

Plumsock at Willistown



*Large attractive trees
add value to the entire
neighborhood*

Location: Plumsock Road, Willistown Township, Chester County, PA
Developer: Leonard Blair and Son, Bryn Mawr, PA
Development Period: 1991-96
Size: 72 acres
Percentage of Open Space: 70%
Project Highlights

-  50-acre un-divided hickory, oak, and beech woodland
-  A small stream and one-acre pond
-  38 single-family homes
-  "single-loaded" streets and "flag lots"

Description: This 72 acre site conserves 70 percent of the property as undivided open space. Under the township's rural zoning provisions, the developer could build one dwelling per 80,000 sq. ft. through a conservation option or realize only half that density (1 dwelling per 4 acres) in a conventional lot format. The 38 custom 3,600-7,500 sq. ft. houses were built on half-acre lots that were just 130 ft wide. To accommodate the houses on these smaller

lots, the developer created side-loaded garages. Single-loaded streets are utilized to provide views to open space from front and back windows. Flag lots were added to shorten cul-de sac lengths and reduce initial construction and Township maintenance costs.

Conservation Areas: The conservation land is comprised of healthy deciduous hickory, oak and beech forest over gently sloping upland areas. The remaining lowland forest is dominated by red maples and alders through which a small stream flows feeding a one-acre pond. Although





*Permanent open space
jointly owned by the
homeowners' association*

the property is not yet served with a woodland trail, the undivided open space allows for this future possibility. Potential trail connections have been provided at the end of all the cul-de-sacs.

Water and Sewer: Wastewater from the 38 homes is pumped to a package treatment plant, which discharges its treated, denitrified effluent to an intermittent sand filter located on the highest point of the property, more than 1000 feet upslope from the stream valley. Water is supplied from a central well with an estimated yield of 10,000 gallons per day.



For more information, contact:

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