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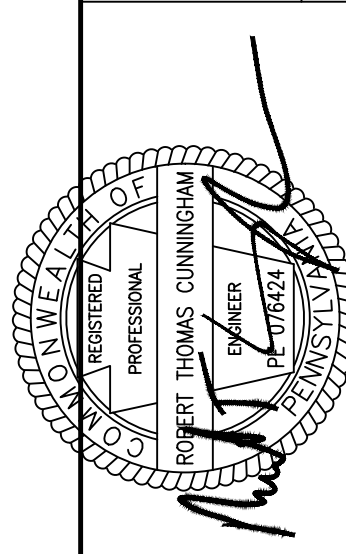
**ENGINEERING**

REVISIONS	Description	Date
1	ISSUED FOR PERMITTING	06/06/2025
2	CONSTRUCTION PHASE AND STAGE	06/06/2025
3	10 WORKING DRAWINGS	06/06/2025
4	STOP & CALL	06/06/2025
5	UTILITY LOCATIONS AS SHOWN ON	06/06/2025
6	IS THE RESPONSIBILITY OF THE	06/06/2025
7	CONTACT UTILITY COMPANIES PRIOR	06/06/2025
8	TO ANY EXCAVATION	06/06/2025

FARM'S EDGE AT SHADY BROOK

TMP # 22-031-024
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PA

CONCEPTUAL SITE PLAN

**ROBERT T. CUNNINGHAM, P.E.**
PA #076424











NOTES:

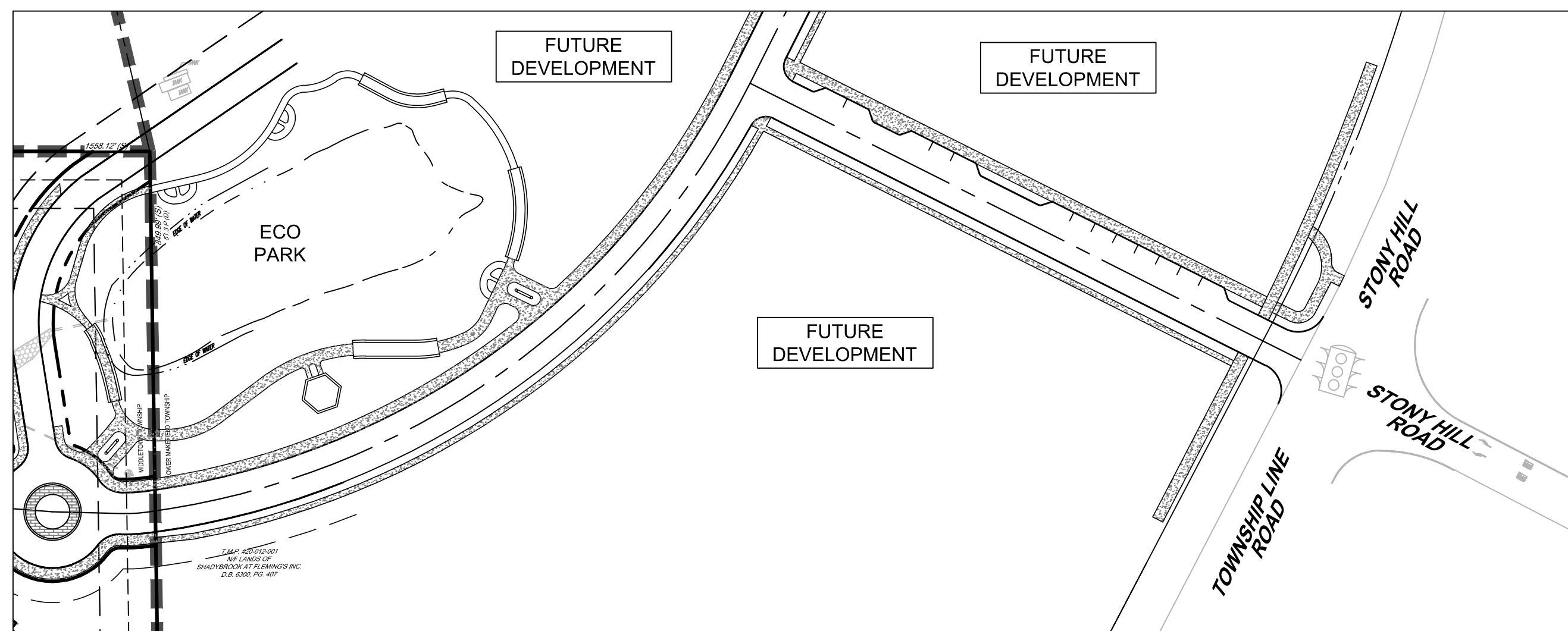
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED APRIL 24, 2024.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
- THIS PLAN HAS BEEN PREPARED WITH A REQUEST TO REZONE THE SUBJECT PROPERTY TO AGO - AGE-QUALIFIED COMMUNITY DISTRICT. THE SITE IS CURRENTLY ZONED RA-1 - RESIDENCE - AGRICULTURAL DISTRICT.
- THIS DEVELOPMENT HAS BEEN DESIGNED AS A PLANNED COMMUNITY AS DEFINED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE. ANY INTERIOR LOT LINE SHOWN ARE TO DEMONSTRATE COMPLIANCE WITH THE ZONING ORDINANCE ONLY.
- ELEVATION INFORMATION IS BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL DATUM ID BASED ON 1983 STATE COORDINATE SYSTEM.
- REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (800-242-1776).
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 432 OF 532, COMMUNITY MAP NO. 4201700432J WHICH BEARS AM EFFECTIVE DATE OF MARCH 16, 2015.

- UNIT TYPES:
- SINGLES - 42 UNITS
 - TOWNS - 14 UNITS
 - TOWNS - 73 UNITS

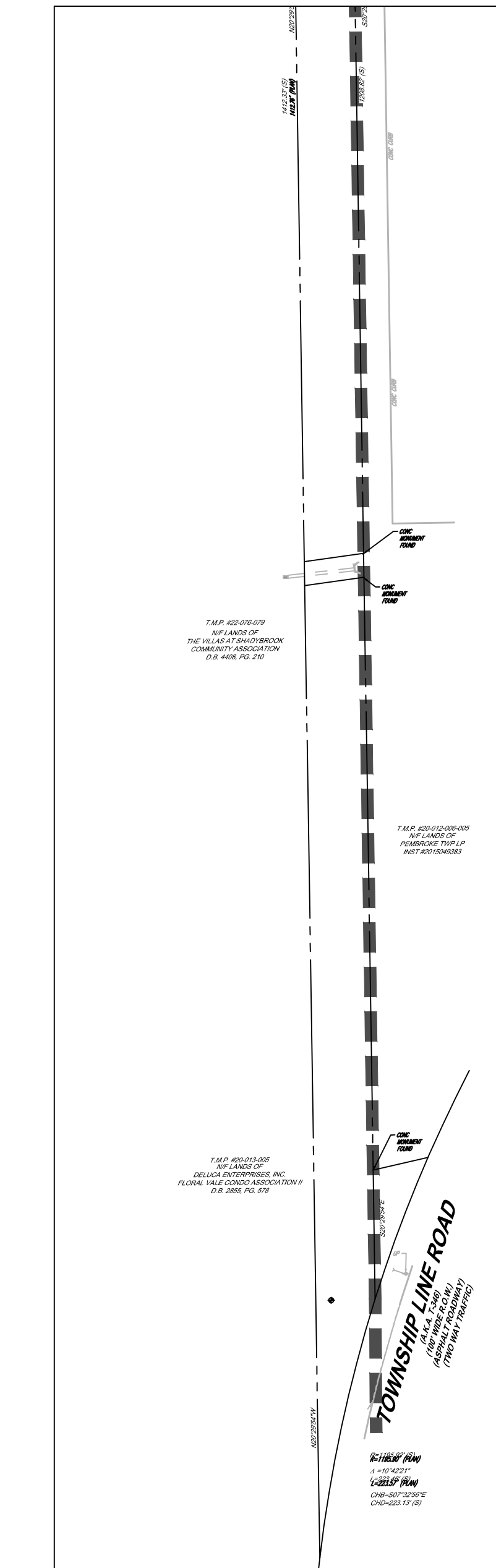
TOTAL UNITS = 129

IMPERVIOUS COVERAGE CALCULATIONS		
Site Area Calculations		
	SF	AC
Gross Lot Area	2,339,098	53.698
ROW Area	0	0.000
Total Lot Area	2,339,098	53.698
Existing Impervious Area		
Existing Buildings and Features	16,820	0.386
Existing Driveway	302,131	6.936
Existing Walkways, Walls, and Pads	3,929	0.090
Total Existing Impervious	322,880	7.412
Proposed Impervious Area		
Existing Dwelling To Remain	3,902	0.090
Existing Driveway To Remain	3,651	0.088
Proposed Club House	4,652	0.107
Proposed Dwellings	336,416	7.723
Proposed Roadways & Curb	187,797	4.311
Proposed Driveways	76,480	1.756
Proposed Sidewalk	61,528	1.412
Proposed Trail	18,584	0.427
Total Proposed Impervious	693,210	15.914
Total Proposed Impervious Coverage	29.64%	
Total Proposed Building Coverage	14.7%	

LEGEND	
	PROPERTY LINE
	R.O.W. LINE
	ROAD CENTERLINE
	BUILDING SETBACK LINE
	SUBDIVISION LINE
	TOWNSHIP BOUNDARY
	BUILDING
	CONCRETE
	IRON PIN
	MONUMENT



ROADWAY CONNECTION TO THE SIGNALIZED INTERSECTION AT STONY HILL ROAD INSET



TOWNSHIP LINE ROAD CONNECTOR INSET

