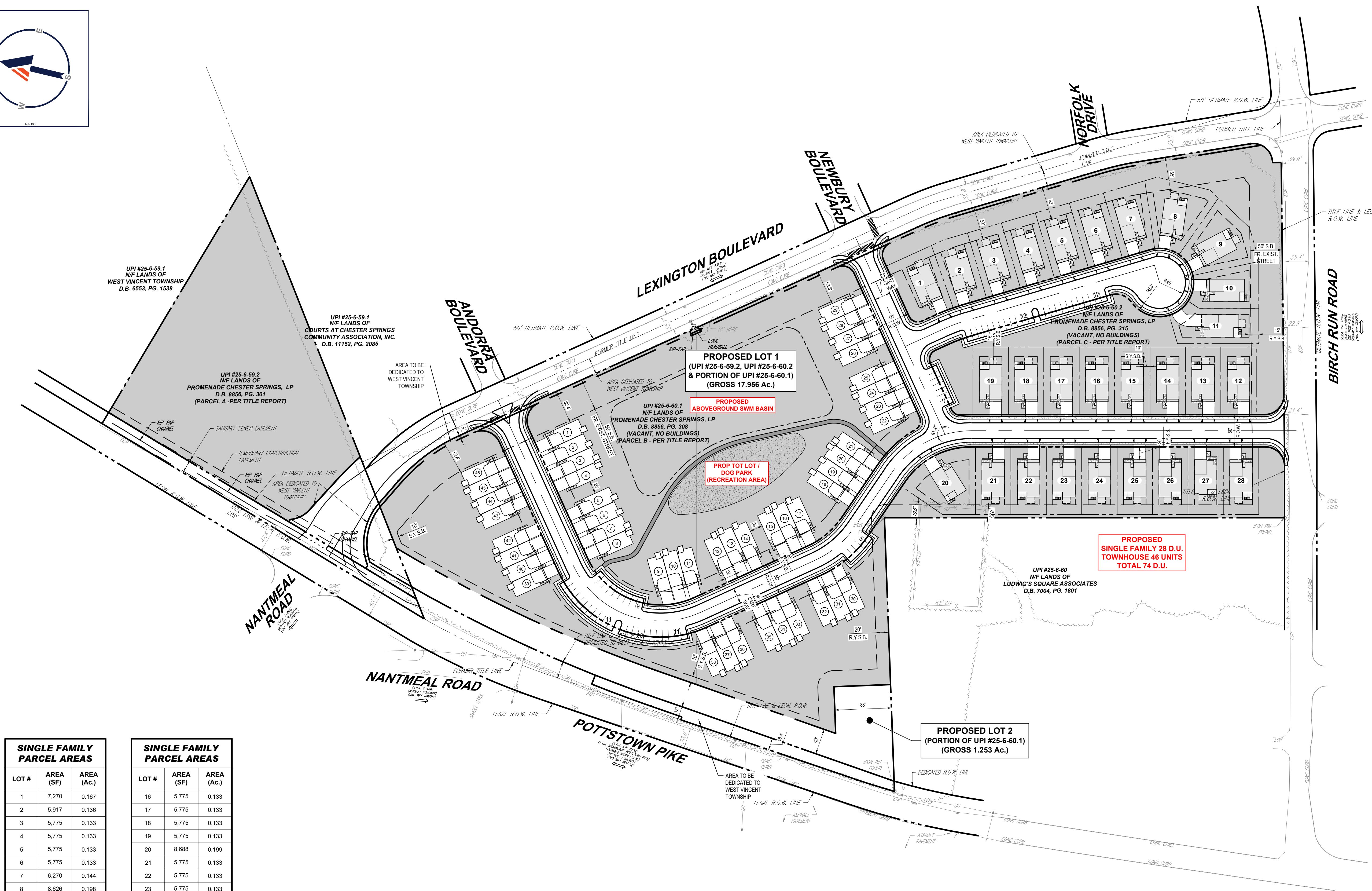
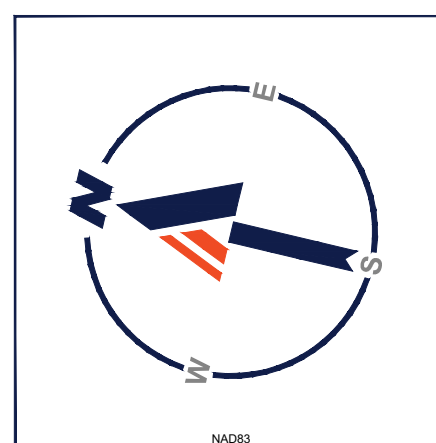


CONCEPT PLAN NOTES

(Rev. 1/2020)

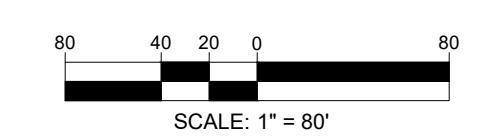
1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING 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.

LAND COVER LEGEND	
	GREENWAY LAND



SINGLE FAMILY PARCEL AREAS		
LOT #	AREA (SF)	AREA (Ac.)
1	7,270	0.167
2	5,917	0.136
3	5,775	0.133
4	5,775	0.133
5	5,775	0.133
6	5,775	0.133
7	6,270	0.144
8	8,626	0.198
9	8,515	0.195
10	6,331	0.145
11	7,378	0.169
12	5,775	0.133
13	5,775	0.133
14	5,775	0.133
15	5,775	0.133

SINGLE FAMILY PARCEL AREAS		
LOT #	AREA (SF)	AREA (Ac.)
16	5,775	0.133
17	5,775	0.133
18	5,775	0.133
19	5,775	0.133
20	8,688	0.199
21	5,775	0.133
22	5,775	0.133
23	5,775	0.133
24	5,775	0.133
25	5,775	0.133
26	5,775	0.133
27	5,775	0.133
28	5,775	0.133



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

FOR CONCEPT PURPOSES ONLY

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING 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.PA.CALL.GIS
 #XXXXXXXXXX

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

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

CONCEPT PLANS

FOR

The way it should beSM

PROPOSED DEVELOPMENT

POTTSTOWN PIKE
 WEST VINCENT TOWNSHIP
 CHESTER SPRINGS
 PENNSYLVANIA 19425

BOHLER

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C.D. PUZINAS

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE083200

SHEET TITLE:
GREENWAY PLAN

SHEET NUMBER:
C-002

REVISION 4 - 10/28/2025

I:\BOHLER\NET\SHARES\PA\PROJECTS\250004\DRAWINGS\CONCEPT PLAN\18\"/>