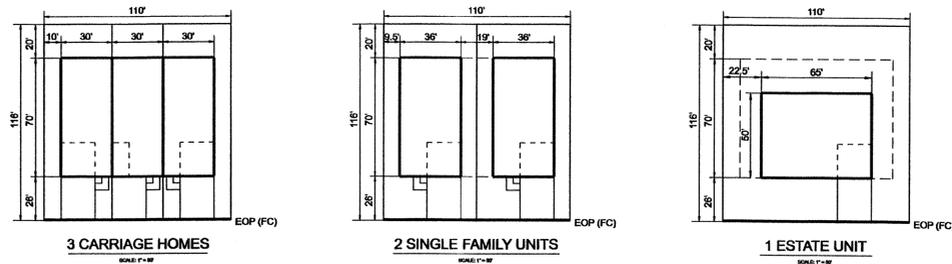


**TYPICAL LOT LAYOUTS**



**A-R LOT**  
 SECTION 295-156: TO ALLOW CONSTRUCTION OR DEVELOPMENT WITHIN THE FLOODPLAIN AREA.  
 SECTION 295-169.A.(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 295-169.B: TO INCLUDE AREAS >25% SLOPE IN THE REQUIRED YARDS.  
 SECTION 295-170.C.(1): RELIEF FROM PROVIDING ALL EXISTING DEVELOPMENT AND TOPOGRAPHY WITHIN 200' OF THE PROPOSED USE.  
 SECTION 221.C.(2)(C): TO ALLOW 22' WIDE AISLE ALONG RESIDENTIAL OFF STREET PARKING.  
 SECTION 295-241.A: TO ALLOW THE PARCEL TO BE CONFIGURED UNDER THE PA UNIFORM COMMUNITIES ACT.  
 SECTION 295-243.B.: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS.  
 SECTION 295-244: TO ALLOW A FRONT YARD SETBACK OF LESS THAN 100 FEET. PROPOSED SETBACK OF 50.0' A DIFFERENCE OF 50'.  
 SECTION 295-244: TO ALLOW A BUILDING SEPARATION OF LESS THAN 30 FEET. BUILDING TO BUILDING SEPARATION OF 18.5' A DIFFERENCE OF 11.5'.

**VARIANCES REQUIRED**

**APARTMENT LOT**  
 SECTION 295-7: TO ALLOW APARTMENT BUILDINGS IN THE R-1 DISTRICT.  
 SECTION 295-156: TO ALLOW CONSTRUCTION OR DEVELOPMENT WITHIN THE FLOODPLAIN AREA.  
 SECTION 295-169.A.(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 295-169.B: TO INCLUDE AREAS >25% SLOPE IN THE REQUIRED YARDS.  
 SECTION 295-170.C.(1): RELIEF FROM PROVIDING ALL EXISTING DEVELOPMENT AND TOPOGRAPHY WITHIN 200' OF THE PROPOSED USE.  
 SECTION 295-243.B.: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS.  
 SECTION 295-244: TO ALLOW A FRONT YARD SETBACK OF LESS THAN 100 FEET. PROPOSED SETBACK OF 50.0' A DIFFERENCE OF 50'.

**WAIVER REQUIRED**

**A-R LOT**  
 SECTION 260-32.D.(2): REQUEST RELIEF FROM PROVIDING ALL EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY. FEATURES CONTAINED WITHIN THE RIGHT OF WAY ALONG ALL ADJACENT STREETS ARE SHOWN.  
 SECTION 260-32.D.(5): REQUEST RELIEF FROM PROVIDING TOPOGRAPHIC INFORMATION EXTENDING 400 FEET FROM THE PROPERTY. TOPOGRAPHIC INFORMATION SHOWN TO THE EXTENT OF THE SURROUNDING ROAD RIGHTS OF WAY.  
 SECTION 260-32.D.(6): RELIEF FROM PROVIDING TREE LOCATIONS AND SIZES AT THIS TIME.

**APARTMENT LOT**  
 SECTION 260-32.D.(2): REQUEST RELIEF FROM PROVIDING ALL EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY. FEATURES CONTAINED WITHIN THE RIGHT OF WAY ALONG ALL ADJACENT STREETS ARE SHOWN.  
 SECTION 260-32.D.(5): REQUEST RELIEF FROM PROVIDING TOPOGRAPHIC INFORMATION EXTENDING 400 FEET FROM THE PROPERTY. TOPOGRAPHIC INFORMATION SHOWN TO THE EXTENT OF THE SURROUNDING ROAD RIGHTS OF WAY.  
 SECTION 260-32.D.(6): RELIEF FROM PROVIDING TREE LOCATIONS AND SIZES AT THIS TIME.

**SPECIAL EXCEPTIONS REQUIRED**

**A-R LOT**  
 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.

**APARTMENT LOT**  
 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.

**SITE INFORMATION & ZONING RESTRICTIONS**

SITE DESIGNATED AS T.M.P. 31-61-6  
 SITE AREA: 107.690 ACRES TO TITLE LINE, 104.493 ACRES TO R.O.W. LINE (G.T.A.)  
 SITE ZONED R-1: RESIDENCE DISTRICTS  
 ZONING RESTRICTIONS AS PER AGE RESTRICTED OVERLAY DISTRICT (CH. 295 SECT. 240)

|                                    | A-R REQUIRED                         | A-R PROPOSED    | APARTMENT LOT PROPOSED |
|------------------------------------|--------------------------------------|-----------------|------------------------|
| MINIMUM NET LOT AREA               | 5 ACRES                              | 88.657 AC       | 15.836 AC              |
| MINIMUM LOT WIDTH                  | 450'                                 |                 |                        |
| MAXIMUM BUILDING COVERAGE          | 25% 1-2 STORIES, 20% 3-4 STORIES     | 17.2% (*)       | 13.1%                  |
| FRONT YARD SETBACK TO ROW          | 100 FT                               | 50' (V)         | 50' (V)                |
| REAR YARD SETBACK TO ROW           | 50 FT                                | 50'             | 50'                    |
| SIDE YARD SETBACK TO ROW           | 50 FT                                | 50'             | 50'                    |
| ACCESSORY BUILDINGS                |                                      |                 |                        |
| FRONT YARD SEBACK                  | 100 FT                               | 107.4'          | 259.1'                 |
| REAR YARD SETBACK                  | 35 FT                                | 100'            | 259.1'                 |
| SIDE YARD SETBACK                  | 35 FT                                | 100'            | 100'                   |
| PARKING LOT SETBACK                | 50 FT                                | 234.1'          | 127.1'                 |
| MAXIMUM IMPERVIOUS COVERAGE        | 55% OF GTA                           | 33.3% (*)       | 34.1%                  |
| MINIMUM DISTANCE BETWEEN BUILDINGS | 30' OR 1/2 HEIGHT OF TALLER BUILDING | 19'/20' (**)(V) | 50'                    |
| MAXIMUM BUILDING HEIGHT            | 8 STORIES OR 120 FT                  | 2 STORIES       | 3 STORIES              |
| MINIMUM OPEN SPACE                 | 45% OF GTA                           | 46.3%           | 48.4%                  |
| RIPARIAN BUFFER                    | 75 FEET                              | 75'             | 75'                    |
| OUTDOOR AMENITIES                  | MIN. 2                               | 2               | 2                      |
| LANDSCAPE BUFFERS                  | 25' MIN. AT ALL PROPERTY LINES       | 30'             | 30'                    |

(\*) ASSUMES MAX BUILD OUT OF 3 CARRIAGE HOMES PER BUILDING BLOCK.  
 (\*\*) 18' SPACING BETWEEN SINGLE FAMILY HOMES AND 20' BETWEEN END UNIT CARRIAGE HOMES  
 (V) VARIANCE REQUIRED

**PARKING REQUIREMENTS**

AR - 1.5 SPACES/UNIT + 1 GUEST SPACE/5 UNITS + 1 SPACE / EMPLOYEE (PER CH 295-245.C(1))  
 MULTI-FAMILY - 1.5 SPACES/UNIT (PER CH 295-221(4)H.)

**A-R LOT**  
 REQUIRED(\*): (1.5 x 309) + (309/5) + 1 = 527

**APARTMENT LOT**  
 REQUIRED(\*\*): (1.5 x 176) = 264

PROPOSED(\*):  
 5 GARAGE STALLS AND 6 DRIVEWAY SPACES PER BUILDING BLOCK  
 154 OFF-STREET (8'X18') SPACES  
 1287 TOTAL PARKING SPACES

PROPOSED(\*\*):  
 66 GARAGE STALLS  
 286 (8'X18') PARKING STALLS  
 352 TOTAL SPACES (2 PER UNIT)

(\*) - ASSUMES MAX BUILD CONDITION OF 3 CARRIAGE HOMES PER BUILDING BLOCK.

(\*\*) - TOTALS BASED ON 176 APARTMENT UNITS.

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

TOTAL TRACT AREA: 107.690 AC.  
 GROSS TRACT AREA (GTA): 104.493 AC. WITHIN R.O.W.

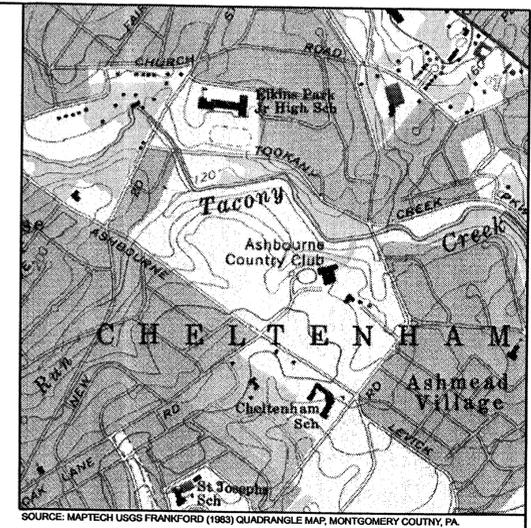
|                                       | A-R LOT (88.657 AC.) | APARTMENT LOT (15.836 AC.) |
|---------------------------------------|----------------------|----------------------------|
| ENVIRONMENTALLY SENSITIVE AREAS (ESA) | 10.31 AC.            | 0.48 AC.                   |
| FLOODPLAIN:                           | 0.00 AC.             | 0.03 AC.                   |
| WETLANDS:                             | 4.01 AC.             | 0.12 AC.                   |
| WATER BODIES AND WATERCOURSES:        | 24.13 AC.            | 4.87 AC.                   |
| SLOPES 15% OR GREATER:                | 11.84 AC.            | 0.38 AC.                   |
| RIPARIAN BUFFERS:                     | 28.47 AC.            | 5.35 AC.                   |
| TOTAL: (DO NOT DOUBLE COUNT AREAS)    |                      |                            |
| NET DEVELOPABLE SITE AREA             | 88.66-28.47          | 15.84-5.35                 |
| = GTA - ESA                           | =60.19 AC.           | =10.49 AC.                 |

**DENSITY CALCULATIONS**

ALLOWABLE: 30 UNITS PER ACRE OF GTA (MAXIMUM 300 BASE UNITS)  
 10% BONUS FOR EACH 10% REDUCTION IN IMPERVIOUS COVER BELOW THE MAXIMUM ALLOWABLE.

**A-R LOT**  
 88.66 AC. x 30 = 2,659 UNITS (USE 300 MAX)  
 IMP. COVER = 33.6% (55 - 34 = 21%)  
 2 x 30 UNITS = 60 BONUS UNITS  
 TOTAL ALLOWABLE = 360 UNITS  
 (103 BUILDING BLOCKS PROPOSED, MAXIMUM OF 309 UNITS PROPOSED)

**APARTMENT LOT**  
 15.84 AC. x 30 = 475 UNITS (USE 300 MAX)  
 IMP. COVER = 32.3% (55 - 33 = 22%)  
 2 x 30 UNITS = 60 BONUS UNITS  
 TOTAL ALLOWABLE = 360 UNITS  
 11 BUILDINGS x 16 UNITS EACH = 176 UNITS PROPOSED



SOURCE: MAPTECH USGS FRANKFORD (1983) QUADRANGLE MAP, MONTGOMERY COUNTY, PA.

**LOCATION MAP**

SCALE: 1" = 1000'

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 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 \_\_\_\_\_.

|   |                    |                       |
|---|--------------------|-----------------------|
| DESIGNED: KJC   | DRAWN: GPF         | CHECKED: MEM          |
| DATE SIGNED:  | REVISIONS:         | NO. DATE              |
| <p><b>MARK S. MAYHEW</b></p>  |                    |                       |
| <p><b>ZONING PLAN</b></p>   |                    |                       |
| <p><b>ASHBOURNE COUNTRY CLUB</b><br/> <b>T.M.P. 31-61-6, 1100 ASHBORNE ROAD</b><br/> <b>CHELTENHAM TOWNSHIP</b><br/> <b>MONTGOMERY COUNTY, PENNSYLVANIA</b></p>   |                    |                       |
| <p><b>Taylor Wiseman &amp; Taylor</b><br/> <b>ENGINEERS / SURVEYORS / SCIENTISTS</b><br/>         1300 HORIZON DRIVE, SUITE 112, CHALFONT, PA 18914<br/>         TELEPHONE: (267) 856-1020 FAX: (267) 856-1019<br/>         www.taylorwiseman.com</p> |                    |                       |
| SCALE: 1"=100'  | DATE: MAY 15, 2009 | DRAWING NO: D11-03371 |
| PA PROFESSIONAL ENGINEERING No. 051921-E  |                    | SHEET: 2 OF 2         |