



Natural Lands

Hildacy Preserve
1031 Palmers Mill Road
Media, PA 19063

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info@natlands.org
natlands.org

July 19, 2022

Westtown Township Board of Supervisors
C/O Jon Altshul
1039 Wilmington Pike
West Chester, PA 19380

Crebilly Farm Family Associates LP
C/O David Robinson
501 West Street Rd.
West Chester PA 19382

Dear Members of the Board of Supervisors and Crebilly Farm Family Associates, LP :

Natural Lands Trust, Inc. DBA Natural Lands is very pleased to submit this proposal for the acquisition of up to four (4) conservation easements on the Crebilly Farm Property in Westtown Township for your consideration. It is for:

Crebilly Farm Property
Corner of S. New Street and Rt 926 (Street Rd)
Westtown Township, Chester County, Pennsylvania
Some or parts of Tax Parcel #'s 67-4-29.3, 67-4-29, 67-4-134 and 67-4-29.2,
conservation easements covering approximately 104 acres

The following proposal is our initial outline of the important issues and objectives of the conservation easements followed by our standard "boilerplate" description of the technical and legal procedures necessary for an easement conveyance. Please feel free to contact us if it raises any questions or concerns.

The following summarizes our understanding of the scope of work:

1. Crebilly Farm Family Associates, LP intends to affect the sale up to four conservation easements on the Crebilly Farm Property.
2. The conservation easements will cover approximately 104 acres. High quality woodlands, steep slopes, and other sensitive environmental features of the Property will be designated as "Highest Protection Area" and will be limited to passive recreational and open space uses. Agricultural areas of the property will be designated as "Standard Protection Area" and will be limited to agriculture, forestry, and open space uses. Residential improvements and major agricultural buildings and structures will be confined to "Minimal Protection Area(s)." Attached to this proposal is more detailed "Summary of Restrictions" for each of the proposed easements.
3. Subdivision: once minor lot line revisions have been settled and the easement lots are established no further subdivision of the lots are allowed.

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PA: The official registration and financial information of Natural Lands Trust, Inc. may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement. NJ: Information filed with the Attorney General concerning this charitable solicitation and the percentage of contributions received by the charity during the last reporting period dedicated to the charitable purpose may be obtained from the Attorney General of the State of New Jersey by calling 973-504-6215 and is available on the internet at www.NJConsumerAffairs.gov. Registration with the Attorney General does not imply endorsement.



4. Natural Lands will be the primary easement holder with Chester County, Westtown Township, and possibly other grant funders, serving as beneficiaries. The beneficiaries' role will be largely passive, with Natural Lands having primary responsibility of review, approval, and monitoring of the restrictions. The beneficiaries will retain rights of prior consultation on easement amendments, transfers and subdivisions.
5. The value of the easements has been determined by an appraisal commissioned and paid for by Natural lands. The appraisal valued the easements on the Property at approximately \$42,000 per acre, for a total easement value of \$4,368,000. The total easement value, if different in acreage, will be adjusted when surveying is complete. A review of the first appraisal may be required by Chester County, assuming County grant funds are awarded, to validate the easement valuation of the first. The cost for a review of the appraisal, if needed, is estimated to be \$2,500.
6. The Westtown Township Board of Supervisors has entered into an Agreement of Sale for a fee simple purchase of 208 acres of adjacent farm land for use as public passive open space. The Township's fee simple purchase is contingent on the passage of an open space tax referendum pursuant to Act 153 of 1996 on the November 8, 2022 general election ballot by a majority of the Township electorate and the Township securing approximately 75% of the purchase price from county, state and federal grants, as well as private donations via earmarked donations to Natural lands.
7. The Westtown Township Board of Supervisors' approval and authorization of fund expenditure is required for all easements purchased with Westtown Township Open Space funds. Natural lands will present and recommend the proposed easements to the Westtown Township Board of Supervisors for acceptance of Westtown Township's Beneficiary role and authorization of the expenditure of funds.
8. Natural Lands has submitted an application for grant funds for the purchase of the conservation easements to the Chester County Preservation Partnership Grant Program for a Natural Areas Preservation Grant (grant application deadline was February 25, 2022). The Preservation Partnership Program offers a maximum award of 50% of appraised value. Natural Lands makes no guarantee that Chester County will award any or all of the grant funding requested in the application. Timing and amount of the grant award is at the sole discretion of the County Commissioners. The County Commissioners will award the grants in a public meeting after the application deadline, typically late spring or early summer.
9. The Westtown Township Board of Supervisors intends to pay for approximately 50% of the cost of the conservation easements, plus related expenses as outlined under the "Sources and Uses of Funds" section of this agreement, from the issuance of bonds secured by the new open space taxes, pursuant to the passage of the



November 8, 2022 open space tax referendum. The Agreement of Sale stipulates that Westtown Township must close on those bonds by or before April 12, 2023.

10. Settlement of the conservation easements shall not occur prior to the Township receiving the proceeds from the sale of the bonds as described in paragraph 9 of the Scope of Work.
11. The following due diligence is required for placing a conservation easement on the property: a survey, an appraisal (plus review of the appraisal, if requested by Chester County under a grant contract), a Phase One Environmental Hazards Assessment, baseline documentation report, and title insurance. Natural Lands will also incur staff, direct, and legal costs associated with the easement conveyance. Typical costs are outlined further below.
12. Natural Lands' costs and expenses will be paid for by Westtown Township, Chester County, and other grant funders. If for any reason the easement is not finalized, Natural Lands will bill Westtown Township for costs and expenses incurred to date.
13. The landowner and Westtown Township will be responsible for any legal, financial, or other advisory services they employ.
14. For the purposes of keeping costs reasonable, particularly in instances when multiple parties are involved in negotiations, Natural Lands requests to the degree possible, that the landowners and Township each assign a single advisor to represent their interests in their communications with Natural Lands.
15. A portion of the costs associated with the easement conveyance includes Natural Lands' request for funding for the perpetual monitoring of the easement(s) and any potential legal action required to defend the easement against violations. The requested contribution to the Board restricted reserve for conservation easements, paid for grant funders and which is explained more fully further below, will be \$15,000 for each of the four easements, a total of \$60,000.
16. The easement will require an additional **Conveyance Contribution**. Upon each Transfer of property, the Owners prior to Transfer must pay an amount equal to one percent (1%) of the purchase price. The Conveyance Contribution is intended to compensate Holder for its reasonable costs and expenses typically arising when conserved property changes ownership.
17. Enclosed is a draft summary of easement restrictions. Please let us know if we have properly understood your intentions or if we should address additional concerns.



SCOPE OF WORK FOR NATURAL LANDS IN THE EASEMENT CONVEYANCE

Seven work tasks are involved in conveying a conservation easement.

Task 1. Easement Acceptance by the Natural Lands Board of Trustees

Natural Lands Board of Trustees' approval is necessary for all easements accepted by Natural Lands. Natural Lands staff will present the proposed easement to our Conservation Programs Committee for review and recommendation to the Board of Trustees.

Task 2. Chester County Preservation Partnership Program Grant Request

Natural Lands staff will submit a grant request to Chester County for their grant program designed for acquisition of conservation easements on lands containing natural areas. This program is limited to 50% of the appraised value of the easement plus some transactional expenses. Natural Lands will be the named applicant. While we believe the County will make an award, there is no guarantee one will be forthcoming. Natural Lands will follow all Chester County guidelines for a successful award and reimbursement of expenses.

Task 3. Baseline Property Documentation

Natural Lands prepares and maintains a permanent file on each of its eased properties. The baseline documentation report will describe the property's features and resources as well as the conservation objectives of the easement, such as the protection of water resources, aquatic habitat, and scenic views. The baseline documentation will provide the basis for developing the conservation plan for the easement area (Task 4) and for monitoring the easement conditions in the future. The baseline documentation will be assembled in a report that will be provided to the landowner and Township before the conservation easement is signed. Natural Lands will ask the landowners to acknowledge the accuracy of the baseline documentation when the easement is signed. The baseline report includes the following:

1. *Conservation Plan* showing boundaries, improvements, streams, woodlands, and rights-of-way. The base map will be based on the survey and will be supplemented with information obtained from a site visit, aerial photography, and other maps and publications.
2. *Environmental conditions maps* showing site conditions including topography, steep slopes, floodplains, soils, wetlands, woodlands, and hedgerows. Information collected from our site visit will be used to supplement data from published sources, such as soil surveys or geographic information system (GIS) files.
3. *Plant Inventory* of habitat areas and plant communities.
4. *On-Site Photography* taken during site visits by Natural Lands.
5. *Aerial Photograph* obtained from existing photography sources.
6. *Improvements Inventory* of existing buildings and improvements and the tabulation of impervious coverage of structures that are limited by the conservation easement.



Easement Sign

Natural Lands and funders want to celebrate and recognize the conservation of your land at the completion of the easement. One of the ways we do that is to erect a permanent sign on the property recognizing that the land has been conserved and acknowledging those who made the easement possible.

During the baseline site visit, Natural Lands staff and the landowner will determine an appropriate location for the easement sign. After settlement, Natural Lands will be solely responsible for securing any and all required permits, installation of the sign, and maintenance of the sign in the future.

The sign will be double-sided and consistent in design with the attached example. The sign will consist of two parts:

- A larger top portion that is 25.5” wide x 28” tall and includes the phrase “Preserved Forever,” the Natural Lands logo, and the Natural Lands website address; and
- A smaller portion, which is 25.5” wide x 9” tall, will be placed below the larger sign and will acknowledge those entities that funded the purchase of the easement and the landowners’ names.

Task 4. Conservation Plan

During the preparation of the easement, Natural Lands will consult with the landowner to finalize the easement protection area boundaries on the ground. The boundaries for the property and protection areas will be surveyed and set with permanent monuments (where none exist) and with durable “witness” markers, such as steel fence posts or fiberglass posts. We may also use geographic positioning system technology (GPS) to record corner locations. The surveyor will also prepare a legal description of the easement area that will be attached as an exhibit to the easement.

Task 5. Conservation Easement

Natural Lands staff will prepare the first draft of the conservation easement documents. It will be important for the landowner and their attorney to review the draft so that all are comfortable with the restrictions. Natural Lands will be available to answer any questions and will be happy to go over the draft easement page by page if you wish. The easement will also need to be reviewed and approved by Westtown Township and Chester County.

Upon review and approval of the draft easement, Natural Lands staff will circulate a final draft for approval and signature. The final draft will show any revisions to the preliminary draft.

It will be necessary for the landowner to get the consent of any mortgage or lien holder to the conservation easement, prior to signing and recording the easement.



Natural Lands can provide the landowner with the form that would need to be signed by the mortgage holder. The mortgage holder will probably also ask to see a copy of the draft easement and the conservation plan for the property.

Payment of the Natural Lands' costs and expenses associated with the easement conveyance will be due a few weeks after signing of the easement, which will be subject to the timelines and conditions as outlined in paragraphs 9 and 10 of the Scope of Work. Natural Lands will submit an invoice to the Township at that time.

Task 6. Documentation in Support of Public Benefit

To qualify as a tax-deductible contribution and/or to justify the rationale for the expenditure of public funds, a conservation easement that is donated in whole or in part must meet the following requirements under Section 170(h) of the Internal Revenue Code: (1) it must be a qualified real property interest; (2) it must be given in perpetuity to a qualified organization; and (3) it must be exclusively for conservation purposes. To meet the third requirement, that the gift is for conservation purposes, the easement must accomplish at least one of the following:

1. **Public Recreation or Education** - preserve land areas for outdoor recreation by the general public or for the education of the general public;
2. **Protection of Habitat** - protect a significant, relatively natural habitat of fish, wildlife, or plants, or similar ecosystem;
3. **Preservation of Open Space** - preserve open space (including farmland and forest land) if such preservation is:
 - a. pursuant to a clearly delineated federal, state, or local governmental conservation policy, and will yield a significant public benefit, or
 - b. for the scenic enjoyment of the general public, and will yield a significant public benefit;
4. **Historical Preservation** - preserve a historically important land area or a certified historic structure.

The IRS regulations suggest the requirements an easement must meet to qualify in each of the above categories. For your property, we will focus upon the qualifications on the basis of (2) Protection of Habitat, and (3) Preservation of Open Space Pursuant to Governmental Policy. A description of the property's qualifications will be included in the baseline documentation report. Please bear in mind that while we can pose reasonable arguments in support of the conservation value of the easement, Natural Lands cannot guarantee that the environmental and open space values of the property will qualify as a tax-deductible contribution.

The documentation will also be used to establish the conservation objectives of the easement, such as the protection of scenic views, water resources and woodland habitat. The conservation objectives provide guidance for the interpretation of the



easement and the application of the restrictions and limitations in the easement to new or unforeseen circumstances. The conservation objectives will also describe the various benefits the easement will provide to the region and the citizens of Westtown Township, Chester County, and the Commonwealth of Pennsylvania.

Should the landowner consider a donation of value, as you may be aware, when the value of a donation to be claimed as a deduction exceeds \$5,000, the donor must obtain a qualified appraisal meeting federal tax requirements to justify the value of the gift. The appraisal must be prepared in accordance with the Uniform Standards of Professional Appraisal Practice and basic U.S. Treasury Department Regulations. To give you some guidance on the timing of the appraisal, it must be dated no earlier than 60 days prior to the date the easement is signed and no later than the due date of the income tax return on which a deduction for the gift is first claimed or reported.

The appraisals required for the Chester County Preservation Partnership Program and other funding programs are solely to determine the value of the *easement* to justify the grant request and award. These appraisals will not meet the IRS requirements for an appraisal to justify the value of the *gift* for the purpose of claiming a tax deduction. Under most circumstances, however, the appraiser who did the original appraisal can update that appraisal so that it meets the federal tax requirements. The landowner will incur an additional cost for this appraisal.

Natural Lands is required to acknowledge the receipt of the easement donation by signing IRS form 8283. Please note that form 8283 has instructions that require the landowner to attach specific documents required with the form. For example, you will be required to “identify the conservation purposes furthered by your donation.”

Natural Lands requires a copy of the IRS-compliant appraisal for our files and the appraiser’s signature on the form 8283, prior to signing the form. Please keep in mind that we require two weeks to return a signed IRS form 8283. While the values claimed for the easement gift are a matter between the donor of the easement, the appraiser, and the IRS, Natural Lands cannot support a tax deduction that could threaten our credibility as a 501(c)(3) organization. Natural Lands may request additional documentation for the values claimed before signing form 8283. Natural Lands will not knowingly participate in a project if it has significant concerns about the tax deduction.

Task 7. Settlement and Reimbursement

After completion of the above tasks, Natural Lands will assemble, arrange, and organize final documents for easement conveyance, payment, and reimbursement. This will include:

- Title report and preliminary settlement sheet
- Environmental Assessment
- Final survey
- Property resource management plan



- Completed Baseline Documentation
- Completed Easement Document for Signatures
- Easement Sign Permission Letter
- Scheduling of settlement
- Invoice of Natural Lands' costs and expenses

Post Settlement:

- Natural Lands will record the easement at the Chester County Recorder of Deeds
- A recorded copy of the easement shall be provided to the landowners, Westtown Township, and Chester County.

WORKING ARRANGEMENTS AND COSTS

Natural Lands is a nonprofit conservation organization chartered as a public charity under section 501(c)(3) of the Internal Revenue Code. We have a strong interest in working closely with municipalities, private landowners and other organizations where our involvement will facilitate a responsible approach to land use and conservation. To continue our work, we must be reimbursed for our staff time and the costs for the preparation and conveyance of a conservation easement.

1. Natural Lands Staff Costs and Expenses

Natural Lands staff services include the administration, coordination, document preparation, and mapping for the easement transaction as well as direct out-of-pocket expenses such as reproduction, postage, travel and recording fees. We expect our total staff costs for the entire project to be \$20,000. We will only charge for our actual costs. Should our costs be less than the above estimate, it will be reflected in our final invoice.

2. Appraisals

An appraisal by a state-qualified, general appraiser was commissioned by Westtown Township and Natural Lands to establish the value of the easement. The appraisal was prepared by a Pennsylvania State Certified General Appraiser. The cost was paid for by Natural Lands. A professional review of this appraisal, if required by Chester County under its grant conditions, is estimated to cost \$2,500. If the landowner intends to take a tax deduction, an additional appraisal will be required to establish a donated value, and the landowner will be responsible for the cost of that appraisal.

3. Title Report and Insurance

A title report and title insurance are important to verify the ownership of the property and the existence of any liens, judgments, rights of way, or other easements on the property. The cost for the title report, with associated title insurance, is set by law and is based on the purchase price of the easement. Assuming a purchase price of \$4,368,000 for the easement, the title insurance would be approximately \$16,000.

4. Natural Lands Legal Fees

Every easement involves Natural Lands' attorney for the review of the conservation easement and any suggested changes that may be made by the landowners' attorney.



We expect legal fees to be less than \$4,000, provided no unusual issues are encountered. Please note that legal fees incurred on the landowners' behalf are not part of this proposal and are solely their responsibility.

5. Surveying Fees

Conservation easements that are purchased with public funds require an up-to-date legal description of the conservation easement area. It is important that we enter into the easement with knowledge of the property boundaries, and assurance that neighbors have not encroached upon the conservation easement area. The survey will also delineate the internal legal lines of the easement area (Highest, Standard and Minimal Protection Areas). The cost of a survey varies with the size and configuration of the specific property. Natural Lands' experience suggests a survey will be less than \$15,000. While Natural Lands can pay for a survey during easement conveyance, we cannot pay for any costs associated with subdivision or lot line changes. The Crebilly Farm Family Associates and Westtown Township will be jointly responsible of any and all engineering, permitting, and fees associated with a subdivision, as stipulated in the Agreement of Sale for the fee simple purchase of 208 acres of adjacent farm land.

6. Environmental Hazards Assessment

Natural Lands understands the Crebilly Farm Family Associates have an up to date Environmental Hazards Assessment that does not identify any Recognized Environmental Hazards nor recommend any additional action. Natural Lands requests a copy of the report for our files.

7. Resource Management Plan

Because the easement area is not in row crops or pasture but rather hayfields/meadow there is no need to have a Resource Management Plan completed for the agricultural and forestry uses on the Property at this time. Should row crops and/or pasture, or timber harvest, be envisioned after easement signing a Resource Management Plan in compliance with PA Code Chapters 102 and 91 regulations and approved by a Natural Resources Conservation Service (NRCS) certified plan writer will be required.

8. Stewardship Fund

Natural Lands requests funding for all conservation easements for the following purposes:

- Annual monitoring and inspection of the easement area
- Review and approval of plans and additional improvements
- Ongoing interpretation of easement restrictions
- Legal enforcement of easement provisions, should that be necessary

The funds will be placed in a Board restricted reserve that will help provide an annual source of income to cover Natural Lands' perpetual responsibilities. The amount of the stewardship fund is based on the size of the property, the specific restrictions and reserved rights of the easement, and the anticipated costs to administer, monitor, interpret, and enforce the easement over time. For each easement, we request \$15,000 or \$60,000 total. This general level of funding is essential if Natural Lands is to continue



to accept easements. The IRS regulations state that a donee of conservation easements “must...have the resources to enforce the restrictions” of the easements.

**Estimated
Crebilly
Sources and uses of Funds
1/26/2022**

Summary of Estimated Costs:

Natural Lands Professional Staff Time & Direct Costs	\$20,000
Appraisal and appraisal review	\$6,000
Title Report and Title Insurance	\$16,000
Natural Lands Legal Fees	\$4,000
Survey	\$15,000
Phase I Environmental Assessment	\$0
Stewardship Fund Endowment	\$60,000
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SUBTOTAL	\$121,000
Easement Purchase Price	\$4,368,000
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ESTIMATED TOTAL	\$4,489,000

This estimate will increase if unusual issues are encountered or significant revisions require additional review.

Sources and Uses of Funds:

Westtown	Acquisition	\$2,184,000
Westtown	Transactional Expenses, including 50% of survey	\$ 102,750
MarshallReynolds	Appraisal and review	\$ 6,000
Mars foundation	Staff time	\$ 5,000
Chester County	Acquisition (Est, pending)	\$2,184,000
Crebilly Family Farm Associates	50% of survey	\$7,500
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	TOTAL	\$4,489,000

Contractual Agreement

This letter outlines the work to be completed by Natural Lands for the conveyance of a conservation easement on the Crebilly Farm Family Associates’, Crebilly Farm Property. We will bill Westtown Township for the above costs after settlement of the conservation easements pursuant to the conditions and timelines stipulate in paragraphs 9 and 10 of the Scope of Work.



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If problems or complications arise that change the scope of the work and affect our costs, we will contact Westtown Township for further authorization. Should our costs be less than the above estimates, it will be reflected in our invoices. Upon your request, we can periodically inform you of our projected bill based on the actual time and expenses incurred. *If for any reason the easement is not completed, Westtown Township will reimburse Natural Lands for its costs and expenses to date, including the cost of its consultants and advisors.* If these financial terms create any problems, please contact us as soon as possible.

If this letter is acceptable as a contractual agreement, we request your acknowledgement by signing in the space provided below. Natural Lands is prepared to begin work on the easement in earnest upon receipt of one signed copy of this letter. Assuming receipt of this proposal within a few weeks our expectation, given multiple parties to this transaction and the volume of tasks to be completed, is a likely settlement spring 2023.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Jack Stefferud
Senior Director of Land Protection
Natural Lands
(484) 368-9961
JStefferud@natlands.org

[SIGNATURES ON FOLLOWING PAGE]



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Accepted by:

Crebilly Farm Family Associates, L.P.

By: James K. Robinson III
Name: James K. Robinson III
Title: General Partner

Date: 9/16/22

By: David M. Robinson
Name: David M. Robinson
Title: General Partner

Date: 9/16/2022

On behalf of Westtown Township:
Scott E. Yew
Name: Scott E. Yew
Title: Chair

Date: 8/15/2022

Summary of Conservation Restrictions for the Crebilly Farm Property
Crebilly Easement
Westtown Township, Chester County, PA
+/- 25 Acres

April 25, 2022

This Summary is not a substitute for the full Conservation Easement, which shall contain more detailed standards for the restrictions set forth below, as well as fully defined important terms, review and approval procedures, enforcement rights and responsibilities, and conservation objectives, among other items.

Outline of Intentions

The overall goal of the Crebilly conservation easement on the Crebilly Farm Property is to generally restrict the property to the current use as a rural residential lot. Once established the tax parcel will not be further subdivided, though an allowance will be made for lot line revisions. The property will be limited to a single dwelling.

Within the property three “protection areas” will be designated with differing levels of use restrictions as outlined below. Sensitive environmental resources such as steep slopes, woodlands, and streams/wetlands will be generally left in their natural state and designated as Highest Protection Area (HPA). The fields will be designated as Standard Protection Area (SPA) and may be farmed or pastured according to a Resource Management Plan and some, mostly small agricultural, improvements will be allowed (such as run-in sheds). A building envelope or Minimal Protection Area (MPA) will surround the existing structures and contain the fewest use restrictions of the three areas.

Conservation Goals:

The conservation easement (and Resource Management Plan, if any) shall have the following goals:

Steep Slopes: To minimize run-off, erosion, and the resulting sedimentation of streams. The restrictions will promote the retention of vegetative cover, particularly woodland vegetation that provides the greatest opportunities for infiltration of precipitation.

Wetlands: To protect and enhance the quality of the surface waters, streams, springs, wetlands, shallow water table soils, and groundwater on and in the vicinity of the Property. The easement restrictions are intended to prevent degradation of water resources by maintaining a riparian forest buffer, retaining permanent vegetative cover, and minimizing stormwater run-off. They will also provide habitat conditions favorable to native aquatic species.

Woodlands: To sustain biodiversity and protect habitat rather than support commercial timber production. The easement restrictions will help to perpetuate and foster the growth of a healthy (mature, mixed age), native forest, composed of canopy and understory trees, shrubs, and associated herbaceous species and organic material of the forest floor that together provide optimum habitat conditions for native species of birds and wildlife.

Agricultural/Field Areas: To preserve soil resources, protect water resources, and to maintain scenic views. The restrictions will promote healthy soil for sustainable agricultural use.

Building Envelope: To control density and intensity of use.

Summary of Restrictions:

1. Permitted anywhere on the property:

- Removal of hazardous trees and non-native invasive plant species
- Planting of native trees and shrubs

Prohibited on the property:

- Planting of invasive species
- Tillage of soil on steep slopes
- Timber harvest
- Sod farming or any agricultural activity that causes the removal of soil, other than incidental erosion, with the harvest of crops is prohibited.
- Subdivision, except to correct a survey overlap or make a minor lot line change or as permitted below
- All uses and activities detrimental to long term ecosystem health, except as permitted under 2-4 below.

2. Area HPA - The most important natural areas, including the woodlands and riparian corridor. The restrictions are designed to protect these natural resources and ensure the long term health of its denizens.

Activity Permitted as a Matter of Right

- Non-commercial, passive recreation such as hiking, cross country skiing, hunting, and fishing.
- The Highest Protection Area will remain undisturbed and unimproved. Existing Improvements may be repaired or maintained in their existing locations. Construction of fences, signs, habitat improvement devices, and trails
- Use of fertilizers, herbicides, and pesticides are permitted, except substances used in wet areas must be approved for aquatic use.
- Cutting of dead and downed native trees for landowner use.

Activity Permitted Subject to Review

- Expansion or relocation of *existing* improvements

3. **Area SPA** – Includes agricultural fields and open lands. This is the "working landscape" traditional to rural areas and restrictions are designed to limit overuse.

Activity Permitted as a Matter of Right

- All activities permitted as a matter of right within the Area HPA.
- Construction of run-in sheds, irrigation facilities, and watering and feeding stations for livestock, except impervious surface coverage may not exceed 800 square feet per roofed structure and 1,600 square feet total and 20' in height. Run in sheds are not permitted within 100 feet of streams or wetlands.
- The existing driveway may be maintained and replaced in its entirety but may not be expanded.
- Installation of utility facilities (such as wells, water lines), electric transmission lines, and telecommunication facilities serving structures permitted in Area SPA.
- Construction of fences, gates, and habitat improvement devices.
- Tillage not to exceed 20,000 square feet, except as permitted by a Resource Management Plan (soil conservation plan) written and implemented to employ Management Practices (such as crop rotation, contour strips, waterways, or sod skips, etc.) to conform to Pennsylvania's Clean Streams Laws
- Grazing not to exceed one animal unit of livestock per 2 acres of fenced pasture, except as permitted by a Resource Management Plan (one animal unit = 1000 pounds of live weight) and approved by the Easement Holder

Activity Permitted Subject to Review

- Expansion or relocation of existing improvements
- Construction of farm lanes, erosion control structures
- Improvements other than fences, signs, trails and habitat improvement devices within 100 feet of streams or wetlands
- Installation of utility, erosion control, and stormwater facilities to serve improvements permitted within Area MPA (Building Envelope).
- Construction or repair of permitted improvements higher than 20 feet.
- Installation of utility and irrigation facilities
- Grazing exceeding one animal unit of livestock per 2.0 acres of fenced pasture, in accordance with a Resource Management Plan written by a certified resource professional with the plan implemented to maintain continuous vegetative cover employing Best Management Practices (such as paddock rotation, confinement, etc.) to conform to Pennsylvania's Streams Laws.

4. **Area MPA** – Includes building envelopes and estate areas as shown. This is where most activity and building would concentrate. The restrictions are designed to prevent uses and buildings in this area from negatively affecting other areas.

Activities Permitted as a Matter of Right

- All activities permitted as a matter of right within Areas HPA and SPA.
- Existing residential and agricultural improvements and/or facilities may be maintained, repaired, and/or replaced within Area MPA.
- New Residential or Agricultural improvements and/or expanding existing Residential or Agricultural improvements, but not to exceed 7,500 square feet of roofed area per improvement and not more than 35' in height. A single "Main House" residence can exist.
- An accessory residence is allowed in the main house (this allows for a main house with in-law suite) or within or attached to a garage, barn or similar.
- Construction of accessory residential improvements such as pool, tennis court or similar
- Installation of utility facilities
- Driveways are permitted
- All erosion control, stormwater and sewage improvements related to improvements in the MPA must be located in the MPA.
- Vegetation removal for permitted construction or for the installation and maintenance of residential landscaping

Activities Permitted Subject to Review

- Improvements higher than 35 feet

*A **Resource Management Plan** is a plan describing practices and methods to be implemented for a particular land use or activity. The plan must be authored or reviewed and approved by a qualified professional (e.g., Soil Conservation District, Bureau of Forestry, Chester County Conservation District), incorporate Best Management Practices and comply with applicable portions of Pennsylvania law as stated herein. A Resource Management Plan must be updated whenever a change in use of the property is anticipated, for example, a plan written for grazing horses would require supplementation to accommodate grazing hogs or other animals with a greater potential for adverse effects on natural resources.*

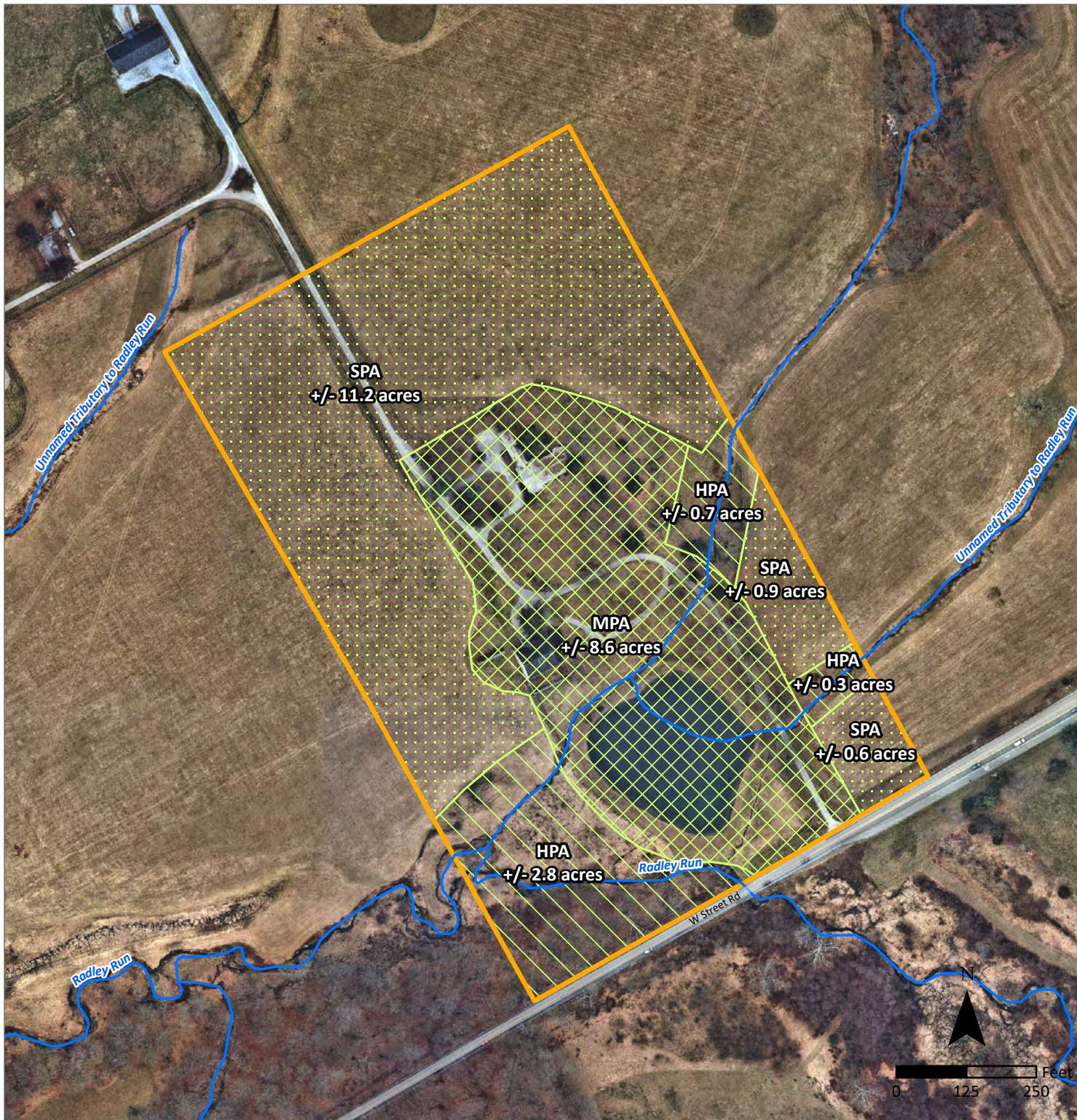
***Best Management Practices** are Practices and standards recommended by the Natural Resources Conservation Service of the U.S. Department of Agriculture, U.S. Forest Service of the Department of the Interior, or a comparable State or County agency to assure the compliance of farming or forestry with environmental laws and policies, such as the Clean Water Act, and to provide additional benefits such as habitat protection. Best Management Practices will undergo revision over time to accommodate changes in technology, environmental conditions, climate, or economic circumstances. Best Management Practices for individual landowners are based on site specific conditions and landowner objectives, such as raising livestock, producing forage crops, growing Christmas trees, or clear cutting timber. Best Management Practices for exotic animals, non-traditional crops, or wildlife enhancement may require the expertise of non-governmental organizations, such as The Nature Conservancy or the National Zoological Society.*

Draft Conservation Plan

CREBILLY FARM/ROBINSON PROPERTY

Tax ID: p/o 67-4-29

Westtown Township, Chester County, PA





 Crebilly Lot (+/- 25 acres)

 Waterways

Protection Areas

 Highest Protection Area

 Minimal Protection Area

 Standard Protection Area



1031 Palmers Mill Road, Media, PA 19063
610-353-5587 | natlands.org

1. Parcels, waterways, and roadways from Chester County.
2. Protection areas from Natural Lands.

Compiled By: MEB 04/08/2022

Disclaimer: This map is not a survey. The information imparted with this map is meant to assist Natural Lands Trust, Inc., describe the placement of certain retained, reserved, or excluded rights and to calculate acreage figures. Property boundaries, while approximate, were established using the best available information, which may have included: surveys, tax maps, field mapping using G.P.S., and/or orthophotos. Natural Lands Trust, Inc., makes no representation as to the accuracy of said property lines (or any other lines), and no liability is assumed by reason of reliance hereon. Use of this map for other than its intended purpose requires the written consent of Natural Lands Trust, Inc.

Summary of Conservation Restrictions for the Crebilly Farm Property
Equestrian Lot Easement
Westtown Township, Chester County, PA
+/- 25 Acres

April 25, 2022

This Summary is not a substitute for the full Conservation Easement, which shall contain more detailed standards for the restrictions set forth below, as well as fully defined important terms, review and approval procedures, enforcement rights and responsibilities, and conservation objectives, among other items.

Outline of Intentions

The overall goal of the Equestrian Lot conservation easement on the Crebilly Farm Property is to generally restrict the property to the current use as a rural residential lot. The existing tax parcel will not be further subdivided, though an allowance will be made for lot line revisions.

Within the property three “protection areas” will be designated with differing levels of use restrictions as outlined below. Sensitive environmental resources such as steep slopes, woodlands, and streams/wetlands will be generally left in their natural state and designated as Highest Protection Area (HPA). The fields will be designated as Standard Protection Area (SPA) and may be farmed or pastured according to a Resource Management Plan and some, mostly small agricultural, improvements will be allowed (such as run-in sheds). A building envelope or Minimal Protection Area (MPA) will surround the existing structures and contain the fewest use restrictions of the three areas.

Conservation Goals:

The conservation easement (and Resource Management Plan, if any) shall have the following goals:

Steep Slopes: To minimize run-off, erosion, and the resulting sedimentation of streams. The restrictions will promote the retention of vegetative cover, particularly woodland vegetation that provides the greatest opportunities for infiltration of precipitation.

Wetlands: To protect and enhance the quality of the surface waters, streams, springs, wetlands, shallow water table soils, and groundwater on and in the vicinity of the Property. The easement restrictions are intended to prevent degradation of water resources by maintaining a riparian forest buffer, retaining permanent vegetative cover, and minimizing stormwater run-off. They will also provide habitat conditions favorable to native aquatic species.

Woodlands: To sustain biodiversity and protect habitat rather than support commercial timber production. The easement restrictions will help to perpetuate and foster the growth of a healthy (mature, mixed age), native forest, composed of canopy and understory trees, shrubs, and associated herbaceous species and organic material of the forest floor that together provide optimum habitat conditions for native species of birds and wildlife.

Agricultural/Field Areas: To preserve soil resources, protect water resources, and to maintain scenic views. The restrictions will promote healthy soil for sustainable agricultural use.

Building Envelope: To control density and intensity of use.

Summary of Restrictions:

1. Permitted anywhere on the property:

- Removal of hazardous trees and non-native invasive plant species
- Planting of native trees and shrubs

Prohibited on the property:

- Planting of invasive species
- Tillage of soil on steep slopes
- Sod farming or any agricultural activity that causes the removal of soil, other than incidental erosion, with the harvest of crops is prohibited.
- Subdivision, except to correct a survey overlap or make a minor lot line change or as permitted below
- All uses and activities detrimental to long-term ecosystem health, except as permitted under 2-4 below.

2. Area HPA – The most important natural areas, including the riparian corridor. Restrictions are designed to protect these natural resources and ensure the long-term health of its denizens.

Activity Permitted as a Matter of Right

- Non-commercial, passive recreation such as hiking, cross country skiing, hunting, and fishing.
- The Highest Protection Area will remain undisturbed and unimproved. Existing Improvements may be repaired or maintained in their existing locations.
- Construction of fences, signs, habitat improvement devices, and trails
- Use of fertilizers, herbicides, and pesticides are permitted, except substances used in wet areas must be approved for aquatic use.
- Cutting of dead and downed native trees for landowner use.

Activity Permitted Subject to Review

- Expansion or relocation of *existing* improvements
- A single stream crossing may be constructed, limited to 35' in width.

3. **Area SPA** – Includes agricultural fields and open lands. This is the "working landscape" traditional to rural areas and restrictions are designed to limit overuse.

Activity Permitted as a Matter of Right

- All activities permitted as a matter of right within the Area HPA.
- Construction of run-in sheds, irrigation facilities, and watering and feeding stations for livestock, except impervious surface coverage may not exceed 800 square feet per roofed structure and 1,600 square feet total and 20 feet in height. Run in sheds are not permitted within 100 feet of streams or wetlands.
- The existing driveway may be maintained and replaced in its entirety but may not be expanded.
- An additional driveway may be constructed from South New Street to access the MPA.
- An additional driveway, west of the existing outdoor riding ring, may be constructed to access the adjacent "Field" lot.
- Installation of utility facilities (such as wells, water lines), electric transmission lines, and telecommunication facilities serving structures permitted in Area SPA.
- Construction of fences, gates, and habitat improvement devices.
- Tillage not to exceed 20,000 square feet, except as permitted by a Resource Management Plan (soil conservation plan) written and implemented to employ Management Practices (such as crop rotation, contour strips, waterways, or sod skips, etc.) to conform to Pennsylvania's Clean Streams Laws
- Grazing not to exceed one animal unit of livestock per 2 acres of fenced pasture, except as permitted by a Resource Management Plan (one animal unit = 1000 pounds of live weight) and approved by the Easement Holder

Activity Permitted Subject to Review

- Expansion or relocation of existing improvements
- Construction of farm lanes, erosion control structures
- Improvements other than fences, signs, trails and habitat improvement devices within 100 feet of streams or wetlands
- Installation of utility, erosion control and stormwater facilities to serve improvements permitted within Area MPA (Building Envelope).
- Construction or repair of permitted improvements higher than 20 feet.
- Installation of utility and irrigation facilities
- Grazing exceeding one animal unit of livestock per 2.0 acres of fenced pasture, in accordance with a Resource Management Plan written by a certified resource professional with the plan implemented to maintain continuous vegetative cover employing Best Management Practices (such as paddock rotation, confinement, etc.) to conform to Pennsylvania's Streams Laws.

4. **Area MPA** – Includes building envelopes and estate areas as shown. This is where most activity and building would concentrate. The restrictions are designed to prevent uses and buildings in this area from negatively affecting other areas. MPA 2 may be moved to the expansion area if and after all structures and impervious surface coverage has been removed.

Activities Permitted as a Matter of Right

- All activities permitted as a matter of right within Areas HPA and SPA.
- Existing residential and agricultural improvements and/or facilities may be maintained, repaired, and/or replaced within Area MPA.
- Driveways are permitted
- Except for a single indoor riding ring not greater than 22,000 square feet. new Residential or Agricultural improvements and/or expanding existing Residential or Agricultural improvements, but not to exceed 7,500 square feet of roofed area per improvement and not more than 35 feet in height.
- A single “Main House” residence can exist.
- An accessory residence is allowed in the main house (this allows for a main house with in-law suite) or within or attached to a garage, barn or similar.
- Construction of accessory residential improvements such as pool, tennis court or similar
- Installation of utility facilities
- All erosion control, stormwater and sewage improvements related to improvements in the MPA must be located in the MPA.
- Vegetation removal for permitted construction or for the installation and maintenance of residential landscaping

Activities Permitted Subject to Review

- Improvements higher than 35 feet
- Removal of structures and paving and all other impervious surface coverage returning the area to farmland, pasture or meadow to accommodate switching the MPA 2 area to the expansion area with MPA 2 becoming SPA.

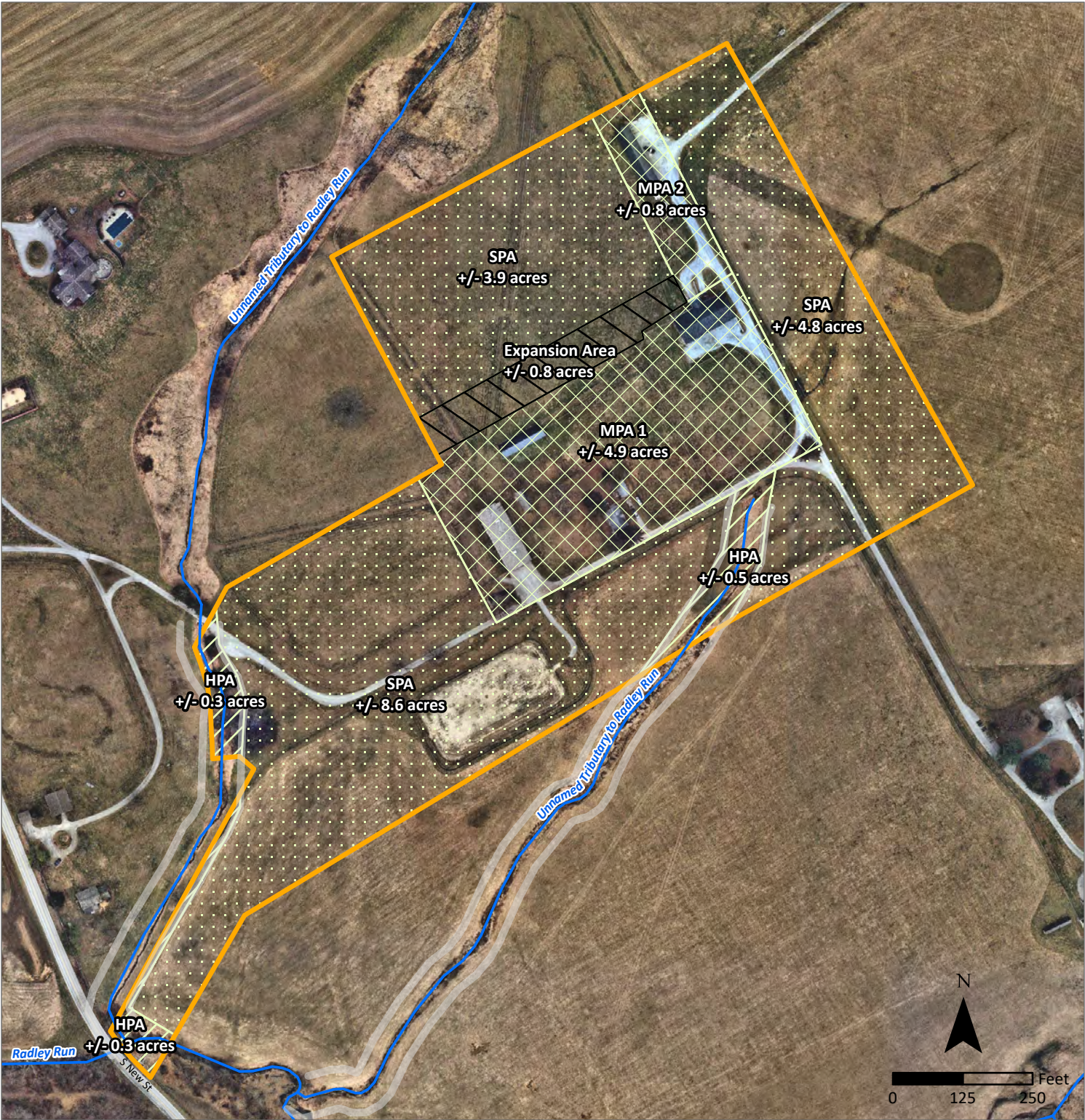
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site specific conditions and landowner objectives, such as raising livestock, producing forage crops, growing Christmas trees, or clear cutting timber. Best Management Practices for exotic animals, non-traditional crops, or wildlife enhancement may require the expertise of non-governmental organizations, such as The Nature Conservancy or the National Zoological Society.

Draft Conservation Plan

CREBILLY FARM/ROBINSON PROPERTY
 Tax ID: p/o 67-4-29.3 and p/o 67-4-29.2
 Westtown Township, Chester County, PA



- Waterways
- Equestrian Lot (+/- 25 acres)
- Protection Areas
- Expansion Area
- Highest Protection Areas
- Minimal Protection Areas
- Standard Protection Areas

Natural Lands
 1031 Palmers Mill Road, Media, PA 19063
 610-353-5587 | natlands.org

1. Parcels, waterways, and roadways from Chester County.
2. Protection areas from Natural Lands. HPAs are approximately 35 feet from the stream on both sides.

Compiled By: MEB 05/11/2022

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Summary of Conservation Restrictions for the Crebilly Farm Property Field Lot Easement

Westtown Township, Chester County, PA
+/- 38.5 Acres

April 25, 2022

This Summary is not a substitute for the full Conservation Easement, which shall contain more detailed standards for the restrictions set forth below, as well as fully defined important terms, review and approval procedures, enforcement rights and responsibilities, and conservation objectives, among other items.

Outline of Intentions

The overall goal of the Field Lot conservation easement on the Crebilly Farm Property is to generally restrict the property to a rural residential lot. Once established the tax parcel will not be further subdivided, though an allowance will be made for lot line revisions.

Within the property three “protection areas” will be designated with differing levels of use restrictions as outlined below. Sensitive environmental resources such as steep slopes, woodlands, and streams/wetlands will be generally left in their natural state and designated as Highest Protection Area (HPA). The fields will be designated as Standard Protection Area (SPA) and may be farmed or pastured according to a Resource Management Plan and some, mostly small agricultural, improvements will be allowed (such as run-in sheds). A building envelope or Minimal Protection Area (MPA) 2 acres in size will be permitted to be established by the future landowner within the SPA. The MPA will be the site of the planned structures (residence, barn, etc.) and contain the fewest use restrictions of the three areas.

Conservation Goals:

The conservation easement (and Resource Management Plan, if any) shall have the following goals:

Steep Slopes: To minimize run-off, erosion, and the resulting sedimentation of streams. The restrictions will promote the retention of vegetative cover, particularly woodland vegetation that provides the greatest opportunities for infiltration of precipitation.

Wetlands: To protect and enhance the quality of the surface waters, streams, springs, wetlands, shallow water table soils, and groundwater on and in the vicinity of the Property. The easement restrictions are intended to prevent degradation of water resources by maintaining a riparian forest buffer, retaining permanent vegetative cover, and minimizing stormwater run-off. They will also provide habitat conditions favorable to native aquatic species.

Woodlands: To sustain biodiversity and protect habitat rather than support commercial timber production. The easement restrictions will help to perpetuate and foster the growth of a healthy (mature, mixed age), native forest, composed of canopy and understory trees, shrubs, and associated herbaceous species and organic material of the forest floor that together provide optimum habitat conditions for native species of birds and wildlife.

Agricultural/Field Areas: To preserve soil resources, protect water resources, and to maintain scenic views. The restrictions will promote healthy soil for sustainable agricultural use.

Building Envelope: To control density and intensity of use

Summary of Restrictions:

1. Permitted anywhere on the property:

- Removal of hazardous trees and non-native invasive plant species
- Planting of native trees and shrubs

Prohibited on the property:

- Planting of invasive species
- Tillage of soil on steep slopes
- Timber harvest
- Sod farming or any agricultural activity that causes the removal of soil, other than incidental erosion, with the harvest of crops is prohibited.
- Subdivision, except to correct a survey overlap or make a minor lot line change or as permitted below
- All uses and activities detrimental to long-term ecosystem health, except as permitted under 2-4 below.

2. Area HPA – The most important natural areas including, woodlands, wetlands, streams, and steep slopes. Restrictions are designed to protect these natural resources and ensure the long-term health of its denizens.

Activity Permitted as a Matter of Right

- Non-commercial, passive recreation such as hiking, cross country skiing, hunting, and fishing.
- The Highest Protection Area will remain undisturbed and unimproved. Existing Improvements may be repaired or maintained in their existing locations. .
- Construction of fences, signs, habitat improvement devices, and trails
- Use of fertilizers, herbicides, and pesticides are permitted, except substances used in wet areas must be approved for aquatic use.
- Cutting of dead and downed native trees for landowner use.

Activity Permitted Subject to Review

- Construction of a single driveway from S. New Street to access the MPA to be located within the SPA.
- Construction of a single driveway from the adjacent "Equestrian Lot" to access the MPA to be located within the SPA
- Expansion or relocation of *existing* improvements
- Utility and access improvements if there is no other feasible location

3. **Area SPA** – Includes agricultural fields and open lands. This is the "working landscape" traditional to rural areas and restrictions are designed to limit overuse.

Activity Permitted as a Matter of Right

- All activities permitted as a matter of right within the Area HPA.
- Construction of run-in sheds, irrigation facilities, and watering and feeding stations for livestock, except impervious surface coverage may not exceed 800 square feet per roofed structure, 1,600 square feet total and 20' in height. Run-in sheds are not permitted within 100 feet of streams or wetlands.
- Installation of utility facilities (such as wells, water lines), electric transmission lines, and telecommunication facilities serving structures permitted in Area SPA.
- Construction of fences, gates, and habitat improvement devices.
- Tillage not to exceed 20,000 square feet, except as permitted by a Resource Management Plan (soil conservation plan) written and implemented to employ Management Practices (such as crop rotation, contour strips, waterways, or sod skips, etc.) to conform to Pennsylvania's Clean Streams Laws
- Grazing not to exceed one animal unit of livestock per 2 acres of fenced pasture, except as permitted by a Resource Management Plan (one animal unit = 1000 pounds of live weight) and approved by the Easement Holder

Activity Permitted Subject to Review

- Expansion or relocation of existing improvements
- Construction of farm lanes, erosion control structures
- Construction of a driveway to access the MPA
- Improvements other than fences, signs, trails and habitat improvement devices within 100 feet of streams or wetlands
- Installation of utility erosion control and stormwater facilities to serve improvements permitted within Area MPA (Building Envelope).
- Construction or repair of permitted improvements higher than 20 feet.
- Installation of utility and irrigation facilities
- Grazing exceeding one animal unit of livestock per 2.0 acres of fenced pasture, in accordance with a Resource Management Plan written by a certified resource professional with the plan implemented to maintain continuous vegetative cover employing Best Management Practices (such as paddock rotation, confinement, etc.) to conform to Pennsylvania's Streams Laws.

4. **Area MPA** – 3 acres in size, to be established within the SPA at a later date, will include the future estate area. This is where most activity and building would concentrate. The restrictions are designed to prevent uses and buildings in this area from negatively affecting other areas.

Activities Permitted as a Matter of Right

- All activities permitted as a matter of right within Areas HPA and SPA.
- New Residential or Agricultural improvements, but not to exceed 7,500 square feet of roofed area per improvement.
- A single “Main House” residence can exist.
- An accessory residence is allowed in the main house (this allows for a main house with in-law suite) or within or attached to a garage, barn or similar.
- Construction of accessory residential improvements such as pool, tennis court or similar
- Constructions of a driveway to access permitted structures
- Installation of utility facilities
- All erosion control, stormwater and sewage improvements related to improvements in the MPA must be located in the MPA.
- Vegetation removal for permitted construction or for the installation and maintenance of residential landscaping

Activities Permitted Subject to Review

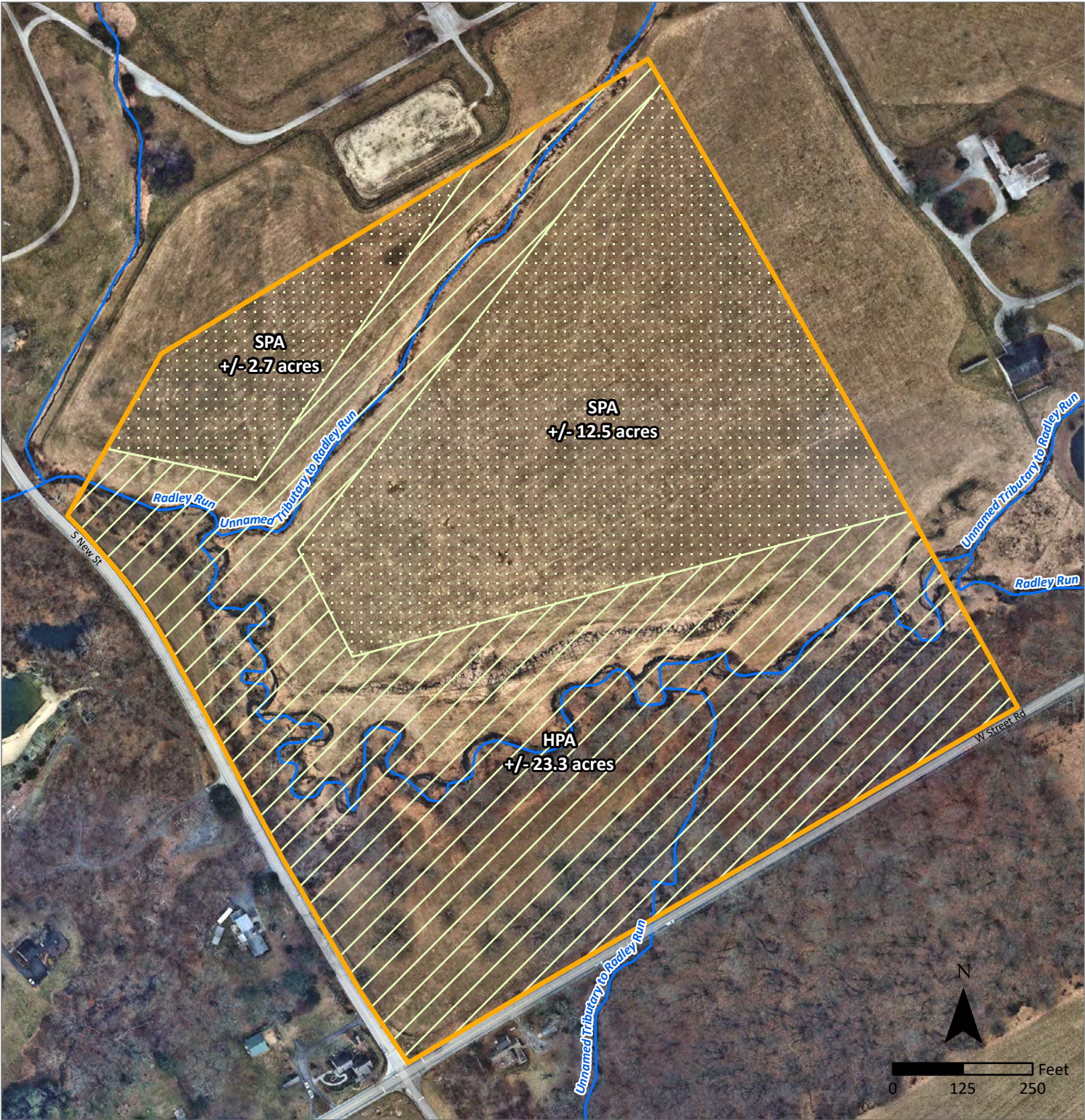
- Improvements higher than 35 feet


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Draft Conservation Plan

CREBILLY FARM/ROBINSON PROPERTY
Tax ID: p/o 67-4-29.3
Westtown Township, Chester County, PA




 Field Lot (+/- 38.5 acres)

 Waterways

Protection Areas

 Highest Protection Area

 Standard Protection Areas

Note: 2 acre MPA to be determined.



1031 Palmers Mill Road, Media, PA 19063
610-353-5587 | natlands.org

- 1. Parcels, waterways, and roadways from Chester County.
- 2. Protection areas from Natural Lands.

Compiled By: MEB 04/06/2022

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Summary of Conservation Restrictions for the Crebilly Farm Property
Homestead Lot Easement
Westtown Township, Chester County, PA
+/- 15.8 Acres

April 25, 2022

This Summary is not a substitute for the full Conservation Easement, which shall contain more detailed standards for the restrictions set forth below, as well as fully defined important terms, review and approval procedures, enforcement rights and responsibilities, and conservation objectives, among other items.

Outline of Intentions

The overall goal of the Homestead Lot conservation easement on the Crebilly Farm Property is to generally restrict the property to the current use as a rural residential lot. The existing tax parcel will not be further subdivided, though an allowance will be made for lot line revisions. The property will be limited to a single dwelling.

Within the property three “protection areas” will be designated with differing levels of use restrictions as outlined below. Sensitive environmental resources such as steep slopes, woodlands, and streams/wetlands will be generally left in their natural state and designated as Highest Protection Area (HPA). The fields will be designated as Standard Protection Area (SPA) and may be farmed or pastured according to a Resource Management Plan and some, mostly small agricultural, improvements will be allowed (such as run-in sheds). A building envelope or Minimal Protection Area (MPA) will surround the existing structures and contain the fewest use restrictions of the three areas.

Conservation Goals:

The conservation easement (and Resource Management Plan, if any) shall have the following goals:

Steep Slopes: To minimize run-off, erosion, and the resulting sedimentation of streams. The restrictions will promote the retention of vegetative cover, particularly woodland vegetation that provides the greatest opportunities for infiltration of precipitation.

Wetlands: To protect and enhance the quality of the surface waters, streams, springs, wetlands, shallow water table soils, and groundwater on and in the vicinity of the Property. The easement restrictions are intended to prevent degradation of water resources by maintaining a riparian forest buffer, retaining permanent vegetative cover, and minimizing stormwater run-off. They will also provide habitat conditions favorable to native aquatic species.

Woodlands: To sustain biodiversity and protect habitat rather than support commercial timber production. The easement restrictions will help to perpetuate and foster the growth of a healthy (mature, mixed age), native forest, composed of canopy and understory trees, shrubs, and associated herbaceous species and organic material of the forest floor that together provide optimum habitat conditions for native species of birds and wildlife.

Agricultural/Field Areas: To preserve soil resources, protect water resources, and to maintain scenic views. The restrictions will promote healthy soil for sustainable agricultural use.

Building Envelope: To control density and intensity of use.

Summary of Restrictions:

1. Permitted anywhere on the property:

- Removal of hazardous trees and non-native invasive plant species
- Planting of native trees and shrubs

Prohibited on the property:

- Planting of invasive species
- Tillage of soil on steep slopes
- Sod farming or any agricultural activity that causes the removal of soil, other than incidental erosion, with the harvest of crops is prohibited.
- Subdivision, except to correct a survey overlap or make a minor lot line change or as permitted below
- All uses and activities detrimental to long-term ecosystem health, except as permitted under 2-4 below.

2. Area HPA – The most important natural areas, including the riparian corridor. Restrictions are designed to protect these natural resources and ensure the long-term health of its denizens.

Activity Permitted as a Matter of Right

- Non-commercial, passive recreation such as hiking, cross country skiing, hunting, and fishing.
- The Highest Protection Area will remain undisturbed and unimproved. Existing Improvements may be repaired or maintained in their existing locations..
- Construction of fences, signs, habitat improvement devices, and trails
- Use of fertilizers, herbicides, and pesticides are permitted, except substances used in wet areas must be approved for aquatic use.
- Cutting of dead and downed native trees for landowner use.

Activity Permitted Subject to Review

- Expansion or relocation of *existing* improvements
- A single stream crossing, which may also be used for livestock watering, may be constructed, limited to 35' in width.

3. **Area SPA** – Includes agricultural fields and open lands. This is the "working landscape" traditional to rural areas and restrictions are designed to limit overuse.

Activity Permitted as a Matter of Right

- All activities permitted as a matter of right within the Area HPA.
- Construction of run-in sheds, irrigation facilities, and watering and feeding stations for livestock, except impervious surface coverage may not exceed 800 square feet per roofed structure and 1,600 square feet total and 20 feet in height. Run in sheds are not permitted within 100 feet of streams or wetlands.
- The existing driveway may be maintained and replaced in its entirety and may be shortened to provide a single entrance to the lot from South New Street.
- Installation of utility facilities (such as wells, water lines), electric transmission lines, and telecommunication facilities serving structures permitted in Area SPA.
- Construction of fences, gates, and habitat improvement devices.
- Tillage not to exceed 20,000 square feet, except as permitted by a Resource Management Plan (soil conservation plan) written and implemented to employ Management Practices (such as crop rotation, contour strips, waterways, or sod skips, etc.) to conform to Pennsylvania's Clean Streams Laws
- Grazing not to exceed one animal unit of livestock per 2 acres of fenced pasture, except as permitted by a Resource Management Plan (one animal unit = 1000 pounds of live weight) and approved by the Easement Holder

Activity Permitted Subject to Review

- Expansion or relocation of existing improvements
- A new barn may be constructed utilizing the existing barn foundation which may not be expanded
- Construction of farm lanes, erosion control structures
- Improvements other than fences, signs, trails and habitat improvement devices within 100 feet of streams or wetlands
- Installation of utility, erosion control and stormwater facilities to serve improvements permitted within Area MPA (Building Envelope).
- Construction or repair of permitted improvements higher than 20 feet.
- Installation of utility and irrigation facilities
- Grazing exceeding one animal unit of livestock per 2.0 acres of fenced pasture, in accordance with a Resource Management Plan written by a certified resource professional with the plan implemented to maintain continuous vegetative cover employing Best Management Practices (such as paddock rotation, confinement, etc.) to conform to Pennsylvania's Streams Laws.

4. **Area MPA** – Includes building envelopes and estate areas as shown. This is where most activity and building would concentrate. The restrictions are designed to prevent uses and buildings in this area from negatively affecting other areas.

Activities Permitted as a Matter of Right

- All activities permitted as a matter of right within Areas HPA and SPA.
- Existing residential and agricultural improvements and/or facilities may be maintained, repaired, and/or replaced within Area MPA.
- New Residential or Agricultural improvements and/or expanding existing Residential or Agricultural improvements, but not to exceed 7,500 square feet of roofed area per improvement and not more than 35 feet in height.
- A single “Main House” residence can exist.
- An accessory residence is allowed in the main house (this allows for a main house with in-law suite) or within or attached to a garage, barn or similar.
- Construction of accessory residential improvements such as pool, tennis court or similar
- Driveways are permitted
- Installation of utility facilities
- All erosion control, stormwater and sewage improvements related to improvements in the MPA must be located in the MPA.
- Vegetation removal for permitted construction or for the installation and maintenance of residential landscaping

Activities Permitted Subject to Review

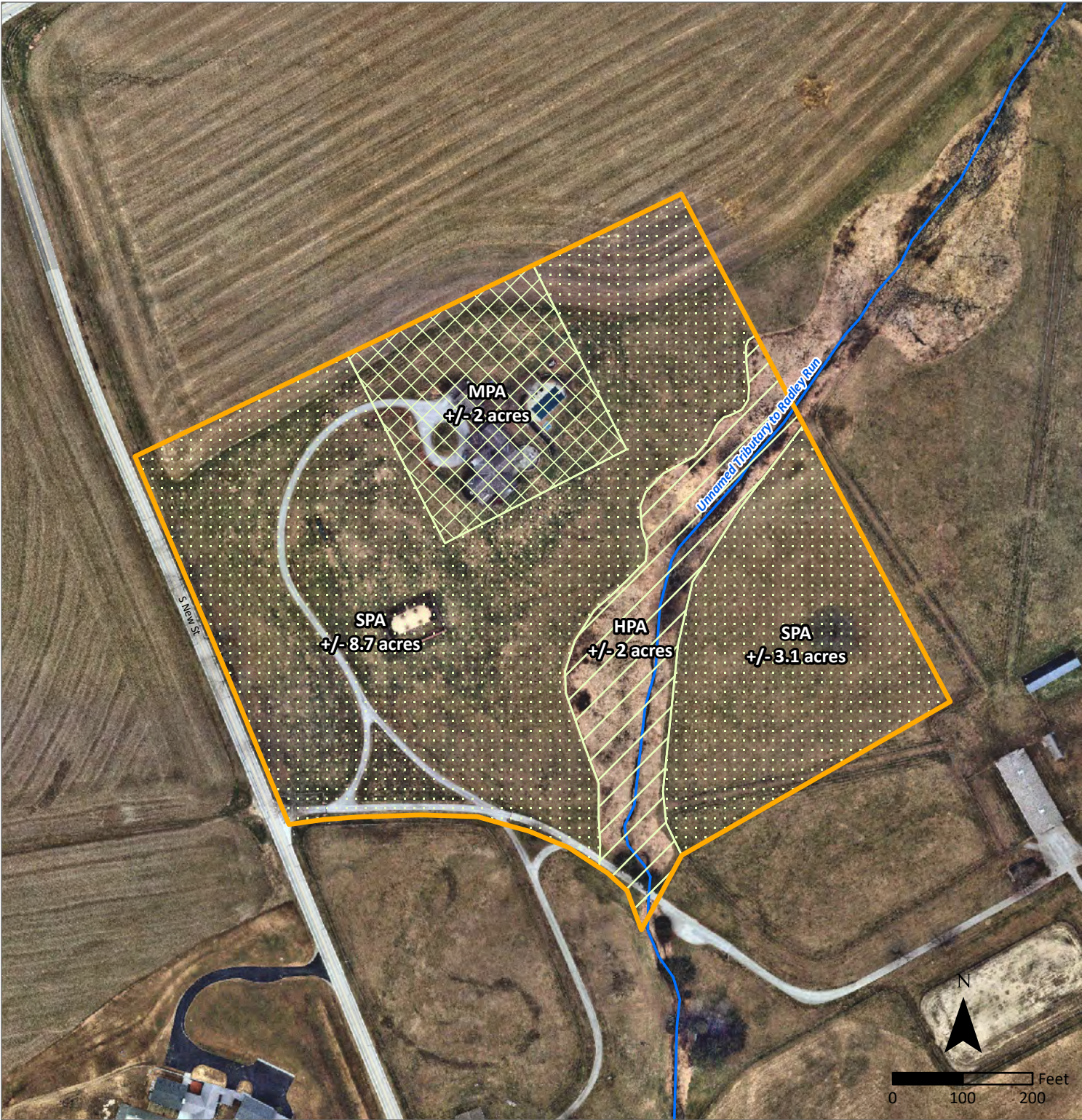
- Improvements higher than 35 feet

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Draft Conservation Plan

CREBILLY FARM/ROBINSON PROPERTY
Tax ID: 67-4-134
Westtown Township, Chester County, PA



- Waterways
- Homestead Lot (+/- 15.8 acres)
- Protection Areas
 - Highest Protection Area
 - Minimal Protection Area
 - Standard Protection Area

Natural Lands
1031 Palmers Mill Road, Media, PA 19063
610-353-5587 | natlands.org

1. Parcels, waterways, and roadways from Chester County.
2. Protection areas from Natural Lands.

Compiled By: MEB 04/08/2022

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Conservation Easement Sign

