

**FIVE-STEP DESIGN PROCESS FOR RESIDENTIAL
SUBDIVISIONS NARRATIVE**

**BRYN COED FARMS
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA**

NATURAL LANDS TRUST

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Project Overview

Natural Lands Trust (NLT) proposes to purchase the lands known as Bryn Coed Farms (+/- 1,500 acres) in West Vincent Township, West Pikeland Township, and East Pikeland Township, Chester County, Pennsylvania. As part of the project, NLT proposes a preserve area (+/- 440 acres), the transfer of +/- 72 acres to West Vincent Township for a park area and sale of the remaining lands for single-family detached dwelling lots. All residential lots will be serviced with individual, on-lot water and sanitary sewer facilities.

The following Five-Step Design Process Narrative was prepared as part of the preliminary/final plan submission requirements, detailed in West Vincent's Subdivision and Land Development Ordinance, Section 403.F.

Step 1: Delineation of Greenway Lands

Natural Lands Trust's (NLT) basis for the layout and design of Bryn Coed Farms is predicated first and foremost upon the preserve area. The preserve area laid out by NLT is based on encompassing the majority of the site's natural/sensitive resources, including, but not limited to steep slopes, watercourses, floodplains, wetlands, and woodlands. NLT has spent an extensive amount of time as part of their internal planning process in developing a plan that maintains/protects these sensitive features.

Step 2: Locations of House Sites

Utilizing the preserve as a basis, NLT then evaluated the layout of potential residential lots. The layout of these lots took into consideration the access, topography and view sheds for each lot. As part of NLT's conservation program, they have the following designations for on lot areas, which restrict the type of development that can occur in each:

- Highest Protection Area – *The most important natural areas (wetlands, woodlands, stream valleys, etc.) are included in this zone. The restrictions are designed to ensure the long term health of its denizens.*
- Standard Protection Area – *This is the "working landscape" of fields and woodlots traditional to rural areas, so the restrictions are designed to limit overuse.*
- Minimal Protection Area – *Also called the "building envelope", 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.*

The Minimal Protection Area (building envelope) for each lot was established by NLT in order to lay out the area on each lot that would provide the minimal impact to the surrounding resources and view sheds. For the purposes of calculating the required greenway lands for each individual lot, the areas associated with the Highest Protection Area and Standard Protection were utilized to calculate the provided greenway lands.

Step 3: Alignment of Streets and Trails

As laid out, NLT does not propose the construction of any new public roads. All of the proposed lots will take access off of existing roadways and/or shared accesses.

As part of the NLT Concept Plan for Bryn Coed Farms, approximately 10 miles of trails are proposed. The majority of these trails will be located within the preserve area and the West Vincent Township park parcel. The trails within the preserve generally utilize existing, informal trails or farm roads. Portions of the proposed trails will be located on private lands in order to connect to trail head parking areas and/or other off-site trails in the vicinity. The trails located on private lands will be eased appropriately.

Step 4: Location of Land-Based Water Management Facilities

Stormwater management and on-lot sanitary sewer facilities will be located on each respective lot. While the specific locations for these facilities will be determined during the building permit application phase for each lot, it is anticipated the proposed lot sizes provide for adequate siting of these facilities within suitable areas on each lot. Implementation of these on-lot stormwater management and sanitary sewer facilities will aid in providing water recharge, which will aid in balancing each lots' water balance due to the use of on-lot wells.

Step 5: Drawing of the Lot Lines

As discussed above, the individual lot lines were established primarily based off the extent of the preserve area. Once the preserve was established, individual lots were created using landscape features such as hedgerows to create easily understood borders to the new house sites. Additionally, each lot's size will support the on-lot stormwater management and sanitary sewer facilities. The latest Concept Plan, dated March 14, 2017 is attached depicting the anticipated layout for the project. While this Concept Plan is subject to change, it conveys the general vision NLT has for this project.