WESTTOWN TOWNSHIP COMPREHENSIVE PLAN UPDATE

A Plan for the Protection (and Restoration) of Natural Resources

Task Force Meeting *November 17th , 2016*

BRANDYWINE CONSERVANCY

Make Westtown Township “Forever Green”

- By preserving natural, historic, and scenic places.

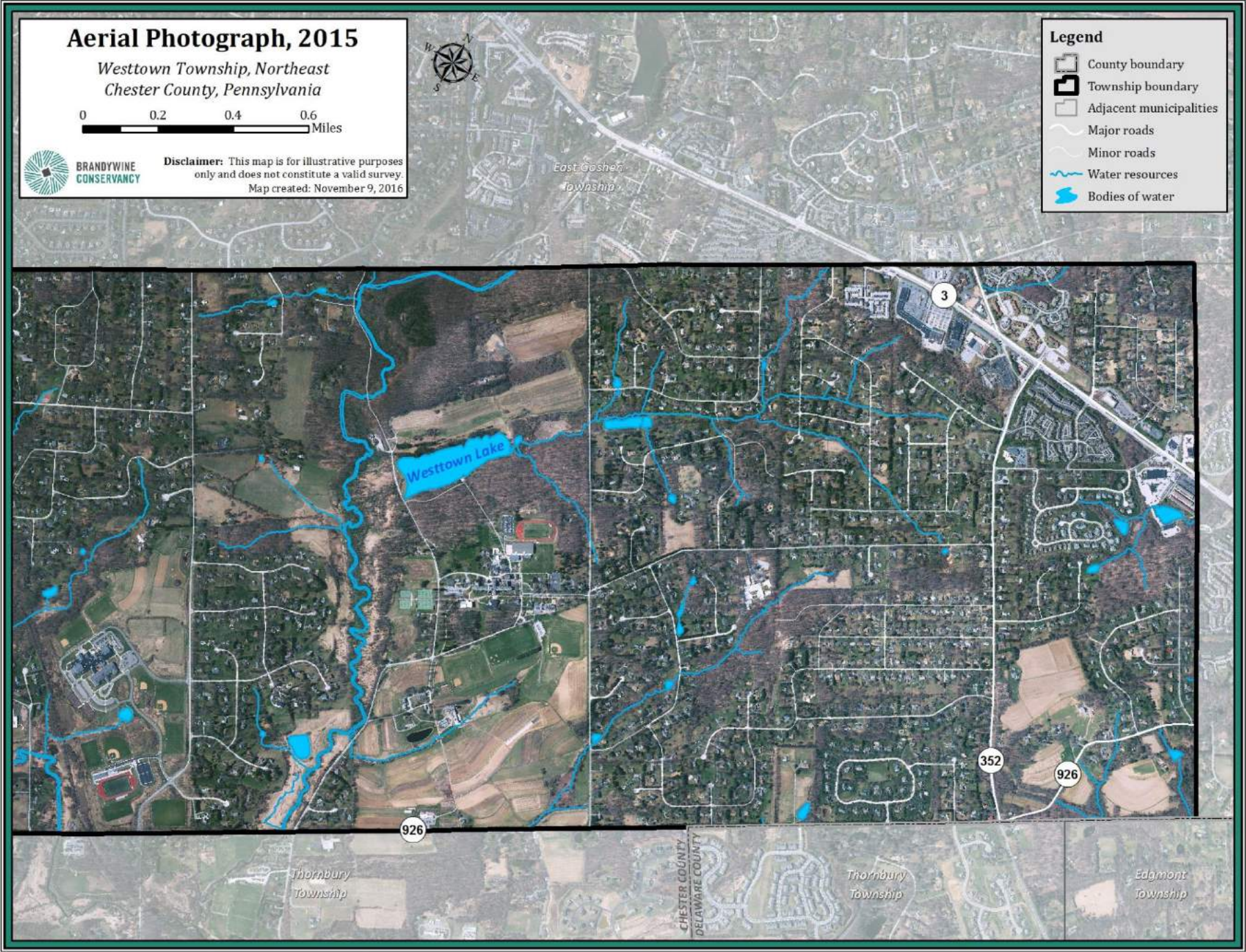
Aerial Photograph, 2015

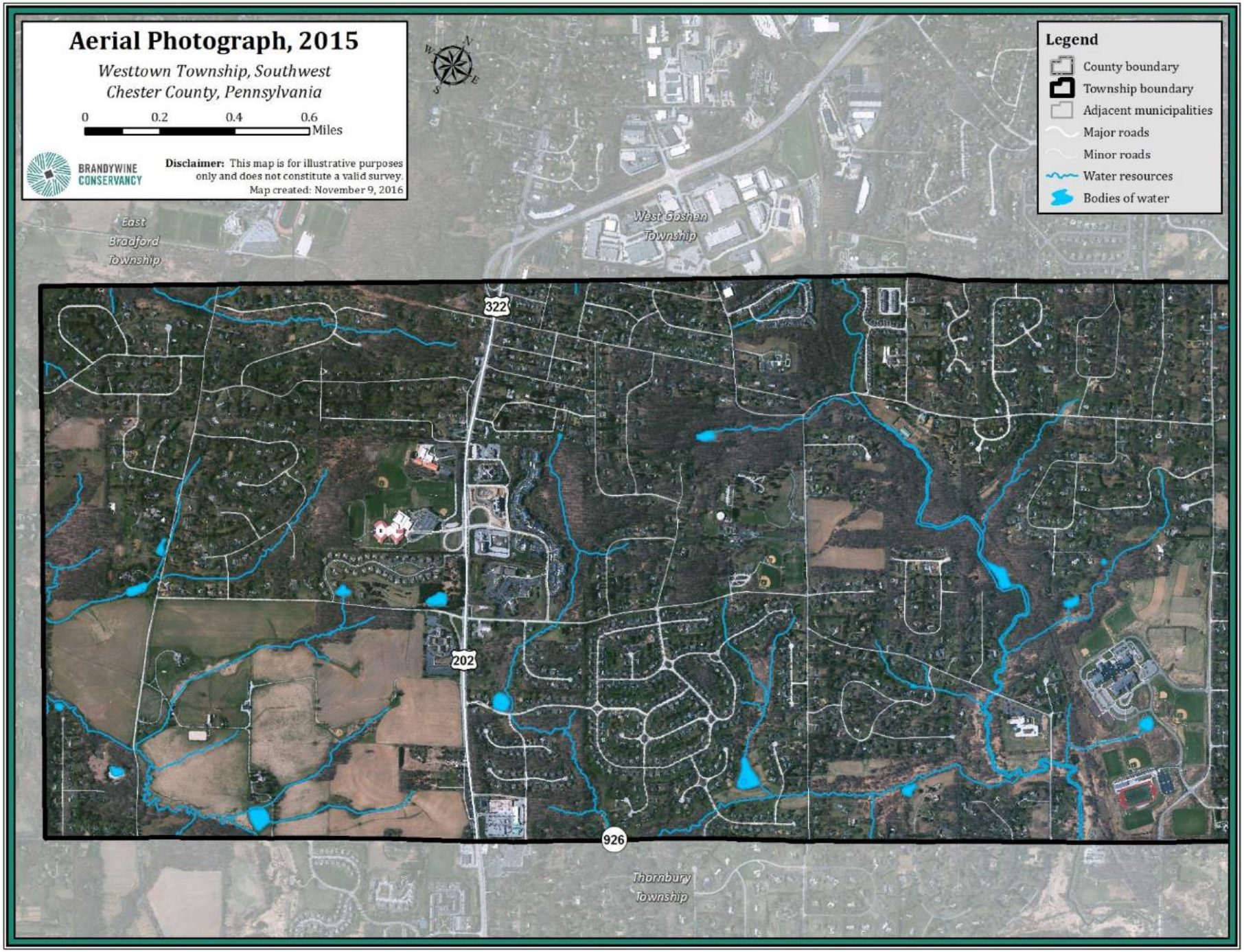
Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 9, 2016




Aerial Photograph, 2015
Westtown Township, Southwest
Chester County, Pennsylvania
0
0.2
0.4
0.6
Miles
BRANDYWINE CONSERVANCY
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 9, 2016
Legend
County boundary
Township boundary
Adjacent municipalities
Major roads
Minor roads
Water resources
Bodies of water
East Bradford Township
West Goshen Township
322
202
926
Thornbury Township

Surface Water Resources

Water Features

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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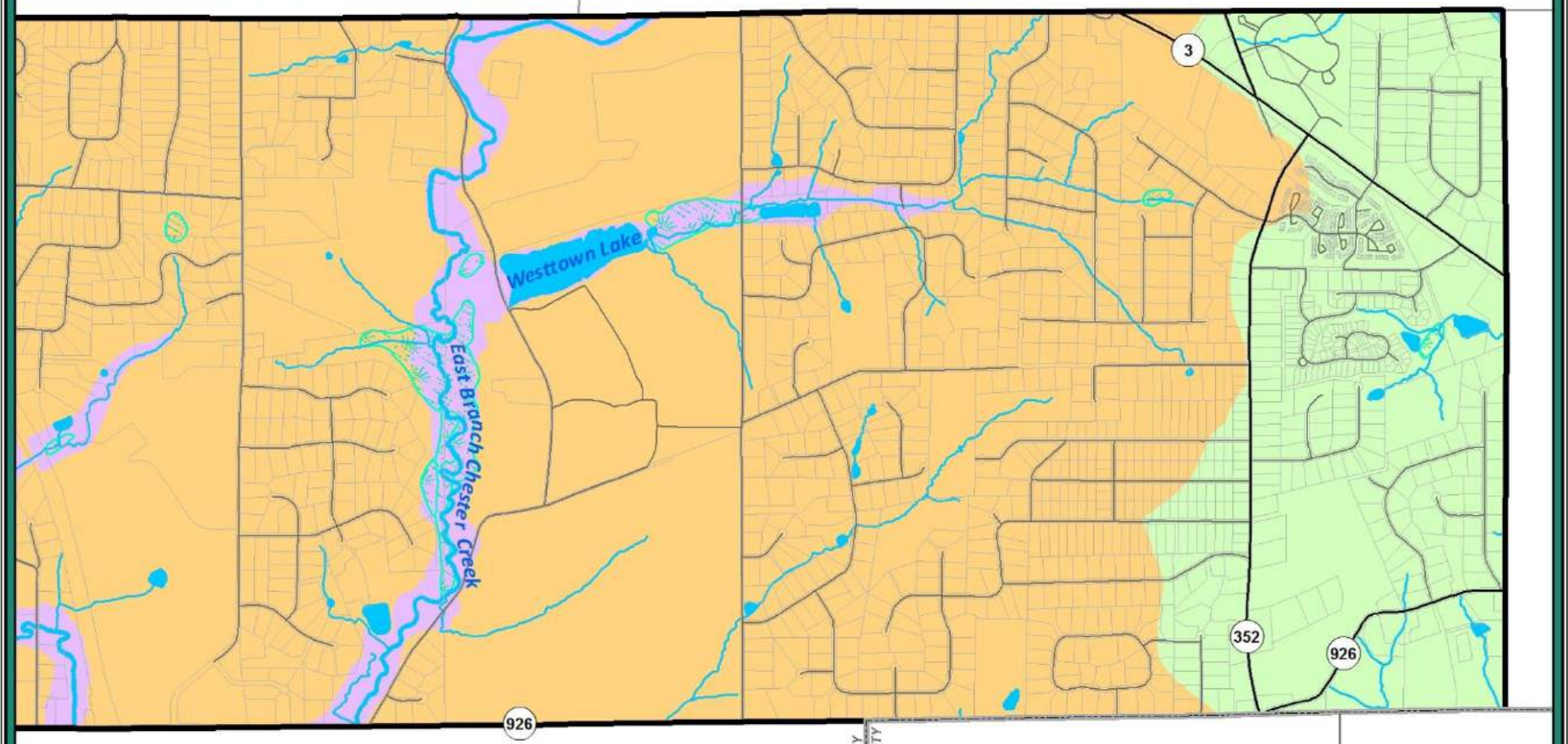
Map created: November 9, 2016

East Goshen Township

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water
- Wetlands
- 100-year floodplains
- Brandywine Creek Watershed
- Chester Creek Watershed
- Ridley Creek Watershed



Thornbury Township

CHESTER COUNTY
DELAWARE COUNTY

Thornbury Township

Edgmont Township

Water Features

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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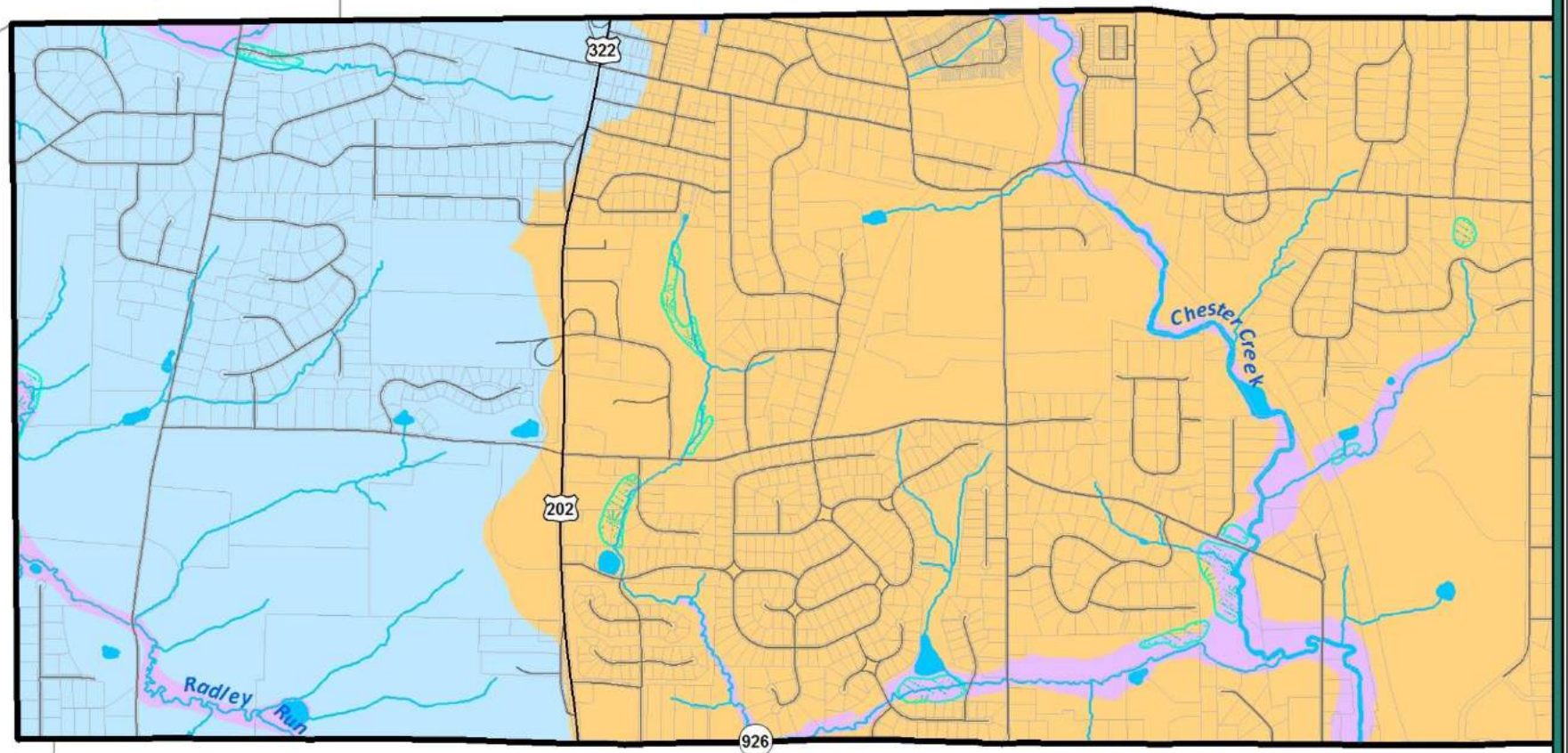
Map created: November 9, 2016

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water
- Wetlands
- 100-year floodplains
- Brandywine Creek Watershed
- Chester Creek Watershed
- Ridley Creek Watershed

East Bradford Township

West Goshen Township



Thornbury Township

High Quality Streams

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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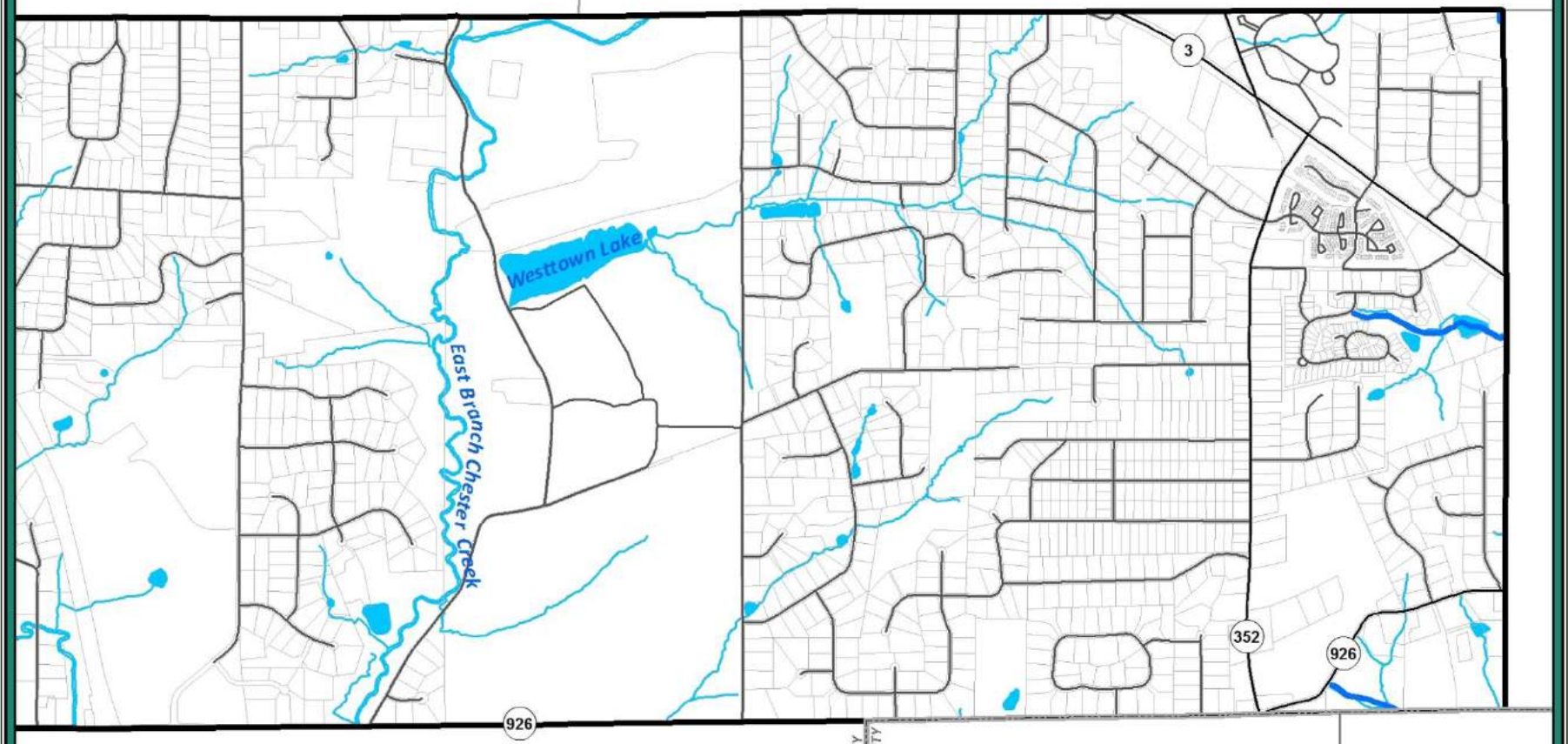
Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- HQ streams
- Water resources
- Bodies of water



Impaired Streams

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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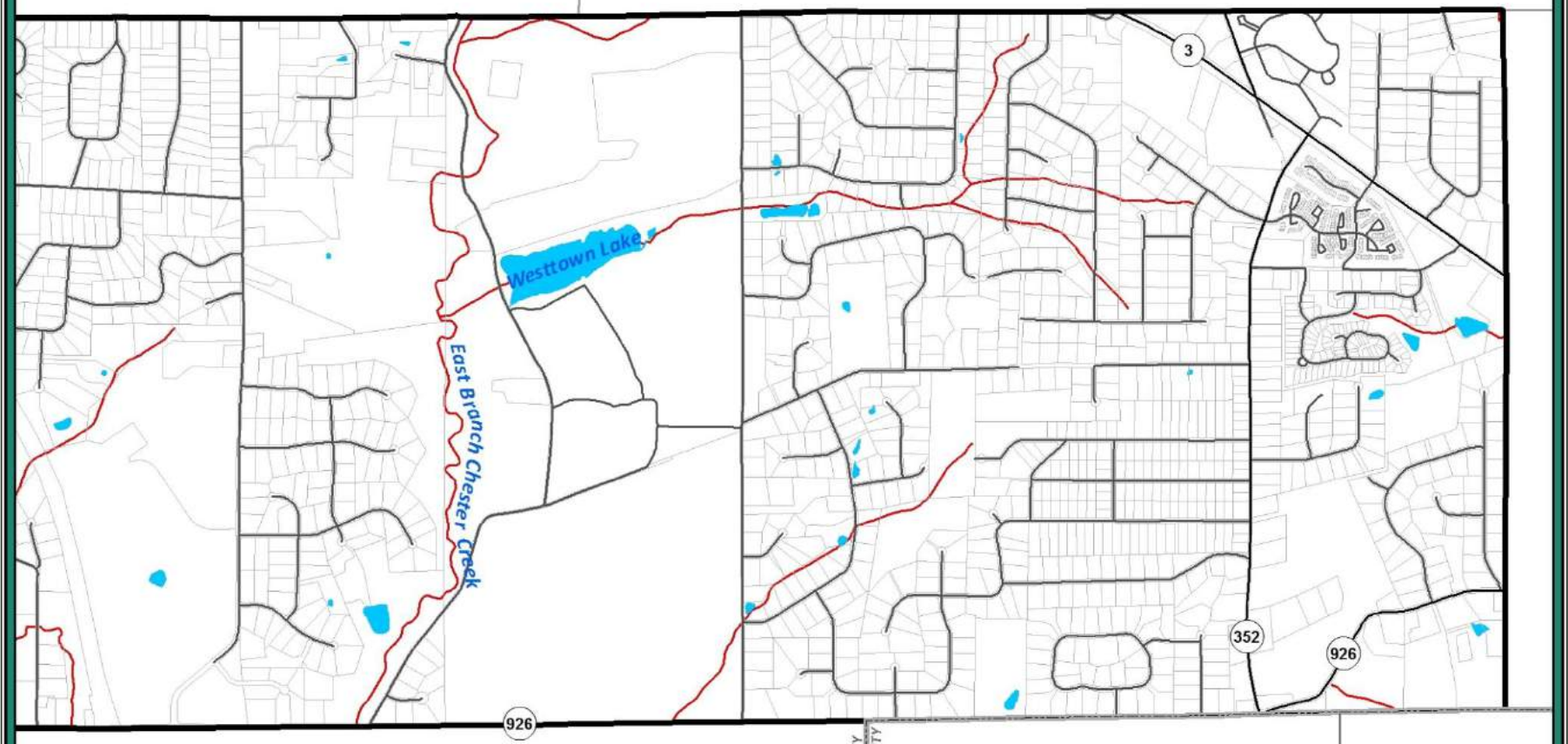
Map created: November 9, 2016

East Goshen Township

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Bodies of water
- Impaired streams (2015)



Thornbury Township

CHESTER COUNTY
DELAWARE COUNTY

Thornbury Township

Edgmont Township

Impaired Streams

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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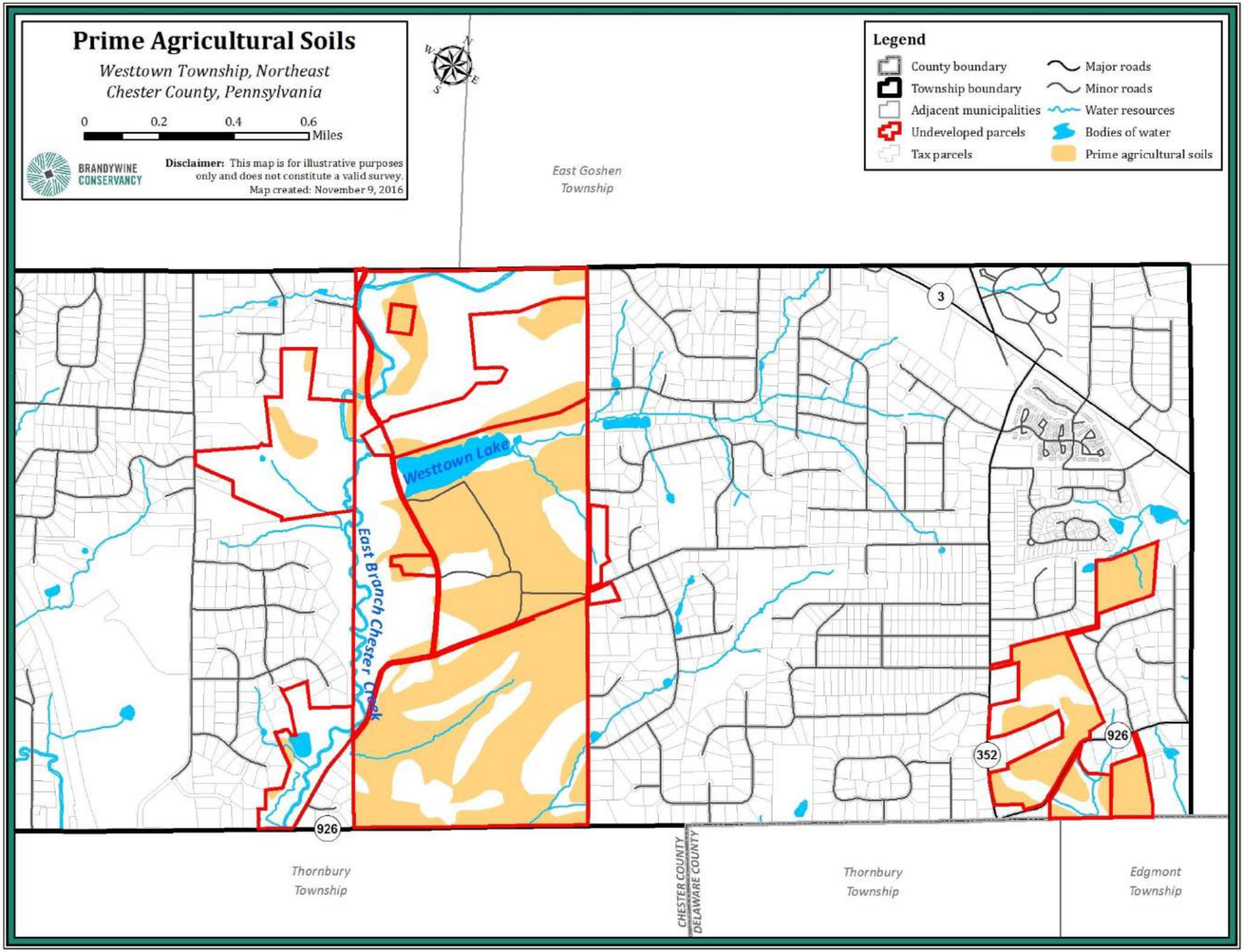
Map created: November 9, 2016

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Bodies of water
- Impaired streams (2015)

Land related resources

BRANDYWINE CONSERVANCY


Prime Agricultural Soils
Westtown Township, Northeast
Chester County, Pennsylvania
0 0.2 0.4 0.6
Miles
BRANDYWINE CONSERVANCY
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 9, 2016
Legend
County boundary
Township boundary
Adjacent municipalities
Undeveloped parcels
Tax parcels
Major roads
Minor roads
Water resources
Bodies of water
Prime agricultural soils
East Goshen Township
Westtown Lake
East Branch Chester Creek
3
926
352
926
Thornbury Township
CHESTER COUNTY
DELAWARE COUNTY
Thornbury Township
Edgmont Township

Prime Agricultural Soils

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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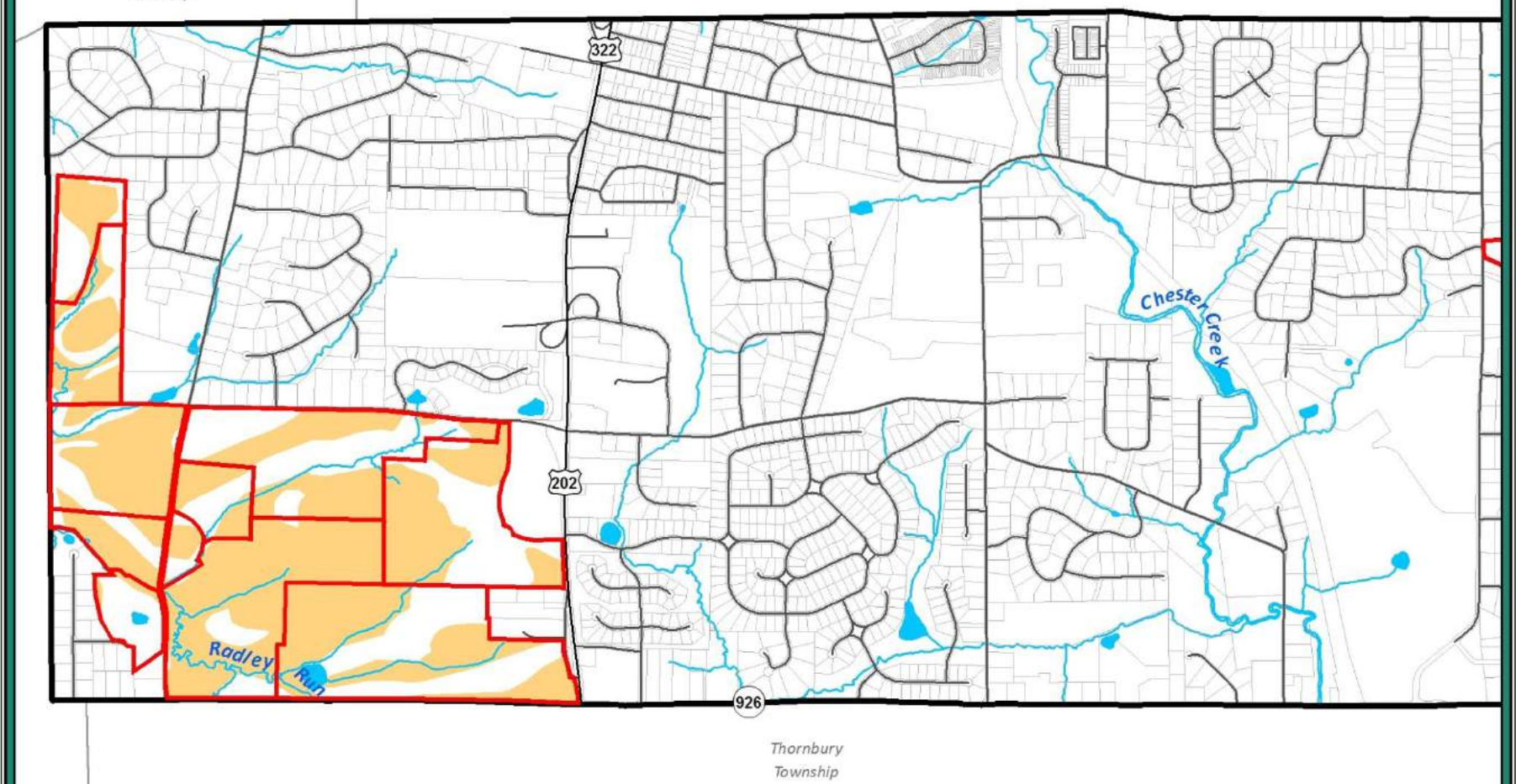
Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Undeveloped parcels
- Tax parcels
- Major roads
- Minor roads
- Water resources
- Bodies of water
- Prime agricultural soils



Predominantly Hydric Soils

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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Legend

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- Minor roads
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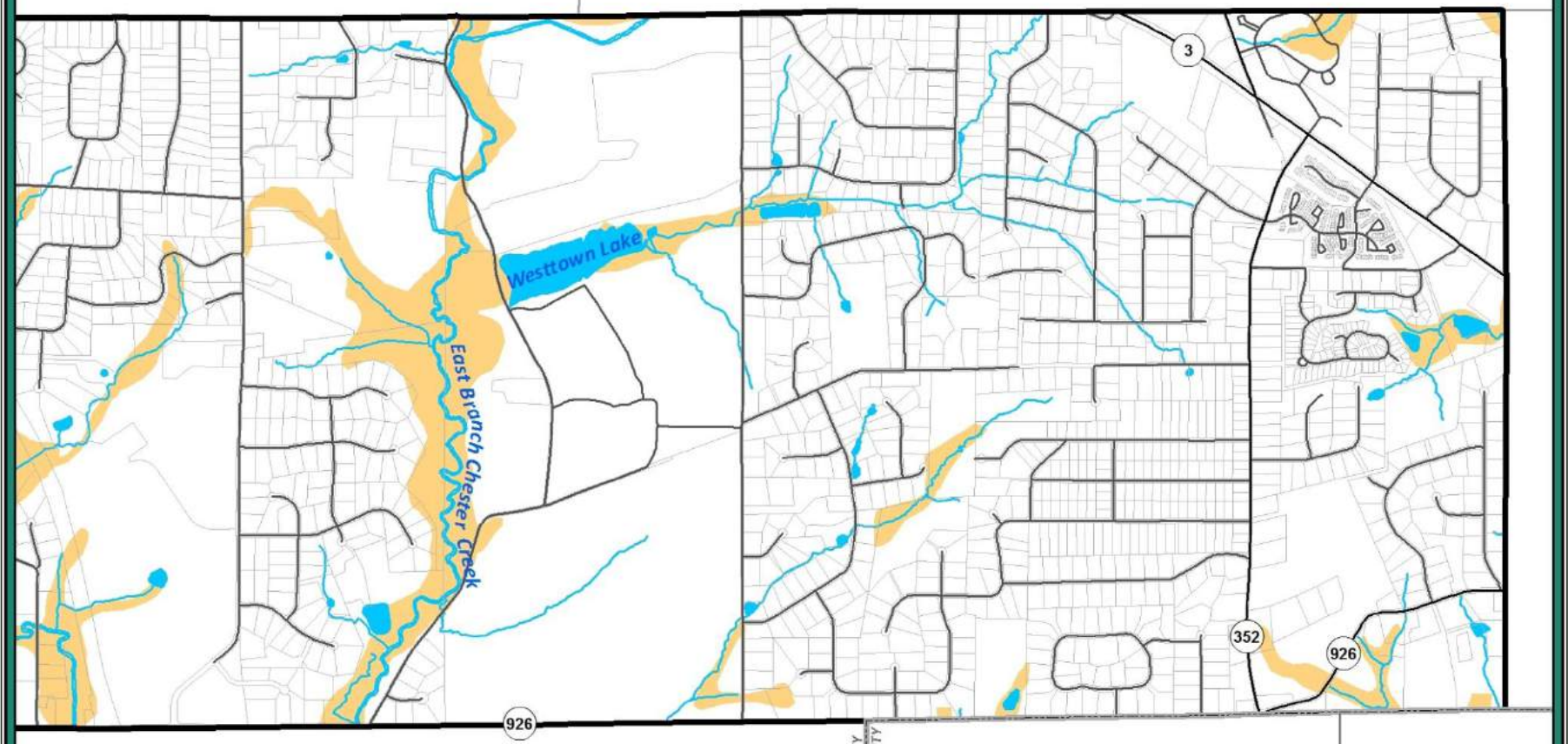
- Water resources
- Bodies of water
- Predominantly hydric soils



Predominantly Hydric Soils

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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Legend

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- Township boundary
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- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water
- Predominantly hydric soils

Steep and Prohibitive Slopes

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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Map created: November 9, 2016

Legend

- County boundary
- Township boundary
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- Major roads
- Minor roads
- Tax parcels
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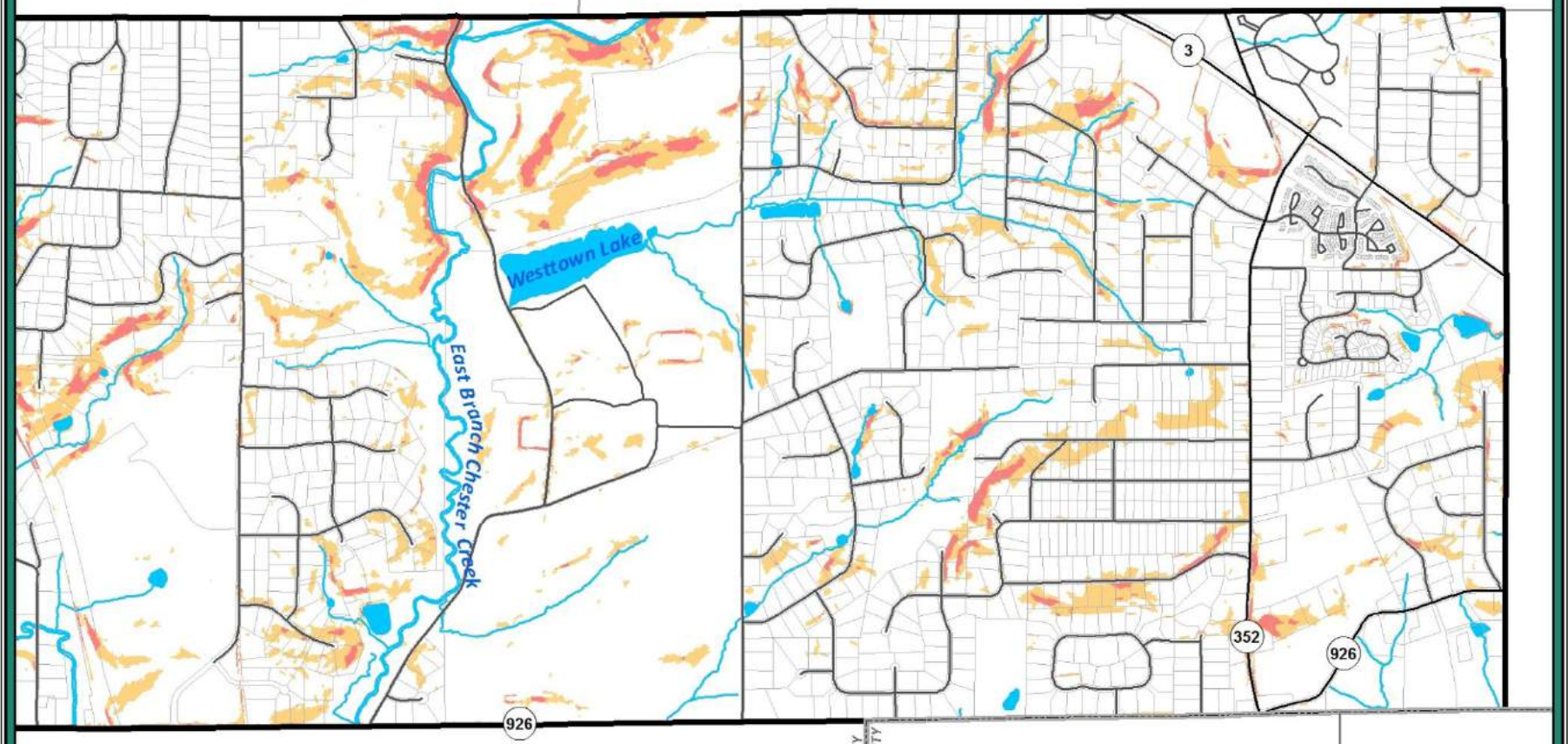
- Bodies of water
- Steep slopes (15-25%)
- Prohibitive slopes (greater than 25%)



Steep and Prohibitive Slopes

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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- Steep slopes (15-25%)
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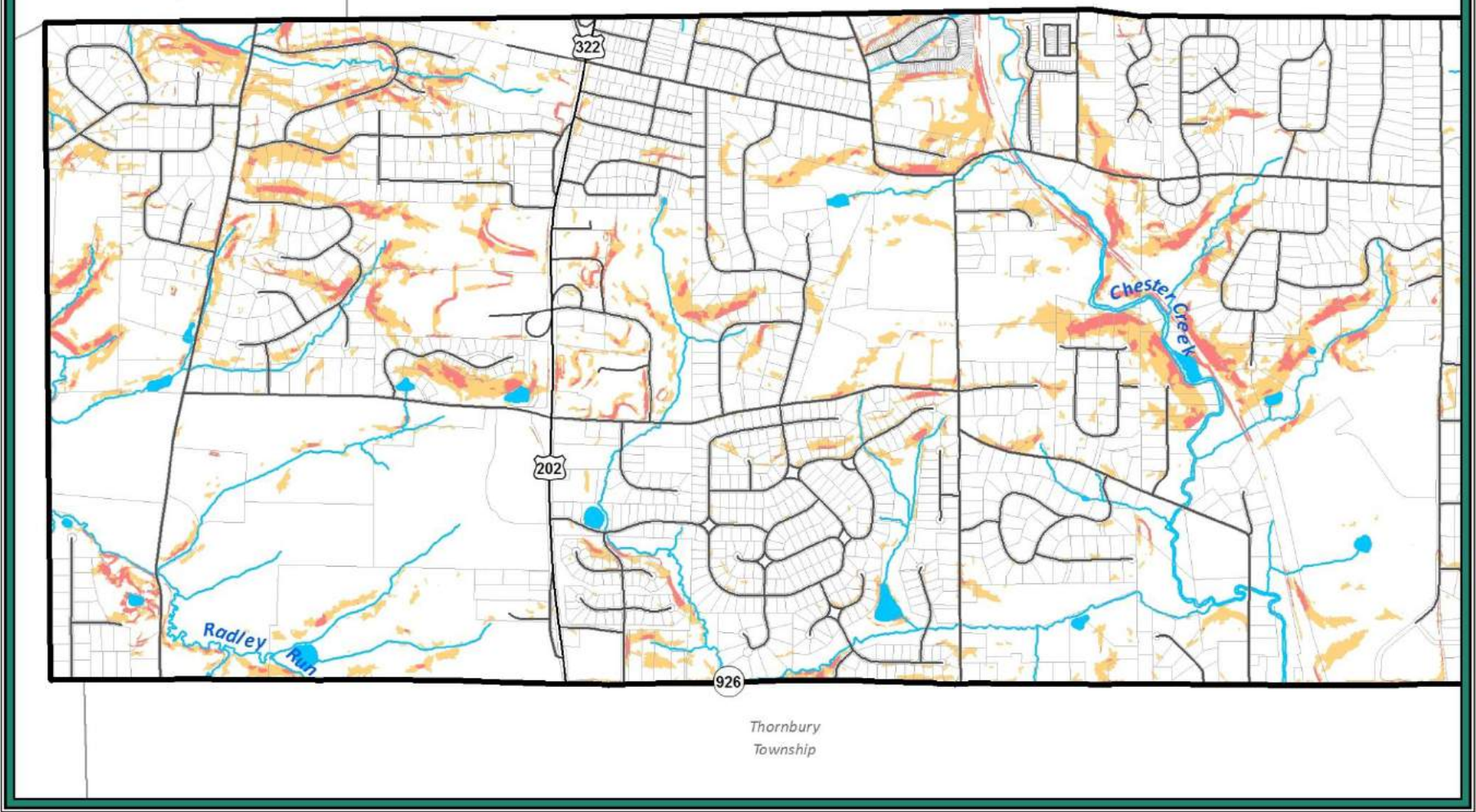

Biotic resources

Woodlands

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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Legend

- County boundary
- Township boundary
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- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water
- Woodlands

East Goshen Township

Westtown Lake

East Branch Chester Creek

3

352

926

926

Thornbury Township

CHESTER COUNTY
DELAWARE COUNTY

Thornbury Township

Edgmont Township

Woodlands

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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Legend

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- Woodlands

Riparian Forest Gaps

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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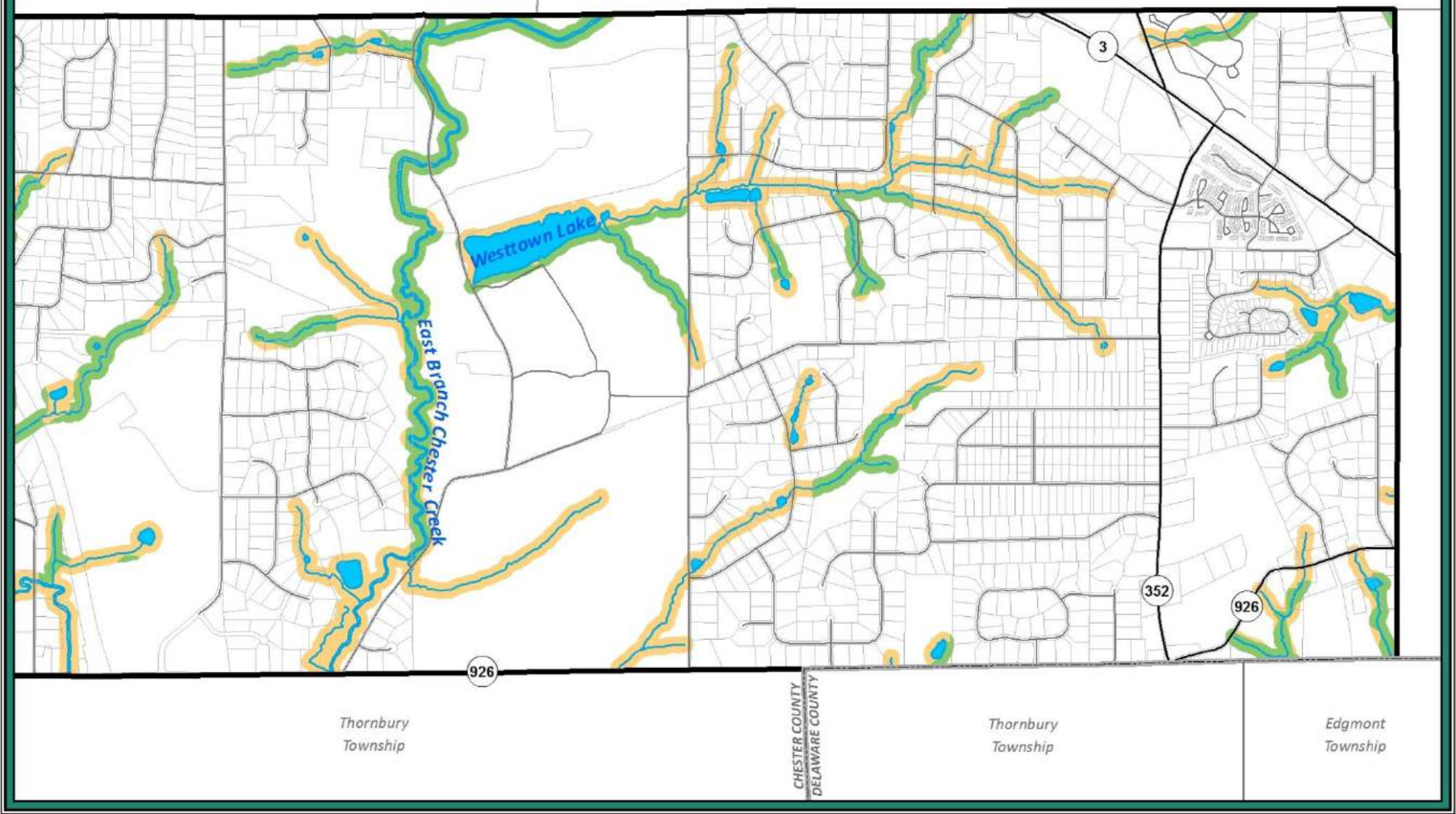

Riparian Forest Gaps

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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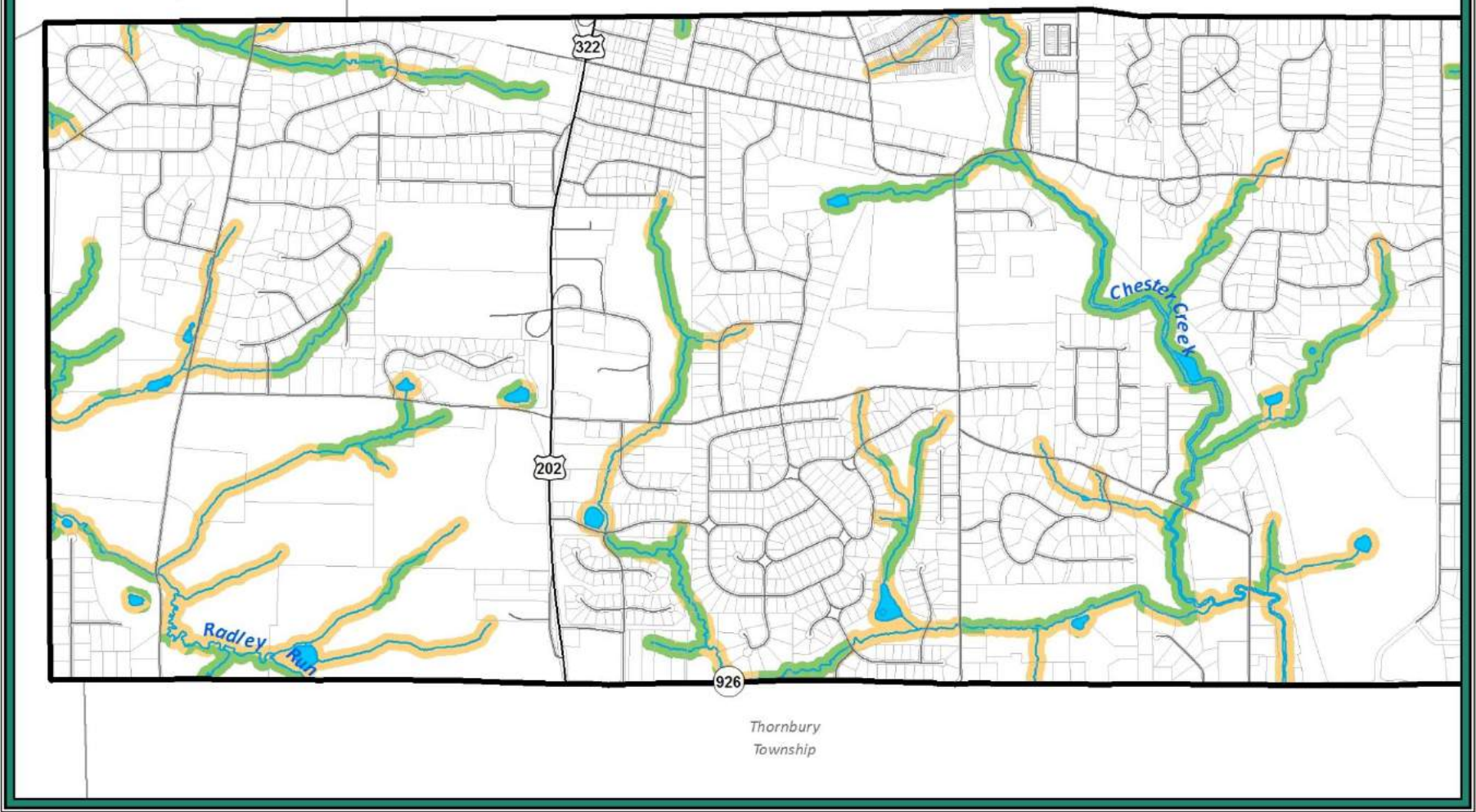
Map created: November 9, 2016

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water
- Riparian woodland
- Riparian forest gap



Natural Heritage Program

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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East Goshen Township

Legend

- County boundary
- Township boundary
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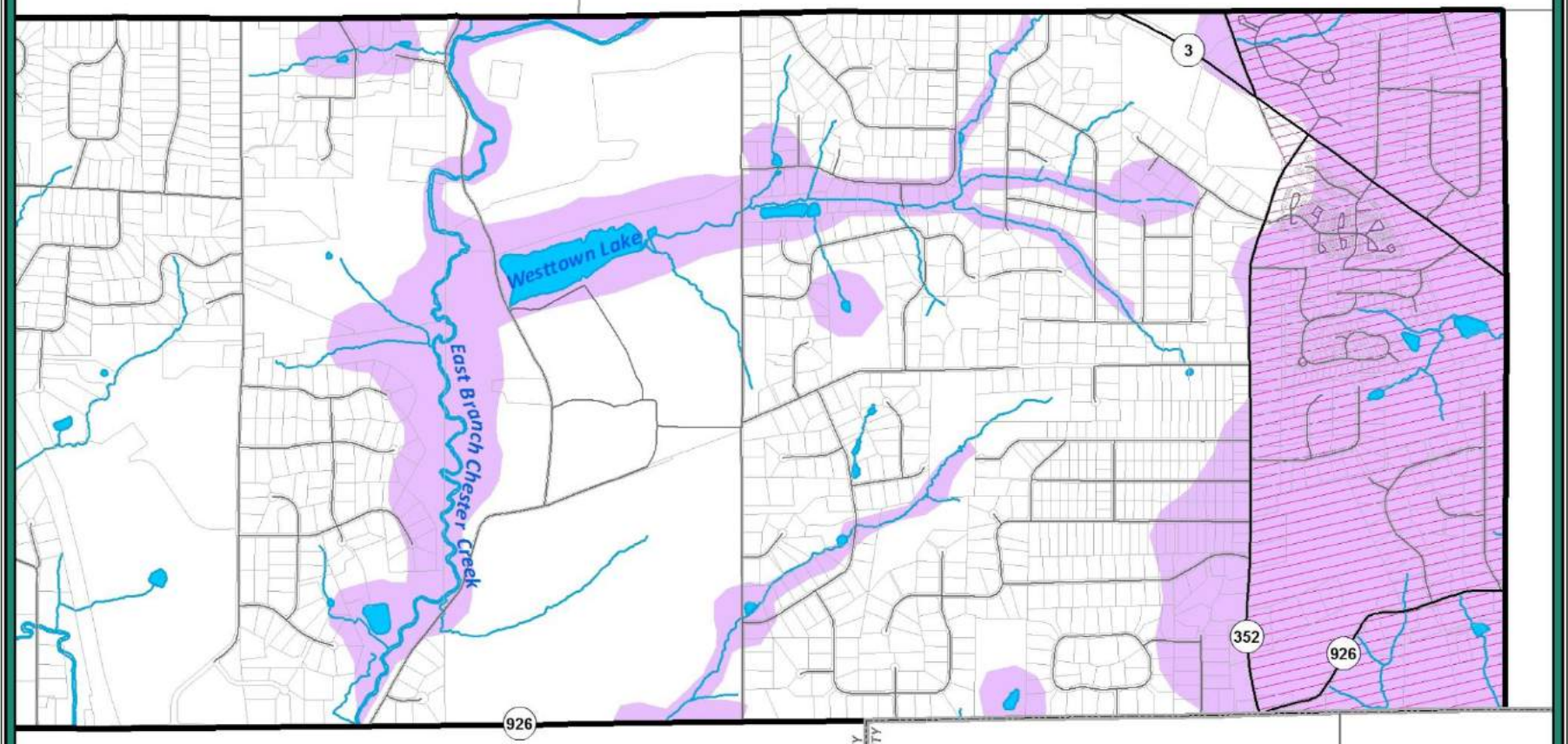
- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water

Conservation Planning

- Important Bird Areas
- Natural Heritage Areas: Core Habitat
- Natural Heritage Areas: Supporting Landscapes



Thornbury Township

CHESTER COUNTY
DELAWARE COUNTY

Thornbury Township

Edgmont Township

Natural Heritage Program

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

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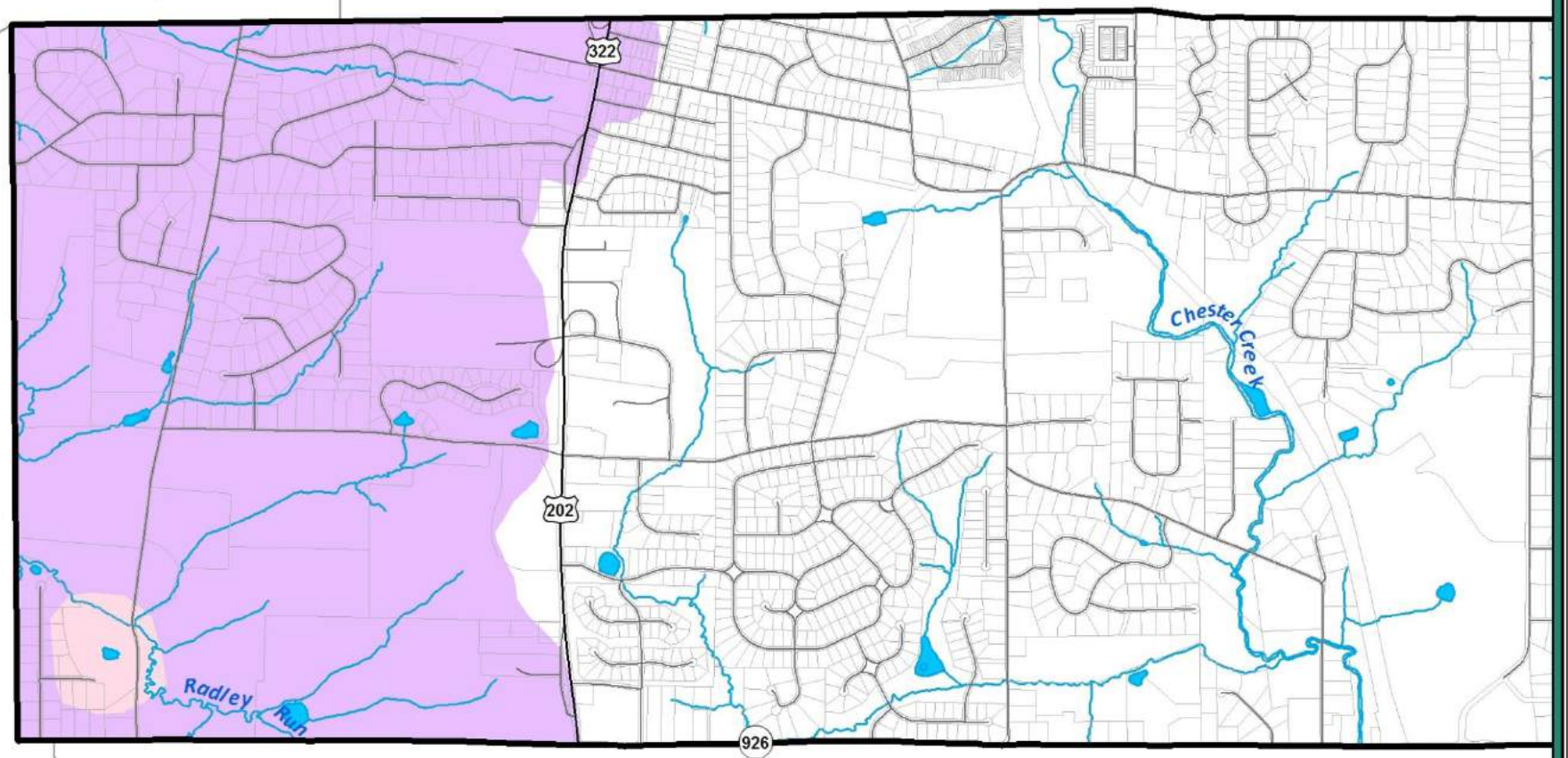
- Tax parcels
- Water resources
- Bodies of water

Conservation Planning

- Important Bird Areas
- Natural Heritage Areas: Core Habitat
- Natural Heritage Areas: Supporting Landscapes



Special Environmental Concerns

Westtown Township, Northeast Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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East Goshen Township

Legend

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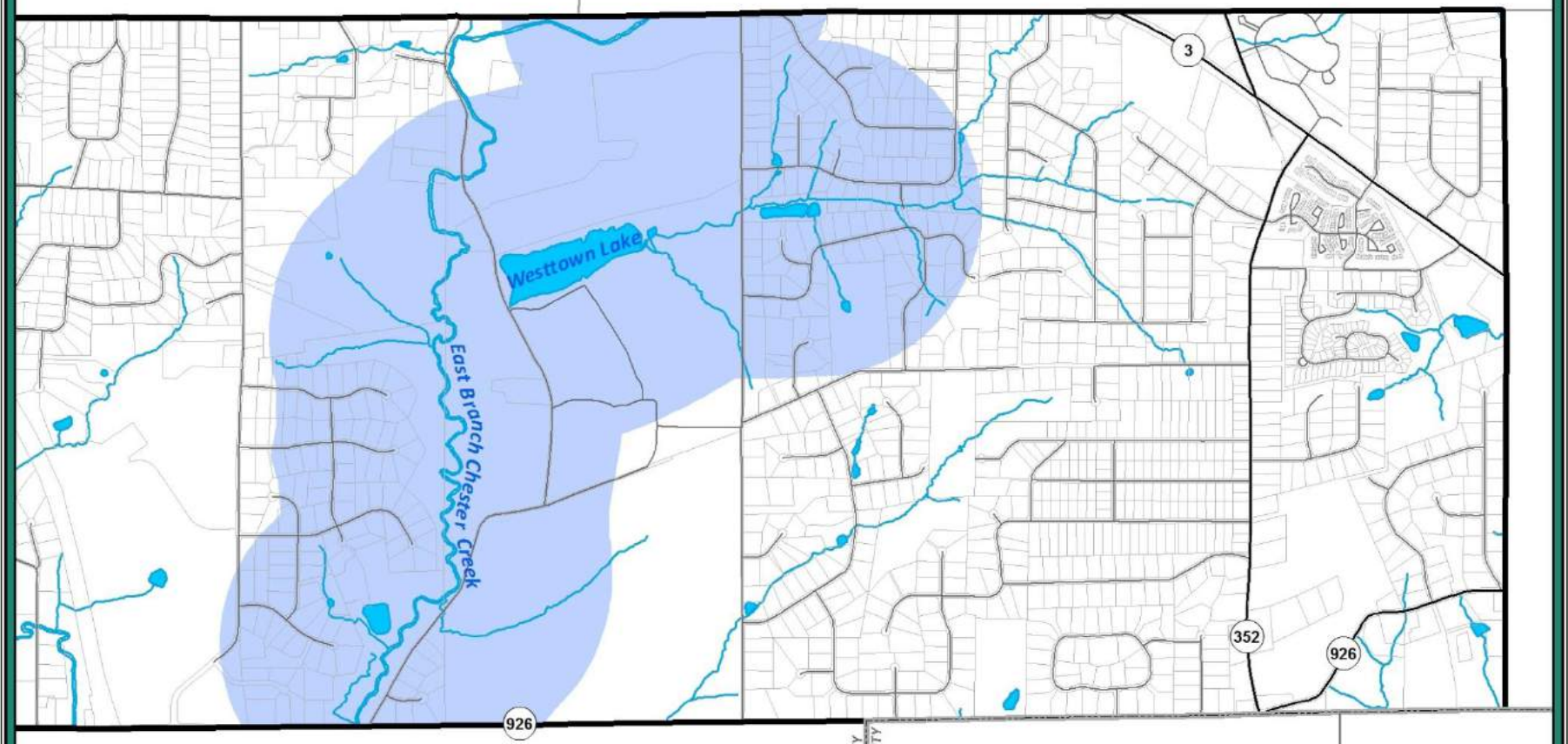
- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water

Special Environmental Concern

- DCNR Species of Special Concern
- DCNR Threatened and Endangered Species
- PFBC Species of Special Concern
- PFBC Threatened and Endangered Species



Thornbury Township

CHESTER COUNTY
DELAWARE COUNTY

Thornbury Township

Edgmont Township

Special Environmental Concerns

Westtown Township, Southwest Chester County, Pennsylvania

0 0.2 0.4 0.6 Miles

BRANDYWINE CONSERVANCY

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Legend

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- Major roads
- Minor roads
- Tax parcels
- Water resources
- Bodies of water

Special Environmental Concern

- DCNR Species of Special Concern
- DCNR Threatened and Endangered Species
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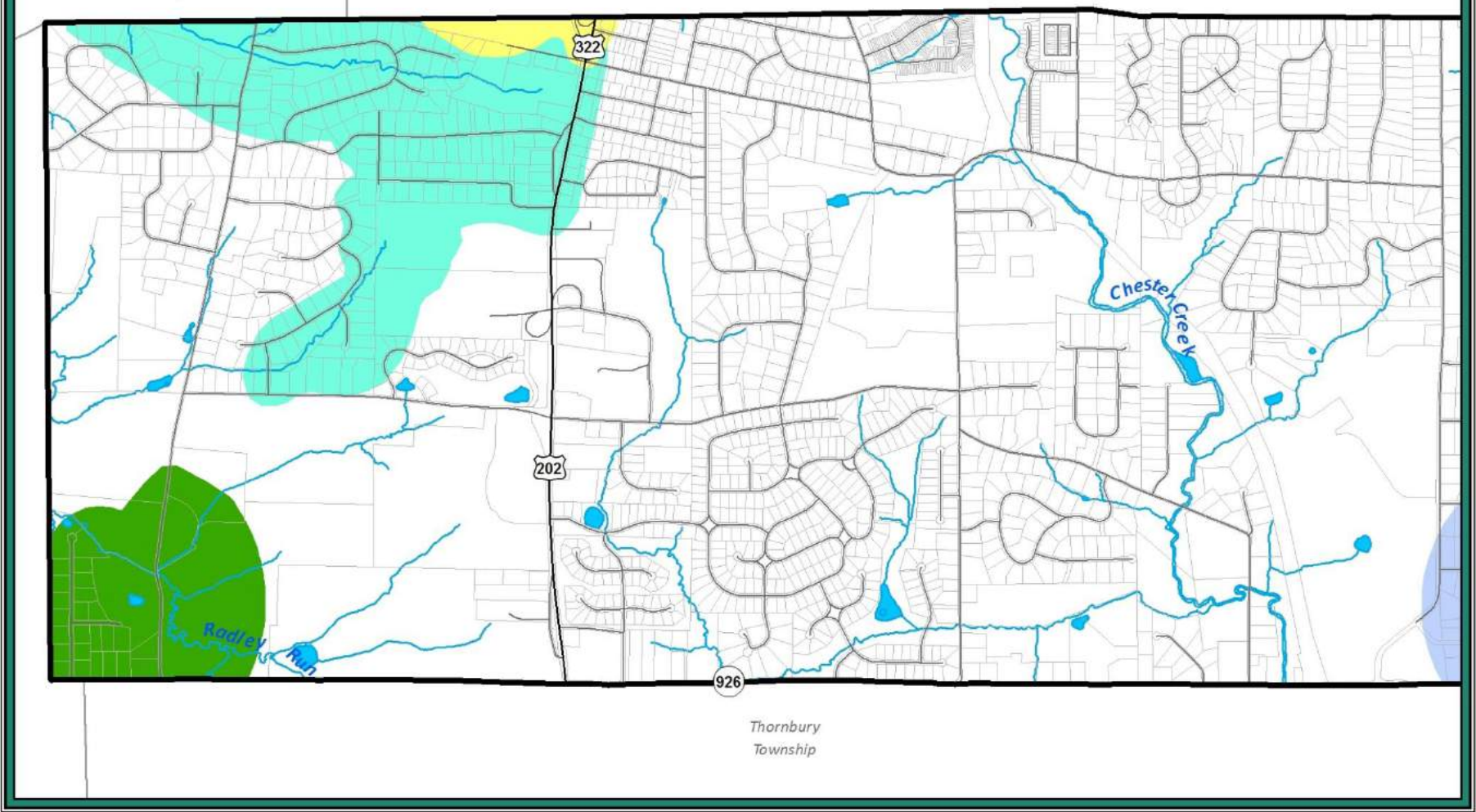
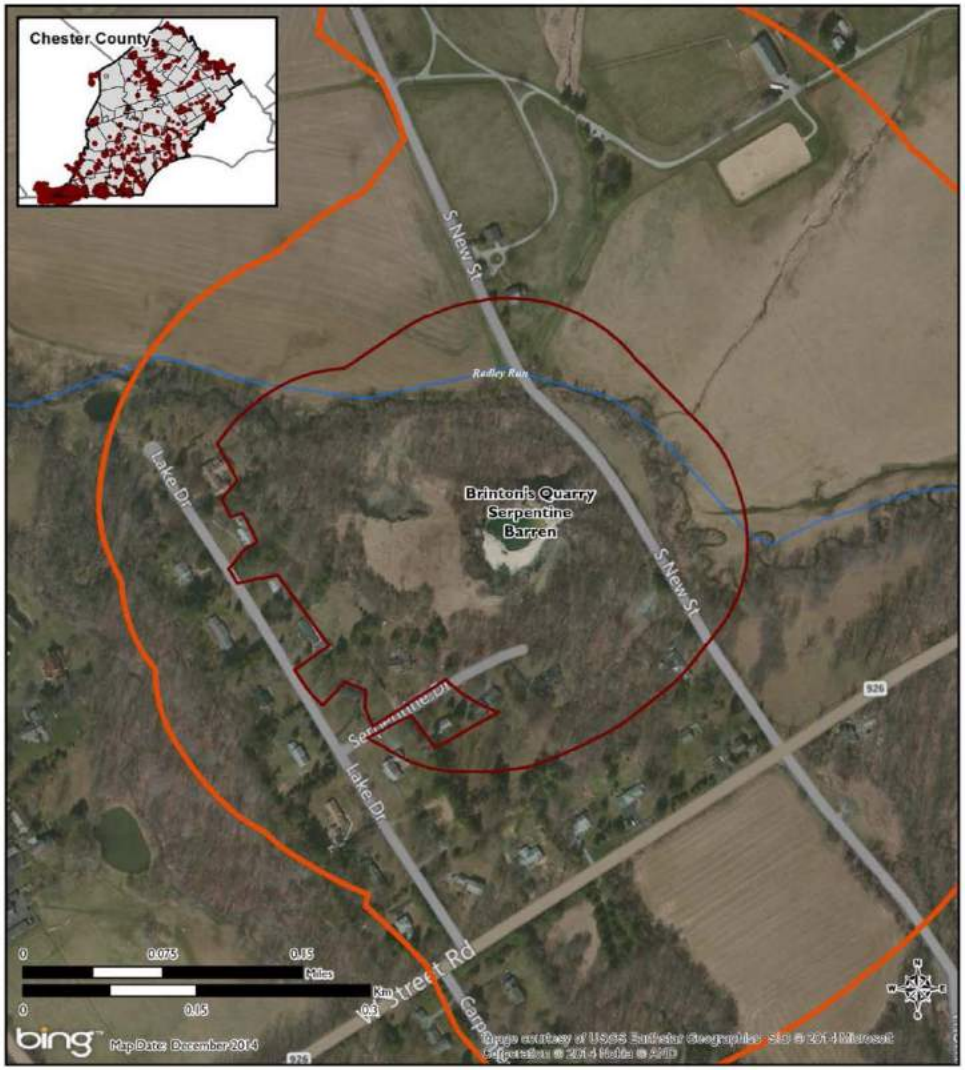
- PFBC Threatened and Endangered Species





Brinton's Quarry Serpentine Barren Natural Heritage Area

Abandoned quarries on a serpentine barren host populations of 5 plant species of concern.

Significance Rank:
GLOBAL

PNHP
Pennsylvania Natural Heritage Program

Pennsylvania Natural Heritage Areas
- Core Habitat
- Supporting Landscape
- Other Supporting Landscape

BRANDYWINE CONSERVANCY

Level of protection

- Regulatory
  - Federal
  - State
  - Municipal
- Non-regulatory
  - Ownership
  - Interest
    - Easement
    - Deed restriction

Federal & State

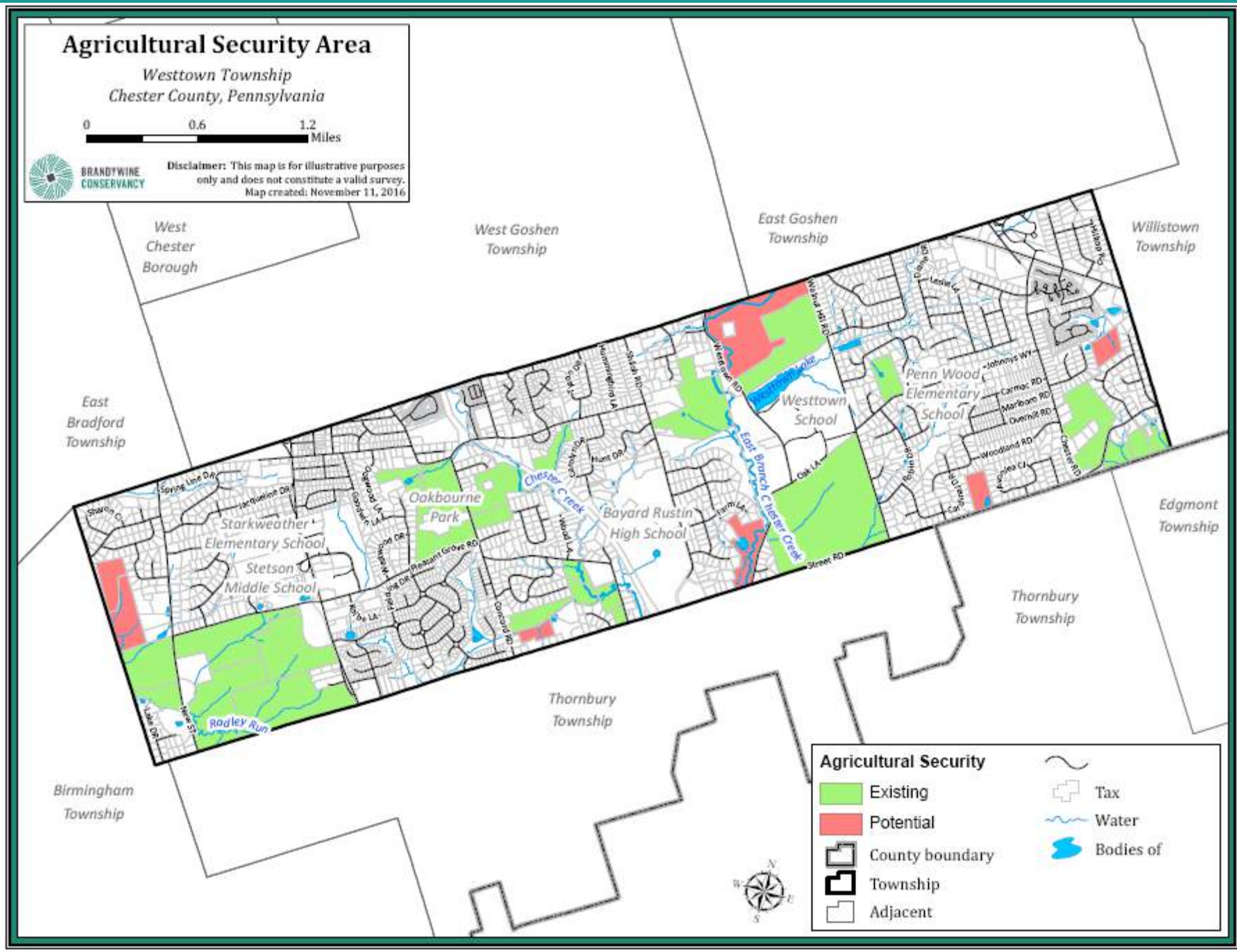
Wetland protection – ACE and PADEP
Special Protection Waters – PADEP
Rare and Endangered Species – PADCNR and PA Fish & Boat
Federal and state permitting

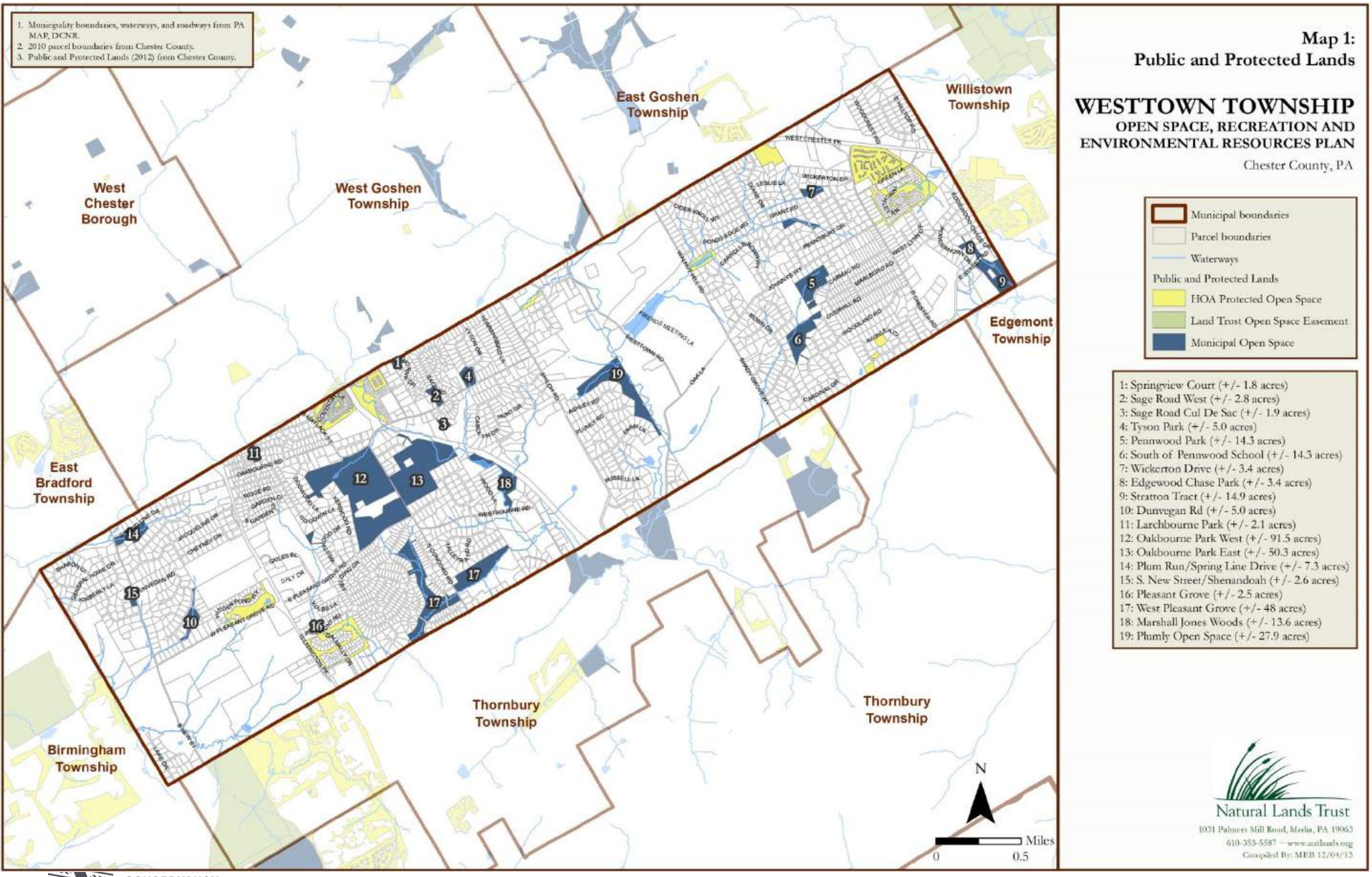
Township

Zoning and Subdivision and Land Development Ordinance
- Floodplain District
- Steep slopes
- Wetlands
- Riparian buffers
- Woodlands and Forestry

Stormwater Management Ordinance
- Surface and groundwater quantity and quality

Agricultural Security Areas


Agricultural Security Area
Westtown Township
Chester County, Pennsylvania
0
0.6
1.2
Miles
BRANDYWINE CONSERVANCY
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 11, 2016
West Chester Borough
West Goshen Township
East Goshen Township
Willistown Township
East Bradford Township
Edgmont Township
Thornbury Township
Thornbury Township
Birmingham Township
Starkweather Elementary School
Stetson Middle School
Oakbourne Park
Bayard Rustin High School
Westtown School
Penn Wood Elementary School
Chester Creek
East Branch Chester Creek
Radley Run
Agricultural Security
Existing
Potential
County boundary
Township
Adjacent
Tax
Water
Bodies of



Map 1:
Public and Protected Lands

WESTTOWN TOWNSHIP
OPEN SPACE, RECREATION AND ENVIRONMENTAL RESOURCES PLAN

Chester County, PA

- Municipal boundaries
- Parcel boundaries
- Waterways

Public and Protected Lands

- HOA Protected Open Space
- Land Trust Open Space Easement
- Municipal Open Space

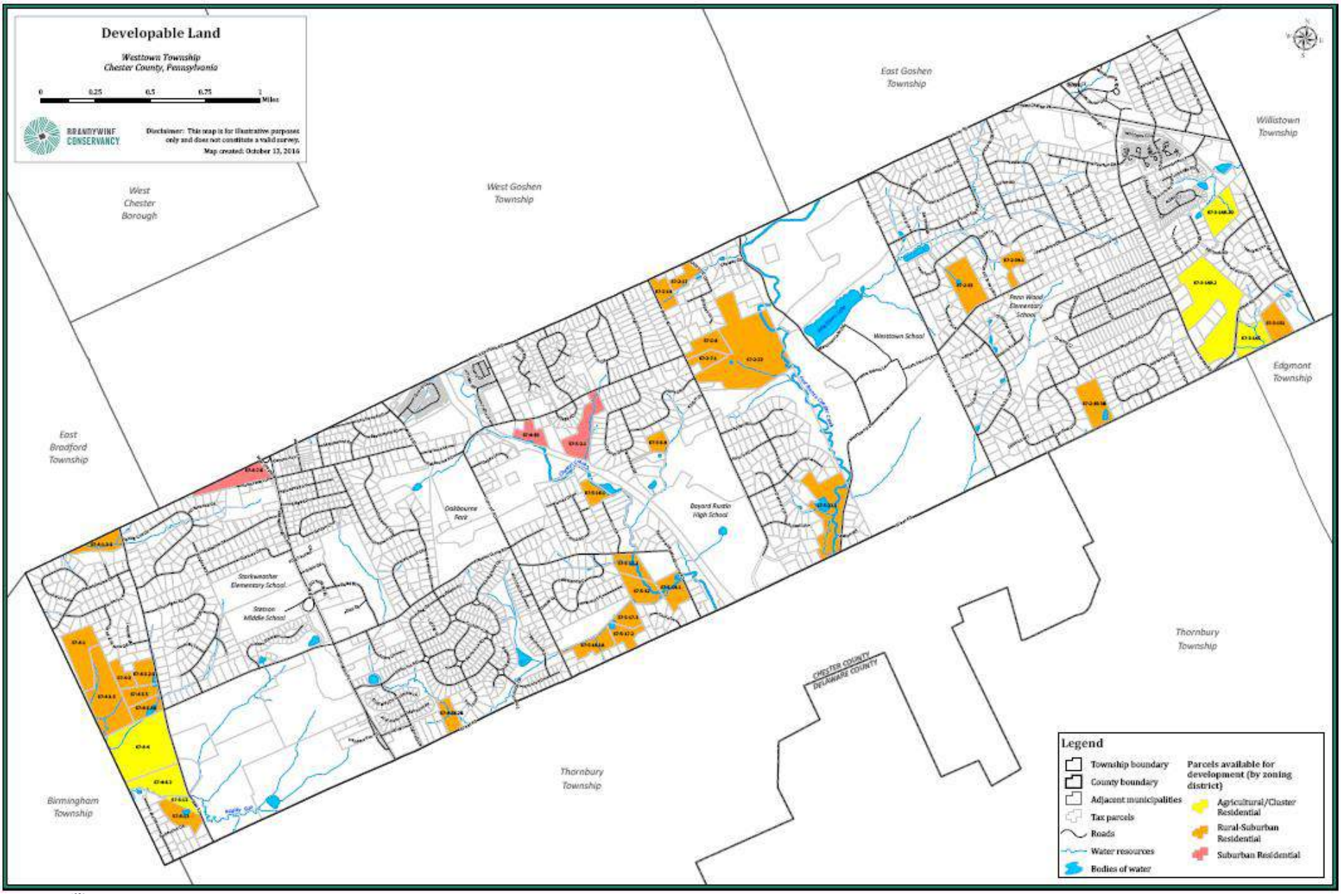
1: Springview Court (+/- 1.8 acres)
2: Sage Road West (+/- 2.8 acres)
3: Sage Road Cul De Sac (+/- 1.9 acres)
4: Tyson Park (+/- 5.0 acres)
5: Pennwood Park (+/- 14.3 acres)
6: South of Pennwood School (+/- 14.3 acres)
7: Wickerton Drive (+/- 3.4 acres)
8: Edgewood Chase Park (+/- 3.4 acres)
9: Stratton Tract (+/- 14.9 acres)
10: Dunvegan Rd (+/- 5.0 acres)
11: Larchbourne Park (+/- 2.1 acres)
12: Oakbourne Park West (+/- 91.5 acres)
13: Oakbourne Park East (+/- 50.3 acres)
14: Plum Run/Spring Lane Drive (+/- 7.3 acres)
15: S. New Street/Shenandoah (+/- 2.6 acres)
16: Pleasant Grove (+/- 2.5 acres)
17: West Pleasant Grove (+/- 48 acres)
18: Marshall Jones Woods (+/- 13.6 acres)
19: Plumly Open Space (+/- 27.9 acres)

Natural Lands Trust
1031 Palmers Mill Road, Media, PA 19063
610-353-5587 – www.natlands.org
Compiled By: MEB 12/04/13

Threats to Natural Resources

Development or changes in land use
Changing climate
Major utility line crossings
Major transportation projects

BRANDYWINE CONSERVANCY



Developable Land
Westtown Township
Chester County, Pennsylvania
0
0.25
0.5
0.75
1
Miles
BRANDYWINE CONSERVANCY
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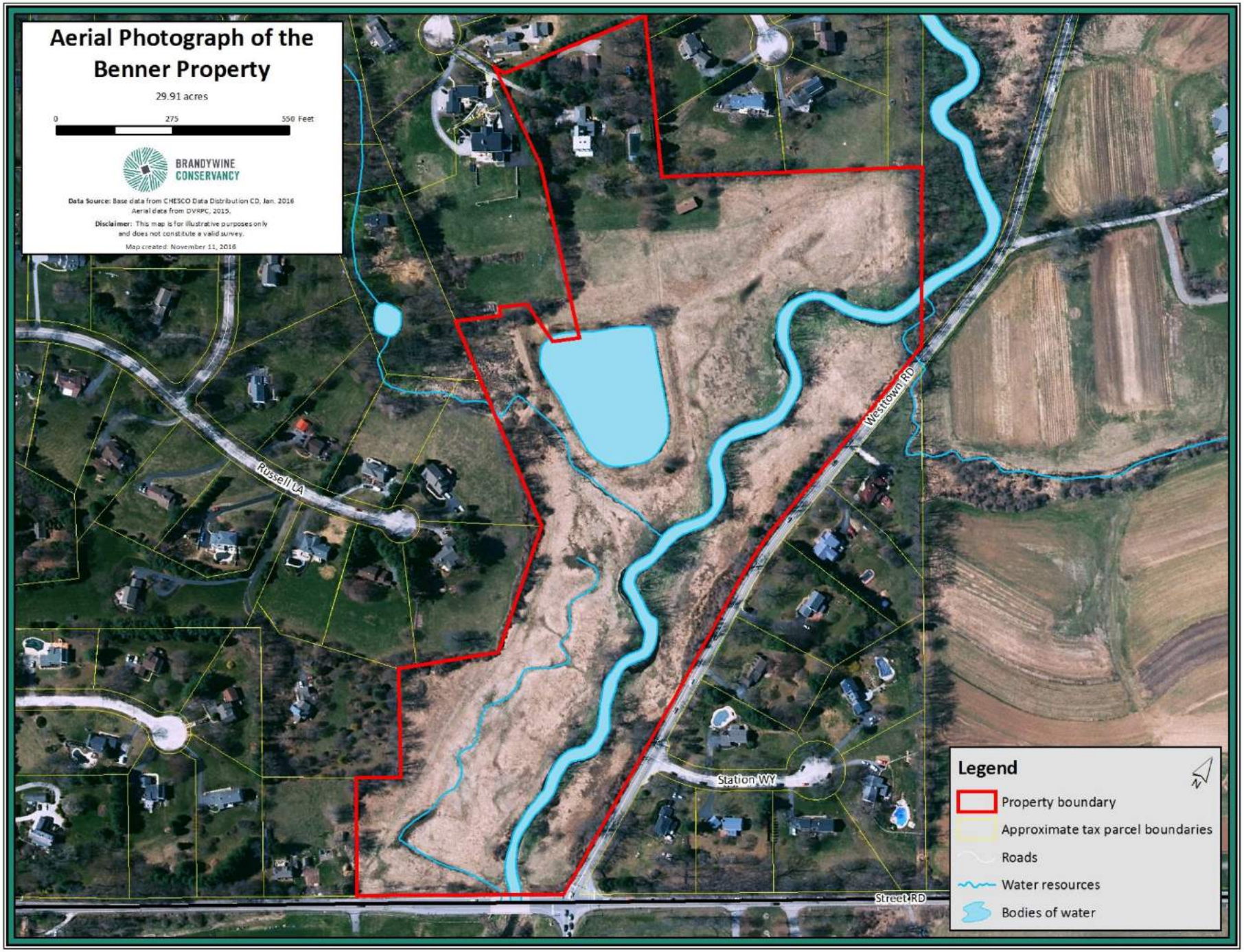
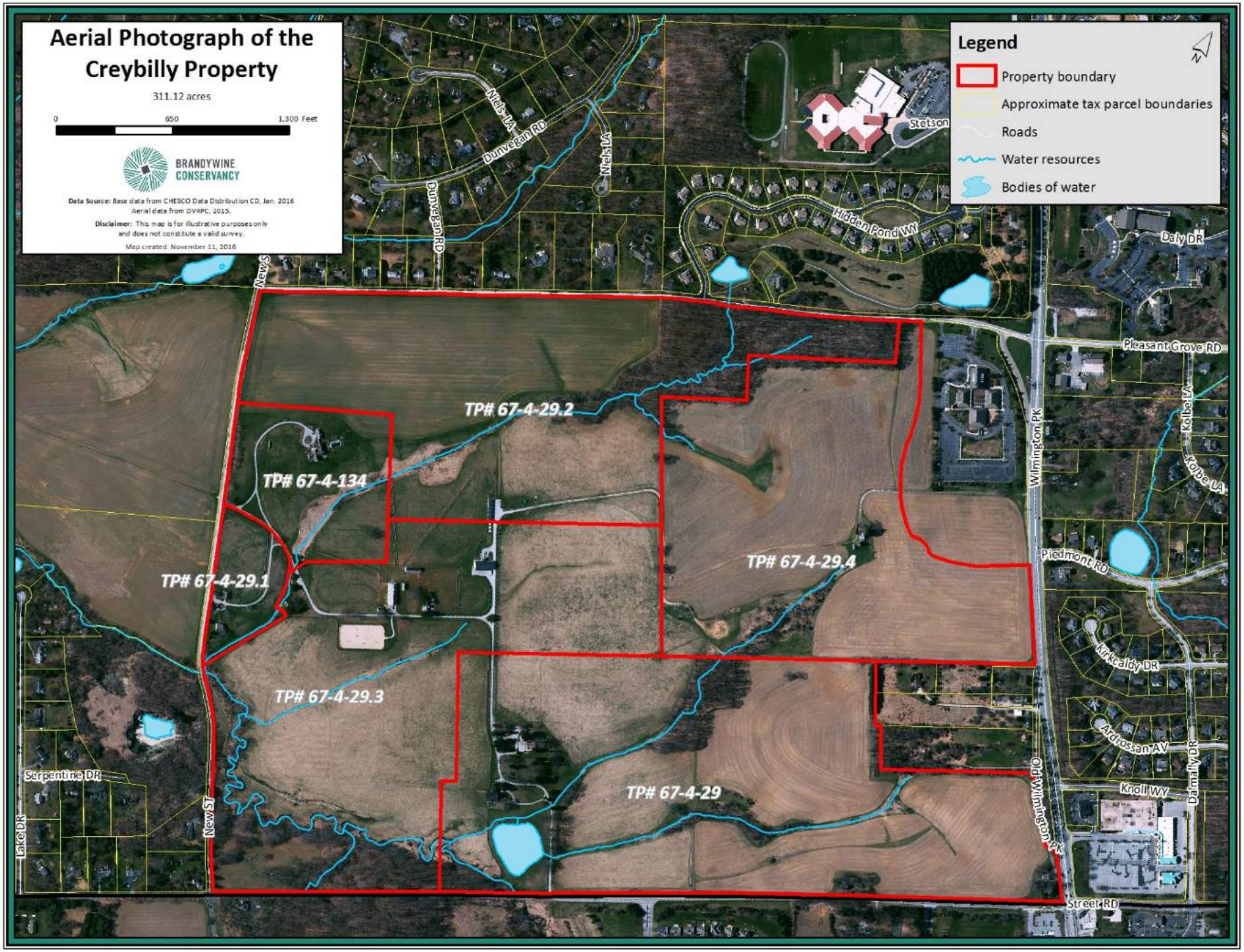
Map created: October 13, 2016
West Chester Borough
West Goshen Township
East Goshen Township
Willistown Township
Edgmont Township
East Bradford Township
Thornbury Township
Birmingham Township
Westtown School
Penn Wood Elementary School
Oakbourne Park
Bayard Rustin High School
Starkweather Elementary School
Stetson Middle School
CHESTER COUNTY
DELAWARE COUNTY
Legend
Township boundary
County boundary
Adjacent municipalities
Tax parcels
Roads
Water resources
Bodies of water
Parcels available for development (by zoning district)
Agricultural/Cluster Residential
Rural-Suburban Residential
Suburban Residential


Aerial Photograph of the Benner Property
29.91 acres
0
275
550 Feet
BRANDYWINE CONSERVANCY
Data Source: Base data from CHESCO Data Distribution CD, Jan. 2016
Aerial data from DVRPC, 2015.
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 11, 2016
Russell LA
Westtown RD
Station WY
Street RD
Legend
Property boundary
Approximate tax parcel boundaries
Roads
Water resources
Bodies of water


Aerial Photograph of the Creybilly Property
311.12 acres
0
650
1,300 Feet
BRANDYWINE CONSERVANCY
Data Source: Base data from CHESCO Data Distribution CD, Jan. 2016
Aerial data from DVRPC, 2015.
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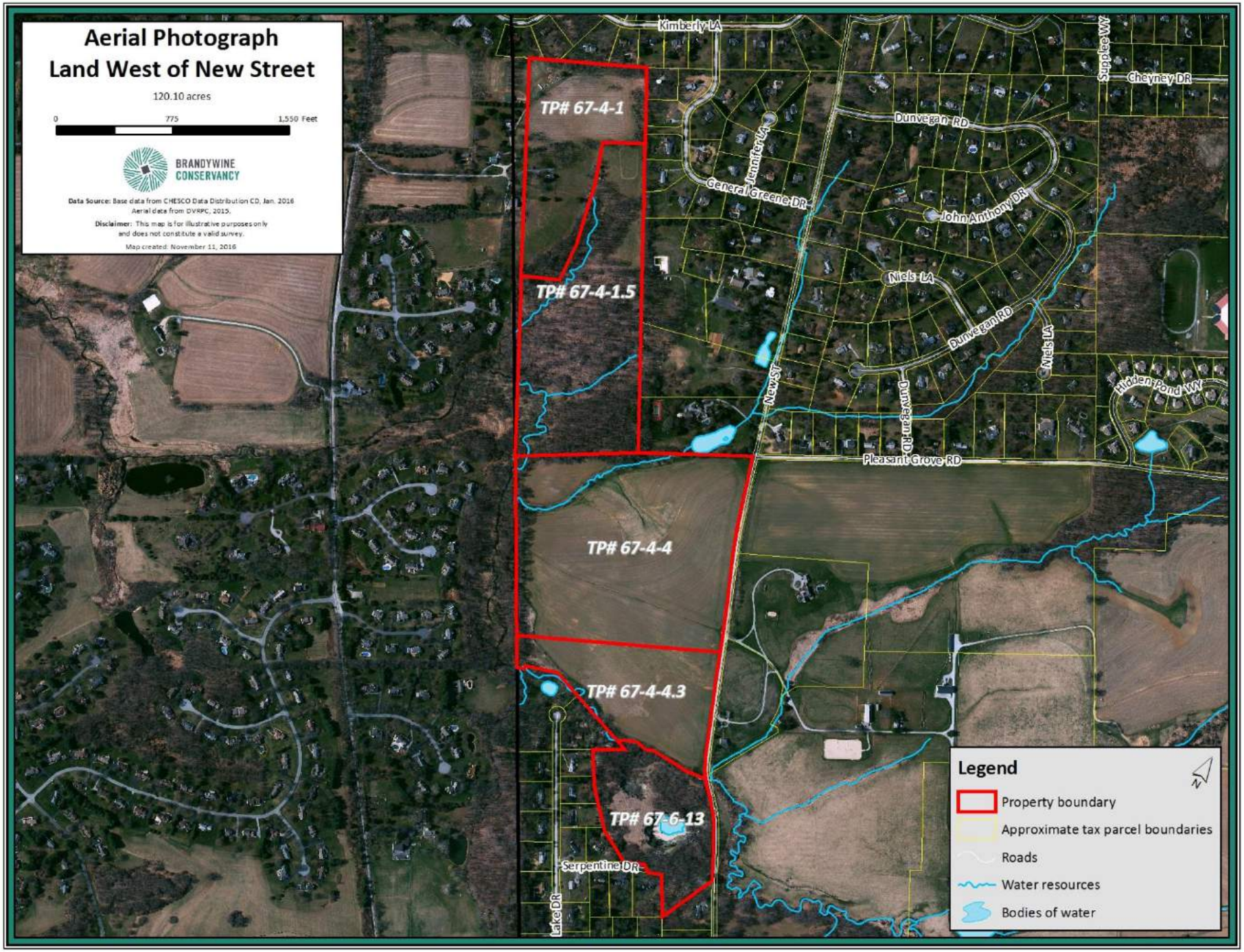
Map created: November 11, 2016
Legend
Property boundary
Approximate tax parcel boundaries
Roads
Water resources
Bodies of water
TP# 67-4-29.2
TP# 67-4-134
TP# 67-4-29.1
TP# 67-4-29.4
TP# 67-4-29.3
TP# 67-4-29
Niels LA
Dunvegan RD
Stetson
Hidden Pond WY
Daly DR
Pleasant Grove RD
Kolbe LA
Wilmington Pk
Piedmont RD
Kirkcaldy DR
Ardrossan AV
Dalmally DR
Knoll WY
Old Wilmington Pk
Street RD
New St
Serpentine DR
Lake DR


Aerial Photograph
Land West of New Street
120.10 acres
0
775
1,550 Feet
BRANDYWINE CONSERVANCY
Data Source: Base data from CHESCO Data Distribution CD, Jan. 2016
Aerial data from DVRPC, 2015.
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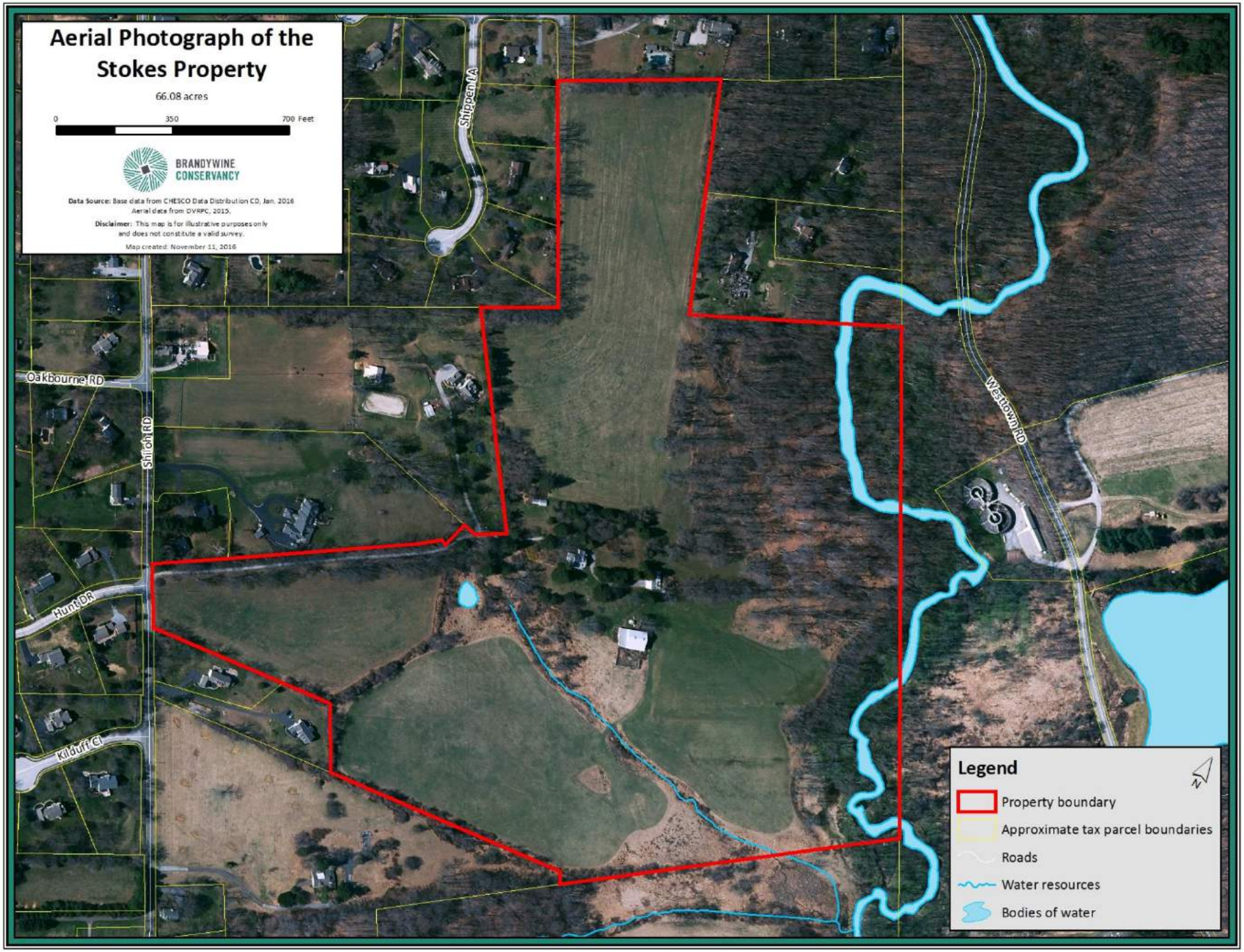
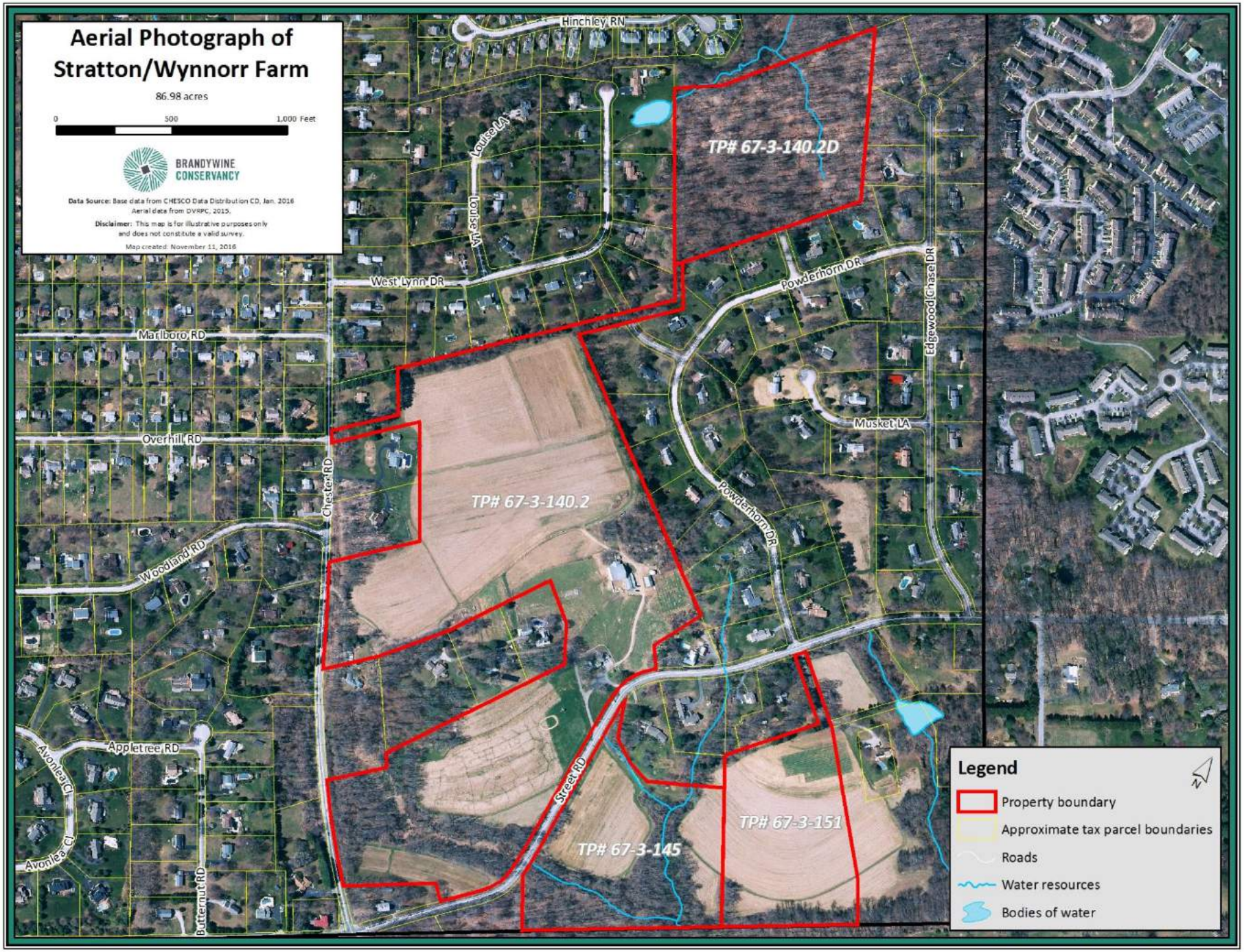
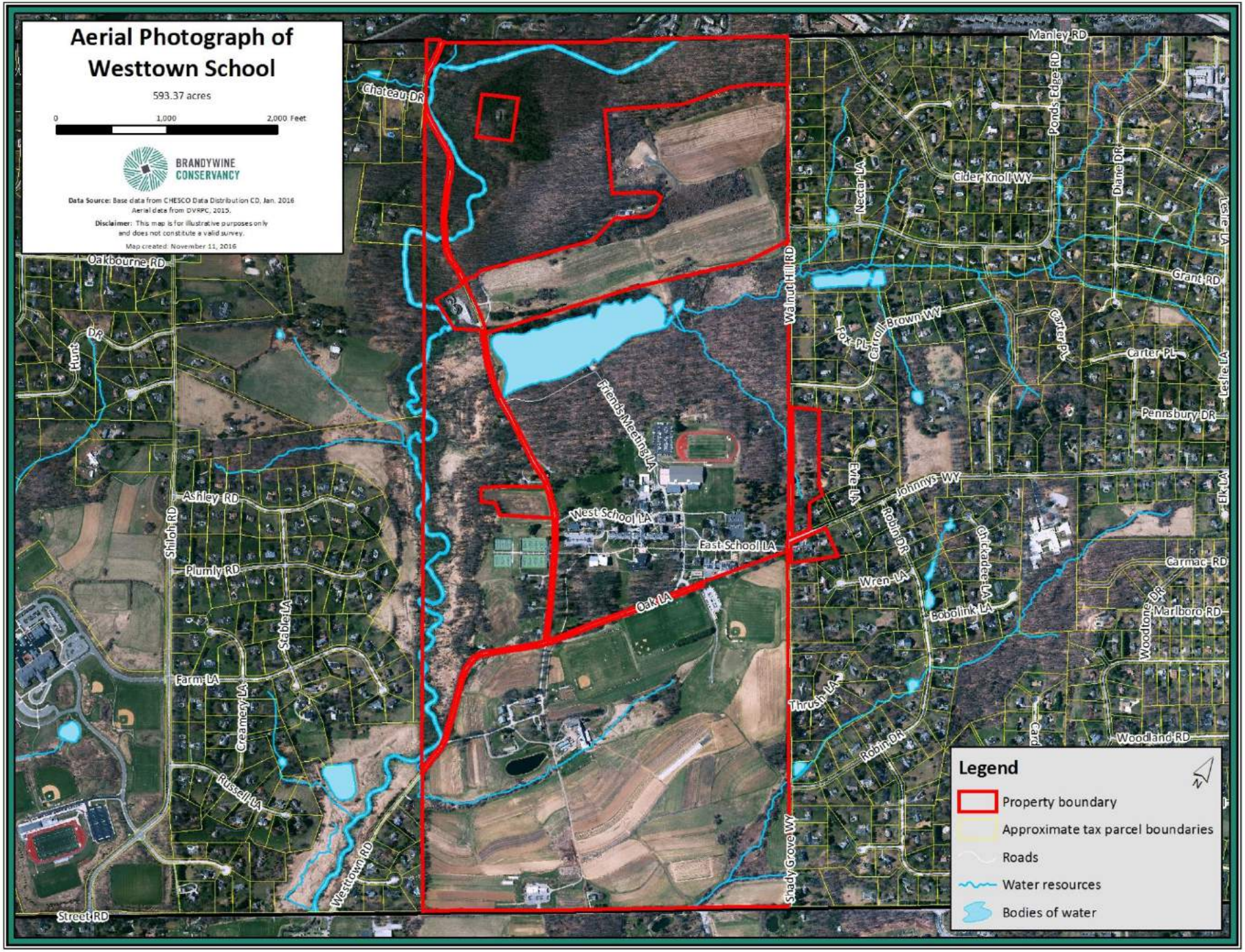
Map created: November 11, 2016
TP# 67-4-1
TP# 67-4-1.5
TP# 67-4-4
TP# 67-4-4.3
TP# 67-6-13
Kimberly LA
Jennifer LA
General Greene DR
Dunvegan RD
John Anthony DR
Niels LA
Niels LA
Dunvegan RD
Dunvegan RD
New St
Pleasant Grove RD
Supplee WY
Cheyney DR
Hidden Pond WY
Serpentine DR
Lake DR
Legend
Property boundary
Approximate tax parcel boundaries
Roads
Water resources
Bodies of water


Aerial Photograph of the Stokes Property
66.08 acres
0
350
700 Feet
BRANDYWINE CONSERVANCY
Data Source: Base data from CHESCO Data Distribution CD, Jan. 2016
Aerial data from DVRPC, 2015.
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 11, 2016
Shippen LA
Oakbourne RD
Shiloh RD
Hunt DR
Kilduff Ct
Westtown RD
Legend
Property boundary
Approximate tax parcel boundaries
Roads
Water resources
Bodies of water


Aerial Photograph of Stratton/Wynnorr Farm
86.98 acres
0
500
1,000 Feet
BRANDYWINE CONSERVANCY
Data Source: Base data from CHESCO Data Distribution CD, Jan. 2016
Aerial data from DVRPC, 2015.
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 11, 2016
Hinchley RN
Louise LA
West Lynn DR
Marlboro RD
Overhill RD
Chester RD
Woodland RD
Appletree RD
Avonlea Ct
Butternut RD
Powderhorn DR
Edgewood Chase DR
Musket LA
Street RD
TP# 67-3-140.2D
TP# 67-3-140.2
TP# 67-3-145
TP# 67-3-151
Legend
Property boundary
Approximate tax parcel boundaries
Roads
Water resources
Bodies of water


Aerial Photograph of Westtown School
593.37 acres
0
1,000
2,000 Feet
BRANDYWINE CONSERVANCY
Data Source: Base data from CHESCO Data Distribution CD, Jan. 2016
Aerial data from DVRPC, 2015.
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: November 11, 2016
Chateau DR
Manley RD
Ponds Edge RD
Nectar LA
Cider Knoll WY
Diane DR
Tesla LA
Grant RD
Oakbourne RD
Walnut Hill RD
Carroll Brown WY
Carter PL
Pennsbury DR
Hunt DR
Friends Meeting LA
Ashley RD
Shiloh RD
West School LA
East School LA
Evie LA
Johnnys WY
Elk LA
Plumly RD
Robin DR
Chickadee LA
Carmac RD
Wren LA
Oak LA
Bobolink LA
Woodstone DR
Marlboro RD
Stable LA
Farm LA
Creamery LA
Thrush LA
Woodland RD
Russel LA
Westtown RD
Shady Grove WY
Street RD
Legend
Property boundary
Approximate tax parcel boundaries
Roads
Water resources
Bodies of water

Tools for Protection/Restoration

- Permanent land protection
  - Fee-simple acquisition
  - Use of conservation easements and other mechanisms
- Regulations and incentives
  - Natural resource standards
  - Conservation design option
  - Transfer of development rights
  - Official Map
- Education!
  - Township website & newsletter
  - Schools
  - NPOs

BRANDYWINE CONSERVANCY