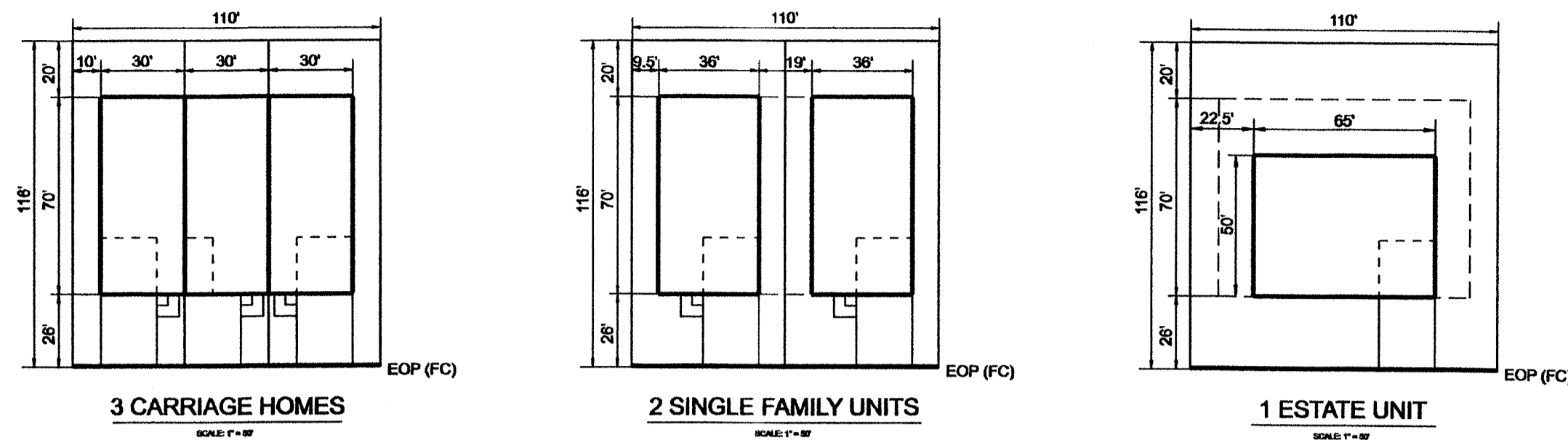


TYPICAL LOT LAYOUTS



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	88.667 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.

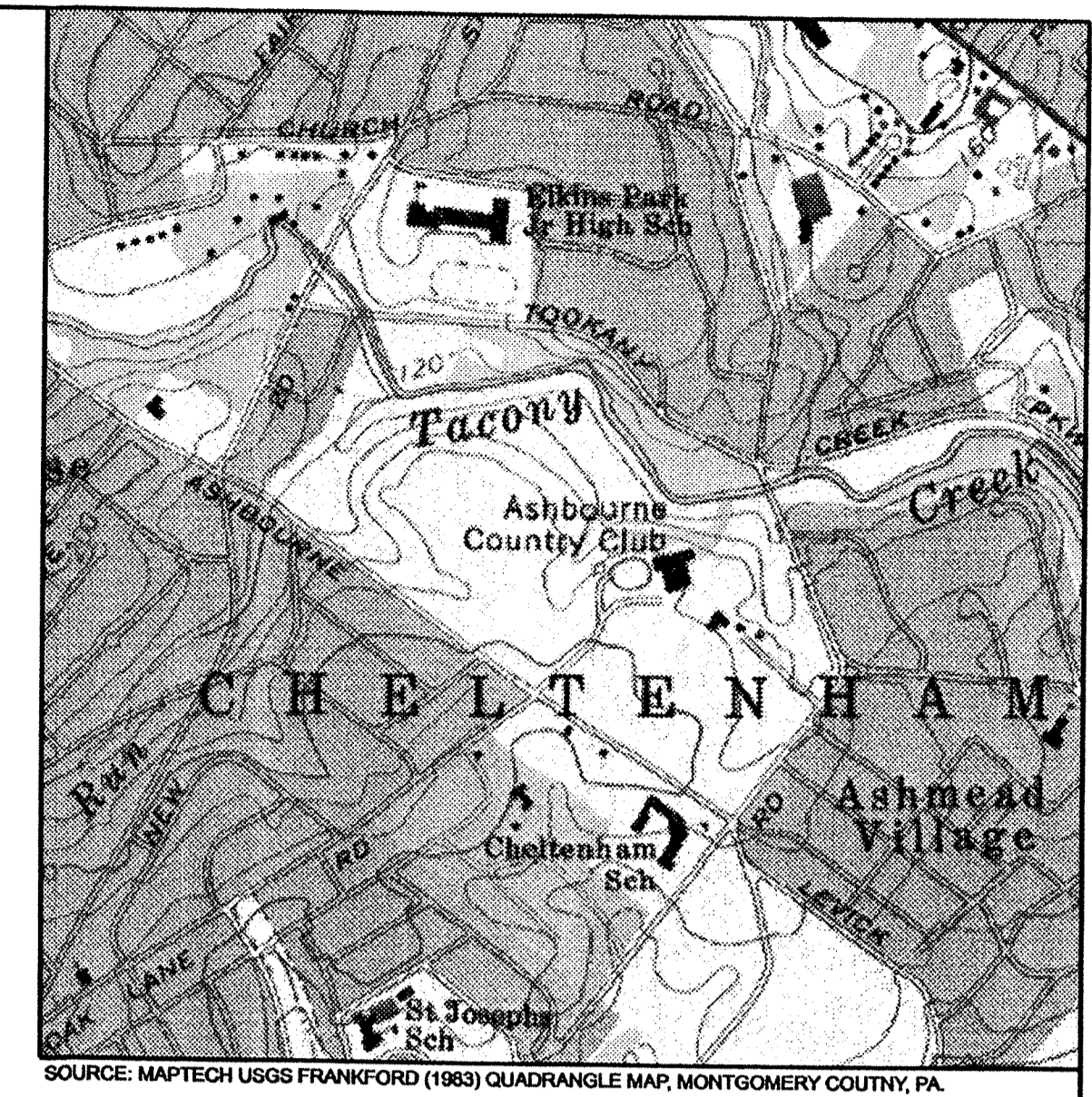
	A-R LOT (88.667 AC.)	APARTMENT LOT (15.836 AC.)
ENVIRONMENTALLY SENSITIVE AREAS (ESA)	10.31 AC.	0.48 AC.
FLOODPLAIN:	0.00 AC.	0.03 AC.
WETLANDS:	4.01 AC.	0.12 AC.
WATER BODIES AND WATERCOURSES:	24.13 AC.	4.87 AC.
SLOPES 15% OR GREATER:	11.84 AC.	0.38 AC.
RIPARIAN BUFFERS:	28.47 AC.	5.35 AC.
NET DEVELOPABLE 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	ZONING PLAN			
DATE SIGNED:	REVISIONS:	NO. DATE	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) 856-1020 FAX: (267) 856-1019	
					www.taylorwiseman.com	
SCALE: 1"=100'	DATE: MAY 15, 2009	DRAWING NO: D11-03371	SHEET: 2 OF 2			