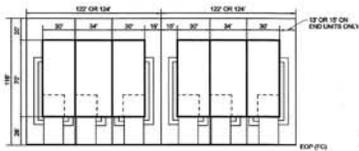
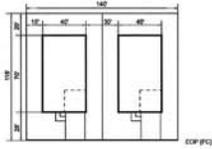


Site Plan – Current



6 CARRIAGE HOMES



2 SINGLE FAMILY HOMES



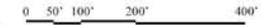
SITE DATA TABLE 104.37 Acres

RESIDENTIAL 240 Homes
 Single Family Homes 45
 Carriage Homes 195

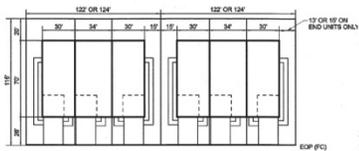
CLUBHOUSE SITE +/- 1.25 Acres

OPEN SPACE 67 Acres/64%

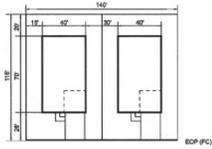
Open Space Calculation does not include:
 Carriage Homes (inclusive of patios and walks)
 Single Family Homes (inclusive of patios and walks)
 Clubhouse Parking
 Roads and Sidewalks



Site Plan – Conceptual Phasing Plan



6 CARRIAGE HOMES



2 SINGLE FAMILY HOMES



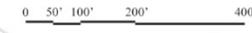
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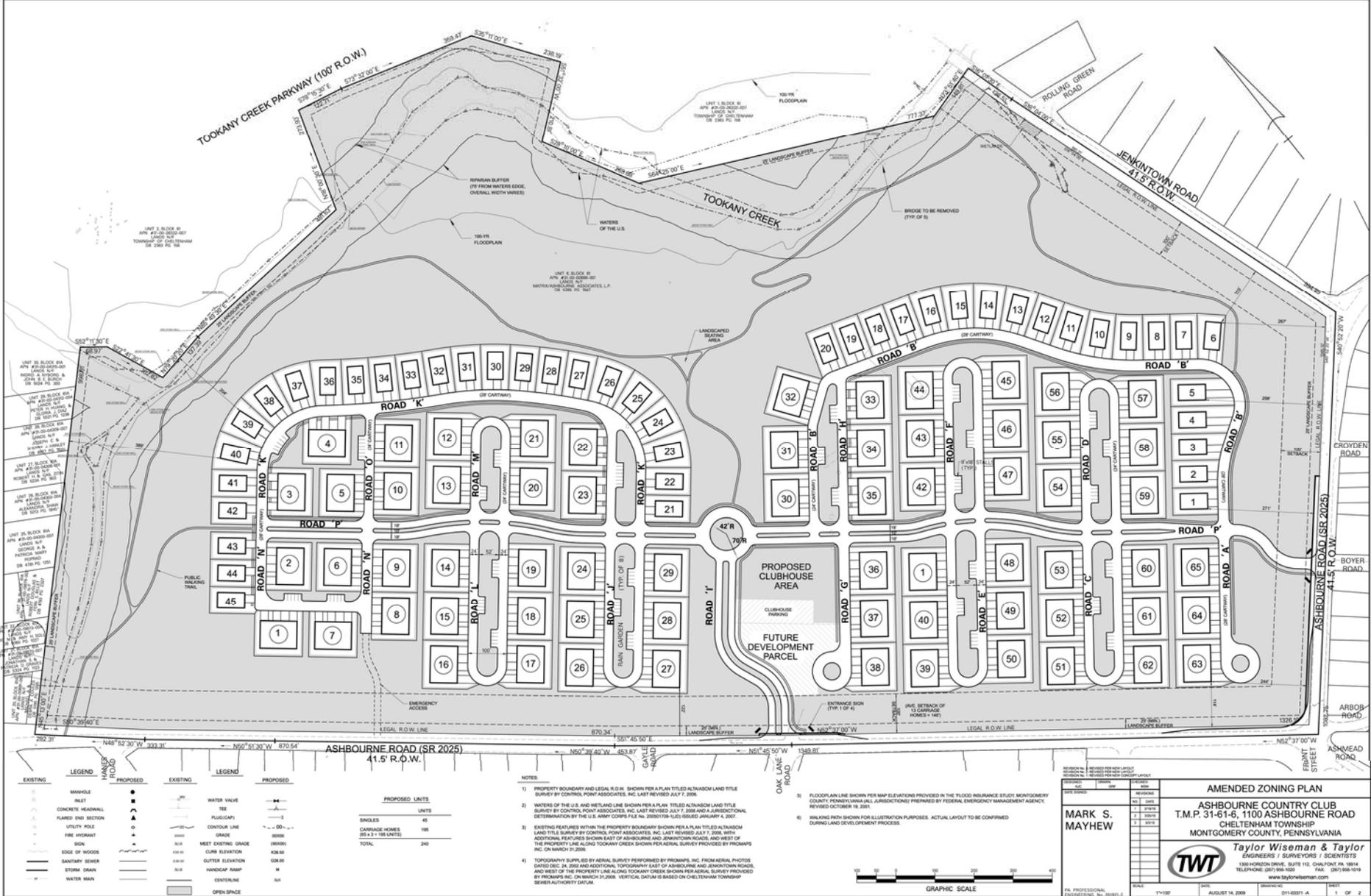
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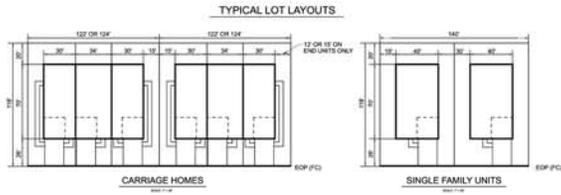


EXISTING		PROPOSED		LEGEND	
MANHOLE	●	WATER VALVE	⊕	WATER VALVE	⊕
RAIL	—	TREE	—	TREE	—
CONCRETE HEADWALL	▴	PLUMBING	—	PLUMBING	—
FLARED END SECTION	▾	CONTOUR LINE	—	CONTOUR LINE	—
UTILITY POLE	⊕	GRADE	—	GRADE	—
FIRE HYDRANT	⊕	MEET EXISTING GRADE	—	MEET EXISTING GRADE	—
SEWER	—	CURB ELEVATION	—	CURB ELEVATION	—
EDGE OF WOODS	—	GUTTER ELEVATION	—	GUTTER ELEVATION	—
SANITARY SEWER	—	LANDSCAP BUFFER	—	LANDSCAP BUFFER	—
STONE DRAIN	—	CENTRELINE	—	CENTRELINE	—
WATER MAIN	—	OPEN SPACE	—	OPEN SPACE	—

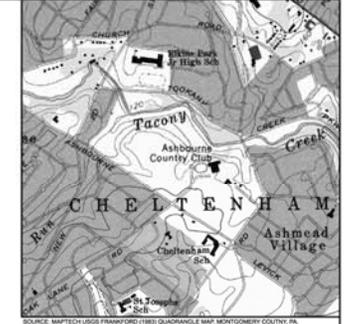
PROPOSED UNITS	
SINGLES	45
CARTRIDGE HOMES	195
TOTAL	240

- NOTES:
- PROPERTY BOUNDARY AND LEGAL B.O.W. SHOWN PER A PLAN TITLED ALTAIRLAND LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008.
 - WATERS OF THE U.S. AND WETLAND LINE SHOWN PER A PLAN TITLED ALTAIRLAND LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008 AND A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS FILE NO. 20080704-1000 ISSUED JANUARY 4, 2007.
 - EXISTING FEATURES WITHIN THE PROPERTY BOUNDARY SHOWN PER A PLAN TITLED ALTAIRLAND LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2008 WITH ADDITIONAL FEATURES SHOWN EAST OF ASHBOURNE AND JENKINTOWN ROADS, AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHOWN PER AERIAL SURVEY PROVIDED BY PRODMAPS, INC. ON MARCH 11, 2008. VERTICAL DATUM BASED ON CHELTENHAM TOWNSHIP SEWER AUTHORITY DATUM.
 - TOPOGRAPHY SUPPLIED BY AERIAL SURVEY PERFORMED BY PRODMAPS, INC. FROM AERIAL PHOTO DATUM (D.A. 2008) AND ADDITIONAL TOPOGRAPHY EAST OF ASHBOURNE AND JENKINTOWN ROADS AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHOWN PER AERIAL SURVEY PROVIDED BY PRODMAPS, INC. ON MARCH 11, 2008. VERTICAL DATUM BASED ON CHELTENHAM TOWNSHIP SEWER AUTHORITY DATUM.
 - FLOODPLAIN LINE SHOWN PER MAP ELEVATIONS PROVIDED IN THE FLOOD INSURANCE STUDY, MONTGOMERY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED OCTOBER 18, 2001.
 - WALKING PATH SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL LAYOUT TO BE CONFIRMED DURING LAND DEVELOPMENT PROCESS.

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, CHALFOUNT PA 18914 TELEPHONE: (610) 999-0200 FAX: (610) 999-0919 www.taylorwiseman.com	
MARK S. MAYHEW PA PROFESSIONAL ENGINEERING No. 200201	DATE: AUGUST 14, 2009 SHEET: 1 OF 2 DRAWN BY: [Name] CHECKED BY: [Name]



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: 107,680 ACRES TO TITLE LINE
 EXISTING R.O.W: 3,127 AC.
 EXISTING GROSS TRACT AREA: 104,553
 PROPOSED R.O.W: 3,188 AC.
 PROPOSED GROSS TRACT AREA: 104,368 AC.



AGE-RESTRICTED COMMUNITY
SITE INFORMATION & ZONING REGULATIONS

	CHAPTER 295-240 (AGE RESTRICTED)	
	REQUIRED	PROPOSED
MINIMUM NET LOT AREA	5 ACRES	104,368 AC
MINIMUM LOT WIDTH	450'	>450'
MAXIMUM BUILDING COVERAGE	25% 1-2 STORES, 20% 3-4 STORES	20% (*)
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	55% OF GTA	N.T.E. 32% (*)
MINIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEIGHT OF TALLER BUILDING	30'
MAXIMUM BUILDING HEIGHT	8 STORES OR 120 FT	3 STORES
MINIMUM OPEN SPACE	40% OF GTA	64%
RIPARIAN BUFFER	75'	75' (V)
OUTDOOR AMENITIES	MIN 2	2
LANDSCAPE BUFFERS	25' MIN AT ALL PROPERTY LINES	25'

(*) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE, 6,000 SF OF COMMERCIAL AND 4,500 SF CLUBHOUSE, THE CALCULATED BUILDING COVERAGE IS 14.1 AC (13.5%).
 (**) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE, 90% IMPERVIOUS COVER ON THE 0.8 AC FUTURE POTENTIAL COMMERCIAL AREA AND 90% IMPERVIOUS COVER ON THE 1.2 AC CLUBHOUSE AREA, THE CALCULATED IMPERVIOUS COVER IS 30.9 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)	A-R LOT FLOODPLAIN
10.76 AC	10.76 AC
0.03 AC	0.03 AC
3.25 AC	3.25 AC
25.69 AC	25.69 AC
12.22 AC	12.22 AC
38.99 AC	38.99 AC
NET DEVELOPABLE SITE AREA = GTA - ESA	104,368 - 38.99 = 104,329 AC

A-R DENSITY CALCULATIONS

CHAPTER 295-240
 ALLOWABLE: 30 RESIDENCES PER ACRE OF GTA (MAXIMUM 300 BASE RESIDENCES)
 EACH SITE LIMITED TO:
 ASSUME SEVEN SITES BASED ON 450' MINIMUM FRONTAGE.
 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% (55 - 32 = 23%)
 2 x 30 RESIDENCES = 60 BONUS RESIDENCES
 TOTAL ALLOWABLE = 360 RESIDENCES
 GROSS TRACT ALLOWABLE = 7 x 360 = 2,520 RESIDENCES
 MAXIMUM OF 340 RESIDENCES PROPOSED

PARKING REQUIREMENTS

	REQUIRED	PROPOSED (*)
A-R HOMES		
MINIMUM REQUIRED 15 SPACES/RESIDENCE + 1 GUEST SPACE/RESIDENCES + 1 SPACE / EMPLOYEE (PER CH. 295-243.C(1)), 1200 RESIDENCES, 1 EMPLOYEE	420	480
MAXIMUM ALLOWABLE MIN REQ'D x 120%	480	480

(*) 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 295-160A(1),(2),(3)&(4): TO ALLOW FREESTANDING STRUCTURES, BUILDING AND RETAINING WALLS, ROADS, DRIVEWAYS, PARKING FACILITIES, SWIMMING POOLS, AND REMOVAL OF TOPSOIL WITHIN THE STEEP SLOPE CONSERVATION DISTRICT.
- SECTION 295-170.C(1): RELIEF FROM PROVIDING ALL EXISTING DEVELOPMENT AND TOPOGRAPHY WITHIN 200' OF THE PROPOSED USE.
- SECTION 295-243.B.8.a, & b: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS IDENTIFIED AS FLOODPLAIN, SLOPES >15% AND RIPARIAN BUFFERS.

SPECIAL EXCEPTIONS REQUIRED

- SECTION 295-168.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 ACCESSARY USES WITHIN THE STEEP SLOPE DISTRICT.
- SECTION 295-242.B: TO ALLOW AGE-RESTRICTED USE AND CLUBHOUSE WITH ASSOCIATED RECREATION.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF MONTGOMERY SS
 ON THIS _____ 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 EXCITED THE FOREGOING PLAN BY SIGNING THAT SAID CORPORATION IS THE OWNER OF THE DESIGNATED LAND THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED 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

PREPARED BY: MARK S. MAYHEW	DATE: AUGUST 14, 2008	SHEET NO: 2 OF 2
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, CHALFOUNT PA 19314 TELEPHONE: (215) 659-1020 FAX: (215) 659-1019 www.taylorwiseman.com		
PA PROFESSIONAL ENGINEERING No. 000001	SCALE: 1"=100'	DATE: 01/03/2011