

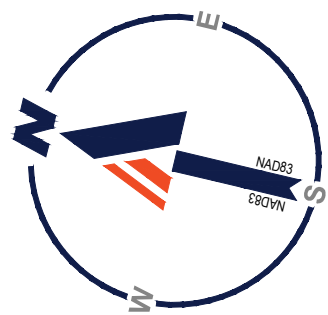
CONCEPT PLAN NOTES

(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.

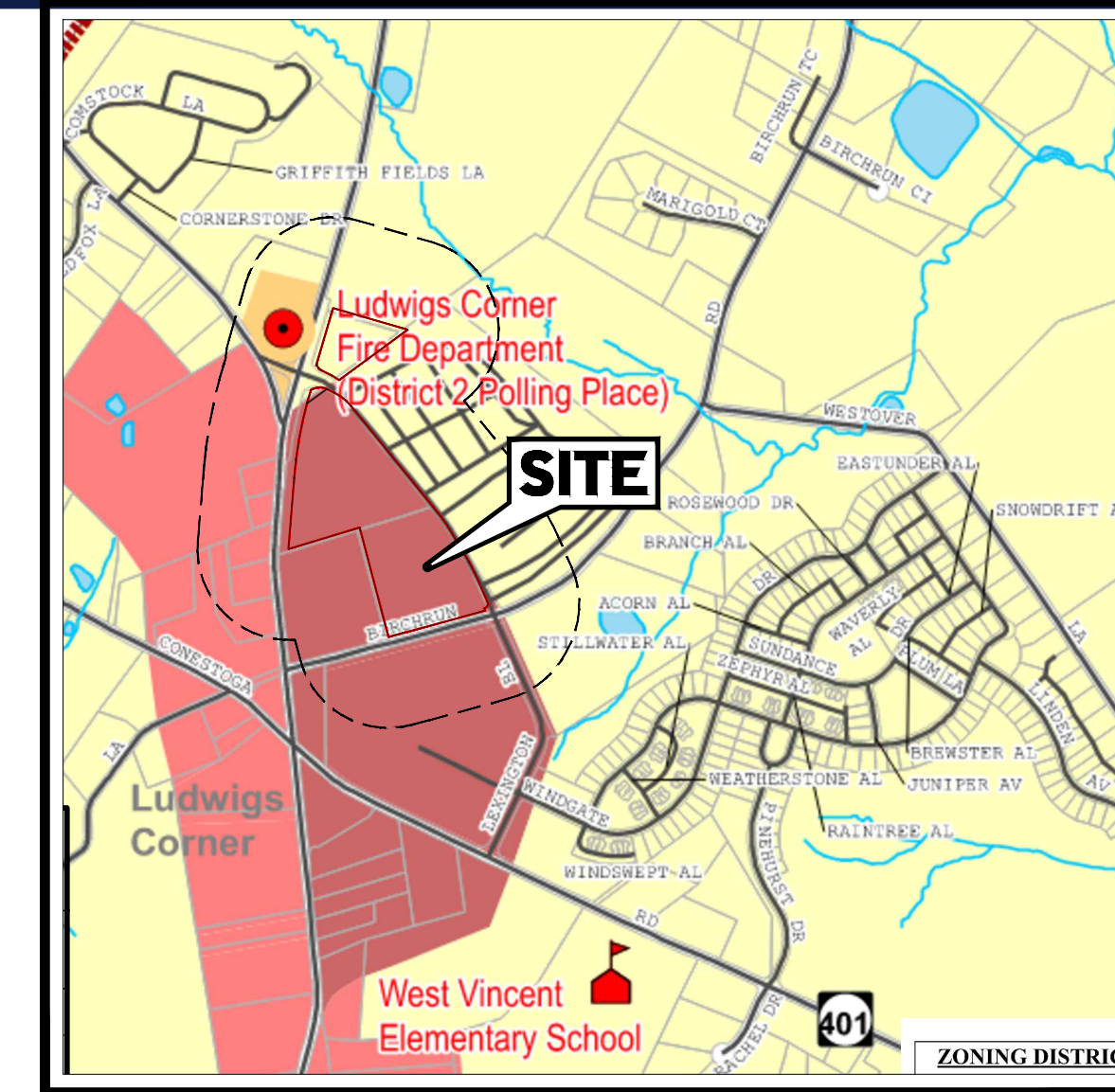
GENERAL NOTES

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
4. ALL STREETS TO BE PRIVATE.



Legend

- Zoning Districts**
- Birchrun Village
 - Kimberton Village
 - Municipal
 - Planned Commercial / Light Industrial
 - Residential R-2
 - Residential R3
 - Residential Conservation
 - Residential Mixed
 - Ludwigs Village Commercial Center
- Roads
- Bodies of Water
- West Vincent Township Parcels



ZONING MAP
SCALE: 1" = 1,000'
SOURCE: WEST VINCENT TOWNSHIP

PROPOSED TRACT 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

ZONING TABLE

ZONE: VCR - VILLAGE CENTER RESIDENTIAL OVERLAY DISTRICT
 § 390-69. 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.	18.809 Ac.
MINIMUM GREENWAY LAND (§ 390-67.B.(1))	41.8% OF GROSS AREA (7,509 Ac.)	39.1% (7,509 Ac.)
MINIMUM LOT AREA (§ 390-69.A.(1))	5,000 SF	5,775 SF
AVERAGE LOT AREA (§ 390-69.A.(2))	6,000 SF	6,232 SF
MAX BUILDING COVERAGE (§ 390-69.A.(4)(a))	25%	12.61% (2,372 Ac.)
MAX LOT COVERAGE (§ 390-69.A.(5)(a))	50% OF NET AREA	34.98% (6,579 Ac.)
MIN SETBACK FOR DRIVEWAY, PARKING AREA OR PAVEMENT (§ 390-69.A.(6))	(a) FROM SIDE PROPERTY LINE: 5 FT. (b) FROM REAR PROPERTY LINE: 10 FT.	> 5 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 (§ 390-69.A.(11))	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.

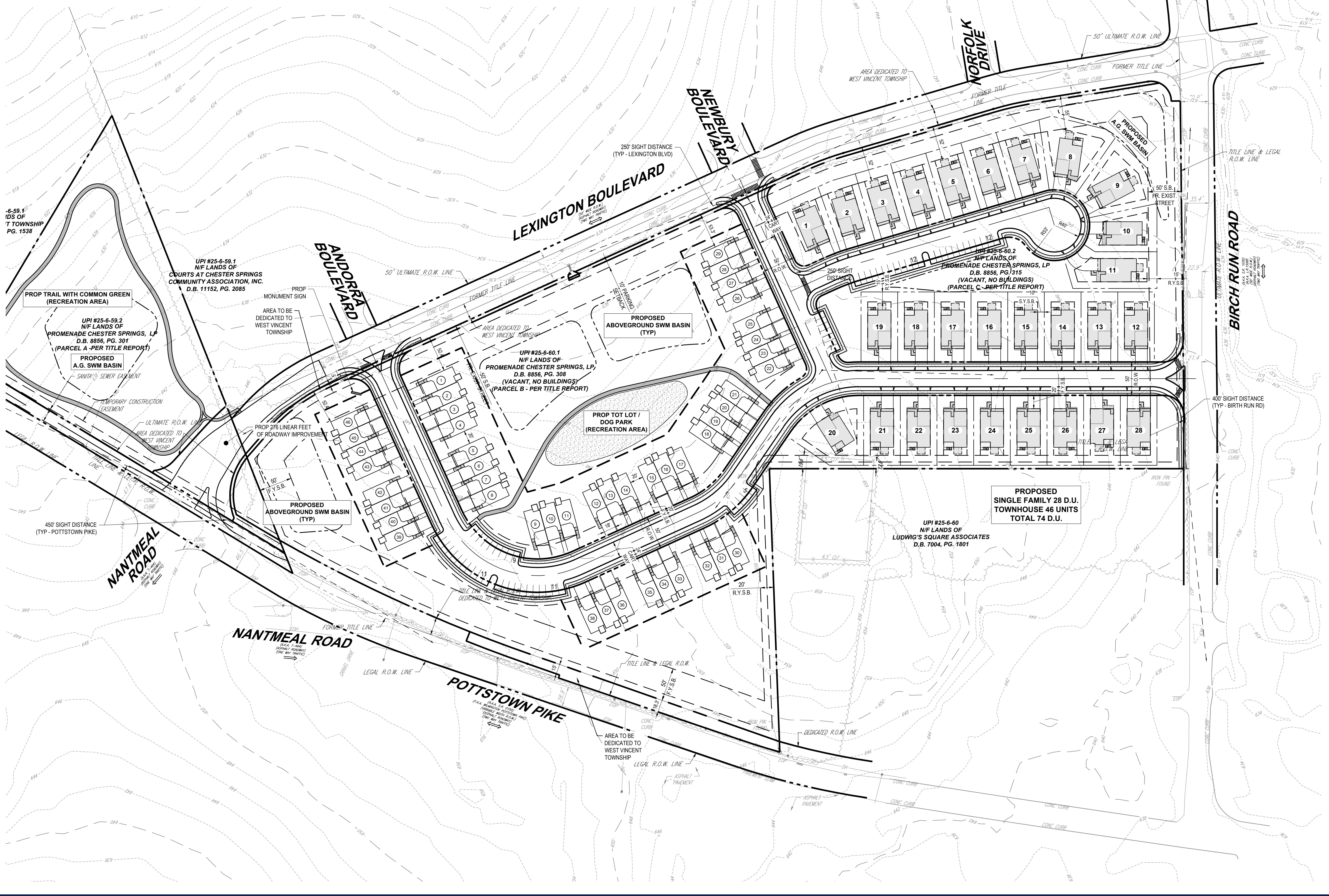
* REFER TO THE DEED OF DEDICATION FOR UPI NUMBERS: 25-6-59.2; 25-6-60.1 & 25-6-60.2.
 DATED: 23RD AUGUST, 2016, BY AND AMONG LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP AND LUDWIG'S SQUARE III, LP.
 DOC ID 11039198, B-7994 P-925
 ** SEE SHEET C-002

DENSITY BONUS CALCULATIONS

PER SECTION 390-76, THE MAXIMUM DEVELOPMENT CAPACITY WHEN THE DEVELOPER UTILIZES THE DENSITY BONUSES IS 4 DU/AC FOR THE VCR DISTRICT.

TRACT ACREAGE PRE RIGHT-OF-WAY DEDICATION	21.00 ACRES*
TRACT ACREAGE POST RIGHT-OF-WAY DEDICATION	16.7 ACRES*
MAX DENSITY: 4.0 UN/AC BASE DENSITY: 0.5 UN/AC RT 100 OVERLAY / IMPROVEMENTS: 1/200	4.0 UN/AC
LF ROW RESERVED OR DEDICATED: 1/10000 SFT OF ROW VILLAGE DESIGN / GREENWAY: 0.5 UN/AC	+ 0.5 UN/AC + 1.0 DU/ 2000 LF OF IMPROVEMENTS (276 LF PROPOSED) = 1 UN/AC + 1.0 DU/ 10,000 SFT ROW DEDICATION (27,759 SF PROPOSED) = 2 UN/AC + 0.5 UN/AC
DENSITY	74/21.00 ACRES = 3.52 DU/AC

* REFER TO THE DEED OF DEDICATION FOR UPI NUMBERS: 25-6-59.2; 25-6-60.1 & 25-6-60.2.
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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	LGU	CDP
4	10/28/2025	RECREATION AREA	LGU	CDP
5	01/22/2026	RIGHT INFRIGHT OUT ACCESS TO BIRCH RUN ROAD	LGU	CDP
6	03/16/2026	LOT LINE AND GREENWAY LAND MODIFICATION	LGU	NCR

CONCEPT PLANS FOR CONCEPT PURPOSES ONLY

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

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 TYPE, 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.PHICAL.COM #2000000000

FOR CONCEPT PURPOSES ONLY

PROJECT No.: PAA250004-00-LB
 DRAWN BY: LGU
 CHECKED BY: CDP
 DATE: 04/01/2025
 CAD LID: P-CPTB-PROP

CONCEPT PLANS FOR PROPOSED DEVELOPMENT

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

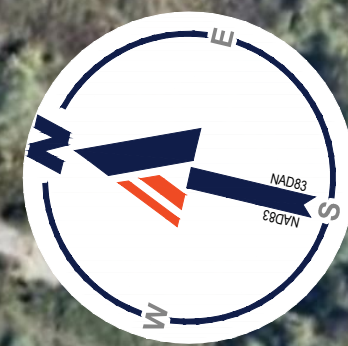
C.D. PUTNAS
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE # 063200

SHEET TITLE:
CONCEPT PLAN 'B'

SHEET NUMBER:
C-001

REVISION 6 - 03/16/2026

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REVISIONS

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2	09/08/2025	PER ZONING REVIEW	LLZ
3	10/10/2025	SITE LAYOUT REVISION	LGU
4	10/28/2025	RECREATION AREA	LGU
5	01/22/2026	RIGHT INRIGHT OUT ACCESS TO BRICK RUN ROAD	LGU
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 WWW.PA.CALL.ORG
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PROJECT No.: PAA250004-00-B
 DRAWN BY: LGU
 CHECKED BY: CDP
 DATE: 04/10/2025
 CAD ID: P-CPTB-PROP

PROJECT:

CONCEPT PLANS
 FOR

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 PROPOSED DEVELOPMENT

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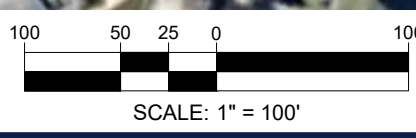
C.D. PUZINAS

 PROFESSIONAL ENGINEER
 PENNSYLVANIA

SHEET TITLE:
AERIAL PLAN

SHEET NUMBER:
C-003

REVISION 6 - 03/16/2026



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