

GENERAL INFORMATION

TAX MAP PARCEL NUMBER: 20-016-073
 SITE ADDRESS: 1269 EDGEWOOD RD, YAROLEY, 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 300
 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 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 7 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 8 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 9 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| 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 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 18 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 19 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 20 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 21 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 22 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| 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 |
| LOT 33 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 34 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 35 | - FULLY COMPLIES WITH LOT AREA AND YARD REQUIREMENTS |
| LOT 36 | - 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) | | |
| SECTION 200-22.1. REQUIREMENT FOR OPEN SPACE CLUSTER DEVELOPMENT | | |
| MIN. % OF BASE SITE AREA CLASSIFIED AS RESOURCE PROTECTION LAND: | 51% | 64%** |
| MAX. DENSITY ON NET BUILDABLE SITE AREA: | 3.5 | 1.4 |
| MIN. NET LOT AREA (SF):*** | 10,000 SF. | 11,220 SF |
| MIN. AVERAGE NET LOT AREA (SF):*** | 12,500 SF. | 13,500 SF |
| SECTION 200-22. LOT AREA AND YARD REQUIREMENTS FOR DWELLING* | | |
| MIN. LOT WIDTH AT BUILDING LINE (12,500 SF. LOT) | 85' | 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' |
| MIN. LOT WIDTH AT BUILDING LINE (MIN. 34,000 SF. LOT) FLAG LOT #B: | 110' | 159' |
| MIN. BUILDING SETBACKS (MIN. 34,000 SF. LOT) FLAG LOT #B: | | |
| FRONT YARD: | 40.0' | 40.0' |
| SIDE YARD: | 15.0' | 15.0' |
| REAR YARD: | 50.0' | 50.0' |
| MAX. BUILDING HEIGHT: | 35.0' | 45.0' |

SECTION 200-23. IMPERVIOUS SURFACE REQUIREMENTS

| | | |
|--|--------------------|-------------------|
| MAX. IMPERVIOUS COVERAGE BY DEVELOPER: | VARIES BY LOT SIZE | MEETS REQUIREMENT |
| MAX. IMPERVIOUS COVERAGE BY OWNER: | VARIES BY LOT SIZE | MEETS REQUIREMENT |

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

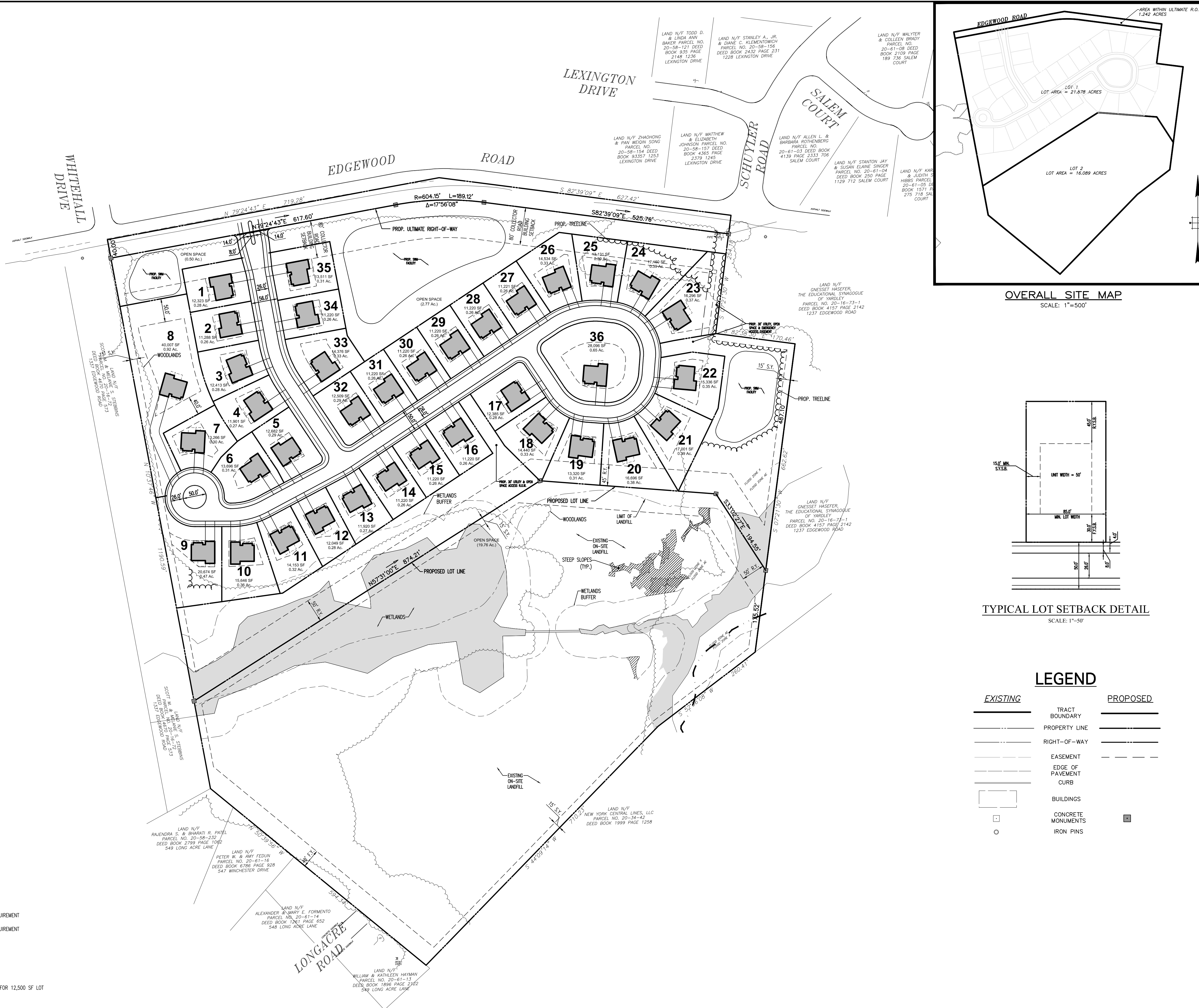
| | | |
|-------------------------|---------------------|---------------------|
| SINGLE FAMILY DETACHED: | REQUIRED 2 PER UNIT | PROPOSED 2 PER UNIT |
|-------------------------|---------------------|---------------------|

NOTES:

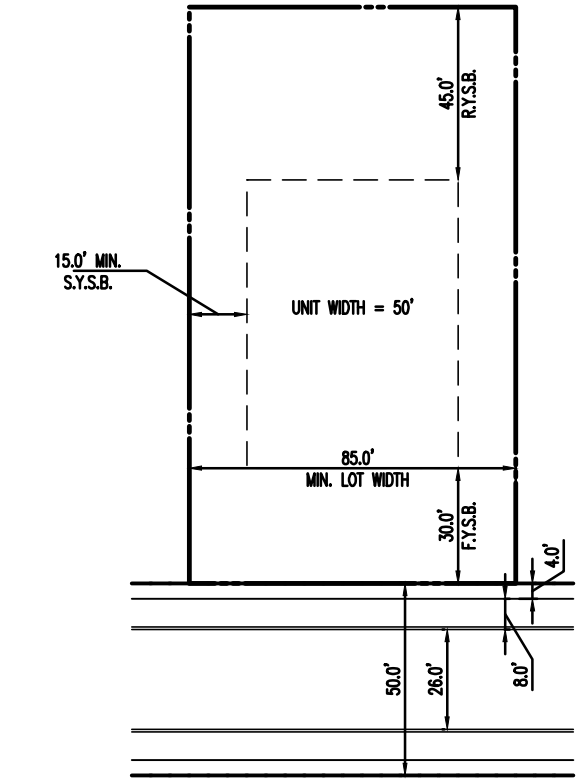
* LOT AREA AND YARD REQUIREMENTS LISTED ABOVE ARE BASED UPON ORDINANCE REQUIREMENTS FOR 12,500 SF LOT MINIMUM.
 ** (RESOURCE PROTECTED + OPEN SPACE)/SITE AREA
 24,147/37,967% = 63.60
 *** INDIVIDUAL LOT AREAS SHOWN ON PLAN ARE GROSS LOT AREA
 THIS DRAWING IS BASED ON A SKETCH PLAN BY BOHLER ENGINEERING ENTITLED "FILEDSTONE HARRIS TRACT", "SKETCH PLAN" DATED 07/16/2014.
 THIS DRAWING ALSO REFERENCES SURVEY INFORMATION BASED ON A PLAN FROM ASH ASSOCIATES, INC. ENTITLED "ALTA/ACM LAND TITLE SURVEY PREPARED FOR 1269 EDGEWOOD ROAD, YAROLEY, PA 19067, DATED 04/14/2015.

PROJECT INFORMATION: JPO-FILEDSTONE, L.P. 1819 JOHN F KENNEDY BLVD SUITE 300 PHILADELPHIA, PA 19103
 FILE PATH: G:\Projects\JPO\000-000\Plans\20-016-073\20-016-073.dwg
 LAST SAVED DATE AND TIME: 29 Sep 2017, 3:32PM
 LAST SAVE BY: Dmattson

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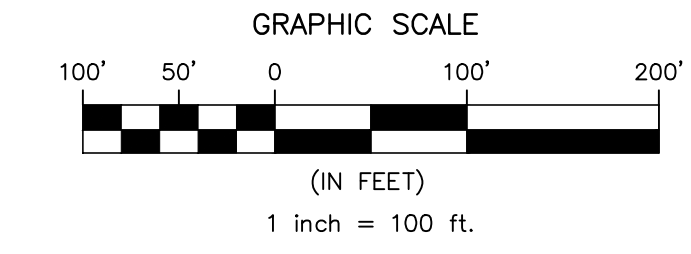
OVERALL SITE MAP
SCALE: 1"=500'



TYPICAL LOT SETBACK DETAIL
SCALE: 1"=50'

LEGEND

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



| | | | |
|-----|----|-----------|------|
| NO. | BY | REVISIONS | DATE |
| | | | |
| | | | |
| | | | |
| | | | |

CHRISTOPHER W. JENSEN, P.E.
 LICENSED PROFESSIONAL ENGINEER
 COMMONWEALTH OF PENNSYLVANIA
 LICENSE NO. PE-078664
 02/28/2017
 DATE

JP ORLEANS
 FIELDSTONE
 HARRIS TRACT
 LOWER MAKEFIELD TOWNSHIP, BUICKS COUNTY, PENNSYLVANIA
 SKETCH PLAN - 36 LOTS

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| | | | |
|-------------|------------|-----------|------------|
| DESIGNED BY | ROP | DRAWING | SK-11A |
| CHECKED BY | CWJ | SHEET | 1 |
| DRAWN BY | ROP | PROJ. NO. | JPOR-00040 |
| DATE | 09/29/2017 | | |
| SCALE | 1"=100' | | |
| | | | OF 1 |