



West Bradford Township's "To do" Packet

Part 2 of 3



BRANDYWINE
CONSERVANCY



This project was made possible by a generous grant from the William Penn Foundation. Additional funding was provided by Chester County and the Pennsylvania Department of Conservation and Natural Resources.

BCG Partnership – The Enablers

Funders

- This project was made possible by a generous grant from the William Penn Foundation
- Pennsylvania Department of Conservation and Natural Resources
- Chester County Planning Commission
- The Chichester duPont Foundation
- The Marmot Foundation
- The George and Miriam Martin Foundation supported greenway-related projects in Pennsbury, Birmingham and Chadds Ford Townships.

Planning team

- Brandywine Conservancy
- Chester County Planning Commission
- Delaware County Planning Department

Greenway Liaisons by Municipality

• Birmingham Township	John Conklin
• Caln Township	Greg Prowant
• Chadds Ford Township	Deborah Reardon
	Kathleen Goodier
• City of Coatesville	Stephen Cane
• Downingtown Borough	Millie Byerly
• East Bradford Township	Mandie Cantlin
	Maria Kenny
	Mike Colley
	Nancy Danks
• East Brandywine Township	Michael Wagoner
	Sandy Moser
• East Caln Township	Barb Kelly
• East Fallowfield Township	Vince Lyons
• Honey Brook Borough	Mark Lucas
• Honey Brook Township	Toni Antonini

- Modena Borough Ted Reed
- Newlin Township Bob Shippee
- Pennsbury Township Kathy Howley
Michael Lane
- Pocopson Township Mike McGann
Ricki Stumpo
- South Coatesville Borough Renee Carey
- Uwchlan Township Tara Caputo
- Upper Uwchlan Township Joe Stoyack
Kevin Kerr
Sally Winterton
- Valley Township Karen Chandler
- Wallace Township Tish Molloy
- West Bradford Township Terry Gallagher
Tommy Ryan
- West Brandywine Township Bob Schini
John Cassels
- West Caln Township Gary Dunlap
- West Nantmeal Township Susan Ward

Agency representatives

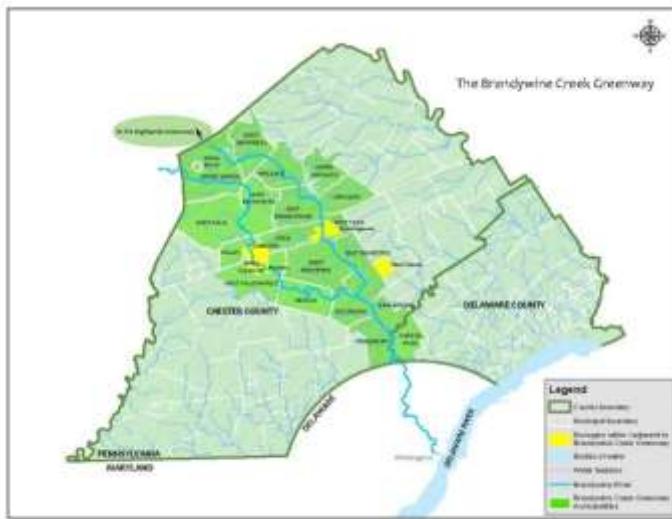
- DCNR Cindy Dunlap
Jeff Knowles
Drew Gilchrist
- Chester County Jake Michael
Carol Stauffer
Karen Marshall

- Brandywine Conservancy

Sheila Fleming
Wes Horner
Meredith Mayer
Tony Robalik
John Snook
John Theilacker

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Introduction



The Strategic Action Plan for the Brandywine Creek Greenway consists of three distinct and separate documents:

1. Part 1 of 3 (Strategies) provides organizational strategies and broad natural and cultural resource conservation strategies that are relevant to all twenty-four greenway municipalities.
2. Part 2 of 3 (Municipal “To Do” Packets) consists of 24 chapters with each containing information unique to a single greenway municipality. The focus of this document is on clearly-defined recreation, transportation, and green corridor initiatives.
3. Part 3 of 3 (Tool Kit) provides a suite of conservation tools and resource maps that are intended to provide guidance for greenway municipalities according to their unique circumstances and priorities.

This “To Do” Packet (Part 2 of 3) is unique to your municipality. The focus of this document is on recreation and alternative transportation priorities and conservation corridors (along creeks and streams) that were identified as important resources in your municipality during one of four regional workshops. The maps and project portfolios included in this document are the first step in project development and they illustrate how smaller municipal projects are a critical part of a much larger planned regional network of open space, recreation, and transportation alternatives. All of the documents in this packet are intended as supporting/background information to be included with grant proposals.

Greenway Functions Checklist

The greenway functions checklist was completed by a representative of your municipality during a public workshop. The checklist identifies those greenway functions that are perceived as the most important functions of the greenway in your municipality. A greenway can mean different things to each municipality, and the purpose of the checklist is to remind municipalities of how they view the greenway as it functions in their municipality.

Concept Map

The first version of this map was published in the Concept Plan for the Brandywine Creek Greenway in June, 2012, and was later modified in the April, 2013 Addendum to the Concept Plan to add eight west branch municipalities into the study area. The Concept Map was created by those who represented their municipalities in a series of four regional workshops. The current map incorporates corrections and minor modifications requested during meetings with individual municipalities after the Addendum was finalized. The map is a reminder of the broader vision for the greenway, and is used as the basis for the much more detailed Recreation and Alternative Transportation Priorities map, described below.

Recreation and Alternative Transportation Priorities Map

This map closely resembles the land links (planned trails) illustrated on the Concept Map but with greater accuracy. The data for the map was assembled from information shown on 24 municipal Project Portfolio maps (minus green corridors or conservation corridors). The trails as shown are **conceptual only**. Further study will be necessary to determine the exact location and alignment of each trail. The map provides some context for municipalities as they begin to identify neighbors and potential partners for building new trails and enhancing existing bike routes.

Project Portfolio Map and Project Descriptions

Each shown on the Recreation map is identified and illustrated in further detail on the Project Portfolio map that was created for your municipality. Trail and alternative transportation projects are further described in separate project description sheets that highlight the project name, key partners, project focus and location, accomplishments to date, and next steps. In all planned trail projects, the recommended next step is to prepare a feasibility study that would explore existing and alternative routes. Refer to the Tool Kit (Part 3 of 3) for information on sources of funding for trails and alternative transportation projects.

Regional Trail Priorities Map

Other key partners in the greenway may also take the lead on regional trail or bicycle route projects that will involve your municipality. Those key partners include Chester County, Delaware County, PA DCNR, and the Brandywine Conservancy. Those regional trail priorities are identified and illustrated on the Regional Trail Priorities map, and descriptions of projects relevant to your municipality are included.

Natural Resource Protection Ordinance Review

The final section of the Packet provides a review by the Chester County Planning Commission of your municipality's current resource protection standards as contained in your municipal ordinances. The Brandywine Conservancy provided a review of Chadds Ford Township ordinances (Delaware County). The review covers provisions for steep slopes, woodlands, wetlands, riparian buffers, and floodplains. Depending upon the current level of resource protection, the review also provides recommendations for updating your municipality's resource protection standards.

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Brandywine Creek Greenway

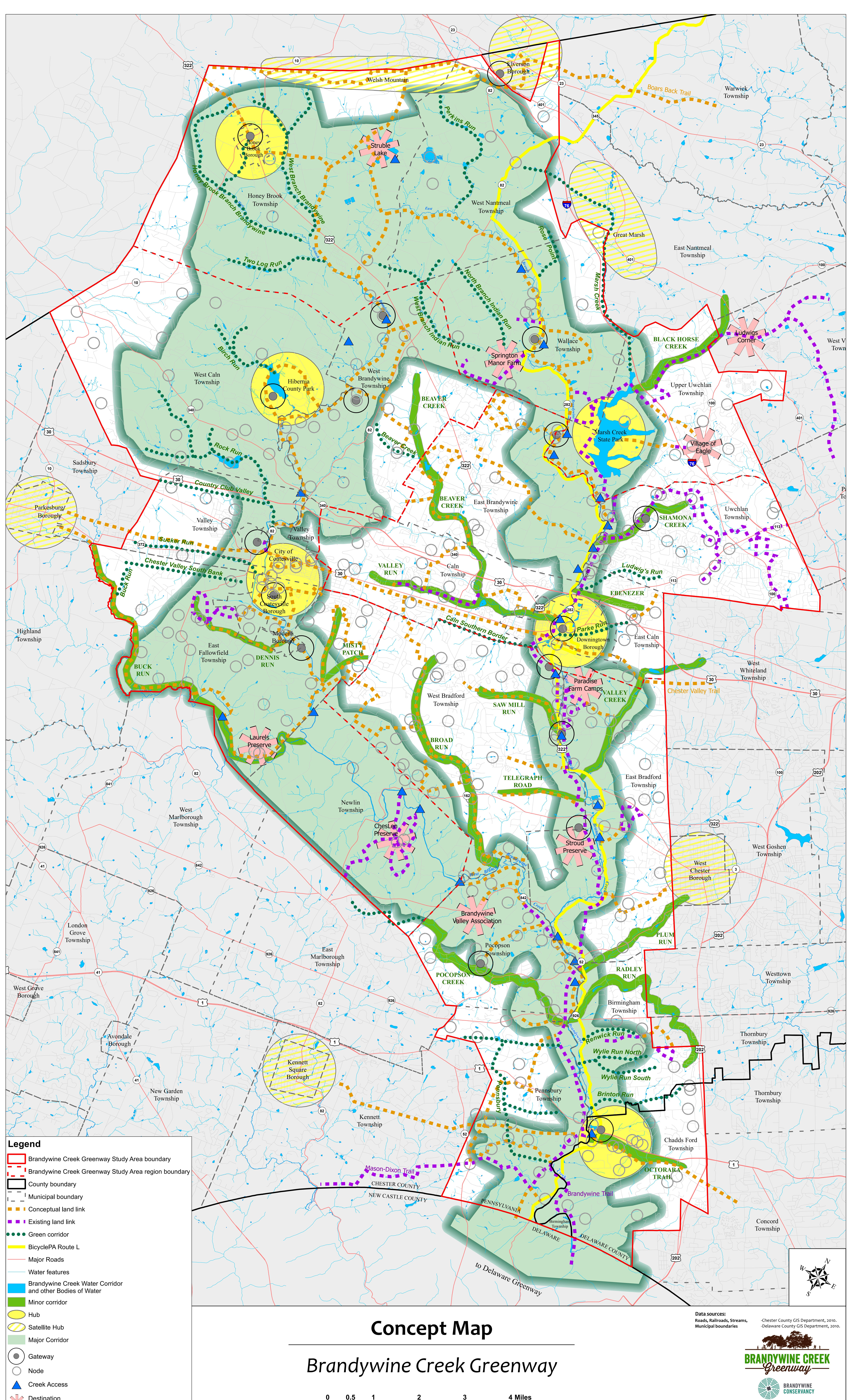
Functions Checklist

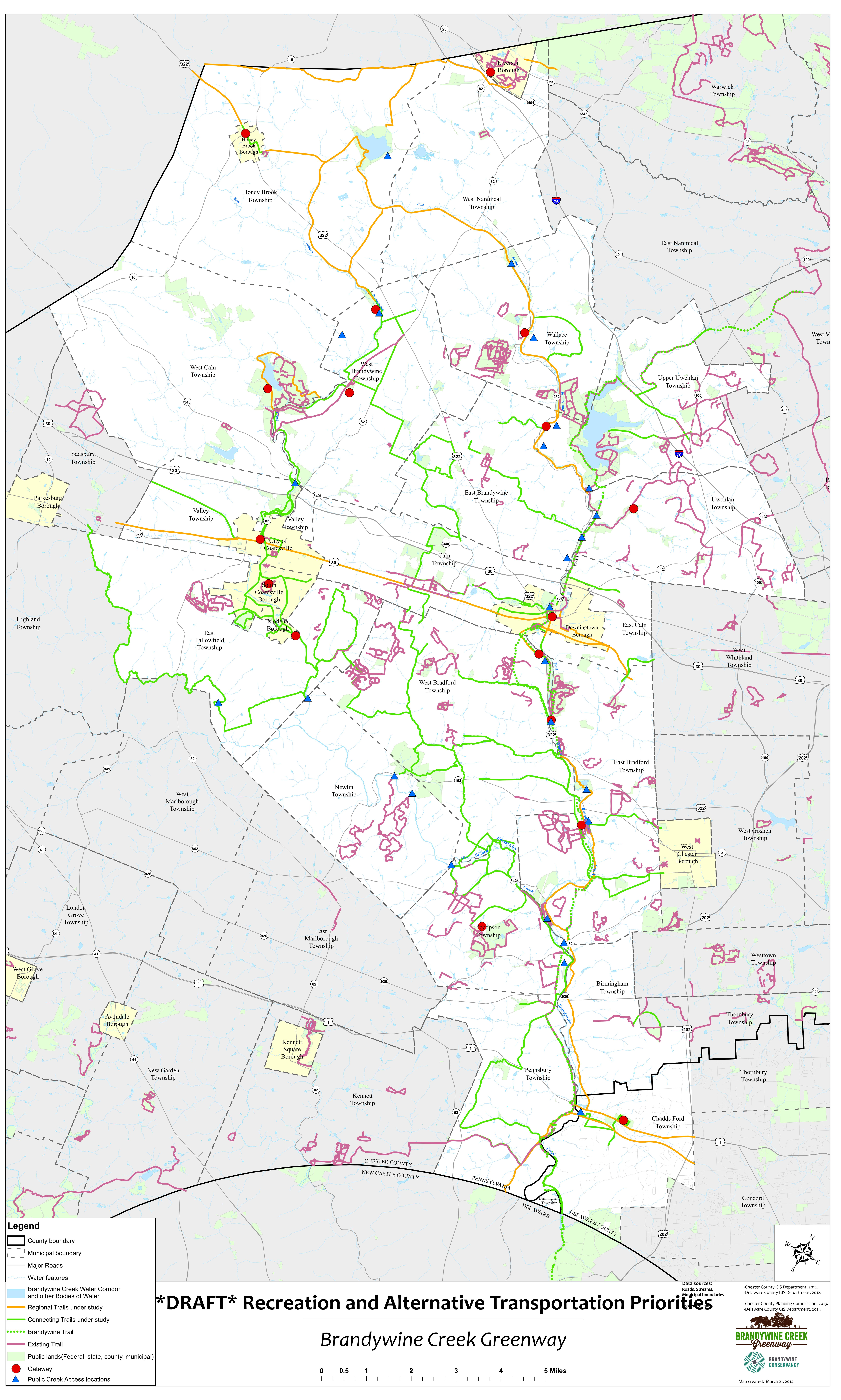
For: West Bradford Township

Greenway Theme Maps	Possible Greenway Functions	Check <input checked="" type="checkbox"/> Top 6
Natural Features	Preserve vital plant and animal habitat corridors such as riparian buffers, wetlands, and woodlands	✓
	Enhance water quality in the Brandywine and its tributaries	✓
	Improve air quality in developed areas	
	Control and/or mitigate flooding in flood-prone areas	✓
Open Space and Rec.	Manage economic opportunities to boost local economy	
	Promote recreation and public use of municipal-, county-, and state-owned open space	✓
	Foster outdoor education and school access to open space	
	Provide transportation alternatives for walking, bicycle, and equestrian	✓
Cultural Features	Buffer the Brandywine valley from new development	
	Preserve productive agricultural lands	✓
	Protect state- and municipally-designated scenic resources	
	Preserve nationally and municipally-designated historic structures and districts	

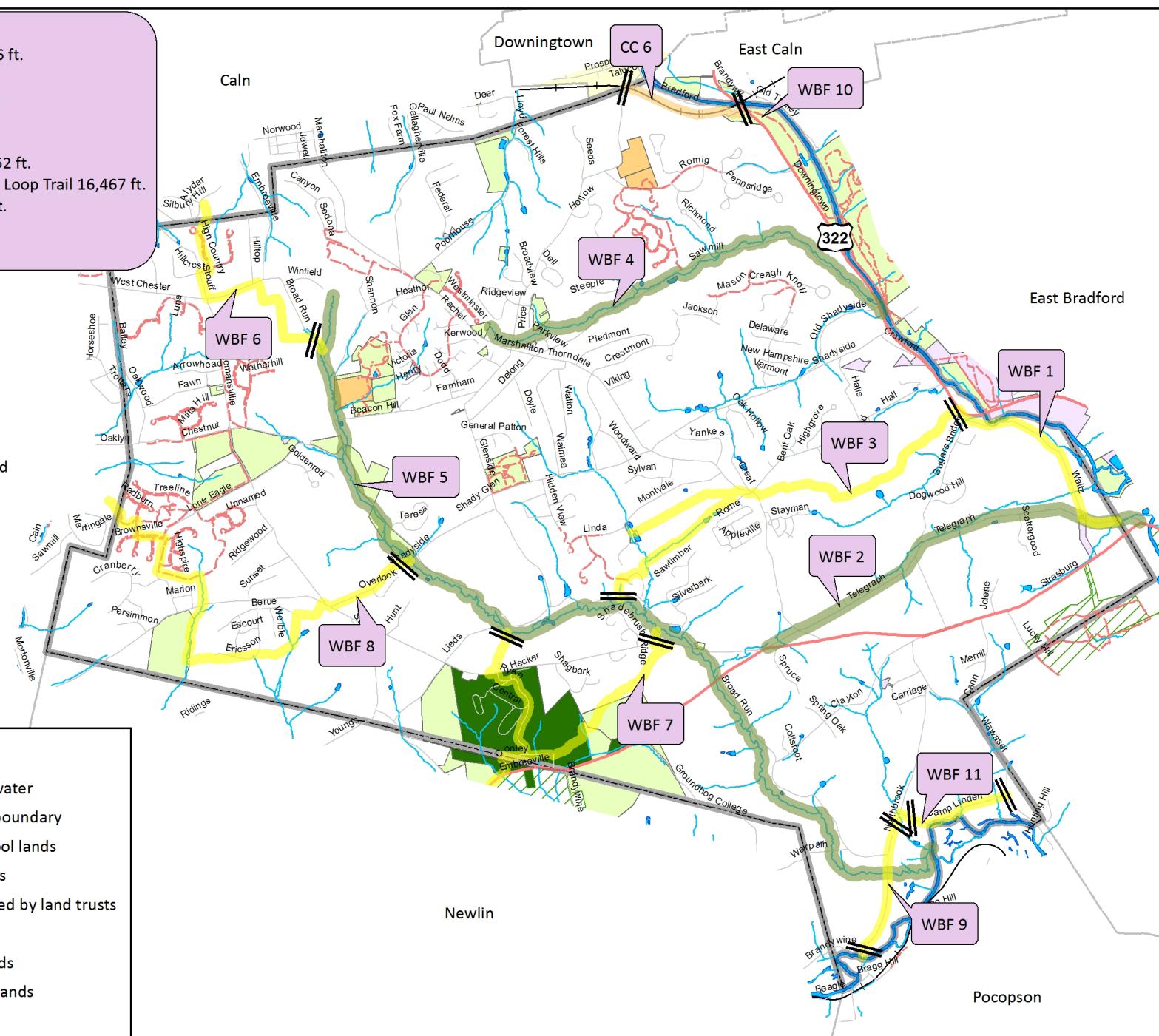
Note:

- Top six functions to be prioritized by each participating municipality





WBF 1: East Branch Brandywine Trail 6,797 ft.
 WBF 2: Telegraph Road Minor Corridor 12,796 ft.
 WBF 3: Orchard Loop Trail 17,207 ft.
 WBF 4: Sawmill Run Minor Corridor 15,044 ft.
 WBF 5: Broad Run Minor Corridor 33,167 ft.
 WBF 6: Sycamore Loop Trail 4,935 ft.
 WBF 7: Tattersall/Embreeville Loop Trail 13,752 ft.
 WBF 8: Romansville/Lone Eagle/Stock Grange Loop Trail 16,467 ft.
 WBF 9: Broad Run to Northbrook Link 4,506 ft.
 WBF 10: Brandywine Meadows Gateway
 WBF 11: Camp Linden Loop Trail 3,361 ft.





West Bradford Township

Project WBF 1

Project Name

East Branch Brandywine Trail

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, Martin Foundation, private landowners

Project Focus and Location

To permanently protect the Brandywine Trail as a historic public footpath from Stroud Preserve to Route 322.

- Negotiate and record trail easements with landowners
- Implement improvements such as fencing, bridges, signage as required
- Promote the trail for public use
- Short term need

Accomplishments to Date

- The trail is already in existence on private property and along public roads
- Portions along private property are not open to the public
- Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan
- Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Next Steps

- Feasibility Study to determine alignment options and costs
- Work with landowners to dedicate trail easements to West Bradford Township
- 3 years to complete feasibility study
- 6 years to implement



West Bradford Township

Project WBF 2

Project Name

Telegraph Road Minor Corridor

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, private landowners, PennDOT

Project Focus and Location

To promote conservation and recreation for pedestrians and cyclists along Telegraph Road and to provide a connection to the Brandywine Trail.

- Encourage reforestation of open areas not used for agriculture
- Promote best land management practices
- Implement a share the road trail for pedestrians and cyclists
- Provide directional and interpretive signage for users
- Long term need

Accomplishments to Date

- Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan
- Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Next Steps

- Mobility study to determine signage and safety needs
- Secure funding
- 3 years to complete study and implement improvements



West Bradford Township

Project WBF 3

Project Name

Orchard Loop Trail

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, private landowners, PennDOT

Project Focus and Location

To provide a pedestrian connection to the Brandywine Trail from residential areas located in the center of the Township.

- Prepare a feasibility study for a pedestrian footpath
- Negotiate trail easements with landowners, HOAs and developers
- Provide directional and interpretive signage for users
- Provide public parking facilities and signage at a trailhead
- Long term need

Accomplishments to Date

Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan

Next Steps

- Secure funding
- Conduct a feasibility study
- Design and engineering
- 6 years to complete



West Bradford Township

Project WBF 4

Project Name

Sawmill Run Minor Corridor

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, private landowners, PennDOT

Project Focus and Location

To promote conservation and recreation for pedestrians and cyclists along Sawmill Road/Sawmill Run. Provide a connection from the Township preserve at Price Lane to the Harmony Hill Gateway on Shadyside Road.

- Implement a share the road trail for pedestrians and cyclists
- Connect residential areas in the north-central region of the Township to the Brandywine Trail
- Promote preservation of woodlands and best management practices
- Provide directional and interpretive signage for users
- Provide public parking facilities and signage at trailhead
- Long term need

Accomplishments to Date

- Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan
- Much of the surrounding land is owned by HOA- trail easements in place

Next Steps

- Secure funding
- Conduct a mobility study
- Design and engineering
- 3 years to complete



West Bradford Township

Project WBF 5

Project Name

Broad Run Minor Corridor

Key Partners

Chester County Planning Commission, land trusts, DCNR, private landowners

Project Focus and Location

To promote conservation and provide recreation for pedestrians and cyclists along Broad Run Road. Create a greenway that will provide recreational opportunities for residential areas in the west of the Township.

- Portions to be share the road trail and portions off-road easements for pedestrians and cyclists
- Promote conservation easements, reforestation and riparian buffers
- Provide directional and interpretive signage for users
- Provide public parking facilities and signage at various trailheads
- Provide viewing areas and fishing access in the township park
- Short term need

Accomplishments to Date

Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan

Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Next Steps

- Secure funding
- Conduct a feasibility study
- Design and engineering
- 6 years to complete



West Bradford Township

Project WBF 6

Project Name

Sycamore Loop Trail

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, private landowners, PennDOT

Project Focus and Location

To provide a pedestrian and bicycle connection to the Broad Run Minor Corridor from residential areas located in northwest corner of the Township and Caln Township.

- Portions to be off-road multi-use trails and portions to be sidewalks along public roads
- Long term need
- Future connection to the Chester Valley Trail

Accomplishments to Date

Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan

Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Next Steps

- Secure funding
- Conduct a feasibility study
- Negotiate trail easements if applicable
- Design and engineering
- 6 years to complete



West Bradford Township

Project WBF 7

Project Name

Tattersall/Embreeville Loop Trail

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, private landowners, PennDOT (road crossings)

Project Focus and Location

To provide a pedestrian and bicycle connection between the Broad Run Minor Corridor, residential areas located near the Tattersall area, and Cheslen Preserve in Newlin Township.

- Off-road multi-use paved trails
- Long term need

Accomplishments to Date

Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan

Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Off-road segment completed through Tattersall HOA open space

Portions of land owned by West Bradford Township

Embreeville land development proposal is currently in sketch plan phase and the Township will require that trail connections be constructed

Next Steps

Secure funding

Conduct a feasibility study

Negotiate trail easements if applicable

Design and engineering

6 years to complete or as development occurs



West Bradford Township

Project WBF 8

Project Name

Romansville/Lone Eagle/Stock Grange Loop Trail

Key Partners

Chester County Planning Commission, Brandywine Conservancy, DCNR, private landowners, PennDOT (road crossings)

Project Focus and Location

To provide a pedestrian and bicycle connection to the Broad Run Minor Corridor from Romansville and neighborhoods west of Lone Eagle Road.

- Portions to be off-road multi-use trails, portions to be sidewalks, and portions to occur along trail easements on privately-owned land
- Long term need

Accomplishments to Date

- Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan
- Shown in the West Bradford Township Greenways, Trails and Gateways Plan
- Portions completed at western end near Lone Eagle Road
- Portions along sidewalks to be completed in proposed subdivisions

Next Steps

- Secure funding
- Conduct a feasibility study
- Negotiate trail easements if applicable
- Design and engineering
- 6 years to complete or as development occurs



West Bradford Township

Project WBF 9

Project Name

Broad Run to Northbrook Link

Key Partners

Chester County Planning Commission, DCNR, PennDOT

Project Focus and Location

To provide a pedestrian and bicycle connection to the Broad Run Minor Corridor from Camp Linden Loop Trail and Northbrook in Pocopson Township.

- Envisioned as a share the road trail
- Signage
- Line striping, signage
- Long term need

Accomplishments to Date

Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan

Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Next Steps

- Secure funding
- Enter into discussions with PennDOT
- Design of signage and striping
- 3 years to complete



West Bradford Township

Project WBF 10

Project Name

Brandywine Meadows Gateway

Key Partners

Chester County, DCNR, corporate sponsors, Eagle Scouts

Project Focus and Location

To provide trailhead facility improvements at the existing Brandywine Meadows Park.

- Trailhead kiosk
- Interpretive signage
- Creek access and canoe launch site
- Short term need

Accomplishments to Date

Greenway guide completed by Eagle Scout

West Bradford Township owns the park which currently provides parking and trail facilities along the Brandywine

Next Steps

- Secure corporate or other funding
- 1 year to design and implement signage
- 3 years to design and construct canoe launch



West Bradford Township

Project WBF 11

Project Name

Camp Linden Trail

Key Partners

Chester County Planning Commission, DCNR, PennDOT

Project Focus and Location

To provide a pedestrian and bicycle connection to the Broad Run Minor Corridor along Camp Linden Road (Wawaset Road to Northbrook Road).

- Envisioned as a share the road trail on an unpaved road
- Signage
- Long term need

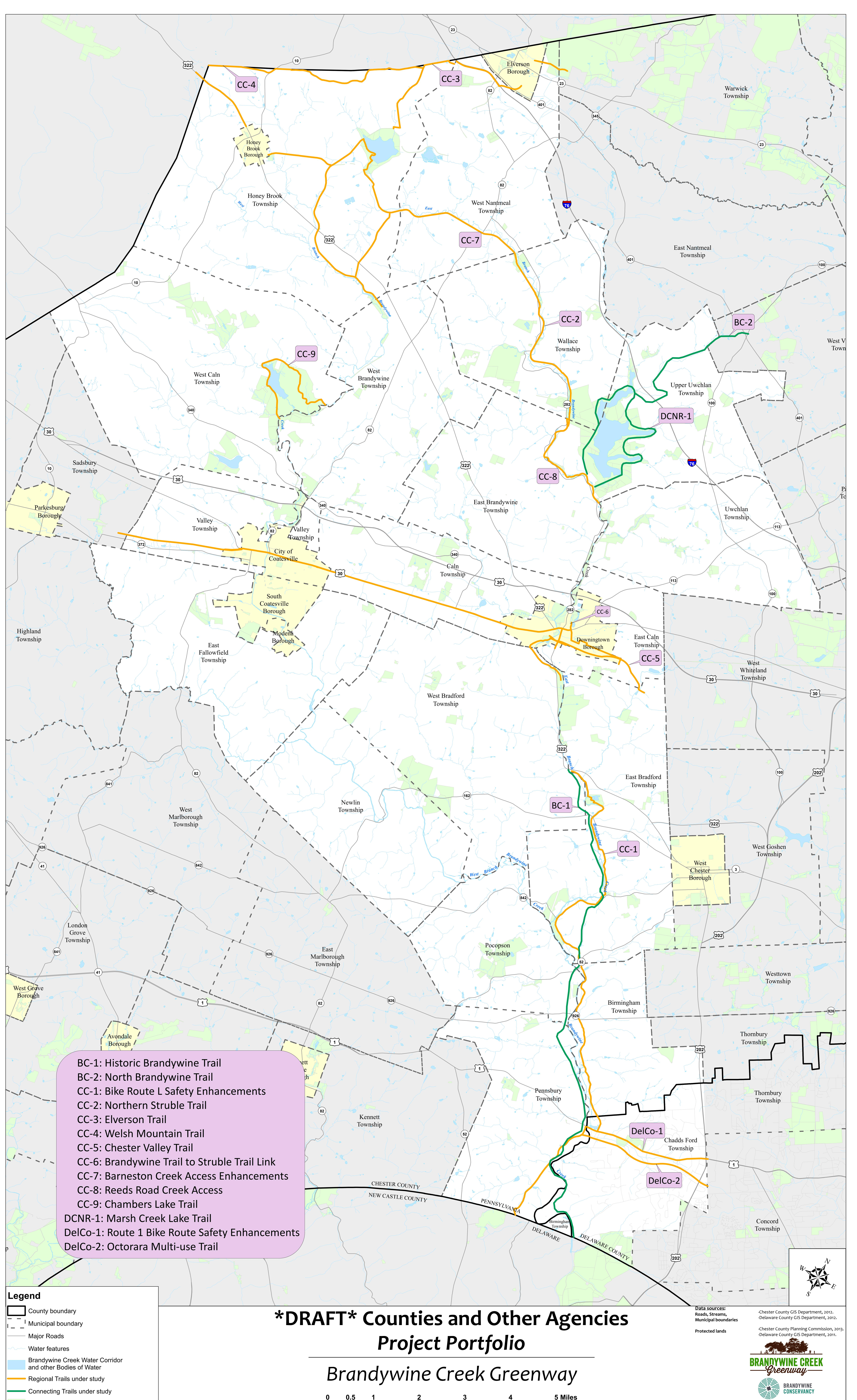
Accomplishments to Date

Shown as proposed trail or sidewalk on Map 5-2 of Comprehensive Plan

Shown in the West Bradford Township Greenways, Trails and Gateways Plan

Next Steps

- Enter into discussions with PennDOT
- Secure corporate or other funding
- 1 year to design and implement signage



Project List and Priorities

The following table of Projects and Priorities lists all projects described in the 24 Municipal “To Do” Packets. Each municipal project is identified with a project code that reflects the name of the municipality that acts as the primary on the project.

<u>Project Code</u>	<u>Municipality/Agency</u>
BC	Brandywine Conservancy
BSC	Borough of South Coatesville
BT	Birmingham Township
CC	Chester County
CFT	Chadds Ford Township
CT	Calm Township
CofC	City of Coatesville
DB	Downingtown Borough
DCNR	PA Department of Conservation and Natural Resources
DelCo	Delaware County
EbrT	East Bradford Township
EBwT	East Brandywine Township
ECT	East Caln Township
EFT	East Fallowfield Township
HBB	Honey Brook Borough
HBT	Honey Brook Township
MB	Modena Borough
NT	Newlin Township
PENN	Pennsbury Township
PT	Pocopson Township
UUT	Upper Uwchlan Township
UW	Uwchlan Township
VT	Valley Township
WBF	West Bradford Township
WBW	West Brandywine Township
WC	West Caln
WNT	West Nantmeal Township
WT	Wallace Township

The projects are arranged alphabetically according to their project code number. They are also categorized as short-term (1-5 years), intermediate (5-10 years), long-term (10+ years), and ongoing. Ongoing projects require continual effort or are undertaken on an as-needed basis. Refer to your municipal “To Do” packet for more detailed information about your municipality’s specific projects, key partners, project focus and location, accomplishments to date, and recommended next steps.

Projects	Short-term	Intermediate	Long-term	Ongoing
BC 1 Historic Brandywine Trail	X			
BC 2 North Brandywine Trail			X	
BSC 1 Overhill Road Trail			X	
BSC 2 Mill Trail Section 2	X			
BSC 3 Mill Trail Section 3	X			
BSC 4 Mill Trail Section 4	X			
BSC 5 Mill Trail Section 5		X		
BSC 6 Mill Trail Section 6		X		
BSC 7 Mill Trail Section 7		X		
BSC 8 Birch Street to Upper Gap Road			X	
BSC 9 Upper Gap Road Recreation Center			X	
BSC 10 Dennis Run Conservation				X
BSC 11 Upper Gap Trail			X	
BT 1 Sandy Hollow to Birmingham Hill Trail	X			
BT 2 Brinton Run Green Corridor				X
BT 3 Wylie Run Green Corridor				X
BT 4 Renwick Run Green Corridor				X
BT 5 Radley run Green Corridor				X
CC 1 Bike Route L Safety Enhancements	X			
CC 2 Northern Struble Trail	X			
CC 3 Elverson Trail			X	
CC 4 Welsh Mountain Trail			X	
CC 5 Chester Valley Trail			X	
CC 6 Brandywine Trail to Struble Trail Link	X			
CC 7 Barneston Creek Access Enhancements	X			
CC 8 Reeds Road Creek Access			X	
CC 9 Chambers Lake Trail			X	
CFT 1 Chadds Ford Gateway Enhancements	X			
CFT 2 Walkable Chadds Ford		X		
CFT 3 Village Park		X		
CFT 4 Harvey Run Green Corridor				X
CT 1 Lincoln Highway Business District Enhancements	X			
CT 2 Valley Run Minor Corridor	X			
CT 3 Lloyd Park to Downingtown Trail Connector		X		
CT 4 GO Carlson Trail Connections	X			
CT 5 North Bailey Road Trail			X	
CT 6 Valley Run Municipal Park Enhancements	X			
CT 7 South Bailey Road Trail			X	
CT 8 Beaver Creek Minor Corridor				X
CofC 1 Downtown Revitalization	X			
CofC 2 Gateway Park Improvements		X		
CofC 3 West Branch Brandywine Trail		X		
CofC 4 South First Avenue Improvements	X			
DB 1 Parke Run Conservation Initiative				X

Projects	Short-term	Intermediate	Long-term	Ongoing
DB 2 Beaver Creek Corridor	X			
DB 3 Kerr Park Enhancements	X			
DB 4 Downingtown Gateway Enhancements	X			
DB 5 Pennsylvania Avenue Bike Route	X			
DCNR 1 Marsh Creek Lake Trail			X	
DelCo 1 Route 1 Bike Safety Enhancements	X			
DelCo 2 Octorara Multi-use Trail			X	
EBrT 1 County Seat Corridor Trail			X	
EBrT 2 Taylor Run Trail			X	
EBrT 3 Ingrams Mill to Stroud Connector	X			
EBrT4 Shaws Bridge park Improvements	X			
EBrT 5 Plum Run Corridor Enhancements				X
EBrT 6 Stroud Preserve Gateway		X		
EBrT 7 Gibsons Bridge Gateway		X		
EBrT 8 Ingrams Mill Park Enhancements	X			
EBrT 9 Paradise Farm Camps Improvements			X	
EBrT 10 Historic Brandywine Trail	X			
EBrT 11 Valley Creek Corridor Enhancements				X
EBrT 12 M John Johnson Nature Center to Ingrams Mill	X			
EBrT 13 Sugars Bridge Master Plan			X	
EBwT 1 Lyndell Gateway-fee interest			X	
EBwT 2 Lyndell Gateway- site design and development			X	
EBwT 3 Wissahickon Spring Water Co. Access	X			
EBwT 4 Dowlin Forge Road Creek Access	X			
EBwT 5 Shady Oaks Campground Fee Interest	X			
EBwT 6 Shady Oaks Campground Creek Access	X			
EBwT 7 Shady Oaks Bridge			X	
EBwT 8 Beaver Creek Green Corridor	X			X
EBwT 9 Dowlin Forge Road Trail	X			
EBwT 10 Whittaker Memorial Park Bridge			X	
EBwT 11 Culbertson Run Trail			X	
EBwT 12 Beaver Creek Headwaters Trail			X	
ECT 1 East Branch Brandywine Stewardship Plan	X			X
ECT 2 Valley Creek Corridor Trail			X	
ECT 3 Ebeneezer Corridor Trail	X			
ECT 4 Ludwig's Run Green Corridor				X
EFT 1 Dennis Run Green Corridor			X	
EFT 2 Misty Patch Loop Trail	X			
EFT 3 Lauria Brothers- Public Access	X			
EFT 4 Mortonville Creek Access Enhancements	X			
EFT 5 Buck Run Trail			X	
EFT 6 Hayes-Clark Bridge Creek Access Enhancements	X			
EFT 7 Buck Run Conservation	X			
EFT 8 Sucker Run Woodland Conservation	X			

Projects	Short-term	Intermediate	Long-term	Ongoing
EFT 9 West Branch Brandywine Trail			X	
HBB 1 Headwaters Green Corridor	X			
HBB 2 Umble Park Connector	X			
HBB 3 Downtown and Streetscape Revitalization	X			
HBB 4 Borough Park Improvements			X	
HBT 1 Welsh Mountains Conservation Initiative	X			
HBT 2 Two Log Run Green Corridor	X			
HBT 3 Honey Brook Branch Green Corridor	X			
HBT 4 West Branch Headwaters Green Corridor	X			
HBT 5 West Branch Brandywine Trail	X			
HBT 6 Indian Run Green Corridor				X
MB 1 Lauria Brothers Public Access	X			
MB 2 Lauria Brothers Gateway Improvements			X	
MB 3 Dennis Run Conservation				X
MB 4 Mortonville Road Trail			X	
NT 1 Brandywine Drive Creek Access	X			
NT 2 Pocopson Creek Greenway Corridor				X
Penn 1 Mason Dixon Trail	X			
Penn 2 Share the Road Trails			X	
Penn 3 Johnson Woods to Brandywine Trail	X			
Penn 4 Bennetts Run Green Corridor			X	
Penn 5 Ring Run Green Corridor			X	
Penn 6 Fairville Road Green Corridor			X	
PT 1 Pocopson Park Gateway	X			
PT 2 Pocopson Park Gateway to West Creek Road Trail	X			
PT 3 BVA to West Creek Road Trail			X	
PT 4 Northbrook Trail			X	
PT 5 West Creek Road Trail	X			
PT 6 Lenape Forge Road and Canoe Launch	X			
PT 7 Pocopson Creek Green Corridor			X	
UUT 1 Eagle Trailhead	X			
UUT 2 Park Road Multi-Use Trail	X			
UUT 3 Little Conestoga Trail			X	
UUT 4 Dorlans Mill Creek Access	X			
UUT 5 Blackhorse Creek Minor Corridor				
UUT 6 Marsh Creek Green Corridor	X			
UUT 7 Eagle Village Enhancements			X	
UUT 8 Lyndell Road Pull-off				
UW 1 Ludwig's Run Green Corridor				X
UW 2 Shamona Creek Minor Corridor				X
VT 1 Business Route 30 Corridor Enhancements			X	
VT 2 West Branch Brandywine Trail	X			
VT 3 Country Club Green Corridor	X			
VT 4 Sucker Run Green Corridor	X			

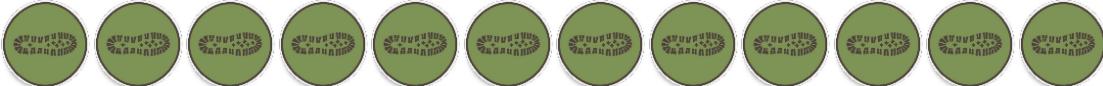
Projects	Short-term	Intermediate	Long-term	Ongoing
VT 5 Rock Run Green Corridor	X			X
WBF 1 East Branch Brandywine Trail	X			
WBF 2 Telegraph Road Minor Corridor			X	
WBF 3 Orchard Loop Trail			X	
WBF 4 Sawmill Run Corridor			X	
WBF 5 Broad Run Minor Corridor	X			
WBF 6 Sycamore Loop Trail			X	
WBF 7 Tattersall/Embreeville Loop Trail			X	
WBF 8 Romansville/Lone Eagle/ Stock Grange Loop Trail			X	
WBF 9 Broad Run to Northbrook Link			X	
WBF 10 Brandywine Meadows Gateway	X			
WBF 11 Camp Linden Trail			X	
WBW 1 West Branch Brandywine Trail	X			
WBW 2 Icedale Gateway	X			
WBW 3 Route 82 Trail	X			
WBW 4 Indian Run Trail			X	
WBW 5 The Ridings Trail			X	
WBW 6A Beaver Creek Green Corridor North			X	
WBW 6B Beaver Creek Green Corridor South			X	
WBW 7 West Branch Indian Creek Run Green Corridor	X			
WC 1 Rock Run Green Corridor	X			X
WC 2 Birch Run Green Corridor	X			X
WNT 1 Perkins Run Green Corridor			X	X
WNT 2 Indian Run Green Corridors			X	X
WNT 3 Marsh Creek Green Corridor			X	X
WT 1 Valhalla Loop Trail			X	
WT 2 Burgess Park Water Access			X	
WT 3 Glenmoore Gateway Enhancements	X			
WT 4 North Branch Indian Run Corridor	X			
WT 5 West Branch Indian Run Corridor	X			
WT 6 Rose Pointe Green Corridor	X			
WT 7 Marsh Creek Green Corridor				



West Bradford Township

Date Reviewed: 7/22/13

Zoning Adopted: 5/27/2008 Zoning Last Amended: 5/14/13	SLDO Adopted: 8/8/2006 SLDO Last Amended: 8/9/11
Resource and Protection Standards	
1. Steep Slopes, (15-25%, 25%+): Rigorously Protected	
<ul style="list-style-type: none">• ZO 810: Defines steep slopes as 20%+. 7/22/13• ZO 810.A: Limits uses to recreation, forestry, single-family dwellings (subject to requirements), and roads (subject to requirements).	
2. Woodlands Protection: Somewhat Protected	
<ul style="list-style-type: none">• SLDO 529.B.: Existing vegetation, such as wood lots, hedgerows, and trees with a caliper of 2 in.+ at 3 feet, should be preserved wherever possible. Existing plants and trees with a caliper of 6 in.+ shall be preserved wherever possible during construction. 7/22/13• ZO 811.A: Requires permit to remove 30+ trees with 3 in. DBH on any tract of land >1 acre	
3. Wetlands: Not Protected	
<ul style="list-style-type: none">• None. 7/22/13	
4. Riparian Buffers: Rigorously Protected	
<ul style="list-style-type: none">• SLDO 592.C.1: Establishes two Riparian Buffer Zones: Zone 1/ Inner Buffer extends at least 35 feet from water body. Zone 2/Outer Buffer extends from Zone 1 out to 70 feet 7/22/13• SLDO 592.C.2: No disturbance in Zone 1, with specific exceptions. No more than 10% of Zone 2 shall be disturbed, with specific exceptions. For development on land with no vegetated riparian buffer, vegetation shall be established. 7/22/13	
5. Floodplain: Rigorously Protected	
<ul style="list-style-type: none">• ZO 703.D: Establishes Flood Hazard Overlay District consisting of Floodway, Flood Fringe and "Approximate Floodplain."• ZO 705.A: Uses limited to agriculture, pasture, orchards, forestry, recreation, game farm and nature preserves.	
Recommended Improvements to Resource Protection Standards	
<ul style="list-style-type: none">• Woodlands: Include regulations that limit disturbance of a woodlands to a maximum of 50%. Such regulations would establish a definition for "woodland" that is defined in a measurable way, such as a definition that is based on the number of trees within a wooded area that have grown to a specific diameter at breast height (dbh). Also, consider adding forestry regulations that: 1.) include exceptions for forestry or timber harvesting, as set forth in the MPC, and 2.) require a timber harvesting plan. Lastly, consider adding tree protection regulations that: 1.) include measures that protect the trees remaining on a	



construction site from construction activities that could be damaging to trees; 2.) prohibit disturbing specimen trees and PNDI sites unless there is no feasible alternative; and 3.) call for tree replacement if more than a specified area or number of trees are removed.

- **Wetlands:** Include regulations which establish specific wetlands identification and delineation criteria. Add regulations which prohibit the disturbance of a wetland except with state and federal permits. Lastly, consider adding regulations that establish a 50-foot wide margin around all wetlands. Within this 50-foot margin, land disturbance would be limited or prohibited.