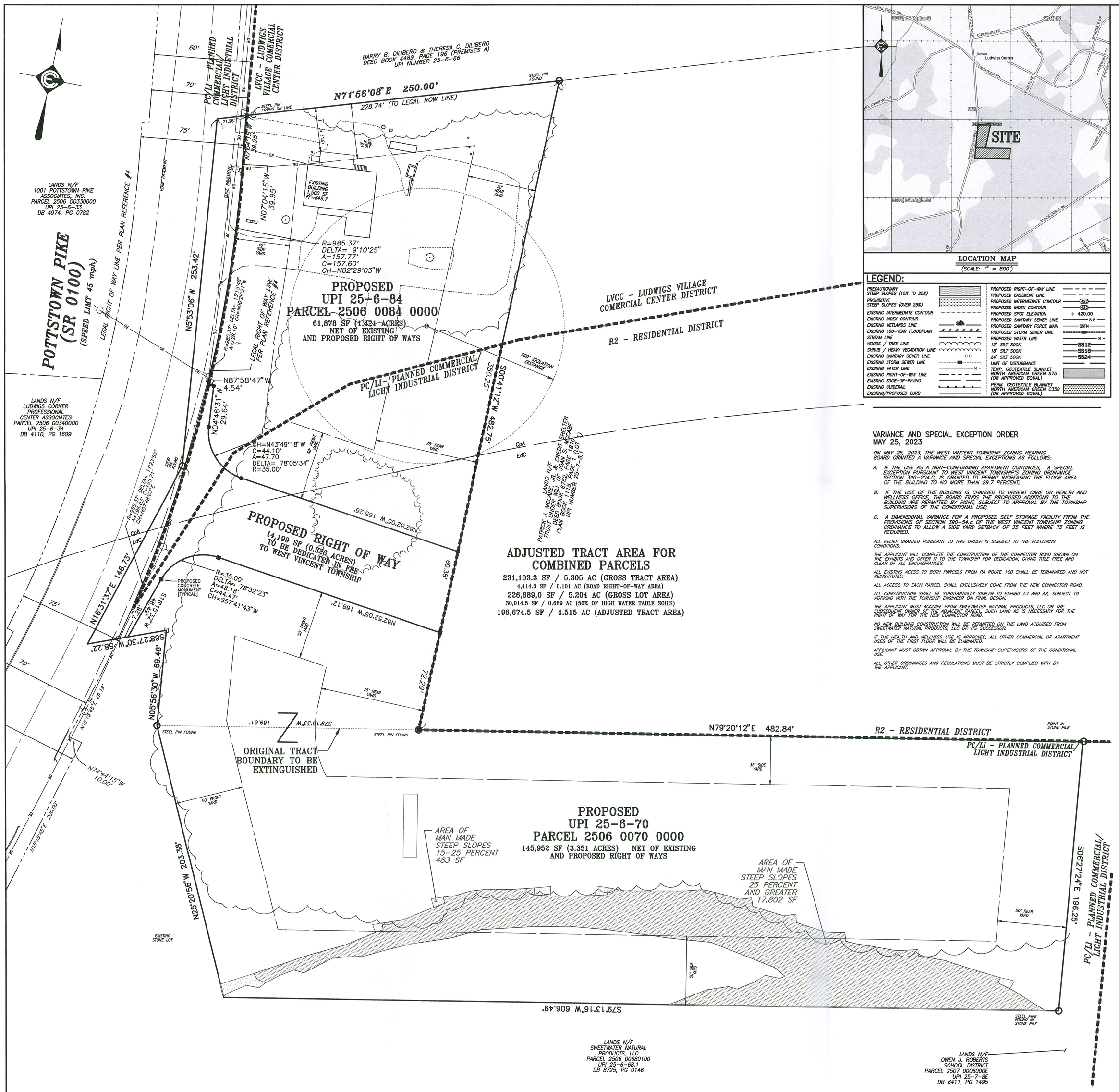


ADJUSTED TRACT AREA FOR COMBINED PARCELS

231,103.3 SF / 5.305 AC (GROSS TRACT AREA)
4,414.3 SF / 0.101 AC (ROAD RIGHT-OF-WAY AREA)
226,689.0 SF / 5.204 AC (GROSS LOT AREA)
30,014.5 SF / 0.689 AC (50% OF HIGH WATER TABLE SOILS)
196,674.5 SF / 4.515 AC (ADJUSTED TRACT AREA)

LOCATION MAP
(SCALE: 1" = 800')

LEGEND:

PRECAUTIONARY STEEP SLOPES (15% TO 25%)
PROHIBITIVE STEEP SLOPES (OVER 25%)
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
EXISTING WETLANDS LINE
EXISTING 100-YEAR FLOOD/PLAIN
STREAM LINE
WOODS / TREE LINE
SHRUB / HEAVY VEGATATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EDGE-OF-PAVING
EXISTING GUIDERAIL
EXISTING/PROPOSED CURB
PROPOSED RIGHT-OF-WAY LINE
PROPOSED EASEMENT LINE
PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY FORCE MAIN
PROPOSED STORM SEWER LINE
PROPOSED WATER LINE
12" SILT SOCK
18" SILT SOCK
24" SILT SOCK
LIMIT OF DISTURBANCE
TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN S75 (OR APPROVED EQUAL)
PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)

VARIANCE AND SPECIAL EXCEPTION ORDER
MAY 25, 2023

ON MAY 25, 2023, THE WEST VINCENT TOWNSHIP ZONING HEARING BOARD GRANTED A VARIANCE AND SPECIAL EXCEPTIONS AS FOLLOWS:

A. IF THE USE AS A NON-CONFORMING APARTMENT CONTINUES, A SPECIAL EXCEPTION PURSUANT TO WEST VINCENT TOWNSHIP'S ZONING ORDINANCE SECTION 390-204.C. IS GRANTED TO PERMIT INCREASING THE FLOOR AREA OF THE BUILDING TO NO MORE THAN 29.7 PERCENT;

B. IF THE USE OF THE BUILDING IS CHANGED TO URGENT CARE OR HEALTH AND WELLNESS OFFICE, THE BOARD FINDS THE PROPOSED ADDITIONS TO THE BUILDING ARE PERMITTED BY RIGHT, SUBJECT TO APPROVAL BY THE TOWNSHIP SUPERVISORS OF THE CONDITIONAL USE;

C. A DIMENSIONAL VARIANCE FOR A PROPOSED SELF STORAGE FACILITY FROM THE PROVISIONS OF SECTION 390-54.e OF THE WEST VINCENT TOWNSHIP ZONING ORDINANCE TO ALLOW A SIDE YARD SETBACK OF 35 FEET WHERE 75 FEET IS REQUIRED.

ALL RELIEF GRANTED PURSUANT TO THIS ORDER IS SUBJECT TO THE FOLLOWING CONDITIONS:

THE APPLICANT WILL COMPLETE THE CONSTRUCTION OF THE CONNECTOR ROAD SHOWN ON THE EXHIBITS AND OFFER IT TO THE TOWNSHIP FOR DEDICATION, GIVING TITLE FREE AND CLEAR OF ALL ENCUMBRANCES.

ALL EXISTING ACESS TO BOTH PARCELS FROM PA ROUTE 100 SHALL BE TERMINATED AND NOT REINSTITUTED.

ALL ACCESS TO EACH PARCEL SHALL EXCLUSIVELY COME FROM THE NEW CONNECTOR ROAD.

ALL CONSTRUCTION SHALL BE SUBSTANTIALLY SIMILAR TO EXHIBIT A3 AND A8, SUBJECT TO WORKING WITH THE TOWNSHIP ENGINEER ON FINAL LAYOUT.

THE APPLICANT MUST ACQUIRE FROM SWEETWATER NATURAL PRODUCTS, LLC OR THE SUBSEQUENT OWNER OF THE ADJACENT PARCEL, SUCH LAND AS IS NECESSARY FOR THE RIGHT OF WAY FOR THE NEW CONNECTOR ROAD.

NO NEW BUILDING CONSTRUCTION WILL BE PERMITTED ON THE LAND ACQUIRED FROM SWEETWATER NATURAL PRODUCTS, LLC OR ITS SUCCESSOR.

IF THE HEALTH AND WELLNESS USE IS APPROVED, ALL OTHER COMMERCIAL OR APARTMENT USES OF THE FIRST FLOOR WILL BE ELIMINATED.

APPLICANT MUST OBTAIN APPROVAL BY THE TOWNSHIP SUPERVISORS OF THE CONDITIONAL USE.

ALL OTHER ORDINANCES AND REGULATIONS MUST BE STRICTLY COMPLIED WITH BY THE APPLICANT.

SOILS IDENTIFICATION:

THE CONCESSURY SOILS LOCATED ON THIS SITE ARE CONSIDERED HYDRIC SOILS BY THE USDA NATURAL RESOURCES CONSEVATION DISTRICT

SYMBOL	DESCRIPTION:	DEPTH TO HIGH WATER	DEPTH TO BEDROCK	HYDROLOGIC SOIL GROUP
CpA	CONESSURY SILT LOAM, 0 TO 3 PERCENT SLOPES	0"-12"	72"-99"	C/D
EdC	EDGEMONT CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	>80"	42"-84"	A

SELF-STORAGE PARKING REQUIREMENTS:

TYPE OF USE:	PARKING REQUIREMENT:	PROPOSED DESIGN:	TOTAL SPACES REQUIRED
SELF STORAGE FACILITY	1 PARKING SPACE PER EMPLOYEE PLUS CUSTOMER PARKING	1 EMPLOYEE	1 SPACE
		6 CUSTOMERS	6 SPACES
			7 SPACES
		TOTAL SPACES PROVIDED:	7 SPACES

PROPOSED UPI 25-6-84 ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	61,878 SF / 1.421 AC
PUBLIC ROAD RIGHT-OF-WAY AREA:	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	28,704 SF / 0.659 AC
ADJUSTED TRACT AREA	=	33,175 SF / 0.762 AC

ADJUSTED TRACT AREA NOTES:
1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, QUALIFYING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED (% AOA)	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (16,588 SF)	50.96% (16,907 SF)

PROPOSED UPI 25-6-70 ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	125,544 SF / 2.882 AC
PUBLIC ROAD RIGHT-OF-WAY AREA:	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	0.0 SF / 0.000 AC
ADJUSTED TRACT AREA	=	125,544 SF / 2.882 AC

ADJUSTED TRACT AREA NOTES:
1.THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, QUALIFYING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED (% AOA)	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (62,772 SF)	51.44% (64,578 SF)

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84):

ADJUSTED TRACT AREA	=	64,478.7 SF / 1.480 AC
EXISTING DWELLING COVERAGE	=	1,498.1 SF / 0.034 AC
EXISTING SHED COVERAGE	=	133.3 SF / 0.003 AC
EXISTING DECK COVERAGE	=	133.3 SF / 0.003 AC
EXISTING COMPACTED GRAVEL COVERAGE	=	11,444.6 SF / 0.263 AC
EXISTING CONCRETE & SIDEWALK COVERAGE	=	438.3 SF / 0.010 AC
EXISTING WALL COVERAGE	=	58.5 SF / 0.001 AC
TOTAL EXISTING IMPERVIOUS AREA	=	16,586.5 SF / 0.380 AC
EXISTING IMPERVIOUS COVERAGE	=	25.72%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84:

PROPOSED UPI 25-6-84	=	61,878 SF / 1.421 AC
RESIDUAL EXISTING BUILDING COVERAGE	=	1,498 SF / 0.034 AC
PROPOSED SHED COVERAGE	=	133 SF / 0.003 AC
PROPOSED DECK COVERAGE	=	627 SF / 0.014 AC
PROPOSED PAVEMENT COVERAGE	=	14,955 SF / 0.343 AC
PROPOSED SIDEWALK COVERAGE	=	663 SF / 0.015 AC
PROPOSED CONCRETE PAD COVERAGE	=	350 SF / 0.001 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	18,189 SF / 0.417 AC
PROPOSED IMPERVIOUS COVERAGE	=	29.38%

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

ADJUSTED TRACT AREA	=	132,195.7 SF/3.035 AC
EXISTING IMPERVIOUS COVERAGE	=	0.0 SF / 0.000 AC
TOTAL EXISTING IMPERVIOUS AREA	=	0.0 SF / 0.000 AC
		0.0%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

PROPOSED UPI 25-6-70	=	145,952 SF / 3.351 AC
PROPOSED BUILDING COVERAGE	=	34,000 SF / 0.995 AC
PROPOSED PAVEMENT COVERAGE	=	30,798 SF / 0.825 AC
PROPOSED SIDEWALK COVERAGE	=	245 SF / 0.006 AC
PROPOSED RETAINING WALL COVERAGE	=	2,179 SF / 0.050 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	72,204 SF / 1.658 AC
PROPOSED IMPERVIOUS COVERAGE	=	49.47%

NOTICE OF EXISTING SEWAGE DISPOSAL:

THERE IS AN EXISTING SAND MOUND ON THIS PROPERTY BEING UTILIZED FOR SANITARY SEWER DISPOSAL. THIS SYSTEM WILL REMAIN IN PLACE AND WILL BE UTILIZED BY THE PROPOSED URGENT CARE FACILITY.

EXISTING & PROPOSED SEWAGE FLOWS:

EXISTING & PROPOSED SEWAGE FLOWS FOR ON-LOT SEWAGE DISPOSAL SHOWN PER PA TITLE 25, CHAPTER 73, SECTION 73.17 AND SEWER PLANNING EXEMPTION LETTER FROM PaDEP DATED OCTOBER 21, 2022

EXISTING SEWAGE FLOWS:		
EXISTING APARTMENT No.1	=	400 GPD
EXISTING APARTMENT No.2	=	400 GPD
EXISTING OFFICE (ASSUMED 5 EMPLOYEES @ 10 GALLONS PER DAY)	=	50 GPD
TOTAL EXISTING SEWAGE FLOWS:	=	*850 GPD*
PROPOSED SEWAGE FLOWS:		
MEDICAL OFFICE:	=	334 GPD
SELF STORAGE FACILITY:	=	10 GPD
TOTAL PROPOSED SEWAGE FLOWS:	=	*344 GPD*

GENERAL NOTES:

1. *RECPORD OWNER/APPLICANT:* POTHOUSE-KIMBERTON, LLC 1001 POTTSTOWN PIKE, STE. 140 507 KIMBERTON ROAD PHOENIXVILLE, PA 19460 (484) 363-0722
   PARCEL INFORMATION: PARCEL 2506 00840000 UPI 25-6-84 995 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 3302, PG 0126
   PARCEL INFORMATION: PARCEL 2506 00700000 UPI 25-6-70 995 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 3302, PG 0494
2. *TOTAL TRACT AREA: 231,103.3 SF/5.305 AC (GROSS BOTH PARCELS)*
   NUMBER OF EXISTING LOTS: 2
   NUMBER OF PROPOSED LOTS: 2
   PROPOSED USE: SELF STORAGE FACILITY
3. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC., VALLEY FORGE, PA, IN OCTOBER, 2021. DRAWING No.202113BBO. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. VERTICAL DATUM: NAVD 88
4. ON-LOT SEWER AND WATER ARE EXISTING AND PROPOSED.
5. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE CITY, COUNTY AND STATE GOVERNMENTS, AGENCIES AND AUTHORITIES, AND ALL PROJECT ENGINEERING DESIGNS AND WILL OBTAIN ALL APPLICABLE LICENSES, PERMITS, AND FINAL LOCAL, COUNTY AND STATE APPROVALS, LAWS AND ORDINANCES. SHOULD THE ALTERNATE SYSTEM ON UPI 25-6-84 BE UTILIZED, THE EXISTING WELL SHALL BE ABANDONED AND A NEW WELL SHALL BE INSTALLED WHICH MEETS THE MINIMUM SECURED ISOLATION DISTANCES.
6. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF EARTHMOVING ACTIVITIES, PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS COMPLYING TO ANY LOCAL REGULATIONS OF SAID ACTS. THE LOCATIONS OF UTILITIES SHOWN FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD & AS MARKED BY THE UTILITY COMPANIES.
7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION.
8. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER(S).
9. CONCRETE MONUMENTS SHOWN AS THUS ■ SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS ● SHALL BE PLACED WHERE INDICATED.
10. ALL DISTURBED AREAS SHALL BE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND OR MAY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION & SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENT.
11. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT OF ANY PROPOSED SEWAGE DISPOSAL SYSTEM, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELL.
12. THIS PROJECT IS WHOLLY LOCATED WITHIN THE BLACKHORSE RUN WATERSHED, A WATERSHED DESIGNATED A TROUT STOCKED FISHERY; MIGRATORY FISHERY (TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
13. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, DECEMBER, 2021.
14. THERE ARE NO PROPERTIES IDENTIFIED AS HISTORIC BY WEST VINCENT TOWNSHIP OR EITHER OF THESE TWO REGISTERS.
15. NO FLOODPLAIN EXISTS ON THESE TRACTS PER FEMA PANEL 42029C0260G (EFFECTIVE 09/29/11) THE ENTIRE SITE LIES WITHIN FEMA ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
16. BOTH TRACTS ARE LOCATED WITHIN THE GRAPHITIC FELSIC GNEISS GEOLOGICAL FORMATION PER THE PENNSYLVANIA GEOLOGICAL DATA EXPLORER. THIS FORMATION IS MEDIUM GRAINED, MEDIUM TO DARK GRAY, GRANITIC, FOLIATED TO MASSIVE, QUARTZ-FELDSPAR-BIOTITE GNEISS WITH MINOR AMPHIBOLITE. (DCNR, 2021).
17. HANDICAP-ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE LAND DEVELOPMENT PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS DEMONSTRATING THAT THE ACCESS POINTS SHOWN ON THIS PLAN SATISFY FEDERAL AMERICAN DISABILITIES ACT REQUIREMENTS. FINAL HANDICAP ACCESS DESIGN SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED BUILDING.
18. ALL PROPOSED SIGNS SHALL BE PERMITTED BY RIGHT PROVIDED THEY DO NOT EXCEED A MAXIMUM HEIGHT OF10 FEET. IN ADDITION TO THE FREESTANDING BUSINESS SIGN, ONE WALL MOUNTED SIGN UP TO 8 SQUARE FT OR ONE WALL SIGN WHEN PART OF THE ARCHITECTURAL DESIGN OF THE BUILDIN IS PERMITTED, CONTAINING NOT MORE THAN FOUR SQUARE FEET PER USE, WITH A MAXIMUM HEIGHT OF 18 FEET. THESE DIMENSIONS MAY BE REASONABLY MODIFIED AT THE DISCRETION OF THE BOARD OF SUPERVISORS. NO ADDITIONAL FREESTANDING SIGNS SHALL BE PERMITTED.

ZONING: LVCC LUDWIGS VILLAGE COMMERCIAL CENTER DISTRICT

	REQUIRED	EXISTING 25-6-84	PROPOSED 25-6-84
MINIMUM GROSS LOT AREA EXC. R/W	1,000 SF (MIN)	64,479 SF	61,878 SF
MINIMUM FRONT YARD	40.00' (MIN)	40.00' (MIN)	40.00' (MIN)
MINIMUM SIDE YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL)			
ADJUTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ADJUTING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	30.00% (MAX)	25.72%	29.38% (MAX)
		(16,586.5 SF)	(18,189 SF)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	33.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM FLOOR AREA	15,000 SF (MIN)	15,000 SF (MIN)	15,000 SF (MIN)
MINIMUM BUILDING SEPARATION	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM BUILDING SEPARATION	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	25.83% (16,588 SF)	51.64% (30,654 SF)

ZONING NOTES:
1. THE ABOVE ZONING TABLE UTILIZES EXISTING PENNDOT LEGAL RIGHT-OF-WAY WIDTHS FOR POTTSTOWN PIKE (SR 0100) AS SHOWN ON THE PLAN AND SUCH WIDTHS ARE THE MINIMUM REQUIRED BY ZONING AND DO NOT NEED TO BE EXPANDED.
2. THE PENNDOT (SR 0100) IS ASSUMED TO BE A PRINCIPAL ARTERIAL HIGHWAY CLASSIFIED BY WEST VINCENT TOWNSHIP.
3. LOT IMPERVIOUS COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

ZONING: PC/LI PLANNED COMMERCIAL /LIGHT INDUSTRIAL DISTRICT

	REQUIRED	EXISTING 25-6-70	PROPOSED 25-6-70
MINIMUM GROSS LOT AREA	1,000 AC (MIN)	3.035 AC (MIN)	3.351 AC (MIN)
MINIMUM FRONT YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM SIDE YARD			
ADJUTING RESIDENTIAL DISTRICT	75.00' (MIN)	75.00' (MIN)	75.00' (MIN)
ADJUTING ALL OTHER DISTRICTS	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL)			
ADJUTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ADJUTING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	0.00% (MAX)	47.54% (MAX)
MAXIMUM BUILDING COVERAGE	30.00% (MAX)	0.00% (MAX)	22.38% (MAX)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	35.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	100.00% (MIN)	46.41% (MIN)+

ZONING NOTES:
1. THE MINIMUM GROSS LOT AREA LISTED IN THE ABOVE ZONING TABLE ASSUMES A SINGLE USE ON EACH LOT.
2. THE MINIMUM ARE EXCLUSIVE OF PARKING AREAS, SUCH AREAS SHALL BE FULLY LANDSCAPED AND SHALL NOT CONTAIN ANY PARKING SPACES, OUTDOOR STORAGE, OR DISPLAYS OF MERCHANDISE.
3. LOT IMPERVIOUS AND BUILDING COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

SHEET INDEX:

TITLE PLAN ..... SHEET 1 OF 6
EXISTING RESOURCES AND SITE ANALYSIS PLAN ..... SHEET 2 OF 6
GREENWAY OWNERSHIP AND MANAGEMENT PLAN ..... SHEET 3 OF 6
PAVING AND LAYOUT PLAN ..... SHEET 4 OF 6
IMPROVEMENTS CONSTRUCTION PLAN ..... SHEET 5 OF 6
LANDSCAPE & SCREENING PLAN ..... SHEET 6 OF 6

PA ONE CALL:
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS. NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., PRIOR TO ANY CONSTRUCTION. (TELEPHONE: (800) 242-1776)

UNDERGROUND UTILITY USERS:
VERIZON PENNSYLVANIA INC. 900 RACE STREET, 6TH FLOOR PHILADELPHIA, PA 19107 (215) 592-4151 CONTACT: ERNESTINE DRAPER

PHILADELPHIA ELECTRIC COMPANY PO BOX 71 COATESVILLE, PA 19320 1-800-242-1776

AQUA-PENNSYLVANIA WATER COMPANY 762 LANCASTER AVENUE BRYN MAWR, PA 19010 CONTACT: BERNARD J. STROMBERG, Jr. (610) 645-4230

COMCAST CABLE COMMUNICATIONS RT 82 & MONACY ROAD PO BOX 351 COATESVILLE, PA 19320 (800) 242-1776

PARCEL 2506 00840000 / UPI 25-6-84
PARCEL 2506 00700000 / UPI 25-6-70

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP, CALL BEFORE YOU DIG!
PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. 041506-E

GRAPHIC SCALE 1"=30'
0 30 60 90
GRAPHIC SCALE IN FEET

REV No.	DATE	DESCRIPTION

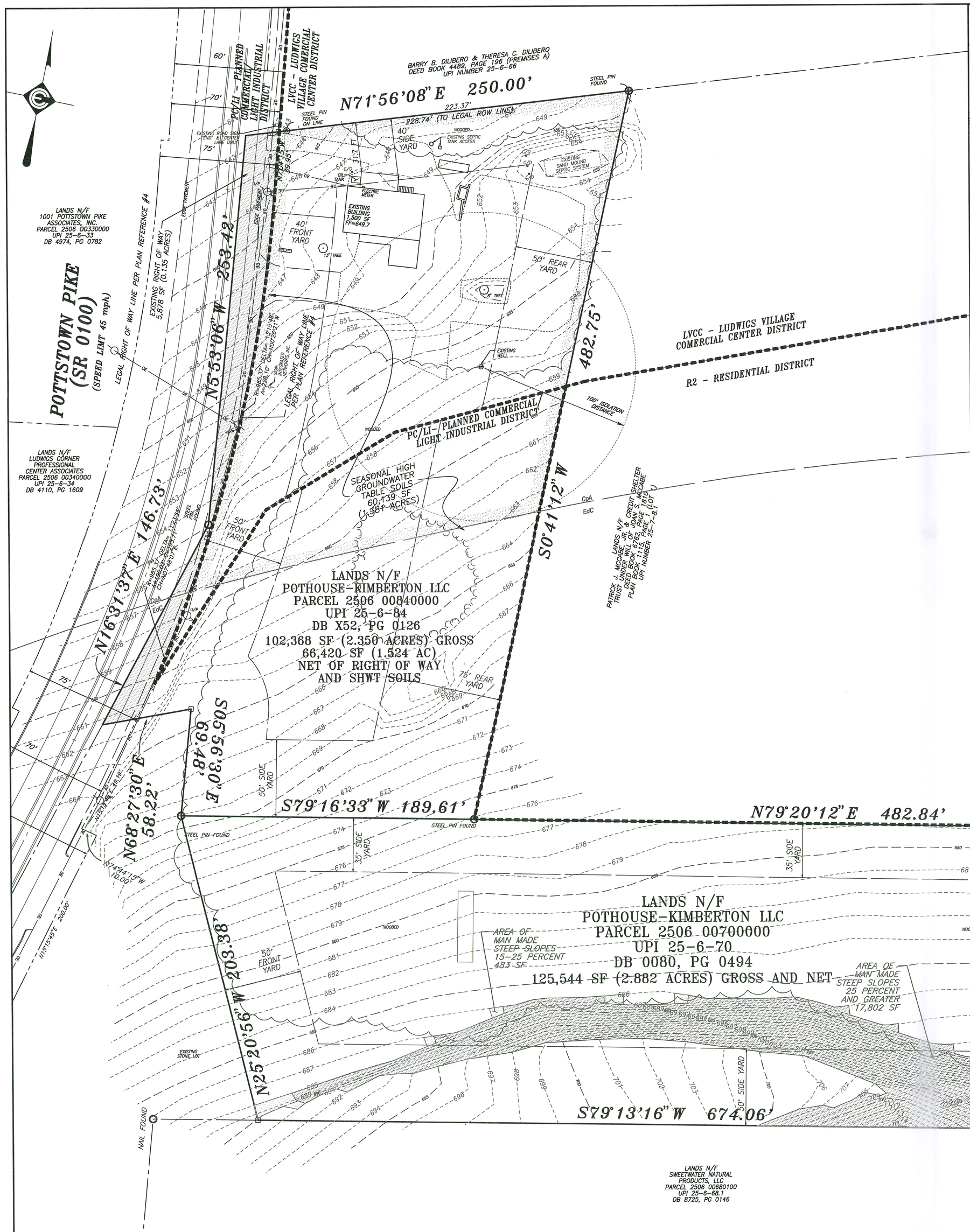
TITLE PLAN
CONDITIONAL USE PLAN
FOR
POTHOUSE-KIMBERTON, LLC SELF STORAGE

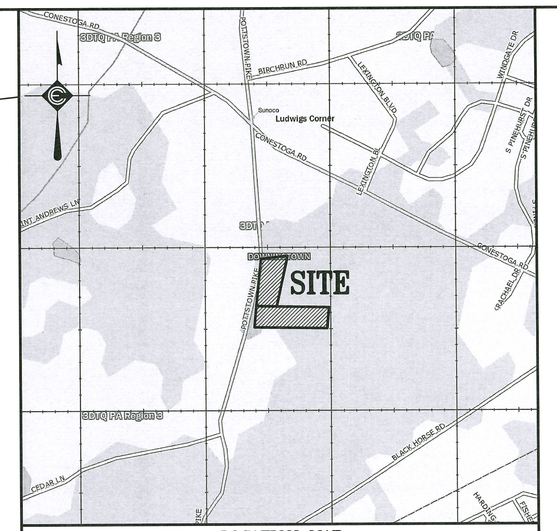
WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003
COMENG@CEI-1.COM

DATE:	JANUARY 29, 2025
SCALE:	1" = 30'
SURVEY:	WILKINSON
DRAWN:	JMH/AHZ
CHECKED:	VK
DRAWING No:	202141-1(C)

SHEET: 1 OF: 6





LOCATION MAP
(SCALE: 1" = 800')

LEGEND:

PRECAUTIONARY STEEP SLOPES (15% TO 25%)	PROPOSED RIGHT-OF-WAY LINE
PROHIBITIVE STEEP SLOPES (OVER 25%)	PROPOSED EASEMENT LINE
EXISTING INTERMEDIATE CONTOUR	PROPOSED INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR	PROPOSED INDEX CONTOUR
EXISTING WETLANDS LINE	PROPOSED SPOT ELEVATION
EXISTING 100-YEAR FLOODPLAIN	PROPOSED SANITARY SEWER LINE
STREAM LINE	PROPOSED SANITARY FORCE MAIN
WOODS / TREE LINE	PROPOSED STORM SEWER LINE
SHRUB / HEAVY VEGATATION LINE	PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE	12" SILT SOCK
EXISTING STORM SEWER LINE	18" SILT SOCK
EXISTING WATER LINE	24" SILT SOCK
EXISTING RIGHT-OF-WAY LINE	LIMIT OF DISTURBANCE
EXISTING EDGE-OF-PAVING	TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN S75 (OR APPROVED EQUAL)
EXISTING GUIDERAIL	PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)
EXISTING/PROPOSED CURB	

EXISTING UPI 25-6-84 ADJUSTED TRACT ACREAGE CALCULATION:

GROSS TRACT AREA	=	102,368 SF / 2.350 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	5,878 SF / 0.135 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	30,070 SF / 0.690 AC
ADJUSTED TRACT AREA	=	66,420 SF / 1.525 AC

ADJUSTED TRACT AREA NOTES:
1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, QUALIFYING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY ON THIS PARCEL.
2. THE HIGH-WATER TABLE SOILS LISTED ABOVE ARE EXCLUSIVE OF THE ROAD RIGHT-OF-WAY.

EXISTING UPI 25-6-70 ADJUSTED TRACT ACREAGE CALCULATION:

GROSS TRACT AREA	=	125,544 SF / 2.882 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	0.0 SF / 0.000 AC
ADJUSTED TRACT AREA	=	125,544 SF / 2.882 AC

ADJUSTED TRACT AREA NOTES:
1. THERE ARE NO PUBLIC ROAD RIGHT-OF-WAY AREAS, FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY AREAS, OR HIGH WATER TABLE SOILS ON THIS PARCEL.
2. THE STEEP SLOPES SHOWN ALONG THE SOUTHERN PORTION OF THE PARCEL ARE ENCROACHING MAN-MADE SLOPES CREATED BY FILL OPERATIONS ON THE ADJACENT SWEETWATER NATURAL PRODUCTS PROPERTY. THESE MAN-MADE SLOPES CREATED BY THE ADJOINING LANDOWNER WERE NOT DEDUCTED FOR ADJUSTED TRACT AREA.

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84):

ADJUSTED TRACT AREA	=	64,478.7 SF / 1.480 AC
EXISTING DWELLING COVERAGE	=	1,498.1 SF / 0.034 AC
EXISTING SHED COVERAGE	=	103.5 SF / 0.002 AC
EXISTING PAVED DRIVEWAY COVERAGE	=	1,033.8 SF / 0.024 AC
EXISTING COMPACTED GRAVEL COVERAGE	=	13,454.5 SF / 0.309 AC
EXISTING CONCRETE SIDEWALK COVERAGE	=	0.0 SF / 0.000 AC
EXISTING WELL COVER	=	38.5 SF / 0.001 AC
TOTAL EXISTING IMPERVIOUS AREA	=	16,586.3 SF / 0.380 AC
EXISTING IMPERVIOUS COVERAGE	=	25.72%

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

ADJUSTED TRACT AREA	=	132,195.7 SF/3.035 AC
EXISTING IMPERVIOUS COVERAGE	=	0.0 SF / 0.000 AC
TOTAL EXISTING IMPERVIOUS AREA	=	0.0 SF / 0.000 AC
	=	0.0%

SOILS IDENTIFICATION:

THE CONESTOGA SOILS LOCATED ON THIS SITE ARE CONSIDERED HYDRIC SOILS BY THE USDA NATURAL RESOURCES CONSEVATION DISTRICT

SYMBOL	DESCRIPTION	DEPTH TO HIGH WATER	DEPTH TO BEDROCK	HYROLOGIC SOIL GROUP
CpA	CONESTOGAY SILT LOAM, 0 TO 3 PERCENT SLOPES	0"-12"	72"-99"	C/D
EdC	EDGEMONT CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	>80"	42"-84"	A
ExD	EDGEMONT CHANNERY SANDY LOAM, 8 TO 25 PERCENT SLOPES, EXTREMELY STONY	>80"	42"-84"	A
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES	>80"	60"-80"	B
UugD	URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 8 TO 25 PERCENT SLOPES	+/- 60"	20"-70"	C

NOTICE OF ARCHEOLOGICAL RESOURCES:

ANY ACTIVITIES, INCLUDING BUT NOT LIMITED TO THOSE REQUIRING THE COMPLETION AND SUBMISSION OF SEWAGE PLANNING MODULES, NEW CONSTRUCTION, EXCAVATION, AND NEW ROADS OR DRIVEWAYS, WHICH MAY AFFECT ARCHAEOLOGICAL RESOURCES OR CEMETERIES SHALL BE REQUIRED TO IDENTIFY ANY KNOWN RESOURCES AND TO DETERMINE ANY POTENTIAL RESOURCES. A PHASE 1 ARCHAEOLOGICAL STUDY SHALL NOT BE REQUIRED IF THE PENNSYLVANIA HISTORIC AGENCY AGREES IN WRITING TO CONDUCT SUCH A STUDY IF ACTUAL RESOURCES ARE DISCOVERED DURING THE ACTIVITY.

OVERHEAD POWER LINE NOTICE:

CONTACT WITH POWER LINES CAN RESULT IN DEATH OR SERIOUS BURNS. TREAT ALL OVERHEAD POWER LINES AS ENERGIZED AND POTENTIALLY DANGEROUS. CONTRACTORS & SUBCONTRACTORS MUST OBTAIN COPIES OF PECO ELECTRIC CONSTRUCTION STANDARD S-7070, "CONDITIONS FOR WORKING IN THE VICINITY OF ELECTRIC TRANSMISSION LINES OF PECO ENERGY AND ITS SUBSIDIARIES" AND COMPLY WITH ITS PROVISIONS.

TREE PROTECTION MEASURES AND NOTES:

EVERY EFFORT SHALL BE MADE TO PRESERVE INDIVIDUAL TREES WITHIN THE LIMITS OF DISTURBANCE AND TREE REMOVAL WHERE PRACTICAL. TREE PROTECTION FENCE SHALL BE INSTALLED AROUND THESE TREES AND HEAVY EQUIPMENT TRAFFIC OVER THE ROOT STRUCTURES SHALL BE MINIMIZED. THE FOLLOWING STANDARDS SHALL BE OBSERVED:

1. WHERE EXISTING GROUND LEVELS ARE TO BE CHANGED, DRAINAGE TILE SHALL BE INSTALLED AT THE ORIGINAL SOIL LEVEL AS DEEP AS POSSIBLE. THE TILE SHALL BE LAID ON A LEVEL BED OF SAND. THE TRENCH SHALL BE LEFT OPEN OR FILLED WITH COARSE STONE OR GRAVEL. TILES SHALL BE INSTALLED IN A RADIATING PATTERN ON LAID IN PARALLEL LINES.
2. TREES WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE OR WHICH BORDER AN ENTRANCE OR EXIT TO A BUILDING SITE SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (TREE PROTECTION FENCE AS LABELED ON THE PLANS).
3. SOIL SHALL BE PROTECTED FROM THE ROOTS OF TREES DURING CONSTRUCTION. NO TREES SHALL BE PAINTED OR OTHERWISE MARKED WITH BRIGHTLY COLORED PAINT.
4. HEAVY EQUIPMENT OPERATORS SHALL AVOID EXISTING TREE TRUNKS & ROOTS. FEEDER ROOTS SHALL NOT BE CUT CLOSER THAN TWENTY-FIVE (25) FEET FROM TREE TRUNKS.
5. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE UNTIL THEY ARE TREATED BY A TREE REPAIR SPECIALIST.
6. TREES LIMBS DAMAGED DURING CONSTRUCTION SHALL BE SAWED FLUSH TO THE TREE TRUNK AND IMMEDIATELY TREATED WITH TREE PROTECTION PAINT.
7. THE OPERATION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
8. CONTRACTOR SHALL APPLY FERTILIZER TO DECIDUOUS TREES TO AID IN THEIR RECOVERY FROM POSSIBLE DAMAGE CAUSED DURING CONSTRUCTION ACTIVITIES.
9. CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASE OF EXISTING TREES TO BE PROTECTED.

SHARED PARKING STUDY REQUIREMENT:

PER WEST VINCENT TOWNSHIP ZONING ORDINANCE SECTION 390-135.N, A SHARED PARKING STUDY SHALL BE SUPPLIED BY AN APPLICANT WHEN AN APPLICATION IS MADE FOR SUBDIVISION OR LAND DEVELOPMENT IN THE PC/LI, LVCC, BV, RA AND VCB ZONING DISTRICTS. PLEASE NOTE THAT IT IS NOT THE INTENT OF THE APPLICANT TO SHARE PARKING WITH ADJOINING PROPERTIES DUE TO THE UNIQUE AND SOMEWHAT ISOLATED NATURE OF THE EXISTING/PROPOSED DEVELOPMENT.

GENERAL NOTES:

1. *RECPORD OWNER/APPLICANT:* POTHOUSE-KIMBERTON, LLC 2000 CONESTOGA ROAD, SUITE 100 501 KIMBERTON ROAD PHOENIXVILLE, PA 19460 (484) 363-2722

   PARCEL INFORMATION: PARCEL 2506 00840000 BRIAN MARR MD 890 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 352, PG 0126

   PARCEL INFORMATION: PARCEL 2506 00700000 BRIAN MARR MD 898 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 0080, PG 0494
2. *TOTAL TRACT AREA: 231,103.3 SF/5.305 AC (GROSS BOTH PARCELS)*
   NUMBER OF EXISTING LOTS: 1
   NUMBER OF PROPOSED LOTS: 1
   PROPOSED USE: SELF STORAGE FACILITY
3. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC., VALLEY FORGE, PA, IN OCTOBER, 2021. DRAWING No.202113880. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL EASEMENTS WERE NOT SHOWN.
4. ON-LOT SEWER AND WATER ARE EXISTING AND PROPOSED.
5. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE WEST VINCENT TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, RULES, REGULATIONS AND ORDINANCES.
6. ABANDONED WELLS, IF ANY, SHALL BE LOCATED AND PROPERLY SEALED. THE EXISTING WELL SHALL BE ABANDONED AND A NEW WELL SHALL BE INSTALLED WHICH MEETS THE MINIMUM REQUIRED ISOLATION DISTANCES.
7. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996. ALL OTHER APPLICABLE AMENDMENTS TO ACT 287 SHALL ALSO BE FOLLOWED. ALL UTILITIES SHOWN ARE TO BE INSTALLED UNDERGROUND. THE LOCATIONS OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED, THE CONTRACTOR MUST VERIFY LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
9. CONCRETE MONUMENTS SHOWN AS THUS, ■ SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS ●, SHALL BE PLACED WHERE INDICATED.
10. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST SUBSTANTIAL EROSION & SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.
11. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT OF ANY PROPOSED OR EXISTING SEPTIC SYSTEM, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELLS.
12. THIS PROJECT IS WHOLLY LOCATED WITHIN THE BLACKHORSE RUN WATERSHED, A WATERSHED DESIGNATED A TROUT STOCKED FISHERY; MORATORY FISHERY (TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
13. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, DECEMBER, 2021.
14. THERE ARE NO PROPERTIES IDENTIFIED AS HISTORIC BY WEST VINCENT TOWNSHIP ON EITHER OF THESE TWO PROPERTIES.
15. NO FLOODPLAIN EXISTS ON THESE TRACTS PER FEMA PANEL 42029C0200G (EFFECTIVE 09/29/11) THE ENTIRE PROJECT IS IN ZONE X.
16. SITE TRACTS ARE LOCATED WITHIN THE CHAPMAN FILED GROUP, GROSS GEOLOGICAL FORMATION PER THE PENNSYLVANIA GEOLOGIC DATA EXPLORER. THIS FORMATION IS MEDIUM GRAINED, MEDIUM TO DARK GRAY, LOCALLY GNEISSIC, PREDOMINANTLY FELDSPAR AND QUARTZ, PLUS DARK ACCESSORIES AND VARIOUS ALTERATION MINERALS.
17. HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE LAND DEVELOPMENT PLANS FOR REVIEW AND APPROVAL BY THE TOWNSHIP BUILDING CODES ENFORCEMENT OFFICIAL. THE HANDICAP ACCESS ROUTE SHOWN ON THIS PLAN SATISFY FEDERAL AMERICAN DISABILITIES ACT REQUIREMENTS. FINAL HANDICAP ACCESS DESIGN SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.
18. FREESTANDING BUSINESS SIGNS SHALL NOT EXCEED 32 SQUARE FEET PER SIDE WITH A MAXIMUM HEIGHT OF10 FEET. IN ADDITION TO THE FREESTANDING BUSINESS SIGN, ONE WALL MOUNTED SIGN UP TO 8 SQUARE FT OR ONE WALL SIGN WHEN FOR THE PURPOSE OF IDENTIFYING THE NAME OF THE BUSINESS OCCUPANT SHALL BE PERMITTED. ONE SIGN SQUARE FEET FOR USE WITH A MAXIMUM HEIGHT OF 18 FEET. THESE DIMENSIONS MAY BE REASONABLY MODIFIED AT THE DISCRETION OF THE BOARD OF SUPERVISORS. NO ADDITIONAL FREESTANDING SIGNS SHALL BE PERMITTED.

ZONING: LVCC LUDWIGS VILLAGE COMMERCIAL CENTER DISTRICT

	REQUIRED	EXISTING 25-6-84	PROPOSED 25-6-84
MINIMUM GROSS LOT AREA EXC. R/W	5.000 SF (MIN)	64,478 SF	61,878 SF
MINIMUM FRONT YARD	40.00' (MIN)	40.00' (MIN)	40.00' (MIN)
MINIMUM SIDE YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL)			
ADJOINING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ADJOINING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	25.72% (16,586.3 SF)	29.88% (18,018 SF)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	25.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM BUILDING SIZE	15,000 SF (MIN)	15,000 SF (MIN)	15,000 SF (MIN)
MINIMUM BUILDING SEPARATION	15.00' (MIN)	15.00' (MIN)	15.00' (MIN)
MAXIMUM BUILDING SEPARATION	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	25.72% (16,586.3 SF)	61.04% (38,054 SF)

ZONING NOTES:
1. THE ABOVE ZONING TABLE UTILIZES EXISTING PENNDOT LEGAL RIGHT-OF-WAY WIDTHS FOR POTTSTOWN PIKE (SR 0100) AS SUCH, THE FRONT AND SIDE YARD SETBACKS ARE THE MINIMUM REQUIRED BY ZONING AND DO NOT NEED TO BE EXPANDED.
2. POTTSTOWN PIKE (SR 0100) IS ASSIGNED AS A PRINCIPAL ARTERIAL ROADWAY, AS CLASSIFIED BY WEST VINCENT TOWNSHIP.
3. LOT IMPERVIOUS COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

ZONING: PC/LI PLANNED COMMERCIAL /LIGHT INDUSTRIAL DISTRICT

	REQUIRED	EXISTING 25-6-70	PROPOSED 25-6-70
MINIMUM GROSS LOT AREA	1.000 AC (MIN)	3.035 AC (MIN)	3.351 AC (MIN)
MINIMUM FRONT YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM SIDE YARD			
ADJOINING RESIDENTIAL DISTRICT	75.00' (MIN)	75.00' (MIN)	75.00' (MIN)
ADJOINING ALL OTHER DISTRICTS	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL)			
ADJOINING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ADJOINING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	0.00% (MAX)	47.54% (MAX)
MAXIMUM BUILDING COVERAGE	30.00% (MAX)	0.00% (MAX)	22.38% (MAX)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	35.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	100.00% (MIN)	49.41% (MIN)*

ZONING NOTES:
1. THE MINIMUM GROSS LOT AREA LISTED IN THE ABOVE ZONING TABLE ASSUMES A SINGLE USE ON EACH LOT.
2. *GREENWAY LAND:* EXCLUSIVE OF PARKING AREAS, SUCH AREAS SHALL BE FULLY LANDSCAPED AND SHALL NOT CONTAIN ANY PARKING SPACES, OUTDOOR STORAGE, OR SUPPLIES OF MERCHANDISE.
3. LOT IMPERVIOUS AND BUILDING COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

SHEET INDEX:

TITLE PLAN	SHEET 1 OF 6
EXISTING RESOURCES AND SITE ANALYSIS PLAN	SHEET 2 OF 6
GREENWAY OWNERSHIP AND MANAGEMENT PLAN	SHEET 3 OF 6
PAVING AND LAYOUT PLAN	SHEET 4 OF 6
IMPROVEMENTS CONSTRUCTION PLAN	SHEET 5 OF 6
LANDSCAPE & SCREENING PLAN	SHEET 6 OF 6

PA ONE CALL:
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS. NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., PRIOR TO BEGINNING WORK. TELEPHONE: (800) 242-1776]

UNDERGROUND UTILITY USERS:
VERIZON PENNSYLVANIA INC.
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4351
CONTACT: ERNESTINE DRAPER

PHILADELPHIA ELECTRIC COMPANY
PO BOX 71
COATESVILLE, PA 19320
1-800-242-1776

AQUA-PENNSYLVANIA WATER COMPANY
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: BERNARD J. STROMBERG, Jr.
(610) 645-4330

COMCAST CABLE COMMUNICATIONS
RT 82 & MONACY ROAD
PO BOX 351
COATESVILLE, PA 19320
(800) 242-1776

PARCEL 2506 00840000 / UPI 25-6-84
PARCEL 2506 00700000 / UPI 25-6-70

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER:

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. 031508-E

GRAPHIC SCALE 1"=30'
0 30 60 90
GRAPHIC SCALE IN FEET

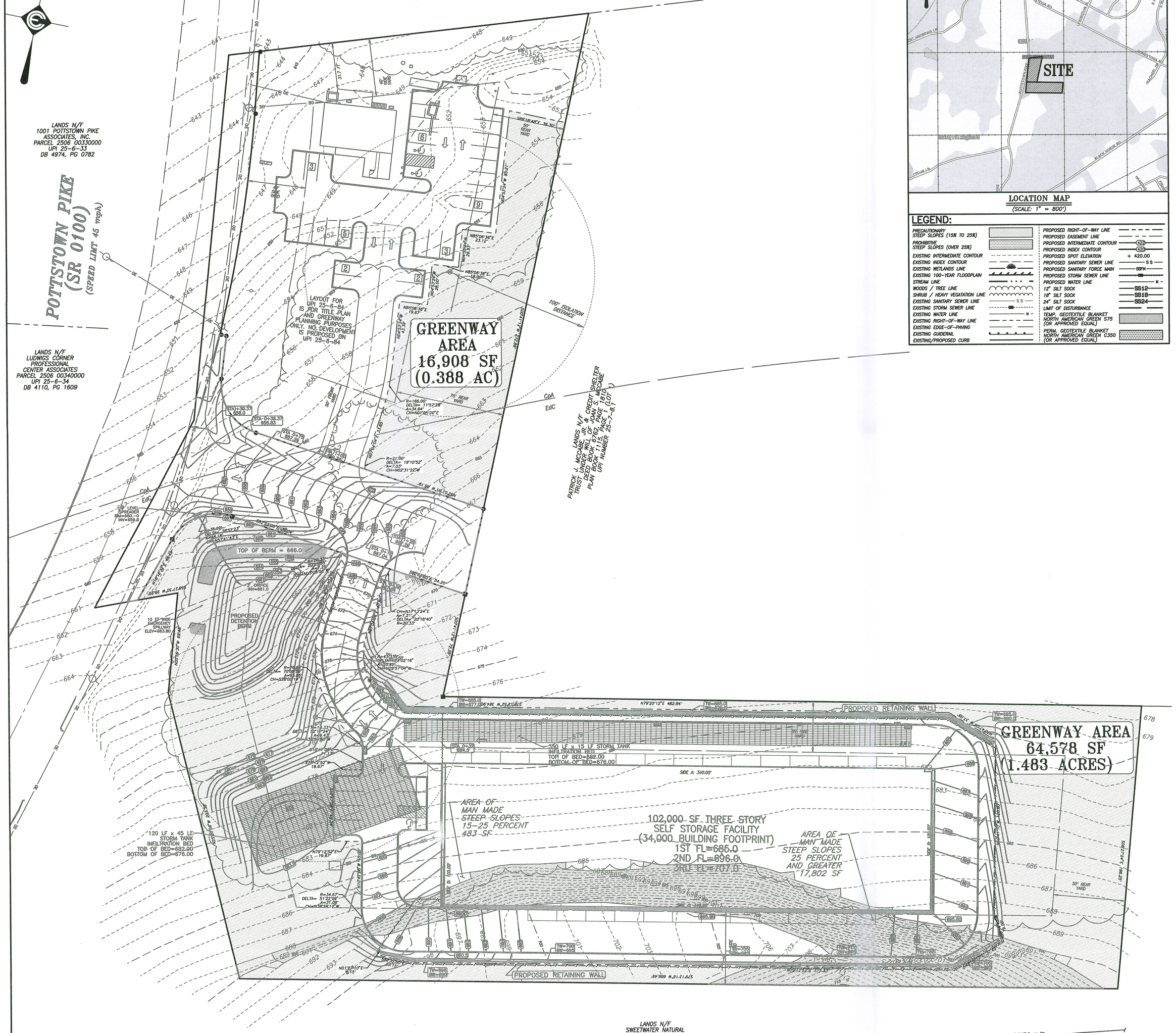
REV No.	DATE	DESCRIPTION

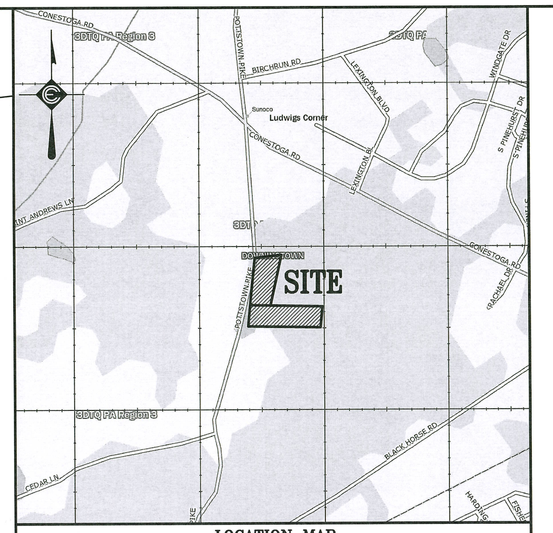
CONDITIONAL USE PLAN FOR POTHOUSE-KIMBERTON, LLC SELF STORAGE

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003
COMENG@CEI-1.COM

DATE:	JANUARY 29, 2025
SCALE:	1" = 30'
SURVEY:	WILKINSON
DRAWN:	JMH/AHZ
CHECKED:	VK
DRAWING No:	202141-1(C)
SHEET:	2
OF:	6





LOCATION MAP
(SCALE: 1" = 800')

LEGEND:

PRECAUTIONARY STEEP SLOPES (15% TO 25%)
PROHIBITIVE STEEP SLOPES (OVER 25%)
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
EXISTING WETLANDS LINE
EXISTING 100-YEAR FLOODPLAIN
STREAM LINE
WOODS / TREE LINE
SHRUB / HEAVY VEGATATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EDGE-OF-PAVING
EXISTING GUIDERAIL
EXISTING/PROPOSED CURB
PROPOSED RIGHT-OF-WAY LINE
PROPOSED EASEMENT LINE
PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY FORCE MAIN
PROPOSED STORM SEWER LINE
PROPOSED WATER LINE
12" SILT SOCK
18" SILT SOCK
24" SILT SOCK
LIMIT OF DISTURBANCE
TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN S75 (OR APPROVED EQUAL)
PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)

SOILS IDENTIFICATION:

THE COKESBURY SOILS LOCATED ON THIS SITE ARE CONSIDERED HYDRIC SOILS BY THE USDA NATURAL RESOURCES CONSERVATION DISTRICT

SYMBOL	DESCRIPTION:	DEPTH TO HIGH WATER	DEPTH TO BEDROCK	HYDROLOGIC SOIL GROUP
CpA	COKESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES	0"-12"	72"-99"	C/D
EdC	EDGEMONT CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	>80"	42"-64"	A

SELF-STORAGE PARKING REQUIREMENTS:

TYPE OF USE:	PARKING REQUIREMENT:	PROPOSED DESIGN:	TOTAL SPACES REQUIRED
SELF STORAGE FACILITY	1 PARKING SPACE PER EMPLOYEE PLUS CUSTOMER PARKING	1 EMPLOYEE	1 SPACE
		6 CUSTOMERS	6 SPACES
			7 SPACES
TOTAL SPACES PROVIDED:			7 SPACES

PROPOSED UPI 25-6-84.
ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	61,878 SF / 1.421 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	28,704 SF / 0.659 AC
ADJUSTED TRACT AREA	=	33,175 SF / 0.762 AC

ADJUSTED TRACT AREA NOTES:

1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, OVERLAPPING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED (% AEA)	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (16,588 SF)	50.96% (16,907 SF)

PROPOSED UPI 25-6-70
ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	125,544 SF / 2.882 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	0.0 SF / 0.000 AC
ADJUSTED TRACT AREA	=	125,544 SF / 2.882 AC

ADJUSTED TRACT AREA NOTES:

1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, OVERLAPPING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED (% AEA)	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (62,772 SF)	51.44% (64,578 SF)

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84):

ADJUSTED TRACT AREA	=	64,478.7 SF / 1.480 AC
EXISTING DWELLING COVERAGE	=	1,498 SF / 0.034 AC
EXISTING SHED COVERAGE	=	133.3 SF / 0.003 AC
EXISTING PAVED DRIVEWAY COVERAGE	=	1,404.5 SF / 0.032 AC
EXISTING COMPACTED GRAVEL COVERAGE	=	13,033.5 SF / 0.299 AC
EXISTING CONCRETE SIDEWALK COVERAGE	=	158.3 SF / 0.010 AC
EXISTING WALL COVERAGE	=	58.5 SF / 0.001 AC
TOTAL EXISTING IMPERVIOUS AREA	=	16,586.3 SF / 0.380 AC
EXISTING IMPERVIOUS COVERAGE	=	25.72%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84:

PROPOSED UPI 25-6-84	=	61,878 SF / 1.421 AC
RESIDUAL EXISTING BUILDING COVERAGE	=	1,498 SF / 0.034 AC
PROPOSED BUILDING COVERAGE	=	449 SF / 0.010 AC
PROPOSED DRIVEWAY COVERAGE	=	1,404 SF / 0.032 AC
PROPOSED PAVEMENT COVERAGE	=	14,953 SF / 0.343 AC
PROPOSED SIDEWALK COVERAGE	=	863 SF / 0.019 AC
PROPOSED CONCRETE PAD COVERAGE	=	150 SF / 0.001 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	18,189 SF / 0.417 AC
PROPOSED IMPERVIOUS COVERAGE	=	29.38%

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

ADJUSTED TRACT AREA	=	132,195.7 SF/3.035 AC
EXISTING IMPERVIOUS COVERAGE	=	0.0 SF / 0.000 AC
TOTAL EXISTING IMPERVIOUS AREA	=	0.0 SF / 0.000 AC
	=	0.0%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

PROPOSED UPI 25-6-70	=	145,852 SF / 3.351 AC
PROPOSED BUILDING COVERAGE	=	34,000 SF / 0.995 AC
PROPOSED PAVEMENT COVERAGE	=	35,789 SF / 0.835 AC
PROPOSED SIDEWALK COVERAGE	=	245 SF / 0.005 AC
PROPOSED RETAINING WALL COVERAGE	=	2,170 SF / 0.050 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	72,204 SF / 1.658 AC
PROPOSED IMPERVIOUS COVERAGE	=	49.47%

GENERAL NOTES:

1. *RECPORD OWNER/APPLICANT:*
   POTHOUSE-KIMBERTON, LLC
   c/o NANNEET K. SHARMA, MD
   507 KIMBERTON ROAD
   PHOENIXVILLE, PA 19460
   (484) 362-2722

   PARCEL INFORMATION:
   PARCEL 2506 00680000
   UPI 25-6-68
   996 POTTSTOWN PIKE
   CHESTER SPRINGS, PA 19425
   DB 9352, PG 0128

   PARCEL INFORMATION:
   PARCEL 2506 00700000
   UPI 25-6-70
   996 POTTSTOWN PIKE
   CHESTER SPRINGS, PA 19425
   DB 9360, PG 0494
2. *TOTAL TRACT AREA: 231,103.3 SF/5.305 AC (GROSS BOTH PARCELS)*
   NUMBER OF EXISTING LOTS..... 2
   NUMBER OF PROPOSED LOTS..... 1
   PROPOSED USE..... SELF STORAGE FACILITY
3. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC., VALLEY FORGE, PA, IN OCTOBER, 2021. DRAWING No.202113B00. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. VERTICAL DATUM: NAVD 88
4. ON-LOT SEWER AND WATER ARE EXISTING AND PROPOSED.
5. THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE CHESTER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES. SHOULD THE ALTERNATE SYSTEM ON UPI 25-6-84 BE UTILIZED, THE EXISTING WELL SHALL BE ABANDONED AND A NEW WELL SHALL BE INSTALLED WHICH MEETS THE MINIMUM REQUIRED ISOLATION DISTANCES.
6. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF EARTH DISTURBANCE ACTIVITIES. THE DEVELOPER SHALL ALSO CONFORM TO THE PROVISIONS OF PA ACT 287 AND OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD & AS MARKED BY THE UTILITY COMPANIES.
7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO COMMENCEMENT OF WORK.
8. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES AND PERMANENT MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER(S).
9. CONCRETE MONUMENTS SHOWN AS THUS ■ SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS ● SHALL BE PLACED WHERE INDICATED.
10. AND ON-SITE WATERCOURSE SHALL BE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION & SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.
11. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT OF ANY PROPOSED OR EXISTING BUILDING, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELLS.
12. THIS PROJECT IS WHOLLY LOCATED WITHIN THE BLACKHORSE RUN WATERSHED, A WATERSHED DESIGNATED A TROUT STOCKED FISHERY; MIGRATORY FISHERY (TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
13. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, DATED 09/29/2020.
14. THERE ARE NO PROPERTIES IDENTIFIED AS HISTORIC BY WEST VINCENT TOWNSHIP ON EITHER OF THESE TWO PROPERTIES.
15. NO FLOODPLAIN EXISTS ON THESE TRACTS PER FEMA PANEL 42029C0090G (EFFECTIVE 09/29/17) THE ENTIRE SITE LIES WITHIN FEMA ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
16. ACCORDING TO THE PENNSYLVANIA GEOLOGICAL SURVEY, THE GEOLOGICAL FORMATION PER THE PENNSYLVANIA GEOLOGIC DATA EXPLORER THIS FORMATION IS MEDIUM GRAINED, MEDIUM TO DARK GRAY, LOCALLY CHEESSIC, PREDOMINANTLY FELDSPAR AND QUARTZ, PLUS DARK ACCESSORIES AND VARIOUS ALTERATION MINERALS.
17. HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE LAND DEVELOPMENT PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS DEMONSTRATING THAT THE ACCESS SHOWN IS ACCEPTABLE TO THE APPROPRIATE ENFORCEMENT AUTHORITY. HANDICAP ACCESSIBLE ACCESS TO THE BUILDINGS DESIGN SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.
18. FREESTANDING BUSINESS SIGNS SHALL NOT EXCEED 32 SQUARE FEET PER SIDE WITH A MAXIMUM HEIGHT OF10 FEET. IN ADDITION TO THE FREESTANDING BUSINESS SIGN, ONE WALL MOUNTED SIGN UP TO 8 SQUARE FT OR ONE WALL SIGN WHEN PART OF THE ARCHITECTURAL DESIGN OF THE BUILDIN IS PERMITTED, CONTAINING NOT MORE THAN FOUR SQUARE FEET PER USE WITH A MAXIMUM HEIGHT OF 18 FEET, THESE DIMENSIONS MAY BE REASONABLY ADJUSTED AT THE DISCRETION OF THE BOARD OF SUPERVISORS. NO ADDITIONAL FREESTANDING SIGNS SHALL BE PERMITTED.

ZONING: LVCC LUDWIGS VILLAGE COMMERCIAL CENTER DISTRICT

	REQUIRED	EXISTING 25-6-84	PROPOSED 25-6-84
MINIMUM GROSS LOT AREA EXC. R/W	5,000 SF (MIN)	64,479 SF	61,878 SF
MINIMUM FRONT YARD	40.00' (MIN)	40.00' (MIN)	40.00' (MIN)
MINIMUM SIDE YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL)			
ABUTTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ABUTTING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	25.72% (16,588.3 SF)	29.38% (18,038 SF)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	35.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	15.00' (MAX)	15.00' (MAX)	15.00' (MAX)
MINIMUM BUILDING SEPARATION	15.00' (MIN)	15.00' (MIN)	15.00' (MIN)
MAXIMUM BUILDING SEPARATION	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	50.96% (16,588.3 SF)	51.44% (38,578 SF)

ZONING NOTES:
1. THE ABOVE ZONING TABLE UTILIZES EXISTING PERMODE LEGAL RIGHT-OF-WAY WIDTHS FOR POTTSTOWN PIKE (SR 0100). AS SUCH, THE FRONT AND SIDE YARD SETBACKS ARE TO BE MEASURED FROM THE MINIMUM REQUIRED RIGHT OF WAY AND DO NOT NEED TO BE EXPONDED ADD.
2. POTTSTOWN PIKE (SR 0100) IS ASSUMED AS A PRINCIPAL ARTERIAL ROADWAY, AS CLASSIFIED BY WEST VINCENT TOWNSHIP.
3. LOT IMPERVIOUS COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

ZONING: PC/LI — PLANNED COMMERCIAL /LIGHT INDUSTRIAL DISTRICT

	REQUIRED	EXISTING 25-6-70	PROPOSED 25-6-70
MINIMUM GROSS LOT AREA	1.000 AC (MIN)	3.035 AC (MIN)	3.351 AC (MIN)
MINIMUM FRONT YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM SIDE YARD			
ABUTTING RESIDENTIAL DISTRICT	75.00' (MIN)	75.00' (MIN)	75.00' (MIN)
ABUTTING ALL OTHER DISTRICTS	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL)			
ABUTTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ABUTTING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	0.00% (MAX)	47.54% (MAX)
MAXIMUM BUILDING COVERAGE	30.00% (MAX)	0.00% (MAX)	23.39% (MAX)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	35.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	100.00% (MIN)	46.41% (MIN)+

ZONING NOTES:
1. THE MINIMUM GROSS LOT AREA LISTED IN THE ABOVE ZONING TABLE ASSUMES A SINGLE USE ON EACH LOT.
2. FRONT YARDS ARE EXCLUSIVE OF PARKING AREAS. SUCH AREAS SHALL BE FULLY LANDSCAPED AND SHALL NOT CONTAIN ANY PARKING SPACES, OUTDOOR STORAGE, OR DISPLAYS OF MERCHANDISE.
3. LOT IMPERVIOUS AND BUILDING COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

SHEET INDEX:

TITLE PLAN..... SHEET 1 OF 6
EXISTING RESOURCES AND SITE ANALYSIS PLAN..... SHEET 2 OF 6
GREENWAY OWNERSHIP AND MANAGEMENT PLAN..... SHEET 3 OF 6
PAVING AND LAYOUT PLAN..... SHEET 4 OF 6
IMPROVEMENTS CONSTRUCTION PLAN..... SHEET 5 OF 6
LANDSCAPE & SCREENING PLAN..... SHEET 6 OF 6

PA ONE CALL:
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) THE CONTRACTOR SHALL VERIFY, AS NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES THE CONTRACTOR MUST VERIFY AND GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-1776]

UNDERGROUND UTILITY USERS:

VERIZON PENNSYLVANIA INC.
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(610) 436-8779
CONTACT: ERNESTINE DRAPER

PHILADELPHIA ELECTRIC COMPANY
PO BOX 11
COATESVILLE, PA 19320
1-800-242-1776

AQUA-PENNSYLVANIA WATER COMPANY
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: ROBERT J. STROMBERG, Jr.
(610) 645-4230

COMCAST CABLE COMMUNICATIONS
1001 E. MARKET ROAD
PO BOX 1115
COATESVILLE, PA 19320
(800) 242-1776

PARCEL 2506 00840000 / UPI 25-6-84
PARCEL 2506 00700000 / UPI 25-6-70

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. 011508

GRAPHIC SCALE 1"=30'
0 30 60 90
GRAPHIC SCALE IN FEET

REV No.	DATE	DESCRIPTION

GREENWAY OWNERSHIP & MANAGEMENT PLAN

CONDITIONAL USE PLAN FOR

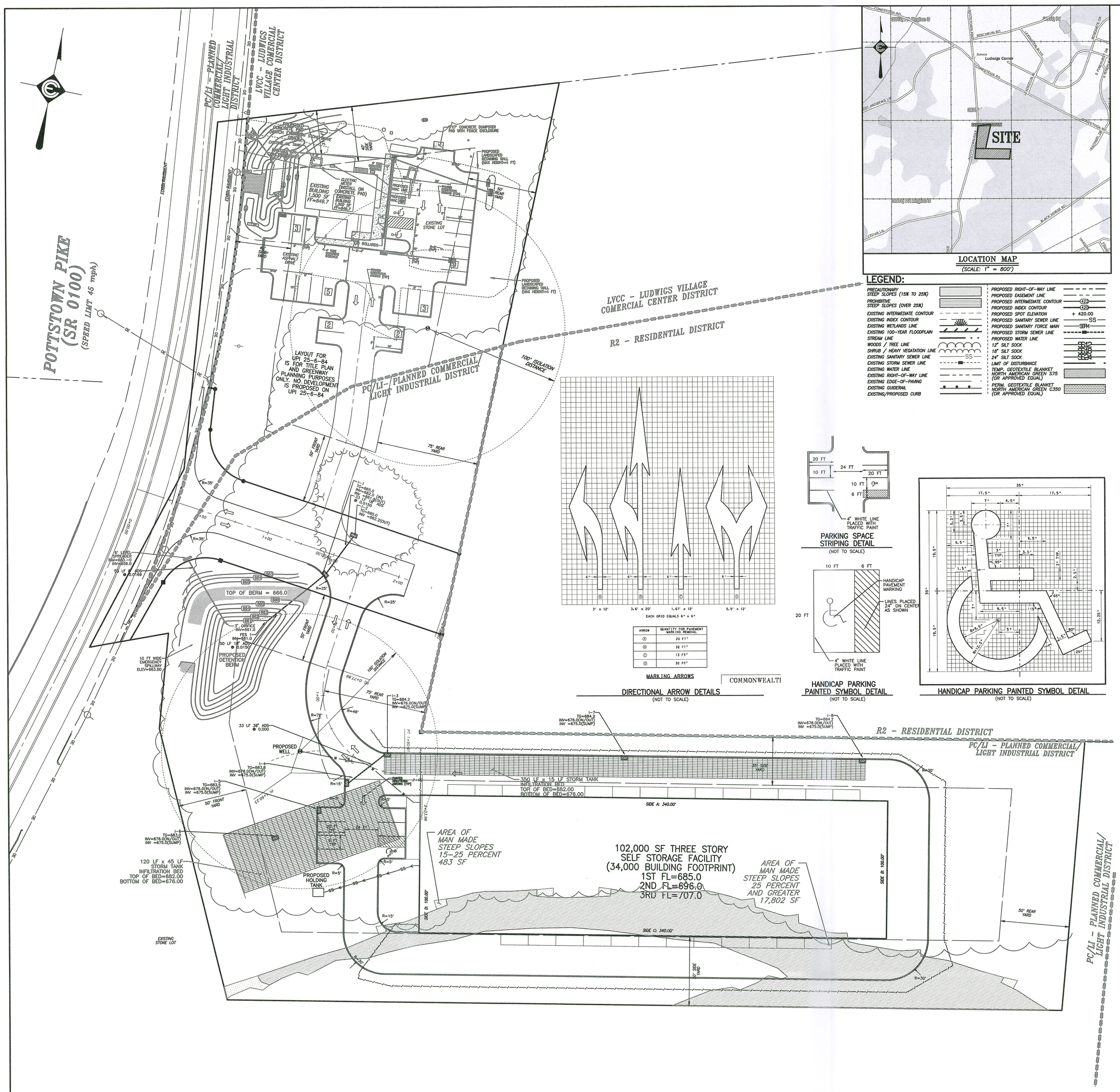
POTHOUSE-KIMBERTON, LLC SELF STORAGE

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003
COMENG@CEI-1.COM

DATE:	JANUARY 29, 2025
SCALE:	1" = 30'
SURVEY:	WILKINSON
DRAWN:	JMH/KHZ
CHECKED:	VK
DRAWING No:	202141-1(c)

SHEET: 3 OF: 6



LOCATION MAP
(SCALE: 1" = 800')

LEGEND:

PRECAUTIONARY STEEP SLOPES (15% TO 25%)	PROPOSED RIGHT-OF-WAY LINE
PROHIBITIVE STEEP SLOPES (OVER 25%)	PROPOSED EASEMENT LINE
EXISTING INTERMEDIATE CONTOUR	PROPOSED INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR	PROPOSED INDEX CONTOUR
EXISTING WETLANDS LINE	PROPOSED SPOT ELEVATION + 420.00
EXISTING 100-YEAR FLOODPLAIN	PROPOSED SANITARY SEWER LINE SS
STREAM LINE	PROPOSED SANITARY FORCE MAIN
WOODS / TREE LINE	PROPOSED STORM SEWER LINE
SHRUB / HEAVY VEGATATION LINE	PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE SS	12" SILT SOCK SS12
EXISTING STORM SEWER LINE	18" SILT SOCK SS18
EXISTING WATER LINE	24" SILT SOCK SS24
EXISTING RIGHT-OF-WAY LINE	LIMIT OF DISTURBANCE
EXISTING EDGE-OF-PAVING	TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN S75 (OR APPROVED EQUAL)
EXISTING GUIDERAIL	PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)
EXISTING/PROPOSED CURB	

ARROW	QUANTITY FOR PAVEMENT MARKING REMOVAL
A	20 FT²
B	32 FT²
C	13 FT²
D	32 FT²

MARKING ARROWS

DIRECTIONAL ARROW DETAILS
(NOT TO SCALE)

PARKING SPACE STRIPING DETAIL
(NOT TO SCALE)

HANDICAP PARKING PAINTED SYMBOL DETAIL
(NOT TO SCALE)

HANDICAP PARKING PAINTED SYMBOL DETAIL
(NOT TO SCALE)

GENERAL NOTES:

1. RECORDING OWNER/APPLICANT: POTHOUSE-KIMBERTON, LLC c/o NAMRATA K. SHARMA, MD 507 KIMBERTON ROAD PHOENIXVILLE, PA 19460 (484) 363-0722

   PARCEL INFORMATION: PARCEL 2506 00840000 UPI 25-6-84 990 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 932, PG 0126

   PARCEL INFORMATION: PARCEL 2506 00700000 UPI 25-6-70 986 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 0080, PG 0494

2. TOTAL TRACT AREA: 231,103.5 SF/5.305 AC (GROSS BOTH PARCELS)
   NUMBER OF EXISTING LOTS.....2
   NUMBER OF PROPOSED LOTS.....2
   PROPOSED USE.....SELF STORAGE FACILITY
3. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY MUNSON & ASSOCIATES, INC., VALLEY FORGE, PA, IN OCTOBER, 2021. DRAWING No.2021135B0. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. VERTICAL DATUM: NAVD 88
4. ON-LOT SEWER AND WATER ARE EXISTING AND PROPOSED.
5. THE USE OF THE PROPERTY SHALL BE IN ACCORDANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE WEST VINCENT TOWNSHIP ZONING ORDINANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES. SHOULD THE ALTERNATE SYSTEM ON UPI 25-6-84 BE UTILIZED, THE EXISTING WELL SHALL BE ABANDONED AND A NEW WELL SHALL BE INSTALLED WHICH MEETS THE MINIMUM REQUIRED ISOLATION DISTANCES.
6. THE CONTRACTOR SHALL OBTAIN A PENNSYLVANIA ONE CALL SYSTEM, INC. DESIGNATION PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 181 OF 1996 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD & AS MARKED BY THE UTILITY COMPANIES.
7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE PERMANENT. MAINTENANCE OF PERMANENT STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER(S).
9. CONCRETE MONUMENTS SHOWN AS "MON" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS "●IP" SHALL BE PLACED WHERE INDICATED.
10. AREA SHALL BE ACCEPTABLE TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION & SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER SUBSURFACE MOVEMENTS.
11. TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO PROPOSED WELLS WITHIN 100 FT. OF ANY PROPOSED OR EXISTING SEPTIC SYSTEM, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELLS.
12. THIS PROJECT IS WHOLLY LOCATED WITHIN THE BLACKSMIRE RUN WATERSHED, A WATERSHED DESIGNATED A TROUT STOCKED FISHERY; MIGRATORY FISHERY (TSF; MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
13. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEB SOIL SURVEY, DECEMBER, 2022.
14. THERE ARE NO PROPERTIES IDENTIFIED AS HISTORIC BY WEST VINCENT TOWNSHIP ON EITHER OF THESE TWO PROPERTIES.
15. NO FLOODPLAIN EXISTS ON THESE TRACTS PER FEMA PANEL 42029C0090G (EFFECTIVE 09/29/17.) THE ENTIRE SITE LIES within FEMA ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
16. GEOLOGY AND GEOLOGIC HAZARDS: THE UNDERLYING GEOLOGICAL FORMATION PER THE PENNSYLVANIA GEOLOGICAL SURVEY WEB FORMATION IS MEDIUM GRAINED, MEDIUM TO DARK GRAY LOCALLY CHERSTAL, PREDOMINANTLY FELDSPAR AND QUARTZ, PLUS DARK ACCESSORIES AND VARIOUS ALTERATION MINERALS.
17. HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE LAND DEVELOPMENT PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS RESPONSIBLE FOR THAT THE ACCESS POINTS SHOWN ON THIS PLAN CONFORM TO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED AND/OR EXISTING BUILDING. THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED AND/OR EXISTING BUILDING.
18. FREESTANDING BUSINESS SIGNS SHALL NOT EXCEED 32 SQUARE FEET PER SIDE WITH A MAXIMUM HEIGHT OF10 FEET. IN ADDITION TO THE FREESTANDING BUSINESS SIGN, ONE WALL MOUNTED SIGN UP TO 8 SQUARE FT OR ONE WALL SIGN WHEN PART OF THE ARCHITECTURAL DESIGN OF THE BUILDIN IS PERMITTED, CONTAINING NOT MORE THAN FOUR SQUARE FEET PER USE, WITH A MAXIMUM HEIGHT OF 16 FEET. THESE DIMENSIONS MAY BE REASONABLY MODIFIED AT THE DISCRETION OF THE BOARD OF SUPERVISORS. NO ADDITIONAL FREESTANDING SIGNS SHALL BE PERMITTED.

SOILS IDENTIFICATION:

THE COKESBURY SOILS LOCATED ON THIS SITE ARE CONSIDERED HYDRIC SOILS BY THE USDA NATURAL RESOURCES CONSERVATION DISTRICT

SYMBOL	DESCRIPTION:	DEPTH TO HIGH WATER	DEPTH TO BEDROCK	HYDROLOGIC SOIL GROUP
CpA	COKESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES	0"-12"	72"-99"	C/D
EdC	EDGEMONT CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	>80"	42"-84"	A

SELF-STORAGE PARKING REQUIREMENTS:

TYPE OF USE:	PARKING REQUIREMENT:	PROPOSED DESIGN:	TOTAL SPACES REQUIRED
SELF STORAGE FACILITY	1 PARKING SPACE PER EMPLOYEE PLUS CUSTOMER PARKING	1 EMPLOYEE	1 SPACE
		6 CUSTOMERS	6 SPACES
	TOTAL SPACES PROVIDED:		7 SPACES

PROPOSED UPI 25-6-84 ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	61,878 SF / 1.421 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	28,704 SF / 0.659 AC
ADJUSTED TRACT AREA	=	33,175 SF / 0.762 AC

ADJUSTED TRACT AREA NOTES:
1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, QUALIFYING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED (% AREA)	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (16,588 SF)	50.98% (16,907 SF)

PROPOSED UPI 25-6-70 ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	125,544 SF / 2.882 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF HIGH-TENSION ELECTRIC TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CpA)	=	0.0 SF / 0.000 AC
ADJUSTED TRACT AREA	=	125,544 SF / 2.882 AC

ADJUSTED TRACT AREA NOTES:
1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, QUALIFYING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED (% AREA)	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (62,772 SF)	51.44% (64,578 SF)

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84):

ADJUSTED TRACT AREA	=	64,476.7 SF / 1.480 AC
EXISTING DWELLING COVERAGE	=	1,488.1 SF / 0.034 AC
EXISTING SHED COVERAGE	=	153.3 SF / 0.002 AC
EXISTING PAVED DRIVEWAY COVERAGE	=	1,033.6 SF / 0.024 AC
EXISTING COMPACTED GRAVEL COVERAGE	=	13,464.5 SF / 0.309 AC
EXISTING CONCRETE & SIDEWALK COVERAGE	=	428.3 SF / 0.010 AC
EXISTING WALL COVERAGE	=	190.3 SF / 0.001 AC
TOTAL EXISTING IMPERVIOUS AREA	=	16,586.3 SF / 0.380 AC
EXISTING IMPERVIOUS COVERAGE	=	25.73%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84:

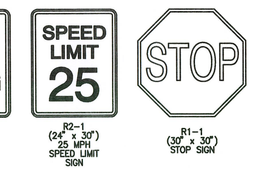
PROPOSED UPI 25-6-84	=	61,878 SF / 1.421 AC
RESIDUAL EXISTING BUILDING COVERAGE	=	1,488 SF / 0.034 AC
PROPOSED BUILDING COVERAGE	=	446 SF / 0.010 AC
PROPOSED SHED COVERAGE	=	153 SF / 0.002 AC
PROPOSED PAVED DRIVEWAY COVERAGE	=	14,498 SF / 0.333 AC
PROPOSED SIDEWALK COVERAGE	=	963 SF / 0.012 AC
PROPOSED CONCRETE PAD COVERAGE	=	150 SF / 0.001 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	18,189 SF / 0.417 AC
PROPOSED IMPERVIOUS COVERAGE	=	29.38%

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

ADJUSTED TRACT AREA	=	132,195.7 SF/3.035 AC
EXISTING IMPERVIOUS COVERAGE	=	0.0 SF / 0.000 AC
TOTAL EXISTING IMPERVIOUS AREA	=	0.0 SF / 0.000 AC
		0.0%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

PROPOSED UPI 25-6-70	=	145,952 SF / 3.351 AC
PROPOSED BUILDING COVERAGE	=	34,000 SF / 0.781 AC
PROPOSED PAVEMENT COVERAGE	=	35,789 SF / 0.822 AC
PROPOSED SIDEWALK COVERAGE	=	245 SF / 0.006 AC
PROPOSED RETAINING WALL COVERAGE	=	2,170 SF / 0.050 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	72,204 SF / 1.658 AC
PROPOSED IMPERVIOUS COVERAGE	=	49.47%

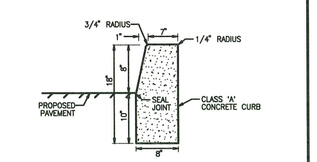


R8-3 NO PARKING SIGN | R2-1 (24" x 30") 25 MPH SPEED LIMIT SIGN | R1-1 (30" x 30") STOP SIGN

SIGN DETAILS

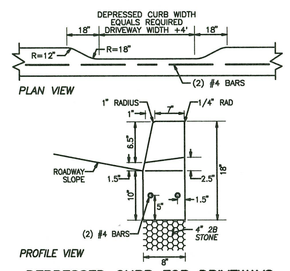
STREET SIGN NOTES:

1. UNLESS SPECIFIED OTHERWISE, MATERIALS, SIGN DIMENSIONS, LETTERING & INSTALLATION SHALL MEET THE REQUIREMENTS OF PaDOT TITLE 67, CHAPTER 211.
2. ALL STREET SIGNS SHALL BE REFLECTORIZED WITH WHITE LEGEND ON A GREEN BACKGROUND.
3. STREET SIGN POSTS SHALL BE HOT DIPPED GALVANIZED STEEL OR ALUMINUM TUBING, TWELVE FOOT (12') ONE-PIECE SECTION, 2-1/8" O.D., MINIMUM 2 LBS PER FOOT.
4. ALL HARDWARE SHALL BE GALVANIZED AND/OR STAINLESS STEEL.
5. EACH POST SHALL HAVE TWO SIGNS, MARKING EACH STREET.
6. WHERE NEW STREETS ARE CONSTRUCTED, STREET SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER INSTALLATION OF THE ROAD BINDER COURSE, OR PRIOR TO ISSUANCE OF THE FIRST NEW BUILDING OCCUPANCY PERMIT, WHICHEVER OCCURS FIRST.



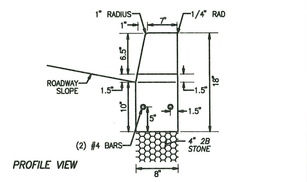
TYPICAL CONCRETE CURB DETAIL
(NOT TO SCALE)

NOTES:
1. CURB SHALL BE CLASS 'A' CONCRETE CURB WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. CURB SHALL CONTAIN 6% AIR-ENTRAINMENT BY VOLUME.
3. CURBING SHALL BE CONSTRUCTED IN 10 FT LENGTHS WITH EXPANSION JOINTS EVERY 40 FT, EXCEPT TO FIT AROUND.
4. EXCAVATION SHALL BE MADE TO THE REQUIRED DEPTH, WITH A FIRM, EVEN SURFACE.



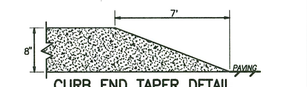
DEPRESSED CURB FOR DRIVEWAYS
(NOT TO SCALE)

NOTES:
1. THE DRIVE DEPRESSION SHALL BE PLACED WITH THE FIRST POUR. IF MISLOCATED, THE ENTIRE THE SECTION SHALL BE REMOVED AND REBUILT.
2. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.



DEPRESSED CURB FOR ROADWAY STATIONS 4+50 TO 5+50 (BOTH SIDES OF CARTWAY)
(NOT TO SCALE)

NOTES:
1. THE CURB DEPRESSION SHALL BE PLACED WITH THE FIRST POUR.
2. THE MAXIMUM CURB REVEAL BETWEEN ROADWAY STATIONS 4+50 AND 5+50 SHALL BE 1.5 INCHES TO ALLOW FOR DRAINAGE OF THE LOW POINT IN THE ROADWAY.



CURB END TAPER DETAIL
(NOT TO SCALE)

NOTES:
1. LINE 7 FT LONG TAPERS SHALL BE INSTALLED AT THE BEGINNING AND END OF ALL CURB SECTIONS.
2. CURB SHALL BE CLASS "A" CONCRETE CURB WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
3. CURB SHALL CONTAIN 6% AIR-ENTRAINMENT BY VOLUME.

SHEET INDEX:

TITLE PLAN..... SHEET 1 OF 6
EXISTING RESOURCES AND SITE ANALYSIS PLAN..... SHEET 2 OF 6
GREENWAY OWNERSHIP AND MANAGEMENT PLAN..... SHEET 3 OF 6
PAVING AND LAYOUT PLAN..... SHEET 4 OF 6
IMPROVEMENTS CONSTRUCTION PLAN..... SHEET 5 OF 6
LANDSCAPE & SCREENING PLAN..... SHEET 6 OF 6

PA ONE CALL:
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF UNDERGROUND SURFACE LOCATE LINES, STRUCTURES, ETC., SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE LOCATE LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL UNDERGROUND LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. (TELEPHONE: (800) 242-1776)

UNDERGROUND UTILITY USERS:
VERIZON PENNSYLVANIA INC.
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 592-4151
CONTACT: ERNESTINE DRAPER

PHILADELPHIA ELECTRIC COMPANY
PO BOX 71
COATESVILLE, PA. 19320
1-800-242-1776

AQUA-PENNSYLVANIA WATER COMPANY
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: BERNARD J. STROMBERG, Jr.
(610) 645-4230

COMCAST CABLE COMMUNICATIONS
81 EO & MONACY ROAD
PO BOX 383
CONSHOHOCKEN, PA 19320
(800) 242-1776

PARCEL 2506 00840000 / UPI 25-6-84
PARCEL 2506 00700000 / UPI 25-6-70

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: _____

GRAPHIC SCALE 1"=30'
0 30 60 90
GRAPHIC SCALE IN FEET

REV No.	DATE	DESCRIPTION

PAVING AND LAYOUT PLAN

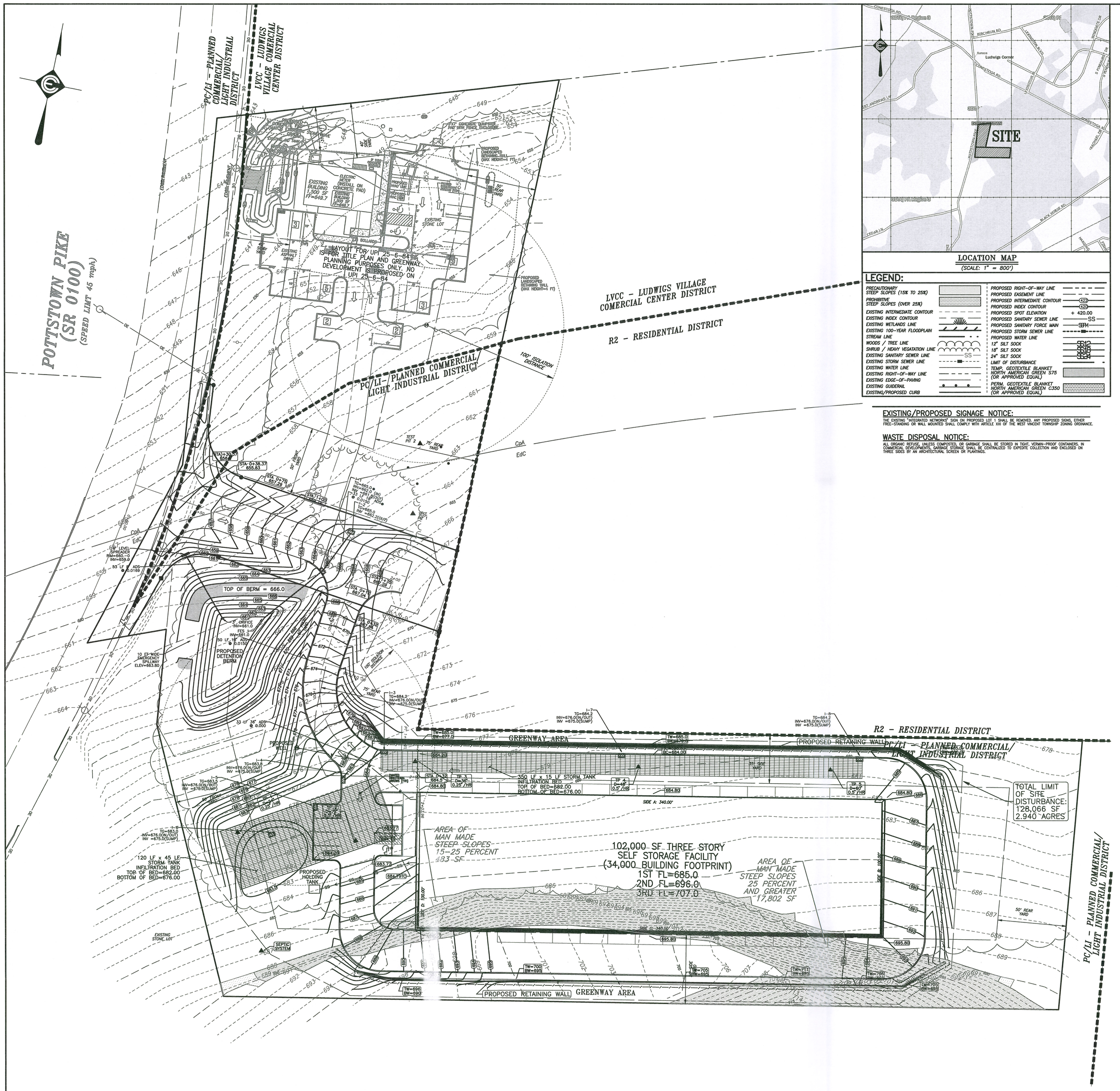
CONDITIONAL USE PLAN FOR POTHOUSE-KIMBERTON, LLC SELF STORAGE

WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003
COMENG@CEI-1.COM

DATE:	JANUARY 29, 2025
SCALE:	1" = 30'
SURVEY:	WILKINSON
DRAWN:	JMH/AHZ
CHECKED:	VK
DRAWING No:	202141-1(C)

SHEET: 4 OF: 6



LOCATION MAP
(SCALE: 1" = 800')

LEGEND:

PRECAUTIONARY STEEP SLOPES (15% TO 25%)
PROHIBITIVE STEEP SLOPES (OVER 25%)
EXISTING INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR
EXISTING WETLANDS LINE
EXISTING 100-YEAR FLOODPLAIN
STREAM LINE
WOODS / TREE LINE
SHRUB / HEAVY VEGATATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EDGE-OF-PAVING
EXISTING GUIDERAIL
EXISTING/PROPOSED CURB
PROPOSED RIGHT-OF-WAY LINE
PROPOSED EASEMENT LINE
PROPOSED INTERMEDIATE CONTOUR
PROPOSED INDEX CONTOUR
PROPOSED SPOT ELEVATION + 420.00
PROPOSED SANITARY SEWER LINE
PROPOSED SANITARY FORCE MAIN
PROPOSED STORM SEWER LINE
PROPOSED WATER LINE
12" SILT SOCK
18" SILT SOCK
24" SILT SOCK
LIMIT OF DISTURBANCE
TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN S75 (OR APPROVED EQUAL)
PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)

EXISTING/PROPOSED SIGNAGE NOTICE:

THE EXISTING "INTEGRATED NETWORKS" SIGN ON PROPOSED LOT 1 SHALL BE REMOVED. ANY PROPOSED SIGNS, EITHER FREE-STANDING OR WALL MOUNTED SHALL COMPLY WITH ARTICLE XXI OF THE WEST VINCENT TOWNSHIP ZONING ORDINANCE.

WASTE DISPOSAL NOTICE:

ALL ORGANIC REFUSE, UNLESS COMPOSTED, OR GARBAGE SHALL BE STORED IN TIGHT, VERMIN-PROOF CONTAINERS. IN COMMERCIAL DEVELOPMENTS, GARBAGE STORAGE SHALL BE CENTRALIZED TO EXPEDITE COLLECTION AND ENCLOSED ON THREE SIDES, BY AN ARCHITECTURAL SCREEN OR PLANTINGS.

SOILS IDENTIFICATION:

THE CONESBURY SOILS LOCATED ON THIS SITE ARE CONSIDERED HYDRIC SOILS BY THE USDA NATURAL RESOURCES CONSEVATION DISTRICT

SYMBOL	DESCRIPTION:	DEPTH TO HIGH WATER	DEPTH TO BEDROCK	HYDROLOGIC SOIL GROUP
CoA	CONESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES	0"-12"	72"-99"	C/D
EdC	EDGEMIT CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	>80"	42"-64"	A

SELF-STORAGE PARKING REQUIREMENTS:

TYPE OF USE:	PARKING REQUIREMENT:	PROPOSED DESIGN:	TOTAL SPACES REQUIRED
SELF STORAGE FACILITY	1 PARKING SPACE PER EMPLOYEE PLUS CUSTOMER PARKING	1 EMPLOYEE	1 SPACE
		6 CUSTOMERS	6 SPACES
			7 SPACES
	TOTAL SPACES PROVIDED:		*7 SPACES*

PROPOSED UPI 25-6-84 ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	61,878 SF / 1.421 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25% HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CoA)	=	28,704 SF / 0.659 AC
ADJUSTED TRACT AREA	=	33,175 SF / 0.762 AC

ADJUSTED TRACT AREA NOTES:
1. THERE ARE NO FLOOD HAZARD DISTRICT AREAS, SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREAS, QUALIFYING STEEP SLOPES GREATER THAN 25%, HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY AREAS ON THIS PARCEL.

PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED TR AXA	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (16,588 SF)	50.98% (16,907 SF)

PROPOSED UPI 25-6-70 ADJUSTED TRACT ACREAGE AND GREENWAY CALCULATIONS:

PROPOSED GROSS TRACT AREA (AFTER SUBDIVISION)	=	125,544 SF / 2.882 AC
PUBLIC ROAD RIGHT-OF-WAY AREA	=	0.0 SF / 0.000 AC
75% OF FLOOD HAZARD DISTRICT AREA	=	0.0 SF / 0.000 AC
75% OF SUBMERGED LANDS, RIPARIAN BUFFERS OR WETLAND AREA	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25%	=	0.0 SF / 0.000 AC
75% OF STEEP SLOPES GREATER THAN 25% HIGH-TENSION ELECTRIC OR TRANSMISSION LINE RIGHT-OF-WAY	=	0.0 SF / 0.000 AC
50% OF HIGH WATER TABLE SOILS (CoA)	=	0.0 SF / 0.000 AC
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PROPOSED GREENWAY (AFTER SUBDIVISION)

	REQUIRED TR AXA	REQUIRED 25-6-84	PROPOSED 25-6-70
MINIMUM GREENWAY LAND	50.00% (MIN)	50% (62,772 SF)	51.44% (64,578 SF)

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84):

ADJUSTED TRACT AREA	=	64,478.7 SF / 1.480 AC
EXISTING DWELLING COVERAGE	=	1,468.1 SF / 0.034 AC
EXISTING SHED COVERAGE	=	133.3 SF / 0.003 AC
EXISTING DECK COVERAGE	=	1,033.0 SF / 0.024 AC
EXISTING COMPACTED GRAVEL COVERAGE	=	13,444.5 SF / 0.309 AC
EXISTING CONCRETE & SIDEWALK COVERAGE	=	428.3 SF / 0.010 AC
EXISTING WALL COVERAGE	=	58.5 SF / 0.001 AC
TOTAL EXISTING IMPERVIOUS AREA	=	16,586.3 SF / 0.380 AC
EXISTING IMPERVIOUS COVERAGE	=	25.72%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-84):

PROPOSED UPI 25-6-84	=	61,878 SF / 1.421 AC
RESIDUAL EXISTING BUILDING COVERAGE	=	1,468.1 SF / 0.034 AC
PROPOSED BUILDING COVERAGE	=	448 SF / 0.010 AC
PROPOSED DECK COVERAGE	=	577 SF / 0.013 AC
PROPOSED PAVEMENT COVERAGE	=	14,955 SF / 0.343 AC
PROPOSED SIDEWALK COVERAGE	=	1,152 SF / 0.026 AC
PROPOSED CONCRETE PAD COVERAGE	=	150 SF / 0.003 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	18,189 SF / 0.417 AC
PROPOSED IMPERVIOUS COVERAGE	=	29.38%

PRE-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70):

ADJUSTED TRACT AREA	=	132,195.7 SF/3.035 AC
EXISTING IMPERVIOUS COVERAGE	=	0.0 SF / 0.000 AC
TOTAL EXISTING IMPERVIOUS AREA	=	0.0 SF / 0.000 AC
		0.0%

POST-DEVELOPMENT IMPERVIOUS COVERAGE (UPI 25-6-70:

PROPOSED UPI 25-6-70	=	145,952 SF / 3.351 AC
PROPOSED BUILDING COVERAGE	=	34,000 SF / 0.995 AC
PROPOSED PAVEMENT COVERAGE	=	35,168 SF / 0.808 AC
PROPOSED SIDEWALK COVERAGE	=	2,165 SF / 0.050 AC
PROPOSED RETAINING WALL COVERAGE	=	2,170 SF / 0.050 AC
TOTAL PROPOSED IMPERVIOUS AREA	=	72,204 SF / 1.658 AC
PROPOSED IMPERVIOUS COVERAGE	=	49.47%

GENERAL NOTES:

1. *RECPORD OWNER/APPLICANT:* POTHOUSE-KIMBERTON, LLC c/o NAINEET K. SHARMA, MD 507 KIMBERTON ROAD PHOENIXVILLE, PA 19460 (484) 363-0722
   PARCEL INFORMATION: PARCEL 2506 00840000 UPI: 25-6-84 990 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 9352, PG 0139
   PARCEL INFORMATION: PARCEL 2506 00700000 UPI: 25-6-70 898 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425 DB 0000, PG 0484
2. *TOTAL TRACT AREA: 231,103.3 SF/5.305 AC (GROSS BOTH PARCELS)*
   NUMBER OF EXISTING LOTS: 2
   NUMBER OF PROPOSED LOTS: 1
   PROPOSED USE: SELF STORAGE FACILITY
3. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WILKINSON & ASSOCIATES, INC., VALLEY FORGE, PA, IN OCTOBER, 2021. DRAWING No.202113B001. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. VERTICAL DATUM: NAVD 88
4. ON-LOT SEWER AND WATER ARE EXISTING AND PROPOSED.
5. THE LAYOUT SHOWN HEREIN IS PRELIMINARY TO OBTAIN CONDITIONAL USE APPROVAL COMPLIANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND THE WEST VINCENT TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS, STATUTES, REGULATIONS AND ORDINANCES. SHOULD THE ALTERNATE SYSTEM ON UPI 25-6-84 BE UTILIZED, THE EXISTING WELL SHALL BE ABANDONED AND A NEW WELL SHALL BE DRILLED AND LOCATED WITH THE MINIMUM REQUIRED ISOLATION DISTANCE.
6. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE PENNSYLVANIA ONE CALL LAW (ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996) & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN FROM SURFACE EVIDENCE OBSERVABLE IN THE FIELD & AS MARKED BY THE UTILITY COMPANIES.
7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY LOCATION & DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES AND PERMANENT MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER(S).
9. CONCRETE MONUMENTS, MONUMENTS & ■ SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THUS ○ SHALL BE PLACED AT ALL OTHER CORNERS.
10. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER AND/OR ANY OTHER PERMANENT, NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION & SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENT.
11. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO DROPPED WELLS WITHIN 100 FT OF ANY PROPOSED OR EXISTING SEPTIC SYSTEM, NOR ARE THERE ANY PROPOSED SEPTIC SYSTEMS WITHIN 100 FT OF ANY PROPOSED OR EXISTING WELLS.
12. THIS PROJECT IS WHOLLY LOCATED WITHIN THE BLACKHORSE RUN WATERSHED, A WATERSHED DESIGNATED A TROUT STOCKED FISHERY; MORATORY FISHERY (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA.
13. SOILS CLASSIFICATIONS FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION DISTRICT WEBSITE, WEBSOIL SURVEY, VERSION 2.1.
14. THERE ARE NO PROPERTIES IDENTIFIED AS HISTORIC BY WEST VINCENT TOWNSHIP ON EITHER OF THESE TWO PROPERTIES.
15. NO FLOODPLAIN EXISTS ON THESE TRACTS PER FEMA PANEL 42029C0090G (EFFECTIVE 09/29/12) THE ENTIRE TRACT LIES WITHIN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.
16. BOTH TRACTS ARE LOCATED WITHIN THE CONGLOMERATE ROCK (CRB) GEOLOGICAL FORMATION PER THE PENNSYLVANIA GEOLOGIC DATA EXPLORER. THIS FORMATION IS MEDIUM GRAINED, MASSIVE TO DARK GRAY, LOCALLY CROSSBIC, PREDOMINANTLY FELDSPAR AND QUARTZ, PLUS DARK ACCESSORIES AND VARIOUS ALTERATION MINERALS.
17. HANDICAP ACCESSIBLE ACCESS TO THE PROPOSED BUILDING IS SHOWN ON THESE LAND DEVELOPMENT PLANS FOR FEASIBILITY ONLY. COMMONWEALTH ENGINEERS NEITHER GUARANTEES NOR IS DEMONSTRATING THAT THE ACCESS SHOWN WILL COMPLY WITH ALL ADA REQUIREMENTS. ALL ADA REQUIREMENTS FOR ACCESS TO THE BUILDING AND OUTDOOR SPACE SHALL BE INCORPORATED INTO THE ARCHITECTURAL BUILDING PLANS FOR THE PROPOSED SITE.
18. FREESTANDING BUSINESS SIGNS SHALL NOT EXCEED 32 SQUARE FEET PER SIDE WITH A MAXIMUM HEIGHT OF10 FEET. IN ADDITION TO THE FREESTANDING BUSINESS SIGN, ONE WALL MOUNTED SIGN UP TO 8 SQUARE FT OR ONE WALL SIGN WHEN PART OF THE ARCHITECTURAL DESIGN OF THE BUILDIN IS PERMITTED, CONTAINING NOT MORE THAN FOUR SQUARE FEET OF SIGN AREA. ALL SIGNS MUST BE SET BACK TEN FEET FROM THE RIGHT-OF-WAY, UNLESS APPROVED AT THE DISCRETION OF THE BOARD OF SUPERVISORS. NO ADDITIONAL FREESTANDING SIGNS SHALL BE PERMITTED.

ZONING: LVCC LUDWIGS VILLAGE COMMERCIAL CENTER DISTRICT

	REQUIRED	EXISTING 25-6-84	PROPOSED 25-6-84
MINIMUM GROSS LOT AREA EXC. R/W	3.000 SF (MIN)	64,479 SF	61,878 SF
MINIMUM FRONT YARD	40.00' (MIN)	40.00' (MIN)	40.00' (MIN)
MINIMUM SIDE YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL) ABUTTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ABUTTING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	25.72%	29.38% (MAX)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	(16,586.3 SF)	(18,038 SF)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MAXIMUM BUILDING SIZE	15,000 SF (MAX)	15,000 SF (MAX)	15,000 SF (MAX)
MINIMUM BUILDING SEPARATION	15.00' (MIN)	15.00' (MIN)	15.00' (MIN)
MAXIMUM BUILDING SEPARATION	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	25.72% (16,586.3 SF)	51.44% (36,044 SF)

ZONING NOTES:
1. THE ABOVE ZONING TABLE UTILIZES EXISTING PENNDOT LEGAL RIGHT-OF-WAY WIDTHS FOR POTTSTOWN PIKE (SR 0100) AS SUCH, THE FRONT AND SIDE YARD SETBACKS ARE THE MINIMUM REQUIRED BY ZONING AND DO NOT NEED TO BE EXPANDED.
2. POTTSTOWN PIKE (SR 0100) IS ASSUMED AS A PRINCIPAL ARTERIAL ROADWAY, AS CLASSIFIED BY WEST VINCENT TOWNSHIP.
3. LOT IMPERVIOUS COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

ZONING: PC/LI PLANNED COMMERCIAL /LIGHT INDUSTRIAL DISTRICT

	REQUIRED	EXISTING 25-6-70	PROPOSED 25-6-70
MINIMUM GROSS LOT AREA	1.000 AC (MIN)	3.035 AC (MIN)	3.351 AC (MIN)
MINIMUM FRONT YARD	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM SIDE YARD: ABUTTING RESIDENTIAL DISTRICT	75.00' (MIN)	75.00' (MIN)	75.00' (MIN)
ABUTTING ALL OTHER DISTRICTS	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
MINIMUM REAR YARD (PRINCIPAL) ABUTTING RESIDENTIAL DISTRICT	50.00' (MIN)	50.00' (MIN)	50.00' (MIN)
ABUTTING ALL OTHER DISTRICTS	25.00' (MIN)	25.00' (MIN)	25.00' (MIN)
MINIMUM REAR YARD (ACCESSORY)	10.00' (MIN)	10.00' (MIN)	10.00' (MIN)
MAXIMUM IMPERVIOUS COVERAGE	50.00% (MAX)	0.00% (MAX)	47.54% (MAX)
MAXIMUM BUILDING COVERAGE	30.00% (MAX)	0.00% (MAX)	22.38% (MAX)
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	35.00' (MAX)	35.00' (MAX)	35.00' (MAX)
MAXIMUM BUILDING HEIGHT (ACCESSORY)	25.00' (MAX)	25.00' (MAX)	25.00' (MAX)
MINIMUM GREENWAY LAND	50.00% (MIN)	100.00% (MIN)	46.41% (MIN)=

ZONING NOTES:
1. THE MINIMUM GROSS LOT AREA LISTED IN THE ABOVE ZONING TABLE ASSUMES A SINGLE USE ON EACH LOT.
2. FRONT YARDS ARE EXCLUDING OF PARKING AREAS. SUCH AREAS SHALL BE FULLY LANDSCAPED AND SHALL NOT CONTAIN ANY PARKING SPACES, OUTDOOR STORAGE, OR DISPLAYS OF MERCHANDISE.
3. LOT IMPERVIOUS AND BUILDING COVERAGE IS MEASURED AS A PERCENTAGE OF ADJUSTED TRACT ACREAGE.

SHEET INDEX:

TITLE PLAN ..... SHEET 1 OF 6
EXISTING RESOURCES AND SITE ANALYSIS PLAN ..... SHEET 2 OF 6
GREENWAY OWNERSHIP AND MANAGEMENT PLAN ..... SHEET 3 OF 6
PAVING AND LAYOUT PLAN ..... SHEET 4 OF 6
IMPROVEMENTS CONSTRUCTION PLAN ..... SHEET 5 OF 6
LANDSCAPE & SCREENING PLAN ..... SHEET 6 OF 6

PA ONE CALL:
(PURSUANT TO ACT 287, 172, 38 AND ALL OTHER APPLICABLE AMENDMENTS) THE CONTRACTOR SHALL VERIFY & NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES COMMONWEALTH ENGINEERS GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-1776]

UNDERGROUND UTILITY USERS:
VERIZON PENNSYLVANIA INC.
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 292-4151
CONTACT: ERNESTINE DRAPER

PHILADELPHIA ELECTRIC COMPANY
PO BOX 71
CONTESVILLE, PA. 19320
1-800-242-1776

AQUA-PENNSYLVANIA WATER COMPANY
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: BERNARD J. STROMBERG, Jr.
(610) 645-4230

COMCAST CABLE COMMUNICATIONS
RT 82 & MONACY ROAD
PO BOX 29
COATESVILLE, PA 19320
(800) 242-1776

PARCEL 2506 00840000 / UPI 25-6-84
PARCEL 2506 00700000 / UPI 25-6-70

PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER: _____

COMMONWEALTH ENGINEERS PROFESSIONAL DIRECTOR OF ENGINEERING NO. 041599 PENNSYLVANIA

GRAPHIC SCALE 1"=30'
0 30 60 90
GRAPHIC SCALE IN FEET

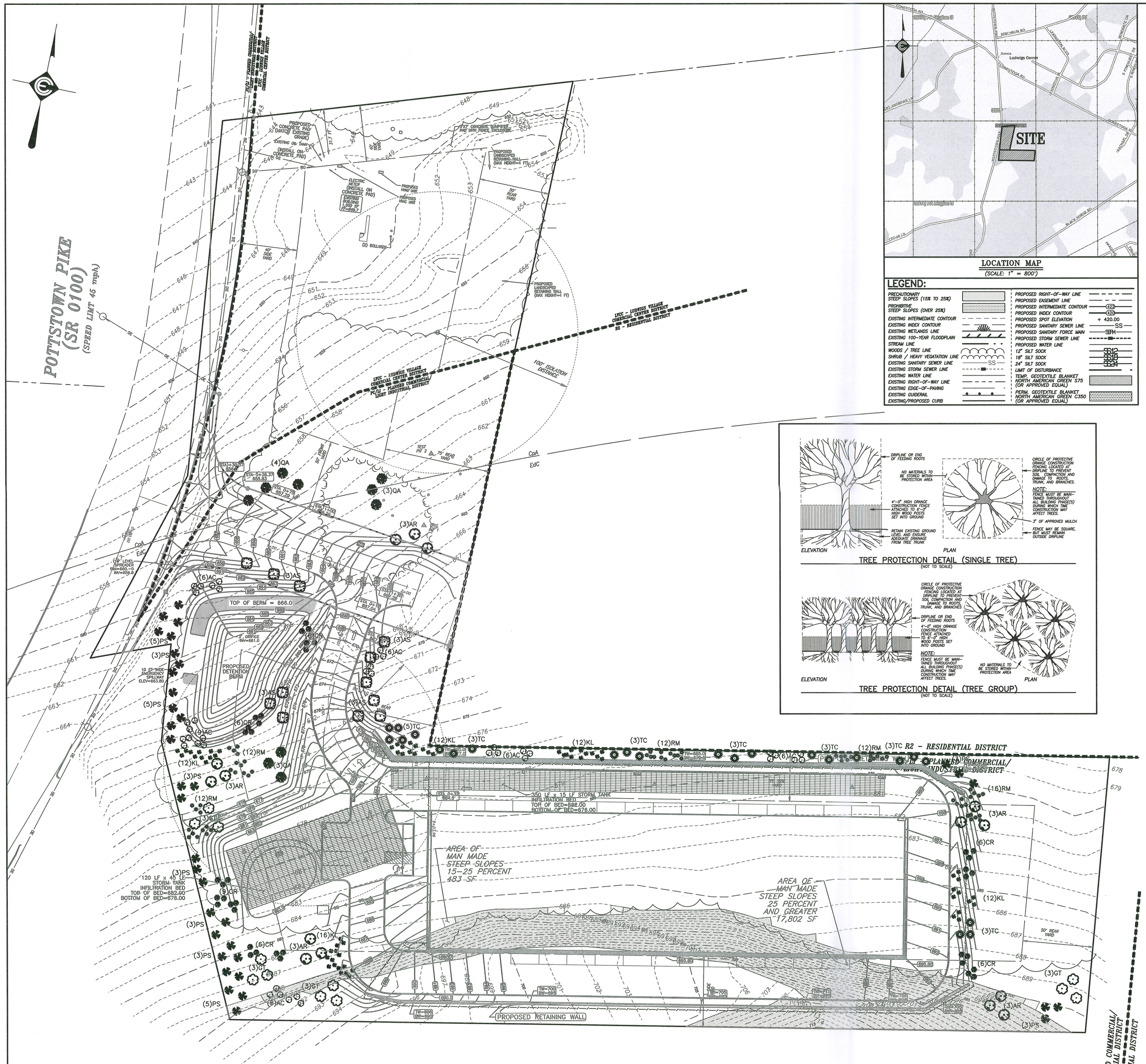
REV No.	DATE	DESCRIPTION

IMPROVEMENTS CONSTRUCTION PLAN
CONDITIONAL USE PLAN FOR
POTHOUSE-KIMBERTON, LLC SELF STORAGE
WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003
COMENG@CEI-1.COM

DATE:	JANUARY 29, 2025
SCALE:	1" = 30'
SURVEY:	WILKINSON
DRAWN:	JMH/AHZ
CHECKED:	VK
DRAWING No:	202141-1(C)

SHEET: 5 OF: 6



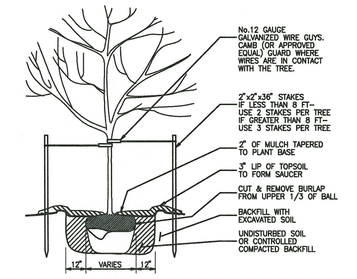
LOCATION MAP
(SCALE: 1" = 800')

LEGEND:

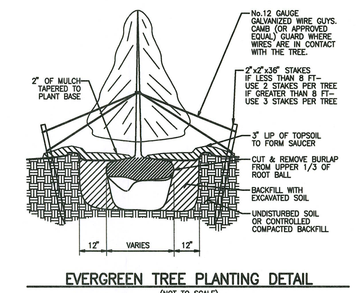
PRECAUTIONARY STEEP SLOPES (15% TO 25%)	PROPOSED RIGHT-OF-WAY LINE
PROHIBITIVE STEEP SLOPES (OVER 25%)	PROPOSED EASEMENT LINE
EXISTING INTERMEDIATE CONTOUR	PROPOSED INTERMEDIATE CONTOUR
EXISTING INDEX CONTOUR	PROPOSED INDEX CONTOUR
EXISTING WETLANDS LINE	PROPOSED SPOT ELEVATION + 420.00
EXISTING 100-YEAR FLOODPLAIN	PROPOSED SANITARY SEWER LINE — SS —
STREAM LINE	PROPOSED SANITARY FORCE MAIN
WOODS / TREE LINE	PROPOSED STORM SEWER LINE
SHRUB / HEAVY VEGATATION LINE	PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE — SS —	12" SILT SOCK SS12
EXISTING STORM SEWER LINE	18" SILT SOCK SS18
EXISTING WATER LINE	24" SILT SOCK SS24
EXISTING RIGHT-OF-WAY LINE	LIMIT OF DISTURBANCE
EXISTING EDGE-OF-PAVING	TEMP. GEOTEXTILE BLANKET NORTH AMERICAN GREEN S75 (OR APPROVED EQUAL)
EXISTING GUIDERAIL	PERM. GEOTEXTILE BLANKET NORTH AMERICAN GREEN C350 (OR APPROVED EQUAL)
EXISTING/PROPOSED CURB	

TREE PROTECTION DETAIL (SINGLE TREE)
(NOT TO SCALE)

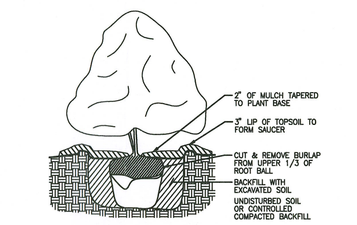
TREE PROTECTION DETAIL (TREE GROUP)
(NOT TO SCALE)



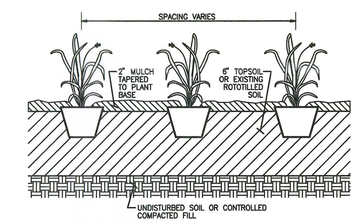
DECIDUOUS STREET TREE PLANTING DETAIL
(NOT TO SCALE)



EVERGREEN TREE PLANTING DETAIL
(NOT TO SCALE)



SHRUB PLANTING DETAIL
(NOT TO SCALE)



BROAD-LEAVED HERBACEOUS PLANTS
(NOT TO SCALE)

LANDSCAPE PLANTING REQUIREMENTS:

TREE REQUIREMENT:	REQUIRED	DESIGN	PROVIDED
PER 5 PARKING SPACES IN A PARKING LOT	(2) 3" CAL. DECIDUOUS SHADE TREES	7 PARKING SPACES	4 DECIDUOUS TREES

TREE REQUIREMENT:	REQUIRED	DESIGN	PROVIDED
PER 1,000 SF OF GROSS BUILDING AREA	1 DECIDUOUS TREE 1 EVERGREEN TREE 2 DECIDUOUS SHRUBS 2 EVERGREEN SHRUBS	34,000 SF	34 DECIDUOUS TREES 34 EVERGREEN TREES 68 DECIDUOUS SHRUBS 68 EVERGREEN SHRUBS

TREE REQUIREMENT:	REQUIRED	DESIGN	PROVIDED
PER 100 LINEAR FT OF EXISTING ROAD FRONTAGE (EXCLUDING DRIVEWAYS, FALL OTHER VIEWS UNOBSTRUCTED "HEDGEROW" AND DO NOT REQUIRE ADDITIONAL PLANTINGS)	1 DECIDUOUS TREE 1 EVERGREEN TREE 2 DECIDUOUS SHRUBS 3 EVERGREEN SHRUBS	170 LF	2 DECIDUOUS TREES 2 EVERGREEN TREES 10 DECIDUOUS SHRUBS 10 EVERGREEN SHRUBS

TREE REQUIREMENT:	REQUIRED	DESIGN	PROVIDED
PER 100 LINEAR FT OF PROPERTY BOUNDARY ALONG ADJOINING RESIDENTIAL OR INSTITUTIONAL PROPERTIES OR DISTRICTS WITH UNOBSTRUCTED VIEW	2 EVERGREEN TREES 5 EVERGREEN SHRUBS	480 LF	10 EVERGREEN TREES 50 EVERGREEN SHRUBS

TREE REQUIREMENT:	REQUIRED	DESIGN	PROVIDED
PROVIDE STREET TREES AT INTERVALS OF NO MORE THAN 50 FT ALONG ALL EXISTING AND PROPOSED STREETS	1 DECIDUOUS TREE/50 FT	271.8 LF	6 DECIDUOUS TREES

TOTAL LANDSCAPE PLANTING REQUIREMENTS:
46 DECIDUOUS TREES
59 EVERGREEN TREES
78 DECIDUOUS SHRUBS
128 EVERGREEN SHRUBS

LANDSCAPE PLANTING SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE	PREP
	Acer rubrum	Red Sunset Maple	12	3" CALIPER (MIN)	B & B
	Gleditsia triacanthos	Common Honey Locust	12	3" CALIPER (MIN)	B & B
	Acer saccharum	Sugar Maple	12	3" CALIPER (MIN)	B & B
	Quercus alba	White Oak	10	3" CALIPER (MIN)	B & B
	Pinus strobus	Eastern White Pine	36	6' HEIGHT (MIN)	B & B
	Tsuga canadensis	Eastern Hemlock	23	6' HEIGHT (MIN)	B & B
	Cornus racemosa	Silky Dogwood	39	24" HEIGHT (MIN)	B & B
	Amerlanchier canadensis	Shadblow Serviceberry	39	24" HEIGHT (MIN)	B & B
	Kalmia latifolia	Mountain Laurel	64	24" HEIGHT (MIN)	B & B
	Rhododendron maximum	Rosebay Rhododendron	64	24" HEIGHT (MIN)	B & B

NOTE: LANDSCAPE PLANTING SPECIES MAY BE SUBSTITUTED AT THE DISCRETION OF THE APPLICANT WITH THE APPROVAL OF THE TOWNSHIP INSPECTOR.

GENERAL LANDSCAPE PLANTING NOTES:

1. ALL PLANTS SHALL CONFORM WITH THE MOST CURRENT VERSION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. TREES AND SHRUBS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL-DEVELOPED, VIGOROUS WITH HEALTHY ROOT SYSTEMS; AND BE FREE FROM DISEASE.
3. TREES AND SHRUBS SHALL BE FREE FROM DEFECTS, DEAD WOOD, SUCKERS AND CERTIFIED BY APPROPRIATE FEDERAL AND STATE AUTHORITIES TO BE FREE FROM DISEASES AND INSECT INFESTATIONS.
4. TREES AND SHRUBS SHALL BE FRESHLY DUG AND/OR CONTAINERIZED NURSERY-GROWN STOCK. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
5. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3" OF MULCH. USE ONLY SHREDDED HARDWOOD MULCH. PRIOR TO INSTALLATION OF MULCH, ALL PLANT PITS & BED AREAS ARE TO RECEIVE AN APPLICATION OF PRE-EMERGENT HERBICIDE SUCH AS "PREEN" OR EQUAL.
6. ALL PLANTS SHALL BE GUARANTEED BY THE DEVELOPER FOR A PERIOD OF EIGHTEEN MONTHS FROM THE DATE OF INSTALLATION AGAINST DEATH & UNHEALTHY CONDITION. INSPECTION OF THE INSTALLED TREES TO DETERMINE THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MADE BY THE TOWNSHIP, WITH APPROVAL FROM THE TOWNSHIP ISSUED IN WRITING. THE DEVELOPER SHALL REPLACE ANY TREE THAT IS DEAD OR IN THE OPINION OF THE TOWNSHIP IS IN UNHEALTHY CONDITION OR HAS LOST ITS NATURAL SHAPE DUE TO DEAD BRANCHES. REPLACEMENT PLANTINGS SHALL BE OF THE SAME KIND AND SIZE AS THOSE SPECIFIED ON THIS LANDSCAPE PLAN, AND SHALL BE SUBJECT TO THE SAME GUARANTEE.
7. ALL SHRUBS IN BORDER AREAS ARE TO BE PLANTED IN A CONTINUOUS MULCH BED.
8. ALL TREE PITS SHALL BE DUG AS SHOWN IN THE TREE PLANTING DETAILS.
9. ALWAYS PRUNE TO SHORTEN COLLAR, NEVER CUT GOOD OR FLUSH CUT. ALWAYS ATTEMPT TO RETAIN THE FULL CHARACTER OF THE TREE OR SHRUB.
10. REMOVE GUY WIRES AND STAKES AFTER EXPIRATION OF THE GUARANTEE PERIOD.

WEST VINCENT TOWNSHIP LANDSCAPE MAINTENANCE NOTES:

1. ALL LANDSCAPE IMPROVEMENTS TO BE PROVIDED IN ACCORDANCE WITH THIS SECTION SHALL BE INSTALLED AND MAINTAINED BY ACCEPTED PRACTICES AS RECOGNIZED BY THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, PLANTING & MAINTENANCE STANDARDS, LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. FOR SURFACE MULCH, ICY WEATHER, AND STAKES, IRRIGATION, FERTILIZATION, INSECT AND DISEASE CONTROL, AND PRUNING.
2. LANDSCAPING & VEGETATIVE SCREENS SHALL BE PERPETUALLY MAINTAINED BY THE LANDOWNER. ANY PLANT MATERIAL WHICH DOES NOT SURVIVE SHALL BE REPLACED WITHIN SIX MONTHS.

REPLACEMENT PLANTINGS REQUIREMENT:

ALL PLANT MATERIALS ARE TO BE GUARANTEED BY THE DEVELOPER FOR A PERIOD OF EIGHTEEN MONTHS FROM THE DATE OF INSTALLATION AGAINST DEATH & UNHEALTHY CONDITION. INSPECTION OF THE INSTALLED TREES TO DETERMINE THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MADE BY THE TOWNSHIP, WITH APPROVAL FROM THE TOWNSHIP ISSUED IN WRITING. THE DEVELOPER SHALL REPLACE ANY PROPOSED TREE OR EXISTING TREE DAMAGED BY CONSTRUCTION ACTIVITIES THAT IS DEAD OR IN THE OPINION OF THE TOWNSHIP, IS IN UNHEALTHY CONDITION OR HAS LOST ITS NATURAL SHAPE DUE TO DEAD BRANCHES. REPLACEMENT PLANTINGS SHALL BE OF THE SAME KIND AND SIZE AS THOSE SPECIFIED ON THIS LANDSCAPE PLAN, AND SHALL BE SUBJECT TO THE SAME GUARANTEE.

TREE PROTECTION MEASURES AND NOTES:

EVERY EFFORT SHALL BE MADE TO PRESERVE INDIVIDUAL TREES WITHIN THE LIMITS OF DISTURBANCE AND THAT OTHERWISE MAYBE DESIRABLE TO PRESERVE. TREES TO BE PRESERVED SHALL BE FENCED AROUND THEIR DRIPLINES AND HEAVY EQUIPMENT TRAFFIC OVER THE ROOT STRUCTURES SHALL BE MINIMIZED. THE FOLLOWING STANDARDS SHALL BE OBSERVED:

1. WHERE EXISTING GROUND LEVELS ARE TO BE CHANGED, DRAINAGE TILE SHALL BE INSTALLED AT THE ORIGINAL SOIL LEVEL AND OPEN INTO A WELL BUILT AROUND THE BASE OF THE TREE TO BE PROTECTED. THIS WELL MAY BE LEFT OPEN OR FILLED WITH COURSE STONE OR GRAVEL. TILES SHALL BE INSTALLED IN A RADIATING PATTERN OR LAID IN PARALLEL LINES.
2. WITHIN TWENTY-FIVE (25) FEET OF A BUILDING SITE OR WHICH BORDER AN ENTRANCE OR EXIT TO A BUILDING SITE, SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE (TREE PROTECTION FENCE AS LABELED ON THE PLANS).
3. NO BOARDS OR OTHER MATERIAL SHALL BE NAILED TO TREES DURING CONSTRUCTION. NO TREES SHALL BE PAINTED OR OTHERWISE MARKED WITH BRIGHTLY COLORED PAINT.
4. HEAVY EQUIPMENT OPERATORS SHALL AVOID EXISTING TREE TRUNKS & ROOTS. FEEDER ROOTS SHALL NOT BE CUT WITHIN THE DRIPLINE OF THE TREE TO REMAIN EXCEPT AS PERMITTED.
5. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING CONSTRUCTION SHALL BE PROTECTED FROM FURTHER DAMAGE THROUGH IMMEDIATE TREATMENT WITH TREE PROTECTION PAINT.
6. TREE LIMBS DAMAGED DURING CONSTRUCTION SHALL BE SAWED FLUSH TO THE TREE TRUNK AND IMMEDIATELY TREATED WITH TREE PROTECTION PAINT.
7. PROTECTION OF HEAVY EQUIPMENT OVER ROOT SYSTEMS SHALL BE MINIMIZED IN ORDER TO PREVENT SOIL COMPACTION.
8. THE CONTRACTOR SHALL APPLY FERTILIZER TO DECIDUOUS TREES TO AID IN THEIR RECOVERY FROM POSSIBLE DAMAGE CAUSED DURING CONSTRUCTION ACTIVITIES.
9. CONSTRUCTION DEBRIS SHALL NOT BE DISPOSED OF NEAR OR AROUND THE BASE OF EXISTING TREES TO BE PROTECTED.

NOTICE OF ARCHEOLOGICAL RESOURCES:

ANY ACTIVITIES, INCLUDING BUT NOT LIMITED TO THOSE REQUIRING THE COMPLETION AND SUBMISSION OF SEWAGE PLANNING MODULES, NEW CONSTRUCTION, EXCAVATION, AND NEW ROADS OR DRIVEWAYS, WHICH MAY AFFECT ARCHAEOLOGICAL RESOURCES OR CEMETERIES SHALL BE REQUIRED TO IDENTIFY ANY KNOWN RESOURCES OR TO DETERMINE ANY POTENTIAL RESOURCES. A PHASE 1 ARCHAEOLOGICAL STUDY SHALL NOT BE REQUIRED AS LONG AS THE APPLICANT AGREES IN WRITING TO CONDUCT SUCH A STUDY IF ACTUAL RESOURCES ARE DISCOVERED DURING THE ACTIVITY.

OVERHEAD POWER LINE NOTICE:

CONTACT WITH POWER LINES CAN RESULT IN DEATH OR SERIOUS BURNS. TREAT ALL OVERHEAD POWER LINES AS ENERGIZED AND POTENTIALLY DANGEROUS. CONTRACTORS & SUBCONTRACTORS MUST OBTAIN COPIES OF PECO ELECTRIC CONSTRUCTION STANDARD S-2070, "CONDITIONS FOR WORKING IN THE VICINITY OF ELECTRIC TRANSMISSION LINES OF PECO ENERGY AND ITS SUBSIDIARIES" AND COMPLY WITH ITS PROVISIONS.

PROPOSED UTILITY NOTICE:

ALL PROPOSED UTILITY LINES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, CABLE TV, STREET LIGHT SUPPLY AND TELEPHONE SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, AUTHORITY OR PUBLIC UTILITY CONCERNED. ALL UTILITIES SHALL BE LOCATED AT A MINIMUM DEPTH OF 24 INCHES.

MINIMUM SIGHT DISTANCE NOTE:

ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED OR REDUCED TO ACHIEVE A MINIMUM OF FIVE FEET (5') ABOVE THE ROAD SURFACE WITHIN A SIGHT DISTANCE OF 25 FEET (25') ALONG THE EXISTING CURB LINE OR EDGE OF PAVEMENT, WHICHEVER IS GREATER, ALONG ROAD UNTIL THE STATE HIGHWAY. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE (FROM THE CURBLINE IF CURBING IS PRESENT) AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PERMITTEE.

SOILS IDENTIFICATION:

THE COKESBURY SOILS LOCATED ON THIS SITE ARE CONSIDERED HYDRIC SOILS BY THE USDA NATURAL RESOURCES CONSERVATION DISTRICT

SYMBOL	DESCRIPTION:	DEPTH TO HIGH WATER	DEPTH TO BEDROCK	HYDROLOGIC SOIL GROUP
CpA	COKESBURY SILT LOAM, 0 TO 3 PERCENT SLOPES	0"-12"	72"-99"	C/D
EdC	EDGEMONT CHANNERY LOAM, 8 TO 15 PERCENT SLOPES	>80"	42"-84"	A

SHEET INDEX:

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PA ONE CALL:
(PURSUANT TO ACT 287, 172, 38 AND 53 PA. CONSOLIDATED STATUTES) COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC., SHOWN ON THIS PLAN. COMMONWEALTH ENGINEERS, INC. DOES NOT GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., ARE SHOWN.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC., BEFORE THE START OF WORK. [TELEPHONE: (800) 242-1776]

UNDERGROUND UTILITY USERS:
VERIZON PENNSYLVANIA INC.
800 MACE STREET, 6th FLOOR
PHILADELPHIA, PA 19107
(215) 560-4151
CONTACT: ERNESTINE DRAPER

PHILADELPHIA ELECTRIC COMPANY
PO BOX 71
COATESVILLE, PA 19320
1-800-242-1776

AQUA-PENNSYLVANIA WATER COMPANY
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
CONTACT: BERNARD J. STROMBERG, Jr.
(610) 645-4230

COMCAST CABLE COMMUNICATIONS
41 ED & MPACY ROAD
PO BOX 351
COATESVILLE, PA 19320
(800) 242-1776

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!
PENNSYLVANIA ONE-CALL SYSTEM SERIAL NUMBER:

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
JOHN E. CAMPBELL
No. 044500

PARCEL 2506 00840000 / UPI 25-6-84
PARCEL 2506 00700000 / UPI 25-6-70

GRAPHIC SCALE 1"=30'
0 30 60 90
GRAPHIC SCALE IN FEET

REV No.	DATE	DESCRIPTION

LANDSCAPE & SCREENING PLAN
CONDITIONAL USE PLAN FOR
POTHOUSE-KIMBERTON, LLC SELF STORAGE
WEST VINCENT TOWNSHIP — CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.
114 EAST LANCASTER AVENUE ~ SECOND FLOOR
DOWNINGTOWN, PA 19335
TELEPHONE: (610) 518-9003
COMENG@CEI-1.COM

DATE:	JANUARY 29, 2025
SCALE:	1" = 30'
SURVEY:	WILKINSON
DRAWN:	JMH/AHZ
CHECKED:	VK
DRAWING No:	202141-1(C)

SHEET: 6 OF: 6