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DRAWN

DESCRIPTION

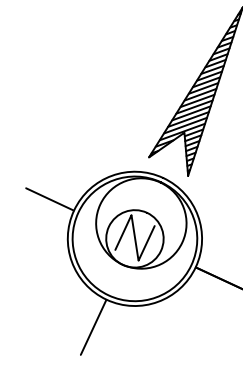
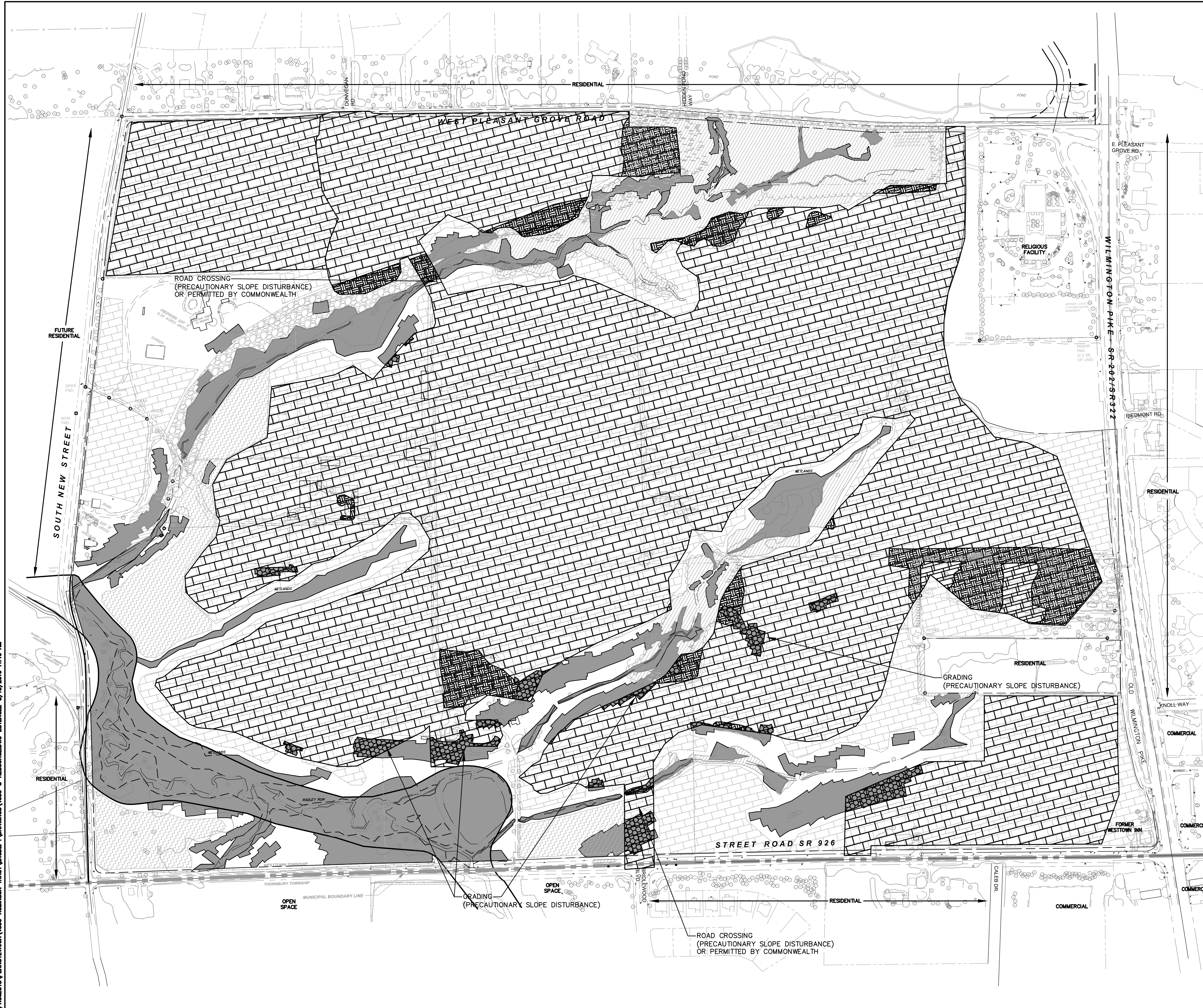
REV. DATE

**POTENTIAL DEVELOPMENT AREA/BUILDING WITHIN CONSERVATION AREAS**

**THE ROBINSON TRACT**  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

**CONSERVATION DESIGN**

DATE: 08/09/19	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-RESOURCE
REF. NO.:	<b>SD03.08</b>
SHEET NO.:	<b>9</b> OF <b>71</b>



NOTE:  
SEE SHEET 11 FOR GRAPHIC ANALYSIS LOCATIONS OF HOW THE PROPOSED DEVELOPMENT WILL RESPECT AND INCORPORATE THE IMPORTANT RESOURCES OF THE SITE AND BE COORDINATED WITH RESOURCES, OPEN SPACE/TRAIL CORRIDORS AND VIEWS ON SURROUNDING PROPERTIES.

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.

**SECONDARY CONSERVATION AREAS:**

WOODLANDS/TREE LINES	INCLUDED
SPECIMEN TREES (>18" DIA)	INCLUDED
SEASONAL HIGH WATERTABLE	INCLUDED
SCENIC VIEWS FROM INSIDE SITE	NOT APPLICABLE
RIDGE LINES	NOT APPLICABLE
SCENIC VIEWS FROM EXISTING STREETS AND TRAILS	NOT APPLICABLE

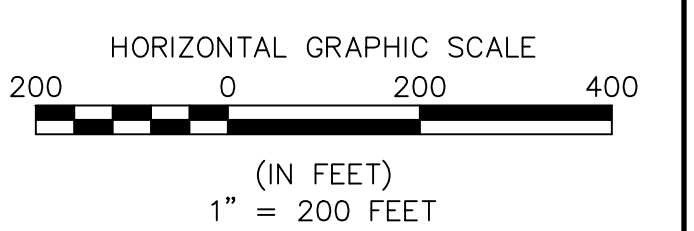
OVERALL TOTAL AREA 27.28 AC.

(1) SPECIMEN TREES (>18" DIA.) WERE SURVEYED AND ARE SHOWN IN LIMIT OF DISTURBANCE ONLY.  
(2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

DISTURBED TOTAL AREA 12.73 AC. (46.6%) (<50% ALLOWED)

**LEGEND**

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- EXISTING SETBACK LINE
- EXISTING SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING MAIL BOX
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING MANHOLE
- PRIMARY CONSERVATION AREAS
- SECONDARY CONSERVATION AREAS
- SPECIMEN TREE
- POTENTIAL DEVELOPMENT AREAS
- PRIMARY DISTURBED AREAS (PERMITTED)
- SECONDARY DISTURBED AREAS (PERMITTED)
- MINOR STREAM
- CONCRETE MONUMENT
- WETLANDS
- FLOODPLAIN (100 YEAR)
- POTENTIAL DEVELOPMENT AREA (BEFORE CONSERVATION DISTURBANCE)
- SEASONAL HIGH WATERTABLE
- OPEN SPACE
- LOCATION OF BUILDING SITES



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