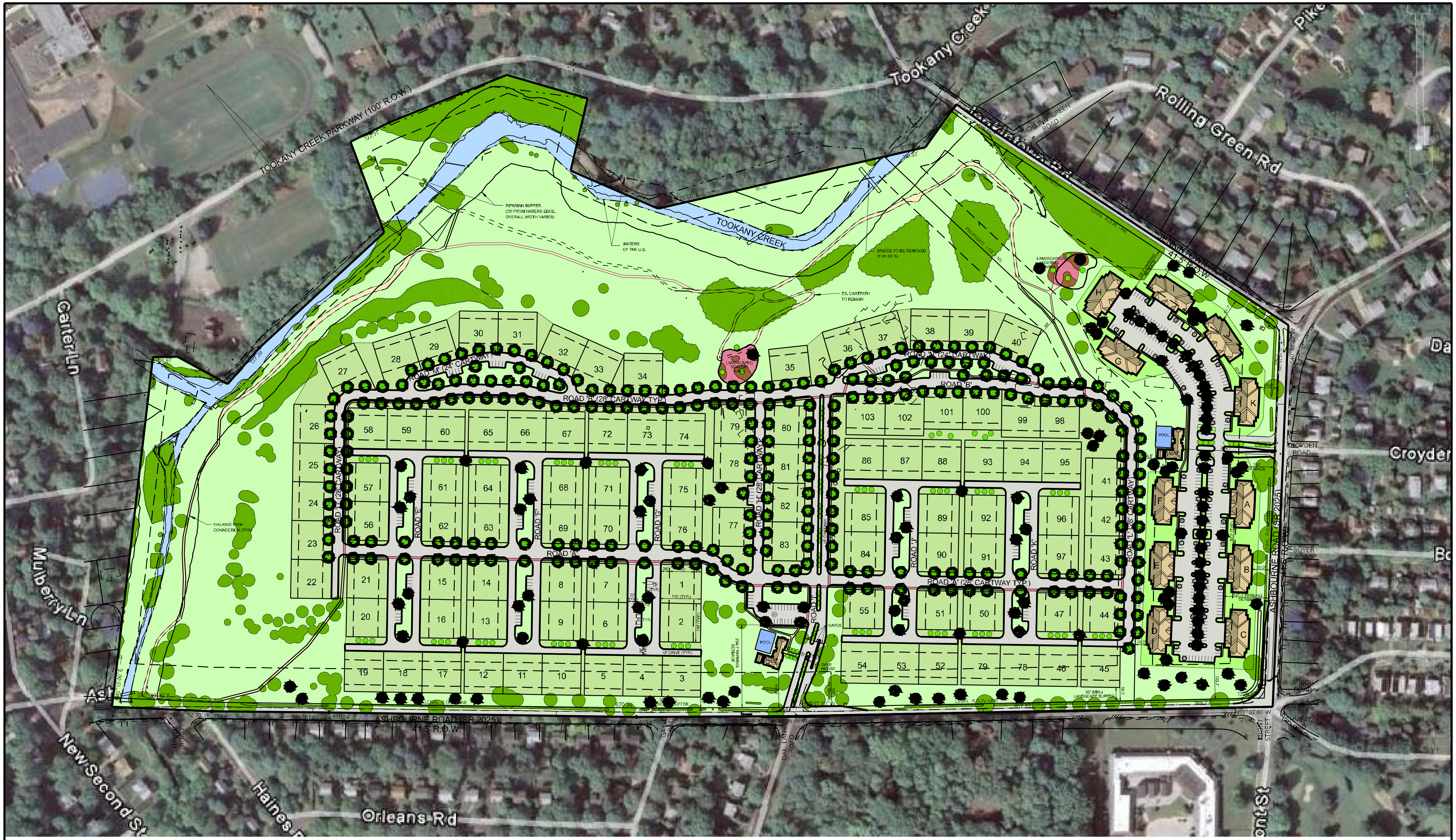

NOTES:

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(JD) ISSUED 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, 2002 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 T.M.P. 31-61-6
SITE AREA: 107.890 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	88.657 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 YEAR 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.
(**) 19' 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))

MULTIFAMILY – 1.5 SPACES/UNIT (PER CH 295-221(4)H.)

A-R LOT

REQUIRED(*): (1.5 x 309) + (309/5) + 1 = 527

PROPOSED(*):
5 GARAGE STALLS AND 6 DRIVEWAY SPACES PER BUILDING BLOCK
154 OFF STREET (9'X18') SPACES
1287 TOTAL PARKING SPACES

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

APARTMENT LOT

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

PROPOSED(**):
66 GARAGE STALLS
286 (9'X18') PARKING STALLS
352 TOTAL SPACES (2 PER UNIT)

(**) – TOTALS BASED ON 176 APARMENT UNITS.

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

TOTAL TRACT AREA: 107.890 AC.
GROSS TRACT AREA (GTA): 104.493 AC. WITHIN R.O.W.

	A-R LOT (88.657 AC.)	APARTMENT LOT (15.836 AC.)
ENVIRONMENTALLY SENSITIVE AREAS (ESA)		
FLOODPLAIN:	10.31 AC.	0.48 AC.
WETLANDS:	0.00 AC.	0.03 AC.
WATER BODIES AND WATERCOURSES:	4.01 AC.	0.12 AC.
SLOPES 15% OR GREATER:	24.13 AC.	4.87 AC.
RIPARIAN BUFFERS:	11.84 AC.	0.38 AC.
TOTAL: (DO NOT DOUBLE COUNT AREAS)	28.47 AC.	5.35 AC.
NET DEVELOPABLE SITE AREA = GTA – ESA	88.66-28.47 =60.19 AC.	15.84-5.35 =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

88.86 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

LEGEND

EXISTING	LEGEND	PROPOSED
○	MANHOLE	●
□	INLET	■
	CONCRETE HEADWALL	
△	FLARED END SECTION	▲
	UTILITY POLE	
	FIRE HYDRANT	
	SIGN	
	EDGE OF WOODS	
	SANITARY SEWER	
	STORM DRAIN	
—W—	WATER MAIN	

EXISTING	LEGEND	PROPOSED
WV	WATER VALVE	
	TEE	
	PLUG(CAP)	
00	CONTOUR LINE	00
00X00	GRADE	00X00
N/A	MEET EXISTING GRADE	(00X00)
K38.50	CURB ELEVATION	K38.50
G38.00	GUTTER ELEVATION	G38.00
N/A	HANDICAP RAMP	H
	CENTERLINE	N/A
	OPEN SPACE	

100 50 0 100 200 300 400
GRAPHIC SCALE

DESIGNED: KJC DRAWN: WSF CHECKED: MSM
DATE SIGNED:
REVISIONS
NO. DATE

MARK S. MAYHEW
PA PROFESSIONAL ENGINEERING No. 051921-E

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
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www.taylorwiseman.com

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

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