



Chester County Stormwater BMP Tour Guide

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BMP: Stream Buffer Declaration of Restrictions

Site Name: Westbrook Corporate Center
See Tour Guidelines below.

Location: East Whiteland Township, ADC Map Coordinates: 22-G7
Directions: Located at the intersection of Conestoga Road and Moores Road. Enter via Moores Road. Easement is along the Valley Creek tributary at the southern edge of the parking lot. See site visiting restrictions below.

Watershed: Valley Creek (Stream Designation: EV)

Land Use: Commercial

Description: A Declaration of Restrictions is legal agreement recorded on or attached to a property deed that restricts the activity permitted on the property. In this case, the Declaration of Restrictions defines conditions that protect a natural undeveloped stream buffer between the developed portion of the site and a tributary as open space. This agreement requires that the owner maintain this stream buffer along Valley Creek as vegetated open space in perpetuity. This agreement helps limit the damaging effects the stormwater runoff from the site and parking lot will have on the tributary. Due to these stormwater management benefits, this Declaration is considered a stormwater BMP. This Declaration was agreed upon during the site review process in which the developer, in conjunction with the township, the county, and several local organizations whose mission includes watershed protection (Trout Unlimited, Green Valleys Association, Open Land Conservancy of Chester County). Based on this Declaration, the developer agreed to restrictions that limit the property use, specifically the Declaration prohibits mowing and cutting of vegetation. These non-government organizations are named in the Declaration as having the right, but not the obligation to enforce the conditions of the Declaration of Restrictions. The property owner is the only signatory in this legal document, which is notarized and recorded in the County records, maintained in township records, and attached to the title held by the owner.

Functions: This low-cost BMP provides stormwater filtration naturally as runoff leaves the developed portions of the site and flows across this grass, vegetated buffer before entering the stream. The buffer is in a floodplain area, as such, provides quantity control as well as pollutant filtering and infiltration opportunities. This BMP:

- Provides open space along a stream corridor and preserves existing natural vegetation
- Provides natural habitat for wildlife
- Protects valuable riparian lands
- Provides flood control opportunities ideally situated on riparian lands
- Provides an opportunity for stormwater infiltration to occur naturally
- Vegetation and soils can trap and filter pollutants in stormwater runoff, including pollutants from nearby parking lots, sidewalks and roads.
- Provides aesthetic value

Operation and Maintenance: The Chester County Conservation District considers the use of Declaration of Restrictions to be a low maintenance stormwater BMP. This undeveloped portion of the corporate center requires no mowing or fertilizing. Land management is the responsibility of the property owner, including debris and trash removal, removal of dead limbs and trees only as necessary, stormwater management if needed.

Cost Factors: Factors influencing the cost of this BMP are the value of land and costs of managing that land. Maintenance costs of this natural vegetated area is lower than if it were being turf grass. It is expected that establishing a Declaration of Restrictions on a parcel of land in a development facilitated the review and approval process for the developer, which likely has either direct or indirect cost savings.

For More Information

Tour Guidelines: Site visits must occur during normal working hours (9am to 5pm Monday –Friday). Visit must be limited to the parking lot near the where the riparian buffer is located.

Conservation Organizations: Open Land Conservancy of Chester County. (610) 646-5380
Trout Unlimited.
Green Valleys Association.

Owner: Trammel Crow (484) 530-4600

References

Pennsylvania Handbook of Best Management Practices for Developing Areas. CH2MHILL.
Spring 1998

Site 6 - Westbrook Corporate Center – Riparian Buffer Declaration of Restrictions



The Declaration of Restrictions on this parcel of land restricts mowing and trimming of vegetation and protects riparian buffer along a tributary to Valley Creek.

