

Developable Lands Category	Acres
Developable	1414
Developable-limited	380
Developed	2080
Protected	1284
Constrained	1286
TOTAL	6444

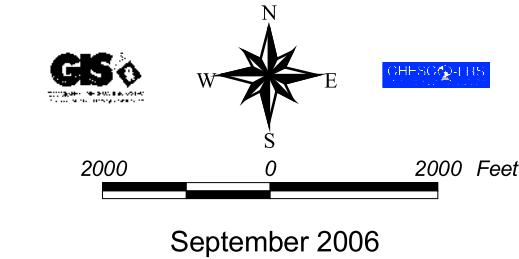
Natural Constraints	Very steep slopes (25% and greater), 100 year floodplain, wetlands, streams, ponds, hydric and alluvial soils (only the most severe constraints are included).
Protected Lands	Parks, easements, H.O.A. lands, other protected open space.
Developed Lands	Existing development, existing street rights-of-way, and approved subdivisions.
Developable Lands	Remaining lands that are not constrained, protected, or already developed.
Limited Developable Lands	Parcel has a structure on it, but additional subdivision or development may be possible. Includes parcels of 6 acres or more with one house.

Pennsbury Township

Comprehensive Plan

This map was digitally compiled for internal maintenance and developmental use by the County of Chester, Pennsylvania to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained hereon, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

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Data Source: Municipal Border, Parcels - Chester County Bureau of Land Records, 2003; Roadways - Chester County Bureau of Land Records, 2003; Existing Land Use - Existing Land Use Map; Under Development - Chester County Planning Commission, Act 247 Database, 1999-2004; Constrained Lands - Woodlands and Slope Map and Water Resources Map; Protected Lands - Pennsbury Twp, Chester County Tax Assessors Office and Bureau of Land Records EPIN System, 2003, Parcels with Land Trust easements provided by numerous Land Trusts through license agreements to the County of Chester 2003, CCPC 2002 Landscapes Indicators Municipal Inventory; Chester County Planning Commission, 2006.

Map 5-2: Developable Lands and Protected Lands as of September 2004

- Natural Constraints
- Protected Lands
- Developed Lands
- Developable Lands
- Limited Developable Lands (parcels of 6 acres or more with one house)
- NOTE: See table to left of map for a detailed description of each category.
- Township Border
- Roads