



GENERAL INFORMATION

TAX MAP PARCEL NUMBER: 20-016-073
 SITE ADDRESS: 1268 EDGEWOOD RD, YARLEY, PA 19067
 OWNER: QUAKER GROUP BUICKS ASSOCIATES, INC.
 1103 LAUREL OAK ROAD
 SUITE 103
 VORHEES, NJ 08043
 LAND RECORD BOOK 2785 PAGE 1620
 APPLICANT: JPO-FILEDSTONE, L.P.
 1819 JOHN F KENNEDY BLVD
 SUITE 360
 PHILADELPHIA, PA 19103

LOT COMPLIANCE TABLE

LOT 1 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 2 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 3 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 4 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 5 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 6 - 65' LOT WIDTH (DUE TO LOCATION IN CUL-DE-SAC)
LOT 7 - 65' LOT WIDTH (DUE TO LOCATION IN CUL-DE-SAC)
LOT 8 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS FOR NON-FLAG LOT
LOT 9 - 65' LOT WIDTH (DUE TO LOCATION IN CUL-DE-SAC)
LOT 10 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 11 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 12 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 13 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 14 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 15 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 16 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 17 - 65' LOT WIDTH (DUE TO LOCATION IN LOOP ROAD)
LOT 18 - 65' LOT WIDTH (DUE TO LOCATION IN LOOP ROAD)
LOT 19 - 65' LOT WIDTH (DUE TO LOCATION IN LOOP ROAD)
LOT 20 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 21 - 65' LOT WIDTH (DUE TO LOCATION IN LOOP ROAD)
LOT 22 - 65' LOT WIDTH (DUE TO LOCATION IN LOOP ROAD)
LOT 23 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 24 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 25 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 26 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 27 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 28 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 29 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 30 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 31 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS
LOT 32 - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS

SITE DESIGN REQUIREMENTS

SECTION 200-20. PERMITTED USES.
 EXISTING ZONING DISTRICT: R2 - RESIDENTIAL DISTRICT
 PROPOSED USE: OPEN SPACE CLUSTER (PERMITTED BY RIGHT)

REQUIRED	PROPOSED	
MIN. % OF BASE SITE AREA CLASSIFIED AS RESOURCE PROTECTION LAND:	51%	64%**
MAX. DENSITY ON NET BUILDABLE SITE AREA:	3.5	1.2
MIN. NET LOT AREA (SF)**:	10,000 SF.	11,440 SF
MIN. AVERAGE NET LOT AREA (SF):	12,500 SF.	16,188 SF

SECTION 200-22. LOT AREA AND YARD REQUIREMENTS FOR DWELLING*
 REQUIRED PROPOSED

REQUIRED	PROPOSED	
MIN. LOT WIDTH AT BUILDING LINE (12,500 SF. LOT)	85'	65'
LOTS 6, 7, 9, 17, 18, 19, 21, 22 HAVE LOT WIDTH < 85'. ALL OTHERS ≥ 85'		
MIN. BUILDING SETBACKS (12,500 SF. LOT)**:		
FRONT YARD:	30.0'	30.0'
SIDE YARD:	15.0'	15.0'
REAR YARD:	45.0'	45.0'
MAX. BUILDING HEIGHT:	35.0'	45.0'

SECTION 200-23. IMPERVIOUS SURFACE REQUIREMENTS.
 REQUIRED PROPOSED

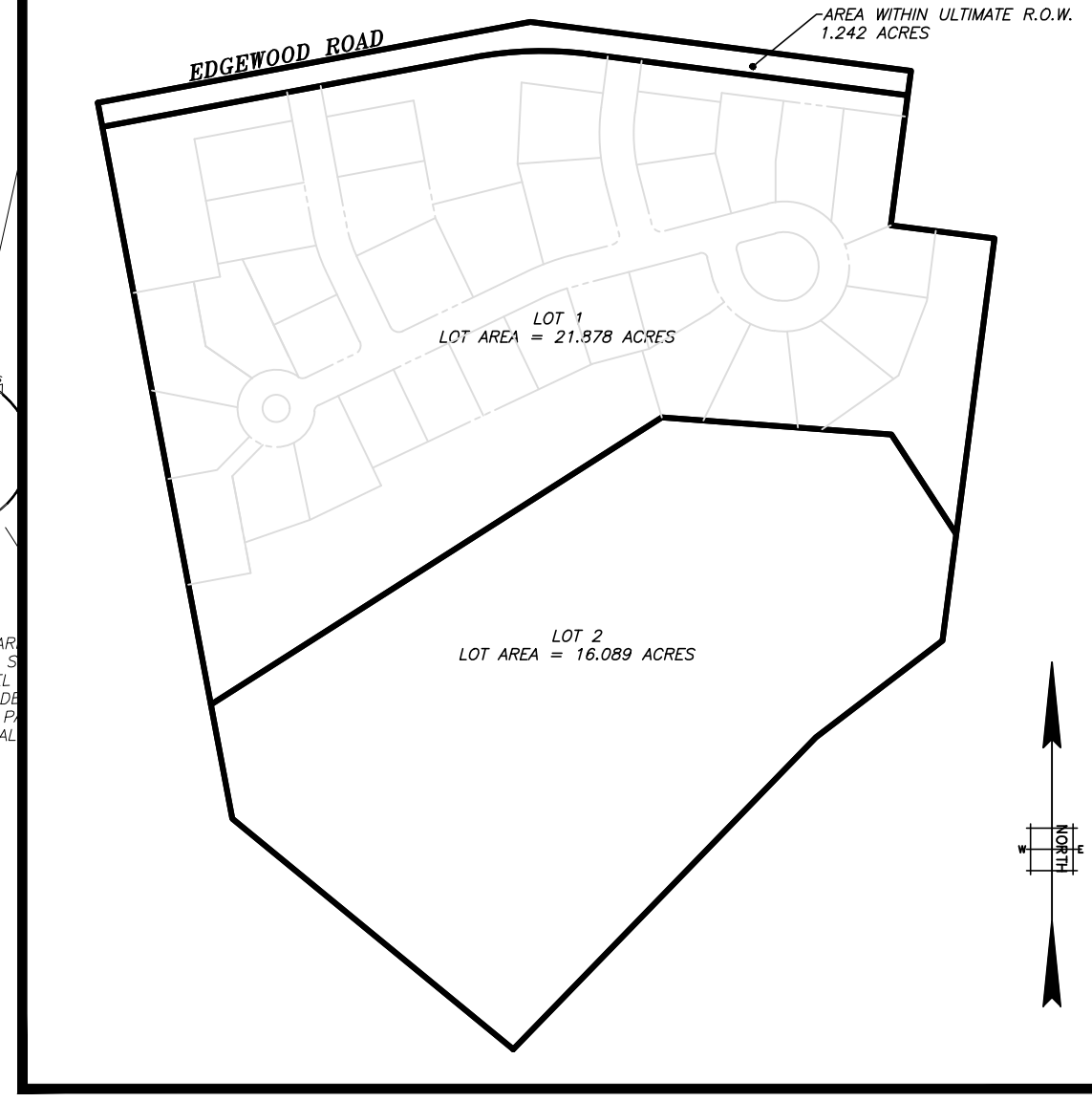
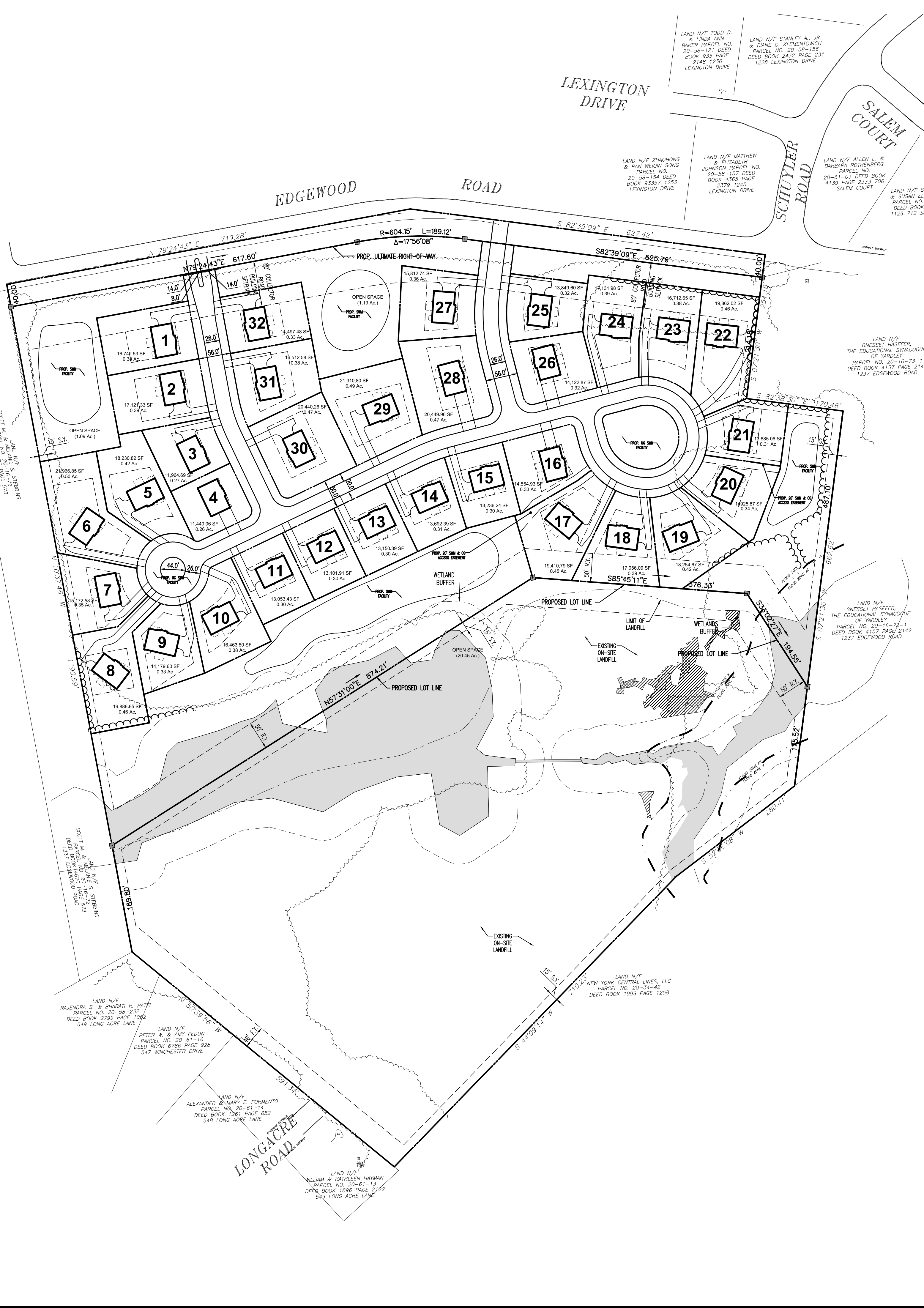
REQUIRED	PROPOSED	
MAX. IMPERVIOUS COVERAGE BY DEVELOPER:	VARIABLES BY LOT SIZE	MEETS REQUIREMENT
MAX. IMPERVIOUS COVERAGE BY OWNER:	VARIABLES BY LOT SIZE	MEETS REQUIREMENT

SECTION 200-79. STANDARDS FOR OFF-STREET PARKING ACCORDING TO USE
 REQUIRED PROPOSED

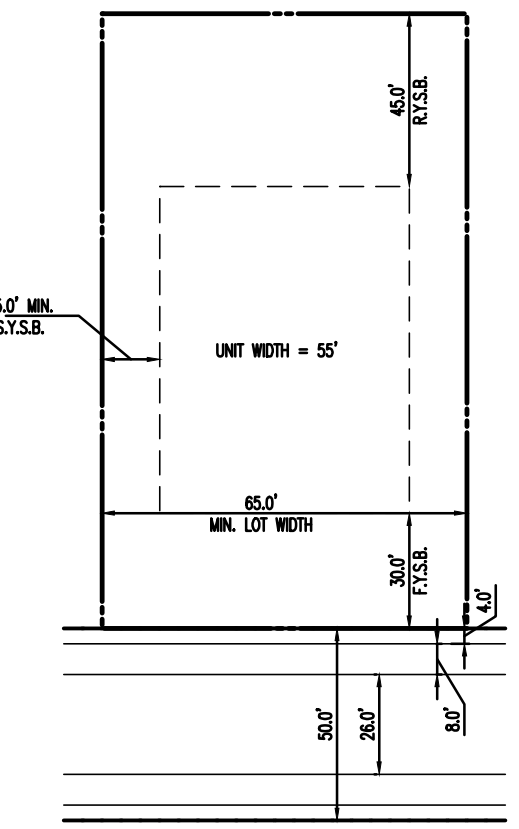
REQUIRED	PROPOSED	
SINGLE FAMILY DETACHED:	2 PER UNIT	2 PER UNIT

NOTES:
 * LOT AREA AND YARD REQUIREMENTS LISTED ABOVE ARE BASED UPON ORDINANCE REQUIREMENTS FOR 12,500 SF LOT MINIMUM.
 ** (RESOURCE PROTECTED + OPEN SPACE)/SITE AREA
 24.251/37.9676 = 6.387
 *** LOT 8 MEETS NON-FLAG LOT AREA AND YARD REQUIREMENTS, HOWEVER REQUIRES RELIEF FROM SECTION 200-65.B AND 200-65.E FOR FLAG LOTS.
 THIS DRAWING IS BASED ON A SKETCH PLAN BY BOHLER ENGINEERING ENTITLED "FIELDSTONE HARRIS TRACT", "SKETCH PLAN" DATED 07/16/2014.
 THIS DRAWING ALSO REFERENCES SURVEY INFORMATION BASED ON A PLAN FROM ASH ASSOCIATES, INC. ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR 1268 EDGEWOOD ROAD, YARLEY, PA 19067", DATED 04/14/2015.

PROJECT INFORMATION: JPO-FILEDSTONE, L.P. 1819 JOHN F KENNEDY BLVD SUITE 360 PHILADELPHIA, PA 19103
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 LAST SAVED DATE AND TIME: 18 OCT 2017, 10:33PM
 LAST SAVE BY: Athompson



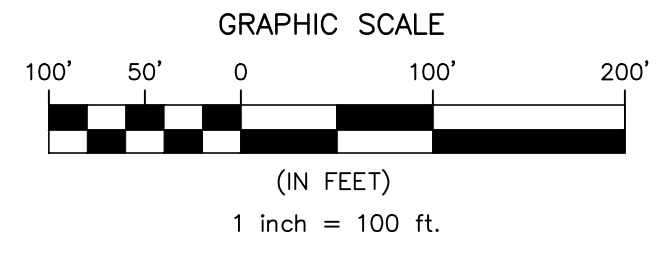
OVERALL SITE MAP
 SCALE: 1"=500'



TYPICAL LOT SETBACK DETAIL
 SCALE: 1"=50'

LEGEND

EXISTING	PROPOSED
[Symbol]	TRACT BOUNDARY
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	EASEMENT
[Symbol]	EDGE OF PAVEMENT
[Symbol]	CURB
[Symbol]	BUILDINGS
[Symbol]	CONCRETE MONUMENTS
[Symbol]	IRON PINS



NO.	BY	REVISIONS	DATE

CHRISTOPHER W. JENSEN, P.E.
 LICENSED PROFESSIONAL ENGINEER

02/28/2017
 COMMONWEALTH OF PENNSYLVANIA
 LICENSE NO. PE-070664

J.P. ORLEANS
FIELDSTONE HARRIS TRACT
 LOWER MAKEFIELD TOWNSHIP, BUICKS COUNTY, PENNSYLVANIA

SKETCH PLAN - 32 LOTS

T&M AND ASSOCIATES
 YOUR GOALS. OUR MISSION.
 525 PLYMOUTH ROAD, SUITE 315
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DESIGNED BY: ROP	DRAWING: SK-13
CHECKED BY: CWJ	SHEET: 1
DRAWN BY: ROP	OF: 1
DATE: 10/26/2017	
SCALE: 1"=100'	
PROJ. NO: JPCR-00040	