



Upper Uwchlan Township

Open Space, Recreation, & Environmental Resources Plan

Adopted October 19, 2009



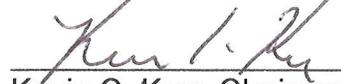


UPPER UWCHLAN TOWNSHIP
RESOLUTION # 10-19-09-09

BE IT RESOLVED by the Board of Supervisors of Upper Uwchlan Township, Chester County, Commonwealth of Pennsylvania, that the revised Open Space, Recreation and Environmental Resource Plan dated September 23, 2009, a component of the 2002 Upper Uwchlan Township Comprehensive Plan is hereby adopted as the official Open Space, Recreation and Environmental Resource Plan of Upper Uwchlan Township.

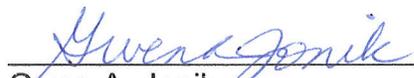
Adopted and Enacted this 19th day of October, 2009.

UPPER UWCHLAN TOWNSHIP
BOARD OF SUPERVISORS

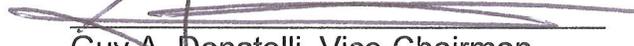


Kevin C. Kerr, Chairman

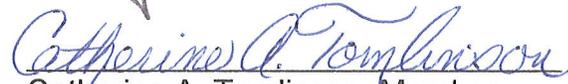
ATTEST:



Gwen A. Jonik
Township Secretary



Guy A. Donatelli, Vice-Chairman



Catherine A. Tomlinson, Member

**Open Space, Recreation and Environmental Resources Plan
for
Upper Uwchlan Township
Chester County, Pennsylvania**

October 19, 2009

**Prepared by the Upper Uwchlan Township
Vision Partnership Committee
with the assistance of
the Brandywine Conservancy**

**This document was funded in part by the Township of
Upper Uwchlan. Additional funding was provided by
the Chester County Board of Commissioners through
the Vision Partnership Program as administered by the
Chester County Planning Commission.**

Upper Uwchlan Township

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Kevin C. Kerr

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TABLE OF CONTENTS

Chapters:

Chapter 1:	Introduction.....	1
Chapter 2:	Township Profile.....	7
Chapter 3:	Natural and Cultural Resource Inventory	23
Chapter 4:	Resource Protection Needs Assessment	33
Chapter 5:	Plan for Natural & Cultural Resource Protection	43
Chapter 6:	Plan for Recreation, Trails, and Greenways	49
Chapter 7:	Summary of Recommendations.....	73

List of Maps: (at end of respective chapters)

Map 2 - 1:	Base Features	22
Map 2 - 2:	Local and Regional Context	
Map 2 - 3:	Current Land Use	
Map 3 - 1:	Water Resources	32
Map 3 - 2:	Riparian Buffers	
Map 3 - 3:	Land Resources	
Map 3 - 4:	Soil Resources	
Map 3 - 5:	Biotic Resources	
Map 3 - 6:	Upper Uwchlan Township Historic Map Update	
Map 3 - 7:	Existing Trails	
Map 4 - 1:	Protected Lands.....	42
Map 5 - 1:	Priority Areas for Preservation	48
Map 6 - 1:	Existing Municipal Parks and Recreational Facilities	72
Map 6 - 2:	Existing Municipal and Private Parks and Recreational Facilities	
Map 6 - 3:	Proposed Pedestrian Trails	
Map 6 - 4:	Proposed Bicycle Routes	
Map 6 - 5:	Recommended Parks and Recreational Facilities	
Map 6 - 6:	Greenway Corridors	

List of Figures

Figure 2 - 1: Current Land Use in Upper Uwchlan Township19

List of Tables:

Table 2 - 1: 2008 Upper Uwchlan Township Budget – Revenues13
Table 2 - 2: 2008 Upper Uwchlan Township Budget – Project Expenditures13
Table 2 - 3: 2008 Upper Uwchlan Township – Park and Recreation Budget14
Table 2 – 4: Sex and Age, Upper Uwchlan Township.....15
Table 2 – 5: Household by Type, Upper Uwchlan Township.....15
Table 2 – 6: Income in 1999, Upper Uwchlan Township16
Table 2 – 7: Population Projection, Upper Uwchlan Township, 2010 to 203017
Table 2 – 8: Population Projections, Upper Uwchlan Township, 2000 to 2020.....17
Table 2 – 9: Current Land Use in Upper Uwchlan Township18
Table 6 – 1: Existing Municipal Park and Recreational Facilities.....50
Table 6 – 2: Existing HOA & Private Neighborhood Parks and Recreational Facilities ..53
Table 6 – 3: Population Projections, Upper Uwchlan Township, 2010 to 2030.....61
Table 6 – 4: Chester County Recreational Park Guidelines.....61
Table 6 – 5: *Linking Landscapes* Suggested Outdoor Activity/Facility Needs
2000 to 203062

Appendices:

Appendix A: Municipalities Planning Code Excerpt Regarding Comprehensive/Open
Space Plans
Appendix B: Plan Goals and Objectives
Appendix C: Historic Resources
Appendix D: Upper Uwchlan Open Space and Recreational Survey
Appendix E: Comment Letters:
Chester County Planning Commission
Abutting Municipalities
Downingtown School District
Appendix F: Glossary

CHAPTER 1

INTRODUCTION

This *Open Space, Recreation & Environmental Resources Plan* (the Plan) is an adopted element of the Upper Uwchlan Township Comprehensive Plan of 2002. It focuses on the Township's open space, natural and cultural resources, and park and recreational issues. There is a certain degree of overlap with the Comprehensive Plan, and to the extent that the information, analysis and recommendations in this Plan are more detailed or up-to-date than that provided in the Comprehensive Plan, it should be viewed as an enhancement of the Comprehensive Plan. The Plan should be viewed as having the same legal standing as afforded the Comprehensive Plan in accordance with the provisions of Article 3 of PA Act 247, the Pennsylvania Municipalities Planning Code¹. Accordingly, this Open Space, Recreation & Environmental Resources Plan is a document to be used for planning purposes, and is not a regulatory policy document as are Zoning and/or Subdivision and Land Development ordinances. There is no current intention of exercising the power of eminent domain for the purpose of promoting or implementing any portion of this Plan. A glossary of terms is provided in Appendix F.

This Plan, which can also serve as a stand-alone document, contributes the following key components of the Township's overall community planning efforts:

- an inventory and assessment of existing natural and cultural resources, and recommendations for ongoing protection and/or enhancement;
- an inventory of existing and proposed recreational facilities, both public and private, and recommended measures to help satisfy the recreational demands projected by this Plan;
- recommendations regarding acquisition of conservation interests (such as fee simple, at market price, or conservation easements) in the most environmentally and culturally sensitive areas;
- data on existing unprotected open space lands and natural/cultural resources which can be used for decision-making on subdivision and land development plans;
- a well-founded justification for amendment recommendations made herein to applicable Township zoning and subdivision regulations;
- an explanation of the benefits of private and voluntary forms of conservation, such as conservation easements; and
- background information and supporting technical data for grant funding, principally from Chester County and from the Commonwealth of Pennsylvania's Department of Conservation and Natural Resources (DCNR) and other partners.

Background data and supporting documentation is a key benefit of the Plan. Both County and state grant applications require that the Township explain how any particular project meets the goals/objectives of the Township Comprehensive Plan of which this Plan is a component. Grant applications also require official documentation that a

proposed project sought for grant funding is categorized as a “priority” in adopted municipal plan(s) and whether the project meets “needs” identified in such plans. Since state grant funding, in particular, is competitive, the ability of the Township to clearly demonstrate compliance with these criteria is critical to the success of the grant application. Thus, an important function of this Plan is to *clearly* outline open space and recreational needs and priorities and demonstrate how they can achieve stated planning goals and objectives. From the perspective of grant application review, it also is critical that identified needs and priorities are *current*.

As an adopted addendum to the 2002 Comprehensive Plan, this Plan builds upon an established level of consistency with Chester County’s *Landscapes* policy plan (a part of the County Comprehensive Plan), an important criterion for County grant receipt. Specific discussion of Plan consistency with applicable *Landscapes* policies is included below. Since *Landscapes* is consistent with regional planning elements set forth by the Delaware Valley Regional Planning Commission (DVRPC), consistency here also may help justify the need for transportation enhancement funds administered by DVRPC through the Pennsylvania Department of Transportation (PennDOT) (such as those the Township already has already obtained for the Park Road Trail).

The scope of this Plan has also been intentionally designed to address the scope of work DCNR guidelines stipulate for a “Comprehensive Recreation, Park and Open Space Plan” . The Township may wish to seek DCNR funding for its open space and recreation programs. Therefore, extensive background information and analysis are included beyond the minimum necessary for simply Township or Chester County-funding needs.

Defining Open Space

Although many of Chester County’s municipalities, including Upper Uwchlan Township, have been planning for open space for nearly two decades, there is no single definition of open space. However, “open space” can be defined by any one, or a combination, of the following qualities:

- Lands either currently undeveloped, or in agricultural use
- Lands that are permanently protected
- Publicly owned open lands
- Full or limited public access lands
- Recreation or preservation lands
- Active or passive recreation lands

The key quality is that open space is either currently undeveloped, or it is in agricultural use. A primary purpose of this Plan is to identify what unprotected open space exists in the Township; which of these identified areas should be considered for permanent protection from development; and which of these areas can, and should, be used to address projected resident needs for recreational open space. The Plan considers whether protected open space should be privately or publicly owned, whether the public should have full or limited access to that land, and if so, what type of recreational uses are appropriate for that land. It is important to recognize that the owners of these

undeveloped open spaces have the prerogative to sell the lands. Accordingly, any recommended strategies in this Plan for their protection, in part or in whole, recognize the owner's right to receive fair market value for any protected portions.

SUMMARY OF PLAN CONTENT

In addition to the preceding introduction, Chapter 1 presents the Plan's goals and a vision statement. Chapter 2 provides the background information, including a demographic and financial profile of Upper Uwchlan Township. A brief historical overview is provided, dating back to the time of the Welsh Friends and farmers in 1712. Municipal government organization and municipal finances are documented. The socio-economic makeup of the community is also examined, as are land use trends and patterns.

Chapter 3 focuses on the Township's natural and cultural resources and the need for their continued, or enhanced, protection. For example, a wide variety of landscapes contribute to unprotected open space, ranging from wooded stream valleys, to hedgerows, woodlots, open yard or pasture areas and existing recreational and institutional tracts. Other open space areas such as floodplains, wetlands, steep slopes, and woodlands are identified as they perform important environmental functions.

Chapter 4 discusses existing natural and cultural resource protection efforts at the federal, state, and township levels. Preservation efforts at the township level currently include Zoning Ordinance and Subdivision and Land Development ordinance provisions for the protection of steep slopes, floodplains, wetlands, and riparian buffers. Upper Uwchlan Township includes many protected and unprotected open space resources that *Linking Landscapes* identifies as significant on a County-wide scale.

Chapter 5 is the Township's plan for the protection of natural and cultural resources and passive open space that should be considered for protection from development. Parcels that contain Class I historic structures are identified. Other protected lands are also identified.

Chapter 6 is the plan for active recreation, trails, and greenways. Existing park and recreation facilities are examined, and a recreational facilities needs analysis is presented. Public workshop and community-wide survey results are reported and incorporated into recommendations. The Township's first Greenways plan is introduced.

Chapter 7, the implementation plan, includes an executive summary of the recommendations of Chapters 4-6. It includes financing options to help the Township with implementation of the Plan.

PLAN GOALS AND OBJECTIVES

The following Plan Goals are general statements which express what Upper Uwchlan Township desires to achieve in terms of future open space and recreation. Each goal is supported by objectives which are aimed at addressing the stated goal in a practical manner. The objectives are presented in Appendix B.

Primary Goal for Open Space

Preserve open space, natural features and related areas which are noteworthy due to their physical, historic, cultural, recreational, or scenic quality.

Goal 1 – Develop a Strategy for Conserving and Managing Open Space

Goal 2 – Preserve Floodplains, Wetlands and Other Hydrological Resources

Goal 3 – Preserve Areas of Steep and Very Steep Slopes

Goal 4 – Preserve the Historic, Cultural and Scenic Resources of the Township

Goal 5 – Preserve Wooded Areas of the Township

Primary Goal for Recreation

Provide a balance of passive and active recreational areas and facilities for the use and enjoyment of individuals, groups and families of all ages.

Goal 6 – Optimize Open Space for Both Active and Passive Recreation

Goal 7 – Provide for Needed Recreational Facilities

Goal 8 – Promote the Use and Enhancement of Existing Recreational Areas and other Municipally-owned Lands

Goal 9– Evaluate Linkages for Recreational Open Space

Goal 10 – Promote Park and Recreation Programs

Goal 11 – Promote Coordination among Providers/Owners of Recreation Facilities

VISION STATEMENT

The following vision captures the essence of this Plan if it were to be fully implemented over the next two decades consistent with the recommendations contained herein.

In the year 2030:

- 1. The natural beauty and environmental resources of the Township will be permanently protected, and potentially negative impacts of new development have been, and continue to be, minimized or mitigated.*
- 2. The Township will have retained its cultural and historic character. Historic buildings and cultural features will be protected, through owner and Township joint participatory actions, and recognized as assets to the community.*
- 3. Woodlands, floodplains, wetlands, stream corridors and sensitive habitats will flourish, due in part to their permanent protection from disturbance.*
- 4. Reforestation and restoration projects will improve air and water quality and the aesthetics of the community—and will enhance passive recreational opportunities for residents.*
- 5. The Village of Eagle/Byers will be pedestrian-friendly and viable community centers that retain their historic character. Infill commercial development will complement the historic buildings, such as the Butler House in Byers Station.*
- 6. Homes in Upper Uwchlan Township will be in high demand because of the natural beauty, safety, and recreational opportunities provided in the community.*
- 7. Residents will enjoy a high quality of life and better health. Active and passive recreational areas will be sufficient enough in size and location to completely satisfy the needs of the population on both a Township wide and individual development/multiple developments basis.*
- 8. Residents and visitors will have viable options for non-motorized travel throughout the Township. Residents will be able to safely walk or ride bicycles from their neighborhoods to the Villages without conflicts from vehicular traffic.*
- 9. Active and passive recreational areas will be safely accessible to hikers and bikers by the trail network. Both active and passive public lands and recreational facilities will be provided by the Township for residents to enjoy on both sides of Route 100 and the Pennsylvania Turnpike.*
- 10. The trail network will link popular destinations such as Marsh Creek State Park, Hickory Park, Fellowship Field, Upland Farm, select private recreational facilities, institutional facilities, historic resources, and other destinations beyond Township boundaries.*
- 11. Township staff will sponsor and coordinate local recreational programming as well as encourage or facilitate regional recreational opportunities for Upper Uwchlan Township residents.*

¹From an Article 3 legal standing viewpoint this Open Space, Recreation and Environmental Resources Plan's adoption and/or amendment must be:

- 1) Submitted to the municipal and/or county planning agency for recommendations.
- 2) Implementation of the Plan is achieved through existing zoning, subdivision and land development regulations and capital improvement programs.
- 3) No action of the municipality shall be invalid or challenged on the basis that it is inconsistent or fails to comply with the Plan.

CHAPTER 2

TOWNSHIP PROFILE

PLANNING CONTEXT

Since completion of the first Open Space Plan in 1992, the population, land uses, and open spaces in the Township have been dramatically transformed. New neighborhoods and residents have directly contributed to a growing demand for active recreational facilities and organized sports. The Township has protected approximately 541 acres of open space since 2000 through use of the Township's zoning ordinance provisions. These lands include private lands in Homeowners Association open space areas and lands dedicated to the Township (see Map 2-3 Current Land Use, privately-owned deed restricted open space). Approximately 1,300 acres of unprotected agricultural land and open/undeveloped lands remain within the Township. This includes approximately 574 acres of land currently in agricultural use plus 715 acres of open/undeveloped land (see Map 2-3 Current Land Use). The Township is at a crossroads of recognizing the importance of preserving what is left of passive recreational and natural areas while meeting the demand for additional active and passive recreational facilities. This Chapter provides background information on the Township in support of recommendations presented in Chapters 4, 5 and 6 of this Plan.

HISTORICAL OVERVIEW

Upper Uwchlan Township was settled primarily by Welsh Friends around the year 1712. Initially part of Uwchlan Township, Upper Uwchlan Township was divided off in 1858 primarily due to Uwchlan's large geographic area. Development of villages, such as Eagle, Byers, and Font, occurred in conjunction with light industry, graphite mining, and agriculture. These villages still exist in Upper Uwchlan Township to this day. The Village of Eagle is being transformed into a modern village with infill development, whereas the Villages of Byers Station and Font remain relatively unchanged from the turn of the century. Remnants of Upper Uwchlan's agricultural heritage are found in a number of farmhouses, barns, and farm fields throughout the Township.

Over the years, the natural resources of the Township have influenced many of the Township's land uses, including protected open space and recreation (see Base Features, Map 2-1). The Upper East Branch of the Brandywine in the southwestern corner of the Township once provided a water supply for industrial uses such as Dorlan's Mill. Today, the Struble Trail follows the banks of the Brandywine and provides a regional recreational corridor. At the turn of the century, the Village of Milford Mills (now under Marsh Creek Lake) bordered the banks of Marsh Creek and included a grist mill and woolen factory. The headwaters of the Pickering Creek form east of Pottstown Pike and flow through the historic Village of Byers. The Pickering Valley Railroad that serviced

the graphite mining industry once followed the banks of the Pickering Creek. There were whistle stops at Byers and Lionville Stations in the southeastern corner of the Township.

Today, the Pickering Creek is designated by the State Department of Environmental Protection as a High Quality stream and an important water resource. The railroad has long since been abandoned.

When this region was predominantly rural and agricultural in character, residents of Upper Uwchlan Township enjoyed their open and unrestricted lands through a variety of informal recreational activities. Equestrians enjoyed horseback riding on large tracts of privately-owned land with the permission of the land owners. Hiking, swimming and fishing activities were enjoyed along the many stream corridors in the Township. Hunting and trapping on private lands were practices among many Township residents. Several of these recreational activities continue throughout the Township today on private lands, in public parks, and in the Homeowners Association-owned open space areas.

Although not a municipal park, Marsh Creek State Park has provided residents in the Township and surrounding areas with an impressive range of passive recreational opportunities since 1973. This 1,705-acre park lies in both Upper Uwchlan and Wallace Townships. It includes 855 acres of land and 492 acres of reservoir in Upper Uwchlan Township. Marsh Creek Lake provides for fishing, kayaking, canoeing, windsurfing, and sailing. Other popular activities include the swimming pool, hiking, horseback riding, and hunting. The lake and surrounding wetlands are an important rest stop for migrating waterfowl in spring and fall seasons.

Hickory Park has functioned as the primary location for organized sports and community events over the last several years. This 27-acre park offers a variety of active and passive recreational facilities for Township residents, including baseball, football, soccer, tennis, basketball, volleyball, and trails. Its sports fields are in high demand from various groups including the Marsh Creek Eagles football team, the Glenmoore Eagle Youth Association (GEYA) baseball and soccer teams, and the Downingtown Area Recreational Consortium (DARC). Hickory Park has reached its maximum capacity for organized sports. Field time is limited and in very high demand.

LOCAL & REGIONAL PLANNING CONTEXT

Upper Uwchlan Township lies on a plain between the North Valley Hills to the south and the Nantmeal Hills to the north (see Local and Regional Context, Map 2-2). The natural topography of Upper Uwchlan Township is part of the Piedmont Region of Pennsylvania. More than two-thirds of the Township is drained by Marsh Creek and its tributary, Black Horse Run, which flow into the Brandywine Creek at Dorlan's Mill. The other one-third of the Township on the eastern side of Route 100 is drained by the headwaters of Pickering Creek which flow into the Schuylkill River below Phoenixville.

Upper Uwchlan Township is located within the following designations as indicated in *Landscapes*, the Chester County Comprehensive Plan Policy Element that was adopted by the Board of County Commissioners on July 12, 1996.

The areas surrounding the Village of Eagle are located in a Suburban Center. Suburban Centers include areas with a mixture of community-oriented commercial uses, offices, public services, local schools, parks, and high density residential uses. The Plan promotes a concentration of higher intensity suburban development in these areas.

The areas of the Township generally to the west of the Route 100 and north of the Village of Eagle are located in the *Suburban Landscape*. Suburban Landscapes include low to medium density subdivisions where infrastructure and public services have been, or should be, extended to accommodate residential development and shopping and employment centers. Such subdivisions include

The portion of the Township generally in the northeast corner of the Township is located within the Rural Landscape, which is characterized by farms, farm related businesses, villages, and scattered housing sites. Development proposed within the *Rural Landscape* is encouraged to occur on a limited basis or in Rural Centers in order to preserve agriculture and the rural character typified within this landscape.

The portions of the Township along the Brandywine Creek, Pickering Creek, and Birch Run, which is a tributary to French Creek, are situated in *Natural Landscape Overlay* areas. Natural Landscape Overlay areas are typified by woodlands, stream corridors, steep hillsides, ridge tops, wetlands, and marshes. These resources are permanent and essential elements of the physical environment, and are the foundation of all landscapes. *Landscapes* encourages the preservation of these sensitive natural areas and discourages development from occurring in natural areas.

Upper Uwchlan Township's southeastern boundary line borders Uwchlan Township. In this area, Upper Uwchlan plans low density residential uses downstream of the Marsh Creek Reservoir, with light industrial and commercial uses in the vicinity of the Pennsylvania Turnpike's Downingtown Interchange on Route 100. Uwchlan plans the following uses along the boundary: agricultural; the Shamona Creek Elementary School south of the Marsh Creek Area; planned industrial complexes; and low density residential. While the planned land uses along the shared boundary are generally compatible, a future consideration for the two Townships is the planned development of the Happy Days Farm by The Vanguard Group, Inc. Municipal open space in this region includes Hickory Park. Other protected open space includes Marsh Creek State Park and lands owned by the Marsh Harbor Homeowners Association.

West Vincent Township adjoins the majority of Upper Uwchlan Township's eastern border. In this area, Upper Uwchlan Township plans residential uses, along with a small area of moderately dense residential use. West Vincent's land use plans call for large-lot residential development. West Vincent adopted the Route 100 Bypass Corridor Plan that calls for Rural Center and Rural Community uses (as described in *Landscapes*) in the vicinity of the

Route 100/401 intersection. Municipal open space in this region includes Larkins Field. Other protected open space includes lands owned by the Eagle Hunt, Byers Station, and Ewing Homeowners Associations.

A small section of West Pikeland Township abuts Upper Uwchlan Township's eastern boundary. Approved development on the Upper Uwchlan Township's side of the border includes a mix of single-family and townhouse development on the Ewing tract. In West Pikeland Township, there are plans for higher intensity, cluster residential development.

Upper Uwchlan Township's northern boundary abuts East Nantmeal Township. The future plans for this area of Upper Uwchlan Township call principally for moderately dense residential uses, with a small area of low density residential north of the Marsh Creek Reservoir. Current land development applications include an age-restricted townhouse community on the Jankowski tract. East Nantmeal plans agricultural and residential uses in this area. Municipal open space in this region includes areas adjacent to the Greenridge residential subdivision.

Wallace Township borders Upper Uwchlan Township on its western side. Upper Uwchlan Township's future plans call for low density residential land uses in this area, due principally to the presence of Marsh Creek Reservoir and State Park. Current land development applications include single family homes on the Popjoy tract on the northern border of Marsh Creek State Park. Wallace Township plans similar uses – agricultural and residential uses in the area. There is no municipal open space in this region. Other protected open space includes Marsh Creek State Park and may include lands owned by the future Popjoy subdivision Homeowners Association.

East Brandywine Township shares Upper Uwchlan Township's southwestern boundary, which is formed by the East Branch of the Brandywine Creek. In this area, Upper Uwchlan Township plans low density residential uses because of the sensitivity of both the East Branch and the Marsh Creek Reservoir. East Brandywine also plans low density residential uses in the area. There is no Municipal open space in this region. Other protected open space includes Marsh Creek State Park and may include lands adjacent to the East Branch owned by Chester County.

TOWNSHIP GOVERNMENTAL ORGANIZATION

Upper Uwchlan Township is incorporated as a Second Class Township according to the statutes of the Commonwealth of Pennsylvania. It is governed by three elected members to the Board of Supervisors who each serve a six year term, one Supervisor being elected every two years. They perform both legislative and executive duties and are responsible for all decisions and judgments that govern the provision of open space, parks, and recreation by the Township.

The Board of Supervisors has established several advisory commissions and positions to aid in carrying out the responsibilities of Township government. Several commissions deal specifically with open space and recreation issues. These are described below. In

addition to established commissions, special committees are called together from time to time to assist in various policy or decision-making tasks. The Vision Partnership Committee formed for this Plan update is an example of such an ad-hoc committee.

Planning Commission

The Planning Commission consists of nine members appointed by the Board of Supervisors for a five-year term. The Commission elects its own chairman, secretary, and other officers. It is charged with the following:

- Preparation and recommendation for adoption of a comprehensive plan for the Township (which it completed in September, 2002);
- Review of subdivision and land development plan applications;
- Review of zoning amendments; and
- General planning advisory services to the Board of Supervisors

Since the Planning Commission is responsible for the Township's initial review of subdivision and land development proposals, it can recommend to its Board development improvements that address supply and demand for open space area and recreation facilities, especially in the case of large residential developments. The Commission can also encourage applicants to design their developments to preserve, to the greatest extent possible, natural and environmentally sensitive areas, while preserving and enhancing the character of the Township, by recommending conditions of development approval for the Board's use.

Parks and Recreation Board

The Park and Recreation Board was established by the Township in 1982 and consists of seven members who are appointed by the Board of Supervisors for a three-year term. The Board's responsibility is to evaluate the recreational needs of the Township and issue recommendations for programs and facilities to the Board of Supervisors. Two Board subcommittees are currently active, including the Open Space Plan Task Force and the Trails Committee. The following charter, goals, and position statements were prepared by the Park and Recreation Board in the early 1990s:

Charter – Upper Uwchlan Township Park and Recreation Board intends to plan, develop and maintain recreation facilities for use of all Township residents.

Goals –

- To maximize the acreage at Hickory Park so that it will become the recreational focal point of our community;
 - Adopt a multiple phase plan for Hickory Park by July 1, 1992
 - Complete final plan by 1995
- Work with all developers and the Board of Supervisors to develop smaller neighborhood parks at no expense to the Township; and
- Work with the contracted consultant and the Open Space Task Force mandated by the County to develop recreation areas in Upper Uwchlan Township.

Position Statement – We understand Upper Uwchlan Township is lacking recreational facilities to support the current population in the Township. It also is our intention to prioritize the recreation budget to rectify this current shortage.

After 17 years of growth and change in the Township, the Parks and Recreation Board has realized the need to update its charter, goals, and position statement, and it began that process in 2008.

Historical Commission

The Historical Commission consists of seven members appointed by the Board of Supervisors for a three-year term. Their tasks vary and range from inventorying historic structures and renovating the historic Windsor School House to reviewing land development plans to assess the impact on historic resources. The Commission sometimes retains a historic preservation consultant on a project-by-project basis. The Commission issues recommendations for historic resource preservation which they submit to the Board of Supervisors.

Municipal Authority

The Authority consists of five members appointed by the Board of Supervisors to a five-year term—with responsibility to operate existing community-on-lot-disposal systems, to promulgate and issue regulations governing such systems, and to ensure safe and reliable operations. The Authority has been instrumental in the planning, design, construction and operation of the Route 100 Centralized Sewer Facility, located off Route 100 on Fellowship Road. In conjunction with the Facility, the Township negotiated a 17-acre tract adjacent to the Facility, named Fellowship Fields, which was recently developed as an active recreation facility with two football fields, and two multi-purpose fields. Future features will include walking trails, a concession stand, and public restroom facilities.

Professional Consultants

Professional consultants are appointed by the Board of Supervisors for a one-year term. They include Township Civil Engineer, Solicitor, Traffic Engineer, Wastewater Engineer, and Land Planner. The Consultants review land development plans and provide recommendations to the Board of Supervisors relative to current planning policies.

MUNICIPAL FINANCES

Upper Uwchlan Township’s 2009 budget totals over six million dollars. The 2009 budget revenues are shown in the table below.

Table 2 – 1: 2009 Upper Uwchlan Township Budget – Revenues

Account	Description	Total
301	Real Estate Taxes	\$1,094,247
310	Real Estate Transfer *	\$500,000
310	Earned Income Tax	\$2,210,117
331	Vehicle Fine/Police Activity	\$73,500
341	Interest Earnings	\$12,874
355	State Aid/Foreign Fire/Utility Tax	\$159,500
361	Fees for Services	\$269,500
362	Building and Other Permits	\$165,600
364	Solid Waste	\$852,750
367	State & County Grants/Franchises	\$193,200
383	Community Events/Other Income	\$118,780
393	Debt	\$685,600
TOTAL REVENUES		\$6,335,668

Source: Upper Uwchlan Township, Finance Department: 2009 Budget.

*likely to decline in 2010 due to a slowing of residential real estate markets

There are currently limited fees charged for the use of some open space and recreation facilities that could generate revenue for new Park and Recreation facilities. Revenues listed under Account Number 383 for Community Events/Other Income (\$118,780) come from donations and pledges from businesses and individuals to fund Township-organized activities in Hickory Park. The Township currently has no dedicated source of funding for open space, parks, recreation, or trails.

The 2009 budget also includes project expenditures for parks and trails such as the Pedestrian Bridge at Park Road, sports fields at Larkins Field and Fellowship Fields, and park planning for Upland Farms as shown below. The Township continues to actively pursue funding from County, State, and Federal sources for these projects. Details regarding funds on hand, expected borrowing, and scheduled grants is regularly updated by the Township Finance Department.

Table 2 – 2: 2009 Upper Uwchlan Township Budget – Project Expenditures

Project	2009 Expense	Funds on Hand	Expected Borrowing	Scheduled Grants
Larkins Field	\$900,000	\$41,075	\$858,925	\$650,000
Pedestrian Bridge	\$1,500,000	\$0	\$1,500,000	\$608,000
Fellowship Fields	\$500,000	\$500,000	\$0	\$0
TOTAL	\$2,900,000	\$541,075	\$2,358,925	\$1,258,000

Source: Upper Uwchlan Township, Finance Department: 2009 Budget.

The Park and Recreation account description (or detailed budget) for 2009 is shown below. The total budget of over \$160,762 does not include the special recreation and trails projects described in the Project Expenditures table, above.

Table 2 – 3: 2009 Upper Uwchlan Township - Park and Recreation Budget

Account	Description	2009 Budget
084	Depreciation Expense	\$2,812
100	Personnel Services	\$18,000
150	Employer Payroll Taxes	\$1,000
200	Supplies	\$3,000
231	Propane	\$2,500
202	Community Events	\$30,000
250	Maintenance & Repairs	\$20,000
312	Engineering	\$25,000
316	Training/Seminars	\$1,000
354	Insurance - Workmens Compensation	\$900
356	Insurance - Property	\$1,550
360	Utilities	\$7,000
451	Contracted Services - Other	\$8,000
452	Contracted Services - Ground	\$8,000
600	Capital Construction	\$10,000
700	Capital Purchases	\$22,000
	TOTAL PARK & RECREATION	\$160,762

Source: Upper Uwchlan Township, Finance Department: 2009 Budget.

The Capital Construction item of \$10,000 includes \$6,000 for painting the snack shack in Hickory Park. The Capital Purchases item is requested annually by the Trails Committee to implement the *Trail Network Master Plan* and to enhance public trail facilities including benches, bike racks, and signage for trails.

SOCIO-ECONOMIC ISSUES

Upper Uwchlan Township’s population density was 634 persons per square mile in 2000. The median age of the population in Upper Uwchlan Township was 35.3 as shown in the table below.

The most recent census data that is available was collected in the year 2000. Since 2000, it is estimated that 5,036 new residents moved into the homes constructed at the Reserve at Eagle, Eagle Hunt, Windsor Ridge, Waynebrook, Byers Station, Ewing tract, and Greenridge subdivisions. Because Upper Uwchlan Township’s population characteristics are changing, the Township conducted a survey to determine the recreational needs of the community (described in Chapter 6). The 2000 census data suggests that although Upper Uwchlan Township has a maturing population, it continues to be relatively young. It indicated that almost 90 percent of residents were under 65 years of age. As a result of these trends, there is likely to be an increased demand for various types of adult- and

child-oriented services and facilities. In 20 to 30 years there is likely to be greater demand for facilities for elderly residents.

Table 2 - 4: Sex and Age, Upper Uwchlan Township

Sex	Number	Percent
Total Population	6,850	100.0
Male	3,427	50.0
Female	3,423	50.0
19 and under	2,521	36.9
20 to 34 years	862	12.6
35 to 64 years	3,191	46.5
65 and over	276	4.0
Median age (years)	35.3	N/A

Source: U.S. Census Bureau. DP-1. Profile of General Demographic Characteristics: 2000.

During the 2000s, the Village of Eagle began to revitalize with grocery stores, restaurants, day spas, and retail shops. The community trail system also began to provide recreational opportunities for residents as it connects Byers Station and the Ewing tract to the Village. These amenities are expected to attract young professionals and empty nesters into the area, especially with the introduction of new townhouses and condominiums in the Township.

With the influx of residents of childbearing ages comes an increase in the number of school aged children. Current trends suggest that the demand upon the Downingtown School District by Upper Uwchlan Township residents is likely to continue to increase, increasing pressure on the School District to expand its facilities. An increase in the number of school age children may also result in demand for the Township to provide additional recreational facilities and programs for youth.

Table 2 - 5: Households by Type, Upper Uwchlan Township

Households by Type	Number	Percent
Family households (families)	1,873	87.9
Nonfamily households	259	12.1
Householder living alone	206	9.7
Households with individuals under 18 years	1,194	56.0
Households with individuals 65 years and over	195	9.1
Average household size	3.21	N/A
Average family size	3.46	N/A
TOTAL HOUSEHOLDS	2,132	100.0

Source: U.S. Census Bureau. DP-1. Profile of General Demographic Characteristics: 2000.

The 2000 U.S Census data reports that 87.9 percent of the residences in the Township are family households, and 55 percent of residences have children under 18 years of age. Children under 19 years of age represent 36.9 percent, or greater than one third, of the Township population. Each age group of children under 5 years, between 5 to 10 years, and between 10 to 14 years represents approximately 10 percent of the population. Seniors over 65 years represent approximately 4 percent of the population.

Pennsylvania is a popular state for retirees and Chester County is experiencing its share of new age-restricted residential developments and retirement communities. Much of this recent interest can be attributed to a tax structure that is favorable for pensioners. Amenities of Chester County and excellent medical facilities nearby, likely mean that Upper Uwchlan Township will experience an influx in retirement-aged residents.

In Upper Uwchlan Township, the persons-per-household figure was 3.21 in 2000. This level is notably higher than Chester County's 2000 average of 2.65 persons per household. Apparently, many new Township residents include younger couples with children. It is also possible that college-aged children are returning home to live with their parents either before, or as, they begin employment.

Upper Uwchlan Township also has a well-educated population. According to 2000 U.S. Census data, 95.4 percent of the population older than 25 had completed high school and 47.7 percent had completed college. These figures rank high among the surrounding municipalities and are substantially greater than those recorded for Chester County.

Income Characteristics

Township residents reported a median household income of \$96,711 in 2000 and a median family income of \$101,895 as reported by the U.S. Census Bureau.

Table 2 - 6: Income in 1999, Upper Uwchlan Township

Income in 1999	Number	Percent
Households	2,142	100.0
Median household income (dollars)	96,711	N/A
Less than \$15,000	63	3.0
\$15,000 to \$49,999	330	15.5
\$50,000 to \$99,999	730	34.1
\$100,000 to \$149,999	572	26.7
\$150,000 to \$199,999	261	12.2
\$200,000 or more	186	8.7

Source: U.S. Census Bureau, Census 2000 Summary File 3

Population Trends and Projections

It is important to understand the population trends and projections in the Township prior to undertaking a park and recreation needs analysis. Upper Uwchlan Township is a rapidly growing municipality. From 1990 to 2000, national census data shows that the population increased 56 percent from 4,396 to 6,850. The most recent confirmed data from the Chester County Planning Commission indicates that between 2000 and 2006, the population increased by 39.4 percent from 6,850 to 9,549 residents. The 2009 estimated Township population is 11,886 persons. No other nearby municipality has experienced such a rapid rate of increase during the same time period. As shown on the table below, the Chester County Planning Commission projects that the Township could reach a population of 14,960 by the year 2030.

Table 2 - 7: Population Projection, Upper Uwchlan Township, 2010 to 2030

Census		CCPC Projections		
1990	2000	2010	2020	2030
4,396	6,850	9,500	12,200	14,960

Adapted from: Chester County Planning Commission Planning Bulletin #55. Chester County Population Projections 2005 to 2030 at County/Regional/Municipal Levels. Table 2: Municipal Population Projections, 2010 to 2030. Accepted by CCPC 6/12/02. Page 6.

A range of other possible population projections for Upper Uwchlan Township is provided in Table 2-8, including those conducted by the U.S. Census Bureau and by the Delaware Valley Regional Planning Commission (DVRPC). The four methodologies show that Upper Uwchlan Township’s population is expected to increase anywhere from 43.4% to 128.9% between 2000 and 2020. However, DVRPC projections represent a much more complex methodology than the arithmetic, geometric, and building-permit methods used by the Census Bureau, and show an 82.5% increase in population between 2000 and 2020.

Table 2 - 8: Population Projections, Upper Uwchlan Township, 2000 to 2020

Methodology	Arithmetic		Geometric		Building Permit		DVRPC Projection	
	Population Estimate	Percent Increase						
2000	6,850	N/A	6,850	N/A	6,850	N/A	6,850	N/A
2010	8,335	21.7	10,364	51.3	9,550	39.4	10,000	46.0
2020	9,820	17.8	15,681	51.3	12,250	28.3	12,500	25.0
Total Increase	2,970	43.4	8,831	128.9	5,400	78.8	5,650	82.5

Source: U.S. Census Bureau. 2000, Upper Uwchlan Township building permit records

A build-out analysis of undeveloped residentially-zoned parcels was conducted. Based upon recent development activity in the Township, it was assumed that residential build-out would most likely occur by landowners and developers utilizing the Zoning Ordinance’s Flexible/Open Space Development Option which requires a minimum 10-acre parcel size. It was estimated that approximately 1000 acres remain in undeveloped land that is zoned for single family residential use in parcels 10 acres or greater. Under this scenario, up to 400 acres of additional land could be protected through the Option’s open space requirement. Approximately 931 new dwelling units could result. Based on the current average 3.2 person-per-household estimate, an estimated 2,979 residents would be added to the Township’s current estimated population of 11,886 persons for a maximum build-out population of 14,865 persons. *(Note: this estimated number of new dwelling units may not be achievable due to potentially insufficient wastewater disposal capacity.)* This infers that Chester County’s population projections through 2030 (Table 2-7) are feasible.

Even now, with the recent population surge, it is generally accepted that residential growth in the Township will continue into the next ten years. If the local population increases by a modest 25 percent per decade as the DVRPC forecasts, the Township could reach maximum population by the year 2020. Should this occur, then at least 1000 acres of undeveloped or agricultural land would be converted to residential use and, as stated above, 400 acres could be dedicated as open space. A renewed surge in local housing demand, followed by increasing population levels, will certainly generate an

even greater demand for municipally-protected open space and active recreational facilities. The Township’s opportunity to obtain or protect natural and historic resources, plus active and passive recreation areas will diminish over time. The Township must act now to protect what it can for existing and future residents.

LAND USE TRENDS & PATTERNS

Understanding existing land uses and their interrelationships is important for evaluating the location and suitability of recreational facilities and environmental resource/open space protection. This is particularly important in Upper Uwchlan Township since the Township has rapidly evolved over the past two decades from a rural, agricultural community to one increasingly dominated by single-family and multi-family developments (see Current Land Use, Map 2-3). The following analysis of land use is based on the Current Land Use Map found in the Comprehensive Plan, as well as data from DVRPC, Chester County, Upper Uwchlan Township, and field observations. The total land area in Upper Uwchlan Township is 6,869 acres.

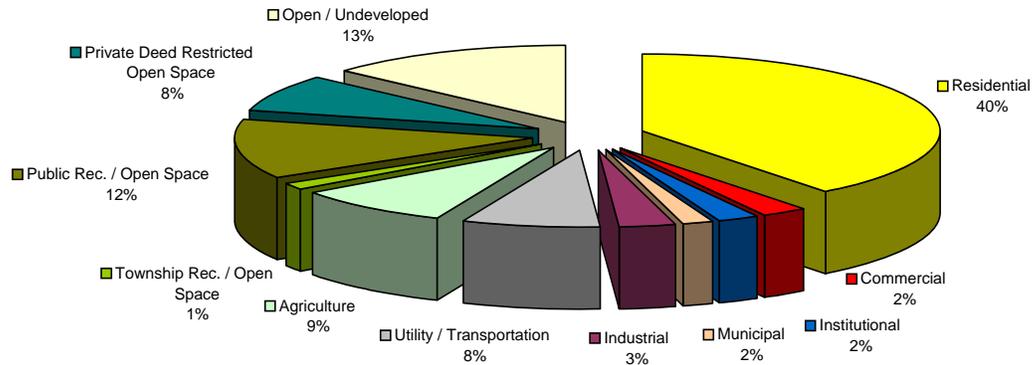
Table 2 - 9: Current Land Use in Upper Uwchlan Township

Land Use Category	Approximate Acres	Percent*
Multi-family and Single Family Residential	2,783	40
Commercial	159	2
Institutional	161	2
Municipal	130	2
Industrial	280	3
Utility/transportation	523	8
Agricultural	574	9
Township recreation/open space	117	1
Public recreation/open space	855	12
Privately owned, HOA open space	572	8
Open/undeveloped	715	10
TOTAL	6,869	100

Source: Brandywine Conservancy GIS, based on Delaware Valley Regional Planning Commission Data which are approximate. This data is represented on Map 2-3 and represents the Township’s total land area excluding the area of the Marsh Creek Reservoir. Figures have been rounded

Figure 2 - 1

Current Land Use in Upper Uwchlan Township



Residential Uses 2,783 Acres or 40% of Total Land Area

This category includes those lands used for single-family (2,640 acres) and multi-family residential (72 acres) purposes. These uses support human habitation, and each building lot on which the housing unit(s) is found may include secondary uses and/or accessory buildings or structures. Residential land use has increased substantially since 1992. During the last 5-10 years, the Township has successfully guided and encouraged residential developers to utilize cluster and open space design provisions. This process has yielded smaller house lots and 626 acres of privately-owned, deed restricted open space.

Commercial Uses 159 Acres or 2% of Total Land Area

Most of Upper Uwchlan Township’s commercial land is used for small retail and service businesses that primarily serve the local population. The location of these commercial uses has remained essentially the same over the past 10 to 15 years, with the majority of businesses concentrated in and near Route 100 in the villages of Eagle and Byers, as well as at the intersection of Font Road and Route 100.

Institutional Uses 161 Acres or 2% of Total Land Area

Institutional uses in Upper Uwchlan Township account for slightly more than two percent of the total land area. These uses have not changed substantially in the past 10 to 15 years, and include four churches (Windsor Baptist, St. Matthew's Evangelical Lutheran, Vineyard, and St. Elizabeth), the Beth Israel Congregation synagogue, the Uwchlan Post Office, and the Pickering Valley Elementary, Archdiocese of Philadelphia, and Upattinas Schools.

Municipal Uses 130 Acres or 2% of Total Land Area

Municipal uses in the Township include lands owned by Upper Uwchlan Township for its operations and for public use by Township residents. Municipal lands include the Township building and lands used for treatment and/or disposal of municipal wastewater. As the Township accepts dedication of wastewater disposal fields in privately-owned deed restricted open space, the acreage could increase by an additional 95 acres or more.

Industrial Uses 280 Acres or 3% of Total Land Area

Industrial uses comprise approximately 137 acres of Upper Uwchlan Township. Most of these uses are located in close proximity to Route 100 and are classified as “heavy industries,” including manufacturing and refining.

Utility/Transportation Uses 523 Acres or 8% of Total Land Area

Utility and transportation uses in the Township consist of various pumping stations owned by Allegheny Pipeline Company, Texas Eastern, and Columbia Gas. There are also numerous pipelines traversing the Township, and many of these affect land development patterns and recreation. The Pennsylvania Turnpike right-of-way is a major land use presence that effectively bisects the Township and accounts for almost 135 acres. The Downingtown interchange, located just south of the Township border, makes Upper Uwchlan Township easily accessible from a wide region.

Agricultural Uses 574 Acres or 9% of Total Land Area

The agricultural land in Upper Uwchlan Township is located in the central and eastern portions of the Township. Agricultural land comprises approximately 9 percent of the total land area in Upper Uwchlan Township, a significant drop over the past 5 to 10 years. Because much of the land still being farmed is being held for future development, an aggressive agricultural preservation program is not feasible in Upper Uwchlan Township. The most practical approach at this time is to emphasize open space preservation and natural resource protection in conjunction with planned development.

Township Recreation/Open Space Uses 117 Acres or 1% of Total Land Area

This land use category is comprised of four municipal parks. Hickory Park is a 27-acre community park that is situated in the southern part of Upper Uwchlan Township. The 17-acre parcel in the northeast portion of Upper Uwchlan Township, named Fellowship Fields, will be used to construct several sports fields, trails, and associated facilities. Larkins Field, located at Byers Road and Graphite Mine Road, is where the Township has begun construction of two soccer fields and trails. Upland Farms is located on the west of Route 100. Portions will be utilized for wastewater disposal, but much of the area will be dedicated to passive recreation. Open space that will be dedicated to the Township at the Greenridge subdivision is also included in this category.

Public Recreation/Open Space Uses 855 Acres or 12% of Total Land Area

Marsh Creek State Park consists of 1,705 acres in Upper Uwchlan and Wallace Townships. Approximately 1,347 acres of park occur in Upper Uwchlan Township, which includes 855 acres of land and the reservoir comprising approximately 492 acres. The Park has been a significant factor in surrounding development patterns, attracting residential development to its boundaries.

Privately Owned, Deed Restricted Open Space 572 Acres or 8% of Land Area

This category includes those lands dedicated for open space purposes under the flexible development provisions of the ZO. Typically, these areas are used for passive recreational purposes, such as trails, or to conserve critical natural areas such as wetlands, floodplains, and steep slopes.

Open/Undeveloped Land

715 Acres or 13% of Land Area

This land use category includes undeveloped lands, such as woodlands or fields that are not being actively used for agriculture or recreation. The decreases in this category over the past 10-15 years are a result of significant land consumption for residential development.

SUMMARY

Upper Uwchlan Township is characterized by four types of categories as defined in *Landscapes*: suburban center; suburban landscape; rural landscape; and natural landscape. The suburban center at the Village of Eagle provides a mixture of commercial, retail and high density residential uses. A suburban landscape dominates the landscape with 40% of the area in medium- to low-density residential use. There remains little of the rural landscape which includes lands currently in agriculture plus open/undeveloped land accounting for 19% (approximately 1,300 acres) of the Township. Natural features are threaded throughout the Township and are situated on all types of land use. Although the undeveloped and agricultural lands are under pressure for new residential use, they are important areas for the Township to consider for resource preservation, passive recreation, and/or active recreation.

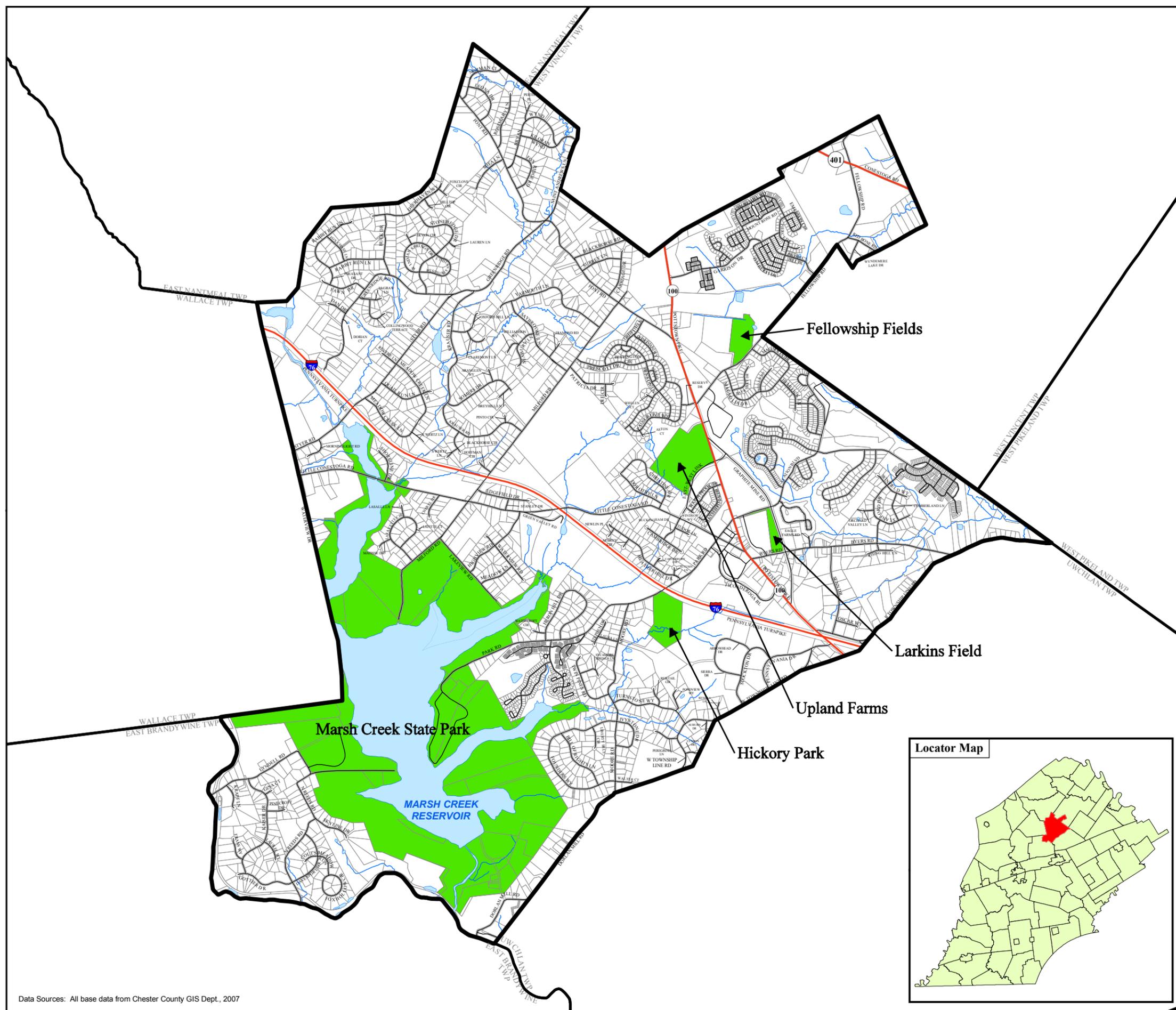
2-1 Base Features Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Major roads
- Roads
- Streams
- Water bodies
- Parks
- Tax parcels
- Township boundaries



Brandywine Conservancy

Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: September 23, 2009

Map created: November 27, 2007

2-2 Local & Regional Context

Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania

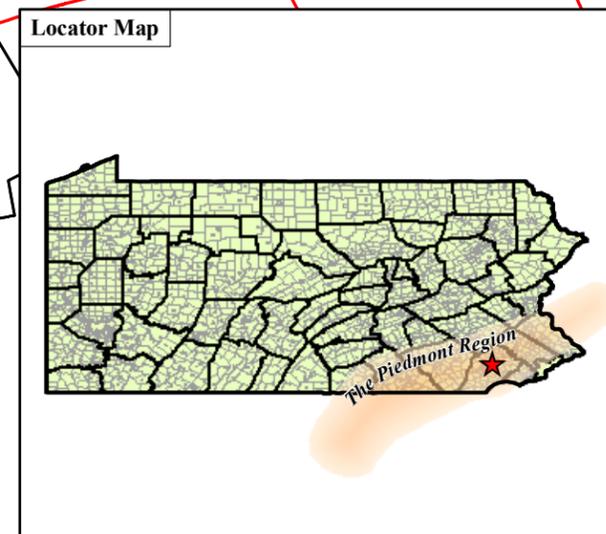
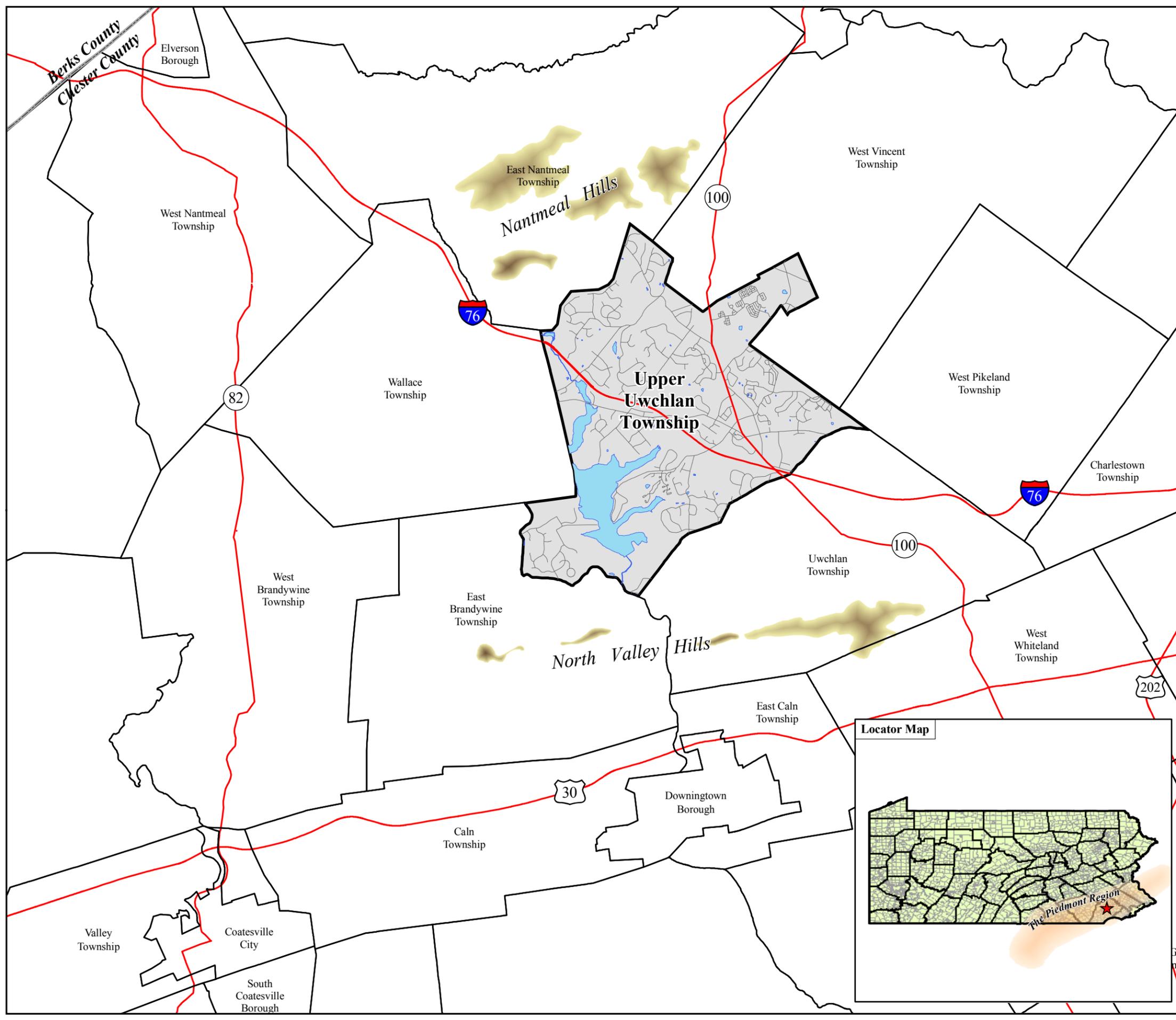


LEGEND

- Major roads
- Water bodies
- Surrounding hills
- Upper Uwchlan Township
- County boundary
- Municipal boundaries



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700
Map revised: June 20, 2008
Map created: November 27, 2007



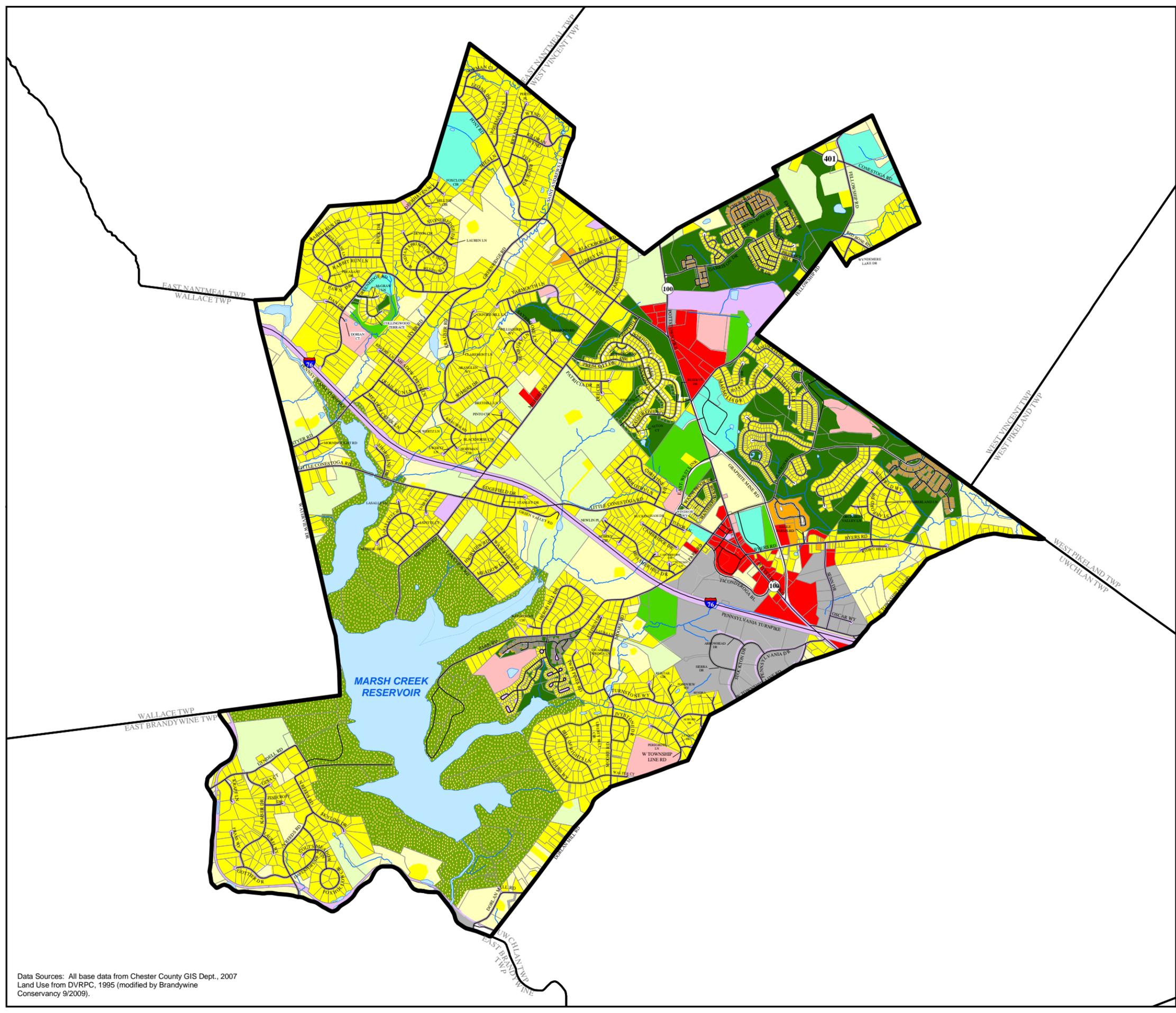
2-3 Current Land Use Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Streams
- Water bodies
- Tax parcels
- Township boundaries
- Land use
 - Single family residential
 - Multi-family residential
 - Commercial
 - Institutional
 - Municipal
 - Industrial
 - Utility/transportation
 - Agriculture
 - Township recreation/open space
 - Public recreation/open space (Marsh Creek State Park)
 - Open/undeveloped
 - Privately owned, deed restricted open space



Brandywine Conservancy
Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: September 23, 2009
Map created: November 27, 2007

Data Sources: All base data from Chester County GIS Dept., 2007
Land Use from DVRPC, 1995 (modified by Brandywine Conservancy 9/2009).

CHAPTER 3

NATURAL & CULTURAL RESOURCE INVENTORY

INTRODUCTION

This Chapter inventories and analyzes Upper Uwchlan Township's natural and cultural resources. It also identifies constraints and opportunities for development and provides the foundation for the policies recommended in subsequent Chapters of this Plan. As described in Chapter 2, the next fifteen years will be pivotal for protecting sensitive resources as open space and recreation advocates compete with developers for the few undeveloped and agricultural lands that remain in our Township.

WATER RESOURCES

Water resources are a primary consideration for open space conservation as well as for recreational opportunities. Creeks, streams and lakes offer a range of recreational opportunities such as boating and fishing. However, there are other competing interests for the same resource. Surface water and groundwater are needed to satisfy domestic, commercial, and industrial uses, and aquatic life depends on clean water for its survival. Water-based parks, such as Marsh Creek State Park, can serve as valuable tourist attractions that benefit the local economy but are also important habitat for migrating birds. In order to sustain all of these demands, it is important to protect water resources through conservation and to manage land uses that can have an impact on them.

Surface Water Resources

Map 3-1, Water Resources, illustrates the Township's reservoirs, ponds, streams, wetlands, floodplains, and the land that contributes runoff to these areas (also known as a "watershed"). The most significant overall feature in this category is the Marsh Creek Reservoir which was built for water supply and stormwater management by the Commonwealth in 1974. The 535-acre Reservoir (492 acres in Upper Uwchlan Township) provides area residents with opportunities for fishing and sailing, and it is also a rest stop for migrating waterfowl.

Upper Uwchlan Township's watersheds contribute to five distinct stream systems. On the western side of Route 100, surface waters of Marsh Creek and Shamona Creek flow southwest into the East Branch of the Brandywine Creek. The Brandywine Creek reaches the Delaware River after flowing into the mouth of the Christiana River in Wilmington, Delaware. On the eastern side of Route 100, the land drains east toward either Pickering Creek or Birch Run, a tributary of French Creek. Both Pickering and French Creeks are tributaries of the Schuylkill River. The Schuylkill River flows into the Delaware River in Philadelphia. The Marsh Creek Reservoir, as well as the Brandywine Creek, Pickering

Creek, and the Schuylkill River, all downstream of Upper Uwchlan Township, are used for water supply purposes (currently or on an emergency basis). Therefore, it is critical that the surface water quality in each of the watersheds is protected.

The Federal Environmental Protection Agency (EPA) and State Department of Environmental Protection (DEP) have developed water quality regulations designed to protect the integrity of streams in the U.S. and Pennsylvania. Specifically, DEP has established a classification system for protected water uses or types. The East Branch of the Brandywine Creek, and its two tributaries in Upper Uwchlan Township (Marsh and Shamona Creeks), have all been designated as “High Quality” (HQ) streams. This HQ classification also applies to the Pickering and French Creeks. Birch Run, a tributary of French Creek which begins in Upper Uwchlan Township, is designated as an “Exceptional Value” (EV) stream. EV and HQ streams are given high priority when considering watershed protection measures.

HQ waters are streams or watersheds that have excellent quality waters and environmental or other features that require special water quality protection. EV also incorporates these standards. The water quality in an HQ stream can be lowered only if a discharge is the result of necessary social or economic development; the water quality criteria are met; and all existing uses of the stream are protected. EV waters are to be protected at their existing quality and their water quality cannot be lowered.

All surface waters in Upper Uwchlan Township have been classified as important resources from a water quality perspective. Land uses in these watersheds can directly impact these surface waters, especially near first order streams or headwaters areas. A first order stream is that channel where water flow is first defined as a result of runoff, melting, springs, or ponding. These streams are important since they carry the majority of the system’s water flows before reaching downstream waterways, maintaining both water quality and quantity. The areas of Upper Uwchlan Township that contain first order stream watersheds are shown on Map 3-1, Water Resources, and comprise approximately 3,300 acres, or 48 percent, of the Township’s land area.

In July, 2000, the DEP assessed the streams in Chester County. Of the 1,132 miles of streams assessed in Chester County, 276 miles of streams have been impaired. The primary sources of impairment include water flow alterations, nutrients, siltation, and turbidity. Watersheds with high nitrate levels include the Brandywine Creek and Pickering Creek, and watersheds with high dissolved phosphorous include Brandywine Creek.

Groundwater Resources

Upper Uwchlan Township’s groundwater resources are closely related to both surface water resources and the underlying geology. Geologic characteristics are the principal determinants for the quantity, quality, and the potential contamination of groundwater. The capacity of aquifers to transmit and store water varies directly with the physical and chemical properties of the geologic formations.

Aquifer Recharge Areas

Aquifer recharge areas are zones of an aquifer where precipitation and surface water are absorbed and added to the groundwater table, either directly into the geologic formation or indirectly by way of another formation. The zone of saturation is that area of a consolidated or unconsolidated aquifer where the water table occurs. Aquifer recharge areas occur whenever formations intersect the surface, such as stream channels, or between formations below the surface. One recharge area within the Township is along the Black Horse and Marsh Creeks in the area adjacent to Green Ridge and Styer Roads (see Map 3-1, Water Resources). Up to 2/3 of stream flow, County-wide, is derived from aquifer discharge.

Aqua America Pennsylvania draws water for its customers, including much of the Township, from a number of regional sources that include wells in Upper Uwchlan Township. Also, individual home site wells supply water to residents in those parts of the Township not served by a public utility such as Stonehedge, Milford Farms, and Sayebrooke Estates. Due to the relatively impervious nature of the geologic formations in the Township, most of the water tapped by these wells is stored in weathered or faulted rock and originates as rainfall. Extreme care must be exercised in locating on-site sewage disposal systems relative to water supply wells since the limited water table is lowered by pumping water and pollution may be drawn from some distance away.

Wetlands

In Upper Uwchlan Township, wetlands are found in conjunction with many of its streams, as well as Marsh Creek Reservoir and other water bodies. Wetland areas shown on Map 3-1, Water Resources, were identified by the National Wetlands Inventory (NWI) based on aerial photography. Wetlands have been delineated on many large parcels as a part of land development, including Reserve at Eagle, Windsor Ridge, Byers Station, Ewing Farm, Jankowski tract, Shea Farm, Upland Farm and Popjoy. However, no field-verified comprehensive inventory of the Township's wetlands currently exists.

Wetlands provide significant wildlife habitat. They are also important storage areas for both surface and groundwater resources, filtering pollutants, and releasing waters to maintain critical flows for fisheries and water supply wells. Given these ecological values, wetlands are regulated by DEP, the U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers. In essence, no development activity may occur within a wetland area without a permit. The permitting process requires investigation of alternatives and may require mitigative action.

Floodplains

Extensive areas within the Township along the East Branch of the Brandywine Creek, Black Horse Creek, Marsh Creek, and Pickering Creek are subject to periodic flooding or wet conditions. During these events, these areas serve to absorb and slow flood waters and take up water-borne pollutants. Floodplains are identified in part by the boundary of the area subject to flooding by a given stream during a storm event that has a 1 in 100 chance of occurring in any given year (100-year storm). Floodplains are delineated by the Federal

Emergency Management Agency. Upper Uwchlan Township's floodplains are protected through the applicable provisions of the Flood Hazard District in the Township's Zoning Ordinance.

RIPARIAN BUFFERS

Riparian buffers refer to the woodland areas along stream or river banks. A riparian buffer is defined in the Subdivision and Land Development Ordinance as being comprised of one or more of the following: any area within 75 feet of the bank of any stream; any wetlands and any area within 25 feet of any wetland; and any area of hydric soil (see Map 3-2, Riparian Buffers). Hydric soils and soils with hydric inclusions are identified by the USDA Natural Resources Conservation Service and include, but are not limited to, the following: Glenville silt loams (Gn); Watchung silt loam (WaB2); Worsham silt loams (Wo); and Worsham very stony silt loam (WsB).

Map 3-2, Riparian Buffers, illustrates in yellow those existing riparian buffers that are vegetated with woodlands. Where woodland vegetation is absent from the riparian buffer zone, these areas are shown in orange and identified in the legend as riparian buffer restoration zones. Many areas in the riparian buffer zone that contain hydric soils are not currently in woodlands and would also be considered restoration zones. Riparian buffer restoration zones refer to areas where there are opportunities to restore woodland vegetation within a 75 foot wide area from the bank of a stream, within 25 feet of a wetland, or in an area of hydric soils. Woodland restoration projects could involve a range of approaches such as native tree and shrub plantings or simply allowing natural succession to occur, turning meadows/lawns back into woodlands over time. Riparian buffer restoration zones occur on several private properties, as well as on municipally-owned lands including Hickory Park and Upland Farm.

Upper Uwchlan Township's water bodies, streams, watersheds, wetlands, floodplains, and riparian buffer areas collectively have significant values that influence water supply, water quality attenuation, flood control, and wildlife/fisheries habitat. When properly protected and managed, these interrelated systems of land and water can: filter and otherwise bind up pollutants; slow flood flows so as not to contribute to greater downstream flood volumes; and, provide food, cover, and shade for a wide range of wildlife and fish species.

LAND RESOURCES

This section describes the bedrock geology and the unconsolidated (or non-bedrock) geology that underlies Upper Uwchlan Township (see Map 3-3, Land Resources). These geologic formations are major determinants of: the slope of the land surface; the soils that form at the surface; the quality and quantity of groundwater supplies; the suitability of certain types of sewage disposal systems; the ease of excavation; the soundness of foundations; and, suitability for open space protection or recreation. If the Township

pursues land for open space conservation or for constructing recreational facilities, geology, soils and slopes should be an important consideration in whether a site is appropriate for the Township to acquire.

Geology

Upper Uwchlan Township lies entirely within the Piedmont Province of the Appalachian Highlands, a band of rolling land and underlying geology that stretches from New York to Georgia. The Township is primarily underlain by moderately hard, crystalline bedrock of the metamorphic type which lacks the necessary network of fissures and faults to result in significant water-bearing capabilities. However, the water that does collect within these formations can be utilized for drinking water supply. As shown on Map 3-3, Land Resources, Upper Uwchlan Township's metamorphic rocks consist of marble, several types of gneiss, the "Chickies Quartzite" formation, and a small area of ultramafite or serpentine. The Township is also underlain by a narrow band of metadiabase, an igneous rock formation. Overall, the geologic formations of the Township provide good quality foundations for development, and so most of the land in the Township has favorable potential for development.

Land Slope

The slope of the land is largely determined by both underlying geology, and the weathering processes leading to soil formation at the land's surface.

The Township's Zoning Ordinance includes a Steep Slope Conservation District that both minimizes vegetative disturbance and restricts slope disturbance based upon the precautionary (15-25%) and prohibitive (>25%) steep slope categories. Map 3-3, Land Resources, shows areas where precautionary and prohibitive slopes occur and displays the contrast between the Township's broad uplands and steeply walled valleys. Major concentrations of steep slope occur north of Greenridge Road, along the eastern boundary of the Township with West Vincent, and the southwestern portion of the Township between Marsh Creek Reservoir and the East Branch of the Brandywine Creek. The remaining portions of the Township exhibit a gently rolling landscape with very few occurrences of severe slopes.

Steeply sloping lands are sensitive to ground disturbance and the removal of vegetative cover that could result in problems with stormwater runoff, erosion, and uncontrolled sedimentation. The installation of impervious surfaces on sloped areas carries the prospect of diminished groundwater recharge. The potential for erosion from earth-moving is heightened on steep slopes, both during and subsequent to the activity, unless erosion control measures are undertaken. Depending on the soil characteristics at the land surface, the suitability for construction on steep slopes and the suitability of such areas for on-site sewage disposal are questionable. In most cases, steeply sloped land is suitable for conservation and is unsuitable for active recreation, since large level playing fields and parking areas typically require significant site grading. Similarly, trails in sloped areas may not be feasible, due to potential for erosion, and suitability should be determined on a site by site basis.

SOIL RESOURCES

The characteristics of a soil are important in determining the location of most land uses. Map 3-4, Soil Resources, displays soils having potential for high agricultural value which renders them valuable for many other land uses, including development or recreation. The map also displays hydric and alluvial soils which have limited agricultural value. Development potential on hydric and alluvial soils is not as promising, whereas passive and active recreational uses may be appropriate.

Upper Uwchlan Township's soils include: soils with a seasonally high water table; alluvial soils that are subject to stream flooding; soils with shallow depth to bedrock or underlain by soft rock; and, soils susceptible to erosion. Another important characteristic is the ability of a soil type to support on-site sewage facilities. The thickness of the soil (depth to bedrock), drainage characteristics, erosion potential, and slope all combine to determine the soil limitations on septic systems. Where limitations do exist, it is important that they are identified and documented. The ability of the land to accommodate septic systems is a central element of the planning process.

The Township once contained a significant amount of productive farm soils. However, since 1992, Upper Uwchlan Township has lost a great deal of this agricultural land to residential uses. As shown on Map 3-4, Soil Resources, Upper Uwchlan Township is underlain by a significant percentage of value groups 1 through 3 agricultural soils. These classifications are based on the USDA – Natural Resources Conservation Service soil ranking system, as well as “soils of statewide importance.” Classification of prime agricultural soils (value groups 1 and 2) is based upon a combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops.

With respect to actual soil type, 95 percent of the Township is overlain by soils of the Glenelg-Manor-Chester Association, the most common soil types being the Manor loam and the Glenelg silt loam. The Glenelg soils are moderately deep, well drained, have moderate moisture capacity, are moderately fertile, and hence, productive for agriculture. The Manor soils are also well drained but shallower, have lower moisture capacity, and are somewhat less productive for agriculture. Both soil types display fair resistance to frost action, but they are prone to erosion and require use of conservation practices. Maintenance of vegetative cover is particularly important on Manor soils.

Hydric Soils

Hydric soils are found in upland depressions and along the fringes of floodplains. These soils are shown on Map 3-4, Soil Resources (also Map 3-2, Riparian Buffers), and exhibit shallow depth to water table and, occasionally, display standing water. Hydric soils are a reasonable indicator of wetland conditions and are generally found within or adjacent to wetlands. The majority of the hydric soils in Upper Uwchlan Township are located in the first order watersheds of the Black Horse Creek, Pickering Creek, and tributaries of Marsh Creek. Included in riparian buffer areas, hydric soils would be inappropriate for active recreation but may be suitable for passive recreation where minimal disturbance is proposed.

Alluvial Soils

Alluvial soils are found along many of Upper Uwchlan Township's stream valleys. These are soils that have been eroded, transported, and deposited by floodwaters over time. They generally indicate potential for flooding, and therefore, areas that are inappropriate for active recreation.

BIOTIC RESOURCES

Upper Uwchlan Township's biotic resources consist primarily of woodlands and hedgerows, streams designated for fisheries habitat and stocking, and wildlife biodiversity corridors as described in Chester County's *Linking Landscapes* (see Map 3-5, Biotic Resources). Together, these systems contribute to a network of greenways across the Township.

Woodlands

Woodland areas are significant for their environmental, social, and economic values. Stands of trees provide natural erosion and flood control by decreasing the speed and amount of storm runoff. Woodlands also reduce temperature extremes and are beneficial on steep slopes and other areas where erosion potential is high. Trees function as natural barriers by reducing the impact of noise, buffering strong winds and capturing wind-borne sediment, and screening unsightly areas. Woodlands serve as habitats for beneficial species such as insect pollinators, soil organisms, and natural predators and are an essential element in riparian buffers. Woodlands enhance and may help to define recreation and scenic areas and often increase property values. Recreation activities, such as hiking or horseback riding, are enhanced when directed through forested areas.

Woodlands that remain in the Township today consist primarily of second- and third-growth stands, approximately 40 to 60 years in age. The principal types of trees that comprise these woodlands are deciduous hardwoods such as red oak, white oak, black oak, chestnut oak, beech, hickory, walnut, and tulip poplar. Wetter areas are vegetated by red maple, elm, ash, and sycamore. The majority of remaining woodlands are located around Marsh Creek Reservoir, in hedgerows, and along portions of the Township's northern and eastern borders. Threats to woodlands include over-browsing by white-tail deer, poor management, and invasive species that can destroy trees such as the gypsy moth and hemlock wooly adelgid.

With few woodlands left in the Township, village trees constitute an important part of Upper Uwchlan Township's forestry. Since 2001, several commercial development projects in the Village of Eagle, such as Eaglepointe shopping center, Abbonizio tract, CVS Pharmacy, and Wawa, have introduced tree plantings. Street trees are now established along portions of Pottstown Pike and within new parking lot areas. Additional village reforestation opportunities exist on many other established commercial properties within both Eagle and Byers, along Pottstown Pike, and on Byers Road. Reforestation in the village areas will improve the streetscapes and commercial landscapes and will promote the use of sidewalks and trails to access commercial

properties. In addition, woodland vegetation often enhances real estate values of nearby residential, commercial, and office park developments.

Forested Wetland

Forested wetlands consist of broad-leaved deciduous plant species in areas that are inundated with water on a temporary or seasonal basis. These wetlands are of especially high value when they occur in first order watersheds, since they are rich in organic matter, releasing nutrients through decomposition of forest material into first order streams. These nutrients become part of the food chain necessary for maintaining native trout and migratory fish populations. When the nutrient cycle is disrupted, these fisheries can suffer significant losses.

The Township's major areas of forested wetlands are found along Black Horse Creek and its tributaries, along the East Branch of the Brandywine, and along the Pickering Creek and its first order streams. Map 3-5, Biotic Resources, shows the watersheds of the two types of fish stocking streams in Upper Uwchlan Township.

Wildlife Biodiversity Corridors

Marsh Creek State Park is at the center of a confluence of three "Wildlife Biodiversity Corridors" described in *Linking Landscapes* and shown on Map 3-5, Biotic Resources. These corridors enter the Park from the west, the north, and the south, and are generally designed to follow stream corridors/floodplains and woodlands greater than 50 acres wherever possible. These travel corridors are proposed as open spaces that link together larger protected lands used for wildlife preservation. Each corridor is generically mapped as a 2,000-foot wide band (1,000 feet on each side of a stream), though any final widths will vary according to local conditions. Still, widths of at least several hundred feet are desirable.

Pennsylvania Threatened and Endangered Species

At least two locations in the Township have been confirmed as containing bog turtles, a Pennsylvania endangered species and a threatened species under the federal Endangered Species Act. Bog turtles have been protected by the PA Fish and Boat Commission since 1974. In November 1997, the US Fish and Wildlife Service added bog turtles to its threatened list.

The preferred habitat for bog turtles is wet meadows, shallow water marshes, spring seeps, flood plain wetlands, bogs and fens. They prefer a combination of both wet and dry areas, but they must have access to soft, mucky soil to avoid predators and to temper extremes in temperature. Wetland plants most often associated with this type of habitat in the Township include cattails, skunk cabbage, and sedges or grasses with tussocks. An open canopy is essential, as it allows the turtle to spend its time basking in the sun. This type of habitat can be described as "early successional," where areas of an open marshy field or meadow has been allowed to convert back into shrub and tree growth.

Bog turtles have suffered from problems associated with habitat loss as rural meadows areas have been developed. Habitat fragmentation is one of the leading causes of the bog turtle's

demise. Waterways and wetland complexes that were once connected have been fragmented or degraded by road construction, draining and filling of wetlands, pollution, erosion, and poor land management practices. Opportunities for protection and conservation of this state-endangered species include cooperation with agencies such as non-profit land trusts and university researchers.

SCENIC RESOURCES

Upper Uwchlan Township's scenic resources consist of scenic roads and vistas, and views of rolling farmland overlooking Marsh Creek Reservoir to steeply wooded hills along the Township's stream valleys. In the 2002 Comprehensive Plan, scenic vistas were identified where all or part of a parcel was within view of a public road, and where use of that parcel (either foreground or background) was visually appealing with the presence of farm fields, pastures, historic buildings, or historic villages. Scenic roads, regardless of ownership (Township or State), are characterized as having scenic views. Well-maintained and attractively-landscaped properties abutting Township roads are also included in scenic road designations, compared to roadside properties covered in invasive plants or appearing unmanaged. Scenic roads and views were incorporated into the Township-wide community trail network.

HISTORIC AND CULTURAL RESOURCES

The Township Board of Supervisors, Historic Commission, and concerned citizens have undertaken a number of efforts over the past 15 years to identify and document what remains of Upper Uwchlan Township's history and heritage. These include: *The Upper Uwchlan, A Place Betwixt and Between*; and the Historic Resource Inventory.

The Upper Uwchlan, A Place Betwixt and Between was published in 1999 by the TriCounty Heritage Society, with support from the Township and its Historic Commission. This 250-page book details the Township's settlement patterns, resident families, and historic land uses. Accompanying maps identify 120 existing and demolished historic sites and structures.

The *Historic Resource Inventory* of Upper Uwchlan Township was completed by the Township in 2001. This report is based on the above resources, and others, and identifies 131 historic properties in the Township. In 2007, this inventory was updated and expanded as part of the new Chester County Atlas of Historic Resources. The Atlas project identified all properties containing resources that were 50 years and older. The Township's updated inventory and map have a total of 194 properties (listing provided in Appendix C). Although the additional properties were not classified (Class I, Class II, or Class II recommended for Class I), the additional properties are comprised overwhelmingly of properties which would probably be Class II. The Township has prioritized the resources on the 2007 survey and continues to research these properties beginning with those of the highest priority.

In 2002, the Byers Station Historic District was nominated and accepted into the National Register of Historic Places by the Commonwealth of Pennsylvania, Pennsylvania Historical and Museum Commission (PHMC). The PHMC reviewed the possibility of Dorlan's Mill and the Village of Font being on the National Register, and decided that they were not eligible. Although the Village of Eagle was also determined to be not eligible, the Township and its consultants worked closely with property owners and developers to help protect and revitalize the village. Among other things, this involved relocating historic resources and placing façade restrictions on those resources. The Eagle project is significant in that Eagle did not qualify for National Register listing.

Highlights of the Township's historic and cultural resources are shown on Map 3-6, Upper Uwchlan Township Historic Map Update.

- Class I historic properties include resources that have been listed, or determined eligible to be listed, on the National Register of Historic Places by the Pennsylvania Historical and Museum Commission.
- Class II resources are greater than 100 years old that are recommended to be upgraded to Class I.
- Class III resources include structures that are 50 years and older. Although they are not eligible for the National Register, they have local architectural or historic merit. None are currently shown on the map.

Given the depth and breadth of this information, no further historic resource inventory or analysis is included in this chapter. The reader is referred to the above resources, all of which are on file with the Township.

3-1 Water Resources Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania

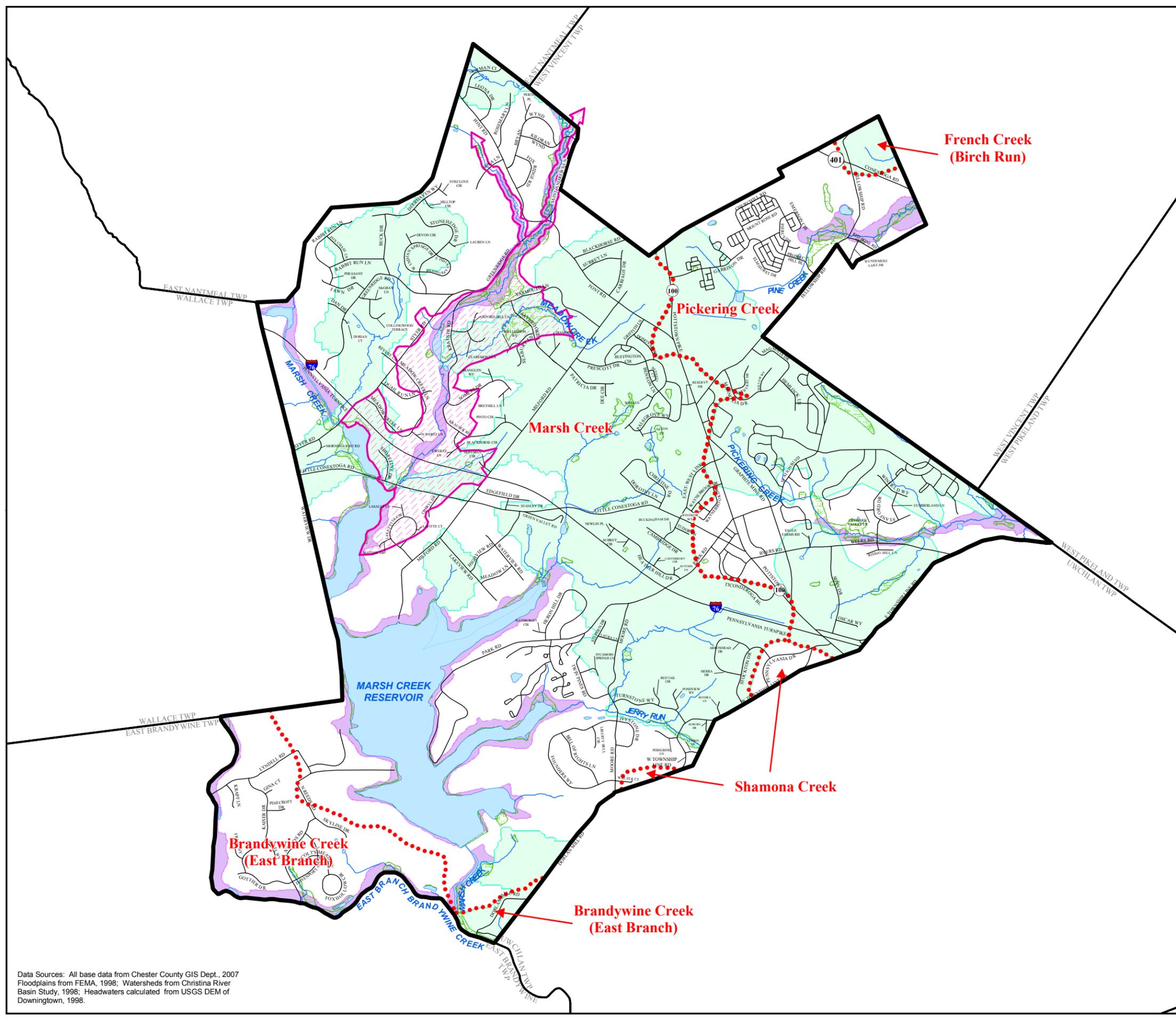


LEGEND

- Roads
- Streams
- Water Bodies
- Major watershed boundaries
- Aquifer recharge area
- Wetlands
- Headwaters of first order streams
- FEMA 100-year floodplain
- Township Boundaries



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700
Map revised: September 23, 2009
Map created: November 27, 2007



Data Sources: All base data from Chester County GIS Dept., 2007
Floodplains from FEMA, 1998; Watersheds from Christina River Basin Study, 1998; Headwaters calculated from USGS DEM of Downingtown, 1998.

3-2 Riparian Buffers Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Streams
- Water bodies
- Riparian buffer (existing)
- Riparian buffer restoration zone
- Wetlands
- Hydric soils
- Woodlands and hedgerows
- Tax parcels
- Township boundaries



Brandywine Conservancy

Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: June 20, 2008

Map created: November 27, 2007



Data Sources: All base data from Chester County GIS Dept., 2007
Woodlands digitized by Brandywine Conservancy, 1999. Hydric soils from NRCS soil survey, 1995. Wetlands from NWI, 1994.

3-3 Land Resources Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Fault line
- Streams
- Water bodies
- ▭ Township boundaries
- Slopes**
 - 15-25%
 - >25%
- Surface geology**
 - chickies quartzite
 - banded mafic gneiss, amphibolite facies
 - felsic and intermediate gneiss, granulite facies
 - graphitic felsic gneiss, amphibolite facies
 - marble
 - metadiabase
 - ultramafite
 - felsic and intermediate gneiss, amphibolite facies

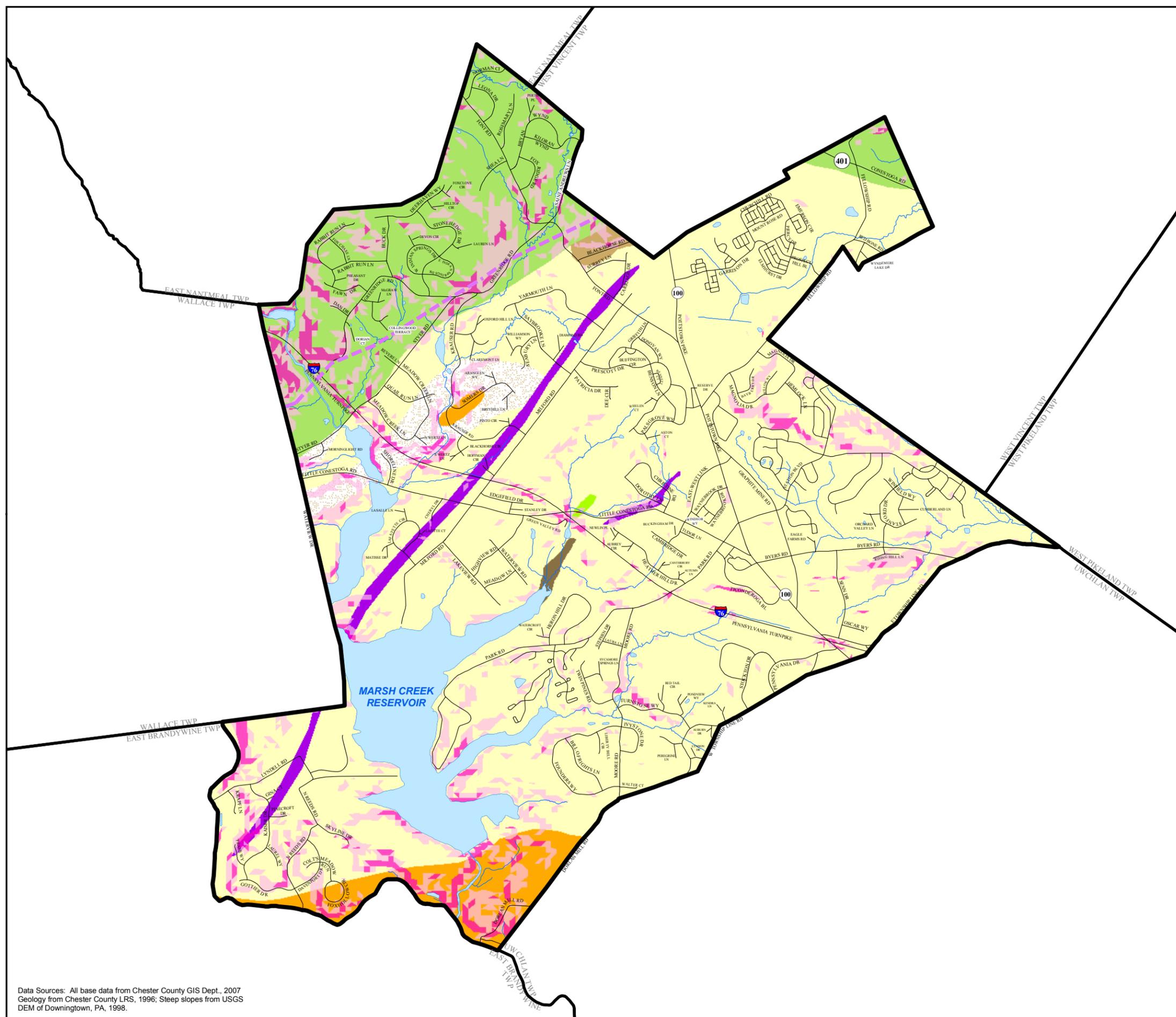


Brandywine Conservancy

Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: June 20, 2008

Map created: November 27, 2007



Data Sources: All base data from Chester County GIS Dept., 2007
Geology from Chester County LRS, 1996; Steep slopes from USGS
DEM of Downingtown, PA, 1998.

3-4 Soil Resources Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Streams
- Water bodies
- Alluvial soils
- Hydic soils
- Tax parcels
- Township boundaries
- Prime Agricultural Soils**
- Value group 1
- Value group 2

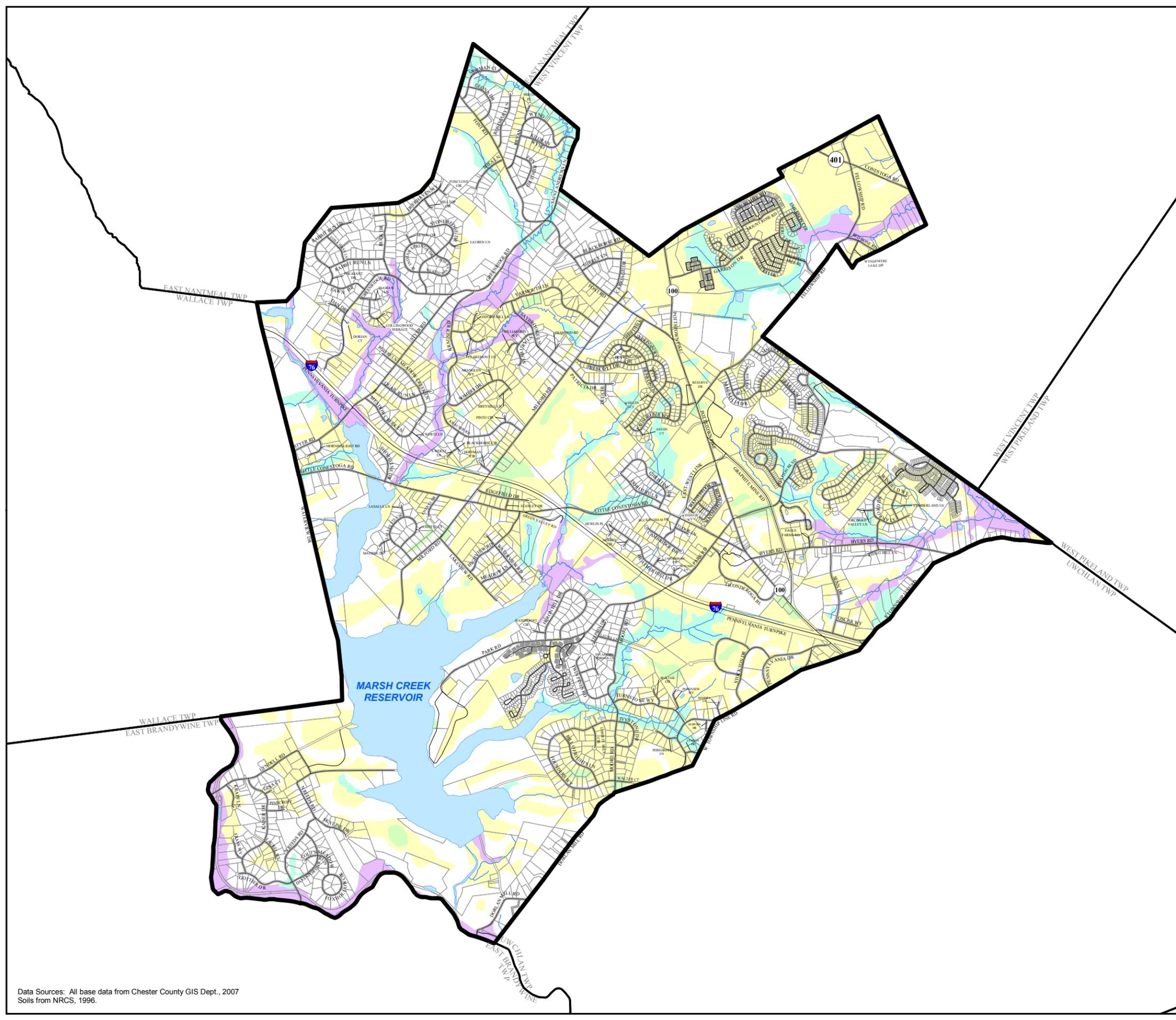


Brandywine Conservancy

Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: June 20, 2008

Map created: November 27, 2007



Data Sources: All base data from Chester County GIS Dept., 2007
Soils from NRCS, 1996.

3-5 Biotic Resources Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Streams
- Water bodies
- Marsh Creek State Park
- PA Threatened Species Habitat
- Wildlife biodiversity corridors
- Woodlands and hedgerows
- Tax parcels
- Township boundaries

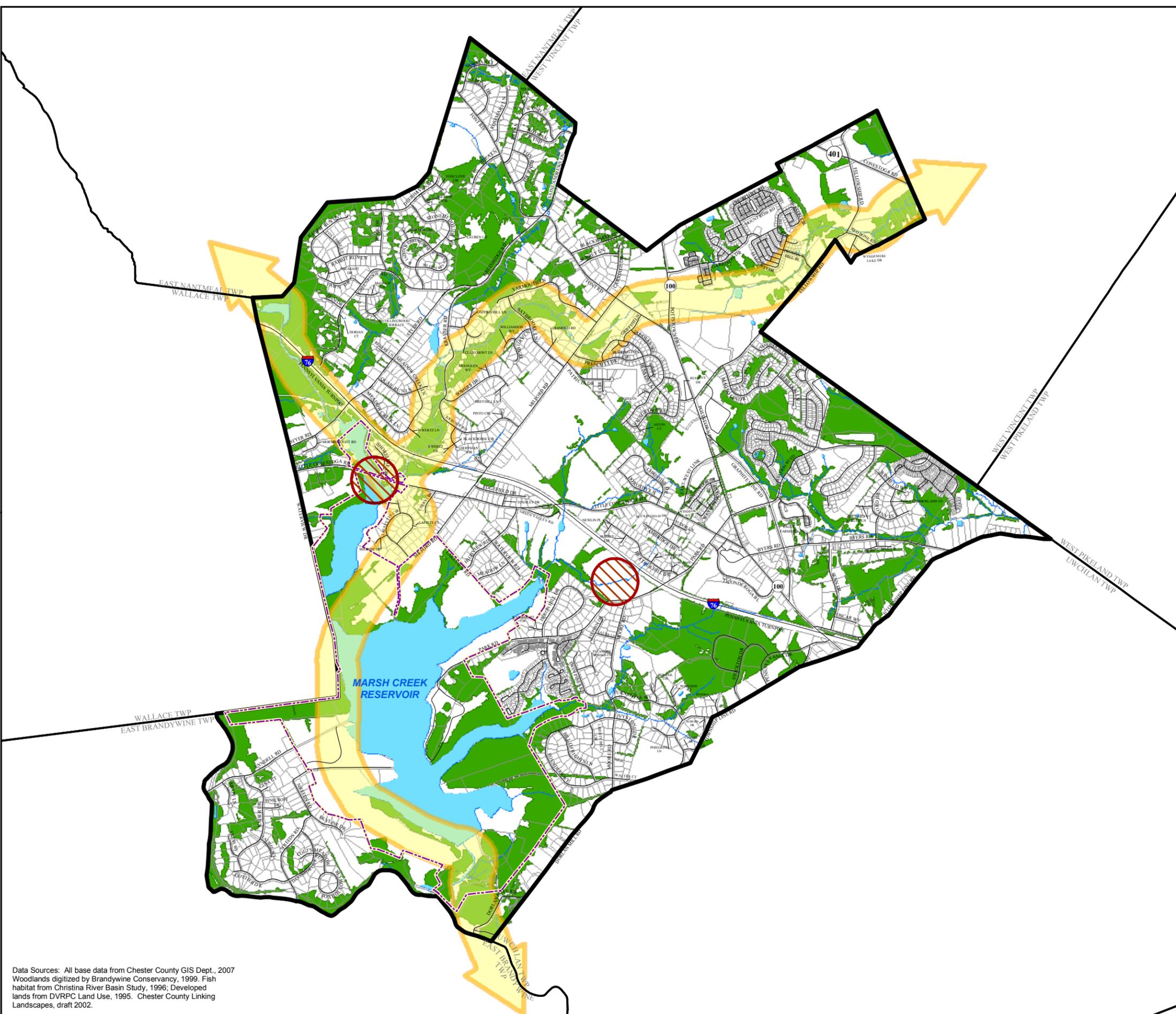


Brandywine Conservancy

Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: June 20, 2008

Map created: November 27, 2007



Data Sources: All base data from Chester County GIS Dept., 2007
Woodlands digitized by Brandywine Conservancy, 1999. Fish habitat from Christina River Basin Study, 1996; Developed lands from DVRPC Land Use, 1995. Chester County Linking Landscapes, draft 2002.

3-7 Existing Trails Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Streams
- Water bodies
- Parks and protected lands
- Tax parcels
- Township boundaries
- Existing trails**
- * Multi-Use (6-10' asphalt trail)
- * Sidewalks
- * Sidepath (4-6' asphalt trail)
- * Hiking or Equestrian
- Hiking or Equestrian - Marsh Creek State Park
- Proposed County Struble Trail
- Brandywine - Marsh Creek Trail
- PA Bike Route L

* To be dedicated to the Township

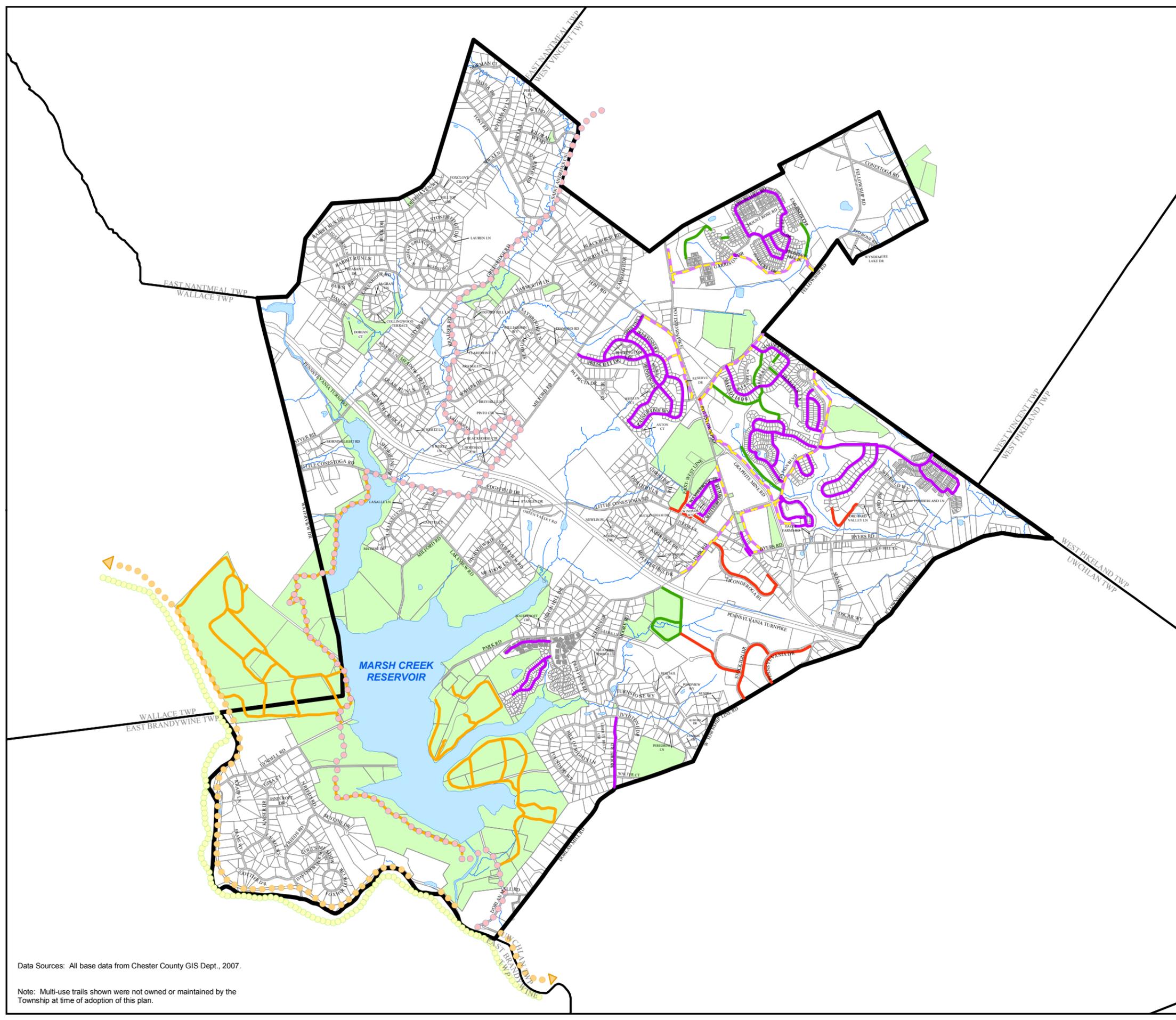


Brandywine Conservancy

Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Map revised: June 20, 2008

Map created: November 27, 2007



Data Sources: All base data from Chester County GIS Dept., 2007.

Note: Multi-use trails shown were not owned or maintained by the Township at time of adoption of this plan.

CHAPTER 4

NATURAL AND CULTURAL RESOURCE PROTECTION NEEDS ASSESSMENT

EXISTING PROGRAMS FOR NATURAL AND CULTURAL RESOURCE PROTECTION

This chapter describes and assesses current protection provisions at the federal, state, and municipal levels for Upper Uwchlan Township’s natural and cultural resources. It also identifies resource protection (RP) needs, and provides recommendations to more effectively protect resources at the municipal level.

Several parcels of land which are “protected” or restricted from future development exist in the Township. Map 4-1, Protected Lands, displays the following categories of “protected” land:

- **Lands Owned and/or Protected by Public Agencies**
This category consists of Township, county, state and school district owned or regulated lands. Tracts within this category include the Township Building, Hickory Park, Fellowship Fields, Upland Farms, Struble Trail, Marsh Creek State Park, Pickering Valley Elementary School and other publicly-owned land (such as municipal authority). Chapter 2 includes a breakdown of protected lands in the following categories: Municipal Uses (130 acres); Township Recreation (117 acres); and Public Recreation (855). These protected lands comprise approximately 1,100 acres or 15 percent of the Township.
- **Lands Protected by Township Ordinance**
The Township’s Zoning Ordinance contains regulations which prohibit development upon floodplains and slopes in excess of 25 percent, thereby preserving these resources. Also included in this category are riparian buffer areas and woodlands. Riparian buffer areas include any area within 75 feet of the bank of any stream, any wetlands and any area within 25 feet of any wetland, and any area of hydric soils. Woodland replacement is required when disturbance exceeds limits specified in the Subdivision and Land Development Ordinance.
- **Conservation Easements and Homeowners Association Lands**
Lands within this category include those parcels having conservation easements (such as the Drake property along Blackhorse Run eased by a land trust) and parcels owned by Homeowners Associations. This category comprises 572 acres, or 8 percent of the Township.

WATER RESOURCE PROTECTION

Federal Programs

The following is copied from the web site of the U.S. Environmental Protection Agency and can be accessed online. The Clean Water Act (CWA) is the cornerstone of surface water quality protection in the United States. The Act does not deal directly with ground water or with water quantity issues. The statute employs a variety of regulatory and nonregulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support "the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water."

State Programs

The Pennsylvania Department of Environmental Protection (DEP) is the state agency largely responsible for administering Pennsylvania's environmental laws and regulations and protecting water quality in our rivers and streams. DEP's Office of Water Management oversees departmental programs involving surface and groundwater quantity and quality planning and soil and water conservation. It coordinates policies, procedures, and regulations which influence encroachments upon waterways and wetlands, as well as earth disturbance activities and control of storm water and non-point source pollution. DEP also coordinates the planning, design, and construction of flood protection and stream improvement projects.

The latest version of DEP's Stormwater Best Management Practices Manual was released in December 2006. It provides guidance to support the new Pennsylvania Comprehensive Stormwater Management Policy (September 2002) which includes the Act 167 Stormwater Management Planning Program, Statewide National Pollutant Discharge Elimination System (NPDES) Construction Permits, and the DEP Stormwater Management Protocol. For municipal officials and other stakeholders, the Manual provides a user-friendly guide to stormwater design standards and planning approaches that respond to federal and state water quality regulations, including Act 167 plans. Perhaps most importantly, the Manual provides tools that can be easily referenced by local government, planners, and engineers involved in the design and/or review of land development projects. Although the Manual provides only recommendations and guidelines, these may become binding requirements if they are adopted into local municipal stormwater ordinances.

Municipal Ordinances

Upper Uwchlan Township's Stormwater Ordinance was adopted in April 2005 and was modeled after the DEP model ordinance. Also adopted into the Ordinance is an Appendix which describes Low Impact Development practices. This alternative approach to stormwater management promotes preservation of natural drainage features and natural depression stormwater storage areas.

Areas of hydric soils, headwaters and wetlands are carefully regulated by the Township. Although state and federal regulations generally limit development of wetlands, the regulations do not prohibit all development. Therefore, by requiring a buffer around hydric soils, headwaters and wetlands, these resources are effectively protected at the municipal level. The Subdivision and Land Development Ordinance section 162-55.D requires protection of the Township's riparian buffer areas through limitations to land development activities. Riparian buffer areas are defined as any area within 75 feet of any stream bank, any wetlands and any area within 25 feet of any wetland, and areas of hydric soils.

The Township is satisfied with current provisions for water resource protection.

LAND RESOURCE PROTECTION

The two principal documents guiding land use and land protection in Upper Uwchlan Township include its Zoning Ordinance (ZO) and its Subdivision and Land Development Ordinance (SLDO). The ZO contains regulations that govern land use, lot size, and other minimum dimensional requirements. The ZO is one tool available to the Township for implementing the open space and recreation goals of this Open Space Plan. The ZO also establishes special protection overlay districts for steep slope conservation areas and flood hazard zones.

Under the Flexible/Open Space Development Option of the ZO, areas that are designated as open space can be privately-owned, HOA-owned, or dedicated to the Township. Whatever the ownership scenario, the owner is required to provide for the maintenance of the designated open space according to an approved Open Space Management Plan (OSMP). The OSMP is required to include a discussion of ownership, the nature and extent of public access, and parties responsible for maintenance. Specific conservation, land management and agricultural techniques and practices are described, including the professional and personnel resources required to perform the maintenance.

The SLDO also establishes minimum design requirements for proposed subdivisions and land developments, including resource protection. Section 162-55 includes provisions for natural and historic features conservation. Natural features that are listed for conservation include woodlands and hedgerows, wetlands and watercourses, riparian buffer areas, steep slopes, trails, scenic views, and historic features.

Steep Slopes

The Steep Slope Conservation District applies to areas within the Township defined as "Prohibitive" and "Precautionary" slopes. The ZO explicitly defines these areas and their regulatory protections. "Prohibitive" slopes generally include lands that have a 25 percent and steeper slope. Uses permitted by right in areas of "Prohibitive" slopes are limited to passive recreational uses, logging, grading for a minimum portion of a driveway, and private yard areas. "Precautionary" slopes are lands that have between 15 and 25 percent slopes. Uses permitted by right in areas of "Precautionary" slopes are

limited to passive recreational uses, tree farming and agriculture, emergency access roads, their accessory uses, and yard areas. In general, disturbance to steep slopes is disallowed or discouraged.

The Township is satisfied with current provisions for the protection of steep slopes.

Flood Hazard

The Flood Hazard District described in the ZO applies to those areas of the Township subject to flooding during a 100-year storm event. The extent of these flooded areas is defined by the Federal Emergency Management Agency (FEMA) and is shown on Map 3-1, Water Resources. This District establishes the land use controls needed to address the hazards to life and property from flooding pursuant to FEMA mandate, allowing Township landowners to purchase federal flood insurance.

The Township is satisfied with current provisions for the protection of Flood Hazard zones.

Agricultural Soils

There are currently no provisions in the ZO for the protection of prime agricultural soils. As noted in previous chapters, limited agricultural lands remain in the Township. The Flexible/Open Space Development Option of the ZO adopted in 1997 and later revised in 2001 serves a number of purposes, including: flexibility and efficiency in lot size; efficient and cost-effective facilities and services; and support of the Township's Open Space, Recreational, and Environmental Resources Update. Where the Open Space Plan identifies agricultural land conservation as a priority, the Ordinance provides for its protection and conservation.

The Township is satisfied with current provisions for the protection of agricultural soils.

Private, Municipal, and County Land Conservation Options

Conservation easements are a valuable land protection tool that limits development on a subject property. In Upper Uwchlan Township, approximately 23 acres of privately-owned land are subject to a conservation easement.

Transfer of Development Rights (TDR) is a flexible option for redirecting growth away from resource-rich areas (Sending Zones) into areas that are most suitable for new development (Receiving Zones). Development can be moved across property lines to locations miles away. The Sending Zone may include agricultural, environmental, scenic, historic, or other special features that should be protected. The Receiving Zone, ideally, includes areas with existing services and infrastructure where additional development can be easily accommodated. One benefit is that TDR preserves open space at little or no public expense. Transfer of development rights is currently achieved to a limited degree under the Flexible/Open Space Development Option.

Chester County is actively involved in the purchase of agricultural conservation easements. However, no County easements currently exist in Upper Uwchlan Township,

and this is not a priority area for agricultural conservation. An agricultural easement is private property and is not available for public access. The easements are evaluated under a scoring system where the parcel in each application is evaluated based upon its soil types, tract size, and proximity to other protected lands. The agricultural easement program is administered by the Chester County Agricultural Lands Preservation Board.

Private land owners who wish to ensure that their land is permanently protected may formulate a plan for their financial estate. This would ensure that farmland or resource-rich lands are not subdivided and developed when the heirs take ownership.

BIOTIC RESOURCE PROTECTION

Federal and State Laws

The Federal Endangered Species Act of 1973 is one of the most wide-ranging of the environmental protection laws. This act was designed to protect critically threatened species from eradication due to impacts caused by economic growth and development.

The Pennsylvania Natural Heritage Program (PNHP) is a partnership between the Pennsylvania Department of Conservation and Natural Resources, The Nature Conservancy, and the Western Pennsylvania Conservancy (in cooperation with the Pennsylvania Game Commission, the U.S. Fish and Wildlife Service and the Pennsylvania Fish and Boat Commission). Its purpose is to provide current, reliable, objective information to help guide conservation work and land-use planning, ensuring the maximum conservation benefit with the minimum cost.

The Pennsylvania Natural Diversity Inventory (PNDI) Project Planning and Environmental Review form provides site information necessary for agencies to perform an environmental review for special concern species and resources listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, the Pennsylvania Fish and Boat Code or the Pennsylvania Game and Wildlife Code. The Township ordinances do not currently reference PNDI sites, and do not require PNDI sites to be identified on any plan submittal.

Municipal Ordinances

Through both its Zoning and Subdivision and Land Development Ordinances, Upper Uwchlan Township has enacted measures that promote conservation of wooded areas in land development proposals. Specific Subdivision Ordinance provisions encourage woodland conservation, place limits on the amount and types of trees that may be cleared, and provide standards for woodland replacement. Additional provisions are included in the Zoning Ordinance for the protection of natural and historic resources in 2003.

The Subdivision and Land Development Ordinance establishes minimum standards for the protection of hedgerows under Section 162-55. The Ordinance includes vegetation disturbance maximums and vegetation replacement standards for each tree to be removed. Numerous hedgerows exist in Upper Uwchlan Township that provide diversity at the edges of open fields and property lines. These natural features support the many

species which rely on these resources for food or shelter. Hedgerows also provide aesthetic benefits as they frame the rural landscape in traditional rural Chester County style.

There are no references to PNDI reviews or species of special concern in the municipal ordinances.

SCENIC RESOURCE PROTECTION

Pennsylvania Wild and Scenic Rivers

Rivers included in the Pennsylvania Scenic Rivers System can be classified as Wild, Scenic, Pastoral, Recreational or Modified Recreational Rivers. A designated river may have numerous segments with different classifications and must be long enough to provide a meaningful experience. The Upper East Branch of the Brandywine does not currently have a classification in the Pennsylvania Scenic Rivers System.

The Upper Uwchlan Township Comprehensive Plan (2002) provides a cursory discussion of scenic resources. Those resources consist primarily of scenic roads and scenic vistas from public roads. The majority of the Township's scenic roads are beyond the Brandywine Creek corridor. The Township's Flexible/Open Space Development Option of the Zoning Ordinance is intended to provide a means to maintain the scenic character of the Township roads when development occurs.

The Township is satisfied with current provisions for the protection of scenic resources.

HISTORIC AND CULTURAL RESOURCE PROTECTION

Historic resources, including structures, landmarks, majestic old trees, etc., are the legacy of a community and the nation. If not protected by the current generation they will be lost for future generations. Indeed, well planned protection and preservation of such resources has been shown to enhance all property values, an important practical consideration to all citizens.

Various programs and policies are available to municipalities to protect historic resources. Although many of these are federal or state programs, the impetus for historic preservation must first occur at the local level. An understanding of the legal foundation for historic preservation is helpful to determine what techniques and programs a local Historic Resources Protection Plan should include.

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA) was intended to stop the severe loss of historic resources in large cities and boroughs due to urban renewal. In Pennsylvania, the Bureau for Historic Preservation (BHP), an agency of the Pennsylvania Historical and Museum Commission (PHMC), is the state agency responsible for overseeing this coordination.

The NHPA formalized the National Register of Historic Places, for which a number of Township resources are either listed or eligible for listing. The NHPA also instituted the Section 106 review process, discussed below, for any project that receives federal funds or requires federal licensing. The Act also authorizes the Certified Local Government Program, which enables municipalities to participate directly in federal preservation programs and to access through the State certain funds earmarked for historic preservation activities.

The Section 106 review process requires that any project using federal funds, which includes most PENNDOT projects, be reviewed for its impact on historic resources either listed in, or determined to be eligible for, the National Register of Historic Places. Section 106 does not directly prohibit alteration or destruction of these resources, but it does require a thorough investigation of other alternatives and the consideration of mitigation measures.

National Register listed resources or those determined eligible for the national Register by the PHMC are identified in the Township's inventory of historic resources and associated maps. These resources are considered Class I resources and identified as such in the SLDO's Historic Resource Impact Study provisions. Properties and resources currently listed on the National Register include:

- Byers Station Historic District
- Wheelen House, Fellowship Road
- Larkin Covered Bridge
- West Vincent Highlands District

The Pennsylvania Historic and Museum Commission

The NHPA authorizes the appointment of a State Historic Preservation Office (SHPO) to administer provisions of the Act at the State level. In Pennsylvania, the agency assigned to this responsibility is the Pennsylvania Historic and Museum Commission (PHMC). This entity is responsible for making initial determinations of eligibility for the National Register, managing state historic archives and administering a wide variety of historic preservation programs. The Pennsylvania History Code pertains to conservation, preservation, protection, and management of historical and museum resources and identifies PHMC as the agency responsible for conducting these activities. It outlines Pennsylvania's legal framework for historic preservation and mandates cooperation among other State entities in identifying and protecting historic and archaeological resources.

The PHMC serves in an advisory role in its review capacity within the Act 537 sewer module permitting process and administered by the Pennsylvania Department of Environmental Protection (DEP). In this process, the PHMC determines the historic or architectural significance of a property planned for development and undergoing DEP review. The PHMC reviews plans and consults with the developer to reduce negative impacts on historic or architectural resources before "signing off" on the DEP application.

Historic District Act and the Municipalities Planning Code

Two Pennsylvania laws provide the legal foundation for municipalities to adopt historic preservation ordinances. These laws include Act 167 (the Historic District Act of 1961), which authorizes municipalities to create local historic districts and protect the historic and architectural character of the district through the regulation of new building, reconstruction, alteration, restoration, demolition, or razing of buildings within a certified local historic district. Local districts established under this act must be certified by PHMC. This act also requires the appointment of a Historical Architectural Review Board (HARB). The second law is PA Act 247 (the Pennsylvania Municipalities Planning Code (MPC)) which authorizes the use of municipal land use controls such as use regulations, and area and bulk regulations to protect historic resources. The MPC provides for the regulation of places having unique historical, architectural or patriotic interest or value through the creation of a specific zoning classification such as a historic district overlay. In Article IV, subsection 603(g)(2) mandates: “zoning ordinances shall provide for protection of natural and historic features and resources”. Subsection 601(1) mandates that zoning provisions shall be designed to promote, protect and facilitate... as well as preservation of the natural, scenic and historic values in the environment.

Municipal Ordinances

The Township could enhance its provisions for the protection of historic and cultural resources. At the local level, the Township has established a Historical Commission to serve as an advisory body to the Board of Supervisors and to protect the integrity of the Classes I, II, and III resources within the Township. There are no potential National Register Historic Districts left to be identified in the Township. The Village of Byers Station is on the National Register but is not a certified Historic District. The State has determined that Dorlan’s Mill, and the Villages of Eagle and Font are not eligible for the National Register. However, these villages could have protection under a municipal ordinance.

The Township has limited standards in its Subdivision and Land Development and Zoning Ordinances governing historic features preservation. Under Section 162-55.G of the Subdivision and Land Development Ordinance, consideration must be shown for the protection of historic resources. Demolition of identified Class I, II, or III structures is not addressed in the ordinances, and Township Ordinances generally do not prohibit removal of historic features. A carefully prepared Historic Resource Impact Study, along with other incentives, could be a very powerful preservation tool.

The Township has utilized covenants as an effective means to protect historic façades and structures. Covenants can be required as part of a Conditional Use process. Such covenants are administered by the Township through the Historical Commission. While a historic resource protection ordinance is the most effective tool for preservation, there is not sufficient public support or interest in the ordinance approach at this time.

Flexible/Open Space Development Ordinance

The existing Flexible/Open Space Development Option of the Zoning Ordinance generates open space within residential developments. Depending on the zoning district, the minimum open space requirement ranges from 35 percent to 55 percent of the gross tract area. The purpose of this Option is to provide an opportunity for flexibility in lot design and building arrangement in order to preserve sensitive natural and historical features in the landscape. However, it provides limited measures for the protection of historic resources.

Greenway Corridors and Riparian Buffer Protection

The Subdivision and Land Development Ordinance subsection 162.55.D promotes the protection of riparian buffer areas through the establishment of specific limitations to land development activities and management planning provisions. However, this is an indirect approach to protecting riparian buffers and reinforcing greenway corridors.

In order to address the Township’s resource protection (RP) needs, the Municipal Ordinances should be updated as follows.

SHORT TERM ACTIONS

Recommendations:

- RP 1.** Continue to utilize municipal ordinances for the protection of open space, scenic views, steep slopes, floodplains, wetlands, hydric soils, and headwaters. *BOS, PC*
- RP 2.** Facilitate the use of conservation easements for the protection of priority resources. *PR, OSC*
- RP 3.** Amend the Subdivision and Land Development Ordinance to require that where PNDI searches are mandated that PNDI sites be located and identified on land development plan applications. *BOS, PC*
- RP 4.** Continue to utilize restrictive covenants as an effective means to protect historic façades and structures. *BOS, HC*
- RP 5.** Consider adding subsections to Article XVIII Natural and Historic Features Conservation of the Zoning Ordinance to provide for better protection of Class I, II, and III historic resources, including the following: *BOS, HC, PC*
 - 45-day response time requirement on the Township for demolition requests
 - denial of demolition
 - prevention of demolition by neglect
 - adaptive re-use opportunities
 - area and bulk considerations

- considerations with respect to land development subdivision applications
 - provisions for historic landscape protection
 - protection of historic cartways and scenic vistas
 - additional protection for resources listed on, or determined eligible for, the National Register and others determined potentially eligible.
- RP 6.** Revise the Flexible/Open Space Development Option of the Zoning Ordinance to enable the Township to provide for better protection of Class I - II historic resources and cultural landscapes, and to deny demolition of historic resources. *HC, PC, BOS*
- RP 7.** The Subdivision and Land Development Ordinance should be amended to require a Historic Resource Impact Study for any major subdivision and/or land development application where a historic feature is identified in the Township's Historic Resources Inventory Report. *BOS, HC, PC*
- RP 8.** Add a subsection to Article XVIII Natural and Historic Features Conservation of the Zoning Ordinance to provide guidelines for the protection and restoration of riparian buffers. The new ordinance would strengthen safeguards for the Township's remaining woodlands, especially along sensitive and valuable streams in the Pickering and Marsh Creek Watersheds. *PC, OSC*
- RP 9.** Add a subsection to Article XVIII Natural and Historic Features Conservation of the Zoning Ordinance to provide guidelines for the protection and restoration of greenways. The new ordinance would include provisions for reinforcing the Township's greenway corridors, especially along sensitive and valuable streams in the Pickering and Marsh Creek Watersheds. Riparian buffers should be considered as primary resource areas that contribute to greenways. *PC, OSC*
- RP 10.** The riparian buffer and greenway provisions should include standards which restrict disturbance and require buffers around sensitive habitat areas and Pennsylvania Natural Diversity Index (PNDI) sites. The Township should coordinate the riparian buffers and greenway ordinance with Chester County's regional greenways and biodiversity corridors as described in *Linking Landscapes*. *PC, OSC*
- RP 11.** Identify existing stormwater management facilities that are dedicated to the Township which are not functioning properly and explore sources of funding to retrofit out-dated facilities with best management practices as outlined in the DEP Stormwater BMP Manual. *BOS*
- RP 12.** Continue to utilize best management practice tools in the design and/or review of existing stormwater management facilities and proposed land development projects. *BOS, PC*

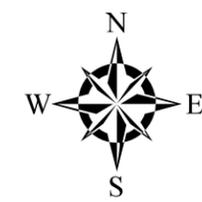
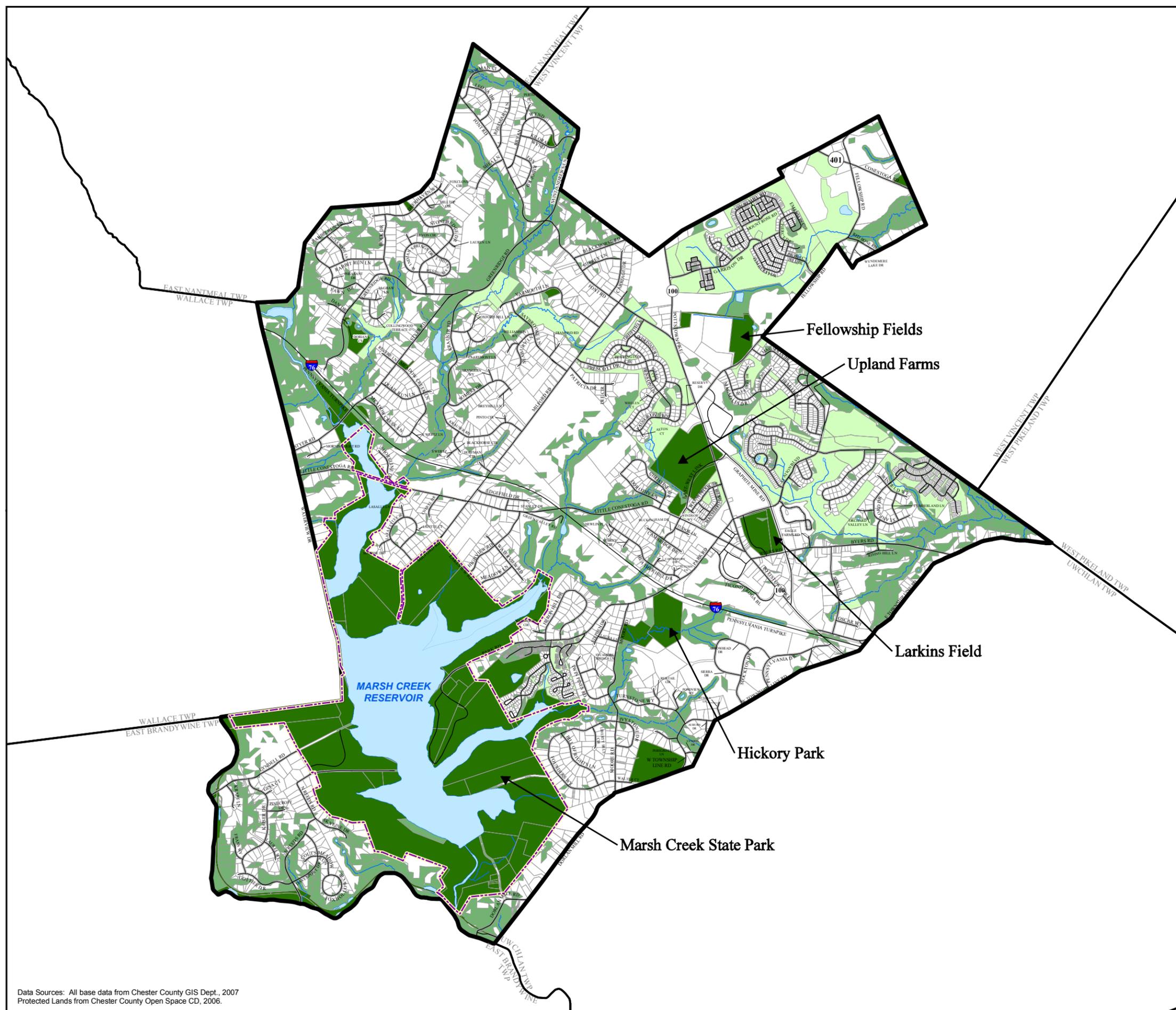
4-1 Protected Lands *Open Space, Recreation & Environmental Resource Plan*

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Roads
- Streams
- Water bodies
- Marsh Creek State Park
- Tax parcels
- Township boundaries
- Protected land**
 - Lands owned and/or protected by public agencies
 - Lands protected by Township Ordinance
 - wetlands
 - floodplains
 - steep slopes
 - HOA lands and conservation easements



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700
Map revised: September 23, 2009
Map created: November 27, 2007

Data Sources: All base data from Chester County GIS Dept., 2007
Protected Lands from Chester County Open Space CD, 2006.

CHAPTER 5

PLAN FOR NATURAL & HISTORIC RESOURCE PROTECTION

INTRODUCTION

The focus of this Chapter is to discuss which undeveloped lands are important lands for preservation, and to set forth recommended strategies for their permanent protection. There remain approximately 1,300 acres in open/undeveloped and agricultural parcels (see Map 2-3, Current Land Use) that can be considered as candidates for open space and/or resource conservation. Currently, several land development applications are before the Township that could have a development impact on up to 130 acres (10%) of open/undeveloped land.

Map 5-1, Areas for Open Space & Resource Conservation, shows approximately 1,760 acres of land that are currently protected by municipal ordinances, Homeowners Association land (deed restriction), conservation easements, municipal use, and public recreation areas. Various parcels, which are not currently protected, are identified as important areas for preservation and they include open/undeveloped land and land currently in agriculture (as shown Map 2-3, Current Land Use) with a minimum of 10 acres. The 10 acre minimum is based upon the minimum acreage required to be eligible for the Flexible/Open Space Development Option (OSDO). The intent of the OSDO is to present opportunities for open space/natural resources preservation. Institutional and industrial lands are not included as important areas since these are considered to be developed. However, there may be opportunities for conservation on parcels currently having institutional/industrial uses, and these should be explored on a case by case basis. As stated in Chapter 1, it is recognized that owners of these open/undeveloped and agricultural parcels have the prerogative to sell their lands at fair market value and this is inherent to any strategies for their preservation.

Although parcels of 10 acres and greater are shown as a focus for conservation, parcels smaller than 10 acres may also be important for open space and resource conservation. For example, a one acre residential parcel could provide a critical trail link (see Map 6-3) or could include an important historic structure (See Map 3-6).

Class I historic resources (and Class II historic resources that are eligible to be designated Class I) are identified as important resources for preservation on Map 5-1 because there is currently limited provision for historic resource preservation in the municipal ordinances. As noted in Chapter 4, historic resources are the legacy of a community. If not protected by the current generation they will be lost for future generations. Since most historic preservation efforts must be initiated at the local level, their identification as important resources in this Plan is, therefore, relevant. Numerous Class I and Class II historic resources occur on smaller parcels throughout the Township. For details of individual parcels, refer to the Township's Historic Resources Inventory Report.

SHORT TERM ACTIONS

Natural and Historic Resource Protection

The following short term actions are intended to protect the most significant unprotected open space and historic resources in Upper Uwchlan Township before they are lost due to development or neglect. The lead responsible agency or party is noted, in some cases multiple, using italicized acronyms:

<i>BOS</i>	Board of Supervisors
<i>HC</i>	Historical Commission
<i>MA</i>	Municipal Authority
<i>OSC</i>	Open Space Committee of the Planning Commission
<i>PC</i>	Planning Commission
<i>PR</i>	Parks and Recreation Board

As noted in the Vision Statements in Chapter 1, recognition of historical and natural features as community assets, and therefore promoting their protection, is best accomplished with the active participation of the owner(s) of such assets.

Recommendations:

- NH 1.** Consider the purchase of agricultural land, open/undeveloped land, and land with class I historic resources at market value if, and when, the property becomes available for sale. Place restrictive covenants on these lands to permanently protect open space areas and historic structures. *BOS, OSC, PC*
- NH 2.** Facilitate a process whereby an individual property owner may voluntarily place restrictive covenants on the façade of a historic structure to limit alterations to the historic structure. *HC*
- NH 3.** Work with local land trusts and individual property owners to voluntarily place conservation easements on sensitive habitat areas and areas designated as greenways. *OSC, PC*
- NH 4.** Discuss with individual land owners and/or developers the permanent protection of open/undeveloped and agricultural lands through the flexible/open space development option. *BOS, OSC, PC*
- NH 5.** Consider institutional and industrial lands for open space conservation, and examine conservation opportunities on a case by case basis. *BOS, PC, OSC*

Municipal Land Preservation Program

The creation of a Land Preservation Program would facilitate both formal and informal interaction between the Board of Supervisors, Planning Commission, individual landowners, local conservation organizations, and county and state programs for open space conservation. A newly-formed Open Space Committee would guide the Land Preservation Program. The Open Space Committee would be a sub-committee of the Planning Commission composed of Planning Commission members and interested volunteers/residents who live in the Township. The Committee would make recommendations through the Planning Commission to the Board of Supervisors. The main thrust of the Land Preservation Program would be to establish and maintain a protected open space monitoring system. It would also provide outreach, making sure that landowners of Upper Uwchlan Township are fully aware of all opportunities available for land preservation, including both financial incentives and costs. Such educational outreach could include formal and informal public meetings where landowners would be introduced to appropriate conservation or preservation experts.

Recommendations:

- ML 1.** The Planning Commission should appoint an Open Space Committee to establish and oversee a Land Conservation Program. *PC*
- ML 2.** Establish and maintain a protected open space monitoring system. *OSC, PC*
- ML 3.** Assess the relative importance of each tract using the information in this Plan. *OSC, PC*
- ML 4.** Seek grant funding to achieve natural and cultural resource protection goals and objectives as identified in this Plan. *OSC, PC*
- ML 5.** Open space monitoring should be compiled and updated by the Open Space Committee possibly with additional volunteer assistance. Wherever possible, preemptive discussions should be held with remaining large tract owners to be certain alternative open space options and incentives are made known. *OSC, PC*
- ML 6.** Provide education and outreach to landowners regarding maintenance of woodlands, wetlands, riparian corridors, and streams. *OSC, PC*
- ML 7.** Negotiate with the owners of important open space properties to effect permanent protection of those lands either through purchase and/or donation of conservation easement or outright acquisition of ownership in fee simple. *OSC*

LONG TERM ACTIONS

Historic Resource Protection

Recommendations:

- HR 1.** The Township will work to implement the purposes of historic resource protection in coordination with the property owners which may become affected by this plan and with the understanding that it is not the intention of this plan to unreasonably burden or increase the cost of maintaining, altering or repairing a property owner's property. *BOS, HC*
- HR 2.** Meet with land owners that have Class II historic resources which are deemed by the Historical Commission to be eligible for the National Register, and provide them with guidance should they wish to voluntarily reclassify those resources to Class I.
- HR 3.** Continue to update the Upper Uwchlan Township Historic Map and conduct research on Class I and Class II historic resources and their surrounding landscapes. *BOS, HC*
- HR 4.** Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure. *BOS, HC*
- HR 5.** Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit. *BOS, HC, OSC, PC*
- HR 6.** Seek funding for the purchase of important historic structures where deemed appropriate by the Board. *BOS, HC*
- HR 7.** Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures. *BOS, HC*
- HR 8.** Consider introducing a historic resource protection ordinance. *PC, HC*
- HR 9.** Strengthen coordination among Historical Commission, Planning Commission, zoning officer, building inspector, Township consultants, and Board of Supervisors during the land development application process to effectuate enhanced historic resource protection. Consider PHMC recommendations where a development requires such review. *BOS, PC, HC,*
- HR 10.** Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan's Mill. *BOS, PC, HC*
- HR 11.** Prepare a Community Center Development Plan for Eagle, Byers Station, and Font that would recommend utilizing various tools to encourage historic

preservation in the villages. Assure that land/structure owners play a role in creating the Plan. *BOS, PC, HC*

HR 12. Develop design guidelines to assist applicants who propose to develop in locally-designated historic district(s) and in the historic overlay district. *PC, HC*

HR 13. Expand the informational signage program for historic sites in Byers Station to include historic villages such as Font and Dorlan's Mill, and other significant properties. *HC*

Riparian Buffer Restoration

The Subdivision and Land Development Ordinance clearly describes riparian buffers as being comprised of one or more of the following: any area within 75 feet of the bank of any stream; any wetlands and any area within 25 feet of any wetland; and any area of hydric soil (see Map 3-2, Riparian Buffers). Although the ordinance protects the buffer areas from disturbance, it does not include any provision for the restoration of woodlands to the riparian buffer. Thousands of linear feet of buffer areas are void of woodland vegetation, and this is detrimental to water quality.

Recommendations:

RB 1. Strictly enforce the provisions of the Land Development Ordinance that prohibit disturbance to riparian buffers. *BOS, PC*

RB 2. Seek funding to replant riparian buffer trees in Hickory Park and Upland Farms. *PR, OSC*

RB 3. Investigate opportunities to restore native trees and shrubs to riparian buffer restoration areas, including hydric soils, in new subdivision and land developments. *BOS, PC*

RB 4. Provide information/fact sheets to residents regarding the benefits of planting trees in riparian buffers and hydric soils on private lands, and include a list of local growers of native nursery stock. *PR, OSC*

RB 5. Consider participating in tree planting programs sponsored by County and/or State agencies to replant trees in riparian restoration zones. *PR, OSC*

RB 6. Consider contracting with one or more private plant nursery growers to supply affordably-priced native trees and shrubs to Township residents who wish to restore woodlands and riparian areas on their property. *PR, OSC*

Conservation Easements

In addition to regulatory techniques, there are other preservation tools where principal incentives for the landowner are federal income, gift, and estate tax reductions. These techniques require negotiation between the landowner and the conservation organization/municipality, and rely heavily on the willingness and desire of a landowner to preserve open space resources. Though the tax incentives associated with these tools may

generate immediate financial benefits for the taxpayer, the land preservation is permanent. Given the right set of circumstances, these mechanisms can go a long way towards preserving lands otherwise destined for development.

All such preservation tools involve a taxpayer's gift of property or property rights to conservation organizations and/or municipal governments. The types of land donations include: 1) outright gifts of land; 2) gifts of land with retained life estate; 3) bargain sales of land; 4) gifts by codicil; and 5) conservation easement donations. Several private conservation organizations actively promote these preservation tools in Central Chester County, notably, the French and Pickering Creeks Conservation Trust, the Brandywine Conservancy, the Natural Lands Trust, and North American Land Trust..

The degree of protection varies with each easement and each site, as do the conditions set between the donor and the conservation organization/municipality. Generally, conservation easements are designed to protect identified open space resources, preclude or specifically limit development, and minimize land disturbances. Areas eased, and the degree of restriction imposed, should coincide with individual and, ideally, the Township's open space and resource protection objectives described in this Plan. The Township should take the following actions:

Recommendations:

- CE 1.** Negotiate with the owners of important areas for open space and resource conservation to voluntarily place restrictive covenants or conservation easements on the property to limit alterations to the property. *BOS, HC*
- CE 2.** Seek funding to purchase conservation easements on important areas where deemed appropriate by the Board. *BOS, PC, OSC*
- CE 2.** Conduct assertive negotiations with developers of important areas for open space and resource conservation to preserve the most sensitive resources and adequate surrounding landscapes. *BOS, HC*

5-1 Areas for Open Space & Resource Conservation

*Open Space, Recreation
& Environmental Resource Plan*

Upper Uwchlan Township
Chester County, Pennsylvania

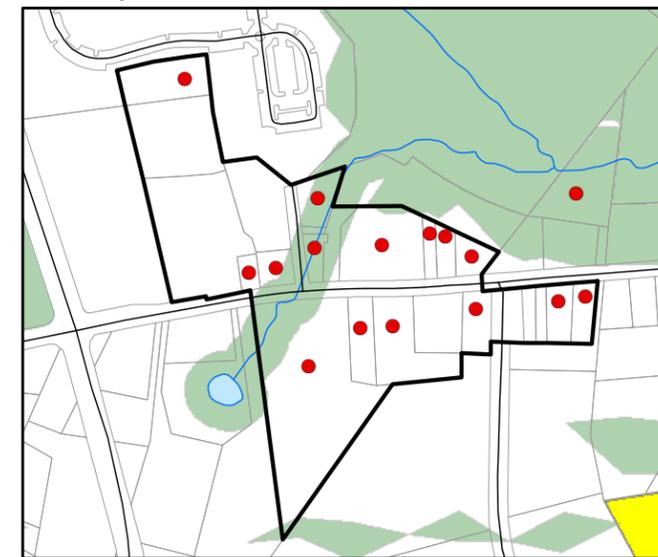


LEGEND

- Roads
- Streams
- Water bodies
- Protected lands
- Open / undeveloped and lands currently in agriculture (10 ac. or more)
- * ● Class I Historic Resources
- Tax parcels
- ▭ Township boundaries

* Includes buildings believed by the Historical Commission to be eligible for the National Register. See also Map 3-6.

Byers Station Historic District Inset



Brandywine Conservancy

Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 588-2700

Map revised: September 23, 2009

Map created: November 27, 2007

Data Sources: All base data from Chester County GIS Dept., 2007
Protected Lands from Chester County Open Space CD, 2006.
Historic resources from Wise Preservation Planning, 2007.

CHAPTER 6

PLAN FOR RECREATION, TRAILS, AND GREENWAYS

INTRODUCTION

This Chapter focuses on a Plan for Recreational Parks and Facilities in Upper Uwchlan Township. In the Township's former 1992 *Open Space, Recreation and Environmental Resources Plan*, the standards for open space and recreation were based upon the National Recreation and Parks Association (NRPA) model. Since 1992, *Landscapes*, the Chester County Comprehensive Plan Policy Element was adopted by the Chester County Board of County Commissioners on July 12, 1996, and on February 26, 2002, the Commissioners adopted *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA* as the open space element of the Plan. These two documents have changed the way municipalities in Chester County plan their communities, parks, and open spaces. The methods, standards, and recommendations for recreational parks and facilities in this Chapter are consistent with those recommended by the Chester County Planning Commission in *Linking Landscapes*.

The following examines what public and private recreational facilities currently exist in Upper Uwchlan Township. Next, a park and recreation needs analysis describes outstanding recreational needs in the Township, according to County guidelines. A public survey of Township residents is summarized, and actual recreational needs are listed. The final section of this chapter includes a summary of recommendations.

INVENTORY OF EXISTING MUNICIPAL PARKS AND OTHER RECREATIONAL FACILITIES

Two types of municipal park facilities exist, or will soon exist, in the Township as defined in *Linking Landscapes* - Community Parks and Neighborhood Parks. The table below lists the recreation facilities that each type will offer for public use. A brief description of each type of municipal park follows. See Map 6-1, Existing Municipal Parks and Recreational Facilities.

Table 6 - 1: Upper Uwchlan Township Existing Municipal Parks and Recreational Facilities

Park Features	Hickory Park	Upland Farm	Larkins Field	Fellowship Fields	Total
Total Open Space (acres)	42.3 ac	56 ac*	7.2 ac	17.8 ac	87.3 ac
Trails (Lin. Foot) Paved	1,320 ft	0 ft	500 ft	1,320 ft	3,140 ft (0.59 miles)
Trails (Lin. Foot) Unpaved	5,280 ft	0 ft	0	0	5,280 ft (1.0 miles)
Tot lot/mini park	2	0	0	0	2
Baseball	4**	0	0	0	4
Soccer/football/lacrosse/field hockey	4**	0	1	2	3**
Tennis	3	0	0	0	3
Volleyball	1	0	0	0	1
Basketball	2	0	0	0	2
Outdoor pool	0	0	0	0	0
Multi-purpose field	0	0	1	1	2
Rec. center/picnic pavilion	1	0	0	1	2

*gross acreage includes wastewater disposal areas

**some existing fields are used for more than one purpose. Field numbers are not additive. Total number of fields = 4.

Community Parks

For the purposes of this Plan, Community Parks are defined as facilities that service a range of 1.5-2.5 miles, or a 30 minute walk for users. They may range from 20-399 acres in size depending on their use, and can be used for active or passive recreation, or a combination of both. Community parks may also be established for conservation purposes. They provide a community place for group and individual sports and exercise, both casual and organized. They serve outdoor recreation needs on a regular basis, and both active and passive uses are provided. Such activities may make use of adjacent school or municipal facilities.

Many who use a community park will drive to the facility; therefore they should be centrally located and should provide parking facilities. Pedestrian and bicycle trails should provide safe access from all directions. The facilities that are provided in a community park vary depending on the needs, desires, and means of the Township. Approximately one-half of the average community park should be devoted to landscaped and passive areas. Passive areas may be incorporated to screen adjacent uses, to provide passive space for quiet recreation, or to buffer the park from its surroundings. The number of active recreation facilities is determined by a careful analysis of Township needs and site characteristics.

There are two Community Parks in Upper Uwchlan Township: Hickory Park; and Upland Farm.

- **Hickory Park** is a 42.3 acre park located on Park Road, south of the Pennsylvania Turnpike. The park offers the community various recreational facilities as shown in Table 6-1. It contains approximately one mile of unpaved trails for pedestrian use. Hickory Park is very heavily programmed with organized sports throughout the spring, summer, and fall months. The baseball fields are completely booked throughout the summer by such groups as the

Glenmoore-Eagle Youth Association (GEYA) and in the fall by the Marsh Creek Eagles. Hickory Park has reached its maximum development potential for a Community Park. It is maintained during the summer season by one full-time seasonal Public Works employee with direction from the Public Works director. In 2010, the Township will begin construction of a pedestrian bridge over the Pennsylvania Turnpike. The bridge will provide a link between the existing pedestrian path along Park Road and Hickory Park thereby making it feasible to access Hickory Park by foot or bicycle from areas east of the turnpike.

- **Upland Farm** is a 56 acre parcel of land located on the west side of Pottstown Pike, north of the Village of Eagle. It is anticipated that this park will be dedicated to the Township in 2009-2010 as a condition of approval for the Windsor Ridge development. Section 10.a of the Conditional Use decision and order states that “All Common Open Space areas on both the Senn Property and the DiLibero Property [now known as Upland Farm] shall be permanently protected from encroachment, disturbance and development (both during construction and in the future) by deed restriction, conservation easement, and/or dedication to the Township”. The farm consists of passive open space and a historic farm house and barn, both in good condition. The property is maintained by the Township. Approximately 20 acres of the farm are dedicated to wastewater disposal primarily in those fields adjacent to Pottstown Pike. The Trails Master Plan proposes a multi-use trail circuit in the center of the Township that would pass along the Route 100 frontage of Upland Farm. This trail will provide easy access to the park for pedestrians and bicycles. Approximately 27 acres west of the farm house remain in unrestricted passive open space, and it is estimated that 20 acres are unconstrained by wetlands. A task force has been formed to make recommendations on improvements to, and uses of, the existing structures and the non-wastewater disposal field/wooded areas. Initial plans propose expansion of the Township’s trail network into and through this site using a combination of paved and unpaved trails. The primary focus for this park is passive recreation.

Neighborhood Parks

For the purposes of this Plan, neighborhood parks are defined as facilities that service a range of 0.5 miles, or a 10 minute walk for users. They average 0.5-19.9 acres in size and can be used for active or passive recreation. Neighborhood parks are smaller than community parks and provide facilities for recreation close to home. Uses can include exercise and sitting areas for adults, play areas for children, and undesignated field and court areas. Large scale active recreation facilities may be included if the size of the park permits. This is the case with the Fellowship Fields, construction of which commenced in 2008. While it is anticipated that people who use neighborhood parks will travel on foot or bicycle, analysis of community recreation needs may dictate that vehicle parking areas need to be included in the neighborhood park design.

Neighborhood parks should be located so that, wherever possible, park users will not have to cross heavily traveled roadways to reach them. Both active and passive

recreation should be provided. Play structures for young children should be positioned such that areas designed for older children or adults will be in full view. In all cases, neighborhood parks should be designed with multiple uses in mind to respond to a variety of recreational needs. The specific blend of facilities should be determined by an analysis of community recreation needs relative to those needs that are met at other parks and recreation areas.

There are three neighborhood parks currently being planned for construction.

- **Fellowship Fields** consists of 17.8 acres located on Fellowship Road east of Pottstown Pike. Based on perceived community needs, the Township has prepared design and engineering plans for this site to construct two football fields, two multi-purpose fields, parking, and trails. The facilities will be lit to maximize their usage. The park is likely to attract users from surrounding municipalities in Chester County, including traveling teams from GEYA. As noted above, construction of these facilities commenced in 2008. The land for Fellowship Fields was dedicated to the Township in conjunction with the wastewater treatment facility and nearby land development projects. The Fellowship Fields project will be jointly funded by the Township and other funding partners.
- **Larkins Field**, located at the northwest corner of Graphite Mine Road and Byers Road, is a 7.2 acre site that was dedicated to the Township as part of the conditional use decision and order for the Byers Station subdivision. The Township has prepared a concept plan for the site that includes one soccer field, one practice field, and trails. Construction of these facilities commenced in 2009. The Larkins Field facilities and improvements will be funded by the Township and other funding partners.
- Construction of a third neighborhood park in the Greenridge subdivision commenced in 2008. This site, located on an approximately one acre portion of the Upper Uwchlan Township Municipal Authority's Greenridge/Stonehedge development wastewater disposal facility, off of Dorian Court Road, is to be used for passive neighborhood recreation. It is anticipated that people who use this park will travel there on foot or on bicycle.

INVENTORY OF EXISTING PRIVATELY-OWNED PARKS AND FACILITIES

Privately-owned Neighborhood Parks

Since 1992, several privately-owned neighborhood parks have been created using the flexible/open space development option. Such private neighborhood parks have been established east of Milford Road in the following developments: Reserve at Eagle; Eagle Hunt; Windsor Ridge; Byers Station; Waynebrook; and Ewing. Each private neighborhood park is subject to a Homeowners Association (HOA) agreement, and is maintained according to an approved Open Space Management Plan. In most cases, the maintenance of the Open Space is monitored and overseen by the Township for

compliance with the Open Space Management Plan. Perhaps the oldest HOA-owned neighborhood park is at the Saybrooke subdivision west of Milford Road along Saybrooke Lane. This subdivision was constructed prior to the open space design option, and is not subject to an Open Space Management Plan. Approximately 29 acres of passive open space are owned and managed by the Saybrooke HOA, and are available for the exclusive use of the HOA members and their guests. A table of privately-owned neighborhood parks and recreational facilities is included below. Map 6-2 illustrates privately owned parks and recreational facilities.

Table 6 - 2: Upper Uwchlan Township Existing HOA and Private Neighborhood Parks and Recreational Facilities

Park Features	Name of Subdivision								
	Reserve at Eagle	Marsh Harbor	Say-brooke	Eagle Hunt	Wayne-brook	Byers Station	Windsor Ridge	Ewing Farm	Total
Open Space (acres)	56.6 ac*	56.5*	29.0 ac	9.0 ac*	13.0 ac*	104.8ac*	137.0 ac*	84.0 ac*	489.9 ac
Trails (Lin. Foot) Paved	4,324 ft	0	0 ft	5,408 ft	2,600 ft (est)	8,500 ft (est)	9,627 ft	1,800 ft (est)	32,259 ft (6.1 miles)
Trails (Lin. Foot) Unpaved	4,561 ft	0	0 ft	3,405 ft	0 ft	6,200 ft (est)	0 ft	1,500 ft (est)	15,666 ft (2.96 miles)
Tot lot/mini park	2	1	0	0	0	2	6	3	14
Baseball	0	0	0	0	0	0	1	0	1
Soccer/football/lacrosse/field hockey	0	0	0	0	0	0	0	0	0
Tennis	0	2	0	0	0	0	2	0	4
Volleyball	0	0	0	0	0	0	0	0	0
Basketball	0	0	0	0	0	0	1	0	1
Outdoor pool	1	1	0	0	0	1	1	1	5
Multi-purpose field	0	0	0	0	0	0	0	0	0
Rec. center/picnic pavilion	1	1	0	0	0	1	1	1	5

*gross acreage may include wastewater disposal areas

Privately-owned Mini Parks

For the purposes of this Plan, a mini park is a facility that serves a radius of a quarter mile, or about a 5 minute walk for users. They average .01-.49 acres, and are often used for tot lots or play equipment. They serve primarily daytime users, including seniors and pre-school children with supervising adults. Mini parks are typically only deemed necessary where back yard recreation opportunities are severely limited – such as townhouses or apartments with small or negligible lots. Acreage can be very small, and is intended to be located central to their service area. They are situated in quiet locations away from heavy traffic or conflicting land uses. They are also easily accessible, and highly visible from

all directions. Facilities in each mini park reflect the needs of the primary users who include pre-school children and their parents or supervisors, and senior citizens. Facilities can include play areas for children and passive sitting areas for adults, with walkways, benches, and tables. The table above shows where private mini-parks, or tot lots, are found (or proposed).

There are no public mini parks in the Township, only privately-owned mini parks. Older subdivisions, such as those located west of Milford Road, were designed with one acre lots and ample yard areas for recreation; therefore there was no perceived need for mini parks. Today, there are 13 privately-owned mini parks located primarily to the east of Milford Road in Reserve at Eagle, Windsor Ridge, Eagle Hunt, Byers Station, Waynebrook, and the Ewing farm subdivisions. Private neighborhood and mini parks total more than 400 acres of open space. Although they only service a percentage of the population, they satisfy a recreational need for some residents and are an important component of the Township's recreational network. They are illustrated on Map 6-2, Existing Municipal and Private Parks and Recreational Facilities.

EXISTING ACTIVE RECREATION PROGRAMS

Upper Uwchlan Township residents participate in a wide range of recreational programs including arts and crafts, athletics, music and dance, social activities, drama, and nature activities. Generally, programming occurs within the Township or in neighboring Uwchlan Township, and is sponsored by the School District, Glenmoore-Eagle Youth Association (GEYA), YMCA, Marsh Creek Eagles, and/or the Downingtown Area Recreation Consortium (DARC). The Glenmoore-Eagle Youth Association offers soccer and baseball to approximately 550 children ages 6 to 18. The Marsh Creek Eagles offer football to approximately 500 children in our Township. DARC offers intra-mural sports and programs and offers many recreation activities including senior citizen activities, trips to various cultural affairs, whitewater rafting trips, active recreational pursuits like volleyball and basketball leagues, numerous educational courses, and programs for those interested in learning various arts and crafts skills. These events are open to whoever wishes to participate within the region.

Other recreational programs and facilities are offered in the immediate vicinity that are available to Upper Uwchlan Township residents:

Alternative Recreation Facilities

- *YMCA*: Two facilities, including one in Lionville, and a second in the Eagleview subdivision. Total facilities offered between both locations include: two swimming pools, one indoor and one outdoor (Lionville); four racquetball courts (Eagleview); tennis courts (future); and fitness centers (Eagleview and Lionville).
- Summit Fitness Club – A privately-owned fitness facility located in the Eagle Industrial Park, close to the center of the Village of Eagle.

Regional/Subregional Parks

- *Marsh Creek State Park*: In general, park facilities are water-related: boating, swimming, fishing. Other activities include: camping; hiking; nature study; environmental programs; horse-back riding and lessons; and carriage riding.
- *Springton Manor Farm*: A 300-acre demonstration farm in Wallace Township, owned by Chester County.

Downingtown East and West School District – Facilities and Programs

- *Lionville Junior High School Facilities* (Uwchlan Township) include one (1) baseball field, one gymnasium, one football field, one track, four tennis courts, and two soccer field/field hockey/lacrosse fields. Programs include Adult School and Field and gym used by LYA.

Elementary Schools

- *Pickering Valley Facilities* (Upper Uwchlan Township) include two multi-purpose fields, one playground, one basketball/multi-purpose court, and gymnasium. Programs include summer activities for K-6; after school intra-mural program; Scout use; and fields used by LYA.
- *Lionville Facilities* (Uwchlan Township) include three baseball fields, one playground, one soccer field, and one gymnasium. Programs include activities for K-6; after school intra-mural program; Scout use; and fields used by LYA.
- *Shamona Creek Facilities* (Uwchlan Township) include one gymnasium; one playground; and one soccer field. Programs include activities for K-6; after school intra-mural program; Scout use; and fields used by LYA.
- *Uwchlan Hills Facilities* (Uwchlan Township) include two baseball fields; one playground; and one gymnasium. Programs include activities for K-6; after school intra-mural program; Scout use; and fields used by LYA.
- *Uppatinas School Facilities* (Upper Uwchlan Township) include one gymnasium with an indoor basketball court.

COMMUNITY TRAILS

Traditional hiking routes that have not been constructed or maintained as part of a public trail system have been informally used for many years (see Map 3-7, Existing Trails). These routes are also commonly called social trails. The Brandywine Trail through Upper Uwchlan Township is a traditional hiking route that the Wilmington Trail Club began planning in 1941. Permission to hike private property is obtained from several private landowners, and many sections of the trail follow alongside public roads. The trail's southern terminus is located in Brandywine Creek State Park, Delaware, on the west bank of the creek, and the upper section terminates at a junction with the Horseshoe Trail at Horseshoe Trail Road near Ludwig's Corner, PA. The Wilmington Trail Club

maintains the southern portion of the trail in Delaware, and the Chester County Trail Club performs maintenance north of Chadds Ford and into Upper Uwchlan Township. The trail is intended for exclusive use of members of the two maintaining clubs and their guests.

The Struble Trail is currently a 2.6 mile paved multi-use recreational trail that was named for the late County Commissioner Robert G. Struble. The Trail is created on the bed of the former East Brandywine and Waynesburg Railroad, and Chester County officials plan to extend the trail through Upper Uwchlan Township from Downingtown to the Borough of Honey Brook. Much of the Struble Trail in Upper Uwchlan Township has been preserved for public use up to Marsh Creek State Park. However, there are sections of the former railroad north of Dorlan’s Mill that remain in private ownership and are not currently open to the public.

The *Trail Network Master Plan*, prepared by Ray Ott & Associates, was adopted by the Board of Supervisors in 2005 as an amendment to the Comprehensive Plan (see Map 6-3, Proposed Pedestrian Trails, and Map 6-4, Proposed Bicycle Routes). The Master Plan proposes 15 miles of pedestrian trails and 17 miles of bike lanes and signed bike routes throughout Upper Uwchlan Township. They are proposed as follows:

<u>Trail Type</u>	<u>Proposed Distance</u>
Multi-use trails	4.2 miles
Sidepaths	6.5 miles
Walking Streets	3.5 miles
Bicycle Lanes	6.1 miles
Signed Bicycle Routes	11.5 miles
Hiking Trails	1.1 miles (in Marsh Creek State Park)
Equestrian Trails	1.1 miles (in Marsh Creek State Park)

Perhaps the most unique feature described in the Trail Network Master Plan is the looped multi-use trail located in the center of the Township. This internal loop will become the most heavily-used portion of the trail network, with other trails acting as tributaries to neighborhoods and commercial districts. The Park Road trail is currently being designed and engineered, and funding is in place to construct a pedestrian bridge over the Pennsylvania Turnpike at Park Road, and to complete a paved trail from Hickory Park to Marsh Creek State park.

Upper Uwchlan Township is fortunate to be positioned where it can take advantage of two planned regional trails: the Brandywine Struble Trail; and the Brandywine-Marsh Creek Trail as shown on Map 3-7, Existing Trails. These recreational resources will be a tremendous benefit for residents in the Township will also be important regional facilities.

To date, approximately 9 miles of trails meander throughout the Township’s subdivisions. All existing trails in residential subdivisions were funded and constructed by developers through the land development process. Map 3-7 illustrates Existing Trails that have been, or will be, dedicated to the Township for public use. Many existing trails have yet to be

formally dedicated to the Township. The Township intends to take dedication of all trails upon dedication of the public improvements (roads, wastewater disposal areas) within each subdivision.

Trails are an important component of the Township's park and recreation network. They provide a means to walk or bicycle to recreational facilities and other destinations within the Township. For more detail on the complete pedestrian and bicycle network plan, refer to the Master Plan.

GREENWAYS

Unlike individually protected lands, greenways provide many ecological, economic, and quality of life benefits to the neighborhoods that surround them. Greenways are beneficial for two main purposes: to protect ecologically important lands including native plant and animal habitats; and to provide residents of the Township with a connection to natural areas and passive recreational opportunities. Greenways can accomplish the following:

- Preserve biological diversity by providing linkages between natural habitats
- Provide suburban residential landscapes with a green passive recreation infrastructure that increases property values
- Ensure better protection of the quantity and quality of surface water in creeks and streams, and groundwater

The natural resources that are presented in Chapter 3 can be layered to determine the location of greenways corridors. Greenways are linear open spaces that can be multi-purpose in nature, benefiting watershed and biodiversity resources certainly, but also providing recreational opportunities. Although Upper Uwchlan Township's natural resources have become highly fragmented, one could make a strong case for proposing an interconnected network of greenway corridors based primarily on stream corridors and woodlands. Many of these greenway corridors would continue into adjacent municipalities.

Specifically, Upper Uwchlan Township's greenways will be comprised of stream corridors and resource-rich areas that support the natural resource networks as shown on Map 6-6, Greenway Corridors. Most of the Township's wetlands, floodplains, hydric soils, steep slopes, woodlands, riparian buffers and headwater areas could be contained in greenways. If one corridor is blocked by a new development or substantially degraded by logging or other activity, another greenway may be established in its place. Roadways, especially larger ones such as the Pennsylvania Turnpike, can also be an obstacle to greenways, but special design considerations can mitigate their impact. The greenway system in Upper Uwchlan Township likely has minimal function today, and it is far from complete due to gaps in forest or other wildlife cover. However, it would benefit the residents of the Township if greenways were reinforced through various conservation and restoration methods.

FINANCING, ADMINISTRATION AND MAINTENANCE FOR PARKS AND RECREATION

In Upper Uwchlan Township, there is no direct stream of funding dedicated to Parks and Recreation. Parks and recreational facilities and their management are funded through the general fund. This places significant limits on the ability of the Township to expand and maintain its facilities. The Township has, on several occasions, successfully pursued County and State grants to partially fund various park, recreation and trails projects including Park Road pedestrian bridge, and Fellowship Fields. The Township has obtained recreation area construction/maintenance contributions from developers over recent years, collecting an average of \$500 per dwelling unit. More recently, developers using the Flexible/Open Space Development Option in the Zoning Ordinance have been required to make specific contributions of land, such as Fellowship Fields, Larkins Field, and Upland Farm. Monetary contributions to support recreation facilities expansion and/or improvements have also been required, and are deposited in the Township's general operating fund.

Highlights of the Township's 2008 budget for recreation, personnel, administration, and maintenance are as follows:

- \$318,072 of the total operating budget for 2008 was allocated for parks and recreation;
- This covers the cost of equipment and maintenance for the park, and salary for one seasonal employee.
- Approximately \$80,000 of the \$318,072 budget is allocated towards the maintenance of Hickory Park.
- A sum of \$120,000 is allocated towards engineering fees for Fellowship Fields and Larkins Field.

Nominal fees are charged for selected activities, such as rentals of tennis courts, volleyball courts, fields and picnic pavilions. Seasonal league fees are charged for football, baseball, and soccer programs. This income will help to offset the costs of operating and maintaining the facilities.

In 2008, the entire Township staff consisted of nine personnel: four administration; one and one-half finance; two building/zoning; one secretarial; and one-half fire marshal. By 2010, the staff is expected to expand to 15 personnel to address the increasing work load generated by an increasing population and demand for municipal services. It is anticipated that there will be: five and one-half administration staff; two finance staff; three building/zoning staff; two secretarial staff; one fire marshal; and one and one-half municipal authority staff.

Two building/zoning staff members are involved in park and recreation administration tasks, as necessary. Administrative tasks include meetings, scheduling, community events, and coordination of field maintenance/repair. Currently, there is no staff dedicated solely to Park and Recreation activities. A seven to nine member Township Park and Recreation Board meets monthly, schedules the use of Hickory Park and provides an

advisory role to the Board of Supervisors. The Public Works Department performs routine maintenance on municipal facilities, as described below.

Most park and recreation maintenance currently occurs at Hickory Park due to the many facilities and events that are currently offered at that facility. One full-time seasonal employee works 20 hours a week from May to November with any extra work being filled by Public Works staff on an as needed basis. Outside contractors are also engaged for specific maintenance and repair tasks as necessary. Additional maintenance is required for the control of invasive species at Hickory Park and at Upland Farm.

There is currently no Use Agreement with either GEYA or Marsh Creek Eagles to help maintain Hickory Park. However, good stewardship is encouraged, and all permit holders are required to police their areas of use for trash and recycling and equipment clean-up as outlined in the Township's Field Policy. The Park and Recreation Board updated its Field Policy for 2009 that discusses requests for field use, responsibilities of field users and permit holders, and field maintenance planning. Ordinance #06-08 also touches on custody and maintenance of municipal parks.

The routine maintenance activities and schedules for Hickory Park consist of the following:

- Conduct an insurance inspection of play equipment each spring
- Conduct safety inspections periodically during the summer
- Make repairs as needed
- Weed under play equipment and install wood mulch each Spring through Autumn
- Weed the infields early Spring
- Weekly emptying of trash receptacles
- Weekly mowing
- Playing field surface maintenance and repairs as needed
- Periodic policing of park grounds for litter

Fellowship Fields and Larkins Field will require similar maintenance responsibilities as noted above for Hickory Park. Anticipated maintenance duties at these two facilities will include:

- Conduct an insurance inspection of play equipment each spring
- Conduct safety inspections periodically during the summer
- Make repairs as needed
- Weed under play equipment and install wood mulch each Spring through Autumn
- Weed the infields early Spring
- Weekly emptying of trash receptacles
- Weekly mowing
- Playing field surface maintenance and repairs as needed
- Periodic policing of park grounds for litter

It is feasible that one additional full-time seasonal employee will be required to work 20 hours a week from May to November to perform this maintenance. Any extra work could be done by Public Works staff on an as needed basis.

Maintenance at Upland Farm is performed by the tenant and the Public Works department, as necessary. Maintenance includes:

- Repairs as needed
- Periodic policing of park grounds for litter
- Mowing lawn areas weekly
- Mowing the fields twice in mid-summer
- Tree maintenance

The Township's maintenance equipment consists of one tractor with mower and disc mower, one push mower, and one weed whacker. The equipment is in good condition and is routinely serviced. The Township does not have a replacement program, but does have a line item within the capital account for equipment.

As the Township continues to add recreational lands and facilities, it should regularly evaluate the need for additional park and recreation maintenance staff and equipment. It is anticipated that once all park and recreation facilities are completed, the Township will require one dedicated maintenance technician, and two full-time park and recreation staff.

RECREATIONAL PARKS AND FACILITIES NEEDS ANALYSIS

The Chester County Recreational Park Standards were used as guidelines to determine whether UUT has sufficient facilities to meet current or future demand as its population grows. Recreational needs vary from one community to another and should be determined by a combination of various methods, including: population trends; Chester County guidelines; the level of service within each region of the Township; actual community needs; and unique opportunities. This is a modern approach to recreational open space and facilities planning. It is a much more holistic approach than former methods of using only federal National Recreation and Parks Association guidelines.

Population Projections

According to the Chester County Planning Commission and the Delaware Valley Regional Planning Commission (DVRPC), Upper Uwchlan Township's population is expected to increase from its 2000 population of 6,850 to almost 15,000 by the year 2030. According to the latest census data from the DVRPC, it is possible that the population of the Township has already reached levels projected for 2010 (9,500) and will increase to 12,200 by the year 2020 as shown in the table below.

Table 6 - 3: Population Projection, Upper Uwchlan Township, 2010 to 2030

Census		CCPC Projections		
1990	2000	2010	2020	2030
4,396	6,850	9,500	12,200	14,960

Adapted from: Chester County Planning Commission Planning Bulletin #55. Chester County Population Projections 2005 to 2030 at County/Regional/Municipal Levels. Table 2: Municipal Population Projections, 2010 to 2030. Accepted by CCPC 6/12/02. Page 6.

The Chester County Planning Commission population projection shows a population of 14,960 by the year 2030. Using GIS software to analyze the remaining undeveloped residential parcels in the Township, it is estimated that the maximum total population for Upper Uwchlan Township will be approximately 15,000 people. If the population continues to increase as projected, the Township could experience maximum population levels by 2030 or earlier.

Chester County Guidelines

Chester County’s *Linking Landscapes* approaches park and recreation needs from two perspectives: the need for park space; and the need for recreational facilities. The table below lists projected park space needs according to Chester County Park and Recreation guidelines. The analysis is based upon on the Township’s population projections. The Chester County guidelines were derived from the National Recreation and Park Administration (NRPA) guidelines.

Table 6 – 4: Chester Co. Recreational Park Guidelines**

Type of Recreational Park	Service Radius	Minimum Acreage Standard	Maximum Population	Size of Recreational Park	Park Needs 2020	Park Needs 2030	Existing Municipal Parks	Existing Private Parks
Mini-Park	0.25 miles (Equal to a 5 minute walk)	0.25 acres per 1,000 people	2,000	0.01 acre to 0.49 acre	6	7	0	13 tot lots*
Neighborhood Park	0.5 miles (Equal to a 10 minute walk)	2.5 to 3.5 acres per 1,000 people	5,000	0.5 to 19.9 acres	2	3	2 Fellowship Fields Larkins Field	7 private parks from 9-137 ac*
Community Park	2.5 miles (Equal to a 5 minute drive or 45 minute walk)	3.0 to 6.0 acres per 1,000 people	25,000	20 acres to 399 acres	0	0	2 Hickory Park Upland Farm	N/A

*Includes park facilities in HOA-owned open space. ** The facility needs illustrate NRPA and Chester County Linking Landscapes standards using a population-driven threshold for assessing facility needs.

The park guidelines described in *Linking Landscapes* suggest that 1 additional public neighborhood park and 7 public mini parks may be required to provide residents with adequate recreational opportunities by the year 2030. As shown above, 13 private mini parks and 7 private neighborhood parks currently exist, and these occur south of Milford Road. However, other than trails, these private parks are not available to all residents, and therefore, are not counted as municipal parks.

The following table shows which recreational facilities may be required to meet the needs of the projected population in Upper Uwchlan Township from 2010 through 2030 according to Chester County’s guidelines in *Linking Landscapes*.

Table 6 - 5: *Linking Landscapes* Suggested Outdoor Activity/Facility Needs (2000 to 2030)

Activity	Existing Municipal Facilities	Existing Private Facilities	Anticipated Facility Needs			
			2000 (Average Population = 6,850)	2010 (Average Population = 9,550)	2020 (Average Population = 12,490)	2030 (Projected Population =14,960)**
Badminton	0	0	1 facility	2 facilities	3 facilities	3 facilities
Basketball	2	1	1 facility	2 facilities	3 facilities	3 facilities
Handball (3-4 wall)	0	0	*	*	*	*
Ice Hockey	0	0	*	*	*	*
Tennis	2	0	*	*	*	*
Volleyball	1	0	1 facility	2 facilities	3 facilities	3 facilities
Baseball	4	1	1 facility	2 facilities	3 facilities	3 facilities
Field Hockey/ Football/Soccer	3	0	*	*	1 facility	1 facility
Golf-driving Range	0	0	*	*	*	*
¼ mile Running Track	1	0	*	*	*	*
Softball	0	0	1 facility	2 facilities	3 facilities	3 facilities
Multiple Use Court (basketball, tennis, volleyball, etc.)	0	0	*	*	1 facility	1 facility
Archery Range	0	0	*	*	*	*
Combination Skeet Trap Field (8 stations)	0	0	*	*	*	*
Golf	0	0	*	*	*	*
Swimming Pools	0	4	*	*	*	*
Beach Areas	0	0	*	*	*	*
Rec. Centers**	2	4				
Tot Lots**	2	13				

*Facility does not meet NRPA population threshold. See Map 6-1 for location of existing facilities. ** Not included in NRPA standards.

According to *Linking Landscapes* guidelines, by 2010 the Township should add two badminton courts, one volleyball court, and two softball fields. By 2020 the Township should add one of each: badminton, basketball, volleyball, softball, and multi-use court. There is no anticipated change in facility needs from 2020 to 2030. Once the facility needs for 2020 are completed, this analysis suggests that the Township will satisfy recreational needs through to full residential build-out.

Level of Service

In very simple terms, the “Level of Service” approach to recreational park and facilities planning involves:

- Determining the present supply of recreation activities to a population of 1,000 residents; and
- Determining the expressed demand for additional recreation activities.

Map 6-1, Existing Municipal Parks and Recreational Facilities, illustrates areas that are currently served with existing municipally-owned parkland and recreation facilities. It is apparent from the map that no municipal park facilities are within easy access for residents that live north of Milford Road. This means that there is a poor level of service for at least 500 residences in this area, and a likely population of 1,600 (500 x 3.2 persons per household average). The 1992 Open Space Plan recommended that one municipally-owned community park and one municipally-owned neighborhood park be introduced to the area north of Milford Road. Although a neighborhood park in this area would provide open space for one neighborhood, a larger community park would service more neighborhoods including the Timbercrest, Rosewood Knoll, Saint Andrews Brea, Stonehedge, Cannon Woods, and High Meadow subdivisions.

The 1992 Plan also recommended that one neighborhood park be introduced in the Lyndenwood, Dowlin Meadow, and Davenport Estates subdivisions area south west of Marsh Creek State Park. An estimated 160 residences (approximately 510 residents) are estimated to reside in this area of the Township. It is important to note that this area has easy access to Marsh Creek State Park facilities, as well as Chester County's Struble Trail network. Therefore, the demand for municipal park facilities may not be as high as in areas north of Milford Road.

Actual Community Needs

The limitation with the *Linking Landscapes* and Level of Service guidelines is that they are a generic "rule of thumb". These models were developed for more urbanized communities. They do not factor in the actual and unique park and recreation needs for each Township. Hickory Park is a good example of how actual needs in Upper Uwchlan Township may not match standard guidelines. The Upper Uwchlan Township Park and Recreation Board reports that Hickory Park is over-programmed and does not provide sufficient facilities to meet local demand. Contrary to this position, the *Linking Landscapes* guidelines suggest that the population in the Township does not meet the population threshold criteria (25,000) to even consider a Community Park.

Since 1992, the Board of Supervisors has recommended that additional active recreation facilities and municipal park space should be pursued. As a result, two new municipal football fields and two multi-purpose facilities are planned at Fellowship Fields and one soccer field and one multi-purpose field at Larkins Field. This is clearly inconsistent with the *Linking Landscapes* guidelines that suggest even at population levels in the year 2030, there will only be a demand for one field hockey/football/soccer facility.

Another example of how actual needs may not parallel *Linking Landscapes* guidelines is the suggested demand for badminton courts. The Park and Recreation Board has not identified a need or demand for such facilities. However, the Park and Recreation Board has received a request from a cricket league to provide cricket pitch facilities in Upper Uwchlan Township. The *Linking Landscapes* guidelines do not include cricket pitches as a potential need for any population at any location.

In order to determine the actual needs of the population, on January 29, 2007 the Township held a public workshop to solicit public input on recreational open space and facilities needs. Residents who attended were asked to indicate where they lived on a map of the Township, and where they perceived a need for additional or improved recreational facilities.

In addition to the public workshop, a public survey was distributed and was also posted on the Township web site for online responses. A notice of the survey, including a link to the web site, was mailed out with the Township's regularly-scheduled waste collection invoice. Of 2,132 households in the township, 606 (28% of all households in the Township) responded. The survey form and a summary of the responses are included in Appendix D.

The survey asked each household to check the top five items that would increase their family's satisfaction with open space and recreation in Upper Uwchlan Township. The following lists the top ten responses.

<u>Activity</u>	<u># responses</u>	<u>% *</u>
1. Biking trails	336	56%
2. Hiking trails	294	49%
3. Leave natural	229	38%
4. Theater/concerts	167	28%
5. Baseball fields	156	26%
6. Nature center	148	25%
7. Swimming pool	139	23%
8. Tennis courts	131	22%
9. Soccer fields	130	22%
10. Picnic area	130	22%

* Note: Will not add to 100% due to multiple responses.

The "other" category for the above question included the following suggestions.

<u>Activity</u>	<u>#responses</u>
1. Cricket fields	22
2. Fenced dog park	6
3. Skateboard park	5
4. walking trails	5
5. paved trails	2

There were many other ideas with 1 or 2 responses each.

The next question asked if Upper Uwchlan Township had adequate open space/recreation facilities. Eighty (80%) of the respondents said NO.

The last question asked if additional open space/recreation facilities are needed, how should they be funded. The results are shown below.

<u>Suggestions</u>	<u># responses</u>	<u>%</u>
Borrow funds	148	25%
Increase township taxes	82	14%
Neither	172	30%
Other – Please specify	180	31%

The very significant “Other” category requires further analysis. Of the 180 “Other” responses, the suggestions include: fund-raising, corporate sponsors and private partnerships to fund new facilities. Others suggested pursuing grants, or issuing a municipal bond to fund new projects. User fees were also mentioned by some as a means to fund park and recreation. Thirty-nine percent of respondents suggested that developers be required to fund new recreational facilities. As noted earlier in this Chapter, the Township Supervisors require developer contributions to recreation and facility development. Recent Zoning Ordinance and Subdivision and Land Development Ordinance revisions allow the Township greater leverage in negotiating with developers for recreational facilities and/or contributions. The funding options will require additional study.

Clearly, walking, biking and hiking are the most popular recreational activities among those who responded to the survey. The desire to see more natural areas was also clearly conveyed. Other facilities/activities that were identified as needs included outdoor theatre/concerts (28%), baseball fields (26%), nature center (25%), swimming pool (23%). Requests for picnic areas, soccer fields, and tennis courts tied at 22 percent each.

The Open Space Committee analyzed the written responses gathered from the survey. Combined with their experience and perception of recreational park and facilities needs in the Township, the survey responses described above and the soon to be added Fellowship Fields and Larkins Field facilities, the Committee determined that residents would benefit most from the following additional recreational facilities, in order of priority:

Higher Priority:

1. Biking Trails
2. Hiking Trails
3. Natural Areas
4. Outdoor Concert Venue

Medium Priority:

5. Baseball – sized for adult league
6. Softball
7. Multi-purpose Field (such as lacrosse, field hockey, cricket, rugby)
8. Nature Center
9. Skateboard Park

Lower Priority:

10. Tennis
11. Soccer
12. Picnic Areas

Unique Opportunities

The Township owns several properties that are managed by the Municipal Sewer Authority. These properties typically include a small treatment plant, disposal area and an access drive which are located in residential neighborhoods that were constructed prior to 1999. Some of these parcels have unused open space that can potentially provide a secondary use of passive recreation, particularly in areas north of Milford Road where there is currently no other Municipally-owned park. Properties that are owned by the municipality and managed by the Municipal Authority are found at the following locations (see Map 6-1, Existing Municipal Parks and Recreational Facilities): Lakeridge; Kiloran Wynd; Greenridge; Meadow Creek; and Yarmouth Lane. Because the Township already owns the land, the cost of designating these areas as passive recreation would be minimal to none. However, the primary purpose of this land is for the Municipal Wastewater Authority utility. Recreational uses are secondary and either may not be permitted due to U.S. EPA and Pennsylvania DEP wastewater disposal area disturbance limitations and/or could be discontinued if the area was required by the Authority due to failure of existing wastewater disposal areas.

Lands that will soon be dedicated to the Township are located at the Greenridge subdivision off Greenridge Road. This land includes areas dedicated to the treatment and disposal of wastewater, as well as approximately one acre of usable land that will be designated a Neighborhood Park. The park area is sufficient in size to accommodate a relatively flat playing field for informal sports and activities. Access to this park will likely be by foot or by bicycle from nearby neighborhoods.

Parcels that are managed by the Municipal Authority and are currently owned by the Township should be first to be considered for new park facilities. In early 2008, the Park and Recreation Board submitted a formal proposal to the Municipal Authority to utilize an area of the Lakeridge property for temporary multi-purpose fields, and the proposal was declined. Although the Lakeridge property may not be suitable for recreation, the Township should consider dual utilization of other Municipal Authority-managed lands as Neighborhood Parks, and opportunities should be explored on other municipally-owned lands. The Township is explicit that parks on lands managed by the Municipal Authority could be converted to utility use at any time in the future if there were a demand for additional municipal wastewater disposal areas.

SHORT TERM ACTIONS

Map 6-6, Recreational Open Space Needs, illustrates areas where additional park and recreation facilities are likely to be in demand by 2020. In addition to new facilities, recommended improvements for existing facilities are recommended below. The lead responsible agency or party is noted, in some cases multiple, using italicized acronyms:

- BOS* Board of Supervisors
- MA* Municipal Authority
- OSC* Open Space Committee*
- PC* Planning Commission
- PR* Park and Recreation

* created as a subcommittee of the Planning Commission
see Chapter 5 Recommendation ML-1

Upland Farm Community Park

Recommendations:

- UF 1.** There is an opportunity at Upland Farm to provide residents with recreational open space. The Township Supervisors and Park and Recreation Board have expressed a desire to keep Upland Farm primarily as a passive recreation facility in order to balance out recreational opportunities in the Township. Promote and encourage the use of Upland Farm as a passive recreation Community Park. *BOS, PC, PR*
- UF 2.** The Township should engage consultants to aid the Upland Farm Advisory Committee with recreational master planning for Upland Farm. *BOS, PR*
- UF 3.** The Upland Farm Advisory Committee should continue to provide guidance for the Master Plan, and should play a significant role in determining the ultimate recreational use of this Community Park. *BOS, PR*
- UF 4.** The Upland Farm Advisory Committee should consider Upland Farm as a location for new facilities that are identified in this Chapter as priority needs, especially natural areas and outdoor concert venue. *PR, OSC, PC*

Future Community Park

Recommendations:

- FC 1.** Prepare a feasibility study to determine the location of a future Community Park north of Milford Road. *BOS, PR*
- FC 2.** Negotiate with the owners of important areas for open space and resource conservation to purchase land for a future community park. *BOS, PR*
- FC 3.** The Township should coordinate with the Municipal Authority to consider open space parcels as a potential location for new recreational facilities which are identified as priority needs, especially natural areas and outdoor concert venue. *BOS, OSC, PC*

Hickory Park

Recommendations:

- HP 1.** The Township should continue to maintain and improve facilities at Hickory Park as deemed necessary. *BOS, PR*
- HP 2.** Administrative and maintenance activities should be continued as necessary. *BOS, PR*
- HP 3.** Evaluate administrative and maintenance needs on a regular basis. *BOS, PR*

Fellowship Fields

Recommendation:

- FF 1.** The Township should continue with its plans to construct Fellowship Fields Neighborhood Park as soon as possible. *BOS, PR*

Larkins Field

Recommendation:

- LF 1.** The Township should continue with its plans to complete fields at Larkins Field Neighborhood Park as soon as possible. *BOS, PR*

New Neighborhood Parks

Recommendations:

- NN 1.** The Board of Supervisors should consider setting conditions of Conditional Use approval for land development plans submitted under the Flexible/Open Space Development Option, and include a condition that requires a continuing offer of dedication of any restricted Open Space to the Township for a public Neighborhood Park. *BOS*
- NN 2.** The Park and Recreation Board and Township Municipal Authority should jointly review wastewater disposal lands and/or lands managed by the municipal Authority that could be considered for joint use as Neighborhood Parks. *BOS, PR, MA*
- NN 3.** The Township should consider acquiring a minimum of 0.5 acres for a neighborhood park in the vicinity of the Lyndenwood, Dowlin Meadow, and Davenport Estates subdivisions if the opportunity should arise in the future. *BOS, PR*

New Recreational Facilities

Recommendation:

- NR 1.** Based upon the existing park and recreation facilities (including facilities planned at Fellowship Fields and Larkins Field) and unique recreational facility needs in

Upper Uwchlan Township, the committee recommends that the following facilities be added by 2010: *BOS, PR, OSC, MA, PC*

- 1 senior league baseball field
- 1 softball field
- 1 multi-purpose field (i.e., soccer, lacrosse, field hockey, rugby, cricket pitch)

NR 2. The Township should consider amending the Zoning Ordinance to include active recreation facilities as a permitted use in all zoning districts. *BOS, PC*

NR 3. Require that recreational facilities be constructed and accessible for public use where possible through the land development process. *BOS, PC*

Hiking and Biking Trails

Recommendations:

HB 1. The Park and Recreation Commission should establish a Trails Subcommittee to oversee implementation of the Trails Master Plan. *BOS, PR*

HB 2. Actively implement the recommendations in the *Trail Network Master Plan* to complete a comprehensive hiking and biking trail throughout the Township that is available to all residents. *PR, OSC, PC*

HB 3. Form partnerships with other agencies and organizations to promote and facilitate the implementation of the Brandywine-Struble, the Brandywine-Marsh Creek, and the Pickering Creek Regional Trail Networks as depicted by the Delaware Valley Regional Planning Commission and the Chester County Planning commission. *BOS, PR, OSC, PC*

HB 4. Consider measures to preserve traditional hiking routes along the Brandywine, Black Horse, Marsh, and Pickering Creeks. *BOS, PR*

HB 5. Section 152-55.F of the Subdivision and Land Development Ordinance (SLDO) currently requires the retention of an existing trail for continued use through any tract proposed for subdivision and/or land development. The section further delineates design criteria for developing new trails. Traditional trail linkages along the East Branch of the Brandywine Creek, Marsh Creek and Black Horse Creek should be memorialized through the SLDO, and an access easement should be depicted on future land development plans. *BOS, PC*

HB 6. Continue to accept dedication of trails located in residential subdivisions. *BOS, PR, OSC, PC*

Greenways

Recommendations:

GR 1. The Township should recommend that applications for new land development projects incorporate greenway corridors into the proposed layout, as appropriate. Greenways can help to protect natural and historic resources, many of which may be located within these corridors. *BOS, PC*

- GR 2.** The Township should continue to require land development applicants to replant riparian buffer areas with native trees and shrubs. *BOS, PC*
- GR 3.** The Township should seek out partnerships with private land owners for the restoration of riparian corridors and facilitate reforestation projects on private lands. *PR, OSC, PC*
- GR 4.** Where greenways are degraded, the Township should coordinate with the land owner and assist with seeking funding to reforest the greenway area. *PR, OSC, PC*
- GR 5.** The Township should engage in landowner education and outreach to promote best land management practices and reforestation in greenways. *PR, OSC, PC*

Municipal Open Space Planning

Recommendations:

- MP 1.** Recreation needs and wastewater disposal needs should both be considered planning priorities whenever the Township considers acquisition of open space. *BOS, PR, OSC, MA, PC*
- MP 2.** The Municipal Authority and the Park and Recreation Board should coordinate their efforts to ensure that wastewater disposal needs and recreational needs are both satisfied. *BOS, PR, OSC, MA, PC*
- MP 3.** The Open Space Committee and the Park and Recreation Commission should review all land development plans for consistency with the *Open Space, Recreation, and Environmental Resources Plan* and provide their written comments and recommendations to the Board of Supervisors. *BOS, PR, OSC, MA, PC*
- MP 4.** Establish a dedicated funding stream for parks, recreation, greenways, and trails. *BOS, PR, OSC*
- MP 5.** Continue to evaluate staff and equipment needs for parks and recreation. *BOS, PR, OSC*
- MP 6.** Actively pursue and coordinate regional open space, parks and recreation opportunities with adjacent townships and Chester County. *BOS, PR, OSC*
- MP 7.** Actively pursue funding for open space acquisition, open space restoration, historic building restoration, and conservation and façade easements. *BOS, PR, OSC*

LONG TERM ACTIONS

Future Recreational Facilities

Recommendations:

- FR 1.** The following recreational facilities are suggested to be added by 2020: *BOS, PR, OSC, MA, PC*
- 1 nature center
 - 2 tennis courts
 - 1 soccer field
 - 2 picnic areas
 - 1 skateboard park
- FR 2.** Consider establishing a nature center at either the Upland Farm Community Park, or the future Community Park (location to be determined) north of Milford Road. *BOS, PR, OSC, PC*
- FR 3.** Promote and facilitate the use of Community Parks for hiking, nature appreciation, and nature interpretation. *BOS, PR, OSC, PC*
- FR 4.** Consider the demand for, and feasibility of, a public swimming pool.

Personnel and Operations

Recommendations:

- PO 1.** Extra administrative tasks associated with the new facilities are likely to require additional Park and Recreation staff time. The Township should continue to monitor staffing needs for Park and Recreation administration and maintenance. *BOS, PR*
- PO 2.** Park administration should continue to fall under formal purview of the Township offices, with direction from the Parks and Recreation Commission. *BOS, PR*
- PO 3.** General maintenance may continue to fall within the work program of the Public Works personnel, while major park maintenance or development program might continue to be undertaken by seasonal employees or under contract. *BOS, PR*
- PO 4.** Use of community park facilities should continue to be programmed through the Township offices, based on policy set by the Supervisors (directly or through delegation to the Parks and Recreation Commission or, where appropriate, Park and Recreation Commission). Detailed programming, in accordance with Township policy, should be handled directly by permitted park users. *BOS, PR*
- PO 5.** Limited maintenance responsibilities, particularly maintenance of sport fields, shall be shared by user groups, in accordance with stipulated use agreements. *BOS, PR*

Maintenance

Recommendations:

- MA 1.** The Park and Recreation Board should develop a Township policy on the use and maintenance of all Township recreation facilities, both active and passive. The policy should include a fee for organized sports league use of municipal facilities that would help to offset the Township's maintenance costs. *BOS, PR*
- MA 2.** Review park, recreation and trails maintenance equipment needs on a regular basis and acquire equipment that is needed. *BOS, PR*
- MA 3.** Evaluate issues of safety, liability, and maintenance on public recreational areas and trails and perform maintenance and other improvements which are needed to upgrade existing facilities and natural areas. *BOS, PR*

6-1 Existing Municipal Parks & Recreational Facilities

*Open Space, Recreation
& Environmental Resource Plan*

Upper Uwchlan Township
Chester County, Pennsylvania

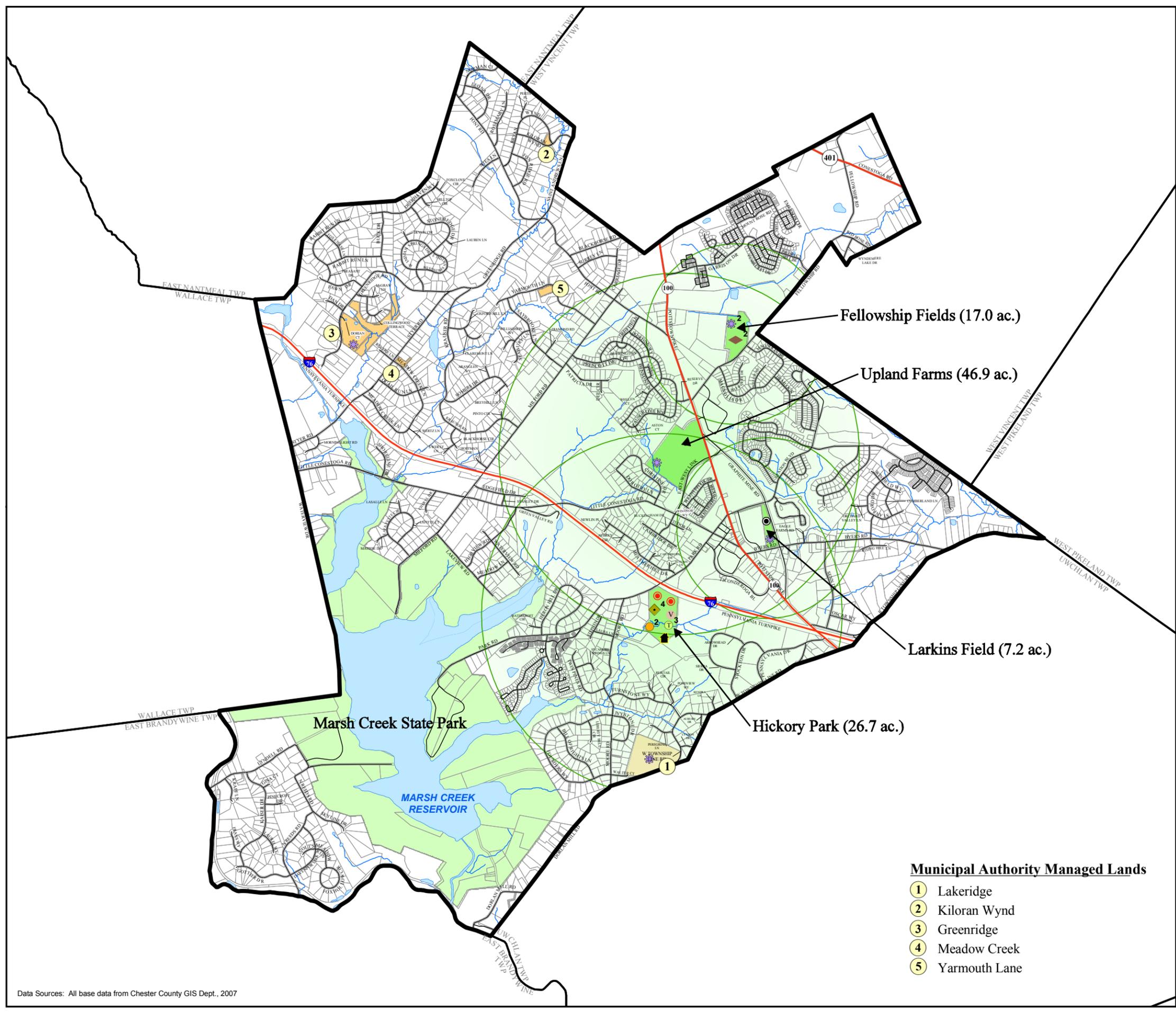


LEGEND

- Tot lots
- Multi-purpose field
- Basketball court
- Soccer field
- Football field
- Volleyball
- Tennis courts
- Baseball field
- Recreation center
- Major roads
- Roads
- Streams
- Water bodies
- Municipal park
- Neighborhood park 1/2 mile service area
- Community park 1 mile service area
- Municipal lands managed by Municipal Authority
- Tax parcels
- Township boundaries



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700
Map revised: September 23, 2009
Map created: November 27, 2007



- Municipal Authority Managed Lands**
- ① Lakeridge
 - ② Kiloran Wynd
 - ③ Greenridge
 - ④ Meadow Creek
 - ⑤ Yarmouth Lane

Data Sources: All base data from Chester County GIS Dept., 2007

6-2 Existing Municipal & Private Parks & Recreational Facilities

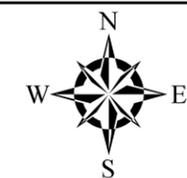
*Open Space, Recreation
& Environmental Resource Plan*

Upper Uwchlan Township
Chester County, Pennsylvania

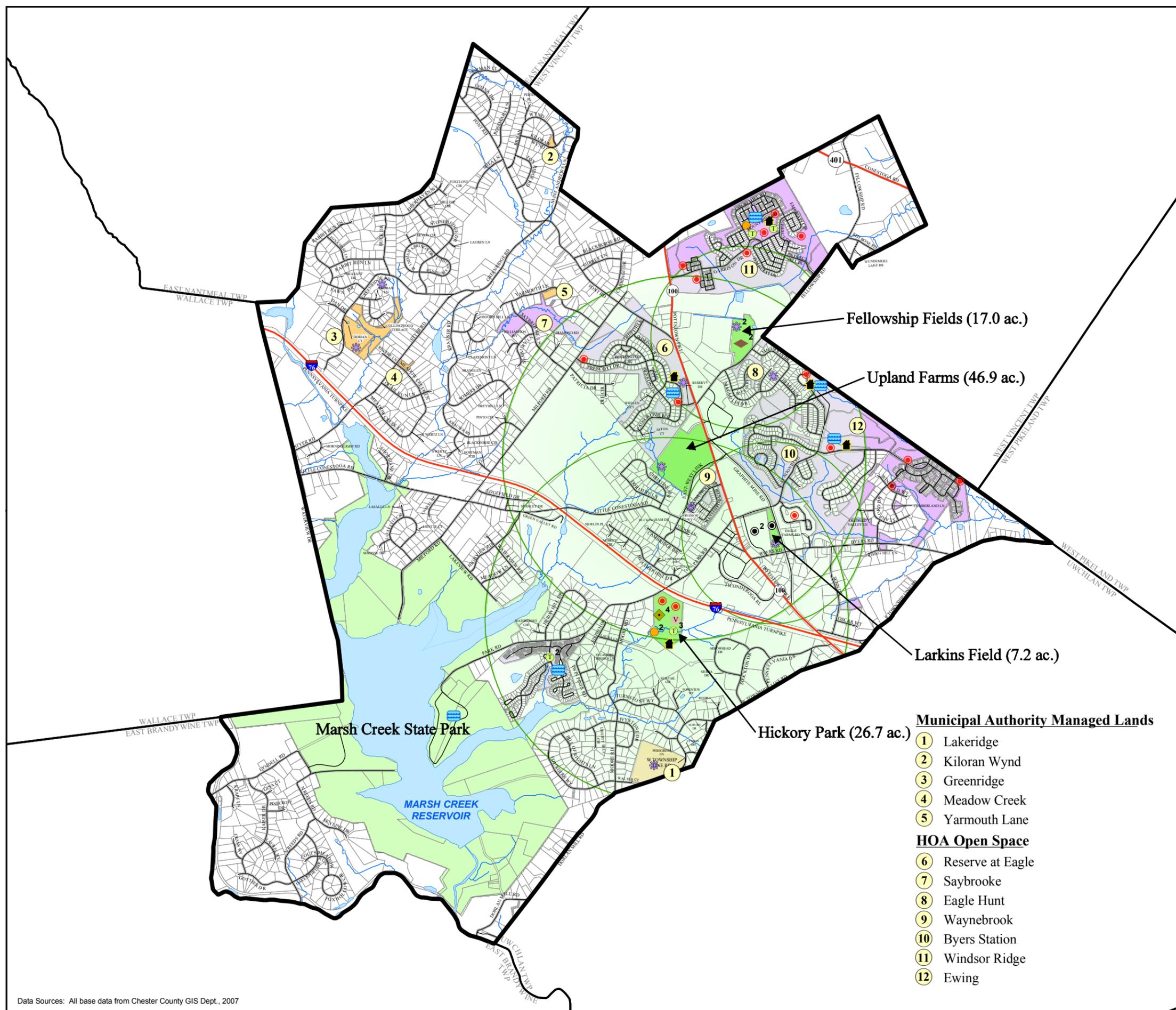


LEGEND

- Tot lots
- Multi-purpose field
- Basketball court
- Soccer field
- Football field
- Volleyball
- Tennis courts
- Baseball field
- Recreation center
- Outdoor pools
- Major roads
- Roads
- Streams
- Water bodies
- Municipal park
- Neighborhood park 1/2 mile service area
- Community park 1 mile service area
- Municipal lands managed by Municipal Authority
- HOA open space
- Tax parcels
- Township boundaries



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Map revised: September 23, 2009
Map created: November 27, 2007



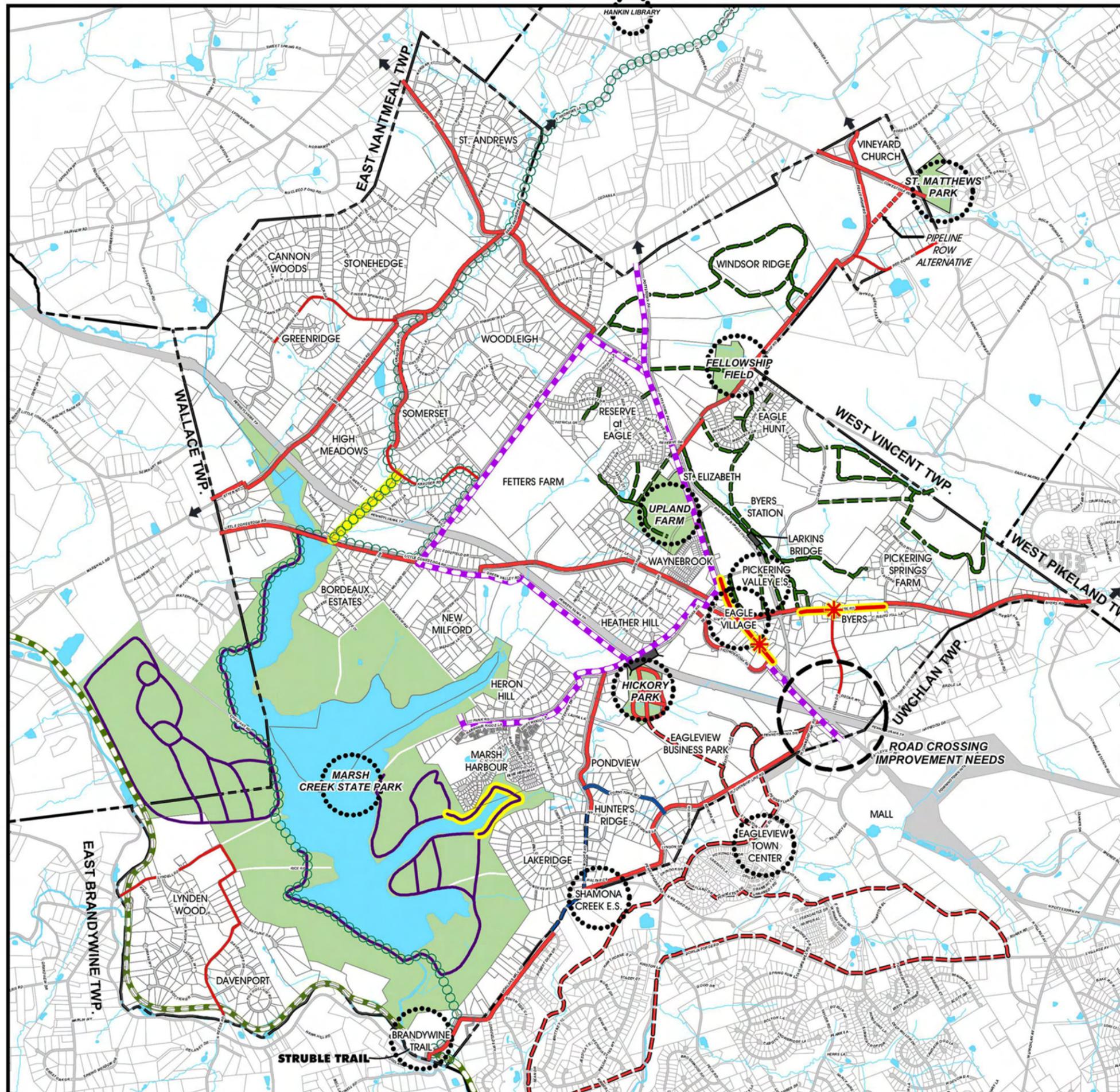
Municipal Authority Managed Lands

- 1 Lakeridge
- 2 Kiloran Wynd
- 3 Greenridge
- 4 Meadow Creek
- 5 Yarmouth Lane

HOA Open Space

- 6 Reserve at Eagle
- 7 Saybrooke
- 8 Eagle Hunt
- 9 Waynebrook
- 10 Byers Station
- 11 Windsor Ridge
- 12 Ewing

Data Sources: All base data from Chester County GIS Dept., 2007



LEGEND

VILLAGE STREETScape PROJECTS (see text)

TOWNSHIP TRAILS

- MULTI-USE (8' min asphalt trail)
- SIDEPATHS (6' min asphalt trail)
- SIDEWALKS
- SIGNED WALKING STREET
- BRANDYWINE TRAIL EXTENSION (blazed dirt path)
- MARSH CREEK TRAIL EXTENSION (boardwalk)

EXISTING TRAILS

- STRUBLE TRAIL (REGIONAL)
- BRANDYWINE TRAIL (REGIONAL)
- SIDEWALKS
- DEVELOPMENT/NEIGHBORHOOD TRAILS
- EAGLEVIEW TRAIL SYSTEM
- HIKING
- DESTINATIONS
- CONNECTION TO ADJACENT COMMUNITIES
- PROPOSED LOCATIONS FOR PEDESTRIAN BRIDGES

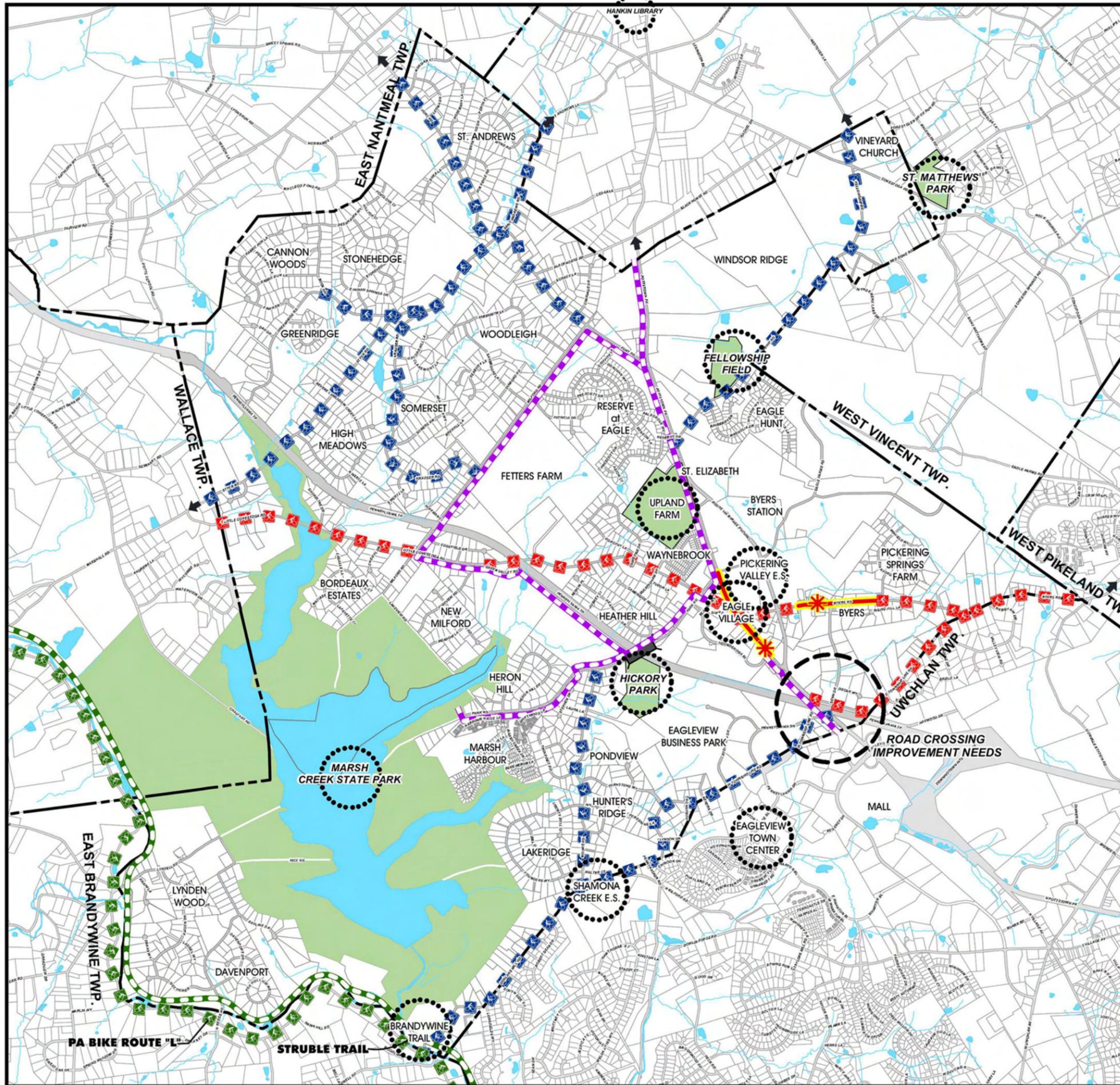


**UPPER UWCHLAN TOWNSHIP
COMMUNITY TRAIL MASTER PLAN
PEDESTRIAN TRAILS**

Date: 9/14/05 | Map # 1 | Drawn by : TWB

RAY OTT & ASSOCIATES
17 SOUTH CHURCH STREET
WEST CHESTER, PA 19382

Campbell Thomas & Co. Architects
1504 South Street
Philadelphia PA 19146-1636



LEGEND

VILLAGE STREETScape PROJECTS (see text)

TOWNSHIP TRAILS

BIKE LANES (4' min both sides of road)

BIKE ROUTE, SIGNED

MULTI-USE TRAILS (8' min asphalt trail)

REGIONAL TRAILS

PA BIKE ROUTE L

STRUBLE TRAIL

DESTINATIONS

CONNECTION TO ADJACENT COMMUNITIES



**UPPER UWCHLAN COMMUNITY
COMMUNITY TRAIL MASTER PLAN
BICYCLE ROUTES**

Date: 12/5/05 | Map #2 | Drawn by : TWB

RAY OTT & ASSOCIATES
17 SOUTH CHURCH STREET
WEST CHESTER, PA 19382

Campbell Thomas & Co. Architects
1504 South Street
Philadelphia PA 19146-1636

6-5 Recommended Parks & Recreational Facilities

*Open Space, Recreation
& Environmental Resource Plan*

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

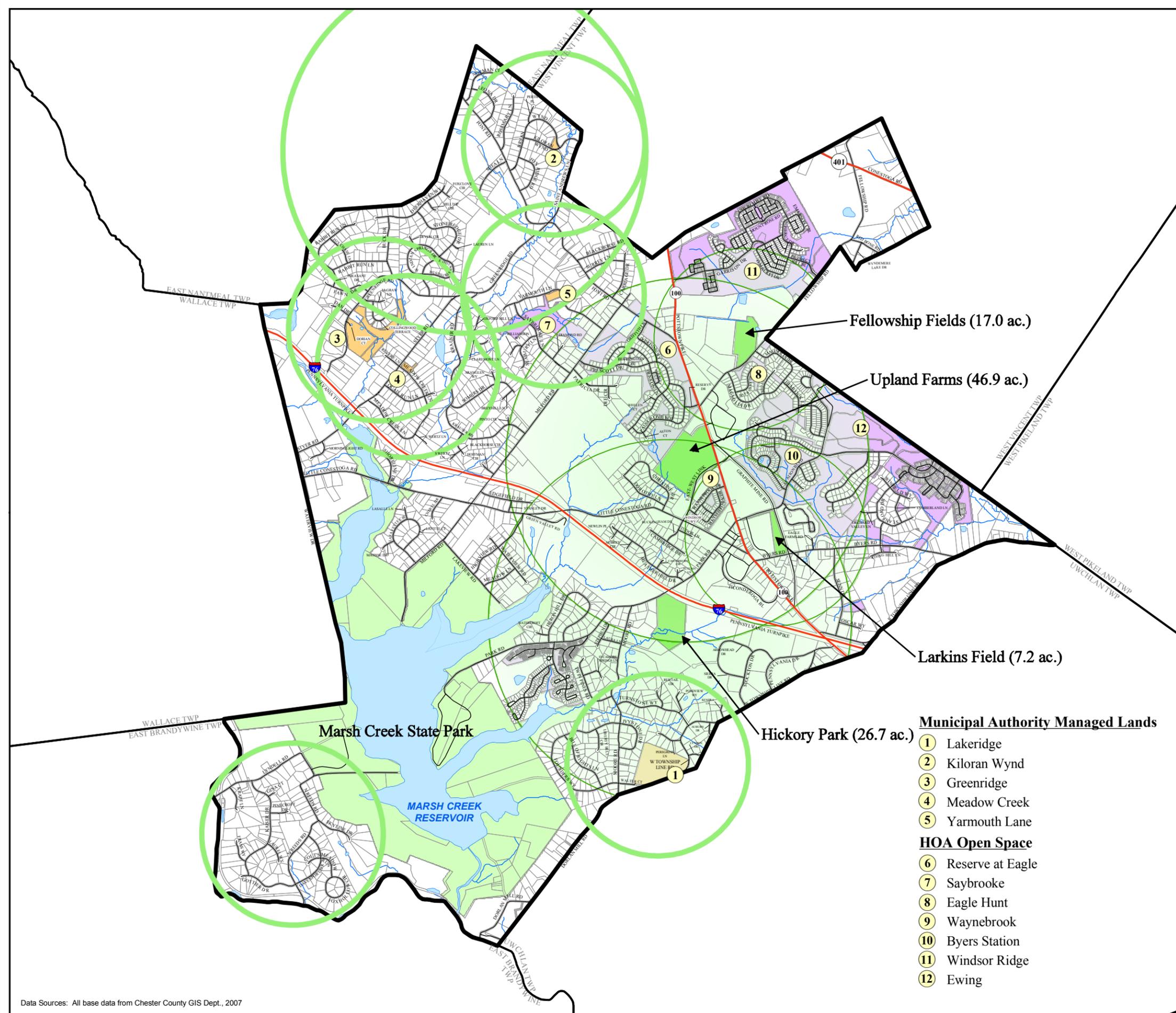
- Major roads
- Roads
- Streams
- Water bodies
- Municipal park
- Neighborhood park 1/2 mile service area
- Community park 1 mile service area
- Proposed neighborhood park 1/2 mile service area
- Proposed community park 1 mile service area
- Municipal lands managed by Municipal Authority
- HOA open space
- Tax parcels
- Township boundaries

Municipal Authority Managed Lands

- 1 Lakeridge
- 2 Kiloran Wynd
- 3 Greenridge
- 4 Meadow Creek
- 5 Yarmouth Lane

HOA Open Space

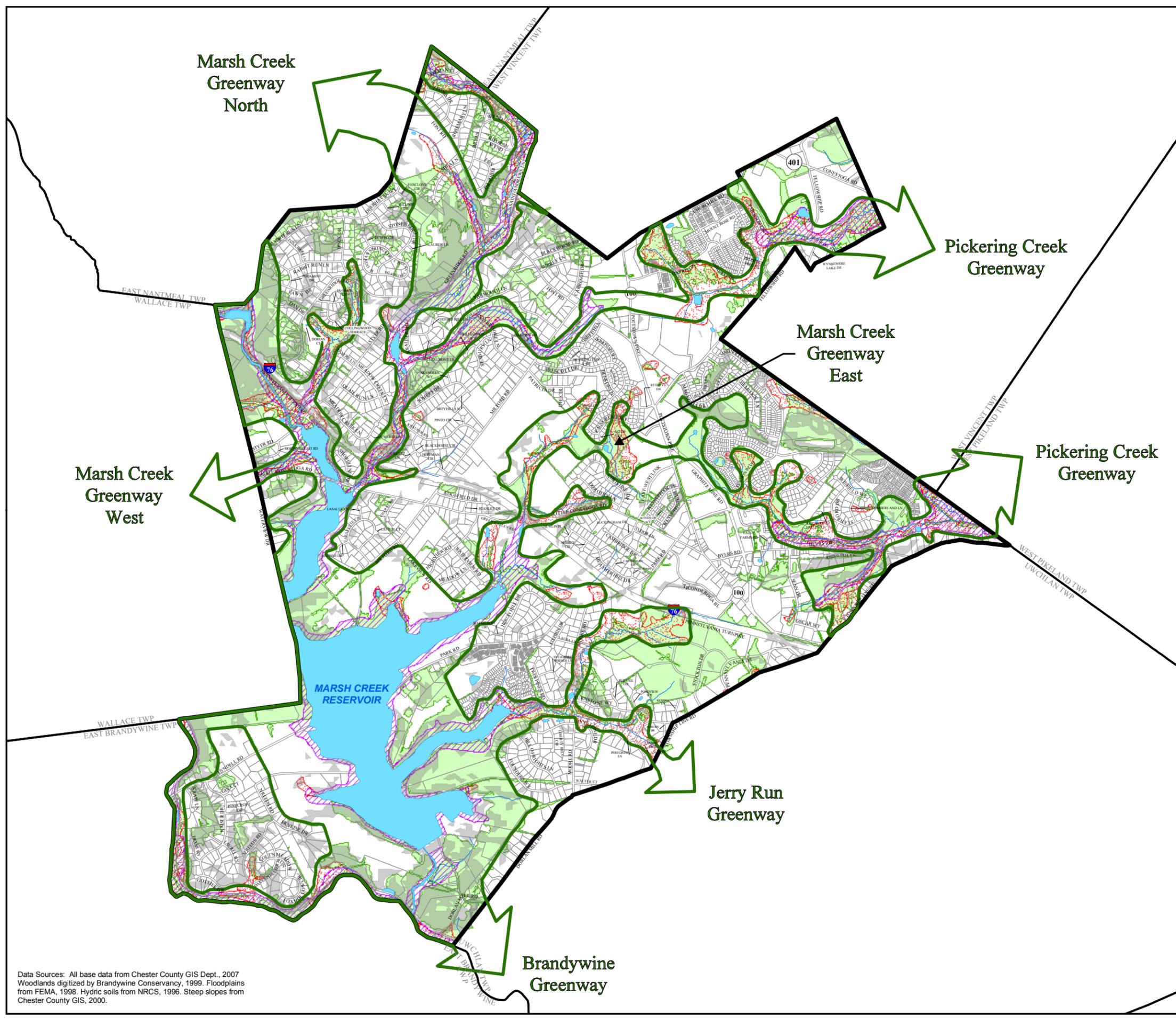
- 6 Reserve at Eagle
- 7 Saybrooke
- 8 Eagle Hunt
- 9 Waynebrook
- 10 Byers Station
- 11 Windsor Ridge
- 12 Ewing



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700
Map revised: September 23, 2009
Map created: November 27, 2007

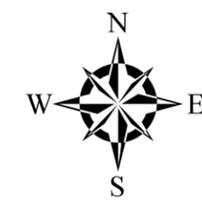
6-6 Greenway Corridors Open Space, Recreation & Environmental Resource Plan

Upper Uwchlan Township
Chester County, Pennsylvania



LEGEND

- Streams
- Water bodies
- Greenway corridors
- Woodlands and hedgerows
- Hydric soils
- Floodplains
- Slopes (>15%)
- Tax parcels
- Township boundaries



Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700
Map revised: June 20, 2008
Map created: November 27, 2007

Data Sources: All base data from Chester County GIS Dept., 2007
Woodlands digitized by Brandywine Conservancy, 1999. Floodplains from FEMA, 1998. Hydric soils from NRCS, 1996. Steep slopes from Chester County GIS, 2000.

CHAPTER 7

SUMMARY OF RECOMMENDATIONS

Upper Uwchlan Township has reached a crossroads where it should consider assembling recreational lands to meet the demands of a growing population. Over 1,400 acres of unprotected land that exist in the Township will be subdivided and developed, or will be protected as passive or active parks and open space. This Open Space, Recreation and Environmental Resources Plan identifies important lands for preservation, and forecasts what the Township's active and passive recreational needs will be for the next ten to twenty years.

The following is a summary of the recommendations provided in Chapter 4 (Natural and Cultural Resource Protection Needs Assessment), Chapter 5 (Plan for Natural and Cultural Resources Protection) and Chapter 6 (Plan for Recreation, Trails, and Greenways). Refer to Map 5-1, Areas for Preservation, and Map 6-5, Recommended Parks and Recreational Facilities, which illustrate important parcels for preservation and recreational open space needs.

The lead responsible agency or party to implement the recommendations is noted, in some cases multiple, using italicized acronyms:

- BOS* Board of Supervisors
- MA* Municipal Authority
- OSC* Open Space Committee of the Planning Commission
- PC* Planning Commission
- PR* Park and Recreation

A public survey asked each household to check the top five items that would increase their family's satisfaction with open space and recreation in Upper Uwchlan Township (see discussion in Chapter 6). The following lists the top ten responses and the associated recommendations found in this chapter.

<u>Activity</u>	<u># responses</u>	<u>% *</u>	<u>Recommendations</u>
1. Biking trails	336	56%	HB 1, 2, 3, 6 (short term)
2. Hiking trails	294	49%	HB 1-6 (short term)
3. Leave natural	229	38%	ML 1-7, MP 7, UF 1, GR 1-5 (short term) and RB 1-6, CE1 and 2 (long term)
4. Theater/concerts	167	28%	UF 4 (short term)
5. Baseball fields	156	26%	NR 1 (short term)
6. Nature center	148	25%	FR 1 (long term)
7. Swimming pool	139	23%	FR 4 (long term)
8. Tennis courts	131	22%	FR 1 (long term)
9. Soccer fields	130	22%	NR 1 (short term) and FR 1 (long term)
10. Picnic area	130	22%	FR 1 (long term)

* Note: Will not add to 100% due to multiple responses.

Other responses to the survey included the following suggestions:

<u>Activity</u>		<u>Recommendations</u>
1. Cricket fields	22	NR 1 (short term)
2. Fenced dog park	6	no specific recommendation – dogs and their owners will have access to all public open spaces and trails, subject to guidelines
3. Skateboard park	5	FR 1 (long term)
4. walking trails	5	HB 1-6 (short term)
5. paved trails	2	HB 1-6 (short term)

Symbol	Description	Chapter
CE	Conservation Easements	5
FC	Future Community Park	6
FF	Fellowship Fields	6
FR	Future Recreational Facilities	6
GR	Greenways	6
HB	Hiking and Biking Trails	6
HP	Hickory Park	6
HR	Historic Resource Protection	5
MA	Maintenance	6
ML	Municipal Land Preservation	5
MP	Municipal Open Space Planning	6
NH	Natural and Historic Resource Preservation	5
NN	New Neighborhood Parks	6
NR	New Recreational Facilities	6
PO	Personnel and Operations	6
RB	Riparian Buffer Restoration	5
RP	Resource Protection	4
LF	Larkins Field Neighborhood Park	6
UF	Upland Farm Community Park	6

* denotes a recommendation that may require project funding

SHORT TERM ACTIONS

Municipal Land Preservation Program

- ML 1.** The Planning Commission should appoint an Open Space Committee to establish and oversee a Land Conservation Program. *PC*
- ML 2.** Establish and maintain a protected open space monitoring system. *OSC, PC*
- ML 3.** Assess the relative priority of each tract using the information in this Plan. *OSC, PC*
- ML 4.** Seek grant funding to achieve natural and cultural resource protection goals and objectives as identified in this Plan. *OSC, PC*
- ML 5.** Open space monitoring should be compiled and updated by the Open Space Committee possibly with additional volunteer assistance. Wherever possible, preemptive discussions should be held with remaining large tract owners to be certain alternative open space options and incentives are made known. *OSC, PC*
- ML 6.** Provide education and outreach to landowners regarding maintenance of woodlands, wetlands, riparian corridors, and streams. *OSC, PC*
- ML 7.***Negotiate with the owners of important open space protection properties to effect permanent protection of those lands either through purchase and/or donation of conservation easement or outright acquisition of ownership in fee simple. *OSC, PC*

Municipal Open Space Planning

- MP 1.** Recreation needs and wastewater disposal needs should both be considered planning priorities whenever the Township considers acquisition of open space. *BOS, PR, OSC, MA, PC*
- MP 2.** The Municipal Authority and the Park and Recreation Board should coordinate their efforts to ensure that wastewater disposal needs and recreational needs are both satisfied. *BOS, PR, OSC, MA, PC*
- MP 3.** The Open Space Committee and the Park and Recreation Commission should review all land development plans for consistency with the *Open Space, Recreation, and Environmental Resources Plan* and provide their written comments and recommendations to the Board of Supervisors. *BOS, PR, OSC, MA, PC*
- MP 4.** Establish a dedicated funding stream for parks, recreation, greenways, and trails. *BOS, PR, OSC*
- MP 5.** Continue to evaluate staff and equipment needs for parks and recreation. *BOS, PR, OSC*
- MP 6.** Actively pursue and coordinate regional open space, parks and recreation opportunities with adjacent townships and Chester County. *BOS, PR, OSC*
- MP 7.** Actively pursue funding for open space acquisition, open space restoration, historic building restoration, and conservation and façade easements. *BOS, PR, OSC*

Resource Protection Needs

- RP 1.** Continue to utilize municipal ordinances for the protection of open space, scenic views, steep slopes, floodplains, wetlands, hydric soils, and headwaters. *BOS, PC*
- RP 2.** Facilitate the use of conservation easements for the protection of important resources. *PR, OSC*
- RP 3.** Amend the Subdivision and Land Development Ordinance to require that where Pennsylvania Natural Diversity Index (PNDI) searches are mandated that PNDI sites be located and identified on land development plan applications. *BOS, PC*
- RP 4.** Continue to utilize restrictive covenants as an effective means to protect historic façades and structures. *BOS, HC*
- RP 5.** Consider adding subsections to Article XVIII Natural and Historic Features Conservation of the Zoning Ordinance to provide for better protection of Class I, II, and III historic resources, including the following: *BOS, HC, PC*
- 45-day response time requirement on the Township for demolition requests
 - denial of demolition
 - prevention of demolition by neglect
 - adaptive re-use opportunities
 - area and bulk considerations
 - considerations with respect to land development subdivision applications
 - provisions for historic landscape protection
 - protection of historic cartways and scenic vistas
 - additional protection for resources listed on, or determined eligible for, the National Register and others determined potentially eligible.
- RP 6.*** Revise the Flexible/Open Space Development Option of the Zoning Ordinance to enable the Township to provide for better protection of Class I - II historic resources and cultural landscapes, and to deny demolition of historic resources. *HC, PC, BOS*
- RP 7.** The Subdivision and Land Development Ordinance should be amended to require a Historic Resource Impact Study for any major subdivision and/or land development application where a historic feature is identified in the Township's Historic Resources Inventory Report. *BOS, HC, PC*
- RP 8.*** Add a subsection to Article XVIII Natural and Historic Features Conservation of the Zoning Ordinance to provide guidelines for the protection and restoration of riparian buffers. The new ordinance would

strengthen safeguards for the Township's remaining woodlands, especially along sensitive and valuable streams in the Pickering and Marsh Creek watersheds. *PC, OSC*

- RP 9.*** Add a subsection to Article XVIII Natural and Historic Features Conservation of the Zoning Ordinance to provide guidelines for the protection and restoration of greenways. The new ordinance would include provisions for reinforcing the Township's greenway corridors, especially along sensitive and valuable streams in the Pickering and Marsh Creek watersheds. Riparian buffers should be considered as primary resource areas that contribute to greenways. *PC, OSC*
- RP 10.** The riparian buffer and greenway provisions should include standards which restrict disturbance and require buffers around sensitive habitat areas and PNDI sites. The Township should coordinate the riparian buffers and greenway ordinance with Chester County's regional greenways and biodiversity corridors as described in *Linking Landscapes*. *PC, OSC*
- RP 11.** Identify existing stormwater management facilities that are dedicated to the Township which are not functioning properly and explore sources of funding to retrofit out-dated facilities with best management practices as outlined in the DEP Stormwater BMP Manual. *BOS*
- RP 12.** Continue to utilize best management practice tools in the design and/or review of existing stormwater management facilities and proposed land development projects. *BOS, PC*

Natural and Historic Resource Protection

- NH 1.*** Consider the purchase of agricultural land, open/undeveloped land, and land with class I historic resources at market value if, and when, the property becomes available for sale. Place restrictive covenants on these lands to permanently protect open space areas and historic structures. *BOS, OSC, PC*
- NH 2.** Facilitate a process whereby an individual property owner may voluntarily place restrictive covenants on the façade of a historic structure to limit alterations to the historic structure. *HC*
- NH 3.** Work with local land trusts and individual property owners to voluntarily place conservation easements on sensitive habitat areas and areas designated as greenways. *OSC, PC*
- NH 4.** Discuss with individual land owners and/or developers the permanent protection of open/undeveloped and agricultural lands through the flexible/open space development option. *BOS, OSC, PC*
- NH 5.** Consider institutional and industrial lands for open space conservation, and examine conservation opportunities on a case by case basis. *BOS, PC, OSC*

Hickory Park

- HP 1.** The Township should continue to maintain and improve facilities at Hickory Park as deemed necessary. *BOS, PR*
- HP 2.** Administrative and maintenance activities should be continued as necessary. *BOS, PR*
- HP 3.** Evaluate administrative and maintenance needs on a regular basis. *BOS, PR*

Fellowship Fields

- FF 1.** The Township should continue with its plans to construct Fellowship Fields Neighborhood Park as soon as possible. *BOS, PR*

Larkins Field

- LF 1.** The Township should continue with its plans to construct fields at Larkins Field Neighborhood Park as soon as possible. *BOS, PR*

Upland Farm Community Park

- UF 1.** There is an opportunity at Upland Farms to provide residents with recreational open space. The Township Supervisors and Park and Recreation Board have expressed a desire to keep Upland Farms primarily as a passive recreation facility in order to balance out recreational opportunities in the Township. Promote and encourage the use of Upland Farms as a passive recreation Community Park. *BOS, PC, PR*
- UF 2.*** The Township should engage consultants to aid the Upland Farm Advisory Committee with recreational master planning for Upland Farm. *BOS, PR*
- UF 3.** The Upland Farm Advisory Committee should continue to provide guidance for the Master Plan, and should play a significant role in determining the ultimate recreational use of this Community Park. *BOS, PR*
- UF 4.** The Upland Farm Advisory Committee should consider Upland Farm as a location for new facilities that are identified in this Chapter as priority needs, especially natural areas and outdoor concert venue. *PR, OSC, PC*

Hiking and Biking Trails

- HB 1.** The Park and Recreation Commission should establish a Trails Subcommittee to oversee implementation of the Trails Master Plan. *BOS, PR*
- HB 2.*** Actively implement the recommendations in the *Trail Network Master Plan* to complete a comprehensive hiking and biking trail throughout the Township that is available to all residents. *PR, OSC, PC*
- HB 3.*** Form partnerships with other agencies and organizations to promote and facilitate the implementation of the Brandywine-Struble, the Brandywine-Marsh Creek, and

the Pickering Creek Regional Trail Networks as depicted by the Delaware Valley Regional Planning Commission. *BOS, PR, OSC, PC*

- HB 4.** Consider measures to preserve traditional hiking routes along the Brandywine, Black Horse, Marsh, and Pickering Creeks. *PR*
- HB 5.** Section 152-55.F of the Subdivision and Land Development Ordinance (SLDO) currently requires the retention of an existing trail for continued use through any tract proposed for subdivision and/or land development. The section further delineates design criteria for developing new trails. Traditional trail linkages along the East Branch of the Brandywine Creek, Marsh Creek and Black Horse Creek should be memorialized through the SLDO, and an access easement should be depicted on future land development plans. *BOS, PC*
- HB 6.** Continue to accept dedication of trails located in residential subdivisions. *BOS, PR, OSC, PC*

Greenways

- GR 1.** The Township should recommend that applications for new land development projects incorporate greenway corridors into the proposed layout, as appropriate. Greenways can help to protect natural and historic resources, many of which may be located within these corridors. *BOS, PC*
- GR 2.** The Township should continue to require land development applicants to replant riparian buffer areas with native trees and shrubs. *BOS, PC*
- GR 3.** The Township should seek out partnerships with private land owners for the restoration of riparian corridors and facilitate reforestation projects on private lands. *PR, OSC, PC*
- GR 4.** Where greenways are degraded, the Township should coordinate with the land owner and assist with seeking funding to reforest the greenway area. *PR, OSC, PC*
- GR 5.** The Township should engage in landowner education and outreach to promote best land management practices and reforestation in greenways. *PR, OSC, PC*

Future Recreational Facilities

- NR 1.** Based upon the existing park and recreation facilities (including facilities planned at Fellowship Fields and Larkins Field) and unique recreational facility needs in Upper Uwchlan Township, the committee recommends that the following facilities be added by 2010: *BOS, PR, OSC, MA, PC*
- *1 senior league baseball field
 - *1 softball field
 - *1 multi-purpose field (i.e., soccer, lacrosse, field hockey, rugby, cricket pitch)

- NR 2.** The Park and Recreation Board and Township Municipal Authority should jointly review wastewater disposal lands and/or lands managed by the Municipal Authority that could be considered for joint use as Neighborhood Parks. *BOS, PR, MA*
- NR 3.** The Township should consider acquiring a minimum of 0.5 acres for a neighborhood park in the vicinity of the Lyndenwood, Dowlin Meadow, and Davenport Estates subdivisions if the opportunity should arise in the future. *BOS, PR*

Future Community Park

- FC 1.** Prepare a feasibility study to determine the location of a future Community Park north of Milford Road. *BOS, PR*
- FC 2.** Negotiate with the owners of important areas for open space and resource conservation (Map 5-1) to purchase land for a future community park. *BOS, PR*
- FC 3.** The Township should coordinate with the Municipal Authority to consider open space parcels as a potential location for new recreational facilities which are identified as priority needs, especially natural areas and outdoor concert venue. *BOS, OSC, PC*

Future Neighborhood Parks

- NN 1.** The Board of Supervisors should consider setting conditions of Conditional Use approval for land development plans submitted under the Flexible/Open Space Development Option, and include a condition that requires a continuing offer of dedication of any restricted Open Space to the Township for a public Neighborhood Park. *BOS*
- NN 2.** The Park and Recreation Board and Township Municipal Authority should jointly review wastewater disposal lands and/or lands managed by the municipal Authority that could be considered for joint use as Neighborhood Parks. *BOS, PR, MA*
- NN 3.***The Township should consider acquiring a minimum of 0.5 acres for a neighborhood park in the vicinity of the Lyndenwood, Dowlin Meadow, and Davenport Estates subdivisions if the opportunity should arise in the future. *BOS, PR*

* denotes a recommendation that may require project funding

LONG TERM ACTIONS

Historic Resource Protection

- HR 1.** The Township will work to implement the purposes of historic resource protection in coordination with the property owners which may become affected by this plan and with the understanding that it is not the intention of this plan to unreasonably burden or increase the cost of maintaining, altering or repairing a property owner's property. *BOS, HC*
- HR 2.** Meet with land owners that have Class II historic resources which are deemed by the Historical Commission to be eligible for the National Register, and provide them with guidance should they wish to voluntarily reclassify those resources to Class I.
- HR 3.** Continue to update the Upper Uwchlan Township Historic Map and conduct research on Class I and Class II historic resources and their surrounding landscapes. *BOS, HC*
- HR 4.** Conduct negotiations with owners and purchasers of Class I and Class II historic resources to preserve historic structures and their surrounding landscapes. Assure that sufficient landscape is retained to preserve the context of the historic structure. *BOS, HC*
- HR 5.***Consider the purchase of cultural and historic resources and/or properties where protection and preservation of the property is a recognized public benefit. *BOS, HC, OSC, PC*
- HR 6.***Seek funding for the purchase of Class I historic structures where deemed appropriate by the Board. *BOS, HC*
- HR 7.** Negotiate with the owners of the Class I and Class II historic resources to preserve original historic structures and building facades. Where such structures are part of a development plan, utilize the SLDO to require a Historic Resource Impact Study, and utilize the Conditional Use process to place restrictive covenants on building façades and historic structures. *BOS, HC*
- HR 8.***Consider introducing a historic resource protection ordinance. *PC, HC*
- HR 9.** Strengthen coordination among Historical Commission, Planning Commission, zoning officer, building inspector, Township consultants, and Board of Supervisors during the land development application process to effectuate enhanced historic resource protection. Consider PHMC recommendations where a development requires such review. *BOS, PC, HC,*
- HR 10.**Consider developing new locally-designated historic districts, including Font, Eagle, Byers Station, and possibly Dorlan's Mill. *BOS, PC, HC*
- HR 11.***Prepare a Community Center Development Plan for Eagle, Byers Station, and Font that would recommend utilizing various tools to encourage historic preservation in the villages. Assure that land/structure owners play a role in creating the Plan. *BOS, PC, HC*

LONG TERM ACTIONS

HR 12.*Develop design guidelines to assist applicants who propose to develop in locally-designated historic district(s) and in the historic overlay district. *PC, HC*

HR 13.*Expand the informational signage program for historic sites in Byers Station to include historic villages such as Font and Dorlan's Mill, and other significant properties. *HC*

Riparian Buffers

RB 1. Strictly enforce the provisions of the Land Development Ordinance that prohibit disturbance to riparian buffers. *BOS, PC*

RB 2.* Seek funding to replant riparian buffer trees in Hickory Park and Upland Farms. *PR, OSC*

RB 3. Investigate opportunities to restore native trees and shrubs to riparian buffer restoration areas, including hydric soils, in new subdivision and land developments. *BOS, PC*

RB 4. Provide information/fact sheets to residents regarding the benefits of planting trees in riparian buffers and hydric soils on private lands, and include a list of local growers of native nursery stock. *PR, OSC*

RB 5. Consider participating in tree planting programs sponsored by County and/or State agencies to replant trees in riparian restoration zones. *PR, OSC*

RB 6. Consider contracting with one or more private plant nursery growers to supply affordably-priced native trees and shrubs to Township residents who wish to restore woodlands and riparian areas on their property. *PR, OSC*

Conservation Easements

CE 1. Negotiate with the owners of important areas for open space and resource conservation to voluntarily place restrictive covenants or conservation easements on the property to limit alterations to the property. *BOS, HC*

CE 2.* Seek funding to purchase conservation easements on important areas where deemed appropriate by the Board. *BOS, PC, OSC*

CE 2. Conduct assertive negotiations with developers of important areas for open space and resource conservation to preserve the most sensitive resources and adequate surrounding landscapes. *BOS, HC*

Future Recreational Facilities

FR 1. The following recreational facilities are suggested to be added by 2020: *BOS, PR, OSC, MA, PC*

- *1 nature center
- *2 tennis courts
- *1 soccer field
- *2 picnic areas
- *1 skateboard park

FR 2.* Consider establishing a nature center at either the Upland Farms Community Park, or a future Community Park (location to be determined). *OS, PR, OSC, PC*

FR 3. Promote and facilitate the use of Community Parks for hiking, nature appreciation, and nature interpretation. *BOS, PR, OSC, PC*

FR 4. Consider the demand for, and feasibility of, a public swimming pool.

Personnel and Operations

PO 1. Extra administrative tasks associated with the new facilities are likely to require additional Park and Recreation staff time. The Township should continue to monitor staffing needs for Park and Recreation administration and maintenance. *BOS, PR*

PO 2. Park administration should continue to fall under formal purview of the Township offices, with direction from the Parks and Recreation Commission. *BOS, PR*

PO 3. General maintenance may continue to fall within the work program of the Public Works personnel, while major park maintenance or development program might continue to be undertaken by seasonal employees or under contract. *BOS, PR*

PO 4. Use of community park facilities should continue to be programmed through the Township offices, based on policy set by the Supervisors (directly or through delegation to the Parks and Recreation Commission or, where appropriate, Park and Recreation Commission). Detailed programming, in accordance with Township policy, should be handled directly by permitted park users. *BOS, PR*

PO 5. Limited maintenance responsibilities, particularly maintenance of sport fields, shall be shared by user groups, in accordance with stipulated use agreements. *BOS, PR*

Maintenance

- MA 1.** The Park and Recreation Board should develop a Township policy on the use and maintenance of all Township recreation facilities, both active and passive. The policy should include a fee for organized sports league use of municipal facilities that would help to offset the Township's maintenance costs. *BOS, PR*
- MA 2.** Review park, recreation and trails maintenance equipment needs on a regular basis and acquire equipment that is needed. *BOS, PR*
- MA 3.** Evaluate issues of safety, liability, and maintenance on public recreational areas and trails and perform maintenance and other improvements which are needed to upgrade existing facilities and natural areas. *BOS, PR*

* denotes a recommendation that may require project funding

IMPLEMENTATION AND FUNDING

Implementation of this Plan is the direct responsibility of elected and appointed Township boards and committees. Their actions will likely be supported at various times by county, state, and federal agencies; landowners and developers; land conservation interests represented by groups such as non-profit land trusts; and residents of Upper Uwchlan Township. Specifically, this Plan envisions that a newly-appointed Open Space Committee (a sub-committee of the Planning Commission) and the Historical Commission will guide many of the recommendations provided herein with oversight and direction by the Board of Supervisors. The Planning Commission is also anticipated to have specific roles in implementation. The other interest groups noted will inform and, in many cases, play critical roles in the implementation process through efforts such as funding, negotiation, technical assistance, and public participation.

With respect to funding and technical assistance and partnerships, many sources exist, including: the Chester County Planning Department; the USDA/Natural Resources Conservation Service; and non-profit organizations. Recommendations marked with an “*” are likely to require project funding.

Keystone Historic Preservation Grant Program

The following paragraphs are excerpted from the Pennsylvania Historical and Museum Commission (PHMC) web site www.artsnet.org/phmc

Administered through the PHMC, Keystone Historic Preservation Grant Program funding comes from the Commonwealth's Keystone Recreation, Park and Conservation Fund. This fund was established by the Pennsylvania General Assembly in 1993 using revenue from the voter-approved sale of bonds and from a portion of the state realty transfer tax. Bond funds were utilized during the first three years of the program. Currently, the program is supported annually with realty transfer tax revenue.

Keystone Historic Preservation Grants requiring a 50/50 cash match are available for the preservation, restoration and/or rehabilitation of historic resources listed in or eligible for listing in the National Register of Historic Places. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process.

Nonprofit organizations and public agencies that own or support a publicly accessible historic property listed, or eligible for listing, in the National Register of Historic Places, or that own or support a contributing historic property in a National Register Historic District may apply for grant assistance.

The following are examples of the types of organizations that are eligible to apply for grants. All eligible organizations must be incorporated and in existence for five years prior to submitting a grant application.

- Historic preservation organizations
- Historical societies
- Local governments

Certified Local Government Program

Certified Local Government (CLG) Grants requiring a 50/50 match are available to support: Staffing and Training, and Pooling and Third Party Administration. The grants are administered on a competitive basis, and the awards are made annually based on a peer review process. Funding requests for projects formerly supported by CLG Grants can now be applied for through all PHMC project grant categories. Preference will be granted to CLGs in the grant rating process. Applicants are encouraged to apply for PHMC Project Grants to support Cultural Resource Surveys, National Register Nominations, Technical and Planning Assistance, and Educational and Interpretative Programs.

The minimum amount awarded will be \$3,000 and the maximum amount awarded will generally not exceed \$15,000. The Review Committee may, at its discretion, approve an award greater than \$15,000. Grant awards are subject to the annual availability of funds from the United States Department of the Interior, National Park Service. Funding is based on the federal fiscal year, October through September.

Department of Conservation and Natural Resources (DCNR)

The following paragraphs are excerpts from the DCNR web site www.dcnr.state.pa.us.

DCNR funds projects through a variety of programs. The Community Conservation Partnerships Program (C2P2) is the umbrella term used to describe these programs/funding sources. Funding levels vary by program and year; and differing types of projects and differing types of applicants are eligible for the programs.

One of DCNR's primary goals is to Promote Statewide Land Conservation. Growing Greener II has provided additional funding of \$90 million over the next 5 years to help meet that goal. DCNR's grant programs combine Growing Greener 2 funds with Keystone and other funds to provide an unprecedented opportunity for land conservation in Pennsylvania.

Despite the highest level of open space funding DCNR has ever been able to offer, it is finding that the demand from many areas of the state has risen as well. Local governments and land trusts alike may apply for open space funds, and selection preference will be given to those projects which meet a number of important local needs such as conservation value and biodiversity, recreational connectors and value, importance of watersheds protection and local support. Its primary goals for land conservation are land that is connected to important larger landscapes such as greenway corridors, land that is adjacent to other conserved land, or land that is identified in a county open space and greenways plan. Additionally, priority will be given to land that meets key biological needs for threatened species of plants or animals, conserves important watershed lands or buffers or meets community recreation needs.

Municipalities, municipal agencies, appropriate/authorized organizations, pre-qualified land trusts and other for-profit enterprises are all eligible applicants. Also, any official agency created by the municipality under the laws of the Commonwealth such as municipal authorities and intergovernmental commissions are eligible.

Generally, grant funds awarded by DCNR must be matched dollar-for-dollar by cash and/or by eligible non-cash value. No costs or non-cash match incurred prior to the approved project period are eligible for reimbursement or use as a match.

The Community Conservation Partnerships Program is administered on a yearly application cycle. The Primary Open Application Period is from January to mid-April for planning, acquisition, and development projects.

Chester County Open Space Grant Programs

The following is excerpted from the Chester County Grant Manual for Acquisition and Development of Parks, Trails and Greenways.

The Municipal Grant Program of Chester County is structured to fund projects with maximum public benefits that attract substantial funding from other sources. Any municipality in Chester County may apply for these grants. Funding is offered to top ranked projects that provide the highest degree of public benefit. There are no minimum acreage requirements. Municipal park grants must be supported by appraisals that are reviewed and approved by the County.

The Goal of the Program is to provide financial assistance to local governments to meet their responsibilities for providing public lands for the recreation and open space needs of their residents. Objectives of the Program are to retain open space, assist with the installation of facilities, protect natural and scenic resources, preserve historically significant cultural landscapes, and promote intergovernmental cooperation.

The Chester County Open Space Preservation Department administers the following Municipal grant programs:

- Open Space Acquisition Grant reimburses a maximum of 50% of the approved cost for either full-fee acquisition or conservation easement acquisition. In the event that an extraordinary conservation opportunity presents itself, the County will consider requests in excess of \$500,000 on a case-by-case basis for acquisition grants.
- Development Grants reimburse park facility and trail construction up to a maximum of 50% of a project's cost to a maximum of \$250,000 if outlined criteria are met. Maximum cumulative County construction funds for any one facility over the life of the facility are \$250,000.

To receive a grant, the municipality is required to have adopted, or commit to producing a County-funded, Open Space, Recreation, and Environmental Resources Plan that satisfies County Plan Standards. Municipalities are further required to have signed, or commit to signing, a Vision Partnership Program Memorandum of Understanding with the Chester County Planning Commission prior to reimbursement, a copy of which must be submitted with any application. Applications are generally due in early November of each year.

Chester County Vision Partnership Grant

The following is an excerpt from the Chester County Planning Commission web site at dsf.chesco.org

The Board of Commissioners of Chester County established the Vision Partnership Program to promote cooperation between local and county governments to implement *Landscapes*, the County's comprehensive policy plan. The Vision Partnership Program (referred to as the VPP) is a planning grant program and was created following the adoption of *Landscapes* in 1996.

Municipalities that participate in the VPP have access to planning grants and technical assistance to assist them in improving local planning programs and achieving consistency with the principles of *Landscapes*.

The VPP grant program provides funding opportunities to member municipalities to update their local plans and ordinances. The purpose of the grant program is to achieve consistency between municipal plans and ordinances and the policies established within *Landscapes*. Items identified in the County's Consistency Review Report as necessary to achieve consistency with *Landscapes* are eligible for funding under the VPP grant program.

Municipal Fundraising

Many municipalities in Chester County have begun to purchase remaining open space as a means of protecting natural resources, providing for recreation, and shaping local development. Currently, 107 municipalities in the Delaware Valley region have dedicated funds for open space preservation through bond referendums and special taxes.

Bond referendums can appear on the ballot for either General Election or Primary Election years. Revenue can be estimated using taxable valuation for the calendar year. As a whole, Pennsylvania municipalities prefer to levy Earned Income Taxes or issue bonds rather than increase residents' property taxes. Only seven of sixty-one Pennsylvania municipalities dedicate part of collected property taxes to open space (excluding those communities that service open space bond debt through portions of property tax). One community dedicates a portion of its realty transfer tax for open space. Thirty-nine PA communities dedicate a portion of the EIT to open space. Thirty-three PA communities have issued bonds, or were approved by voter referendum to issue bonds, in the last twelve years. Seven Pennsylvania communities approved levying property or earned income taxes and issued bonds.

User Fees

Fees may be charged for selected activities, such as rentals of tennis courts, volleyball courts, playing fields and picnic pavilions. Seasonal league fees can be collected for organized football, baseball, and soccer programs to offset the cost of maintaining the facilities.

Donations and Voluntary Efforts

Gross capital costs to the Township may be minimized by taking advantage of alternatives to purchase of real estate at the market rate. Such alternatives include voluntary efforts such as easements, long term leases, and donations. Regardless of what lands or services are donated for parks and recreation, the Township role in park development will, no doubt, require funding commitment as well.

APPENDIX A

MUNICIPAL PLANNING CODE EXCERPT

Article III - Comprehensive Plan

Section 301. Preparation of Comprehensive Plan.

(a) The municipal, multimunicipal or county comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following related basic elements:

- (1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in section 606.
- (2) A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.
- (2.1) A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.
- (3) A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
- (4) A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.
- (4.1) A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
- (4.2) A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
- (5) A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.
- (6) A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following:
 - (i) Act of June 22, 1937 (P.L.1987, No.394), known as "The Clean Streams Law".
 - (ii) Act of May 31, 1945 (P.L.1198, No.418), known as the "Surface Mining Conservation and Reclamation Act".

- (iii) Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as "The Bituminous Mine Subsidence and Land Conservation Act".
 - (iv) Act of September 24, 1968 (P.L.1040, No.318), known as the "Coal Refuse Disposal Control Act".
 - (v) Act of December 19, 1984 (P.L.1140, No.223), known as the "Oil and Gas Act".
 - (vi) Act of December 19, 1984 (P.L.1093, No.219), known as the "Noncoal Surface Mining Conservation and Reclamation Act".
 - (vii) Act of June 30, 1981 (P.L.128, No.43), known as the "Agricultural Area Security Law".
 - (viii) Act of June 10, 1982 (P.L.454, No.133), entitled "An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances".
 - (ix) Act of May 20, 1993 (P.L.12, No.6), known as the "Nutrient Management Act," regardless of whether any agricultural operation within the area to be affected by the plan is a concentrated animal operation as defined under the act.
- (7) In addition to any other requirements of this act, a county comprehensive plan shall:
- (i) Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals.
 - (ii) Identify current and proposed land uses which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities.
 - (iii) Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations.
 - (iv) Identify a plan for historic preservation.
- (b) The comprehensive plan shall include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:
- (1) Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
 - (2) Commercial agriculture production impact water supply sources.
- (c) The municipal or multimunicipal comprehensive plan shall be reviewed at least every ten years. The municipal or multimunicipal comprehensive plan shall be sent to the governing bodies of contiguous municipalities for review and comment and shall also be sent to the Center for Local Government Services for informational purposes. The municipal or multimunicipal comprehensive plan shall also be sent to the county planning commissions or, upon request of a county planning commission, a regional planning commission when the comprehensive plan is updated or at ten-year intervals, whichever comes first, for review and comment on whether the municipal or multimunicipal comprehensive plan remains generally consistent with the county comprehensive plan and to indicate where the local plan may deviate from the county comprehensive plan.
- (d) The municipal, multimunicipal or county comprehensive plan may identify those areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

Section 301.1. Energy Conservation Plan Element. To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the impact of each other component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption and proposes other measures that the municipality may take to reduce energy consumption and to promote the effective utilization of renewable energy sources.

Section 301.2. Surveys by Planning Agency. In preparing the comprehensive plan, the planning agency shall make careful surveys, studies and analyses of housing, demographic, and economic characteristics and trends; amount, type and general location and interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic and cultural resources; and the prospects for future growth in the municipality.

Section 301.3. Submission of Plan to County Planning Agency. If a county planning agency has been created for the county in which the municipality is located, then at least 45 days prior to the public hearing required in section 302 on the comprehensive plan or amendment thereof, the municipality shall forward a copy of that plan or amendment to the county planning agency for its comments. At the same time, the municipality shall also forward copies of the proposed plan or amendment to all contiguous municipalities and to the local school district for their review and comments.

Section 301.4. Compliance by Counties.

(a) If a county does not have a comprehensive plan, then that county shall, within three years of the effective date of this act, and with the opportunity for the review, comment and participation of the municipalities and school districts within the respective county and contiguous counties school districts and municipalities, prepare and adopt a comprehensive plan in accordance with the requirements of section 301. Municipal comprehensive plans which are adopted shall be generally consistent with the adopted county comprehensive plan.

(b) County planning commissions shall publish advisory guidelines to promote general consistency with the adopted county comprehensive plan. These guidelines shall promote uniformity with respect to local planning and zoning terminology and common types of municipal land use regulations.

Section 301.5 Funding of Municipal Planning. Priority for state grants to develop or revise comprehensive plans shall be given to those municipalities which agree to adopt comprehensive plans generally consistent with the county comprehensive plan and which agree to enact a new zoning ordinance or amendment which would fully implement the municipal comprehensive plan. No more than 25% of the total funds available for these grants shall be disbursed under priority status pursuant to this provision. Municipalities and counties shall comply with these agreements within three years. Failure to comply with the agreements shall be taken into consideration for future state funding.

Section 302. Adoption of Municipal, Multimunicipal and County Comprehensive Plans and Plan Amendments.

(a) The governing body may adopt and amend the comprehensive plan as a whole or in part. Before adopting or amending a comprehensive plan, or any part thereof, the planning agency shall hold at least one public meeting before forwarding the proposed comprehensive plan or amendment thereof to the governing body. In reviewing the proposed comprehensive plan, the governing body shall consider the comments of the county, contiguous municipalities and the school district within the county and contiguous school districts as well as the public meeting comments and the recommendations of the municipal planning agency. The comments of the county, contiguous municipalities and the local school district shall be made to the governing body within

45 days of receipt, by the governing body, and the proposed plan or amendment thereto shall not be acted upon until such comment is received. If, however, the contiguous municipalities and the local school district fail to respond within 45 days, the governing body may proceed without their comments.

(a.1) The governing body of the county may adopt and amend the county comprehensive plan in whole or in part. Before adopting or amending a comprehensive plan, or any part thereof, the county planning agency shall hold at least one public meeting before forwarding the proposed comprehensive plan or amendment thereof to the governing body. In reviewing the proposed comprehensive plan, the governing body shall consider the comments of municipalities and school districts within the county and contiguous school districts, municipalities and counties as well as the public meeting comments and the recommendations of the county planning agency. The comments of the counties, municipalities and school districts shall be made to the governing body within 45 days of receipt by the governing body, and the proposed comprehensive plan or amendment thereto shall not be acted upon until such comment is received. If, however, the counties, municipalities and school districts fail to respond within 45 days, the governing body may proceed without their comments.

(b) The governing body shall hold at least one public hearing pursuant to public notice. If, after the public hearing held upon the proposed plan or amendment to the plan, the proposed plan or proposed amendment thereto is substantially revised, the governing body shall hold another public hearing, pursuant to public notice, before proceeding to vote on the plan or amendment thereto.

(c) The adoption of the comprehensive plan, or any part thereof, or any amendment thereto, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the governing body. The resolution shall refer expressly to the maps, charts, textual matter, and other matters intended to form the whole or part of the plan, and the action shall be recorded on the adopted plan or part.

(d) Counties shall in accordance with subsection (a.1) consider amendments to their comprehensive plan proposed by municipalities which are considering adoption or revision of their municipal comprehensive plans so as to achieve general consistency between the respective plans. County comprehensive plans shall be updated at least every ten years. Where two or more contiguous municipalities request amendments to a county comprehensive plan for the purpose of achieving general consistency between the municipal plans or multimunicipal plan and the county comprehensive plan, the county must accept the amendments unless good cause for their refusal is established.

Section 303. Legal Status of Comprehensive Plan Within the Jurisdiction that Adopted the Plan.

(a) Whenever the governing body, pursuant to the procedures provided in section 302, has adopted a comprehensive plan or any part thereof, any subsequent proposed action of the governing body, its departments, agencies and appointed authorities shall be submitted to the planning agency for its recommendations when the proposed action relates to:

- (1) the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;
- (2) the location, erection, demolition, removal or sale of any public structure located within the municipality; adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program;
or
- (3) the adoption, amendment or repeal of an official map, subdivision and land development ordinance, zoning ordinance or provisions for planned residential development, or capital improvements program;
or
- (4) the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

(b) The recommendations of the planning agency including a specific statement as to whether or not the proposed action is in accordance with the objectives of the formally adopted comprehensive plan shall be made in writing to the governing body within 45 days.

(c) Notwithstanding any other provision of this act, no action by the governing body of a municipality shall be invalid nor shall the same be subject to challenge or appeal on the basis that such action is inconsistent with, or fails to comply with, the provision of a comprehensive plan.

(d) Municipal zoning, subdivision and land development regulations and capital improvement programs shall generally implement the municipal and multimunicipal comprehensive plan or, where none exists, the municipal statement of community development objectives.

Section 304. Legal Status of County Comprehensive Plans Within Municipalities.

(a) Following the adoption of a comprehensive plan or any part thereof by a county, pursuant to the procedures in section 302, any proposed action of the governing body of a municipality, its departments, agencies and appointed authorities within the county shall be submitted to the county planning agency for its recommendations if the proposed action relates to:

- (1) the location, opening, vacation, extension, widening, narrowing or enlargement of any street, public ground, pierhead or watercourse;
- (2) the location, erection, demolition, removal or sale of any public structures located within the municipality;
- (3) the adoption, amendment or repeal of any comprehensive plan, official map, subdivision or land ordinance, zoning ordinance or provisions for planned residential development; or
- (4) the construction, extension or abandonment of any water line, sewer line or sewage treatment facility.

(b) The recommendation of the planning agency shall be made to the governing body of the municipality within 45 days and the proposed action shall not be taken until such recommendation is made. If, however, the planning agency fails to act within 45 days, the governing body shall proceed without its recommendation.

Section 305. The Legal Status of Comprehensive Plans Within School Districts. Following the adoption of a comprehensive plan or any part thereof by any municipality or county governing body, pursuant to the procedures in section 302, any proposed action of the governing body of any public school district located within the municipality or county relating to the location, demolition, removal, sale or lease of any school district structure or land shall be submitted to the municipal and county planning agencies for their recommendations at least 45 days prior to the execution of such proposed action by the governing body of the school district.

Section 306. Municipal and County Comprehensive Plans.

(a) When a municipality having a comprehensive plan is located in a county which has adopted a comprehensive plan, both the county and the municipality shall each give the plan of the other consideration in order that the objectives of each plan can be protected to the greatest extent possible.

(b) Within 30 days after adoption, the governing body of a municipality, other than a county, shall forward a certified copy of the comprehensive plan, or part thereof or amendment thereto, to the county planning agency or, in counties where no planning agency exists, to the governing body of the county in which the municipality is located.

(c) Counties shall consult with municipalities and solicit comment from school districts, municipal authorities, the Center for Local Government Services, for information purposes, and public utilities during the process of preparing or upgrading a county comprehensive plan in order to determine future growth needs.

Section 307. State Land Use and Growth Management Report. The Center for Local Government Services shall issue a land use and growth management report by the year 2005 and shall review and update the report at five-year intervals.

APPENDIX B

PLAN GOALS AND OBJECTIVES

APPENDIX B PLAN GOALS AND OBJECTIVES

The following Plan goals and objectives are general statements which express what Upper Uwchlan Township desires to achieve in terms of future open space and recreation. Each goal is supported by objectives aimed at addressing the stated goal.

Primary Goal for Open Space

Preserve environmentally sensitive open space, natural features and related areas which are noteworthy due to their physical, historic, cultural, recreational, or scenic quality. (see Chapter 5, Plan for Protected Natural and Cultural Resources)

Goal 1 – Develop a Strategy for Conserving and Managing Open Space

Objectives:

- 1.1.** Identify lands which are appropriate for open space designation within future subdivisions or land developments.
- 1.2.** Identify lands which are appropriate for the Township to own, or lease, and manage as municipal open space and trails.
- 1.3.** Delineate areas along the Marsh Creek, Pickering Creek and Black Horse Creek which are critical for conservation and/or restoration.
- 1.4.** Strengthen the Zoning and Subdivision and Land Development Ordinances relative to the preservation, conservation, and management of resource-sensitive open space.
- 1.5.** Investigate the use of conservation easements as a method of protecting sensitive resources and preserving scenic areas.
- 1.6.** Examine current land management practices on Municipal open space and coordinate with Township staff for the adoption of best land management practices.
- 1.7.** Explore sources of funding for open space acquisition, open space restoration, and conservation easements.

Goal 2 – Preserve Floodplains, Wetlands and Other Hydrological Resources

Objectives:

- 2.1.** Delineate floodplains, naturally-occurring wetlands, hydric soils and headwaters which are the primary protectors of high quality streams.
- 2.2.** Consider whether additional ordinance provisions should be proposed which address the protection of environmentally sensitive water resources, such as wetlands and wetland margins.
- 2.3.** Identify existing stormwater management facilities that are dedicated to the Township; coordinate with the Public Works staff to correct facilities that are not functioning properly; and retrofit out-dated facilities with stormwater best management practices.
- 2.4.** Explore sources of funding to restore and retrofit existing stormwater management facilities.
- 2.5.** Continue and/or carry out practices that result in water supply protection. These include protection of groundwater quality, water conservation, and innovative wastewater and stormwater management practices.

Goal 3 – Preserve Areas of Steep and Very Steep Slopes

Objectives:

- 3.1. Delineate slopes from 15 to 25%, and 25% and greater, to better visualize the applicability of constraints to development.
- 3.2. Adhere to ordinance provisions to minimize the disturbance of steep slopes.

Goal 4 – Preserve the Historic, Cultural and Scenic Resources of the Township

Objectives:

- 4.1. Identify and maintain the rural aesthetic character along scenic roads.
- 4.2. Maintain the character along Route 100 north of Eagle through buffers and setbacks.
- 4.3. Prepare a Community Center Development Plan for the Villages of Eagle/Byers and Font in an effort to preserve their historic character and to promote a vibrant village commercial district.
- 4.4. Coordinate with the Historic Commission to identify historic sites and explore methods for preserving historic resources as articulated in the Comprehensive Plan.
- 4.5. Coordinate with the Historic Commission to identify, with historic name and date plates, historic resources that are located along the community trail system.
- 4.6. Identify areas currently used for agriculture and outline possible opportunities for preservation of open space.
- 4.7. Coordinate with the Historic Commission to prepare an Official Map for Historic, Cultural and Scenic Resources.
- 4.8. Explore funding opportunities for open space acquisition, historic restoration, and facade easements.

Goal 5 – Preserve Wooded Areas of the Township

Objectives:

- 5.1. Delineate woodlands and hedgerows as indicators of biological and wildlife habitat value.
- 5.2. Identify ordinance provisions which address the removal of trees, tree replacement, and tree protection, as woodland preservation is of critical concern to Township residents.
- 5.3. Promote tree preservation and new tree plantings in all zoning districts of the Township.
- 5.4. Identify areas for tree planting along public trails and on municipal lands.
- 5.5. Explore sources of funding for tree planting and woodland restoration projects.

Primary Goal for Recreation

Provide a balance of passive and active recreational areas and facilities for the use and enjoyment of individuals, groups and families of all ages. (see Chapter 6, Plan Recreation, Trails and Greenways)

Goal 6 – Optimize Open Space for both Active and Passive Recreation.

Objectives:

- 6.1. Evaluate the feasibility of improving Hickory Park, Fellowship Field, parcel TU-1 at Byers Station, and Upland Farm for recreation and trails.

- 6.2. The Township should continue its efforts to develop a second community park, in addition to Hickory Park. This second park will be located in the northwest section of Upper Uwchlan.
- 6.3. Coordinate with the Municipal Authority to evaluate the feasibility of utilizing Authority lands for passive recreation and trails.
- 6.4. Evaluate locations for potential parks, trails, and recreational sites.
- 6.5. Investigate the acquisition of additional lands to satisfy current and projected recreation and trail needs in areas which are centrally located to serve present and future populations.
- 6.6. Amend the ordinances to require that recreational land and trails be provided whenever development is proposed and where trails are envisioned in the 2005 Trail Network Master Plan.
- 6.7. Identify areas currently used for agriculture and vacant land, and outline possible opportunities for acquisition of open space and trails.
- 6.8. Explore sources of funding for open space acquisition, recreation and trail facility improvements, and trail easements.

Goal 7 – Provide for Needed Recreational Facilities

Objectives:

- 7.1. Evaluate the need to provide balanced recreational opportunities within the Township.
- 7.2. Utilize information from the Public Workshop and from the township-wide survey regarding preferences and priorities for recreational facilities and activities, and identify the types of recreational facilities desired by Township residents.
- 7.3. Consider the demand for hiking trails, biking trails, natural areas and areas for picnicking, walking, hiking and bicycling, as recommended by those who participated in the Public Workshop and in the public survey.
- 7.4. Attempt to provide for a variety of recreational facilities and amenities to serve various age groups and abilities of Township residents.
- 7.5. Explore sources of funding for open space acquisition, new recreation and trail facilities, existing recreation and trail facility improvements, and trail easements.
- 7.6. Continue the development of neighborhood parks under the flexible development provisions of the Township's ZO, especially those parks that could be connected by the trails shown on the Community Trails Map. Further, future effort needs to ensure that these open spaces are suitable for recreational uses, especially spontaneous athletic games among neighborhood residents.
- 7.7. Pursue expanded use of Marsh Creek State Park's facilities. For example, the Township could seek permission to develop recreational facilities within the Park consisting of fields with portable backstops or goal posts. Continue concerted dialogue with state representatives and park officials as to the feasibility of increased Township use of Park facilities.

Goal 8 – Promote the Use and Enhancement of Existing Recreational Areas and other Municipally-owned Lands

Objectives:

- 8.1.** Identify existing recreational lands used by Township residents within the Township and in nearby communities.
- 8.2.** Describe measures needed to increase the use of existing recreational lands.
- 8.3.** Evaluate issues of safety, liability, and maintenance on public recreational areas and trails and describe improvements which are needed to upgrade existing facilities.
- 8.4.** Post an Existing Recreational Areas and Trails map on the Township web site.
- 8.5.** Coordinate with community groups and volunteers to implement recreation area and trail improvements.
- 8.6.** Evaluate and update the existing trail network as shown on the 2005 Trail Network Master Plan.
- 8.7.** Explore sources of funding for new recreation and trail facilities and for existing recreation and trail facility improvements.

Goal 9 – Evaluate Linkages for Recreational Open Space

Objectives:

- 9.1.** Analyze needs for crosswalks whenever trails and sidewalks cross existing roads.
- 9.2.** Implement recommendations listed in the 2005 Trail Network Master Plan.
- 9.3.** Coordinate with Marsh Creek State Park staff to enhance trail alignments and linkages between the Township trails and trails within Marsh Creek State Park.
- 9.4.** Plan for linkages into the County's Struble Trail, Brandywine Trail, PA Bicycle Route "L" and Uwchlan Township trails.
- 9.5.** Plan for linkages into the Delaware Valley Regional Planning Commission's proposed regional trail network, including: Brandywine-Marsh Creek; Pickering Creek; and Brandywine-Struble regional trails.
- 9.6.** Adopt a network approach to trails planning that emphasizes trail linkages and trails destinations.

Goal 10 – Promote Park and Recreation Programs

Objectives:

- 10.1.** Identify existing recreational programs available to UUT residents, through the Downingtown School District, Downingtown Area Recreation Consortium (DARC), and other groups and organizations.
- 10.2.** Identify existing programs which serve children, youth, adults, senior citizens, and handicapped individuals.
- 10.3.** Provide information on recreation and trails programs on the Township web site.
- 10.4.** Continue to sponsor local recreational programming as well as encourage or otherwise facilitate (e.g., allow free use of meeting space) regional recreational opportunities for Upper Uwchlan residents.

Goal 11 – Promote Coordination among Providers/Owners of Recreation Facilities

Objectives:

- 11.1.** Cooperate with public and private agencies which provide recreational opportunities including: DARC; the Downingtown School District; Marsh Creek State Park; churches; homeowners associations; private recreation organizations; private property owners; and other municipalities.
- 11.2.** Identify coordination efforts which are desirable to take maximum advantage of existing land, facilities and programs.
- 11.3.** Coordinate with other agencies and organizations to form partnerships that will benefit recreation and trails in the Township.

APPENDIX C

HISTORIC RESOURCES

HISTORIC ORDINANCE LISTINGS -- UPPER UWCHLAN TOWNSHIP

HRP #	Number	STREET ADDRESS	OWNER	Owner Address	City	ZIP	Tax Parcel	Key No.	Class	#R	CI-1	CI-2	Rec-1	Demo	r-1	r-2	r-*
001		Demolished							Demo	0							
002	27	Lafayette Circle	Mr. & Mrs. R.K. Dickinson	27 Lafayette Circle	Downingtown	19335	32-3-45-8	065759	2	1	1					1	
003	590	Milford Road	Mr. & Mrs. James Bryant	590 Milford Rd.	Downingtown	19335	32-3-44	065760	2	1	1					1	
004	640	Little Conestoga Road D 19335	Hannah E. Wertz	50 W. Township Line Rd.	Exton	19341	32-3-34	065761	2	4	1					4	
005	720	Little Conestoga Road	M/M. Baldwin H. Popjoy	720 Little Conestoga Rd.	Glenmoore	19343	32-3-32.3	065109	2	2	1					2	
006	95	Styer Road	Michael Grassi	95 Styer Rd.	Glenmoore	19343	32-3-29	065763	*	5			1				5
007	219	Styer Road	Mr. & Mrs. James Duca	219 Styer Rd.	Glenmoore	19343	32-4-4.3	065764	*	3			1				3
008	571	Greenridge Road	Mr. & Mrs. Philip McGraw	571 Greenridge Rd.	Glenmoore	19343	32-1-7.4A	065765	2	2	1					2	
009	429	Greenridge Road	Upattinas School	429 Greenridge Rd.	Glenmoore	19343	32-1-7-3	065766	2	1	1					1	
010	403	Greenridge Road	Mr. & Mrs. Ralph Hannum	403 Greenridge Rd.	Glenmoore	19343	32-1-7-3A	065767	2	1	1					1	
011	303	Greenridge Road	Mr. & Mrs. Gary Moore	303 Greenridge Rd.	Glenmoore	19343	32-1-8	065768	*	3			1				3
012	264	Greenridge Road	Mr. & Mrs. Peter Copp	264 Greenridge Rd.	Glenmoore	19343	32-1-19	065769	*	1			1				1
013	159	Krauser Road	Mr. & Mrs. Mark Adrien	159 Krauser Rd.	Downingtown	19335	32-3-10-4	065770	*	2			1				2
014	208	Greenridge Road	M/M A. Dunham Hollister	208 Greenridge Rd.	Glenmoore	19343	32-1-18	065771	2	1	1					1	
015	771	Font Road	Mr. & Mrs. Richard Kerber	771 Font Rd.	Glenmoore	19343	32-1-13-2	065772	*	4			1				4
016		[Same as #19]	Mr. & Mrs. James McDevitt	635 Font Rd.	Glenmoore	19343	32-1-15*2	065773	2	3	1					3	
017	260	Fellowship Road	Mr. & Mrs. Shawn Mullen	19 Fox Ridge Rd.	Glenmoore	19343	32-1-15*4		Demo	0				1			
018	542-544	Font Road	Thomas Marx	110 Andover Rd.			32-1-5-15	065775	2	1	1					1	
019	500-510-5	Font Road	Mr. & Mrs. James McDevitt	635 Font Rd.	Glenmoore	19343	32-1-6	065776	2	1	1					1	
020	480	Font Road	M/M. George Parschall	480 Font Rd.	Downingtown	19341	32-1-28	065777	2	1	1				1		
021	200	North Milford Road	Mr. & Mrs. Leonard Frame	P. O. Box 130	Uwchlan	19480	32-3-11-1A	065778	2	2	1					2	
022	100	North Milford Road	Mr. & Mrs. Bryce Ritter	100 North Milford Rd.	Uwchlan	19480	32-1-27-7	065779	*	4			1				4
023	395	Font Road	Herbert McCorry	395 Bair Rd.	Berwyn	19312	32-1-43	065780	1	3	1				3		
024		Demolished	M/M Oscar & Freida Senn	P. O. Box 411	Uwchlan	19480	32-3-25.1		Demo	0				1			
025	206	Fellowship Road	M/M Oscar & Freida Senn	P. O. Box 411	Uwchlan	19480	32-3-25.1	065782	2	3	1					3	
026	2602	Conestoga Road	J. Greiman/ R. Naughton	2602 Conestoga Rd.	Chester Springs	19425	32-2-1-1A	065783	*	2			1				2
027		Same as 028	St. Matthews Church	2504 Conestoga Rd.	Chester Springs	19425	32-2-5	065784	*	1			1				1
028		Same as 027	St. Matthews Church	2504 Conestoga Rd.	Chester Springs	19425	32-2-5	065785	*	2			1				2
029	565	Fellowship Road	M/M Charles T. Spackman	565 Fellowship Rd.	Chester Springs	19425	32-2-10	065786	1	4	1				4		
030	310	Font Road, Downingtown	Mary P. Gable	281 Lapp Rd.	Malvern	19355	32-1-31	065788	2	1	1					1	
031		Demolished							Demo	0				1			
032	17	Patricia Drive	Mr. & Mrs. Richard Herzog	17 Patricia Drive	Downingtown	19335	32-3-17-2	065789	2	3	1					3	
033	370	North Milford Road	Mr. & Mrs. Robert Fetters, Jr.	370 North Milford Rd.	Downingtown	19335	32-3-16	065790	*	4			1				4

128 Properties: 21 Class I, 66 Class II, 41 with Class I Potential -- 279 Resources

HRP # = Historic Resource Property Number; Number = street number; Key No. = PA Survey Form Number; #R = number of resources

HISTORIC ORDINANCE LISTINGS -- UPPER UWCHLAN TOWNSHIP

HRP #	Number	STREET ADDRESS	OWNER	Owner Address	City	ZIP	Tax Parcel	Key No.	Class	#R	CI-1	CI-2	Rec-1	Demo	r-1	r-2	r-*
034	390	North Milford Road	Jeanne McDonald	390 North Milford Rd.	Downingtown	19335	32-3-14-2B	065791?	*	7			1				7
035	106	Hoffman Circle	J. Teeter/C. Marchione	106 Hoffman Circle	Downingtown	19335	32-3-7-1A*2	065792		2	1	1				1	
035a	109	Hoffman Circle	Mr. & Mrs. J. Curdo	109 Hoffman Circle	Downingtown	19335	32-3-7-1B	065792		2	3	1				3	
036	425	Little Conestoga Road	Mr. & Mrs. Smith	425 Little Conestoga Rd.	Chester Springs	19425	32-3-54-3	065793	*	3			1				3
037	401	Little Conestoga Road	Mr. & Mrs. Robert Frame	PO Box 655	Uwchlan	19480	32-3-59	065794		2	4	1				4	
038	360	Little Conestoga Road	Andrew Greenberg	PO Box 521	Uwchlan	19480	32-3-22*2	065795	*	3			1				3
039	301	Little Conestoga Road	Mr. & Mrs. Lyle Shoemaker	P. O. Box 576	Uwchlan	19480	32-3-64	065796		2	3	1				3	
040	240	Little Conestoga Road	Mr. & Mrs. Frederick Jones	240 Little Conestoga Rd.	Chester Springs	19425	32-3-20	065797		2	2	1				2	
041		Route 100	Mr. & Mrs. Romeo DiLibero	P. O. Box 5	Uwchlan	19480	32-3-19	065798	*	3			1				3
042	395	Pottstown Pike	Mr. & Mrs. John Stine III	395 Pottstown Pike	Chester Springs	19425	32-3-18	065799		1	2	1				2	
043		Demolished							Demo	0				1			
044		Demolished							Demo	0				1			
045	250	Fellowship Road, Ch Springs	Pulte Home Corp.	Demolished	Trevoise	19053	32-4-16		Demo	0				1			
046	2301 (35)	Eagle Farms Road, Ch Springs	Anne Ashton Ewing	127 N. High Street	West Chester	19380	32-4-18	065803	*	4			1				4
047		Eagle Farms Road	Bryn Coed Farms, Inc.	1422 St. Matthews Rd.	Chester Springs	19425	32-4-28	065804	*	4			1				4
048	409	Byers Road	Mr. & Mrs. Kenneth Holt	409 Byers Rd.	Chester Springs	19425	32-4-33-2A*2	065805	*	3			1				3
048a	365	Byers Road	M/M Jacob DeWees Sr.	P. O. Box 236	Chester Springs	19425	32-4-33	065805	*	2			1				2
048b	411	Byers Road	Mr. & Mrs. Philip Britton	411 Byers Rd.	Chester Springs	19425	32-4-33-2B	065805	*	3			1				3
049	175	East Township Line Road	Fredryne VanBinsbergen	P. O. Box 71	Uwchlan	19480	32-4-71	065806		2	2	1				2	
050	185	East Township Line Road	Benjamin & Mary J. Baker		Uwchlan	19480	32-4-70	065807		2	2	1				2	
051	301	Stanford Dr.	M/M Robert Crawford		Chester Springs	19425	32-4K-30.3	065808		1	2	1				2	
052	243	Byers Road	Mr. & Mrs. M. Sorenson	P. O. Box 28	Uwchlan	19480	32-4-25	065809		2	1	1				1	
053	225	Byers Road, Uwchlan	Re/Max /T. Devlin	P. O. Box 207	Kimberton	19442	32-4K-7	065810		1	2	1				2	
054	219	Byers Road	J. J. Klumpp/D. J. Atwater	219 Byers Rd.	Chester Springs	19425	32-4K-6*2	065811		1	2	1				2	
055	219	Byers Road	J. J. Klumpp/D. J. Atwater	219 Byers Rd.	Chester Springs	19425	32-4K-6*2	065812		1	1	1				1	
056	215	Byers Road	Mr. & Mrs. David Grant	215 Byers Rd.	Chester Springs	19425	32-4K-5*2	065813		1	3	1				3	
057	211	Byers Road, Chester Springs	Dr. & Mrs. William Slaymaker	3822 Carraige House Drive	Camp Hill	17013	32-4K-4*2	065814		1	3	1				3	
058	201	Byers Road	Mr. & Mrs. Charles Habecker	P. O. Box 355	Uwchlan	19480	32-4K-1	065815		1	1	1				1	
059		Demolished							Demo	0				1			
060	119	Eagle Farms Road	Mr. & Mrs. William McGarry	119 Eagle Farms Rd.	Chester Springs	19425	32-4K-3	065817		1	2	1				2	

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HISTORIC ORDINANCE LISTINGS -- UPPER UWCHLAN TOWNSHIP

HRP #	Number	STREET ADDRESS	OWNER	Owner Address	City	ZIP	Tax Parcel	Key No.	Class	#R	CI-1	CI-2	Rec-1	Demo	r-1	r-2	r-*
061	161	Byers Road	Bryn Coed Farms, Inc.		Chester Springs	19425	32-4-21	065818	1	1	1				1		
062	181	Byers Road, Ch Springs	Mr. & Mrs. Stanley Scott	P. O. Box 351	Uwchlan	19425	32-4-23	065819	1	2	1				2		
063	191	Byers Road, Ch Springs	Mr. & Mrs. Thomas Moran	P. O. Box 57	Uwchlan	19480	32-4-21.3	065820	1	3	1				3		
064	204	Byers Road	Mr. & Mrs. Brian Hughes	204 Byers Rd.	Chester Springs	19425	32-4-59*2	065821	1	2	1				2		
065	210	Byers Road, Ch Springs	Mr. & Mrs. Kenneth Carroll	P. O. Box 85	Birchrunville	19412	32-4-60	065822	1	2	1				2		
066	220	Byers Road, Ch Springs	Masonic Hall c/o Mr. Homer H. Swarner	152 Pigeon Creek Rd.	Pottstown	19465	32-4-62	065823	1	1	1				1		
067	232	Byers Road, Ch Springs	Dr. & Mrs. Kenneth Fordham	4 Matisse Drive	Downingtown	19335	32-4K-8, 9	065824	1	1	1				1		
067b	234	Byers Road, Ch Springs	Dr. & Mrs. Kenneth Fordham	4 Matisse Drive	Downingtown	19335	32-4K-10	065824?	2	1		1				1	
068	236	Byers Road, Ch Springs	Dr. & Mrs. Kenneth Fordham	4 Matisse Drive	Downingtown	19335	32-4K-11	065825	1	1	1				1		
069		Demolished							Demo	0				1			
070		Demolished							Demo	0				1			
071	70-74	Pottstown Pike	Woodbridge Construction		Chester Springs	19425	32-4-55-9	065828	2	2		1				2	
072	108	Byers Road	M/M Glenn Guest		Chester Springs	19425	32-4-54	065829	2	1		1				1	
073	122-124	Byers Road	Christopher May	P. O. Box 449	Chester Springs	19425	32-4-53*2	065830	2	2		1				2	
074	102	Pottstown Pike	Mr. & Mrs. Stanford Zukin	P. O. Box 883	West Chester	19381	32-4-6	065831	2	1		1				1	
075	104	Pottstown Pike	Mr. & Mrs. Stanford Zukin	P. O. Box 883	West Chester	19381	32-4-6	065832	1	2	1				2		
076	112	Pottstown Pike	S. McMann/P. Meinkle	560 Creek Rd.	Glenmoore	19343	32-4-8 / 32-4-7	065833	2	1		1				1	
077	120	Pottstown Pike	Michael Robinson	P. O. Box 778	Uwchlan	19480	32-4-9*9	065834	2	2		1				2	
078	128	Pottstown Pike	William Hoffman	1035 Schuylkill Rd.	Phoenixville	19460	32-4-10	065835	2	1		1				1	
079	134	Pottstown Pike	Jonathan Day	134 Pottstown Pike	Chester Springs	19425	32-4-11*2	065836	2	2		1				2	
080	140	Pottstown Pike	Upper Uwchlan Twp.		Chester Springs	19425	32-4-12	065837	2	1		1				1	
081		Demolished							Demo	0				1			
082		Pottstown Pike	Frank Wiley	P. O. Box 298	Malvern	19355	32-3-34.3		Demo	0				1			
083	201	Pottstown Pike	Mr. Harvey H. Funderwhite	P. O. Box 86	Uwchlan	19480	32-4-86	065840	2	3		1				3	
084	203	Little Conestoga Road	Windsor Baptist Church	P. O. Box 596	Uwchlan	19480	32-3-66	065841	2	1		1				1	
085	203	Little Conestoga Road	Windsor Baptist Church	P. O. Box 596	Uwchlan	19480	32-3-66	065842	2	1		1				1	
086		Pottstown Pike	Porter & Painter	36 Spring Valley Rd.	Exton	19341	32-4-4	065843	Demo	0				1			
087	123	Pottstown Pike	Eagle Tavern/DSCJ, Inc.	P. O. Box 126	Uwchlan	19480	32-4-5	065844?	*	1			1				1
088	111	Pottstown Pike, Ch Springs	ASI Management	75 Valley Stream Parkway	Malvern	19355	32-4-38.2	065845	*	1			1				1
089	109	Pottstown Pike, Ch Springs	ASI Management	75 Valley Stream Parkway	Malvern	19355	32-4-39.1	065846	*	1			1				1

128 Properties: 21 Class I, 66 Class II, 41 with Class I Potential -- 279 Resources

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HISTORIC ORDINANCE LISTINGS -- UPPER UWCHLAN TOWNSHIP

HRP #	Number	STREET ADDRESS	OWNER	Owner Address	City	ZIP	Tax Parcel	Key No.	Class	#R	CI-1	CI-2	Rec-1	Demo	r-1	r-2	r-*
090	109	Pottstown Pike, Ch Springs	ASI Management	75 Valley Stream Parkway	Malvern	19355	32-4-39.1	065847	*	1			1				1
091	107	Pottstown Pike, Ch Springs	ASI Management	75 Valley Stream Parkway	Malvern	19355	32-4-39	065848		2	2	1					2
092	105	Pottstown Pike, Ch Springs	ASI Management	75 Valley Stream Parkway	Malvern	19355	32-4-40	065849		2	1	1					1
093	100	Pottstown Pike, Ch Springs	Mr. & Mrs. Thomas Marx	110 Andover Rd.	Exton	19341	32-4-55-7	065850		2	1	1					1
094	421	West Twp Line Rd.	William Mullray	421 West Township Line Rd.	Downingtown	19335	32-6-29	065851		2	2	1					2
095	431	West Twp Line Rd.	Mr. & Mrs. Jensch	431 West Township Line Rd.	Downingtown	19335	32-6-30	065852		2	2	1					2
096	101	Peregrine Lane	M/M David McEntee		Chester Springs	19425	32-6-86	065853		2	3	1					3
096a	535	W. Township Line Road	Roberto & Bonnie Mazzaferro		Downingtown	19335	32-6-85			2	2	1					2
097	550	W. Township Line Road	Charles Fish, Sr.	550 West Township Line Rd.	Downingtown	19335	32-6-32	065854		2	1	1					1
098	140	Moore Road	Raymond & Allison Hobbs		Downingtown	19335	32-6-199, 202	065855	*	3			1				3
098a	200	Ivy Stone Drive	Sharon & Brian Peterson		Downingtown	19335	32-6-197	065855?	*	1			1				1
099	210	Moore Road	Mr. & Mrs. Michael Welz	210 Moore Rd.	Downingtown	19335	32-3-76	065856?	*	3			1				3
099a	220	Moore Road	Brent Longnecker	220 Moore Rd.			32-3-76.1	065856?		2	2	1					2
099b	10	Twin Pines Road	Sheryl Condit	10 Twin Pines Road	Downingtown	19335	32-3-75.26			2	1	1					1
100	261	Moore Road, Downingtown	Mr. & Mrs. Blake Winslow	P. O. Box 454	Chester Springs	19425	32-3-74-10	065857	*	2			1				2
100a		Moore Road, Downingtown					32-3-77.1		*	2			1				2
100b		Moore Road, Downingtown					32-3-74.1		*	1			1				1
101	400	Park Road Downingtown	M/M Norman J. Shea Jr.	P. O. Box 127	Uwchlan	19480	32-3-56	065858	*	5			1				5
102	500	Park Road	Mr. & Mrs. Whiteman	500 Park Road	Downingtown	19335	32-3-59-1B	065859	*	1			1				1
102a	510	Park Road	J. Patterson / K. Kennedy		Downingtown	19335	32-3-59-1Q	065859?		2	4	1					4
103	404	Carpenter Cove Lane, D 19335	Marsh Harbour Assoc.	P. O. Box 935	Paoli	19301	32-3Q-283	065860		2	2	1					2
104	530	Park Road	Meryl Ann Richards	530 Park Rd.	Downingtown	19335	32-3-59-1P	065861		2	2	1					2
105	35	Lakeview Road	Mr. & Mrs. Michael Reed	35 Lakeview Road	Downingtown	19335	32-3-53-1			2	4	1					4
106	550	Park Road	Mr. & Mrs. William Butler	550 Park Rd.	Downingtown	19335	32-3-52-1	065863	*	2			1				2
107	670	Dorlans Mill Road	Wayne & Diane Zaayenga		Downingtown	19335	32-6-61	065864		2	2	1					2
108		Demolished								Demo	0			1			
109	751	Dorlans Mill Road	Mr. & Mrs. B. F. Peirson	751 Dorlans Mill Rd.	Downingtown	19335	32-6-64-1	065866	*	4			1				4
110	780	Dorlans Mill Road	Rebar Paper Co.	P. O. Box 157	Downingtown	19335	32-6-48, 49	065867	*	3			1				3
111	601	Creek Road	Kathleen Kauffman	601 Creek Rd.	Downingtown	19335	32-6-50	065868		2	2	1					2
112		Demolished								Demo	0			1			
113	755-757?	North Reeds Road	M/M Blake Dunbar	735 North Reeds Rd.	Downingtown	19335	32-6-34*2	065870		2	5	1					5
113a	750	North Reeds Road	Paul Meader	750 North Reeds Road	Downingtown	19335	32-6-38.2			2	2	1					2
113b	705	North Reeds Road	M/M Ensi Sylvernale		Downingtown	19335	32-5-15			2	2	1					2

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HISTORIC ORDINANCE LISTINGS -- UPPER UWCHLAN TOWNSHIP

HRP #	Number	STREET ADDRESS	OWNER	Owner Address	City	ZIP	Tax Parcel	Key No.	Class	#R	CI-1	CI-2	Rec-1	Demo	r-1	r-2	r-*
113c		North Reeds Road	Upper Uwchlan Twp.	140 Pottstown Pike, Ch Sp 19425	Downingtown	19335	32-06-37		2	1		1					1
114	7	Skyline Drive	Polly Kentwell	7 Skyline Drive	Downingtown	19335	32-6-39-19, 20	065871	*	7			1				7
115		Demolished							Demo	0				1			
116		Demolished							Demo	0				1			
117		Demolished							Demo	0				1			
118	110	Lyndell Road	Robert B. Davis	P. O. Box 3	Lyndell	19354	32-5-6	065875	2	5		1					5
119	20	Lyndell Road	Mary E. Trago	P. O. Box 37	Lyndell	19354	32-5-4	065876	2	1		1					1
120		Lyndell Road	Dale & Dallas Krapf	132 Springton Rd.	Lyndell	19354	32-5-9	065877	2	3		1					3
121	166	St. Andrews Road	D. Dipplito	166 St. Andrews Rd.	Chester Springs	19425	32-1-4.1G		2	1		1					1
121a	150	St. Andrews Road		150 St. Andrews Rd.	Chester Springs	19425	32-1-4.1H		2	1		1					1
122	135	East Township Line Road	Steven Senn	P.O. Box 74			32-4-67.2		2	1		1					1
123	90	St. Andrews Road	Richard Guth	90 St. Andrews Rd.	Chester Springs	19425	32-1-5.6		2	1		1					1
124	481	Font Road	Maurice & Janet Garvine	481 Font Rd.	Chester Springs	19425	32-1-25		*	1			1				1
125	491	Font Road	Maurice & Janet Garvine	491 Font Rd.	Chester Springs	19425	32-1-24		*	3			1				3
126	521	Font Road	Robert Reeder	521 Font Rd.	Chester Springs	19425	32-1-23		2	2		1					2
127	546	Font Road	Thomas Marx		Chester Springs	19425	32-1-22.5		*	1			1				1
128		Rice Road	State Park				32-6-40.1		2	7		1					7
129		Byers Road		Byers Rd.	Chester Springs	19425	32-4-58		1	1	1					1	
130		Dorlans Mill Road bridge							*	1			1				1
131		Styer Road bridge							*	1			1				1
											21	66	41	17	42	129	108
																	279

**HISTORIC ORDINANCE LISTINGS--UPPER UWCHLAN TOWNSHIP
2007 UPDATE**

ID #	STREET ADDRESS	PARCEL ID	Tax Parcel	ACRES	OWNER 1	OWNER 2	Owner Address	City	Address	ZIP	LEGAL1	LEGAL2
32-015	771 FONT RD	3201 00130200	32-1-13.2	7.58	KERBER RICHARD A	ELIZABETH B	771 FONT RD	GLENMOORE PA		19343	SS T452 W T491	7.6 AC DWG BLDGS & PL
32-026	2602 CONESTOGA RD	3202 000101A0	32-2-1.1A	4.13	DAVIS TODD	DONNA	2602 CONESTOGA RD	CHESTER SPRINGS PA		19425	WS OF T464	5 AC & DWG PAR 1
32-029	575 FELLOWSHIP RD	3202 00100000	32-2-10	86.55	SPACKMAN CHARLES T	BARBARA P	565 FELLOWSHIP RD	CHESTER SPRINGS PA		19425	WS OF FELLOWSHIP RD	89.5 AC FARM & POOL LOT 1
32-027;32-028	2440 CONESTOGA RD	3202 0005000E	32-2-5-E	7.50	ST MATTHEWS CHURCH		2440 CONESTOGA RD	CHESTER SPRINGS PA		19425	NS RT 401 E OF T464	8.4 AC CHURCH & OFFBLDG
32-016	635 FONT RD	3201 00150000	32-1-15	22.08	MCDEVITT JAMES C	DOREEN M	635 FONT RD	GLENMOORE PA		19343	SS T452	22.8 AC FARM & TNS CRT
32-121a	150 SAINT ANDREWS RD	3201 000401H0	32-1-4.1H	4.20	RORKE JOHN H IV	MARIA D	150 SAINT ANDREWS LA	GLENMOORE PA		19343	NWS SAINT ANDREWS RD	4 AC & DWG LOT 5
32-121	166 SAINT ANDREWS RD	3201 000401G0	32-1-4.1G	1.03	MEADOWS CHARLES	KAREN	166 ST ANDREWS RD	GLENMOORE PA		19343	NW COR FONT & SAINT ANDREWS RD	1 AC & DWG LOT 6
32-123	580 FONT RD	3201 00050600	32-1-5.6	1.85	GUTH RICHARD C	DAWN L	580 FONT RD	DOWNINGTOWN PA		19335	NE COR T452 & T491	2 AC & DWG LOT 15
32-132	629 RED BONE RD	3202 00140000	32-2-14	5.26	VANBINSBERGEN JOHAN F		PO BOX 1391	EXTON PA		19341	NS T467	5.2 AC & DWG
32-018	540 FONT RD	3201 00051500	32-1-5.15	1.96	MARX THOMAS W SR	LAVERNE A	110 ANDOVER DR	EXTON PA		19341	ES T452	2 AC & 2 DWGS LOTS 6&6A
32-019	500 FONT RD	3201 00060000	32-1-6	0.78	STYER RONALD ALBERT	CAROL L	RD 2 BOX 366	ELVERSON PA		19520	NE T452&T477	LOT & DWG
32-126;32-127	521 FONT RD	3201 00230000	32-1-23	2.33	REEDER ROBERT A	SUSAN JANE	521 FONT RD	DOWNINGTOWN PA		19335	SS T452	2.3 AC & DWG
32-020	480 FONT RD	3201 00280000	32-1-28	0.90	PARSHALL GEORGE B III	CHRISTINE A	480 FONT RD	VILLAGE OF FONT	DOWNINGTOWN PA	19335	SE COR AT T477 & T452	1 AC & DWG
32-125	491 FONT RD	3201 00240000	32-1-24	1.08	GARVINE MAURICE J	JANET E	481 FONT RD	DOWNINGTOWN PA		19335	SS T452	1 AC & DWG
32-124	481 FONT RD	3201 00250000	32-1-25	0.56	GARVINE MAURICE J	JANET E	481 FONT RD	DOWNINGTOWN PA		19335	SS T452	DWG & LOT
32-133	471 FONT RD	3201 00260000	32-1-26	0.51	GARVINE C RAYMOND	NORMA JEAN	471 FONT RD	DOWNINGTOWN PA		19335	SS T452	DWG & LOT
32-014	208 GREENRIDGE RD	3201 00180000	32-1-18	3.23	PENNEY WILLIAM J	CAROL E	208 GREENRIDGE RD	GLENMOORE PA		19343	NS OF GREEN RIDGE RD (T491)	3.087 AC LOT 3 DWG GAR & P
32-010	405 GREENRIDGE RD	3201 000703A0	32-1-7.3A	0.54	HANNUM RALPH D	MARY KATHLEEN	403 GREEN RIDGE RD	PO BOX 34	GLENMOORE PA	19343	S OF GREEN RIDGE RD	1.1 AC & DWG
32-009	375 GREENRIDGE RD	3201 0007030E	32-1-7.3-E	8.59	OPEN COMMUNITY CORP		429 GREENRIDGE RD	GLENMOORE PA		19343	SES GREENRIDGE RD (T491)	8.1 AC & SCHOOL PAR A
32-137	241 GREENRIDGE RD	3201 00210000	32-1-21	8.58	ELEFANTE ANTHONY J	ELEFANTE JOSEPHINE A	241 GREENRIDGE RD	GLENMOORE PA		19343	ES OF T452	10.2 AC & DWG
32-012	264 GREENRIDGE RD	3201 00190000	32-1-19	0.64	COPP PETER ANDREW	NANCY GROSSER	264 GREENRIDGE RD	GLENMOORE PA		19343	WS T491	LOT & DWG
32-011	303 GREENRIDGE RD	3201 00080000	32-1-8	10.46	MOORE GARY S	ROBERTA H	303 GREENRIDGE RD	GLENMOORE PA		19343	SS OF T491	10.4 AC FARM
32-135	561 GREENRIDGE RD	3201 000702BE	32-1-7.2B-E	0.95	OPEN COMMUNITY CORP		429 GREENRIDGE RD	GLENMOORE PA		19343	SES OF T491	1 AC S & STUDIO
32-022	100 MILFORD RD	3201 00270700	32-1-27.7	1.07	RITTER BRYCE M	LINDA L	100 MILFORD RD	DOWNINGTOWN PA		19335	NW COR OF T452	1 AC & DWG LOT 1
32-134	49 POTTS SCHOOL RD	3201 00360000	32-1-36	14.32	SOMERS STEVEN		49 POTTS SCHOOL RD	GLENMOORE PA		19343	NS PA TURNPIKE	14.6 AC & DWG
32-023	395 FONT RD	3201 00430000	32-1-43	10.30	MCCORRY KENNETH J		395 FONT RD	DOWNINGTOWN PA		19335	SWCOR AT RT100 & 15203	11.2 AC FARM LOT 2
32-008	571 GREENRIDGE RD	3201 000704A0	32-1-7.4A	1.95	MCGRW PHILIP E	VICKI A	571 GREEN RIDGE RD	GLENMOORE PA		19343	SS GREEN RIDGE RD	2 AC & DWG LOT 1
32-139(Barn)	520 POTTSTOWN PK	3201 00350000	32-1-35	2.46	STYER WALTER J	SARAH P	PO BOX 387	UWCHLAND PA		19480	ES RT 100	2.7 AC OFFICES & MBLHM
32-021	200 MILFORD RD	3203 001101A0	32-3-11.1A	2.37	FRAME LEONARD G	ALICE S	200 MILFORD RD	DOWNINGTOWN PA		19335	WS OF 15203	2.4 AC DWG & POOL
32-030	210 FONT RD	3201 00310000	32-1-31	1.31	PENN LIBERTY BANK		353 W LANCASTER AVE	WAYNE PA		19087	W OF RT 100	1.7 AC & COMM BLDG
32-136	150 KRAUSER RD	3203 00060600	32-3-6.6	7.77	LLOYD WILLIAM C	CONSTANCE H	150 KRAUSER RD	DOWNINGTOWN PA		19335	WS OF T448	6.6 AC & 2 DWGS LOT 1
32-013	159 KRAUSER RD	3203 00100400	32-3-10.4	5.11	ANDRIEN MARK S		159 KRAUSER RD	DOWNINGTOWN PA		19335	ES OF T448	4.9 AC & 2 DWGS LOT G
32-140	480 POTTSTOWN PK	3203 00250000	32-3-25	8.01	SENN OSCAR F	FRIEDA	PO BOX 411	UWCHLAND PA		19480	ES RT 100	8.7 AC & COMM BLDG
32-142	95 STYER RD	3203 00290000	32-3-29	41.64	GRASSI MICHAEL	DORIS A	95 STYER RD	GLENMOORE PA		19343	WS T457	41.6 AC
32-141	215 FELLOWSHIP RD	3203 00250100	32-3-25.1	2.12	SENN TRU OSCAR	FRIEDA	BOX 4-11	UWCHLAND PA		19480	NS FELLOWSHIP RD	2 AC S & 3 DWGS PARTIAL
32-033	370 MILFORD RD	3203 00160000	32-3-16	141.59	FETTERS ROBERT W JR	PATRICIA A	370 MILFORD RD	DOWNINGTOWN PA		19335	ES 15203	141.4 AC FARM
32-032	17 PATRICIA DR	3203 00170200	32-3-17.2	11.08	MICKEN CHARLES T	LAURIE P	17 PATRICIA DR	GLENMOORE PA		19343	SW COR AT RT 100	10.5 AC & 2 DWGS LT10
32-146	330 MILFORD RD	3203 00120100	32-3-12.1	1.02	ORIENT JUSTIN G	ERICA W	330 MILFORD RD	DOWNINGTOWN PA		19335	WS OF 15203	LOT & DWG
32-046	127 N HIGH ST	3204 00180000	32-4-18	0.49	BYERS GROUP II LLC		C/O TOLL BROTHERS	250 GIBRALTAR RD	HORSHAM PA	19044	NES STATION BLVD	LOT 75 & DWG
32-145	350 MILFORD RD	3203 00120000	32-3-12	1.73	CORNOG W GILBERT	GRACE S	350 MILFORD RD	DOWNINGTOWN PA		19335	WS 15203	2 AC & DWG
32-007	219 STYER RD	3203 00040300	32-3-4.3	2.12	DUCA JAMES J	MARGARET STYER	219 STYER RD	GLENMOORE PA		19343	WS OF T457	2.1 AC & DWG
32-006	95 STYER RD	3203 00290200	32-3-29.2	19.15	GRASSI MICHAEL O A	DORIS A	95 STYER RD	GLENMOORE PA		19343	WS OF T457	20 AC FARM & 2 DWGS
32-144	370 MILFORD RD	3203 00130000	32-3-13	1.87	FETTERS ROBERT W	MARGARET R	370 MILFORD RD	DOWNINGTOWN PA		19335	WS 15203	2 AC & DWG
32-034	390 MILFORD RD	3203 00140100	32-3-14.1	11.50	MCDONALD JEANNE		390 MILFORD RD	DOWNINGTOWN PA		19335	W & REAR 15203	11.5 AC DWG & BLDGS
32-042	391 POTTSTOWN PK	3203 00180000	32-3-18	1.05	STINE JOHN F III	JOYCE D	395 N POTTSTOWN PK	CHESTER SPRINGS PA		19425	WS RT 100	1.2 AC & DWG
32-041	295 POTTSTOWN PK	3203 00190000	32-3-19	56.16	PULTE HOMES OF PA	LIMITED PARTNERSHIP	1100 NORTHBROOK DR	STE 200	TREVOSE PA	19053	WS RT 100	53.7 AC FARM MBLHM & PL
32-035a	109 HOFFMAN CI	3203 000701B0	32-3-7.1B	1.47	CURDO JEFFREY	BEVERLY G	109 HOFFMAN CIR	DOWNINGTOWN PA		19335	NS HOFFMAN CIR	1.6 AC & DWG LOT 2
32-035	106 HOFFMAN CI	3203 000701A0	32-3-7.1A	3.70	TEETER JOHN H	MARCHIONE CAROL S	106 HOFFMAN CIR	DOWNINGTOWN PA		19335	NS HOFFMAN CIR	3.7 AC & DWG LOT 1
32-154	380 LITTLE CONESTOGA RD	3203 00230000	32-3-23	46.69	FRAME L ROBERT	ELAINE R	EAGLE	UWCHLAND PA		19480	NS 15052	44.7 AC & DWG
32-005	720 LITTLE CONESTOGA RD	3203 00320300	32-3-32.3	3.55	POPJOY BALDWIN H	ELLEN	720 LITTLE	CONESTOGA RD	GLENMOORE PA	19343	NS OF 15052	3.6 AC & DWG LOT 2
32-004	640 LITTLE CONESTOGA RD	3203 00340000	32-3-34	31.61	WERTZ MARGARET C		640 LITTLE	CONESTOGA RD	DOWNINGTOWN PA	19335	NS OF 15052	33.3 AC FARM
32-147	660 LITTLE CONESTOGA RD	3203 00340100	32-3-34.1	0.89	MORELLI JOSEPH		64 DARBY RD	PAOLI PA		19301	NS 15052	1 AC & DWG
32-038	360 LITTLE CONESTOGA RD	3203 00220000	32-3-22	4.37	SNYDER SUSAN G		360 LITTLE CONESTOGA RD	DOWNINGTOWN PA		19335	N & REAR 15052	4.4 AC DWG & BLDGS
32-048a	365 BYERS RD	3204 00330000	32-4-33	15.48	DEWEES JACOB C SR	DOROTHY	C/O JAMES C DEWEES	363 BYERS RD	CHESTER SPRINGS PA	19425	NS 15142	15.6 AC DWG & SHED
32-156	110 CHRISTINE DR	3203H00500000	32-3H-50	0.83	THOMAS TAMI		110 CHRISTINE DR	DOWNINGTOWN PA		19335	NE LT CONSTGA&CHRSTNE	LOT 1 & DWG
32-039	301 LITTLE CONESTOGA RD	3203 00640000	32-3-64	5.59	INVERSO RONALD D	REBECCA R	198 WYLLPEN PL	WEST CHESTER PA		19380	SS 15052	6.1 AC 2 DWGS & POOL
32-155	311 LITTLE CONESTOGA RD	3203 00630400	32-3-63.4	2.76	BREZNAY LASZLO	BREZNAY MARI E	311 LITTLE CONESTOGA RD	DOWNINGTOWN PA		19335	SS OF 15052	3 AC & DWG
32-153	395 LITTLE CONESTOGA RD	3203 006101A0	32-3-61.1A	2.19	SENN STEPHEN F		395 LITTLE CONESTOGA RD	DOWNINGTOWN PA		19335	SS OF 15052	2.3 AC & 2 DWGS
32-083	160 PARK RD	3204 00860000	32-4-86	2.12	FUNDERWHITE HARVEY	HERBERT	BOX 86	UWCHLAND PA		19420	NS 15018	2 AC DWG MEDBDG & STRLT1
32-036	425 LITTLE CONESTOGA RD	3203 00540300	32-3-54.3	14.70	SMITH PHILIP C	SMITH PATRICIA A	425 LITTLE CONESTOGA RD	DOWNINGTOWN PA		19335	SS OF 15052	14.7 AC FARM & POOL
32-037	55 GREEN VALLEY RD	3203 00590000	32-3-59	52.03	FRAME L ROBERT	ELAINE R	EAGLE	UWCHLAND PA		19480	E T448	50.5 AC FARM & POOL
32-051	301 STANFORD DR	3204 00300300	32-4-30.3	1.02	CRAWFORD ROBERT	CRAWFORD SUSAN	301 STANFORD DR	CHESTER SPRINGS PA		19425	NS OF BYERS RD	1.02 AC LOT 1 & DWG
32-040	240 LITTLE CONESTOGA RD	3203 00200000	32-3-20	0.80	JONES MARIE WOLFINGTON	FREDERICK D JR	240 LITTLE CONESTOGA RD	DOWNINGTOWN PA		19335	NES LITTLE CONESTOGA RD	(LOT & DWG
32-048	401 BYERS RD	3204 003302A0	32-4-33.2A	3.53	HOLT KENNETH J	MARY POWERS	409 BYERS RD	CHESTER SPRINGS PA		19425	NS OF 15142	3.5 AC & DWG TR B-2
32-150	550 MILFORD RD	3203 00410000	32-3-41	0.52	BURKEY JAMES T JR	CHERYL T	550 MILFORD RD	DOWNINGTOWN PA		19335	WS 15203	LOT & DWG
32-149	560 MILFORD RD	3203 00420000	32-3-42	0.57	IRVIN DAVID M	LAURI	560 MILFORD RD	DOWNINGTOWN PA		19335	WS 15203	LOT & DWG
32-048b	411 BYERS RD	3204 003302B0	32-4-33.2B	3.04	BRITTON PHILLIP R	CAROLYN A	411 BYERS RD	CHESTER SPRINGS PA		19425	NS OF 15142	3.1 AC BARN & APT LT B3
32-052	247 BYERS RD	3204 00250000	32-4-25	1.24	SORENSEN MARTIN W SR	SARA E	UCHLAND PO	UCHLAND PA		19480	N&REAR 15142	1.2 AC & DWG
32-080	140 POTTSTOWN PK	3204 0012000E	32-4-12-E	0.96	UPPER UWCHLAN TOWNSHIP		140 POTTSTOWN PK	CHESTER SPRINGS PA		19425	ES RT 100 N OF 15142	LOT SCHOOL
32-084;32-085	213 LITTLE CONESTOGA RD	3203 0066000E	32-3-66-E	6.16	WINDSOR BAPTIST CHURCH		213 CONESTOGA RD	UWCHLAND PA		19480	SW COR 15052&15108	6.7 AC CHURCH & DWG
32-148	570 MILFORD RD	3203 00430000	32-3-43	0.52	MCCARDELL BERTHA M REVOCABLE	LIVING TRUST ETAL	570 MILFORD RD	DOWNINGTOWN PA		19335	WS 15203	LOT & DWG
32-158	541 BYERS RD	3204 00350100	32-4-35.1	2.81	BERRY SHARON H	TODD C	541 BYERS RD	CHESTER SPRINGS PA		19425	NS OF 15142	2.5 AC & DWG
32-002	27 LAFAYETTE CI	3203 00450800	32-3-45.8	1.17	DICKINSON RANDALL K	DICKINSON ELIZABETH K	27 LAFAYETTE CIR	DOWNINGTOWN PA		19335	WS OF MATISSE DR	1.1 AC & DWG LOT 30
32-003	590 MILFORD RD	3203 00440000	32-3-44	1.48	BRUCE KENNETH G JR	</						

**HISTORIC ORDINANCE LISTINGS--UPPER UWCHLAN TOWNSHIP
2007 UPDATE**

32-053	223 BYERS RD	3204K00070000	32-4K-7	0.28	EPC LLC		120 POTTSTOWN PK	CHESTER SPRINGS PA		19425	NS 15142	LOT & DWG
32-058	201 BYERS RD	3204K00010000	32-4K-1	0.20	LAWTON SHAWN P	CATHERINE C	201 BYERS RD	CHESTER SPRINGS PA		19425	NE COR 15142 & T463	LOT & DWG PAR A
32-077	124 POTTSTOWN PK	3204 00090000	32-4-9	0.25	ROBINSON MICHAEL P		120 POTTSTOWN PIKE	CHESTER SPRINGS PA		19425	ES RT 100	LOT & DWG
32-165	221 PARK RD	3204 00380500	32-4-38.5	1.11	NEUHAUSER J KENNETH	SHIRLEY W	984 BROAD RUN RD	WEST CHESTER PA		19380	ES OF 15018	1.1 AC DNTST OFF & STORE
32-087	123 POTTSTOWN PK	3204 00050000	32-4-5	0.43	DSCJ INC		123 N POTTSTOWN PK	BOX 126	UWCHLAND PA	19480	NW COR OF RT 100 & 15052	LOT & HOTEL
32-063	191 BYERS RD	3204 00220000	32-4-22	0.27	MORAN THOMAS J	MARY E	191 BYERS RD	CHESTER SPRINGS PA		19425	NW COR 15142 & T463	LOT & DWG
32-062	181 BYERS RD	3204 00230000	32-4-23	0.15	SCOTT STANLEY	CONNIE A	PO BOX 351	UWCHLAND PA		19480	NS 15142	LOT & DWG
32-090	118 POTTSTOWN PK	3204 00080000	32-4-8	0.18	ZUKIN FAMILY	LIMITED PARTNERSHIP	152 E GAY ST	WEST CHESTER PA		19383	ES RT 100	LOT
32-076	112 POTTSTOWN PK	3204 00070000	32-4-7	0.13	ZUKIN FAMILY	LIMITED PARTNERSHIP	152 E GAY ST	WEST CHESTER PA		19382	ES RT 100	LOT & DWG
32-177	254 BYERS RD	3204 00650000	32-4-65	0.29	CONNER WALLACE E		254 BYERS RD	CHESTER SPRINGS PA		19425	SS 15142	DWG & LOT
32-176	248 BYERS RD	3204 00640000	32-4-64	0.28	TAYLOR BARBARA A		248 BYERS RD	CHESTER SPRINGS PA		19425	SS 15142	LOT & DWG
32-175	242 BYERS RD	3204 00630000	32-4-63	0.31	SEESE MICHAEL D		242 BYERS RD	CHESTER SPRINGS PA		19425	SS 15142	LOT & DWG
32-074	102 POTTSTOWN PK	3204 00060000	32-4-6	1.75	ZUKIN FAMILY	LIMITED PARTNERSHIP	152 E GAY ST	WEST CHESTER PA		19382	NE COR RT 100 & 15142	2 AC DWG & COMM BLDG
32-174	238 BYERS RD	3204K00120000	32-4K-12	0.62	PRATT SCOTT M	DIJULIA CAROLINE L	238 BYERS RD	CHESTER SPRINGS PA		19425	SS 15142	LOT & DWG
32-068	236 BYERS RD	3204K00110000	32-4K-11	0.31	CUMMINGS DARRIN M	DOROTHEA N	236 BYERS RD	CHESTER SPRINGS PA		19425	SS 15142	LOT & DWG
32-067B	228 BYERS RD	3204K00100000	32-4K-10	0.33	FORDHAM KENNETH C JR	FORDHAM SUZANNE C	4 MATISSE DR	DOWNINGTOWN PA		19335	SS 15142	LOT & DWG
32-166	125 LITTLE CONESTOGA RD	3204 00380300	32-4-38.3	1.31	DIGIOVANNI DOUGLAS B		1282 COPELAND SCHOOL RD	WEST CHESTER PA		19380	SS OF 15052	1.1 AC & COMM GAR
32-066	218 BYERS RD	3204 00620000	32-4-62	0.40	MASONIC HALL		C/O HOMER H & SWARNER & SECRETARY	152 PIGEON CREEK RD	POTTSTOWN PA	19465	SS 15142	LOT & SOCIAL HALL
32-065	210 BYERS RD	3204 00600000	32-4-60	1.05	CARROLL KENNETH	LINDA	PO BOX 85	BIRCHRUNVILLE PA		19421	SS 15142	1.1 AC DWG & APTS
32-064	204 BYERS RD	3204 00590000	32-4-59	0.48	REECE JOHN D	TIMSON LIZABETH	204 BYERS RD	CHESTER SPRINGS PA		19425	SS 15142	LOT & DWG
32-129	370 MILFORD RD	3204 00580000	32-4-58	3.95	FETTERS ROBERT W	MARGARET R	370 MILFORD RD	DOWNINGTOWN PA		19335	SS 15142	4 AC & COMM
32-172	168 BYERS RD	3204 00570300	32-4-57.3	1.47	HANNA JEFFREY LEE	LESLIE CLARE	168 BYERS RD	UWCHLAND PA		19480	SS OF 15142	1.5 AC & DWG LOT 2
32-173	164 BYERS RD	3204 00560000	32-4-56	0.69	REED LARRY A	REED JAMES ETAL	5712 BRIGHTINGTON CRT	KERNERSVILLE NC		27284	SS 15142	LOT & 2 DWGS
32-164	241 PARK RD	3204 00370000	32-4-37	0.35	MCQUEEN WILBUR C JR	MCQUEEN KATHERINE P	241 PARK RD	DOWNINGTOWN PA		19335	ES 15018	LOT & DWG
32-072	109 N POTTSTOWN PK	3204 00540000	32-4-54	0.63	DIAMANT JOHN B		PO BOX 471	UWCHLAND PA		19480	SS 15142	DWG & LOT
32-073	124 BYERS RD	3204 00530000	32-4-53	0.65	MAY CHRISTOPHER		PO BOX 449	CHESTER SPRINGS PA		19425	SS 15042	LOT & DWG
32-169	100 BYERS RD	3204 00510000	32-4-51	0.24	GUEST GLENN D	DONNA	BYERS RD	UWCHLAND PA		19480	SS 15142	LOT & DWG
32-093	110 ANDOVER DR	3204 00550700	32-4-55.7	0.60	MARX THOMAS W	LAVERNE A	110 ANDOVER DR	EXTON PA		19341	SE OF RT 100&15142	LOT & COMM GAR
32-160	680 N MILFORD RD	3203 00450100	32-3-45.1	0.81	TREGO THOMAS L	ANNE F	680 N MILFORD RD	DOWNINGTOWN PA		19335	WS 15203	LOT 1 DWG & POOL
32-171	150 BYERS RD	3204 0047000E	32-4-47-E	2.72	UPPER UWCHLAN TOWNSHIP		140 POTTSTOWN PK	CHESTER SPRINGS PA		19425	S & REAR 15142	2.7 AC & DWG
32-178	207 E TOWNSHIP LINE RD	3204 00690200	32-4-69.2	2.94	VANAMAN PATRICIA A		207 E TWP LINE RD	EXTON PA		19341	NS OF T439	3.2 AC DWG & POOL
32-170	74 POTTSTOWN PK	3204 00480000	32-4-48	0.42	KULP RONALD J	MARILYN L	BOX 375	80 POTTSTOWN PIKE	UWCHLAND PA	19480	ES RT 100	LOT & DWG
32-071	70 POTTSTOWN PK	3204 00550900	32-4-55.9	1.47	POLO RUN CAPITAL CORP		PO BOX 638	UWCHLAND PA		19480	S & REAR 15142	1.7 AC APTS & BLDG
32-163	301 PARK RD	3203 00670000	32-3-67	2.54	301 PARK ROAD LLC		10 ROSEMARY LA	GLENMOORE PA		19343	SS PARK RD (T523)	3.1 AC & DWG LOT 5A
32-167	71 POTTSTOWN PK	3204 00380700	32-4-38.7	1.06	CHESTNUT ROAD PARTNERSHIP		PO BOX 447	PAOLI PA		19301	WS OF RT 100	1 AC & DWG
32-050	185 E TOWNSHIP LINE RD	3204 00700000	32-4-70	6.38	BAKER BENJAMIN R	MARY JANE	621 ASTER BLVD	ROCKVILLE MD		20850	NS T439	6.6 AC DWG & POOL
32-105	35 LAKEVIEW RD	3203 00530100	32-3-53.1	5.63	REED MICHAEL J	GENINE M	35 LAKEVIEW RD	DOWNINGTOWN PA		19335	ES OF T448	5.3 AC DWG & PL LOT 3
32-049	175 E TOWNSHIP LINE RD	3204 00710000	32-4-71	6.87	VANBINSBERGEN FREDRYNE		SPRINGVIEW	UWCHLAND PA		19480	NS T439	6.8 AC DWG & POOL
32-161	344 MOORE RD	3203 00780000	32-3-78	0.53	KEILBACH PHILIP D		320 MOORE RD	DOWNINGTOWN PA		19335	ES T427	LOT & DWG
32-122	165 E TOWNSHIP LINE RD	3204 00670200	32-4-67.2	1.09	SENN STEPHEN T	JENNIFER L	PO BOX 74	UWCHLAND PA		19480	NS E TOWNSHIP LINE RD	1.06 AC LOT 1 & DWG
32-181	450 PARK RD	3203 00580000	32-3-58	0.90	STARNER ROBERT T	MARYLOU	450 PARK RD	DOWNINGTOWN PA		19335	NS OF PARK RD	1 AC & DWG LOT 2
32-102	500 PARK RD	3203 005901B0	32-3-59.1B	0.97	WHITEMAN THOMAS L	MARY R	500 PARK RD	DOWNINGTOWN PA		19335	NS OF 15018	1.1 AC & DWG LOT 44
32-106	550 PARK RD	3203 00520100	32-3-52.1	1.12	NELSON MARGARET R		550 PARK RD	DOWNINGTOWN PA		19335	NW COR 15018 & T448	1 AC & DWG
32-102a	510 PARK RD	3203 005901Q0	32-3-59.1Q	0.96	PATTERSON JAMES S	KELLYANNE E	510 PARK RD	DOWNINGTOWN PA		19335	NS 15018	1 AC & DWG LOT 45
32-104	530 PARK RD	3203 005901P0	32-3-59.1P	1.03	CONDIT SHERYL		530 PARK RD	DOWNINGTOWN PA		19335	WS HERRON HILL DR	1 AC & DWG LOT 46
32-183	11 TOWNSHIP LINE RD	3204 00760000	32-4-76	1.03	MCGETTIGAN KEVIN		11 TOWNSHIP LINE RD	EXTON PA		19341	NW RT 100&T452	1.2 AC & DWG
32-100A	230 MOORE RD	3203 00770100	32-3-77.1	16.80	MCHUGH ROBERT T JR	AMY P	270 MOORE RD	DOWNINGTOWN PA		19335	ES OF MOORE RD	17.2 AC FARM & POOL
32-100	271 MOORE RD	3203 00741000	32-3-74.10	1.02	WENNER JOHN H	CAREN B	245 MOORE RD AKA 261	DOWNINGTOWN PA		19335	WS MOORE RD	1 AC & DWG LOT 4
32-184	50 W TOWNSHIP LINE RD	3204 00810000	32-4-81	0.35	WAIBEL WILLIAM		50 W TOWNSHIP LINE RD	EXTON PA		19341	SS T452	DWG & LOT
32-180	611 PARK RD	3203 00710200	32-3-71.2	1.14	WARNER GARY P	MARJORIE A	611 PARK RD	DOWNINGTOWN PA		19335	SS 15018	1.5 AC & DWG
32-100B	370 MILFORD RD	3203 00740100	32-3-74.1	0.96	EVANS TEDD		231 MOORE RD	DOWNINGTOWN PA		19335	WS OF T427	1.1 AC & DWG
32-103	404 CARPENTERS COVE LA	3203Q02830000	32-3Q-283	0.19	SNOWDEN ROBERT D	SPELLMAN MARY ELLEN	404 CARPENTERS COVE LA	DOWNINGTOWN PA		19335	NWS CARPENTRS COVE LA	LOT 270 & DWG
33-203	80 W TOWNSHIP LINE RD	3204 0078000E	32-4-78-E	0.09	SCHOOL DIST OF UPPER	UWCHLAND	UWCHLAND PA	UWCHLAND PA		19480	NE COR T439 & T452	LOT
32-179	675 PARK RD	3203 0070000E	32-3-70-E	6.05	COMMONWEALTH OF PENNA	MAIN CAPITOL BLDG	HARRISBURG PA	HARRISBURG PA		17105	SS 15018	6 AC
32-099A	220 MOORE RD	3203 00760100	32-3-76.1	0.91	LONGENECKER BRENT	KELLY	220 MOORE RD	DOWNINGTOWN PA		19335	ES T427	1.2 AC & DWG LOT 1
32-099	210 MOORE RD	3203 00760000	32-3-76	4.97	WELZ MICHAEL A	ANNE	210 MOORE RD	DOWNINGTOWN PA		19335	ES T427	4.8 AC & DWG LOT 30
32-099B	10 TWIN PINES RD	3203 00752600	32-3-75.26	1.92	MACK DAVID A	PEACOCK VICTORIA	10 TWIN PINES RD	DOWNINGTOWN PA		19335	S MOORE RD	2 AC DWG & GAR LOT 26
32-094	700 POND VIEW WY	3206 00290000	32-6-29	4.41	MORGAN EDWARD J	VICTORIA	700 POND VIEW WY	DOWNINGTOWN PA		19335	ES OF POND VIEW WY	4.6 AC & DWG LOT 5
32-095	425 W TOWNSHIP LINE RD	3206 00300000	32-6-30	1.53	LENTZ KATHLEEN	SEDDON MICHAEL J	431 W TOWNSHIP LINE RD	DOWNINGTOWN PA		19335	NS OF WEST TOWNSHIP LINE	1.4 AC DWG & BLDGS
32-098A	200 IVYSTONE DR	3206 01970000	32-6-197	1.01	PETERSON BRIAN SCOTT	SHARON A	200 IVYSTONE DR	DOWNINGTOWN PA		19335	SE COR T427 & IVYSTONE DR	1 AC LOT 14 & DWG
32-118	80 LYNDLE RD	3205 00060000	32-5-6	40.68	MARSH CREEK FARM	FAMILY LIMITED PARTNERSHIP	PO BOX 218	LYNDELL PA		19354	NS 15018	41.6 AC FARM LOT 2
32-098	140 MOORE RD	3206 01990000	32-6-199	1.33	HOBBS RAYMOND D	ALISON P	140 MOORE RD	DOWNINGTOWN PA		19335	ES T427-W IVYSTONE DR	1.3 AC LOT 15 DWG & POOL
32-188	138 MOORE RD	3206 02020000	32-6-202	1.01	HOBBS RAYMOND D	ALISON P	140 MOORE RD	DOWNINGTOWN PA		19335	ES T427 - W IVYSTONE DR	1 AC & BARN LOT 10
32-096	525 W TOWNSHIP LINE RD	3206 00860000	32-6-86	1.34	MCENTEE DAVID B	LISA G	101 PEREGRINE LA	DOWNINGTOWN PA		19335	SW COR ROAD B & T439	1.3 AC DWG & SPRINGHSE LO
32-096A	535 TOWNSHIP LINE RD	3206 00850000	32-6-85	1.18	MAZZAFERRO ROBERTO M	BONNIE L	535 TOWNSHIP LINE RD	DOWNINGTOWN PA		19335	WS T439	1.1 AC DWG & GAR LOT1
32-097	550 W TOWNSHIP LINE RD	3206 00320000	32-6-32	0.96	DURKIN ANDREW P	ANN G	550 W TOWNSHIP LINE RD	DOWNINGTOWN PA		19335	ES T439	1 AC & DWG
32-187	136 MOORE RD	3206 002701A0	32-6-27.1A	1.09	SHIVE KENNETH N		136 MOORE RD	DOWNINGTOWN PA		19335	ES T427	1 AC DWG & GAR
32-128	5 RICE RD	3206 0040010E	32-6-40.1-E	167.08	COMMONWEALTH OF PENNA		C/O DEPT OF ENVIRONMENTAL	RESOURCES MAIN CAPITOL BLDG	HARRISBURG PA	17105	WS OF T448	175.3 AC & FARM
32-186	95 LYNDLE RD	3205 00140000	32-5-14	1.58	DOWNING WILLIAM C	HELEN D	BOX 304	LYNDELL PA		19354	SS 15018	1.5 AC & DWG
32-185	89 LYNDLE RD	3205 00130000	32-5-13	1.14	SHREINER THOMAS N		214 LIONVILLE RD	DOWNINGTOWN PA		19335	SS 15018	1 AC & DWG
32-119	20 LYNDLE RD	3205 00040000	32-5-4	1.23	WALLS SARAH B	MICHAEL J	20 LYNDLE RD	DOWNINGTOWN PA		19335	NS OF 15018	1.2 AC & DWG
32-184	75 LYNDLE RD	3205 00120000	32-5-12	0.72	CHRISTMAN RANDOLPH J	SONYA M	75 LYNDLE RD	DOWNINGTOWN PA		19335	SS 15018	DWG GAR & LOT
32-191	795 N REEDS RD	3206 00340100	32-6-34.1	1.92	SAPONE MICHAEL R		795 N REEDS RD	DOWNINGTOWN PA		19335	WS REEDS RD	1.8 AC DWG & POOL
32-190	25 LYNDLE RD	3205 00110700	32-5-11.7	3.83	CUMENS BRENT I	ANDREA M	102 KRAPP LA	LYNDELL PA		19354	SW COR KRAPP LA	3.7 AC & DWG LTS 7 & 7B
32-120	132 SPRINGTON DR	3205 00090000	32-5-9	0.24	KRAPF DALE N	KRAPF DALLAS L	120 SPRINGTON RD	GLENMOORE PA		19343	S & REAR 15018	LOT PAR B
32-113	755 N REEDS RD	3206 00										

APPENDIX D

OPEN SPACE AND RECREATION SURVEY

Upper Uwchlan Township recently surveyed residents requesting their input for open space and recreation planning. Of 2,132 households in the township, 606 responded or 28%.

The survey asked each household to check the top five items that would increase their family's satisfaction with open space and recreation in Upper Uwchlan Township. Table I lists the top ten responses.

TABLE I

	<u>Activity</u>	<u># responses</u>	<u>% *</u>
1.	Biking trails	336	56%
2.	Hiking trails	294	49%
3.	Leave natural	229	38%
4.	Theater/concerts	167	28%
5.	Baseball fields	156	26%
6.	Nature center	148	25%
7.	Swimming pool	139	23%
8.	Tennis courts	131	22%
9.	Soccer fields	130	22%
10.	Picnic area	130	22%

* Note: Will not add to 100% due to multiple responses.

The “other” category for the above question included the following suggestions.

	<u>Activity</u>	<u>#responses</u>
1.	Cricket fields	22
2.	Fenced dog park	6
3.	Skateboard park	5
4.	Walking trails	5
5.	Paved trails	2

There were many other ideas with 1 or 2 responses each.

The next question asked if Upper Uwchlan Township had adequate open space/recreation facilities. Eighty (80%) of the respondents said NO.

The last question asked if additional open space/recreation facilities are needed, how should they be funded? The results follow in Table II.

TABLE II

<u>Suggestions</u>	<u># responses</u>	<u>%</u>
Borrow funds	148	25%
Increase township taxes	82	14%
Neither	172	30%
Other – Please specify	180	31%

The very significant “Other” category requires further analysis. Of the 180 “Other” responses, the suggestions include; user fees, fund raisers, grants, donations, lottery and many, many others but approximately one third suggest that “developers should pay”. The funding options will require additional study.

To those of you who responded, thank you for your input.

Upper Uwchlan Township

Open Space and Recreation Questionnaire

A citizen's task force is currently updating the Township's 1992 Open Space, Recreation and Environmental Resources Plan. To aid the planning of current and future objectives, and to obtain opinions relative to financing new open space/recreation facilities, the Task Force is seeking citizen input. We would appreciate your completing the following five questions.

A. Your household:

Please indicate the number of persons in your household in each of the following age groups:

_____ 0 to 5 _____ 6 to 12 _____ 13 to 18 _____ 19 to 35 _____ 36 to 59 _____ 60 & Over

How many years have you lived in Upper Uwchlan Township: _____

B. Do you or your family currently engage in any of the following recreational activities? Check all appropriate answers.

<input checked="" type="checkbox"/> <ul style="list-style-type: none"> Aerobics/fitness Arts/crafts Baseball Basketball Bicycling Birding Boating Cricket Cross-country skiing Fishing 	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> Football Golf Hiking Horseback riding Hunting Ice Skating Jogging Lacrosse Music/dance Playground programs 	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> Picnicking Sledding Soccer Softball Swimming Teen programs Tennis Visiting nature reserve Volley ball Walking Other _____
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C. Please check the FIVE items below that would most increase your family's satisfaction with open space/recreation in Upper Uwchlan Township if such facilities, activities, or programs were added or expanded:

<input checked="" type="checkbox"/> <ul style="list-style-type: none"> Arts & crafts programs Baseball fields Basketball courts Biking trails Cross Country skiing trails Environmental Education area Equestrian trails Fishing areas Fitness trails Football fields 	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> Hiking trails Hunting areas Ice skating Lacrosse/Field hockey fields Leave natural Music/dance programs Nature center Picnic areas Senior Citizens programs Soccer fields 	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> Softball fields Swimming pool Teen programs Tennis courts Theater, Concerts Tot Lots/Playgrounds Volleyball courts Other _____
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D. Does Upper Uwchlan Township currently have adequate Open Space/Recreational facilities?

YES

NO

E. If you believe additional Open Space/Recreational facilities are needed, how should they be funded?

Borrow funds.

Increase Township taxes.

Neither.

Other.

Please complete before March 14, 2008 and mail to:

Elaine Benson
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

OR - Complete the questionnaire on line at:

[Http://www.zoomerang.com/survey.zgi?p=WEB227B92G33QL](http://www.zoomerang.com/survey.zgi?p=WEB227B92G33QL)

Responses are limited to one per household.

APPENDIX E

COMMENT LETTERS:

CHESTER COUNTY PLANNING COMMISSION ABUTTING MUNICIPALITIES DOWNTOWN SCHOOL DISTRICT

A hard copy of the September 29, 2008 Draft Plan was delivered to the Chester County Planning Commission for the Act 247 review on December 17, 2008. Comments are expected to be received at the end of February, 2009.

A cover letter and an electronic file of the September 29, 2008 Draft Plan was mailed out on October 28, 2008 to the following:

- Downingtown Area School District-Dr. Sandra Griffin, Superintendent
- Uwchlan Township-Doug Hanley
- West Pikeland Township-Jeri Diesinger
- West Vincent Township-James Wendelgass
- East Nantmeal Township-Kathleen Brumfield (secretary)
- Wallace Township-Betty Rendzin (secretary)
- East Brandywine Township-Scott Piersol

The 45 day review period expired December 31, 2008.
No comments were received.



THE COUNTY OF CHESTER



COMMISSIONERS

Terence Farrell
Carol Aichele
Kathi Cozzone

RONALD T. BAILEY, AICP
Executive Director

PLANNING COMMISSION

Government Services Center, Suite 270
601 Westtown Road
P.O. Box 2747
West Chester, PA 19380-0990
(610) 344-6285 Fax: (610) 344-6515

February 3, 2009

John Roughan Jr., Township Manager
Upper Uwchlan Township
140 Pottstown Pike
Chester Springs, PA 19425

Re: Proposed Open Space, Recreation and
Environmental Resources Plan
204 – Upper Uwchlan Township

Dear Mr. Roughan:

The Chester County Planning Commission has reviewed the proposed Comprehensive Plan as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on December 22, 2008. We offer the following comments to assist in your review of the proposed plan:

DESCRIPTION OF THE PROPOSAL:

1. The Township proposes to update its existing 1992 Open Space, Recreation and Environmental Resources Plan. This Plan Update, dated September 29, 2008, was prepared by the Township with the assistance of the Brandywine Conservancy.
2. This Plan Update was prepared under the Chester County *Landscapes* Vision Partnership Program (VPP). The County Planning Commission issued the VPP Tier I Grant Review letter of this Plan Update on October 17, 2008.
3. The Plan provides a detailed list of recommendations pertaining to municipal land preservation, municipal open space planning, resource protection, natural and historic resource protection, greenways and recreation facilities. The Plan recommendations are provided at the end of each applicable Chapter, and also in Chapter 7 – Summary of Recommendations. Chapter 7 also specifies the lead responsible agency or party for implementing each action item (as identified on page 7-1). Six appendices are also provided, including Plan Goals and Objectives (Appendix B), Township Historic Resources (Appendix C), and the findings of the Township Open Space and Recreation Survey (Appendix D).

LANDSCAPES:

4. The Chester County Comprehensive Plan, *Landscapes*, indicates that the Township is located within the following designations:

Page: 2

February 3, 2009

Re: Proposed Open Space, Recreation and Environmental Resources Plan

204 – Upper Uwchlan Township

The majority of the Township is located within a **Suburban Landscape** designation. **Suburban Landscapes** include areas where infrastructure and public services have been, or should be, extended to accommodate residential development and shopping and employment centers. *Landscapes* encourages design flexibility and a mix of density and uses, either through revitalization or infill, within the **Suburban Landscape**.

The area of the Township in the vicinity of the Village of Eagle is located within a **Suburban Center** within the **Suburban Landscape**. **Suburban Centers** are characterized as areas that include a mix of community-oriented commercial uses, offices, public services, local parks, schools, and high density residential uses. *Landscapes* promotes **Suburban Centers** as appropriate locations for higher intensity suburban development.

The northeastern and westernmost areas of the Township are located within the **Rural Landscape** designation. The **Rural Landscape** is characterized by farms, farm related businesses, villages, and scattered housing sites. Development proposed within the **Rural Landscape** is encouraged to occur on a limited basis or in Rural Centers in order to preserve agriculture and the rural character typified within this landscape.

The areas of the Township generally along the creek and stream corridors are situated in **Natural Landscape Overlay** areas. **Natural Landscape Overlay** areas are typified by woodlands, stream corridors, steep hillsides, ridge tops, wetlands, and marshes. These resources are permanent and essential elements of the physical environment, and are the foundation of all landscapes. *Landscapes* encourages the preservation of these sensitive natural areas and discourages development from occurring in natural areas.

The recommendations set forth in the Proposed Open Space, Recreation and Environmental Resources Plan are consistent with the guidelines of *Landscapes*.

LINKING LANDSCAPES:

5. In February 2002, the County Commissioners adopted *Linking Landscapes* as the Open Space Element of the County Comprehensive Plan. In general, *Linking Landscapes* recommends creating public trail links, protecting undeveloped land as homeowner association open space, managing homeowner association open space for recreation or natural resource restoration, etc. *Linking Landscapes* also recommends that Municipalities should develop plans to provide links between their municipal trails and the trails in adjacent municipalities, and consider using Undeveloped Regional Recreation Corridors as alignments for these multi-municipal links (Vision 12.2).

The County Planning Commission previously reviewed a Township Trail Network Master Plan, which was proposed to be adopted as a component of the Township Comprehensive Plan (CCPC# 179, dated December 14, 2005). According to our records, the Trail Network Master Plan was adopted by the Township on December 19, 2005. This Master Plan is referenced in Chapter 6 (Plan

Page: 3

February 3, 2009

Re: Proposed Open Space, Recreation and Environmental Resources Plan

204 – Upper Uwchlan Township

for Recreation, Trails, Greenways) of this Plan Update, and two maps from the Trail Network Master Plan (Map 6-3: Pedestrian Trails, and Map 6-4: Bicycle Routes) are also included. The Commission identified in its review of the Trail Network Master Plan (CCPC# 179, dated December 14, 2005) that, while *Linking Landscapes* identifies two regional recreation corridors that traverse the Township (the Pickering-Upper Uwchlan and Brandywine-Struble Regional Recreation Corridors), this Plan proposes the creation of a trail and bicycle network that is more detailed and extensive than that presented in *Linking Landscapes*.

The proposed Open Space, Recreation and Environmental Resources Plan appears to be consistent with *Linking Landscapes*.

PRIMARY ISSUES:

6. The Plan Update provides detailed text, tables, charts, and map graphics which are clearly presented, and easy to read. The Township should ensure that a legible version of Map 3-6, the Township Historic Map Update, dated April 9, 2007, is included in the final approved plan (the text is difficult to read on the copy provided for the review of the County Planning Commission).
7. To assist in the Plan's implementation, we recommend that all members of the Board of Supervisors, the Township Planning Commission, and Zoning Hearing Board, be provided with official copies after adoption.
8. The draft Plan should be thoroughly reviewed for grammatical errors and technical accuracy.

RECOMMENDATION: The Commission commends the Township on updating their Open Space, Recreation and Environmental Resources Plan. The Township should adopt the Plan Update after consideration of the comments contained in this review.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,



Ronald T. Bailey, AICP
Secretary

RTB/PF

cc: David Leh, P.E., Gilmore and Associates, Township Engineer
Elaine M. Benson
Brandywine Conservancy (Attn. Sheila Fleming)

APPENDIX F

GLOSSARY

GLOSSARY

The following definitions are found in the Upper Uwchlan Township Subdivision and Land Development Ordinance, and the Zoning Ordinance.

Agriculture – The cultivation of the soil, the raising and marketing of livestock, poultry and dairying, and the marketing of products of the soil produced on the premises, including, but not by way of limitation, nursery, horticulture, and forestry but excluding commercial piggery.

Board – The Board of Supervisors of Upper Uwchlan Township, Chester County, Pennsylvania.

Common Area – That portion of the development tract owned in undivided fee interests by the unit owners in such condominium and set aside for their exclusive use and enjoyment.

Common Open Space – A parcel or parcels of land or an area of water or a combination of land and water within a development site, designed and intended for the use or enjoyment of the residents of a development and other neighborhoods, consisting of landscaped or natural terrain including lakes and streams. Common open space shall be substantially free of buildings (but may include such buildings or other improvements as are in the development plan as finally approved and as are appropriate for the recreational uses). Common open space shall not include street rights-of-way, private yards, off-street parking areas or stormwater detention/retention facilities required for residential or other non-common open space functions. The common open space may include recreational uses such as tennis courts, squash courts, playgrounds, golf courses, swimming pools or other like uses.

Comprehensive Plan – The document adopted in accordance with the provisions of Act 247, as the Comprehensive Plan for the Township of Upper Uwchlan by the Board of Supervisors.

Conditional Use – A use which may not be generally appropriate to a particular zoning district, but which may be suitable in certain locations within the district only when specific conditions prescribed for such use within this chapter [zoning] are present. Conditional uses are granted or denied by the Board of Supervisors after a hearing to determine whether or not such conditions are present.

Contiguous – For purposes of a real measurement or to define restricted open space requirements, tracts or areas of land shall be considered contiguous wherever immediately abutting. Adjacent tracts may be considered contiguous where separated only by a public or private road, easement, or right-of-way, except where separated by an arterial highway (i.e., Pennsylvania Turnpike, Pa. Route 100).

Cultural Resources - Sites, structures, landscapes, and objects of some importance to a culture or community for scientific, traditional, religious, or other reasons.

Developer – Any landowner, agent of such landowner, tenant with the permission of such landowner, or equitable owner, who make or causes to be made a subdivision of land or a land development.

Development – Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes; streets, and other paving; utilities, filling, grading an excavation; mining; dredging; drilling operations; storage of equipment or materials; and the subdivision of land.

Drainage – The flow of water or other liquid and the means or structures for directing such flow, whether surface or subsurface, and whether natural or artificial.

Drainage area – The upstream watershed area of a drainage basin measured from a point of discharge in the watercourse.

Easement – A right-of-way granted, but not necessarily dedicated, for a private, public or quasi-public purpose.

Erosion – The process by which soils, vegetation and man-made materials on the earth's surface are worn away by action of water, wind, frost, or a combination of such action by natural forces.

Flood – A temporary inundation of normally dry land areas.

Flood-fringe – That portion of the floodplain outside the floodway.

Flood, one-hundred year – A flood that, on the average, is likely to occur once every 100 years (i.e., that has a 1% chance of occurring each year, although the flood may occur in any year).

Floodplain area – A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

Greenway – Linear open space that can be multi-purpose in nature, benefiting watershed and biodiversity resources, but also providing recreational opportunities.

Hedgerow – A linear plant community dominated by trees and/or other shrubs. Hedgerows often occur along roads, fencelines, property lines, or between fields, and may occur naturally or be specially planted (e.g., as a windbreak).

Historic Structure – Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior; or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Homeowners Association – A nonprofit organization comprised of homeowners or property owners, planned and operated under negotiated and approved rules and regulations, for the purpose of administering the needs of residents through the maintenance of community-owned property.

Hydric Soils – For purposes of determining compliance with the provision of the Subdivision and Land Development ordinance or of the Zoning Ordinance, as applicable, those soil types identified as hydric soils or soils with hydric inclusions by the U.S.D.A. Natural Resources Conservation Service (formerly known as the Soil Conservation Service), and as mapped for the Soil Survey of Chester and Delaware counties, shall be considered hydric soils in Upper Uwchlan Township, including but not limited to the following:

- GnA Glenville silt loam (0 to 3% slopes)
- GnB Glenville silt loam (3 to 8% slopes)
- GnB2 Glenville silt loam (3 to 8% slopes, moderately eroded)
- GnC2 Glenville silt loam (8 to 15% slopes, moderately eroded)
- WaB2 Watchung silt loam (3 to 8% slopes, moderately eroded)
- WoA Worsham silt loam (0 to 3% slopes)
- WoB Worsham silt loam (3 to 8% slopes)
- WoB2 Worsham silt loam (3 to 8% slopes, moderately eroded)
- WsB Worsham very stony silt loam (0 to 8% slopes)

Impervious Cover – Land that is occupied by principal and accessory structures, streets, driveways, parking areas and other similar surfaces that prohibit or slow the percolation of water into the soil.

Improvements – Grading, paving, curbing, street lights and signs, fire hydrants, water mains, sanitary sewer mains, including laterals to the street right-of-way line, storm drains, including all necessary structures, sidewalks, crosswalks, street trees and monuments.

Land Development – Any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups or other features.
2. A subdivision of land.

Land Disturbance – Any activity that exposes soils, alters topography and/or alters vegetation, except for removal of hazardous or invasive alien vegetation. Customary agricultural practices such as tilling, plowing, mowing and harvesting are excluded from the definition of land disturbance.

Landowner – The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee having a remaining term of not less than 40 years, if he is authorized under the lease to exercise the right of the landowner, or other person having a proprietary interest in land.

Lot – A designated parcel, tract or area of land, established by a plat or otherwise as permitted by law, and to be used to be developed or built upon as a unit. Such parcel shall be separately described by metes and bounds, the description of which is recorded in the office of the Recorder of Deeds of Chester County by deed description or is described by an approved subdivision plan recorded in the office of the Recorder of Deeds of Chester County.

Minimize – To reduce to the smallest amount or extent possible. “Minimize” shall not mean complete elimination but shall require that the most substantial efforts possible under the circumstances have been taken to reduce the adverse effect(s) of the action required to be minimized. “Minimize” shall include but not be limited to the requirement that the placement of dwelling and other structures and the locations of roads, stormwater management facilities, and other land disturbance shall be planned and designed to reduce the adverse effect(s) of the activity in question to the smallest amount possible under the circumstances consistent with otherwise permitted development.

Mitigate –

1. An action undertaken to accomplish one or more of the following:
 - a. Avoid and minimize impacts by limiting the degree or magnitude of the action and its implementation.
 - b. Rectify the impact by repairing, rehabilitating or restoring the impacted environment.
 - c. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action.
2. If the impact cannot be mitigated in accordance with Subsections a. through c. above, compensation for the impact shall be provided by replacing the environment impacted by the project or by providing substitute resources or environments.

Natural Resources - Viable and/or renewable products of nature; natural environments of soil, air and water; plants and animals on grasslands, rangelands, croplands, forest, lakes, and streams.

Open Space - Defined by one, or a combination, of the following qualities:

- a. Land either currently undeveloped or in agricultural use
- b. Land that is permanently protected
- c. Publicly-owned land
- d. Land with full or limited public access
- e. Land that is designated for recreation or preservation
- f. Active or passive recreation land

Open Space Management Plan – A plan which provides for the long-term management over time of private, public, or common open space, in accordance with Article XIV of Chapter 200, Zoning.

Planning Commission – The Upper Uwchlan Township Planning Commission, Chester County, Pennsylvania.

Plan, site analysis – A plan depicting natural features of a site intended to promote design sensitive to the unique natural features of the landscape. The plan shall accompany sketch, preliminary and/or final plan submission, and shall include all information required under subsection 162-9D, Subdivision and Land Development.

Public Improvement – Those facilities which are designed for and available to the public, which may be offered for dedication, including but not limited to streets, storm drainage facilities, sidewalks and utilities, including private stormwater management facilities and other common amenities, even though not offered for dedication.

Recreation, Active – Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts, and swimming pools.

Recreation, Passive – Recreational pursuits which can be carried out with little alteration or disruption to the area in which they are performed. Such uses include, but are not limited to, hiking, biking and picnicking.

Restricted Open Space – A parcel or parcels of land or an area of water, or a combination of land and water conforming to the criteria of subsection 200-69, Zoning and which, regardless of ownership, is permanently restricted from further subdivision or development for other than open space purposes permitted in accordance with subsection 200-69, Zoning.

Right-of-way – Land reserved for an easement, street, crosswalk or other public purpose.

Riparian Buffer Area – Any area comprised of one or more of the following:

1. Any area within 75 feet of the bank of any stream.
2. Any wetlands and any area within 25 feet of any wetland; and
3. Any area of hydric soil.

Screening – The use of plant materials, fencing and/or earthen berms to aid in the concealment of such features as parking areas and vehicles with them, and to provide privacy between two or more different land uses which abut one another.

Sediment – The silt or small soil particles held or carried in suspension by water including that which is thus deposited at a lower level.

Sewage Disposal –

1. Individual – The disposal of sewage from one dwelling unit by use of septic tanks or other safe and healthful means, approved by the Chester County Health Department. Such system shall be totally within the confines of the lot on which the use is located, or shall be located within an easement designated for such purpose on another lot.
2. Central/COLDS Community Collection and Treatment – A sanitary sewage system which carries sewage from individual dischargers by a system of pipes to one or more common treatment and disposal facilities, either on-site or off-site, and approved by the Pennsylvania Department of Environment Protection.
3. Public Sewage System – An off-site system for treatment and disposal of sewage in which sewage is conveyed by interceptor to the treatment facility operated by the Downingtown Regional Municipal Authority, and disposed of through means approved by the Pennsylvania Department of Environmental Protection.

Site – A lot, tract or parcel of land on which grading, construction or land development is taking place, or is proposed to take place; the location of the work.

Steep slope – The Steep Slope Conservation District consists of two areas (i.e., prohibitive and precautionary slopes) which are defined as follows:

1. Slope, precautionary – precautionary slopes are those land areas with slopes between 15 and 25%; the methodology for delineation of precautionary slopes is established in Chapter 200, Zoning.
2. Slope, prohibitive – prohibitive slopes are those land areas with slopes of 25% or greater; the methodology for delineation of prohibitive slopes is established in Chapter 200, Zoning.

Slope stabilization – Any means of establishing permanent vegetation on a slope, including but not limited to sodding, anchored mulching (wood-fiber blanket or plastic and jute mesh, straw tack-coated with emulsified asphalt, etc.), hydro seeding with wood fiber mulch in the spring, including application of temporary vegetation.

Specimen Tree – Any tree equal to or exceeding 24 inches dbh or any other unique or otherwise specifically selected plant or tree which most typically represents a class or group in terms of shape, form, historical importance or other characteristics and which may be designated as such by the Township.

Stormwater – Any precipitation, but usually rainfall, which is sufficient to flow on any natural or impervious surface; frequently termed “runoff.”

Structure – Any form or arrangement of building materials erected on or attached to the ground or in water or land, involving the necessity of providing proper support, bracing, tying, anchoring or other protection against the forces of the elements including, but not limited to, buildings, sheds, mobile homes, and other similar items, but excluding fences.

Subdivision – The division or redivision of a lot, tract or parcel of land, by any means, into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines, for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer or ownership of building or lot development. The subdivisions by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access, or any residential dwelling, shall be exempted.

Subdivision, Major – A subdivision wherein lots abut existing streets of insufficient width, unimproved streets, or proposed streets.

Subdivision, Minor – A subdivision wherein lots abut existing improved streets of sufficient width and not involving the layout or improvement of any new street.

Tract – One or more lots assembled for the purpose of unified development, including a planned residential development, shopping center, office or industrial park.

Walkway, Public – Any space designed or maintained solely for public pedestrian use, without regard to ownership.

Watercourse – That channel on the land surface, or other plainly observable evidence on the ground, where water flow is visibly definable, but not necessarily present, as a result of seasonal or ongoing hydrologic events such as, but not including, runoff, melting, springs, or ponding.

Waters of the Commonwealth – Any and all rivers, streams, creeks, lakes, rivulets, dammed water, ponds, springs, and all other bodies of surface and underground water, or parts thereof, whether natural or artificial, within or in the boundaries of the Commonwealth of Pennsylvania.

Wetlands – Areas that are inundated or saturated by surface water or groundwater at a frequency and duration to support, and under normal condition do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.

Woodland – a tree mass or plant community in which tree species are dominant or co dominant. Any area, grove, or stand of mature or largely mature trees covering an area of ¼ of an acre or more, consisting of more than 10 individual trees larger than 12 inches dbh, shall be considered a woodland. For the purposes of this chapter [Subdivision and Land Development], the extent of any woodland plant community or any part thereof shall be measured from the outermost drip line of all the trees in the community.

“Woodland” shall include any area where timber has been harvested within the previous three years and/or woodland disturbance has occurred within the previous three years which would have met the definition of “woodland” prior to timbering or disturbance. Woodlands do not include nursery stock, orchards, or oldfields, except where natural succession has been allowed to occur and where most naturally occurring trees are larger than six inches dbh.

Woodland Disturbance – Any activity which alters the existing structure of a woodland or hedgerow; alterations include the cutting or removal of canopy trees, subcanopy trees, understory shrubs and vines, woody and herbaceous woodland floor species. Also includes any activity which constitutes a land disturbance (exposes soils, alters topography) within a woodland or hedgerow. “Woodland disturbance” does not include the selective cutting or removal of invasive alien trees, shrubs, vines or herbaceous species, including but not limited to: *Rosa multiflora* (Multiflora Rose), *Eleagnus umbellata* (Autumn Olive), *Lonicera japonica* (Japanese Honeysuckle), *Celastrus orbiculatus* (Oriental Bittersweet), and *Polygonum perfoliatum* (Mile-a-Minute Weed).

Watershed - The area of land from which rainfall (and/or snow melt) drains into a stream or other water body. Watersheds are also sometimes referred to as drainage basins. Ridges of higher ground generally form the boundaries between watersheds. At these boundaries, rain falling on one side flows toward the low point of one watershed, while rain falling on the other side of the boundary flows toward the low point of a different watershed.