OPEN SPACE PLAN

West Pottsgrove Township
2007

WEST POTTSGROVE TOWNSHIP

OPEN SPACE PLAN UPDATE

May 2005

Revised: July, 2006

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West Pottsgrove Township Open Space Plan Update
May, 2005
Revised July 2006

Introduction

West Pottsgrove Township has engaged in an update of the 1998 Open Space Plan as a prerequisite to participation in the **Montgomery County Green Fields/Green Towns Program.** Through this program, Montgomery County will implement the goals of the Comprehensive Plan and create a County-wide system of Open Space. Municipalities may apply for Planning grants and then Implementation Grants to carryout activities that preserve open space and/or improve open space areas through use of green infrastructure.

West Pottsgrove Township is eligible to receive County funds, based on an allocation formula, of $700,000. These funds must primarily be used to acquire open space. Because West Pottsgrove Township has approximately 300 acres available for open space preservation, it may be eligible to use part of the funds for improvements to existing open space as well. (300 acres is the cut off – Communities with less than 300 acres may use funding for improvement to existing facilities where communities with more than 300 acres must use funding for open space preservation.)

An Open Space Committee, composed of Township residents and elected and appointed officials, met in the Spring, 2005 to discuss the needs, goals, objectives of West Pottsgrove Township residents for recreation and Open Space. The 1998 Plan goals and objectives were reviewed and reconsidered.

The goals stated in Chapter 2 of the plan are very broad and overarching. However, in addressing the goals of (3) Community, (4) Recreation Facilities, (5) Recreation Facilities, and (7) Design. West Pottsgrove Township has placed an emphasis on the improvement of existing park facilities. Extensive work has been completed on the Old Timer's Field ball fields, including new bleachers, refurbished dugouts, replacement of the infield, new play equipment and landscaping. Work was also completed on each playground. All playgrounds have new play structures and appropriate fall zones,

benches, and landscaping. The Manatawny Creek Park has also been improved with new picnic tables, barbeque grills and landscaping.

Although acquiring new open space was not a priority for West Pottsgrove Township (Goal 1 and Goal 6, Accessibilty), in 2005, a small one-third acre parcel will be deeded to the Township as part of the Apricot Farm subdivision for use as community recreation space.

Zoning in the Township provides the basis for addressing Goal 2 – Environmental Resources protection. However, the historic resources of the Township are not protected.

The protected lands in the Township identified in 1998 have not changed. (Chapter 3). Despite growth and modest change in the Township, the views, landmarks and scenic paths in the Township have not been altered and neither have the natural and man-made resources inventoried in the 1998 Plan. The 1998 Plan provides a very thorough and comprehensive inventory of existing topography, water courses and floodways, wetlands, soils, biotic resources (vegetation and animal habitat) and man-made historical and cultural resources Chapter 4). It was found that there was no need to recreate this information.

Therefore, the purpose of this Update to the 1998 Plan is to review the demographic changes that were documented in the 2000 Census that was taken shortly after completion of the prior plan, and review and reconsider the Goals and Objectives to determine if the Township's plan for Open Space may have changed in the intervening seven (7) years. An action plan appropriate to the priorities and needs of the Township has been developed.

I. Demographic Changes

A. Population

During the years 1990 to 2000, several small changes took place in the population in the Township. The total population was relatively stable. In 1990, the population was 3,829 which declined slighting to 3,815 in 2000. However, there has been an increase in school age children, reversing a decline in the previous decade and an increase in the number of working adults (ages 35 to 44 and 45 to 54). These population groups had also declined in the years 1980 to 1990. While the number of very elderly residents increased, the number of older residents, age 55 to 74 declined.

AGE OF THE POPULATION

Age Group	West Pottsgrove Township		% of Total Population	
	2000	1990-2000 % Change	Percent of Population	Montgomery County 2000
Under 5	264	(11.7)	6.9	6.0
5-17	680	3.5	17.8	17.7
18-24	284	(29.7)	7.4	7.1
25-34	620	(9.0)	16.3	13.0
35-44	633	17.0	16.6	16.9
45-54	507	30.33	13.3	14.0
55-64	319	(7.5)	8.4	9.3
65-74	273	(18.5)	7.2	7.9
75-84	177	14.9	4.6	6.6
85+	58	141.7	1.5	1.0
Total	3,815			

The Montgomery County Planning Department has calculated population projections through 2030 indicating a slow decline in population to 3,720 people in 2030.

The implications for Open Space and Recreation planning is that a larger number of families with children are returning to the community. Over the next ten to twenty years, these working age adults can be expected to age within the community, resulting in an overall decrease in population as their children grow up and leave. Since there are fewer older residents, there will be a decrease in the rate of turnover. People are living longer and more will age in place. The recreation needs of active older adults must be considered.

The community has grown more racially diverse. In 1990, the white population was 92.1% of the total. In 2000, the white population decreased to 89.3% of the total. There were more persons of Hispanic ethnicity in the Township in 2000 than in 1990. The number of persons of Hispanic origin increased from 41 persons to 83 persons.

RACE OF THE POPULATION

Racial Group/Ethnicity	Population	% of total	1990 Population	Percent Change
White	3,406	89.3	3,525	(3.3)
Black	275	7.2	257	7.0
Asian	32	.8	28	14.3
American Indian	7	.2	3	133.3
Other	85	2.2	16	431.3
Hispanic	83	2.2*	41	102.4

Source: U.S. Census 2000

- Note – Persons of Hispanic Origin may be counted as any race. The percent of Hispanic persons is not part of the division of the race in calculating percentages.

The number of households in the Township has increased even as population has decreased. The increase in the number of households is due to a rise in the number of single person households. It was noted in the 1998 study that there was an increase in

non-family households from 1980 to 1990; a trend that has continued and is expected to result in even a greater number of non-family households in the future.

HOUSEHOLD STRUCTURE

Type	Number	% of total 2000	% of total 1990	Percent Change
All Households	1,524	100	100	6.1
Family Households	1,011	66.3	72.7	(2.9)
Married couple family household, no children	428	28.1	27.7	(8.1)
Married couple family household, with children under age 18	367	24.1	30.7	(16.6)
Single-parent households	138	9.1	8.5	13.1
Non-Family Households	513	33.66	27.3	31.5
Live Alone	414	27.1	22.9	26.2
Live with Acquaintance	99	6.5	4.4	34.3

Source: U.S. Census, 2000

Echoing the findings of the 1998 Open Space Plan, the recreation implications for the change in household composition is an increased demand for social and recreational experiences for most household types. Single persons living alone and single parent families may have a greater need for social interaction and recreation outside the home.

There has been a large increase in the number of persons reporting mobility and self-care limitations in West Pottsgrove Township. In 1990, 107 people were reported to have a mobility limitation. While mobility is not separately reported in the Census for 2000, 251 people reported a physical disability and 96 reported a self-care limitation. Half of the persons reporting a disability were over age 65. This again points to the need for recreational opportunities that will provide promote physical well-being so that people may remain in their own homes as they age.

Persons with Disabilities

Age Group	Self Care	Physical Disability	% of Total Population
5-15	0	0	0
16-64	33	139	7.4
65+	63	112	34.4

Source: U.S. Census 2000

B. Housing Characteristics

There has been a significant increase in housing units constructed in the Township since 1990. The number of units rose by 106 to 1,606 from 1,500, an increase of 7%. The increase was primarily in 2-4 unit apartments and single-unit attached housing. Of the 1,524 occupied housing units, 67% were owner-occupied and 33% were rental. There were 82 vacant housing units in 1999.

Type of Housing

Type of Housing	No. of Units 2000	% of Total	% of Total 1990	% Change
Single Family Detached	840	52.3	57.1	(6.3)
Single Family Attached	477	18.2	24.6	24.5
Apartments			16.6	
2-4	135	8.4	6.6	31.0
5 or more	141	8.8	10.0	(10.2)
Mobile Homes	13	.8	.8	No change
Other	0		1.0	(100)

Source: U.S. Census 2000

The densities of housing in the township have not changed since the original Open Space Plan. There continues to be a need for Open Space to provide relief from the relatively dense housing patterns in most of the residential areas of the Township.

C. Economic Characteristics

In 1999, the annual median household income for West Pottsgrove Township residents was $42,759. This represents a jump from $31,563 in 1990. However, based on the Consumer Price Index, the real value of the median income only increased minimally (1.7%). Earnings of $31,563 in 1999 dollars equates to $42,046.42.

In Montgomery County in 1999, median household income was $60,829. In 1999 terms, adjusted by the Consumer Price Index, the 1989 median income of the County ($43,720) was worth $58,725. There was a real increase of 2.7%. County median income income grew at a much higher rate than West Pottsgrove'e median income. West Pottsgrove Township continues to lag the County median income by nearly 30%. There is actually less of gap in 1999 than there was in 1989. In 1989, median household income was 63.4% of County median household income. In 1999, Township median household income was 70.3% of the County median household income.

The U.S. Department of Housing and Urban Development calculates income by family size for purposes of determining areas where these is a concentration of lower income residents. Block Groups within Census Tracts are used as the basis of the calculation. In West Pottsgrove Township there are 3 block groups, two of which qualify as lower income for purposes of funding under the County's Community Development Block Grant Program. Map 1 shows these census areas and the lower income percentages in each area.

The percent of persons living below poverty level in 1999 increased to 7.7% (292 persons) from 4.4% in 1989. In Montgomery County in 1999, poverty was 4.4% of the population.

Median Household Income and Poverty

	West Pottsgrove Township		Montgomery County	
	Median Household Income	% of Persons Below Poverty Level	Median Household Income	% of Persons Below Poverty Level
1989	31,563	4.4	43,720	3.6
1999	42,759	7.7	60,829	4.4

Source: U.S. Census 2000 and Open Space Plan 1998

A more detailed look at poverty level persons shows that there is a concentration of poverty for working age adults and the very oldest residents of the Township. Income can influence the recreation needs of residents. The lack of disposable income may indicate a need for recreational opportunities that do not involve travel or other expenses.

Poverty by Age Group

Age Group	Population 2000	Population in Poverty	% in Poverty
Under 5	264	7	2.7
5-17	680	73	4.0
18-64	2363	175	13.0
65-74	273	21	7.7
75+	235	16	14.7
Total	3,815	292	7.7

Source: U.S. Census 2000

Educational Attainment

The residents of West Pottsgrove Township continue to be better educated than in the previous decade. There are fewer persons who did not complete high school and many more with college degrees.

Educational Attainment for Persons over Age 25

Attainment Level	Number	% of Total		
	2000	2000	1990	% Change in Number
Less than 9th Grade	156	6.0	11.4	(48.0)
9th to 12th (no diploma)	364	14.1	21.9	(36.7)
High School Diploma	1,220	47.1	42.7	9.1
Some college	239	9.2	12.6	(27.4)
Associate Degree	183	7.1	4.2	66.4
Bachelor's Degree	264	10.2	5.0	100
Graduate or Professional Degree	99	3.8	2.2	94.0

Source: U.S. Census 2000

Once again the rate of change in West Pottsgrove Township has exceeded that of Montgomery County in decline in number of persons that do not have a High School Diploma. However, the County rate of increase in the number receiving Bachelor's Degrees and other higher educational degrees is greater than in West Pottsgrove Township.

D. Employment and Occupation

The educational levels in the Township are reflected in the kinds of work people do and in the industries in which they work. There are fewer employed in manufacturing and construction related businesses and more in communications and utilities and public administration. Compared to Montgomery County, Professional Businesses, including Waste Management employ a greater percentage of people in West Pottsgrove Township as do construction and manufacturing despite their decline overall. Jobs in Transportation, Warehousing and Public Administration also exceed County ratios.

Employment by Industry

Industry	West Pottsgrove Township			Montgomery County
	Number 2000	Percent 2000	Percent 1990	Percent
Agriculture Forestry and Mining	5	.2	.8	.2
Construction	154	7.5	8.5	5.6
Manufacturing	506	24.6	34.0	15.0
Transportation (added Warehousing 2000)	121	5.9	3.8	2.5
Communication and Utilities	98	4.8	2.2	4.2
Wholesale Trade	49	2.4	9.6	3.9
Retail Trade (includes art and food services 2000)	306	14.8	18.1	11.3
Finance, Insurance, Real Estate	195	9.5	3.4	10.0
Business, Personal, and Professional Services Includes Waste Management - 2000	530	25.7	24.9	44.4
Public Administration	97	4.7	1.8	2.7
Total	2,061			

Source: U.S. Census 2000

The industry is closely aligned with the occupational fields. Blue collar work still holds a lead on management and professional white collar occupations, though the level of white collar work has increased significantly since 1990. Montgomery County still has a much greater number of white collar workers than blue collar and a higher percentage of white collar than West Pottsgrove Township.

Occupational Divisions

Occupation	West Pottsgrove Township			Montgomery County
	Number 2000	Percent 2000	Percent 1990	Percent
White Collar		**65.8**	**43.6**	**83.1**
Professional and Technical	322	15.6	12.9	27.2
Managers and Administrators	138	6.7	7.6	17.2
Sales	534	25.9	8.3	28.2
Clerical (not specified in 2000)			14.9	
Service (not specified in 1990)	362	17.6		10.5
Blue Collar	**700**	**34.0**	**40.4**	**16.8**
Craft and Kindred Workers*			13.4	
Operatives			22.0	
Non-Farm Laborers			4.9	
Other			16.0	
Total	2,061			

* Census in 2000 uses different categories that cannot be used for comparison.

Source: U.S. Census 2000

II. Regulatory/ Planning Environment

The Open Space Plan for West Pottsgrove Township does not exist alone. Under the Municipalities Planning Code for the Commonwealth of Pennsylvania, plans must be consistent with County Plans and the plans of neighboring municipalities must be considered. The Open Space Plan must also be consistent with the Township's Comprehensive Plan.

The following organizations and planning efforts were found to be underway in the region:

(number is keyed to the Map on Page 18)

Schuylkill River Heritage Area (B1) – The Schuylkill River Greenways Association is a non-profit organization that works to inform, coordinate and lead communities and organizations within the Schuylkill River watershed to achieve the goals mandated in the Management Plan for the Schuylkill River Heritage Area. Montgomery County has endorsed the Plan and actively works to implement the recommendations. One of the activities is the completion of the Schuylkill River Trail, a 130 mile land trail along the Schuylkill River corridor from the confluence with the Delaware River in Philadelphia to the headwaters in Schuylkill County. Through the Schuylkill River Greenways Stewardship Study, the County has outlined goals related to river area development including Open Space preservation along the river to the extent possible.

County Bike Path (B2) – The County has acquired the utility right-of-way near Old Reading Boulevard and plans to extend the bikeway through West Pottsgrove Township from Pottstown to connect to the Thun Trail in Douglas Township, Berks County.

John Potts County Park Plan and Manatawny Creek (B3) – A coalition of Pottstown area business and civic groups have prepared a plan to enhance the Schuylkill and Manatawny Riverfronts. The Schuylkill River National and State Heritage Area greenway proposed

along the Schuylkill River would be enhanced by parks along the River, including the area in West Pottsgrove Township. Further, a greenway is proposed along the Manatawny and Sanatoga Rivers in Montgomery County. This system of Parks is to be known as the John Potts County Park. See Goose Run Trail.

Goose Run Trail (B4) Upper Pottsgrove Township has developed a plan to create a trail along Goose Run that would follow the creek and roadways from Upper Pottsgrove Township through Douglas Township, Berks County and into West Pottsgrove Township. This trail will terminate at the Manatawny Creek in West Pottsgrove Township. The trail will then follow the Manatawny and connect in Pottstown to the wider County trail system.

Manatawny Creek Rivers Conservation Plan - The Berks County Conservancy prepared a Rivers Conservation Plan for the Manatawny Creek which was approved by the Pennsylvania Department of Environmental Protection on August 19, 2002. Nearly half of the Township lies in the Manatawny Creek watershed. The Conservation Plan describes the importance and means for providing protection of this important waterway. Riparian buffers to separate development from the stream, adequate storm water management, and wetlands protection are among the tools required to protect the waterway.

West Pottsgrove Township Comprehensive Plan and Zoning – The Township's Comprehensive Plan and Zoning Ordinance were adopted prior to the adoption of the Open Space plan in 1998. The Land Use map in the Comprehensive Plan shown on page I-19 of the original plan document has been changed and is reflected in the more up-to-date Zoning Map shown on the next page. A new Pottstown Metropolitan Regional Comprehensive Plan was adopted by the Township in December 2005 and a new zoning ordinance is being prepared.

Several significant zoning changes that have occurred since 1998. One action was to rezone the area around Rt. 100 from residential to commercial and another was to rezone the Stowe crossing area for commercial development.

Another rezoning is underway for the area along the Schuylkill River including the former Flagg property. This area will be rezoned from heavy industrial to a less intensive use.

Pottstown Metropolitan Regional Comprehensive Plan – West Pottsgrove Township adopted the regional plan in December, 2005. Chapter 9 of the plan provides the goal and objectives for Open Space. The area in the northwest corner of the Township is identified as Proposed Rural Resource Area. The Pottstown Metropolitan Comprehensive Plan recommends that development be steered away from this area and that the land be protected as open space. The plan further recommends that to best serve the underserved areas of the township, that park land acquisition be concentrated on the western border of West Pottsgrove Township (figure 9-11, Pottstown Metropolitan Regional Comprehensive Plan).

III. Physical Environment

A. Township Development

Several development opportunities that may impact on Open Space development must be mentioned.

The new development in West Pottsgrove Township has been primarily in the developed area of the Township where infill housing has occurred. There has also been some new construction of single detached units along the western side to fill in available lots where subdivision had begun in the early 1990's. There are few developable parcels left in the Township.

- Commercial development is planned for the northeastern corner of the Township. The land was rezoned to encourage such development. This land abuts lands along the creek and could provide access should the Manatawny creek be made accessible for recreational use.
- The bankruptcy and subsequent abandonment of the Flagg Property has provided the Township with an opportunity for redevelopment. This large site is currently zoned for industrial development. With PennDOT's plans for improved access to Rt. 422, this property will be highly marketable.
- PennDot is planning a reconfiguration of the Stowe interchange in West Pottsgrove Township and a new route through the Township for Rt. 422. The new interchange will ease congestion along Grosstown Road and High Street. As noted above, it is key to the redevelopment of the Flagg property as well as the Industrial Park being constructed in Douglass Township, Berks County.
- Plans call for straightening Rt. 422 which will move the highway away from the river. As a result, it may be possible to provide riverfront access to the Schuylkill River in West Pottsgrove Township. PennDOT must determine if there are others

who have a claim on the highway area that will be abandoned but then can make the parcel available to the Township. There is a restriction that at least part of the site remain in a transportation use. The old clover-leaf could provide a park-and-ride lot for carpooling while also serving as an access point to lands along the riverfront.

- Finally, the hiking/biking trail from Reading to Pottstown will be completed by providing a link through West Pottsgrove Township. This trail will be constructed in the Fall of 2005. The trail will run along the PECO right-of-way and through the Flagg property. Depending on the final development of that site and the riverfront, the trail may be resituated at some future time.

B. Build-out Plan

The Montgomery County Open Space Task Force has recommended inclusion of information on future growth and development in the plan, specifically how growth is expected to occur in the Township given existing zoning. The policies in place in West Pottsgrove Township will allow for future development residential development that could increase the number of housing units in the Township by 30%. There are currently 1,299 residential units. This number could increase to 1,616 if all lands were filled at the density allowed by zoning . The majority of growth could occur in areas currently zoned R-2, both east of the landfill and north of the Township building.

A buildout analysis was provided by the County. (See map) Total buildout as shown in this analysis is unlikely given that several property owners hold large lots, in excess of the minimum required by zoning, which are unlikely to be subdivided. However, the buildout analysis does provide insight into where future development could occur. It is an important to recognize that future growth will put pressure on existing township services, particularly open space and recreation. Lands that are currently open space may be developed in the future. The result will be a change in both the appearance of the Township and potentially the quality of life.

C. Parks and Open Space

The Township has several park areas and a new one under development. Existing parks include Howard Street Playground, Vine Street Playground, Manatawny Creek Park and Old Timer's Field. In addition, the township is anticipating the receipt of a 15,000 square foot parcel in the new Apricot Farms development. The School District also has a playground and large playing fields at the West Pottsgrove Elementary School which functions as a Neighborhood Park. The chart below identifies the parks which are also shown on the accompanying facilities map.

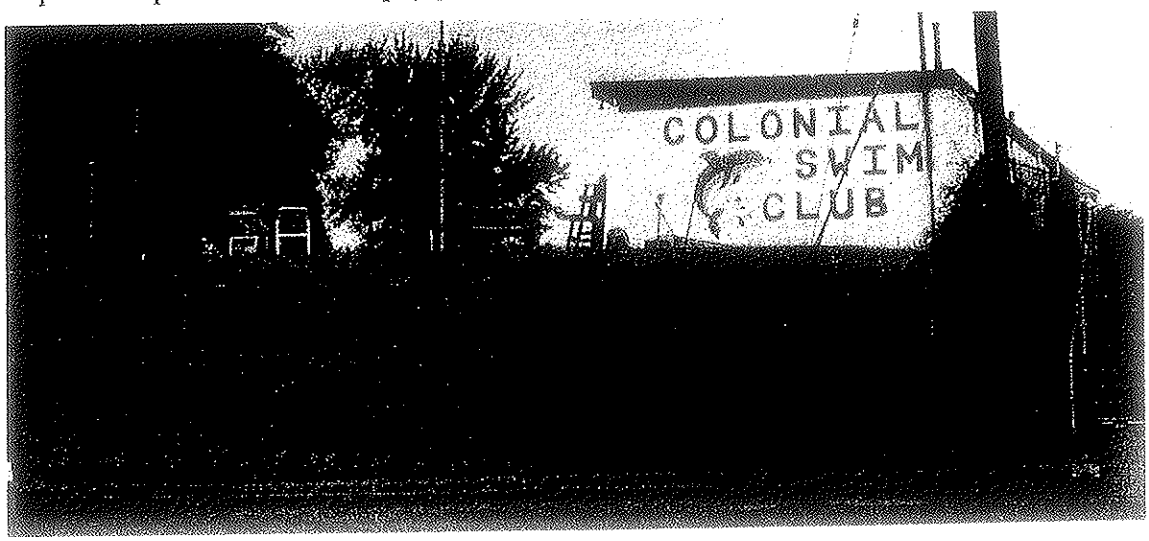
Each of the existing Township facilities is well-maintained and each recently upgraded with new play structures. Further improvements to these facilities are planned.

The Township also controls several parcels along Fritz Stream in the central part of the community. The stream surfaces at these locations and the land slopes steeply to the creek bed. The parcels are shown on the chart on page 7-2 in the 1998 Plan. These sites are located to the rear of the Howard Street playground and at the intersection of Rice and Race Streets. The stream surfaces on one additional parcel that is privately owned along Lemon Street between Rice Street and School Lane.

PUBLIC RECREATION AREAS

Map Ref. No.	Recreation Site	Ownership	Location	Size in Acres	Type of Park/Facilities
A1	West Pottsgrove Elementary School	School District and Stowe Youth Organization	Grosstown Road and Monroe Street	15.0 Acres	Neighborhood Park Playground and fields
A2	Howard Street Park	Township	Howard Street near School Lane	.4 Acres	Residential Park/Playground
A3	Vine Street Park	Township	Vine Street near Quinter Street	1.0 Acres	Residential Park Playground and field
A4	Manatawny Creek Park	Township	Manatawny Street at Sell Road	2.9 Acres	Passive recreation area Picnic grove
A5	Old Timer's Field	Township	Behind the Municipal Building off Grosstown Road	1.4 Acres	Residential Park Playground, lighted ballfield, picnic area
A6	Apricot Farms (Proposed)	Township	Kristen Circle near Holly Street	.35 Acres	Neighborhood Park Undeveloped at this time

There are also private recreation facilities in the Township including the Colonial Swim Club and the archery club. The Pottstown Metropolitan Regional Plan identifies 48 acres of private open in the township (figure 9-1, Pottstown Metropolitan Regional Plan).

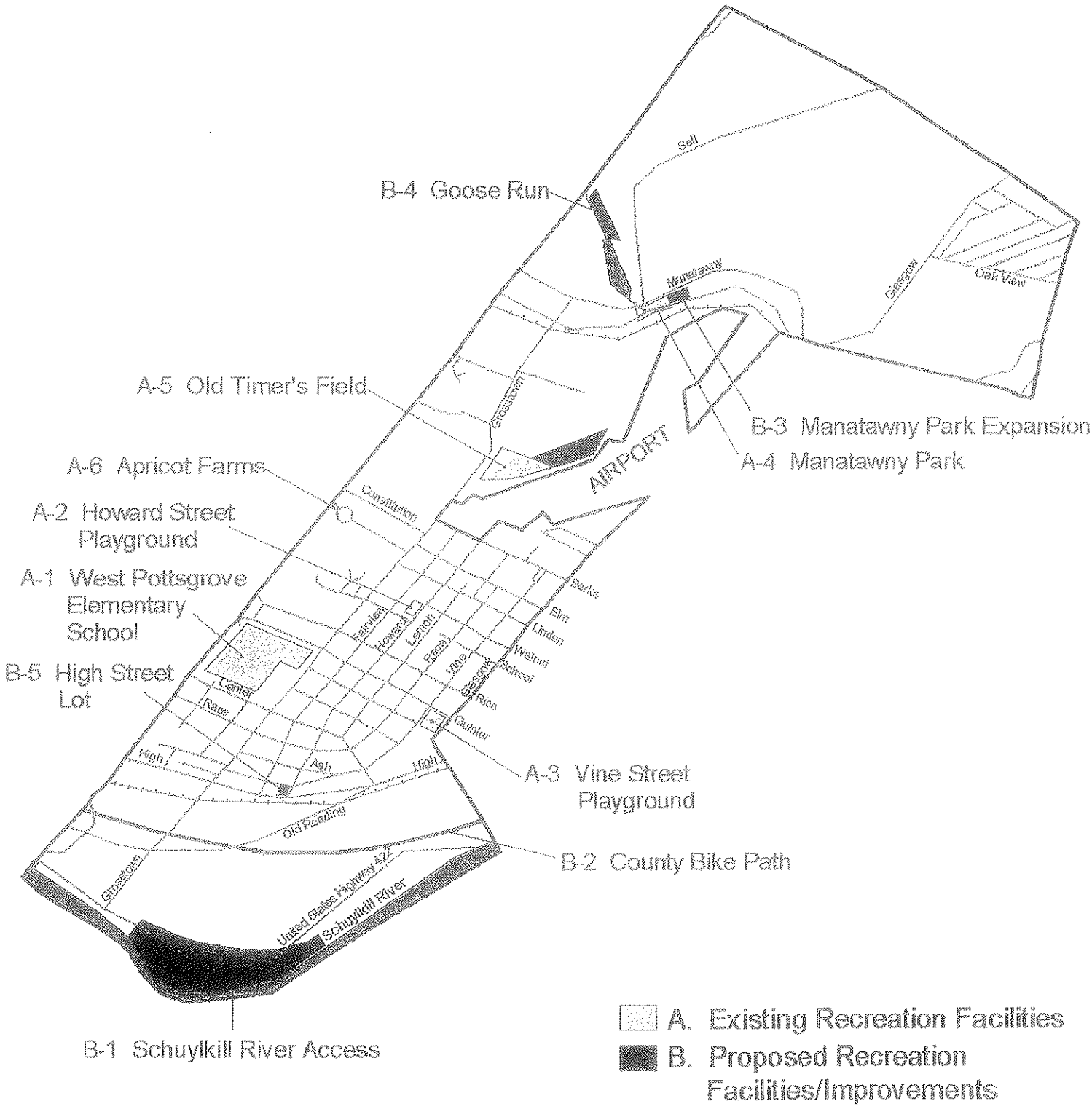


In the Open Space Plan from 1998, the National Park and Recreation Association standards for the type and size of parks was displayed on page 7-9. The analysis that followed underscored the need for additional park acreage and a better distribution of parks within the community. A deficiency of 5 acres of small residential parks and 19.25 acres for larger neighborhood parks was noted. Since there has been little or no change in the population since 1998, this deficiency still exists. The Pottstown Metropolitan Regional Comprehensive Plan identifies the Community Park need for the projected 2010 population of 3,820 as 19 to 31 acres and the neighborhood park need as 5 to 10 acres. The addition of .35 acres in Apricot Farms satisfies the need for a small residential park for that neighborhood but did not ease the overall community deficit.

Howard Street Playground

Manatawny Park

West Pottsgrove Township



SR 0422 - SECTION M2A

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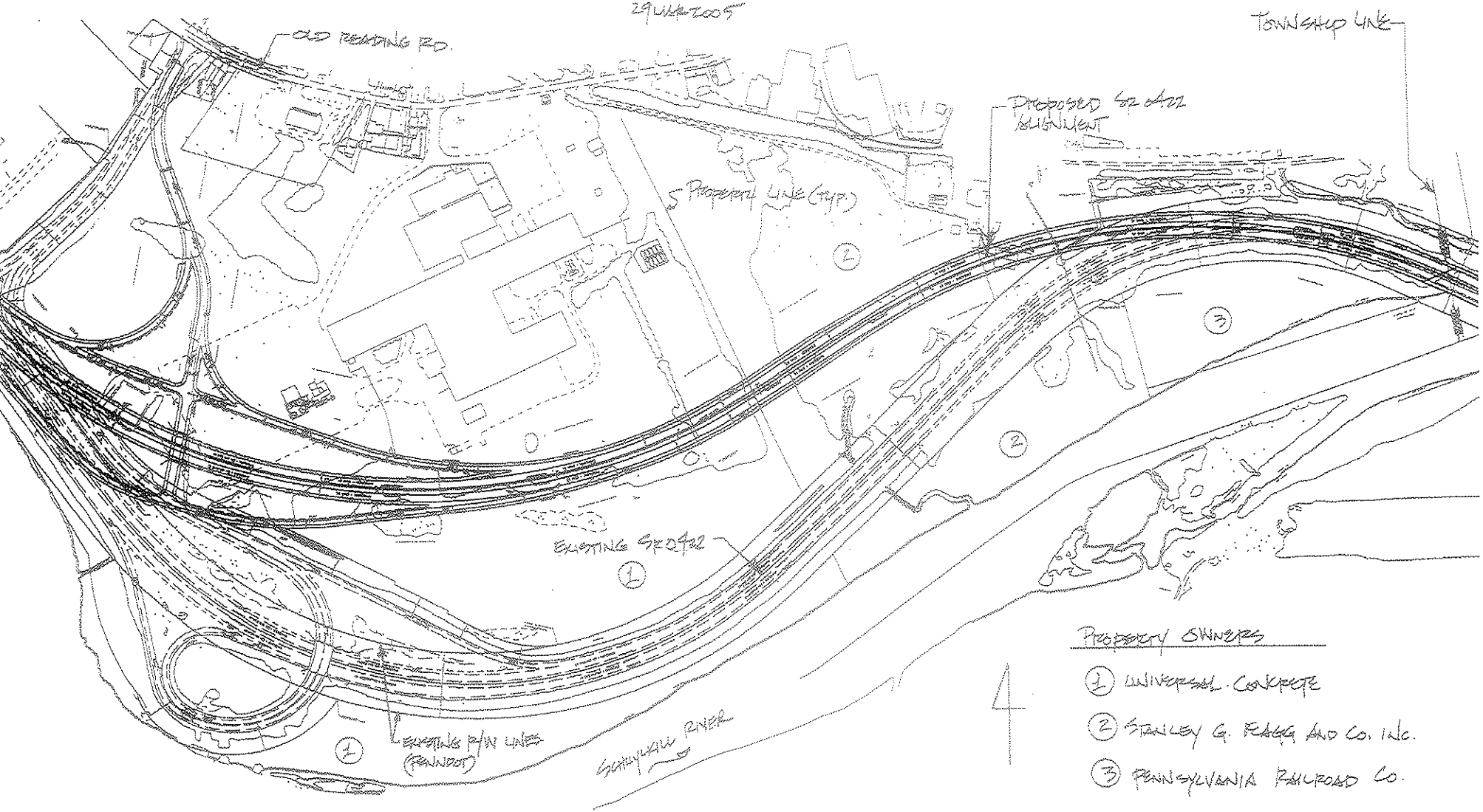
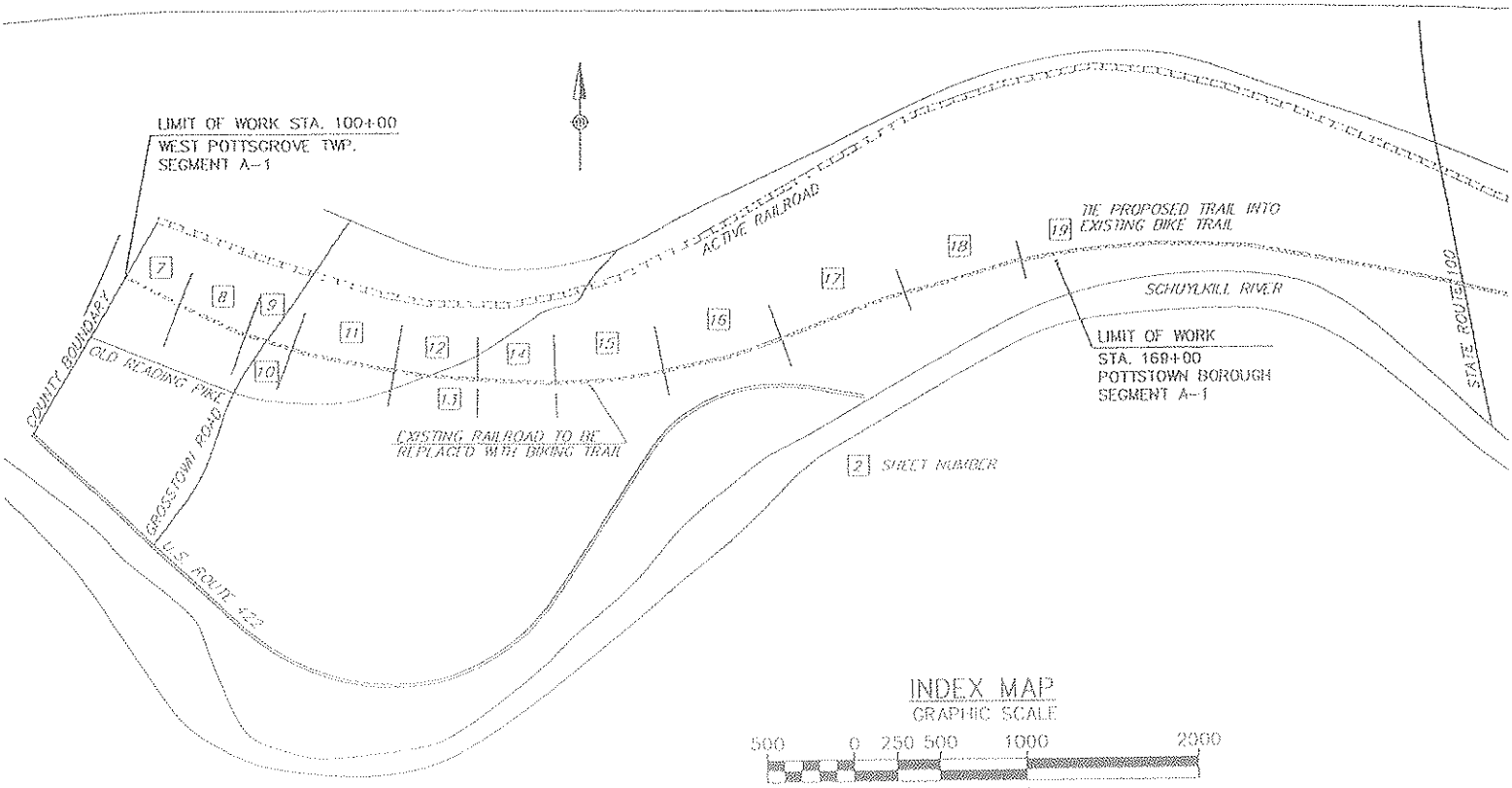
29 MAR 2005



PROPERTY OWNERS

1. UNIVERSAL CONCRETE
2. STANLEY G. REAGG AND CO. INC.
3. PENNSYLVANIA RAILROAD CO.

SHEET 1 OF 2



INDEX MAP

GRAPHIC SCALE

500 0 250 500 1000 2000

1" = 500'

RECORD OF EXISTING ROAD TYPES

ROUTE	TYPE OF CONSTRUCTION	
SR 9900	LIMIT OF WORK	
	BEGIN: STA. 100+00	FORMER RAILROAD BED WITHOUT RAILS, TIES AND BALLAST
	END: STA. 169+00	FORMER RAILROAD BED WITHOUT RAILS, TIES AND BALLAST

NOTE: THE MATERIALS SHOWN ARE FOR DESIGN PURPOSES ONLY. ANY RISK OF UNANTICIPATED COSTS ASSOCIATED WITH DIFFERENCES BETWEEN THE LISTED MATERIALS AND THE ACTUAL MATERIALS SHALL BE ACCEPTED BY THE COUNTY.

LIST OF PUBLIC UTILITIES

NO UTILITIES INVOLVED

PA ONE-CALL SERIAL NUMBER – DESIGN PHASE

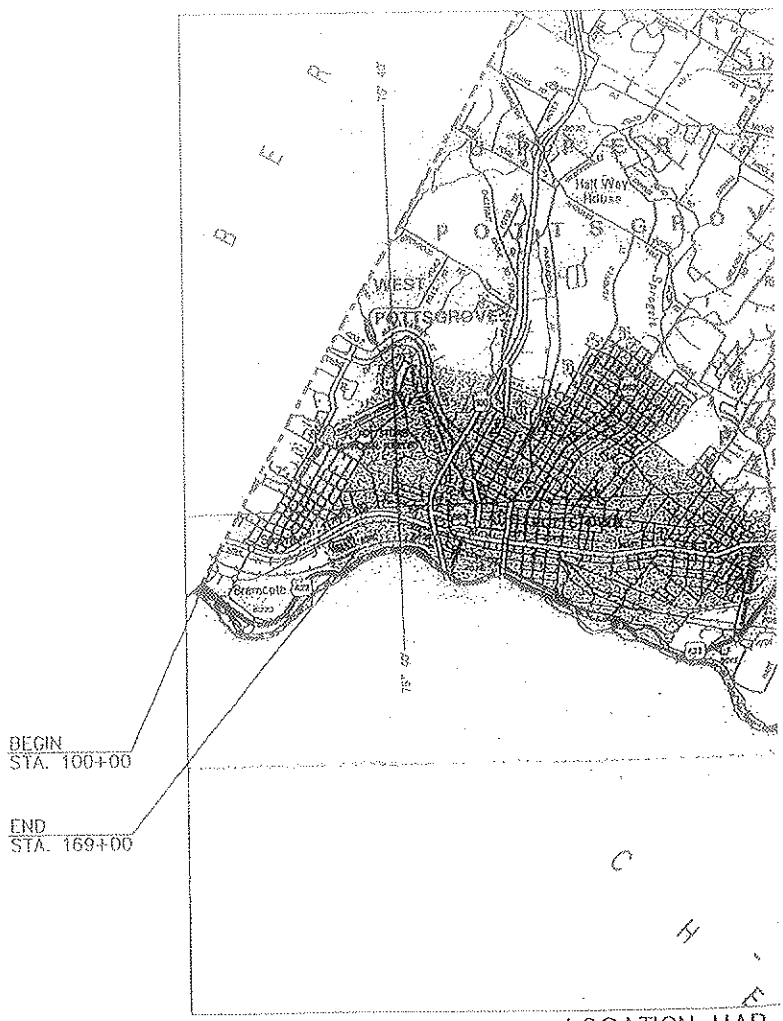
WEST POTTSGROVE TOWNSHIP	XXXXXXX
POTTSTOWN BOROUGH	XXXXXXX

COUNTY WILL COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT (1986) ENTITLED UTILITY LINE PROTECTION LAW.

ERMANENT UTILITY RELOCATIONS ARE REQUIRED FOR THE PROPOSED OVEMENTS.

OWNER DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE ING ABOVE GROUND AND SUBSURFACE UTILITY STRUCTURES SHOWN ON PLANS, NOR DOES THE OWNER GUARANTEE THAT ALL ABOVE GROUND AND URFACE FACILITIES ARE SHOWN.

ENGINEER WILL BE NOTIFIED IMMEDIATELY IF CONFLICTS ARE ENCOUNTERED IE FIELD. THREE WORKING DAYS PRIOR TO EXCAVATION, THE COUNTY



LOCATION MAP

(PENNDOT TYPE 10)

IV. Goals and Objectives

The Open Space committee that met reviewed the existing Open Space and recreation facilities in the Township. The Committee considered the County plans for development of the hiking/biking trail through the Township and PennDOTs decision to move SR 422. From these discussions, the following goals were either drafted or reaffirmed from the 1998 Plan.

Goal 1: OPEN SPACE

Preserve, protect, and enhance the open space resources of West Pottsgrove Township.

Objective a. Acquire and Preserve lands that offer opportunities for passive and active recreation.

Objective b. Protect, preserve and possibly acquire lands that provide open space due to their environmental characteristics.

Objective c: Encourage the preservation of open space along riparian buffers and other environmentally sensitive lands – wetlands, steep slopes, etc.

Objective d: Protect and preserve and preserve water resources through recognition of the importance of the riparian buffer.

- Protect the vegetative cover in stream valleys and around bodies of water
- Protect the riparian buffer by limiting uses of adjacent lands that may be detrimental to the naturalized state or add silt or sedimentation to the water.

GOAL 2: COMMUNITY

Enhance the Quality of Life in the Township by providing open space and recreation.

Objective a: Maintain and enhance existing open space and recreation sites that are currently owned by the Township.

Objective b: Expand existing township-owned facilities by acquiring adjacent parcels.

Objective c: Acquire parcels for development that meet the needs of local residents for open space and recreation facilities.

Objective d: Work with the County and other municipalities and organizations to regionalize and expand recreation facilities, programs and the park system.

Objective e: Work with private and public entities to make recreation facilities and programs available to all.

Objective f: Protect and enhance the scenic resources and visual environment to enhance the sense of place.

- Preserve areas of scenic quality both natural and man-made.
- Encourage the landscape enhancements of public lands and facilities and of private property in a manner that is sound ecologically.
- Enhance sites that are at key locations and that offer a sense of place for the community.

Objective g: Preserve and protect historic resources

- Encourage all citizens of West Pottsgrove Township to sense and appreciate their architectural and historical heritage.
- Encourage the private protection, restoration and reinvestment in historical sites.
- Consider the protection and preservation of historic environments.

GOAL 3: RECREATION

Provide a variety and balance of facilities which can meet the recreation needs of residents of all ages.

Objective a: Develop sites that can provide a variety of recreational opportunities for residents of all ages and all levels of physical ability.

Objective b: Expand the recreational opportunities in the existing facilities owned by the Township so that the needs of residents of all ages can be addressed.

Objective c: Work cooperatively with the County and other municipalities and organizations in the development of interconnected trail and open space facilities.

Objective d: Develop sites for recreation that are easily accessible by walking and are within one-quarter mile of most residences.

GOAL 4: RECREATION PROGRAMS

Help to provide a variety and balance of recreational programs which can meet the varied needs of residents.

Objective a: Encourage and support, when appropriate, the formation and operation of volunteer–led recreation programs.

Objective b: Provide public facilities and enlist the use of private facilities which will be supportive of recreational programs and activities.

GOAL 5: FACILITY DESIGN

Design facilities to optimize recreation enjoyment and opportunities and to minimize long-term maintenance and operational costs.

Objective a: Design facilities so that there is flexibility to adjust to changing demands and opportunities.

Objective b: Design facilities to meet the Americans with Disabilities Act and provides accessibility for the mobility impaired to the maximum extent feasible.

Objective c: Design facilities for easy low-cost maintenance and long-term durability.

Objective d: Design facilities to enhance and protect the natural flora and fauna and encourage biotic diversity.

V. Implementation Plan

A. Acquisition and Development

The most immediate priority of the Open Space Committee is to secure parcels for open space that complement the existing inventory of recreation land in the Township. Chapter Ten (10) of the Open Space Plan, 1998, outlines a comprehensive program of park and trail development. Much of this section remains valid in 2005. In the short term, however, several sites have been identified for implementation:

Schuylkill River (B1)

When the PennDot plans for the relocation of the Stowe Interchange are developed, any lands available along the Riverfront and access routes to those lands should be publicly held. However, it may not be the role of West Pottsgrove Township to acquire and be responsible for maintenance of the lands. The Township will work with other units of government and community interest groups to secure the lands for public ownership.

Zoning changes are underway to rezone the area near the river from heavy industry to a less intensive land use. Zoning should reflect the desire to provide public access and open space along the river. Non-acquisition means of protecting open space along the river and its access points should be employed such as cluster development incentives.

County Bike Path (B2)

The County will construct a bikepath along the PECO right-of-way through the southern part of the Township.

West Pottsgrove Township will work with the County in developing linkages between the Schuylkill River and the County bike path. The redevelopment of the Flagg property provides an opportunity to link these two important recreation components together.

Manatawny Park (B3)

Expansion of the public lands along the Creek adjacent to the existing park and extending the entire run of the creek through the Township would provide permanent protection for the Manatawny Creek and assure public access. The development of an extended park along the Manatawny was discussed on page 10-8 of the 1998 plan. Manatawny Creek connects to Goose Run west of Sell Road. This entire riparian system within West Pottsgrove Township would be protected and available for public use under several plans currently being advanced in neighboring municipalities.

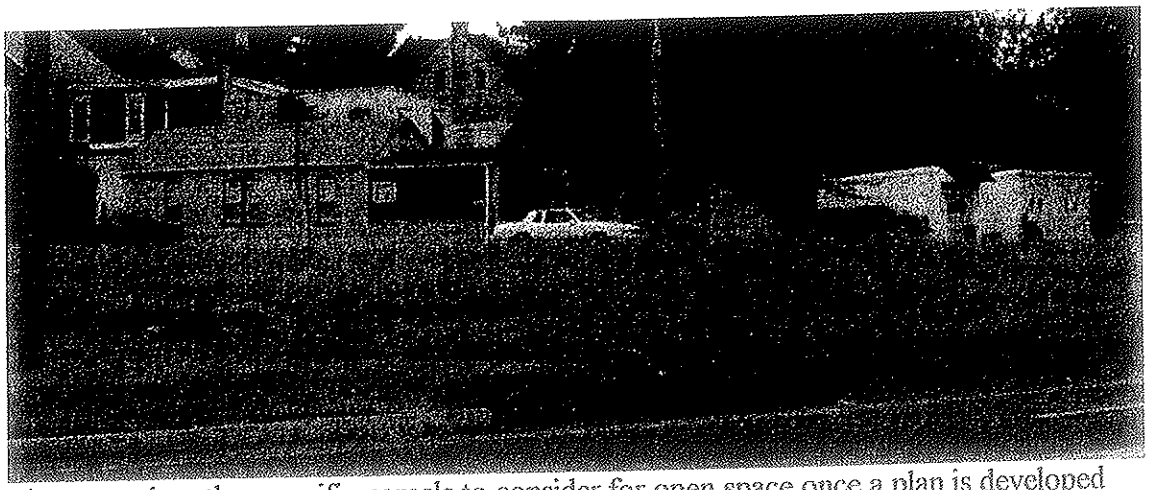
The township will work with any developer of the area adjacent to Route 100 near the Manatawny to provide public access to the creek areas should these be made accessible to the public.

Goose Run (B4)

Upper Pottsgrove Township has proposed the development of a trail along Goose Run and adjoining roadway which would terminate in West Pottsgrove Township at the Manatawny Creek. The development of a park along the Goose Run was discussed on page 10-8 of the 1998 plan. Much of the Goose Run access would be located on property owned by Waste Management Inc.. The Township would be responsible for connecting the Goose Run area to the Township's Manatawny Park though coordination with Douglass Township, Berks County and Upper Pottsgrove Township will be essential. The proposed trail is supported in the Pottstown Metropolitan Regional Comprehensive Plan.

High Street Parcel (B5)

There is an undeveloped parcel adjacent to the Seven-Eleven that has been identified for passive recreation use. The value of an open space parcel in the context of a design plan for High Street would be better appreciated. A design plan for the corridor would highlight the need for a respite from the traffic and congestion along High Street. It is recommended that the Township consider undertaking a design and economic development plan for this important transportation corridor.



There may be other specific parcels to consider for open space once a plan is developed for the corridor.

High Street Property

Old Timer's Field (B 6)

An expansion of the recreation area behind the Municipal building along Frack Run would provide an area for a walking trail.

Proposed Recreation Sites

Map Ref No.	Facility	Location	Acres	Responsible Entity	Timeframe	Possible Funding Sources
B1	Schuylkill River Access	Cloverleaf and surrounding lands – PennDot	55 acres +/-	County, Township	2007	Schuylkill River Heritage Area Grants; DCNR; DEP; corporate donations
B2	County Bike Path	Near Old Reading Boulevard	Approx. 2 acres, linear	County	Fall, 2005	Montgomery County
B3	Manatawny Park	Manatawny Creek	40 acres	Pottstown, County, West Pottsgrove Township	2008-2020	Green Fields/Green Town; Foundations; corporate donations, DCNR
B4	Goose Run	Goose Run	unknown	Upper Pottsgrove	2007	DCNR; DEP; Green Fields/Green Town
B5	High Street Lot	High Street near Howard Street	Less than .5 acres	West Pottsgrove Township	2006	DCED; CDBG
B6	Old Timer's Field Expansion	Frack Run, rear of Municipal Building.	unknown	West Pottsgrove Township	2006	DCNR; Green Fields/Green Town

B. Development of Existing Facilities

Existing facilities, it was noted, are in excellent condition and are well-maintained. West Pottsgrove Township will endeavor to continue to provide a high level of care for its public facilities. The improvements to these facilities will continue to be funded from the Township general fund until and unless Green Fields/Green Towns Program funds become available. Improvements planned for these facilities include:

1. Manatawny: Picnic Pavilion, Tables, Recreation Equipment (such as: Spring-based Seesaw and swing set)

2. Old Timer's Field: Extensive work was recently completed on the field and surrounding infrastructure including new bleachers, new trees, refurbished dugouts and new play equipment. Additional work may include more play equipment and benches.

3. Vine Street: An act of vandalism recently destroyed one of several new trees planted in the park. Installing fencing surrounding the parks has been suggested. The pre-school age play structure should be made handicap accessible. Adding a ramp or a breakout of the existing perimeter barrier would provide access.

4. Howard Street: the same perimeter barrier exists at Howard Street at the pre-school age play structure which must also be addressed. A new piece of play equipment is planned.

5. Apricot Farm: The developer has planted trees in anticipation of donating this parcel to the Township but no equipment has yet been placed at the facility. A pre-school age play structure will be installed.

C. Other Implementation Strategies

1. Zoning

A new zoning ordinance is under development for West Pottsgrove Township. This ordinance creates the opportunity for the Township to consider the future redevelopment of key parcels including the Flagg property, the Dohler Plant, and the Waste Management landfill. The township needs to consider very carefully what the form of future development should be to create the community amenities such as waterfront access and trail access that is desired. The ordinance must also protect important natural resources such as steep slopes, wetlands and stream corridors. The goals cited in Section IV. must be reflected in the new ordinance.

2. Trails and Buffers

The county is developing the trail along the PECO Right-of-Way south of High Street. This trail will connect West Pottsgrove Township with neighboring Berks County to the west and the Borough of Pottstown to the east. Connections between the trail and the businesses on High Street as well as any future development of the Schuylkill River access must be developed. Access to High Street could promote local business development for tourism as well as provide an alternative means of transportation to jobs in Pottstown.

Plans, as described in the previous section of this document, exist for the development of public access to the Manatawny Creek and protection of the riparian buffers and natural conservation of the wildlife along the creek. The Township will support initiatives to further acquire and protect these natural lands.

To the extent possible, the Township will require and encourage public access to waterways and the protection of areas of significant natural habitat. One example of providing access would be to negotiate public parking and access to the Manatawny Creek in the development of the commercial property along SR 100. Another such

opportunity will arise with the redevelopment of the Flagg property and making linkages between the County bike path and the Schuylkill River.

2. Recreation Programs

The Township will support public and private groups that wish to develop recreational programming for persons of all ages within West Pottsgrove Township. The Pottsgrove Recreation Board provides recreation programs for residents of West Pottsgrove and Upper Pottsgrove Township residents. This quasi-public board is composed of representative of each township and the School District. Summer playgrounds, a teen dance, jogging, community band, women's volleyball and exercise class, men's basketball, learn to swim, flag football, ski and tubing club, ice skating and table tennis are among the activities supported by the Board. In addition, West Pottsgrove Township sponsors a Senior Citizen Bus Trip, an annual Founder's Day and a Halloween Parade.

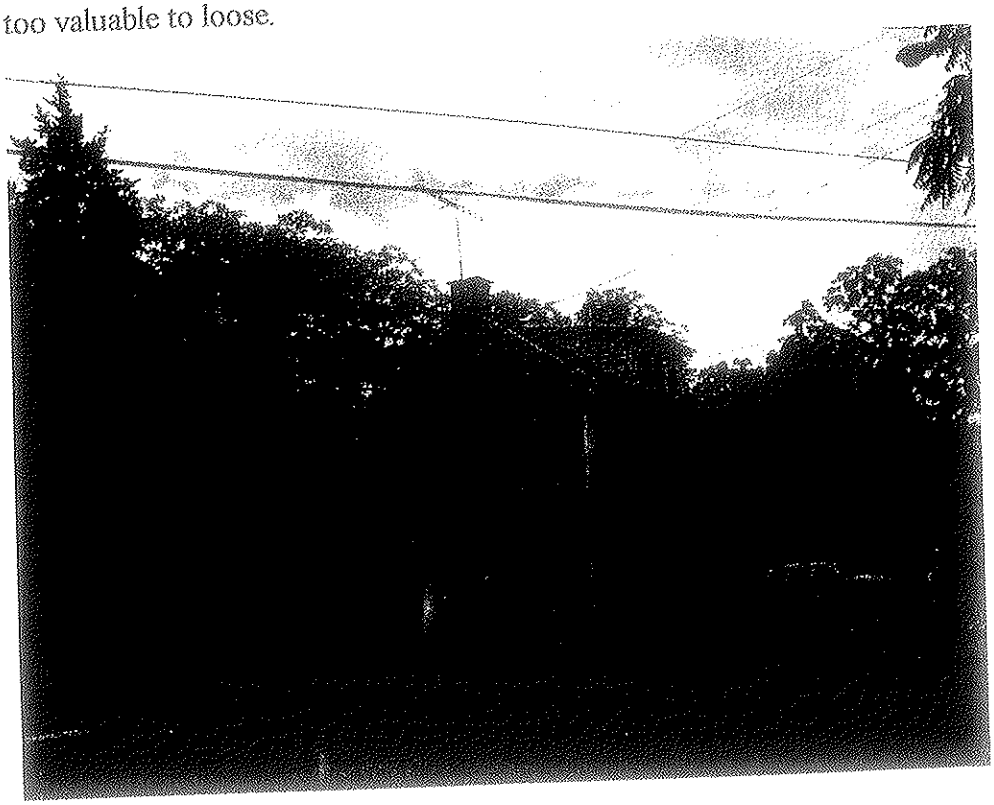
3. Land Development

Existing parcels in much of the Township are smaller than the minimum required to build a single family home. As a result, homes are built across several small parcels. Often the yards for these homes are also separate parcels. Whenever possible, property owners will be encouraged to obtain a Deed of Consolidation to aggregate smaller parcels into a larger one, thereby eliminating the possibility that the smaller parcels could be developed with non-conforming coverage and set-backs at some later date. This strategy will preserve the existing density in the Township and prevent future development that seeks to increase the density within the developed area of the Township.

4. Historic Preservation

As noted in the 1998 Open Space Plan, West Pottsgrove Township has many older homes and homesteads of historic value. The plan specifically noted 23 individual sites and identified an historic district area along Race Street from Grosstown Road to Jefferson Street. These structures are at risk of being be demolished or significantly altered. To preserve the historic and cultural heritage of the community, the historic district and these recognized properties in the Township can be protected through the creation of an

Historic District and an Historic and Architectural Review Board. These resources are too valuable to loose.



Historic Home on Manatawny Road

5. **Landfill**

As stated on page 11-4 of the Open Space Plan, the imminent landfill closing presents an opportunity for both growth and preservation of open space in West Pottsgrove Township. It will be important to maintain the good communication that the township now enjoys with the landfill in order to direct the growth and seize recreational and open space opportunities. The Township may want to consider an overlay zone or zones that describe the land use patterns that the community would want should the landfill seek to redevelop portions of the site. By anticipating development and creating regulations that describe the future development, the community can influence and control future land use rather than react to what could be undesirable uses in the future.

D. Potential Sources of Open Space and Revitalization Funding

The Montgomery County Planning Commission, through the Green Fields/Green Towns Program, had identified a wide array of funding sources that could be used for the implementation of the projects identified in this Plan Update. These funds can be used to leverage the funding the County has made available through the Green Fields/Green Towns program.

The funding sources identified by the county are:

FEDERAL

Federal Grants

Catalogue of Federal Domestic Assistance www.cfda.gov
Also available at public libraries

National Park Service www.nps.gov/nerc/programs/rtca/

Rivers, Trails, and Conservation Assistance Program – The program offers technical assistance only to nonprofit organizations, community groups, and local or state government agencies. Rivers and Trails technical staff offers the following types of assistance for recreation and conservation projects:

- Building partnerships to achieve community-set goals;
- Assessing resources;
- Developing concept plans;
- Engaging public participation;
- Identifying potential sources of funding;
- Creating public outreach;
- Organizational development; and
- Providing conservation and recreation information.

PENNSYLVANIA STATE

Department of Environmental Protection www.dep.state.pa.us

Stormwater management

- Assist of reimburse counties for costs involved in preparing or revising watershed stormwater plans
- Reimburse municipalities for costs associated with the preparation, administration, enforcement, and implementation of ordinances and regulations as required by the Stormwater Management Act.

Department of Community and Economic Development www.inventpa.com

- Community Revitalization Program (CR): Provides grant funds to support local initiatives that promote the stability of communities
- Elm Street Program: Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.
- Industrial Sites Reuse Program http://www.inventpa.com/default.aspx?id=291 Grant and low-interest loan financing to perform environmental site assessment and remediation work at former industrial sites.
- Main Street Program: This program provides assistance for revitalization planning and projects. Visit the DCED website as well as www.padowntown.org for more information.

Department of Natural Resources and Conservation www.dcnr.state.pa.us/grants

Community Conservation Partnerships Program (C2P2) - The Community Conservation Partnerships Program provides state and federal grant dollars to help fund Community Recreation, Land Trust, Rails-to-Trails, Rivers Conservation and PA Recreational Trails projects.

Contact: Southeast Field Office (Philadelphia)
Don Gephart and Fran Rubert
908 State Office Building
1400 Spring Garden Street
Philadelphia, PA 19130
E-mail: dgephart@state.pa.us or frubert@state.pa.us
Phone: (215) 560-1182 or (215) 560-1183
Fax: (215) 560-6722

Pennsylvania Infrastructure Investment Authority (PENNVEST)

http://www.pennvest.state.pa.us/pennvest/site/default.asp
(For brownfield redevelopment and water / sewer issues)

Pennsylvania Historical and Museum Commission www.phmc.state.pa.us

- Certified Local Government Grant Program – Provides funding for cultural resource surveys, national register nominations, technical and planning Assistance, educational and interpretive programs, staffing and training, and pooling CLG grants and third party administration
- Keystone Historic Preservation Grant Program - Funding for preservation, restoration, and rehabilitation
- Pennsylvania History and Museum Grant Program - Funding under this program is designated to support a wide variety of museum, history, archives and historic preservation projects, as well as nonprofit organizations and local governments. There are 10 types of grants.

Pennsylvania Emergency Management Agency www.pema.state.pa.us

Pennsylvania Dept. of Transportation www.dot.state.pa.us

- Safe Routes to School
  This category includes projects for bicyclists and pedestrians that permit safe passage for children to walk or bike to school. This includes activities that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for pedestrians and bicyclists. Some examples of eligible activities include: sidewalk improvements, pedestrian/bicycle crossing improvements, bike lanes, traffic diversion improvements, off-street bicycle and pedestrian facilities. In addition, this program may fund traffic calming measures to slow the speed of cars such as the following: curb extensions, bulb-outs, traffic circles, raised median islands, speed humps, textured or raised crosswalks. Funds cannot be used for bicycle and pedestrian facilities that are solely for recreational use.

  http://www.dot.state.pa.us/Penndot/Bureaus/CPDM/Prod/Saferoute.nsf

- Home Town Streets
  This category includes a variety of streetscape improvements that are vital to reestablishing our downtown and commercial centers. These will include activities undertaken within a defined "downtown" area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, community "gateway" plantings, signage and other visual elements.

- Transportation Enhancement Program
  Trails – Construction, Maintenance and Improvement
  Historic Resource preservation and enhancement
  Streetscape improvements
  Public Transit Facility improvements
  Traffic Calming
  Trees/Planting

Contact: Greg Brown
7000 Geerdes Boulevard
King of Prussia, PA 19406
(610) 205-6950
gregbrown@state.pa.us

Pennsylvania Infrastructure Bank

http://www.dot.state.pa.us/penndot/bureaus/pib.nsf/homepagepib?readform
(Low interest loans for capital improvement and construction projects)

WREN – Water Resources Education Network www.pa.lwv.org/wren

Administered through the League of Women Votes of PA
Grants available for water resources education projects – especially projects that raise awareness about protecting drinking water sources and preventing non-point pollution.

REGIONAL

Delaware Valley Regional Planning Commission www.dvrpc.org

Transportation and Community Development Initiative - The TCDI program is intended to assist in reversing the trends of disinvestment and decline in many of the region's core cities and first generation suburbs by:

- Supporting local planning projects that will lead to more residential, employment or retail opportunities;
- Improving the overall character and quality of life within these communities to retain and attract business and residents, which will help to reduce the pressure for further sprawl and expansion into the growing suburbs;
- Enhancing and utilizing the existing transportation infrastructure capacity in these areas to reduce the demands on the region's transportation network; and
- Reducing congestion and improving the transportation system's efficiency.

Congestion Mitigation and Air Quality Improvement (CMAQ) Program seeks transportation-related projects that can help the region reduce emissions from highway sources and meet National Clean Air Act standards. The program covers the DVRPC region of Bucks, Chester, Delaware, Montgomery, and Philadelphia counties in Pennsylvania; and, Burlington, Camden, Gloucester and Mercer counties in New Jersey.

Schuylkill River Heritage Area www.schuylkillriver.org

Grants are available to counties, municipalities and non profit organizations to develop projects and programs that address SRHA's five core goals:

1. resource conservation (natural and cultural)
2. education and interpretation
3. recreation
4. community revitalization
5. heritage tourism

Projects should be consistent with criteria established in the Schuylkill River Heritage Area Management Plan and Environmental Impact Statement, *Living with the River*, 2003, available on their website.

Contact: Cory Kegerise, Heritage Coordinator at 484-945-0200

PRIVATE

PECO Energy "Green Region"
administered by Natural Lands Trust www.natlands.org

Grants for municipalities in Southeastern Pennsylvania

- Up to 50% of the planning expenses associated with developing or updating municipal open space protection plans.
- Up to 75% of the direct and indirect expenses associated with the fee simple purchase (or receipt by donation) of open space properties identified in a municipal open space plan.
- Up to 75% of the direct and indirect expenses associated with the purchase (or receipt by donation) of conservation easements (also known as "development rights") on properties identified in a municipal open space plan.
- Up to 75% of the planning expenses to improve municipally-owned open spaces, or lands to be acquired by a municipality.
- Up to 50% of the cost of materials and labor to install habitat improvements and capital improvements for passive recreation similar to those in item 4, above, on municipally-owned open space, when such improvements are identified in a municipal open space plan.

Contact: Elizabeth Robb, Administrator
Green Region
c/o Natural Lands Trust
1031 Palmers Mill Road
Media, PA 19063
610-353-5587
e-mail: brobb@natlands.org

The Conservation Fund www.conservationfund.org

Watershed *Action* Grant Program
Watershed Action Grants aid nonprofit organizations and their partners *implement conservation plans* to protect watersheds, improve water quality and promote watershed stewardship. Specific watersheds are targeted in southeastern Pennsylvania and southern New Jersey for grant awards during this 2005 grant cycle.

For complete information, please refer to the program's website: www.conservationfund.org, then go to "Award Programs" and to "Watershed Action Grants" or, alternatively, go directly to http://www.conservationfund.org/?article=2829.

Kodak American Greenways Grants Program

http://www.conservationfund.org/?article=2106

The Kodak American Greenways Awards Program, a partnership project of the Eastman Kodak Company, the Conservation Fund, and the National Geographic Society, provides small grants to stimulate the planning and design of greenways in communities throughout America.

Applications may be submitted by June 1.

Greenways are corridors of protected public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility right-of-way, canals, scenic roads, or other linear features. In general, grants can be used for all appropriate expenses needed to complete a greenway project including planning, technical assistance, legal and other costs, annually.

William Penn Foundation http://www.wpennfdn.org/

Grants for private non-profit 501(c) 3 organizations in Southeastern PA

Funding Priorities:

Promote Sustainable Watershed Assets

Promote strategic, coordinated policies and investments to ensure land and water protection. Implement projects in targeted areas that demonstrate model practices and policies.

Promote Sustainable Regional Development

Promote coordinated, strategic public redevelopment policies and investments that build on existing infrastructure and regional assets of older communities. Foster innovation and implement community redevelopment models in the urban core -- targeted communities in Philadelphia and Camden.

The Pew Charitable Trusts http://www.pewtrusts.org

Grants for private non-profit 501(c) 3 organizations

Environment program

Contact: Josh Reichert
c/o The Pew Charitable Trusts,
2005 Market Street, Suite 1700,
Philadelphia, PA 19103
215.575.4740 envimail@pewtrusts.org

Claneil Foundation, Inc.

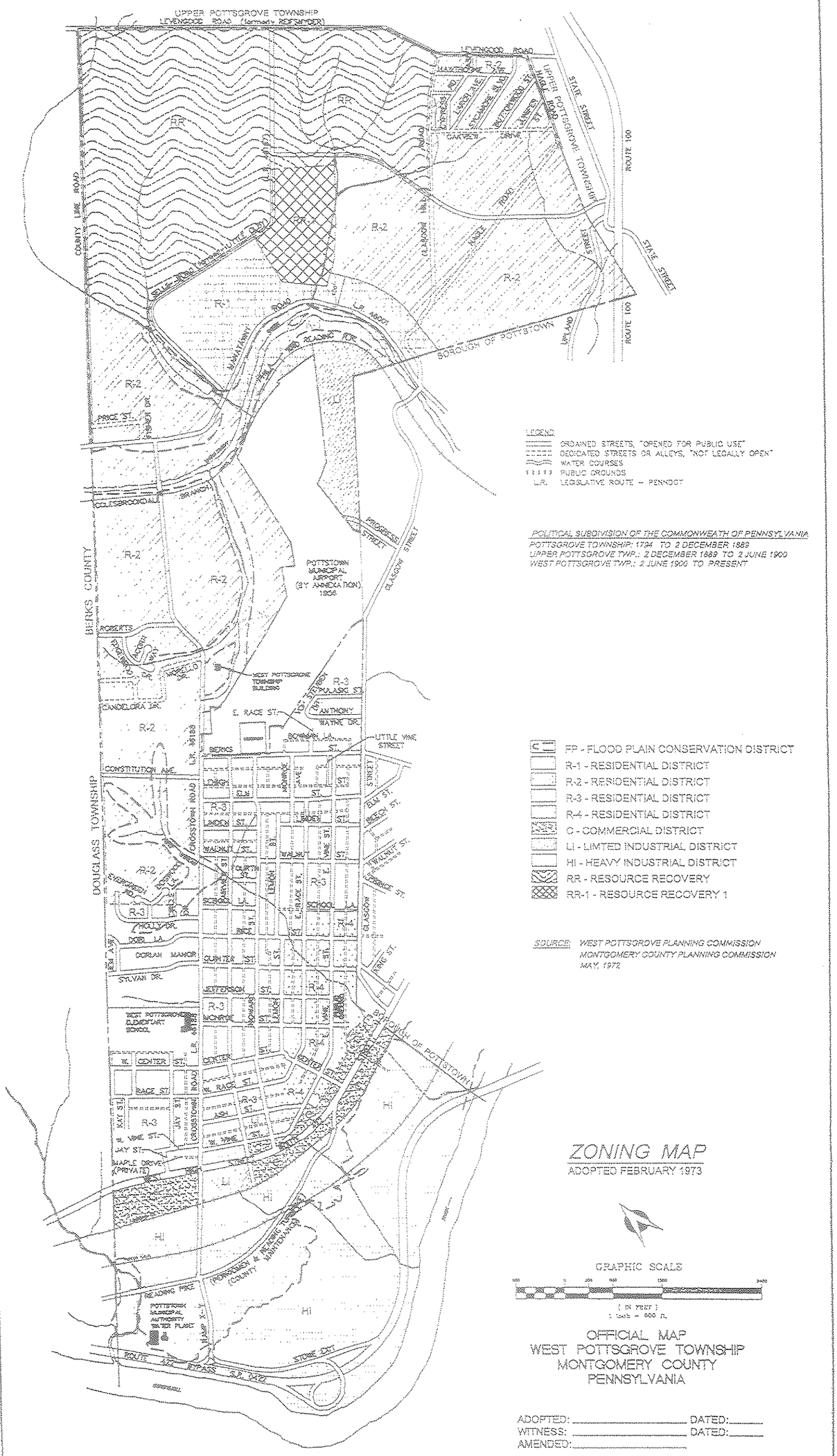
Purpose and activities: Giving primarily for the arts, education, health, the environment, and community development. Geographic focus: Pennsylvania

Contact: Cathy M. Weiss, Exec. Dir
630 W. Germantown Pike, Ste. 400
Plymouth Meeting, PA 19462-1059

Foundation Grants www.fdncenter.org

Contact the Foundation Center at 79 Fifth Avenue, New York, NY 10003
This website has a large database of organizations that make grants for many different types of projects.

WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA



LEGEND:

- ORDAINED STREETS, "OPENED FOR PUBLIC USE"
- DEDICATED STREETS OR ALLEYS, "NOT LEGALLY OPEN"
- WATER COURSES
- PUBLIC GROUNDS
- L.R. LEGISLATIVE ROUTE – PENNDOT

POLITICAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA
POTTSGROVE TOWNSHIP: 1734 TO 2 DECEMBER 1889
UPPER POTTSGROVE TWP.: 2 DECEMBER 1889 TO 2 JUNE 1900
WEST POTTSGROVE TWP.: 2 JUNE 1900 TO PRESENT

- FP - FLOOD PLAIN CONSERVATION DISTRICT
- R-1 - RESIDENTIAL DISTRICT
- R-2 - RESIDENTIAL DISTRICT
- R-3 - RESIDENTIAL DISTRICT
- R-4 - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- LI - LIMITED INDUSTRIAL DISTRICT
- HI - HEAVY INDUSTRIAL DISTRICT
- RR - RESOURCE RECOVERY
- RR-1 - RESOURCE RECOVERY 1

SOURCE: WEST POTTSGROVE PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING COMMISSION
MAY, 1972

ZONING MAP

ADOPTED FEBRUARY 1973

GRAPHIC SCALE

(IN FEET)
1 inch = 600 ft.

OFFICIAL MAP
WEST POTTSGROVE TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

ADOPTED: _____ DATED: _____
WITNESS: _____ DATED: _____
AMENDED: _____

BURSON ASSOCIATES, INC.
2129 E. HIGH STREET
POTTSTOWN, PA. 19464

REVISED: 05-12-00
REVISED: 11-14-77
REVISED: 01-12-77
REVISED: 12-10-75
REVISED: 11-26-75

NOTE: The residential buildout calculations are the result of a simplified analysis based upon vacant land and zoning. The potential new units are randomly distributed and have no relation to specific parcels. The number of units permitted on a given parcel can only be determined following a site-specific analyis and strict conformance to the township's zoning and subdivision and land development ordinances.

West Pottsgrove Township
Residential Zoning Buildout Analysis

Legend

- Buildout Units
- Existing Residential
- Publicy Owned Land
- Non-Residential Zoning
- R1 Zoning
- R2 Zoning
- R3 Zoning
- R4 Zoning

Residential Buildout Calculations

- No Residential Units
- 36 Units (● New Units)
- 235 Units
- 40 Units
- 6 Units
- 1,299 Existing Residential Dwellings

Total Residential Buildout: 1,616 Dwellings

0 1,600 3,200 6,400 Feet

Base map prepared July 2005

This map is based on 2000 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the deed. This map is not meant to be used as a legal definition of properties or for engineering purposes.