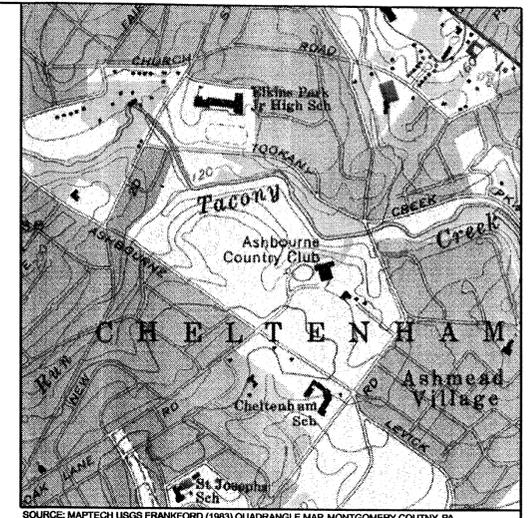


**LAND SUMMARY**  
 SITE DESIGNATED AS T.M.P. 31-61-6  
 EXISTING SITE AREA: 107.690 ACRES TO TITLE LINE, 104.553 ACRES TO R.O.W. LINE (G.T.A.)  
 SITE ZONED R-1: RESIDENCE DISTRICTS  
 PROPOSED A-R OVERLAY AREA: 76.471 AC  
 PROPOSED PRESERVATION OVERLAY AREA: 28.004  
 PROPOSED R.O.W.: 0.078 AC.



**AGE-RESTRICTED COMMUNITY**  
**SITE INFORMATION & ZONING REGULATIONS**

	CHAPTER 296-240 (AGE RESTRICTED)	
	REQUIRED	PROPOSED
MINIMUM NET LOT AREA	5 ACRES	76.471 AC
MINIMUM LOT WIDTH	450'	> 450'
MAXIMUM BUILDING COVERAGE	25% 1-2 STORIES, 20% 3-4 STORIES	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 SEBACK	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. 34% (**)
MINIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEIGHT OF TALLER BUILDING	19'/20' (***) (V)
MAXIMUM BUILDING HEIGHT	8 STORIES OR 120 FT	3 STORIES
MINIMUM OPEN SPACE	45% OF GTA	51%
RIPARIAN BUFFER	75'	75'
OUTDOOR AMENITIES	MIN. 2	
LANDSCAPE BUFFERS	25' MIN. AT ALL PROPERTY LINES	25'

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

TOTAL TRACT AREA: 77.945 AC.  
 GROSS TRACT AREA (GTA): 76.471 AC. WITHIN R.O.W.  
 ENVIRONMENTALLY SENSITIVE AREAS (ESA)  
 FLOODPLAIN: 10.60 AC. (76.471 AC.)  
 WETLANDS: 0.00 AC.  
 WATER BODIES AND WATERCOURSES: 2.41 AC.  
 SLOPES 15% OR GREATER: 20.55 AC.  
 RIPARIAN BUFFERS: 9.48 AC.  
 TOTAL: (DO NOT DOUBLE COUNT AREAS) 30.01 AC.  
 NET DEVELOPABLE SITE AREA = GTA - ESA = 76.47 - 30.01 = 46.46 AC.

**PARKING REQUIREMENTS**

	REQUIRED	PROPOSED (*)
AR HOMES		
MINIMUM REQUIRED	420	475
1.5 SPACES/RESIDENCE + 1 GUEST SPACE/5 RESIDENCES + 1 SPACE / EMPLOYEE (PER CH 295-246.C(1)), (246 RESIDENCES, 1 EMPLOYEE)		
MAXIMUM ALLOWABLE	504	475
MIN. REQ'D x 120%		

(\*) INCLUDES DRIVEWAY PARKING(348) AND CONDOMINIUM BUILDING PARKING (127). PROPOSED PARKING DOES NOT INCLUDE OFF-STREET GUEST PARKING (80), CLUBHOUSE PARKING (42), PUBLIC TRAIL PARKING (10), OR GARAGE PARKING.

**VARIANCES REQUIRED**

- SECTION 295-168: 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 295-170.C.(1): RELIEF FROM PROVIDING ALL EXISTING DEVELOPMENT AND TOPOGRAPHY WITHIN 200' OF THE PROPOSED USE.
- SECTION 295-221.C.(2)(C): TO ALLOW 22' WIDE AISLE ALONG RESIDENTIAL OFF STREET PARKING.
- SECTION 295-243.B.8.a, d, & e: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS IDENTIFIED AS FLOODPLAIN, SLOPES >15% AND RIPARIAN BUFFERS.
- 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'.

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

(\*) ASSUMING A 20'x20' SUNROOM FOR EVERY RESIDENCE, THE CALCULATED BUILDING COVERAGE IS 14.5%.  
 (\*\*) ASSUMING A 20'x20' SUNROOM FOR EVERY RESIDENCE, THE CALCULATED IMPERVIOUS COVER IS 30.9%.  
 (\*\*\*) 19' SPACING BETWEEN SINGLE FAMILY HOMES AND 20' BETWEEN CARRIAGE HOME CLUSTER.  
 (V) VARIANCE REQUIRED

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 THERON, 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 \_\_\_\_\_.

**PRESERVATION OVERLAY COMMUNITY**

**ZONING REGULATIONS PER CH. 295-186**

ARTICLE XXIV - PRESERVATION OVERLAY SITE (\*)

	ARTICLE XXIV - PRESERVATION OVERLAY SITE (*)	
	REQUIRED	PROPOSED
MIN. LOT AREA	10 AC. FOR TOWNHOUSE USE	28.004 AC
MAX. BUILDING COVERAGE (PER R1)	10%	20% (***) (V)
MIN. LOT WIDTH (PER R1)	200'	> 200'
FRONT YARD SETBACK	75'	75'
SIDE YARD SETBACK	75'	20' (V)
REAR YARD SETBACK	75'	75'
MAX. LENGTH/DEPTH OF STRUCTURE	160'	110'
MAX. DWELLING UNITS WITHIN STRUCTURE	8	3
BUFFER REQUIREMENTS	NA	25' (**)
MAX. BUILDING HEIGHT	3 STORIES OR 40'	2 STORIES
MAX. IMPERVIOUS COVER	NA	38% (***)
MIN. OPEN SPACE	NA	53%

**PRESERVATION OVERLAY NET DEVELOPABLE SITE AREA**

TOTAL TRACT AREA: 29.745 AC.  
 GROSS TRACT AREA (GTA): 28.004 AC. WITHIN R.O.W.  
 ENVIRONMENTALLY SENSITIVE AREAS (ESA)  
 FLOODPLAIN: 28.004 AC. (28.004 AC.)  
 WETLANDS: 2.88 AC.  
 WATER BODIES AND WATERCOURSES: 0.03 AC.  
 SLOPES 15% OR GREATER: 0.75 AC.  
 RIPARIAN BUFFERS: 8.00 AC.  
 TOTAL: (DO NOT DOUBLE COUNT AREAS) 27.4 AC.  
 NET DEVELOPABLE SITE AREA = GTA - ESA = 28.00 - 10.13 = 17.87 AC.

**PARKING REQUIREMENTS**

	REQUIRED	PROPOSED (*)
PRESERVATION OVERLAY PARKING	192	192
MINIMUM REQUIRED		
2.0 SPACES PER RESIDENCE (PER CH 295-221(4)H), (**)		
(96 UNITS)		
MAXIMUM ALLOWABLE	230	192
MIN. REQ'D x 120%		

(\*) DOES NOT INCLUDE GARAGE PARKING.  
 (\*\*) ASSUMES 3 BEDROOMS PER RESIDENCE AND 3 RESIDENCES PER CLUSTER.

**VARIANCES REQUIRED**

- SECTION 295-9: TO ALLOW A BUILDING COVERAGE GREATER THAN THE ALLOWABLE 10% IN THE R-1 DISTRICT. PROPOSED BUILDING COVERAGE IS 20%. A DIFFERENCE OF 10%.
- SECTION 295-168: 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 295-189.A.(1): TO ALLOW THE NUMBER OF DWELLING UNITS TO EXCEED THE NUMBER DETERMINED BY THE YIELD MAP. CALCULATED ALLOWABLE OF APPROXIMATELY 11 RESIDENCES. 96 RESIDENCES PROPOSED.
- SECTION 295-189.B: TO ALLOW A SIDE YARD SETBACK LESS THAN THE 75' REQUIRED ALONG THE ADJOINING A-R COMMUNITY. PROPOSED SETBACK OF 20'.
- SECTION 295-243.B.8.a, d, & e: TO ALLOW DEVELOPMENT WITHIN SENSITIVE ENVIRONMENTAL AREAS IDENTIFIED AS FLOODPLAINS, 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 ACCESSORY USES WITHIN THE STEEP SLOPE DISTRICT.

(\*) THE PROPOSED SITE MEETS THE CRITERIA FOR PRESERVATION OVERLAY. THE SITE IS GREATER THAN 5 ACRES AND PROPOSES GREATER THAN 8 DWELLING UNITS WHILE PRESERVING OPEN SPACE. BECAUSE THE SITE IS GREATER THAN 10 ACRES, TOWNHOUSES ARE PERMITTED.  
 (\*\*) ASSUMING A 20'x20' SUNROOM FOR EVERY RESIDENCE, THE CALCULATED BUILDING COVERAGE IS 19.7%.  
 (\*\*\*) BUFFER ALONG THE R.O.W.  
 (\*\*\*\*) ASSUMING A 20'x20' SUNROOM FOR EVERY RESIDENCE, THE CALCULATED IMPERVIOUS COVER IS 35.1%.  
 (V) VARIANCE REQUIRED.

**DEVELOPED UNDER THE PENNSYLVANIA PLANNED UNIFORM COMMUNITY ACT**

DESIGNED: KAC	DRAWN: GWF	CHECKED: MSH	DATE SIGNED:	NO.:	DATE:
<b>AMENDED ZONING PLAN</b>					
<b>ASHBOURNE COUNTRY CLUB</b> T.M.P. 31-61-6, 1100 ASHBOURNE ROAD CHELTENHAM TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA					
<b>Taylor Wiseman &amp; Taylor</b> ENGINEERS / SURVEYORS / SCIENTISTS 1300 HORIZON DRIVE, SUITE 112, CHALFONT, PA 18914 TELEPHONE: (267) 956-1020 FAX: (267) 956-1019 www.taylorwiseman.com					
PA PROFESSIONAL ENGINEERING No. 051921-E	SCALE: 1"=100'	DATE: AUGUST 14, 2009	DRAWING NO. D11-03371	SHEET: 2	OF 2

2AB 3336-15.2