



Draft Summary of Conservation Restrictions
Bryn Coed Farm Lots
West Pikeland, East Pikeland and West Vincent Townships,
Chester County, PA

1. **The conservation easement will cover the entirety of each lot.** The easements will generally have three increasingly restrictive zones: 1) the area in which existing and new residential and accessory improvements will be allowed will be termed the “Minimal Protection Area”; 2) farm fields and lesser quality woodlands will be designated as “Standard Protection Area”, and; 3) high-quality woodlands, creeks, steep slopes, wetlands, and other sensitive environmental features will be designated as “Highest Protection Area”.
2. Each lot will be considered a single, indivisible property and will be placed under a single easement. **No subdivision or transfer of the individual parcels (if any) that make up the lot will be permitted** except:
 - a. To transfer a portion of the lot to a conservation organization or a public land preservation agency;
 - b. A minor lot line adjustment that does not create new lots; and/or
 - c. After review and approval by Natural Lands Trust, lots larger than 60 acres will be allowed one subdivision to create a second lot of no less than ten acres. The resulting lots will both be subject to the terms of the original easement and their subdivision will require allocation of rights in the deeds of transfer and/or an amendment and restatement at the time of subdivision.
3. **Uses and construction in the easement area will be limited to:**
 - a. **Minimal Protection Area [Area C]:** *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.*
 - i. Permitted Uses: All uses permitted in the other Areas, as well as all uses associated with residences will be permitted in the Minimal Protection Area.
 - ii. Permitted Improvements: All improvements permitted in the other Areas, as well as improvements no taller than 35’ and associated with residences will be permitted in

the Minimal Protection Area. An impervious coverage limitation [impervious surface being rooftops, paving and other improvements that do not absorb rainwater] will apply to MPAs larger than three acres. All erosion control, stormwater and sewage improvements related to the improvements in the Area C must be located in the Area C.

- b. **Standard Protection Area [Area B]:** *This is the “working landscape” traditional to rural areas so the restrictions are designed to limit overuse only.*
 - i. **Permitted Uses:** All uses permitted in the Area A, as well as sustainable agricultural and forestry uses will be permitted in the Standard Protection Area.
 - ii. **Permitted Improvements:** All Improvements permitted in the Area A, as well as farm lanes, and improvements with a footprint less than 1,000 square feet, less than 20’ in height, and related to agricultural uses (e.g. run-in sheds) will be permitted in the Standard Protection Area. An impervious coverage limitation will apply to the total footprint of Improvements in the Standard Protection Area. Agricultural improvements with a footprint larger than 1,000 square feet, such as barns, will need to be constructed within the Minimal Protection Area.
 - c. **Highest Protection Area [Area A]:** *The most important natural areas are included in this zone. The restrictions are designed to ensure the long term health of its denizens.*
 - i. **Permitted Uses:** Passive, personal recreational use, including walking, horseback riding, cross-country skiing, bird watching, nature study, fishing, and hunting. Environmental education or scientific activities that are consistent with protection of the natural resources are also permitted.
 - ii. **Permitted Improvements:** The Highest Protection Area will remain undisturbed and unimproved. Existing improvements may be maintained, repaired or replaced in their existing locations. Regulatory signs, fences, gates, habitat enhancement devices, boardwalks, bridges, and trails will be permitted within the Highest Protection Area.
4. **Mining, quarrying, or any other removal of soil or rock will not be permitted** except as necessary to construct permitted improvements.
 5. **Spraying, dumping or any other release of chemicals or wastes in the Areas A & B will not be permitted except for use of pesticides and fertilizers, and composting vegetative matter originating in Areas A & B.** Such spraying, dumping, and other releases shall conform to applicable laws.
 6. **Tillage in the Area B affecting more than one acre will not be permitted except according to a resource management plan** written and implemented to employ best management practices (such as crop rotation, contour strips, waterways or sod skips, etc.) and approved by Natural Lands Trust. Tillage of 10 acres or more in the Area B will require a current “Resource Management System” conservation plan at the appropriate level as approved by the Natural Resources Conservation Service (see <https://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=39113.wba>). **Grazing exceeding one animal unit of livestock per 2 acres of pasture** (one animal unit = 1000 pounds of live weight) **shall also require a resource management plan** approved by Natural Lands Trust.

7. **Cutting of native woodland vegetation will not be permitted within Areas A & B except according to a resource management plan** approved by Natural Lands Trust, or to. The plan will be prepared by a qualified forester or the PA Bureau of Forestry and have a goal of forest sustainability. **Removal of trees without an approved resource management plan is permitted under the following circumstances: hazardous trees; utility right-of-way maintenance; invasive species; and the cutting of dead or downed trees, up to two cords of firewood per year, for personal consumption.**
8. The easement shall not allow use of the Property for the purposes of increasing density, lot coverage, or for open space requirements under otherwise applicable laws, regulations or ordinances controlling land use and building density on other properties.
9. A trail open to the neighbors, residents and the general public may be provided parallel to the outer boundaries of your lot (please see the draft layout). NLT will be responsible for constructing and maintaining the trail. The landowner of any lot encumbered by a trail easement shall have no obligation to maintain any improvements for public access and users of the public trails shall do so at their own risk, per the standards of the Pennsylvania Recreational Use of Land and Water Act of 1966.
10. The easement document will include a provision for the payment of a 1% fee (based on the sales price of the eased lot) upon the transfer of the Property to a new owner.
11. The Chester County Open Space Program, being a significant funder of the Bryn Coed Farms conservation project, will have rights of easement enforcement in support of Natural Lands Trust
12. All the restrictions in this list shall be subject to more detailed standards contained in the full easement document. The full easement will include, among other items, fully defined important terms, review and approval procedures, enforcement rights and responsibilities, and the conservation objectives of the easement. The conservation easement will follow the form used for Chester County-funded projects which can be found at its website:
<http://www.chesco.org/DocumentCenter/View/5707>