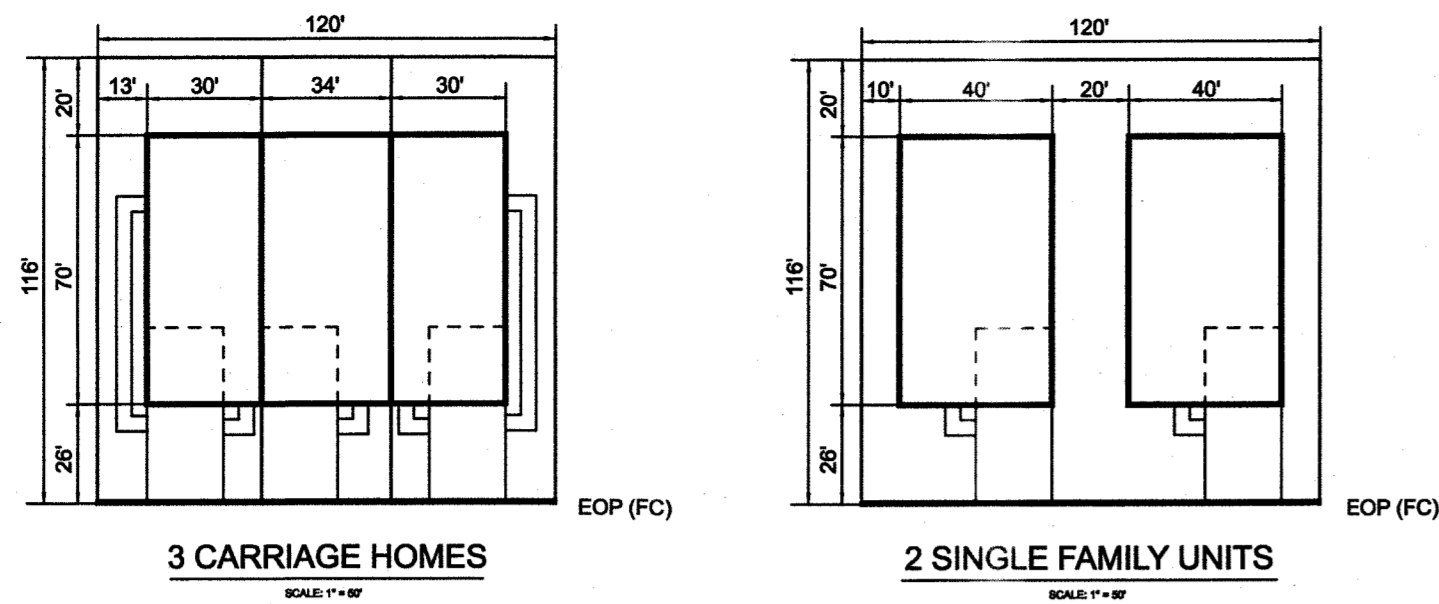


TYPICAL LOT LAYOUTS



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.  
 PROPOSED GROSS TRACT AREA: 104.553  
 PROPOSED R.O.W: 0.165 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'	110'
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 YEAR SETBACK	35'	35'
PARKING LOT SETBACK	50'	50'
MAXIMUM IMPERVIOUS COVERAGE	55% OF GTA	N.T.E. 32% (*2)
MINIMUM DISTANCE BETWEEN BUILDINGS	30' OR 1/2 HEIGHT OF TALLER BUILDING	20' (V)
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'

(\*1) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE AND 20,000 SF OF COMMERCIAL/CLUBHOUSE. THE CALCULATED BUILDING COVERAGE IS 14.3 AC. (13.7%).

(\*2) ASSUMING A 10'x20' SUNROOM FOR EVERY RESIDENCE AND 80% IMPERVIOUS COVER ON THE 1.3 AC. COMMERCIAL/CLUBHOUSE AREA, THE CALCULATED IMPERVIOUS COVER IS 30.1 AC. (28.8%).

(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 (104.368 AC.)
FLOODPLAIN:	10.76 AC.
WETLANDS:	0.03 AC.
WATER BODIES AND WATERCOURSES:	3.20 AC.
SLOPES 15% OR GREATER:	25.69 AC.
RIPARIAN BUFFERS:	12.22 AC.
TOTAL: (DO NOT DOUBLE COUNT AREAS)	38.99 AC.
NET DEVELOPABLE SITE AREA	104.368 - 38.99
= GTA - ESA	= 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 240 RESIDENCES PROPOSED

PARKING REQUIREMENTS

	REQUIRED	PROPOSED (*1)
AR HOMES		
MINIMUM REQUIRED	409	480
15 SPACES/RESIDENCE + 1 GUEST SPACE/5 RESIDENCES + 1 SPACE / EMPLOYEE (PER CH 295-245.C(1)), (240 RESIDENCES, 1 EMPLOYEE)		
MAXIMUM ALLOWABLE	491	480
MIN. REQ'D x 120%		

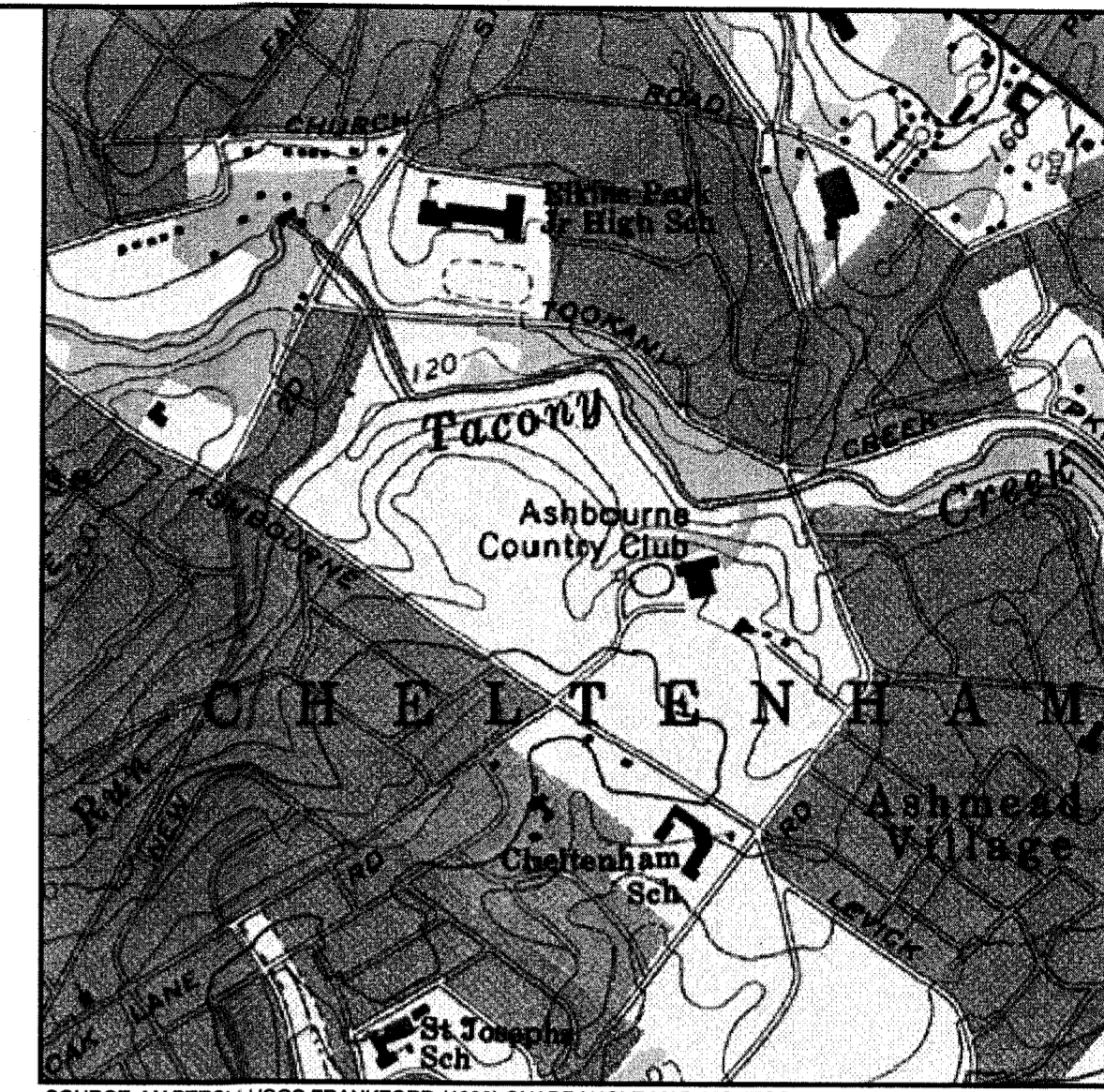
(\*1) INCLUDES DRIVEWAY PARKING(480). PROPOSED PARKING DOES NOT INCLUDE 151 OFF-STREET SPACES, GARAGE PARKING, OR SPACES FOR ANY POTENTIAL RETAIL/CLUBHOUSE PARKING.

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.
- SECTION 295-244: TO ALLOW A BUILDING SEPARATION OF LESS THAN 30 FEET. BUILDING TO BUILDING SEPARATION OF 20' A DIFFERENCE OF 10'.

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 AND SMALL SCALE RETAIL AND/OR PERSONAL SERVICES AND/OR PROFESSIONAL SERVICE OFFICES.



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 \_\_\_\_\_.

DEVELOPED UNDER THE PENNSYLVANIA PLANNED UNIFORM COMMUNITY ACT

REVISION No. 1: REVISED PER NEW CONCEPT LAYOUT.

DESIGNED:	DRAWN:	CHECKED:
KJC	GRF	MSM
DATE FORW:		
		REVISIONS
		NO. DATE
		1 2/18/10

MARK S. MAYHEW

PA PROFESSIONAL ENGINEER No. 051821-E

AMENDED ZONING PLAN

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

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