

**WEST VINCENT TOWNSHIP BOARD OF SUPERVISORS  
BUSINESS MEETING  
TOWNSHIP BUILDING  
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA  
MONDAY, APRIL 20, 2026, 7:00PM**

**CALL TO ORDER** by Chair Alan at 7:00pm.

**ATTENDANCE**

Dana Alan, Chair [X]  
Bernie Couris, Vice Chair [X]  
Sean Clark [X]

**ANNOUNCEMENTS & INFORMATIONAL ITEMS**

- This evening's meeting was recorded for rebroadcast.

**REPORTS**

- Chief Bradley Getz provided an overview of Police Department activities during the prior month.
- Chief Jeff Kimes, Ludwigs Corner Fire Company, provided an overview of Fire Company activities during the prior month.
- Written reports of previous month activities were provided by Fire & EMS, the Finance Department, the Public Works Department, the Building & Zoning Department, and the Library.

**PUBLIC COMMENT, AGENDA ITEMS**

- George Dulchinos, West Vincent Township, commented on the 2026 Road Program, proposed Schoolhouse Road improvements, certain bill list expenditures, and expenses paid from escrows.

**ACTION ITEMS**

monthly reports – Mr. Couris made a motion to approve the monthly reports for March 2026, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

meeting minutes – Mr. Couris made a motion to approve the April 6, 2026 Special Meeting minutes, as presented. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Proclamation 1-2026 – Jenna Persick, Chester County Library and Henrietta Hankin Branch, thanked the Board of Supervisors for its support of the community library, and commented on current library programs.

Mr. Couris made a motion to approve Proclamation 1-2026, to recognize and celebrate National Library Week. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

Resolution 7-2026 – Tommy Ryan, Township Manager, commented on a proposed resolution to authorize the disposition of certain public records in accordance with State Law.

Mr. Couris made a motion to approve Resolution 7-2026, to authorize the disposition of certain public records. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

bid award – 2026 Road Program – Mr. Couris made a motion to approve a bid for the 2026 Road Program to Asphalt Management Solutions LLC, Center Valley, Pennsylvania, the lowest responsive and responsible bidder, in the amount of \$536,495.85, which encompasses both the Base Bid and Alternate Bid 1. The motion was seconded by Mr. Couris.

By unanimous vote the motion was approved.

bid award – Buttonwood Bridge Replacement Project – Mr. Couris made a motion to approve a bid for the Buttonwood Bridge Replacement Project to Bi-State Construction Company, Easton, Pennsylvania, the lowest responsive and responsible bidder, in the amount of \$1,766,145.35. The motion was seconded by Mr. Couris.

By unanimous vote the motion was approved.

Ludwigs Corner Fire Company (ZHB 2026-01) – Dave Onorato, Township Solicitor, provided a brief overview of this application to the Zoning Hearing Board.

Mr. Couris made a motion to authorize the Township Solicitor's participation in Zoning Hearing Board Application 2026-01, Ludwigs Corner Fire Company. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

land acquisition approval – Mr. Ryan provided a brief overview of a small, abandoned cemetery proposed for acquisition.

Mr. Couris made a motion to authorize the acquisition of Tax Parcel Number 25-3-23, Pottstown Pike. The motion was seconded by Mr. Clark.

By unanimous vote the motion was approved.

expenditure approval & ratification – Chair Alan announced she would abstain from voting on the expenditure approval and ratification, as the list of bills includes two payments to a company for which she works.

Mr. Couris made a motion to ratify payroll dated March 25, for the pay period March 9 to March 22, in the amount of \$81,512.69; payroll dated April 8, for the pay period March 23 to April 5, in the amount of \$135,758.00; General Fund list of bills, dated March 17, 2026, to April 20, 2026, in the amount of \$191,994.21; Open Space Fund list of bills, dated March 17, 2026, to April 20, 2026, in the amount of \$2,002.65; Capital Fund list of bills, dated March 17, 2026, to April 20, 2026, in the amount of \$283,775.18; and, Escrow Fund list of bills, dated March 17, 2026, to April 20, 2026, in the amount of \$8,444.52. The motion was seconded by Mr. Clark.

The motion was approved, 2-0, with Chair Alan abstaining.

#### **PUBLIC COMMENT, NON-AGENDA ITEMS**

- Mr. McVickar commented on the Finance Department report.
- Kristina Casey, West Vincent Township, commented on bed and breakfast use code allowances, marketing of a bed and breakfast at a Fox Run Road property, and Facebook page permissions.
- Mr. Dulchinos commented the appeal status for Celco (ZHB 2025-02).

#### **ANNOUNCEMENTS**

- Chair Alan announced the Board of Supervisors will next meet on Monday, May 4, at 7pm, at the Township Building.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:38pm.

Respectfully Submitted:

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Tommy Ryan  
Township Manager



CONDITIONAL USE APPLICATION

<b>1. MUNICIPAL USE ONLY</b>		
Received: 1/8/26	When ready: <input type="checkbox"/> Email <input type="checkbox"/> Call	Received as: <input type="checkbox"/> Walk-in <input checked="" type="checkbox"/> Mail
Application Received by:		<input type="checkbox"/> Email
Received from Applicant: <input checked="" type="checkbox"/> List of names and addresses of all property owners within 500' of property		
<input checked="" type="checkbox"/> 3 copies of proposed plans <input checked="" type="checkbox"/> Related Information described in Zoning Ordinance		
Application Fee (DUE AT SUBMISSION):		Date Received: 1/8/26
<input type="checkbox"/> \$1,000.00 Residential	<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check #	
<input type="checkbox"/> \$4,000.00 Commercial		

<b>2. PROPERTY INFORMATION</b>	
Site Address: 1246 & 1320 Pottstown Pike and 603 Birchrun Road	
Tax Parcel ID: 25-6-60.1; 25-6-60.2; 25-6-60.2	Lot # (if applicable):
Type of property: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	

<b>3. OWNER</b> Email:	
Name: Promenade Chester Springs LP	Phone:
Address/City/State/Zip: 234 N. James Street, Newport, DE 19804	

<b>4. APPLICANT</b> Email: sam.carlo@pultegroup.com		<input type="checkbox"/> Same as owner
Name: Sam Carlo	Relationship to owner: Equitable Owner	
Company (if applicable): Pulte Group	Phone: 215-767-1676	
Address/City/State/Zip: 1210 Northbrook Drive, Suite 260, Treviso, PA 19053		

<b>5. REASON FOR APPLICATION</b>	
Applicant desires to use property in the following manner as permitted as a Conditional Use under Sections 390-58.B.(2) of the West Vincent Township Zoning Ordinance (attach documents if needed): 390-58.B.(9) & 390-63 and/or 390-68.B & 390-72. See attached Addendum for additional information.	
Owner's Signature	Applicant's Signature

Applicant must also complete the Chester County Planning Commission Act 247 County Referral Form which can be found at <https://www.chescoplanning.org/pdf/247-Referral-Form.pdf> (referral form also requires one complete set of plans and a separate review fee payable to the county).

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By: Gregg I. Adelman, Esquire

Attorney I.D. No.: 84137

Union Meeting Corporate Center

910 Harvest Drive

P.O. Box 3037

Blue Bell, PA 19422

(610) 260-6000

[gadelman@kaplaw.com](mailto:gadelman@kaplaw.com)

Attorneys for Applicant  
Pulte Homes of Pennsylvania,  
Limited Partnership

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**BEFORE THE BOARD OF SUPERVISORS**  
**WEST VINCENT TOWNSHIP, CHESTER COUNTY, PA**

*In the Matter of:*                      **PULTE HOMES OF PENNSYLVANIA, LIMITED PARTNERSHIP**

**Property Address:**                      **1246 and 1320 Pottstown Pike and 603 Birchrun Road**

**UPI Nos.:**                                      **25-6-60.1, 25-6-59.2 and 25-6-60.2**

**ADDENDUM TO CONDITIONAL USE APPLICATION**

Pulte Homes of Pennsylvania, Limited Partnership ("Applicant") by and through its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., and pursuant to Sections 390-58.B.(2), 390-58.B.(9) and 390-63 and/or Sections 390-68.B and 390-72 of the West Vincent Township Zoning Code ("Zoning Ordinance"), hereby submits this Addendum to its Conditional Use Application seeking conditional use approval for a proposed residential development consisting of 28 single-family homes and 46 townhomes ("Proposed Development") and in support thereof states as follows:

1.     **Location & Description of Properties.** The Properties are located at 1246 and 1320 Pottstown Pike and 603 Birchrun Road in West Vincent Township, further identified as UPI Nos. 25-6-60.1, 25-6-59.2 and 25-6-60.2 ("Properties") and consist of approximately 19.69 (+/-) acres of vacant land.

2.     **Name/Address of Applicant/Owner.** The Applicant is the equitable owner of the

Properties and has a business address is 1210 Northbrook Drive, Suite 260, Trevoise, PA 19053. Promenade Chester Springs, LP is the owner of the Properties and has a business address of 234 N. James Street, Newport, DE 19804. Copies of the Deeds for the Properties are attached as Exhibit "A", and a redacted copy the Agreement of Sale between Applicant and the owner is attached as Exhibit "B".

3. Zoning. The 603 Birchrun Road and 1246 Pottstown Pike parcels that are proposed to be developed are located in the Ludwigs Village Commercial Center District ("LVC") and the Route 100 Overlay District ("Route 100 Overlay") which permits development under the Village Center Residential Overlay District ("VCR") per Section 390-75.C of the Zoning Ordinance.

4. Proposed Development. The Applicant proposes to develop the Properties with 28 single-family detached dwellings and 46 single-family townhomes, along with other related improvements ("Proposed Development"). The Proposed Development is depicted on the Conditional Use Plans, prepared by Bohler Engineering, last revised October 28, 2025, consisting of two (2) sheets ("Conditional Use Plans") attached as Exhibit "C".

5. Conditional Use Approval. The Applicant seeks conditional use approval under Sections 390-58.B.(2), 390-58.B.(9) and 390-63 and/or under Sections 390-68.B.(2) and 390-72 together with modifications of Section 390-142 as needed to permit the Proposed Development.

6. Reasons for Relief Requested. The Applicant is entitled to conditional use approval in accordance with the applicable specific and objective provisions of the Zoning Ordinance which will be demonstrated at the hearing held on the Application.

Respectfully Submitted,

KAPLIN STEWART MELOFF REITER & STEIN,  
P.C.



Dated: January 7, 2026

By:

\_\_\_\_\_  
Gregg I. Adelman, Esquire

Attorneys for Applicant  
Pulte of PA Limited Partnership

**EXHIBIT "A"**

**DEEDS**



RETURN TO

RETURN TO: Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP  
970 Rittenhouse Road, Suite 300  
Eagleville, PA 19403

UPI# 25-6-60.1 ✓

**SHERIFF DEED OF CORRECTION**  
*Know by all Men by these Presents*

THAT I, Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, DO hereby grant and convey to

Promenade Chester Springs, LP

**LEGAL DESCRIPTION ATTACHED HERETO**

BEING the same premises which the Sheriff of Chester County, by Indenture recorded in the Office of the Recorder of Deeds on the 11<sup>th</sup> day of October, 2013, A.D., in and for the County of Chester, aforesaid in Deed Book B-8828 page 493 &c., granted and conveyed unto Promenade Chester Springs, LP, in fee. Said Indenture erroneously stating an incorrect legal description.

DOC # 11321001 12/05/2013 11:16 AM  
Receipt #: 13-4722B  
Rec Fee: \$78.00 State: \$0.00 Local: \$0.00  
Chester County, Recorder of Deeds

11321001 B: 8856 P: 308 DOC  
12/05/2013 11:16 AM Page 1 of 7  
CHARTWELL LAW OFFICES LLP



RH

7/5  
Doc  
76.00

COPY

**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL B:**

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being Parcel B on a Plan of Property for John C. Mackey and Roberta Jean Mackey, prepared by Beideman Associates, Inc., dated June 8, 2004 and being more fully described as follows:

BEGINNING at a point on the East line of Pottstown Pike, Route 100, existing right of way 50 feet wide (as shown on a plan recorded in the Chester County Recorder of Deeds as Plan File Number 11669), on line of land of Mary E. Griffith and Janice G. Comstock; thence leaving Route 100 along land of Griffith and Comstock North 65 degrees 38 minutes 51 seconds East, 261.86 feet to a point at the Northwest corner of land of West Vincent Associates, Ltd.; thence along the West line of West Vincent Associates, Ltd., South 27 degrees 20 minutes 02 seconds East, 872.82 feet to a corner of remaining land of John C. Mackey and Roberta Jean Mackey; thence along land remaining of John C. Mackey and Roberta Jean Mackey; thence along land remaining of John C. Mackey and Roberta Jean Mackey South 85 degrees 01 minute 02 seconds West 873.27 feet to a point on the East line of Pottstown Pike, 50 feet wide, thence along the East line of Pottstown Pike the three following courses and distances: (1) along a curve to the right having a radius of 1,125.00 feet and a chord bearing North 14 degrees 18 minutes 52 seconds East, 62.06 feet Northerly an arc distance of 62.07 feet to a point of tangency; (2) North 15 degrees 53 minutes 42 seconds East, 504.26 feet a point of curvature; (3) along a curve to the right having a radius of 1,115.00 feet and a chord bearing North 21 degrees 21 minutes 34 seconds East, 212.35 feet Northerly an arc distance of 212.68 feet to the point of beginning.

CONTAINING 10.000 acres of land be the same more or less.

BEING Tax Parcel #25-6-60.1.

BEING known as Pottstown Pike

BEING THE SAME PREMISES which John C. Mackey and Roberta Jean Mackey, husband and wife, by Deed dated 8/11/2004 and recorded 8/19/2004 at Chester County, Pennsylvania in Record Book 6258, Page 140, granted and conveyed unto Ludwig's Square, LP, in fee.

EXCEPTING THEREFROM ALL THAT CERTAIN tract or parcel of land SITUATE in West Vincent Township Chester County, Pennsylvania, shown as Required Right of Way Over Lands of Ludwig's Square, LP, on Required Right of Way Exhibit for Lexington Boulevard (50 feet wide), at a point on lien of lands now or late of West Vincent Associates, LTD (UPI #25-7-4), and a common corner of lands now or late of Ludwig's Square II, LP (UPI #25-6-60.2) and lands now or late of Ludwig's Square, LP (UPI #25-6-60.1); thence from the point of beginning, through said Lexington Boulevard, along said lands of Ludwig's Square II, LP, South 85 degrees 01 minutes 02 seconds West 27.03 feet to a point on the westerly required right of way line of Lexington Boulevard; thence through said lands of Ludwig's Square, LP, along said westerly



required right of way line, the following three (3) courses and distances: (1) North 27 degrees 20 minutes 02 seconds West 709.24 feet to a point of curve; (2) along a curve to the left having a radius of 275.00 feet, an arc length of 117.44 feet to a point of curve; (2) along a curve to the left having a radius of 275.00 feet, an arc length of 117.44 feet and a chord bearing North 39 degrees 34 minutes 06 seconds West 116.55 feet to a point of tangency; (3) North 51 degrees 48 minutes 11 seconds West 47.13 feet to a point on line of lands now or late of Ludwig's Square III, LP; thence leaving said westerly required right of way line, along said lands of Ludwig's Square III, LP, thence leaving said westerly required right of way line, along said lands of Ludwig's Square III, LP, North 65 degrees 33 minutes 51 seconds East 69.31 feet to a corner of said lands of West Vincent Associates, LTD on the said title line in Lexington Boulevard; thence along said title line, along said lands of West Vincent Associates, LTD, South 27 degrees 20 minutes 02 seconds East 872.82 feet to a corner of said lands of Ludwig's Square, LP, and the point and place of beginning; and ENCOMPASSING in area 24,059 square feet of land, be the same, more or less.

BEING part of UPI #25-6-60.1

BEING THE SAME PREMISES as and to the rights of use by Deed of Dedication dated July 29, 2010, between Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP and the Township of West Vincent, and recorded on September 15, 2010 by the Chester County Recorder of Deeds at Instrument Number 11039198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18<sup>th</sup> day of July Anno Domini two thousand and thirteen after due advertisement according to the law, under and by virtue of a Writ of Execution issued on the 20<sup>th</sup> day of March Anno Domini two thousand and thirteen out of the Court of Common Pleas, Chester County, Pennsylvania, as of Term two thousand twelve Number 01344 at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB

vs.

LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP, LUDWIG'S SQUARE III, LP AND JEFFREY MINNER

IN WITNESS WHEREOF, I have hereunto affixed my signature, this 20<sup>th</sup> day of November Anno Domini two thousand and thirteen

SEALED AND DELIVERED  
in the presence of us:

*Patty A. Boyd*

*Carolyn B. Welsh*  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA

:  
:  
:

SS

COUNTY OF CHESTER

On this 20 day of November, two thousand and thirteen (2013), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Damaris A. Osborn, Deputy  
Prothonotary

No. 12-01344

**Deed - Poll**

Carolyn B. Welsh, Sheriff

TO

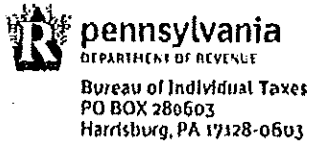
Promenade Chester Springs, LP

The address of the Grantee is:

234 North James Street  
Newport, DE 19804

Patty A. Boyd





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	8856
Page Number	308
Date Recorded	12/5/13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP	Telephone Number	(610) 666-7700
Mailing Address	970 Rittenhouse Road, Suite 300	City	Eagleville
		State	PA
		ZIP Code	19403

### B. TRANSFER DATA

Grantor(s)/Lessor(s)	Carolyn B. Welsh, Chester County Sheriff
Mailing Address	201 West Market Street, Suite 1201
City	West Chester
State	PA
ZIP Code	19380

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s)	Promenade Chester Springs, LP	Date	07/18/13
Mailing Address	234 North James Street		11/20/11
City	Newport	State	DE
		ZIP Code	19804

### D. REAL ESTATE LOCATION

Street Address	Pottstown Pike	City, Township, Borough	West Vincent Township
County	Chester	School District	Owen J. Roberts School District
		Tax Parcel Number	25-6-60-1

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	1.00	2. Other Consideration	+0.00	3. Total Consideration	= 1.00
4. County Assessed Value	115,100.00	5. Common Level Ratio Factor	X 1.66	6. Fair Market Value	= 191,066.00

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	100.00	1b. Percentage of Grantor's Interest in Real Estate	100%	1c. Percentage of Grantor's Interest Conveyed	100%
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#### Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent) \_\_\_\_\_ (Estate File Number) \_\_\_\_\_
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_  
If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) *Correct legal*

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	<i>[Signature]</i>	Date	10/24/13
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FAILURE TO COMPLETE THIS FORM CORRECTLY OR ATTACH NECESSARY DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD. 11321001 B: 8856 P: 313 DOC 12/05/2013 11:16 AM Page 6 of 7 CHARTWELL LAW OFFICES LLP



Exhibit "A" to REV-183 EX (04-10)

Portions of the Parcel(s) 25-6-60.2, 25-6-60.1 and 25-5-59.2, were transferred by Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP to West Vincent Township via Deed of Dedication recorded September 15, 2010 at Instrument Number 11039198, Book 7994, Page 925, et seq. Promenade Chester Springs, LP as successor by assignment to Wilmington Savings Fund Society, FSB, was not advised of the Deed of Dedication or transfer of property and the title search provided for each property did not list the Deed.





RETURN TO

RETURN TO: Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP  
970 Rittenhouse Road, Suite 300  
Eagleville, PA 19403

UPI# 25-6-59.2 ✓

**SHERIFF DEED OF CORRECTION**  
*Know by all Men by these Presents*

THAT I, Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, DO hereby grant and convey to

Promenade Chester Springs, LP

**LEGAL DESCRIPTION ATTACHED HERETO**

BEING the same premises which the Sheriff of Chester County, by Indenture recorded in the Office of the Recorder of Deeds on the 11<sup>th</sup> day of October, 2013, A.D., in and for the County of Chester, aforesaid in Deed Book B-8828 page 493 &c., granted and conveyed unto Promenade Chester Springs, LP, in fee. Said Indenture erroneously stating an incorrect legal description.



**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL A:**

ALL THAT CERTAIN parcel of land situate in the Township of West Vincent, County of Chester, Commonwealth of Pennsylvania, being shown on an "Existing Conditions Plan for Ludwig's Square," Plan #05-06456-001, dated 12/28/2006, by Rettew Associates, Inc., Chester Springs, PA, and being more fully bounded and described as follows:

BEGINNING at a #5 rebar on the Easterly legal right-of-way line of Route 100 (40 feet wide), said point of beginning being located South 65 degrees 33 minutes 51 seconds West 268.90 feet from a common corner of land of West Vincent Associates, LTD (UPI #25-7-4) and Ludwig's Square (UPI #25-6-60.1); thence from the point of beginning and along the said legal right-of-way line, North 28 degrees 20 minutes 27 seconds East, 585.19 feet to a point on the legal right-of-way, a point in line of lands now or formerly of Clyde M. Griffith and Mary E. Griffith; thence leaving the said legal right-of-way line along the lands now or formerly of Griffith and along the lands of AMC Delancey Griffith Partners LP (UPI #25-6-59), South 62 degrees 00 minutes 25 seconds East, passing through a #5 rebar 29.21 feet from the last described corner, a total distance of 446.63 feet to a point in the line of land of the aforementioned West Vincent Associates, LTD; thence along the same and the lands of the aforementioned Ludwig's Square, South 65 degrees 33 minutes 51 seconds West, passing through a common corner of lands of said West Vincent Associates, LTD and said lands of Ludwig's Square 468.57 feet from the last described corner and passing through a corner of lands of Ludwig's Square on the widened right-of-way line of Route 100 7.04 feet from the next described corner, a total distance of 738.31 feet to a #5 rebar found, the place of BEGINNING.

CONTAINING 3.000 Acres.

BEING Parcel No. 25-6-59.2.

BEING known as 1320 Pottstown Pike.

BEING THE SAME PREMISES which David Frame, by Deed dated 1/16/2007 and recorded 2/23/2007 at Chester County, Pennsylvania in Record Book 7090, Page 271, granted and conveyed unto Ludwig's Square III, LP, a Pennsylvania limited partnership, in fee.

EXCEPTING THEREFROM ALL THAT CERTAIN tract or parcel of land SITUATE in the West Vincent Township, Chester County, Pennsylvania, shown as Required Right of Way Over Lands of Ludwig's Square III, LP, on Required Right of Way Exhibit for Lexington Boulevard, dated May 15, 2008, revised January 27, 2009, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at point on the title line in Lexington Boulevard (50 feet wide), at a point on line of lands now or late of Ludwig's Square III, LP (UPI #25-6-59.2), and a common corner of lands now or late of West Vincent Associates, LTD (UPI #25-7-4) and lands now or late of Ludwig's Square, LP (UPI #25-6-60.1); thence from the point of beginning, along said lands of



Ludwig's Square, LP, South 65 degrees 33 minutes 51 seconds West 69.31 feet to a point of curvature on the westerly required right of way line of said Lexington Boulevard; thence leaving the lands of Ludwig's Square, LP, through said lands of Ludwig's Square III, LP, along a curve to the left having a radius of 95.00 feet, an arc length of 102.53 feet and a chord bearing North 82 degrees 43 minutes 18 seconds West 97.63 feet to a point on the southeasterly legal right of way line of Pottstown Pike (S.R. 0100), Rte. 100; thence along said southeasterly right of way line Pottstown Pike, North 27 degrees 50 minutes 20 seconds East 139.83 feet to a point of cusp, the intersection of the easterly required right of way line of said Lexington Boulevard with the said southeasterly legal right of way line of Pottstown Pike; thence leaving said Pottstown Pike right of way, through said lands of Ludwig's Square III, LP and along said easterly required right of way line of Lexington Boulevard, the following three (3) courses and distances: (1) along a curve to the left having a radius of 45.00 feet, an arc length of 33.62 feet and a chord bearing South 28 degrees 59 minutes 07 seconds East 32.85 feet to a point of tangency; (2) South 50 degrees 23 minutes 24 seconds East 74.86 feet to a point of curvature; (3) along a curve to the right having a radius of 420.00 feet, an arc length of 38.39 feet and a chord bearing South 26 degrees, 11 minutes 02 seconds East 38.38 feet to a point on line of said lands of West Vincent Associates, LTD; thence leaving said easterly required right of way line, along said lands of West Vincent Associates, LTD, South 65 degrees 35 minutes 51 seconds West 4.43 feet to a corner of said lands of Ludwig's Square, LP, on the said title line in Lexington Boulevard, and the point and place of beginning and ENCOMPASSING in area 10,149 square feet of land, be the same, more or less.

BEING part of UPI #25-6-59.2

BEING THE SAME PREMISES as and to the rights of use by Deed of Dedication dated July 29, 2010, between Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP and the Township of West Vincent, and recorded on September 15, 2010 by the Chester County Recorder of Deeds at Instrument Number 11039198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18<sup>th</sup> day of  
July Anno Domini two thousand and thirteen after due advertisement according to the  
law, under and by virtue of a Writ of Execution issued on the 20<sup>th</sup> day of March  
Anno Domini two thousand and thirteen out of the Court of Common Pleas, Chester County,  
Pennsylvania, as of Term two thousand twelve Number 01344 at the suit of  
WILMINGTON SAVINGS FUND SOCIETY, FSB

vs.

LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP, LUDWIG'S SQUARE III, LP AND  
JEFFREY MINNER

IN WITNESS WHEREOF, I have hereunto affixed my signature, this 20<sup>th</sup> day of  
November Anno Domini two thousand and thirteen

SEALED AND DELIVERED  
in the presence of us:

*Patty A. Boyd*

*Carolyn B. Welsh*  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA :  
: ss  
COUNTY OF CHESTER :

On this 20 day of November, two thousand and thirteen (2013), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Damaris A. Osborn, Deputy  
Prothonotary

No. 12-01344

**Deed - Poll**

Carolyn B. Welsh, Sheriff

TO

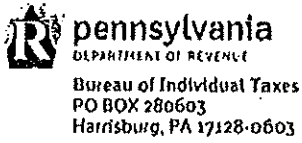
Promenade Chester Springs, LP

The address of the Grantee is:

234 North James Street  
Newport, DE 19804

Patty A. Boyd





# REALTY TRANSFER TAX STATEMENT OF VALUE

See reverse for instructions.

RECORDER'S USE ONLY	
State Tax Paid	0
Book Number	8856
Page Number	301
Date Recorded	12/5/13

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP	Telephone Number:	(610) 666-7700
Mailing Address	970 Rittenhouse Road, Suite 300	City	Eagleville
		State	PA
		ZIP Code	19403

### B. TRANSFER DATA

Grantor(s)/Lessor(s)	Carolyn B. Welsh, Chester County Sheriff
Mailing Address	201 West Market Street, Suite 1201
City	West Chester
State	PA
ZIP Code	19380

### C. Date of Acceptance of Document

Grantee(s)/Lessee(s)	Promenade Chester Springs, LP
Mailing Address	234 North James Street
City	Newport
State	DE
ZIP Code	19804

07/18/13 11/20/13

### D. REAL ESTATE LOCATION

Street Address	1320 Pottstown Pike	City, Township, Borough	West Vincent Township
County	Chester	School District	Owen J. Roberts School District
		Tax Parcel Number	25-6-59.2

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+0.00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
68,060.00	X 1.66	= 112,979.60

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
100.00	100%	100%

Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession. (Name of Decedent) (Estate File Number)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust. If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) *Correct legal*

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

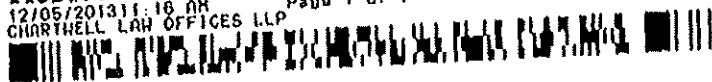
Signature of Correspondent or Responsible Party	Date
<i>Carolyn B. Welsh</i>	10/24/13



Exhibit "A" to REV-183 EX (04-10)

Portions of the Parcel(s) 25-6-60.2, 25-6-60.1 and 25-5-59.2, were transferred by Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP to West Vincent Township via Deed of Dedication recorded September 15, 2010 at Instrument Number 11039198, Book 7994, Page 925, et seq. Promenade Chester Springs, LP as successor by assignment to Wilmington Savings Fund Society, FSB, was not advised of the Deed of Dedication or transfer of property and the title search provided for each property did not list the Deed.

11321000 B: 8056 P: 307 DOC  
12/05/2013 11:18 AM Page 7 of 7  
CHARTWELL LAW OFFICES LLP



Unofficial Copy



RETURN TO

RETURN TO: Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP  
970 Rittenhouse Road, Suite 300  
Eagleview, PA 19403

UPI# 25-6-60.2 ✓

**SHERIFF DEED OF CORRECTION**  
*Know by all Men by these Presents*

**THAT I,** Carolyn B. Welsh, Sheriff of the County of Chester, in the Commonwealth of Pennsylvania, for and in consideration of the sum of

One Dollar (\$1.00)

to me in hand paid, **DO** hereby grant and convey to

Promenade Chester Springs, LP

**LEGAL DESCRIPTION ATTACHED HERETO**

BEING the same premises which the Sheriff of Chester County, by Indenture recorded in the Office of the Recorder of Deeds on the 11<sup>th</sup> day of October, 2013, A.D., in and for the County of Chester, aforesaid in Deed Book B-8828 page 493 &c., granted and conveyed unto Promenade Chester Springs, LP, in fee. Said Indenture erroneously stating an incorrect legal description.

DOC# 11321002 12/05/2013 11:16 AM  
Receipt #: 13-47220  
Rec Fee: \$70.00 State: \$0.00 Local: \$0.00  
Chester County, Recorder of Deeds

11321002 B: 8056 P: 315 DOC  
12/05/2013 11:16 AM Page 1 of 7  
CHARTWELL LAW OFFICES LLP



1/5  
D2c  
76.00

COPY

**EXHIBIT "A" - LEGAL DESCRIPTION**

**PARCEL C:**

ALL THAT CERTAIN parcel of land, Situate on the Northerly side of Birch Run Road (SR 1030, LR 15085) in West Vincent Township, Chester County, Pennsylvania, being known as Lot 2 as prepared by Rettew Associates, Inc., dated 1/20/2006, last revised 6/5/2006 and being more fully bounded and described, as follows:

BEGINNING at a #5 rebar set on the Northerly legal right-of-way of Birch Run Road (33 feet wide) in line of lands of West Vincent Associates, Ltd. (RB 5334 page 837), which point of beginning being East 36 feet more or less from the intersection of Birch Run Road and Lexington Boulevard; thence from the point of beginning along the legal right-of-way line of Birch Run Road, the three (3) following courses and distances: (1) by a line curving to the right, having a radius of 1,341.50 feet, an arc distance of 65.53 feet, a chord bearing of South 85 degrees 04 minutes 13 seconds West, a chord distance of 65.53 feet to a point of tangency; (2) South 86 degrees 28 minutes 11 seconds West, 484.41 feet to a point; (3) South 87 degrees 07 minutes 45 seconds West, 97.16 feet to a #5 rebar set, a corner of Lot 1, the lands of John C. and Roberta J. Mackey (DB A-41 page 13); thence along the same, North 02 degrees 52 minutes 23 seconds West, 621.57 feet to a #5 rebar set, a point in line of lands of Ludwig's Square (RB 6258 page 140); thence along the same, North 85 degrees 01 minute 02 seconds East, 448.07 feet to a #5 rebar set in line of other lands of West Vincent Associates, Ltd. (RB 5187 page 847); thence along the same, the two (2) following courses and distances: (1) South 27 degrees 20 minutes 02 seconds East 96.88 feet to a #5 rebar found; (2) South 19 degrees 14 minutes 13 seconds East, 564.86 feet to a #5 rebar set the place of Beginning.

CONTAINING 8.000 acres, more or less.

BEING Parcel No. 25-6-60.2 (formerly part of 25-6-60).

BEING known as 603 Pottstown Pike.

BEING THE SAME PREMISES which John C. Mackey and Roberta W. Mackey, husband and wife, by Deed of Correction recorded 2/9/2007 at Chester County, Pennsylvania in Record Book 7079, Page 2288, granted and conveyed unto Ludwig's Square II, LP, a Pennsylvania limited partnership, in fee.

EXCEPTING THEREFROM ALL THAT CERTAIN tract or parcel of land SITUATE in West Vincent Township, Chester County, Pennsylvania, shown as Required Right of Way Over Lands of Ludwig's Square II, LP, on Required Right of Way Exhibit for Lexington Boulevard, dated May 15, 2008; revised January 27, 2009, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the title line in Lexington Boulevard (50 feet wide), at a point on line of lands now or late of West Vincent Associates, LTD (UPI #25-7-4), an da common corner of lands now or late of Ludwig's Square II, LP (UPI #25-6-60.2) and lands now or late of



Ludwig's Square, LP (UPI #25-6-60.1); thence from the point of beginning, along said title line and along said lands of West Vincent Associates, LTD, the following two (2) courses and distances: (1) South 27 degrees 20 minutes 02 seconds East 96.88 feet to a point; (2) South 19 degrees 14 minutes 13 seconds East 564.86 feet to a point on the northerly existing right of way line of Birch Run Road (S.R. 1030, 46.5 feet wide); thence along said northerly existing right of way line of Birch Run Road, the following two (2) courses and distances: (1) along a curve to the right having a radius of 1,341.50 feet, an arc length of 65.53 feet and a chord bearing South 85 degrees 04 minutes 13 seconds West 65.53 feet to a point of tangency; (2) South 86 degrees 28 minutes 11 seconds West 30.11 feet; thence leaving said existing right of way line, through said lands of Ludwig's Square II, LP, North 03 degrees 31 minutes 49 seconds West 13.50 feet to a point of cusp, the intersection of the northerly required right of way line of said Birch Run Road (proposed width 60 feet) with the westerly required right of way line of said Lexington Boulevard; thence through said lands of Ludwig's Square II, LP and along said westerly required right of way line, the following six (6) courses and distances: (1) along a curve to the left having a radius of 30.00 feet, an arc length of 51.56 feet and a chord bearing North 37 degrees 14 minutes 10 seconds East 45.44 feet to a point a tangency; (2) North 11 degrees 59 minutes 51 seconds West 175.84 feet to a point of curvature; (3) along a curve to the left having a radius of 475.00 feet, an arc length of 60.02 feet and a chord bearing North 15 degrees 37 minutes 02 seconds West 59.98 feet to a point of tangency; (4) North 19 degrees 14 minutes 13 seconds West 234.49 feet to a point of curvature; (5) along a curve to the left having a radius of 450.00 feet, an arc length of 63.59 feet and a chord bearing North 23 degrees 17 minutes 08 seconds West 63.54 feet to a point of tangency; (6) North 27 degrees 20 minutes 02 seconds West 73.56 feet to a point on line of lands of Ludwig's Square, LP, aforesaid; thence leaving said westerly required right of way line, along said lands of Ludwig's Square, LP, North 85 degrees 01 minutes 02 seconds East 27.03 to a point on line of said lands of West Vincent Associates, LTD, and the point and place of beginning; and ENCOMPASSING in area 21,531 square feet of land, be the same, more or less.

BEING part of UPI #25-6-60.2

BEING THE SAME PREMISES as and to the rights of use by Deed of Dedication dated July 29, 2010, between Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP and the Township of West Vincent, and recorded on September 15, 2010 by the Chester County Recorder of Deeds at Instrument Number 11039198, Book 7994, Page 925.



The same having been sold by me to the said grantee on the 18<sup>th</sup> day of July Anno Domini two thousand and thirteen after due advertisement according to the law, under and by virtue of a Writ of Execution issued on the 20<sup>th</sup> day of March Anno Domini two thousand and thirteen out of the Court of Common Pleas, Chester County, Pennsylvania, as of Term two thousand twelve Number 01344 at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB

vs.

LUDWIG'S SQUARE, LP, LUDWIG'S SQUARE II, LP, LUDWIG'S SQUARE III, LP AND JEFFREY MINNER

IN WITNESS WHEREOF, I have hereunto affixed my signature, this 20<sup>th</sup> day of November Anno Domini two thousand and thirteen

SEALED AND DELIVERED  
in the presence of us:

*Patty A. Bopf*

*Carolyn B. Welsh*  
Carolyn B. Welsh, Sheriff of Chester County



COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF CHESTER :

On this 20 day of November, two thousand and thirteen (2013), personally appeared Carolyn B. Welsh, Sheriff of the County of Chester, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/it executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Damaris A. O'Boon, Deputy  
Prothonotary

No. 12-01344

**Deed = Poll**

Carolyn B. Welsh, Sheriff

TO

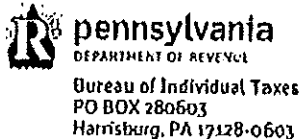
Promenade Chester Springs, LP

The address of the Grantee is:

234 North James Street  
Newport, DE 19804

Patty A. Boyd





# REALTY TRANSFER TAX STATEMENT OF VALUE

RECORDER'S USE ONLY

State Tax Paid	0
Book Number	8856
Page Number	315
Date Recorded	12/5/13

See reverse for instructions.

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

### A. CORRESPONDENT - All inquiries may be directed to the following person:

Name	Robert J. Murtaugh, Esquire, The Chartwell Law Offices, LLP	Telephone Number:	(610) 666-7700				
Mailing Address	970 Rittenhouse Road, Suite 300	City	Eagleville	State	PA	ZIP Code	19403

### B. TRANSFER DATA

### C. Date of Acceptance of Document

07/18/13 11/20/13

Grantor(s)/Lessor(s)	Carolyn B. Walsh, Chester County Sheriff	Grantee(s)/Lessee(s)	Promenade Chester Springs, LP						
Mailing Address	201 West Market Street, Suite 1201	Mailing Address	234 North James Street						
City	West Chester	City	Newport	State	PA	ZIP Code	19380		
City	West Chester	State	PA	ZIP Code	19380	State	DE	ZIP Code	19804

Street Address	603 Pottstown Pike	City, Township, Borough	West Vincent Township		
County	Chester	School District	Owen J. Roberts School District	Tax Parcel Number	25-6-6042

### D. REAL ESTATE LOCATION

### E. VALUATION DATA - WAS TRANSACTION PART OF AN ASSIGNMENT OR RELOCATION? Y N

1. Actual Cash Consideration	1.00	2. Other Consideration	+0.00	3. Total Consideration	= 1.00
4. County Assessed Value	72,250.00	5. Common Level Ratio Factor	X 1.66	6. Fair Market Value	= 119,935.00

### F. EXEMPTION DATA

1a. Amount of Exemption Claimed	100.00	1b. Percentage of Grantor's Interest in Real Estate	100%	1c. Percentage of Grantor's Interest Conveyed	100%
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Check Appropriate Box Below for Exemption Claimed.

- Will or intestate succession (Name of Decedent \_\_\_\_\_ (Estate File Number) \_\_\_\_\_)
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer from a trust. Date of transfer into the trust \_\_\_\_\_. If trust was amended attach a copy of original and amended trust.
- Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed.) *correct legal*

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	<i>[Signature]</i>	Date	10/04/13
---	--------------------	------	----------

Exhibit "A" to REV-183 EX (04-10)

Portions of the Parcel(s) 25-6-60.2, 25-6-60.1 and 25-5-59.2, were transferred by Ludwig's Square, LP, Ludwig's Square II, LP and Ludwig's Square III, LP to West Vincent Township via Deed of Dedication recorded September 15, 2010 at Instrument Number 11039198, Book 7994, Page 925, et seq. Promenade Chester Springs, LP as successor by assignment to Wilmington Savings Fund Society, FSB, was not advised of the Deed of Dedication or transfer of property and the title search provided for each property did not list the Deed.

Unofficial Copy



**EXHIBIT "B"**

**REDACTED AGREEMENT OF SALE**

## SECOND AMENDMENT TO AGREEMENT OF SALE

**THIS SECOND AMENDMENT TO AGREEMENT OF SALE** (this "Second Amendment") is made effective this 16<sup>th</sup> day of December, 2025 (the "Second Amendment Effective Date") by and between **PROMENADE CHESTER SPRINGS, LP**, a Delaware limited partnership ("Seller") and **PULTE HOMES OF PA, LIMITED PARTNERSHIP**, a Michigan limited partnership ("Purchaser").

### RECITALS:

**WHEREAS**, Seller and Purchaser are parties to that certain Agreement of Sale dated December 13, 2024, as amended by that certain First Amendment to Agreement of Sale dated February 21, 2025 (as amended, the "Agreement") regarding certain property located in West Vincent Township, Chester County, Pennsylvania, as more particularly described in the Agreement; and

**WHEREAS**, Purchaser and Seller now desire to modify and amend the Agreement under the terms set forth herein.

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants herein contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Purchaser and Seller agree as follows:

1. **Recitals**. The Recitals are hereby incorporated by reference as if fully set forth herein.
2. **Capitalized Terms**. All capitalized terms used in this Second Amendment but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement unless the context requires otherwise.
3. **Amendments**. The Agreement is amended as follows:
  - a. **Intended Development**. The second Whereas clause is deleted in its entirety and the following is inserted therein:

"WHEREAS, Purchaser desires to purchase the Property in order to develop the Property into approximately twenty-eight (28) 55' x 105' single family detached lots (the "Single Family Lots") and forty-six (46) 24' x 64' townhome lots (the "Townhome Lots") (Single Family Lots and the Townhome Lots are referred to herein collectively as the "Lots") as depicted on the plan (the "Plan") attached hereto as **Exhibit A** and incorporated by reference (the development depicted in the Plan, together with Purchaser's requirement that there be no less than 70 approved Lots with no fewer than thirty percent (30%) of all approved Lots being Single Family Lots, shall be referred to in this Agreement as the "Intended Development")".

- b. **Purchase Price**. Section 4 is deleted in its entirety and the following is inserted therein:

**IN WITNESS WHEREOF**, the parties have signed, sealed and delivered this Second Amendment as of the Second Amendment Effective Date.

**SELLER:**

**PROMENADE CHESTER SPRINGS, LP,**  
a Delaware limited partnership

By: Promenade Chester Springs GP, LLC, its  
sole general partner

By: 

Name: Gregory Pettinaro

Title: Manager

**PURCHASER:**

**PULTE HOMES OF PA LIMITED PARTNERSHIP,**  
a Michigan limited partnership

BY: PH 50 LLC, its sole general partner

By: 

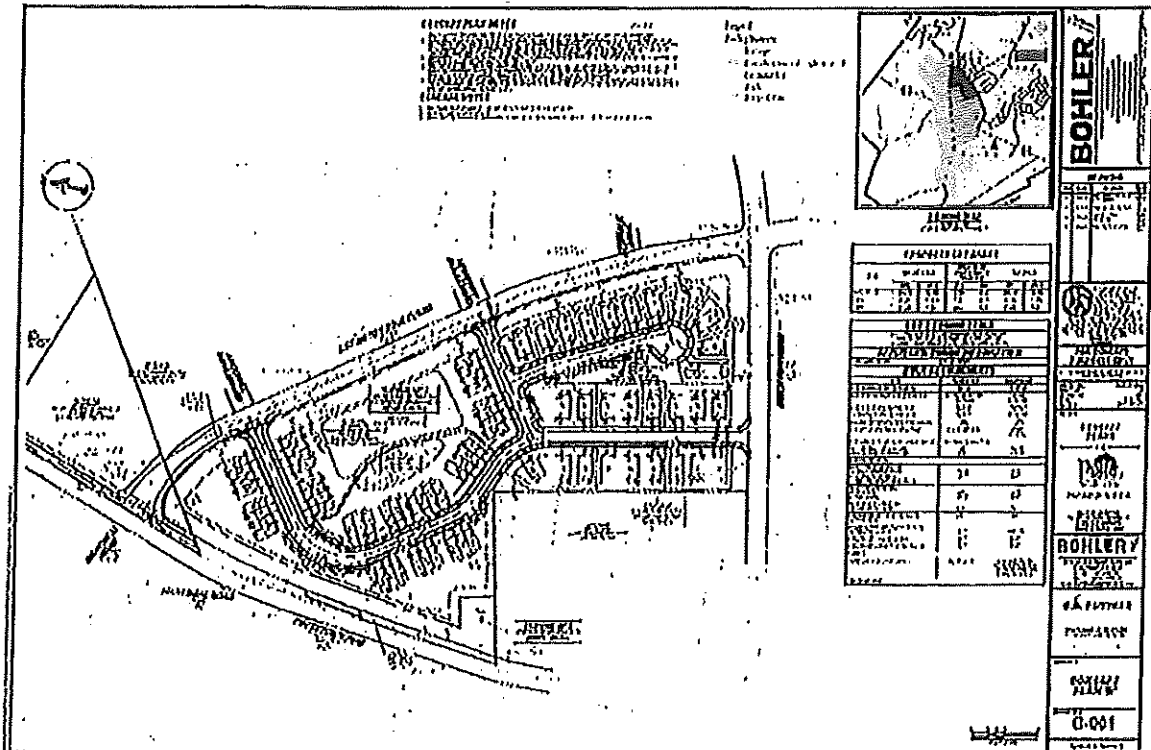
Name: John Evans

Title: Division President

**Exhibit A**

**PLAN**

The Plan referenced in this Agreement is for illustrative purposes, only. The ultimate design, layout and configuration of the Plan shall be in Purchaser's sole discretion and subject to Township approval.



**EXHIBIT "C"**

**CONDITIONAL USE PLAN**

**BOHLER**  
 1100 MARKET STREET, SUITE 200  
 CHARLOTTE, NC 28202  
 704.375.1100  
 www.bohler.com



**PROPOSED TRACT AREAS**

TRACT	SUBAL AREA	AREA TO BE SUBMITTED TO TOWN	NET AREA
TRACT 1	TRACT 1	TRACT 1	TRACT 1
TRACT 2	TRACT 2	TRACT 2	TRACT 2
TRACT 3	TRACT 3	TRACT 3	TRACT 3
TRACT 4	TRACT 4	TRACT 4	TRACT 4
TRACT 5	TRACT 5	TRACT 5	TRACT 5
TRACT 6	TRACT 6	TRACT 6	TRACT 6
TRACT 7	TRACT 7	TRACT 7	TRACT 7
TRACT 8	TRACT 8	TRACT 8	TRACT 8
TRACT 9	TRACT 9	TRACT 9	TRACT 9
TRACT 10	TRACT 10	TRACT 10	TRACT 10

**ZONING TABLE**

ITEM	PERMITTED	PROPOSED
1. SINGLE-FAMILY RESIDENTIAL	RES-1	RES-1
2. TWO-FAMILY RESIDENTIAL	RES-2	RES-2
3. MULTIFAMILY RESIDENTIAL	RES-3	RES-3
4. COMMERCIAL	COM-1	COM-1
5. INDUSTRIAL	IND-1	IND-1
6. OFFICE	OFF-1	OFF-1
7. RETAIL	RET-1	RET-1
8. MIXED USE	MIX-1	MIX-1
9. SPECIAL USE	SU-1	SU-1
10. AGRICULTURE	AG-1	AG-1
11. OPEN SPACE	OS-1	OS-1
12. PARK	PK-1	PK-1
13. UTILITIES	UT-1	UT-1
14. TRANSPORTATION	TR-1	TR-1
15. PUBLIC USE	PU-1	PU-1
16. COMMUNITY CENTER	CC-1	CC-1
17. SENIORS CENTER	SC-1	SC-1
18. CHILDREN'S CENTER	CC-2	CC-2
19. YOUTH CENTER	YC-1	YC-1
20. RECREATION CENTER	RC-1	RC-1
21. CULTURAL CENTER	CC-3	CC-3
22. ARTS CENTER	AC-1	AC-1
23. LIBRARY	LIB-1	LIB-1
24. MUSEUM	MUS-1	MUS-1
25. HISTORIC PRESERVATION	HP-1	HP-1
26. HISTORIC DISTRICT	HD-1	HD-1
27. HISTORIC LANDMARK	HL-1	HL-1
28. HISTORIC MONUMENT	HM-1	HM-1
29. HISTORIC SITE	HS-1	HS-1
30. HISTORIC STRUCTURE	HS-2	HS-2
31. HISTORIC DISTRICT	HD-2	HD-2
32. HISTORIC LANDMARK	HL-2	HL-2
33. HISTORIC MONUMENT	HM-2	HM-2
34. HISTORIC SITE	HS-3	HS-3
35. HISTORIC STRUCTURE	HS-4	HS-4
36. HISTORIC DISTRICT	HD-3	HD-3
37. HISTORIC LANDMARK	HL-3	HL-3
38. HISTORIC MONUMENT	HM-3	HM-3
39. HISTORIC SITE	HS-5	HS-5
40. HISTORIC STRUCTURE	HS-6	HS-6
41. HISTORIC DISTRICT	HD-4	HD-4
42. HISTORIC LANDMARK	HL-4	HL-4
43. HISTORIC MONUMENT	HM-4	HM-4
44. HISTORIC SITE	HS-7	HS-7
45. HISTORIC STRUCTURE	HS-8	HS-8
46. HISTORIC DISTRICT	HD-5	HD-5
47. HISTORIC LANDMARK	HL-5	HL-5
48. HISTORIC MONUMENT	HM-5	HM-5
49. HISTORIC SITE	HS-9	HS-9
50. HISTORIC STRUCTURE	HS-10	HS-10

**APPLICANT OWNER INFORMATION**

NAME: [Redacted]  
 ADDRESS: [Redacted]  
 CITY: [Redacted]  
 STATE: [Redacted]  
 ZIP: [Redacted]

**BULK REQUIREMENTS**

ITEM	PERMITTED	PROPOSED
1. MINIMUM LOT AREA	10,000 SQ FT	10,000 SQ FT
2. MINIMUM LOT WIDTH	30 FT	30 FT
3. MINIMUM LOT DEPTH	30 FT	30 FT
4. MINIMUM FRONT YARD SETBACK	10 FT	10 FT
5. MINIMUM SIDE YARD SETBACK	5 FT	5 FT
6. MINIMUM REAR YARD SETBACK	5 FT	5 FT
7. MINIMUM FRONT SETBACK	10 FT	10 FT
8. MINIMUM SIDE SETBACK	5 FT	5 FT
9. MINIMUM REAR SETBACK	5 FT	5 FT
10. MINIMUM FRONT SETBACK	10 FT	10 FT
11. MINIMUM SIDE SETBACK	5 FT	5 FT
12. MINIMUM REAR SETBACK	5 FT	5 FT
13. MINIMUM FRONT SETBACK	10 FT	10 FT
14. MINIMUM SIDE SETBACK	5 FT	5 FT
15. MINIMUM REAR SETBACK	5 FT	5 FT
16. MINIMUM FRONT SETBACK	10 FT	10 FT
17. MINIMUM SIDE SETBACK	5 FT	5 FT
18. MINIMUM REAR SETBACK	5 FT	5 FT
19. MINIMUM FRONT SETBACK	10 FT	10 FT
20. MINIMUM SIDE SETBACK	5 FT	5 FT
21. MINIMUM REAR SETBACK	5 FT	5 FT
22. MINIMUM FRONT SETBACK	10 FT	10 FT
23. MINIMUM SIDE SETBACK	5 FT	5 FT
24. MINIMUM REAR SETBACK	5 FT	5 FT
25. MINIMUM FRONT SETBACK	10 FT	10 FT
26. MINIMUM SIDE SETBACK	5 FT	5 FT
27. MINIMUM REAR SETBACK	5 FT	5 FT
28. MINIMUM FRONT SETBACK	10 FT	10 FT
29. MINIMUM SIDE SETBACK	5 FT	5 FT
30. MINIMUM REAR SETBACK	5 FT	5 FT

**FOR CONCEPT PURPOSES ONLY**

THIS CONCEPT PLAN IS NOT A FINAL PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO THE APPROVAL OF THE TOWN BOARD AND THE TOWN ENGINEER.

**CONCEPT PLANS**

FOR [Redacted]

**NOTATION:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SITE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROJECT UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DEVELOPMENT UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWN UNLESS OTHERWISE NOTED.

**BOHLER**  
 1100 MARKET STREET, SUITE 200  
 CHARLOTTE, NC 28202  
 704.375.1100  
 www.bohler.com

**C-001**

CONCEPT PLAN 'B'

SECTION 1 - DIVISION

**CONCEPT PLAN NOTES**

1. THE CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE CONCEPT PLAN IS SUBJECT TO THE TOWN BOARD'S REVIEW AND APPROVAL.
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**Legend**

**Zoning Districts**

- RES-1 Single-Family Residential
- RES-2 Two-Family Residential
- RES-3 Multifamily Residential
- COM-1 Commercial
- IND-1 Industrial
- OFF-1 Office
- RET-1 Retail
- MIX-1 Mixed Use
- AG-1 Agriculture
- OS-1 Open Space
- PK-1 Park
- UT-1 Utilities
- TR-1 Transportation
- PU-1 Public Use
- CC-1 Community Center
- CC-2 Children's Center
- YC-1 Youth Center
- RC-1 Recreation Center
- CC-3 Cultural Center
- AC-1 Arts Center
- LIB-1 Library
- MUS-1 Museum
- HP-1 Historic Preservation
- HD-1 Historic District
- HL-1 Historic Landmark
- HM-1 Historic Monument
- HS-1 Historic Site
- HS-2 Historic Structure
- HD-2 Historic District
- HL-2 Historic Landmark
- HM-2 Historic Monument
- HS-3 Historic Site
- HS-4 Historic Structure
- HD-3 Historic District
- HL-3 Historic Landmark
- HM-3 Historic Monument
- HS-5 Historic Site
- HS-6 Historic Structure
- HD-4 Historic District
- HL-4 Historic Landmark
- HM-4 Historic Monument
- HS-7 Historic Site
- HS-8 Historic Structure
- HD-5 Historic District
- HL-5 Historic Landmark
- HM-5 Historic Monument
- HS-9 Historic Site
- HS-10 Historic Structure

**Other**

- Blue: Water
- Light Blue: Lake/Stream
- Light Green: New Village Township Parks
- Light Yellow: Landship Village Communal Center

**Map Labels**

NANTHEAL ROAD  
 POTTERDALE PIKE  
 ANDOVER BOULEVARD  
 LEXINGTON BOULEVARD  
 NEWBURY BOULEVARD  
 NORFOLK DRIVE  
 BIRCH RUN ROAD

**Map Labels**

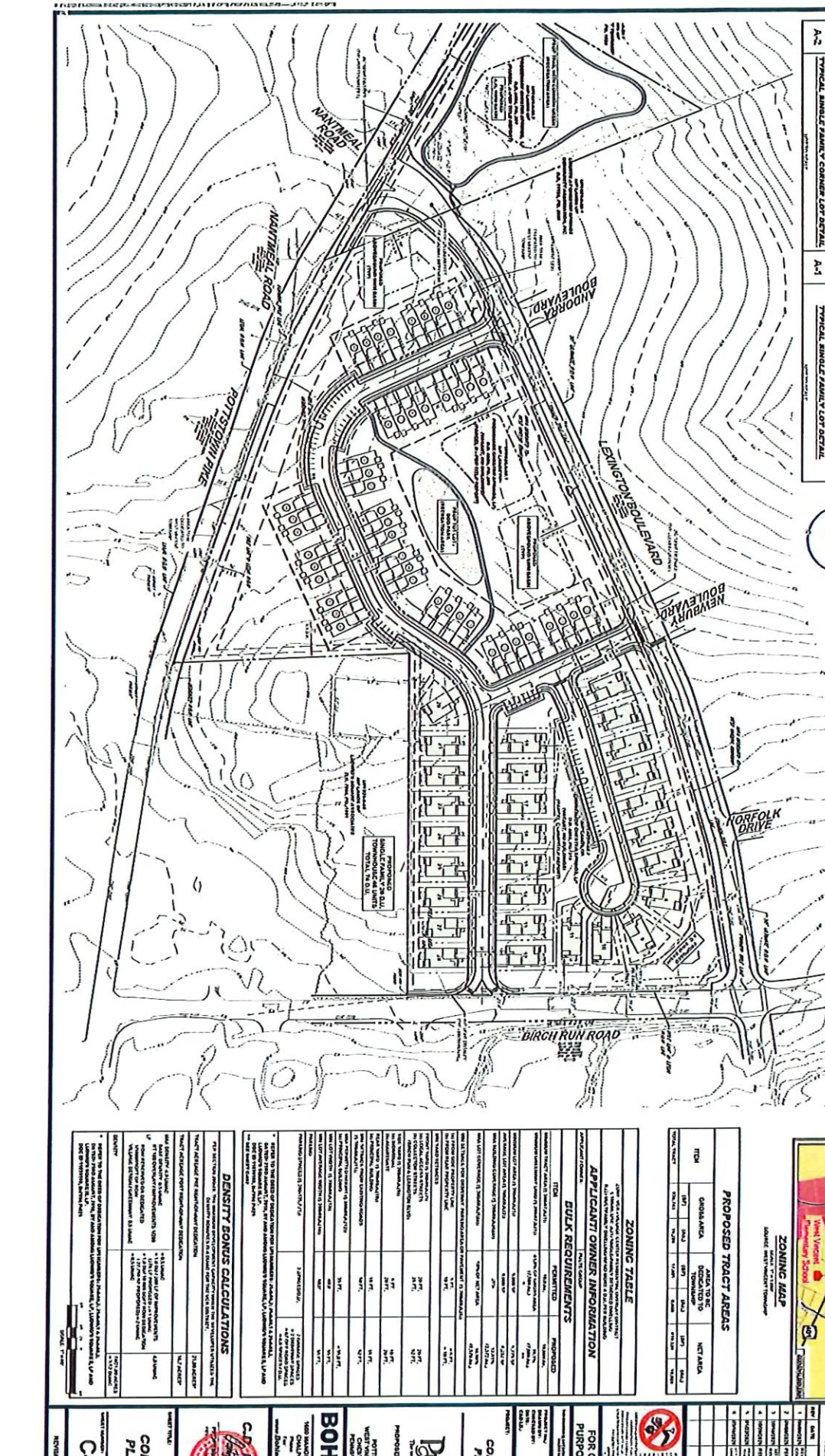
TRACT 1  
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 TRACT 3  
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 TRACT 5  
 TRACT 6  
 TRACT 7  
 TRACT 8  
 TRACT 9  
 TRACT 10

**Map Labels**

TRACT 11  
 TRACT 12  
 TRACT 13  
 TRACT 14  
 TRACT 15  
 TRACT 16  
 TRACT 17  
 TRACT 18  
 TRACT 19  
 TRACT 20

**Map Labels**

TRACT 21  
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 TRACT 29  
 TRACT 30



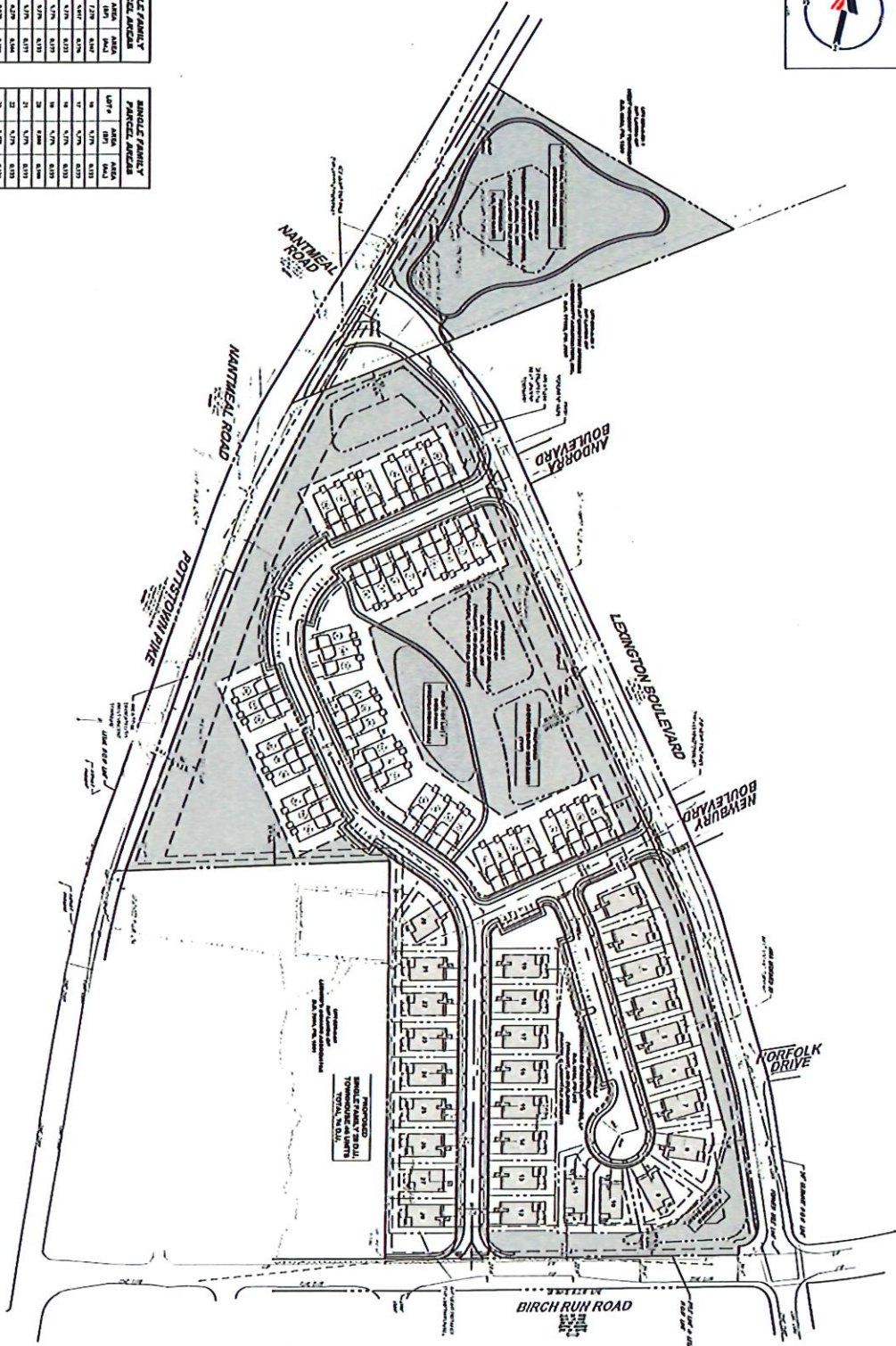
**Map Labels**

TRACT 41  
 TRACT 42  
 TRACT 43  
 TRACT 44  
 TRACT 45  
 TRACT 46  
 TRACT 47  
 TRACT 48  
 TRACT 49  
 TRACT 50



PARCEL	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,230	28
2	4,847	111
3	5,176	118
4	5,176	118
5	5,176	118
6	5,176	118
7	4,229	97
8	4,828	111
9	4,828	111
10	4,828	111
11	4,828	111
12	4,828	111
13	4,828	111
14	4,828	111
15	4,828	111

PARCEL	AREA (SQ. FT.)	AREA (SQ. YD.)
16	5,176	118
17	5,176	118
18	5,176	118
19	5,176	118
20	5,176	118
21	5,176	118
22	5,176	118
23	5,176	118
24	5,176	118
25	5,176	118
26	5,176	118
27	5,176	118
28	5,176	118
29	5,176	118
30	5,176	118



**CONCEPT PLAN NOTES**

1. THIS CONCEPT PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS AND HAS IDENTIFIED AREAS OF VISUAL SENSITIVITY AND HAS PROVIDED VISUAL SCREENING AND MITIGATION MEASURES TO MINIMIZE VISUAL IMPACTS.
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**LAND COVER LEGEND**

[Symbol]	Land Cover Type
[Symbol]	Land Cover Type
[Symbol]	Land Cover Type



**BOHLER** //

WE CHASE AND CONSERVATIVE ENGINEERING  
LAND PLANNING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**ACTIVATIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
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10		

**FOR CONCEPT PURPOSES ONLY**

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**BOHLER** //

1000 MANAGER CENTER SUITE 200  
CHALLENGER, TN 38804  
TEL: 661.344.4444  
WWW.BOHLER.COM

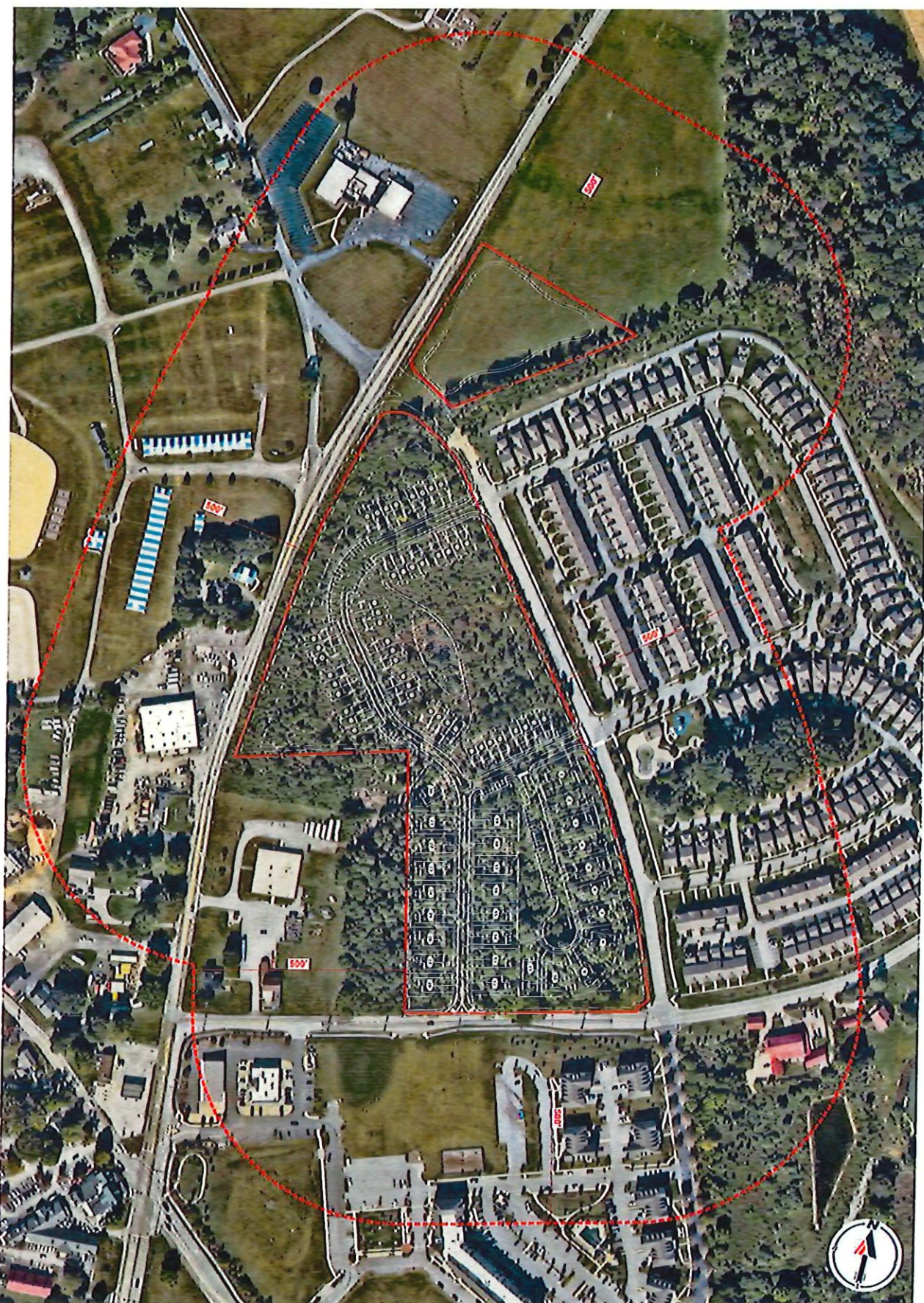
**CD BOHLMAS**

1000 MANAGER CENTER SUITE 200  
CHALLENGER, TN 38804  
TEL: 661.344.4444  
WWW.BOHLER.COM

**GREENWAY PLAN**

**C-002**

REVISION 1 - 08/2024



SCALE: 1" = 100'

**BOHLER //**  
 SITE CIVIL AND CONCEPTUAL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITTING
2		ISSUED FOR PERMITTING
3		ISSUED FOR PERMITTING
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8		ISSUED FOR PERMITTING
9		ISSUED FOR PERMITTING
10		ISSUED FOR PERMITTING



**FOR CONCEPT PURPOSES ONLY**

**CONCEPT PLANS**

**Proposed Development**  
 KOTTSTOWN INC.  
 WEST CONCEPT TOWNSHIP  
 CHEMUNY VALLEY, PA 15024

**BOHLER //**  
 1000 QUAKER DRIVE, SUITE 200  
 WEST CONCEPT TOWNSHIP  
 CHEMUNY VALLEY, PA 15024  
 Phone: 724-346-8888  
 Fax: 724-346-8889  
 www.BohlerAssociates.com

**CADREZAS**  
 CONCEPT PLANS  
 BOHLER & ASSOCIATES, INC.

**AERIAL PLAN**

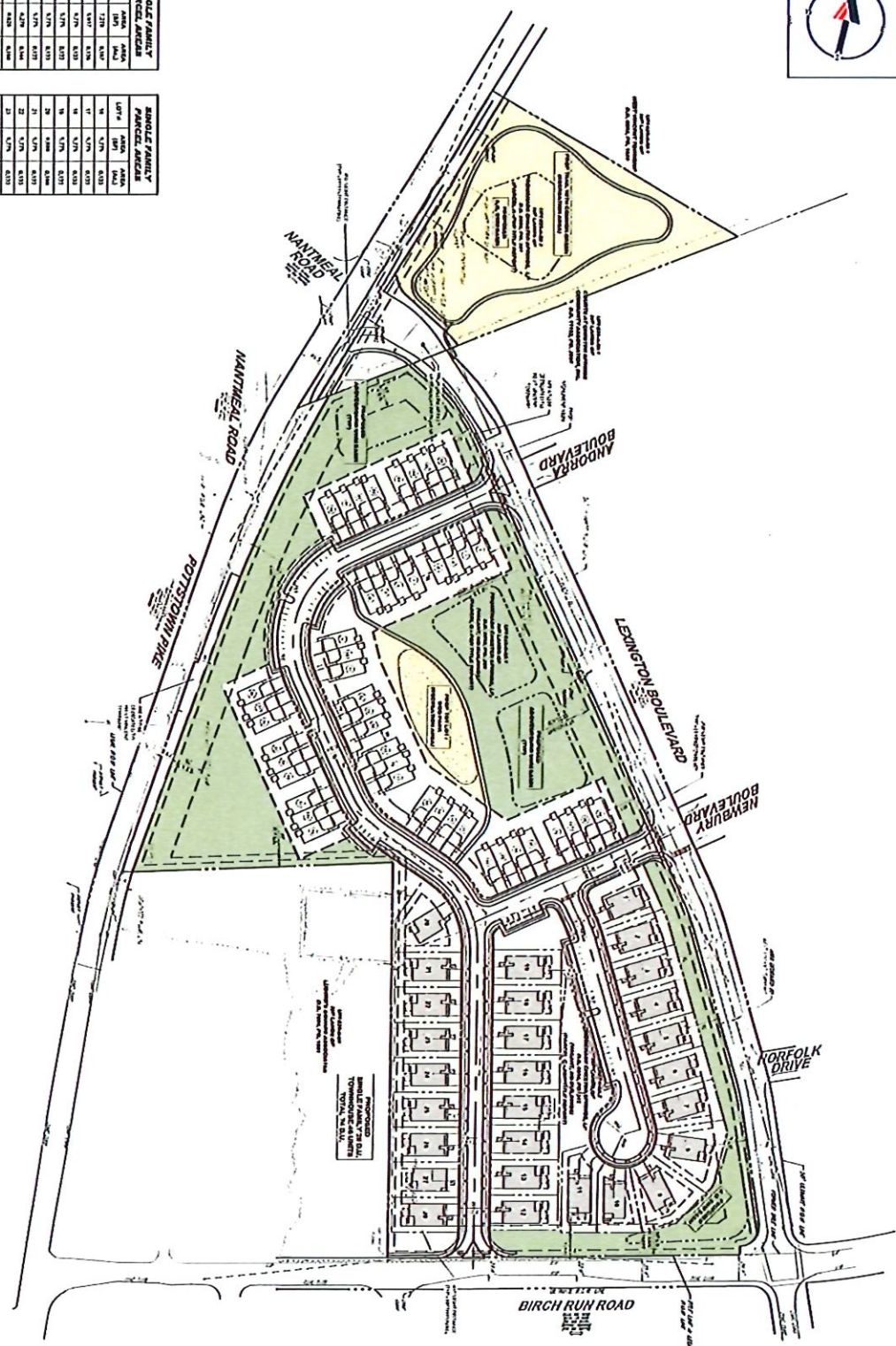
**C-003**

HICKORY & SHENANDOAH



SINGLE FAMILY PARCELS WITHIN	
1	1278' x 342'
2	630' x 528'
3	630' x 528'
4	630' x 528'
5	630' x 528'
6	630' x 528'
7	630' x 528'
8	630' x 528'
9	630' x 528'
10	630' x 528'
11	630' x 528'
12	630' x 528'
13	630' x 528'
14	630' x 528'
15	630' x 528'

SINGLE FAMILY PARCELS WITHIN	
16	630' x 528'
17	630' x 528'
18	630' x 528'
19	630' x 528'
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21	630' x 528'
22	630' x 528'
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26	630' x 528'
27	630' x 528'
28	630' x 528'



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2. THE CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
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**LAND COVER LEGEND**

[Green Box]	LAND COVERED BY TREES
[Light Green Box]	LAND COVERED BY GRASS
[Yellow Box]	LAND COVERED BY PAVEMENT
[White Box]	LAND COVERED BY OTHER



**BOHLER** //

STECIAL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT  
LEADERSHIP ARCHITECTURE  
SUSTAINABLE DESIGN  
PLANNING SERVICES  
TRANSPORTATION SERVICES

**ACTIVATIONS**

NO.	DATE	DESCRIPTION
1	12/15/2020	CONCEPT PLAN REVIEW
2	1/15/2021	CONCEPT PLAN REVIEW
3	2/15/2021	CONCEPT PLAN REVIEW
4	3/15/2021	CONCEPT PLAN REVIEW
5	4/15/2021	CONCEPT PLAN REVIEW
6	5/15/2021	CONCEPT PLAN REVIEW
7	6/15/2021	CONCEPT PLAN REVIEW
8	7/15/2021	CONCEPT PLAN REVIEW
9	8/15/2021	CONCEPT PLAN REVIEW
10	9/15/2021	CONCEPT PLAN REVIEW

**FOR CONCEPT PURPOSES ONLY**

PROPOSED DEVELOPMENT

**BOHLER** //

PROFESSIONAL ENGINEER

STATE OF VIRGINIA

NO. 0000000000

DATE: 12/15/2020

PROJECT: POTTERY LANE CONCEPT PLAN

**BOHLER** //

PROFESSIONAL ENGINEER

STATE OF VIRGINIA

NO. 0000000000

DATE: 12/15/2020

PROJECT: POTTERY LANE CONCEPT PLAN

**C.D. PUZINAS**

PROFESSIONAL ENGINEER

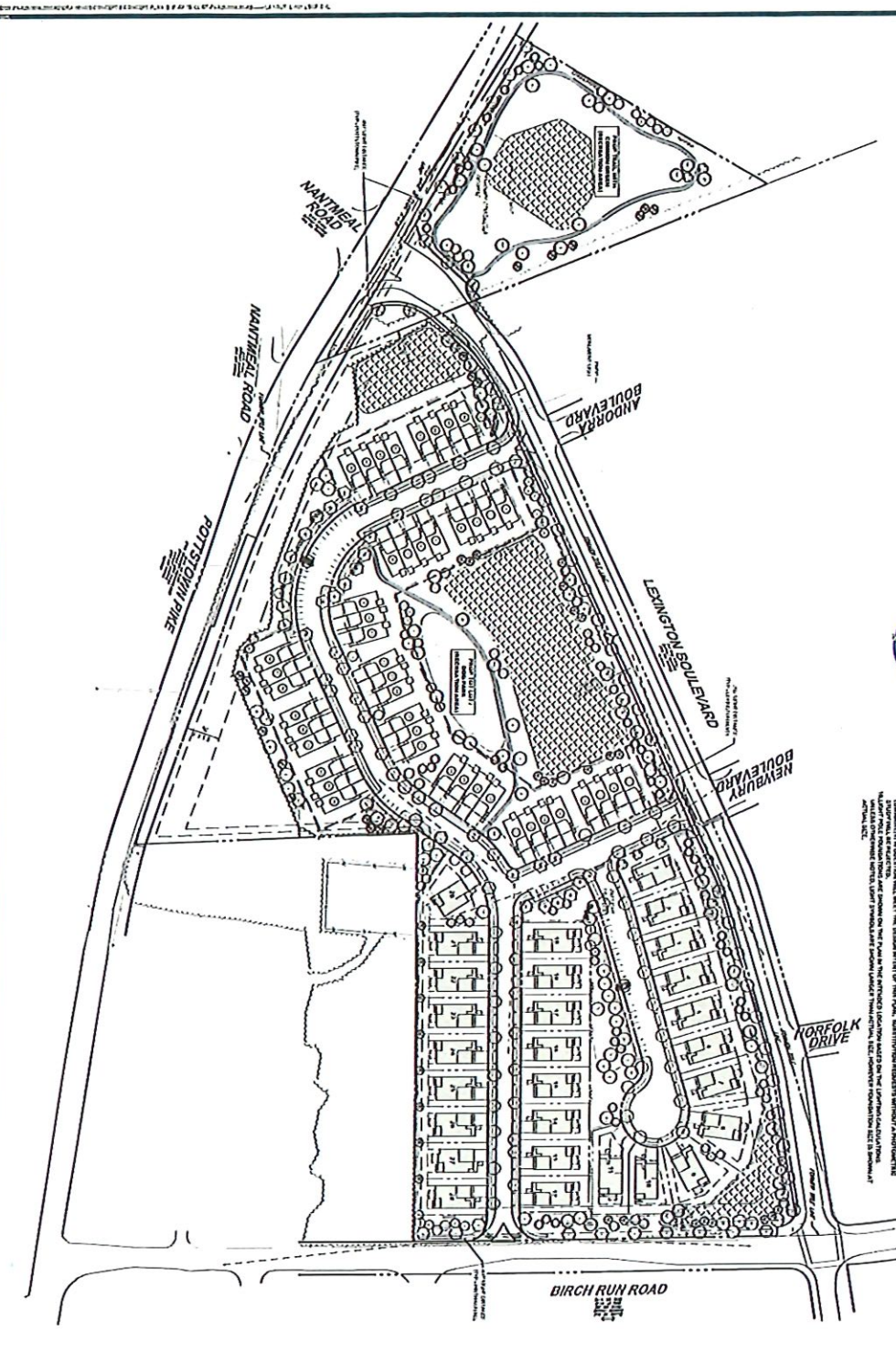
STATE OF VIRGINIA

NO. 0000000000

DATE: 12/15/2020

PROJECT: POTTERY LANE CONCEPT PLAN

C-004



**GENERAL LIGHTING NOTES:**

1. THE GENERAL NOTES TO BE OBSERVED FOR THE LIGHTING PLAN ARE INCLUDED AS PART OF THE LIGHTING SPECIFICATIONS TO BE PROVIDED BY THE CONTRACTOR.
2. THE LIGHTING PLAN IS BASED ON THE ASSUMPTION THAT THE LIGHTING SYSTEM WILL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE LIGHTING SPECIFICATIONS TO BE PROVIDED BY THE CONTRACTOR.
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**GENERAL LANDSCAPE NOTES:**

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE & LIGHTING PURPOSES ONLY



**BOHLER**  
 ARCHITECTS  
 1000 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19104  
 (215) 563-1100  
 www.bohlerarchitects.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/2010	CONCEPT PLAN
2	01/15/2010	CONCEPT PLAN
3	01/15/2010	CONCEPT PLAN
4	01/15/2010	CONCEPT PLAN
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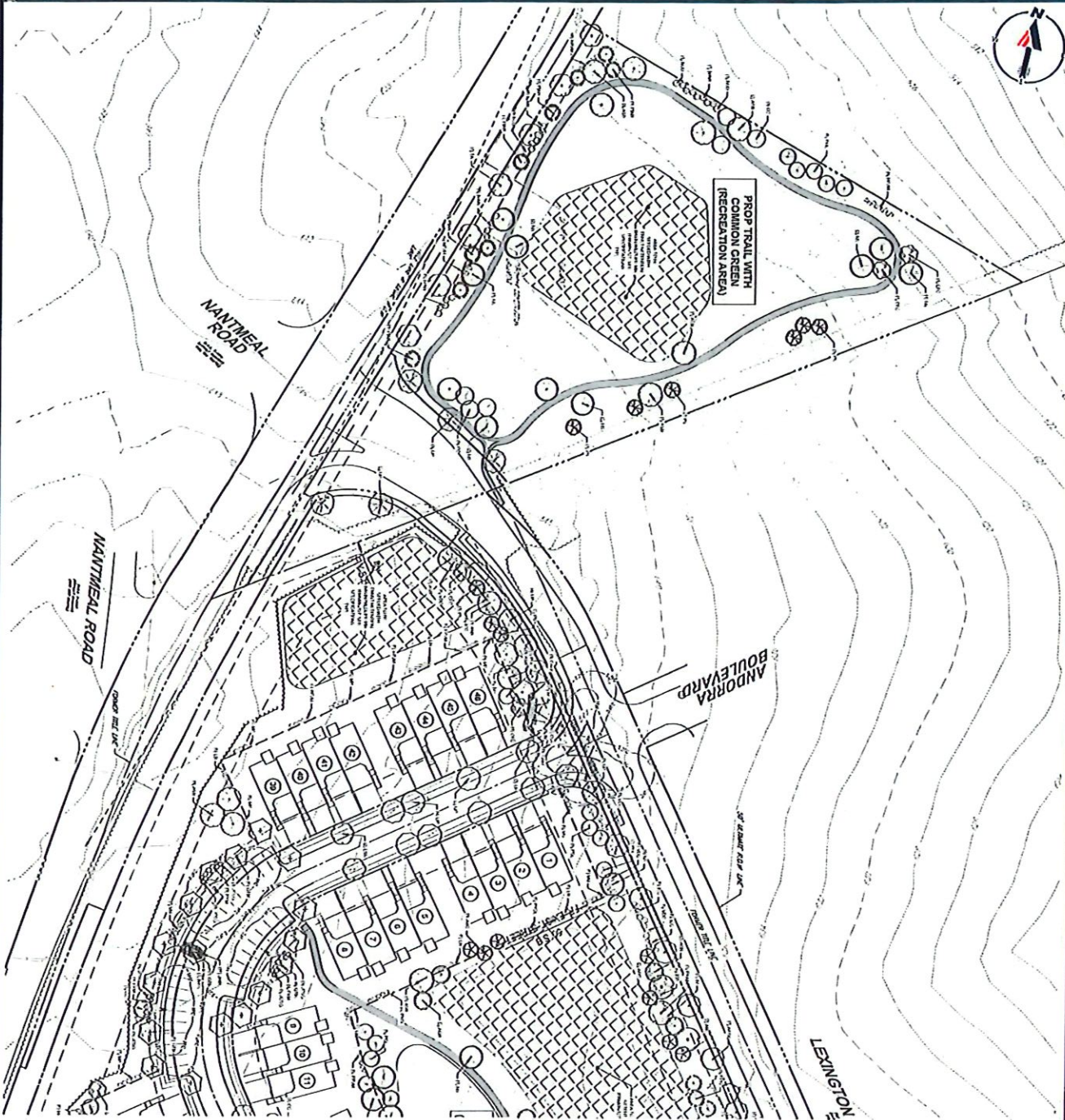
**FOR CONCEPT PURPOSES ONLY**

PROJECT: POTSTOIN PINE  
 CLIENT: BOHLER ARCHITECTS  
 DATE: 01/15/2010  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**BOHLER**  
 ARCHITECTS  
 1000 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19104  
 (215) 563-1100  
 www.bohlerarchitects.com

**Potstoin Pine**  
 PROPOSED DEVELOPMENT  
 POTSTOIN PINE  
 1000 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19104  
 (215) 563-1100  
 www.bohlerarchitects.com

**OVERALL LANDSCAPE & LIGHTING PLAN**  
 L-101  
 NOVEMBER 11, 2010



PROP TRAIL WITH COMMON GREEN RECREATION AREA

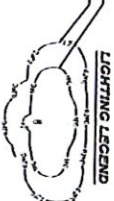
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LEXINGTON

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THIS PLAN TO BE UTILIZED FOR LANDSCAPE & LIGHTING PURPOSES ONLY



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERS  
 LAND SURVEYORS  
 PROGRAM MANAGER  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES &  
 TRANSPORTATION SERVICES

**REVISIONS**

NO.	DATE	DESCRIPTION
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**FOR CONCEPT PURPOSES ONLY**

NOT TO BE USED FOR CONSTRUCTION

**CONCEPT PLANS**

FOR

**Pulte**  
 HOMES

PROPOSED DEVELOPMENT

NOT TO BE USED FOR CONSTRUCTION

OWNER'S REVIEW ONLY

NO CONTRACTOR TO BE USED

**BOHLER**

1000 MARKET STREET, SUITE 200  
 CHAMBERSBURG, PA 17003  
 TEL: 717-261-1111  
 FAX: 717-261-1112  
 www.bohler.com

**REGISTERED PROFESSIONAL ENGINEER**

BOHLER

**LANDSCAPE & LIGHTING PLAN A**

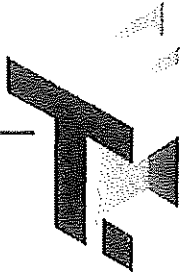
**L-102**

REVISION 1 - DIVISION









# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
Suite 201  
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

March 25, 2026

West Vincent Township Board of Supervisors  
Attn: Mr. Tommy Ryan, Township Manager  
729 St. Matthews Road  
Chester Springs, Pennsylvania 19425

RE: Pulte Homes of Pennsylvania, LP  
Land Development  
TPN's 25-6-60.1, 25-6-59.2 & 25-6-60.2  
Pottstown Pike & Birchrun Road  
Conditional Use Application  
TEI File: 4077-127

Dear Mr. Ryan & Board Members:

We have reviewed the revised information submitted for the above referenced conditional use application for a proposed residential development consisting of twenty-eight (28) single family dwellings and forty-six (46) townhouse units for compliance with the conditional use and applicable zoning requirements found in Chapter 390 of the West Vincent Township Code and offer the following comments:

## COMPLIANCE WITH THE WEST VINCENT TOWNSHIP ZONING ORDINANCE – CHAPTER 390

1. Based on the verbiage of the Zoning Ordinance and overlay districts involved with this project, TPN's 25-6-60.1 & 25-6-60.2 are now considered part of the Village Center Residential (VCR) Overlay District as the base zoning rather than the Ludwigs Village Commercial Center (LVCC) / Route 100 Overlay District since the Route 100 Bypass project in the vicinity of these lots is complete and the balance of the bypass connection is being addressed by the developer under this plan. Therefore as a result, our zoning comments will be based upon compliance with the VCR zoning district requirements. It should be noted that TPN 25-6-59.2, while part of the overall proposal, will be utilized as greenway lands and located in the R-2 zoning district. §390-75.C.(1)
2. The Village Center Residential (VCR) overlay district allows single-family detached dwellings as a use permitted by right and multifamily dwellings with no more than four dwelling units per building and designed to resemble large single-family dwellings from the exterior or traditional 19<sup>th</sup> century attached housing from rural Chester County are permitted by Conditional Use. Architectural renderings for the multi-family dwellings demonstrating compliance with this section should be provided as part of the conditional use hearing process. The applicant has acknowledged that this information will be provided for the Board's review. §390-68.A(1) & B.(2)



3. A maximum density of 4 dwelling units per gross acre of tract land is permitted for the VCR district. The maximum potential yield is 76 dwelling units for the subject properties and the applicant has proposed 74 total units, therefore appears to comply with the density requirement. We acknowledge receipt of the additional information to confirm compliance with this density requirement from the applicant. §390-66.B, 75.C & 76
4. Residential diversity. The percentages listed in the ordinance should be interpreted as guidelines, which shall generally set the parameters for designing and reviewing development proposals. The Board of Supervisors, upon a recommendation from the Planning Commission, may modify these percentages within the spirit of this section and § 390-72 herein when a compelling case is presented that such modifications would not substantially diminish the traditional character of the proposed development. It does not appear that the proposal complies in full with the percentages noted in this section, however appears to meet the spirit of this section based upon our review. The majority of the proposed development units consist of townhouse units (46 units within 13 connected structures for multi-family) with 28 single family dwellings mixed as part of the proposal. While there are no specific dimensions provided for the individual single family dwelling lots, they appear to comply with the minimum and average lot areas noted in this section based on the tabular chart provided. §390-67.A (Modification request acknowledged)
5. Parcels within the VCR zoning district shall be designed with at least 50% of their gross lot area as permanent greenway land. The applicant has provided sheet C-004 to demonstrate compliance with the acreage required by the ordinance as requested. However, it appears that the tabular information shown on sheet C-001 indicates that less than 50% of the gross lot acreage has been proposed (notes 41.8% is required and 39.1% is proposed). We would suggest revising the information on sheet C-001 to merely indicate the required and proposed acreage to avoid confusion. The greenway lands and acreage noted on sheet C-004 (7.509 acres) confirms compliance with the minimum acreage required and should be presented as an exhibit at the time of the conditional use hearing. Additional information will need to be provided to demonstrate compliance with those portions of the ordinance during the land development phase. The ownership and maintenance of the greenway lands must be clearly addressed by the applicant as to whether it will be owned by a homeowner's association, other entity or the Township. The information will be subject to review and comment by the Township Solicitor and will be subject to a deed restriction from further development beyond what is permitted by ordinance. All other applicable requirements depending on the type of ownership selected must comply with these sections. §390-67.B
6. It appears that the proposal complies with the general dimensional standards noted in this section as shown on the plan. Building and lot coverage will be reconfirmed at the time of the submission of a land development plan for the project. §390-69.A
7. In review of the special parking standards noted in the ordinance, on-street parking spaces must be designed parallel to the curb and off-street parking, other than one- and



two-family dwellings, must be to the side/rear of buildings and/or within internal parking areas. The proposal consists of parking spaces for each individual unit within garages, driveway areas in front of the units and overflow spaces perpendicular to the proposed street, partially within the street ROW. It does not appear that the applicant has met all requirements of these sections with the parking layout as shown on the plans as follows: §390-70, 71.A-B, & 135

- a. Parking for uses other than one- and two-family dwellings shall be to the side/rear of the unit and not between the building and street. §390-142.E(1) **(Modification request acknowledged and previously recommended by the Township Planning Commission)**
  - b. The cartway width of 24 foot wide does not provide sufficient area to allow on-street parking and should be noted with no parking signs accordingly. A minimum 36' cartway is required for on-street parking and on-street parking must be parallel to the curb. §390-142.E.(4) **(Modification request acknowledged and previously recommended by the Township Planning Commission)**
  - c. The applicant has agreed to private ownership for the proposed street system internal to the development. We have no objections to the layout as proposed provided the interior street system remains privately owned.
8. The applicant has provided a landscaping plan as part of the revised submission, which generally meets the intent of the ordinance as part of a conditional use hearing approval process. We would recommend finding the landscaping plan acceptable as presented provided the final landscaping plan will be reviewed to confirm full compliance at the time of land development submission. §390-71.E & 139
  9. The applicant has provided a lighting plan as part of the revised submission, which generally meets the intent of the ordinance as part of a conditional use hearing approval process. We would recommend finding the lighting plan acceptable as presented provided the final lighting plan will be reviewed to confirm full compliance at the time of land development submission. §390-71.G & 141
  10. Through the use of narrative text and visual aids, including but not limited to photographs and architectural renderings, the applicant shall demonstrate the ability to comply with the following visual characteristics when viewed from adjacent preexisting streets as identified on the Visual Resources Map in the Township Open Space and Recreation Plan. This information shall be provided for review at the conditional use hearing if requested by the Board. §390-143
  11. The majority of the subject properties is wooded/vegetated, therefore some tree removal will be required in order to implement the overall development plan. All requirements of this section must be met as part of the land development process as applicable. We



have no objections deferring this requirement to be part of the land development review stage. §390-174 (Modification request acknowledged)

12. A traffic impact study has been provided as requested. Any comments from the Township Transportation Engineer should be addressed as part of the conditional use application and/or at time of land development submission as appropriate. We would recommend that all required improvements and recommendations noted in the traffic study are implemented as part of the land development plan subject to review by the Township Transportation Engineer (Bowman) and Township Engineer. §390-219.A(3)
13. It should be noted that all other design elements of the project will be reviewed as part of the land development process and additional comments under SALDO and Stormwater Management will apply to this proposal.

Any questions pertaining to this review should be directed to the undersigned by email at [mreinert@technicon2.com](mailto:mreinert@technicon2.com) or by telephone at (610) 286-1622, ext. 101.

Sincerely,

Michael L. Reinert, P.E.  
Technicon Enterprises, Inc., II  
Township Engineer

cc: Township Board of Supervisors  
David Onorato, Esquire, Township Solicitor  
John J. Yurick, P.E., Bowman Consulting Group  
Gregg I. Adelman, Esquire  
Bohler Engineering  
Pulte Homes of PA, LP  
TEI File: Municipal/West Vincent/4077-127-ltr02 Pulte Homes of PA conditional use.doc



COUNTY COMMISSIONERS  
Josh Maxwell  
Marian D. Moskowitz  
Eric M. Roe

PLANNING COMMISSION  
601 Westtown Road, Suite 270  
West Chester, PA 19380  
610-344-6285  
www.chescoplanning.org

Matthew J. Edmond, AICP  
Executive Director

February 25, 2026

Tommy Ryan, Township Manager and Zoning Officer  
West Vincent Township  
729 Saint Matthews Road  
Chester Springs, PA 19425

Re: Conditional Use - Concept Plans for Plute Homes  
# West Vincent Township - CU-01-26-18798

Dear Mr. Ryan:

A conditional use plan entitled "Concept Plans for Plute Homes", prepared by Bohler Engineering, dated April 1, 2025 and last revised on October 28, 2025, was received by this office on January 26, 2026. Although our review is not required by Act 247, the Pennsylvania Municipalities Planning Code as amended, our comments are offered as a planning service at the request of West Vincent Township. This review does not replace the need for an official referral by West Vincent Township of a preliminary or final subdivision or land development plan, as required by the Pennsylvania Municipalities Planning Code.

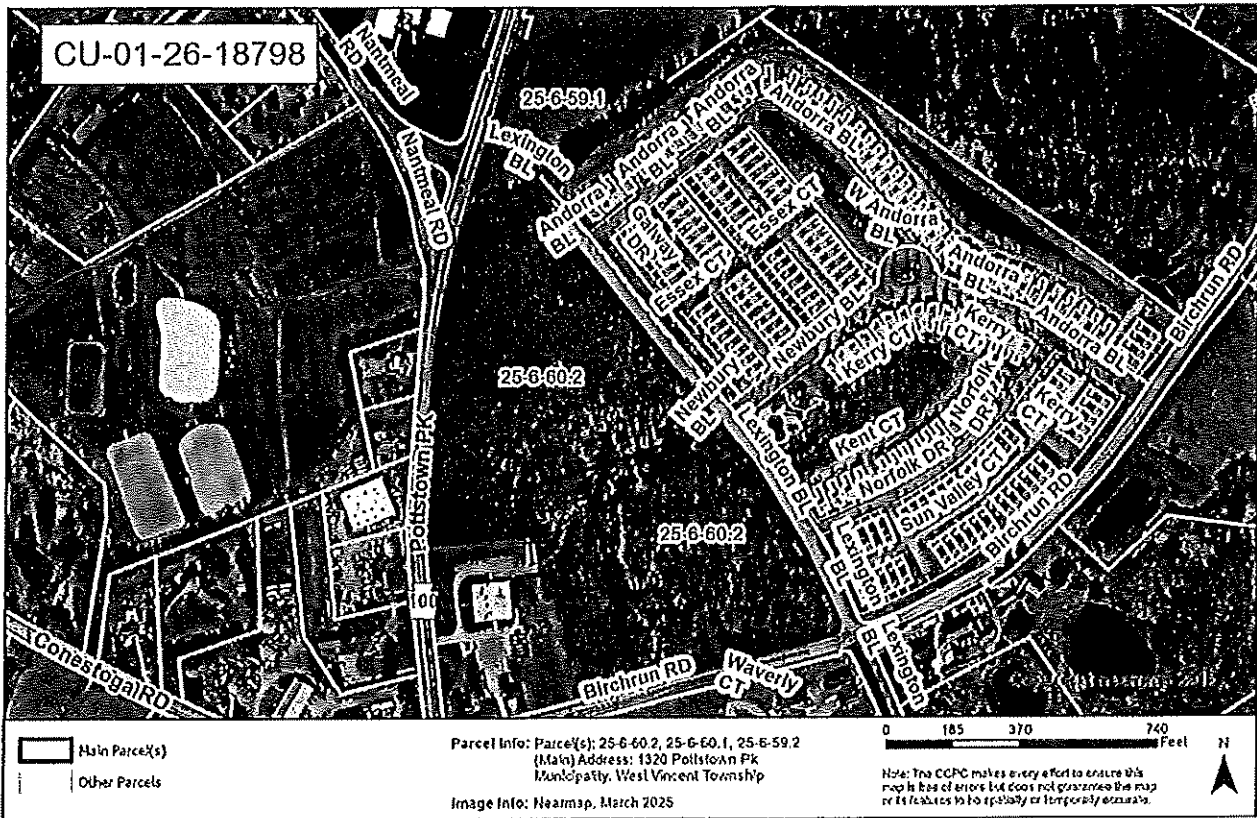
**PROJECT SUMMARY:**

Location:	East side of Pottstown Pike (State Route 100), southwest of Lexington Boulevard, north of Birchrun Road
Site Acreage:	19.69 acres
Lots/Units:	Two lots, 74 units
Proposed Land Use:	Single Family Residential, Townhouse
New Parking Spaces:	67 on-street spaces
Municipal Land Use Plan Designation:	Mixed Use (2021 Phoenixville Regional Comprehensive Plan)
UPI#:	25-6-60.1, 25-6-59.2, 25-6-60.2

**PROPOSAL:**

The applicant has submitted a conditional use application for the creation of 28 single-family dwellings and 46 townhouse dwellings and 67 "off-road" parking spaces on a 19.69-acre site composed of two lots. The site, which will be served by public water and public sewer facilities, is located in the West Vincent Township R-2 Residential district and the VCR Village Center Residential Overlay zoning district, and the conditional use plan is presented as Concept Plan "B".

**RECOMMENDATION:** The County Planning Commission recommends that the issues raised in this letter should be addressed and all West Vincent Township issues should be resolved before action is taken on this conditional use plan.



**COUNTY POLICY:**

**LANDSCAPES:**

1. The site is located within the Rural Center Landscape designation of Landscapes3, the 2018 County Comprehensive Plan. This landscape often evolves from a village at an historic crossroads that has expanded over time. The vision for the Rural Center Landscape is as a community focal point for the surrounding rural and agricultural areas that accommodate limited growth, with transportation infrastructure and amenities provided at a village scale and character. The proposed conditional use plan is consistent with the objectives of the Rural Center Landscape.

**WATERSHEDS 2045:**

2. *Watersheds 2045*, the County-wide integrated water resources plan and Act 167 Stormwater Management Plan, indicates the proposed development is primarily located within the French Creek watershed, with a small area of the western portion of the site located in the Upper Brandywine Creek watershed.

The *Watersheds 2045* plan's highest priority objectives within the French Creek watershed are:

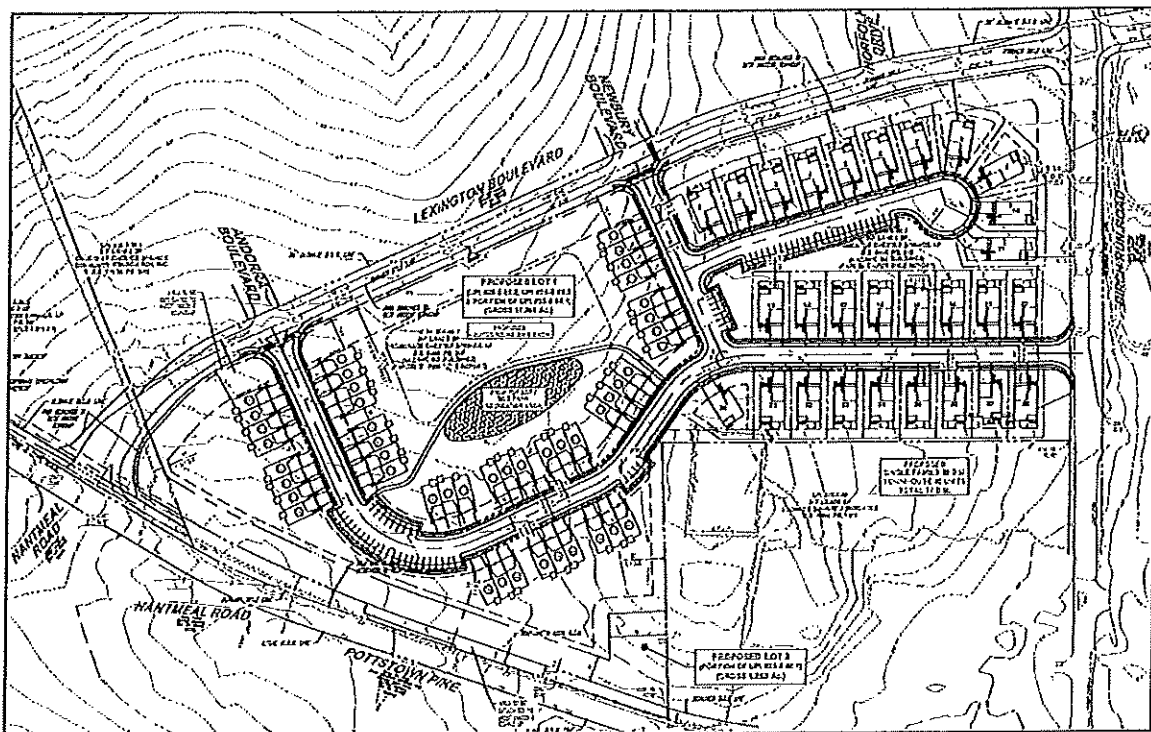
- addressing causes of stream impairments;
- maintaining water quality in high performing and critical habitat streams;
- continuing land preservation efforts; and
- restoring and enhancing vegetated riparian buffers and floodplains.

The *Watersheds 2045* plan's highest priority objectives within the Upper Brandywine Creek watershed are:

- protecting first order streams, riparian corridors, and existing woodlands;
- reducing stormwater runoff; mitigating flood risks;
- implementing source water protection measures; and
- promoting and expanding water-based recreational opportunities and access.

*Watersheds 2045* can be accessed at [www.chesco.org/watersheds2045](http://www.chesco.org/watersheds2045).

Land disturbance and land development activities that occur within Chester County must comply with the *County-wide Act 167 Stormwater Management Plan for Chester County, PA* (August 2022) and the associated Act 167 stormwater management ordinance standards adopted by each municipality.



*Detail of Concept Plans for Plute Homes Conditional Use Plan*

**PRIMARY ISSUES:**

3. The multifamily portion of the development is submitted under the provisions of the West Vincent Township Zoning Ordinance's VCR - Village Center Residential Overlay District, Section 390-68.B(2), which permits multifamily dwellings by conditional use. Section 390-68.B(2) regulates "Multifamily dwelling with no more than four dwelling units per building and designed to resemble large single-family dwellings from the exterior or designed to resemble traditional 19th century attached housing from rural Chester County."

The applicant and the Township should discuss how the provisions of Zoning Ordinance Section 390-68.B(2) will be met. Other municipalities have worked with applicants to create a design palette of architectural details, colors, textures, roof pitches, building heights and massing that are used to achieve the type of compatibility contemplated in Section 390-68.B(2).

Page: 4

Re: Conditional Use - Concept Plans for Plute Homes

# West Vincent Township - CU-01-26-18798

The resemblance to large single-family dwellings expressed in Section 390-68.B(2) could also be achieved with the use of common driveways to limit the number of driveway connections on the roadways (as well as reducing the points of sidewalk interruptions). Shared driveways can reduce the number of new access points on public roads, limit impervious coverage and lower construction costs.

In addition, the Township and the applicant should consider reorienting units 1 through 8 to place their front yards and front entry areas towards Lexington Boulevard, while providing vehicle access from the cul-de-sac. This will help preserve the residential character of Lexington Boulevard and help meet the intent of Zoning Ordinance Section 390-68.B(2). The cul-de-sac should also be designed with an internal landscaped island to relieve the impression of extensive asphalt and reduce stormwater runoff. Additional information on this topic is available online at the County Planning Commission's Multimodal Circulation Handbook (2016 Update): <https://chescoplanning.org/Guides/Multimodal/>.

Dwellings at the site's entry points that orient their side elevations towards the surrounding roadways should be provided with architectural elements that mitigate the impressions of blank walls, such as the use of awnings or side entries.

4. We suggest that the applicant and Township consider incorporating additional traffic calming features into the design, such as a roundabout at the intersection near unit 20. The applicant should also determine whether parallel on-street parking will be permitted on the site. Additional information on this topic is provided in Chapter 3 of the Multimodal Circulation Handbook.
5. The Township's emergency service providers should be requested to review the plan to ensure that they can safely navigate the proposed development when completed.
6. We recommend that sidewalks be constructed along the site's entire periphery. PennDOT's Design Manual 2-Chapter 6: Pedestrian Facilities and the Americans with Disabilities Act (ADA) recommend that sidewalks be a minimum of five feet in width. Additional information on this topic is provided in the Pedestrian Facilities Design Element in Chapter 3 of Multimodal Circulation Handbook. This can also help improve access to the Township-owned tract to the north of the site. The applicant and Township should refer to the Handbook for more recommendations regarding the design of the proposed pedestrian facilities.
7. The applicant and the Township should discuss the ultimate use of the proposed greenway lands. The Township should ensure that the designated open space remains permanently protected from future development, subdivision, or any use inconsistent with the approved plan. Such protection should be secured through a deed restriction, a conservation easement granted to a qualified land trust, or another legally binding mechanism. All protective instruments should be reviewed and approved by the Township Solicitor to ensure long-term enforceability. Information on protecting open space is available in the Chester County Planning Commission's "Conservation Easements" eTool at: <https://www.chescoplanning.org/MuniCorner/eTools/48-ConsEasements.cfm>  
Other related tools are available at: <https://www.chescoplanning.org/OpenSpace/Tools.cfm>.
7. We recommend that the applicant provide a trail in the greenway lands, as well as provide enhanced trail access to the aboveground stormwater management basin near the dog park. The proposed stormwater management basin should be designed to conform with the natural drainage pattern and existing topography of the site, to limit earth disturbance, and minimize soil compaction. Applying these considerations enhances the potential of the stormwater basins to be a visual amenity and opportunity for passive recreation.

To provide visual interest, the shape of the basins should be as natural looking as practical. The natural topography is usually curvilinear and less “boxy” or geometrically shaped. Creating a variety of slope changes so the sides of the basins undulate also mimics natural conditions. The appearance of the basins can be further enhanced with native trees, shrubs, grasses, and other flowering species to increase their water treatment functions and aesthetic value. To maximize opportunities for passive recreation, the perimeters of the basins should incorporate features such as trails, viewpoints, and seating areas.

8. We suggest that the applicant and Township consider providing a percentage of affordably-priced housing units within the proposed apartment building. “Live” Objective B of *Landscapes3* is to accommodate housing at costs accessible to all residents. Additionally, the County has established the A+ Homes initiative, which focuses on creating homes that are attractive, affordably-priced, adaptable, aging-friendly, and accessible. Additional information on the A+ Homes initiative is available online at: <https://www.chescoplanning.org/Housing/aPlusHomes.cfm>.
9. The applicant should indicate whether a Homeowners’ Association (HOA) will be responsible for any proposed common facilities and areas. Ownership, maintenance, use provisions, restrictions, and liability responsibilities associated with any commonly held amenities should be written into the HOA document. The document should include provisions which allow the Township to intervene and maintain common owned facilities, determine the schedule for HOA formation, timing for construction of common facilities, and determine the schedule for transfer of ownership from the developer to the HOA of common facilities. The HOA document should be submitted as part of the application to the Township to be reviewed by an attorney versed in HOA documents to evaluate it for its completeness and compliance. We also recommend that the HOA allow rooftop solar installations and other energy efficiency and environmental conservation actions.
10. To ensure that the stormwater management controls continue to function as designed, the applicant should include information on the frequency and proper inspection, operation, and maintenance of these systems in an Inspection, Operation and Maintenance Plan. Additionally, since the owner's designated operator and inspector of stormwater facilities is responsible for operation, maintenance, and inspection of these facilities, the applicant should ensure the designated operator/inspector is properly trained to inspect these facilities to reduce the potential for failure, and to address any issues with these facilities.

The applicant can also consider the use of rain gardens as part of the stormwater management plan. The County Planning Commission endorses the use of innovative stormwater management practices.

11. Low-growing landscape plantings should be placed along the 90-degree parking areas to screen vehicle headlights from adjacent dwellings and from Pottstown Pike.
12. The applicant should strive to protect the site’s wooded areas as possible, and observe Township Subdivision and Land Development Ordinance Section 390-174 Tree protection.
13. We suggest that the Township’s review of this plan submission would benefit from the preparation of a traffic impact study and a review of the potential impacts posed by this project.

#### ADMINISTRATIVE ISSUES:

14. The applicant should contact the office of the Chester County Conservation District (telephone #610-455-1360) for information and clarification on erosion control measures. The provisions of the Commonwealth Erosion Control Regulations may apply to the project and may require an Earth Disturbance Permit or a National Pollutant Discharge Elimination System permit for discharge of

Page: 6  
Re: Conditional Use - Concept Plans for Plute Homes  
# West Vincent Township - CU-01-26-18798

stormwater from construction activities. Additional information on this topic is provided online at: <https://www.chesco.org/284/ErosionStormwater>.

15. A minimum of four copies of the plan should be presented at the Chester County Planning Commission for endorsement to permit recording of the final plan in accord with the procedures of Act 247, the Pennsylvania Municipalities Planning Code, and to meet the requirements of the Recorder of Deeds, the Assessment Office, and West Vincent Township.

This report does not review the plan for compliance with all aspects of your ordinance, as this is more appropriately done by agents of West Vincent Township. However, we appreciate the opportunity to review and comment on this plan. The staff of the Chester County Planning Commission are available to you to discuss this and other matters in more detail.

Sincerely,



Wes Bruckno  
Senior Review Planner

cc: Bohler Engineering  
Promenade at Chester Springs LP  
Anthony Antonelli, District Permits Manager, PennDOT  
Francis J. Hanney, PennDOT  
Chester County Conservation District

# Bowman

April 10, 2025

Mr. Tommy Ryan  
Township Manager  
West Vincent Township  
729 St. Matthews Road  
Chester Springs, PA 19425

RE: Promenade at Chester Springs | Conditional Use Traffic Review  
West Vincent Township, Chester County  
Bowman Project No. 310452-25-001

Dear Mr. Ryan:

Bowman Consulting Group (Bowman) has completed a traffic review of the Conditional Use Application for the proposed residential community located on the northeast corner of the intersection of Pottstown Pike (S.R. 0100) and Birchrund Road (S.R. 1030). The plan proposes 28 new single-family homes and 46 townhomes with internal roadways. Access to the site is provided via three local road intersections (one right-in/right-out local road accesses along Birchrund Road, and two full-movement local road accesses along Lexington Boulevard). Furthermore, the project proposes to extend Lexington Boulevard to the north to intersection with Pottstown Pike, opposite Nantmeal Road. This review is based on the following documents:

- Concept Plans for Pulte Homes Proposed Development, prepared by Bohler, last revised March 16, 2026.
- Promenade at Chester Springs Development Transportation Impact Study, prepared by TPD, dated March 12, 2026.

Based on our review of the above documents, we offer the following comments for the consideration of the applicant and Township.

## Trip Generation

Traffic volumes to be generated by the proposed 28 new single-family homes and 46 townhomes were prepared based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 12th Edition*. **Table 1** presents the anticipated vehicular trip generation for the proposed development, which is also included in the submitted traffic study.

**Table 1. Vehicular Trip Generation**

Land Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Homes <sup>(1)</sup>	28 units	491	7	17	24	18	12	30
Townhomes	46 units	304	5	17	22	13	10	23
<b>Total</b>	<b>74 units</b>	<b>795</b>	<b>12</b>	<b>34</b>	<b>46</b>	<b>31</b>	<b>22</b>	<b>53</b>

(1) ITE Land Use Code 210 for Single-Family Detached Housing. The applicant must confirm the number of new versus existing/remaining units/lots.

### Transportation Impact Study

1. A transportation (traffic) impact study was submitted for the proposed residential development, as required by SALDO 315-13.I.(5). The study was generally completed in accordance with our recommended scope (previously coordinated with the applicant's traffic engineer) and standard practices accepted by PennDOT; however, our office has several technical comments that must be addressed by the applicant's engineer in order for the study to be considered acceptable.
2. At this time, the major findings and recommendations of the applicant's study are as follows:
  - a. Pottstown Pike (Route 100) and Nantmeal Road/Lexington Boulevard
    - i. Extend Lexington Boulevard to intersect with Pottstown Pike (SR 0100), opposite Nantmeal Road.
    - ii. Remove on-site vegetation and embankments on the southeastern corner of this intersection to maximize available sight distance for the newly formed WB approach of Lexington Boulevard
    - iii. Install a 150' SB left-turn lane on Pottstown Pike (SR 0100)
    - iv. Re-locate the existing channelized right-turn on eastbound Nantmeal Road to the north to be part of the EB approach at Pottstown Pike (SR 0100)
    - v. Install a traffic signal
  - b. Birchrun Road (S.R. 1030) and Lexington Boulevard – Work with Township Consultants to further investigate the need for the installation of all-way stop control signage. PennDOT approval of any traffic control change at this intersection will be required.
  - c. Lexington Boulevard Proposed and Local Road Accesses – In addition to providing stop sign control on the side street and adequate turning radii on the site access approaches, the applicant proposes to clear site vegetation in order to achieve acceptable sight distance for vehicles entering and exiting the site access.
  - d. Birchrun Road and Proposed Local Road Access
    - i. Restrict left-turn exiting and left-turn entering movements.
    - ii. Provide Stop sign control on the site access approach

- iii. Provide adequate turning radii.
  - iv. Clear site vegetation in order to achieve acceptable sight distance for vehicles entering and exiting the site access
3. The sight distance information provided in the traffic study should be revised based on the following:
  - a. The current posted speed limit along Lexington Boulevard is 15 miles per hour; however, the with the extension of Lexington Boulevard to Route 100 north of the site, and the expected diverted traffic to use the extended roadway, the posted speed limit along Lexington Boulevard should be reposted to 25 miles per hour (at a minimum). Further, we note that PennDOT requires local roads to be posted at 25 miles per hour or greater in order to be eligible for Liquid Fuels Funds.
  - b. Table 1 of the traffic study indicates that Lexington Boulevard is currently posted with a 25 miles per hour speed limit and should be revised.
  - c. The required sight distances shown in Table 4 should be revised to reflect the modified Lexington Boulevard posted speed limit (25 miles per hour or greater). Further, the required sight distances for intersections along Township roadways within the Village shall be based on the SALDO Sections 390-71 and 390-136.B(1). We note that PennDOT District 6-0 has recently required AASTO Intersection Sight Distance for local roads intersecting State roadways.
  - d. Since Lexington Boulevard will become a bypass road, we question whether traffic will travel at a reduced speed (15 or 25 miles per hour). As such, consideration of utilizing a higher travel speed for the sight distance criteria should be considered. Also, traffic calming features for Lexington Boulevard should be considered to reduce excessive speeding.
  - e. Due to the extension of Lexington Boulevard and proximity to Route 100, the traffic study shall also provide a sight distance analysis for the existing Andorra Road intersection.
4. The traffic study assumes the proposed local road access along Lexington Boulevard opposite Andorra Boulevard will be a full-movement access. However, the concept plan provided for review provides a channelization island on the proposed access approach which would limit this access to right-in/right-out only. The plans and the traffic study should be revised to be consistent with respect to the permitted movements at this intersection. Due to the limited sight distance, we preliminarily support the turning restriction shown on the plan although we recommend consideration of a median along Lexington Boulevard in this section (if feasible) for better compliance and traffic calming.
5. The traffic study recommends the applicant continue to work with PennDOT and the Township to determine the appropriate traffic control for the Birchrun Road (SR 1030)/Lexington Boulevard intersection. As the usage of Lexington Boulevard will increase with continued development, traffic diversions and connection to Route 100, more traffic will continue to utilize this roadway and traffic volumes along Lexington Boulevard may soon exceed those along Birchrun Road. Also, we continue

to note that our office is aware of some confusion for current drivers along Lexington Boulevard that mistakenly believe the intersection is all-way stop controlled today.

6. The traffic study assumes traffic diversions from the existing road system due to the extension of Lexington Boulevard. We generally agree with the magnitude of the assumed traffic diversions.
7. Based on the results of the traffic study and the proposed improvements, the impact of the development is mitigated. Additionally, additional turning lanes are not warranted any of the site access intersections. During land development, the design of the proposed Route 100/Nantmeal Road/Lexington Boulevard intersection will reviewed in more detail and additional comments may follow.
8. As part of the new traffic signal installation at the Route 100/Nantmeal Road/Lexington Boulevard intersection (and the conceptual sketch layout exhibit provided in Appendix L), we offer the following comments (some of which can be addressed during land development):
  - a. Due to the expected number of right turns from Lexington Boulevard and Nantmeal Road (particularly during special events), we preliminarily recommend that the side street approaches provide separate turning lanes.
  - b. The applicant should work with West Vincent Township to include traffic signal equipment that can help enhance event traffic management at the Ludwig's Corner Show Grounds and provide emergency pre-emption for the Fire House.
  - c. Additional striping improvements along Route 100 at the Ludwig's Corner Show Grounds access along Route 100 to accommodate left-turn entering traffic during special events via a center left-turn lane in the vicinity of this access.
  - d. The existing Ludwig's Corner Show Grounds driveway along Route 100 should be modified, as determined to be appropriate for the property's usage, as part of the intersection improvements and realignment of the Nantmeal Road approach.
  - e. The applicant should coordinate with affected property owners and provide written documentation.

#### **Concept Plans**

9. SALDO Section 315-43.B.2.h – The 50-foot right-of-way along Lexington Boulevard satisfies the Township's criteria for a local road. As Birchrun Road and Route 100 are both State roadways, we defer to PennDOT regarding the need for additional right-of-way.
10. SALDO Section 315-43.B.2.h – Lexington Boulevard is 26 feet wide (curbed) and meets the Township's criteria for a local road. As Birchrun Road and Route 100 are both State roadways, we defer to PennDOT regarding the need for additional widening.

11. SALDO Section 315-43.B.2.c – The plan proposes 67 on-street perpendicular parking spaces dispersed throughout the development. We note the following:
  - a. If the perpendicular on-street parking spaces are approved, we recommend that they should be maintained by the Homeowners Association.
  - b. It is noted that while most areas of the development have on-street parking spaces that are in close proximity to homes, there is no on-street parking proposed in the vicinity of Lots 12 to 28.
  - c. The proposed perpendicular on-street parking does not appear to comply with the special Village Residential Overlay Standards (SALDO Section 390-70), which requires parallel parking. Also, we defer to the Zoning Officer or Township Engineer to determine if the street facing residential driveway parking, as proposed, complies with these Township standards for off-street parking.
  
12. SALDO Section 315-44.C.1 – The following comments pertain to the proposed pedestrian circulation system within the site and along the site frontages:
  - a. Sidewalks may be required along the site frontages to provide pedestrian linkages, if deemed necessary by the Board of Supervisors. At this time, due to the Township's desire for a walkable village, we recommend sidewalk should be provided along the western Lexington Boulevard site frontage and should be extended along both sides of the extension of Lexington Boulevard to Route 100, and adequate pedestrian crossings.
  - b. We recommend pedestrian connections from the site across Birchrun Road to connect to the commercial portion of the Weatherstone development, as there is likely to be significant walking traffic generated between the site and Weatherstone. PennDOT has preliminarily indicated that the Department will require sidewalk along the Birchrun Road frontage.
  - c. At this time, no pedestrian facilities are proposed along the Route 100 site frontage. The Township should determine if facilities are desirable for future pedestrian connectivity along the corridor given the commercial nature of this section of Route 100 or future redevelopment potential. At a minimum, we recommend pedestrian crossing accommodations and sidewalk be provided to the Route 100/Nantmeal Road/Lexington Boulevard intersection.
  - d. PROWAG – The applicant should ensure that all proposed pedestrian facilities located within the proposed public right-of-way are designed to meet the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG). Relative to this conditional use application, the applicant should verify that the pedestrian facilities will comply with PROWAG and municipal standards.
  
13. SALDO Section 315-48 – As noted above relative non-vehicular travel activity on local roads as well as local and regional planning efforts, consideration to provide trails within/along the site and connections to open space (internal to the site) and/or other destinations should be given.

Specifically, we note that the plan appears to show a trail on UPI 25-6-59.2 so a pedestrian connection to this trail should be considered as part of the Lexington Boulevard improvements.

14. SALDO Section 390-137 – Emergency access shall be demonstrated within the site to the satisfaction of Township Fire Marshall or other official. We recommend that truck turning templates be provided to demonstrate that the Township’s largest emergency vehicle can enter and exit the site, as well as circulation throughout the community.
15. The plans propose to restrict the Birchrun Road site access to right-in/right-out only access to eliminate left-turn entering conflicts along Birchrun Road between the proposed access and the Weatherstone access located approximately 120 feet to the west. If PennDOT does not approve this restricted access configuration, we recommend that the proposed road align with the existing Weatherston access.
16. If conditional use is granted by the Township, we note the following:
  - a. All applicable SALDO requirements (and specifically Sections 315-43 and 315-44) and Zoning requirements must be specifically addressed during the subdivision land development process, and we further recommend that any conditional use approval, if granted, acknowledges that these items are not inclusive of said approval.
  - b. The Township and our office should be copied on all PennDOT Highway Occupancy Permit (HOP) submissions, correspondence, meetings, etc.
  - c. At this time, our engineering review is limited based on the information and detail provided to date. A detailed traffic engineering review will be completed for the land development plans, PennDOT HOP, and traffic signal plans upon submission.
  - d. Based on the comments contained herein, particularly those related to sight distance, traffic control, traffic calming, future traffic signal design (and intersection realignment), additional modifications to the plan may be recommended based on the response of the engineer and input provided by PennDOT.

Upon resubmission, the applicant's engineer should compose a response letter that describes how each comment has been addressed and where any revisions are located. Additional comments may follow upon receipt of future submissions. Furthermore, it is reiterated that this engineering review focuses on conditional use items and additional engineering comments will be provided upon submission (by the applicant) and future review of land development plans and relative ordinance sections.

Mr. Tommy Ryan  
April 10, 2026  
Project Number 310452-25-001

If there are any questions or if additional clarification is required regarding any of the above comments, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "John J. Yurick". The signature is written in a cursive, flowing style.

John J. Yurick, P.E., PTOE, PTP  
Senior Project Manager

JJY/jdg

cc: Michael Reinert, PE, Technicon, Township Engineer  
David Onorato, Esquire, Township Solicitor

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WEST VINCENT TOWNSHIP PLANNING COMMISSION  
TOWNSHIP BUILDING  
729 SAINT MATTHEWS ROAD, CHESTER SPRINGS, PA  
THURSDAY, JANUARY 26, 2026, 7:00PM

Chair Martin made a motion to recommend the Board of Supervisors deny conditional use approval unless the Applicant complies with density, greenway, and setback requirements. The motion was seconded by Mr. Bazil.

There was no additional public comment.

The motion was approved, 4-1, with Mr. Otteni voting no.

Mr. Otteni made a motion to recommend the Board of Supervisors approve the modifications to allow front-loaded garages and proposed street widths, conditioned on the proposed streets being privately-owned and maintained. The motion was seconded by Chair Martin.

There was no additional public comment.

The motion was approved, 4-1, with Mr. Butler voting no.

Mr. Butler made a motion to recommend the Board of Supervisors deny conditional use approval for a plan that includes thirteen multi-unit buildings, due to a lack of benefit for the community. The motion was seconded by Mr. Miller.

There was no additional public comment.

The motion was approved, 4-1, with Mr. Otteni voting no.



**West Vincent Township  
Historical Commission**

March 20, 2026

Mr. Tommy Ryan, Manager  
West Vincent Township  
729 Saint Matthews Rd.  
Chester Springs, PA 19425

**RE: Conditional Use Application 2026-01  
1320 Pottstown Pike TPN 25-6-60.1  
603 Birchrun Road TPN 25-6-60.2  
Pulte Group/Promenade Chester Springs LP**

Dear Mr. Ryan:

The Historical Commission reviewed issues related to the above referenced conditional use application at its March 11, 2026 meeting, having received a presentation of the proposed plans by the applicant's representative at its February 11<sup>th</sup> meeting. The proposed project extends Lexington Avenue to Route 100, Pottstown Pike, and fills out two currently undeveloped parcels within the Ludwigs Village Commercial Center District with 28 single family detached dwellings and 46 single family townhouses. Additional documents submitted by the applicant on March 17<sup>th</sup> have not been reviewed by the full Historical Commission but do not appear to differ materially from previous plans with respect to the Commission's concerns. The proposed development is in the vicinity of historic buildings in Ludwigs Corner and is adjacent to the rural West Vincent Highlands Historic District, which is listed in the National Register of Historic Places.

It is the consensus of the Historical Commission that the front entrance facades of proposed new dwellings should face Lexington Boulevard and Birchrun Road and that garages should be placed at the rears of the dwellings with access via alleyways. We are concerned about the number and close proximity of dwellings and lack of open space around and between them. We are also concerned about the proximity of proposed dwellings to Route 100 without sufficient landscape buffer area.

We would like to know how the proposed building configurations and design meet the spirit of design requirements of the Village Center Residential Overlay District with respect to resembling traditional 19<sup>th</sup> century attached housing from rural Chester County.

We look forward to further review and discussion of this important project and welcome any questions or comments regarding this letter. We would appreciate it if you would share this letter with other relevant Township boards and commissions.

Respectfully submitted on behalf of the  
**West Vincent Township Historical Commission**

Peter C. Benton  
Member



## West Vincent Development by Pulte (CUA 2026-01)

For your consideration,

03/12/2026

The Developer describes this group of townhouses and single dwellings as well designed and well built. The location of the development is next to the Highlands Historic District as well as the Village of Ludwig's Corner and within the Village Center Residential Overlay District (VCR). One of the parcels is within the Highlands Historic District which was placed on the National Register of Historic Places (NRHP) in 1998.

Looking at the future, say 50+ years, this proposed development will still be part of the Highlands Historic District, the VCR and next to the Village of Ludwig's Corner and we must consider what that will look like. As historians, we look at things both forwards and backwards. The groups of townhomes with front facing garages and single homes also with front facing garages might even look worse in the future. The VCR states that "multifamily dwellings ... (be) designed to resemble large single-family dwellings from the exterior or designed to resemble traditional 19<sup>th</sup> century attached housing from rural Chester County". We prefer rear facing garages. Also, along Lexington Blvd the fronts of the homes should be facing Lexington Blvd rather than the backyards as shown.

Traffic will find a way through the development once there is access to Route #100 and it can become a shorter route. Often, unintentionally, new traffic patterns emerge with the use of navigation systems that reduce travel times. As a result, many more people will be viewing the proposed development. We would like to see the design of the townhomes and houses reflect the history of the area, which was based on farming and a small rural community.

Another consideration is how a development sits within a landscape. The surrounding landscape is rural and trying to stay that way. This too should be part of the final proposal. Buffering and open space both are needed for the final design to sit well within the landscape.

Sincerely,

West Vincent Township Historians – Cindy Clark and Isabelle Travaglini