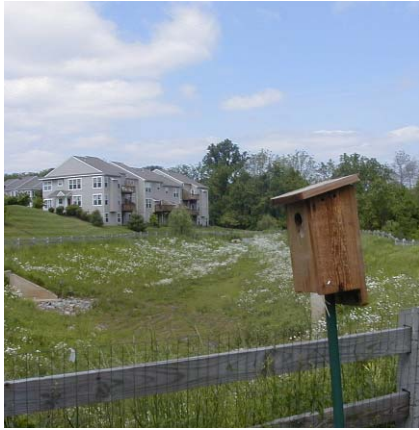


4: Charlestown Hunt



Location
Charlestown Township

Tract size
183.42

Open space
54% (98.60 acres)

Number of units
75 single family units
288 condominiums

Year approved
1997

Charlestown Hunt is located in Charlestown Township adjacent to Route 29 (State Road) south of Buckwalter Road, less than one mile from the borough of Phoenixville. The most noticeable feature of this cluster development is the understated entrance drive on Route 29 near Pickering Creek. Other than the short sidewalk and defined curbing, the entrance is unobtrusive and gives no indication that over 350 dwelling units (both single family and townhouse) are located just beyond the line of mature woodland.



The preservation of mature woodland significantly reduces the visual impact of new development.



The trail system is well landscaped and accessible from most areas in the development.



Pedestrian facilities and amenities are located throughout Charlestown Hunt.

Once within the development, the narrow roadway and extensive sidewalk and trail system create a pedestrian-friendly atmosphere. The open space areas not only screen adjacent roadways, but also provide green common areas throughout the development. Stormwater management facilities within the development are beautifully landscaped and screened and provide necessary infrastructure as well as a community amenity.

Recreational facilities, such as tennis courts, playing fields, baseball fields, a pool and clubhouse are centrally located within the development and are easily accessible from the sidewalk and trail system. Overflow parking areas reduce the impact of congestion on the narrow interior roadways.

The inclusion and treatment of key design elements reduce the impact of the development on surrounding uses and provide outstanding pedestrian and vehicle accessibility. This development proves that attention to detail and the implementation of the design elements described in Chapter Three can significantly enhance any cluster subdivision.