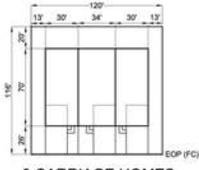


Site Plan – February 2010



SITE DATA TABLE 107.7 Acres

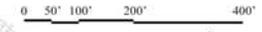
RESIDENTIAL 240 Homes
 Single Family Homes 45
 Carriage Homes 195*

CLUBHOUSE AND COMMERCIAL 2 Acres*

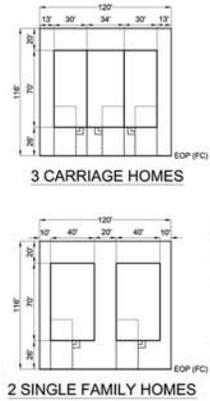
* 6 Carriage homes are proposed within the designated Commercial Area should there be no market for retail use.

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 – May 5, 2010

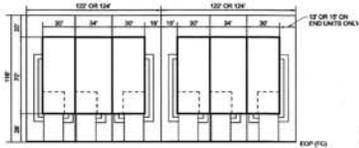


SITE DATA TABLE		107.7 Acres
RESIDENTIAL		
Single Family Homes		240 Homes
Carriage Homes		45
Carriage Homes		195
CLUBHOUSE SITE		+ 2.0 Acres
COMMERCIAL RETAIL		+ 1.5 Acres
OPEN SPACE		69 Acres/64%

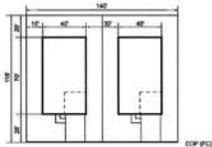
Open Space Calculation does not include:
 Carriage Homes (inclusive of patios and walks)
 Single Family Homes (inclusive of patios and walks)
 Clubhouse and Commercial
 Roads and Sidewalks

0 50' 100' 200' 400'

Site Plan – Current



6 CARRIAGE HOMES



2 SINGLE FAMILY HOMES



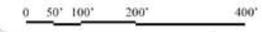
SITE DATA TABLE 104.37 Acres

RESIDENTIAL 240 Homes
 Single Family Homes 45
 Carriage Homes 195

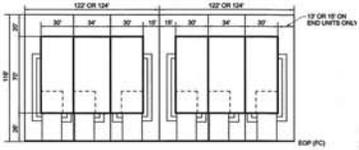
CLUBHOUSE SITE +/- 1.25 Acres

OPEN SPACE 67 Acres/64%

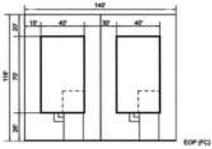
Open Space Calculation does not include:
 Carriage Homes (inclusive of patios and walks)
 Single Family Homes (inclusive of patios and walks)
 Clubhouse Parking
 Roads and Sidewalks



Site Plan – Pedestrian Circulation



6 CARRIAGE HOMES



2 SINGLE FAMILY HOMES



SITE DATA TABLE 104.37 Acres

RESIDENTIAL 240 Homes
 Single Family Homes 45
 Carriage Homes 195

CLUBHOUSE SITE +/- 1.25 Acres

OPEN SPACE 67 Acres/64%

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

0 50' 100' 200' 400'



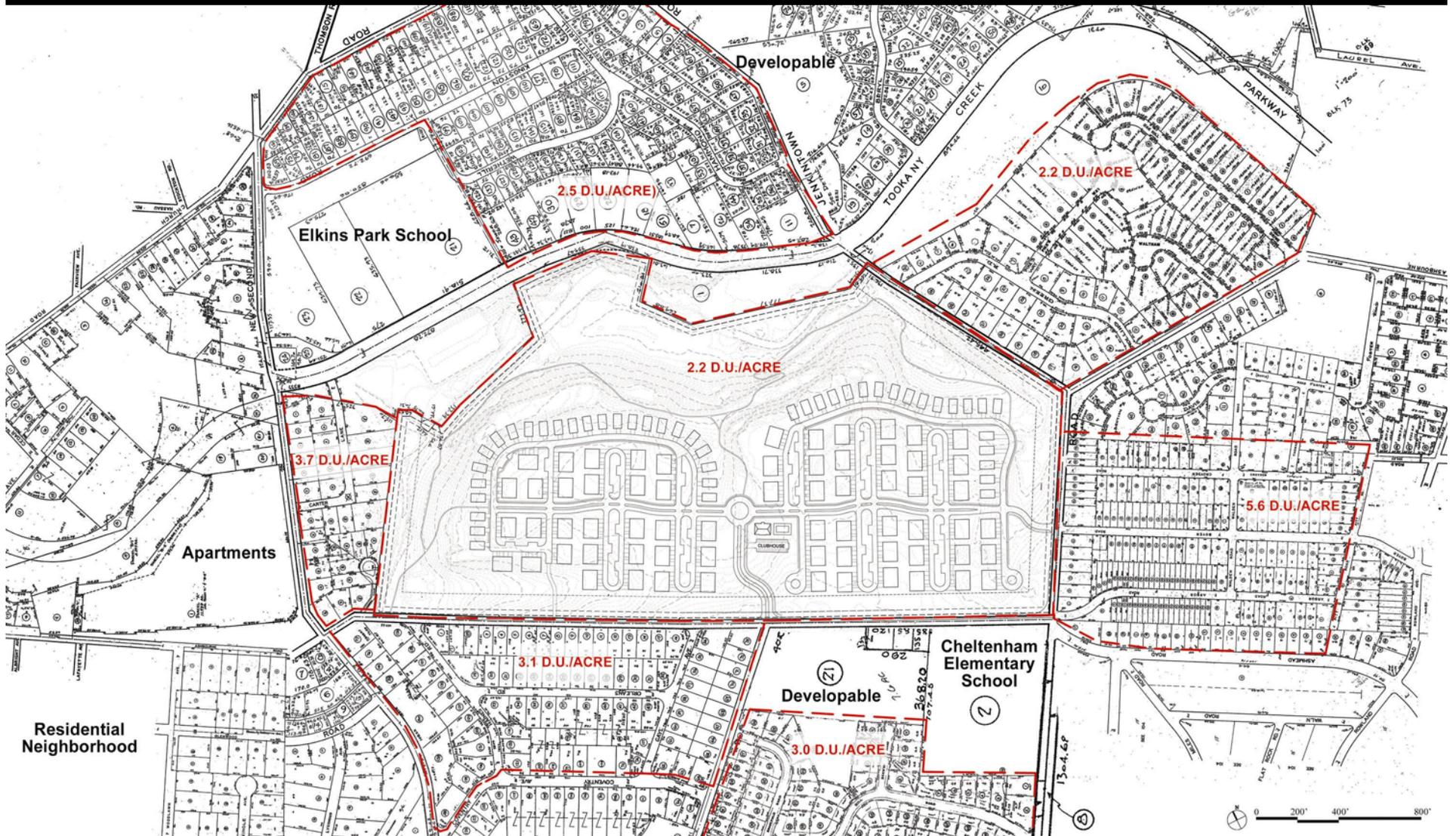
Stormwater Management



Stormwater Management



Context Map



Local Neighborhoods – Existing Conditions



Local Neighborhoods – Existing Conditions



Local Neighborhoods – Existing Conditions



Architectural Elevations – Single Family



SINGLE FAMILY
FRONT ELEVATION

ASHBOURNE RESIDENTIAL
CHILTEHAMPA, VA

MATRIX DEVELOPMENT



DATE: 05/14/2019 09:28

CONCEPT DESIGN



SINGLE FAMILY
FRONT ELEVATION

ASHBOURNE RESIDENTIAL
CHILTEHAMPA, VA

MATRIX DEVELOPMENT



DATE: 05/14/2019 09:28

CONCEPT DESIGN

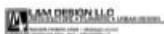
ASHBOURNE RESIDENTIAL
SINGLE FAMILY
FRONT & REAR ELEVATION ALTERNATIVES



SINGLE FAMILY
REAR ELEVATION

ASHBOURNE RESIDENTIAL
CHILTEHAMPA, VA

MATRIX DEVELOPMENT



DATE: 05/14/2019 09:28

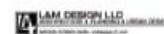
CONCEPT DESIGN



SINGLE FAMILY
REAR ELEVATION W/ BASEMENT

ASHBOURNE RESIDENTIAL
CHILTEHAMPA, 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: 03 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: 03 MARCH 2009
SCALE:

CONCEPT DESIGN

Architectural Elevations – Carriage Homes



CARRIAGE HOMES
FRONT ELEVATION ONE
WITH STONE

ASHBOURNE RESIDENTIAL
CHILDESTON, PA

MATRIX DEVELOPMENT

LAM DESIGN LLC
ARCHITECTURE & INTERIOR DESIGN
1000 W. MAIN ST. SUITE 200
CHILDESTON, PA 17013

DATE: 03-MARCH-2010
SCALE:
CONCEPT DESIGN



CARRIAGE HOMES
FRONT ELEVATION ONE
WITH BRICK

ASHBOURNE RESIDENTIAL
CHILDESTON, PA

MATRIX DEVELOPMENT

LAM DESIGN LLC
ARCHITECTURE & INTERIOR DESIGN
1000 W. MAIN ST. SUITE 200
CHILDESTON, PA 17013

DATE: 03-MARCH-2010
SCALE:
CONCEPT DESIGN



CARRIAGE HOMES
FRONT ELEVATION TWO
WITH STONE

ASHBOURNE RESIDENTIAL
CHILDESTON, PA

MATRIX DEVELOPMENT

LAM DESIGN LLC
ARCHITECTURE & INTERIOR DESIGN
1000 W. MAIN ST. SUITE 200
CHILDESTON, PA 17013

DATE: 03-MARCH-2010
SCALE:
CONCEPT DESIGN



CARRIAGE HOMES
FRONT ELEVATION TWO
WITH BRICK

ASHBOURNE RESIDENTIAL
CHILDESTON, PA

MATRIX DEVELOPMENT

LAM DESIGN LLC
ARCHITECTURE & INTERIOR DESIGN
1000 W. MAIN ST. SUITE 200
CHILDESTON, PA 17013

DATE: 03-MARCH-2010
SCALE:
CONCEPT DESIGN

ASHBOURNE RESIDENTIAL
CARRIAGE HOMES
FRONT ELEVATION ALTERNATIVES

Architectural Elevations – Carriage Homes

ASHBOURNE RESIDENTIAL
CARRIAGE HOMES
SIDE ELEVATION ALTERNATIVES



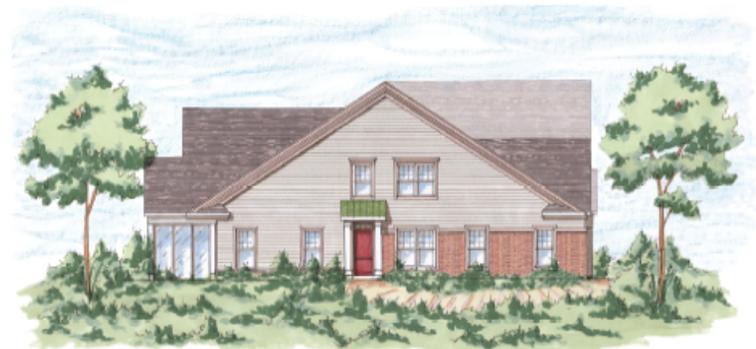
CARRIAGE HOMES
RIGHT SIDE ELEVATION ONE
WITH POLYESTER BRICK

LAM DESIGN LLC
ARCHITECTURAL & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
CHIEFTON, OH, PA

MATRIX DEVELOPMENT

DATE: 18 MARCH 2019
SCALE:
CONCEPT DESIGN



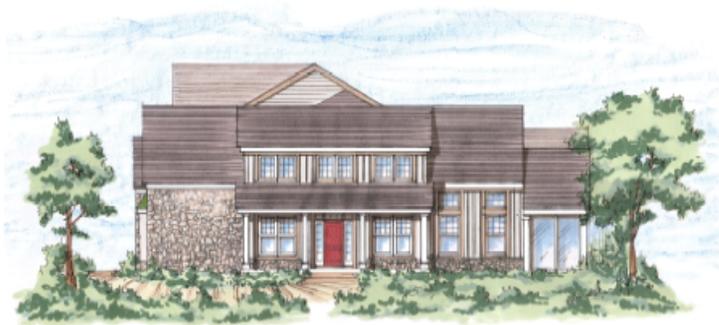
CARRIAGE HOMES
LEFT SIDE ELEVATION ONE
WITH BRICK

LAM DESIGN LLC
ARCHITECTURAL & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
CHIEFTON, OH, PA

MATRIX DEVELOPMENT

DATE: 18 MARCH 2019
SCALE:
CONCEPT DESIGN



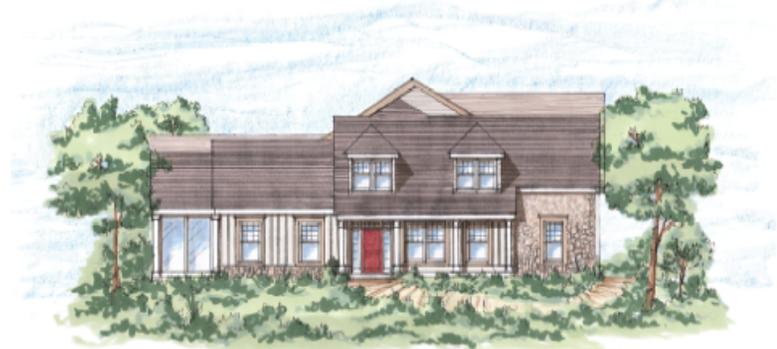
CARRIAGE HOMES
RIGHT SIDE ELEVATION TWO
WITH STONE

LAM DESIGN LLC
ARCHITECTURAL & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
CHIEFTON, OH, PA

MATRIX DEVELOPMENT

DATE: 18 MARCH 2019
SCALE:
CONCEPT DESIGN



CARRIAGE HOMES
LEFT SIDE ELEVATION TWO
WITH STONE

LAM DESIGN LLC
ARCHITECTURAL & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
CHIEFTON, OH, PA

MATRIX DEVELOPMENT

DATE: 18 MARCH 2019
SCALE:
CONCEPT DESIGN

Architectural Elevations – Carriage Homes and Clubhouse



CARRIAGE HOMES
REAR ELEVATION ALTERNATIVE

LAM DESIGN LLC
ARCHITECTURAL, ENGINEERING & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
TERRITORY LLC

MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 04/24/2018
PAGE: 001

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



CARRIAGE HOMES
REAR ELEVATION ALTERNATIVE

LAM DESIGN LLC
ARCHITECTURAL, ENGINEERING & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
TERRITORY LLC

MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 04/24/2018
PAGE: 002



CLUBHOUSE
FRONT ELEVATION

LAM DESIGN LLC
ARCHITECTURAL, ENGINEERING & INTERIOR DESIGN

ASHBOURNE RESIDENTIAL
TERRITORY LLC

MATRIX DEVELOPMENT

CONCEPT DESIGN

DATE: 04/24/2018
PAGE: 003

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



SCALE : 1/8" = 1' 0"

ILLUSTRATIVE SECTION 2
AT INSTALLATION



SCALE : 1/8" = 1' 0"

ILLUSTRATIVE SECTION 2
10 - 15 YEARS



Illustrative Section 1



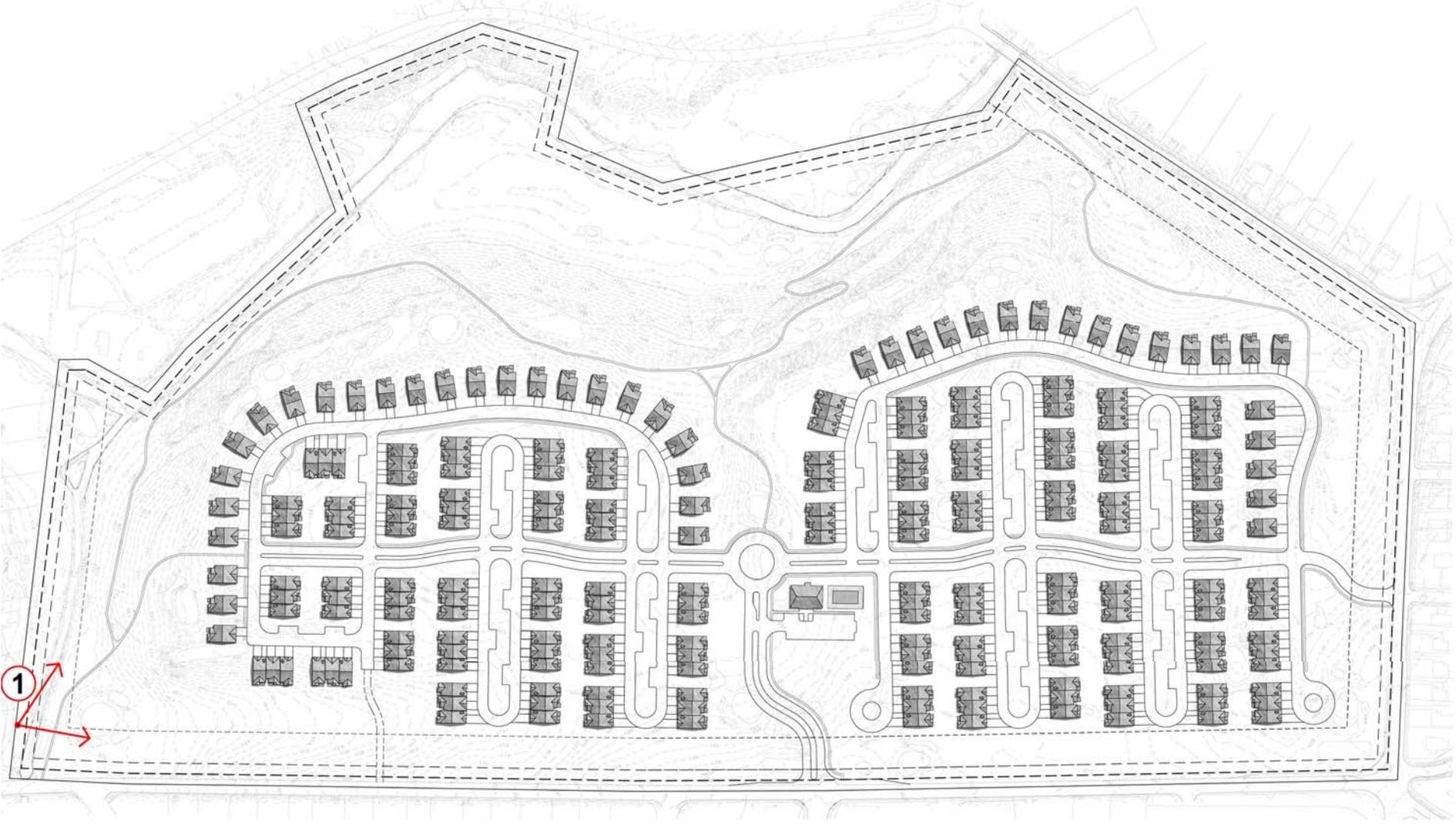
ILLUSTRATIVE SECTION 1
AT INSTALLATION



ILLUSTRATIVE SECTION 1
10 - 15 YEARS

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

Key Map – Perspective 1 – Mulberry Lane



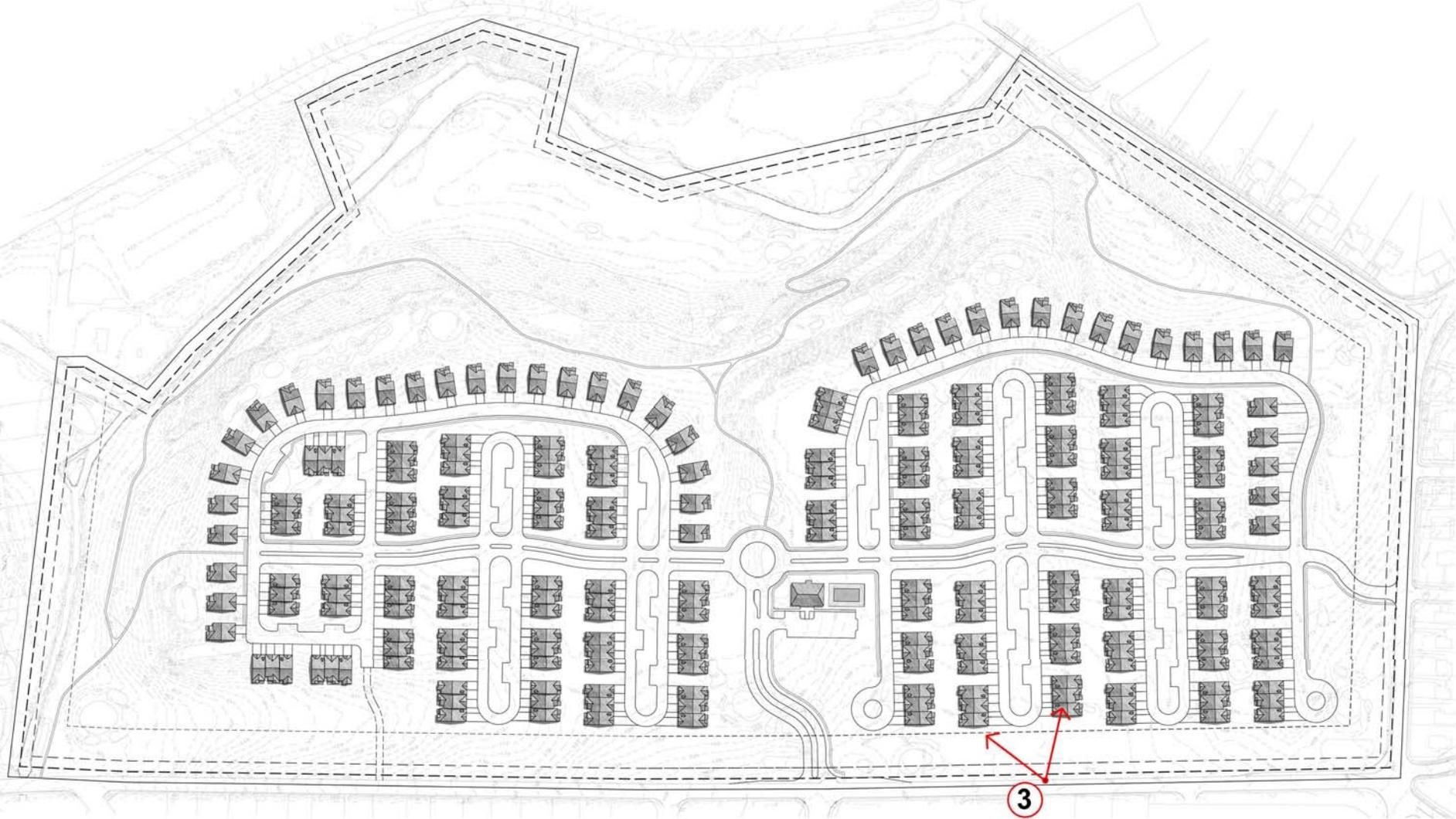
Perspective 1 – Mulberry Lane – Before



Perspective 1 – Mulberry Lane – After



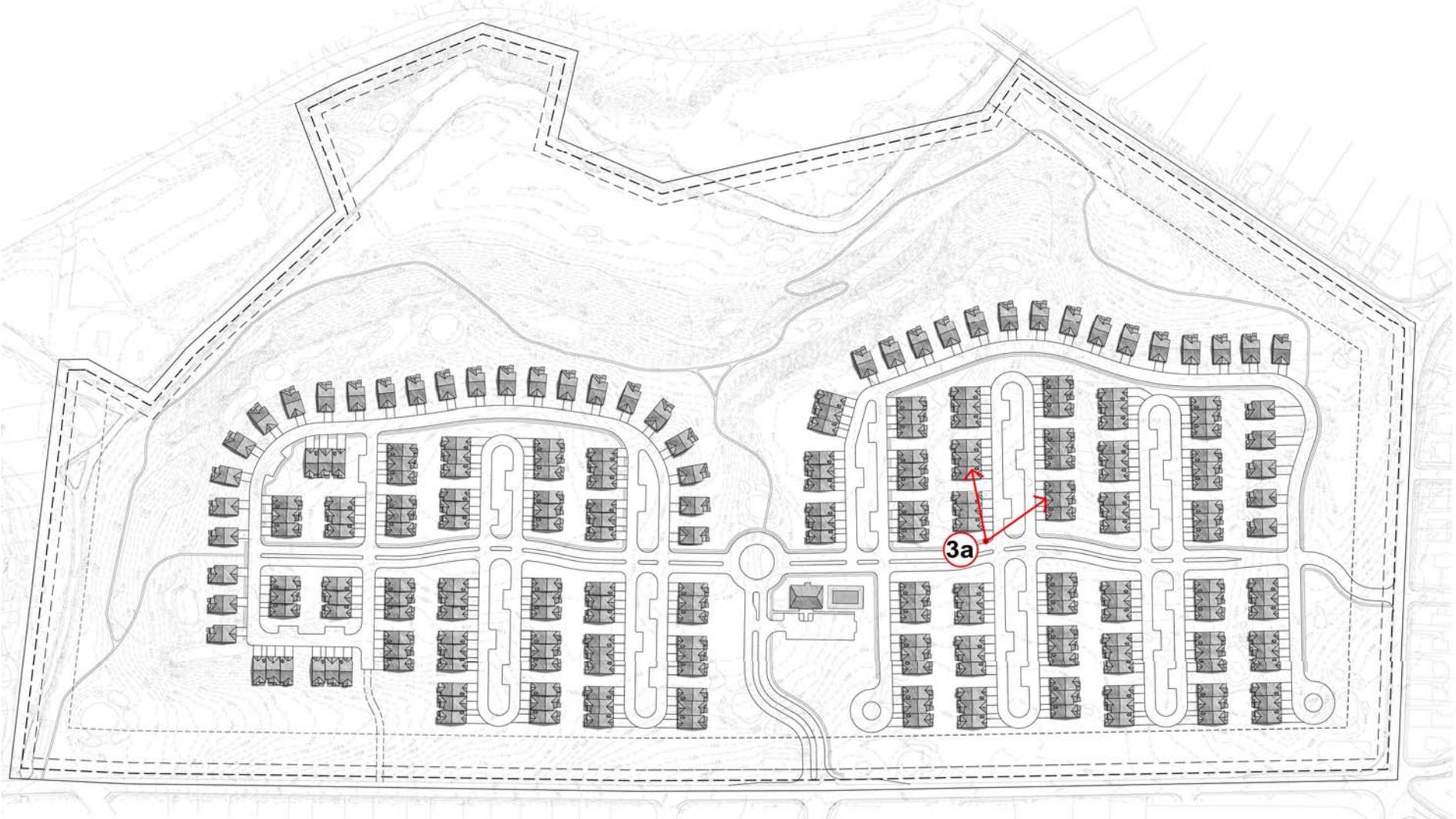
Key Map – Perspective 3 – Ashbourne Road South B



Perspective 3 – Ashbourne Road South B



Key Map – Perspective 3a – Raingardens



Perspective 3a – Raingardens



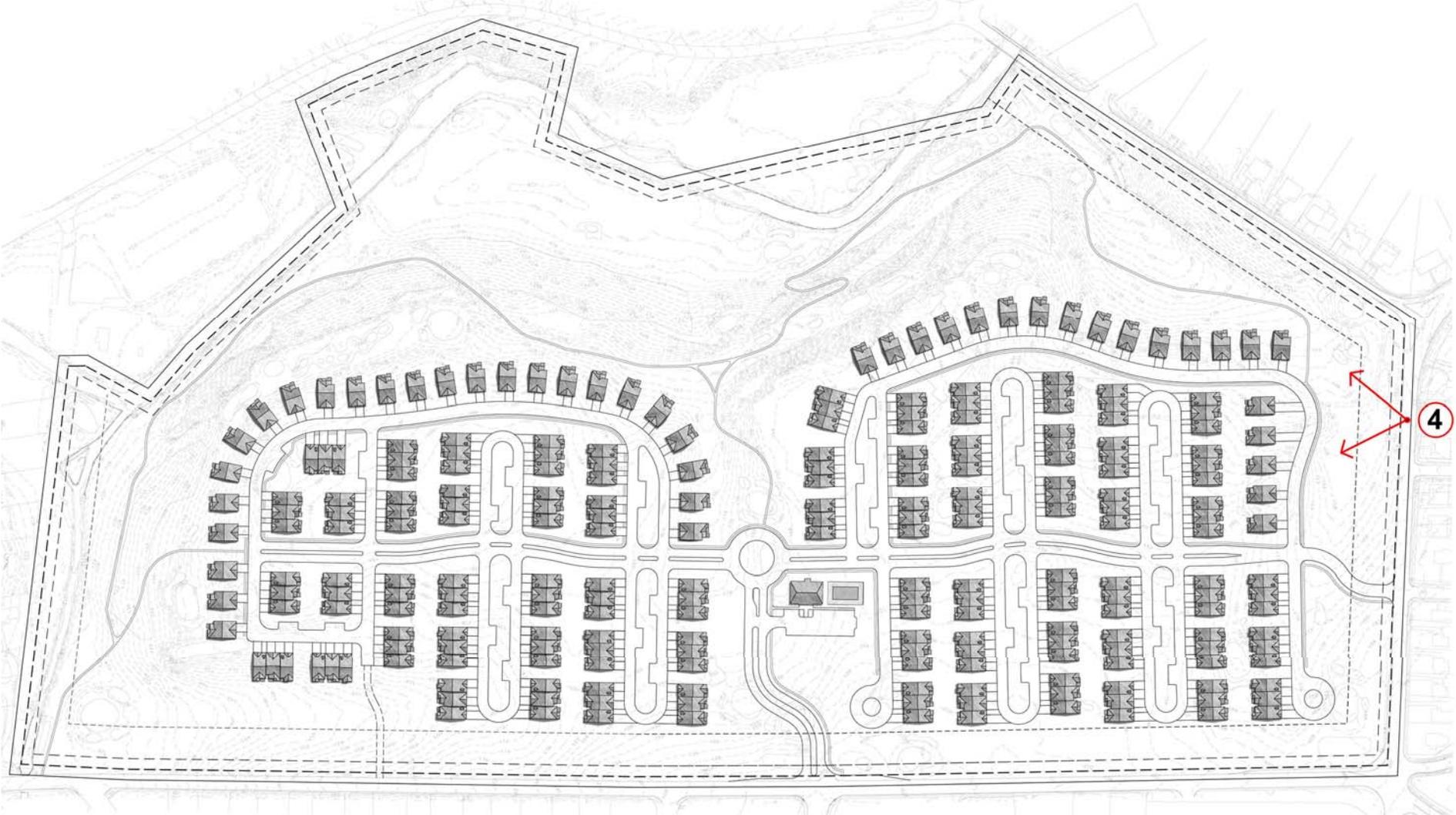
Key Map – Perspective 3b – Backyards



Perspective 3b – Backyards



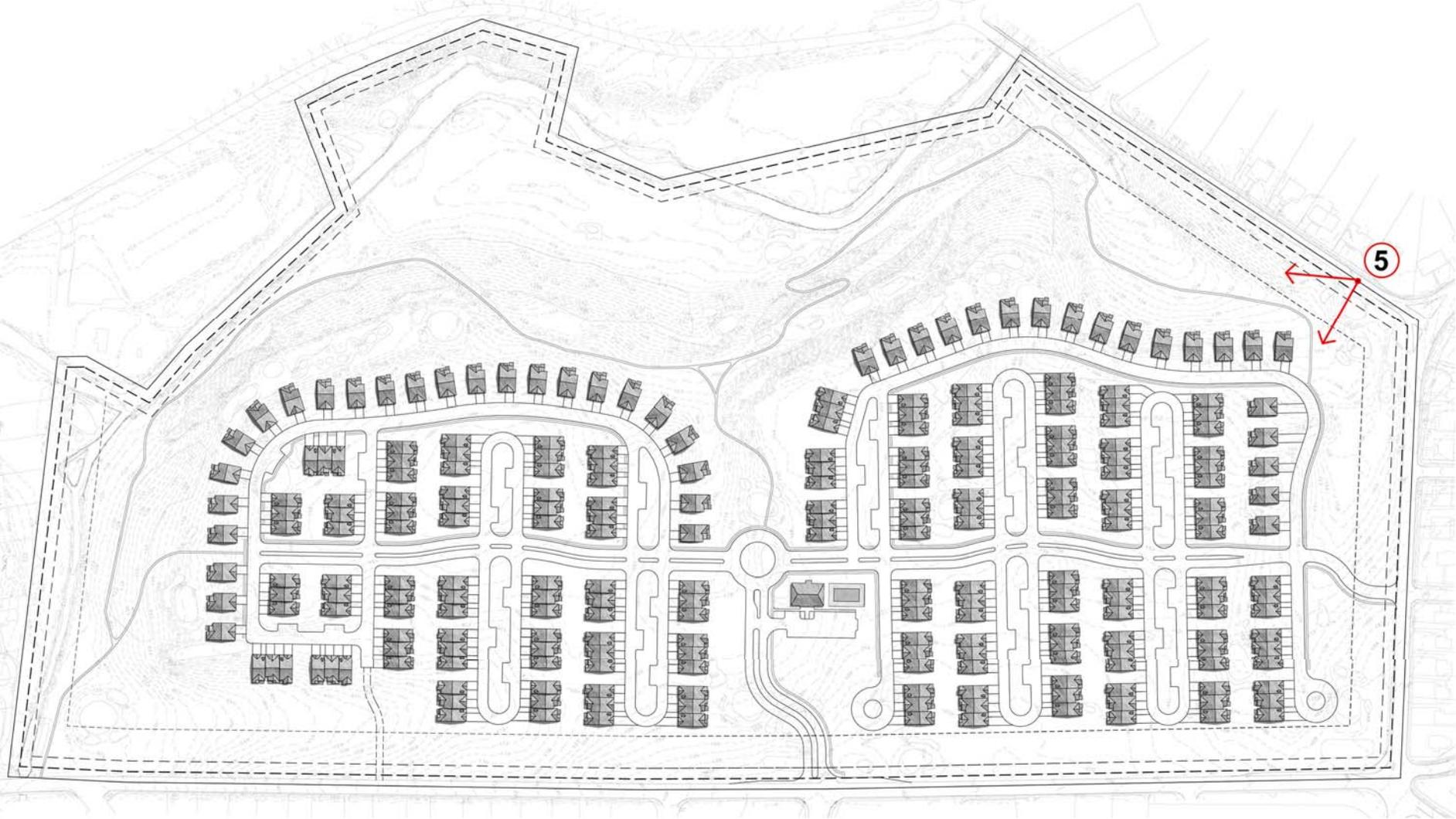
Key Map – Perspective 4 – Ashbourne Road East



Perspective 4 – Ashbourne Road East



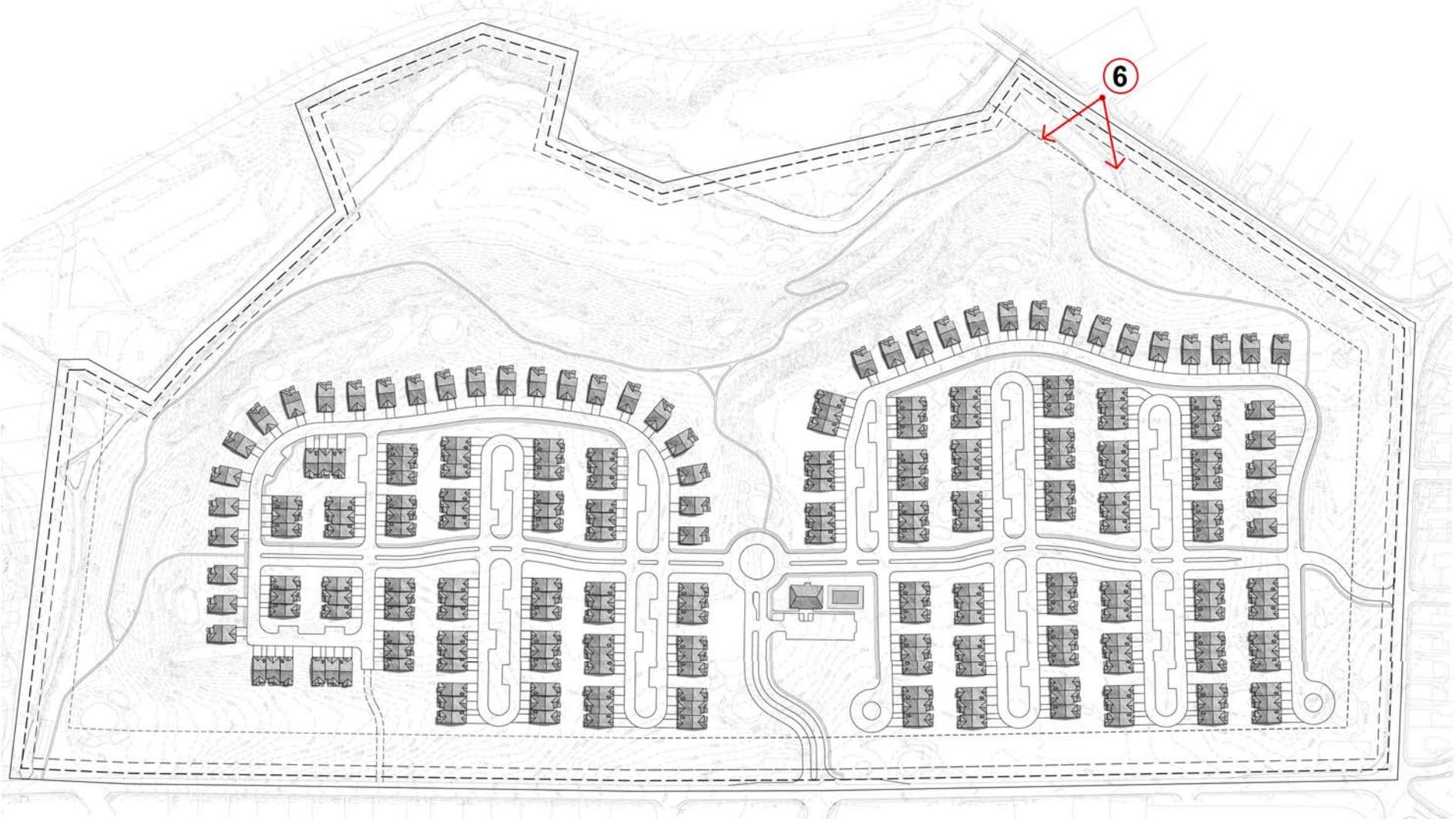
Key Map – Perspective 5 – Jenkintown Road



Perspective 5 – Jenkintown Road



Key Map – Perspective 6 – Rolling Green Road



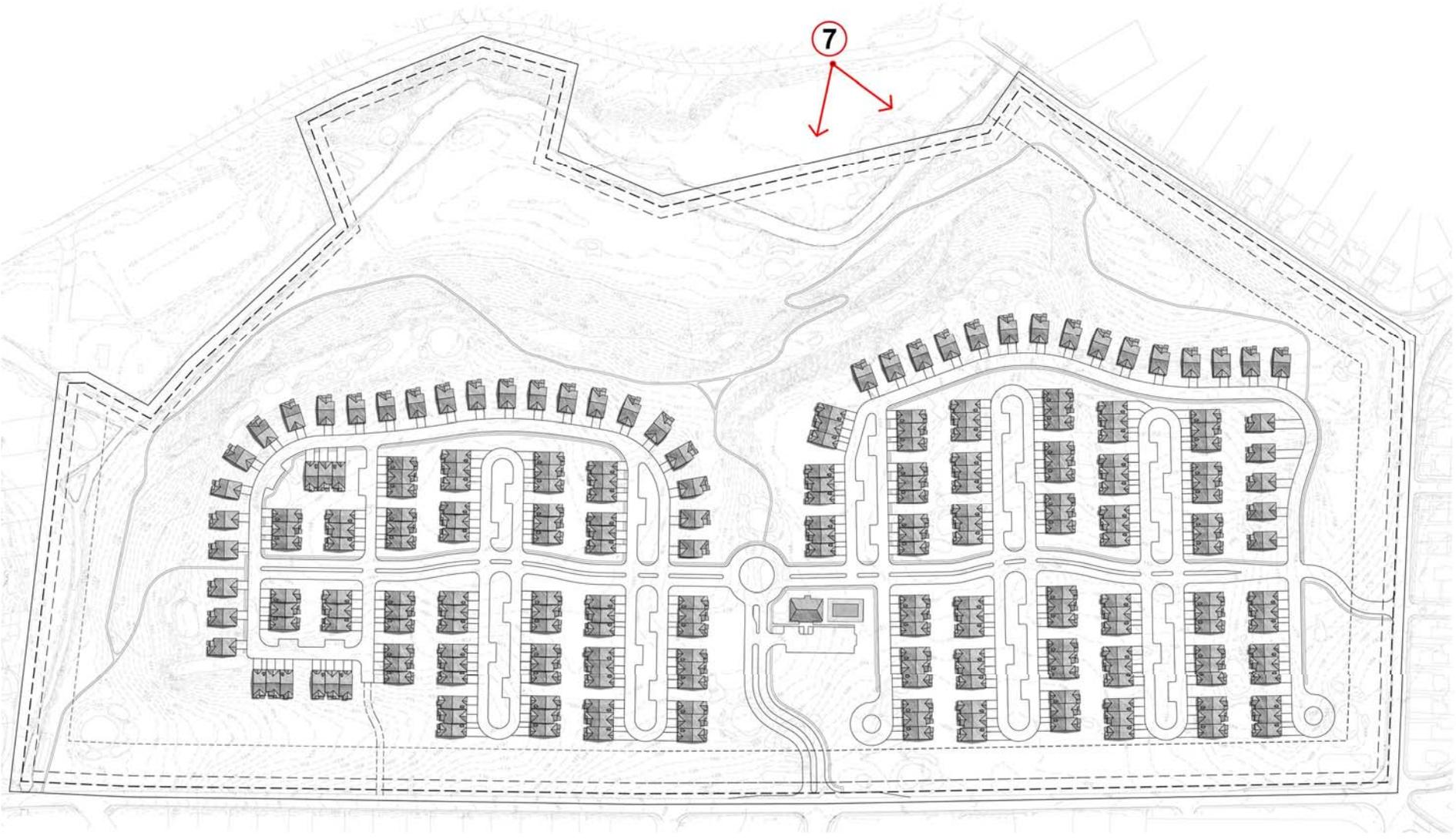
Perspective 6 – Rolling Green Road – Before



Perspective 6 – Rolling Green Road – After



Key Map – Perspective 7 – Tookany Creek Road



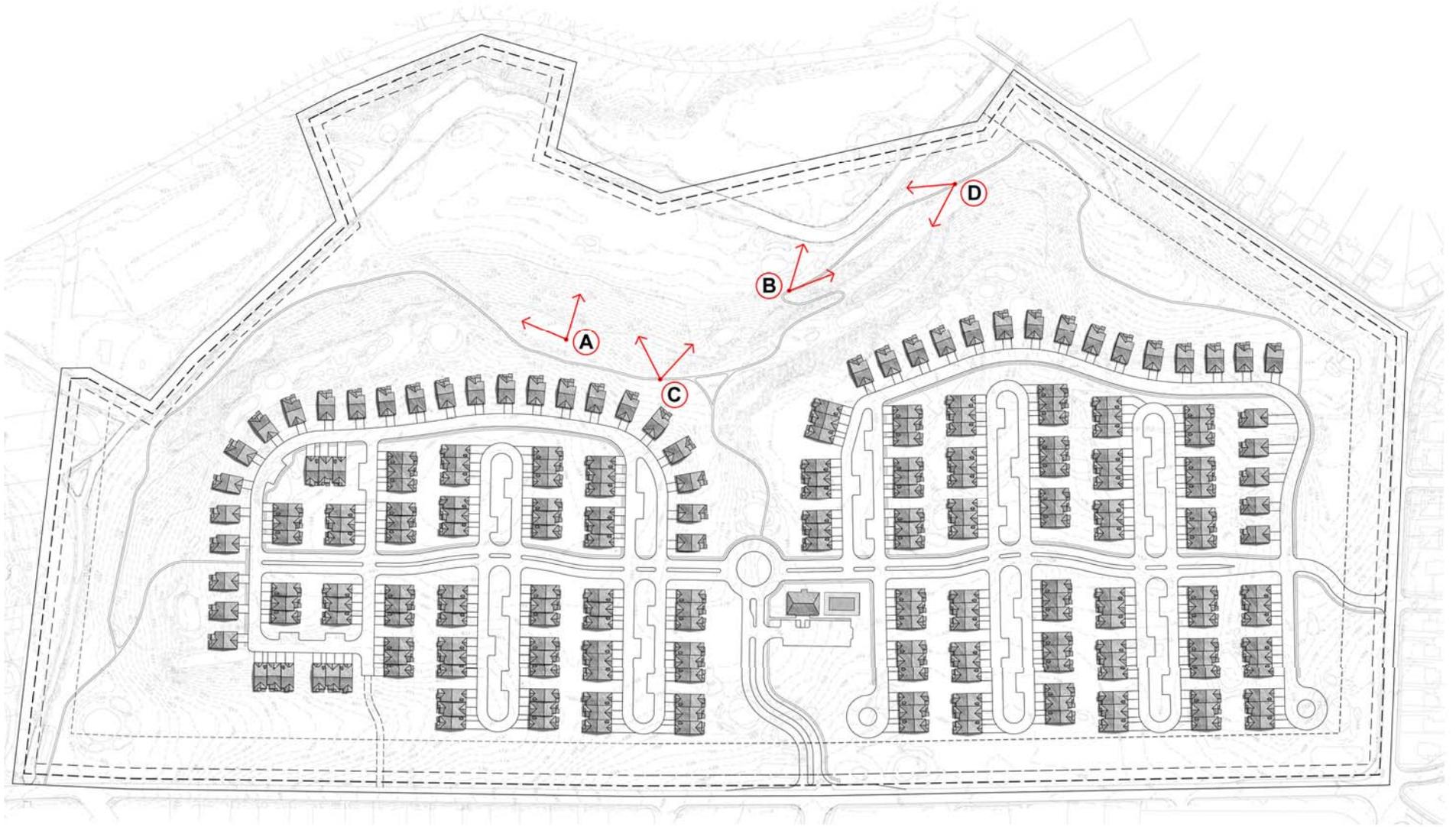
Perspective 7 – Tookany Creek Road – Before



Perspective 7 – Tookany Creek Road – After



Existing Open Space – To Be Preserved



Existing Open Space – To Be Preserved





