GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   DATED: MARCH 29, 2024
   LAST REVISED: REVISED APRIL 24, 2024

   APPLICANT: 795 JOLLY ROAD PARTNERS LLC
   201 S MAPLE AVENUE, SUITE 100
   AMBLER, PA 19002

2. OWNER: BLUE BELL LAND, LP
   40 MORRIS AVENUE, SUITE 230
   BRYN MAWR, PA 19010

3. PARCEL DATA: PARCEL NO. 66-00-05130-015
   795 JOLLY ROAD
   WHITPAIN TOWNSHIP
   MONTGOMERY COUNTY, PENNSYLVANIA

4. CURRENT ZONE: RESEARCH AND ENGINEERING (R-E) DISTRICT

5. PROPOSED ZONE: LOW INTENSITY-MULTIFAMILY (R-3B) DISTRICT **(MAP AMENDMENT)**

6. EXISTING USE: VACANT/WOODED LOT

7. PROPOSED USE: TOWNHOUSES **(CONDITIONAL USE)** (§160-48.A(2)(A))

   SINGLE FAMILY DETACHED DWELLINGS **(CONDITIONAL USE)** (§160-48.A(2)(A)) **(PER TEXT AMENDMENT)**

8. SCHEDULE OF PROPOSED ZONING REQUIREMENTS (§160-48.B) **(PER TEXT AMENDMENT)**

ZONE REQUIREMENT	R-3B DISTRICT	R-3B DISTRICT (PER TEXT AMENDMENT) [1]	PROPOSED
MINIMUM TRACT AREA	5 AC	5 AC	1,161,365 SF (26.66 Ac)
MINIMUM DEVELOPABLE ACREAGE	N/A	N/A	1,161,365 SF (26.66 Ac)
MINIMUM SETBACK (INTERIOR STREETS) [2]			
– BUILDING	20 FT	20 FT	30 FT
MINIMUM SETBACK (INTERIOR STREET CUL-DE-SACS & COURTYARDS)			
– BUILDING	12 FT	12 FT	12FT
MINIMUM SETBACK (ARTERIAL & COLLECTOR STREETS)			
– BUILDING	175 FT	175 FT	N/A
– PARKING	100 FT	100 FT	N/A
MINIMUM SETBACK (PERIMETER PROPERTY LINES)			
– BUILDING	50 FT	50 FT	50 FT
– PARKING	50 FT	50 FT	75.6 FT
MINIMUM DISTANCE BETWEEN BUILDINGS			
–TOWNHOUSES & TWINS	35 FT	35 FT	35 FT
–SINGLE FAMILY DETACHED DWELLINGS	N/A	45 FT	45 FT
MINIMUM DISTANCE BETWEEN BUILDINGS (FORMING COURTS & COURTYARDS)	TWICE THE HEIGHT OF THE TALLEST BUILDING	TWICE THE HEIGHT OF THE TALLEST BUILDING	77 FT
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORIES	35 FT / 3 STORIES	< 35 FT
MINIMUM ATTACHED TOWN-OUSE DWELLING UNITS	3 DWELLING UNITS	2 DWELLING UNITS	3 UNITS
MAXIMUM ATTACHED TOWNHOUSE DWELLING UNITS	4 DWELLING UNITS	4 DWELLING UNITS	3 UNITS
MAXIMUM DENSITY (BASED ON DEVELOPABLE ACREAGE)	2.5 DU/DEVELOPABLE AC. (66 UNITS ALLOWABLE)	2.5 DU/DEVELOPABLE AC. (66 UNITS ALLOWABLE)	66 UNITS
MAXIMUM TRACT AREA BUILDING COVERAGE [3]	15%	20%	11.8%
MINIMUM GREEN AREA REQUIREMENT [4]	60%	60%	70.6%

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

[1] ZONING REQUIREMENTS ASSOCIATED WITH PROPOSED TEXT AMENDMENT FOR THE LOW-DENSITY MULTIFAMILY DISTRICT

[2]SHALL APPLY TO INTERIOR STREETS, RIGHT-OF-WAY, SOLID WASTE COLLECTION STATIONS & COMMON PARKING AREAS

[3] AGE QUALIFIED DEVELOPMENTS INCLUDING ACCESSORY NONRESIDENTIAL BUILDINGS MAY INCREASE BUILDING COVERAGE BY 5% WHERE ADDITIONAL BUILDING COVERAGE CAN BE ATTRIBUTED TO ACCESSORY NONRESIDENTIAL BUILDINGS (CLUBHOUSES, FITNESS CENTERS, DETACHED GARAGES & CARPORTS) (§160-48.B(2))

[4] MINIMUM GREEN AREA SHALL BE CALCULATED PER §160-214

10. PARKING REQUIREMENTS
    A. EACH DWELLING UNIT SHALL BE PROVIDED WITH NOT FEWER THAN TWO (2) OFF-STREET ALL-WEATHER PARKING SPACES (§160-192.A(1))
    B. PRIVATE GARAGES SHALL NOT BE COUNTED TOWARD THE MINIMUM REQUIRED NUMBER OF PARKING SPACES (§160-192.A(1))
    C. DESIGN REQUIREMENTS. ALL PARKING SPACES DESIGNED AT AN ANGLE OF 90 DEGREES SHALL MEET THE FOLLOWING REQUIREMENTS: STALL WIDTH OF 9.5 FEET; STALL DEPTH OF 19 FEET; STALL LINE LENGTH OF 19 FEET; MINIMUM AISLE WIDTH FOR ONE-WAY TRAFFIC OF 25 FEET; MINIMUM AISLE WIDTH FOR TWO-WAY TRAFFIC OF 25 FEET (§160-192.A(1))
    D. WHEEL STOPS. CONCRETE WHEEL STOPS SHALL BE PROVIDED AT THE END OF EACH PARKING STALL (EXCEPT PARALLEL PARKING STALLS) AND SHALL BE ALIGNED TO BE PERPENDICULAR TO THE SIDE PARKING STALL LINES (§160-192.C(5))
    E. DEVELOPMENTS CONTAINING MORE THAN FIVE MULTIFAMILY DWELLINGS SHALL BE PROVIDED WITH ADDITIONAL PARKING SPACES TO ACCOMMODATE VISITORS AND OVERFLOW NEEDS AT THE RATIO OF 1/2 PARKING SPACE PER MULTIFAMILY DWELLING. THESE SPACES SHALL BE ACCESSIBLE TO ALL RESIDENTS AND VISITORS WITHIN THE DEVELOPMENT.
    F. NO PARKING SPACE SHALL BE WITHIN FIVE (5') FEET OF THE ULTIMATE RIGHT-OF-WAY LINE OF ANY STREET. THE AREA BEHIND THE ULTIMATE RIGHT-OF-WAY SHALL BE DESIGNATED PERMANENT GREEN AREA AND LANDSCAPED. (§160-197)
    G. REQUIRED PARKING CALCULATION PER §160-192.A(1):

    (66 DWELLING UNITS) X (2 SPACES/DWELLING UNIT) = 132 REQUIRED
    = 132 PROPOSED (INCLUDES DRIVEWAYS) **(COMPLIES)**

    H. REQUIRED OVERFLOW PARKING CALCULATION PER §160-192.A(3):

    (66 DWELLING UNITS) X (0.5 SPACES/DWELLING UNIT) = 33 REQUIRED
    = 45 PROPOSED **(COMPLIES)**

11. DRIVEWAYS REQUIREMENTS
    A. ALL ACCESS ROADS TO PUBLIC STREETS AND HIGHWAYS SHALL BE LOCATED NOT LESS THAN 200 FEET FROM THE INTERSECTION OF ANY STREET LINES AND SHALL BE DESIGNED IN A MANNER CONDUCIVE TO SAFE INGRESS AND EGRESS (§160-49.B)

12. SCREENING REQUIREMENTS
    A. SCREENING MATERIALS. IN EVALUATING THE DESIGN OF SCREENING, THE LANDSCAPE MATERIAL, SIZE AND SPACING ALONG EXISTING PERIMETER STREETS SHALL BE OF SUCH QUANTITY AND SELECTION AS TO SATISFY THE REQUIREMENTS OF "SOFTENING BUFFER" AS DEFINED IN § 160-79, AND THE LANDSCAPE MATERIAL SIZE AND SPACING ALONG EXISTING PERIMETER PROPERTY LINES ABUTTING A RESIDENTIAL DISTRICT SHALL BE OF SUCH QUANTITY AND SELECTION AS TO SATISFY THE REQUIREMENTS OF "SCREEN BUFFER" AS DEFINED IN § 160-79 AND SHALL BE NOT LESS THAN 20 FEET IN WIDTH AND COMPRISED OF NO LESS THAN 50% OF EVERGREEN MATERIAL. (§160-49.D)
    B. SCREEN BUFFER SHALL BE A TERM DEFINED AS A BUFFER COMPRISED OF NATURAL AND/OR MAN-MADE MATERIAL ARRANGED IN A CERTAIN SPECIFIED DEPTH, HEIGHT AND DENSITY TO EFFECTIMELY BLOCK THE VIEW FROM ONE SIDE TO ANOTHER DURING ALL SEASONS OF THE YEAR AND TO REDUCE THE TRANSMITTAL OF NOISE AND ODORS BETWEEN THE SIDE (§160-7.B)
    C. SOFTENING BUFFER SHALL BE A TERM DEFINED AS A BUFFER COMPRISED OF NATURAL AND/OR MAN-MADE MATERIAL ARRANGED IN A CERTAIN SPECIFIED DEPTH, HEIGHT AND DENSITY TO EASE AND SOFTEN, BUT NOT ESSENTIALLY BLOCK, THE VIEW FROM ONE SIDE TO ANOTHER AND TO REDUCE THE TRANSMITTAL OF NOISE AND ODORS BETWEEN THE SIDE (§160-7.B)

13. GREEN AREA REQUIREMENTS
    A. GREEN AREA MAY INCLUDE ESSENTIAL UNCOVERED WALKWAYS FOR NONVEHICULAR TRAFFIC ONLY. FOR RESIDENTIAL PROPERTIES, AN ESSENTIAL UNCOVERED WALKWAY SHALL BE AN UNCOVERED DIRECT PATH, NO GREATER THAN FIVE FEET IN WIDTH, THAT CONNECTS A DRIVEWAY OR PUBLIC STREET TO AN EXTERIOR DOOR. (§160-214.B(1))
    B. IN DETERMINING THE REQUIRED GREEN AREA FOR FLAG LOTS, THE AREA LOCATED IN THE ACCESS STRIP SHALL NOT BE INCLUDED (§160-214.B(2))
    C. THE PERVIOUS LAND AREA WITHIN EASEMENTS HAVING OVERHEAD UTILITY FACILITIES OR STRUCTURES MAY BE ASSIGNED 1/4 CREDIT TOWARD GREEN AREA REQUIREMENTS. (§160-214.B(3))
    D. THE PERVIOUS LAND AREA WITHIN EASEMENTS HAVING ONLY UNDERGROUND UTILITY FACILITIES OR STRUCTURES MAY BE ASSIGNED 1/2 CREDIT TOWARD GREEN AREA REQUIREMENTS; THIS SHALL INCLUDE BUILDINGS, STRUCTURES OR PARTS THEREOF WHEN SITUATED UNDERGROUND AND COVERED WITH GREEN AREA AS DEFINED IN THIS CHAPTER (§160-214.B(4)
    E. AREA WITHIN EXISTING ROAD AND UTILITY RIGHTS-OF-WAY SHALL NOT BE INCLUDED WITH GREEN AREA CALCULATIONS. A GREEN AREA CREDIT FOR THAT PORTION OF THE LOT AREA LOCATED BETWEEN THE EXISTING LOT LINE AND THE FUTURE ULTIMATE RIGHT-OF-WAY WHICH IS OFFERED FOR DEDICATION AND WHICH REMAINS UNBUILT UPON MAY BE UTILIZED IN ACHIEVING THE MINIMUM REQUIREMENTS FOR GREEN AREA (§160-214.B(5))
    F. AREAS DEVOTED TO PERMANENT LANDSCAPING AND CONSISTING OF PERVIOUS MATERIALS LOCATED WITHIN OFF-STREET PARKING AND LOADING AREAS MAY BE INCLUDED FOR THE PURPOSE OF GREEN AREA CALCULATIONS. REQUIRED PARKING AREA [SEE § 160-192B(1)(F)] PLANTED AS A GREEN AREA AND SET ASIDE FOR FUTURE PARKING NEEDS SHALL NOT CONSTITUTE A PART OF GREEN AREA CALCULATIONS, FOR THE PURPOSES OF THIS CHAPTER. (§160-214.B(6))
    G. ANY LOT USED OR OCCUPIED IN THE R-3B LOW-INTENSITY MULTIFAMILY ZONING DISTRICT SHALL BE PROVIDED WITH THE MINIMUM GREEN AREA OF 60% (§160-214.C(1))
    H. GREEN AREA REQUIREMENTS FOR ASSEMBLED TRACTS WITH COMMON OPEN SPACE. ON ANY TRACT, EXCEPT WITHIN THE R-1, R-5, R-6 AND R-7 DISTRICTS, WHERE COMMON OPEN SPACE HAS BEEN ASSEMBLED AS A PART OF THE PLAN AND PRESERVED FROM FUTURE DEVELOPMENT IN A MANNER AND CONFIGURATION APPROVED BY THE PLANNING COMMISSION, THEN THE AMOUNT OF OPEN SPACE THAT QUALIFIES AS GREEN AREA MAY BE DEDUCTED ON A PRO-RATA BASIS FROM THE AMOUNT OF GREEN AREA OTHERWISE REQUIRED FOR EACH INDIVIDUAL LOT. HOWEVER, IN NO EVENT SHALL ANY INDIVIDUAL LOT CREATED BE LESS THAN THE MINIMUM SIZE REQUIRED FOR THE DISTRICT BY THIS CHAPTER. (§160-214.D)
    I. GREEN AREA REQUIREMENTS FOR PARKING LOTS AND LOADING AREAS. A MINIMUM OF 10% OF ALL PAVED PARKING AREAS IN EXCESS OF 2,000 SQUARE FEET PER EACH LOT, WHETHER CONSTRUCTED IMMEDIATELY OR RESERVED FOR FUTURE NEEDS, SHALL BE DEVOTED TO PERMANENT GREEN AREAS, WHICH MUST BE INTERSPERSED WITHIN THE PAVED PARKING AREAS TO CHANNEL TRAFFIC OR DIVIDE PARKING SPACES, AND SHALL BE LANDSCAPED IN ACCORDANCE WITH THE PROVISIONS OF § 160-108. THE EXACT DESIGN AND LOCATION OF THE GREEN AREAS, AS WELL AS THE LANDSCAPE MATERIAL THEREIN, SHALL BE DISCUSSED ON THE LAND DEVELOPMENT, SUBDIVISION OR SITE PLAN AND BE PERMANENTLY MAINTAINED AS SUCH (§160-214.E)

THIS DRAWING HAS BEEN PREPARED BASED ON A ZONING PLAN DATED 12/29/2025, LAST REVISED 02/25/2026.

14. HOMEOWNERS' ASSOCIATION REQUIREMENTS
    A. THE DEVELOPERS SHALL PROVIDE TO THE TOWNSHIP A DESCRIPTION OF THE ORGANIZATION, INCLUDING ITS BYLAWS AND METHODS FOR MAINTAINING THE DEED-RESTRICTED OPEN SPACE. (§160-211.B(1))
    B. THE ORGANIZATION SHALL BE ESTABLISHED BY THE DEVELOPERS AND SHALL BE OPERATING (WITH FINANCIAL SUBSIDIZATION BY THE DEVELOPERS, IF NECESSARY) BEFORE THE SALE OF ANY LOTS WITHIN THE DEVELOPMENT (§160-211.B(2))
    C. MEMBERSHIP IN THE ORGANIZATION IS MANDATORY FOR ALL PURCHASERS OF HOMES THEREIN AND THEIR SUCCESSORS (§160-211.B(3))
    D. THE ORGANIZATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF AND INSURANCE AND TAXES ON THE DEED-RESTRICTED COMMON OPEN SPACE (§160-211.B(4))
    E. THE MEMBERS OF THE ORGANIZATION SHALL SHARE EQUITABLY THE COSTS OF MAINTAINING AND DEVELOPING DEED-RESTRICTED COMMON OPEN SPACE, IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED BY THEM (§160-211.B(5))
    F. IN THE EVENT OF ANY PROPOSED TRANSFER OF DEED-RESTRICTED COMMON OPEN SPACE LAND BY THE HOMEOWNERS' ASSOCIATION WITHIN THE METHODS HERE PERMITTED OR OF THE ASSUMPTION OF MAINTENANCE OF DEED-RESTRICTED COMMON OPEN SPACE LAND BY THE TOWNSHIP AS HEREINAFTER PROVIDED, NOTICE OF SUCH ACTION SHALL BE GIVEN TO ALL PROPERTY OWNERS WITHIN THE DEVELOPMENT. (§160-211.B(6))
    G. THE ORGANIZATION SHALL HAVE OR HIRE ADEQUATE STAFF TO ADMINISTER COMMON FACILITIES AND MAINTAIN DEED-RESTRICTED COMMON OPEN SPACE. (§160-211.B(7))
    H. THE PROPERTY OWNERS' ORGANIZATION MAY LEASE BACK DEED-RESTRICTED OPEN SPACE LAND TO THE DEVELOPER, HIS HEIRS OR ASSIGNS OR TO ANY OTHER QUALIFIED PERSON OR CORPORATION FOR OPERATION AND MAINTENANCE OF THE DEED-RESTRICTED OPEN SPACE LANDS, BUT SUCH A LEASE AGREEMENT SHALL PROVIDE THAT THE RESIDENTS OF THE DEVELOPMENT SHALL AT ALL TIMES HAVE ACCESS TO THE OPEN SPACE LANDS CONTAINED THEREIN, THAT THE COMMON OPEN SPACE TO BE LEASED SHALL BE MAINTAINED FOR THE PURPOSES SET FORTH IN THIS CHAPTER AND THAT THE OPERATION OF OPEN SPACE FACILITIES MAY BE FOR THE BENEFIT OF THE RESIDENTS ONLY OR MAY BE OPEN TO THE RESIDENTS OF THE TOWNSHIP (§160-211.B(8)(A))
    I. THE LEASE SHALL BE SUBJECT TO THE APPROVAL OF THE TOWNSHIP, AND ANY TRANSFER OR ASSIGNMENT OF THE LEASE SHALL BE FURTHER SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS. LEASE AGREEMENTS SO ENTERED UPON SHALL BE RECORDED WITH THE RECORDER OF DEEDS OF MONTGOMERY COUNTY WITHIN 30 DAYS OF THEIR EXECUTION, AND A COPY OF THE RECORDED LEASE SHALL BE FILED WITH THE SECRETARY OF THE TOWNSHIP (§160-211.B(8)(B))

15. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

16. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

17. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42091C0270G. WHICH BEARS AN REVISED DATE OF MARCH 2, 2016. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

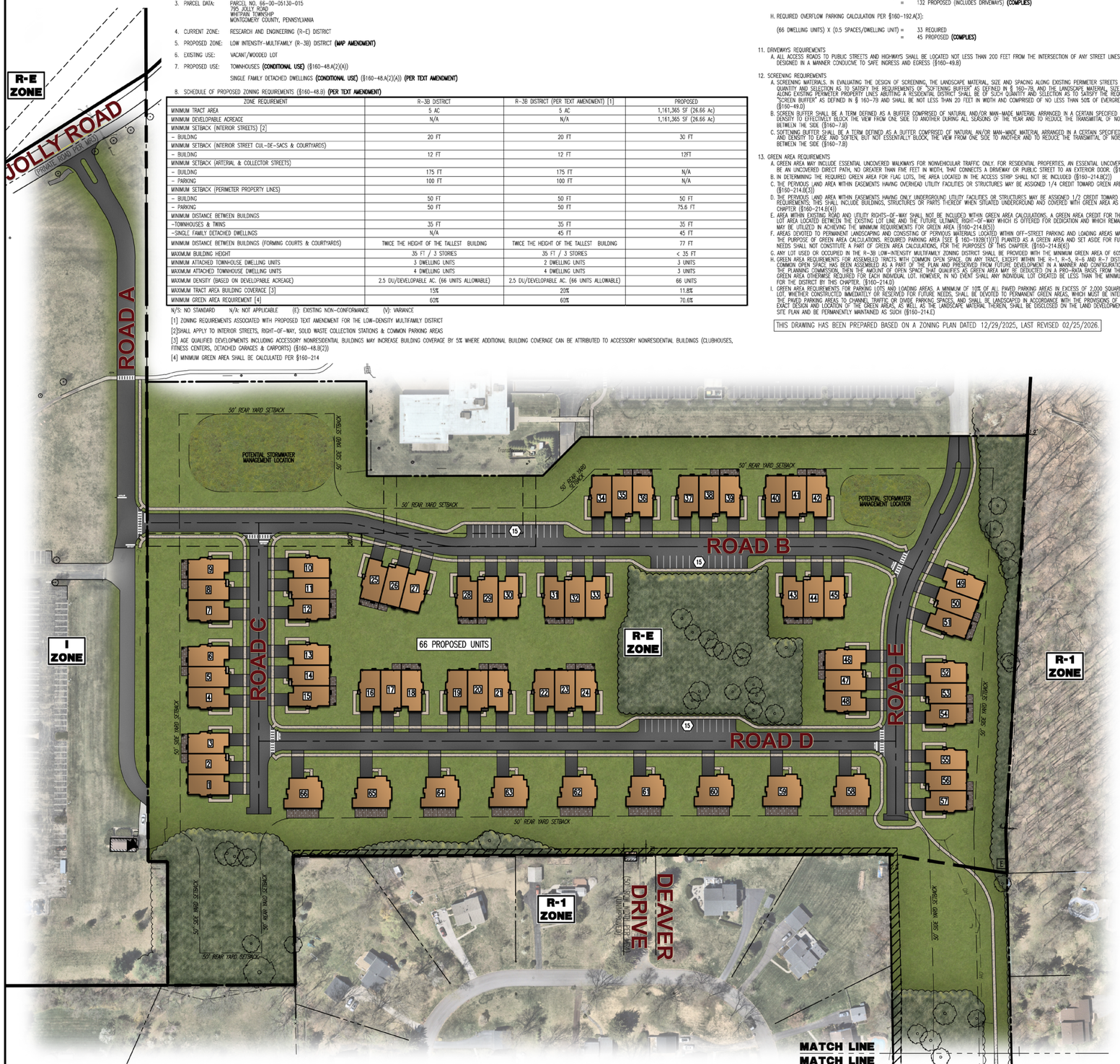
18. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

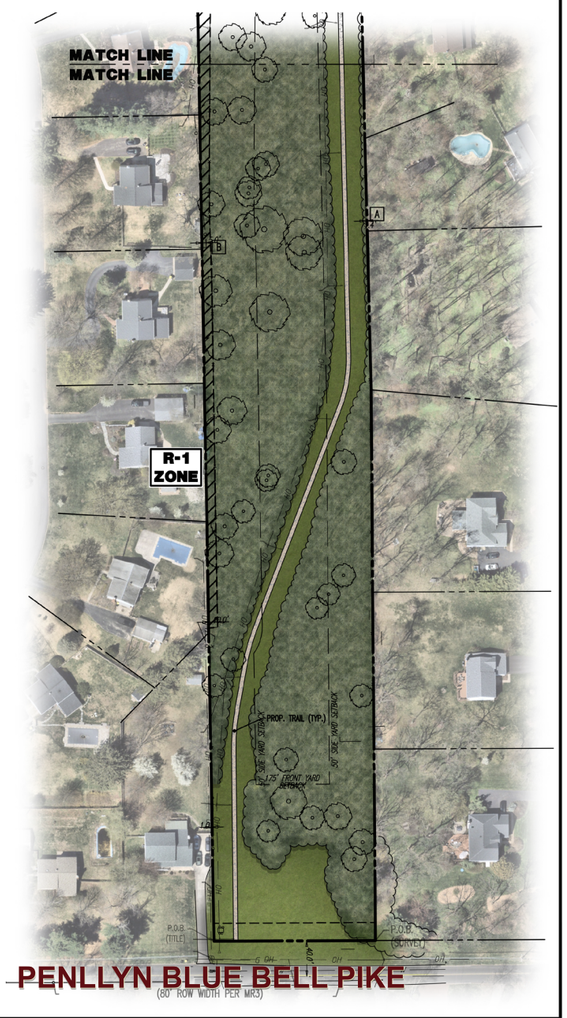
19. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICPAL ORDINANCES.

20. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

21. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

GRAPHIC SCALE
-80 0 40 80 160 320
(IN FEET)
1 INCH = 80 FT.





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DYNAMIC ENGINEERING CONSULTANTS | SURVEY • TRANSPORT

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: AJH | DESIGNED BY: MTM | CHECKED BY: JAG | CHECKED BY: –

PROJECT: **795 JOLLY ROAD PARTNERS LLC**
PROPOSED RESIDENTIAL DEVELOPMENT
PARCEL NO. 66-00-05130-015
795 JOLLY ROAD
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA
PROFESSIONAL ENGINEER

TITLE:
OVERALL ZONING PLAN RENDERING

SCALE: (H) 1"=80' (V) | DATE: 04/28/2026
PROJECT No: 1527-24-00291

SHEET No: 1 OF 1 | Rev. #: 0