

CHESTER COUNTY PLANNING COMMISSION

WEST CHESTER, PENNSYLVANIA

# ANNUAL REPORT

62



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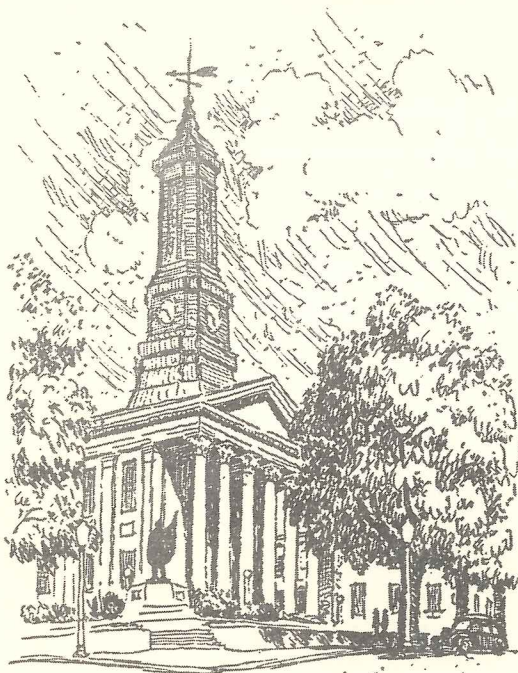
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Donald S. Rossman	Cartographic Draftsman
Paul A. Rodebaugh	Research Assistant

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The basic text of this report was by Mr. Byler; Layout by Mr. Bielski; Maps by Mr. Rossman; Compilation of Survey by Mr. Rodebaugh; and Cover by Nancy Monroe; Subdivision Review by Mr. Munshower.

1 Appointed Feb. 1, 1963



*Chester County Court House*  
*West Chester Pa.*  
*1846*

# *ANNUAL REPORT*

PLANNING    PROGRESS    DURING    1962

Activities During 1962 - - -

A Look Forward to 1963 and Beyond

MAY 1963

CHESTER COUNTY PLANNING COMMISSION · COURT HOUSE ANNEX · WEST CHESTER, PENNSYLVANIA · 696-9100 EXTENSION 251

## TABLE OF CONTENTS

SECTIONS	Page
1962 Planning Highlights . . . . .	1
Comprehensive Planning . . . . .	9
Local Assistance Planning Expanded . . . . .	10
Special Projects and Administration . . . . .	12
1962 Planning Survey . . . . .	13
Subdivision Review . . . . .	22

MAPS	Page
Municipalities with Planning Commissions . . .	15
Municipalities with Zoning . . . . .	16
Municipalities with Subdivision Control . . . .	17
Status of Municipal Community Planning . . . .	18
Status of Municipal Community Planning by Consultant . . . . .	19

TABLES	Page
1 Tabulation of Planning Grants . . . . .	11
2 Status of Developmental Control Ordinances	20
3 Total Number of Lots Approved Each Year . . .	24
4 Summary by Township Approved Lots & Streets	26

Major Maps and Data Available at Planning Office . . . . .	28
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# CHESTER COUNTY PLANNING COMMISSION

COURT HOUSE ANNEX, WEST CHESTER, PENNSYLVANIA

May 1, 1963

Board of County Commissioners  
Court House  
West Chester, Penna.

WILLIAM J. SCARLETT-CHAIRMAN  
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THOMAS M. SLACK  
MRS. HAROLD WILSON

JOSEPH S. MUNSHOWER-EXECUTIVE SECRETARY

Gentlemen:

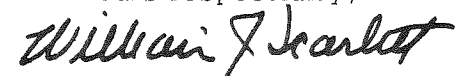
1962 was a major year for your County Planning Program.

It saw the creation of a permanent staff, the completion of a general land use survey, the population and housing analysis, completion of a new county wide base map series, and a substantial start on soils and natural features analysis, and gathering of other basic information.

It also saw substantial growth in local planning and the completion of several local comprehensive plans, including start of work by the West Chester Regional Planning group. In all of these, the Chester County Planning Commission is gradually able to provide more assistance, direct information and staff service, as well as cash grants.

We hope during 1963, depending upon the extent of the resources available, to make available our detailed work on soils, geology, and other natural features, land use, and many other maps and data being prepared. Also, we hope to complete major work on community facilities, economic base and transportation. We also have a Planning School and several conferences programmed so that the public may be more aware of the work that has been accomplished.

Yours respectfully,



William J. Scarlett  
Chairman



## 1962 PLANNING HIGHLIGHTS

### OFFICE

1. Appointment of a full time permanent staff.
2. Acquisition of basic office equipment.
3. Completion of several basic county comprehensive planning studies.

### CARTOGRAPHY

1. Completion of a flexible high quality multiple overlay series of base maps of Chester County as a whole; publication of an official County map, including a handy small size outline map.
2. Completion of a single sheet topographic base map, based upon the U.S. Geological Survey quadrangles.
3. Start of equipment and training in the latest cartographic techniques and creation of a cartographic center.

### STUDY DATA

1. Gathering of much basic data on highways, economic characteristics, climate, historical development, and many other factors.
2. Completion of a detailed Population and Housing analysis and mapping based upon the 1960 Census.

### LAND USE

1. Completion of a generalized land use map of the County, showing crop, wood, and idle land, as well as urban uses. This is one of the very few county land use maps showing non-urban land uses, as well as urban.

### NATURAL FEATURES AND SOILS

1. Completion of a series of fundamental maps of Drainage basins, Layer Relief, Mineral Resources, Soil Associations, General Geology, Physiographic Regions, and related preliminary analysis.
2. Start of detailed work on analysis of the Soil Survey Data, particularly the suitability of the soil for septic tanks and urban development.





## COMPREHENSIVE PLANNING

### OBJECTIVE - COUNTY WIDE PLANNING

It is the policy of the Chester County Planning Commission to concentrate major staff attention on studies of the County as a whole, rather than detailed studies of individual municipalities. This policy is expected to have the following advantages:

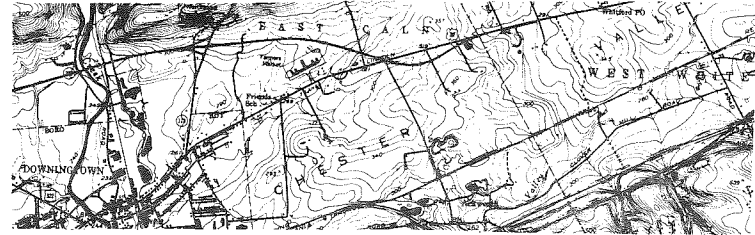
- (1) Much of the basic information needed for local studies can be gathered and published more economically as part of County wide studies, so that the costs of local duplication can be minimized.
- (2) County wide planning will result in sounder local plans, since the county and regional aspects that determine local planning will be considered; maps and data will be comparable, municipal border conflicts minimized, natural planning areas will receive greater recognition.
- (3) When the County is able to give detailed attention to municipal planning, the work will be done more quickly and soundly, both for individual municipalities and for the major planning regions of Chester County.

### FIRST STEP - COUNTY WIDE BASE MAP SERIES

Since most planning studies involve mapping of data, considerable attention was given to making a good series of County wide maps.

- (a) County Topographic Base Map - The recently (1950-55)

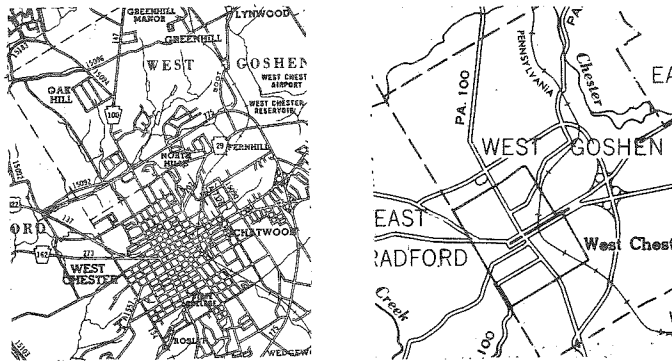
completed series of 26 U.S. Geological Survey quadrangles that cover Chester County are the most accurate available maps and the principal source of topographic information.



These 26 quadrangles were reduced from 1" = 1 mile and mosaiced to form a single topographic map. This map was most needed for County wide studies of natural features and for the Sketch Comprehensive Plan. It is expected that the 26 quadrangles will be reproduced during 1963 at their full size.

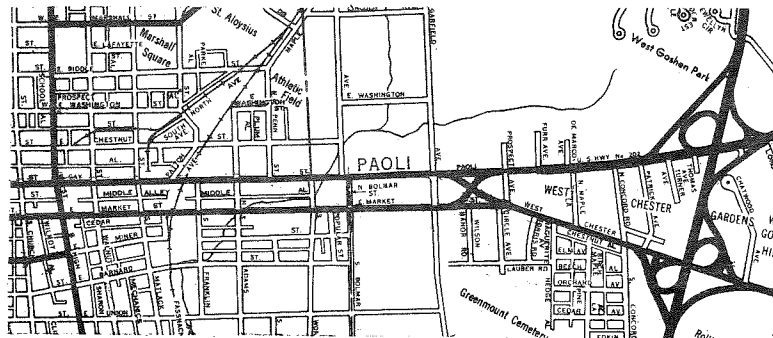
In early 1963 exact size negatives and positive duplicates of the geological survey quadrangles were acquired. These are on stable cronaflex material. Among other advantages it will be possible to secure exact enlargements or reproductions without the need for costly negatives. It is also expected that we can update these quadrangles somewhat by adding the new roads.

- (b) Planimetric Map Series - Chester County has one of the most flexible planimetric map series available for presenting its County wide data in any size from 8" x 11" page in a report to a wall size 42" x 44" which can be projected to theatre size when meeting with large audiences.

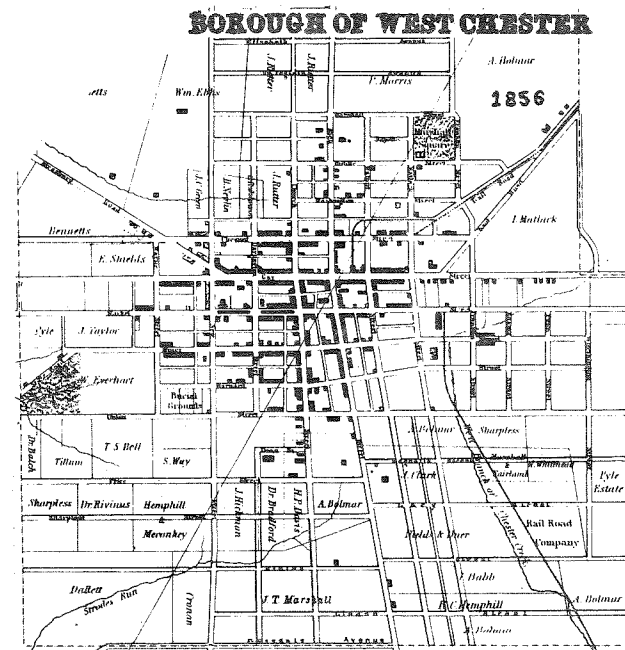


The flexibility was achieved through a large number of multiple overlay concept of separations with several different separations for each feature such as boundaries, streams, roads, topography, place names.

(c) 2000' Base Map Series - The Philadelphia Electric Company base maps were updated and partially corrected so as to be useful to the County Planning Commission as sub-county regional maps at the scale of 1" = 2000'. This is the appropriate scale for sub-regional areas in the County such as the West Chester Regional Planning Commission area.



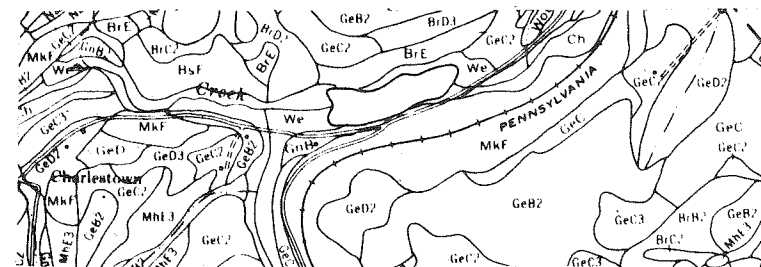
(d) Historical Maps - Several of the important historical maps were reproduced as a partial basis of analyzing Chester County's past growth. These included the great Lake and Beers Maps of Philadelphia and Vicinity, the 1856 T. J. Kennedy Map of Chester County and the Painter and Bowens 1849 "Map of Chester County, which is the earliest relatively detailed map available.



One of the interesting features of these maps is not that Chester County is so different but that it is still so much the same. Most of the principal roads and settlement patterns, except in the Upper Main Line area, were in existence in nucleus form in 1860.

Of greatest need and highest priority is reproducible aerial photography for the entire County similar to that provided in 1959 by the PJ Transportation Study for the eastern portion of Chester County.

Chester County, at least as much as any county in Pa., or perhaps in the Nation, is using its recently completed soil survey - by the U. S. Soil Conservation Service - to full advantage for both urban and rural planning.



The Soil Survey, made at the original request of the Brandywine Valley Association and the Chester County Soil Conservation District, was completed during the years 1948-61. The Chester County Planning Commission arranged to obtain copies before publication of the original overlays at approximately the same scale as our other 1" = 2000' maps.

These maps were then made reproducible and the many categories colored in various ways according to the several interpretative keys as follows:

Soil Suitability for Septic Tanks and Urban Development -

One of the most important uses of soil surveys is an indication of the relative suitability of the soil to handle on-lot disposal from septic tanks and cesspools, and for other urban building purposes.

The soil maps show in detail the areas that are subject to flooding, where the soil is too wet or too shallow, or where there is danger of ground water contamination, or in a few places relatively suitable, or where conditions are variable.

The soil maps are of value to municipal government and planning commissions, home owners, actual and potential land owners. It is expected this interpretative data in slightly generalized form will be published during 1963.

In the meantime, copies of the detailed maps are available on request to the Chester County Planning Commission.

Suitability for Agriculture and Land Capability - Many persons are familiar with the soil survey used for in-

dividual farm plans. These show in detail the land that is suitable for crops, for pasture, for woodlands, and the general nature of the improvements that are necessary or desirable for farming.

The same information, in a little less detailed form, is now available on base maps, prepared by the County Planning Commission from the soil survey data; and will be summarized in published multi-colored-maps during 1963.

Severe Erosion - Over 75% of the original topsoil from a large portion of Chester County has been lost, as shown on the sectional and composite maps of severe erosion, to be published in 1963.

Many Other Uses - In addition to the specific interpretative maps so far prepared by your Chester County Planning Commission, more are possible, and efforts to develop additional interpretations are underway. These include drainage studies, forestry analysis, farm ponds, road and airport building, landscape architecture, real estate appraisal and assessment. For future information consult the Chester County Planning Commission, or the U. S. Soil Conservation Commission.

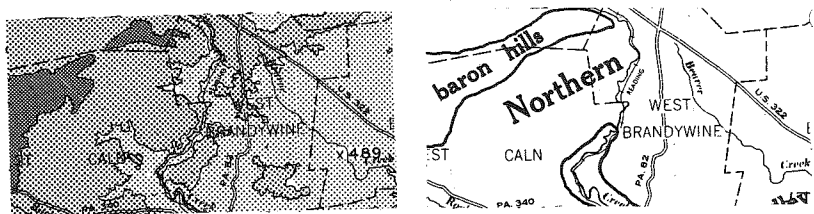
## OTHER NATURAL FEATURE STUDIES

Since the land itself is one of the most basic planning resources, initial work of the Comprehensive Plan is giving considerable attention to natural features in many other ways than soils:

Layer Relief and Physiography - An elevation map of



Chester County was prepared showing the relative elevation above sea level of all the land in Chester County by 200 foot contour intervals. The range is from about 1066' in the Welsh Mountain to a low of about 66' at Perkiomen Junction in Schuylkill County.



The general physiographic features of Chester County were analyzed with the aid of Dr. Alvin Keinard, Chairman of Geography at West Chester State College.

Slopes - The slope of the land is one of the most basic limitations of the ability to build economically. The slope categories were analyzed and mapped in detail. About 52% of Chester County is in the slope class of 4 to 8% - the ideal sloping range for development.

Mineral Resources - Past, present, and future mineral resource possibilities were analyzed and mapped. Although mineral deposits contributed greatly to Chester County's early economic development, the chief present day mineral resources are in the limestone valley.

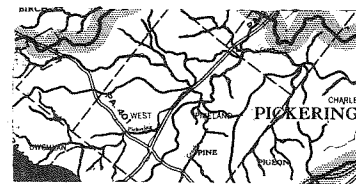


General Geology and Ground Water - The implications for planning of underlying rocks in terms of ground water, ease or difficulty of excavation, foundation suitability, and related aspects were analyzed with the aid of Dr. E. H. Watson, Professor of Geology at Bryn Mawr College.

Most of Chester County is underlain by hard crystalline rocks that carry little ground water, thus making it necessary to develop surface water to the maximum.

Climate - Detailed climate information back to 1930, in terms of daily temperature averages, minimum, maximum, rainfall, wind, etc. were compiled for the three reporting stations in Chester County at West Chester, Phoenixville, and Coatesville (Newlinsville). An analysis was made of the implications of these climatic factors on the economic development of Chester County.

Drainage Basins and Watersheds - Watersheds are the natural planning units - the key for water and sewerage planning. Drainage basins were analyzed in detail on the U. S. Geological Survey quads, transferred to the County's new 1" = 1 mile maps and was published early in 1963.



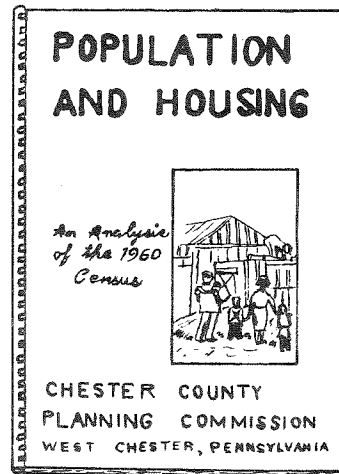
#### CENSUS POPULATION AND HOUSING REPORT COMPILED

The detailed results of the 1960 Federal Census of Population and Housing became available in the summer of

1962. Your County Planning Commission promptly prepared an analysis and mapping of the census findings. This report makes available, in simplified and graphic form, considerable information not otherwise easily available. The 120 page report was published early in 1963. The study is one of the most complete of its type yet made for a County.

The 1960 Census showed that Chester County was a far above average county in median family income, education and value of housing and percentage of owner occupied homes.

It contained some surprises in that most of the people moving to Chester County did not come from the City of Philadelphia, or even the other counties in the Philadelphia region; but rather from outside the metropolitan area. Also of interest was the fact that 70% of the residents of Chester County worked here, with the greatest percentage of those leaving the County to work, commuting to Montgomery County.



#### LAND USE MAP COMPLETED

All future land uses must start and build from the existing land uses. Thus, the existing land use is the most basic of the essential planning studies.

During 1962 the Commission completed its first overall re-

connaisance county survey of existing land uses. These were based upon soil survey field notes, individual field surveys of each municipality, aerial photographs, and all available sources of information.

Data was transferred from the individual township land use maps to a single County map at 1" = 1 mile.

This map will be printed in color for wide distribution during 1963.

The Chester County Land Use map is relatively unique in that cropland, pastureland, and woodland, as well as the usual urban categories are shown.

In a county where agricultural land use is still important the extra labor is justified.

Since land use data serves a county wide purpose, the individual township maps were not done on a parcel by parcel basis. For township and municipal planning, it is desirable to do the land use data on a parcel basis. Therefore, in the future, particularly during local comprehensive studies, it will be necessary to redo the land use studies in a more detailed manner. It is hoped that this more detailed land use information can be tied in with the proposal for a county data center as described elsewhere in this report.

#### OTHER BASIC DATA GATHERED IN UNPUBLISHED FORM

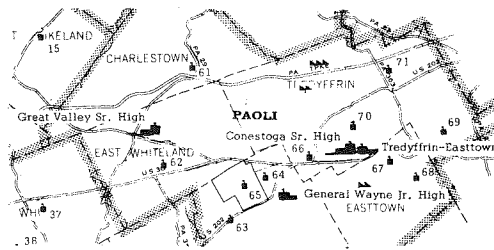
The County Planning Commission has additional unpublished information for reference and immediate use. This data is on file and will be published as

resources permit.

Highway Statistics - for State Highways. Available information on rights of way, roadway widths, traffic volumes, type of pavement, date of last paving, legal classification and other information available in the road logs was acquired by our Planning Commission and is available for reference in the office.

Past Expressway Proposals - All past expressway proposals back to the 1932 Tri-State Regional Plan were mapped. Through the years there were many agreements and some differences on the basic expressway network for Chester County. These with other information will be used to develop a new expressway plan, taking the best features from past proposals.

Service Areas - Basic maps were prepared for a number of the service areas of Chester County - including Postal Districts, United Funds, Visiting Nurse Areas, areas with Street Light service area, police service, library service, schools and school district boundaries.



Existing Municipal Ordinances - Efforts were made to secure copies of all available existing municipal zoning and other ordinances both for reference use by interested parties and for technical analysis by the staff.

It is hoped that, as contemplated in State Law, that municipalities would forward copies of all ordinances and plans affecting county development to the County Planning Commission.

Financial Data - Available data on municipal and school costs, and revenues were gathered. These will be used later in detailed cost revenue studies that it is hoped can be undertaken in cooperation with the Pa. Economy League.

Economic Base Data - Available data on Chester County's employment and unemployment past and present characteristics were gathered as well as data on production, and strengths and weaknesses of its economy.

It is hoped that a background report on Chester County's economy can be published toward the end of 1963 and that projections of employment can be made in cooperation with the Penn Jersey Transportation Study, Chester County Development Council, and other interested groups.

Water and Sewerage - Available information on Chester County's present water and sewerage facilities will be gathered and mapped during 1963. It is hoped that this will be a preliminary to a detailed engineering study to be made in 1964 or subsequent years.

Advance planning of water and sewerage facilities would save millions in direct cost, and indirectly encourage a more orderly, economical and satisfying pattern of growth. Preliminary analysis of the soil survey data indicates that very few of the soils of Chester County are really suitable for long term subdivision development. Sewers are the only satisfactory answer.

## LOCAL ASSISTANCE PLANNING EXPANDED

### 25 LOCAL COMPREHENSIVE PLANS COMPLETE OR UNDERWAY

Local municipal planning made progress during 1962. Several new planning commissions were created and a number of major programs under the 701 program of joint federal and county, and local financing were started or were pending. Among the more important were:

West Chester Regional - 701 Financing for this formally organized Regional Planning Commission in the Philadelphia area was finally approved during 1962 and work by the Planning Consultant actually got underway late in 1962. The County Planning Commission furnished all available information to help this project, and expects to continue to do so as the work progresses.

Phoenixville Regional - Several townships near and surrounding Phoenixville (East Pikeland, Schuylkill, and Charlestown) all now have active programs under way, financed by the 701 program.

#### Local Comprehensive Plans Completed for Several Municipalities

Several municipal comprehensive plans were completed, or nearly so, during 1962 for East and West Whiteland, Upper Uwchlan, Willistown to add to previously completed plans for Tredyffrin and Phoenixville. Active work continued on Coatesville, Downingtown, Tredyffrin, Uwchlan, Easttown, and East Fallowfield.

New Efforts to Organize Planning Continuing - Major efforts to organize new planning commissions concentrated in the

Upper Schuylkill Valley around Spring City, and in some of the communities along U.S. Route # 1 in the Southern agricultural region.

The effort to establish Planning in Spring City and the Coventry townships was particularly significant, since this would complete the organization of the Schuylkill Valley, and facilitate joint planning with our sister communities in Montgomery County on such problems as the Schuylkill Expressway Extension and the provision of water and sewer facilities in this potential growth area of Chester County.

County Aid - The County Planning Commission continued its policy of providing cash grants up to one half the local share for local planning assistance studies, but generally not to exceed \$2,000 in any one municipality in any one year.

The total commitments, as shown on Table 1, entitled, "Tabulation of Planning Grants", has reached nearly \$31,000.

It is expected that the program of cash grants will be supplemented by increased direct services in the form of maps, data, aerial photographs. A number of municipalities have already found the soil maps, natural features maps, base and land maps available from the County office to be of help.

It will become increasingly important that the local plans be developed in cooperation with the County Comprehensive Plan.



Table 1  
TABULATION OF PLANNING GRANTS

to January 1, 1963

<u>Municipality</u>	<u>Total Grant</u>	<u>Year Authorized</u>	<u>Paid to End 1962</u>	<u>Outstanding Grants</u>
Caln	\$1000.00	1958	\$1000.00	
Caln (Additional)	1000.00	1961	37.50	\$ 982.50
East Whiteland	1000.00	1958	975.00	
E. Whiteland (add'l)	750.00	1960		775.00
Oxford	1000.00	1958		1000.00
Tredyffrin	1000.00	1958	1000.00	
Coatesville	2500.00	1959	1287.50	1212.50
Phoenixville	2500.00	1959	2300.00	200.00
Downingtown	1250.00	1960	1250.00	
Easttown	2100.00	1961	940.00	1160.00
Upper Uwchlan	850.00	1961	850.00	
Charlestown	587.79	1962	292.50	295.29
East Pikeland	858.15	1962	425.00	433.15
Schuylkill	1054.06	1962	527.00	527.06
East Bradford	933.33	1962		933.33
Pocopson	750.00	1962		750.00
East Goshen	866.50	1962		866.50
West Goshen	2166.50	1962		2166.50
Birmingham	700.00	1962		700.00
Uwchlan	1031.25	1962		1031.25
West Whiteland	1000.00	1962		1000.00
Willistown	475.00	1962		475.00
West Chester	2500.00	1962		2500.00
East Fallowfield	900.00	1962	629.30	270.70
Highland	1350.00	1962		1350.00
East Caln	843.50	1962	281.25	562.25
TOTAL	30,966.08		11,795.05	19,171.03

Source: Records of the Chester County Planning Commission

Technical Staff Available for Consultation - The Technical staff of the County Planning Commission is available to consult and advise municipalities when requested, although they cannot, at present, prepare a detailed local plan.

Many requests were received during 1962 and prior years on such topics as getting started in planning, soil survey data and interpretations, and special maps.

In addition, the staff hopes very much to have an opportunity to visit each municipality, tour the community with the local officials, and learn of their local problems.

Relation of County to Local Planning- The present objective of County Planning is to develop much of the basic information needed for a county plan, which, in many cases, is the same information also needed for local planning. This information will be distributed as it becomes available, although, in most cases, the information is on file in the Planning Office long before it can be published.

When analyzed, the basic information will be used to make proposals of county wide concern. These include a major expressway plan, a generalized land use plan, and eventually, a water and sewer plan, and a plan for other community facilities. Thus, an overall framework will be provided for sounder municipal plans.

The Commission believes that by concentrating on an overall factual and conceptual framework, it will eventually be able to serve the municipalities better and more economically than if it had used its small staff to prepare a detailed plan for only a few municipalities.

## **SPECIAL PROJECTS AND ADMINISTRATION**

### Meetings

The Planning Commission and its Technical Staff spends much time attending meetings with local, county and regional officials, with citizens' groups, and many others.

The Planning Commission is prepared, within reasonable limits, to meet with citizens' groups, such as service clubs, to make public presentations of its findings, and to learn of local thinking. Most of these lectures are illustrated with slides.

### Penn- Jersey Transportation Study

The Planning Commission represents Chester County on the Policy and Technical Committees of several joint efforts with other county and state highway departments of Pa., and New Jersey, and the U. S. Bureau of Public Roads, to develop a regional transportation plan and related land use policies.

During 1962, the PJ Transportation Study continued to experiment with the complex mathematical problems of determining whether the theoretical methods undertaken would prove to be of practical value.

### Intercounty Committee

The Inter-County Committee (INTERCOP) composed of technical representatives and invited guests of the several county planning commissions in this area met several times during the year to discuss joint problems.

### Equipment

Some new equipment acquired during the first year of operation included basic necessities such as an IBM electric typewriter, a large light table, scribing tools, several files, and miscellaneous office equipment.

Of particular value was a Map-O-Graph overhead reflecting projector which makes it possible to enlarge or reduce original work by five times. Without this projector, some of the land use and soils projects would not have progressed so rapidly.

Continued attention, although less, will be given to new equipment during 1963 and subsequent years. High priority items include additional typewriters, a micro-film reader-printer, a portable dictating machine and conference recorder, and equipment for public exhibits and displays.

### Technical Staff Appointed

The effectiveness of a county planning program is largely dependent upon the qualifications and dedication of its staff.

For the first time, a nucleus of a small technical staff was appointed during 1962, headed by a qualified director, with long experience in Pennsylvania County planning. Several other staff members were either appointed new or transferred from the former consultants' staff serving the County.

## 1962 PLANNING SURVEY

Your County Planning Commission undertook the responsibility of assembling regulatory information for each of the 73 municipalities in Chester County at the end of 1962. This information was obtained by means of a municipal questionnaire, the results of which are included in this Annual Report. The significant aspects of this undertaking enabled the Planning Commission to know the present status of planning in the County, as well as the status of commensurate municipal measures that come in a variety of ordinances and regulations in each municipality of the County.

### Planning Commissions

Planning Commissions have been organized in 48 of the 73 municipalities comprising Chester County. These 48 municipalities contain 78.9 percent of the total County population, and 59.4 percent of the area of Chester County, as indicated on Map 1. This map readily indicates the direct relationship between those areas of rapid growth and the formation of local planning commissions. As shown on Map 1, the more rural western and southwestern municipalities, not having felt the impact of urban growth, have no formal planning programs, while municipalities in the northern and eastern sections of the County are actively engaged in planning activities of varying degrees of formality. In all, there remains twenty townships and five of the smaller boroughs with no planning commissions.

### Zoning Ordinances

Very nearly similar to the pattern of Planning Commission

formulation are those municipalities having adopted zoning regulations. As shown on Map 2, most of the 34 municipalities with zoning ordinances are situated in the eastern section of Chester County.

### Subdivision Regulations

During the past few years, County municipalities have adopted subdivision regulations. Map 3, "Subdivision Regulations, as of 1962", shows 35 municipalities with basic subdivision protection.

### Other Ordinances

The "Status of Developmental Control Ordinances", of Table 2, shows the list of municipalities and the basic developmental control ordinances. A brief summary indicates that of the 73 Chester County municipalities:

- 18 have Sanitation Controls
- 34 have Dumping Violations
- 31 have Trailer Ordinances
- 7 have Shade Tree Controls
- 18 have Septic Tank Codes
- 32 have Building Codes
- 9 have Plumbing Codes
- 7 have Housing Codes
- 10 have Well Regulations
- 34 have Zoning Ordinances
- 35 have Subdivision Regulations

### Maps of Municipalities

Forty-four municipalities now have their own maps of some sort.

### Parks and Playgrounds

Thirteen municipalities have parks or playgrounds; 6 boroughs, one city, 6 townships. The Chester County Park and Recreation Board has released the following information on Parks and Recreation facilities in Chester County:

<u>No. of Facilities</u>	<u>Operational Character</u>	<u>Acreage</u>
1	National Historic Site	848
2	State Parks	1,646
1	State Game Lands	800
2	County Parks	1,229
7	Municipal Parks	126
<u>1</u>	<u>Amusement Park</u>	<u>24</u>
14	Total	4,673

### Status of Comprehensive Plans

Map 4 shows the status of comprehensive planning in the municipalities of Chester County, as reported in our planning survey. About 28 have serious comprehensive plans completed, underway, or pending.

### Planning Consultants

Map 5 shows the areas being served by planning consultant firms; Jack Kendree Associates; Wheelwright, Stevenson, and Langran; Harkins and Alvare; and the Fels

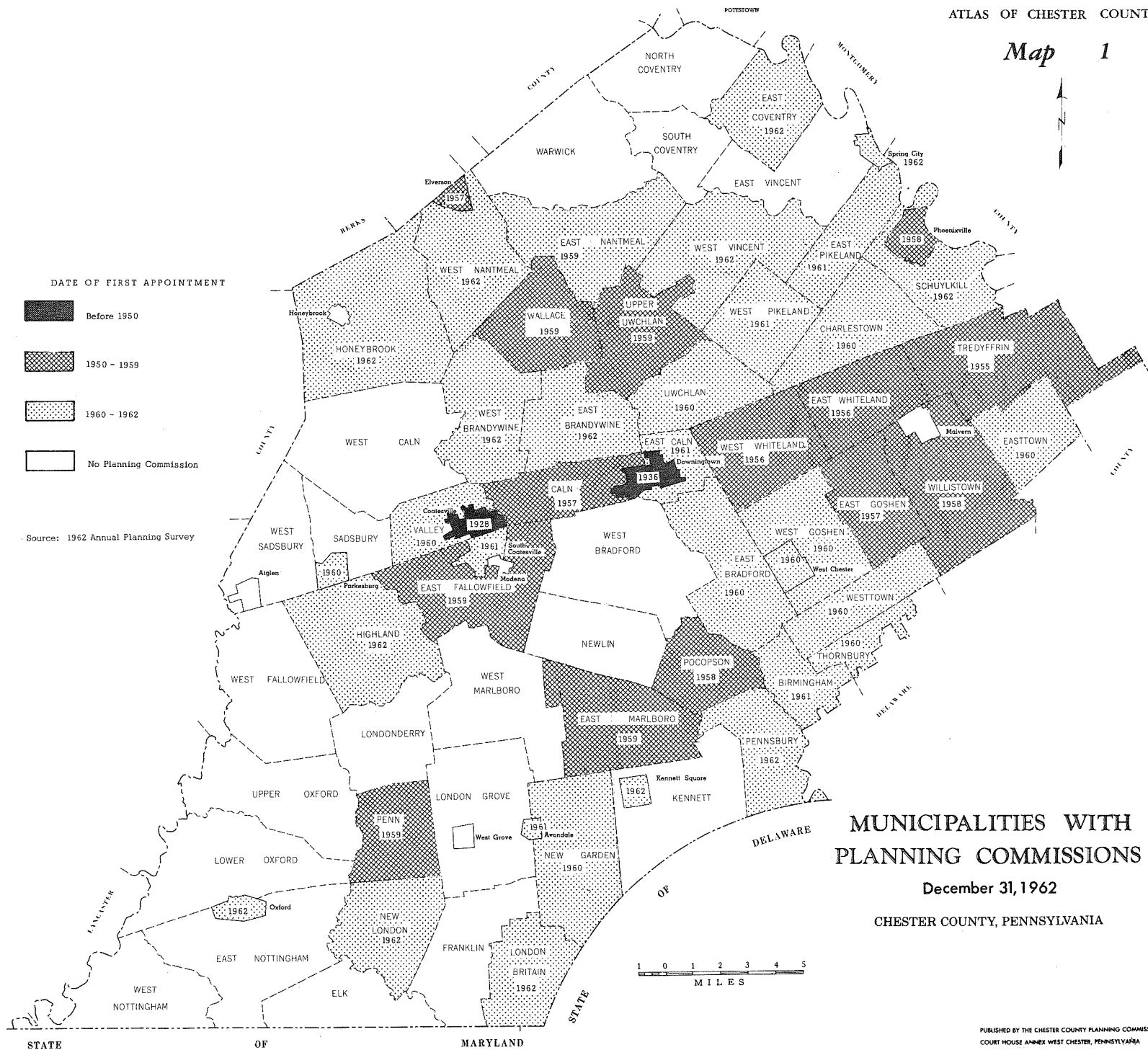
Institute, of the University of Pennsylvania.

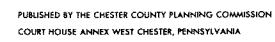
### Local Problem Areas

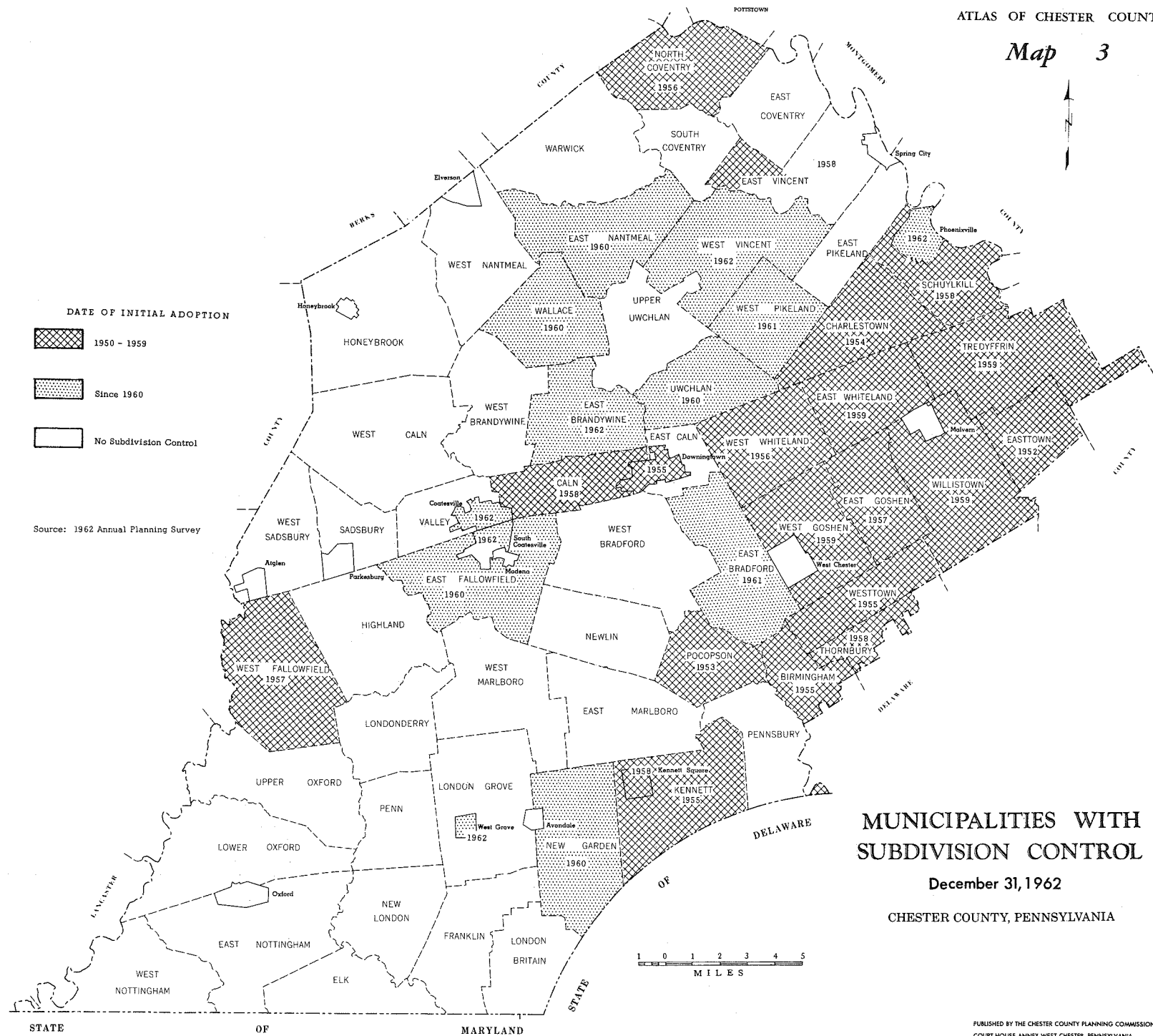
The following is a tabulation of the problems facing the County municipalities in order of frequency checked on the Annual Planning Survey:




Need for more understanding of modern planning methods	18
Lack of Sewers	17
Lack of Zoning	11
Too narrow roads	9
Water shortage	8
Need for better maps	7
Poor snow removal	4
Obsolete buildings	4
Roads in poor condition	3
Too much building along roads	3
Burning dumps	3
Need for more fire protection	2
Flooding	1



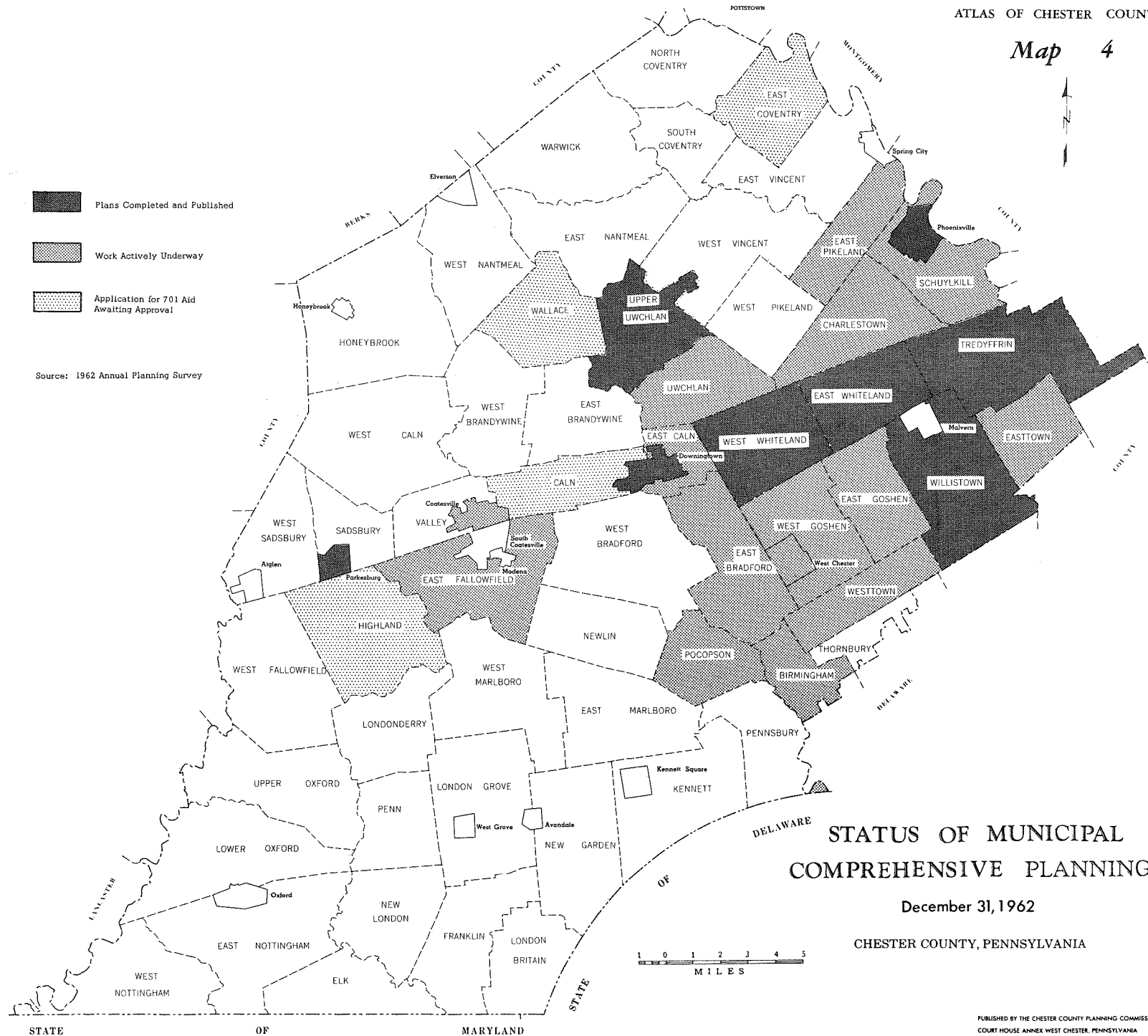






-  Plans Completed and Published
-  Work Actively Underway
-  Application for 701 Aid Awaiting Approval

Source: 1962 Annual Planning Survey





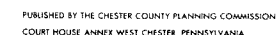


Table 2

STATUS OF DEVELOPMENTAL CONTROL ORDINANCES  
CHESTER COUNTY, PENNA., MUNICIPALITIES  
as of December 31, 1962

<u>Municipalities</u>	<u>Sanitation</u>	<u>No Dumping Ordinance</u>	<u>Trailer Ordinance</u>	<u>Shade Tree Ordinance</u>	<u>Septic Tank Code</u>	<u>Building Code</u>	<u>Plumbing Code</u>	<u>Housing Code</u>	<u>Well Ordinance</u>	<u>Zoning</u>	<u>Subdivision Regulations</u>	
Atglen	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Atglen
Avondale	-----	-----	X-----	-----	-----	-----	-----	-----	-----	-----	-----	Avondale
Birmingham	-----	X-----	-----	-----	-----	-----	-----	-----	-----	X-----	X-----	Birmingham
Caln	-----	X-----	X-----	-----	-----	-----	-----	-----	-----	X-----	X-----	Caln
Charlestown	---X-----	-----	-----	-----	X <sup>1</sup> -----	-----	-----	-----	X <sup>1</sup> -----	X-----	X-----	Charlestown
Coatesville	-----	-----	X-----	X-----	-----	-----	X-----	X-----	-----	X-----	X-----	Coatesville
Downingtown	---X-----	-----	-----	X-----	-----	X-----	X-----	X-----	-----	X-----	X-----	Downingtown
East Bradford	---X-----	-----	-----	-----	-----	-----	-----	-----	-----	X-----	X-----	East Bradford
East Brandywine	-----	X-----	-----	-----	X-----	X-----	-----	-----	-----	-----	X-----	East Brandywine
East Caln	-----	-----	-----	-----	-----	-----	-----	-----	-----	X-----	-----	East Caln
East Coventry	-----	-----	X <sup>2</sup> -----	-----	-----	X-----	-----	-----	-----	-----	-----	East Coventry
East Fallowfield	---X-----	-----	X-----	-----	X-----	-----	-----	-----	-----	-----	X-----	East Fallowfield
East Goshen	-----	-----	-----	-----	-----	X-----	-----	-----	-----	X-----	X-----	East Goshen
East Marlborough	-----	X-----	-----	-----	-----	-----	-----	-----	-----	X-----	-----	East Marlborough
East Nantmeal	-----	-----	X-----	-----	-----	-----	-----	-----	-----	-----	X-----	East Nantmeal
East Nottingham	-----	X-----	-----	-----	-----	X <sup>3</sup> -----	-----	-----	-----	-----	-----	East Nottingham
East Pikeland	-----	-----	-----	-----	-----	X-----	-----	-----	-----	-----	-----	East Pikeland
Easttown	---X-----	-----	-----	-----	X-----	X-----	-----	X-----	-----	X-----	X-----	Easttown
East Vincent	-----	-----	-----	-----	-----	X-----	X-----	-----	-----	-----	X-----	East Vincent
East Whiteland	---X-----	X-----	X-----	-----	X-----	X-----	-----	-----	-----	X-----	X-----	East Whiteland
Elk	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Elk
Elverson	-----	X-----	-----	-----	-----	-----	-----	-----	-----	X-----	-----	Elverson
Franklin	-----	X-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Franklin
Highland	-----	X-----	X-----	-----	-----	X-----	-----	-----	-----	-----	-----	Highland
Honeybrook Boro	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Honey Brook Borough
Honeybrook Twp.	-----	X-----	-----	-----	-----	X <sup>3</sup> -----	-----	-----	-----	-----	-----	Honey Brook Twp.
Kennett	-----	X-----	-----	-----	-----	-----	-----	-----	-----	X-----	X-----	Kennett
Kennett Square	-----	-----	X-----	X-----	-----	X-----	X-----	-----	-----	X-----	X-----	Kennett Square
London Britain	-----	-----	-----	-----	-----	-----	-----	-----	-----	X-----	-----	London Britain
Londonderry	-----	X-----	-----	-----	-----	X-----	-----	-----	-----	X-----	-----	Londonderry
London Grove	-----	X-----	-----	-----	-----	X-----	-----	-----	-----	-----	-----	London Grove
Lower Oxford	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Lower Oxford
Malvern	-----	X-----	X-----	-----	-----	X-----	X-----	-----	X-----	X-----	-----	Malvern
Modena	-----	X-----	X-----	-----	X-----	X-----	-----	X-----	-----	-----	-----	Modena
New Garden	---X-----	X-----	X-----	-----	X <sup>4</sup> -----	-----	-----	-----	X-----	-----	X-----	New Garden
Newlin	-----	X-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Newlin
New London	---X-----	-----	X-----	-----	X-----	-----	-----	-----	X-----	-----	-----	New London
North Coventry	-----	X-----	-----	-----	-----	-----	-----	-----	-----	-----	X-----	North Coventry
Oxford	-----	X-----	-----	X-----	-----	X-----	-----	-----	-----	X-----	-----	Oxford
Parkburg	-----	-----	X-----	-----	-----	-----	X-----	-----	-----	X-----	-----	Parkburg

Table 2 Cont.

STATUS OF DEVELOPMENTAL CONTROL ORDINANCES  
CHESTER COUNTY, PENNA., MUNICIPALITIES  
as of December 31, 1962

Penn	-----X-----X-----	Penn	-----X-----X-----
Pennsbury	-----X <sup>5</sup> -----X <sup>5</sup> -----X <sup>5</sup> -----X <sup>5</sup> -----X-----	Pennsbury	-----X-----X-----
Phoenixville	-----X-----X-----X-----X-----X-----	Phoenixville	-----X-----X-----
Pocopson	---X-----X-----X-----	Pocopson	-----X-----X-----
Sadsbury	-----X-----X-----X-----X-----	Sadsbury	-----X-----X-----
Schuylkill	-----X-----X-----X-----X-----X-----X-----X-----	Schuylkill	-----X-----X-----
South Coatesville	-----X-----X-----X-----X-----X-----X-----X-----	South Coatesville	-----X-----X-----
South Coventry	-----X-----X-----	South Coventry	-----X-----X-----
Spring City	-----X-----X-----	Spring City	-----X-----X-----
Thornbury	---X-----X-----X-----X-----X-----X-----X-----	Thornbury	-----X-----X-----X-----
Tredyffrin	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	Tredyffrin	-----X-----X-----X-----
Upper Oxford	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	Upper Oxford	-----X-----X-----X-----
Upper Uwchlan	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	Upper Uwchlan	-----X-----X-----X-----
Uwchlan	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	Uwchlan	-----X-----X-----X-----
Valley	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	Valley	-----X-----X-----X-----
Wallace	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	Wallace	-----X-----X-----X-----
Warwick	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	Warwick	-----X-----X-----X-----
West Bradford	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Bradford	-----X-----X-----X-----
West Brandywine	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Brandywine	-----X-----X-----X-----
West Caln	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Caln	-----X-----X-----X-----
West Chester	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Chester	-----X-----X-----X-----
West Fallowfield	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Fallowfield	-----X-----X-----X-----
West Goshen	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Goshen	-----X-----X-----X-----
West Grove	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Grove	-----X-----X-----X-----
West Marlborough	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Marlborough	-----X-----X-----X-----
West Nantmeal	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Nantmeal	-----X-----X-----X-----
West Nottingham	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Nottingham	-----X-----X-----X-----
West Pikeland	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Pikeland	-----X-----X-----X-----
West Sadsbury	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Sadsbury	-----X-----X-----X-----
Westtown	-----X <sup>1</sup> -----X <sup>1</sup> -----X <sup>1</sup> -----X <sup>1</sup> -----X <sup>1</sup> -----X <sup>1</sup> -----X <sup>1</sup> -----X <sup>1</sup> -----	Westtown	-----X-----X-----X-----
West Vincent	-----X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Vincent	-----X-----X-----X-----
West Whiteland	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	West Whiteland	-----X-----X-----X-----
Willistown	---X-----X-----X-----X-----X-----X-----X-----X-----X-----	Willistown	-----X-----X-----X-----

<sup>1</sup> Provided for in Sanitation Ordinance

<sup>2</sup> Trailer Permit Ordinance

<sup>3</sup> Building Permit Ordinance

<sup>4</sup> Sewage Regulations

<sup>5</sup> All in Zoning Ordinances

Sources: Annual Chester County Planning Commission Survey of 1962, and records of the Chester County office of the Penna. Dept. of Health  
This listing is the best possible now, but is not warranted to be absolutely correct. Additions or corrections would be appreciated.

## SUBDIVISION REVIEW

### Subdivision Program Remains Important

The review and approval of plans for the subdivision of land within the County continued as a major activity of the Commission. It has been recognized that the changing use and development of land is not only shaping the physical growth of the County, but to a large degree, determining the kind and extent of physical, economic and social problems which will confront the community.

The members of the Commission have been deeply aware of the responsibility this imposes to protect the public interest. On the other hand, they have been equally conscious of the importance of protecting the rights of individuals in the use of their land and of the limitations which this right imposes on any public body. In our review of plans over the last 12 years, we have attempted a balance between these apparent conflicting responsibilities. We can now report that this conflict had markedly decreased as the owners and developers of land have become increasingly aware of the advantages of high standards.

The task has also been made easier by the fact that in the last year, 80% of the lots reviewed were in townships which had adopted their own subdivision regulations so that recommendation by the County, rather than approval, was required.

A supplementary report on subdivision activity has been prepared for the use of the Commission and persons with special interest therein. This report summarizes briefly the action taken on each plan at each of the 26 meetings held for this purpose. It also contains detail summaries by townships of each plan reviewed, with number of lots,

length of new road, and average lot size and frontage. For the purpose of this Annual Report, the following information is listed from the detail report.

### 1962 Was a Most Active Year

(a) There were 139 plans considered during the year 1962. These provided for 2412 separate parcels of land and 32.5 miles of roads or streets. Of the above, 1919 lots and 25.6 miles represent lots and streets not previously considered.

(b) The total number of new parcels or lots either approved, or, where township subdivision ordinances exist, given "final review" was 1689 and the corresponding length of new streets was 119,853 feet. The relation to subdivision activity of other years is shown in the following table:

<u>Year</u>	<u>Lots Approved</u>	<u>% of Total</u>	<u>Length in feet New Roads</u>
1951	583	3.2	40,090
1952	958	5.3	58,700
1953	907	5.0	60,635
1954	1877	10.4	118,730
1955	1799	9.9	106,500
1956	1610	8.9	94,123
1957	1704	9.4	112,740
1958	1719	9.5	105,985
1959	2360	13.1	153,098
1960	1494	8.3	81,691
1961	1372	7.6	84,923
1962	<u>1689</u>	<u>9.4</u>	<u>119,853</u>
	18072	100.0	1,137,068 ft.

(c) As in previous years, much of the activity was concentrated in a few townships, as shown in the following tables:

<u>Township</u>	<u>Lots Approved</u>	<u>% of Total</u>
E. Goshen	220	13.0
Schuylkill	208	12.3
Tredyffrin	180	10.7
Westtown	170	10.0
Uwchlan	109	6.5
Easttown	<u>93</u>	<u>5.5</u>
SUM (6) Twps.	980	58.0
TOTAL All Twps.	1689	100.0

A more meaningful record is shown by the following table which lists the townships which in the 12 year period have had the most planned development, and in the tables showing the complete record of (12) years.

<u>Township</u>	<u>Lots Approved</u>	<u>% of Total</u>
Tredyffrin	3035	16.8
West Goshen	1448	8.0
Willistown	1421	7.9
Easttown	1289	7.1
West Whiteland	943	5.2
Westtown	937	5.2
East Whiteland	926	5.1
Schuylkill	639	3.5
West Bradford	585	3.3
Uwchlan	<u>566</u>	<u>3.1</u>
SUM 10 Twps.	11789	65.2
TOTAL All Twps.	18072	100.0

(d) The average lot size shown on plans reviewed continued to be large in comparison to those of adjacent counties. About 60% of the lots approved are 3/4 acre or better and less than 1% below (16,000) square feet as shown below:

<u>Area of Lots Approved During 1962</u>	<u>Approx. No. of Lots</u>	<u>% of Total</u>
Lots less than 12,000 sq. ft.	7	0.4
Lots 12,000 - 15,000 sq. ft.	2	0.1
Lots 16,000 - 20,000 sq. ft.	178	10.5
Lots 21,000 - 25,000 sq. ft.	265	15.7
Lots 26,000 - 30,000 sq. ft.	198	11.7
Lots 31,000 sq. ft. - 1 acre incl.	671	39.8
Lots 1 acre - 2 acres	186	11.0
Lots over 2 acres	<u>182</u>	<u>10.8</u>
	1689	100.0

Source: County Engineer's Records

Table 3

## TOTAL NUMBER OF LOTS APPROVED EACH YEAR

Township	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	Township
Birmingham	-----	-----	-----	-----	-----	-----	-----	-----	-----	45	-----	25	Birmingham
Caln	47	20	57	-----	68	-----	19	-----	28	-----	-----	7	Caln
Charlestown	-----	28	17	-----	36	-----	-----	17	16	-----	22	35	Charlestown
E. Bradford	-----	4	-----	17	29	18	25	18	8	20	10	-----	E. Bradford
E. Brandywine	5	11	-----	33	-----	19	22	27	-----	5	30	3	E. Brandywine
E. Caln	-----	-----	-----	-----	-----	-----	68	37	19	-----	-----	-----	E. Caln
E. Coventry	-----	-----	-----	-----	-----	42	1	31	72	50	33	26	E. Coventry
E. Fallowfield	85	17	-----	-----	27	9	-----	9	4	18	-----	10	E. Fallowfield
E. Goshen	-----	-----	30	-----	16	-----	25	11	-----	70	16	220	E. Goshen
E. Marlboro	-----	-----	84	-----	-----	31	13	23	53	5	55	4	E. Marlboro
E. Nantmeal	-----	-----	-----	-----	-----	-----	-----	11	-----	-----	-----	-----	E. Nantmeal
E. Pikeland	-----	42	57	52	47	-----	113	8	28	77	50	40	E. Pikeland
Easttown	15	101	51	117	59	112	14	147	213	166	141	93	Easttown
E. Vincent	-----	-----	16	-----	-----	-----	81	5	14	-----	60	3	E. Vincent
E. Whiteland	-----	39	33	253	91	199	58	17	166	34	20	16	E. Whiteland
Franklin	-----	-----	-----	-----	-----	-----	-----	2	3	5	13	21	Franklin
Highland	-----	-----	-----	-----	-----	-----	-----	15	10	9	-----	-----	Highland
Kennett	14	21	9	37	50	51	65	16	8	24	22	46	Kennett
London Britain	-----	13	3	-----	-----	-----	-----	32	17	7	32	2	London Britain
London Grove	-----	-----	5	10	8	136	13	24	58	8	3	12	London Grove
Lower Oxford	-----	-----	17	-----	-----	-----	-----	-----	7	-----	-----	-----	Lower Oxford
New Garden	-----	-----	-----	24	-----	25	-----	43	11	16	3	4	New Garden
Newlin	-----	-----	5	-----	9	-----	-----	-----	-----	-----	-----	-----	Newlin
New London	-----	-----	-----	-----	-----	-----	-----	14	-----	-----	-----	-----	New London
N. Coventry	-----	54	-----	-----	33	27	16	129	93	48	8	67	N. Coventry
Penn	-----	-----	-----	-----	-----	3	-----	-----	11	-----	-----	-----	Penn
Pennsbury	-----	-----	-----	-----	47	-----	22	172	18	19	3	7	Pennsbury
Pocopson	5	14	-----	75	24	-----	92	16	15	10	-----	15	Pocopson
Sadsbury	-----	-----	17	18	18	42	10	-----	17	-----	-----	7	Sadsbury
Schuylkill	-----	-----	-----	-----	31	47	128	84	39	85	17	208	Schuylkill

Table 3 cont.

## TOTAL NUMBER OF LOTS APPROVED EACH YEAR cont.

Township	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	Township
S. Coventry	-----		23	-----	-----		10	69	27	21	-----		S. Coventry
Thornbury	-----	17	-----	-----	105	-----	-----	-----	-----	3	-----		Thornbury
Tredyffrin	39	190	117	447	423	285	377	368	369	130	110	180	Tredyffrin
U. Uwchlan	-----		7	10	26	-----	-----	-----	-----	-----	76	----	U. Uwchlan
Uwchlan	-----	21	-----	-----	36	-----	-----	15	144	32	209	109	Uwchlan
Valley	-----	5	-----	6	-----	21	94	-----	-----	-----	-----	-----	Valley
Wallace	-----	-----	-----	-----	-----	-----	-----	9	-----	-----	8	3	Wallace
Warwick	-----	-----	-----	-----	-----	-----	14	-----	15	55	-----	-----	Warwick
W. Bradford	-----	-----	-----	35	11	125	118	19	69	130	31	47	W. Bradford
W. Brandywine	-----	-----	-----	12	38	-----	65	20	59	28	-----	67	W. Brandywine
W. Caln	20	20	18	8	9	-----	-----	-----	29	-----	10	37	W. Caln
W. Fallowfield	-----	-----	-----	-----	-----	-----	20	4	27	-----	11	-----	W. Fallowfield
W. Goshen	168	86	157	246	93	196	36	76	209	115	23	43	W. Goshen
W. Marlboro	-----	-----	-----	-----	-----	-----	-----	-----	3	13	-----	8	W. Marlboro
W. Nantmeal	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	8	W. Nantmeal
W. Nottingham	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	11	-----	W. Nottingham
W. Pikeland	-----	-----	-----	-----	12	-----	-----	11	-----	-----	82	8	W. Pikeland
W. Sadsbury	-----	-----	-----	-----	-----	8	11	3	33	-----	-----	1	W. Sadsbury
Westtown	90	-----	55	64	116	79	3	105	118	89	48	170	Westtown
W. Vincent	-----	-----	-----	16	14	-----	-----	-----	3	4	20	6	W. Vincent
W. Whiteland	-----	149	129	88	144	-----	27	14	152	105	58	77	W. Whiteland
Willistown	95	97	-----	249	179	135	154	98	175	48	137	54	Willistown
TOTALS													
52 Townships	583	958	907	1877	1799	1610	1704	1719	2360	1494	1372	1689	52 Townships

Source: County Engineer's Records



Table 4

## SUMMARY BY TOWNSHIP APPROVED LOTS &amp; STREETS

TOWNSHIPS	1951 - 1961		1962		1951 - 1962(12 yrs.)		TOWNSHIPS
	Number Of Lots	New Streets	Number Of Lots	New Streets	Number Of Lots	New Streets	
Birmingham	45	2455	25	3280	70	5735	Birmingham
Caln	239	8770	7	----	246	8770	Caln
Charlestown	136	6840	35	2475	171	9315	Charlestown
E. Bradford	149	11249	----	----	149	11297	E. Bradford
E. Brandywine	152	5356	3	----	155	5356	E. Brandywine
E. Caln	124	12455	----	----	124	12455	E. Caln
E. Coventry	229	3685	26	1060	255	4745	E. Coventry
E. Fallowfield	169	6372	10	450	179	6822	E. Fallowfield
E. Goshen	168	9830	220	19290	388	29120	E. Goshen
E. Marlboro	264	22098	4	----	268	22098	E. Marlboro
E. Nantmeal	11	----	----	----	11	----	E. Nantmeal
E. Pikeland	474	24595	40	3300	514	27895	E. Pikeland
Easttown	1196	71893	93	7400	1289	79293	Easttown
E. Vincent	176	8950	3	----	179	8950	E. Vincent
E. Whiteland	910	47482	16	700	926	48182	E. Whiteland
Franklin	23	----	21	2550	44	2550	Franklin
Highland	34	1280	----	----	34	1280	Highland
Kennett	317	24243	46	9300	363	33543	Kennett
London Britain	104	8885	2	----	106	8885	London Britain
London Grove	265	11700	12	----	277	11700	London Grove
Lower Oxford	24	----	----	----	24	----	Lower Oxford
New Garden	122	5500	4	600	126	6100	New Garden
Newlin	14	----	----	----	14	----	Newlin
New London	14	965	----	----	14	965	New London
N. Coventry	408	22312	67	380	475	22692	N. Coventry
Penn	14	----	----	----	14	----	Penn
Pennsbury	281	21500	7	----	288	21500	Pennsbury

Table 4 continued

## SUMMARY BY TOWNSHIP APPROVED LOTS &amp; STREETS cont.

TOWNSHIPS	1951 - 1961		1962		1951 - 1962 (12 yrs.)		TOWNSHIPS
	Number Of Lots	New Streets	Number Of Lots	New Streets	Number Of Lots	New Streets	
Pocopson	241	22450	15	600	256	23050	Pocopson
Sadsbury	122	4110	7	-----	129	4110	Sadsbury
Schuylkill	431	30885	208	16165	639	47050	Schuylkill
S. Coventry	150	8280	----	-----	150	8280	S. Coventry
Thornbury	125	14950	----	-----	125	14950	Thornbury
Tredyffrin	2855	185497	180	11438	3035	196935	Tredyffrin
U. Uwchlan	119	5715	----	-----	119	5715	U. Uchlan
Uwchlan	457	30571	109	7600	566	38171	Uwchlan
Valley	126	9000	---	-----	126	9000	Valley
Wallace	17	740	3	-----	20	740	Wallace
Warwick	84	2000	---	-----	84	2000	Warwick
W. Bradford	538	35188	47	1500	585	36688	W. Bradford
W. Brandywine	222	7713	67	4700	289	12413	W. Brandywine
W. Caln	123	9290	37	-----	160	9290	W. Caln
W. Fallowfield	62	2570	----	-----	62	2570	W. Fallowfield
W. Goshen	1405	85915	43	2950	1448	88901	W. Goshen
W. Marlboro	16	----	8	----	24	-----	W. Marlboro
W. Nantmeal	----	-----	8	----	8	-----	W. Nantmeal
W. Nottingham	11	1560	----	-----	11	1560	W. Nottingham
W. Pikeland	105	7468	8	----	113	7468	W. Pikeland
Westtown	767	63623	170	14760	937	78383	Westtown
W. Sadsbury	55	2680	1	-----	56	2680	W. Sadsbury
W. Vincent	57	1200	6	540	63	1740	W. Vincent
W. Whiteland	866	54265	77	5265	943	59530	W. Whiteland
Willistown	1367	93046	54	3550	1421	96596	Willistown
TOTAL	16383	1,017,215	1689	119,853	18,072	1,137,068	
52 Townships		192.7 Mi.		22.7 Mi.		215.4 Mi.	

## MAJOR MAPS AND DATA AVAILABLE AT PLANNING OFFICE

### BASE MAPS

Available with varying degrees of detail, i.e., roads, streams, boundaries, ordinances.

1" = 5 miles ( $8\frac{1}{2}$ " x 11" page size)  
Boundary Outlines.

1" = 2 miles (22" x 29")  
Boundary Outlines - Major Roads

1" = 1 mile (42" x 44")  
All detail available

### U.S. GEOL. SURVEY QUADS

1" = 1 mile Composite Topographical  
Map of the County

Exact size Negatives and Positives of  
 $7\frac{1}{2}$  min. U.S.G.S. Quadrangles suitable for rendering paper prints at a scale of 1" = 2,000'

These quadrangles can be enlarged or reduced for base control exactly to any desired scale on special request plus a charge to cover the cost of reducing or enlarging.

### AERIAL PHOTOGRAPHY

1" = 400' (scale approximate) Photoprints of the Eastern part of the County. Photos taken in accordance with the Penn-Jersey studies in 1959

1" = 1600' (scale approximate) - 1958  
Agricultural Photography, for all of Chester County, on file for reference.

### LAND USE MAPS

County Composite Land Use Map at  
1" = 1 mile (42" x 44") Now being updated for publication

Individual Land Use Maps for most Townships at 1" = 800'. From 1959-1960 Field Surveys.

### NATURAL FEATURES MAPS

Basic Soil Survey Map which can be used to indicate the following: Suitability for Septic Tanks, Suitability for Agriculture, Severe Erosion, Slopes.

Ground Water Resources

General Geology

Drainage Basins

Elevations

Physiographic Regions

### SERVICE AREA MAPS

Visiting Nurses

United Funds

Public Schools

Post Offices

Telephone Exchanges

### HISTORICAL GROWTH MAPS

1849 Painter and Bowen

1856 T. J. Kennedy, of Chester Co.

1860 Lake & Beer, of Phila. Region

### SPECIAL PURPOSE MAP

Status of Planning and Zoning

### BASIC DATA AVAILABLE

Population and Housing Report

Information on Past & Future Proposa

Education & Information Literature

Weather & Climate Data for Chester

Geology Map & Preliminary Interpretation Data

Interpretative Soils Data



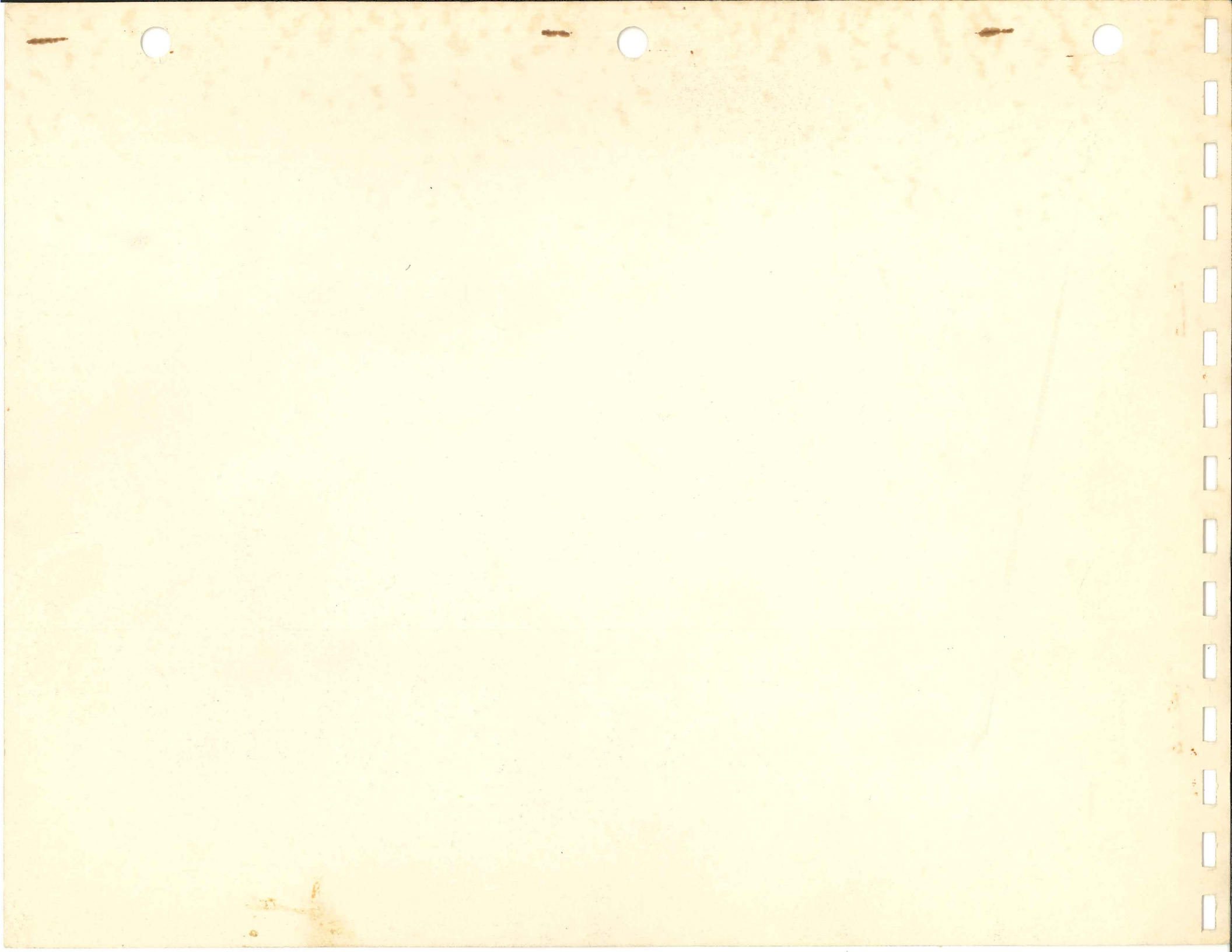
## THE CHESTER COUNTY PLANNING COMMISSION

The Chester County Planning Commission is a staff agency of the Board of County Commissioners, as provided by the County Code. It serves as a research and service arm to the County Government, the municipalities and the citizens of the County. A technical staff started work during 1962.

### MAJOR SERVICES OF THE COMMISSION ARE, OR WILL BE:

1. Preparation of a Comprehensive Plan for Chester County indicating recommendations for the best use of land, major transportation and community facilities, and other specialized aspects including a capital budget.
2. Providing technical Planning advice, information and direct assistance to the seventy-three municipalities.
3. Maintaining a County data center of basic facts about the physical, social, governmental and economic characteristics; and publishing maps and reports of the findings.
4. Review of all subdivisions of three or more lots in townships.
5. Mapping the County and municipalities, and serving as the cartography center of the County.
6. Representing the County with other agencies and planning groups, such as the Penn-Jersey Transportation Study, and with the state and federal government.
7. Stimulating and coordinating general development of the County, including encouragement and help to local planning, and creation of specialized planning groups.
8. Serving as a source of information and advice to civic groups on the general development of the County, including publication and lecture services upon request.

The relative emphasis among these varying objectives changes with the stage of planning progress, size of staff and other resources. During 1962 greatest emphasis was on functions of 1, 3, 4, and 6.



## ERRATA

- Inside Front Cover: William J. Scarlett (1951-1966)  
Ernest F. MacDonald (1951-1968)  
W. Elliott Jones (1962-1966)
- Table of Contents: Comprehensive Planning ...Page 3
- Page 3 Col. 2: ". . were reduced to 1" = 1 mile"  
Eliminate "and mosaiced".
- Page 4 Col 1: Eliminate "concept of" (in 2nd line)
- Page 21: The column headings are the same  
as on Page 20.
- Page 26: "New Streets" measurements are in  
feet.