



Pennsbury Township Comprehensive Plan Update Task Force Meeting #2 AGENDA

February 26, 2026

12:00PM to 1:30PM

Pennsbury Township Building

01. Welcome and Call to Order

Karen Meloney, Task Force Chair

02. Meeting Overview

Beth Burns, Brandywine Conservancy

03. Public Engagement: Community Survey & Visioning Session

Beth Burns, Brandywine Conservancy

04. Demographic Summary

Beth Burns & Quinty Birl

05. Introduction to Natural Resources, Open Space, & Recreation: Discussion of Township Accomplishments & Draft Recommendations

Beth Burns & Liv Falcone

Things to consider:

- 1. In this section, what are top priorities? Is it natural resource protection across the board, impaired stream/water quality, select open space priorities, trails, bikeways, education, river access/recreation?*
- 2. Are there certain areas of the township where future projects should be focused?*
- 3. What 2-3 things would you like see accomplished in the next ten years relating to this topic?*

06. Final Comments and Questions

07. Public Comment

Community Visioning Event – Thursday, March 19, 2026, 5:30PM-7PM

Next Task Force Meeting – Heritage Preservation, Thursday, April 23, 2026, 12:00PM-1:30PM



Pennsbury Township Assessment of Community Demographics



Research and analysis conducted by the Brandywine
Conservancy January 2026



Pennsbury Township Key Demographics

Key demographic characteristics provide insight into a community's composition and help policymakers identify who is most vulnerable to climate impacts, why those vulnerabilities exist, and how to design effective and equitable solutions. Factors such as age, income, housing, education, and access to resources influence how people experience climate risks and their ability to prepare for, respond to, and recover from events like heat waves or flooding.



Overview



Total Population: 3,893



Area: 10.36 square miles

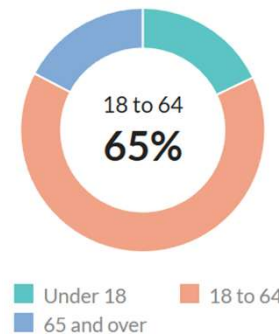


Total Households: 1,449

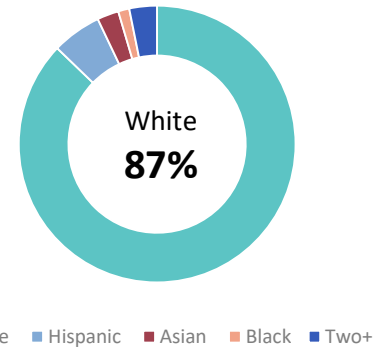


Median Household Income: \$152,055

Population by age category

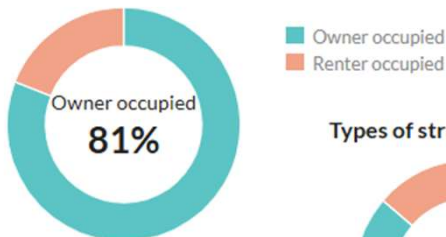


Race & Ethnicity

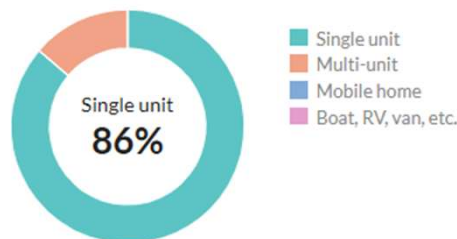


Housing

Ownership of occupied units



Types of structure



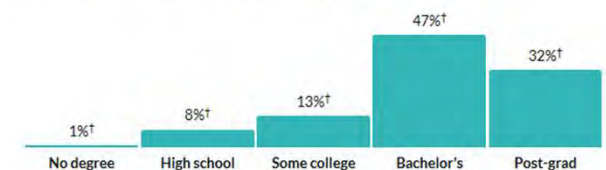
Educational Attainment

Educational attainment

99.2% High school grad or higher
 a little higher than the rate in Chester County: 94.9%
 about 10 percent higher than the rate in Pennsylvania: 91.9%

78.5% Bachelor's degree or higher
 about 1.4 times the rate in Chester County: 56.6%
 more than double the rate in Pennsylvania: 34.5%

Population by highest level of education



* Universe: Population 25 years and over

Population Change, 2000 to 2020

	Population Total			2000-2010 Change		2010-2020 Change		2000-2020 Change	
	2000	2010	2020	#	%	#	%	#	%
Pennsbury Township	3,500	3,604	3,876	104	3%	272	7.5%	376	7.7%
Chester County	433,501	498,886	543,702	65,385	15%	44,816	9%	110,201	20%

Natural Resources					
2006 Comp Plan Recommendations				2026 Update	
Number	Recommendation	Timeframe	Township Responsibility	Accomplished	If no, Keep?
7.1	Make the protection of headwater areas a priority; target first and second order streams for establishing forested riparian buffers.	Immediate	PC	Removed due to buffer ordinance	
7.2	Remediate impaired streams (see Map 7-1).	On-going	PC; Code Enforcement,	Accomplished	
7.3	Improve specific ordinance standards that will promote the protection of surface waters.	Immediate	PC		Keep
7.4	Promote groundwater recharge and reduce stormwater runoff.	On-going	PC, Township Engineer		Keep
7.5	Prevent groundwater contamination from malfunctioning sewage systems and untreated stormwater runoff.	On-going	Township Administration, Code Enforcement, Township Engineer,		Keep
7.6	Establish a wellhead protection program for public water supply wells.	Long-term	PC	Accomplished	
7.7	Use the Brandywine Creek Groundwater model to assess the potential impact of proposed development on groundwater.	On-going	PC		Changed language
7.8	Improve specific ordinance standards that will promote the protection of groundwater.	Immediate	PC	Accomplished	
7.9	Maintain floodplains in their natural state.	On-going	PC		Keep
7.10*	Establish and maintain riparian buffers.	Immediate	PC, PLT		Keep
7.11	Improve specific ordinance standards that will strengthen current riparian buffer protection measures and promote the protection of groundwater.	Immediate	PC	Accomplished	

7.12	Improve specific ordinance standards that will strengthen current wetland protection measures and promote the protection of surface and groundwater.	Immediate	PC	Accomplished	
7.13	Improve specific ordinance standards that will strengthen current slope protection measures and promote the protection of surface waters.	Immediate	PC	Accomplished	
7.14	Include prime agricultural soils as a factor in determining the location of protected open space in the open space design option.	Immediate	PC	Accomplished	
7.15	Use the presence of hydric soils as a factor in determining if a wetlands delineation is needed.	On-going	PC	Accomplished	
7.16	Require appropriate precautions to be taken when development is proposed in areas of hydric or seasonal high water table soils.	On-going	PC, Code Enforcement, Township Engineer	Accomplished	
7.17	Use the presence of alluvial soils as one of the factors in identifying the regulated floodplain.	On-going	PC	Accomplished	
7.18	Adopt ordinance language that promotes the use of native plant species and prohibits the use of invasive plants.	Short-term	PC	Accomplished	
7.19	Implement and support initiatives to address deer overpopulation including: a) habitat modification, b) landowner/hunter initiatives, and/or c) deer control permits.	On-going, Long	Township Administration, BOS		Keep
7.20	Use ordinance standards to promote natural diversity including improved protection standards for woodlands, riparian buffers, wetlands, hedgerows, and floodplains.	Immediate	PC		Keep; changed language

7.21	Revise the lighting standards to implement “darksky” friendly lighting provisions.	Immediate	PC, Township Administration		
7.22	Revise ordinance standards to enhance woodland protection.	Immediate	PC	Accomplished	
7.23	Revise ordinance standards to provide more specific guidelines for limiting the removal of hedgerows.	Immediate	PC	Accomplished	
7.24	Implement identification and protection measures for PNDI sites.	Immediate	PC		Keep
7.25	Provide more specific standards governing when a specimen tree can or cannot be removed.	Immediate	PC	Accomplished	
7.26*	Implement the recommended ordinance revisions summarized in Appendix A of this Plan and detailed above under individual resources.	Immediate	PC	Accomplished	
7.27	Create maximum disturbance limitations and measurable protection standards.	Immediate	PC	Accomplished	
7.28	Provide more options for the permanent protection of identified resources.	Immediate	PC	Accomplished	
7.29*	Centrally locate the natural resource protection standards in the ordinance.	Immediate	PC	Accomplished	
7.30	Consistently enforce the protection standards.	On-going	Code Enforcement; PC; BOS	Accomplished	
7.31*	Implement the recommendations of the Land Use Plan to direct growth away from sensitive resources and environmentally constrained areas.	Immediate	PC; BOS		Keep; changed language

7.32	Inform residents about the importance of natural resources and encourage landowners to do what they can to protect resources on their property.	On-going	Township Administration: Pennsbury Land Trust		Keep, changed language
7.33	Implement resource protection measures within established legal limits to protect property owners' rights.	On-going	PC		No
7.34*	Take steps necessary to establish an Environmental Advisory Council to assist with the implementation of environmental recommendations.	Immediate	BOS		Keep
7.35	Continue to work with the KARPC to identify environmental issues of mutual concern and to adopt regionally consistent natural resource protection standards.	On-going	Township Admin; KARPC		Keep; changed language
7.36	Implement the priority recommendations for local municipalities of the County Water Resources Plan, <i>Watersheds</i> .	On-going	PC: BOS; PLT; Admin		Keep; changed language
7.37	Implement the priority management objectives of the Brandywine Creek Watershed Conservation Plan.	On-going	PC: BOS; PLT; Admin		Keep; changed language

* Indicates a top priority from 2006

NATURAL RESOURCE GOALS & RECOMMENDATIONS

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Goal 1: Protect, restore, and steward valuable remaining natural resources, recognizing the critical functions these resources provide in defining community character and enhancing resiliency against climate change.

General Code and Enforcement

- 1.1 Ensure the regulatory functions of the Township continues to focus development away from remaining critical natural and agricultural resources.
- 1.2 Periodically review Township Code to ensure natural resource protection provisions reflect current best practices.
- 1.3 Promote residential best management practices associated with activities such as lawn and landscape care, vehicle maintenance and cleaning, the disposal of pet waste, snow and ice melting, and the use, storage and disposal of yard and household chemicals and other hazardous materials.
- 1.4 Take steps necessary to establish an Environmental Advisory Council to assist with the implementation of environmental recommendations.

Woodlands and Riparian Buffer

- 1.5 Amend the Township Zoning Ordinance to promote tree replacement through a funds in lieu tree bank when required plantings cannot be met. Collected funds would support additional tree planting on municipal property or in other locations that enhance community benefits and natural resources.
- 1.6 Seek opportunities and areas to reestablish missing riparian buffers, where reforestation would connect fragmented woodlands, and where tree plantings on municipally owned lands can provide an enhanced user experience or increase habitat benefits.
- 1.7 Explore adopting an ordinance for greater biodiversity during planting to help safeguard long-term tree health amid climate change, pests, and diseases.

Groundwater and Floodplain Management

- 1.8 Prevent groundwater contamination from malfunctioning sewage systems and untreated stormwater runoff.
- 1.9 Maintain floodplains in their natural state, through limited disturbance and buffer plantings.

Wildlife Protection and Management

- 1.10 Implement and support initiatives to address deer overpopulation including a) habitat modification, b) landowner/hunter initiatives, and/or c) deer control permits.
- 1.11 Implement identification and protection measures for Pennsylvania Natural Diversity Index (PNDI) sites.
- 1.12 Explore the feasibility of a wildlife land bridge or crossing structure over (or under) major roadway corridors to improve habitat connectivity, enhance public safety, and reduce wildlife–vehicle collisions.

Goal 2: Enhance Pennsbury's natural and built environment through the implementation of Green Stormwater Infrastructure (GSI), and by encouraging homeowners, Homeowner Associations (HOAs), and institutional property owners to consider adopting and expanding native habitat plantings.

- 2.1 Conduct a township wide assessment of GSI opportunities on municipal, institutional, and HOA lands.
- 2.2 Consider pilot GSI projects (including the conversion of traditional structural facilities) on highly visible municipally owned property, or as part of other township improvements. Use these projects to educate the public on green stormwater infrastructure projects that can be implemented on their own properties, such as rain gardens, bioswales, and pervious paving.
- 2.3 Work with agency and non-profit partners to encourage and promote "catch the rain" and other small-scale Best Management Practices (BMP's) to minimize stormwater and runoff and enhance native habitat.
- 2.4 Develop an ongoing training program for appropriate municipal staff on maintenance practices for both grey and green stormwater infrastructure.
- 2.5 Limit to the fullest extent possible the addition of impervious surfaces (including examining the current parking requirements in Township Code) and seek opportunities to replace existing impervious surfaces with green infrastructure to better manage the impacts of stormwater on municipal facilities and the natural environment.
- 2.6 Consider the adoption of a future lawn to meadow ordinance that allows residents to install alternatives to lawn turf.
- 2.7 Promote certification programs, such as the PA Watershed Stewards Watershed Friendly Certification Program, the National Wildlife Federations Certified Wildlife Habitat program, and the Audubon's Bird-Friendly Habitat Recognition Program.
- 2.8 Consider seeking Tree City USA designation through the Arbor Foundation.

Goal 3: Expand upon the Township's network of natural resources to provide habitat connectivity, maintain community character, enhance climate resiliency, and provide opportunities for passive recreation.

- 3.1 Adopt an Official Map and Ordinance that reflects natural resource protection and trail connectivity goals.
- 3.2 Consider adopting an Open Space, Recreation, and Environmental Resources Plan.
- 3.3 Explore opportunities to expand the network of open space with the addition of pocket parks, community gardens, or green infrastructure in existing developments, development applications, and redevelopment scenarios.

Goal 4: Demonstrate and promote exemplary stewardship practices on community owned open space.

- 4.1 Seek opportunities and funding to enhance or restore natural resources on municipally owned property or in partnership with HOAs on their preserved open space. This may include lawn to meadow conversions, the installation of rain gardens and/or bioswales, and reforestation and tree planting activities.
- 4.2 Ensure adequate municipal funding and staff resources exist for the proper stewardship and care of municipally owned parkland and open space, including evaluating whether there is a need to create a new municipal department charged with their upkeep.

- 4.3 Partner with local agencies, non-profits, and environmentally focused landscape contractors to promote public informational programs and resources that highlight the economic and social benefits derived from natural resource focused stewardship projects at the household level, and their role in combating and mitigating the impacts of climate change.

DRAFT

Open Space

2006 Comp Plan Recommendations

2026 Update

Number	Recommendation	Timeframe	Township Responsibility	Accomplished	If no, Keep?	Questions/Notes for TF
6.1	Define township open space as a network of greenways (linear open space) and non-linear open space.	Immediate	PC	Yes		
6.2	Create a mapped open space network based on the location of natural, scenic, and manmade resources.	On-going	PC; HC	Yes	Keep, change language	
6.3*	Use the mapped open space network to coordinate open space planning decisions in regard to preservation, purchase, or acceptance.	On-going	BOS; PC; PLT		Keep, change language	
6.4	Create local connections to the Regional Recreation Corridors.	On-going	PC; Park Committee		Keep, change language	
6.5	Incorporate regional Wildlife Biodiversity Corridors into the Open Space Network.	On-going	PC; Park Committee		Keep, change language	
6.6	Coordinate open space network planning with County and State planning efforts.	On-going; Long-term	PC; Park Committee		Keep, change language	
6.7	Inform residents of the benefits of open space preservation and about current township efforts for implementing open space goals. Inform residents in a timely manner and allow for their input when proposals are made that affect township open space.	On-going/ Immediate	Township Administration		Keep, change language	

6.8*	Focus use of township open space funds to achieve maximum benefits from the funds.	On-going	PC; PLT; BOS			Are there Township Open Space funds? From development fee-in-lieu or residual from the 2000s Open Space Tax; assuming the tax was not revived after 2009 end?
6.9	Continue use of conservation easements in land preservation efforts.	On-going	PLT	Yes	Keep, change language	
6.10	Selectively purchase land or accept donated land where such land is necessary to achieve a specific public purpose.	On-going	BOS; PLT	Yes	Keep, change language	
6.11	Pursue the use of agricultural easements and security areas to preserve active farmland.	On-going	PC; PLT; BOS	Yes	Keep, change language	
6.12	Improve the open space design option as a tool for protecting open space.	Immediate	PC	Yes		Has this development option been utilized in the last 5-10 years & been effective or has development been relatively limited? Has the density bonus been enough to encourage use?
6.13*	Expand the use of lot averaging to allow greater flexibility in locating development away from natural features or outside of scenic views.	Immediate	PC	Yes		
6.14	Use the proposed open space map to determine when a “fee-in-lieu” of open space is most desirable.	On-going	PC; BOS	Yes		
6.15	Improve and use the natural resource protection standards to support the creation of the open space and greenway network.	Immediate	PC	Yes		

6.16*	Use the Proposed Open Space Network map (Map 6-2) to guide the location of homeowner association land. Ensure that HOA land is properly maintained as either wildlife habitat or recreational land.	On-going	PC	Yes		
6.17	Reconsider the use of transfer of development rights or the purchase of development rights as an open space preservation tool.	Short-term	PC; BOS	No	No	TDRs are not always the most effective in a smaller area; you could have a receiving zone along Route 1 and increase density there but with the amount of preserved land in the township, and the general pushback against increased density, might not be effective in the township.
6.18	Pursue the purchase of development rights and permanently retire the rights or “bank” the rights for future use if a TDR program is implemented.	Short-term	BOS; PLT	No	No	
6.19	Coordinate the locations and use of trails and bikeways with the proposed open space network.	On-going	Park Committee		Keep, change language	
6.20	Review and apply for county, state, and federal funding programs for open space, trail, and greenway funding.	On-going	Township Administration; Park Committee; PLT		Keep, change language	

* Indicates a top priority from 2006

Total Accomplished	10
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OPEN SPACE GOALS & RECOMMENDATIONS

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Goal 1: Pursue the preservation of important unprotected open space to protect critical natural and agricultural resources, strengthen area greenways, help mitigate the impacts of climate change, provide for passive recreation, and ensure the protection of scenic viewsheds and cultural resources.

- 1.1 Maintain up-to-date mapping of the Township's open space network and use it as a primary reference for land use, subdivision, and open space planning decisions. The map should clearly identify priority natural, scenic, historic, agricultural, and habitat resources to guide conservation and acquisition efforts. Coordinate mapping and prioritization with neighboring municipalities, county, and state planning efforts to ensure regional alignment.
- 1.2 Prioritize open space preservation along riparian corridors, forested areas, agricultural lands, and other greenways to strengthen ecological connectivity. Where possible, pair greenway protection with trail development.
- 1.3 Work with local land trusts to evaluate remaining available lands in the Township and educate the owners on the benefits of open space and opportunities to protect their land. Begin with the remaining, unprotected priority parcels identified by the Open Space Committee in 2004.
- 1.4 Reengage the Open Space Committee as an active advisory group to maintain an updated open space inventory, identify additional priority preservation areas, explore funding and partnership opportunities, expand educational opportunities, and recommend improvements to stewardship and connectivity.
- 1.5 Actively seek grant funds to leverage municipal funds for the acquisition of conservation interests.
- 1.6 Enhance Open Space education to current landowners and township residents about environmental, economic, and quality-of-life benefits
- 1.7 Promote and encourage the use of best management practices on agricultural lands to prevent soil erosion, protect the areas waterways, and minimize impacts on adjacent properties.
- 1.8 Review and update as needed Township Code to ensure it reflects current best practices and evolving community needs relating to open space protection. Consideration should be given to the Open Space Design Option and Lot Averaging and fee-in-lieu provisions.

Recreation & Trails

2006 Comp Plan Recommendations

2026 Update

Number	Recommendation	Timeframe	Township Responsibility	Accomplished	If no, Keep?	Questions for TF
13.1	Continue to maintain the Pennsbury Municipal Park as a passive recreational facility. If at some point in the future the township does decides to develop additional amenities or facilities, implement park improvements in accordance with the recommendations of the Pennsbury Township Community Park Master Plan (2002).	On-going	Township Administration; Park Committee	Yes		
13.2	Establish specific policies for the planned passive recreation facilities of the municipal park.	Immediate	Township Administration; Park Committee; BOS	Yes		
13.3	Ensure that recreation facility policies are made publicly available to residents and other park users.	Immediate	Township Administration; Park Committee	Yes		
13.4	Continue regular maintenance of the Municipal Park grounds.	On-going	Township Administration; Maintenance Staff	Yes		
13.5	Promote the use of Pennsbury Municipal Park through the newsletter and website as a passive recreation area for township	On-going	Township Administration	Yes		
13.6*	Establish specific policies for the use of the nature preserve, taking into consideration the purpose of the preserve, access, security, maintenance, and management issues	Short-term	Township Administration; Park Committee	No		Is the preserve publically accesible? Is there a plan for accessibilty/trails/is it possible?

13.7	Create a permanent conservation easement on the nature preserve through the Pennsbury Land Trust.	Immediate	BOS; PLT	No	Keep	Is this of interest?
13.8	Explore options for financing on-going maintenance costs for the municipal park, nature preserve, and other recreation	Short-term	Township Administration; Park Committee			
13.9	Verify that the township subdivision ordinance requires the maximum allowable fee for fee-in-lieu provisions for recreational land and facilities and that the fees are tied to the value of the land.	Immediate	PC; Park Committee		Keep, change language	
13.10*	Adopt an official map and ordinance consistent with the provisions of Article IV of the Municipalities Planning Code to help reserve future trail rights-of-way and other key recreation areas.	Short-term	PC; Park Committee	No	Keep	
13.11	Periodically evaluate whether additional township recreation facilities are needed particularly in the southern portion of the township.	Long-term	Township Administration; Park Committee; KARPC (if regional study)	Yes		Is there any desire/need for active rec facilities? (beyond the semi-public active rec at the schools)
13.12	Assign priority consideration to the recreational needs and desires expressed by township residents in the 2004 public opinion survey.	On-going	Township Administration; Park Committee; BOS; PC	Yes		Top desired facilities as determine by 2004 survey: nature preserve, hiking trails, bike paths, and playground facilities
13.13	Investigate ways to provide residents with recreational access to the Brandywine River and to make them aware of where such access is currently available.	Long-term (study) & short-term (info)	Township Administration; Park Committee		Keep	

13.14*	Support the maintenance and use of the Brandywine Trail and the Mason-Dixon Trail for recreational and educational purposes.	Immediate	Township Administration		Keep	
13.15	Use the Community Trails Plan adopted in 2001 as part of the Strategic Planning for Open Space Conservation addendum to the Comprehensive Plan for guidance in creating an interconnected municipal trail network.	Short-term	Township Administration; Park Committee; PC		Keep	General desire and feasibility of a trail system in township?
13.16*	Coordinate trail connections with existing sidewalks, trails, and paths. Also, coordinate trail connections with regional trail networks when consistent with township trail network and policies.	On-going	PC, Park Committee		Keep	
13.17	Explore ways to secure the Octoraro rail line right-of-way for future use as a trail and recreational facility if the line becomes inactive.	Long-term	BOS; Township Administration		Keep	
13.18	Coordinate a township bikeway network with the Recommended Bikeway Network for Chester County.	On-going	Planning Commission; Park Committee	No	Keep	
13.19	Coordinate the township trail and bike network with the proposed open space network described in Chapter Six and shown on Map 6-2.	On-going	PC, Park Committee, PLT	Yes		
13.20*	Require existing trail links to be identified on proposed subdivision and land development plans.	Short-term	PC	Yes		

13.21	Require the preservation of existing trails and the creation of new trails consistent with the township trail plan when a subdivision or land development is proposed. Require prospective developers to provide alternate trail alignments where existing trails are removed.	Short-term	PC	Yes		
13.22	Ensure that trails being built in conjunction with new development are constructed before or simultaneously with the residential units.	Short-term	PC	Yes		

* Indicates a top priority from 2006

Total Accomplished	11
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RECREATION GOALS & RECOMMENDATIONS

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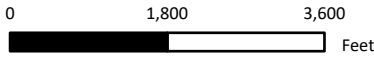
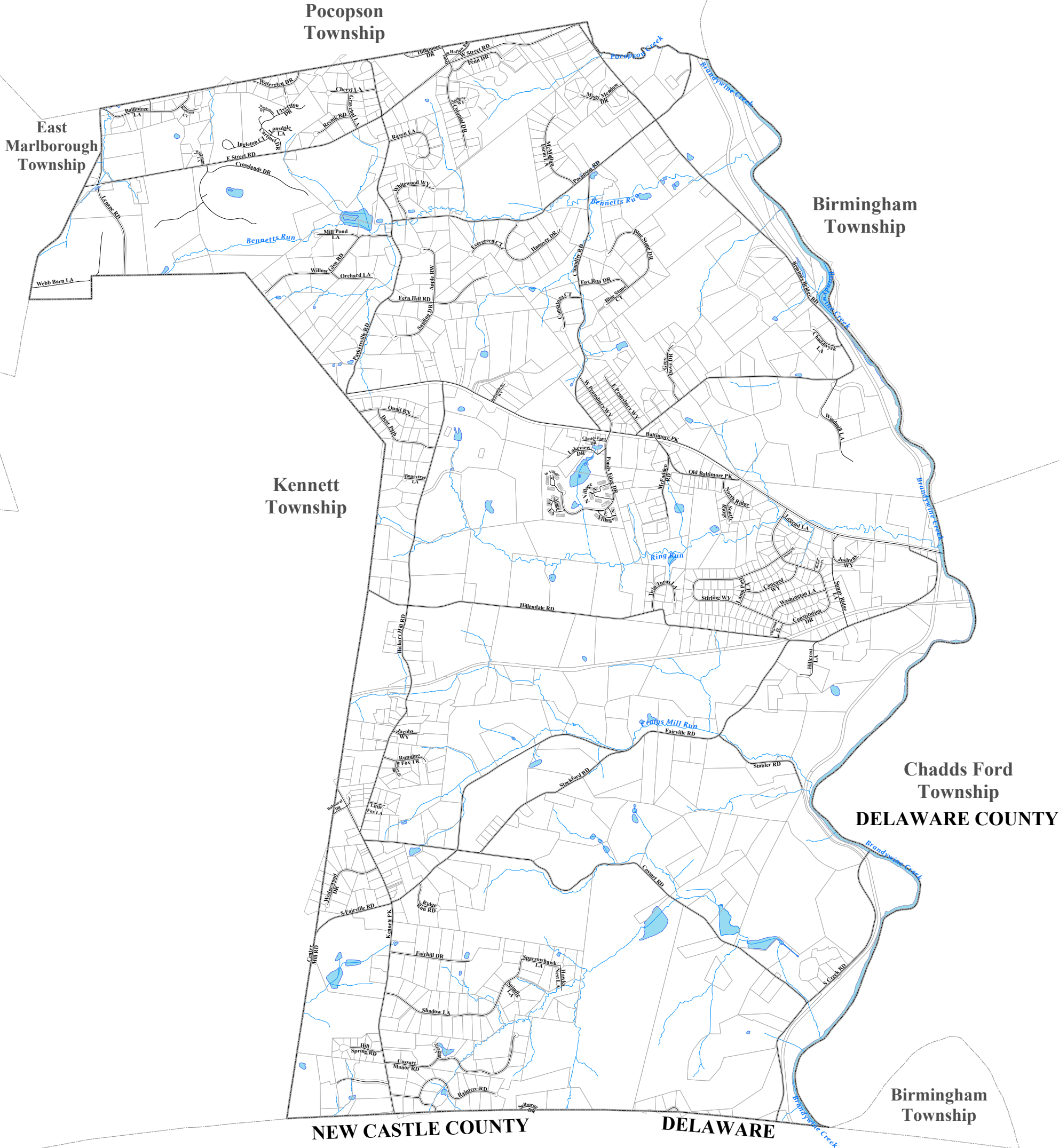
Goal 1: Provide a range of safe, well-maintained active and passive recreational facilities for all abilities, ages, and interests.

- 1.1 Allocate adequate municipal funding for the maintenance and improvement of existing recreational facilities.
- 1.2 Prepare an updated master plan for Pennsbury Township Park with robust public engagement and pursue funding to design and implement priority improvements.
- 1.3 Partner with neighboring municipalities to expand public access to the Brandywine Creek, promote safe water recreation through educational materials.
- 1.4 Continue to verify that the township subdivision ordinance requires the maximum allowable fee for fee-in-lieu provisions for recreational land and facilities and that the fees are tied to the value of the land.
- 1.5 Coordinate with neighboring municipalities and the local school districts to ensure a comprehensive suite of recreational facilities are provided for area residents while also avoiding unnecessary duplication.
- 1.6 Continue to support and enhance the Mason-Dixon Trail and Brandywine Trail as key recreational assets.
- 1.7 Ensure adequate municipal funds are allocated to provide for the appropriate maintenance of existing recreational facilities.

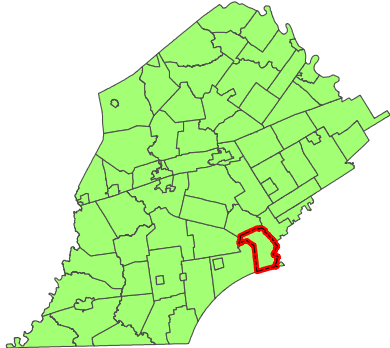
Goal 2: Increase the availability of a safe pedestrian, and bicycle trail network that connects residents to community parks, nature areas, local schools, and local commercial centers.

- 2.1 Adopt an official map and ordinance to identify and reserve future trails and other key recreation areas
- 2.2 Develop an updated Township Trails Plan that aligns with regional and county initiatives, including the Chester County Recommended Bikeway Network, and connects existing trails and sidewalks.
- 2.3 Ensure municipal codes contain provisions that enhance trail connectivity of existing, new or redevelopment projects wherever possible.
- 2.4 Develop an updated masterplan for the Pennsbury Township Park that involves in-depth public input and seek funding to engineer and construct the Plan's recommendations.
- 2.5 Explore ways to secure the Octoraro rail line right-of-way for future use as a trail and recreational facility if the line becomes inactive.
- 2.6 Coordinate a Township bikeway network that integrates with countywide routes.

Figure xx: Base Map



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



- Township boundary
- Roads
- Adjacent municipalities

LEGEND

- Tax parcels
- Streams
- Bodies of water



Figure xx: Biotic Resources

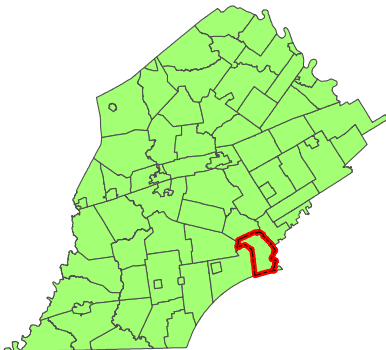


0 1,800 3,600 Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Wetlands from NWI, 2021. Floodplains from FEMA, 2017. Hydric soils from NRCS, 2013.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: February 4, 2026

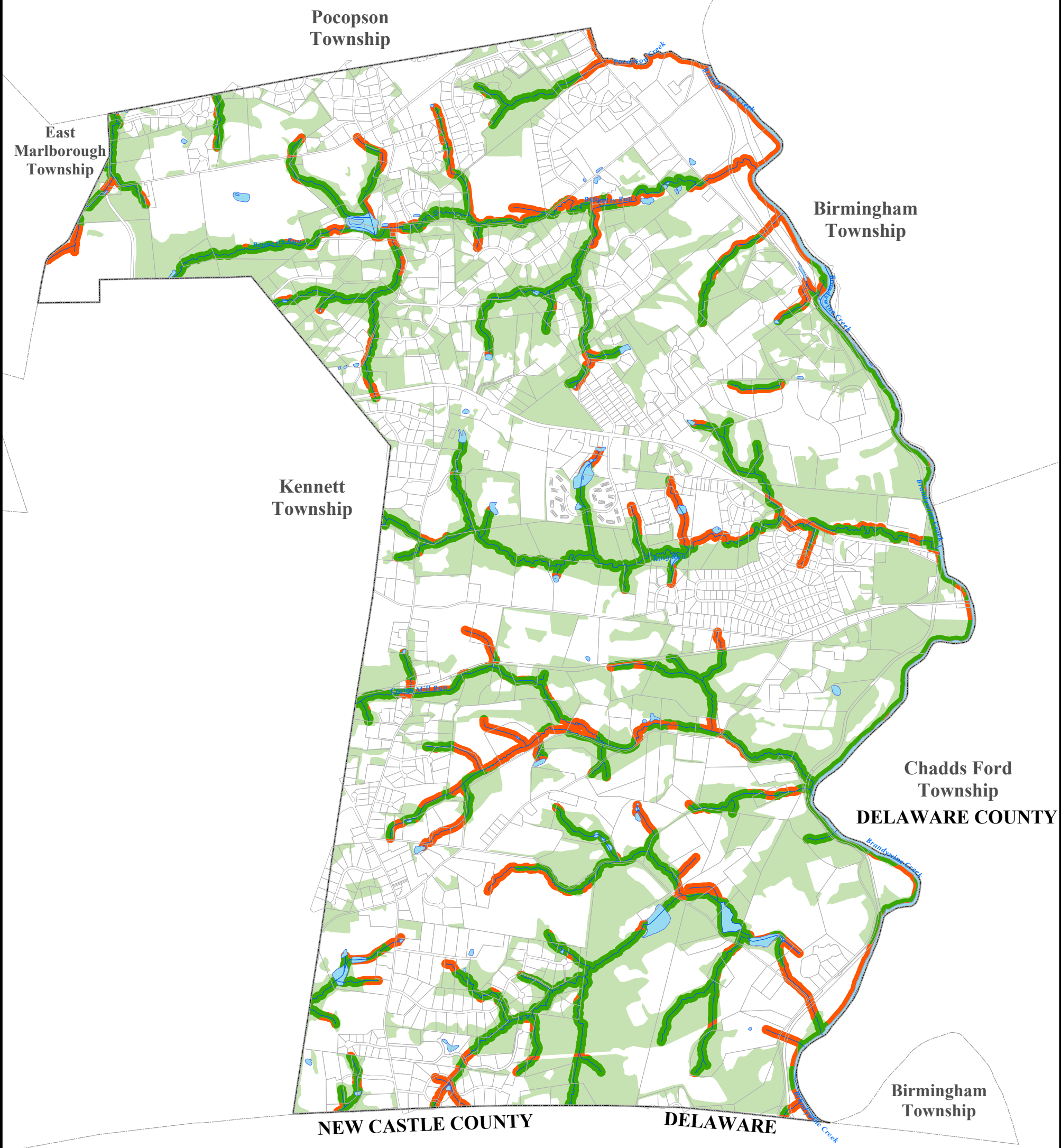


- Township boundary
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water
- Riparian buffer (100 ft.)

LEGEND

- Headwaters
- Woodland interior
- Woodlands
- Slopes**
- Moderate (15-25%)
- Steep (25% and greater)

Figure xx: Riparian Opportunities

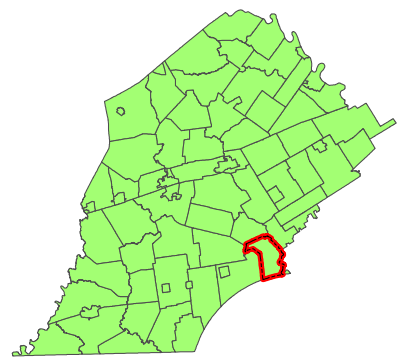


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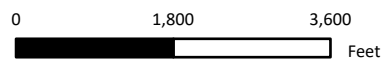


- Township boundary
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water

LEGEND

- Woodlands
- Riparian buffers
 - Gaps
 - Full buffer

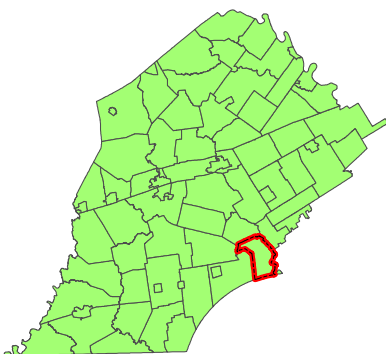
Figure xx: Land Resources



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Wetlands from NWI, 2021. Floodplains from FEMA, 2017. Hydric soils from NRCS, 2013.
Disclaimer: Parcel lines depicted do not represent actual field surveys.

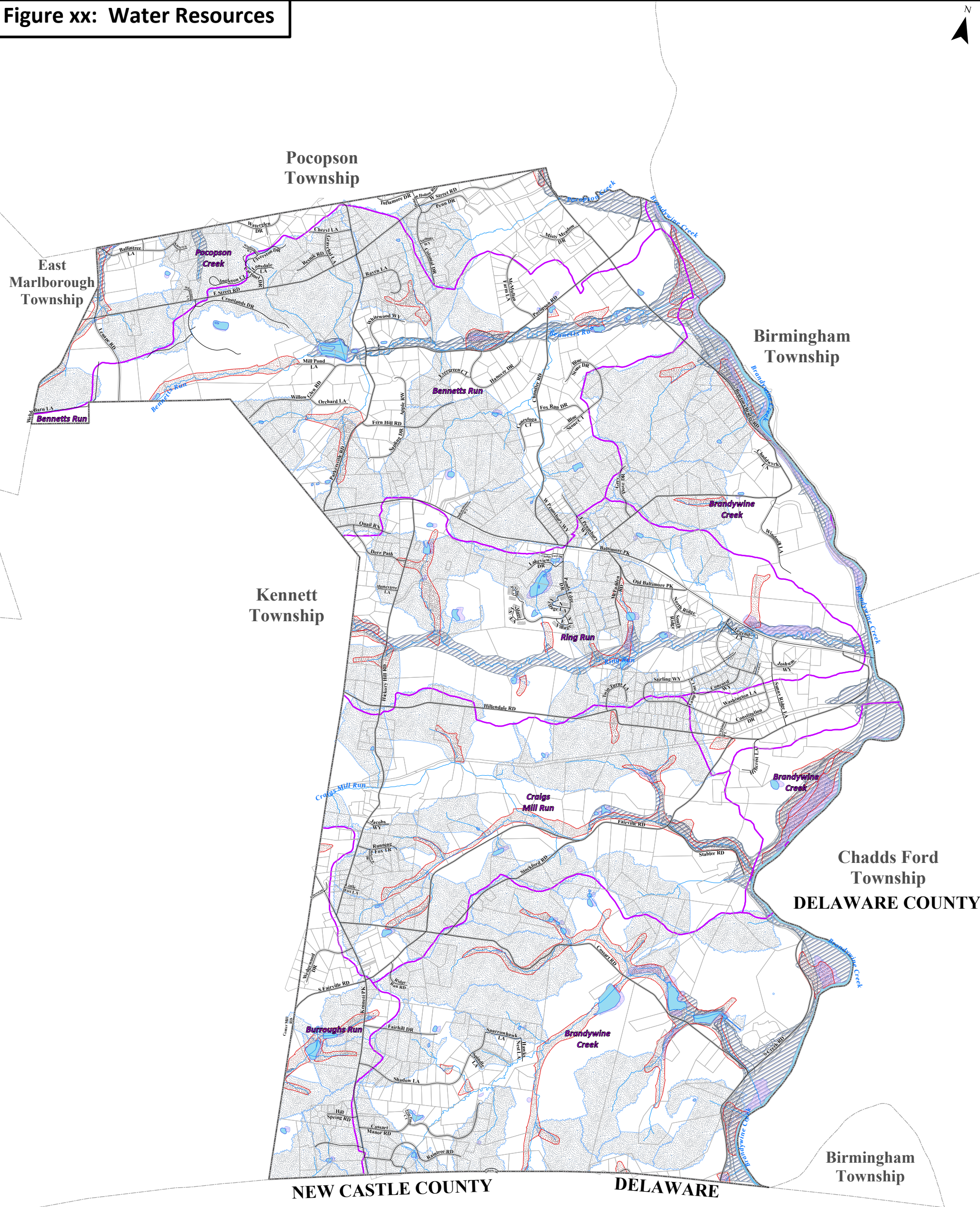


Map created: February 4, 2026



- ## LEGEND
- | | | | |
|---|-------------------------|---|--------------------------|
|  | Township boundary |  | Fault lines |
|  | Roads |  | Geologic units |
|  | Adjacent municipalities |  | Prime agricultural soils |
|  | Tax parcels |  | 25' contour lines |
|  | Streams |  | Moderate (15-25%) |
|  | Bodies of water |  | Steep (25% and greater) |
|  | Dikes | | |

Figure xx: Water Resources

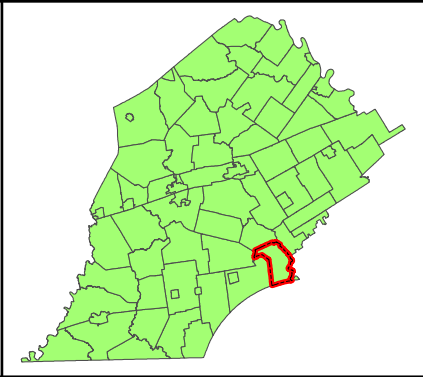


0 1,800 3,600 Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Wetlands from NWI, 2021. Floodplains from FEMA, 2017. Hydric soils from NRCS, 2013.
Disclaimer: Parcel lines depicted do not represent actual field surveys.

BRANDYWINE CONSERVANCY

Map created: February 4, 2026



LEGEND

Township boundary	Bodies of water
Roads	Hydric soils
Adjacent municipalities	Headwaters
Tax parcels	Wetlands
Streams	Floodplains

Figure xx: Prime Agricultural Soils



0 1,800 3,600 Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Protected Lands from Chester County Planning Commission, as of 12/31/2024.
Disclaimer: Parcel lines depicted do not represent actual field surveys.

BRANDYWINE CONSERVANCY

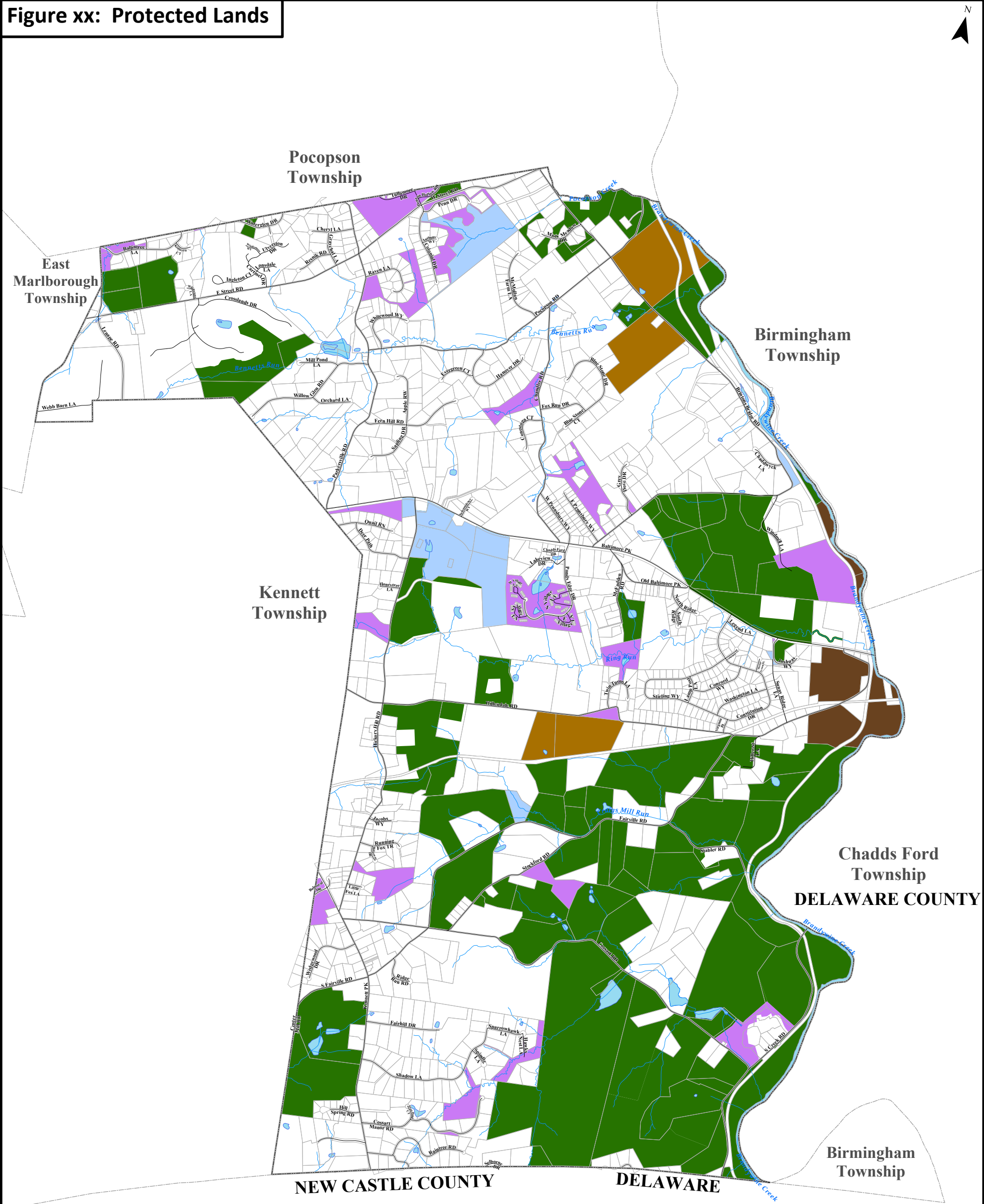
Map created: January 30, 2026



LEGEND

Township boundary	Bodies of water
Roads	Soils
Adjacent municipalities	All areas are prime farmland
Tax parcels	Farmland of statewide importance
Streams	

Figure xx: Protected Lands

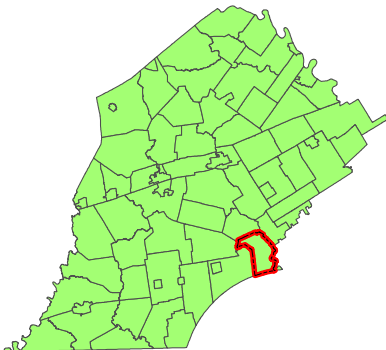


0 1,800 3,600
Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Protected Lands from Chester County Planning Commission, as of 12/31/2024.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: January 30, 2026

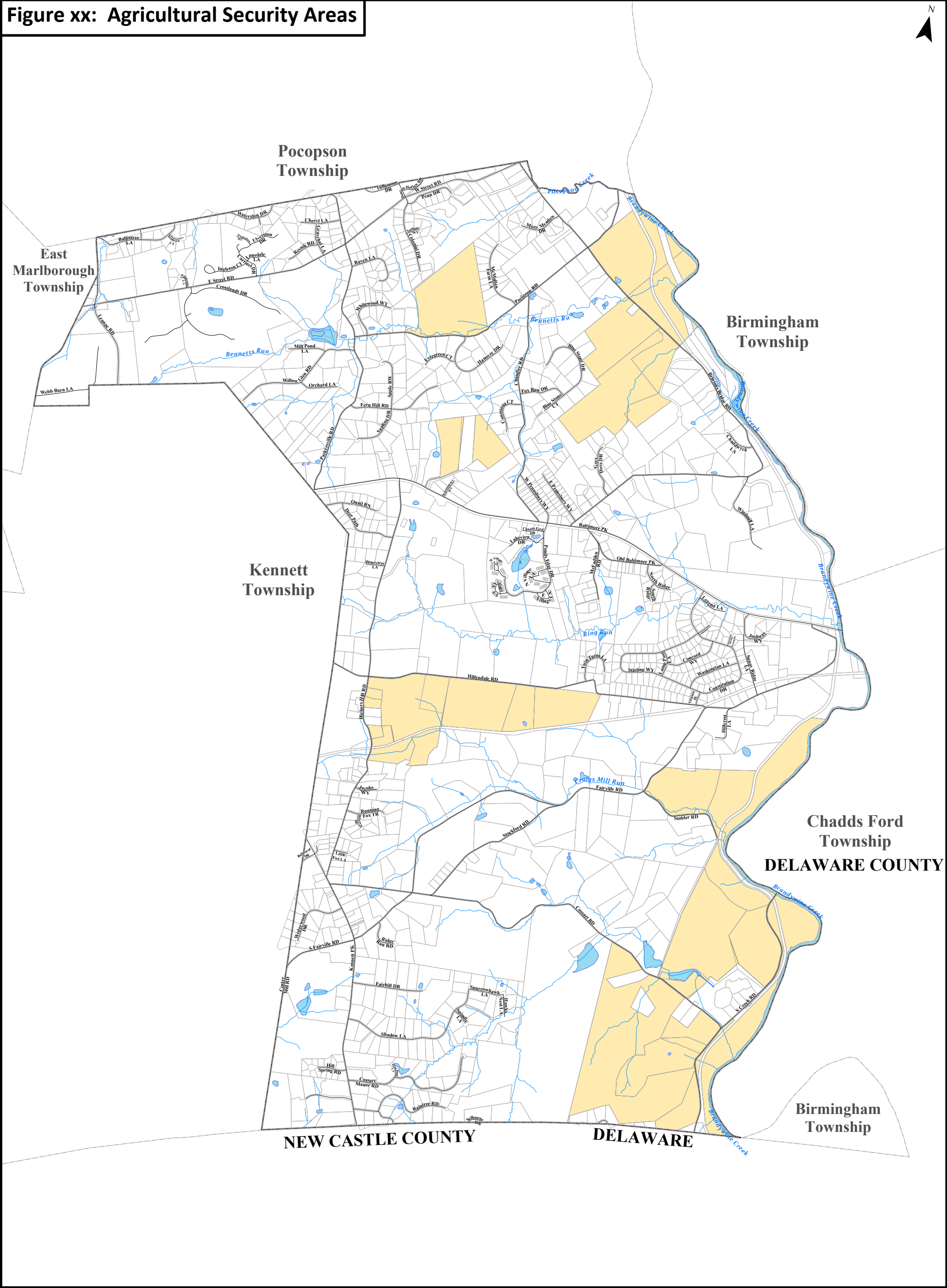


- Township boundary
- Roads
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water

LEGEND

- County agricultural easements
- Land trust easements
- Land trust fee-owned lands
- Public lands (federal, state, county, and municipal)
- Other protected lands

Figure xx: Agricultural Security Areas

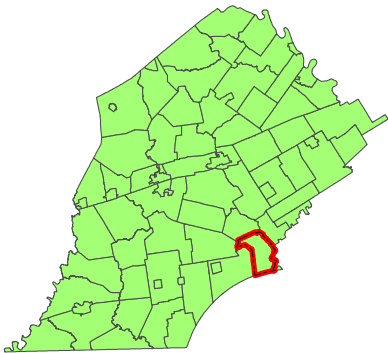


0 1,800 3,600
Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Agricultural Security Areas from WeConservePA, 2023.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: January 30, 2026



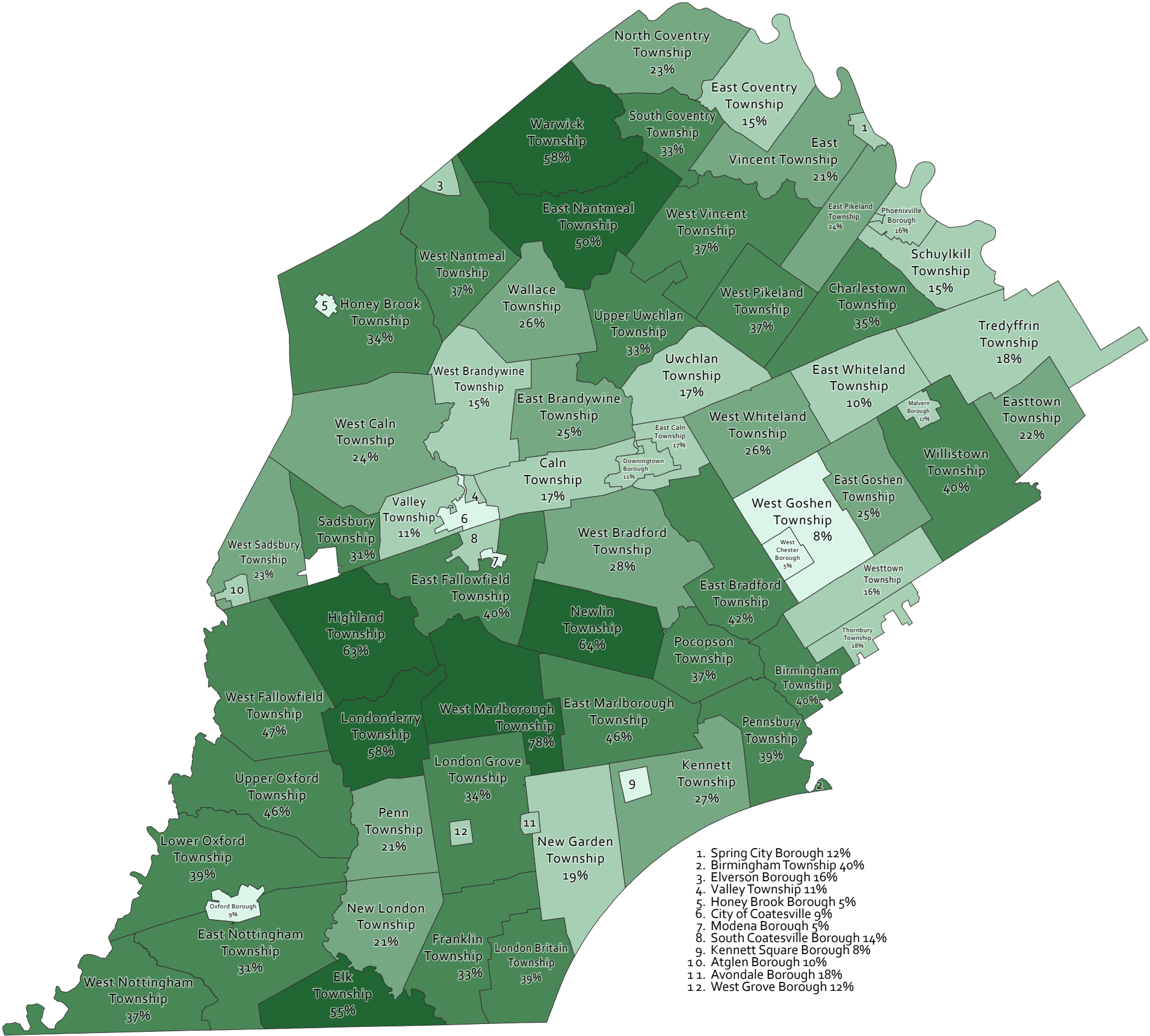
- Township boundary
- Roads
- Adjacent municipalities
- Tax parcels

LEGEND

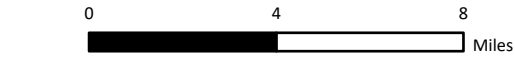
- Streams
- Bodies of water
- Agricultural Security Areas

Figure xx: Percentage of Municipality
Permanently Protected

as of December 31, 2024



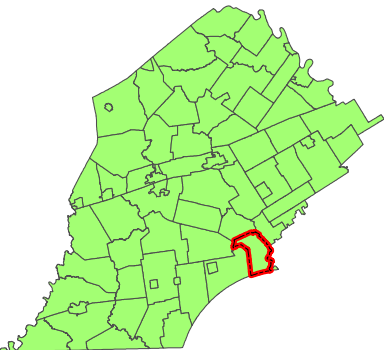
- 1. Spring City Borough 12%
- 2. Birmingham Township 40%
- 3. Elverson Borough 16%
- 4. Valley Township 11%
- 5. Honey Brook Borough 5%
- 6. City of Coatesville 9%
- 7. Modena Borough 5%
- 8. South Coatesville Borough 14%
- 9. Kennett Square Borough 8%
- 10. Atglen Borough 10%
- 11. Avondale Borough 18%
- 12. West Grove Borough 12%



Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026. Protected Lands data from Chester County Planning Commission, 12/2024.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: February 3, 2026



LEGEND

Percentage of Municipality Permanently Protected



Figure xx: Developed and Undeveloped

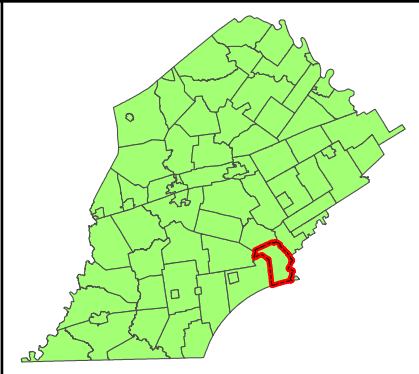
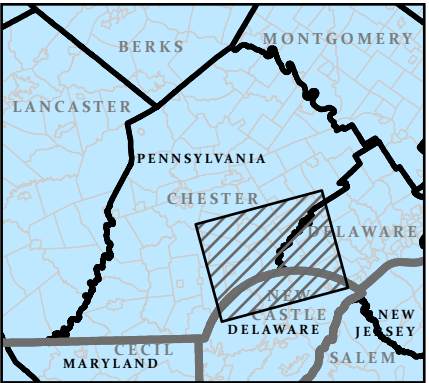
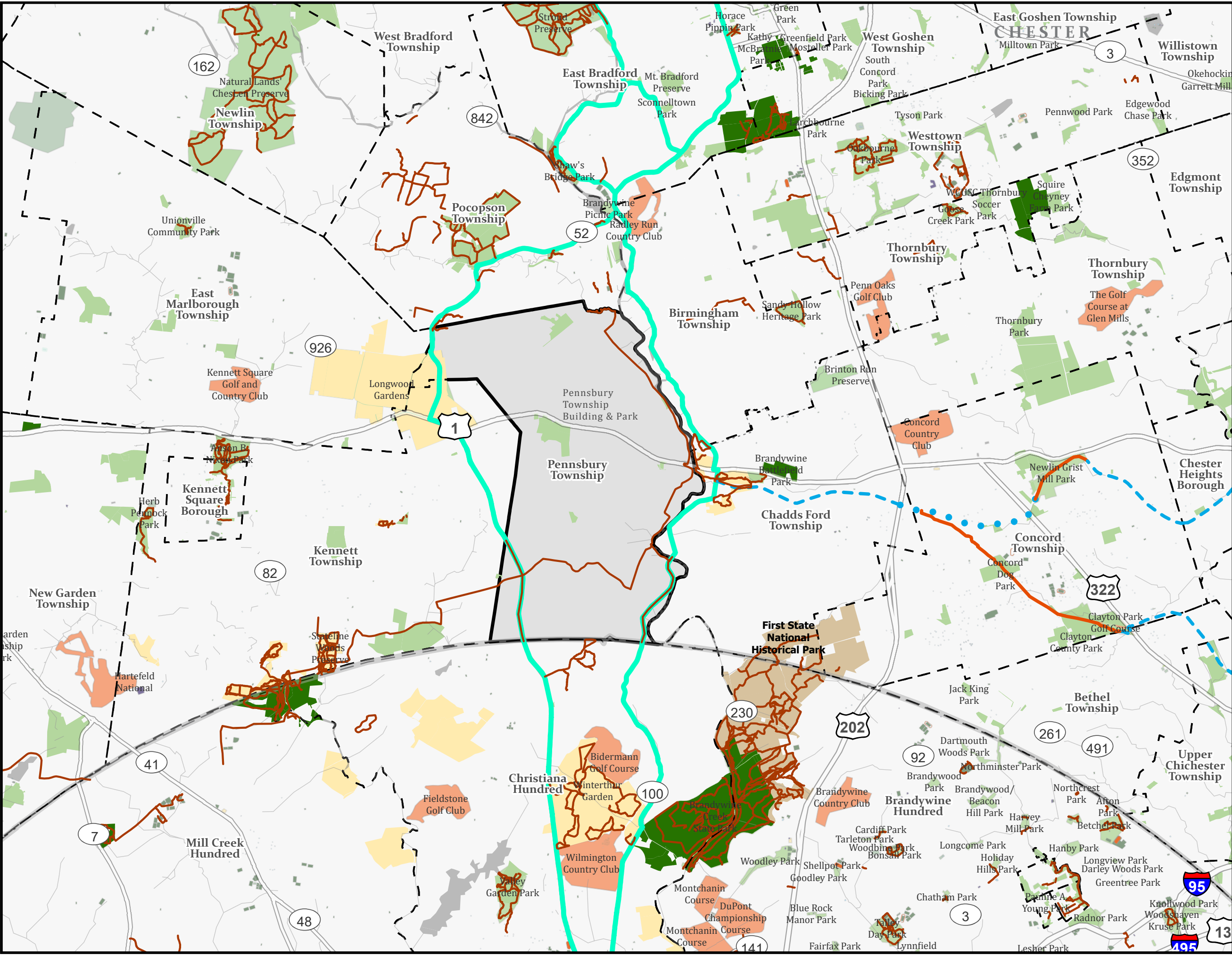


Figure xx: Regional Recreation



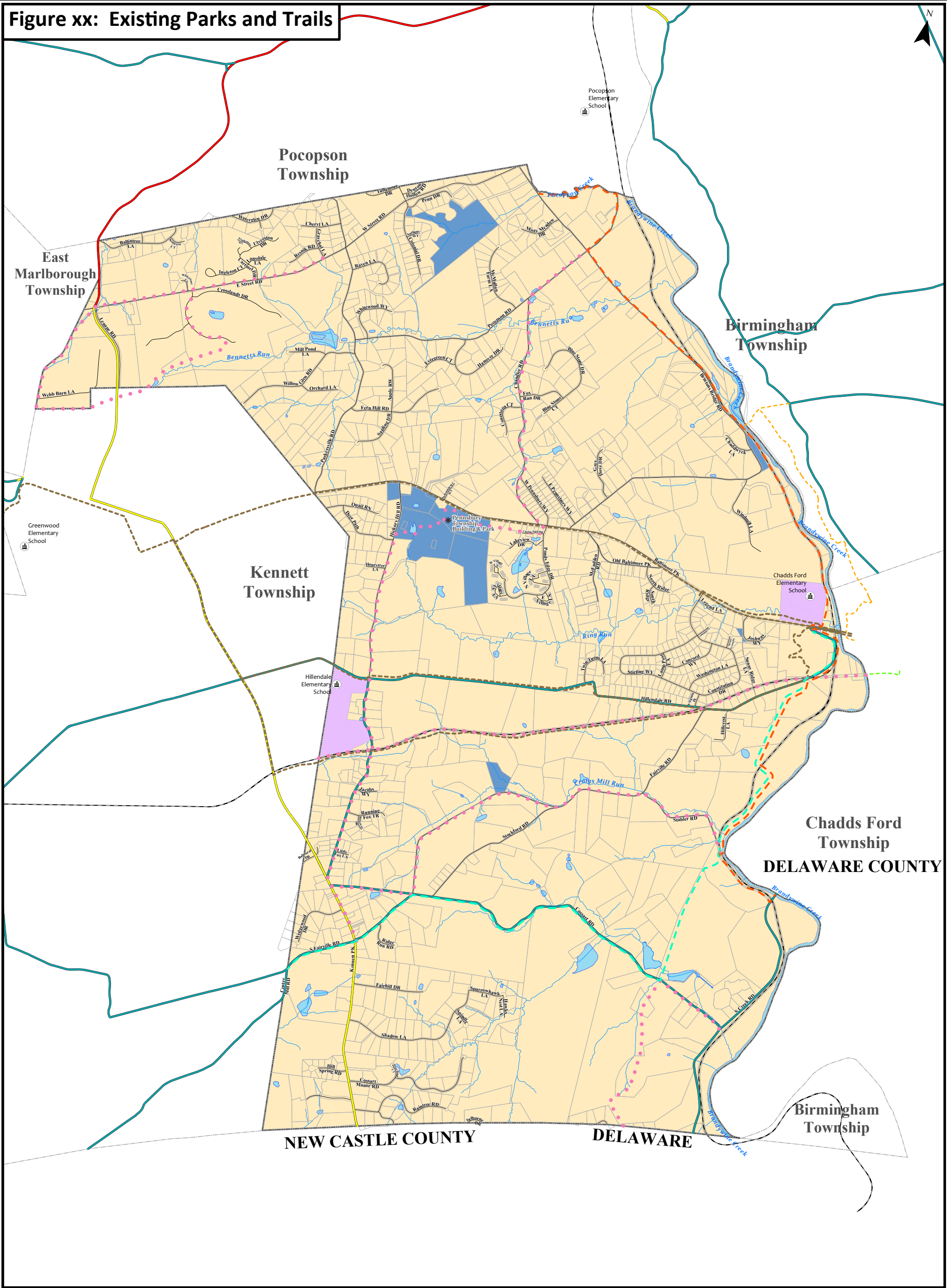
LEGEND

- Township boundary
- Golf course
- Non-profit gardens and open space
- Federal lands
- County and Municipal lands
- State lands
- Scenic Byway
- Existing Trails
- DVRPC Circuit Trails
 - DVRPC Circuit Trails (in progress)
 - DVRPC Circuit Trails (pipeline)
 - DVRPC Circuit Trails (planned)

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Figure xx: Existing Parks and Trails

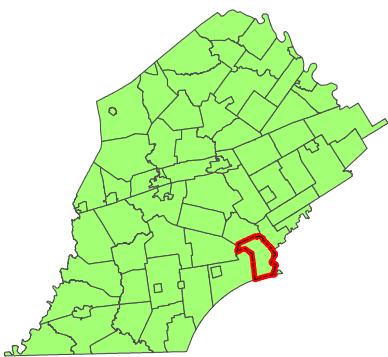


0 1,800 3,600 Feet

Data sources: Tax parcels, roads, streams and bodies of water from Chester County GIS Department, 01/2026.
Disclaimer: Parcel lines depicted do not represent actual field surveys.



Map created: February 19, 2026



- Township boundary
- Roads
- Railroads
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water
- Township lands
- School lands

LEGEND

- Brandywine Trail Recommended Alignment (2024 Feasibility Study)
- Southern Chester County Trail Alignment (conceptual)
- High Trail (planned)
- Potential trails from 2006 Comprehensive Plan
- Brandywine Trail
- Mason Dixon Trail
- County Bikeway Network Functional Classification(2013)
 - Beginner Recreation
 - Intermediate Recreation
 - Commuter / Connector
 - Advanced