4,800.00
1. Silt Soxx along creek			LF	400	\$12.00	\$4,800.00
DEMOLITION						\$10,000.00
1. Chainlink Fence			LF	1500	\$5.00	\$7,500.00
2. Relocate batting cage			LS	1	\$2,500.00	\$2,500.00
CONSTRUCTION						
Baseball Field						\$389,500.00
1. Grading			LF	1350	\$40.00	\$54,000.00
2. Soil Preparation			LS	1	\$40,000.00	\$40,000.00
3. Sod field			MSF	70	\$1,500.00	\$105,000.00
4. Fence			LF	700	\$20.00	\$14,000.00
5. Gates			EA	6	\$2,000.00	\$12,000.00
6. Outfield Poles			EA	4	\$2,500.00	\$10,000.00
7. Backstop			LS	1	\$15,000.00	\$15,000.00
8. Scoreboard			LS	1	\$7,500.00	\$7,500.00
9. Infield Mix			CY	120	\$100.00	\$12,000.00
10. Lighting			EA	4	\$30,000.00	\$120,000.00

SITE IMPROVEMENTS COST OPINION					Date: FINAL	
PROJECT					Revised:	
Phase 9: Additional Parking Areas					<div></div>	
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR		CHECKED BY	
Master Plan		343416.002	SMG		BNS	
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$10,000.00
1. Mobilization/Demobilization			LS	1	\$10,000.00	\$10,000.00
EROSION & SEDIMENTATION CONTROLS						\$2,100.00
1. Silt Soxx along creek			LF	175	\$12.00	\$2,100.00
DEMOLITION						\$79,630.00
1. Tree removal (Under 10" dbh)			EA	1	\$600.00	\$600.00
2. Shrub removal			EA	22	\$150.00	\$3,300.00
3. Plant/Grasses removal			EA	10	\$75.00	\$750.00
4. Demo existing asphalt paving			SY	3995	\$10.00	\$39,950.00
5. Remove fencing			LF	116	\$5.00	\$580.00
6. Remove light poles			EA	2	\$1,500.00	\$3,000.00
7. Remove signs			EA	15	\$150.00	\$2,250.00
8. Excavate for concrete curb (18" depth)			LF	1820	\$5.00	\$9,100.00
9. Excavate for asphalt pavement			CY	1340	\$15.00	\$20,100.00
10. Excavate for sidewalks			CY	225	\$15.00	\$3,375.00
11. Excavate for retaining wall			CY	30	\$25.00	\$750.00
CONSTRUCTION						
Retaining Wall						\$33,500.00
1. Retaining wall (Redi-rock gravity wall, 36" high)			LF	134	\$250.00	\$33,500.00
Parking Lots						\$419,667.50
1. Rough grading and compact sub-base			SY	4015	\$2.50	\$10,037.50
2. 6" aggregate base (#57 stone)			CY	670	\$40.00	\$26,800.00
3. Final grading			SY	4015	\$4.00	\$16,060.00
4. 4" Superpave 25 mm base course			SY	4015	\$45.00	\$180,675.00
5. 1.5" Superpave 9 mm wearing course			SY	4015	\$25.00	\$100,375.00
6. Striping (4" wide, white)			LF	1420	\$1.75	\$2,485.00
7. Striping (ADA diagonal, blue)			SF	320	\$5.00	\$1,600.00
8. Straight arrows, white			EA	12	\$200.00	\$2,400.00
9. ADA symbols			EA	4	\$125.00	\$500.00
10. Crosswalk striping (6" wide, white)			LF	195	\$4.00	\$780.00
11. Crosswalk striping (24" wide, white)			SF	240	\$7.50	\$1,800.00
12. Pedestrian crossing sign			EA	6	\$250.00	\$1,500.00
13. Stop sign			EA	4	\$150.00	\$600.00
14. Accessible parking sign			EA	4	\$200.00	\$800.00
15. Curb (18" depth, concrete)			LF	1820	\$40.00	\$72,800.00
16. Joint sealer			LF	91	\$5.00	\$455.00

LANDSCAPING					
Shade Trees					\$13,800.00
1. Trees (1.5" cal. min.)	EA	23	\$600.00	\$13,800.00	
Misc.					\$16,440.00
1. Seed, mulch open areas	SY	2135	\$4.00	\$8,540.00	
2. Park signs	EA	2	\$2,500.00	\$5,000.00	
3. Donor sign	EA	1	\$500.00	\$500.00	
4. Misc. signage	LS	1	\$2,400.00	\$2,400.00	
				SUBTOTAL:	\$575,137.50
Contingency (10%)					\$57,513.75
Survey, Engineering, Permitting					\$69,016.50
Construction Administration/Inspection (15%)					\$86,270.63
TOTAL COST OPINION					\$787,938.38

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 10: Bandshell						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
DEMOLITION						\$9,150.00
1. Tree removal (10" dbh and over)			EA	1	\$900.00	\$900.00
2. Shrub removal			EA	3	\$150.00	\$450.00
3. Plant/Grasses removal			EA	10	\$75.00	\$750.00
4. Tree stump grinding along Home Ave.			EA	4	\$75.00	\$300.00
5. Relocate utility poles			EA	2	\$1,500.00	\$3,000.00
6. Remove signs			EA	6	\$150.00	\$900.00
7. Excavate for asphalt pavement			CY	190	\$15.00	\$2,850.00
CONSTRUCTION						
Game Areas						\$5,115.00
1. Grading			SY	100	\$2.50	\$250.00
2. Edging (6" timber)			LF	210	\$15.00	\$3,150.00
3. 6" Aggregate (#57 stone)			CY	17	\$35.00	\$595.00
4. Geotextile			SY	100	\$9.00	\$900.00
5. Surfacing (8", sand)			CY	20	\$10.00	\$200.00
6. Stakes (Horseshoes)			EA	2	\$10.00	\$20.00
Bandshell						\$110,200.00
1. Bandshell (Wood/steel structure on concrete foundation)			LS	1	\$100,000.00	\$100,000.00
2. Paved walkway			LF	170	\$60.00	\$10,200.00
Parking Lots						\$48,860.00
1. Rough grading and compact sub-base			SY	560	\$2.50	\$1,400.00
2. 6" aggregate base (#57 stone)			CY	95	\$40.00	\$3,800.00
3. Final grading			SY	560	\$4.00	\$2,240.00
4. 4" Superpave 25 mm base course			SY	560	\$45.00	\$25,200.00
5. 1.5" Superpave 9 mm wearing course			SY	560	\$25.00	\$14,000.00
6. Striping (4" wide, white)			LF	440	\$1.75	\$770.00
7. Striping (ADA diagonal, blue)			SF	160	\$5.00	\$800.00
8. ADA symbols			EA	2	\$125.00	\$250.00
9. Accessible parking sign			EA	2	\$200.00	\$400.00
Restroom						\$90,000.00
1. Single unit unisex bathroom			LS	1	\$75,000.00	\$75,000.00
2. Utility connections			LS	1	\$15,000.00	\$15,000.00

LANDSCAPING					
Misc.					\$54,500.00
1. Seed, mulch open areas	SY	4750	\$4.00	\$19,000.00	
2. Park sign	EA	1	\$5,000.00	\$5,000.00	
3. Donor sign	EA	1	\$500.00	\$500.00	
4. Landscape garden areas	EA	3	\$10,000.00	\$30,000.00	
				SUBTOTAL:	\$322,825.00
Contingency (10%)					\$32,282.50
Survey, Engineering, Permitting					\$45,195.50
Construction Administration/Inspection (15%)					\$48,423.75
TOTAL COST OPINION					\$448,726.75

SITE IMPROVEMENTS COST OPINION				Date: FINAL	
PROJECT				Revised:	
Phase 11: Dog Park				 BARRY ISETT & associates INC MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS	
LOCATION					
Borough of Tipton, Berks County					
CLIENT					
DRAWING TITLE	PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan	343416.002	SMG	BNS		
		UNITS	QTY	UNIT	TOTAL
				PRICE	PRICE
MOBILIZATION					\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS					\$3,720.00
1. Silt Soxx along creek		LF	160	\$12.00	\$1,920.00
2. Tree protection fencing		LF	200	\$9.00	\$1,800.00
DEMOLITION					\$2,625.00
1. Excavate for sidewalks		CY	35	\$15.00	\$525.00
2. Excavate for concrete curb (18" depth)		LF	165	\$5.00	\$825.00
3. Excavate for asphalt pavement		CY	85	\$15.00	\$1,275.00
CONSTRUCTION					
Dog Park					\$20,090.00
1. Seed, mulch		SY	560	\$4.00	\$2,240.00
2. Concrete (4" depth)		SY	20	\$75.00	\$1,500.00
3. Fencing (4', chainlink)		LF	370	\$25.00	\$9,250.00
4. Gate (4', chainlink)		EA	2	\$600.00	\$1,200.00
5. Waste disposal receptacles		EA	1	\$900.00	\$900.00
6. Play equipment		LS	1	\$5,000.00	\$5,000.00
Pavilion (Renovation)					\$31,125.00
1. Pavilion renovation		LS	1	\$30,000.00	\$30,000.00
2. Concrete (4" depth)		SY	15	\$75.00	\$1,125.00
Sidewalks					\$9,000.00
1. Concrete (4" depth)		LF	120	\$75.00	\$9,000.00
Parking Lots					\$29,180.00
1. Rough grading and compact sub-base		SY	250	\$2.50	\$625.00
2. 6" aggregate base (#57 stone)		CY	42	\$40.00	\$1,680.00
3. Final grading		SY	250	\$4.00	\$1,000.00
4. 4" Superpave 25 mm base course		SY	250	\$45.00	\$11,250.00
5. 1.5" Superpave 9 mm wearing course		SY	250	\$25.00	\$6,250.00
6. Striping (4" wide, white)		LF	160	\$1.75	\$280.00
7. Striping (ADA diagonal, blue)		SF	160	\$5.00	\$800.00
8. ADA symbols		EA	2	\$125.00	\$250.00
9. Accessible parking sign		EA	2	\$200.00	\$400.00
10. Curb (18" depth, concrete)		LF	165	\$40.00	\$6,600.00
11. Joint sealer		LF	9	\$5.00	\$45.00