Thank you!

We appreciate you taking the time to meet with us today.

RECEIVED
MAR 17 2014
CHELTENHAM TOWNSHIP

Falcon Hill

- Residential Community -

Why are we here?

- Based upon feedback, we are here to present a plan that we feel meets the criteria outlined by both Townships.

- Ken Amey was hired by both Townships to prepare a comprehensive plan in accordance with their direction.

- Indication is that Ken Amey's plan, containing 93 units will be acceptable to both Townships.

- We are here today to present a 93 unit plan for development that is acceptable to us.

Specifics of Ken Amey's Plan

- 93 Unit Plan
  - ✓ Prepared on 8/6/13
  - ✓ 72 Carriage Homes in Springfield Township (approximately)
  - ✓ 21 Carriage Homes in Cheltenham Township (approximately)
  - ✓ Mansion House Does Not Stay
  - ✓ Existing Structures along Willow Grove Avenue Remain
  - ✓ One Main Entrance for the Development
  - ✓ The Shared Driveway with Mr. & Mrs. Harkins Remains Unchanged

About the Site

Location

Willow Grove Avenue
Cheltenham & Springfield Townships
Montgomery County, Pennsylvania

Size

32.811 Acres in Springfield Township
10.082 Acres in Cheltenham Township
42.893 Acres of Residential Land

Home Builders & Today's Market

- 93 units are acceptable to the Developer if the product type becomes Single Family Homes.
- It is the general opinion of Hansen Properties and numerous home builders that Single Family Homes are a desirable product for this neighborhood.
- Single Family Homes are a preferred market for local and national homebuilders.

Laverock Hill Neighbors Association – Position Statement

March 31, 2009

"Laverock (and its surrounding communities) is a collection of predominately single family dwellings. The area has slowly and carefully developed over the last century upon the break-up of large estate type tracts (similar to Laverock Hill)and minor sub-divisions … Many owners in the vicinity of Laverock Hill acquired their homes based upon their desire to live in a neighborhood of detached single family homes."

Laverock Market Analysis

Laverock Average Sales Price (*)	$252,172
Laverock Average Listing Price (*)	$288,076
Falcon Hill Estimated Sales Price	$350,000 to $475,000

* *Data Provided by Berkshire Hathaway HomeServices – Current (Zip Code 19038)*

Our Proposal

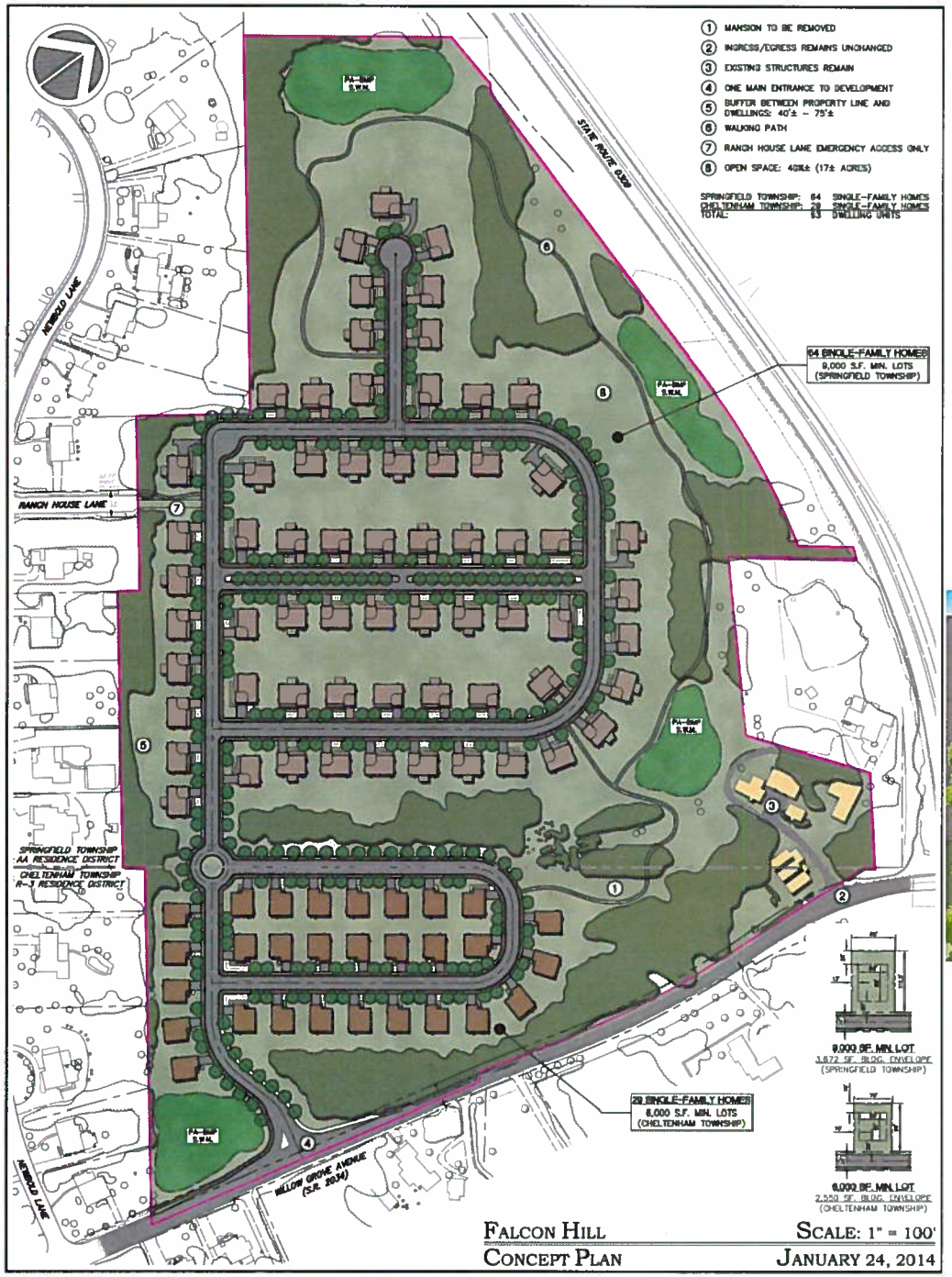
93 Homes

Market Rate Housing

Lot sizes – 6,000 to 9,000 square feet

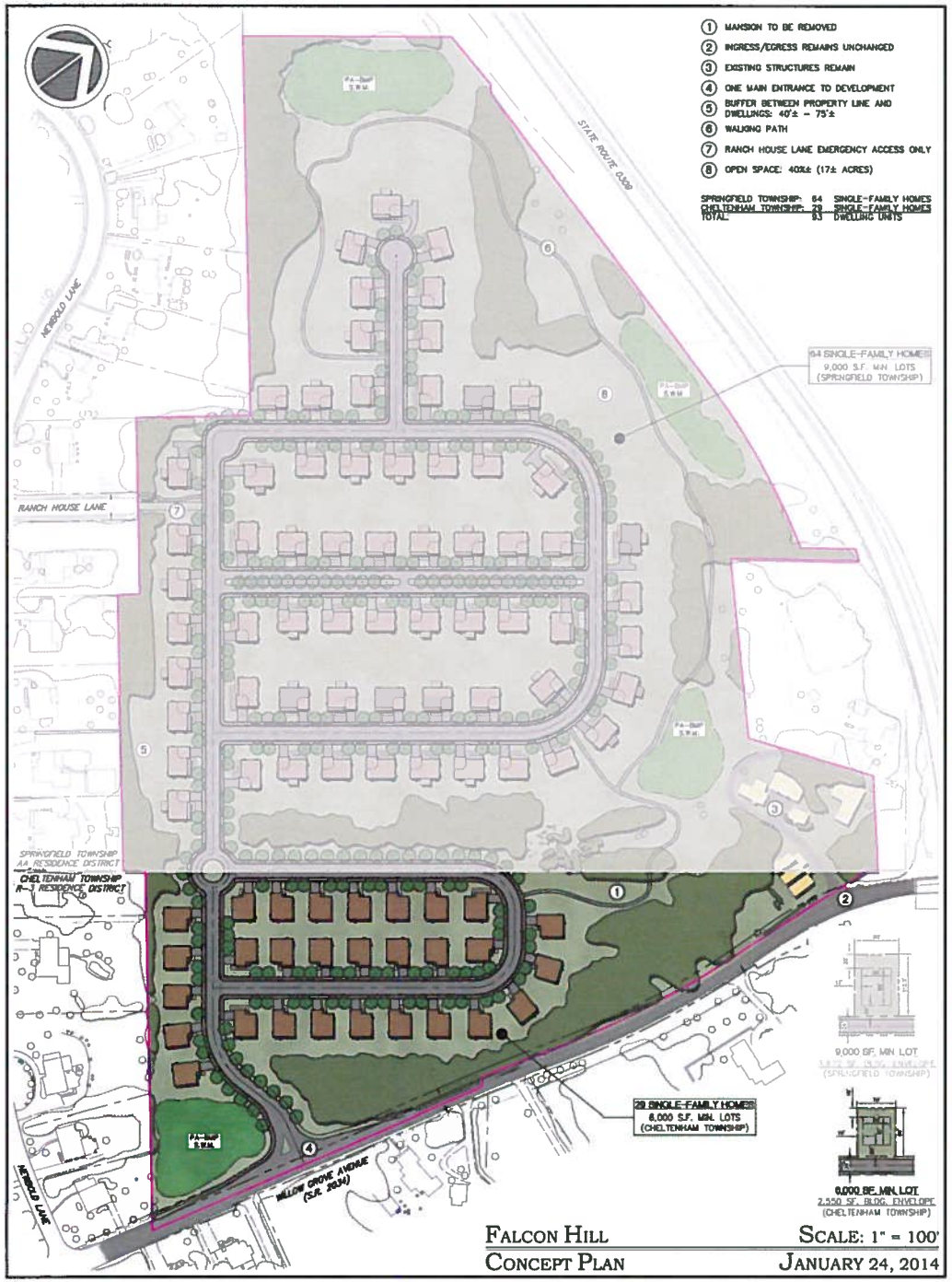
Approx. home size – 2,400 to 3,400 livable square feet

Approx. sale price - $350,000 to $475,000


1 MANSION TO BE REMOVED
2 INGRESS/EGRESS REMAINS UNCHANGED
3 EXISTING STRUCTURES REMAIN
4 ONE MAIN ENTRANCE TO DEVELOPMENT
5 BUFFER BETWEEN PROPERTY LINE AND DWELLINGS: 40'± – 75'±
6 WALKING PATH
7 RANCH HOUSE LANE EMERGENCY ACCESS ONLY
8 OPEN SPACE: 40%± (17± ACRES)
SPRINGFIELD TOWNSHIP: 64 SINGLE-FAMILY HOMES
CHELTENHAM TOWNSHIP: 29 SINGLE-FAMILY HOMES
TOTAL: 93 DWELLING UNITS
64 SINGLE-FAMILY HOMES
9,000 S.F. MIN. LOTS
(SPRINGFIELD TOWNSHIP)
29 SINGLE-FAMILY HOMES
6,000 S.F. MIN. LOTS
(CHELTENHAM TOWNSHIP)
STATE ROUTE 0309
HERBERT LANE
RANCH HOUSE LANE
SPRINGFIELD TOWNSHIP
AA RESIDENCE DISTRICT
CHELTENHAM TOWNSHIP
R-1 RESIDENCE DISTRICT
WILLOW GROVE AVENUE
(S.R. 2034)
9,000 SF. MIN. LOT
3,872 SF. BLDG. ENVELOPE
(SPRINGFIELD TOWNSHIP)
6,000 SF. MIN. LOT
2,520 SF. BLDG. ENVELOPE
(CHELTENHAM TOWNSHIP)
FALCON HILL
CONCEPT PLAN
SCALE: 1" = 100'
JANUARY 24, 2014

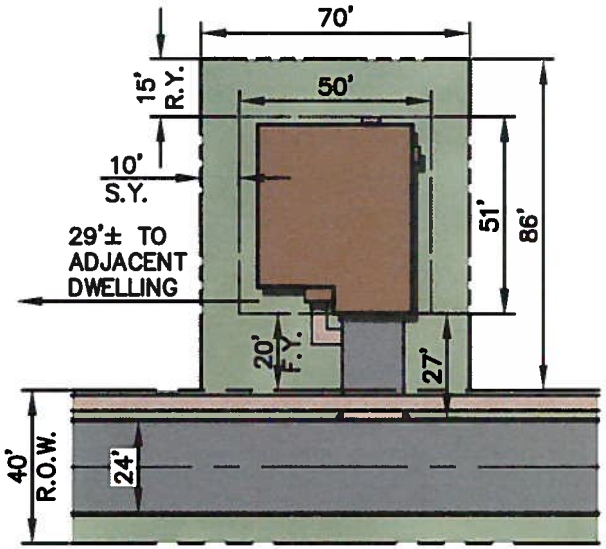
Site Plan

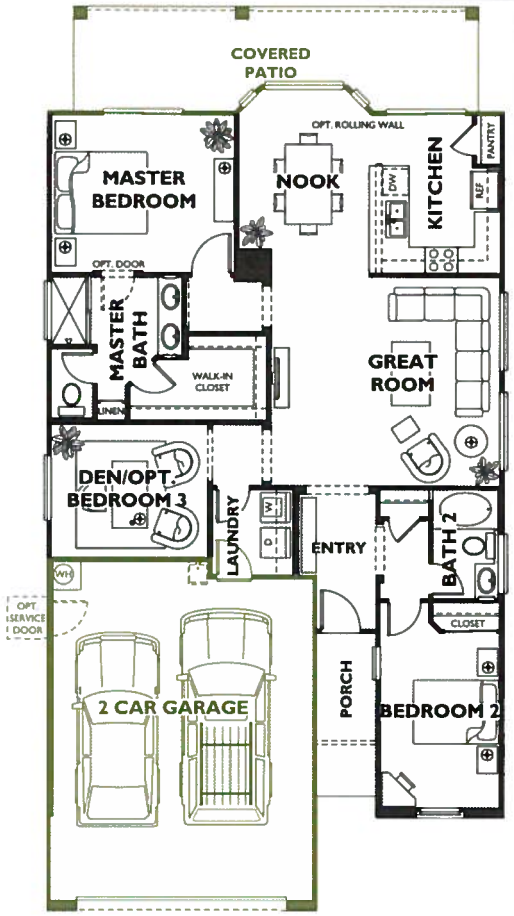
Area Overview



Cheltenham Township

Cheltenham Township
Lot Detail





Color indicates optional features as shown on Model Home.
Options are not included in the base plan, please see community for details.

6,000 SF. MIN. LOT

2,550 SF. BLDG. ENVELOPE

(CHELTENHAM TOWNSHIP)

Cheltenham Township

29 Homes

Approximate lot sizes – 6,000 square feet

Approximate size of the homes – 2,400 to 3,000 livable square feet

Approximate sale price of the homes - $350,000 to $400,000

Cheltenham Neighborhood

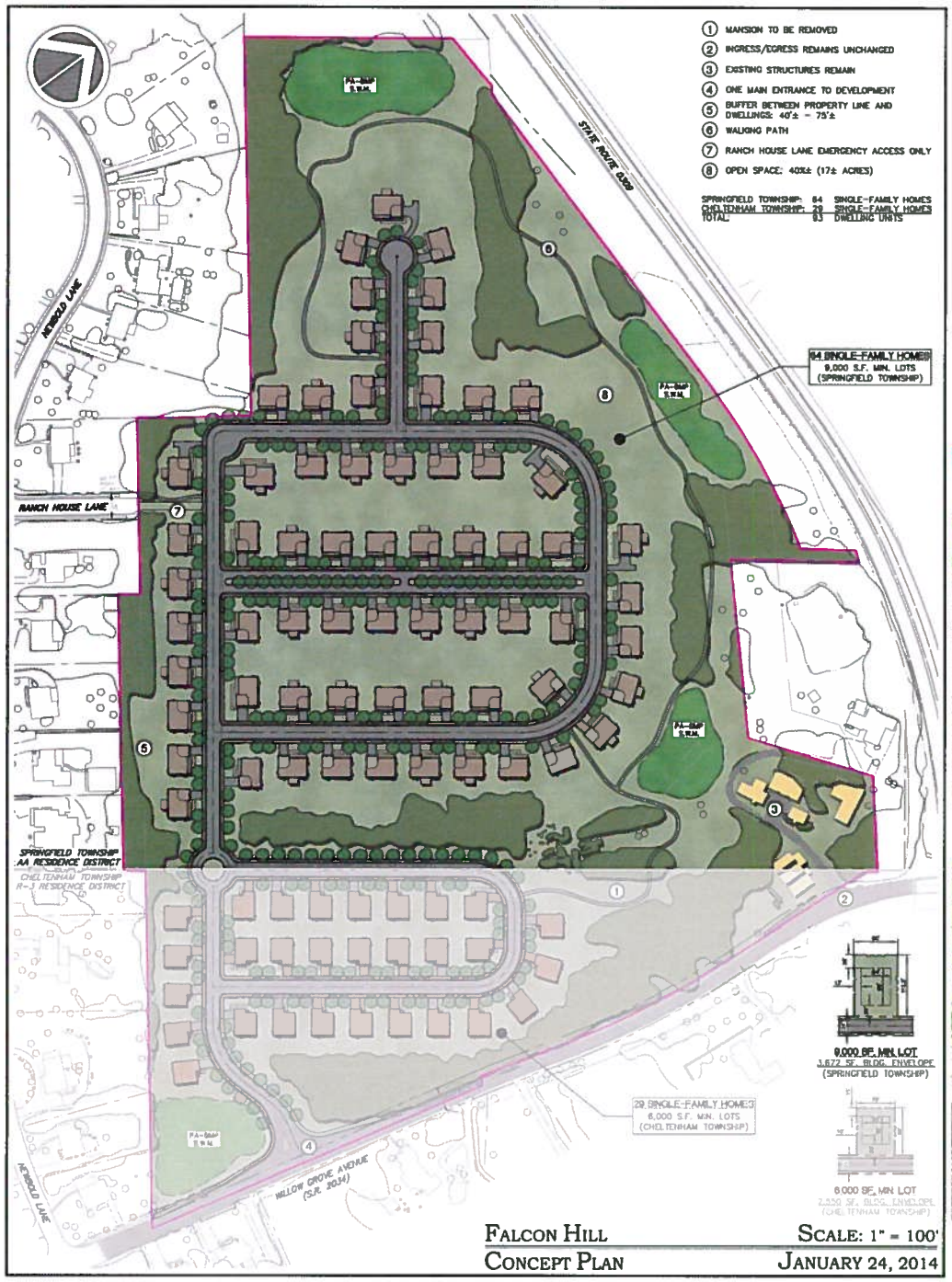
Cheltenham Neighborhood

Cheltenham Neighborhood

Cheltenham Neighborhood

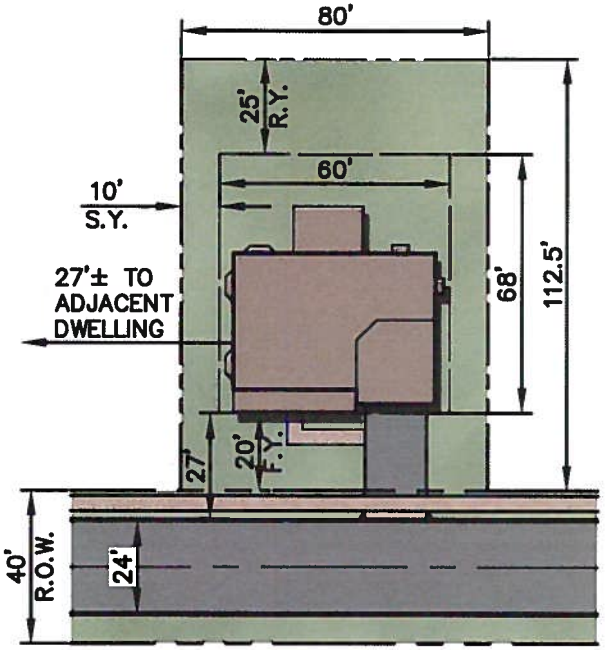
Cheltenham Neighborhood

Cheltenham Twp. Animation



Springfield Township

Springfield Township
Lot Detail



ELEVATION A
Standard First Floor Layout

9,000 SF. MIN. LOT

4,080 SF. BLDG. ENVELOPE

(SPRINGFIELD TOWNSHIP)

Springfield Township

64 Homes

Approximate lot sizes – 9,000 square feet

Approximate size of the homes – 3,000 to 3,400 livable square feet

Approximate sale price of the homes - $425,000 to $475,000

Springfield Neighborhood

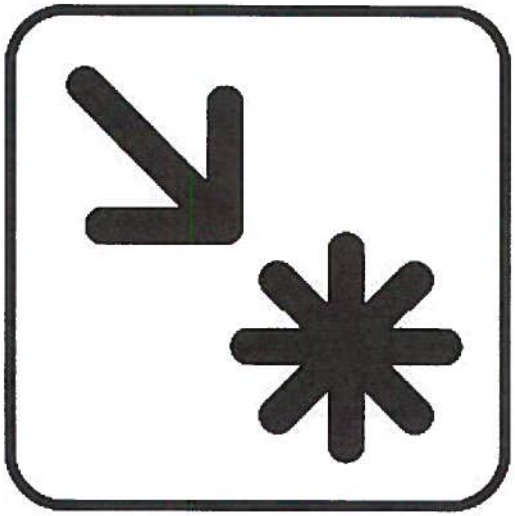
Springfield Neighborhood

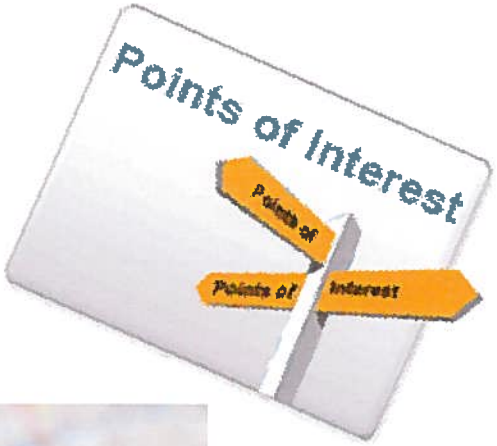
Springfield Neighborhood

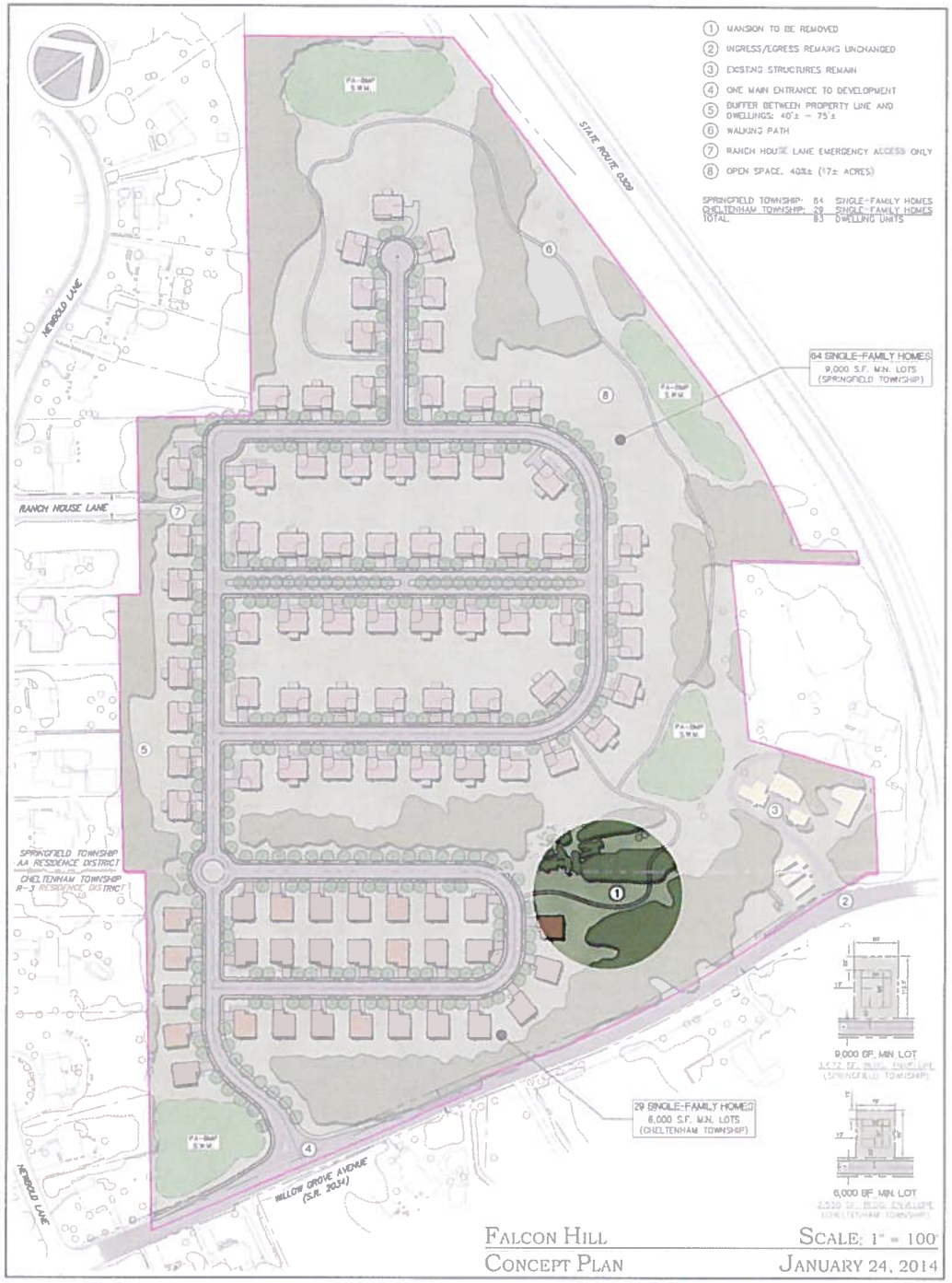
Springfield Neighborhood

Springfield Twp. Animation

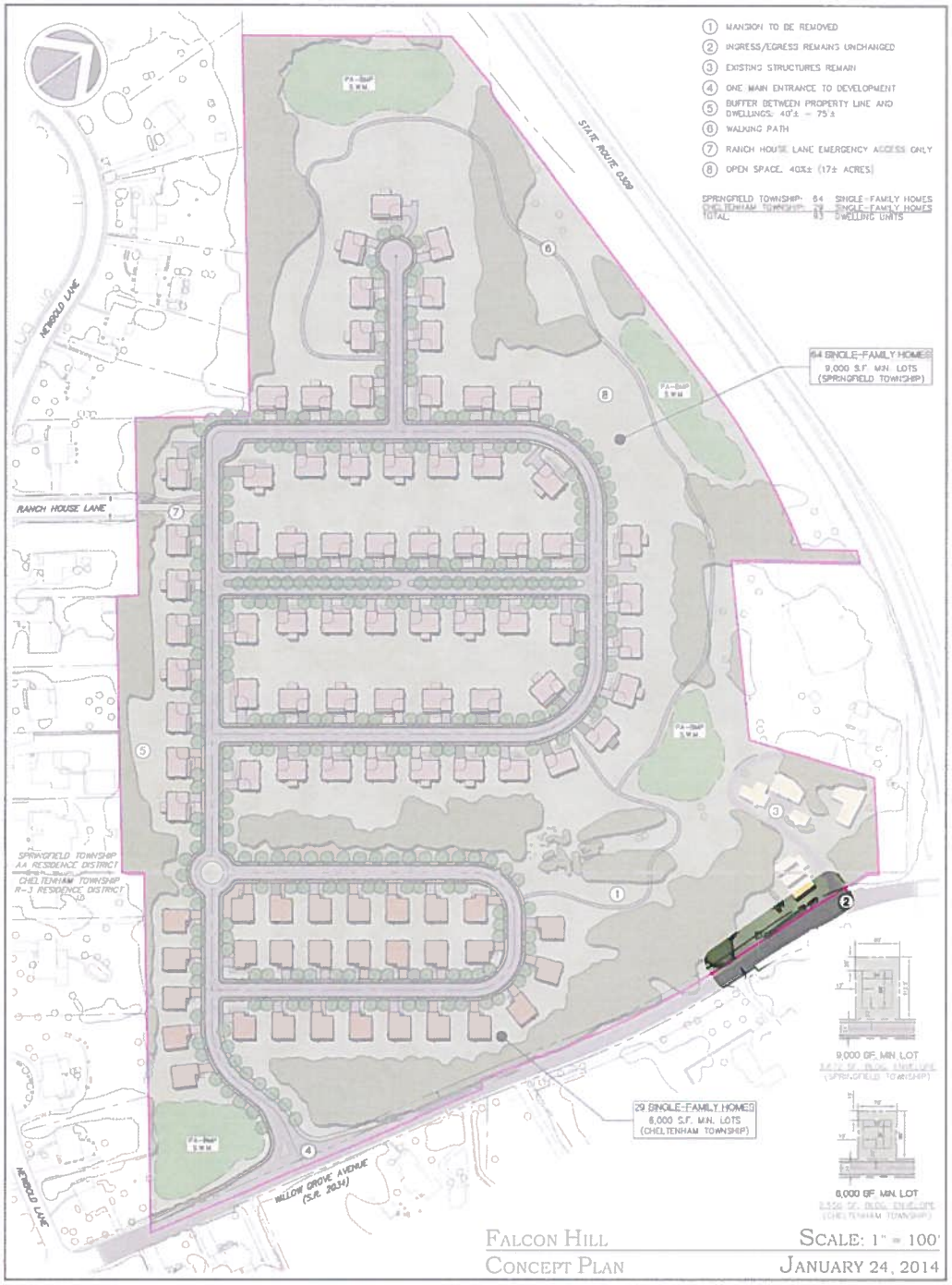
Points of Interest on the Plan



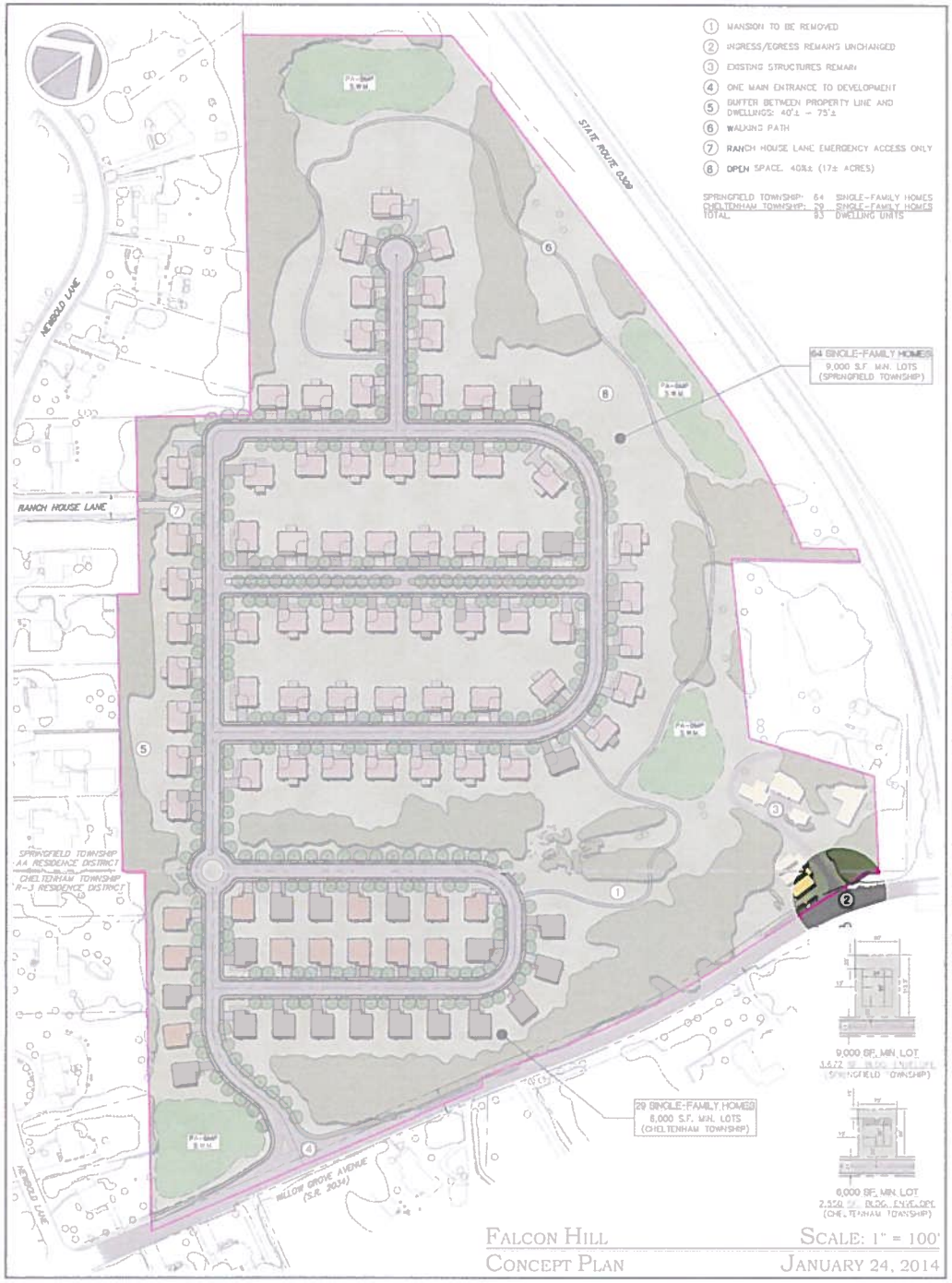




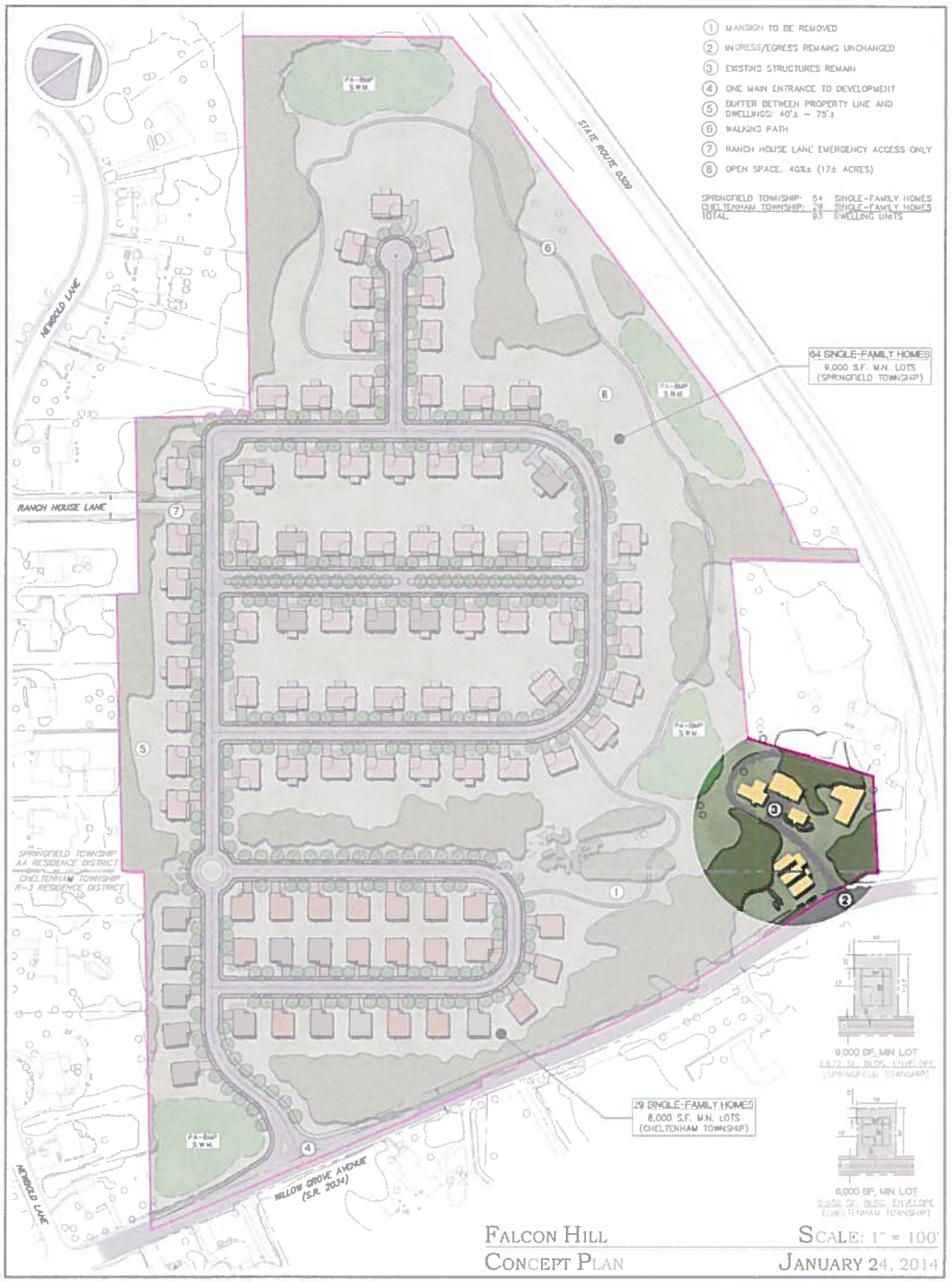
Mansion To Be Removed



The Brick Wall along Willow Grove Avenue Remains Unchanged

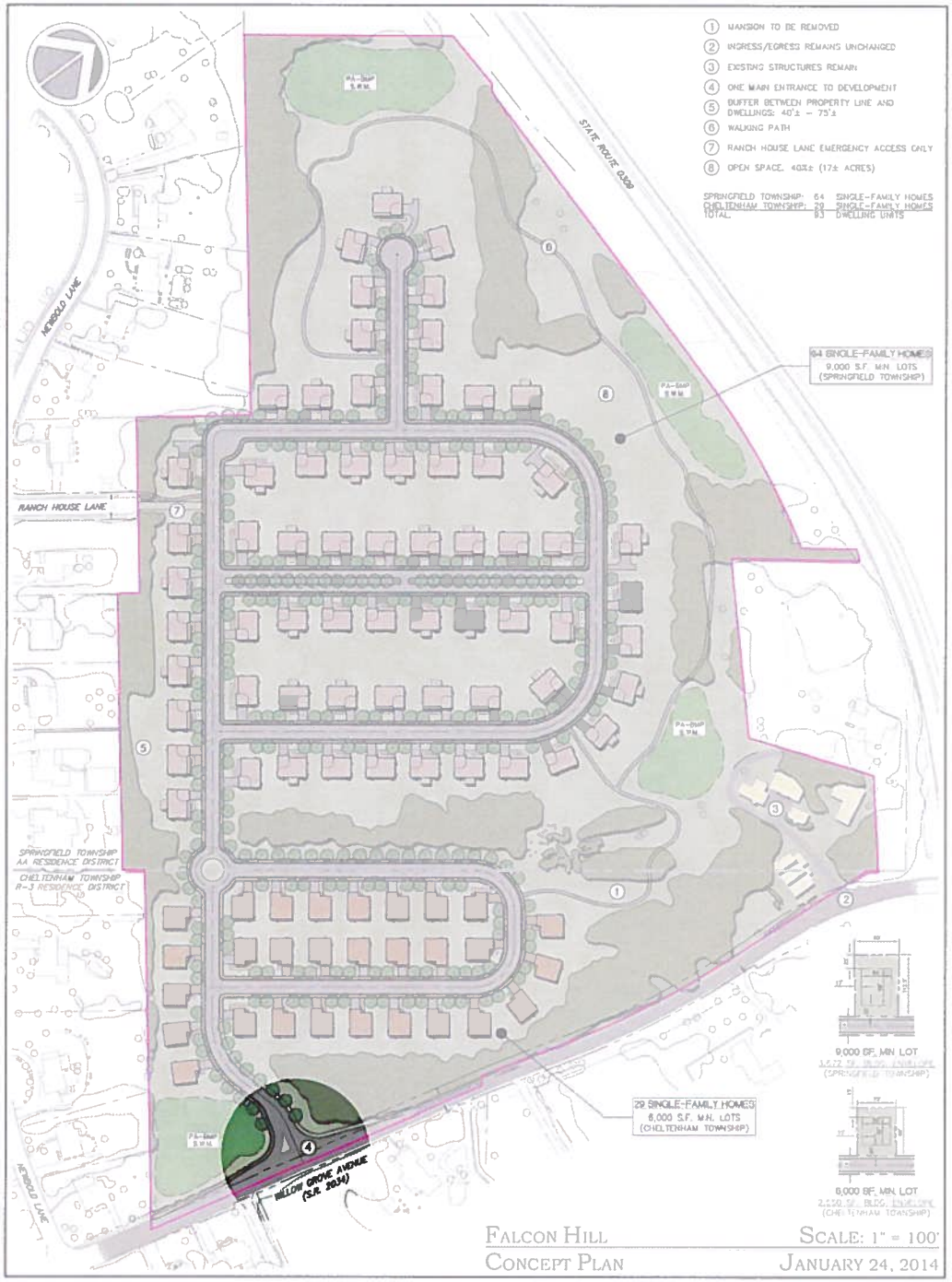


Existing Shared Driveway Remains Unchanged



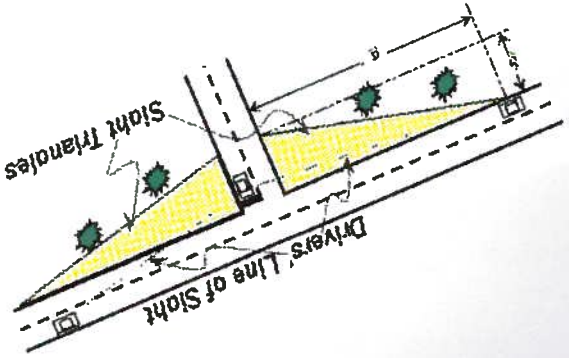
Existing Structures Remain in this area.

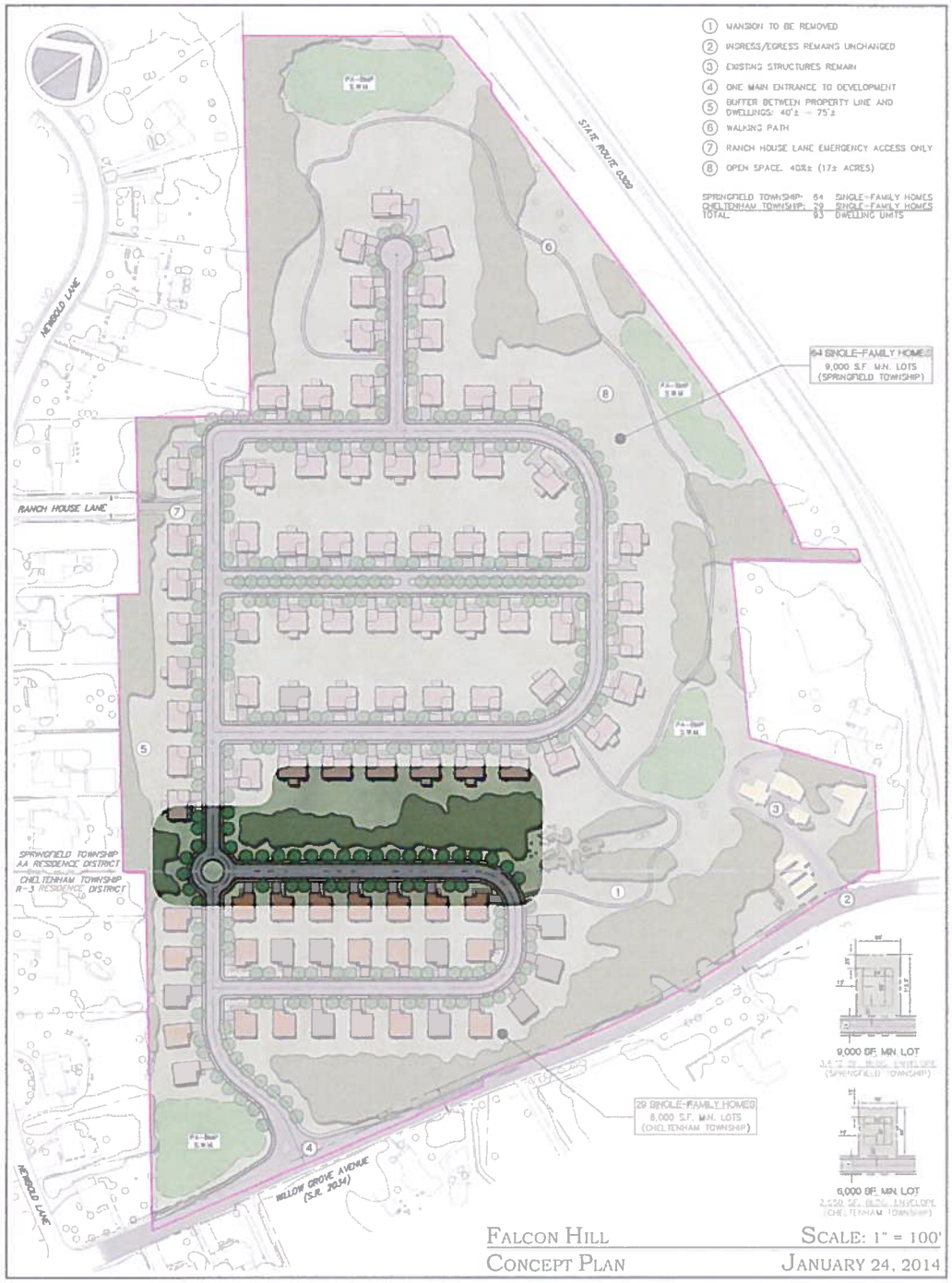
The Plan is to sell them as Fee Simple Single Family Homes



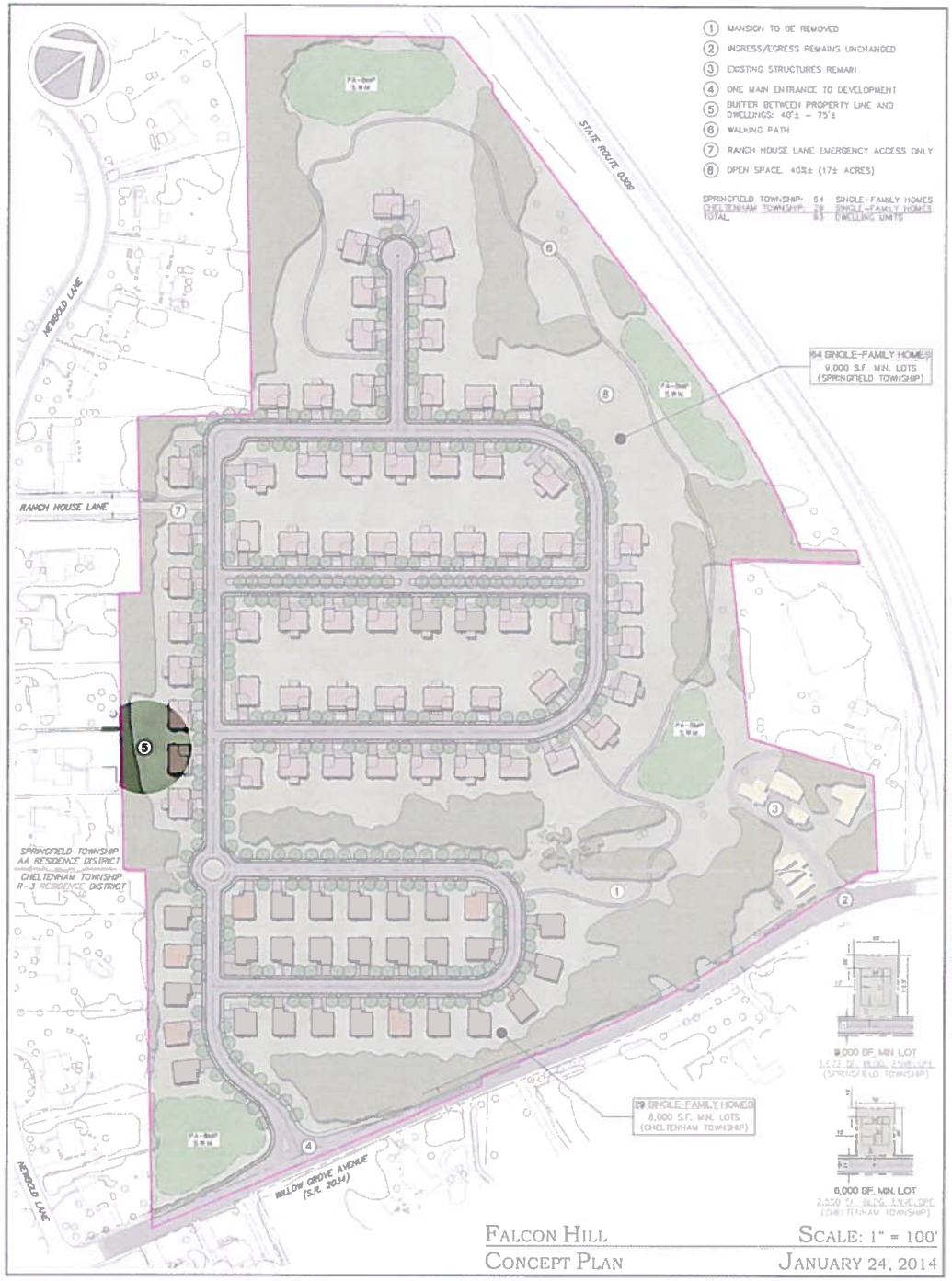
One Main Entrance For The Development

This location offers the best site-distance according to the traffic studies

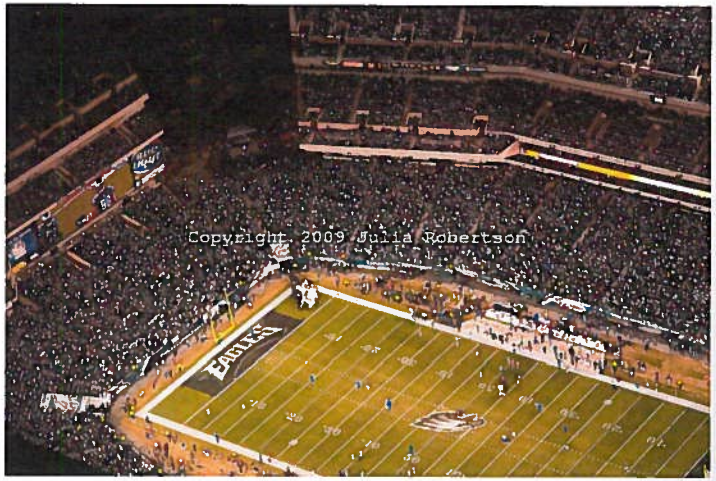




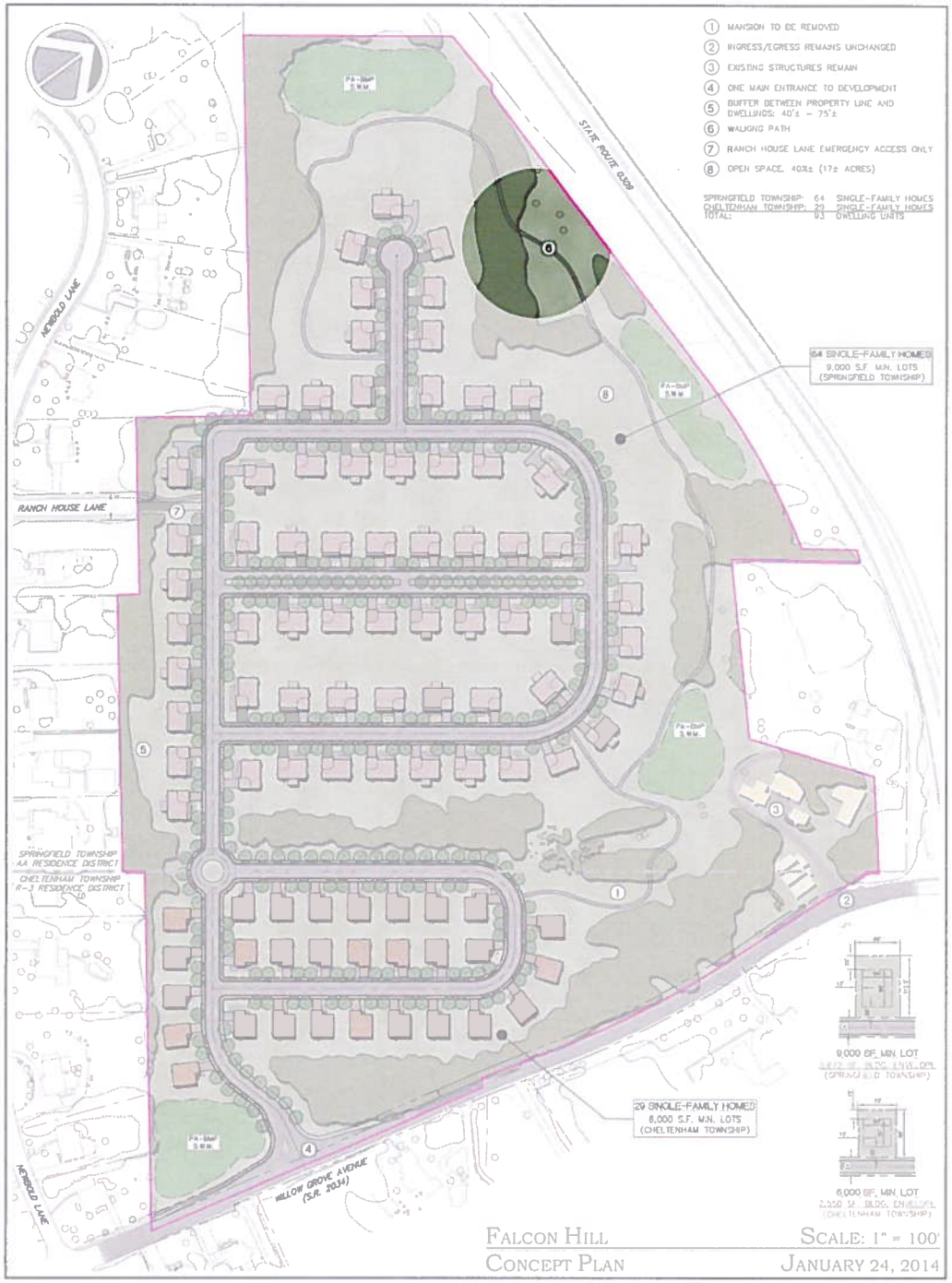
Separation Between Townships to Differentiate Neighborhoods and Product Types



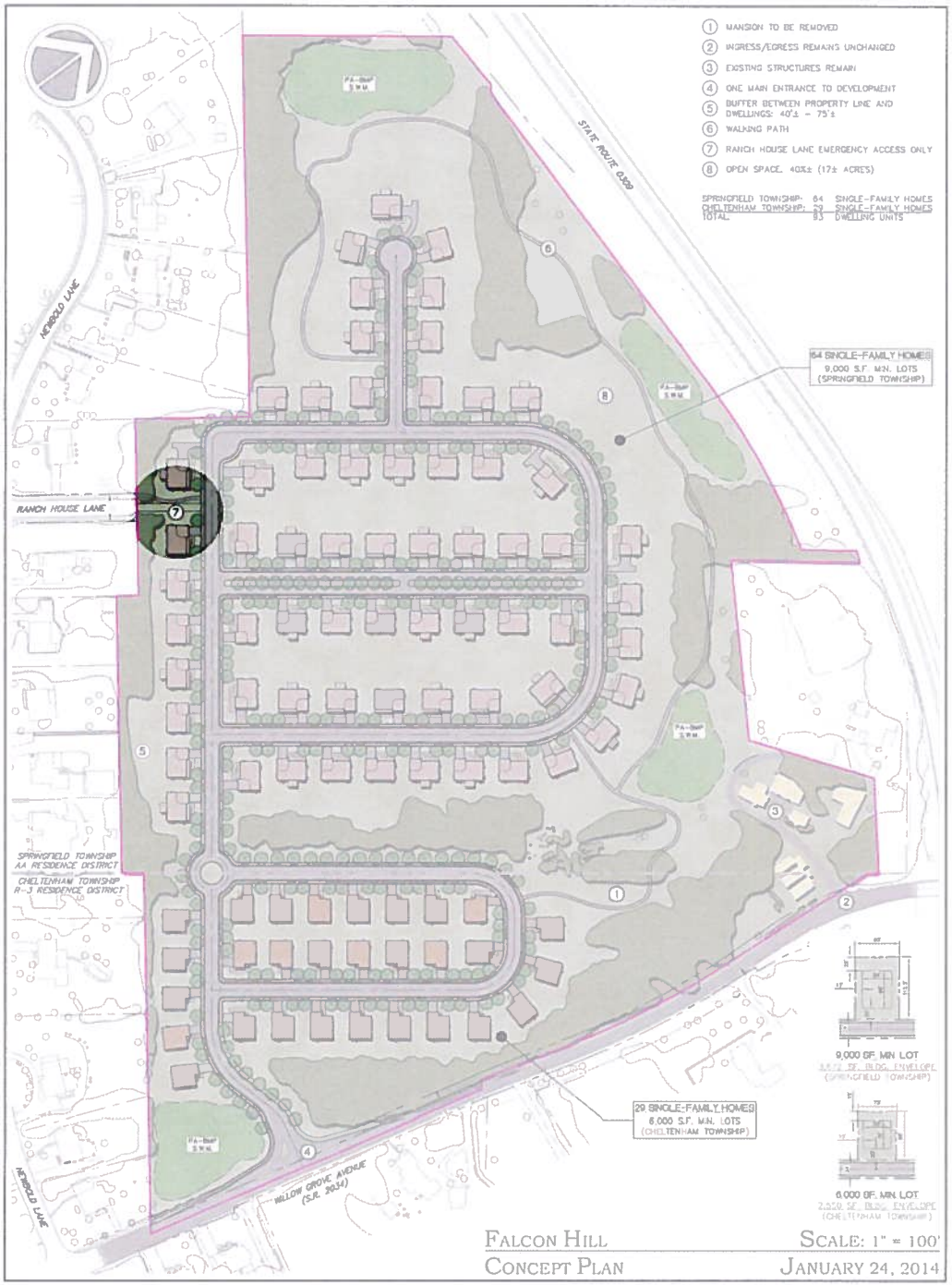
Distance from Proposed Dwelling to Closest Existing Dwelling is 150′ ±



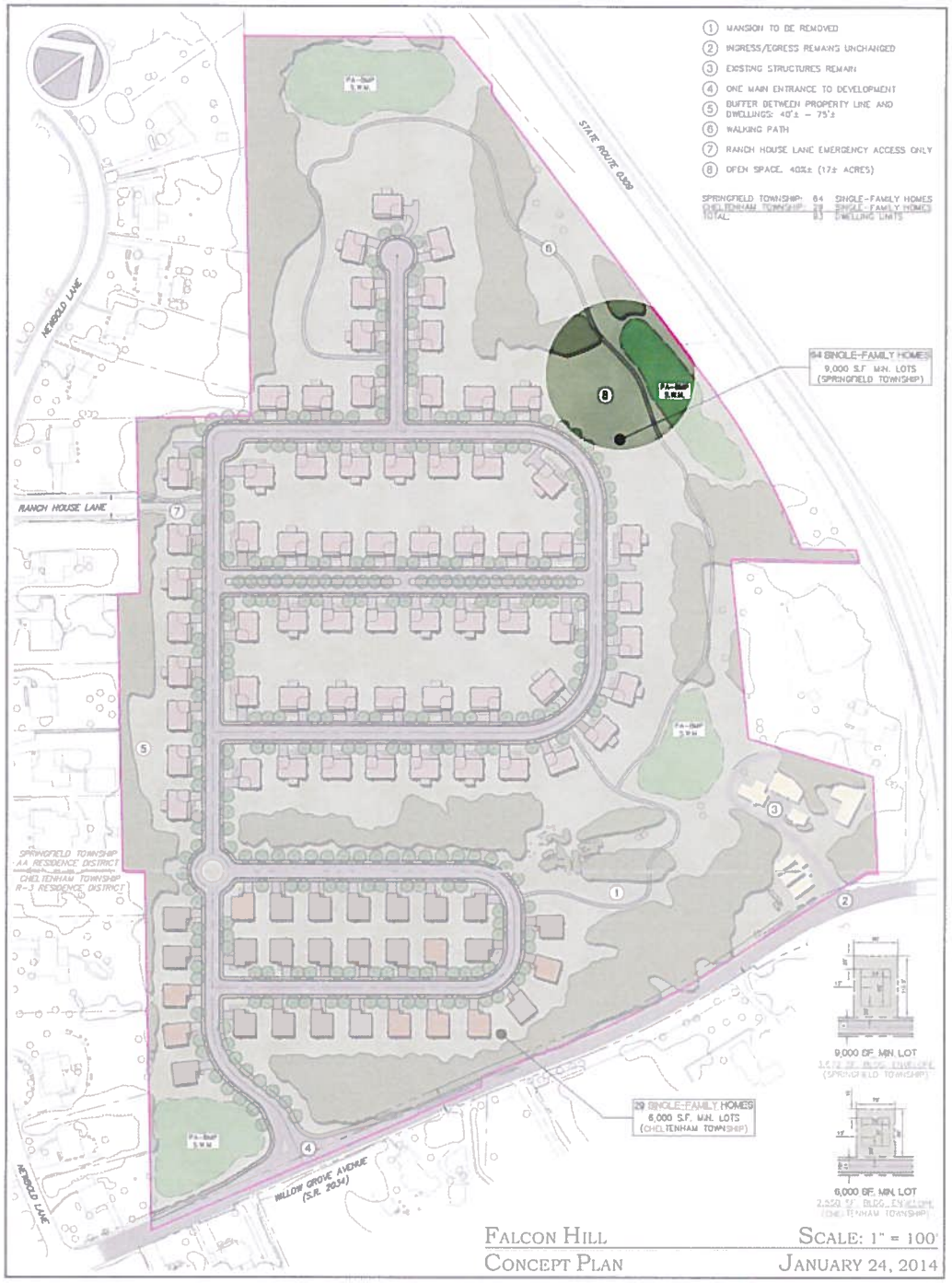
Half the length of
Lincoln Financial Field



Walking Path Around the Community



Ranch House Lane to be Used for Emergency Access Only



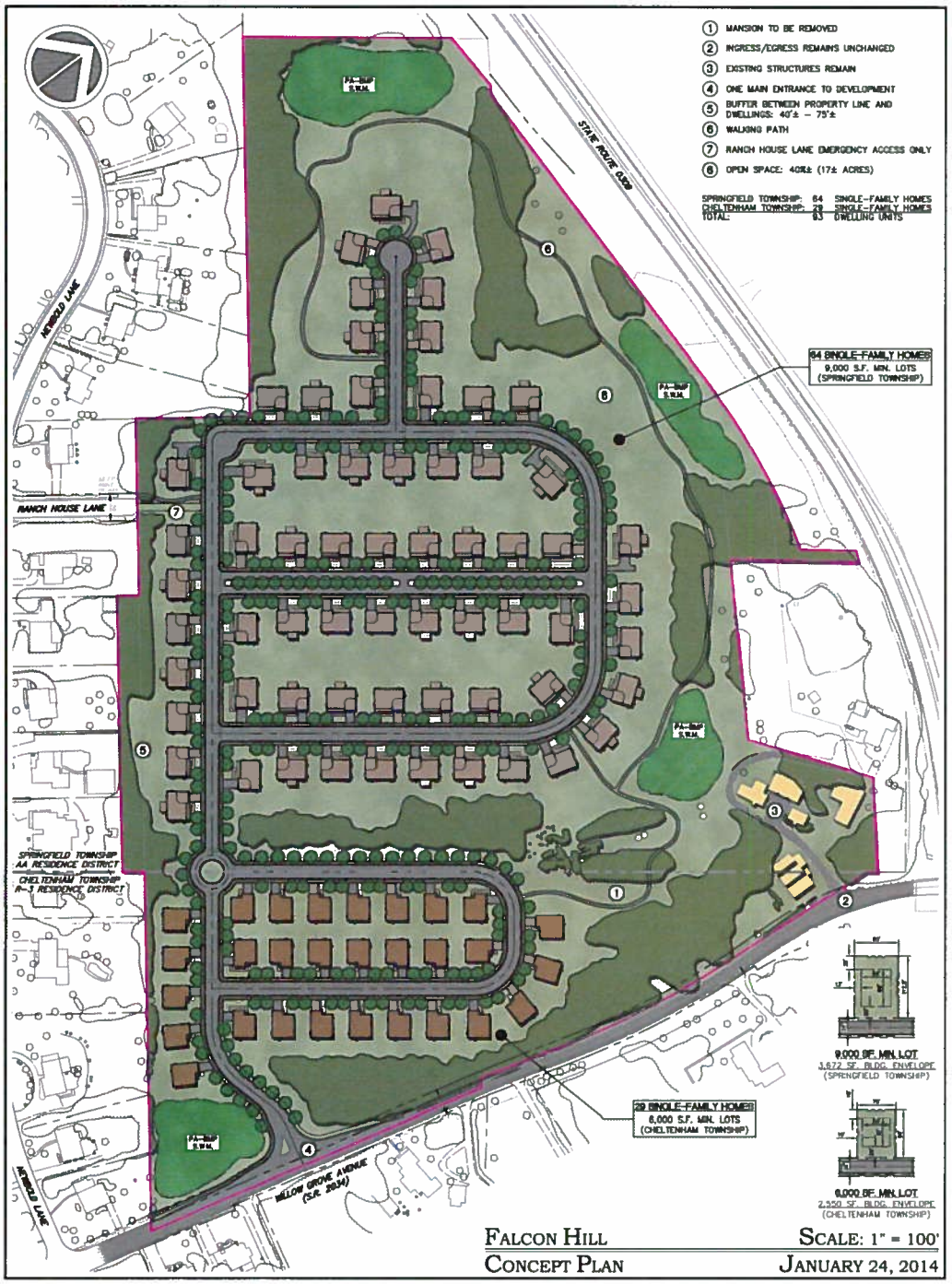
Open Space on the Property is 40% (17 Acres)

This calculation does not include the "lots".
The actual green area is far greater

Limited Man-Made Steep Slope Disturbance

The lot sizes were increased for the few lots that had minor steep slope disturbance, in accordance with Springfield Twp. ordinances

Conceptual Storm Water Management Areas



Summary

- 93 homes
- No "Hi-Rise" buildings
- 100% single family lots
- Market rate housing
- Help the values of surrounding homes
- A Community to be proud of by both townships
- The Plan addresses the major development issues

Animation #3

Animation #4

Animation #5

Where do we go from here?

If you like the plan that we have proposed, how do you recommend we proceed in order to gain the necessary Township approvals?