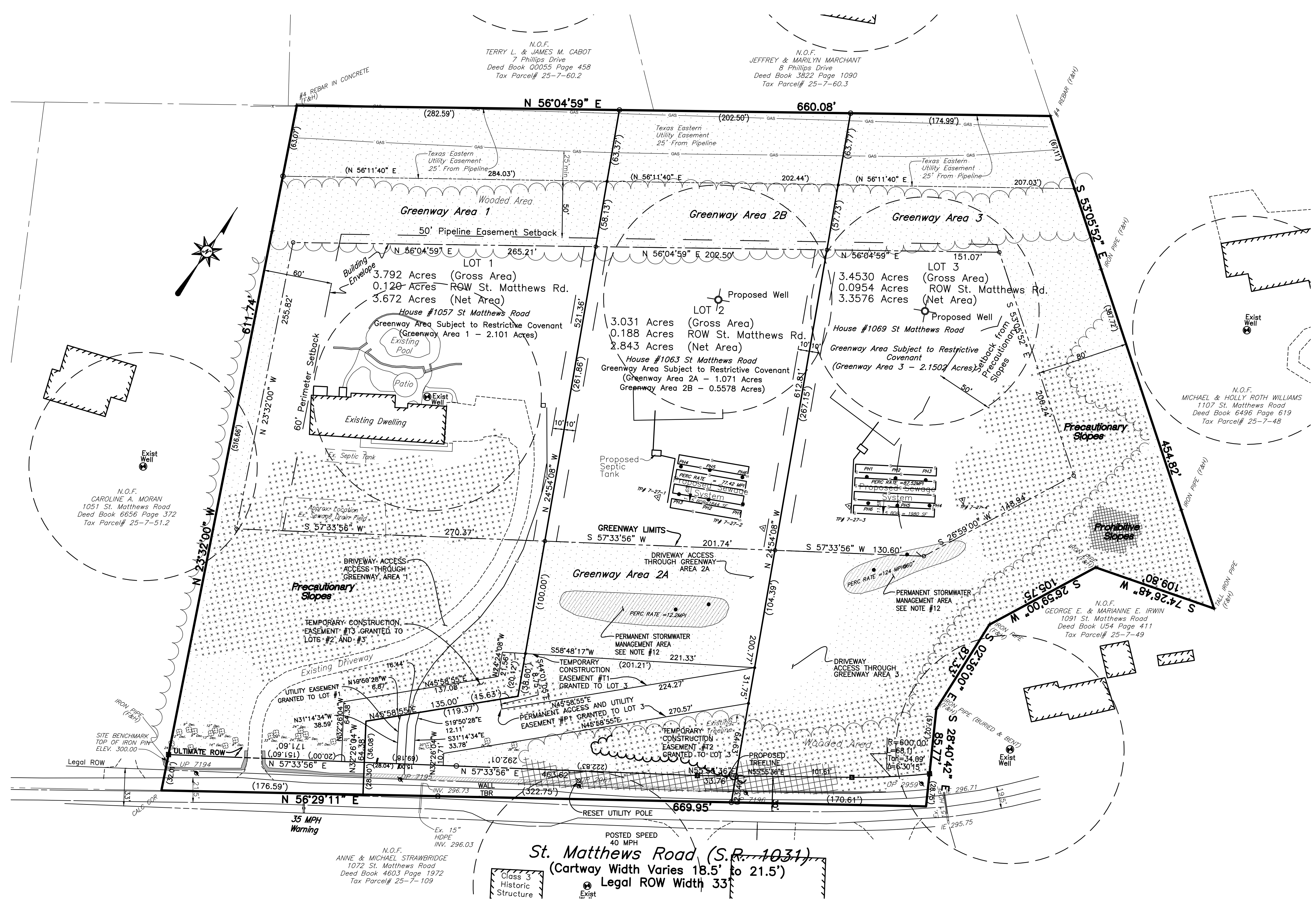


LEGEND	
	R-O-W (EXISTING)
	R-O-W (ULTIMATE)
	TRACT BOUNDARY
	GREENWAY LIMITS
	BUILDING SETBACK
	EASEMENT
	ADJOINER
	EXISTING ROADWAY
	EXISTING DRIVEWAY
	EXISTING CENTERLINE
	EXISTING STORM SEWER
	EXISTING UTILITY POLE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY SEWER
	EXISTING BUILDING
	EXISTING WALL
	EXISTING WELL
	PERC 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



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 PASSIVE 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 1902 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:

- CONSERVATION OF OPEN LAND IN ITS NATURAL STATE, INCLUDING BUT NOT LIMITED TO WOODLAND, FALLOW FIELD, AND MANAGED MEADOW.
- 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.
- PASTURELAND FOR HORSES, EXCLUDING COMMERCIAL HACK 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.
- SILVICULTURE, IN KEEPING WITH ESTABLISHED STANDARDS FOR SELECTIVE HARVESTING AND SUSTAINED-YIELD FORESTRY AS PERMITTED BY THE BOARD OF SUPERVISORS.
- 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.
- ACTIVE NON-COMMERCIAL RECREATION AREAS, SUCH AS PLAYGROUNDS, PLAYING FIELDS, COURTS, AND BOWWAYS, 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.
- 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.
- EASEMENTS FOR DRAINAGE, EMERGENCY ACCESS, SEWER OR WATER LINES, OR OTHER PUBLIC PURPOSES.
- 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:

- TO CUT AND REMOVE NONNATIVE INVASIVE SPECIES, SUCH AS ALANTHUS, 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;
- 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
- TO MAINTAIN ANY EXISTING TRAILS, ACCESSWAYS AND OPEN AREAS.

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

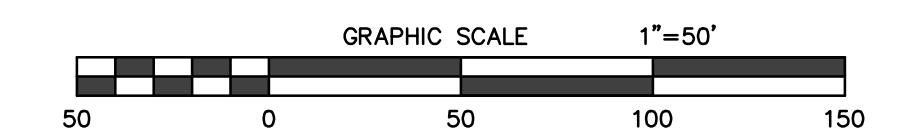
THE MEADOW AREAS WILL BE MANAGED TO ENCOURAGE WILDFLOWER MEADOW COVER. THIS WILL HELP TO ENSURE THE VISUAL QUALITY AND ENVIRONMENTAL BENEFITS OF THE GREENWAY OPEN SPACE. NATIVE GRASSES AND WILDFLOWERS WOULD BE CONSISTENT WITH THE RURAL CHARACTER OF THE AREA AND WOULD REQUIRE MINIMAL CHEMICAL AND MAINTENANCE INPUTS (AS COMPARED TO COLD SEASON TURF GRASS SPECIES THAT REQUIRES 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, BROOM SEDGE, WILD BERGAMOT, BUTTERFLY WEED AND MILKWEED.

PENNSYLVANIA ONE CALL SYSTEMS INC. NOTICE
 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.

- UTILITIES NOTIFIED:**
- TEXAS EASTERN TRANSMISSION
 - 560 POTTSVILLE PIKE
 - PO BOX 420
 - WYOMING, PA 19380
 - PHONE: (610) 458-1710
 - FAX: (610) 458-1750
 - CELL: (610) 715-8469
- COMCAST CABLE COMMUNICATIONS**
- RT 62 & MARSHYF ROAD
 - PO BOX 351
 - COATESVILLE, PA 19320
 - LEE MCCARTHY
 - PHONE: (610) 466-1509
- PECO ENERGY CO/ SITS INC**
- 6028 HORIZON DR
 - KING OF PRUSSIA, PA 19406
 - OFFICE PERSONNEL
 - PHONE: (800) 494-4000
- VERIZON PENNSYLVANIA INC**
- 800 BALE STREET, 6TH FLOOR
 - PHILADELPHIA, PA 19107
 - ERNESTINE DRAPER
 - PHONE: (215) 351-894

TAX PARCEL# 25-7-50



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

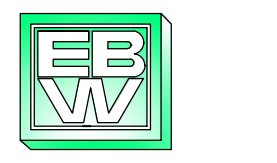
NO.	DATE	REVISION
4	8/26/11	REV. PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/11.
3	5/16/11	DRIVEWAY LOCATION FOR LOTS 2 & 3 MOVED 75' WEST.
2	5/25/07	FINAL PLAN
1	3/1/07	AS PER TWP & CCCD REVIEW

FINAL GREENWAY OWNERSHIP AND MAINTENANCE PLAN

PLAN OF PROPERTY
 FOR
HETTIE HERZOG

WEST VINCENT TOWNSHIP CHESTER COUNTY, PA

Edward B. Walsh & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 Lionville Professional Center
 125 Doolin 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: TUG
 SHEET: 1A OF 8

