

CONSERVATION DESIGN NARRATIVE

- STEP 1 ADD THE FOLLOWING TO THE EXISTING FEATURES PLAN (PG 2). WETLANDS, 100YR FLOODPLAIN, SLOPES 15% TO 25%, SLOPES OVER 25%. THESE ARE THE PRIMARY CONSERVATION AREAS (PG 3)
- STEP 2 ADD WOODLANDS, TREELINES, LARGE SPECIMEN TREES OVER 18", SCENIC VIEWS FROM INSIDE THE SITE, RIDGE LINES, AND SCENIC VIEWS FROM EXISTING STREETS AND TRAILS (PG 5 & 6) ARE NOT APPLICABLE. THESE ARE THE SECONDARY CONSERVATION AREAS (PG 4). ADD LOCATIONS OF EXISTING FEATURES WITHIN 150 FT., SEASONAL HIGH WATER TABLE, AND BUILDINGS WITH HISTORIC STRUCTURES AND OPEN SPACES.
- STEP 3 ADD AREAS OF OPEN SPACE INTENDED TO REMAIN UN-BUILT (PG 7).
- STEP 4 ALL REMAINING AREAS ARE POTENTIAL DEVELOPMENT AREAS AND ARE MAPPED ON PG 8.
- STEP 5 LAND DEVELOPMENT ACTIVITY SHALL NOT BE PERMITTED WITHIN MORE THAN 50% OF SECONDARY CONSERVATION AREAS (PG 9).
- STEP 6 LAYOUT PROPOSED STREETS AND TRAILS IN POTENTIAL DEVELOPMENT AREAS (PG 10)
- STEP 7 DRAW THE LOT LINES WITHIN THE POTENTIAL DEVELOPMENT AREAS (PG 11).

GROSS TRACT AREA = 322.36 AC.

PRIMARY CONSERVATION AREAS:

FLOOD PLAIN DISTRICT	14.16
SLOPES 15%-25% (1)	12.42
SLOPES >25% (1)	1.74
WETLANDS	11.29

- (1) ALL AREAS NOT IN 15%-25% AND >25% ARE <15% SLOPES.
- (2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

LEGEND

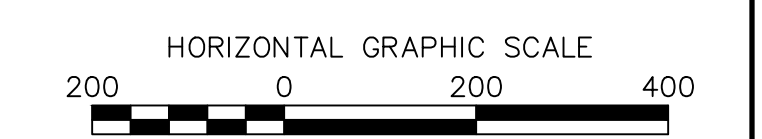
- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- MAJOR CONTOURS
- MINOR CONTOURS
- EXISTING SETBACK LINE
- EXISTING SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING MAIL BOX
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING MANHOLE
- EXISTING OFFSITE TRAIL
- PRIMARY CONSERVATION AREAS
- MINOR STREAM
- CONCRETE MONUMENT
- WETLANDS
- FLOODPLAIN (100 YEAR)

NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.

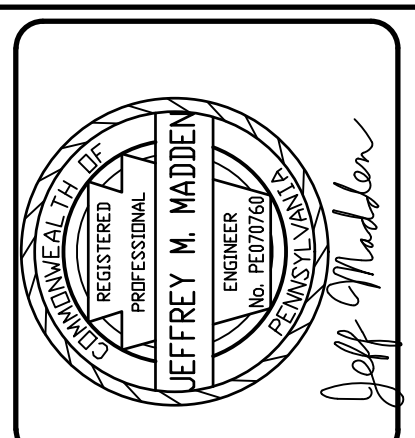
FLOOD PLAIN TAKEN FROM PANEL 0260 G FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260G, LAST REVISED SEPTEMBER 29, 2017.

WETLAND DELINEATION PERFORMED BY MIKE WARRICK OF ESE CONSULTANTS, JULY, 2016.

J.D. WAS ISSUED ON 12/11/17 BY ARMY CORPS.



(IN FEET)
1" = 200 FEET



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REV.	DATE	DESCRIPTION

CONSERVATION DESIGN
OVERALL EXISTING RESOURCES
PRIMARY CONSERVATION AREAS
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-RESOURCE
REF. NO.:	SD03.02		
SHEET NO.:	3	OF 71	

N: \PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENRPT\DRAWINGS\4050-S-RESOURCE.DWG - ESTIMCEL - 8/19/2019 11:16 AM