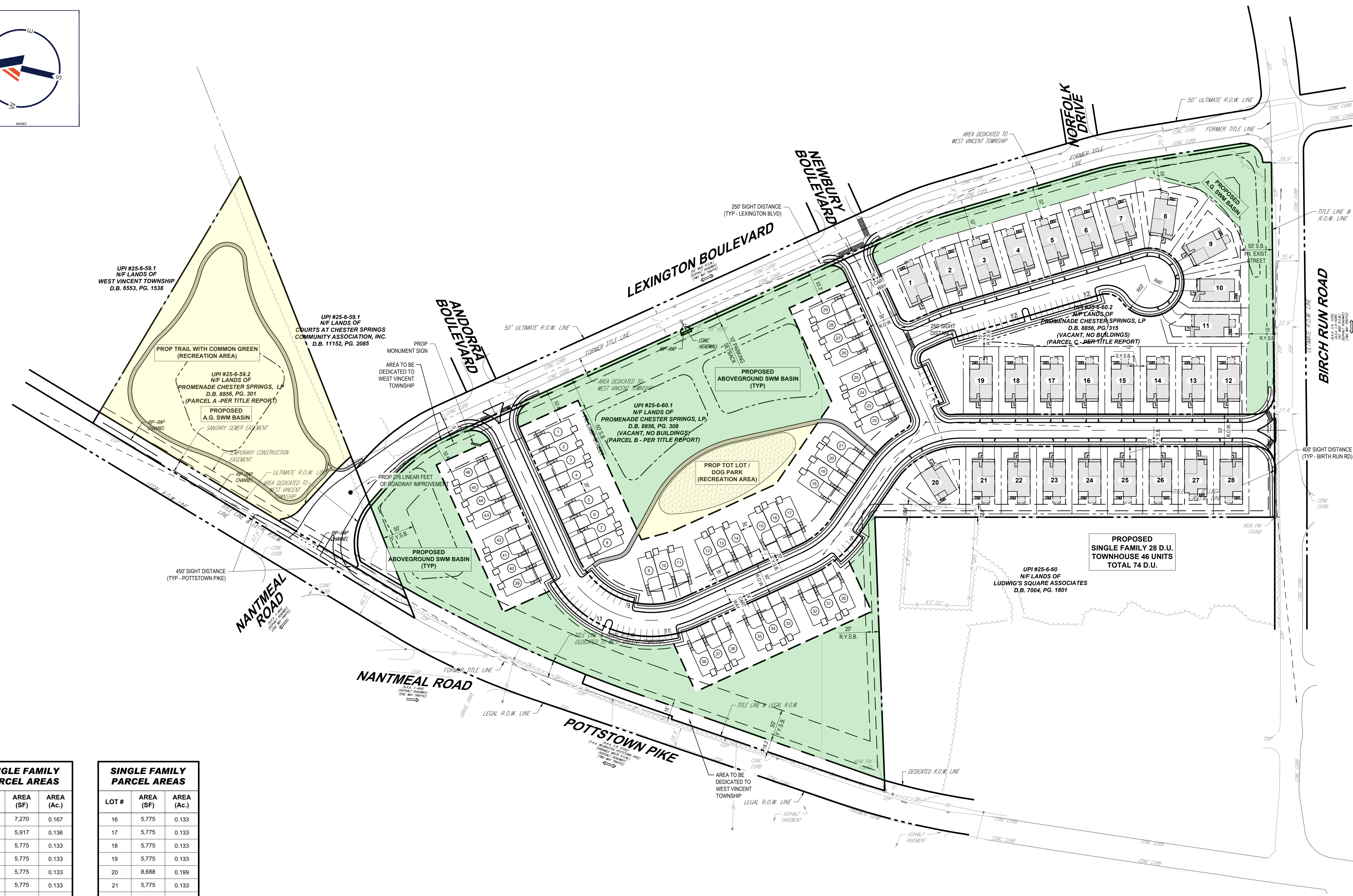
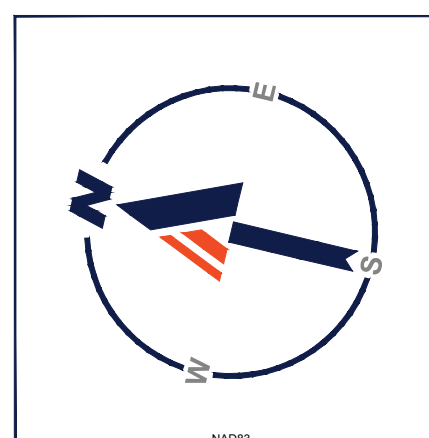


**CONCEPT PLAN NOTES**

(Rev. 1/2020)

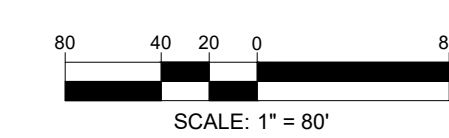
1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING 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                             |  |
|---|--|
| HOA GREENWAY LAND<br>2.720 AC (36.23%)        |  |
| RECREATION GREENWAY LAND<br>4.789 AC (63.77%) |  |



| 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  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

| REVISIONS |            |   |            |          |
|-----------|------------|---|------------|----------|
| REV       | DATE       | COMMENT                                     | CHECKED BY | DRAWN BY |
| 1         | 08/08/2025 | REV. PER TOWNSHIP COMMENTS                  | LLZ        | LLZ      |
| 2         | 09/08/2025 | PER ZONING REVIEW                           | LLZ        | LLZ      |
| 3         | 10/10/2025 | SITE LAYOUT REVISION                        | LLZ        | LLZ      |
| 4         | 10/28/2025 | RECREATION AREA                             | LLZ        | LLZ      |
| 5         | 01/22/2026 | RIGHT INFRIGHT OUT ACCESS TO BIRCH RUN ROAD | LLZ        | LLZ      |
| 6         | 03/16/2026 | LOT LINE AND GREENWAY LAND MODIFICATION     | LLZ        | LLZ      |

**NO CONSTRUCTION**  
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 TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES 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.CMS  
#XXXXXXXXXX

**FOR CONCEPT PURPOSES ONLY**

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.  
PROJECT No.: PAA250004-00-6B  
DRAWN BY: LGU  
CHECKED BY: CDP  
DATE: 04/10/2025  
CAD ID: P-CPTB-PROP

PROJECT:  
**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:  
**GREENWAY PLAN BREAKDOWN**

SHEET NUMBER:  
**C-004**

REVISION 6 - 03/16/2026

I:\BOHLER\NET\SHARES\PA\PROJECTS\2025\PA250004\DRAWINGS\CONCEPTS\CONCEPT PLAN "B" (P-CPTB-PROP-PA250004-00-6B)...LAYOUT, C-004, GREEN, BRK0