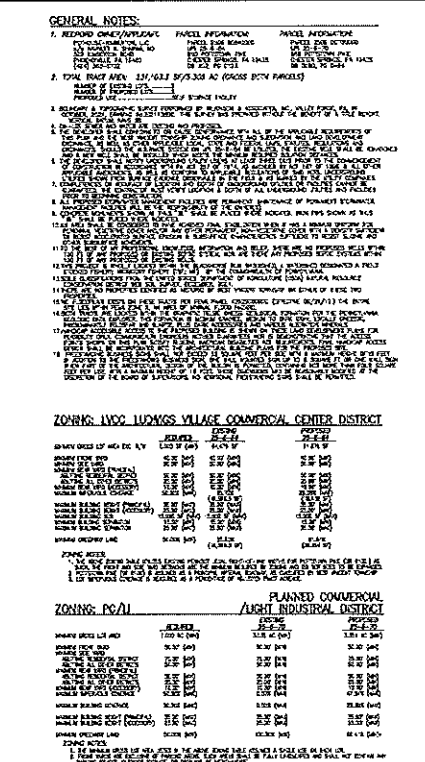
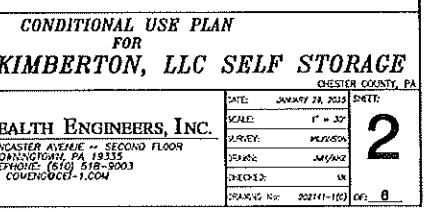
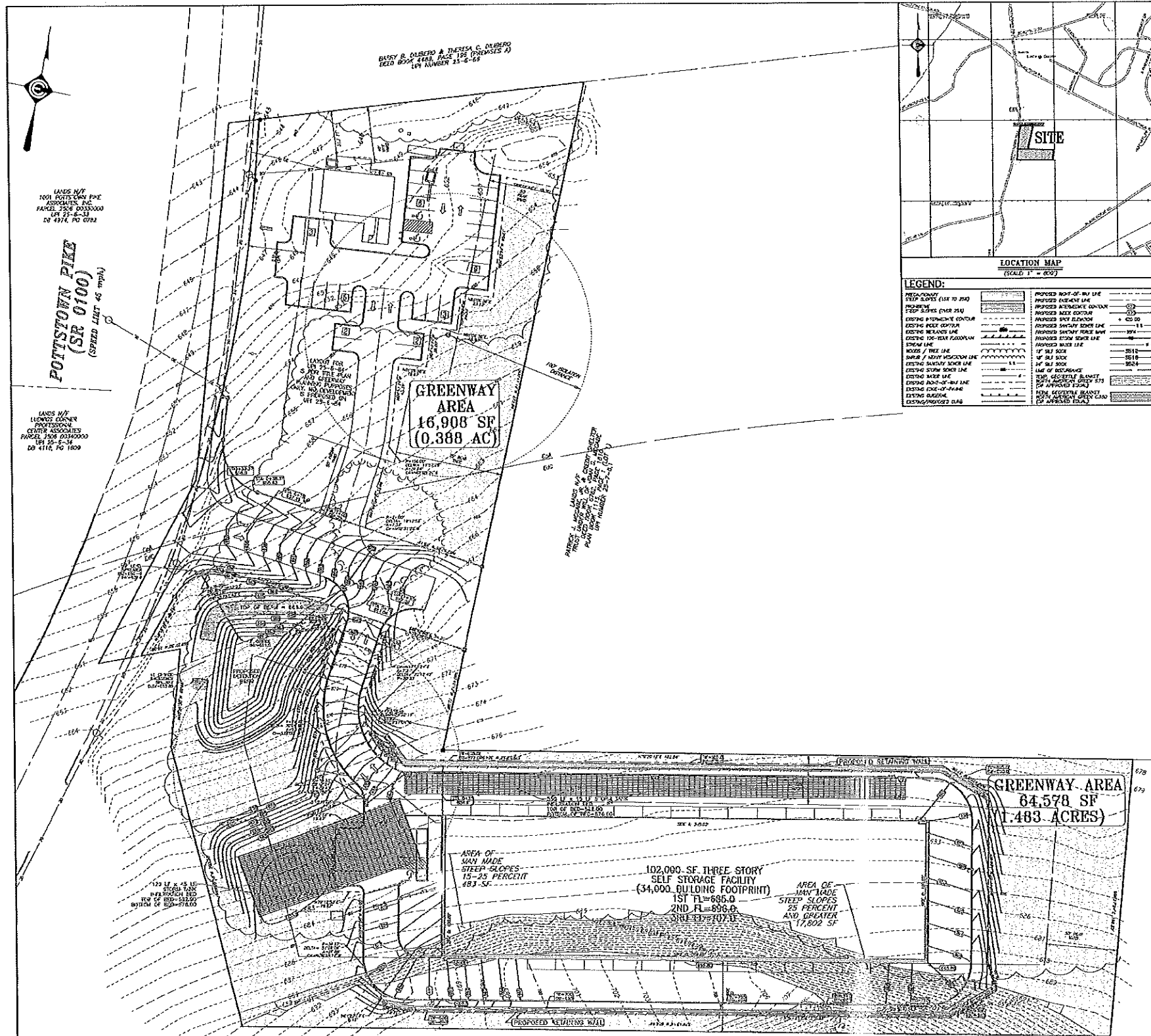


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TITLE PLAN CONDITIONAL USE PLAN FOR POTHOUSE-KIMBERTON, LLC SELF STORAGE WEST VIRGINIA TOWNSHIP WESTERN COUNTY, PA		DATE: JANUARY 22, 2025 SCALE: 1" = 30' PLANNED BY: WILSON DRAWN BY: JAY/AD CHECKED BY:
 COMMONWEALTH ENGINEERS, INC. 114 EAST LANCASTER AVENUE - SECOND FLOOR DUNELAND, PA 19523 TELEPHONE: (610) 518-5503 COMMONWEALTH-1.COM	1	





SOILS IDENTIFICATION:

SYMBOL	DESCRIPTION	AREA (SQ. FT.)	PERCENT
SC	CLAYEY SILT	1,147	1.4%
SC	CLAYEY SILT	1,147	1.4%

SELF-STORAGE PARKING REQUIREMENTS:

TYPE OF USE	PROPOSED	PERCENT
SELF-STORAGE	1,147	1.4%

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

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

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

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

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

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

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

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

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

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

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

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CHESTER COUNTY BOARD OF SUPERVISORS.
2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CHESTER COUNTY BOARD OF SUPERVISORS.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CHESTER COUNTY BOARD OF SUPERVISORS.
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10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CHESTER COUNTY BOARD OF SUPERVISORS.

ZONING: LYCC LUDWIGS VILLAGE COMMERCIAL CENTER DISTRICT

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

ZONING: PC/1 PLANNED COMMERCIAL

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

SHEET INDEX:

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

PA ONE CALL:

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

UNDERGROUND UTILITY USERS:

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

GRAPHIC SCALE:

ITEM	AREA (SQ. FT.)	PERCENT
PROPOSED TRACT AREA	1,147	1.4%

GREENWAY OWNERSHIP & MANAGEMENT PLAN

CONDITIONAL USE PLAN

FOR

POTHOUSE-KIMBERTON, LLC SELF STORAGE

CHESTER COUNTY, PA

COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE - SECOND FLOOR

DOWNTOWN, PA 19333

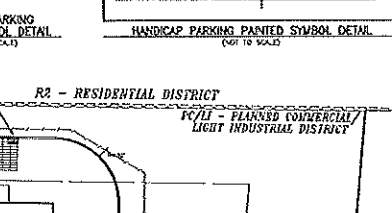
TELEPHONE: (610) 518-9003

CONTRACT NO. 2021-11-001

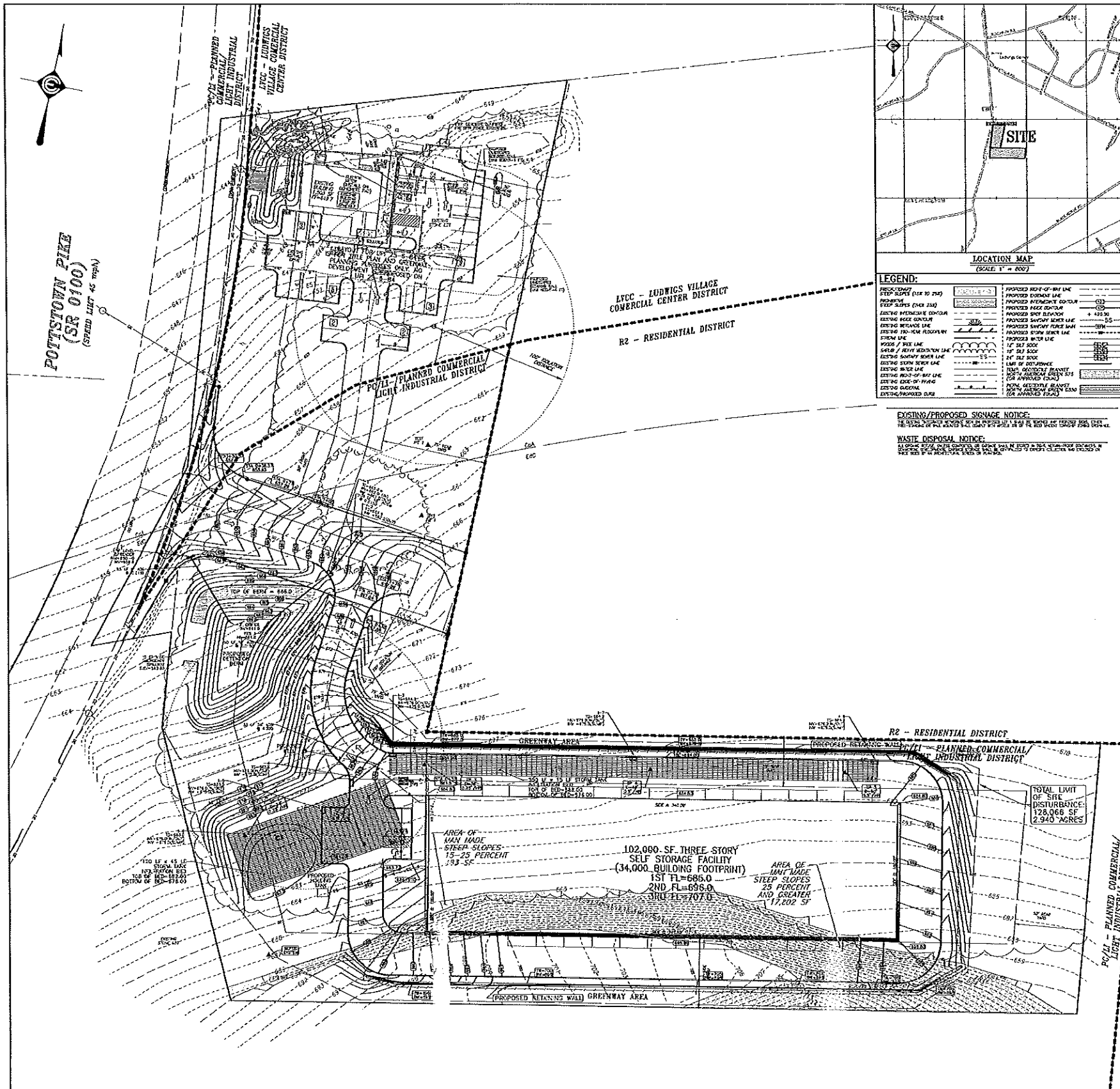
DATE: JANUARY 28, 2025

SCALE: 1" = 30'

3



PAVING AND LAYOUT PLAN CONDITIONAL USE PLAN FOR POTHOUSE-KIMBERTON, LLC SELF STORAGE WEST VINCENT TOWNSHIP CHESTER COUNTY, PA	
 COMMONWEALTH ENGINEERS, INC. 114 EAST LACASTER AVENUE - SECOND FLOOR DOWNTOWN, PA 19335 TELEPHONE: (610) 318-5603 CGWENG@CCE-1.COM	DATE: JANUARY 16, 2025 SHEET: 4 SCALE: 1" = 30' DESIGNED: WENDON DRAWN: JAY/ABC CHECKED: WK DRAWING NO.: 2024141-150 OF: 6



SOILS IDENTIFICATION:

THE COEFFICIENTS LISTED ON THIS SHEET ARE CONSIDERED SPARSE SOILS BY THE USDA. SOILS ARE CLASSIFIED AS FOLLIES:

SOIL	COEFFICIENT	COEFFICIENT	COEFFICIENT
CLAY	0.0000	0.0000	0.0000
CLAY	0.0000	0.0000	0.0000
CLAY	0.0000	0.0000	0.0000

SELF-STORAGE PARKING REQUIREMENTS:

TYPE OF USE	MINIMUM	MAXIMUM	TOTAL
OFFICE	1 SPACE	1 SPACE	2 SPACES
RETAIL	1 SPACE	1 SPACE	2 SPACES

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

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

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

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

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

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

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

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

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

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

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

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

GENERAL NOTES:

1. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST YOKEND.
2. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST YOKEND.
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20. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST YOKEND.

ZONING: LYCC LUDWIGS VILLAGE COMMERCIAL CENTER DISTRICT

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

ZONING: PC/LI PLANNED COMMERCIAL LIGHT INDUSTRIAL DISTRICT

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

ZONING NOTES:

1. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST YOKEND.
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20. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WEST YOKEND.

SHEET INDEX:

ITEM	AREA	AREA	AREA
EXISTING TRACT AREA	12,544.00	12,544.00	12,544.00
ADJUSTED TRACT AREA	12,544.00	12,544.00	12,544.00

PA ONE CALL:

UNDERGROUND UTILITY USERS:

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

COMMONWEALTH ENGINEERS, INC.

114 EAST LANCASTER AVENUE - SECOND FLOOR

DOWNTOWN, PA 19335

TELEPHONE: (610) 516-9003

EMAIL: CEN@CEI-PA.COM

5

DATE: JANUARY 24, 2025

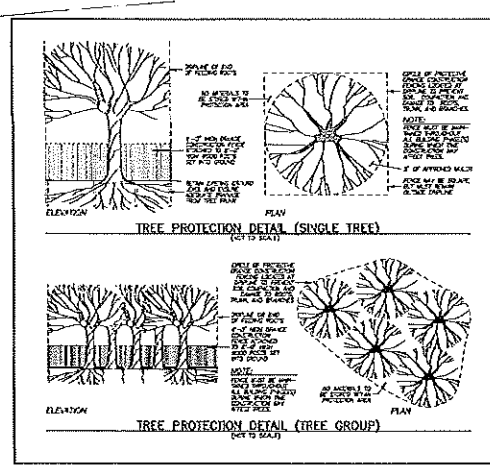
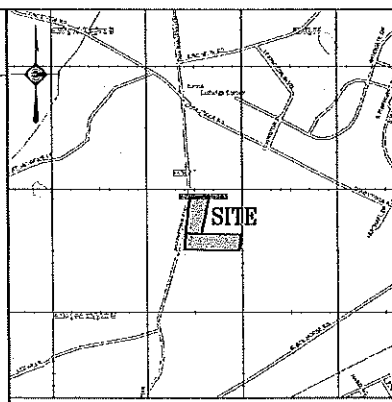
SCALE: 1" = 30'

DRAWN: MURRAY

CHECKED: MURRAY

DATE: JANUARY 24, 2025

SHEET: 6



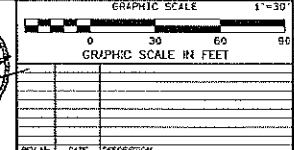
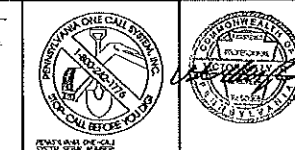
Control all insect species

TOTAL LANDSCAPE PLANTING REQUIREMENTS:

- 46 DECIDUOUS TREES
- 50 EVERGREEN TREES
- 79 DECIDUOUS SHRUBS
- 128 EVERGREEN SHRUBS

LANDSCAPE PLANTING SCHEDULE:

PLANT	PLANTING DATE	PLANTING RATE	DATE	PERCENT	PLANT
 New York	Red Blood Maple	13	7/2013	0.3	
 Oakleaf Horsechestnut	Ornamental Honey Locust	13	7/2013	0.3	
 New York	Sugar Maple	12	7/2013	0.3	
 Greenish Yellow	White Oak	13	7/2013	0.3	
 Flowering	Eastern White Pine	34	6/2014 (60%)	0.8	
 Tree	White Birch	13	6/2014 (60%)	0.3	
 Tree	White Birch	13	6/2014 (60%)	0.3	
 Tree	White Birch	13	6/2014 (60%)	0.3	
 Tree	White Birch	13	6/2014 (60%)	0.3	

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LANDSCAPE & SCREENING PLAN CONDITIONAL USE PLAN FOR POTHOUSE-KIMBERTON, LLC SELF STORAGE																			
BEST VINCENY TOWNSHIP																			
COMMONWEALTH ENGINEERS, INC. 114 EAST LANCASTER AVENUE ~ SECOND FLOOR DOVERSBORO, PA 19315 TELEPHONE: (610) 518-9003 COMMERCIAL-1.COM	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">DATE:</td> <td style="padding: 2px;">JANUARY 26, 2016</td> <td style="padding: 2px;">SHEET:</td> <td style="padding: 2px;">1</td> </tr> <tr> <td style="padding: 2px;">SCALE:</td> <td style="padding: 2px;">1" = 30'</td> <td colspan="2" rowspan="4" style="text-align: center; vertical-align: middle; font-size: 48px; font-weight: bold;">6</td> </tr> <tr> <td style="padding: 2px;">SURVEY:</td> <td style="padding: 2px;">MUNSON</td> </tr> <tr> <td style="padding: 2px;">DRAWS:</td> <td style="padding: 2px;">JW/AG</td> </tr> <tr> <td style="padding: 2px;">CHECKED:</td> <td style="padding: 2px;">AK</td> </tr> <tr> <td style="padding: 2px;">DRAWING NO.:</td> <td style="padding: 2px;">2021H-1102</td> <td colspan="2" style="padding: 2px;">OF: 6</td> </tr> </table>	DATE:	JANUARY 26, 2016	SHEET:	1	SCALE:	1" = 30'	6		SURVEY:	MUNSON	DRAWS:	JW/AG	CHECKED:	AK	DRAWING NO.:	2021H-1102	OF: 6	
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