



# HERSHEY'S MILL DAM PARK OPEN SPACE MASTER PLAN

*East Goshen, Chester County Pennsylvania*



## **PUBLIC MEETING #4:** **Final Plan Review**

Thursday 6.22.2017, 7-8:30 PM  
East Goshen Township Building  
1580 Paoli Pike West Chester, PA

Simone Collins Landscape Architecture  
Princeton Hydro

# Meeting Agenda

- **Brief Overview of Planning Process & Final Plan**
- **Next Steps**



# PROJECT SCHEDULE

| Meeting   | Date & Time            | Meeting Subject                         |
|---|------------------------|---|
| Hershey's Mill Committee Meeting #1   | Nov 17, 6:30 pm        | Project Introduction / Brainstorming    |
| Hershey's Mill Public Meeting #1  | Dec 5, 7:00 pm         | Project Introduction / Brainstorming    |
| Hershey's Mill Committee Meeting #2   | Jan 17, 6:30 pm        | Site Concepts                           |
| Hershey's Mill Public Meeting #2  | Jan 26, 7:00 pm        | Site Concepts                           |
| Hershey's Mill Committee Meeting #3   | Feb 23, 6:30 pm        | Draft Plan                              |
| Hershey's Mill Public Meeting #3  | Mar 23, 7:00 pm        | Draft Plan Presentation - 60 day review |
| Hershey's Mill Committee Meeting #4   | May 24, 6:30 pm        | Review draft plan Comments              |
|  <u>Hershey's Mill Public Meeting #4</u> | <u>Jun 22, 7:00 pm</u> | <u>Final Plan Presentation</u>          |

# Public Participation

## Public Survey total responses:

|                       |     |
|-----------------------|-----|
| #1 Visioning Survey:  | 231 |
| #2 Concept Survey:    | 162 |
| #3 Draft Plan Survey: | 44  |

## Public Meeting attendance:

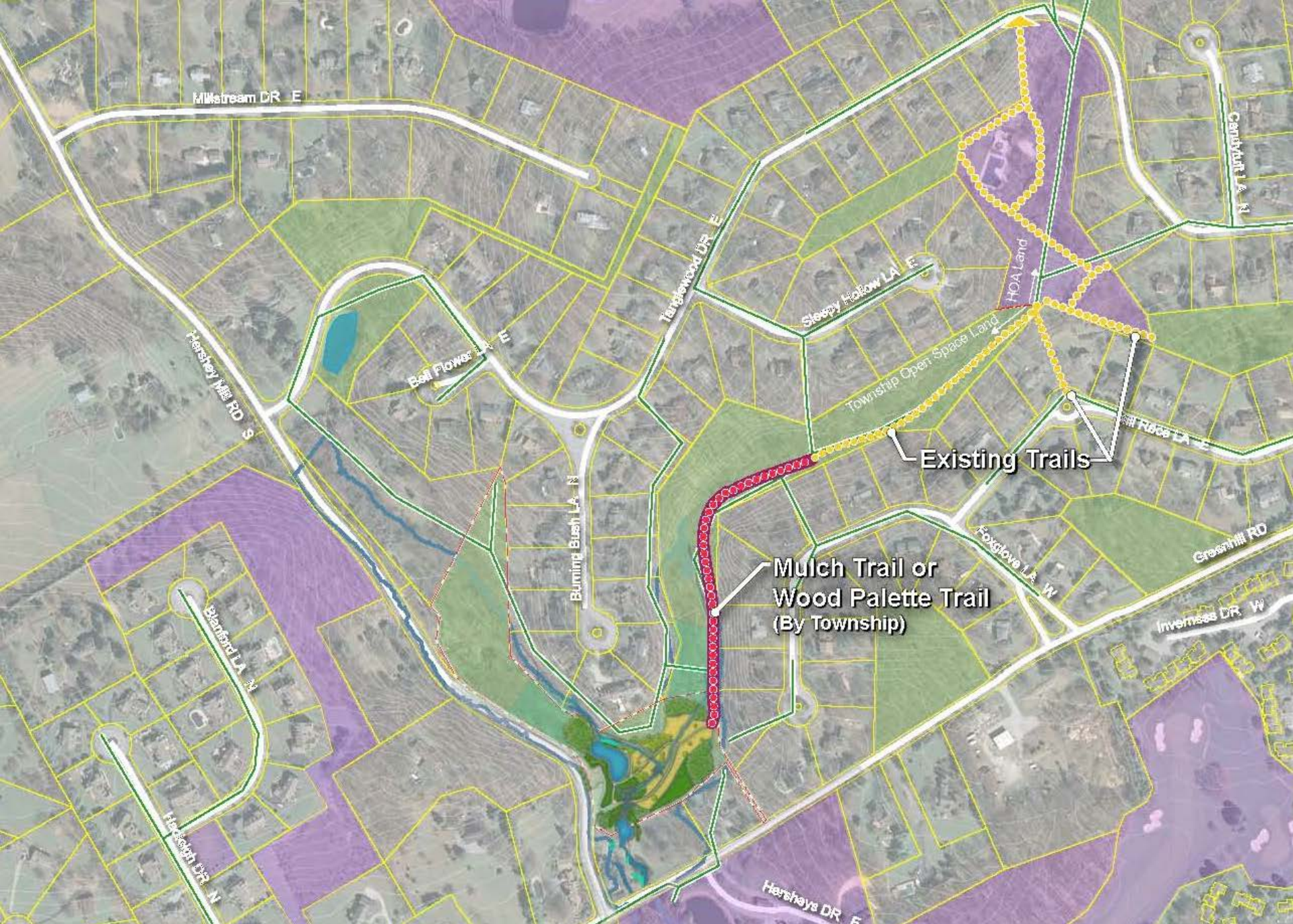
|                    |    |
|--------------------|----|
| Public Meeting #1: | 17 |
| Public Meeting #2: | 59 |
| Public Meeting #3: | 12 |



# Final Master Plan









# Waterfall Area





# Example Constructed Waterfall / Step Pools





# Example Constructed Waterfall / Step Pools



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# Example Constructed Waterfall / Step Pools





# Step pool / Stream Crossing





# Parking Area & Pond





# ADA Access Into Site





# Water Edge Access





# Foot Paths – Earthen / Woodchip / Stone dust





# Riparian Buffer along pond.





# Low Meadow Plantings – sedges and milkweed





# Project Phasing

Phase

1

## Site Improvements:

- Dam removal;
- Stream step pools;
- Site grading to create pond, island, and embankment for parking; and
- Construct pond.

## Planting Improvements:

- Bioengineered embankment stabilization; and
- General site stabilization / Cover crop seeding.





# Project Phasing

Phase  
**2**

## Site Improvements:

- Parking lot construction;
- ADA trail construction; and
- Mulch foot paths;

## Planting Improvements:

- Meadow establishment;
- Shrub plantings; and
- Forest restoration.





# Project Cost

| Phase 1 Estimated Costs of Development |  |            |
|--|--|------------|
|  | Work Item  | Total Cost |
|  | <i>Demolition and Site Preparation</i>                           | \$ 80,895  |
|  | Phase 1 Site Improvements  | \$ 80,895  |
|  | General Project Cost (Mobilization, E&S, Construction Surveying) | \$ 5,663   |
|  | Construction Contingency (15%)                                   | \$ 12,134  |
|  | Design and Engineering (15%)                                     | \$ 12,134  |
|  | Phase 1 Project Costs  | \$ 110,826 |
| Phase 2 Estimated Costs of Development |  |            |
|  | Work Item  | Total Cost |
|  | <i>Mulch Pathways</i>  | \$ 7,592   |
|  | <i>Optional Mulch Pathways</i>                                   | \$ 2,083   |
|  | <i>ADA Asphalt Walkway</i>                                       | \$ 5,224   |
|  | <i>Hershey Mill Road ADA Parking Area</i>                        | \$ 21,525  |
|  | <i>Planting</i>  | \$ 59,080  |
|  | Phase 2 Site Improvements  | \$ 95,504  |
|  | General Project Cost (Mobilization, E&S, Construction Surveying) | \$ 6,685   |
|  | Construction Contingency (15%)                                   | \$ 14,326  |
|  | Design and Engineering (15%)                                     | \$ 14,326  |
|  | Phase 2 Project Costs  | \$ 130,840 |
| Total Costs of Development             |  | \$ 241,666 |



## Construction Documents Schedule

- August 2017 – new survey for site
- December 2017 – 50% construction documents
- January 2018 – Pre-application meeting (DEP / Dam Safety)
- April 2018 – 100% construction documents
- May 2018 – Final permit applications submitted \*\*
- Fall 2018 – Final permits received

## Construction Schedule (possible)

- Fall / Winter 2018 – Advertisement for construction bids
- Winter / Spring 2018 – Award construction contract phase 1
- Spring / Summer 2018 – Phase 1 construction
- Spring 2018 – apply for grant funding for phase 2
- Spring 2019 – Phase 2 construction
- Summer / Fall 2019 – Park construction completed

\*\*\* Permit approval timing uncertain



The background of the slide is a photograph of a rural landscape. It features a line of trees with autumn-colored foliage (yellows, oranges, and reds) in the upper half. Below the trees, there is a dark, possibly stone or concrete, wall or fence. In the lower half, there is a grassy field with a few more trees in the distance. The overall tone is somewhat muted and artistic.

**Many thanks to the hardworking and insightful committee!**

- **Sue Davis**
- **Jim Edmunds**
- **Blake Goll**
- **Wayne Hall**
- **Wendy Bartenstein**
- **Nancy Aller**
- **Tom Beggs**
- **Dick Dunkel**
- **Ed Tomlinson**
- **Jim Brandolini**
- **and Township Manager**
- **Rick Smith**



# Final Master Plan

