

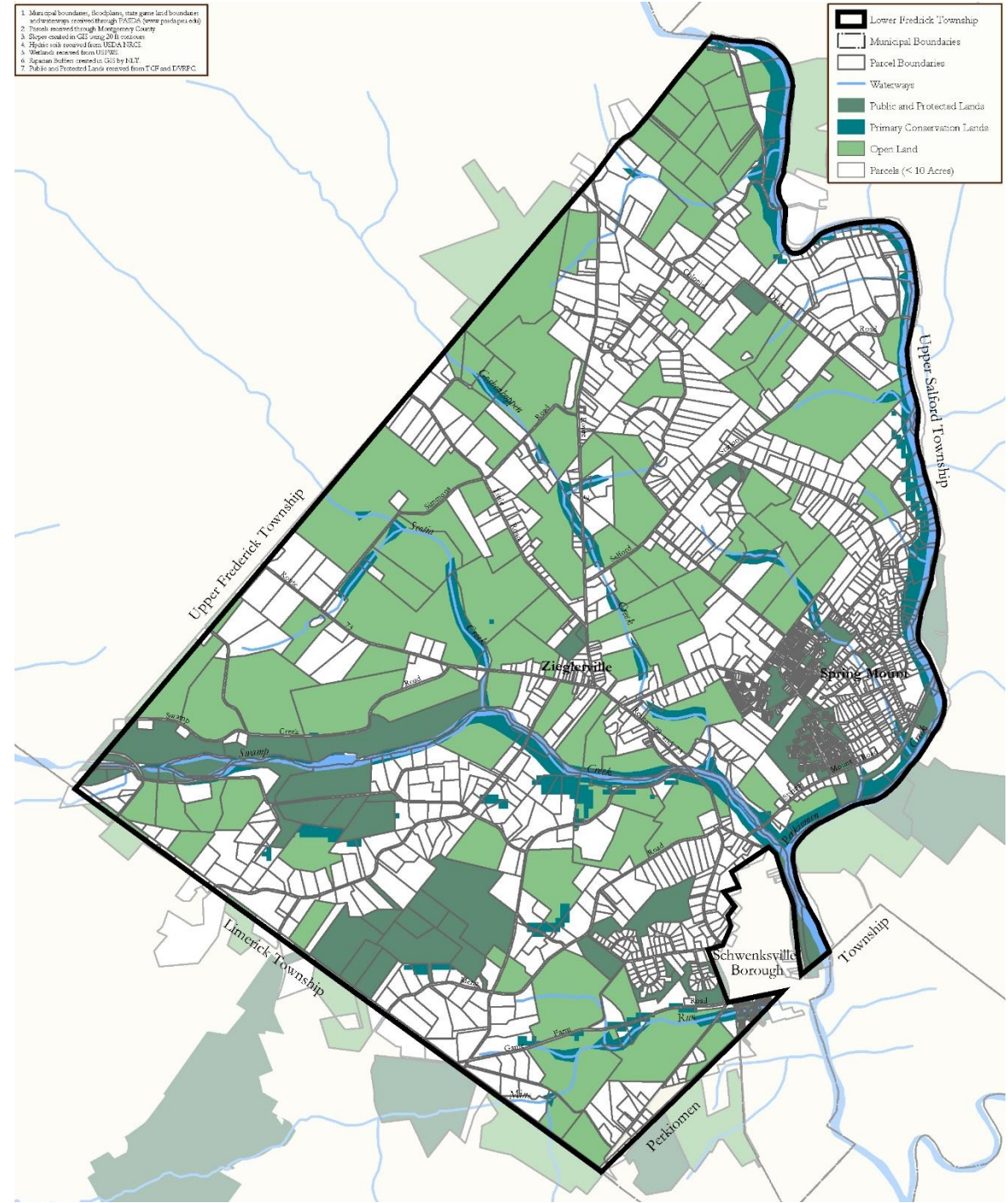


land for life. nature for all.



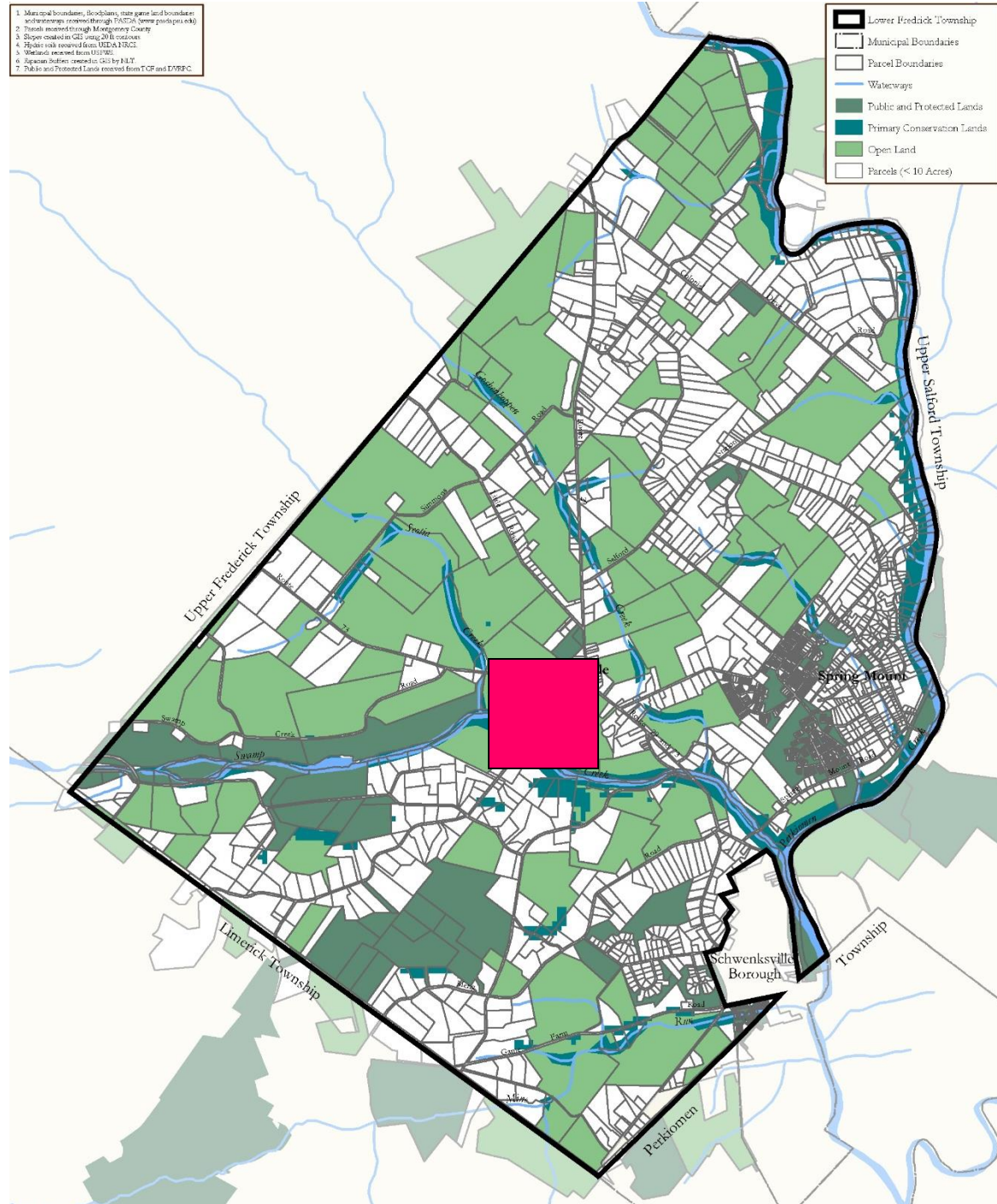
1. Municipal boundaries, boundaries, state game land boundaries and waterways created through FASMA (some parcels not)
2. Trails mapped through Montgomery County
3. Slopes created in GIS using 20 ft contours
4. Hydro risk created from USGS FVRI
5. Wetlands created from USGS
6. Aquatic habitat created in GIS by H&T
7. Public and Protected Lands created from TCF and D/SPC

- Lower Frederick Township
- Municipal Boundaries
- Parcel Boundaries
- Waterways
- Public and Protected Lands
- Primary Conservation Lands
- Open Land
- Parcels (< 10 Acres)





130 Acres





# Subdivision Regulation



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Virginia Citizens Planning Association and  
Virginia Department of Housing and Community Development

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# Subdivision Regulation



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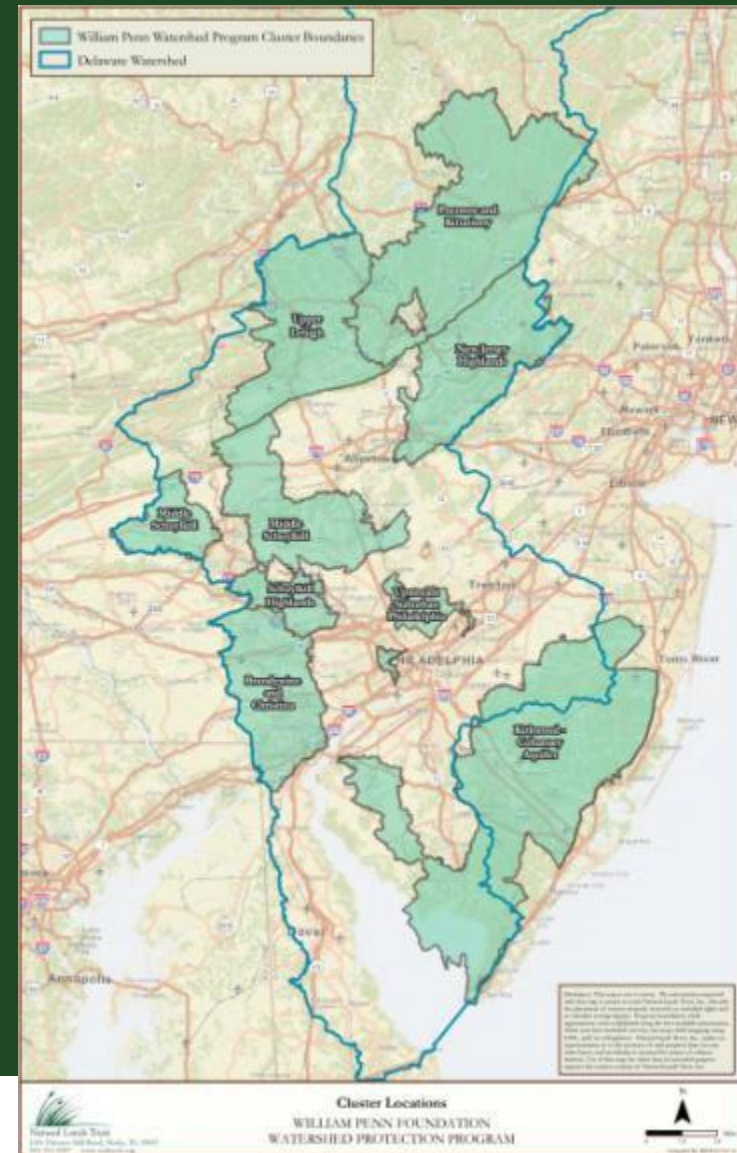






# Eight Sub-Watersheds

Upper Lehigh  
Pocono Kittatinny  
Schuylkill Highlands  
Kirkwood-Cohansey  
Brandywine and Christina  
Middle Schuylkill  
New Jersey Highlands  
Upstream Suburban Philadelphia



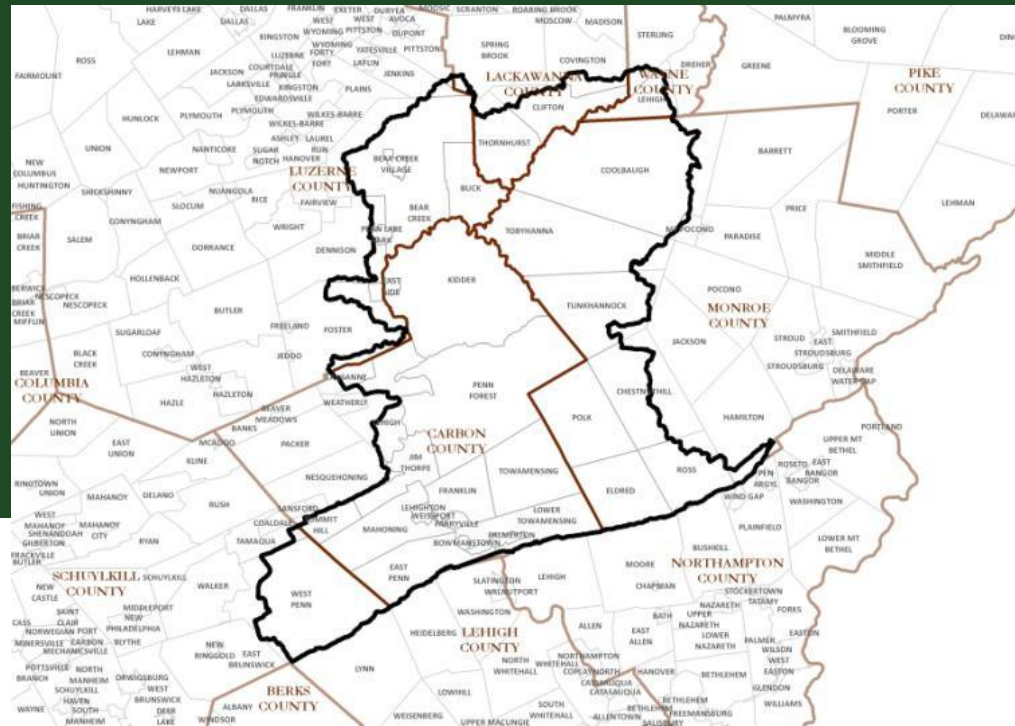
# Upper Lehigh Partners

**Wildlands Conservancy**  
**Natural Lands Trust**  
**Audubon, Pennsylvania**  
**The Nature Conservancy, PA**  
**Pocono Heritage Land Trust**  
**North Branch Lands Trust**  
**North Pocono CARE**

**6 Counties**  
**35 Municipalities**

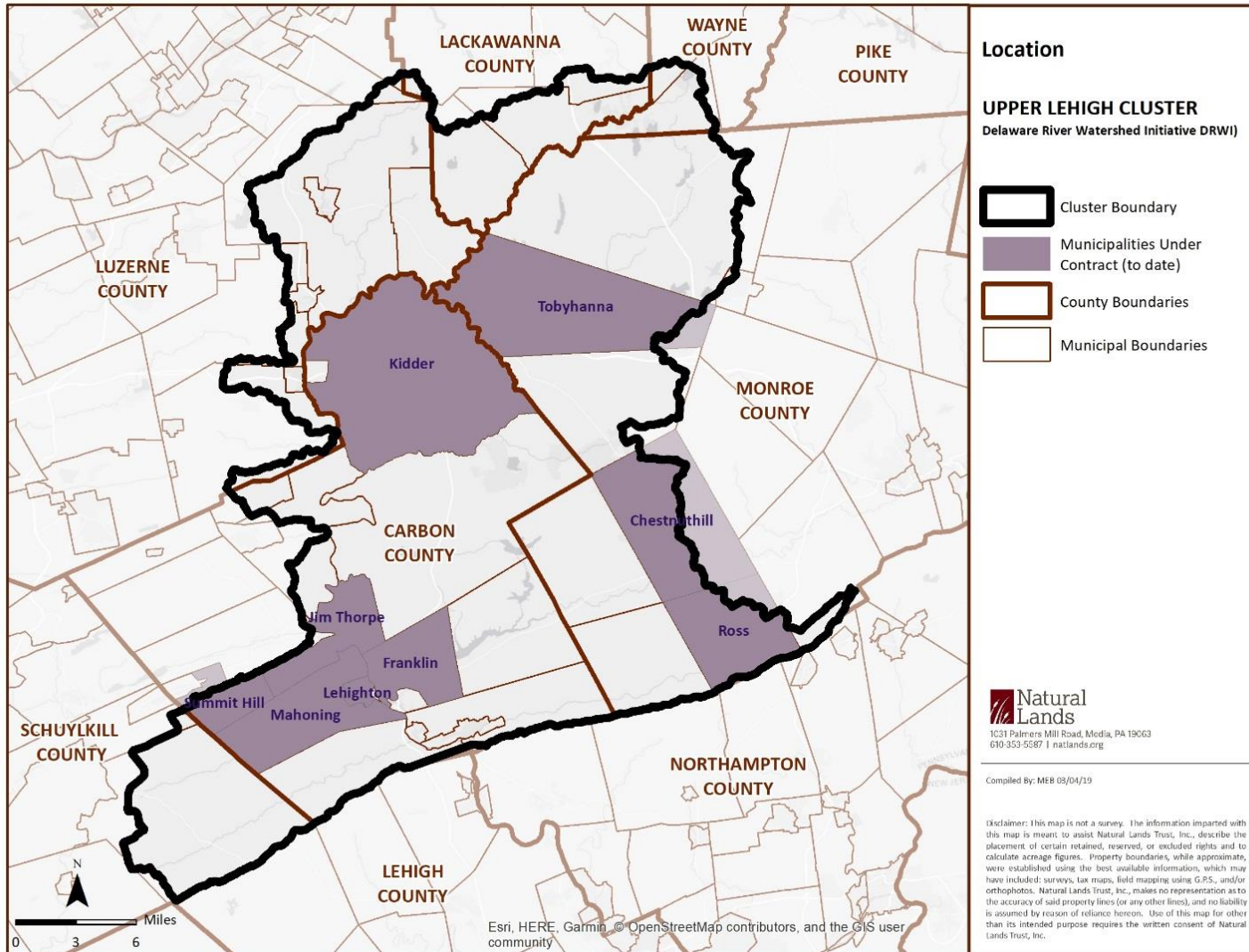


# The Upper Lehigh





# Municipal Code Updates



# *Kidder Township*

*A Nice place to live, work and Play!*





# Natural Features & Landscaping



# Trees = Best Management Practice



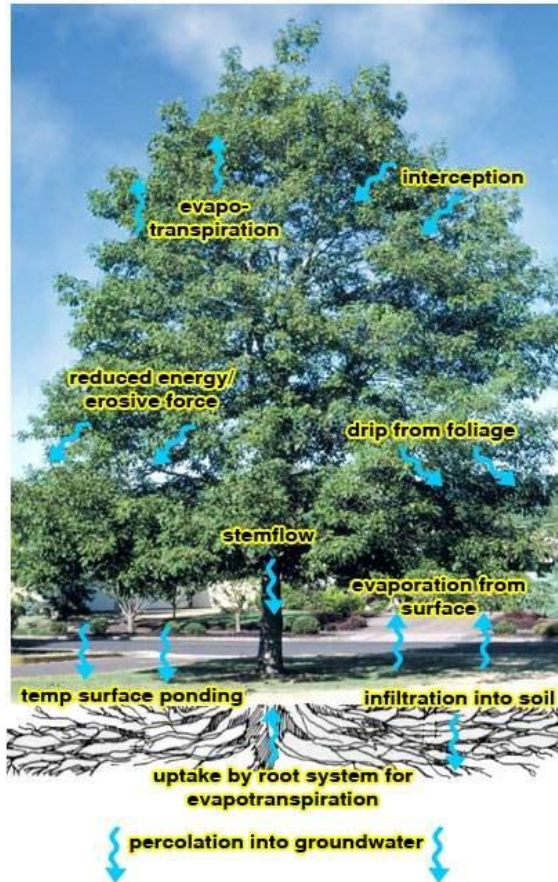
- **Critical for keeping pollutants and excess sediment out and improving water quality health**
- **Fives times better than unforested buffers at processing organic matter, nitrogen, etc.**



# A Healthy Stream



# Riparian Buffer Width



100 ft+ needed to adequately protect water quality and habitat in most watersheds.

- 30 ft = ~ 65% sediment removal, but limited removal of fine silts and clays.
- 100ft = ~ 85% sediment removal, additional 20% is mostly fine silts and clays.
- 100 ft maintains water temperatures within 2° for 60 ft – important for aquatic species.
- 120 ft removes 89% of nitrogen

(source: Stroud Water Research Center)



# Steep Slopes





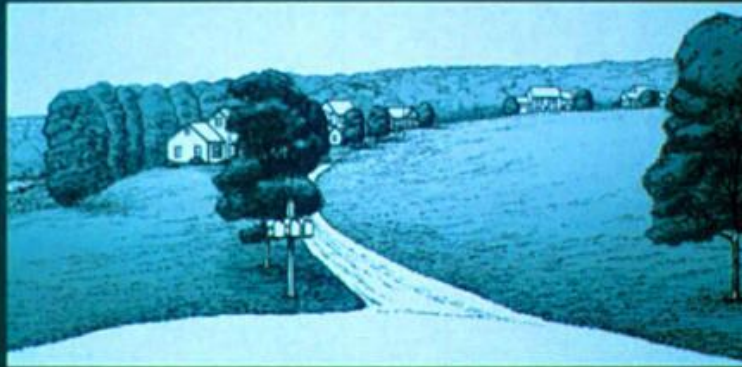




# Conservation Subdivision Design

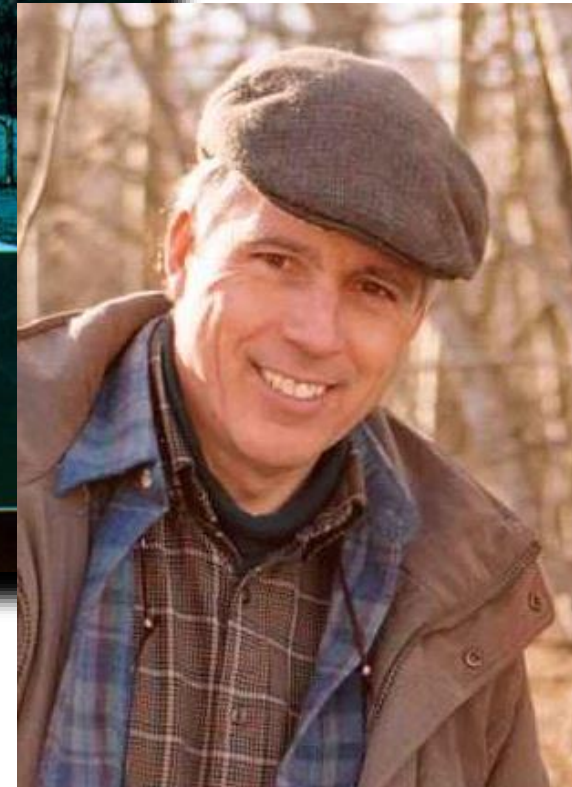
## GROWING GREENER

Putting Conservation into Local Plans and Ordinances



Randall Arendt

*Natural Lands Trust • American Planning Association • American Society of Landscape Architects*













# Subdivision Regulation



Virginia Citizens Planning Association and  
Virginia Department of Housing and Community Development

# Subdivision Regulation



Virginia Citizens Planning Association and  
Virginia Department of Housing and Community Development





**NOW SELLING**  
*Exciting Things Are Happening...*  
**The Reserve  
at  
Springton Woods**



Site Visit



***FOUR-STEP DESIGN PROCESS***





Vernal pools support an abundance and variety of animal life.





## Step I

Delineate Open  
Space First

## Step II

Locate House Sites

## Step III

Locate  
Infrastructure

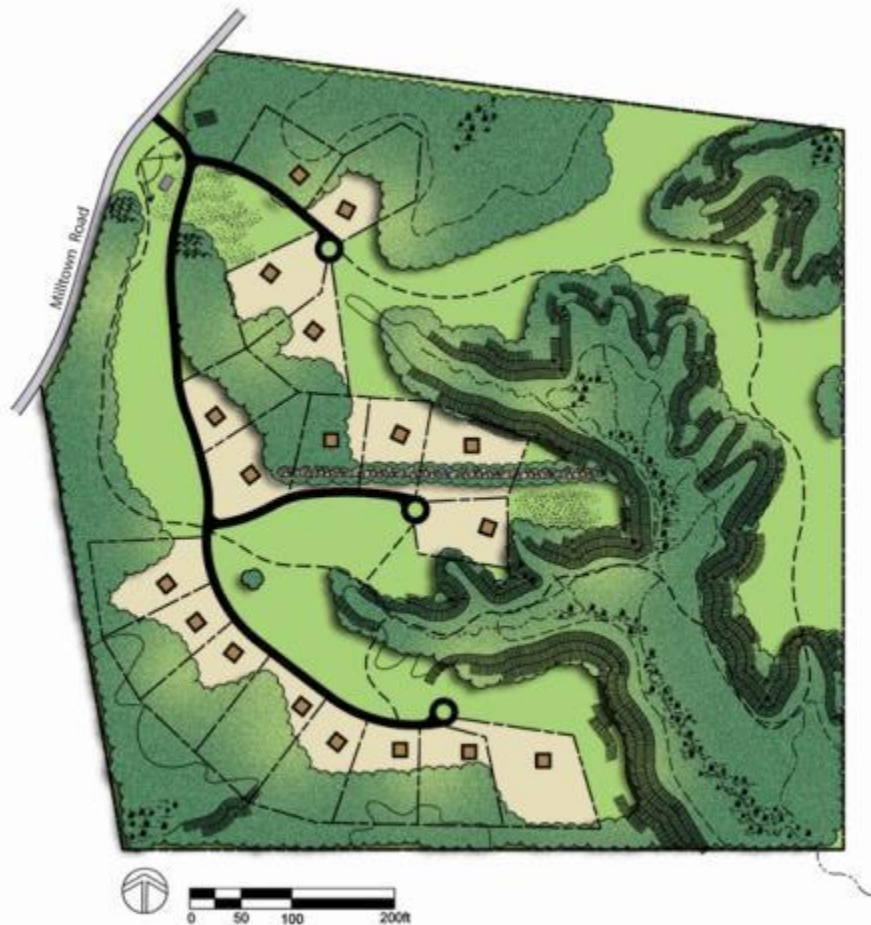
## Step IV

Draw Lot Lines



***SLDO New Section: FOUR-STEP DESIGN PROCESS***





***Conservation Subdivision vs. Conventional Subdivision***

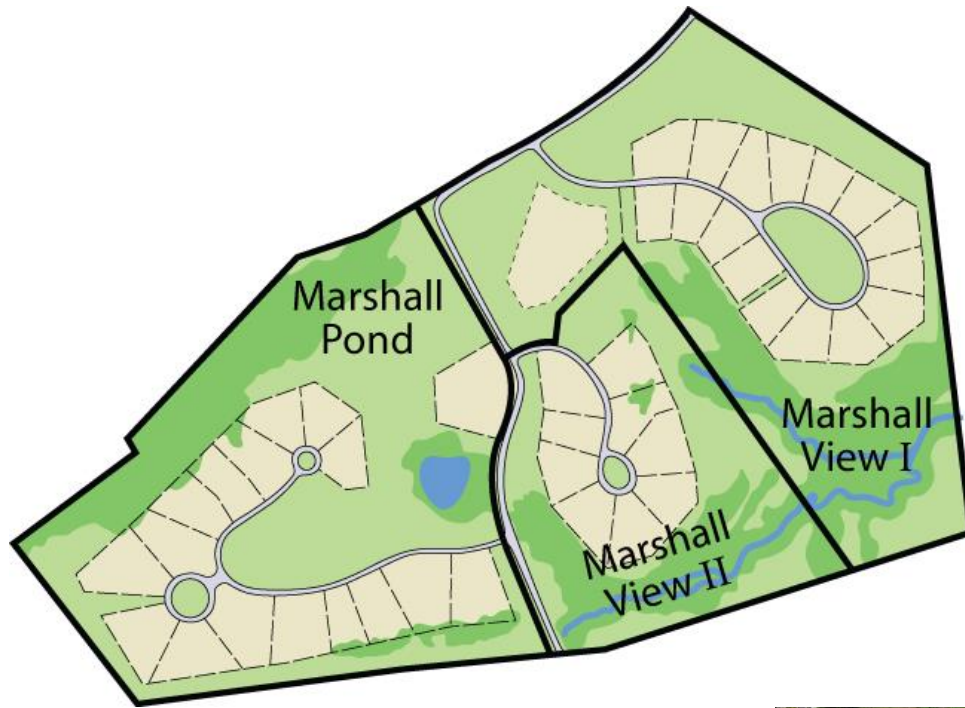




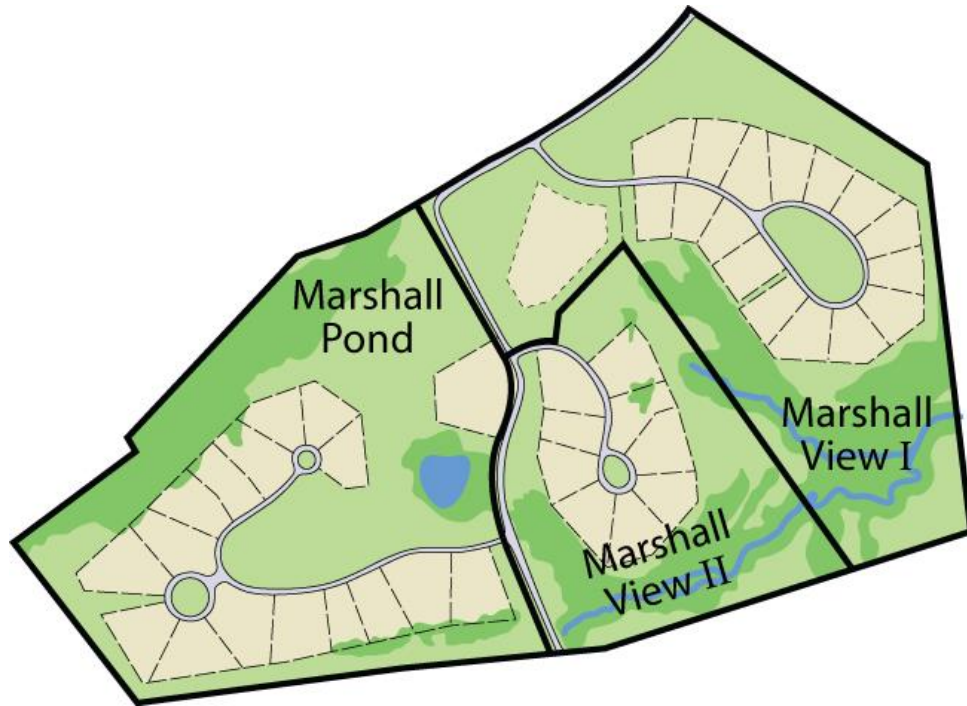


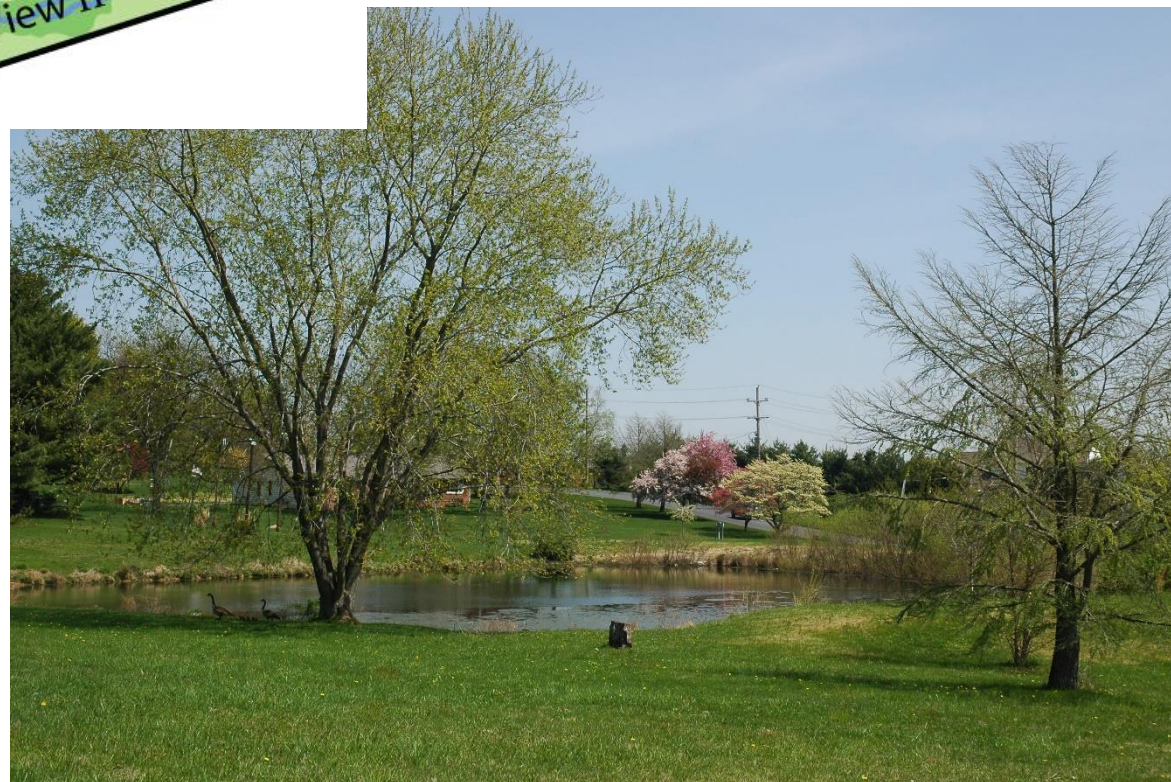
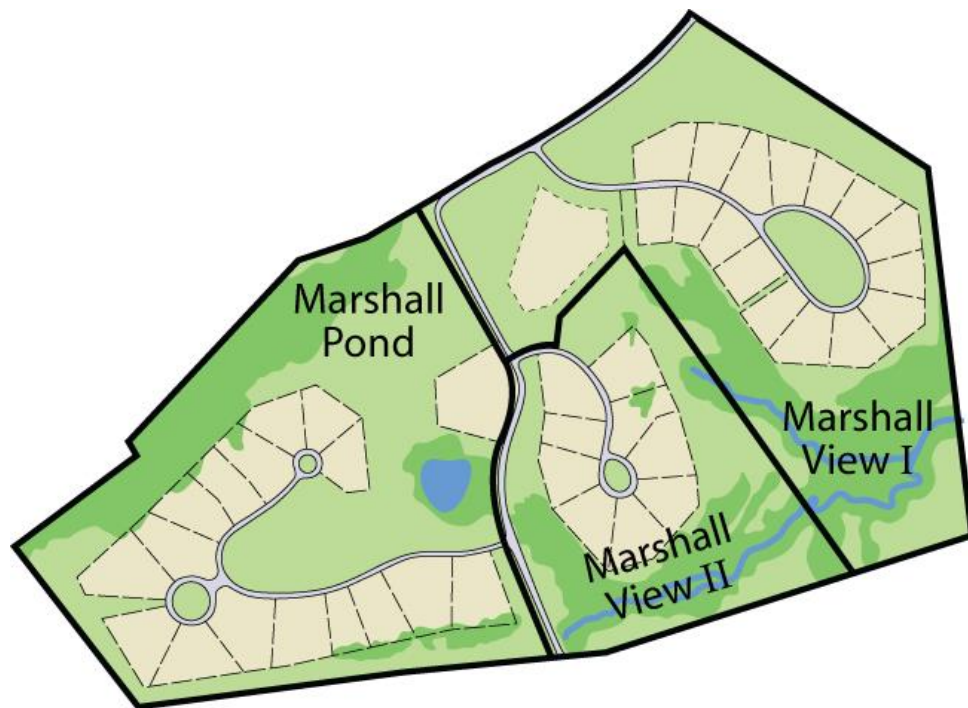


# Marshall Pond & Marshall View Chester County

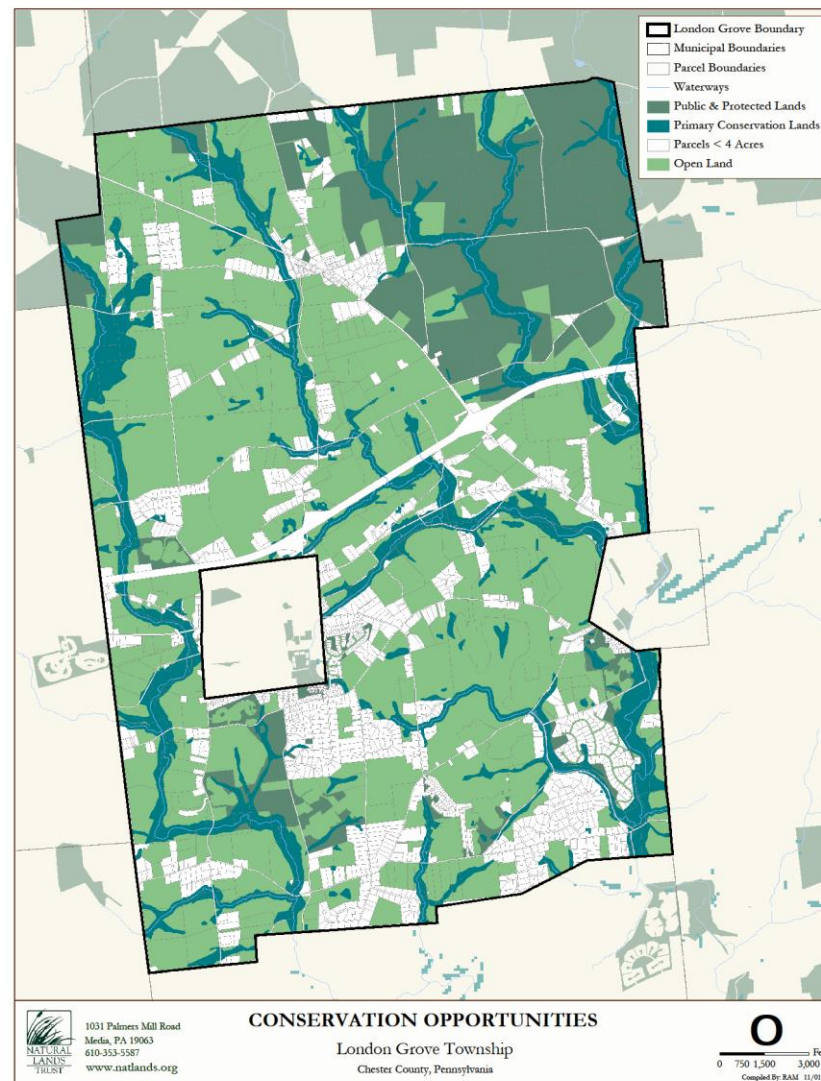












# ***COMMUNITY-WIDE GREENWAY LONDON GROVE TOWNSHIP CHESTER COUNTY***







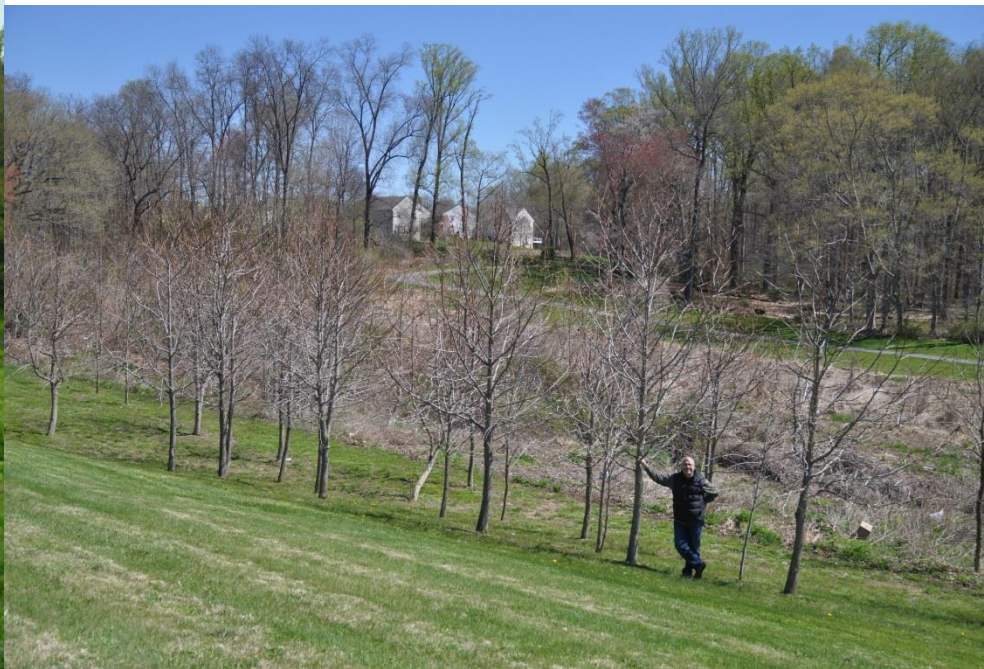






















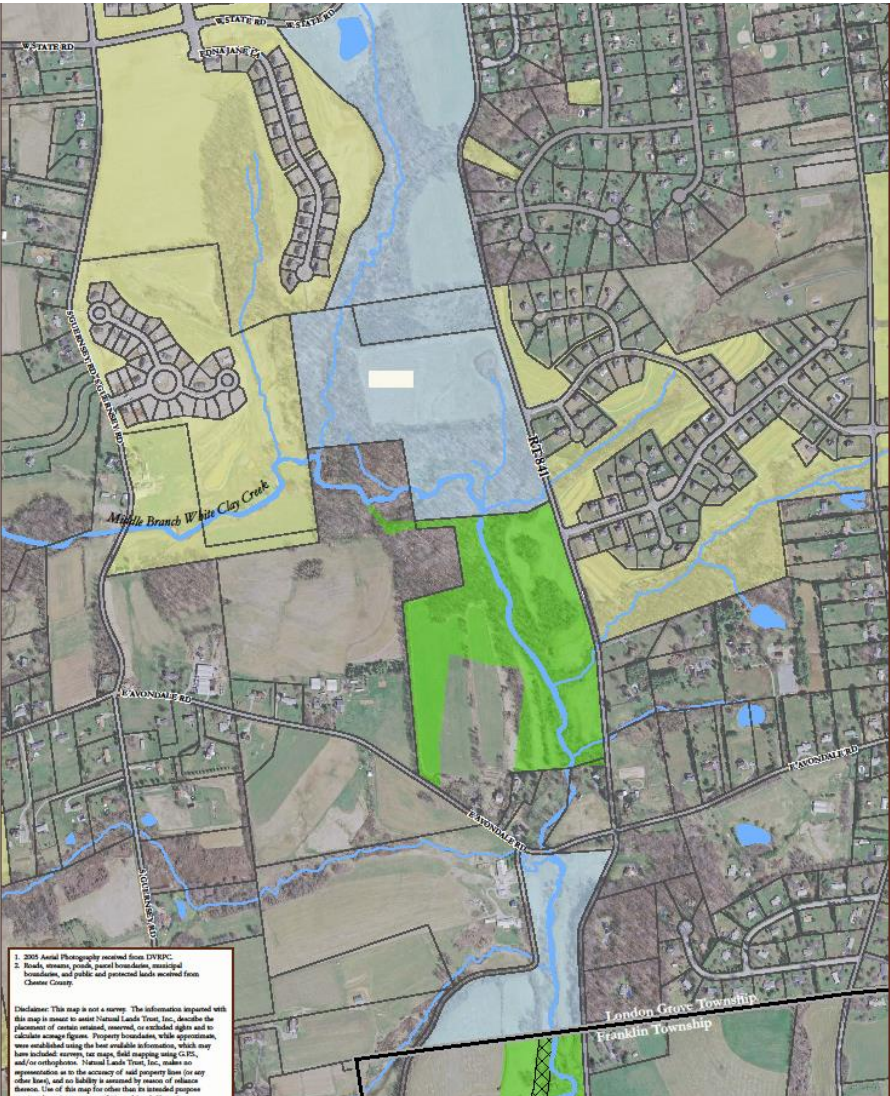
Ann,

No problem.

The Lamborn portion of the park is 44 acres, the Medford portion is 35 acres. We bought the 6 acre Fortugno piece in between the two to join them. The property owners (Goddard) just south of the Medford piece are donating 40 acres of their 52 acres to us to join to the park (they apparently made a deal with the Supervisors years ago that they'd do this). And we bought the 19.5 acre Goodwin piece, while not abutting the Goddards it is right across the street, that essentially adds to the park. In the end, we will own virtually all of the west side of 841 from State Road down to the Franklin line!

Maybe more than you needed, but we're pretty happy about this!

Steve









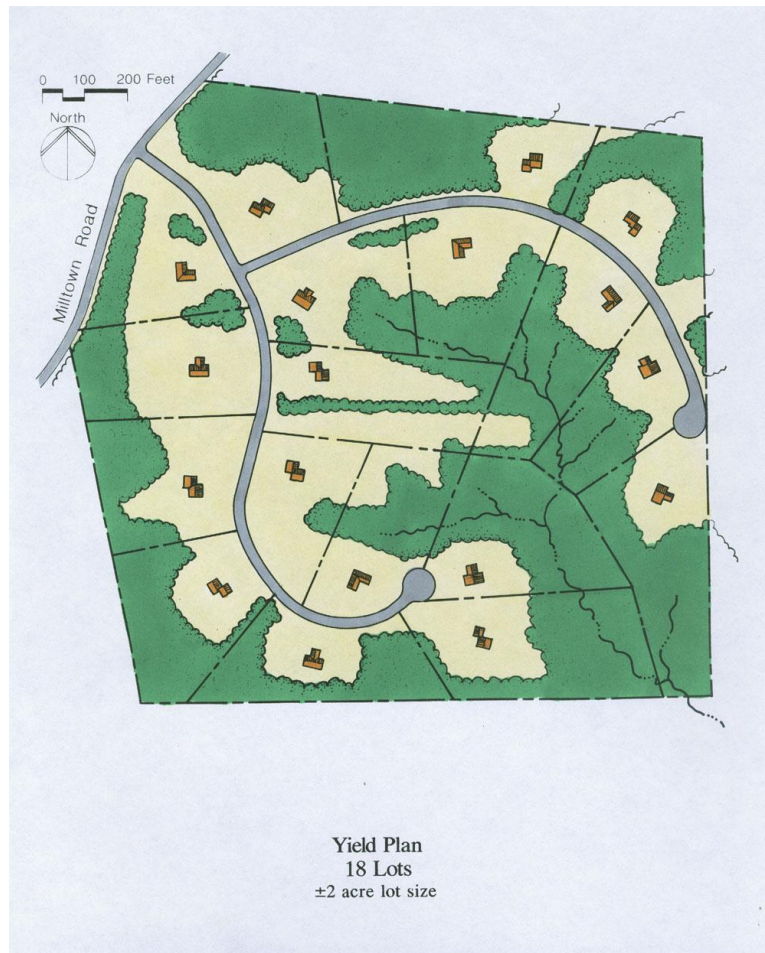


Yield Plan  
18 Lots  
 $\pm 2$  acre lot size





# Make Conservation the Path of Least Resistance





# 62% \*

- \* The average percentage of open space set aside in conservation subdivisions, each time a property is developed under a *Growing Greener: Conservation by Design* ordinance!



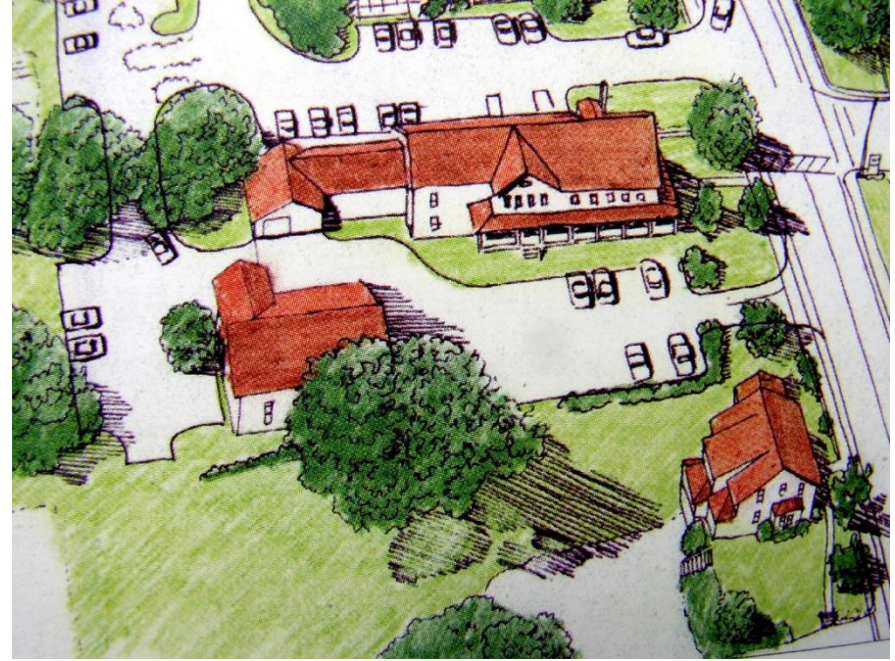
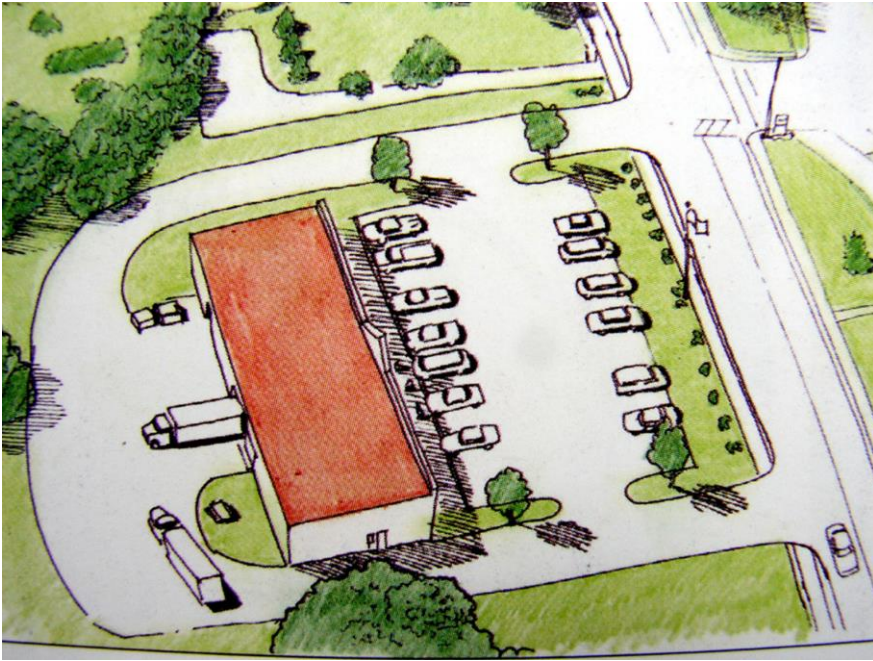
# Commercial Corridors & Town Centers







# Parking to Side and Rear



































BANKWEST

BANKWEST

NOW  
OPEN



















# thank you.

Ann Hutchinson

[ahutchinson@natlands.org](mailto:ahutchinson@natlands.org)





