NOTES:

1) PROPERTY BOUNDARY AND LEGAL R.O.W. SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC, LAST REVISED JULY 7, 2006.

2) WATERS OF THE U.S. AND WETLAND LINE SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC, LAST REVISED JULY 7, 2006 AND A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS FILE No. 200501709-1 IDENTIFIED JANUARY 4, 2007.

3) EXISTING FEATURES WITHIN THE PROPERTY BOUNDARY SHOWN PER A PLAN TITLED ALTA/ASCM LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. LAST REVISED JULY 7, 2006, 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 PROMAPS INC. ON MARCH 31,2009.

4) TOPOGRAPHY SUPPLIED BY AERIAL SURVEY PERFORMED BY PROMAPS, INC. FROM AERIAL PHOTOS DATED DEC.24, 2006 AND ADDITIONAL TOPOGRAPHY EAST OF ASHBOURNE AND JENKINTOWN ROADS, AND WEST OF THE PROPERTY LINE ALONG TOOKANY CREEK SHOWN PER AERIAL SURVEY PROVIDED BY PROMAPS INC. ON MARCH 31,2009. VERTICAL DATUM IS BASED ON CHELTENHAM TOWNSHIP SEWER AUTHORITY DATUM.

5) FLOODPLAIN LINE SHOWN PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MONTGOMERY COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 403 OF 451" PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 42091C0403 E, EFFECTIVE DATE DECEMBER 19, 1996.

6) WALKING PATH SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL LAYOUT TO BE CONFIRMED DURING LAND DEVELOPEMENT PROCESS.

SITE INFORMATION & ZONING RESTRICTIONS

SITE DESIGNATED AS TMP 31-61-6
SITE AREA: 57.090 ACRES TO TITLE LINE, 104.493 ACRES TO R.O.W. LINE (G.T.A.).
SITE ZONED R-1: RESIDENCE DISTRICT
ZONING RESTRICTIONS AS PER ASE RESTRICTED OVERLAY DISTRICT (CH. 295 SECT. 240)

	A-1 REQUIRED	A-1 PROPOSED	APARTMENT LOT PROPOSED
MINIMUM NET LOT AREA	2 ACRES	86.657 AC	16.836 AC
MINIMUM LOT WIDTH	400'		
MAXIMUM BUILDING COVERAGE	25% 1-2 STORIES 20% 3-4 STORIES	(7.2%) (*)	13.1%
FRONT YARD SETBACK TO ROW	100 FT	101(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 SSBACK	100 FT	*27.4'	258.7
REAR YARD SSTBACK	35 FT	*100'	258.7
SIDE YIAR SETBACK	35 FT	*100'	100'
PAVING LOT SETBACK	50 FT	23(V)	*25'
MAXIMUM IMPERVIOUS COVERAGE	50% OF GTA	33.3% (*)	34.1%
MINIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEIGHT OF TALLER BUILDING	18'-20' (**)(V)	50
MAXIMUM BUILDING HEIGHT	2 STORIES OR 35'	2 STORIES	3 STORIES
MINIMUM OPEN SPACE	40% OF GTA	45.9%	48.4%
RIPARIAN BUFFER	75 FEET	75	75
CORRIDOR EASEMENTS	NONE	0	0
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 - "2 SPACES/UNIT + 1 GUEST SPACE/8 UNITS + 1 SPACE / EMPLOYEE (PER CH 295-240(D1))

A-R LOT

REQUIRED(*): (1.5 x 209) + (209/8) + 1 = 327

PROPOSED (*):
5 GARAGE STALLS AND 5 DRIVEWAY SPACES PER BUILDING BLOCK
154 OFF STREET (9'x18') SPACES
159 TOTAL PARKING SPACES

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

MULTIFAMILY - "2.5 SPACES/UNIT (PER CH. 295-221(1)(B))

APARTMENT LOT

REQUIRED(**): (1.5 x 176) = 264

PROPOSED(**):
88 GARAGE STALLS
295 (9'x18') BUILDING STALLS
383 TOTAL SPACES (2 PER UNIT)

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

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

TOTAL TRACT AREA: 107.590 AC.
GROSS TRACT AREA (GTA): 104.493 AC WITHIN R.O.W.

	A-R LOT (86.657 AC.)	APARTMENT LOT (16.836 AC.)
ENVIRONMENTALLY SENSITIVE AREAS (ESA)		
FLOODPLAIN:	0.39 AC.	0.08 AC.
WETLANDS:	0.00 AC.	0.03 AC.
WATER BODIES AND WATERCOURSES:	4.01 AC.	0.12 AC.
SLOPES 15% OR GREATER:	21.75 AC.	4.87 AC.
RIPARIAN BUFFERS:	11.64 AC.	0.38 AC.
TOTAL: (DO NOT DOUBLE COUNT AREAS)	28.17 AC.	5.35 AC.
NET DEVELOPABLE SITE AREA = GTA - ESA	86.00-28.47 = 60.19 AC.	16.84-5.35 = 10.49 AC.

DENSITY CALCULATIONS

ALLOWABLE: 30 UNITS PER ACRE OF GTA (MAXIMUM 300 BASE UNITS)

30% BONUS FOR EACH 10% REDUCTION IN IMPERVIOUS COVER BELOW THE MAXIMUM ALLOWABLE.

A-R LOT

86.66 AC. x 30 = 2,598 UNITS (USE 300 MAX)
IMP. COVER = 33.8% (15 - 34 = 29%)
2 x 30 UNITS = 60 BONUS UNITS
TOTAL ALLOWABLE = 360 UNITS
(100 BUILDING BLOCKS PROPOSED, MAXIMUM OF 300 UNITS PROPOSED)

APARTMENT LOT

16.84 AC. x 30 = 475 UNITS (USE 303 MAX)
IMP. COVER = 32.5% (30 - 33 = 22%)
2 x 30 UNITS = 60 BONUS UNITS
TOTAL ALLOWABLE = 363 UNITS
71 BUILDINGS x 10 UNITS EACH = 176 UNITS PROPOSED

LEGEND EXISTING		LEGEND PROPOSED		LEGEND EXISTING		LEGEND PROPOSED	
	MANHOLE				WATER VALVE		
	INLET				TEE		
	CONCRETE HEADWALL				PLUG(CAP)		
	FLARED END SECTION			50	CONTOUR LINE	50	
	UTILITY POLE			X.XXX	GRADE	XX.XXX	
	FIRE HYDRANT			X.XX	MEET EXISTING GRADE	100.00	
	SIGN			X.XX CT	CURB ELEVATION	X.XX CT	
	EDGE OF WOODS			X.XX GT	GUTTER ELEVATION	X.XX GT	
	SANITARY SEWER			X.XX	HANDICAP RAMP	H	
	STORM DRAIN				CENTERLINE	N/A	
	WATER MAIN				OPEN SPACE		

100 50 0 100 200 300 400
GRAPHIC SCALE

DESIGNED: AJC
DRAWN: AJC
DATE/UNITS:

MARK S. MAYHEW

PA. PROFESSIONAL ENGINEER No. PE-044781-E

CHECKED: MSM
REVISIONS
NO. DATE

DISPLAY 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, CHALFONT, PA 18914
TELEPHONE: (267) 956-1029 FAX: (267) 956-1099
www.taylorwiseman.com

SCALE: 1"=100'
DATE: JUNE 22, 2009
DRAWING NO.: D11-03371
SHEET 1 OF 1
SIGNATURE