Commonwealth
LAND TITLE INSURANCE COMPANY

Order Number: 5168269
File # 14TLT30122PA

Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333
Phone: 610-889-7669
Fax:

COMMITMENT FOR TITLE INSURANCE

Commonwealth Land Title Insurance Company

Effective Date: February 15, 2015

Schedule A

1. Policy or Policies to be issued:

   A. Policy to be Issued:
   ALTA Owners 2006 (as modified by TIRBOP)
   Proposed Insured: TBD
   Amount of Insurance:
   Effective Date:

   B. Policy to be Issued:
   ALTA Loan 2006 (as modified by TIRBOP)
   Proposed Insured:
   Amount of Insurance:
   Effective Date:

2. Title to the estate or interest in the land described or referred to in this Commitment is a Fee Simple and is at the effective date hereof vested in:

   Hettie Herzog

3. The land referred to in this Commitment is described in Schedule C attached hereto and made part hereof.

   For Information Purposes Only:
   1057 Saint Matthews Road
   Gladacres Tract
   West Vincent Township
   Chester County, PA

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ALTA Commitment (6-17-06)

Schedule B Section 1
Requirements

This Title Insurance Commitment (the "Commitment") is issued pursuant to the Agreement to Issue Policy contained on the American Land Title Insurance Commitment (2006) front cover form (the "Form") and is subject to the Conditions stated therein. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment is solely for the benefit of the Company. The sole liability of Company and its agent shall arise under and be governed by the Commitment and/or Policy subsequently issued. If this copy of the Commitment is not accompanied by the Form, a copy of the Form may be obtained from this Company upon request.

PLEASE BE ADVISED THAT A CONTINUATION SEARCH WILL BE MADE AT THE TIME OF CLOSING TO UPDATE THE EFFECTIVE DATE OF THE COMMITMENT AND THAT THE EARLIER EFFECTIVE DATE SHOWN AT THE BEGINNING OF THIS COMMITMENT WILL NOT AFFECT THE DATE OF COVERAGE OF THE POLICY. THE DATE OF THE POLICY WILL BE THE DATE OF RECORDING OF THE INSURED INSTRUMENT AND WILL COVER THE GAP BETWEEN THE LAST DATE COVERED BY THE OFFICIAL RECORD AT THE TIME OF CLOSING AND THE DATE OF RECORDING.

THE FOLLOWING REQUIREMENTS MUST BE MET:

1. Instrument(s) satisfactory to us, creating the estate or interest to be insured must be executed, delivered and filed for record.

   A. **DEED FROM:** Hettie Herzog
   TO: TBD
   DATED: _____
   RECORDED: _____

   B. **MORTGAGE FROM:** TBD
   TO:
   DATED: _____
   RECORDED: _____

2. Payment of full consideration to or for the account of the grantors or mortgagors.

3. Payment of the premiums, fees and charges for the policy.

4. Possible unfiled mechanics liens and municipal claims.

5. Terms of any unrecorded lease or rights of parties in possession.

6. Proof that all natural persons in this transaction are of full age and legally competent.

7. Proof of identity of parties as set forth in Recital.

8. POWERS OF ATTORNEY: If any party to the settlement intends to use a Power of Attorney at settlement, a copy of such Power of Attorney must be submitted for review in advance of settlement. Failure to comply with this requirement may result in the postponement of the settlement. Acceptability of the Power of Attorney for purposes of completion of settlement is within the discretion of the insurer.

9. Proof to be provided that any individuals holding record title have not, subsequent to acquisition of title, been a party to any divorce proceedings, whether currently ongoing or completed prior

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Schedule B Section 1
Requirements continued

to the transaction that is the subject of this report/commitment. In the event such divorce proceedings have occurred, same to be examined and possible additional exceptions and requirements to be added. This requirement applies only to individuals and is not applicable if record owner is an LLC, LP, Corporation or other business entity.

10. Information must be furnished concerning the Social Security Number(s) and/or the Tax Identification Number(s) and future addresses of grantors for the completion of Substitute Form 1099 at the Closing of Transaction.

11. Proof that no parties to this transaction are involved in bankruptcy proceedings; if bankruptcy has been filed, same to be examined; possible additional requirements/exceptions to be added.

12. Satisfactory evidence should be provided that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor material.

13. TAXES:
    Receipts for Township, County and School Taxes for the three prior years to be produced.
    Township, County and School Taxes for the current year 2015
    Assessment $336,390.00
    Tax ID / Parcel No. 25-07-0050/ UPI 25-7-50

14. WATER AND SEWER RENTS:
    Receipts for Water and Sewer Rents for the three prior years to be produced.
    Water and Sewer Rents for the current year 2015.

15. MECHANICS AND MUNICIPAL CLAIMS: NONE

16. MORTGAGES: NONE

17. JUDGMENTS: NONE

18. Prior to settlement, search of statewide support lien system (http://www.childsupport.state.pa.us) to be performed to determine the existence of support arrearages, if any. Company or its Agent to be provided with social security numbers of all natural persons that are a party to the transaction so that this search can be performed by the closing officer no more than 30 days in advance of closing.

19. Names of all relevant parties to the within real estate transaction to be searched prior to closing to verify that they are not Specially Designated Nationals subject to the provisions of President's Executive Order Targeting Terrorist Assets.

20. Owner's Affidavit on Company form to be executed by sellers or mortgagors and filed with Company.

21. Last Insured Not Available.

22. The following note is for Informational Purposes Only:

    The following deed(s) affecting said land were recorded within six (6) months of the date of this report: NONE

23. If Hettie Herzog is married, proof to be furnished that no divorce proceedings have been commenced. If an action has been instituted, then spouse must join in present deed to insured.

Schedule B Section 1
Requirements continued

24. Possible additional Company approvals, which approvals depend on liability amount as shown on Schedule A, currently designated as TBD.

25. Names of Purchasers to be furnished and searched, and any additional objections by reason thereof to be certified prior to settlement.

26. NOTICE: New subdivision plan recorded in Chester County 11/17/2011 as Plan File 19136, subdividing tract into 3 lots. The Legal description included in this title report is for the overall tract. Title report must be returned for revision for conveyance of any or all Lots.

Schedule B Section 2
Exceptions

In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this report.

2. Rights or claims of parties in possession of the land not shown by the public record.

3. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.

5. Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.

6. Public and private rights in and to that portion of premises lying in the bed of Saint Matthews Road.

7. Rights granted to Defense Plant Corporation as set forth in Misc. Deed Book 80 page 240 and Supplemental thereto in Record Book 2109 page 535.

8. Rights granted to Philadelphia Electric Company as more particularly set forth in Misc. Deed Book 81 page 103 and Misc. Deed Book 580 page 492.

9. Reservations and Restrictions as set forth, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law in Deed Book Y-22 page 110.

10. Notes, conditions, setback lines, easements, reservations, covenants and restrictions as shown and set forth in Plan, recorded in Map Plan/Book No. 19136 page 1, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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Schedule C
Description and Recital

ALL THAT CERTAIN lot or tract of ground, together with the improvements thereon erected, situate in West Vincent Township, Chester County, Pennsylvania, bounded and described according to a plan of Gladacres Tract prepared by Earl R. Ewing, Reg. Surveyor, Phoenixville, Pennsylvania. Drawing No. W-1059, dated September 13, 1951, and last revised April 26, 1957, as follows to wit:

BEGINNING at a spike in a public road leading from Kimberton to Eagle, a corner of lands now or late of one Snell; thence along the road North 56 degrees 20 minutes East, 664.54 feet to a spike, a corner of lands now or late of one Dare; thence along the same the four following courses and distances: (1) North 28 degrees 38 minutes West, 85.76 feet to an iron pipe; (2) North 2 degrees 36 minutes West, 87.43 feet to an iron pipe; (3) North 26 degrees 59 minutes East, 105.62 feet to an iron pipe; and (4) North 74 degrees 40 minutes East, 109.78 feet to an iron pipe, a corner of lands now or late of one Einolf; thence along said lands North 53 degrees 5 minutes West, 453.29 feet to an iron pin, a corner of remaining lands of the grantor; thence along the same South 56 degrees 5 minutes West, 655.12 feet to an iron pipe, a corner of lands of aforenamed Snell; thence along the same South 23 degrees 32 minutes East, 611.74 feet to the place of beginning.

Tax ID / Parcel No. 25-07-0050/ UPI 25-7-50

Being the same premises which Patrick J. Hannigan and Kathryn D. Hannigan, his wife by Deed dated 6/27/1980 and recorded 7/1/1980 in Chester County in Deed Book Y-56 Page 286 conveyed unto Hettie Herzog, in fee.

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ALTA Commitment (6-17-06)

NOTICES

1. PLEASE BE ADVISED THAT Commonwealth Land Title Insurance Company ("COMPANY") AND Trident Land Transfer Company ("AGENT") HAVE NO KNOWLEDGE, TRAINING OR EXPERIENCE IN MATTERS THAT ARE UNRELATED TO TITLE INSURANCE, INCLUDING, BUT NOT LIMITED TO, SUCH MATTERS AS BULK SALE TRANSFERS, BULK SALE CLEARANCE CERTIFICATE REQUIREMENTS (IF APPLICABLE), ZONING/SUBDIVISION, STRUCTURAL REPAIRS, ENVIRONMENTAL, WATER INFILTRATION, WETLANDS, TERMITES OR ONSITE SEWAGE SYSTEMS, AND WE DO NOT INTEND TO, AND CANNOT, PROVIDE SERVICES OR ADVICE TO YOU ON SUCH MATTERS. IF YOU ARE FACED WITH ISSUES REGARDING SUCH MATTERS, YOU SHOULD CONSULT A LAWYER, ENGINEER, ARCHITECT OR OTHER APPROPRIATE CONSULTANT OR PROFESSIONAL OF YOUR CHOICE.

2. ALSO BE ADVISED THAT YOU MAY PURCHASE AT ADDITIONAL COST ENHANCED COVERAGES FROM THE BASIC POLICY OF TITLE INSURANCE. IF YOU WISH AN EXPLANATION OF THE ENHANCED COVERAGES AND THE COST FOR THESE ADDITIONAL COVERAGES, PLEASE CONTACT THE PARTY LISTED BELOW.

3. THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF INSURANCE REQUIRES THAT WE SEND THE FOLLOWING NOTICE TO YOU, OUR APPLICANT, PRIOR TO CLOSING. IF APPLICABLE, THE DEPARTMENT FURTHER REQUIRE THAT YOU, THE APPLICANT, FORWARD THIS NOTICE TO THE ULTIMATE CONSUMER IN ADVANCE OF THE DAY OF CLOSING:

   YOUR TITLE INSURANCE FEE COVERS THE COST OF CLOSING ON THE INSURED REAL ESTATE PROPERTY IF IT TAKES PLACE DURING REGULAR OFFICE HOURS AND AT THE OFFICE OF THE TITLE INSURANCE AGENT OR UNDERWRITER. IF YOUR CLOSING TAKES PLACE AT A LOCATION OR TIME OF YOUR CHOOSING, OR THAT OF YOUR LENDER OR REALTOR, THE TITLE INSURANCE AGENT OR UNDERWRITER MAY IMPOSE AN ADDITIONAL CHARGE FOR THIS SPECIAL SERVICE. YOU MAY DETERMINE THE AMOUNT OF THIS ADDITIONAL CHARGE, IF ANY, BY CONTACTING THE PARTY LISTED BELOW.

Trident Land Transfer Company
431 West Lancaster Avenue
Devon, PA 19333
Phone: 610-889-7669
Fax:

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ALTA Commitment (6-17-06)

Primary Order Information

MM

State	PA
County / Town	Chester
Order Type	Residential Buy/Sell
Application No.	5168269
Application Date / Time	3/2/2015 11:22:15 AM
Contact User Name	Redmond, LaQuetta - laquetta.redmond@tridentland.com
Contact User Phone	610-889-7744
Company Name	Trident Land Transfer Company[Devon]
Associated Company	
Sales Rep	
Production User (If opened internally)	
Email Confirmation When Complete:	dcunderwriter@prufoxroach.com
Brand	Commonwealth
Customer Reference No.	14TLT30122PA
Additional Reference No.	
BackTitle No.	

Seller / Owner

Individual

First Name	Middle Name	Last Name	Status
Hettie		Herzog	

Entity/ Estate / Trust

Entity / Estate / Trust(s)

Buyer / Borrower

Individual

First Name	Middle Name	Last Name	Status
To	Be	Determine	

Entity/ Estate / Trust

Entity / Estate / Trust(s)

Sale Price / Loan Information

Sale Price 1: $

Sale Price 2: $

Lender 1: Loan No. 1:

Lender 1 Clause:

Loan Amount 1: $

Lender 2: Loan No. 2:

Lender 2 Clause:

Loan Amount 2: $

Property Information

.Street No	1057	Street Name	Saint Matthews Road
City	Chester Springs	State	PA
Municipality		Zip Code	19425
		Unit Number	
Condominium Name		Building	
Subdivision / Development		Phase	
Lot		Block	
Section		Township	
.Tax ID / Parcel No	25-007-0050.0000	Range	
New Construction	No	New Plat	No
		Vacant Land	No
Section 1/4		1/4 1/4 Section	
Last Deed Book		Page	
Plat / Condo Book		Page	
Recorded Lot		Recorded Plat	
Plat Instrument Number		Map No.	
.Certificate No		Torrens	No
		Abstract	No

Request Product

Selected Product	Due Date
Title Search Report	3/4/2015 12:00:00 AM

Comments

Real Estate/Assessment > Parcel Details

Select Another Search Criteria Search Another Parcel Print

ID # 25-07-0050 UPI # 25-7-50

3/3/2015 10:47 AM Tax Year 2016

Owner Information

Name:	HERZOG HETTIE	Address:	1057 SAINT MATTHEWS RD CHESTER SPRINGS PA 19425

Parcel Details

Lot Location:	WS OF SAINT MATTHEWS RD	District:	25
Property Descr:	10.1 AC DWG & POOL	Plan #:	
Land Use Code:	R-10	Acres:	10.1000
Deed Reference:	Y0056 0286	Sq. Feet:	439,956
Recorded Deed Date:	07/01/1980	Sale Price:	$110,000
Location Address:	**1057 SAINT MATTHEWS RD, CHESTER SPRINGS, PA 19425**		

Deed Description

Assessments

Lot:	121,070	Act 319:	
Property:	215,320	Act 515:	
Total:	336,390		
Assessment Date:	12/19/2014		

< Previous Parcel Next Parcel >

FILE NO. 3168269
PRIOR TITLE/TIE-IN 809371

COVER DATE 2/15/15

PROPERTY 1089 Saint Matthews Road

MUNICIPALITY West Vincent
(BORO / CITY / TWP)

COUNTY BLOCK #
UNIT / LOT #

TITLE DEED 156-286

PARCEL 25-7-50

ASSESSMENT 336,390
(LAND / BUILDING / BOTH)

MOTHER PARCEL

CHARGES:
CHAIN OF TITLE
SHERIFF SALE
ESTATE
MISC.

OWNER(S) OF RECORD Hettie Herzog

BUYERS TBD.

OWNERS / CHAIN / MISC.	DEED BOOK	FROM(DATE)	TO(DATE)
Hettie Herzog (Fitts)	156-286	1/80	2/15/15

MORTGAGES	HELOC
4192 (5/18) 269-271	
1313-145	
W79-1114	
1705-157	
2429-150	
4932-53	

NOTES
580-492 Peco
2109-535 Pipeline
Plan 19136

MORTGAGES	0	
JUDGMENTS	✓	
IRS FED. LIENS	✓	(10 YRS)
MUNI. LIENS	✓	(20 YRS)
MECH. LIENS	✓	(5 YRS)
FED. JUDGMENTS	✓	(20 YRS)
UNEMP. LIENS	✓	(6/12/07)
TAXES/TAX CLAIM	✓	(20 YRS)
UCC RECORDER	✓	(5 YRS)
CRIMINAL REST	✓	(INDEFINITE)
EQUITY ACTION	✓	(20 YRS)
DEPT. OF REV	✓	(12/1/89)
HOMEOWNERS ASSOC	✓	
DIVORCE	✓	
WILLS & ADMIN	✓	

PUD CONDO
TAX MAP CHECKED? Yes

Rev. 01/09/14

No. 330 - Fee Simple Deed - Typewriter
Yeo & LuKens Co., Philadelphia

This Indenture

Made the 27th day of June A. D. in the year of our Lord one thousand nine hundred and eighty (1980) Between PATRICK J. HANNIGAN and KATHRYN D. HANNIGAN, his wife, of Key Colony Beach, Florida

(hereinafter called the Grantors), of the one part, and

HETTIE HERZOG of Chester County, Pennsylvania

(hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of One Hundred Ten Thousand and no/100 ($110,000.00) - - - - - lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do ~~grant, bargain, sell, alien, enfeoff, release and confirm unto the said~~ Grantee, her heirs and Assigns,

ALL THAT CERTAIN lot or tract of ground, together with the improvements thereon erected, SITUATE in West Vincent Township, Chester County, Pennsylvania, Bounded and described according to a plan of Gladacres Tract prepared by Earl R. Ewing, Reg. Surveyor, Phoenixville, Pennsylvania, Drawing No. W-1059, dated September 13, 1951, and last revised April 26, 1957, as follows to wit:

BEGINNING at a spike in a public road leading from Kimberton to Eagle, a corner of lands now or late of one Snell; thence along the road North fifty-six degrees twenty minutes East, six hundred sixty-four and fifty-four one hundredths feet to a spike, a corner of lands now or late of one Dare; thence along the same the four following courses and distances. North twenty-eight degrees thirty-eight minutes West, eighty-five and seventy-six one hundredths feet to an iron pipe, North two degrees thirty-six minutes West, eighty-seven and forty-three one hundredths feet to an iron pipe, North twenty-six degrees fifty-nine minutes East, one hundred five and sixty-two one hundredths feet to an iron pipe, and North seventy-four degrees forty minutes East, one hundred nine and seventy-eight one hundredths feet to an iron pipe, a corner of lands now or late of one Einolf; thence along said lands North fifty-three degrees five minutes West, four hundred fifty-three and twenty-nine one hundredths feet to an iron pin, a corner of remaining lands of the grantor; thence along the same South fifty-six degrees five minutes West, six hundred fifty-five and twelve one hundredths feet to an iron pipe, a corner of lands of aforenamed Snell; thence along the same South twenty-three degrees thirty-two minutes East, six hundred eleven and seventy-four one hundredths feet to the place of beginning.

CONTAINING 10.182 acres of land be the same more or less.

BEING part of the same premises which Edward M. Biddle, III, by Indenture bearing the date of the 7th day of June, A. D., 1957 and recorded in the Office for the Recording of Deeds in Chester County in Deed Book H-29 Page 249 granted and conveyed unto Patrick J. Hannigan and Kathryn D. Hannigan, his wife, Grantors herein.

Y 56MM 288

Together with all and singular improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor s, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and Assigns, to and for the only proper use and behoof of the said Grantee and Assigns forever.

056282 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE REALTY TRANSFER TAX JUL - 1980 950.00

MUNICIPAL TRANSFER TAX PAID IN AMOUNT OF $ 1100.00
ELVA M. McQUEEN
COLL

056203 COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE REALTY TRANSFER TAX JUL - 1980 150.00

And the said Grantors, for themselves, their Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee, her heirs and Assigns, that they the said Grantors and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her and Assigns, against them the said Grantors and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them or any of them, Shall and Will WARRANT and forever DEFEND.

In Witness Whereof the said parties of the first part to these presents have hereunto set their hands and seals. Dated the day and year first above written.

Signed, Sealed and Delivered in the presence of us:

Patrick J. Hannigan (SEAL)
Patrick J. Hannigan

Kathryn D. Hannigan (SEAL)
Kathryn D. Hannigan

(SEAL)

Y 56PG 287

RECEIVED on the day of the date of the above Indenture of the above-named Grantor

WITNESS AT SIGNING:

ON THE 27th *day of* June *Anno Domini* 1980, *before me, the subscriber,*

personally appeared the above-named PATRICK J. HANNIGAN and KATHRYN D. HANNIGAN, his wife,

and in due form of law acknowledged the above Indenture to be act and deed, and desired the same might be recorded as such.

WITNESS my hand and seal the day and year aforesaid.

DAVID M. FREES, JR., Notary Public
PHOENIXVILLE, CHESTER CO., PA.
My Commission Expires Jan. 14, 1983

007025

RECORDED IN DEEDS
JUL 1 0 5 PM '80

The residence of the within-named Grantee is 1214 Gail Road, West Chester, Penna. 19380
On behalf of said Grantee.

Deed

PATRICK J. HANNIGAN and KATHRYN D. HANNIGAN, his wife,

TO

HETTIE HERZOG

No. 330 Tax & Indexes Co. Philadelphia

E. Raymond Lynch, Esq.
211 Welsh Pool Road
Lionville, Penna. 19353
Phone 363-2975

P 5392

Title Manager

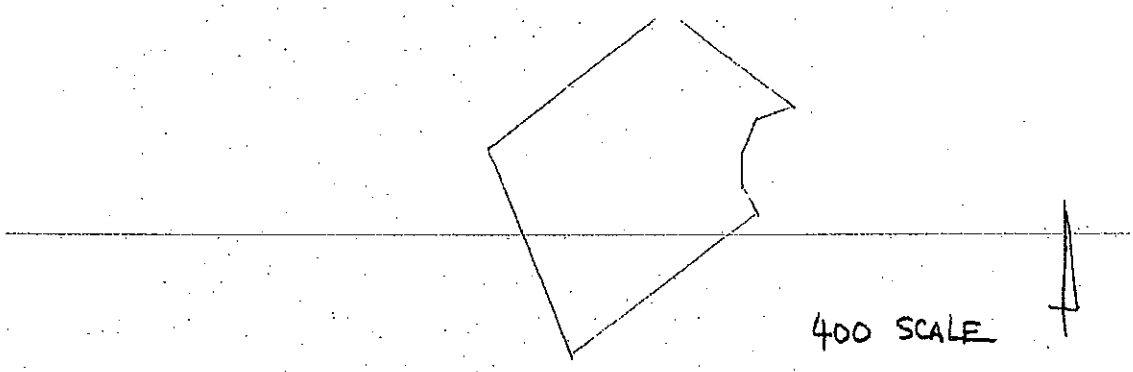
Recorded in the Office for Recording of Deeds, in and for in Deed Book Y No. 56 page 286 &c.

Witness my hand and seal of Office this day of Anno Domini 19 .

Edna M. McGuigan
RECORDER OF DEEDS

Y 56 PAGE 286

25-7-50



Y 56 286

014775 L. T.

RECEIVED JUNE 16, 1944 A. L. ROOPE, RECR.

WAIVER &C,
THE NATIONAL BANK OF MALVERN
TO
DEFENSE PLANT CORPORATION

Commonwealth of Pennsylvania, County of Chester,

Know All Men By These Presents: That the undersigned The National Bank of Malvern the owner and holder of a certain mortgage, or mortgages, now of record dated and recorded as follows: June 16, 1943 Henry W. La Bentillier and Dorothy W. his wife to the National Bank of Malvern $6000.00 recorded June 16, 1943 in Mortgage Book G 12 Volume 281 page 160 covering the following described land situated in the County of Chester, Commonwealth of Pennsylvania, "All That Certain farm and plantation Situate in the Township of Honey Brook Chester County, Pennsylvania Beginning at a point marking the intersection of the center line of the Morehouse Turnpike with the center line of the Wilmington and Northern Railroad as more fully set forth in Deed Book O-19 Volume 461 page 354" for and in consideration of One Dollar cash in hand paid to said undersigned, receipt of which is hereby acknowledged, does hereby waive in favor of Defense Plant Corporation, a corporation controlled by the United States of America and created pursuant to Section 5(d) of the Reconstruction Finance Corporation Act, as amended, and its successors and assigns, the priority of said mortgage, or mortgages in favor of certain pipeline right of way grant or grants, heretofore or on this day made to Defense Plant Corporation, granting to said Defense Plant Corporation the right to build and maintain a pipeline or pipelines across said land and other rights; and the undersigned agrees that said grant or grants shall be prior to the said mortgage or mortgages, held and owned by the undersigned, the same as if the said grant or grants were prior to the said mortgage, or mortgages, in date and in time of filing for recordation; otherwise said mortgage, or mortgages, shall be and remain unaffected by this instrument. In Witness Whereof, this instrument is signed and sealed on this 2 day of June 1944.

Witnesses:

The National Bank of Malvern, Malvern Pa.
Marshall J. Reynolds, Vice President
Attest: M. Allison Foxwecht, Cashier

CORPORATE SEAL

On The 2nd day of June, Anno Domini, 1944, before me, the Subscriber, a Notary Public personally appeared M. Allison Foxwecht, Cashier of the said The National Bank of Malvern, who being duly sworn according to law, says that he was personally present at the execution of the above Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto, that the seal so affixed thereto is the common or corporate seal of the said Corporation and that the same was so affixed; that the said Indenture was duly sealed and delivered by Marshall J. Reynolds, V. President of the said Corporation, as and for the act and deed of the said Corporation, for the uses and purposes therein mentioned, and that the names of this affiant as Cashier and of Marshall J. Reynolds as Vice President of the said Corporation, subscribed to the above Indenture in attestation of its due execution and delivery, are of their and each of their respective handwritings, Sworn and subscribed before me, the day and year aforesaid. Witness my hand notarial (SEAL)

M. Allison Foxwecht
Ruth W. Gettier, Notary Public
My Commission expires March 6, 1947

NOTARIAL SEAL

Transcribed by: Brittingham
Compared by: HALLMAR FORD
Recorded: June 15, 1944

#014776 LT

23 Phoenixville east

RECEIVED JUNE 16, 1944 R.W.K. CLARK DEPT.

RIGHT OF WAY
GEORGE F. SHAW, UX.
TO
DEFENSE PLANT CORPORATION.

Commonwealth of Pennsylvania, County of Chester,

Know All Men By These Presents: That we, George F. Shaw and Ethel C. Shaw, his wife of the Postoffice of Chester Springs, Chester County in the Commonwealth of Pennsylvania, for and in consideration of One Hundred thirty-four and 50/100 ($134.50) Dollars cash in hand paid, receipt of which is hereby acknowledged, do hereby grant, bargain sell and convey unto Defense Plant Corporation (a corporation created by Reconstruction Finance Corporation pursuant to Section 5d of the Reconstruction Finance Corporation Act, as amended, to aid the Government of the United States in its National Defense Program), its successors and assigns, the right to lay, operate, renew, alter, inspect and maintain a pipeline for the transportation of oil, gas, petroleum products or any other material or substance which can be transported through a pipeline, or any one or more of said substances, Grantee selecting the route, upon, over, under and through the following described land situated in the County of Chester, Commonwealth of Pennsylvania All Those Certain Tracts of Land, one thereof, Containing 133 Acres 3 roods and 9perches more or less, Also Tract, containing 138 Acres and 99 perches of land more or less, Situate in West Vincent Township, Chester County, Pennsylvania, as is more fully set forth by Deed dated Feb. 1, 1923 and recorded in Deed Book Y-17 Vol, 421 page 106; And another Tract thereof, Containing 6 Acres 28 perches more or less, Situate in West Vincent Township Chester County, Pennsylvania, as is more fully set forth by Deed dated Mar. 19, 1932 and recorded in deed Book U-19 Vol. 442 page 269; And Another thereof containing 37 Acres 80 perches more or less

and also Tract Containing 38 Acres 49 perches more or less with Reservation as to Spring House Situate in West Vincent Township, Chester County, Pennsylvania, as is more fully set forth in Deed dated July 24, 1933 and recorded in Deed Book F-19 Vol. 428 page 312; And another thereof Containing 13 Acres 89 perches more or less, also a Tract of land Containing 2 Acres 15 perches more or less, Situate in West Vincent Township, County of Chester, Pennsylvania, as is more fully set forth in Deed dated June 1, 1934 and recorded in Deed Book C-19 Vol. 450 page 65. And another Thereof, Containing 123 Acres 88 perches more or less, Situate in West Vincent Township, County of Chester as is more fully set forth in Deed dated April 11, 1930 and recorded in Deed Book K-19 Vol 455 page 221 And the Other Thereof, Containing 4 Acres 40 perches more or less, Situate in West Vincent Township, County of Chester as is more fully set forth in Deed dated Nov. 19, 1930 and recorded in Deed Book K-19 Vol. 436 page 381. Beginning at a point on the division line, marked by a wire fence, between the lands of A. D. Rogers on the southwesterly and the lands of G. P. Shaw and Ethel C. Shaw on the northeasterly. said point being 217.47 feet northwesterly from a wire fence on a corner of the said land of Shaw as measured along said division line; thence N. 31°00'40"W. 61.57 ft. crossing two 20 inch pipelines, along the first mentioned division line, to a point; thence N. 73°08'43"E. 2414.51 feet, to a point; thence N.73°05'18"E. 2391.06 feet to a point on the division line, marked by a wire fence, between the land of E. L. Davis on the Northeasterly and said lands of Shaw on the southwesterly; thence S.33°55'00"E. 59.03 feet, crossing said pipelines to a point, as measured along the last mentioned division line, said point being 200.2 feet more or less Northwesterly measured along the last mentioned division line from the center line of a Public Road; thence S.73°36'20"W. 285.93 feet to a point; thence S73°00'16"W 292.88 feet to a point; thence S.72°30'12"W. 658.10 feet to a point; thence S.73°19'02"W. 976.97 feet to a point, thence S.74°03'31"W. 407.84 feet to a point, thence S.73°09'43"W. 2128.79 ft to the point or place of beginning. And also the right, upon the payment of a like consideration, to lay, operate, renew, alter, inspect and maintain a second pipeline for like transportation, adjacent to and parallel with the first pipeline; and Grantee at any and all reasonable times shall have the right of ingress and egress to and from such pipelines, and may remove the same, in whole or in part, at will. To Have And To Hold the said easements unto said Defense Plant Corporation, its successors and assigns, so long as such structures or any thereof are maintained. By the acceptance hereof, Grantee agrees to bury such pipelines so that they will not interfere with the cultivation or drainage of the land, and also to pay any and all damages to stock, crops, fences, timber and land which may be suffered from the construction, operation, renewal, alteration, inspection or maintenance of such pipelines. The Grantor or Grantors herein understand and acknowledge that the person securing this grant, is without authority to make any agreement in regard to the subject matter hereof which is not expressed herein, and that no such agreement will be binding on Grantee. In Witness Whereof, this instrument is signed and sealed on this 13th day of June 1944 in three original counterparts.

Witnesses:

George P. Shaw (SEAL)
by James F. Shrader Atty. - in- fact

Basil R. Smith

Ethel C. Shaw

Commonwealth of Pennsylvania, County of Philadelphia, ss

On this 13th day of June A. D. 1944 before me, the subscriber, a Notary Public, personally appeared George F. Shaw, by James F. Shrader his Attorney-in-fact and Ethel C. Shaw his wife, known (or satisfactorily proven) to me to be the persons whose names are subscribed above and severally acknowledged that they executed the same for the purposes therein contained and desired the same to be recorded as such. In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My commission expires on the 3rd day of Feb. 1945.

Ethel S. Smith, Notary Public
My Commission expires Feb. 3, 1945

NOTARIAL SEAL

Transcribed by: Brittingham
Compared by: HALLMAN FORD
Recorded June 22, 1944

INDEX COMMONWEALTH OF PENNSYLVANIA TO FIRST NATIONAL BANK OF WEST CHESTER	Whereas, Abner Pyle, late of the Borough of West Chester, Chester County, Pennsylvania, died June 28, 1910, leaving his Will, since his death duly proven and remaining of record in the Office of the Register of Wills of Chester County, Pennsylvania, in Will Book No. 37, page 448, in which he devised and bequeathed his estate, including the properties hereinafter mentioned, inter alia, in trust for the benefit of three beneficiaries, one of whom is still living; and provided that at the death of the survivor his estate should go to the Chester County Hospital, West Chester, Pa.: And

Whereas, said decedent had in his estate at the time of his death certain real estate located in West Chester County, Pennsylvania, and on petition of The First National bank of West Chester, Substituted Trustee under said Will, the Orphans' Court of Chester County, under the provision of the Revised Price Act, on May 29, 1944 directed a private sale and conveyance to Lydia M. Willets, of three messuages and lots of land known and designated as Nos. 221, 223, 225 West Biddle Street, West Chester, Pa., and a more detailed description of which is hereto annexed and made a part hereof and marked "Exhibit A".: And whereas, on September 24, 1910, the Chester County Trust Company, the executor and testamentary trustee under the Will of said decedent, paid to the Register of Wills of Chester County, Pa., the collateral inheritance tax on said life estates: And WHEREAS, Lydia J. Hayes, the surviving life tenant, died, twice born Nov. 8, 1885, and all interests under

FOR SIMPLE DEED. No. 711 Printed for and Sold by John C. Clark Co., 1430 S. Penn Square, Phila.

This Indenture,

Made the seventh day of June in the year of our Lord one thousand nine hundred and fifty seven

BETWEEN EDWARD M. BIDDLE III of West Vincent Township, Chester County Pennsylvania

(hereinafter called the Grantor), of the one part, and

PATRICK J. HANNIGAN and KATHRYN D. HANNIGAN, his wife, of Carlysle Avenue, Phoenixville, Chester County, Pennsylvania

(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantor

for and in consideration of the sum of

Thirty-eight Thousand Five Hundred Dollars ($38,500.00) lawful money of the United States of America, unto him well and truly paid by the said Grantees at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantees their heirs and assigns,

ALL THOSE TWO CERTAIN lots or tracts of ground, together with the improvements thereon erected, SITUATE in West Vincent Township, Chester County, Pennsylvania, Bounded and described according to a plan of Gladacres Tract prepared by Earl R. Ewing, Reg. Surveyor, Phoenixville, Pa. Drawing No. W-1059, dated Sept. 13, 1951 and last revised April 26, 1957 as follows to wit:

TRACT NO. 1 All that tract on the north side of the Kimberton Eagle Road as follows:

BEGINNING at a spike in a public road leading from Kimberton to Eagle, a corner of lands now or late of one Snell; thence along the road North fifty-six degrees twenty minutes East, six hundred sixty-four and fifty-four one hundredths feet to a spike, a corner of lands now or late of one Dare; thence along the same the four following courses and distances, North twenty-eight degrees thirty-eight minutes West, eighty-five and seventy-six one hundredths feet to an iron pipe, North two degrees thirty-six minutes West, eighty-seven and forty-three one hundredths feet to an iron pipe, North twenty-six degrees fifty-nine minutes East, one hundred five and sixty-two one hundredths feet to an iron pipe, and North seventy-four degrees forty minutes East, one hundred nine and seventy-eight one hundredths feet to an iron pipe, a corner of lands now or late of one Kinolf; thence along said lands North fifty-three degrees five minutes West, four hundred fifty-three and twenty-nine one hundredths feet to an iron pin, a corner of remaining lands of the grantor; thence along the same South fifty-six degrees five minutes West, six hundred fifty-five and twelve one hundredths feet to an iron pipe, a corner of lands of aforenamed Snell; thence along the same South twenty-three degrees thirty-two minutes East, six hundred eleven and seventy-four one hundredths feet to the place of beginning.

CONTAINING 10.182 acres of land be the same more or less.

TRACT NO. 2 All that tract on the south side of the Kimberton Eagle Road, as follows:

BEGINNING at a spike in a public road leading from Kimberton to Eagle in line of lands now or late of one Snell; thence along these lands following at or near the center line of the road, North fifty-six degrees twenty minutes East, eight hundred four and twenty-two one hundredths feet to a spike and continuing along the road North thirty-eight degrees twenty-nine minutes East, three hundred one and seventy one hundredths feet to a spike in corner of lands now or late of Loxell MacElroy; thence along the same, the eight following courses and distances: South thirty-three degrees seventeen minutes East, two hundred forty-nine and eighty-eight one hundredths feet, South forty-nine degrees twenty-nine minutes East two hundred fifty-one and eighty-three one hundredths feet, South one degree fifty-two minutes West, one hundred eighty-six and thirty-seven one hundredths feet, South ten degrees eighteen minutes West, two hundred sixty-nine and eighty one hundredths feet, South seventy degrees ten minutes West, three hundred thirteen and eighty-nine one hundredths feet, South sixteen degrees fifty-three minutes West, two hundred twenty and five one hundredths feet, South eight degrees twelve minutes East, two hundred eighty-four and sixteen one hundredths feet and South thirty-seven degrees fifty minutes East, nine hundred fifty-four and two one hundredths feet to an iron pipe; thence along other lands of the grantor South seventy-six degrees twenty-nine minutes West, five hundred fifty-one and fifty-three one hundredths feet to an iron pipe; thence along remaining lands of the grantor the two following courses and distances. North twenty-five degrees three minutes West, nine hundred eighty-seven and sixty-seven one hundredths feet to a post by a large tree; thence following a fence line North thirty-one degrees twenty-one minutes West, eight hundred fifty-two and thirty-two one hundredths feet to the place of beginning.

CONTAINING 20.827 acres of land be the same more or less.

AS TO TRACT NO. 1

BEING part of the same premises which Janie Belle S. MacElree and Loxell MacElree, her husband by Indenture bearing date the 4th day of October A.D. 1954 and recorded in the Office for the Recording of Deeds in Chester County in Deed Book U-25 Vol 1617 page 269 granted and conveyed unto Edward M. Biddle, 3rd, in fee.

AS TO TRACT NO. 2

BEING part of the same premises which Joseph S. Myers and Helen C., his wife, by Indenture bearing date the 2nd day of July A.D. 1954 and recorded in the Office for the Recording of Deeds in Chester County in Deed Book U-25 Vol 617 page 181 granted and conveyed unto Edward M. Biddle, 3rd, in fee.

BOOK 729 PAGE 651

Together with all and singular the buildings improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him the said Grantor as well at law as in equity, of, in, and to the same.

To have and to hold the said lots or pieces of ground above described and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees their heirs and assigns, to and for the only proper use and behoof of the said Grantees their heirs and assigns forever.

And the said Grantor for himself, his heirs, executors and administrators do th covenant, promise and agree, to and with the said Grantees their heirs and assigns, by these presents, that he the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees their heirs and assigns, against him the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them, or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered in the presence of us:

(SEAL)
Edward M. Biddle, III

Received, on the day of the date of the above Indenture, of the above-named Grantees the within mentioned consideration in full.

BOOK H 29 PAGE 652

At the seventh day of June Anno Domini 1957, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Chester personally appeared the above-named Edward M. Biddle, III personally known to me to be the person whose signature is subscribed to the within instrument and in due form of law acknowledged the above act and deed, and desired the same might be recorded as such.

INDENTURE to be his

Witness my hand and Notarial seal the day and year aforesaid.

Notary Public

Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires January 30, 1960

1957

[redacted]

The address of the above-named Grantee is Lancaster Road, Chesterspring, Pa.

On behalf of the Grantee

COMMONWEALTH LAND TITLE INSURANCE COMPANY
75 E. LANCASTER AVE.
PAOLI, PENNA.

12279

RECEIVED

EDWARD M. BIDDLE III

PATRICK HANNIGAN

KATHLEEN M. HANNIGAN
wife

BEGINNING at a point in the center line of Lancaster Road (Pennsylvania Route 26) at the intersection of the East Whiteland Township and Tredyffrin Township line, thence

PAOLI REALTY COMPANY
Lancaster Avenue
Paoli, Pennsylvania

Recorded in the office for recording of deeds, in and for Chester County, Pa., in Deed Book H-29, Vol. 705, page 649, &c.

Witness my hand and seal of office this 11th day of July, Anno Domini 1957, at 10:04 A.M.

R-841246-PL

19136

LEGEND

REQUEST FOR WAIVERS

REQUEST FOR WAIVERS (CONTINUED)

GREENWAY AREA CALCULATIONS

PLAN REFERENCES

ZONING DATA PER R

GENERAL NOTES:

LOCATION MAP

Greenway Area 2A

Greenway Area 2B

Greenway Area 3

Greenway Area 3A

Existing Dwelling

LOT 1/2
3.792 Acres (Gross Area)
0.120 Acres ROW St. Matthews Rd.
3.672 Acres (Net Area)

LOT 1/2
3.931 Acres (Gross Area)
0.198 Acres ROW St. Matthews Rd.
3.643 Acres (Net Area)

LOT 3
3.4530 Acres (Gross Area)
0.0954 Acres ROW St. Matthews Rd.
3.3576 Acres (Net Area)

N 89°43'30" E 660.08'

S 87°31'30" W 184.00'

S 87°31'30" W 184.00'

St. Matthews Road (S.R. 1031)
(Cartway Width Varies 18.5' to 21.5')
(Legal ROW Width) 33'

GRAPHIC SCALE

DRAWING LIST

1 of 8	TITLE PLAN
2 of 8	GREENWAY OWNERSHIP AND MAINTENANCE PLAN
3 of 8	EXISTING RESOURCES & SITE ANALYSIS
4 of 8	IMPACT ANALYSIS & RESOURCE CONSERVATION PLAN
5 of 8	IMPROVEMENTS CONSTRUCTION & POST-CONSTRUCTION SWM PLAN
6 of 8	PROFILES
7 of 8	SITE DETAILS
8 of 8	EROSION & SEDIMENTATION CONTROL
1 of 1	E & S DETAILS
1 of 1	DRAINAGE AREA PLAN

OWNER/APPLICANT:
HETTIE HERZOG
1007 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-6770
TAX PARCEL# 25-7-50
DEED BOOK 7258 PAGE 288

4	9/26/11	REV. PER TOWNSHIP COMMENTS REVISED LETTER DATED 7/18/11.
3	8/16/11	GREENWAY LINGERING FOR LOTS 2 & 3 WAIVED TW WGT.
2	9/29/07	FINAL PLAN
1	3/1/07	AS PER TWP & SCCD REVIEW
NO.	DATE	REVISION

Recorder Stamp

FINAL
TITLE PLAN

PLAN OF PROPERTY
FOR
HETTIE HERZOG

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA.

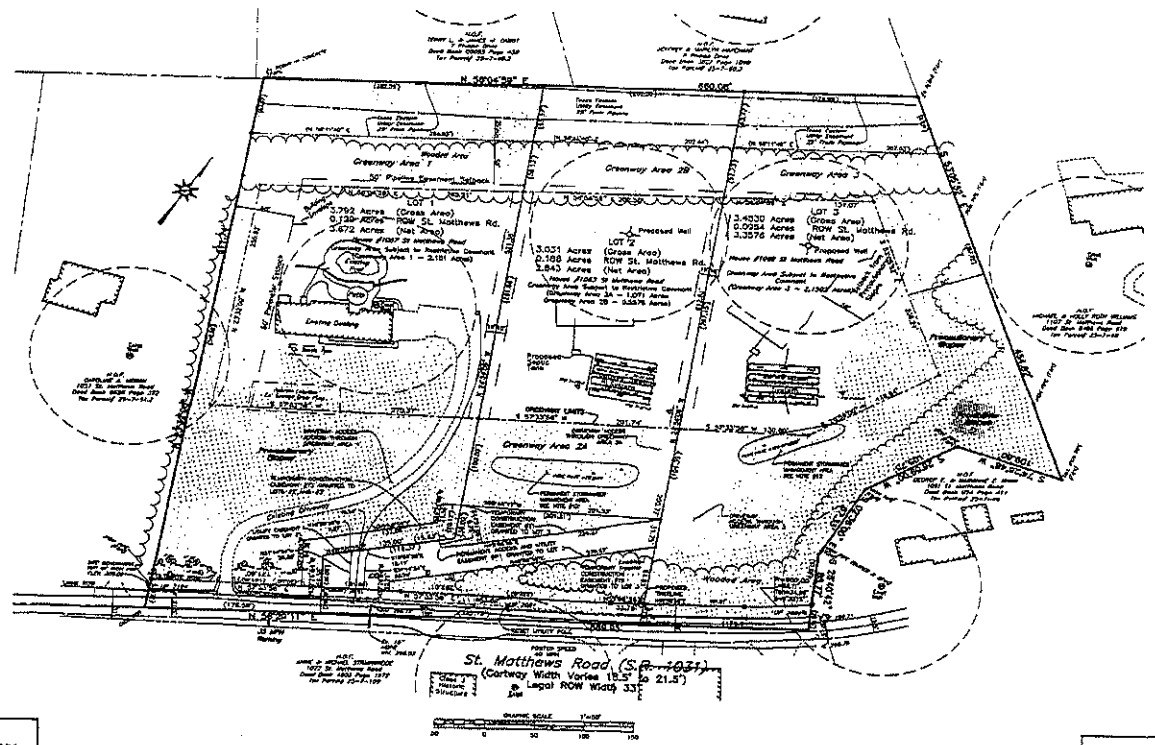
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
Consulting Engineers
127 South Pottstown Pike
Exton, Pennsylvania 19341
Office: 610-363-6000
Fax: 610-363-6010

PROJECT STATUS
DATE: 10-7-06
REVISED: 11-14-07
REVISED: 9-29-11
DRAWN: ABJ
CHECKED: TJG
SHEET: 1 OF 8

FILE: P:\CIVIL\HERZOG\SHEET01 - TITLE PLAN.DWG

TAX PARCEL# 25-7-50

RECORDER OF DEEDS
CHESTER COUNTY, PA
2011 NOV 17 AM 10:22



MANAGEMENT AND MAINTENANCE OF GREENWAY LANDS

GREENWAY OWNERSHIP

THE PROPOSED GREENWAY AREA IN THE HERZOG SUBDIVISION IS 5.2205 ACRES. GREENWAY AREA 1 WILL BE OWNED BY THE OWNER OF LOT 1. GREENWAY AREAS 2A AND 2B WILL BE OWNED BY THE OWNER OF LOT 2. AND GREENWAY AREA 3 WILL BE OWNED BY THE OWNER OF LOT 3. DEED RESTRICTIONS WILL BE PLACED ON THE GREENWAY AREAS TO LIMIT THE USES IN THESE AREAS AND TO PROTECT THE AREA FROM FUTURE DEVELOPMENT. EACH LOT OWNER WILL ASSUME ALL MAINTENANCE, MANAGEMENT AND LIABILITY RESPONSIBILITIES FOR THEIR GREENWAY AREA(S).

PROPOSED AND PERMITTED USES WITHIN THE GREENWAY AREA

THE GREENWAY AREA WITHIN THIS DEVELOPMENT WILL SERVE AS OPEN SPACE CONTAINING LIMITED USES THAT WILL BUFFER THE DEVELOPMENT. ALL OF THE GREENWAY AREAS SHALL BE AVAILABLE FOR THE PRIVATE USE AND ENJOYMENT OF ALL LOT OWNERS WITHIN THIS DEVELOPMENT. USES PROPOSED WITHIN THE GREENWAY AREA IN THIS DEVELOPMENT INCLUDE MEADOWS, WOODLANDS, LAWN, STORMWATER MANAGEMENT FACILITIES AND DRIVEWAY ACCESS. ADDITIONAL USES, AS DEFINED IN SECTION 1907 OF THE WEST VINCENT TOWNSHIP ZONING ORDINANCE, ARE PERMITTED TO THE EXTENT THAT THEY ARE NOT PROHIBITED BY OTHER PROVISIONS CONTAINED IN 1) CONDITIONS OF APPROVAL OF THE HERZOG SUBDIVISION PLAN BY THE WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS; 2) WEST VINCENT TOWNSHIP ZONING ORDINANCE; 3) WEST VINCENT TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; 4) ANY OTHER TOWNSHIP, STATE OR FEDERAL REGULATION PROHIBITING SUCH USE. THE ADDITIONAL USES ARE LISTED AS FOLLOWS:

A. CONSERVATION OF OPEN LAND IN ITS NATURAL STATE, INCLUDING BUT NOT LIMITED TO WOODLAND, FALLOW FIELD, AND MANAGED MEADOW.
B. AGRICULTURAL AND HORTICULTURAL USES, INCLUDING RAISING CROPS OR LIVESTOCK, WHOLESALE NURSERIES, AND AQUACULTURE; INCLUDING BUILDINGS THAT ARE SPECIFICALLY NEEDED TO SUPPORT AN ACTIVE, VIABLE AGRICULTURAL OR HORTICULTURAL OPERATION, BUT NOT INTENSIVE AGRICULTURE AND COMMERCIAL LIVESTOCK OPERATIONS INVOLVING SWINE OR POULTRY LIKELY TO PRODUCE HIGHLY OFFENSIVE ODORS.
C. PASTURELAND FOR HORSES, EXCLUDING COMMERCIAL HORSE STABLE OPERATIONS. EQUESTRIAN FACILITIES AND STRUCTURES, INCLUDING TRAINING AND EXERCISE FACILITIES, SHALL BE PERMITTED BUT MAY NOT OCCUPY MORE THAN HALF OF THE AREA OF THE GREENWAY.
D. SILVICULTURE, IN KEEPING WITH ESTABLISHED STANDARDS FOR SELECTIVE HARVESTING AND SUSTAINED-YIELD FORESTRY AS PERMITTED BY THE BOARD OF SUPERVISORS.
E. NEIGHBORHOOD OPEN SPACE USES SUCH AS VILLAGE GREENS, COMMONS, PICNIC AREAS, COMMUNITY GARDENS, EQUESTRIAN CORRIDOR, AND SIMILAR LOW-IMPACT PASSIVE RECREATIONAL USES SPECIFICALLY EXCLUDING MOTORIZED OFF-ROAD VEHICLES, RIFLE RANGES, AND OTHER USES SIMILAR IN CHARACTER AND POTENTIAL IMPACT.
F. ACTIVE NON-COMMERCIAL RECREATION AREAS, SUCH AS PLAYGROUNDS, PLAYING FIELDS, COURTS, AND BIKEWAYS, PROVIDED SUCH AREAS DO NOT OCCUPY MORE THAN HALF OF THE AREA OF THE GREENWAY, AND PROVIDED PLAYING FIELDS, PLAYGROUNDS, AND COURTS SHALL NOT BE LOCATED WITHIN 100 FEET OF ABUTTING PROPERTIES.
G. WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS, AND STORMWATER "BEST MANAGEMENT PRACTICES" (BMPS) FACILITIES, EXCLUDING LAGOONS, STRUCTURES, AND ACCESS AREAS, PROVIDED SUCH PERMITTED FACILITIES DO NOT OCCUPY MORE THAN HALF OF THE AREA OF THE GREENWAY. THIS SPECIFICALLY INCLUDES THE STORMWATER MANAGEMENT RECHARGE AREAS AND SWALES DESCRIBED IN THE SUBDIVISION PLAN.
H. EASEMENTS FOR DRAINAGE, EMERGENCY ACCESS, SEWER OR WATER LINES, OR OTHER PUBLIC PURPOSES.
I. UNDERGROUND UTILITIES RIGHTS-OF-WAY.

ANY PROPOSED USES WITHIN THE GREENWAY LAND SHALL BE SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS.

MANAGEMENT AND MAINTENANCE OF GREENWAY LANDS
THOSE AREAS THAT ARE SHOWN AS WOODED AREAS SHALL BE MAINTAINED IN THEIR NATURAL STATE. THE TREE LINE ALONG THE SOUTHERLY BOUNDARY SHALL BE MAINTAINED AS A VISUAL BUFFER. NO CUTTING OR REMOVAL OF TREES AND/OR WOODLAND UNDERSTORY VEGETATION WITHIN WOODLANDS EXCEPT:
(1) TO CUT AND REMOVE NONNATIVE INVASIVE SPECIES, SUCH AS AILANTHUS, NORWAY MAPLE, MULTI-FLORA ROSE, BAMBOO OR ORIENTAL BITTERSWEET, PROVIDED THAT THE CUTTING AND METHODS OF REMOVAL WILL NOT DISTURB NATIVE TREES, UNDERSTORY SHRUBS AND PLANTS, AND THE WOODLAND FLOOR;
(2) TO CUT AND REMOVE THE AFOREMENTIONED AND OTHER NONNATIVE INVASIVE SPECIES AS WELL AS TREES AND UNDERSTORY VEGETATION WHICH ARE DEAD, DISEASED, OR DANGEROUS; AND
(3) TO MAINTAIN ANY EXISTING TRAILS, ACCESSWAYS AND OPEN AREAS.

OTHER GREENWAY AREAS SHALL BE MAINTAINED AS LAWN AND/OR MEADOW.

THE MEADOW AREAS WILL BE MANAGED TO ENCOURAGE WILDFLOWER MEADOW COVER. THIS WILL HELP TO ENSURE THE VISUAL QUALITY AND ENVIRONMENTAL BENEFITS OF THE GREENWAY OPEN SPACE. NATIVE GRASSES AND WILDFLOWERS WOULD BE CONSISTENT WITH THE RURAL CHARACTER OF THE AREA AND WOULD REQUIRE MINIMAL CHEMICAL AND MAINTENANCE INPUTS (AS COMPARED TO COLD SEASON TURF GRASS SPECIES THAT REQUIRE FREQUENT MOWING, WATERING, FERTILIZER AND PESTICIDES.) MEADOW MAINTENANCE WILL INCLUDE MOWING ONCE ANNUALLY IN THE EARLY SPRING, ANNUAL REMOVAL OF WOODY SPECIES BY SELECTIVE CUTTING, PULLING OR SPOT APPLICATION OF A NON-PERSISTENT HERBICIDE (SUCH AS ROUNDUP). MEADOW AREAS SHOULD BE ENHANCED PERIODICALLY WITH SUPPLEMENTAL PLANTINGS AND OVER-SEEDING. PLUGS CAN BE PLANTED IN SPRING AND SEED CAN BE BROADCAST IN THE FALL. MEADOW SPECIES SHALL INCLUDE THE FOLLOWING: BLACK-EYED SUSAN, ARROW SEDGE, WILD BERGAMOT, BUTTERFLY WEED AND MILKWEEDS.

PENNSYLVANIA ONE CALL SYSTEMS INC NOTICE
[illegible]

TAX PARCEL# 25-7-50

OWNER/APPLICANT:
HETTIE HERZOG
1037 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-0770
TAX PARCEL# 25-7-50
DEED BOOK Y56 PAGE 285

NO.	DATE	REVISION
4	8/29/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11.
3	5/18/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 75' WEST.
2	9/28/07	FINAL PLAN
1	3/1/07	AS PER TWP & CCPC REVIEW

FINAL GREENWAY OWNERSHIP AND MAINTENANCE PLAN

PLAN OF PROPERTY
FOR
HETTIE HERZOG

WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
[illegible]

PROJECT: [illegible]
DATE: 10-3-06
SCALE: 1"=50'
DRAWN: [illegible]
CHECKED: [illegible]
SHEET: 1A OF 8

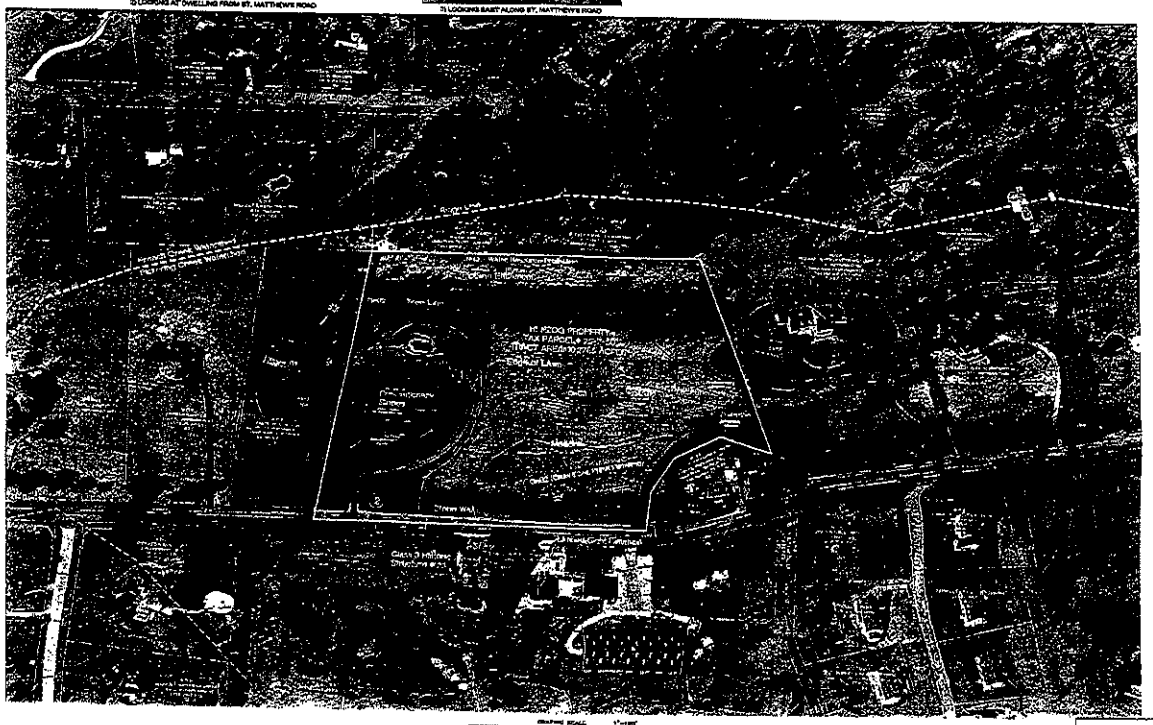
1) LOOKING AT PROPOSED HOUSE LOCATIONS FROM EXISTING DRIVEWAY

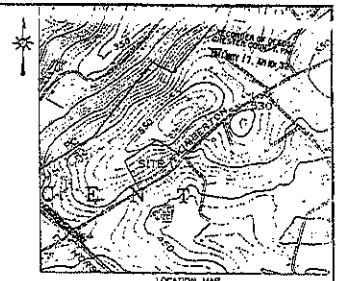
2) LOOKING AT DWELLING FROM ST. MATTHEWS ROAD

3) LOOKING EAST ALONG ST. MATTHEW'S ROAD

4) LOOKING WEST ALONG ST. MATTHEWS ROAD

LEGEND





LOCATION MAP
SCALE 1"=800'

SITE ANALYSIS NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

SITE GEOLOGY:

[illegible]

SOILS CLASSIFICATION:

Symbol	Name	Characteristics: Depth	Depth to Seasonal Water	Depth to Bedrock	Drainage	Permeability	Erosion	Potential for Development	Limitations and Limits of Remediation	Hydrologic Group	Hydric	Alkaline	Capability Unit	Remarks
		Typical												
GuB2	Glenelg silt loam	3 to 8%	5' +	3-4'	Good	Good	Permeable Subsoil	Permeability	[illegible]	Moderate Potential	B	No	No	IIe-2
GuC2	Glenelg silt loam	8 to 15%												IIIe-2
HrB	Hazelton very stony silt loam	0 to 25%		3-4'	Good	Fair	[illegible]	[illegible]	[illegible]	[illegible]				IVe-1

Tabulated that which Engineering Practice

SCALE: 1"=100'

OWNER/APPLICANT:
HETTIE HERZOG
1057 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-9770
TAX PARCEL 23-7-50
DEED BOOK 726 PAGE 258

3	6/19/01	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED TO WEST.
2	5/29/99	FINAL PLAN
1	3/1/97	AS PER TWP & CCDD REVIEW

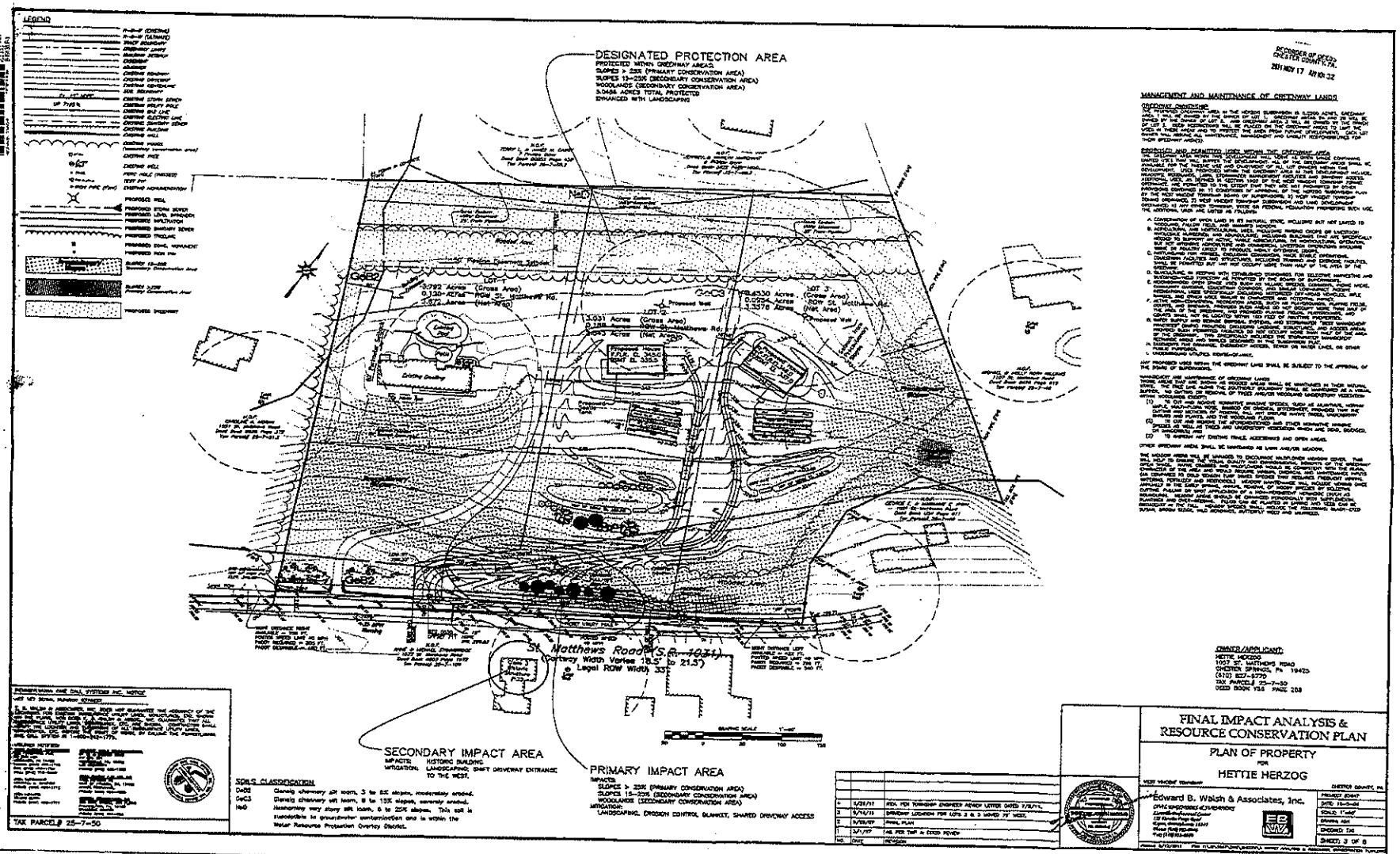
FINAL
EXISTING RESOURCES & SITE ANALYSIS

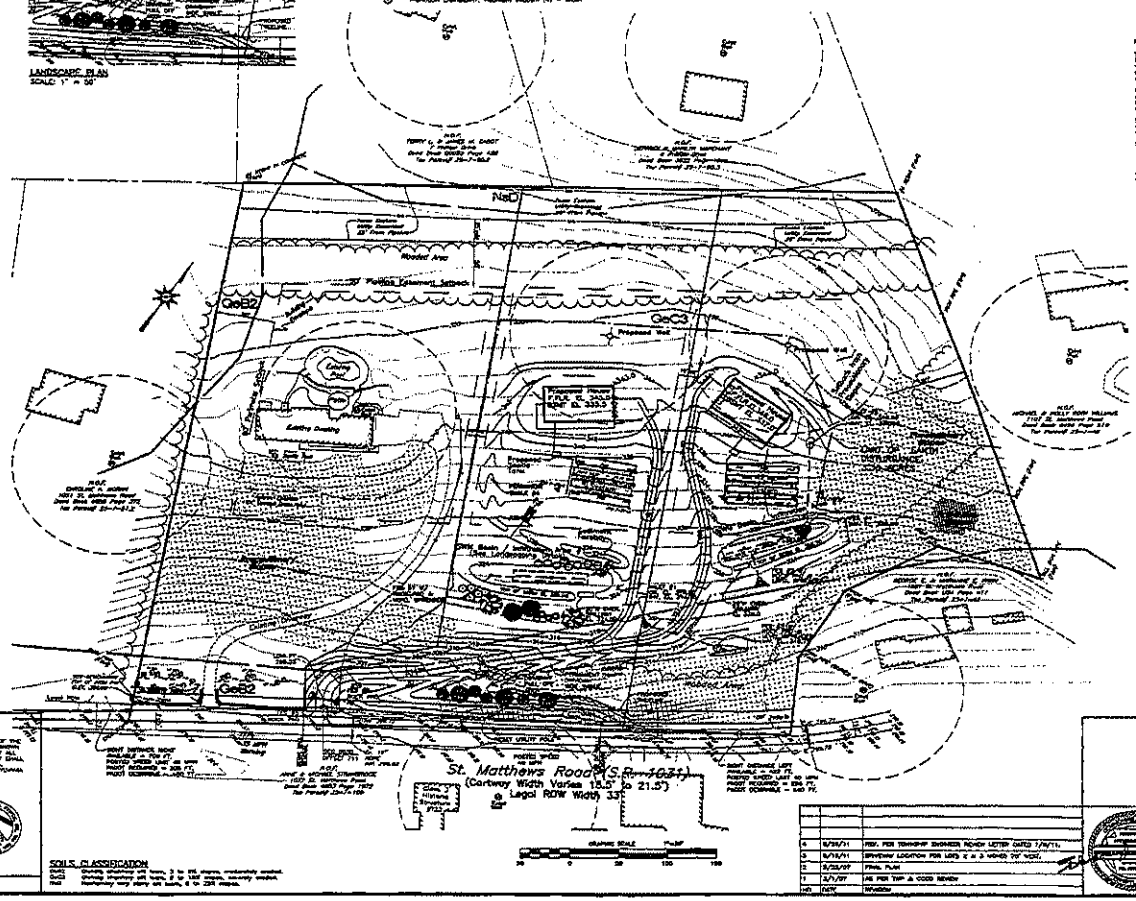
PLAN OF PROPERTY
FOR
HETTIE HERZOG

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS AND SURVEYORS
[illegible]

PROJECT 23-7
DATE 10-1-96
SCALE 1"=100'
DRAWN JDH
CHECKED EW
SHEET: 2 OF 3


LEGEND
DESIGNATED PROTECTION AREA
PROTECTED WITHIN GREENWAY AREAS
SLOPES > 25% (PRIMARY CONSERVATION AREA)
SLOPES 15-25% (SECONDARY CONSERVATION AREA)
WOODLANDS (SECONDARY CONSERVATION AREA)
3.0466 ACRES TOTAL PROTECTED
ENHANCED WITH LANDSCAPING
SECONDARY IMPACT AREA
IMPACTS: HISTORIC BUILDING
MITIGATION: LANDSCAPING, SHARE DRIVEWAY ENTRANCE TO THE WEST.
PRIMARY IMPACT AREA
IMPACTS:
SLOPES > 25% (PRIMARY CONSERVATION AREA)
SLOPES 15-25% (SECONDARY CONSERVATION AREA)
WOODLANDS (SECONDARY CONSERVATION AREA)
MITIGATION:
LANDSCAPING, EROSION CONTROL BLANKET, SHARED DRIVEWAY ACCESS
St. Matthews Road (S.R. 1031)
Cartway Width Varies 18.5' to 21.5'
Legal ROW Width 33'
Proposed House
Existing Dwelling
Proposed Well
Proposed Septic
Existing Septic
Existing Well
Existing Shed
Existing Barn
Existing Stone Wall
Existing Fence
Existing Utility Pole
Existing Gas Line
Existing Electric Line
Existing Overhead Utility
Existing Hydrant
Existing Well
Existing Monumentation
Proposed Well
Proposed Storm Sewer
Proposed Level Spreader
Proposed Infiltration
Proposed Sanitary Sewer
Proposed Fencing
Proposed Bdry. Monument
Proposed Iron Pin
Buffer Zone
Primary Conservation Area
Buffer Zone
Secondary Conservation Area
Proposed Easement
GraphIc Scale 1" = 100'
50 0 50 100 150
TAX PARCEL # 25-7-50
SOILS CLASSIFICATION
GeD2 Glenelg channery silt loam, 3 to 8% slopes, moderately eroded. Glenelg channery silt loam, 8 to 15% slopes, severely eroded.
GeC3
NaD Neshaminy very stony silt loam, 8 to 25% slopes. This soil is susceptible to groundwater contamination and is within the Water Resource Protection Overlay District.
MANAGEMENT AND MAINTENANCE OF GREENWAY LANDS
OWNER/APPLICANT:
HETTIE HERZOG
1007 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-5720
TAX PARCEL # 25-7-50
DEED BOOK 7355 PAGE 208
FINAL IMPACT ANALYSIS & RESOURCE CONSERVATION PLAN
PLAN OF PROPERTY
FOR
HETTIE HERZOG
WEST VINCENT Township
CHESTER COUNTY, PA
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS/LAND PLANNERS
PROJECT: 2004-7
DATE: 10-5-04
SCALE: 1" = 100'
DRAWN: AGH
CHECKED: EW
SHEET: 3 OF 8
1 1/28/11 REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/18/11
2 9/14/11 DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 75' WEST.
3 9/28/07 FINAL PLAN
1 3/1/07 TAB PER TWP & CCCD REVIEW
NO. DATE REVISION
RECORDED IN RECORDS OFFICE CHESTER COUNTY, PA.
2011 NOV 17 AM 10:22



SWM INFILTRATION RATES

LOT NUMBER	TEST DATE	PERC DEPTH	BOTTOM OF PERC TEST ELEVATION	AVERAGE RATE (inch/hour)
2	14-Aug-06	60"	320	4.02
3	14-Aug-06	60"	323	3.5

CHESTER COUNTY PLANNING COMMISSION
REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR ______ DATE 11-1-06

WEST VINCENT TOWNSHIP SIGNATURE BLOCK
APPROVED BY THE WEST VINCENT TOWNSHIP PLANNING COMMISSION

CHAIRMAN OF THE PLANNING COMMISSION ______ DATE ______

APPROVED BY THE WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN OF THE BOARD ______ DATE 10/10/11

______ 10/10/11
REVIEWED BY THE WEST VINCENT TOWNSHIP ENGINEER

TOWNSHIP ENGINEER ______ DATE ______

Recorder Stamp

OWNER/APPLICANT:
HETTIE HERZOG
1007 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-9770
TAX PARCEL# 25-7-50
DEED BOOK Y56 PAGE 286

NO.	DATE	REVISION
4	8/29/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11.
3	8/15/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 20' WEST.
2	3/23/07	FINAL PLAN
1	2/1/07	AS PER TWP & CCPC REVIEW

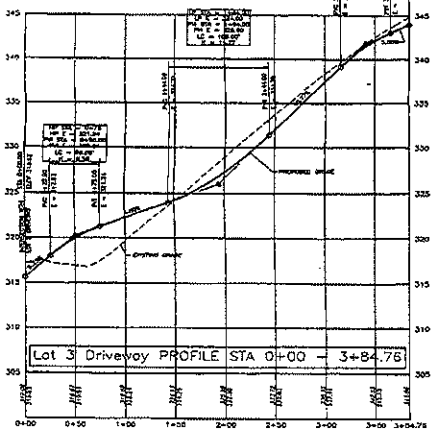
FINAL IMPROVEMENT & POST-CONSTRUCTION SWM PLAN

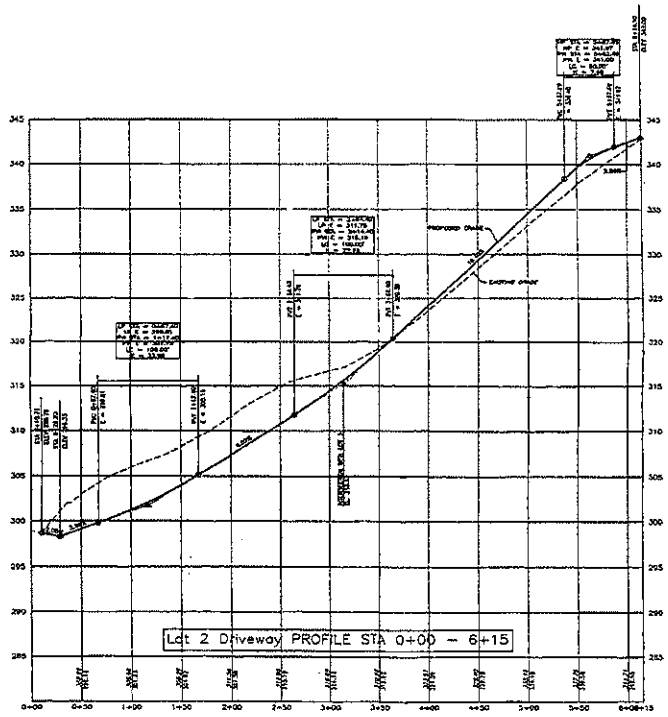
PLAN OF PROPERTY
FOR
HETTIE HERZOG

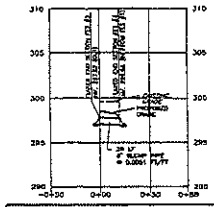
WEST VINCENT TOWNSHIP
CHESTER COUNTY, PA

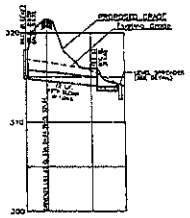
Edward B. Walsh & Associates, Inc.

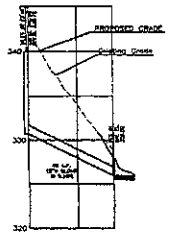
SHEET 4 OF 8

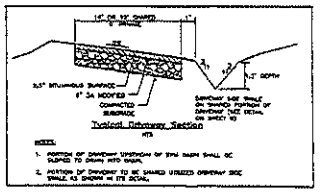












RECORDED BY RECORDS
CHESTER COUNTY, PA
2011 NOV 17 AM 10:32

FINAL
SITE PROFILES

PLAN OF PROPERTY
FOR
HETTIE HERZOG

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
CIVIL CONSULTANTS • ENGINEERING

NO.	DATE	REVISION
4	8/29/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11.
3	6/15/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 75' WEST.
2	5/25/07	FINAL PLAN
1	3/1/07	AS PER TWP & BOSS REVIEW

PROJECT 03447
DATE 10-3-06
SCALE AS NOTED
DRAWN JBH
CHECKED EB
SHEET 5 OF 5

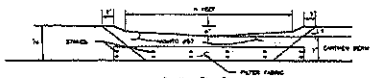
RECORDER OF DEED
CHESTER COUNTY, PA.
Book 11 Page 32

Infiltration Trench Notes & Construction Specifications

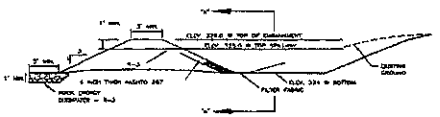
INSTALL A SEDIMENT/SEDIMENTATION BASIN(S) THAT MAY PROVIDE SUBSURFACE DRAINAGE UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE INFILTRATION SYSTEM HAS REACHED FINAL STABILIZATION.

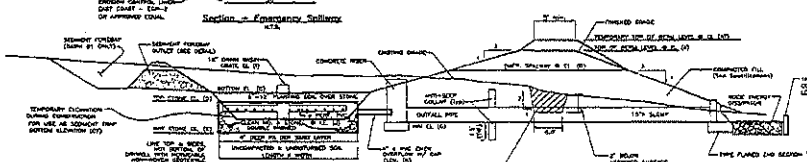
1. DURING CONSTRUCTION INFILTRATION BASINS SHALL BE USED AS TEMPORARY SEDIMENT TRAPS. EXPOSED SOIL SHALL BE TIMED TO PRECEDE CONSTRUCTION OF THE UNDERLYING BASIN, TO THE GREATEST EXTENT POSSIBLE. EXCAVATION OF THE SEDIMENT TRAP AND SUBSEQUENT REFILLING OF SEDIMENT SHALL BE UNDERTAKEN WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE OF THE LIMITS OF THE UNDERGROUND STONE INFILTRATION TRENCH.
2. UPON COMPLETION OF THE TEMPORARY SEDIMENT TRAP TO THE PERMANENT INFILTRATION BASIN, ADDITIONAL SOIL TESTS SHALL BE PERFORMED AT THE ELEVATION OF THE BOTTOM OF STONE. NOTE: NOTE SHALL BE EQUIVALENT TO OR GREATER THAN THE DESIGN VALUES. EXPANDED PERMEATION TEST (EPT) THAT THE DESIGN VALUE THE DESIGN DRAINAGE SHALL BE EXPANDED REQUIRED MODIFICATIONS TO THE DESIGN OF THE INFILTRATION BASIN.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENTATION CONTROL MEASURES DURING THE CONVERSION OF THE SEDIMENT TRAP TO INFILTRATION BASIN AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (MARCH 2000 LATEST EDITION). INSTALL SILT FENCING ACROSS DRAINAGE DOWNSLOPE SECTION OF BASIN BEFORE THE BASIN IS FULLY EXPOSED. TO AVOID THE CONTAMINATION OF STONE WITH SEDIMENT, THE INSTALLATION OF THE INFILTRATION BED SHALL BE PERFORMED ON A 24 HOUR FORECAST WHEN THERE IS NO PRECIPITATION IN THE FORECAST.
4. EXCAVATE THE INFILTRATION BED TO THE DESIGN DIMENSIONS. EXCAVATED MATERIALS SHALL BE PLACED AWAY FROM THE SIDES TO ENHANCE WALL STABILITY. LARGE TREE ROOTS MUST BE REMOVED FLUSH WITH THE SIDEWALLS. INFILTRATION THROUGHWALLS IN ORDER TO PREVENT PUNCTURING OR TEARING OF THE FILTER FABRIC DURING SUBSEQUENT INSTALLATION PROCEDURES. THE SIDE WALLS AND BOTTOM OF BASIN(S) SHALL BE ROUGHENED WHERE NECESSARY TO ENSURE GOOD CONTACT WITH THE FILTER FABRIC. ROUGHENING SHOULD BE PERFORMED ON UNDISTURBED SOIL. IMPORTANT: ROUGHENING SHOULD BE PERFORMED BY HAND OR LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE OF THE LIMITS OF THE PROPOSED UNDERGROUND STONE INFILTRATION BASIN(S) TO FIND AN ALTERNATE LOCATION FOR SEDIMENT BED.
5. A 6 INCH LAYER OF PEA SIZE STONE SHALL BE PLACED ALONG THE BOTTOM.
6. A PERMEABLE FILTER FABRIC, ACCORDING TO SECTION 1056, SHALL BE PLACED AT THE INTERFACE BETWEEN THE SEDIMENT BED AND ALONG THE TOP.

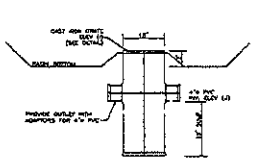
   THE WIDTH OF THE GEOTEXTILE MUST INCLUDE SUFFICIENT MATERIAL TO CONFORM TO DETAILS, PERMITTED PROCEDURES AND FOR A 12-INCH MINIMUM TOP OVERLAP. STONES OR OTHER UNCRUSHABLE OBJECTS, SHOULD BE PLACED ON THE FABRIC AT THE CORE AND BOTTOM CORNERS, WHICH TO HELP THE DETAILED INFILTRATION TRENCH. DUST DURING INSTALLATION, THE FABRIC SHOULD BE PROTECTED BETWEEN THE FABRIC AND THE STONE SHOULD NOT EXCEED A MINIMUM OF 3 FEET OVER THE DESIGNED FILL OR DEPTH TO PROVIDE A SUFFICIENT EFFECT.
7. THE STONE AGGREGATE SHOULD BE PLACED IN A MINIMUM LOOSE LIFT THICKNESS OF 24 INCHES AND COMPACTED LIGHTLY. THE AGGREGATE SHALL BE DOUBLE WASHED AASHTO #1. STONE SHALL BE INSPECTED BY THE SITE OR DESIGN ENGINEER PRIOR TO INSTALLATION.
8. PLACE BASIN DRAIN AND 4 INCH PERFORATED PVC DISTRIBUTION PIPES.
9. CARE SHALL BE EXERCISED TO PREVENT MIXING OR FILL SOILS FROM INTERMIXING WITH THE STONE AGGREGATE. ALL CONTAMINATED STONE AGGREGATE SHALL BE REMOVED AND REPLACED WITH UNCONTAMINATED STONE AGGREGATE.
10. IMMEDIATELY FOLLOWING THE STONE AGGREGATE PLACEMENT, THE FILTER FABRIC SHALL BE FINALIZED OVER THE STONE AGGREGATE TO FORM A 12-INCH MINIMUM UNDERSIDE LAP.
11. VOIDS THAT MAY OCCUR BETWEEN THE FABRIC AND THE EXCAVATED SIDES SHALL BE FILLED. PROVIDE SOLUTIONS OR OTHER OBSTRUCTIONS FROM THE SIDE WALLS IN ORDER TO REDUCE OF BLOCK KNOW, THEREFORE, INSTALL ROLL OF SAND SHOULD BE PLACED IN THESE HOLES AT THE MOST CONVENIENT TIME DURING CONSTRUCTION TO ENSURE FABRIC CONFORMITY TO THE DRAWINGS SHOTS.
12. VERTICALLY ORIENTED SHALLS MAY BE DIFFICULT TO MAINTAIN IN AREAS WHERE SOIL MOISTURE IS HIGH OR WHERE SOFT SEAMING OR CONSTRUCTED SOILS ARE SEDIMENT. THESE CONDITIONS MAY PRODUCE LATERAL FLOW ON THE SIDE SLOPES TO UNSTEADY STABILITY. EXTRA COMPACTION FOR THIS CONDITION SHALL BE BACKFILLED WITH STONE.
13. THE DESIGNATION WILL FIT TO CONSIST OF 4-INCH DIAMETER PERFORATED PVC SCHEDULE 40 PIPE, PLACED ON A 1% SLOPE, WITH A 2-FOOT MINIMUM COVER OVER THE PIPE. THE PIPE SHALL BE PLACED VERTICALLY WITHIN THE DRAINED PORTION OF THE DRAINED, INFILTRATION TRENCH AND A CAP PROVIDED AT THE BOTTOM OF THE PIPE. THE BOTTOM OF THE CAP SHALL REST ON THE TOP BOTTOM.
14. DRAINED INFILTRATION TRENCH SHALL BE BACK FILLED WITH A TEMPORARY PLANTING MIX. COMPOSITION OF THIS MIXTURE SHALL BE PREVIOUS TOPSOIL, 20 PERCENT SAND AND 20 PERCENT COMPOST. TOTAL CLAY CONTENT SHALL NOT EXCEED 20 PERCENT.

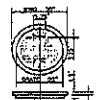

Section "A=A"
N.T.S.


Section – Emergency Spillway
N.T.S.


Section thru Sediment Foreboy #1 Outlet
N.T.S.


Section – SWM Basin & Infiltration Trench
(Temporary Sediment Trap)
N.T.S.

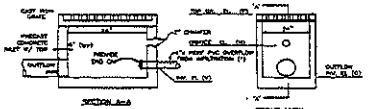

18" ADS Basin Drain
N.T.S.


18" Pedestrian Grate
N.T.S.

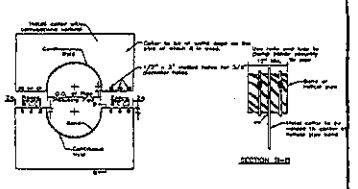
NOTES:
1. DURING CONSTRUCTION SEDIMENT BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
2. DURING CONSTRUCTION SEDIMENT MUST BE REMOVED FROM BASINS WHEN STORAGE CAPACITIES ARE REDUCED TO 50% OF THE TABULARY AREA. EXCAVATED STORES MUST BE PLACED AT HALF DISTANCES FROM BASINS TO PREVENT UNINTENTIONAL RETURN TO TEMPORARY BASIN. WHEN SEDIMENT HAS ACCUMULATED TO ELEVATION 329.00 (HALF OF THE STORAGE), IT MUST BE REMOVED TO RESTORE THE ORIGINAL BASIN STORAGE CAPACITIES.
3. INFILTRATION BASIN FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INFILTRATION EXCEEDS FINAL SOIL SEDIMENT HAS LOWERED ANY OF THE INFILTRATION SUCCESS SOIL, APPROPRIATE MEASURES (I.E. REMOVE THE SOIL/SEDIMENT FROM THE FABRIC, STONE, BED, ETC. AND/OR REPLACEMENT OF THE FABRIC AND STONE) SHALL BE ADDRESSED.
4. ALL STONE FOR THE CONSTRUCTION OF THE INFILTRATION BAR SHOULD BE UNIFORMLY GRADED AND CLEAN (NO FINES).
5. THE BOTTOM OF ALL INFILTRATION BARS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE.

SWM Basin & Infiltration Trench Schedule

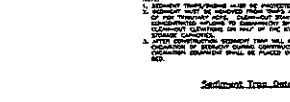
TYPE	TOP OF BERM ELEV. (A)	TOP OF BERM ELEV. (B)	EMBANKMENT SPILLWAY ELEV. (C)	BOTTOM BASIN ELEV. (D)	TOP OF STONE ELEV. (E)	BOTTOM OF STONE ELEV. (F)	INFILTRATION TRENCH LENGTH (G)	INFILTRATION TRENCH WIDTH (H)	INFILTRATION TRENCH DEPTH (I)	TOP OF BANKS ELEV. (J)	WIR OUT ELEV. (K)	ORIFICE TYPE	ORIFICE ELEV. (L)	TOTAL BASE WIDTH (M)	BASIN BASE WIDTH (N)	BASIN SIDES SLOPE (O)	BASIN TOP ELEV. (P)	BASIN BOTTOM ELEV. (Q)	BASIN BOTTOM ELEV. (R)
BASIN 1	334.75	333.00	334.00	333.00	331.50	319.50	54	13	2	333.75	330.50	1-3" HOLE	330.50	75.17'	15' (BASIN)	1.00%	333.75	331.00	331.00
BASIN 2	334.75	332.00	334.00	333.00	331.50	319.50	54	13	2	333.75	330.50	1-3" HOLE	330.50	75.17'	15' (BASIN)	1.00%	333.75	332.00	332.00


Basin Concrete Riser Structure
N.T.S.


Temporary Sediment Trap Section
N.T.S.

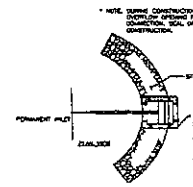

Detail: Corrugated Metal Anti-Seep Collar
N.T.S.

NOTES FOR COLLARS:
1. All materials to be in accordance with construction and construction material specifications.
2. Where specified on the plans, coating of pattern shall be in accordance with construction and construction material specifications.
3. All dimensions noted shall be measured by pulling or tapping to identify material parts.
4. The lip between the two half corrugations and between the pipe and corrugated band shall be caulked with asphalt mastic at time of installation.
5. Each corrugated band shall be furnished with two 1/2" diameter holes with nuts and bolts for assembling system to pipe.
6. Basin drain collar shall be cut to fit corrugations of metal band, and welded with a continuous weld.


Sediment Trap Details

Sediment Trap Details

TYPE	TOP OF BERM ELEV. (A)	TOP OF BERM ELEV. (B)	EMBANKMENT SPILLWAY ELEV. (C)	BOTTOM BASIN ELEV. (D)	TEMPORARY BOTTOM SED. TRAP ELEV. (E)	TEMPORARY CLEAN OUT ELEV. (L)	BOTTOM OF STONE ELEV. (F)	WEIR CREST ELEV. (F)	PIPE IN ELEV. (G)	PIPE OUT ELEV. (H)	ORIFICE TYPE	TOTAL BASE WIDTH (M)	BASIN BASE WIDTH (N)	BASIN SIDES SLOPE (O)
Trap #1	334.75	333.00	334.00	333.00	330.50		319.50	333.75	330.50	330.50	Simplex	75.17'	15' (SIDE)	1.00%
Trap #2	334.75	332.00	334.00	333.00	330.50		319.50	333.75	331.75	331.50	Simplex	75.17'	15' (SIDE)	1.00%


Section – Temporary Skimmer in Basin Riser
N.T.S.


Temporary Inlet Trash Rack
N.T.S.

NO.	DATE	REVISION
4	9/29/11	MOD. PER Township ENGINEER REVIEW LETTER DATED 7/6/11.
3	5/16/11	SEDIMENT LOCATION FOR LOTS 2 & 3 MOVED TO WEST.
2	9/25/07	FINAL PLAN
1	3/1/07	AS PER DEP & CCCD REVIEW

FINAL SITE DETAILS

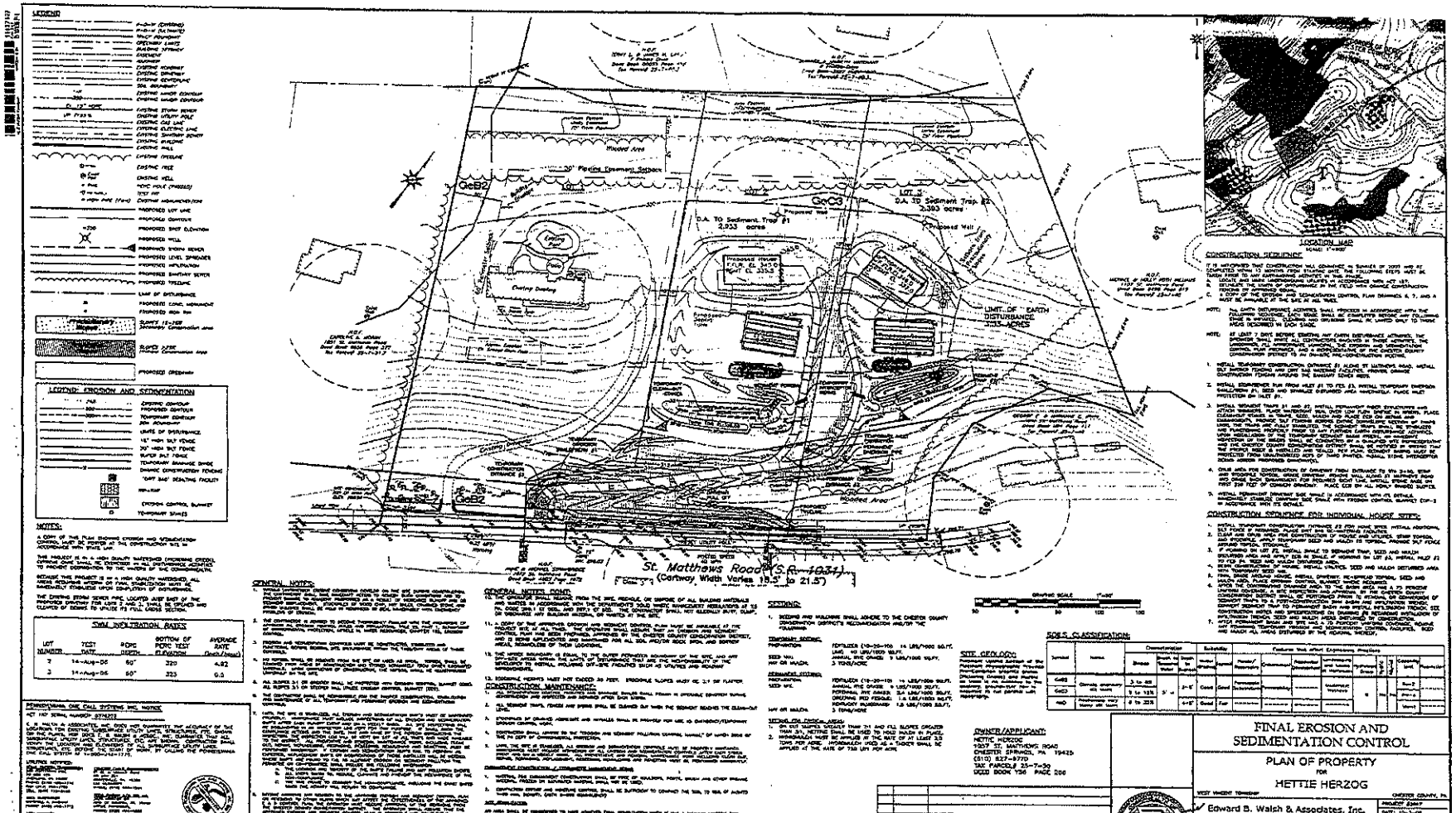
PLAN OF PROPERTY FOR HETTIE HERZOG

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERING & SURVEYING
Consulting Engineers/Surveyors
152 Grande Pointe Road
Wayne, Pennsylvania 19341
Phone (610) 687-6000
Fax (610) 687-6009

PROJECT JOB#	07
DATE	10-1-06
SCALE	AS NOTED
DRAWN BY	JDM
CHECKED BY	EBW
SHEET	6 OF 8

Printed: 9/29/2011 — File: P:\JOBS\HERZOG\PLAN\SITE DETAILS.DWG



SWM INFILTRATION RATES

LOT NUMBER	TEST DATE	PERC DEPTH	BOTTOM OF PERC TEST ELEVATION	AVERAGE RATE (inch/hour)
2	14-Aug-06	60"	320	4.82
3	14-Aug-06	60"	323	0.5

OWNER/APPLICANT:
HETTIE HERZOG
1957 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-9770
TAX PARCEL# 25-7-50
DEED BOOK Y56 PAGE 200

NO.	DATE	REVISION
4	8/29/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11.
3	8/16/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 15' WEST.
2	5/23/07	FINAL PLAN
1	3/1/07	AS PER TWP & CCCD REVIEW

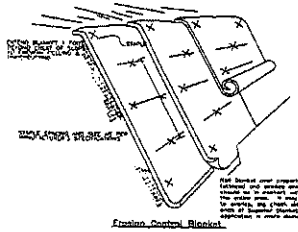
FINAL EROSION AND SEDIMENTATION CONTROL

PLAN OF PROPERTY
FOR
HETTIE HERZOG

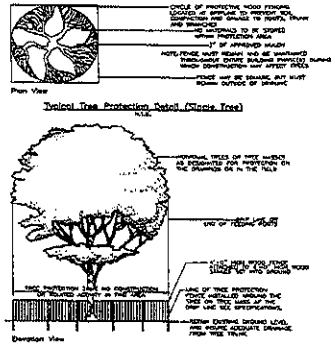
WEST VINCENT TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.

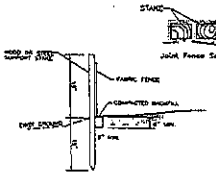
PROJECT #2667
DATE: 10-3-06
SCALE: 1"=50'
CHECKED: EJO
SHEET: 7 OF 8



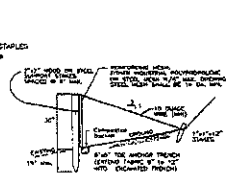
Erosion Control Blanket



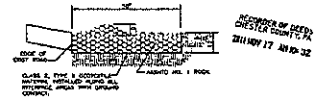
Typical Tree Protection Detail (Single Tree)



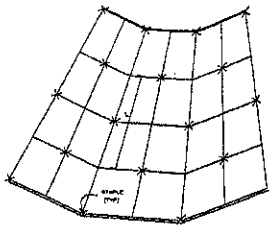
Standard Filter Fabric Fence (18" High)



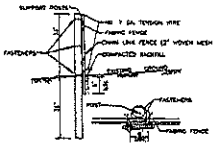
Reinforced Filter Fabric Fence – 30" High



Temporary Construction Entrance

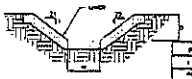


Detail: Erosion Control Blanket



JOINING FENCE SECTIONS

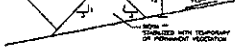
Super 536 Fence Detail



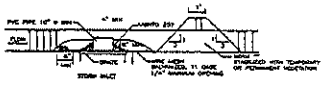
Swale Details

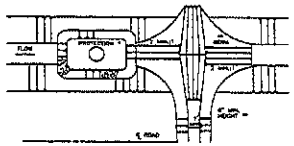
#	TYPE	W	Z1	Z2	D	LINER
1	TRIAN SWEEDSON	6	2	3:1	1.67'	[illegible]
2A	PERMANENT	3	4	4	1.67'	[illegible]
2B	PERMANENT	3	4	4	1.67'	[illegible]
3 (DETENTION SIDE)	PERMANENT	3	3	3:1	1.67'	[illegible]
3 (NON DETENTION SIDE)	PERMANENT	3	3	3:1	1.67'	[illegible]

Swale Schedule

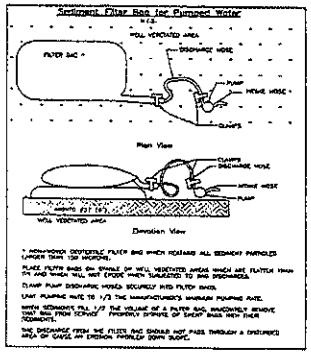


Temporary Driveway Intercepter Berm Detail

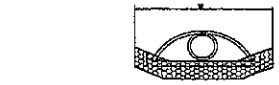


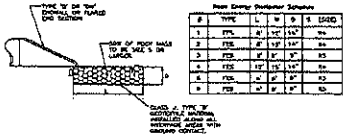


CHANNEL OR ROADSIDE SWALE
STORM INLET PROTECTION AND BERMS



Sediment Filter Bag for Pumped Water

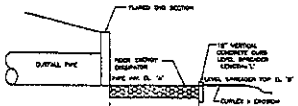




Rock Pad Details

#	TYPE	L	W	D	S (SED)
1	FPL	8'	10'	15"	9"
2	FDS	8'	10'	14"	8"
3	FDS	4'	8'	9"	5"
4	FDS	10'	15'	14"	8"
5	FDS	4'	8'	8"	5"
6	FDS	4'	8'	8"	5"

Rock Energy Dissipator Schedule



Level Spreader Detail

STRUCTURE ID	Q	Q/Q	W	L/W
FDS #1	330.35	330.35	36"	
FDS #2	341.00	341.00	36"	
FDS #3	314.00	314.00	36"	

Level Spreader Schedule

NOTE:

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISING TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E & S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISION FROM THE CHESTER COUNTY CONSERVATION DISTRICT.

THIS PROJECT IS IN A HIGH QUALITY WATERSHED. DETRONT CARE SHALL BE EXERCISED IN ALL DISTURBANCE ACTIVITIES TO PREVENT DEGRADATION TO THE WATERS OF THE COMMONWEALTH. BECAUSE THIS PROJECT IS IN A HIGH QUALITY WATERSHED, ALL AREAS REMAINING INTACT OR FINAL STABILIZATION MUST BE IMMEDIATELY STABILIZED UPON COMPLETION OF DISTURBANCE.

A COPY OF THE PLAN THEREIN EROSION AND SEDIMENT CONTROL MUST BE POSTED AT THE CONSTRUCTION SITE IN ACCORDANCE WITH STATE LAW.

NO.	DATE	REVISION
4	6/28/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/6/11.
3	5/16/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 70' WEST.
2	1/20/07	FINAL PLAN
1	3/1/07	AS PER TWP & CCCD REVIEW

FINAL
EROSION & SEDIMENTATION DETAILS

PLAN OF PROPERTY
FOR
HETTIE HERZOG

WEST NOTTINGHAM TOWNSHIP — CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
Consulting Professional Engineer
222 Lancaster Ave. East
Malvern, Pennsylvania 19355
Phone (610) 644-5540
Fax (610) 644-8349

PROJECT EXPIRY
DATE: 10/11/2006
SCALE: AS NOTED
DRAWN: JGH
CHECKED: EAS
SHEET: 6 OF 8

Plotted: 8/25/2011 File: P:\WP\DWG\HERZOG\HERZOG EROSION & SEDIMENTATION DETAILS.DWG