

- LEGEND**
- R-O-W (EXISTING)
  - R-O-W (ULTIMATE)
  - TRACT BOUNDARY
  - GREENWAY LIMITS
  - BUILDING SETBACK
  - EASEMENT
  - ADJOINER
  - EXISTING ROADWAY
  - EXISTING DRIVEWAY
  - EXISTING CENTERLINE
  - SOIL BOUNDARY
  - EXISTING STORM SEWER
  - EXISTING UTILITY POLE
  - EXISTING GAS LINE
  - EXISTING ELECTRIC LINE
  - EXISTING SANITARY SEWER
  - EXISTING BUILDING
  - EXISTING WALL
  - EXISTING WOODS (secondary conservation area)
  - EXISTING TREE
  - EXISTING WELL
  - PERC HOLE (PASSED)
  - TEST PIT
  - EXISTING MONUMENTATION
  - PROPOSED WELL
  - PROPOSED STORM SEWER
  - PROPOSED LEVEL SPREADER
  - PROPOSED INFILTRATION
  - PROPOSED SANITARY SEWER
  - PROPOSED TREELINE
  - PROPOSED CONC. MONUMENT
  - PROPOSED IRON PIN
  - PROPOSED GREENWAY
- Precautionary Slopes**  
SLOPES 15-25%  
Secondary Conservation Area
- Prohibitive Slopes**  
SLOPES >25%  
Primary Conservation Area

**DESIGNATED PROTECTION AREA**

PROTECTED WITHIN GREENWAY AREAS:  
 SLOPES > 25% (PRIMARY CONSERVATION AREA)  
 SLOPES 15-25% (SECONDARY CONSERVATION AREA)  
 WOODLANDS (SECONDARY CONSERVATION AREA)  
 5.0486 ACRES TOTAL PROTECTED  
 ENHANCED WITH LANDSCAPING

**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 PERMITTED 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:

- 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 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.
- 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 BIKWAYS, 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 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.

**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

**FINAL IMPACT ANALYSIS & RESOURCE CONSERVATION PLAN**

**PLAN OF PROPERTY**  
 FOR  
**HETTIE HERZOG**

WEST VINCENT TOWNSHIP CHESTER COUNTY, PA

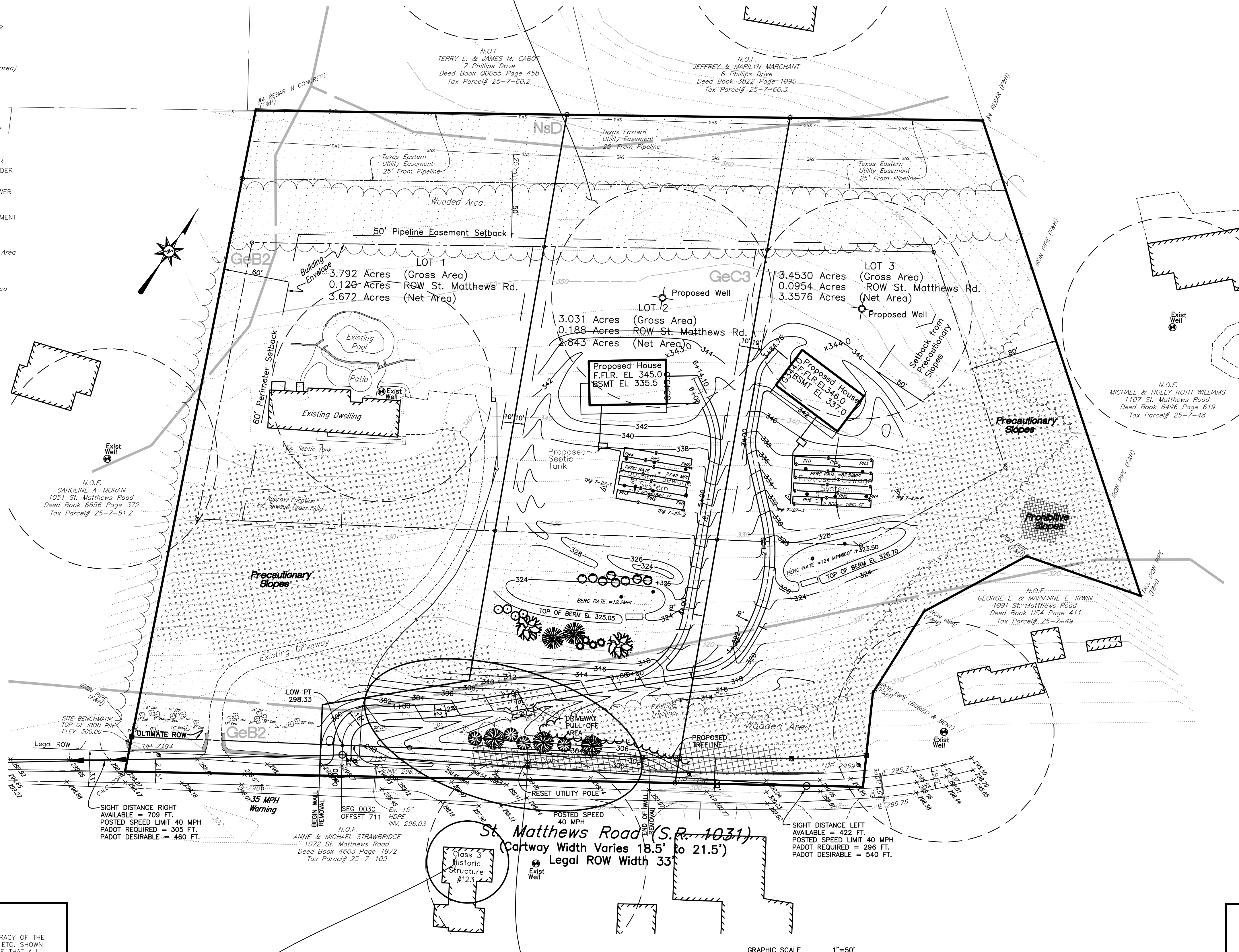
**Edward B. Walsh & Associates, Inc.**

CIVIL ENGINEERS & 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: 3 OF 8

Plotted: 4/16/2015 File: F:\J\3647\DWG\SHEETS\3 IMPACT ANALYSIS & RESOURCE CONSERVATION PLAN.DWG



**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 #2 & MARSHYF ROAD  
 PO BOX 351  
 COATESVILLE, PA 19320  
 LEE MCCARTHY  
 PHONE: (610) 466-1509

PECO ENERGY CO. SITS, INC.  
 808 HORIZON DR.  
 KING OF PRUSSIA, PA 19406  
 PHONE: (610) 494-4000

VERIZON PENNSYLVANIA INC.  
 800 WALK STREET, 6TH FLOOR  
 PHILADELPHIA, PA 19107  
 ERNESTINE DRAPER  
 PHONE: (215) 351-894



TAX PARCEL# 25-7-50

**SECONDARY IMPACT AREA**  
 IMPACTS: HISTORIC BUILDING  
 MITIGATION: LANDSCAPING; SHIFT 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

**SOILS CLASSIFICATION**  
 GeB2 Glenelg channery silt loam, 3 to 8% slopes, moderately eroded.  
 GeC3 Glenelg channery silt loam, 8 to 15% slopes, severely eroded.  
 NsD 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.

