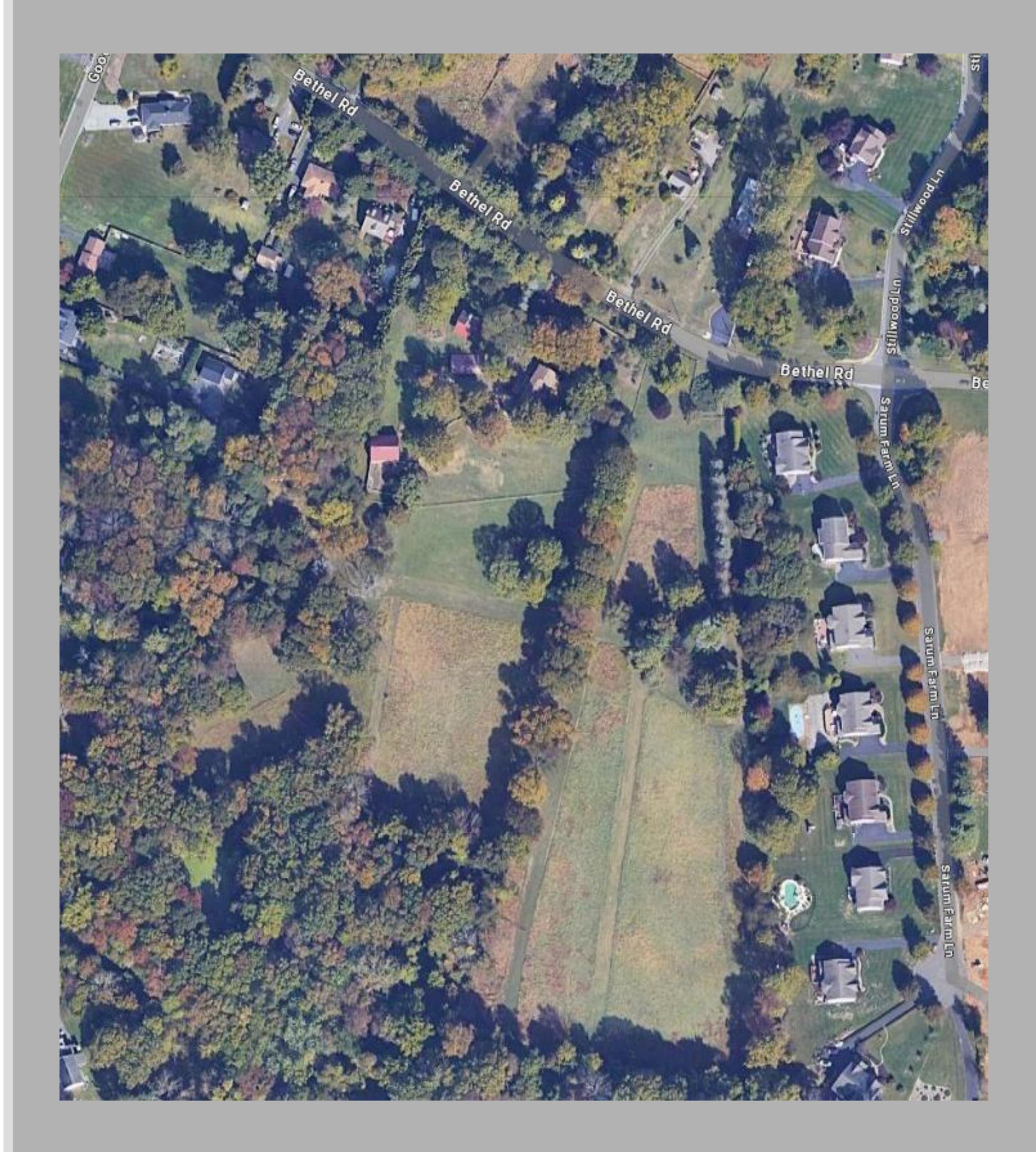
Shaffer Preserve

Bethel Township, Delaware County, Pennsylvania







PLAN UPDATES

Per January 28, 2025 Public Meeting:

- Reduced height of berm to 4-ft adjacent to Sarum Farm properties.
- Removed berm adjacent to parking lot area.
- Incorporated privacy fence East of parking lot.
- Reoriented parking lot light away from Sarum Farm Residents.
- Connect proposed fence to proposed bridge abutments to keep residents off private properties.
- Retain existing landscaping, incorporate native plantings in buffers and basin areas.

Per Infiltration Testing (June 2025):

- Infiltration at large basin is not feasible (groundwater encountered), added a third basin.
- Raised elevation of large detention basin (SWM #100), shifted trail to high side.

General Updates:

- Plans have been provided to NALT.
- Discussed wetlands impacts, permitting with DEP.







SITE

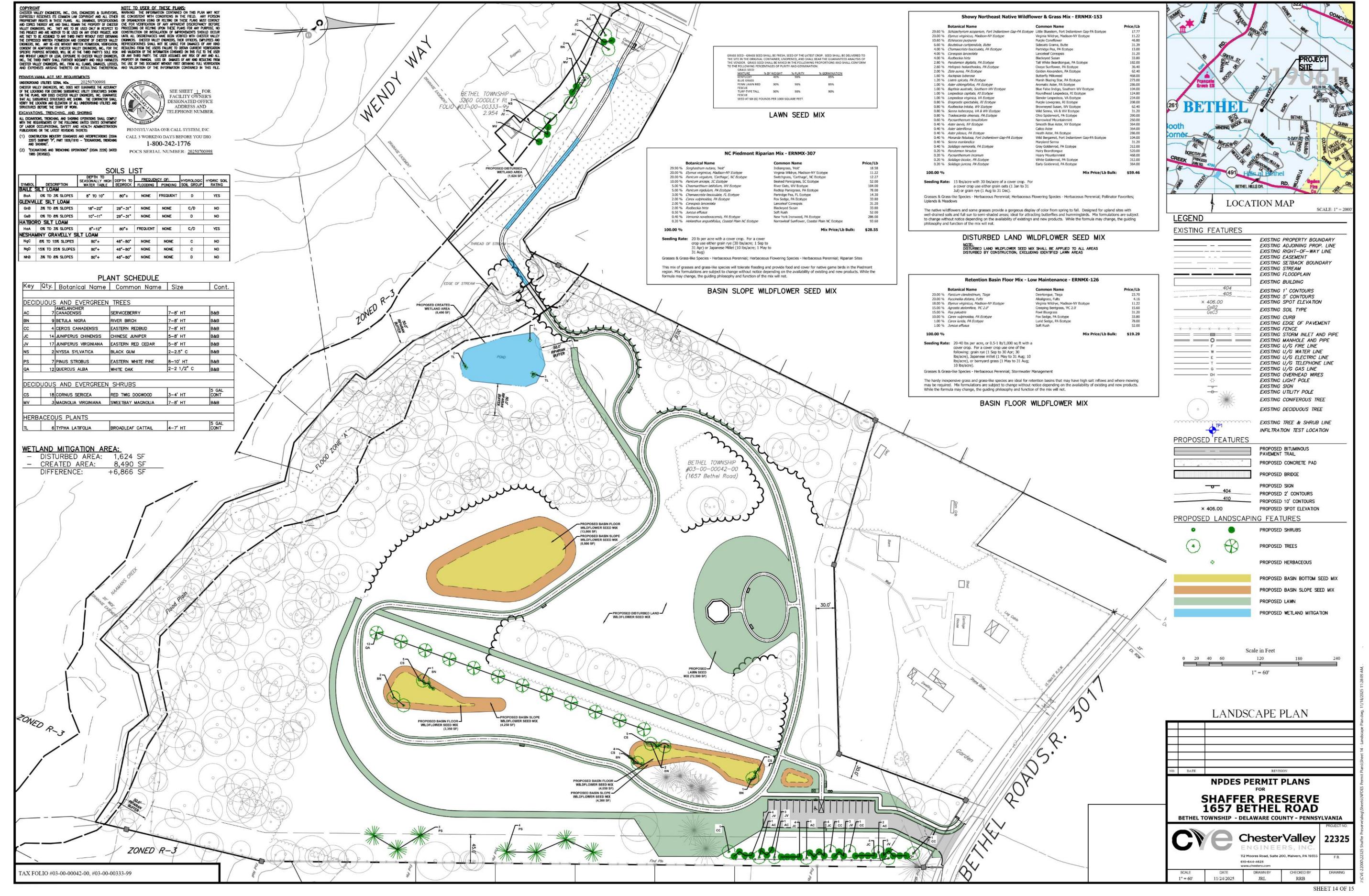
PLAN

STORM&
GRADING
PLAN





LANDSCAPE





IMPROVEMENT PHOTOS



Image of 18-foot-tall earthen berms – 1st year plant growth









Image of 10-foot-wide asphalt trail with naturalized vegetation (1^{st} year growth)

Successional/Native
Tree Plantings &
shrubs:

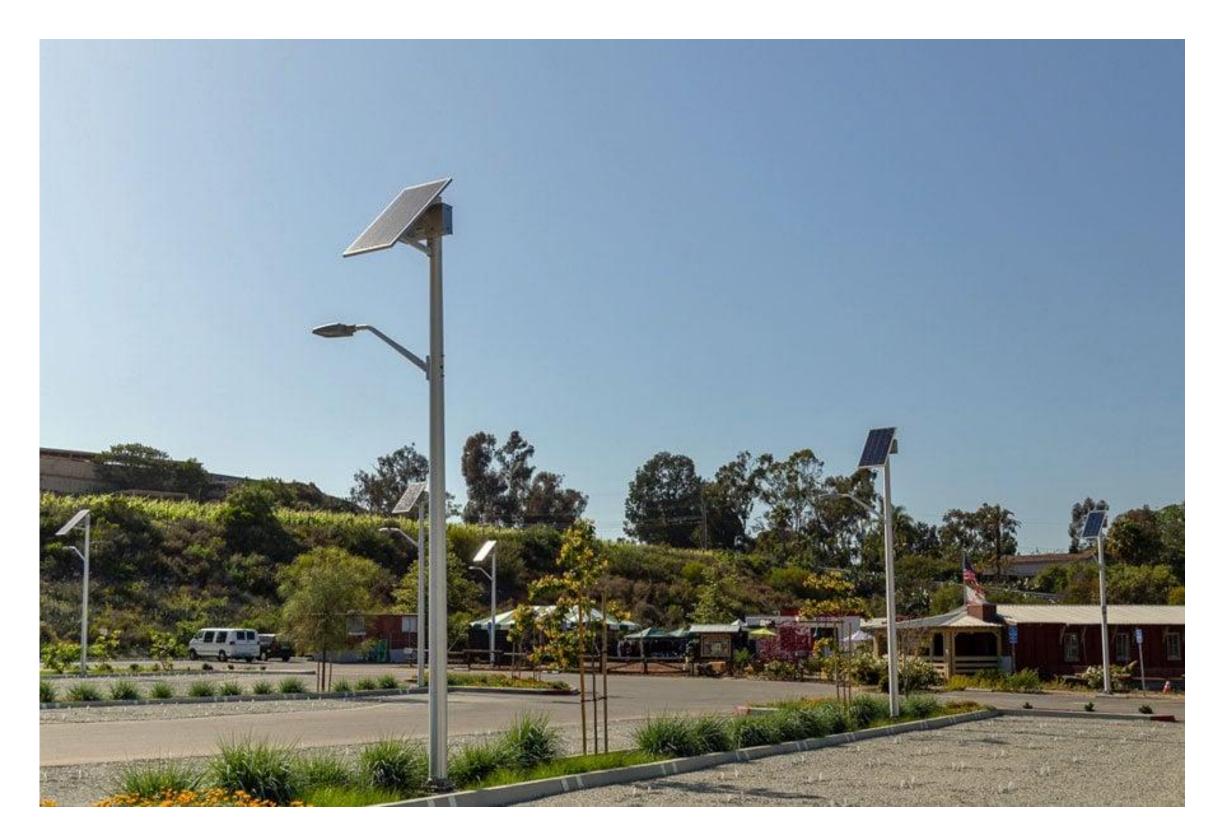
- Eastern Red Cedar
- Magnolia
- Serviceberry
- White Oak



Red Twig Dogwood



IMPROVEMENT PHOTOS







Pedestrian bridge



Wood pavilion



Recycled plastic benches



Natural storm basin



PROJECT COST

Phase 1 Cost: \$ 1,369,885.00

Items included in the Phase 1 development cost:

- Excavation & site grading
- Tree removal and grubbing (basin and trail area only)
- Demolition and removal of ex. stone drive and gates
- Installation of erosion control measures
- Fine grading and grass seeding (oval and 3' along trails)
- Fine grading and wildflower seeding (all other disturbed areas)
- Asphalt parking lot paving (incl. line striping and wheel stops)
- Asphalt trail (width varies 6' & 8')
- 50-foot-long bridge (Contech Corten steel with ironwood deck and abutments)
- Stormwater Basins & Structures
- Entrance Sign
- Entry gate
- Site furniture (benches and trash receptacles)
- Light fixtures (solar)

Items for future consideration:

- Tree removal Arborist's plan
- Fencing (Repaired and/or replaced as needed)
- Pavillion



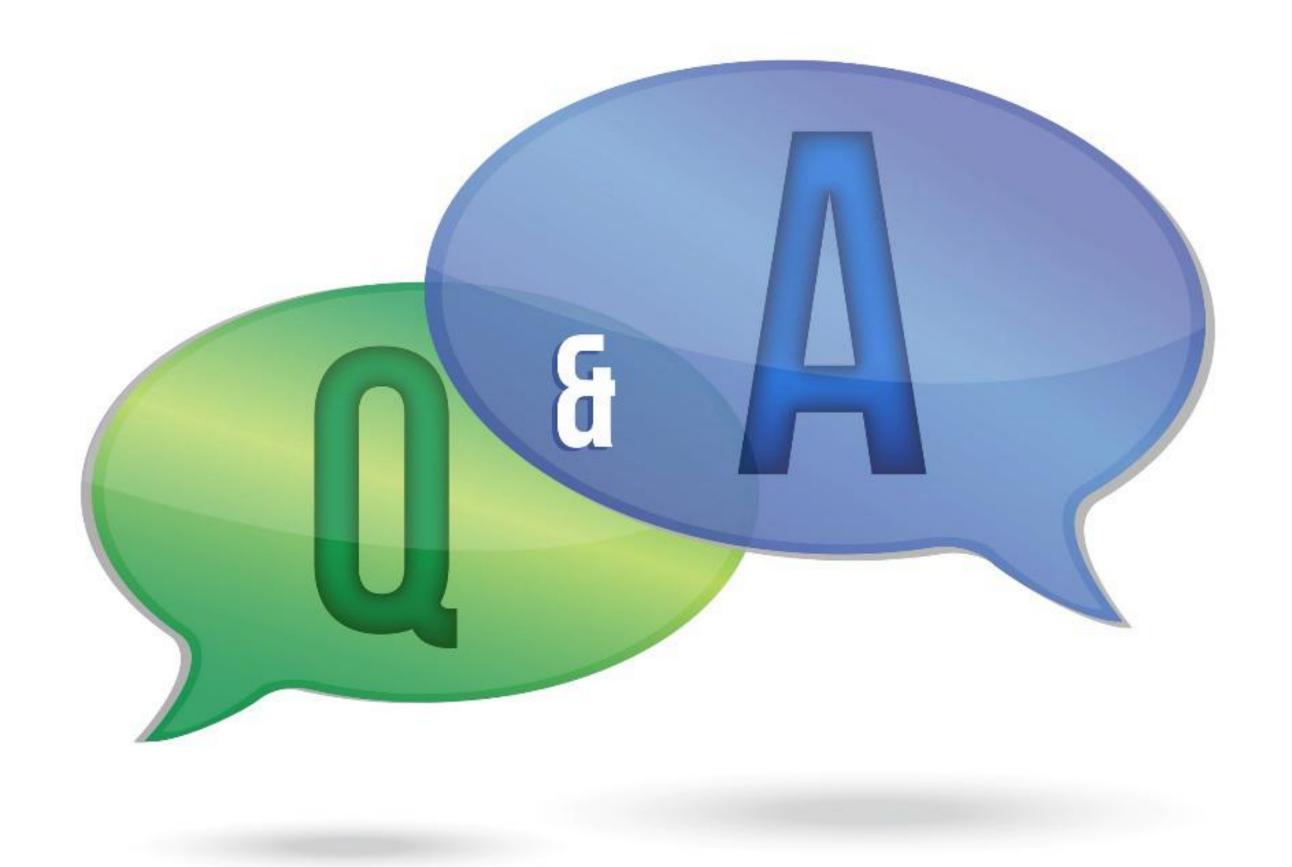
SHAFFER PRESERVE PROJECT SCHEDULE

Immediately following this meeting:

End of November – Submit plans to the Delaware County Conservation District (DCCD) for NPDES Permit Submit plans to DCCD and/or DEP for Bridge & Wetland Disturbance

End of June 2026 – Receive Permits, discuss timing on construction











Shaffer Preserve

Bethel Township, Delaware County, Pennsylvania