



# Site Plan – February 2010



**SITE DATA TABLE** 107.7 Acres

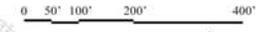
**RESIDENTIAL** 240 Homes  
 Single Family Homes 45  
 Carriage Homes 195\*

**CLUBHOUSE AND COMMERCIAL** 2 Acres\*

\* 6 Carriage homes are proposed within the designated Commercial Area should there be no market for retail use.

**OPEN SPACE** 70 Acres/65%\*\*

\*\* Open Space Calculation does not include:  
 Carriage Homes (inclusive of patios and walks) 18.0 Acres  
 Single Family Homes (inclusive of patios and walks) 6.2 Acres  
 Clubhouse and Commercial 2.0 Acres  
 Roads and Sidewalks 11.5 Acres



# Site Plan – Current



**SITE DATA TABLE** 107.7 Acres

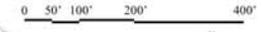
RESIDENTIAL	
Single Family Homes	45
Carriage Homes	195

**CLUBHOUSE SITE** + 2.0 Acres

**COMMERCIAL RETAIL** + 1.5 Acres

**OPEN SPACE** 69 Acres/64%

Open Space Calculation does not include:  
 Carriage Homes (inclusive of patios and walks)  
 Single Family Homes (inclusive of patios and walks)  
 Clubhouse and Commercial  
 Roads and Sidewalks



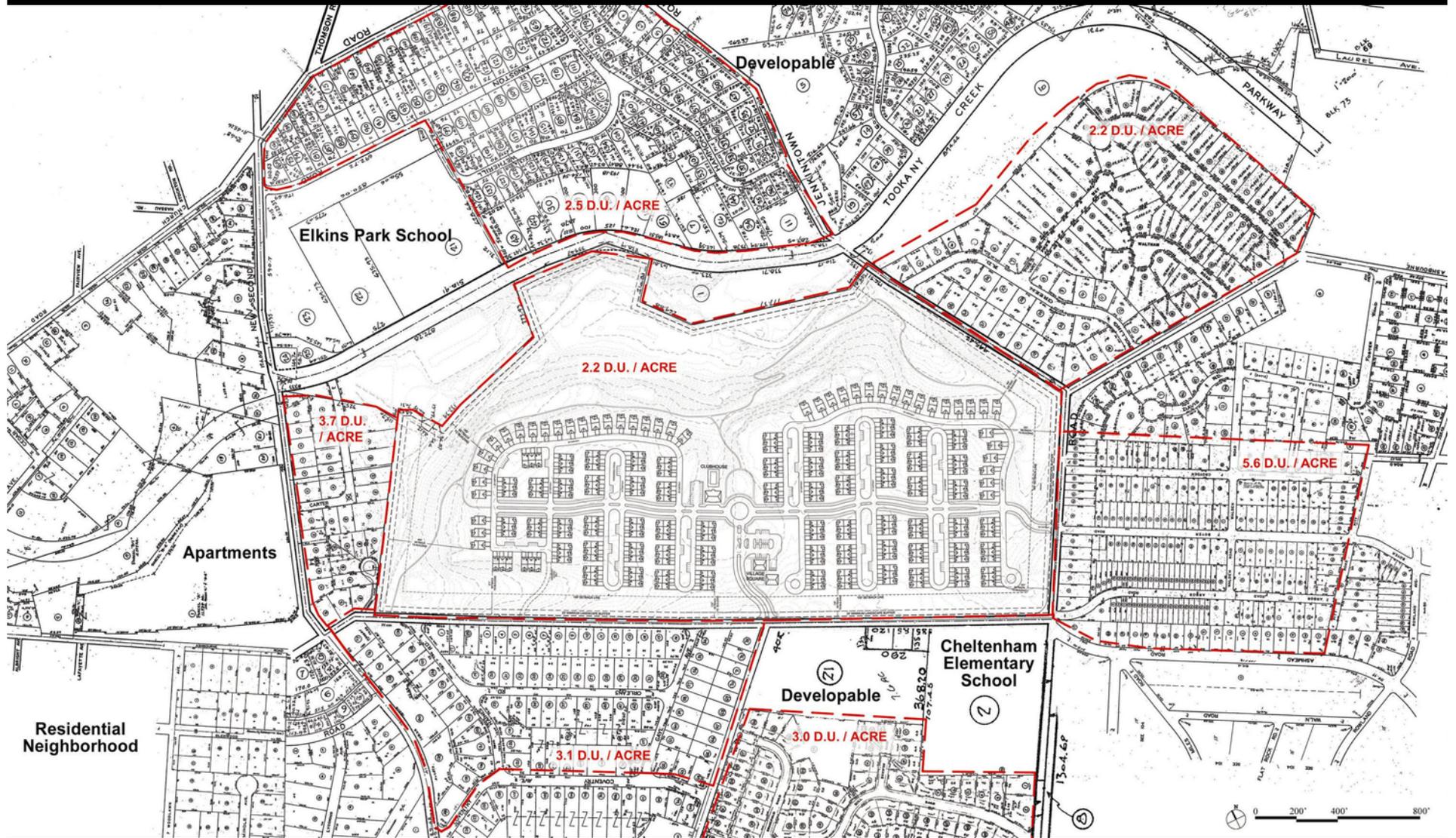
# Stormwater Management



# Stormwater Management



# Context Map



# Local Neighborhoods – Existing Conditions



# Local Neighborhoods – Existing Conditions



# Local Neighborhoods – Existing Conditions



# Architectural Elevations – Single Family



SINGLE FAMILY  
FRONT ELEVATION

LAM DESIGN LLC  
ARCHITECTURE & INTERIOR DESIGN  
10000 W. WASHINGTON AVE., SUITE 100  
DENVER, CO 80231

ASHBOURNE RESIDENTIAL  
CHILLICHAMPA, VA

MATRIX DEVELOPMENT

DATE: 05/14/2019 09:28

CONCEPT DESIGN

ASHBOURNE RESIDENTIAL  
SINGLE FAMILY  
FRONT & REAR ELEVATION ALTERNATIVES



SINGLE FAMILY  
FRONT ELEVATION

LAM DESIGN LLC  
ARCHITECTURE & INTERIOR DESIGN  
10000 W. WASHINGTON AVE., SUITE 100  
DENVER, CO 80231

ASHBOURNE RESIDENTIAL  
CHILLICHAMPA, VA

MATRIX DEVELOPMENT

DATE: 05/14/2019 09:28

CONCEPT DESIGN



SINGLE FAMILY  
REAR ELEVATION

LAM DESIGN LLC  
ARCHITECTURE & INTERIOR DESIGN  
10000 W. WASHINGTON AVE., SUITE 100  
DENVER, CO 80231

ASHBOURNE RESIDENTIAL  
CHILLICHAMPA, VA

MATRIX DEVELOPMENT

DATE: 05/14/2019 09:28

CONCEPT DESIGN



SINGLE FAMILY  
REAR ELEVATION W/ BASEMENT

LAM DESIGN LLC  
ARCHITECTURE & INTERIOR DESIGN  
10000 W. WASHINGTON AVE., SUITE 100  
DENVER, CO 80231

ASHBOURNE RESIDENTIAL  
CHILLICHAMPA, VA

MATRIX DEVELOPMENT

DATE: 05/14/2019 09:28

CONCEPT DESIGN

# Architectural Elevations – Single Family

## ASHBOURNE RESIDENTIAL SINGLE FAMILY SIDE ELEVATION ALTERNATIVES



SINGLE FAMILY  
RIGHT SIDE ELEVATION TWO  
WITH STONE

LAM DESIGN LLC  
ARCHITECTURAL & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL  
CHILTHESTER, PA

MATRIX DEVELOPMENT

DATE: 09 MARCH 2009  
SCALE:

CONCEPT DESIGN



SINGLE FAMILY  
RIGHT SIDE ELEVATION TWO  
WITH BRICK

LAM DESIGN LLC  
ARCHITECTURAL & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL  
CHILTHESTER, PA

MATRIX DEVELOPMENT

DATE: 09 MARCH 2009  
SCALE:

CONCEPT DESIGN

# Architectural Elevations – Carriage Homes



CARRIAGE HOMES  
FRONT ELEVATION ONE  
WITH STONE

LAM DESIGN LLC  
ARCHITECTS & PLANNERS  
1000 W. 10TH ST. SUITE 200  
DENVER, CO 80202

ASHBOURNE RESIDENTIAL  
CHILDESTON, PA

MATRIX DEVELOPMENT

DATE: 03/14/2013  
SCALE: 1/8"=1'-0"

CONCEPT DESIGN



CARRIAGE HOMES  
FRONT ELEVATION ONE  
WITH WOOD

LAM DESIGN LLC  
ARCHITECTS & PLANNERS  
1000 W. 10TH ST. SUITE 200  
DENVER, CO 80202

ASHBOURNE RESIDENTIAL  
CHILDESTON, PA

MATRIX DEVELOPMENT

DATE: 03/14/2013  
SCALE: 1/8"=1'-0"

CONCEPT DESIGN

ASHBOURNE RESIDENTIAL  
CARRIAGE HOMES  
FRONT ELEVATION ALTERNATIVES



CARRIAGE HOMES  
FRONT ELEVATION TWO  
WITH STONE

LAM DESIGN LLC  
ARCHITECTS & PLANNERS  
1000 W. 10TH ST. SUITE 200  
DENVER, CO 80202

ASHBOURNE RESIDENTIAL  
CHILDESTON, PA

MATRIX DEVELOPMENT

DATE: 03/14/2013  
SCALE: 1/8"=1'-0"

CONCEPT DESIGN



CARRIAGE HOMES  
FRONT ELEVATION TWO  
WITH WOOD

LAM DESIGN LLC  
ARCHITECTS & PLANNERS  
1000 W. 10TH ST. SUITE 200  
DENVER, CO 80202

ASHBOURNE RESIDENTIAL  
CHILDESTON, PA

MATRIX DEVELOPMENT

DATE: 03/14/2013  
SCALE: 1/8"=1'-0"

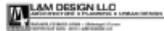
CONCEPT DESIGN

# Architectural Elevations – Carriage Homes

ASHBOURNE RESIDENTIAL  
CARRIAGE HOMES  
SIDE ELEVATION ALTERNATIVES



CARRIAGE HOMES  
RIGHT SIDE ELEVATION ONE  
WITH BRICK



ASHBOURNE RESIDENTIAL  
CHIEFTON, OH

MATRIX DEVELOPMENT

DATE: 01 MARCH 2020  
SCALE: 1/8" = 1'-0"

CONCEPT DESIGN



CARRIAGE HOMES  
LEFT SIDE ELEVATION ONE  
WITH BRICK



ASHBOURNE RESIDENTIAL  
CHIEFTON, OH

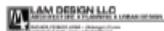
MATRIX DEVELOPMENT

DATE: 01 MARCH 2020  
SCALE: 1/8" = 1'-0"

CONCEPT DESIGN



CARRIAGE HOMES  
RIGHT SIDE ELEVATION TWO  
WITH STONE



ASHBOURNE RESIDENTIAL  
CHIEFTON, OH

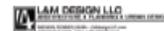
MATRIX DEVELOPMENT

DATE: 08 MARCH 2020

CONCEPT DESIGN



CARRIAGE HOMES  
LEFT SIDE ELEVATION TWO  
WITH STONE



ASHBOURNE RESIDENTIAL  
CHIEFTON, OH

MATRIX DEVELOPMENT

DATE: 08 MARCH 2020

CONCEPT DESIGN

# Architectural Elevations – Carriage Homes, Retail, and Clubhouse



CARRIAGE HOMES  
ELEVATION ONE

ASHBOURNE RESIDENTIAL  
CHRYSTLERVALE, VA

MATRIX DEVELOPMENT



DATE: 03 MARCH 2020  
PAGE:

CONCEPT DESIGN



CARRIAGE HOMES  
REAR ELEVATION TWO (W/ BASEMENT)

ASHBOURNE RESIDENTIAL  
CHRYSTLERVALE, VA

MATRIX DEVELOPMENT



DATE: 03 MARCH 2020  
PAGE:

CONCEPT DESIGN

ASHBOURNE RESIDENTIAL  
CARRIAGE HOMES  
REAR ELEVATION ALTERNATIVES &  
CLUBHOUSE & RETAIL ELEVATIONS



RETAIL  
FRONT ELEVATION

ASHBOURNE RESIDENTIAL  
CHRYSTLERVALE, VA

MATRIX DEVELOPMENT



DATE: 03 MARCH 2020  
PAGE:

CONCEPT DESIGN



CLUBHOUSE  
FRONT ELEVATION

ASHBOURNE RESIDENTIAL  
CHRYSTLERVALE, VA

MATRIX DEVELOPMENT



DATE: 03 MARCH 2020  
PAGE:

CONCEPT DESIGN

# Key Map – Illustrative Sections



# Illustrative Section 3



ILLUSTRATIVE SECTION 3  
AT INSTALLATION

SCALE : 1/8" = 1' 0"



ILLUSTRATIVE SECTION 3  
10 - 15 YEARS

SCALE : 1/8" = 1' 0"

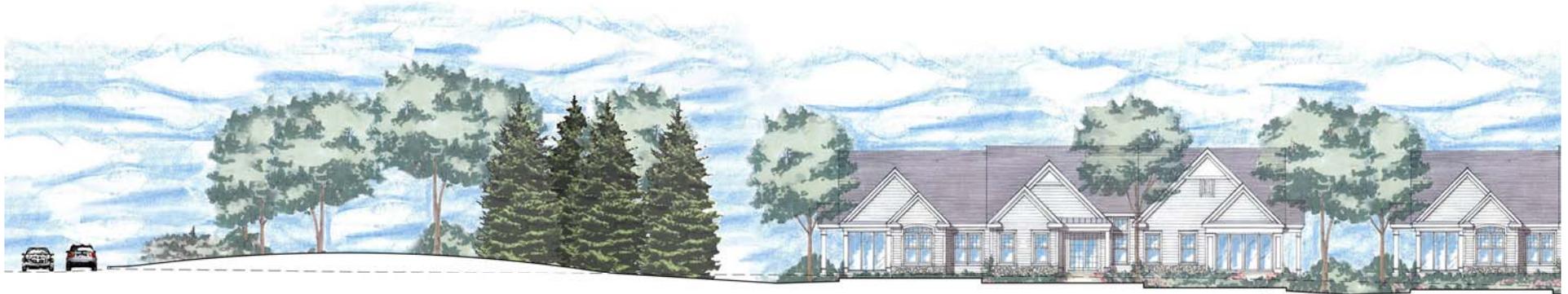


# Illustrative Section 2



ILLUSTRATIVE SECTION 2  
AT INSTALLATION

SCALE : 1/8" = 1' 0"



ILLUSTRATIVE SECTION 2  
10 - 15 YEARS

SCALE: 1/8" = 1'  
0 8' 16' 32'

# Illustrative Section 1



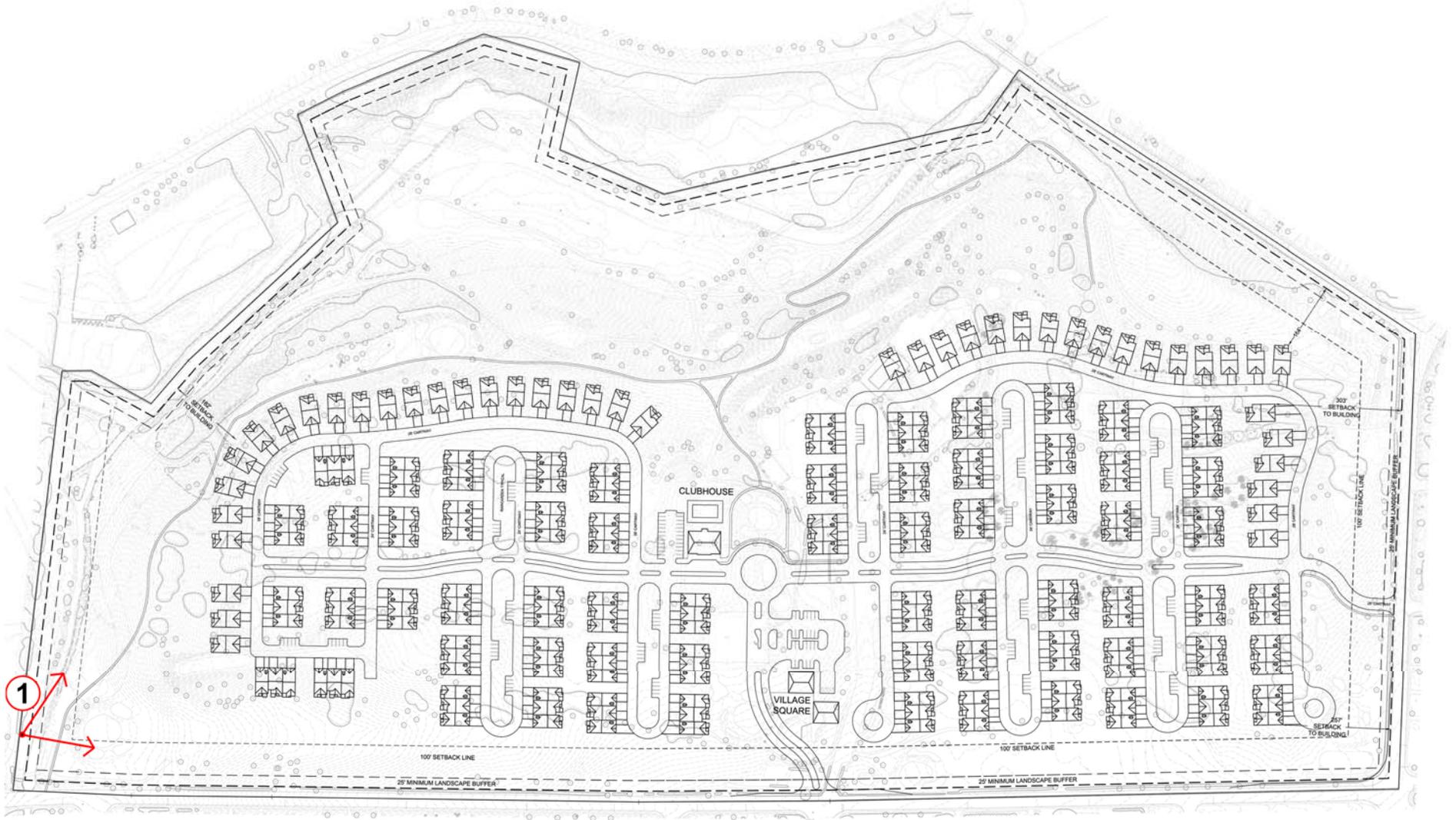
ILLUSTRATIVE SECTION 1  
AT INSTALLATION



ILLUSTRATIVE SECTION 1  
10 - 15 YEARS

SCALE: 1/16" = 1'  
0 16' 32' 64'

# Key Map – Perspective 1 – Mulberry Lane



# Perspective 1 – Mulberry Lane – Before



# Perspective 1 – Mulberry Lane – After



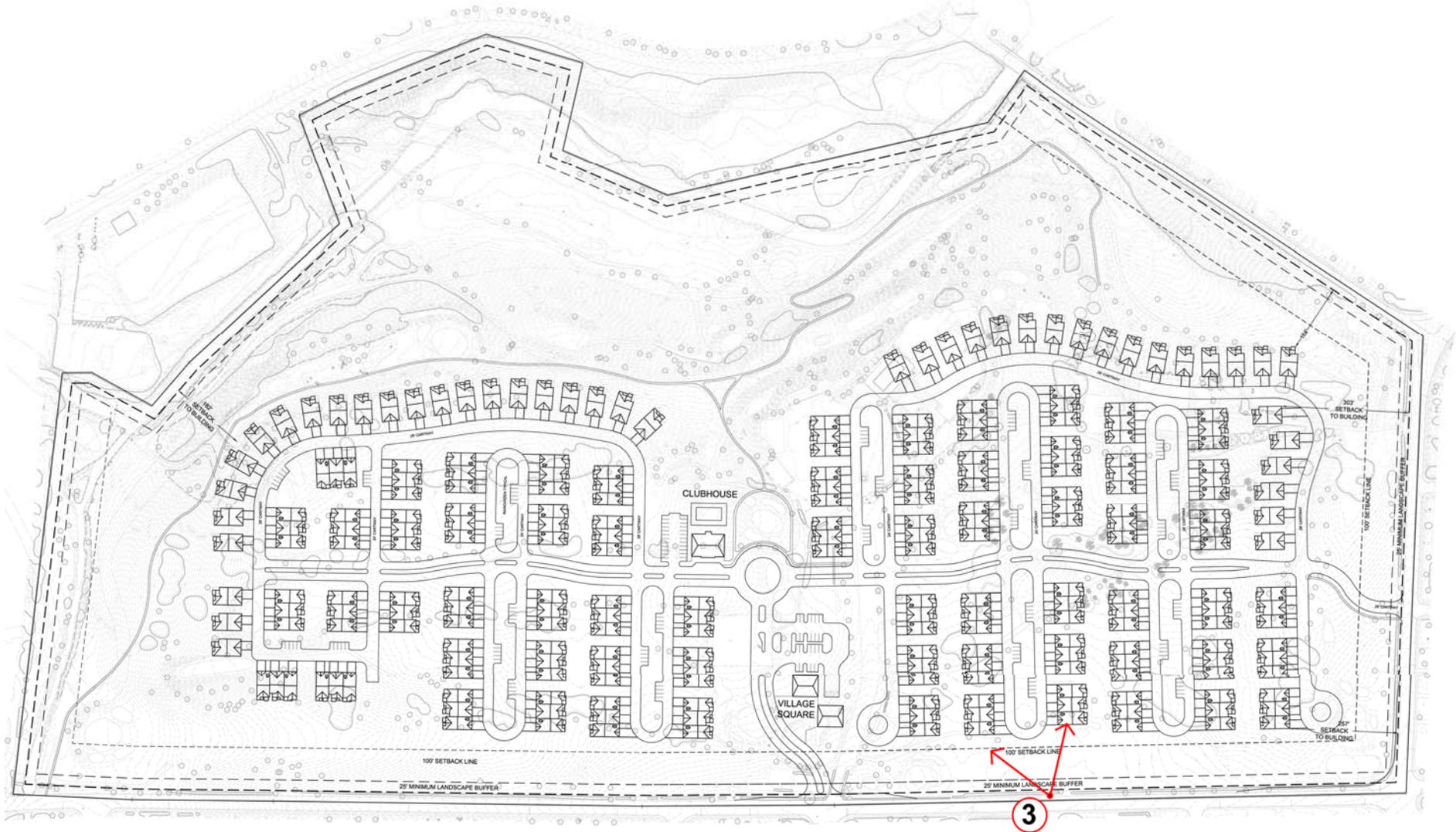
# Key Map – Perspective 2 – Ashbourne Road South A



Perspective 2 – Ashbourne Road South A



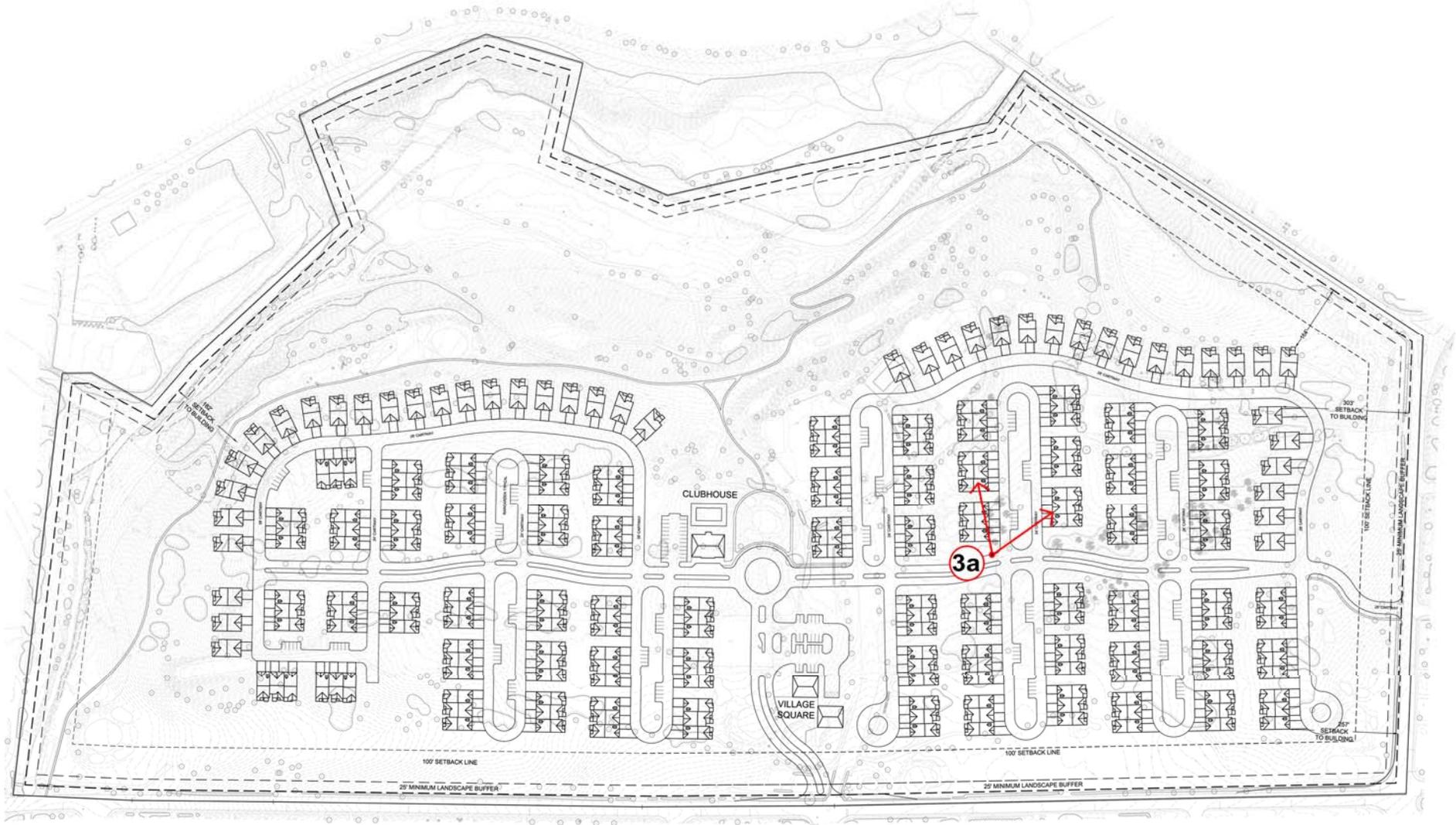
# Key Map – Perspective 3 – Ashbourne Road South B



Perspective 3 – Ashbourne Road South B



# Key Map – Perspective 3a – Raingardens



Perspective 3a – Raingardens



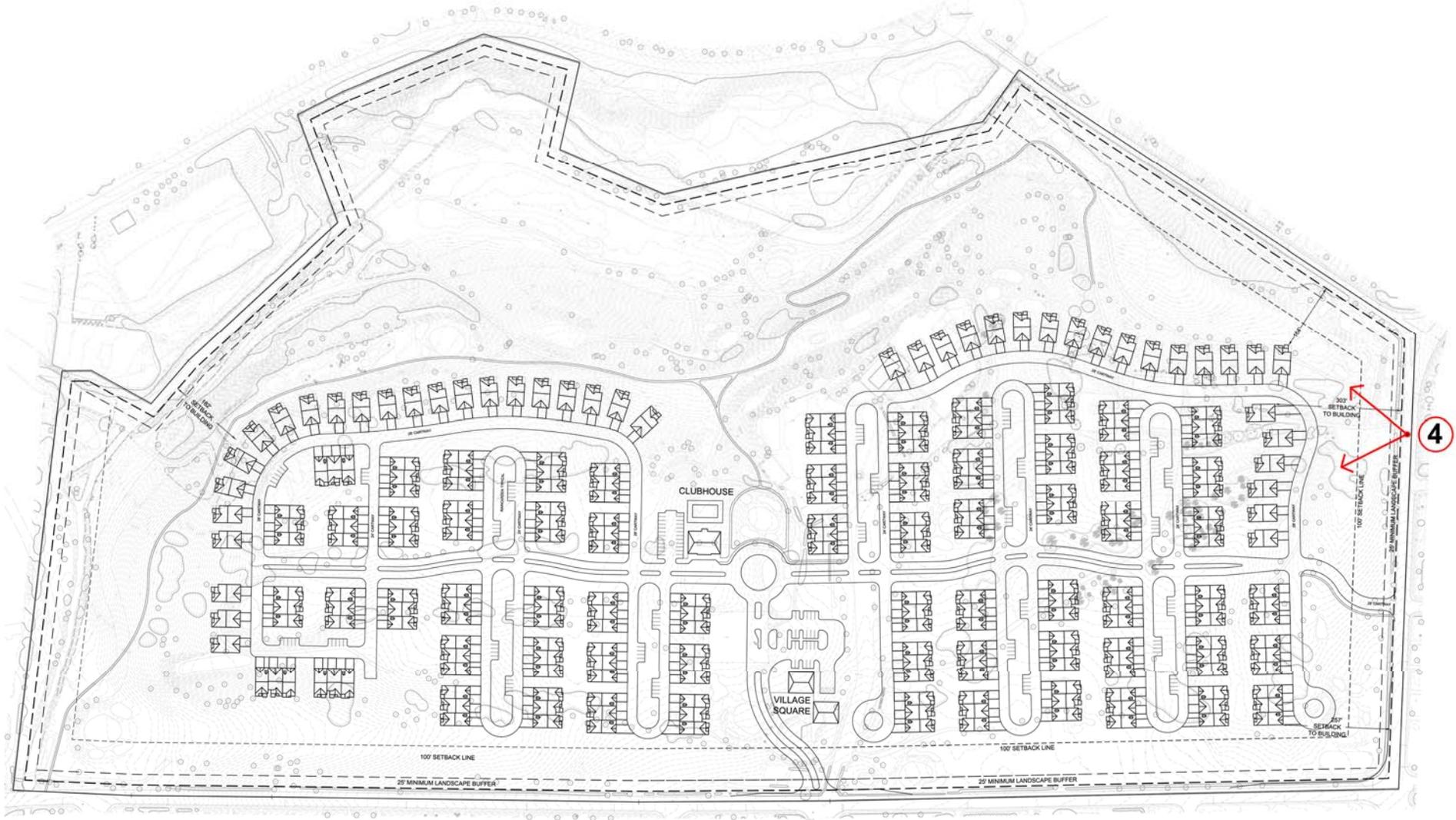
# Key Map – Perspective 3b – Backyards



Perspective 3b – Backyards



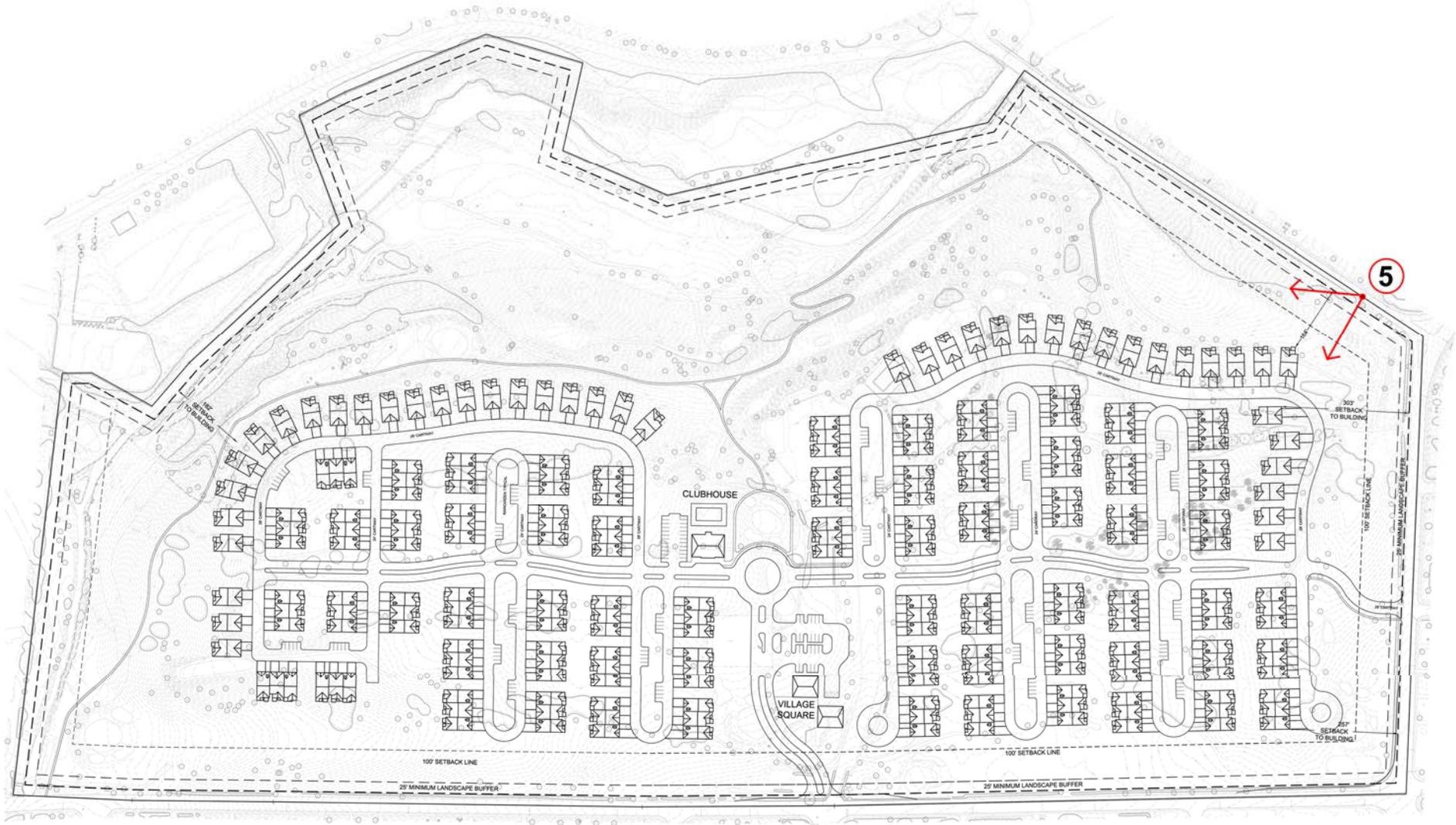
# Key Map – Perspective 4 – Ashbourne Road East



Perspective 4 – Ashbourne Road East



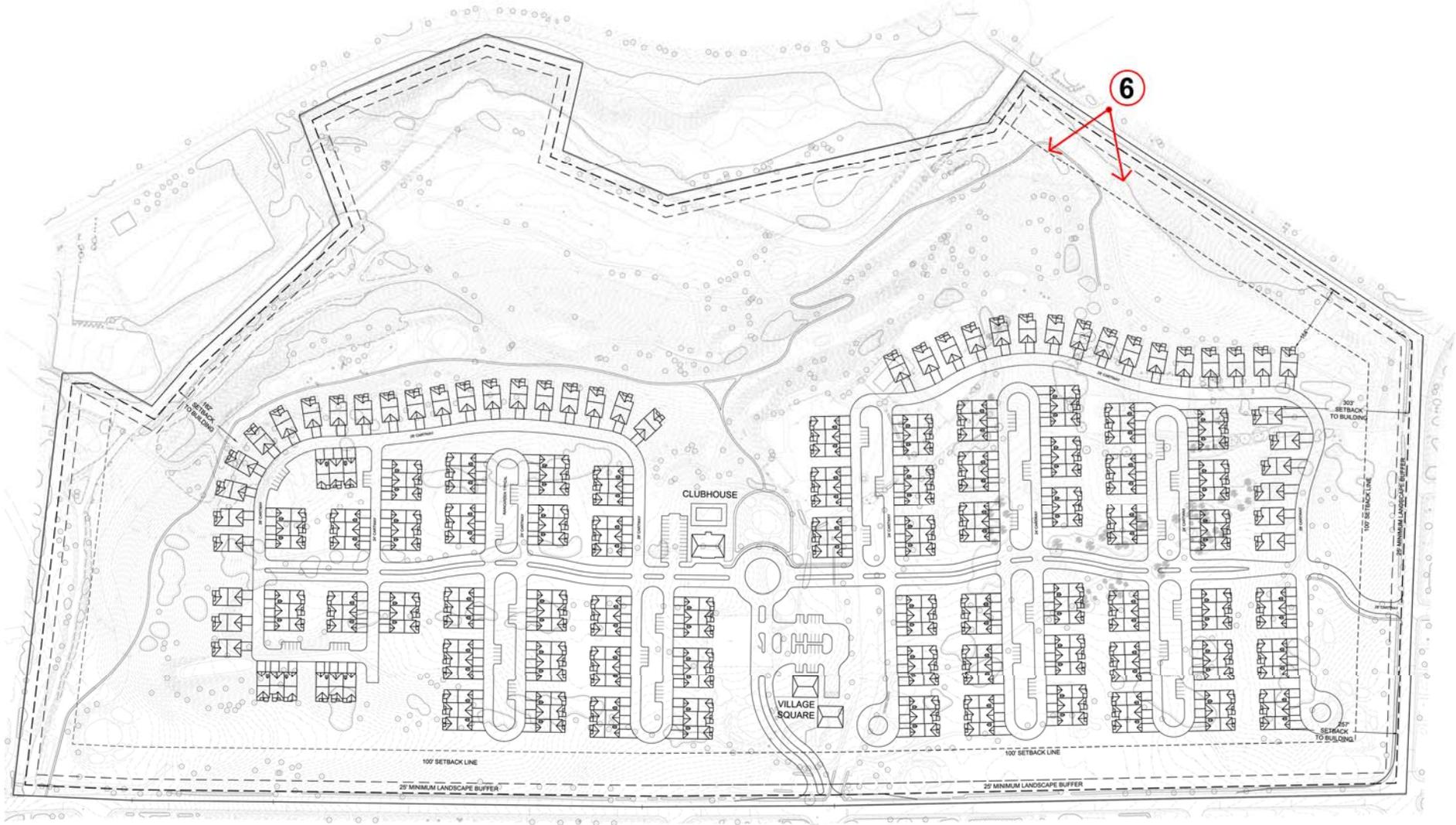
# Key Map – Perspective 5 – Jenkintown Road



Perspective 5 – Jenkintown Road



# Key Map – Perspective 6 – Rolling Green Road



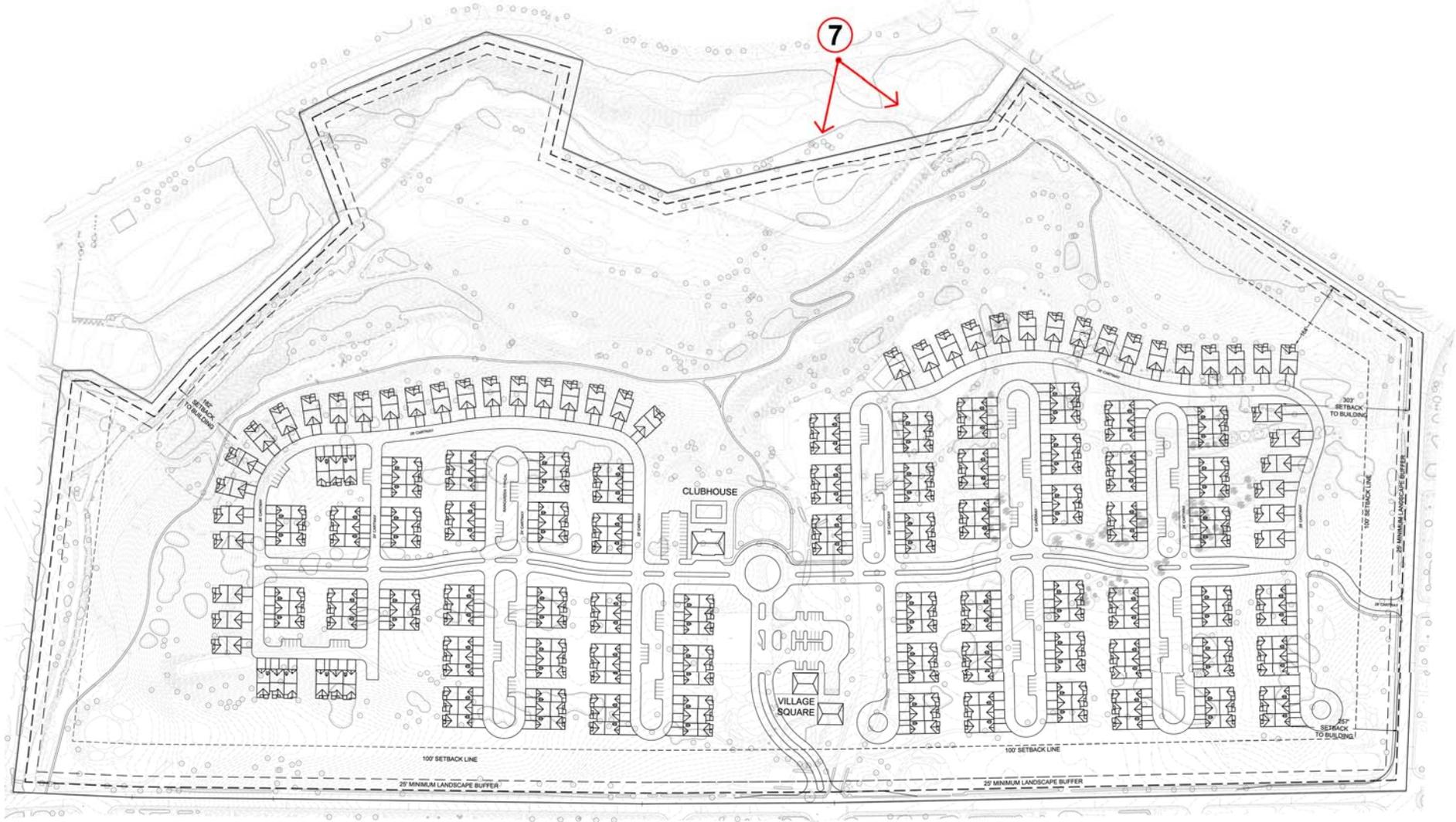
## Perspective 6 – Rolling Green Road – Before



## Perspective 6 – Rolling Green Road – After



# Key Map – Perspective 7 – Tookany Creek Road

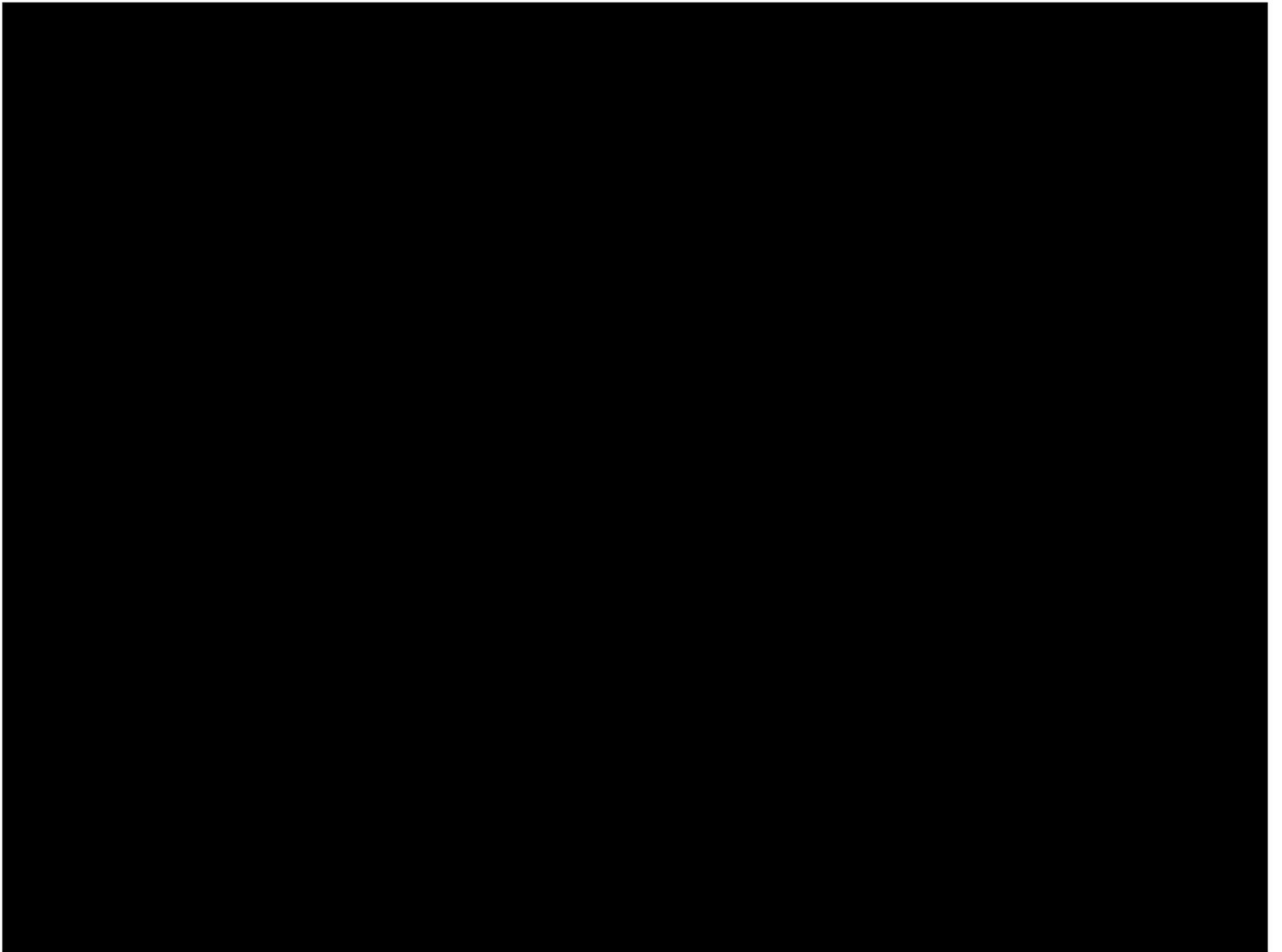


## Perspective 7 – Tookany Creek Parkway – Before



## Perspective 7 – Tookany Creek Parkway – After





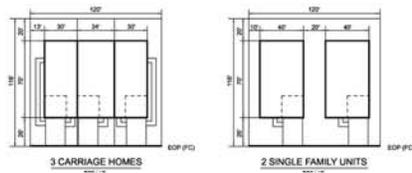
# Site Plan on Aerial





# Zoning Plan

## TYPICAL LOT LAYOUTS



**LAND SUMMARY**  
 SITE DESIGNATED AS T.M.P. 31-61-6  
 SITE ZONED R-1: RESIDENCE DISTRICTS  
 PROPOSED ZONING: A-R OVERLAY  
 EXISTING SITE AREA: 107,699 ACRES TO TITLE LINE  
 EXISTING R.O.W: 3,122 AC.  
 EXISTING GROSS TRACT AREA: 104,803  
 PROPOSED R.O.W: 3,106 AC.  
 PROPOSED GROSS TRACT AREA: 104,368 AC.

## AGE-RESTRICTED COMMUNITY

### SITE INFORMATION & ZONING REGULATIONS

	CHAPTER 295-242 (AGE RESTRICTED)	
	REQUIRED	PROPOSED
MINIMUM NET LOT AREA	5 ACRES	104,368 AC
MINIMUM LOT WIDTH	450'	>450'
MAXIMUM BUILDING COVERAGE	20% 1-2 STORES, 20% 3-4 STORES	20% (1)
FRONT YARD SETBACK TO ROW	100'	>100'
REAR YARD SETBACK TO ROW	50'	NA
SIDE YARD SETBACK TO ROW	50'	NA
ACCESSORY BUILDINGS		
FRONT YARD SETBACK	100'	100'
REAR YARD SETBACK	35'	35'
SIDE YARD SETBACK	35'	35'
PARKING LOT SETBACK	50'	50'
MAXIMUM IMPERVIOUS COVERAGE	50% OF GTA	N.T.E. 32% (12)
MINIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEAD-IT OF TALLER BUILDING	20' (V)
MAXIMUM BUILDING HEIGHT	8 STORES OR 100 FT	3 STORES
MINIMUM OPEN SPACE	45% OF GTA	64%
RIPARIAN BUFFER	75'	75' (V)
OUTDOOR AMENITIES	MIN. 2	2
LANDSCAPE BUFFERS	20' MIN. AT ALL PROPERTY LINES	20'

(1) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE 4,000 SF OF COMMERCIAL AND 4,500 SF CLUBHOUSE. THE CALCULATED BUILDING COVERAGE IS 141 AC (13.5%).

(2) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE. 80% IMPERVIOUS COVER ON THE 1.2 AC. COMMERCIAL AREA AND 50% IMPERVIOUS COVER ON THE 17 AC. CLUBHOUSE AREA. THE CALCULATED IMPERVIOUS COVER IS 30.8 AC (29.6%).

(V) VARIANCE REQUIRED

### NET DEVELOPABLE SITE AREA (AR) (CH. 295-243.B.)

GROSS TRACT AREA (GTA): 104,368 AC WITHIN R.O.W.

ENVIRONMENTALLY SENSITIVE AREAS (ESA)  
 FLOODPLAIN  
 WETLANDS  
 WATER BODIES AND WATERCOURSES  
 SLOPES 5% OR GREATER  
 RIPARIAN BUFFERS  
 TOTAL: (DO NOT DOUBLE COUNT AREAS)  
 NET DEVELOPABLE SITE AREA = GTA - ESA  
 104,368 - 38.99  
 = 65,38 AC

### A-R DENSITY CALCULATIONS

CHAPTER 295-242

ALLOWABLE: 30 RESIDENCES PER ACRE OF GTA (MAXIMUM 300 BASE RESIDENCES)

ASSUME SEVEN SITES BASED ON 450' MINIMUM FRONTAGE. EACH SITE LIMITED TO:  
 10% BONUS FOR EACH 10% REDUCTION IN IMPERVIOUS COVER BELOW THE MAXIMUM ALLOWABLE.

104,368 AC x 30 = 3,131 RESIDENCES (USE 300 MAX)

IMP. COVER = 32% (16 - 32 = 23%)

2 x 30 RESIDENCES = 60 BONUS RESIDENCES

TOTAL ALLOWABLE = 360 RESIDENCES

GROSS TRACT ALLOWABLE = 7 x 360 = 2,520 RESIDENCES

MAXIMUM OF 240 RESIDENCES PROPOSED

### PARKING REQUIREMENTS

	REQUIRED	PROPOSED (1)
AP HOMES		
MINIMUM REQUIRED	409	480
15 SPACES/RESIDENCE + 1 GUEST SPACE/RESIDENCES + 1 SPACE / EMPLOYEE (PER CH 295-245.C(1)), (240 RESIDENCES, 1 EMPLOYEE)		
MAXIMUM ALLOWABLE	491	480
MIN. REQ'D x 120%		

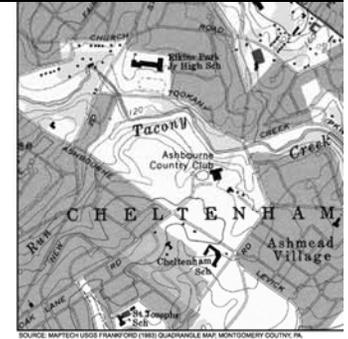
(1) INCLUDES DRIVEWAY PARKING(480). PROPOSED PARKING DOES NOT INCLUDE 144 OFF-STREET SPACES, GARAGE PARKING OR SPACES FOR ANY POTENTIAL RETAIL/CLUBHOUSE PARKING.

### VARIANCES REQUIRED

- SECTION 295-156: TO ALLOW CONSTRUCTION OR DEVELOPMENT WITHIN THE FLOODPLAIN AREA.
- SECTION 295-199A(1), (2), (3)(a), (4): TO ALLOW FREE-STANDING STRUCTURES, BUILDING AND RETAINING WALLS, ROADS, DRIVEWAYS, PARKING FACILITIES, SWIMMING POOLS AND REMOVAL OF TOPSOIL WITHIN THE STEEP SLOPE CONSERVATION DISTRICT.
- SECTION 295-175.C(1): RELIEF FROM PROVIDING ALL EXISTING DEVELOPMENT AND TOPOGRAPHY WITHIN 200' OF THE PROPOSED USE.
- SECTION 295-243.B.a. & e.: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS IDENTIFIED AS FLOODPLAIN, SLOPES >10% AND RIPARIAN BUFFERS.
- SECTION 295-244: TO ALLOW A BUILDING SEPARATION OF LESS THAN 30 FEET, BUILDING TO BUILDING SEPARATION OF 20' A DIFFERENCE OF 10'.

### SPECIAL EXCEPTIONS REQUIRED

- SECTION 295-163.B & C: TO ALLOW SANITARY SEWERS, BASINS AND UNDERGROUND UTILITIES WITHIN THE STEEP SLOPE DISTRICT.
- SECTION 295-168.E & F: TO ALLOW ROADS, DRIVES, PARKING FACILITIES AND PRINCIPAL AND ACCESSORY USES WITHIN THE STEEP SLOPE DISTRICT.
- SECTION 295-242.B: TO ALLOW AGE-RESTRICTED USE AND CLUBHOUSE WITH ASSOCIATED RECREATION AND SMALL SCALE RETAIL AND/OR PERSONAL SERVICES AND/OR PROFESSIONAL SERVICE OFFICES.



### LOCATION MAP

SCALE: 1" = 100'

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY SS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_, PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ WHO ACKNOWLEDGED THEMSELVES TO BE THE PRESIDENT AND SECRETARY OF \_\_\_\_\_ COMPANY, A CORPORATION, AND THAT AS SUCH PRESIDENT AND SECRETARY BEING AUTHORIZED TO DO SO THEY EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS INDORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE SAID FOREGOING PLAN MAY BE DULY RECORDED.

PRESIDENT \_\_\_\_\_

SECRETARY \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION

EXPIRES ON \_\_\_\_\_

APPROVED BY THE BOARD OF COMMISSIONERS OF CHELTENHAM TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT AND CONDITIONED UPON THE RECORDING OF THIS PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, WITHIN NINETY (90) DAYS FROM THE DATE THEREOF.

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, ETC., NORRISTOWN, PENNSYLVANIA, IN DEED BOOK \_\_\_\_\_ PAGE No. \_\_\_\_\_ ON \_\_\_\_\_

DEVELOPED UNDER THE PENNSYLVANIA PLANNED UNIFORM COMMUNITY ACT

SECTION	DATE	APPROVED	REVISIONS
1	11/11/2020		
2	11/11/2020		
3	11/11/2020		
4	11/11/2020		
5	11/11/2020		
6	11/11/2020		
7	11/11/2020		
8	11/11/2020		
9	11/11/2020		
10	11/11/2020		
11	11/11/2020		
12	11/11/2020		
13	11/11/2020		
14	11/11/2020		
15	11/11/2020		
16	11/11/2020		
17	11/11/2020		
18	11/11/2020		
19	11/11/2020		
20	11/11/2020		

AMENDED ZONING PLAN  
 ASHBOURNE COUNTRY CLUB  
 T.M.P. 31-61-6, 1100 ASHBOURNE ROAD  
 CHELTENHAM TOWNSHIP  
 MONTGOMERY COUNTY, PENNSYLVANIA

**Taylor Wiseman & Taylor**  
 ENGINEERS & SURVEYORS / SCIENTISTS  
 1300 HORIZON DRIVE, SUITE 112, CHALFONSE PA 18814  
 TELEPHONE: (977) 850-1000 FAX: (977) 850-1018  
 www.taylorwiseman.com

DATE: 11/11/2020  
 TIME: 10:00 AM