

R-0-W (EXTENDING)
 R-0-W (LIMITING)
 TRACT BOUNDARY
 GREENWAY LIMITS
 BUILDING SETBACK
 EASEMENT
 ADJOINER
 EXISTING ROADWAY
 EXISTING DRIVEWAY
 EXISTING CENTERLINE
 EXISTING STORM SEWER
 EXISTING UTILITY POLE
 EXISTING GAS LINE
 EXISTING ELECTRIC LINE
 EXISTING SANITARY SEWER
 EXISTING BUILDING
 EXISTING WALL
 EXISTING WELL
 PHC HOLE (PASSED)
 TEST PIT
 EXISTING MONUMENTATION
 PROPOSED CONC. MONUMENT
 PROPOSED IRON PIN
 SLOPES 15%-25%
 Secondary Conservation Area
 SLOPES >25%
 Primary Conservation Area
 PROPOSED GREENWAY

Ex. 15" HOPE
 UP 7195
 GAS
 EXIST
 HOLE
 PHC
 TEST PIT
 IRON PIPE (F&H)
 CONC.
 MONUMENT
 IRON PIN

Section 403B.1 – Relief is requested from providing plans at a scale of either 1"=100' or 1"=200'. The plans are shown at 1"=50'. Due to the small size of this project, more information is being provided on the plans shown at a scale of 1"=50' without increasing the number of plan sheets.

Section 403I.1 – Relief is requested from providing a Sewer and Water Feasibility Study. Sewage Facilities Planning Modules and Preliminary Engineering Studies are available from the Soil Sustainability has been obtained from the Chester County Health Department.

Section 403I.2 – To the extent required, relief is requested from providing a Hydrogeology and Groundwater Protection Study. General Note #8 on the plans states that this study must be obtained from the Chester County Health Department prior to commencing construction. The applicant has been in compliance with Section 2227 of the West Virginia Township Zoning Ordinance and with the provisions of the Township Well Ordinance and Fire Prevention Ordinance. The applicant has been in compliance with the proposed wells shall be provided to the Township. The applicant shall guarantee as a condition of approval that the proposed on-site water can be installed by the purchaser.

Section 404E.4 – Relief is requested from providing a PennDOT Highway Occupancy Permit prior to Final Plan Approval. St. Matthews Road is a state highway. The proposed driveways require a State Highway Occupancy Permit prior to access to this road. The proposed driveway is shown on Drawing #1 of 5 sheets. Prior to the construction of access to St. Matthews Road the applicant shall apply for and obtain a State Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (PL 1242, No. 428), known as the 'State Highway Law'.

If needed, Section 605F – Relief is requested to allow an average depth-to-width ratio of more than two and one-half (2.5) to one (1) for Lot 2. This lot has an average depth-to-width ratio of 3.1 to one (3.1). The lot depth ratio may be increased in cases where the lot size is greater than the minimum required by zoning. Lot 2 has an area of 2.8902 Acres on no minimum lot size is required.

Section 610B – Relief is requested from providing a PennDOT Highway Occupancy Permit prior to plan approval. We request that this be provided prior to any earth disturbance.

| | |
|---------------------------------------|--------------------|
| 50% ATA | 4.5446 Ac. |
| Steep Slopes (25%+) | <u>0.0709 Ac.</u> |
| Greenway Required | 4.6157 Ac. |
| Gross Greenway Area | 5.8793 Ac. |
| Driveway Access Area | <u>0.7450 Ac.</u> |
| Net Greenway Area Provided | 5.1343 Ac. |
| <u>TRACT AREA CALCULATIONS</u> | |
| Gross Area | 10.2763 Ac. |
| St. Matthews R-0-W | -0.4033 Ac. |
| 75% Steep Slopes (25%+) | -0.0532 Ac. |
| 75% Pipeline Easement | <u>-0.7306 Ac.</u> |
| Adjusted Tract Area | 9.0892 Ac. (3 |

| | |
|---------------------------|------------------------|
| Adjusted Tract Area (ATA) | 395,930 sf |
| Permitted # Units | 4.95 (1/80,000 sf ATA) |
| Proposed # Units | 2 + 1 Existing |

Plan Entitled: "GLADACERS TRACT", prepared by Earl R. Ewing, dated September 13, 1951, and last revised November 30, 1964, was not on file with the Chester County Recorder of Deeds. A copy was provided by the Chester County Recorder of Deeds to the Chester County Surveyor and Smith Engineering, Inc., custodians of Ewing Plans.

Plan Entitled: "Subdivision for William F. Barrett", prepared by Henry S. Conrey, Inc., dated September 29, 1962, last revised October 17, 1974 and filed with the Chester County Recorder of Deeds as Plan No. 15860.

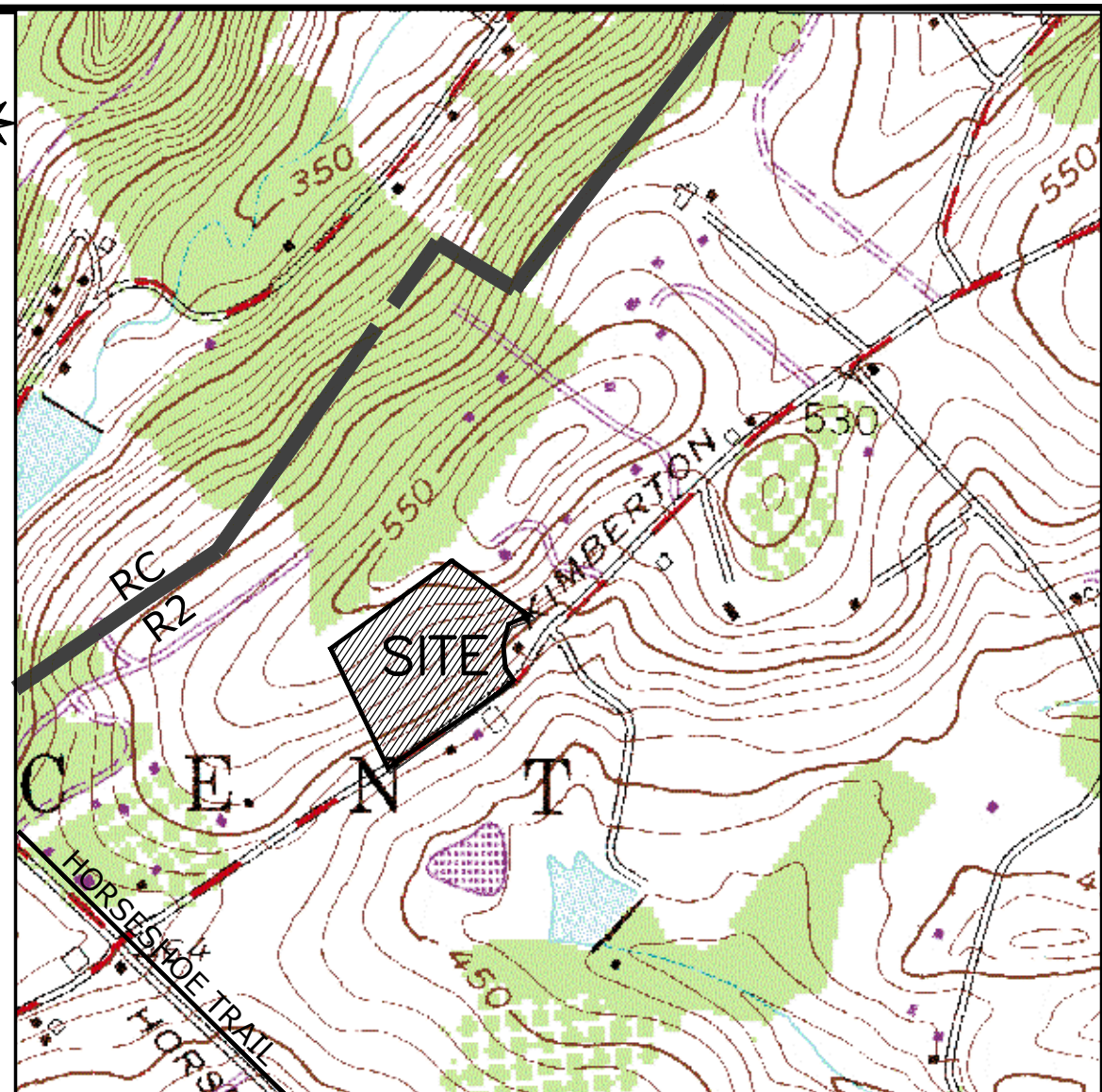
Plan Entitled: "Subdivision Plan prepared for Hettie Fitts, prepared by Thomas J. Olin, dated August 1, 1982, was not on file with the Chester County Recorder of Deeds. A copy of the Plan was provided by the client.

Plan Entitled: "Final Subdivision Plan for Stonecraft", prepared by Commonwealth Engineers, Inc., dated June 23, 2000, last revised June 5, 2001, and filed with the Chester County Recorder of Deeds as Plan No. 15865.

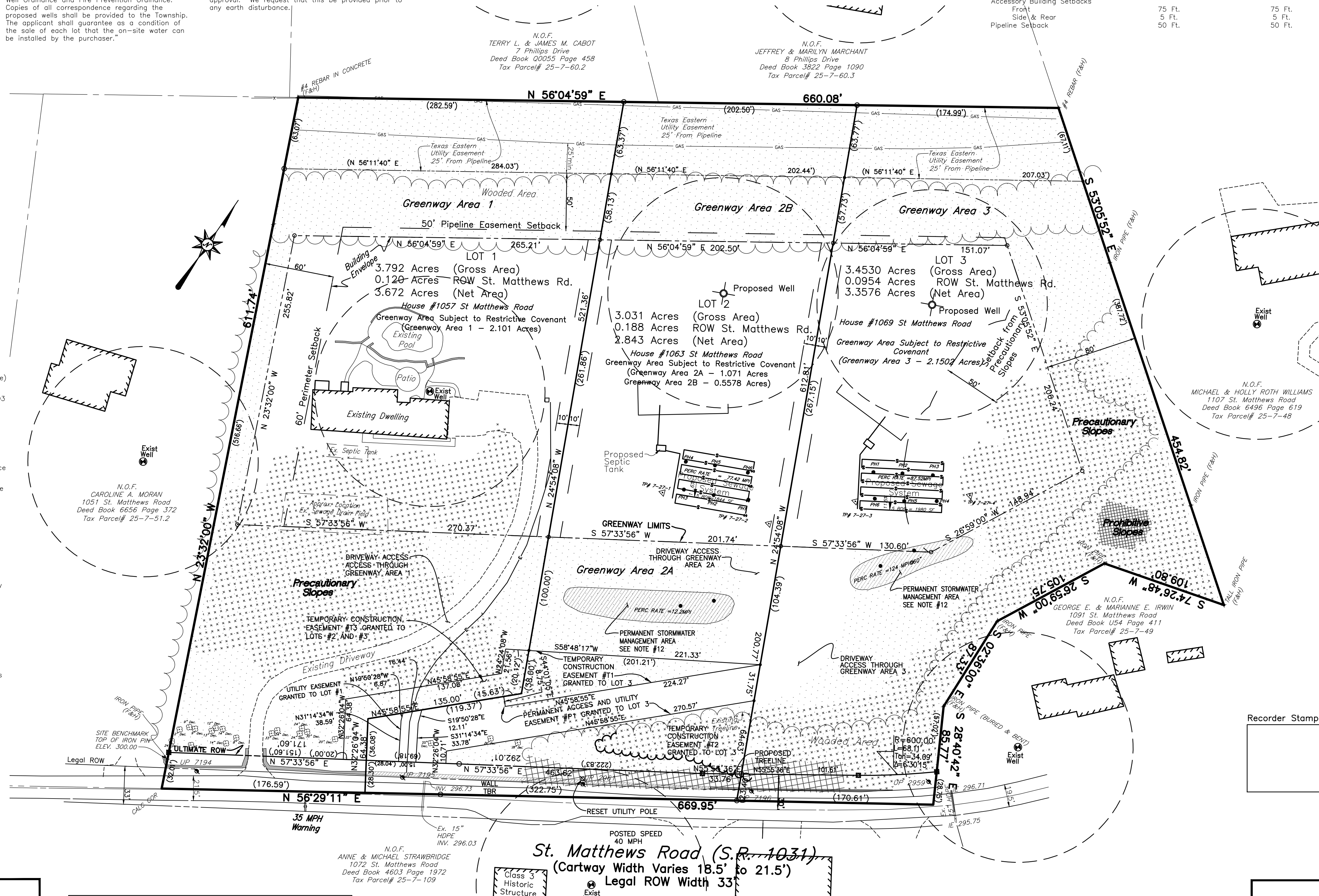
Plan Entitled: "Lynch Subdivision", prepared by Benchmark Consulting Engineers & Surveyors, dated November 7, 2000, last revised December 19, 2000 and not on file with the Chester County Recorder of Deeds as Plan No. 15718.

Zoning District: R-2 Residential (Article VI)
Proposed Use: 3 Single-Family Detached Dwellings
3 TDRs

| Sewer: On-Site Water: On-Site | REQUIRED | PROPOSED |
|----------------------------------|--------------------|-----------------------------------|
| Min. Lot Width (SFD) | | |
| at Building | 60 Ft. | 200 Ft.± |
| at Street | 30 Ft. | 203 Ft.± |
| Min. Front Yard | 50 Ft. | 200 Ft.± |
| Exist Public St. | 50 Ft. | N/A |
| New Private St. | 15 Ft. | N/A |
| Min. Side Yard | 10 Ft. | 10 Ft. |
| Min. Rear Yard | 30 Ft. | 120 Ft.± |
| Min. Tract Perimeter Setback | 60 Ft. | 60 Ft. |
| Min. Setback From Agr. Use | 100 Ft. | N/A |
| Max. Building Height | | |
| Principal | 35 Ft. | 35 Ft. |
| Agricultural | 65 Ft. | N/A |
| Accessory | 25 Ft. | 25 Ft. |
| Max. Impermeable Coverage | | |
| (Excl. Driveways) | 25% | 25% |
| Max. Density | 1 DU/80,000 SF ATA | 1 DU/80,000 SF ATA Plus 3 TDRs |
| Accessory Building Setbacks | | |
| Front | 75 Ft. | 75 Ft. |
| Side & Rear | 5 Ft. | 5 Ft. |
| Pipeline Setback | 50 Ft. | 50 Ft. |



1. Property boundary and topographic information taken from a field survey by Ash Associates of Kimberton, Pennsylvania April 5, 2006 and from the Professional Survey of the Township of Phillips, F.D. No. Registration No. 50J056991. This is not a boundary survey. © Edward B. Walsh and Associates, Inc. (EBWA). Site Benchmark top of iron pin on western property boundary Elev. 300.00, Datum = Approximate USGS. See list of Plan References.
2. As per Flood Insurance Rate Map 42200C80182D the site is outside of the 100-Year Flood Plain.
3. Soils descriptions are based on the "Soils Survey of Chester and Delaware Counties" prepared by the U.S. Department of Agriculture last revised 1963.
4. Prior to construction of the lots within this subdivision, the applicant must obtain an individual NPDES permit from PDEP and a Letter of Adequacy from the Chester County Conservation District.
5. An irrevocable offer of dedication shall be made to West Vincent Township and/or PennDOT for the 30 foot right of way (from centerline along St. Matthews Road).
6. Monuments and markers shall be placed on the site as per section 603 of the existing Vincent Township Subdivision and Land Development Ordinance.
7. All new utility lines including, but not limited to electric, gas, cable television, and telephone, shall be placed underground.
8. Well permits must be obtained from the Chester County Health Department prior to commencing construction. Additionally all proposed wells must comply with the provisions of the West Vincent Township Zoning Ordinance and with the provisions of the Township Well Ordinance and Fire Prevention Ordinance. Copies of all correspondence regarding proposed wells shall be provided to the Township. The applicant shall guarantee as a condition of the sale of each lot that the on-site water can be installed by the purchaser.
9. McCrea Research, Inc. of Stevens, Pennsylvania determined on June 6, 2006 that certain wetlands exist on the project site.
10. St. Matthews Road, S.R. 1031 is a State Highway. Prior to the construction of access to St. Matthews Road, the applicant shall apply for and obtain a Highway Occupancy Permit pursuant to Section 202 of the Act of June 1, 1945 (P.L. 1242, NO 428), known as the State Highway Law.
11. Texas Eastern Transmission shall be given at least three working days advance notice prior to the actual commencement of any work or excavation over or near its pipeline easment so that the Company may shut down its pipeline and have a field representative present during excavation or construction activities.
12. Individual on-lot stormwater management facilities shall be maintained by the property owner on which the facility is located and deed restricted in perpetuity from removal.
13. If Archaeological Resources and/or cemeteries are encountered during construction of this project, an Archaeological Study shall be required.
14. Prior to approval of the Final Plan, the Applicant shall provide to the Planning Commission a Preliminary Engineering Certification "that the proposed plan is able to be accomplished within the current regulations of the Township."
15. Soil testing was performed by Environmental Design Service, Inc. of Bensalem, PA. The results of the soil test locations are shown on Plan. No percolation tests or test pits failed.
16. Prior to any earth disturbance on the property an escrow guarantee shall be provided to the township by the Lot owner.
17. Edward B. Walsh and Associates, Inc. is responsible for Revision #3 dated 5-16-11 as related to relocating the driveway for Lots #2 and #3. The original five (5) copies of the Final Plan and the original plan information are from Proposed Subdivision for Hettie Herzog, dated 10-05-06, prepared by Medveczy Associates Ltd.
18. The existing storm sewer pipe, located just east of the proposed driveway or Lots 2 and 3, shall be opened and cleared of debris to utilize its full cross section.



ACT 187 SERIAL NUMBER: 0376222

E. B. WALSH & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES E. B. WALSH & ASSOC., INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776.

DEKAS ESTATE TRANSMISSION
 1500 POTOMAC BLVD
 BOX 420
 GREENBELT, MD 19480
 (TEL) (410) 458-1710
 (TEL) (410) 458-1750
 (TEL) (410) 715-8469
 AREA SUPERVISOR
 MARSHALL A. BINGHAM
 (TEL) (410) 458-1712
 AREA MANAGER
 WILLIAM CUNY
 (TEL) (410) 458-1711

COMCAST CABLE COMMUNICATIONS
 10000 WOODBURY AVE
 BOX 351
 COMPTONVILLE, CA 19320
 LEE MCGARRITY
 (TEL) (466)-1509
 PECO ENERGY CO./SITS INC
 3000 WILSON RD
 CRIC OF PRUSSIA, PA 19406
 OFFICE PERSHING
 (TEL) (800) 494-0000
 VERIZON PERSHING
 800 DAVE STREET, 6TH FLOOR
 PHILADELPHIA, PA, 19107
 EUGENE DRAFTER
 (TEL) (215) 351-894

INTERNATIONAL ONE CALL SYSTEM
 10000 WOODBURY AVE
 BOX 351
 COMPTONVILLE, CA 19320
 LEE MCGARRITY
 (TEL) (466)-1509
 PECO ENERGY CO./SITS INC
 3000 WILSON RD
 CRIC OF PRUSSIA, PA 19406
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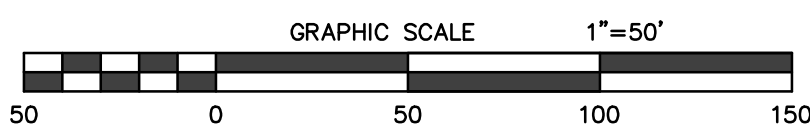
THIS IS TO CONFIRM THAT THE LOTS AND EASEMENTS SHOWN HEREON WERE CALCULATED BY THE UNDERSIGNED TO THE LEVEL OF ACCURACY REQUIRED BY THE WEST VINCENT TOWNSHIP SUBDIVISION AND LAD DEVELOPMENT ORDINANCE UTILIZING THE BOUNDARY SURVEY PREPARED BY OTHERS AS NOTED.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SUBDIVISION PLAN FOR HETTIE HERZOG, SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP OF WEST VINCENT'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND EXCEPT AS NOTED, ARE IN CONFORMITY WITH ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

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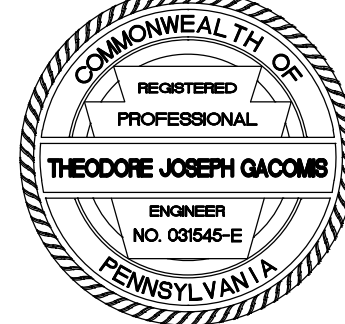
1 of 8 TITLE PLAN
2 of 8 GREENWAY OWNERSHIP AND MAINTENANCE PLAN
3 of 8 EXISTING RESOURCES & SITE ANALYSIS
3 of 8 IMPACT ANALYSIS & RESOURCE CONSERVATION PLAN
4 of 8 IMPROVEMENTS CONSTRUCTION
      & POST-CONSTRUCTION SWM PLAN
5 of 8 PROFILES
6 of 8 SITE DETAILS
7 of 8 EROSION & SEDIMENTATION CONTROL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

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HETTIE HERZOG
1057 ST. MATTHEWS ROAD
CHESTER SPRINGS, PA 19425
(610) 827-9770
TAX PARCEL# 25-7-50
DEED BOOK Y56 PAGE 286

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| | | |
| | | |
| 4 | 8/26/11 | REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11. |
| 3 | 5/16/11 | DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 75' WEST. |
| 2 | 5/25/07 | FINAL PLAN |
| 1 | 3/1/07 | AS PER TWP & CCCD REVIEW |
| NO. | DATE | REVISION |



PLAN OF PROPERTY
FOR
HETTIE HERZOG

| | | |
|--|--|--|
| Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS & SURVEYORS Louisville Professional Center 125 Owen Forge Road Exton, Pennsylvania 19341 Phone: (610) 903-0060 Fax: (610) 903-0080 | | PROJECT #3647 DATE: 10-5-06 SCALE: 1"=50' DRAWN: ASH CHECKED: TJG SHEET: 1 OF 8 |
|--|--|--|

otted: 4/16/2015 File: F:\JB\3647\DWG\SHEETS\1 TITLE PLAN.DWG