

Weatherstone™



Evergreen Park, one of several green spaces in the Weatherstone community

Location: Route 401 and Route 100, Ludwig's Corner, West Vincent Township, Chester County, PA
Developer: The Hankin Group, Exton, PA
Development Period: 2000-present
Size: 300 acres
Percentage of Open Space: 65%
Project Highlights:

- 195 acres of farmland and woodland
- 76 acres of open space donated to the Township
- 273 single-family and townhouse units
- 240,000 sf retail and office space and county library branch

Description: Weatherstone combines two creative principles, neo-traditional and conservation design in a mixed-use community surrounded by conservation lands. Weatherstone blends different but compatible land uses, including a mixture of 273 single-

Development pairs neo-traditional neighborhoods and conservation lands to create a township-wide network of open space

family and attached residential units, 240,000 sq. ft. of retail and office space, and a new branch of the county library system.

Conservation Areas: The 195 acres of conserved land (65% of the total tract area) were laid out with reference to the Township's Map of Potential Conservation Lands. This map identifies both Primary Conservation Areas (unbuildable wetlands, floodplains, and steep slopes) plus conservation opportunities on significant portions of the remaining developable acreage. Weatherstone assists the municipality





in achieving its long-range conservation goal of creating a township-wide interconnected network of open space. This open space is used for agricultural production, grazing, forest habitat and active and passive recreation.

Stormwater and Sewer: Weatherstone implements spray irrigation of fully-treated wastewater applied to conservation lands and stormwater management techniques featuring infiltration measures. The project's advanced stormwater management design filters discharges to the sensitive headwaters of the creek that originates on the property.

Existing resources include woodlands, hedgerows, steep slopes and farm fields.



For more information, contact:

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The neo-traditional style development fits hand-in-glove within the Township's conservation network, shown above, as it applies to the property