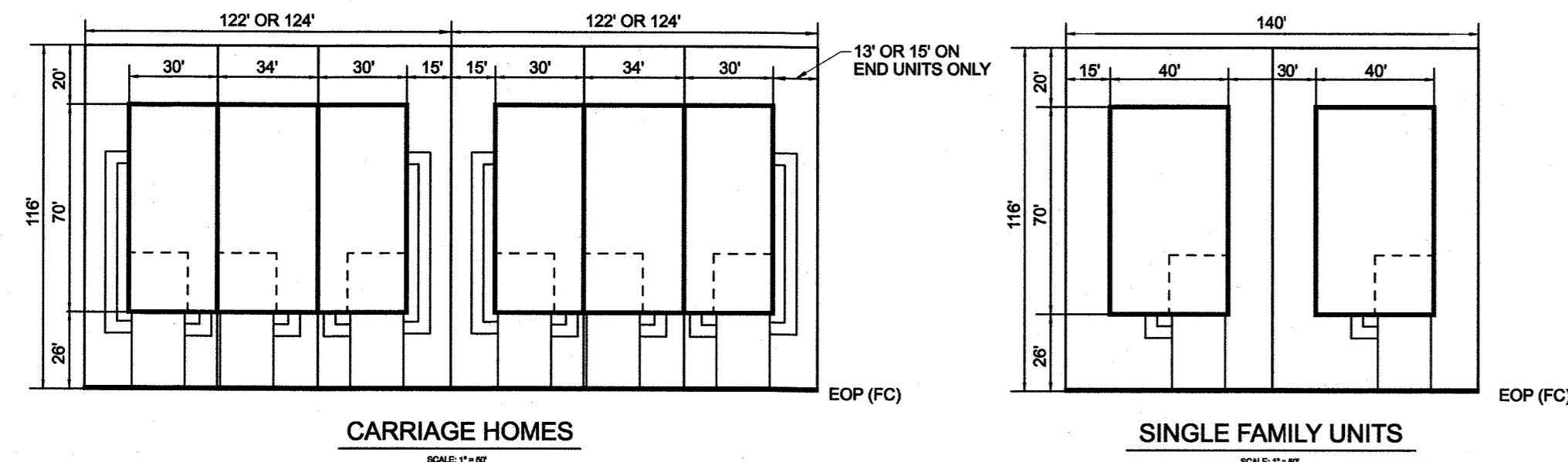


TYPICAL LOT LAYOUTS



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: 107.690 ACRES TO TITLE LINE
 EXISTING R.O.W.: 3.137 AC.
 EXISTING GROSS TRACT AREA: 104.553
 PROPOSED R.O.W.: 0.185 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 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 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. 30% (*2)
MINIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEIGHT OF TALLER BUILDING	30'
MAXIMUM BUILDING HEIGHT	8 STORIES OR 120 FT	3 STORIES
MINIMUM OPEN SPACE	45% 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 13.6 AC. (13.1%).

(*2) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE, 6,200 LF OF PUBLIC WALKING TRAIL, SIDEWALKS, 90% IMPERVIOUS COVER ON THE 0.8 AC. FUTURE POTENTIAL COMMERCIAL AREA, AND 80% IMPERVIOUS COVER ON THE 1.2 AC. CLUBHOUSE AREA, THE CALCULATED IMPERVIOUS COVER IS 29.8 AC. (28.5%).

(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)	
FLOODPLAIN:	A-R LOT (104.368 AC.)
WETLANDS:	10.78 AC.
WATER BODIES AND WATERCOURSES:	0.03 AC.
SLOPES 15% OR GREATER:	3.20 AC.
RIPARIAN BUFFERS:	25.69 AC.
TOTAL: (DO NOT DOUBLE COUNT AREAS)	12.22 AC.
NET DEVELOPABLE SITE AREA	38.99 AC.
= GTA - ESA	104.368 - 38.99 = 65.38 AC.

A-R DENSITY CALCULATIONS

CHAPTER 295-240

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

ASSUME SEVEN SITES BASED ON 450' MINIMUM FRONTAGE. EACH SITE LIMITED TO:

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 228 RESIDENCES PROPOSED

PARKING REQUIREMENTS

	REQUIRED	PROPOSED (*1)
AR HOMES		
MINIMUM REQUIRED	386	452
1.5 SPACES/RESIDENCE + 1 GUEST SPACE/5 RESIDENCES + 1 SPACE / EMPLOYEE (PER CH 295-246.C(1)), (228 RESIDENCES, 1 EMPLOYEE)		
MAXIMUM ALLOWABLE	463	452
MIN. REQ'D x 120%		

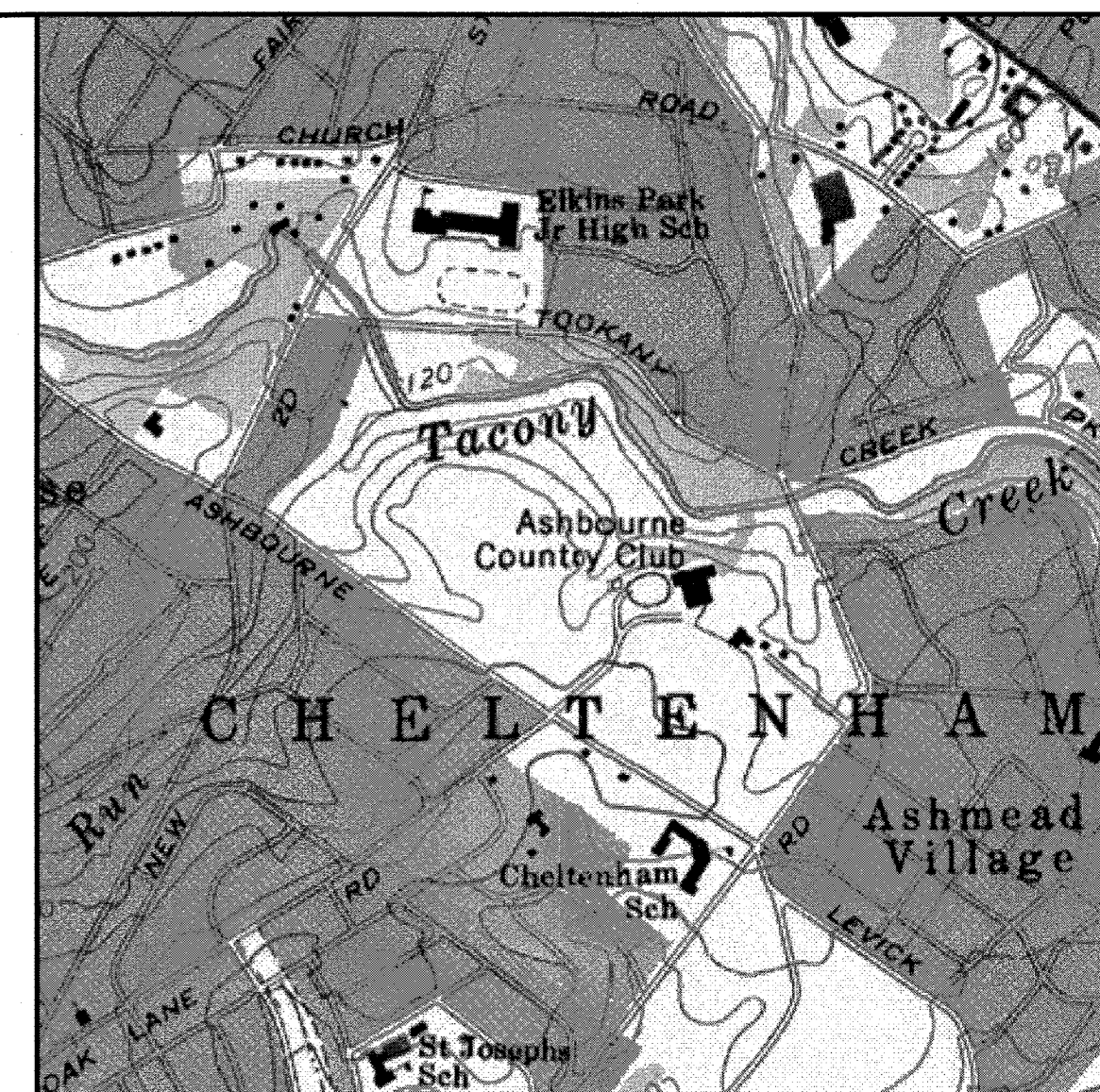
(*1) INCLUDES DRIVEWAY PARKING(452). PROPOSED PARKING DOES NOT INCLUDE 116 OFF-STREET SPACES, GARAGE PARKING, OR SPACES FOR ANY POTENTIAL RETAIL/CLUBHOUSE PARKING.

VARIANCES REQUIRED

- SECTION 295-156: TO ALLOW CONSTRUCTION OR DEVELOPMENT WITHIN THE FLOODPLAIN AREA.
- SECTION 295-169.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 295-243.B.8.a, d, & e: 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 ACCESSORY USES WITHIN THE STEEP SLOPE DISTRICT.
- SECTION 295-242.B: TO ALLOW AGE-RESTRICTED USE AND CLUBHOUSE WITH ASSOCIATED RECREATION.



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 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 _____.

DEVELOPED UNDER THE PENNSYLVANIA PLANNED UNIFORM COMMUNITY ACT

REVISION No. 4: REVISED PER NEW LAYOUT
 REVISION No. 3: REVISED PER NEW LAYOUT
 REVISION No. 2: REVISED PER NEW LAYOUT
 REVISION No. 1: REVISED PER NEW CONCEPT LAYOUT.

DESIGNED:	DRAWN:	CHECKED:
KJC	GRF	MMB
DATE SIGNED:		REVISIONS
		NO. DATE
		1 2/19/10
		2 3/25/10
		3 5/5/10
		4 6/7/10

MARK S. MAYHEW

Mark S. Mayhew

AMENDED ZONING PLAN

ASHBOURNE COUNTRY CLUB
 T.M.P. 31-61-6, 1100 ASHBOURNE ROAD
 CHELTENHAM TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA



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