

CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

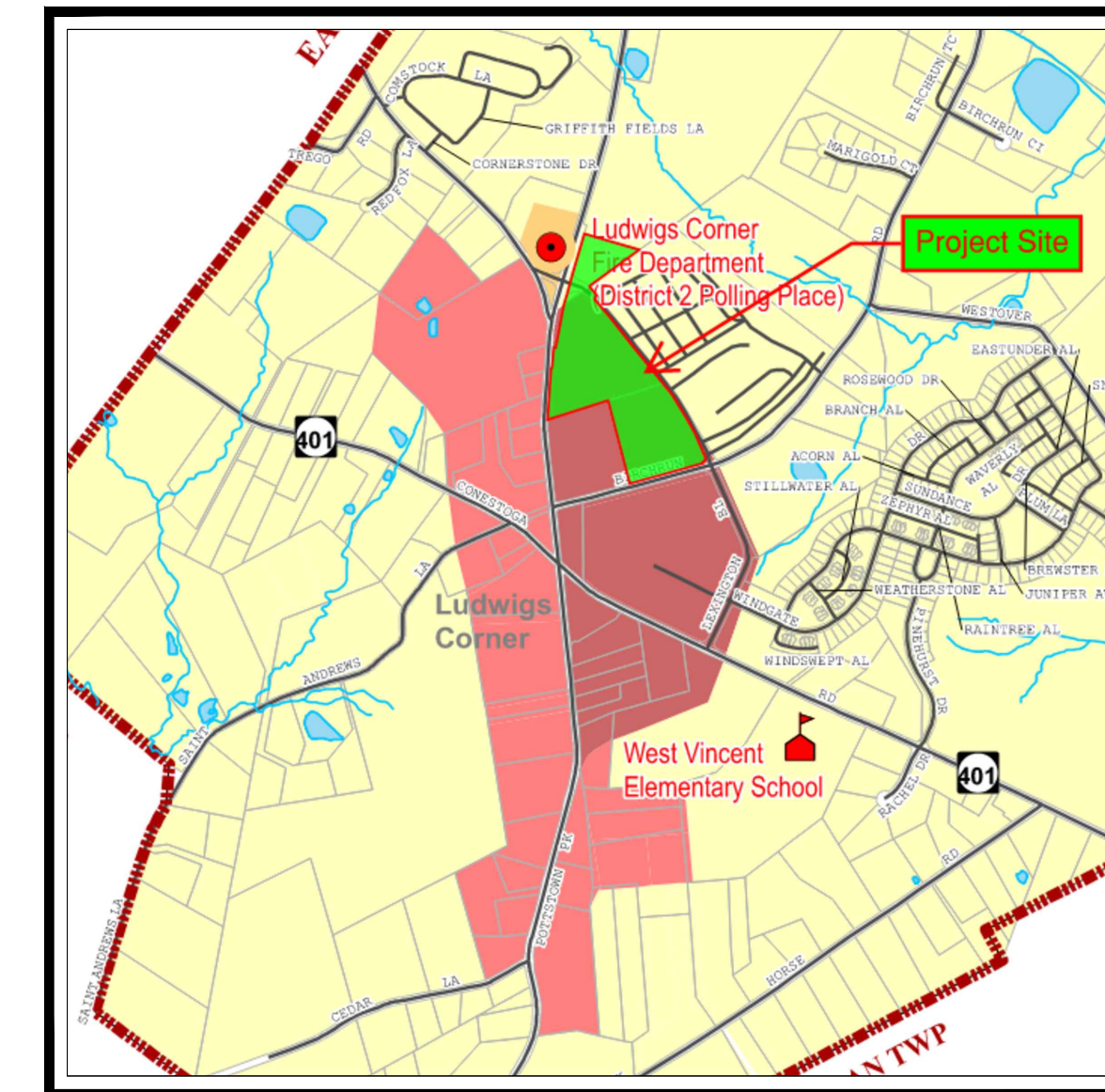
GENERAL NOTES

1. PROPOSED DEVELOPMENT WILL BE SERVED WITH PUBLIC SEWAGE AND WATER.
2. NO STEEP SLOPES EXIST ON SITE.
3. THE PLAN WAS PREPARED IN REFERENCE TO: RECORDED DEED OF DEDICATION BOOK # 7994 PAGE # 925 DATE: 9-15-2010

Legend

Zoning Districts

- Municipal
- Planned Commercial / Light Industrial
- Residential R-2
- Roads
- Bodies of Water



ZONING MAP
SCALE: 1" = 200'
SOURCE: WEST VINCENT TOWNSHIP

PROPOSED LOT AREAS

ITEM	GROSS AREA		AREA TO BE DEDICATED TO TOWNSHIP		NET AREA	
	(SF)	(Ac.)	(SF)	(Ac.)	(SF)	(Ac.)
TOTAL TRACT	836,743	19.209	17,405	0.400	819,338	18.809
LOT 1	782,175	17.956	7,440	0.171	774,735	17.785
LOT 2	54,568	1.253	9,965	0.229	44,603	1.024

LOT 1 ZONING TABLE

ZONE: VCR - VILLAGE CENTER RESIDENTIAL OVERLAY DISTRICT
§ 390-68. USE: A (1) SINGLE-FAMILY DETACHED DWELLING
B (2) MULTIFAMILY DWELLING W/ NO MORE 4 D.U. PER BUILDING

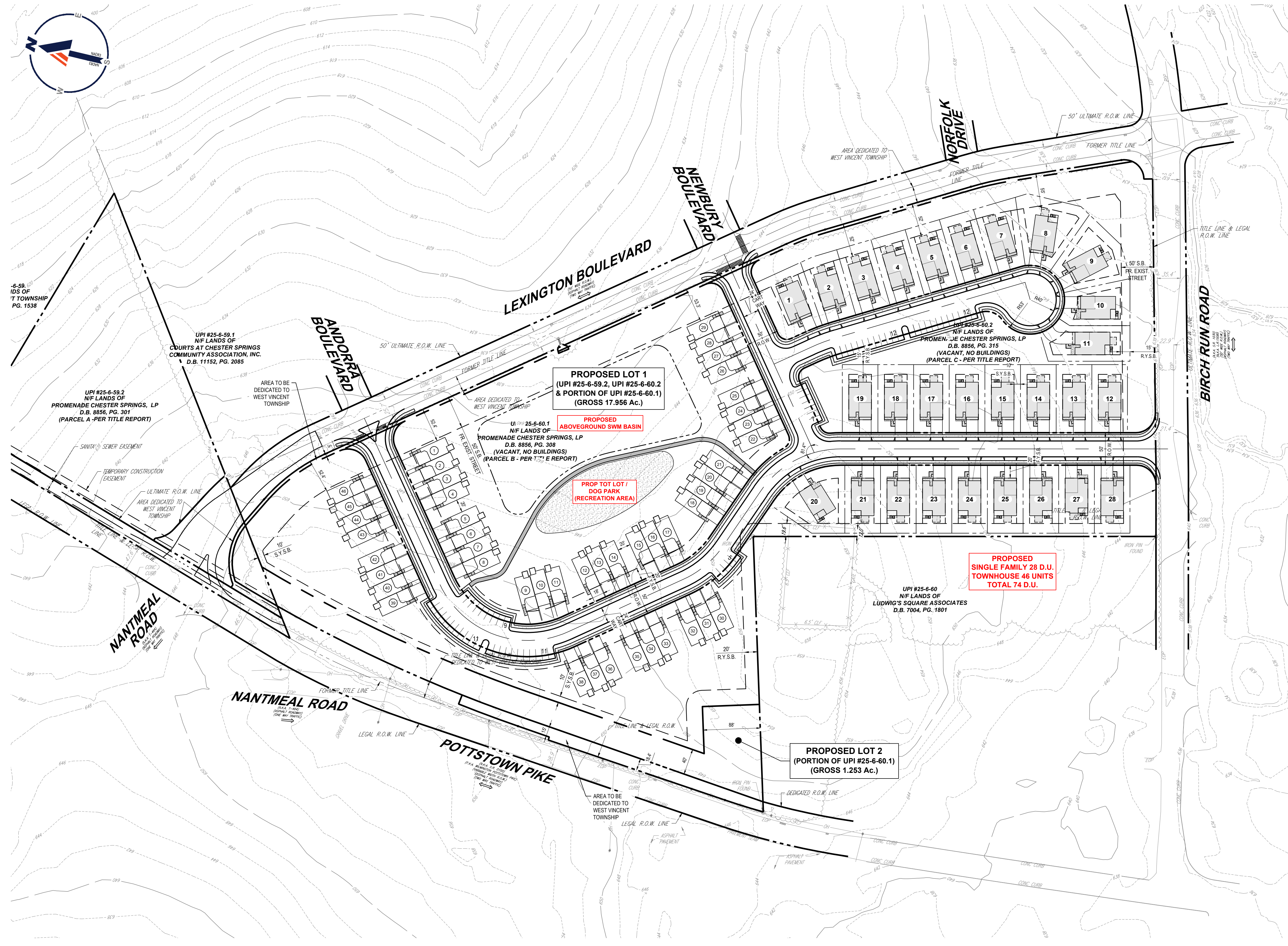
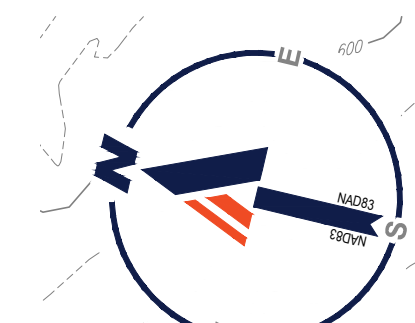
APPLICANT/ OWNER INFORMATION

APPLICANT / OWNER: PULTE GROUP

BULK REQUIREMENTS

ITEM	PERMITTED	PROPOSED
MINIMUM TRACT AREA (§ 390-67.A.(1))	10.0 Ac.	17.785 Ac.
MINIMUM GREENWAY LAND (§ 390-67.B.(1))	50% OF GROSS AREA (8,978 Ac.)	64.54% (11,588 Ac.)
MINIMUM LOT AREA (§ 390-69.A.(1))	5,000 SF	5,775 SF
AVERAGE LOT AREA (§ 390-69.A.(2))	6,000 SF	= 6,000 SF
MAX BUILDING COVERAGE (§ 390-69.A.(4)(a))	25%	< 25%
MAX LOT COVERAGE (§ 390-69.A.(5)(a))	50% OF NET AREA	35.71% (6,352 Ac.)
MIN SETBACK FOR DRIVEWAY, PARKING AREA OR PAVEMENT (§ 390-69.A.(6))		
(a) FROM SIDE PROPERTY LINE	5 FT.	> 5 FT.
(b) FROM REAR PROPERTY LINE	10 FT.	> 10 FT.
MIN YARD SETBACKS		
FRONT YARD (§ 390-69.A.(7))		
(a) LOCAL ACCESS STREETS	20 FT.	20 FT.
(b) COLLECTOR STREETS (BIRCH RUN & LEXINGTON BLVD)	35 FT.	52 FT.
SIDE YARD (§ 390-69.A.(9))		
(a) INDIVIDUAL	5 FT.	10 FT.
(b) AGGREGATE	20 FT.	20 FT.
REAR YARD (§ 390-69.A.(10))		
(a) PRINCIPAL BUILDING	15 FT.	15 FT.
MIN SETBACK FROM EXISTING ROADS		
(a) PRINCIPAL BUILDING	50 FT.	52 FT.
MAX PERMITTED HEIGHT (§ 390-69.A.(12))		
(a) PRINCIPAL BUILDING	35 FT.	< 35.0 FT.
MIN LOT WIDTH (§ 390-69.A.(13))	40.0'	55 FT.
MIN LOT AVERAGE WIDTH (§ 390-69.A.(14))	50.0'	55 FT.
PARKING		
PARKING SPACES (§ 390-135.F.(1))	3 SPACES/D.U.	2 GARAGE SPACES + 2 DRIVEWAY SPACES + 67 OFF ROAD SPACES = 4.9 SPACES / D.U.

*SEE SHEET C-002



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	08/08/2025	REV. PER TOWNSHIP COMMENTS	LLZ	CDP
2	09/08/2025	PER ZONING REVIEW	LLZ	CDP
3	10/10/2025	SITE LAYOUT REVISION	LLZ	CDP
4	10/28/2025	RECREATION AREA	LLZ	CDP

ATTENTION ALL CONTRACTORS:
UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 897 OF 2014 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PENNSYLVANIA.PA.GOV

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAA250004-00-4A
DRAWN BY: LGU
CHECKED BY: CDP
DATE: 04/10/2025
CAD LAY: P-CPTB-PROP

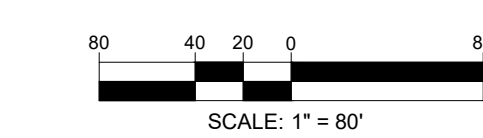
CONCEPT PLANS
FOR
Pulte
The way it should be.
PROPOSED DEVELOPMENT

POTTSTOWN PIKE
WEST VINCENT TOWNSHIP
CHESTER SPRINGS
PENNSYLVANIA 19425

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

C.D. PUZINAS
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE083200

SHEET TITLE:
CONCEPT PLAN 'B'
SHEET NUMBER:
C-001
REVISION 4 - 10/28/2025



I:\BOHLER\NET\SHARES\PA\PROJECTS\2025\PA250004\00-4A\...LAYOUT.C-001.CPTB