QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
Quakertown Borough
*Quakertown Community School District
Richland Township
Richlandtown Borough
Trumbauersville Borough

MEMORANDUM

TO: Quakertown Area Planning Committee

FROM: Matthew M. Walters, Secretary

SUBJECT: Monthly Meeting

DATE: August 7, 2026

The Quakertown Area Planning Committee will hold its monthly meeting on **Tuesday, August 11th, 2026,** at **7:00 p.m.** in the **Council Chambers** at Quakertown Borough Hall, located at 35 North Third Street, Quakertown, PA.

AGENDA

1. Call to Order
2. Public Comment
3. Approval of Minutes of July 14, 2026
4. Conditional Use Application for Brookfield Estates—Milford Township
5. Old Business/New Business
6. Approval of Invoice
7. Adjournment

Also, as a courtesy to those members who plan on attending **Tuesday** night's meeting, I am asking members who will not be able to attend the meeting to kindly **notify me** by noon on **Monday, August 10th, 2026**. Thank you.

MMW

*Note: A Quakertown Community School District representative will serve as Chairperson for the 3rd Quarter (July – September).

QUAKERTOWN AREA PLANNING COMMITTEE
MONTHLY MEETING
July 14, 2026

The monthly meeting of the Quakertown Area Planning Committee (QAPC) was called to order at 7:03 p.m. by Chair Chris Spear (Quakertown Community School District). The following members were in attendance: Ed Child (Trumbauersville Borough); Tim Ritter (Quakertown Borough); Adam Sherwin (Quakertown Borough); and Rusty Taft (Haycock Township). Also in attendance: Matt Walters (Bucks County Planning Commission).

Public Comment

There was no public comment

Approval of Minutes of June 9, 2026

Matt Walters presented the meeting minutes for the June 2026 meeting. On a motion by Rusty Taft, with a second by Adam Sherwin, the minutes of June 9, 2026, monthly meeting were unanimously approved.

Preliminary Plan of Land Development for Brookfield Estates—Milford Township

The Committee reviewed the proposal to subdivide a 122.694-acre site, consisting of three tax parcels, into 106 lots with single-family dwellings. Lots range in size from 10,211 square feet to 36,056 square feet. Five areas of open space, totaling 67.86 acres, are proposed for the site. A 60-foot-wide right-of-way at the eastern boundary of the site is included for a future extension of Portzer Road.

The Committee discussed the proposal and voted to endorse the recommendations in the Bucks County Planning Commission review (BCPC #10037-B, dated July 14, 2026) and directed Matt Walters to draft comments related to snow removal, street width, stormwater management waivers, electric utility lines, front lot setbacks, and adjacent stormwater coordination. On a motion by Tim Ritter, with a second by Rusty Taft, the Committee unanimously voted to provide a review letter with the noted comments.

Old Business/New Business

Committee members gave updates and discussed local development projects.

Approval of Invoices

Matt Walters presented draft invoices from the Bucks County Planning Commission for planning services provided in May and June 2026. On a motion by Ed Child, with a second by Rusty Taft, the Committee unanimously approved the BCPC invoice for May 2026 in the amount of $302.50 and June 2026 in the amount of $385.00.

Adjournment

On a motion by Ed Child, with a second by Tim Ritter, the Committee unanimously voted to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Matthew M. Walters

Matthew M. Walters, Secretary

Rev. 01/23

Milford Township
2100 Krammes Road
Quakertown, Pa. 18951
V(215) 536-2090 — F(215) 529-9127

Office Use Only
Tax Parcel #: _____ *District:* ____
Date Rcvd: _____ *Mtg Held On:* _____

Application for a Conditional Use, Curative Amendment, or Rezoning hearing before the Milford Township Board of Supervisors

Owner of Record: Quakertown Community School District
Owner's Name(s): Equitable Owner/Applicant: D.R. Horton
Business Name: _____
Mailing Address: Quakertown Community School District: ~~100 Commerce Drive, Quakertown, PA 18951~~
D.R. Horton: 489 Devon Park Dr., Suite 320, Wayne, PA 19087

Quakertown Community School District: 215-529-2000
D.R. Horton: 610-564-7830
Phone (H): _____
Phone (W) _____
Email: D.R. Horton: jmtallman@drhorton.com

Location of Property: West Pumping Station Road & Old Bethlehem Pike (23-015-036, 23-015-037, 23-015-039)
Present Use of Property: Agricultural Fields
Proposed Use or Change: B6 Performance Standard Subdivision for 106 Single-Family Homes

Include with application: one (1) copy of deed of title, eighteen (18) copies of plot plan showing existing and proposed structures, eighteen (18) copies of floor plans and elevations, if applicable, and full application fee. Please do not make multiple copies of the application sheet.

Applicant requests a (circle one) Conditional Use / Validity & Curative Amendment / Rezoning hearing before the Milford Township Board of Supervisors under Section(s) _____ of the Milford Township Portion of the Quakertown Area Zoning Ordinance as follows:

I hereby certify that the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my knowledge and belief. I further certify that I am authorized by all owners to make this application. I authorize township officials and / or engineers to enter this land for site inspections.

Signature of Applicant: _____ Date: 6/15/26

Application and fee of $_____ received by Milford Township Zoning Officer or authorized township representative.
Signature of township official: _____ Date: _____

PLEASE NOTE

Applications for Conditional Use must get an advisory opinion from the Milford Township Planning Commission prior to the hearing before the Milford Township Board of Supervisors. Applications involving developments of more than five acres shall also receive an opinion from the Quakertown Area Planning Committee (Milford Zoning Ordinance, Section 1302(c)). Applicant must attend all applicable hearings/meetings.

Fee Schedule:

36250 Conditional Use	$1,600.00 / $1,500.00 Escrow
36254 Rezoning	$7,500.00
36254 Validity & Curative Amendment	$10,000.00

D.R. Horton, Inc. Conditional Use Application Addendum

Milford Township, Bucks County, Pennsylvania

West Pumping Station Road & Old Bethlehem Pike

(Bucks County Tax Parcel Nos. 23-015-036, 23-015-037, and 23-015-039)

Applicant, D.R. Horton, Inc. ("Applicant"), is the equitable owner through a valid purchase agreement for the property located at West Pumping Station Road & Old Bethlehem Pike (Bucks County Tax Parcel Nos. 23-015-036, 23-015-037, and 23-015-039) (the "Property"). The Property is situated in the RD-Rural Development District, and contains a Total Site Area of 122.300 acres, with a Base Site Area of 117.597 acres.

Applicant proposes a B6 Performance Standard Subdivision of single-family detached dwellings as depicted in the accompanying plans, which meets requirements of Ordinance No. 184 as follows:

- the Property exceeds the minimum 50-acre requirement;
- adjoins the Village Center-1 zoning district; and
- proposes improvements for traffic impacts by way of a connector road from West

Pumping Station Road and Old Bethlehem Pike.

In addition, the proposed B6 Performance Standard Subdivision meets the general criteria for conditional use approval under Section 1108 of the Milford Township Zoning Hearing Ordinance ("Zoning Ordinance"), as the proposed development is:

1) in accordance with the Quakertown Area Comprehensive Plan and Section 105 of the Zoning Ordinance and is consistent with the spirit, purposes, and the intent of the Zoning Ordinance;

2) in the best interests of Milford Township, the convenience of the community, the public welfare, and is a substantial improvement to the property in the immediate vicinity;

3) suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

4) in conformance with all applicable requirements of the Zoning Ordinance and all municipal ordinances;

5) suitable in terms of effects on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard, and a traffic impact study has been submitted related to the proposed development; and

6) in accordance with sound standards of subdivision and land development practice.

In addition, the proposed development provides (a) adequate access to public roads without creating hazardous conditions, (b) does not adversely alter the character of stable neighborhoods and protects adjoining residents by way of adequate buffering, and (c) the natural resources on the Property are provided for on the accompanying plans in accordance with the Zoning Ordinance.

For these reasons, Applicant requests approval of the conditional use set forth in the application related to the Property, and will present evidence and testimony in support of same.

QUAKERTOWN AREA PLANNING COMMITTEE

Haycock Township
Milford Township
Quakertown Borough
Quakertown Community School District
Richland Township
Richlandtown Borough
Trumbauersville Borough

MEMORANDUM

TO: Milford Township Board of Supervisors
Milford Township Planning Commission

FROM: Quakertown Area Planning Committee

SUBJECT: Revised Preliminary Plan of Subdivision for Brookfield Estates

DATE: July 16, 2026

In accordance with Section 1402.d. of the *Milford Township Portion of the Quakertown Area Zoning Ordinance* and provisions in the Milford Township resolution, the Quakertown Area Planning Committee (QAPC) reviewed the above-referenced application at its meeting on July 14, 2026.

The applicant proposes to subdivide a 122.694-acre site consisting of three tax parcels into 106 lots with single-family dwellings. Lots range in size from 10,211 square feet to 36,056 square feet. Five areas of open space, totaling 67.86 acres, are proposed for the site. A 60-foot-wide right-of-way at the eastern boundary of the site is included for a future extension of Portzer Road.

The Committee discussed the proposal and voted to endorse the recommendations in the Bucks County Planning Commission review, BCPC #10037-B, dated July 14, 2026. In addition, the Committee offers the following comments for the township's consideration:

1. **Snow removal**—The Committee recommends the applicant demonstrate that the proposed street layout can be efficiently maintained during winter weather in accordance with Section 523.c.2. of the subdivision and land development ordinance (SALDO). Consideration should be given to roadway widths, on-street parking, sidewalk placement, and designated snow storage areas to ensure adequate access for snow removal operations and emergency vehicles.

2. **Street width**—Section 505.a. of the SALDO classifies West Pumping Station Road as a primary street and requires a minimum cartway width of 34 feet. Based on the plans submitted, the

existing roadway appears to be approximately 32 feet wide. Additionally, Section 505.b. authorizes the Board of Supervisors to require additional right-of-way where warranted. Given the anticipated increase in traffic associated with the proposed development, as well as nearby developments, the Committee is concerned that the existing roadway width may not be sufficient to safely accommodate additional vehicular traffic. We recommend evaluating the need to widen West Pumping Station Road to meet township standards and improve overall traffic safety.

3. **Stormwater management waivers**—The Committee expressed concern regarding the requested waivers from the stormwater management requirements, particularly where no supporting justification or rationale has been provided. Stormwater management standards are intended to protect downstream properties, water quality, and public infrastructure, and waivers should only be granted when a clear and compelling basis has been demonstrated.

4. **Electric utility lines**—The Committee recommends that the locations of existing and proposed electric utility lines be shown on the plans in accordance with Sections 701.i.8 and 701.i.14 of the SALDO. This information is necessary to evaluate potential conflicts with the proposed development.

5. **Front lot setbacks**—The Committee is concerned that the proposed lots along the frontage of West Pumping Station Road (Lots 1, 56, 57, and 106) may be situated too close to the roadway. We recommend increasing the setback of these lots from West Pumping Station Road to provide a greater buffer from traffic, improve the streetscape, and allow additional space for landscaping, the pedestrian path, and other potential roadway improvements.

6. **Adjacent stormwater coordination**—The Committee recommends that the applicant demonstrate that the proposed stormwater management design has accounted for runoff from, and any existing stormwater management facilities associated with, the adjacent shopping center.

MMW

cc: John Tallman, D.R. Horton (via email)
Benjamin Kutz, PE, Gilmore & Associates, Inc. (via email)
Todd Baldwin, PE, Pennoni, Township Engineer (via email)
Jeffrey A. Vey, Township Manager (via email)
Devan Ambron, Township Secretary/Treasurer & Office Manager (via email)
Matthew Walters, QAPC (via email)

Layout: COVER SHEET Plotted By: jlockwood, on Wed Jun 17, 2026 at 7:43am
C:\Autodesk Docs\ACCDocs\Gilmore and Associates\230203...01_Brookfield_Est\Project Files\2023\230203_01\DESIGN\CAD\Production Drawings\230203O1 CVR.dwg

RECORD TITLE OWNER:

QUAKERTOWN COMM. SCH. DIST.
100 COMMERCE DRIVE
QUAKERTOWN, PA 18951
215-529-2000

EQUITABLE OWNER/APPLICANT:

D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

PROJECT LOCATION:

QUAKERTOWN, PENNSYLVANIA, 18951
MILFORD TOWNSHIP, BUCKS COUNTY

TAX PARCEL:

23-015-036, 23-015-037, 23-015-039

UTILITIES:

WATER: PUBLIC
SEWER: PUBLIC

ZONING DATA TABLE:

PERFORMANCE STANDARD SUBDIVISION (B6 STANDARDS)	REQUIRED
MINIMUM AVERAGE LOT AREA:	10,000 SF
MINIMUM LOT WIDTH AT BUILDING LINE:	70 FT
MAXIMUM ON-LOT IMPERVIOUS SURFACE RATIO:	20%
MINIMUM FRONT YARD BUILDING SETBACK:	35 FT
MINIMUM SIDE YARD (EA.) BUILDING SETBACK:	10 FT
MINIMUM REAR YARD BUILDING SETBACK:	40 FT
MAXIMUM BUILDING HEIGHT:	35 FT

TOWNSHIP SPECIFIC STANDARD NOTES:

NOTES:

1. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. CASE NO. 20242112572 & 20242112573.
2. THE AREA WITHIN THE RIGHT-OF-WAY OF WEST PUMPING STATION ROAD (T-522) IS HEREBY OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
3. NO PLANTINGS OR STRUCTURES OTHER THAN DEPICTED HEREON SHALL BE PERMITTED WITHIN THE PROPOSED STORM SEWER AND DRAINAGE EASEMENTS. EASEMENTS SHALL BE OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
4. ALL UNITS SHALL BE SERVICED BY PUBLIC SEWER AND WATER PROVIDED BY THE MILFORD-TRUMBAUERSVILLE AREA SEWER AUTHORITY AND THE MILFORD TOWNSHIP WATER AUTHORITY RESPECTIVELY (OR BY ON-LOT WELLS AND ON-LOT SEWAGE DISPOSAL SYSTEMS) INDICATE APPLICABLE CHOICES.
5. ALL PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY SEWER, WATER GAS, ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. NO NEW UTILITY POLES SHALL BE INSTALLED.
6. TYPICAL HOUSES SHOWN ON ACCOMPANYING PLANS ARE SCHEMATIC ONLY. ACTUAL HOUSE CONFIGURATIONS SHALL COMPLY WITH ALL MILFORD TOWNSHIP ZONING CODE REQUIREMENTS, SETBACKS, ETC.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS, MILFORD TOWNSHIP BUILDING AND CONSTRUCTION STANDARDS, MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY STANDARDS, AND MILFORD TOWNSHIP WATER AUTHORITY STANDARDS, AS APPLICABLE.
8. ALL ROOF DRAINS, DOWNSPOUTS AND SUMP PUMPS SHALL BE DISCHARGED INTO SUBSURFACE FACILITIES.
9. STREETS AND STOP SIGNS TO BE PLACED AT ALL INTERSECTIONS.
10. HANDICAP PARKING, CURB CUTS AND RAMPS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.
11. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF ALL INTERIOR STREETS.
12. ALL LOT CORNERS TO HAVE MONUMENTS IN ACCORDANCE WITH THE MILFORD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Lot Area and Impervious Table

Lot #	Street Address	Gross Lot Area (S.F.)	Gross Lot Area (Ac.)	Net Area Excluding Landscape Buffer (S.F.)	Net Area Excluding Landscape Buffer (Ac.)	Maximum Impervious: Initial Construction 20% Gross (S.F.)	Maximum Impervious: Future Improvements 23% Gross (S.F.)
1		12,734	0.2923	12,734	0.2923	2,547	2,929
2		14,700	0.3375	14,700	0.3375	2,940	3,381
3		14,700	0.3375	14,700	0.3375	2,940	3,381
4		14,700	0.3375	14,700	0.3375	2,940	3,381
5		14,700	0.3375	14,700	0.3375	2,940	3,381
6		14,700	0.3375	14,700	0.3375	2,940	3,381
7		14,700	0.3375	14,700	0.3375	2,940	3,381
8		14,700	0.3375	14,700	0.3375	2,940	3,381
9		14,700	0.3375	14,700	0.3375	2,940	3,381
10		14,700	0.3375	14,700	0.3375	2,940	3,381
11		14,700	0.3375	14,700	0.3375	2,940	3,381
12		14,700	0.3375	14,700	0.3375	2,940	3,381
13		14,700	0.3375	14,700	0.3375	2,940	3,381
14		14,700	0.3375	14,700	0.3375	2,940	3,381
15		14,700	0.3375	14,700	0.3375	2,940	3,381
16		15,567	0.3571	15,567	0.3571	3,111	3,578
17		14,700	0.3375	14,700	0.3375	2,940	3,381
18		14,700	0.3375	14,700	0.3375	2,940	3,381
19		15,075	0.3461	15,075	0.3461	3,015	3,467
20		19,756	0.4535	19,756	0.4535	3,951	4,544
21		19,756	0.4535	19,756	0.4535	3,951	4,544
22		19,756	0.4535	19,756	0.4535	3,951	4,544
23		19,533	0.4484	14,335	0.3291	3,907	4,493
24		15,909	0.3652	11,306	0.2573	3,182	3,664
25		13,786	0.3165	10,211	0.2344	2,756	3,171
26		18,610	0.4272	12,653	0.2905	3,722	4,280
27		25,143	0.5772	17,552	0.4029	5,029	5,783
28		45,778	1.0509	33,663	0.7729	9,156	10,529
29		40,513	1.0440	36,056	0.8277	9,103	10,468
30		33,644	0.7724	26,956	0.6188	6,729	7,738
31		23,240	0.5335	19,740	0.4532	4,648	5,345
32		23,240	0.5335	19,740	0.4532	4,648	5,345
33		23,240	0.5335	19,740	0.4532	4,648	5,345
34		23,240	0.5335	19,740	0.4532	4,648	5,345
35		23,240	0.5335	19,740	0.4532	4,648	5,345
36		23,240	0.5335	19,740	0.4532	4,648	5,345
37		28,036	0.6436	28,036	0.6436	5,607	6,448
38		15,824	0.3633	15,824	0.3633	3,165	3,640
39		15,804	0.3629	15,804	0.3628	3,161	3,635
40		15,731	0.3611	12,814	0.2942	3,146	3,618
41		20,737	0.4760	14,861	0.3411	4,147	4,769
42		27,361	0.6281	19,738	0.4529	5,472	6,293
43		32,909	0.7555	28,832	0.6619	6,582	7,569
44		19,936	0.4577	19,936	0.4577	3,987	4,585
45		14,998	0.3443	14,998	0.3443	3,000	3,450
46		12,040	0.2764	12,040	0.2764	2,408	2,769
47		12,040	0.2764	12,040	0.2764	2,408	2,769
48		13,218	0.3035	13,218	0.3035	2,644	3,040
49		15,044	0.3454	15,044	0.3454	3,009	3,460
50		14,482	0.3325	14,482	0.3325	2,896	3,331
51		13,790	0.3166	13,790	0.3166	2,758	3,172
52		13,790	0.3166	13,790	0.3166	2,758	3,172
53		13,790	0.3166	13,790	0.3166	2,758	3,172
54		14,426	0.3312	14,426	0.3312	2,885	3,318
55		12,062	0.2769	12,062	0.2769	2,412	2,774
56		13,000	0.2984	13,000	0.2984	2,600	2,990
57		14,923	0.3426	14,923	0.3426	2,985	3,432
58		13,753	0.3157	13,753	0.3157	2,751	3,163
59		13,906	0.3192	13,906	0.3192	2,781	3,198
60		14,146	0.3248	14,146	0.3248	2,829	3,254
61		14,386	0.3303	14,386	0.3303	2,877	3,309
62		14,621	0.3357	14,621	0.3357	2,924	3,363
63		14,700	0.3375	14,700	0.3375	2,940	3,381
64		14,700	0.3375	14,700	0.3375	2,940	3,381
65		14,700	0.3375	14,700	0.3375	2,940	3,381
66		14,700	0.3375	14,700	0.3375	2,940	3,381
67		14,700	0.3375	14,700	0.3375	2,940	3,381
68		14,700	0.3375	14,700	0.3375	2,940	3,381
69		13,333	0.3061	13,333	0.3061	2,667	3,067
70		12,760	0.2930	12,760	0.2930	2,552	2,935
71		12,141	0.2787	12,141	0.2787	2,428	2,792
72		11,666	0.2679	11,666	0.2679	2,334	2,684
73		12,040	0.2764	12,040	0.2764	2,408	2,769
74		13,760	0.3159	13,760	0.3159	2,752	3,165
75		13,760	0.3159	13,760	0.3159	2,752	3,165
76		13,760	0.3159	13,760	0.3159	2,752	3,165
77		13,760	0.3159	13,760	0.3159	2,752	3,165
78		13,760	0.3159	13,760	0.3159	2,752	3,165
79		18,662	0.4284	18,662	0.4284	3,732	4,292
80		17,745	0.4074	17,745	0.4074	3,549	4,081
81		18,237	0.4187	18,237	0.4187	3,647	4,195
82		13,760	0.3159	13,760	0.3159	2,752	3,165
83		13,760	0.3159	13,760	0.3159	2,752	3,165
84		13,760	0.3159	13,760	0.3159	2,752	3,165
85		13,760	0.3159	13,760	0.3159	2,752	3,165
86		13,760	0.3159	13,760	0.3159	2,752	3,165
87		12,040	0.2764	12,040	0.2764	2,408	2,769
88		13,981	0.3210	13,981	0.3210	2,796	3,216
89		15,519	0.3563	15,519	0.3563	3,104	3,569
90		15,027	0.3450	15,027	0.3450	3,005	3,456
91		15,869	0.3643	15,869	0.3643	3,174	3,650
92		13,440	0.3085	13,440	0.3085	2,688	3,091
93		14,545	0.3339	14,545	0.3339	2,909	3,345
94		13,372	0.3070	13,372	0.3070	2,674	3,076
95		19,462	0.4467	19,462	0.4467	3,892	4,463
96		12,348	0.2835	12,348	0.2835	2,470	2,840
97		12,120	0.2782	12,120	0.2782	2,424	2,788
98		12,046	0.2765	12,046	0.2765	2,409	2,771
99		14,700	0.3375	14,700	0.3375	2,940	3,381
100		14,700	0.3375	14,700	0.3375	2,940	3,381
101		14,700	0.3375	14,700	0.3375	2,940	3,381
102		14,700	0.3375	14,700	0.3375	2,940	3,381
103		15,849	0.3638	15,849	0.3638	3,170	3,645
104		16,287	0.3739	16,287	0.3739	3,257	3,746
105		16,287	0.3739	16,287	0.3739	3,257	3,746
106		15,662	0.3595	15,662	0.3595	3,132	3,602

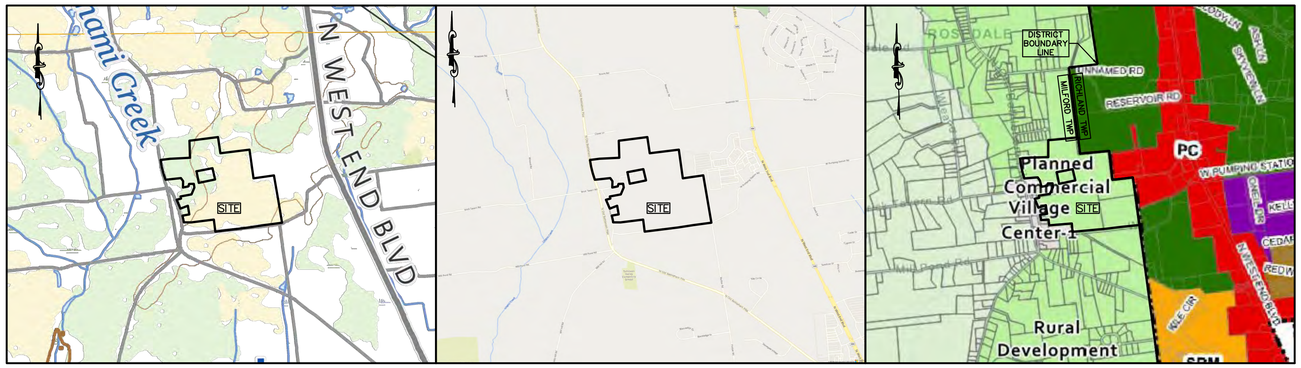
PRELIMINARY PLAN SUBMISSION

FOR

BROOKFIELD ESTATES

(106 SINGLE-FAMILY LOTS PROPOSED WITH THE B6 PERFORMANCE STANDARD SUBDIVISION WITH THE ASSOCIATED IMPROVEMENTS)

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



USGS MAP — SCALE: 1"=2000'

LOCATION MAP — SCALE: 1"=2000'

ZONING MAP — SCALE: 2000 0 2000 4000 FEET — SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
PRELIMINARY PLAN SUBMISSION	
1	COVER SHEET
2	LEGEND
3	GENERAL NOTES
4	SITE CONTEXT MAP
5	EXISTING FEATURES PLAN - OVERALL
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* TO BE RECORDED

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33	UTILITY PLAN - OVERALL
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41	ROAD A - 114+00.00 TO 128+00.00
42	ROAD A - 128+00.00 TO 142+00.00
43	ROAD A - 142+00.00 TO 145+78.97
44	OLD BETHLEHEM PIKE-100+00.00 TO 108+12.53
45	EAST SWAMP ROAD-200+00.00 TO 208+12.18
46	WEST PUMPING STATION ROAD-300+00.00 TO 314+00.00
47	WEST PUMPING STATION ROAD-314+00.00 TO 328+00.00
48	MISCELLANEOUS STORM PROFILES (1 OF 5)
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50	MISCELLANEOUS STORM PROFILES (3 OF 5)
51	MISCELLANEOUS STORM PROFILES (4 OF 5)
52	MISCELLANEOUS STORM PROFILES (5 OF 5)
53	PROPOSED SANITARY SEWER-0+00.00 TO 14+00.00
54	PROPOSED SANITARY SEWER-14+00.00 TO 28+00.00
55	PROPOSED SANITARY SEWER-28+00.00 TO 43+00.00
56	PROPOSED SANITARY SEWER-0+00.00 TO 14+00.00
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58	PROPOSED LPSS-0+00.00 TO 14+00.00 (2)
59	ADA RAMP - OVERALL
60	ADA RAMP - ENLARGEMENTS 1&2
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64	LANDSCAPE PLAN - OVERALL
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4	E&S PLAN- NORTHEAST
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7	E&S PLAN - SOUTHWEST
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11	E&S DETAILS 2
POST CONSTRUCTION STORMWATER MANAGEMENT PLANS	
12	PCSM PLAN - OVERALL
13	PCSM PLAN - NORTHWEST
14	PCSM PLAN- NORTHEAST
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24	POSTDEVELOPMENT DRAINAGE AREA PLAN
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26	EROSION POTENTIAL ANALYSIS - OVERALL
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28	EROSION POTENTIAL ANALYSIS - ENLARGEMENT 2
29	EROSION POTENTIAL ANALYSIS - ENLARGEMENT 3
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Supplemental Plan Sets - Spray Irrigation Plans	
Sheet Number	Sheet Title
1	OVERALL SITE PLAN
2	SITE PLAN
3	SITE PLAN
4	SITE PLAN
5	OVERALL SITE PLAN
6	PUMP & DETAILS
7	DETAILS
8	O & M SCHEDULE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — BENJAMIN A. KUTZ — ENGINEER — PE088776

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
STABLER CORPORATE CENTER
3850 SIERRA CIRCLE , SUITE 100 CENTER VALLEY, PA 18034 ● (610) 366-8064 ● www.gilmore-assoc.com

1. POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS PREPARED BY GILMORE & ASSOCIATES, DATED 6/18/26.
2. EROSION AND SEDIMENT CONTROL PLANS PREPARED BY GILMORE & ASSOCIATES DATED 6/18/26.
3. THE SPRAY IRRIGATION PLANS WERE PREPARED BY AQUAMIST AND DATED 12/20/2024.

CERTIFICATIONS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, _____ AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE _____ DAY OF _____, 20__. THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

_____ _____ _____
SURVEYOR SIGNATURE DATE LICENSE NUMBER

OWNER'S CERTIFICATION

TO ALL WHOM THESE PRESENTS MAY COME WE, _____ SEND GREETINGS. KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN MILFORD TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20__.

_____ _____
OWNER SIGNATURE OWNER SIGNATURE

_____
DATE

NOTARY

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON THE _____ DAY OF _____, 20__, BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED

_____ _____ _____
OWNER SIGNATURE OWNER SIGNATURE OWNER SIGNATURE

WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF MILFORD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20__.

DESIGN ENGINEER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION, AND OTHER APPLICABLE MILFORD ORDINANCES AND REGULATIONS.

_____ _____
DESIGN ENGINEER SIGNATURE DATE

TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE MILFORD TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20__.

_____ _____
TOWNSHIP ENGINEER'S SIGNATURE DATE

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO. _____

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

_____ _____
BCPC SIGNATURE DATE

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE MILFORD TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 20__.

_____ _____
MTPC SIGNATURE

_____
DATE

MILFORD TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE MILFORD TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20__.

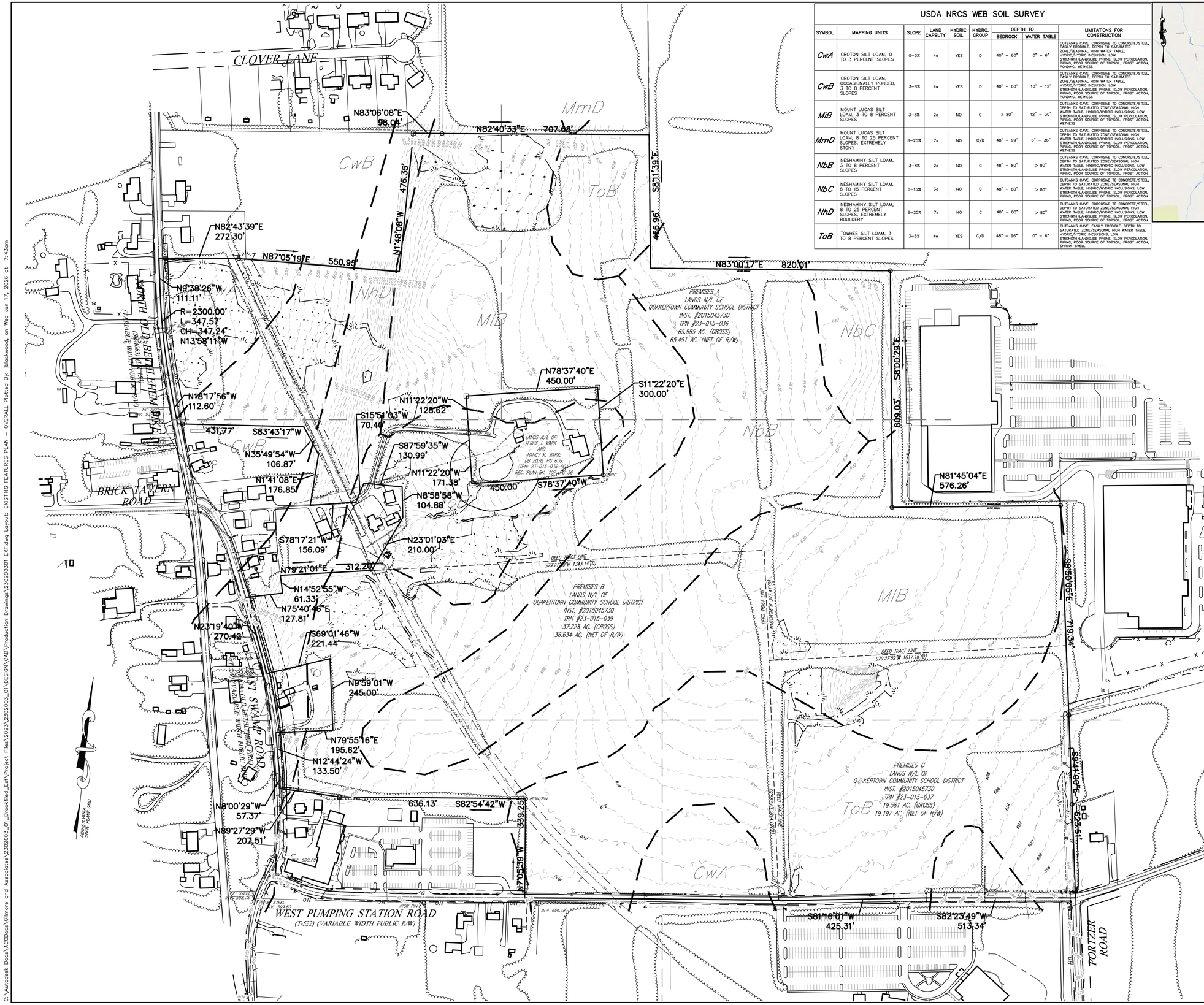
_____ _____ _____
SUPERVISOR SUPERVISOR SUPERVISOR

_____
DATE

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
230200301 BROOKFIELD ESTATES – –

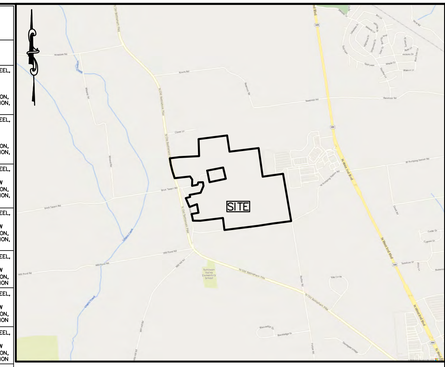
PLAN DATE: 6/18/26
LAST REVISED: -

SHEET NO.:
1 OF 74



USDA NRCS WEB SOIL SURVEY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION
CwA	CROTON SILT LOAM, 0 TO 3 PERCENT SLOPES	0–3%	4w	YES	D	40" – 60"	0" – 6"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSION, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, PONDING, WETNESS
CwB	CROTON SILT LOAM, OCCASIONALLY PONDED, 3 TO 8 PERCENT SLOPES	3–8%	4w	YES	D	40" – 60"	10" – 12"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSION, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, PONDING, WETNESS
MiB	MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES	3–8%	2e	NO	C	> 80"	12" – 30"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS
MmD	MOUNT LUCAS SILT LOAM, 8 TO 25 PERCENT SLOPES, EXTREMELY STONY	8–25%	7s	NO	C/D	48" – 99"	6" – 36"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, WETNESS
NbB	NESHAMINY SILT LOAM, 3 TO 8 PERCENT SLOPES	3–8%	2e	NO	C	48" – 80"	> 80"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION
NbC	NESHAMINY SILT LOAM, 8 TO 15 PERCENT SLOPES	8–15%	3e	NO	C	48" – 80"	> 80"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION
NhD	NESHAMINY SILT LOAM, 8 TO 25 PERCENT SLOPES, EXTREMELY BOULDERY	8–25%	7s	NO	C	48" – 80"	> 80"	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION
ToB	TOWHEE SILT LOAM, 3 TO 8 PERCENT SLOPES	3–8%	4w	YES	C/D	48" – 96"	0" – 6"	CUTBANKS CAVE, EASILY ERODIBLE, DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE, HYDRIC/HYDRIC INCLUSIONS, LOW STRENGTH/LANDSLIDE PRONE, SLOW PERCOLATION, PIPING, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK–SWELL



LOCATION MAP

SCALE: 1"=2000'

GENERAL SURVEY NOTES:

1. PROPERTY KNOWN AS TAX PARCEL NUMBERS 23-015-036, 23-015-039, 23-015-037 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF MILFORD AND RICHLAND, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. TAX PARCEL 23-015-036 CONTAINING (3,004,953 IN SQ FT OR 65.885 ACRES), MORE OR LESS.
3. TAX PARCEL 23-015-037 CONTAINING (852,936 IN SQ FT OR 19.581 ACRES), MORE OR LESS.
4. TAX PARCEL 23-015-039 CONTAINING (1,621,646 IN SQ FT OR 37.228 ACRES), MORE OR LESS.
5. PROPERTY BOUNDARIES, EXISTING FEATURES, AND TOPOGRAPHY ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY HOWELL SURVEYING, DATED MARCH 31, 2023. SUPPLEMENTAL FEATURES AND TOPOGRAPHY ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN AUGUST, 2024, AND THE REFERENCED INFORMATION LISTED HEREON.
6. THIS PLAN OF SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 8114-6317294, WITH AN EFFECTIVE DATED JANUARY 17, 2023.
7. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
8. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.
9. WETLANDS BOUNDARY LINES WERE DELINEATED BY PENN ENVIRONMENTAL & REMEDIATION, INC. AND FLAGS LOCATED BY GILMORE & ASSOCIATES, INC. ON: 3/12/2025.
10. SITE LOCATED ENTIRELY WITHIN ZONE 'X' (AREA DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLANE), PER FLOOD INSURANCE RATE MAP OF BUCKS COUNTY, MAP No. 42017C0109J, PANEL #109 OF 532, EFFECTIVE DATE: MARCH 16, 2015.
11. INFORMATION FOR MANHOLES ALONG THE NORTHWEST SIDE OF THE PROPERTY ALONG NORTH OLD BETHLEHEM PIKE ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY HOWELL SURVEYING, DATED MARCH 31, 2023. REMAINING MANHOLES WERE SURVEYED BY G&A IN AUGUST, 2024. THE FOLLOWING MANHOLES WERE UNABLE TO BE OPENED: BT-28, BT-29, BT-30, BT-38(AKA X38), AND X39.

REFERENCES:

1. TAX MAP FOR THE TOWNSHIP OF RICHLAND AND MILFORD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, D.R. HORTON, INC., NORTH OLD BETHLEHEM PIKE, EAST SWAMP ROAD & WEST PUMPING STATION ROAD", DATED MARCH 31, 2023, PREPARED BY HOWELL SURVEYING OF WEST CHESTER, PA.
3. PLAN ENTITLED "PORTZER ROAD AND OLD BETHLEHEM PIKE SANITARY SEWER PROJECT, MILFORD/RICHLAND TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, PORTZER ROAD STA. 30+00 TO STA. 41+75, MILFORD-TRUMBAUERSVILLE AREA SEWER AUTHORITY", DATED MAY 5, 2002, AND PREPARED TO PENNONI ASSOCIATES INC., OF DOYLESTOWN, PA.
4. PLAN ENTITLED "FINAL LAND DEVELOPMENT PLANSHERITAGE BUILDING GROUP, INC. 'BROOKFIELD VILLAGE' PLAN & PROFILES, OLD BETHLEHEM PIKE (18+00 - 33+36.84)" SHEET 27 OF 50, DATED AUGUST 17, 2004, LAST REVISED JUNE 13, 2006, AND PREPARED BY BOHLER ENGINEERING, INC., OF CHALFONT, PA.
5. PENNDOT FORM 989, ROUTE No. 153 SPUR.
6. DEEDS AS NOTED.

LEGEND

SOIL TYPE AND BOUNDARY — MIB

SCALE: 1"=150'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
STABLER CORPORATE CENTER
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NOT APPROVED FOR CONSTRUCTION

REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

EXISTING FEATURES PLAN – OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	106
DATE: 6/18/26	SCALE: 1"=150'
DRAWN BY: SRT	CHECKED BY: BAK

SHEET NO.: 5 OF 74

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2302003_01_Brookfiled_Est\Project Files\2023\2302003_01\DESIGN\CAD\Production Drawings\230200301 EXF.dwg Layout: EXISTING FEATURES PLAN – OVERALL Plotted By: jblackwood, on Wed Jun 17, 2026 at 7:43am

TOWNSHIP SPECIFIC STANDARD NOTES:

NOTES:

1. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. CASE NO. 20242112572 & 20242112573.
2. THE AREA WITHIN THE RIGHT-OF-WAY OF WEST PUMPING STATION ROAD (T-522) IS HEREBY OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
3. NO PLANTINGS OR STRUCTURES OTHER THAN DEPICTED HEREON SHALL BE PERMITTED WITHIN THE PROPOSED STORM SEWER AND DRAINAGE EASEMENTS. EASEMENTS SHALL BE OFFERED FOR DEDICATION TO MILFORD TOWNSHIP.
4. ALL UNITS SHALL BE SERVICED BY PUBLIC SEWER AND WATER PROVIDED BY THE MILFORD-TRUMBAUERSVILLE AREA SEWER AUTHORITY AND THE MILFORD TOWNSHIP WATER AUTHORITY RESPECTIVELY (OR BY ON-LOT WELLS AND ON-LOT SEWAGE DISPOSAL SYSTEMS) INDICATE APPLICABLE CHOICES.
5. ALL PROPOSED UTILITIES, INCLUDING, BUT NOT LIMITED TO STORM, SANITARY SEWER, WATER GAS, ELECTRIC, TELEPHONE, CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE. NO NEW UTILITY POLES SHALL BE INSTALLED.
6. TYPICAL HOUSES SHOWN ON ACCOMPANYING PLANS ARE SCHEMATIC ONLY. ACTUAL HOUSE CONFIGURATIONS SHALL COMPLY WITH ALL MILFORD TOWNSHIP ZONING CODE REQUIREMENTS, SETBACKS, ETC.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS, PUBLICATION 408 STANDARDS, MILFORD TOWNSHIP BUILDING AND CONSTRUCTION STANDARDS, MILFORD TRUMBAUERSVILLE AREA SEWER AUTHORITY STANDARDS, AND MILFORD TOWNSHIP WATER AUTHORITY STANDARDS, AS APPLICABLE.
8. ALL ROOF DRAINS, DOWNSPOUTS AND SUMP PUMPS SHALL BE DISCHARGED INTO SUBSURFACE FACILITIES.
9. STREETS AND STOP SIGNS TO BE PLACED AT ALL INTERSECTIONS.
10. HANDICAP PARKING, CURB CUTS AND RAMPS SHALL BE PROVIDED AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT AND PENNSYLVANIA UNIVERSAL ACCESSIBILITY ACT.
11. SIDEWALKS TO BE PROVIDED ON BOTH SIDES OF ALL INTERIOR STREETS.
12. ALL LOT CORNERS TO HAVE MONUMENTS IN ACCORDANCE WITH THE MILFORD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

ZONING DATA TABLE:

	REQUIRED
PERFORMANCE STANDARD SUBDIVISION (B6)	
MINIMUM LOT AREA:	10,000 SF
MINIMUM LOT WIDTH AT SETBACK LINE:	70 FT
MAXIMUM ON-LOT IMPERVIOUS SURFACE RATIO:	20%
MINIMUM FRONT YARD BUILDING SETBACK:	35 FT
MINIMUM SIDE YARD (EA.) BUILDING SETBACK:	10 FT
MINIMUM REAR YARD BUILDING SETBACK:	40 FT
MAXIMUM BUILDING HEIGHT:	35 FT

SITE CAPACITY CALCULATIONS:

A. BASE SITE AREA

TOTAL SITE AREA	= 122.694 Ac
EXISTING ROADS ULTIMATE RIGHTS OF WAY (EAST SWAMP ROAD & BETHLEHEM PIKE)	- 2.086 Ac
EXISTING UTILITY EASEMENT	- 3.010 Ac
BASE SITE AREA	= 117.597 Ac

B. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND

RESOURCE	(A) TOTAL RESOURCE PROTECTION LAND (Ac)	(B) AREA LOCATED IN MORE RESTRICTIVE RESOURCE (Ac)	(C) RESOURCE PROTECTION LAND EXCLUSIVE OF MORE RESTRICTIVE RESOURCE (A-B) (Ac)	(D) OPEN SPACE RATIO	(E) REQUIRED RESOURCE PROTECTION LAND (C x D) (Ac)
FLOOD PLAINS	0.000	0.000	0.000	1.00	0.000
FLOODPLAIN SOILS	0.000	0.000	0.000	1.00	0.000
STEEP SLOPES					
8-15%	7.476	5.952	1.524	0.60	0.914
15-25%	2.509	2.396	0.113	0.70	0.079
25% OR MORE	1.255	0.386	0.869	0.85	0.739
WOODLANDS	40.548	8.899	31.649	0.80	25.319
LAKES AND PONDS	0.000	0.000	0.000	1.00	0.000
LAKE SHORE AREAS	0.000	0.000	0.000	0.70	0.000
POND SHORE AREAS	0.691	0.641	0.051	0.80	0.040
WATERCOURSES	0.000	0.000	0.000	1.00	0.000
WETLANDS	8.742	0.326	8.416	1.00	8.416
WETLAND MARGINS	3.341	2.637	0.704	0.80	0.000

LAND WITH RESOURCE RESTRICTIONS = 43.326 TOTAL RESOURCE PROTECTION LAND = 36.071

C. RECREATION LAND

BASE SITE AREA	= 117.597 Ac
LAND WITH RESOURCE RESTRICTIONS	- 43.326 Ac
REMAINDER	= 74.271 Ac
MULTIPLY BY 1/3 MINIMUM OPEN SPACE RATIO	x 0.333
RECREATION LAND	= 24.757 Ac

D. COMBINE RESOURCE PROTECTION LAND AND RECREATION LAND

TOTAL RESOURCE PROTECTION LAND	36.071 Ac
RECREATION LAND	+ 24.757 Ac
TOTAL RESOURCE PROTECTION LAND AND RECREATION LAND	= 60.828 Ac

E. STANDARD MINIMUM OPEN SPACE

BASE SITE AREA	= 117.4597Ac
MULTIPLY BY OPEN SPACE RATIO	x 0.55
STANDARD MINIMUM OPEN SPACE	= 64.678 Ac

F. REQUIRED OPEN SPACE

THE REQUIRED OPEN SPACE IS THE RESOURCE PROTECTION AND RECREATION LAND OR THE STANDARD MINIMUM OPEN SPACE, WHICHEVER IS GREATER.

REQUIRED OPEN SPACE	64.678 Ac

G. UNUSABLE LAND

RESOURCE PROTECTION AND RECREATION LAND	60.828 Ac
SUBTRACT STANDARD MINIMUM OPEN SPACE	- 64.678 Ac
UNUSABLE LAND	0.000 Ac

H. NET BUILDABLE SITE AREA

BASE SITE AREA	117.597 Ac
SUBTRACT UNUSABLE LAND	0.000 Ac
NET BUILDABLE SITE AREA	117.597 Ac

I. NUMBER OF DWELLING UNITS

NET BUILDABLE SITE AREA	117.597 Ac
MULTIPLY BY MAXIMUM DENSITY	x 1.3
NUMBER OF DWELLING UNITS	= 152

J. IMPERVIOUS SURFACES

NET BUILDABLE SITE AREA	117.597 Ac
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	x 0.18
ALLOWABLE IMPERVIOUS SURFACES	= 21.167 Ac

K. BUILDABLE PORTION OF THE SITE

BASE SITE AREA	117.597Ac
SUBTRACT REQUIRED OPEN SPACE	- 64.678 Ac
BUILDABLE PORTION OF THE SITE	= 52.919 Ac

L. SITE CAPACITY SUMMARY

NET BUILDABLE SITE AREA (H)	117.597 Ac
MAXIMUM NUMBER OF DWELLING UNITS (I)	152
MAXIMUM IMPERVIOUS SURFACES (J)	21.167 Ac
REQUIRED OPEN SPACE (F)	64.678 Ac
PROPOSED NUMBER OF DWELLING UNITS	106
PROPOSED IMPERVIOUS SURFACES	15.64 Ac

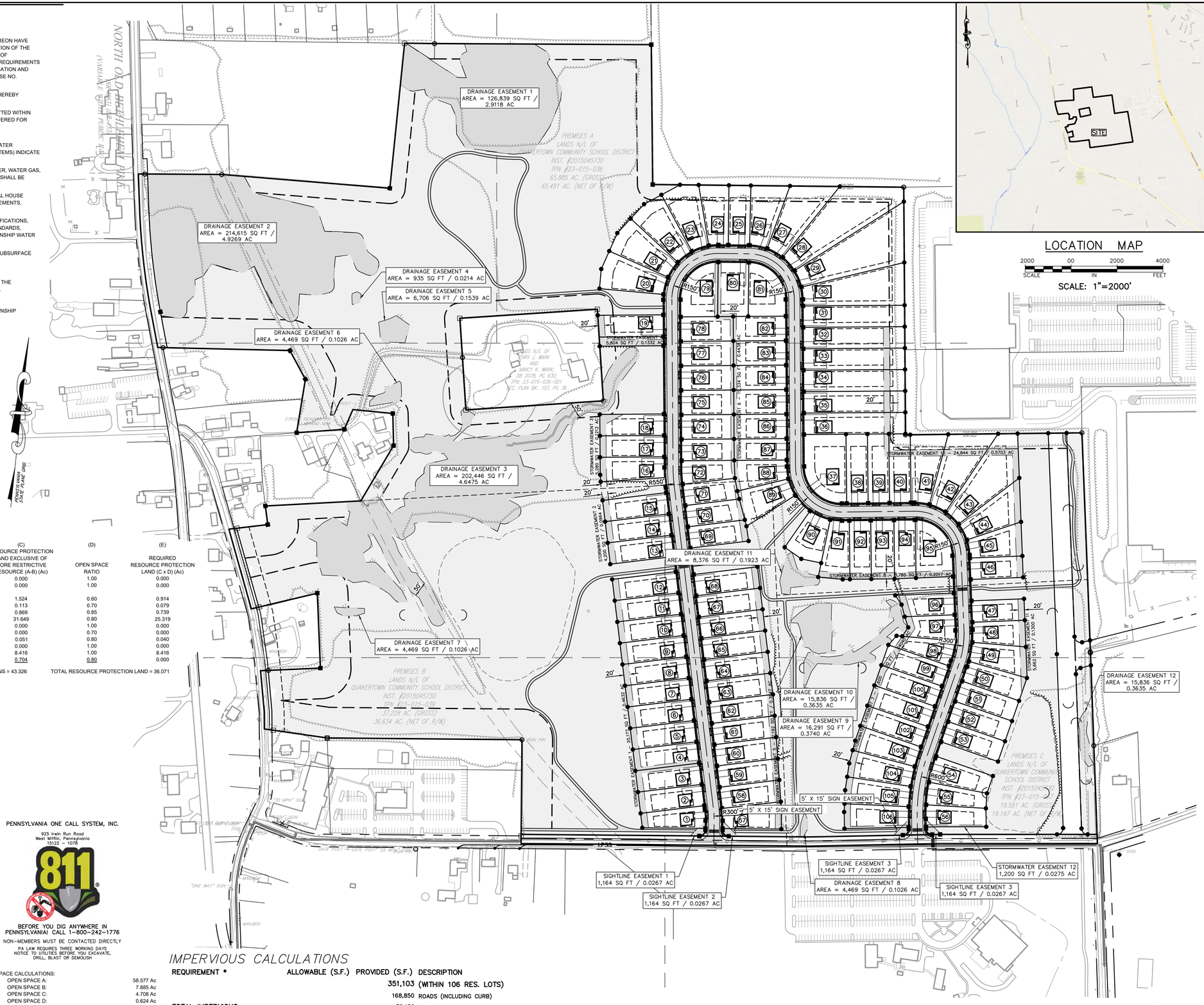
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

OPEN SPACE CALCULATIONS:

OPEN SPACE A:	58.577 Ac
OPEN SPACE B:	7.885 Ac
OPEN SPACE C:	4.708 Ac
OPEN SPACE D:	0.624 Ac
OPEN SPACE E:	0.782 Ac
TOTAL OPEN SPACE:	= 72.576 Ac
EXCLUDING UTILITY EASEMENTS:	- 2.980 Ac
EXCLUDING DETENTION BASIN #1:	- 1.74 Ac
OPEN SPACE PROVIDED BY ORDINANCE:	= 67.86 Ac
BUFFER AREAS IN OPEN SPACE	16.34 Ac (24.07%)



LOCATION MAP

SCALE: 1"=2000'

2000 00 2000 4000
SCALE IN FEET

IMPERVIOUS CALCULATIONS

REQUIREMENT *	ALLOWABLE (S.F.)	PROVIDED (S.F.)	DESCRIPTION
		351,103	(WITHIN 106 RES. LOTS)
		168,850	ROADS (INCLUDING CURB)
		36,129	SIDEWALK
		15,466	DRIVEWAYS/APRONS (WITHIN R.O.W.)
		57,280	TRAILS
		52,652	FUTURE PROPOSED*
TOTAL IMPERVIOUS (20% OF SITE AREA)	922,165		

150 0 150 300
SCALE IN 1"=150'

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

NOT APPROVED FOR CONSTRUCTION

BY	DATE	DESCRIPTION	REV.

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN - OVERALL

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

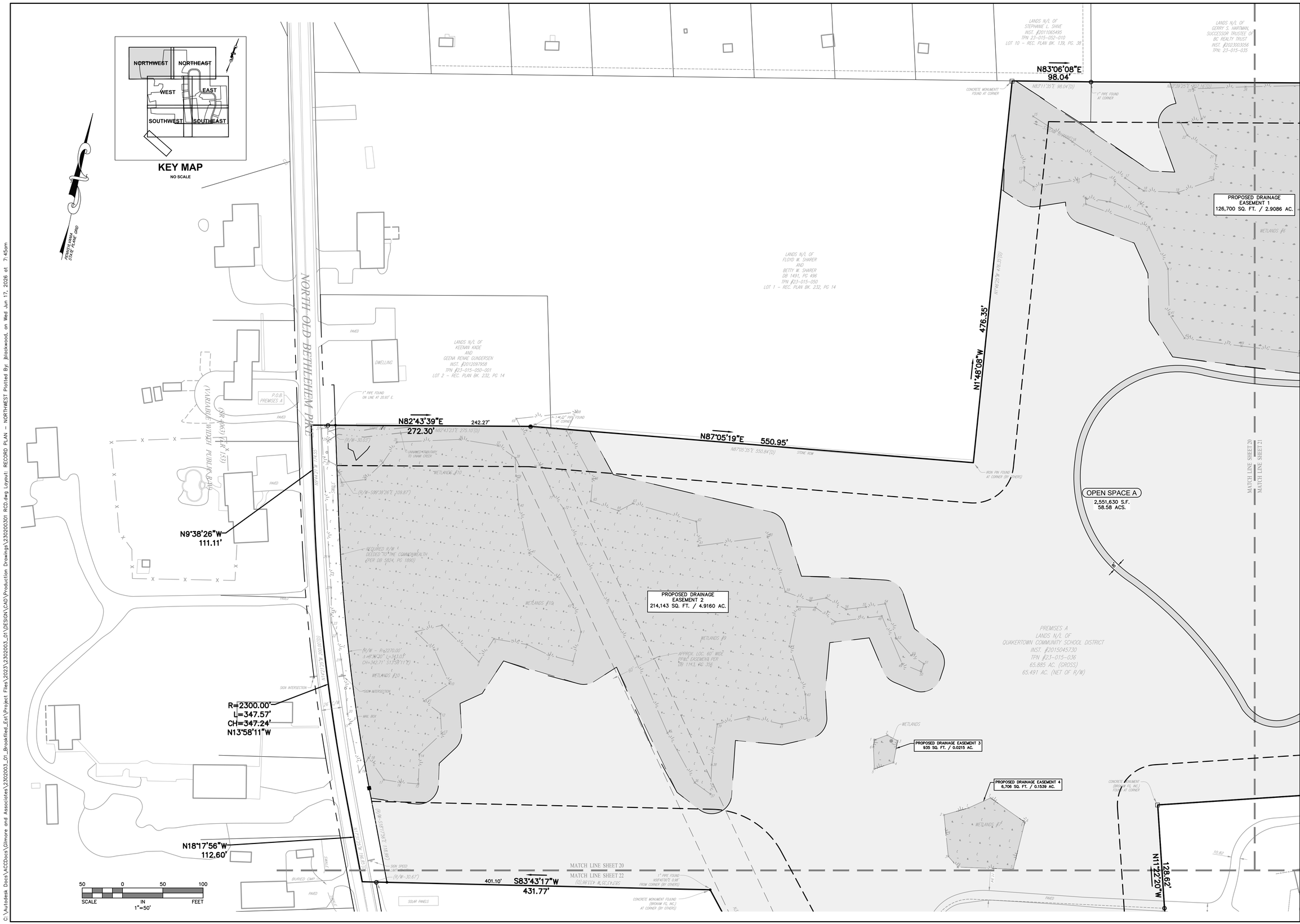
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TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	106
DATE: 6/18/26	SCALE: 1"=150'
DRAWN BY: JLB	CHECKED BY: BAK

SHEET NO.: 19 OF 74

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN - NORTHWEST

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	106
DATE: 6/18/26	SCALE: 1"=50'
DRAWN BY: JLB	CHECKED BY: BAK

SHEET NO.: 20 OF 74

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CURVE TABLE FOR SHEETS 21-25

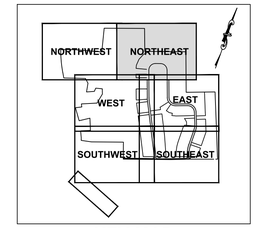
CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	S53°43'59"E	28.28'
C2	31.42'	20.00'	N36°16'01"E	28.28'
C3	221.87'	628.00'	N1°23'17"E	220.72'
C4	202.09'	572.00'	S1°23'17"W	201.04'
C5	122.19'	328.00'	S0°50'15"W	121.48'
C6	101.33'	272.00'	N0°50'15"E	100.74'
C7	274.67'	178.00'	S54°02'30"E	248.22'
C8	188.26'	122.00'	N54°02'30"W	170.13'
C9	192.15'	122.00'	S53°07'42"E	172.90'
C10	280.35'	178.00'	N53°07'42"W	252.26'
C11	59.46'	522.00'	S11°16'16"E	59.42'
C12	65.84'	578.00'	N11°16'16"W	65.80'
C13	35.14'	272.00'	N10°47'43"W	35.12'
C14	42.38'	328.00'	S10°47'43"E	42.35'
C15	31.42'	20.00'	S52°05'39"E	28.28'
C16	31.42'	20.00'	N37°54'22"E	28.28'
C17	282.75'	178.00'	N37°29'54"E	253.95'
C18	193.79'	122.00'	S37°29'54"W	174.05'
C19	189.48'	122.00'	N52°30'06"W	171.00'
C20	276.45'	178.00'	S52°30'06"E	249.49'
C21	40.74'	628.00'	S6°52'28"E	40.73'
C22	66.30'	628.00'	S1°59'29"E	66.27'
C23	66.30'	628.00'	S4°03'29"W	66.27'
C24	48.52'	628.00'	S9°17'46"W	48.51'
C25	81.71'	572.00'	N7°25'02"E	81.64'
C26	74.56'	572.00'	N0°24'34"W	74.51'
C27	45.81'	572.00'	N6°26'19"W	45.80'
C28	34.03'	272.00'	S6°15'01"E	34.01'
C29	67.29'	272.00'	S4°25'19"W	67.12'
C30	17.94'	328.00'	N9°56'35"E	17.93'
C31	63.25'	328.00'	N2°51'08"E	63.15'
C32	41.00'	328.00'	N6°15'13"W	40.98'
C33	48.83'	178.00'	S89°36'39"W	48.68'
C34	1.91'	122.00'	N82°12'00"E	1.91'
C35	186.35'	122.00'	S53°35'34"E	168.75'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C36	58.50'	178.00'	N73°06'53"W	58.23'
C37	58.50'	178.00'	N54°17'06"W	58.23'
C38	58.50'	178.00'	N35°27'20"W	58.23'
C39	50.35'	178.00'	N17°56'16"W	50.18'
C40	38.69'	178.00'	N87°58'43"E	38.62'
C41	71.93'	178.00'	S74°13'01"E	71.45'
C42	192.15'	122.00'	N53°07'42"W	172.90'
C43	58.50'	178.00'	S30°30'46"E	58.23'
C44	40.67'	178.00'	S14°33'11"E	40.58'
C45	33.50'	578.00'	S9°40'08"E	33.50'
C46	55.44'	522.00'	N11°03'03"W	55.42'
C47	4.02'	522.00'	N14°18'50"W	4.02'
C48	58.50'	178.00'	S6°59'34"W	58.23'
C49	58.50'	178.00'	S25°49'21"W	58.23'
C50	58.50'	178.00'	S44°39'07"W	58.23'
C51	58.50'	178.00'	S63°28'54"W	58.23'
C52	31.40'	178.00'	S77°57'02"W	31.36'
C53	2.01'	178.00'	S83°19'42"W	2.01'
C54	58.50'	178.00'	N86°56'00"W	58.23'
C55	58.50'	178.00'	N68°06'13"W	58.23'
C56	58.50'	178.00'	N49°16'27"W	58.23'
C57	58.50'	178.00'	N30°26'40"W	58.23'
C58	40.45'	178.00'	N14°31'08"W	40.37'
C59	189.48'	122.00'	S52°30'06"E	171.00'
C60	193.79'	122.00'	N37°29'54"E	174.05'
C61	35.32'	272.00'	S10°48'51"E	35.30'
C62	40.21'	328.00'	N10°36'23"W	40.19'
C63	2.38'	328.00'	N14°19'36"W	2.38'
C64	17.35'	178.00'	S5°12'54"E	17.35'
C65	32.33'	578.00'	S12°55'54"E	32.33'
C66	70.56'	178.00'	S51°17'01"E	70.10'
C67	32.14'	20.00'	S36°21'24"W	28.79'
C68	30.69'	20.00'	N53°38'36"W	27.77'
C69	35.55'	20.00'	N60°45'16"W	31.05'
C70	27.23'	20.00'	S29°19'16"W	25.18'

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C77	300.00	38.76	N10° 47' 43.33"W	(2628466.70,417564.51)	(2628459.44,417602.55)
C78	550.00	62.65	N11° 16' 16.34"W	(2628193.21,418629.46)	(2628180.98,418690.86)
C79	150.00	238.27	N37° 29' 54.00"E	(2628104.68,419233.16)	(2628234.95,419402.94)
C80	150.00	232.97	S52° 30' 06.00"E	(2628334.22,419415.12)	(2628501.03,419287.13)
C81	150.00	236.25	S53° 07' 42.47"E	(2628577.07,418746.59)	(2628747.13,418619.03)
C82	150.00	231.47	S54° 02' 30.21"E	(2628982.22,418653.12)	(2629151.54,418530.29)
C83	300.00	111.76	S0° 50' 14.50"W	(2629193.28,418289.50)	(2629191.65,418178.40)
C84	600.00	211.98	S1° 23' 17.39"W	(2629128.59,417868.67)	(2629123.48,417657.85)

SCALE 1"=50': 50 0 50 100 FEET





KEY MAP
NO SCALE

NOT APPROVED FOR CONSTRUCTION

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

BY	DATE	DESCRIPTION	REV.

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN – NORTHEAST

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ##########

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	106
DATE: 6/18/26	SCALE: 1"=50'
DRAWN BY: JLB	CHECKED BY: BAK

SHEET NO.: 21 OF 74

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SEE CURVE TABLE ON SHEET 21

MATCH LINE SHEET 20
MATCH LINE SHEET 22

MATCH LINE SHEET 21
MATCH LINE SHEET 22

N35°49'54"W 106.87'

N1°41'08"E 176.85'

S87°59'35"W 130.99'

S15°51'03"W 70.49'

S78°17'21"W 156.09'

N14°52'55"W 61.33'

N75°40'46"E 127.81'

N23°16'40"W 270.42'

S69°01'46"W 221.44'

N5°10.59"W 245.00'

N79°55'16"E 195.62'

N79°21'01"E 312.20'

N23°01'03"E 210.00'

N11°42'20"W 128.62'

N11°22'20"W 171.38'

S78°37'40"W 450.00'

S11°22'20"E 300.00'

S81°59'31"W 210.24'

S81°59'31"W 208.48'

N8°00'29"W 547.64'

N8°00'29"W 222.94'

N8°00'29"W 197.31'

N11°19'46"W 22.84'

S78°40'14"W 210.00'

N75°27'57"E 210.00'

N14°32'03"W 210.00'

S14°32'03"E 210.00'

N11°42'20"W 1060.85'

PROPOSED DRAINAGE EASEMENT 5
4,469 SQ. FT. / 0.1026 AC.

PROPOSED DRAINAGE EASEMENT 6
203,341 SQ. FT. / 4.6681 AC.

PROPOSED DRAINAGE EASEMENT 7
2,161 SQ. FT. / 0.0496 AC.

OPEN SPACE A
2,551,630 S.F.
58.58 ACS.

PARCEL 'A'
(6.281 SQ. FT. / 0.1442 AC.)
(TO BE CONVEYED TO TMP 23-15-36-1)

STORMWATER EASEMENT 3
FOR THE BENEFIT OF LOTS 16-18
5,280 SQ. FT. / 0.1212 AC.

STORMWATER EASEMENT 2
FOR THE BENEFIT OF LOTS 13-15
4,200 SQ. FT. / 0.0964 AC.

STORMWATER EASEMENT 1
FOR THE BENEFIT OF LOTS 1-12
20,177 SQ. FT. / 0.4632 AC.

KEY MAP
NO SCALE

NORTHWEST | NORTHEAST | WEST | EAST | SOUTHWEST | SOUTHEAST

ROAD A

18 — 14,700 S.F. 0.34 ACS.
17 — 14,700 S.F. 0.34 ACS.
16 — 15,557 S.F. 0.36 ACS.
15 — 14,700 S.F. 0.34 ACS.
14 — 14,700 S.F. 0.34 ACS.
13 — 14,700 S.F. 0.34 ACS.
12 — 14,700 S.F. 0.34 ACS.
11 — 14,700 S.F. 0.34 ACS.
10 — 14,700 S.F. 0.34 ACS.
9 — 14,700 S.F. 0.34 ACS.
8 — 14,700 S.F. 0.34 ACS.
77 — 13,760 S.F. 0.32 ACS.
76 — 13,760 S.F. 0.32 ACS.
75 — 13,760 S.F. 0.32 ACS.
74 — 13,760 S.F. 0.32 ACS.
73 — 12,040 S.F. 0.28 ACS.
72 — 11,668 S.F. 0.27 ACS.
71 — 12,141 S.F. 0.28 ACS.
70 — 12,792 S.F. 0.29 ACS.
69 — 13,333 S.F. 0.31 ACS.

PC: 111+80.58
PT: 112+42.79
Mid: 112+11.68

WETLANDS #13
WETLANDS #14
WETLANDS #15
WET POND
STREAM
POND

LANDS N/L OF JORDAN S. RUPP AND KALYN S. RUPP INST. #2020063523 TPN #23-015-049

LANDS N/L OF FRANCIS J. MURRAY & DAGNIJA MURRAY INST. 2014039080 TMP 23-015-048

LANDS N/L OF FRANCIS J. MURRAY AND DAGNIJA MURRAY INST. #2016040012 TPN: 23-015-042 & 23-015-046

LANDS N/L OF RICHARD J. THOMAS, III AND STACEY THOMAS DB 6781, PG 2311 TPN: 23-015-043

LANDS N/L OF KEVIN R. McGOVERN AND TRACY E. McGOVERN DB 4953, PG 1332 TPN: 23-015-040

LANDS N/L OF MARY K. MORGAN, DB 2259, PG 461 AND MAIL L. MORGAN TPN 23-015-039-002 REC. PLAN BK 108, PG 46

LANDS N/L OF TERRY J. MARK & NANCY K. MARK DB 2078, PG 1001 TPN: 23-015-036-001 PLAN BK 108, PG 56

PREMISES B
LANDS N/L OF
QUAKERTOWN COMMUNITY SCHOOL DISTRICT
INST. #2015045730
TPN #23-015-039
37.228 AC. (GROSS)
36.634 AC. (NET OF R/W)

APPROX. LOC. ACCESS EASEMENT PER REC. PLAN BK 107, PG 36 (WIDTH NOT SPECIFIED)

APPROX. LOC. 50' WIDE PP&L EASEMENT PER DB 1113, PG 356

UNNAMED TRIBUTARY TO UNAMI CREEK

MT. SWAMP ROAD

"HEM PIKE" (R/W)

SCALE IN 1"=50' FEET
50 0 50 100

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STABLER CORPORATE CENTER
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REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

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REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN – WEST

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

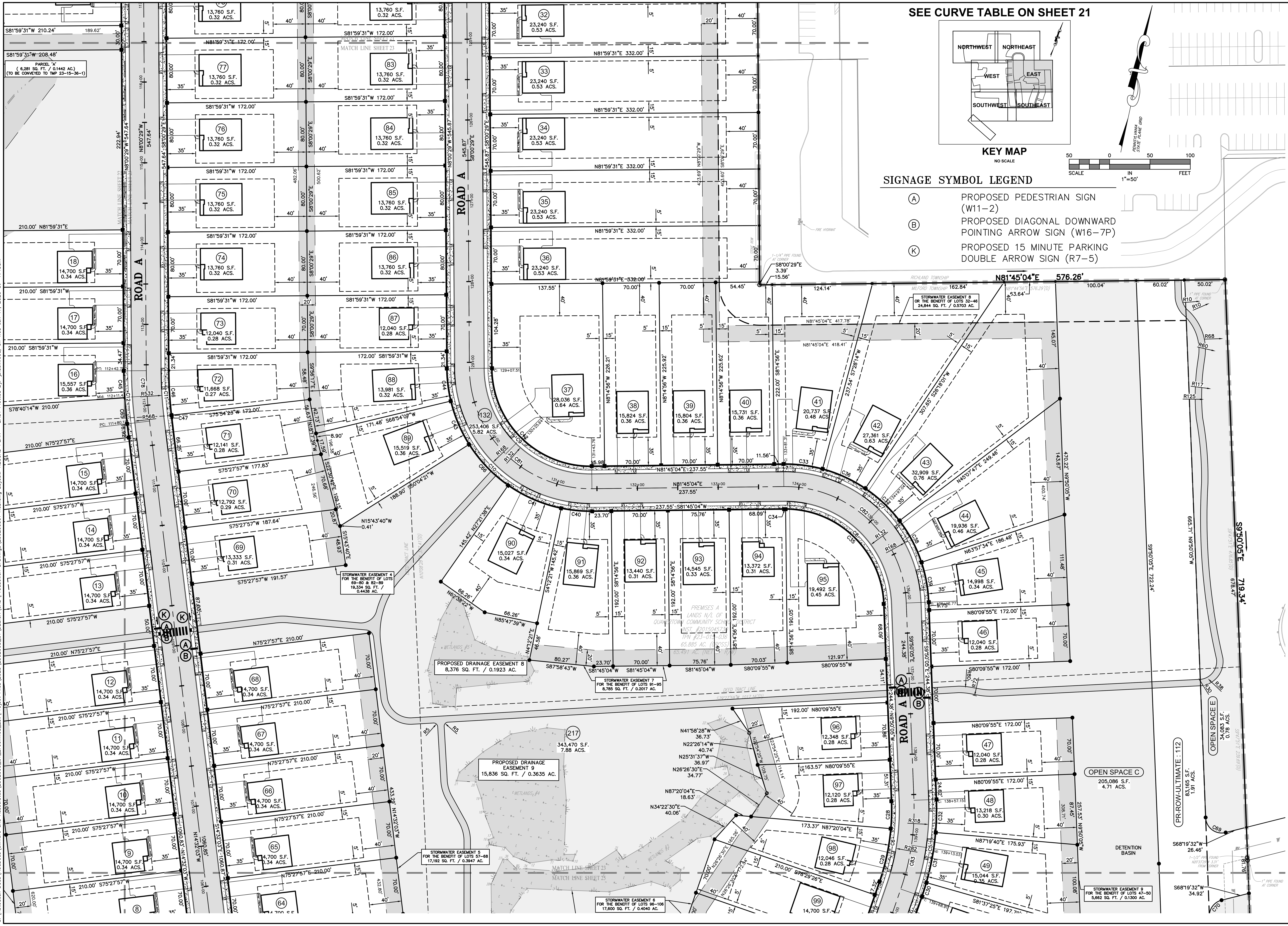
MUNICIPAL FILE No.: ##########

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA:	TOTAL LOTS:
122.694	106
DATE: 6/18/26	SCALE: 1"=50'
DRAWN BY: JLB	CHECKED BY: BAK

SHEET NO.: 22 OF 74

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REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN – EAST

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301

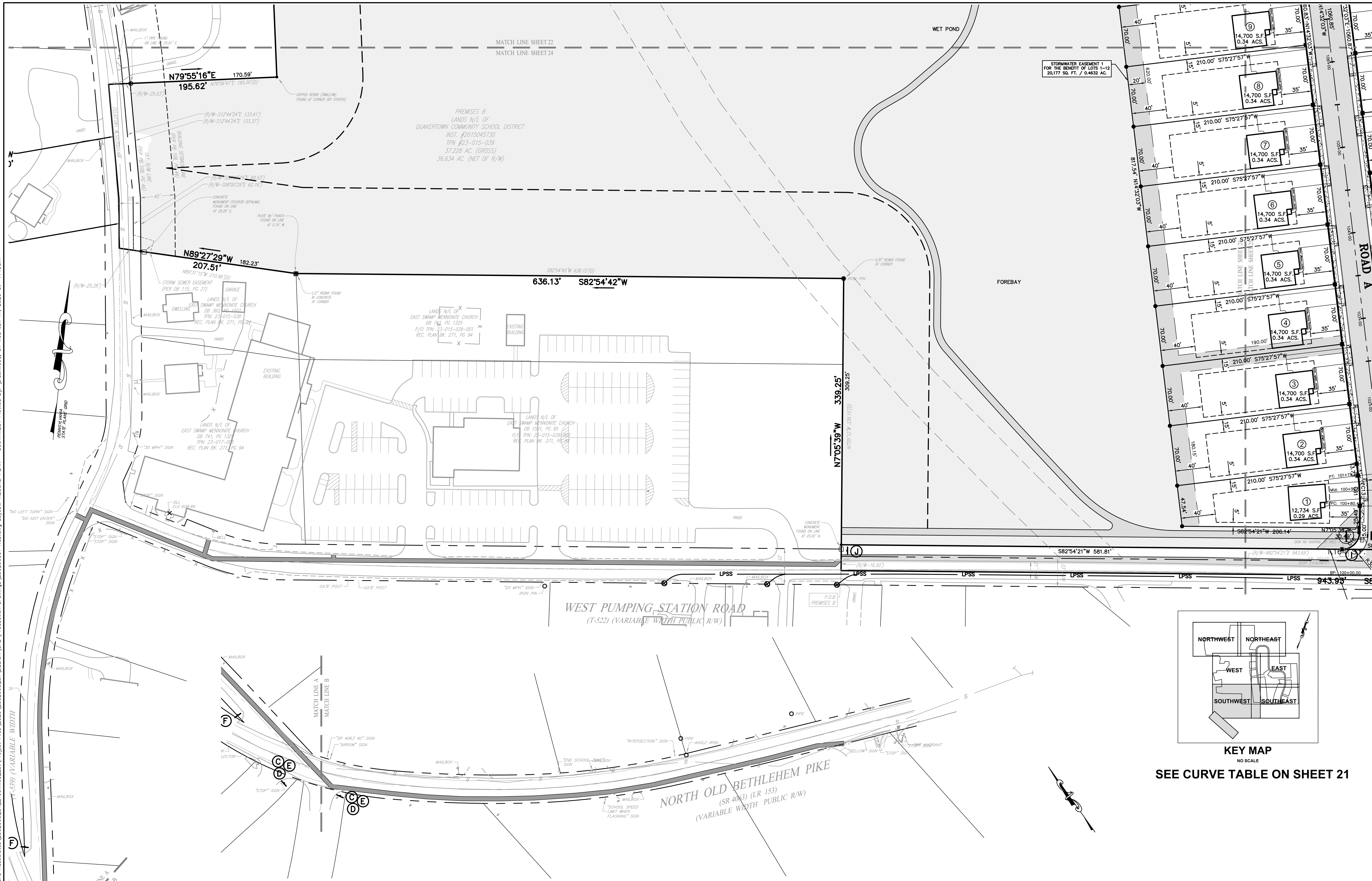
APPLICANTS INFO:
D.R. HORTON
489 DEVON PARK DR, SUITE 320
WAYNE, PA 19087
610-360-0758

MUNICIPAL FILE No.: ############

TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039

TOTAL AREA: 122.694	TOTAL LOTS: 106
DATE: 6/18/26	SCALE: 1"=50'
DRAWN BY: JLB	CHECKED BY: BAK

SHEET NO.: 23 OF 74



SIGNAGE SYMBOL LEGEND

Symbol	Description	Symbol	Description
C	PROPOSED 'TO' SIGN (M4-5)	F	PROPOSED UP ARROW SIGN (M6-3)
D	PROPOSED PENNSYLVANIA ROUTE MARKER (M1-5)	I	PROPOSED STOP SIGN (R1-1)
E	PROPOSED LEFT/RIGHT ARROW SIGN (M6-1)	J	PROPOSED RIGHT CLEARANCE MARKER (OM-3R)

50 0 50 100
SCALE IN FEET
1"=50'

C:\Autodesk Docs\ACCDocs\Gilmore and Associates\2302003_01_Brookfield_Est\Project Files\2023\2302003_01\DESIGN\CAD\Production Drawings\230200301 RCD.dwg Layout: RECORD PLAN - SOUTHWEST Plotted By: jblackwood, on Wed Jun 17, 2026 at 7:45am

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

REV.	DESCRIPTION	DATE	BY

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN – SOUTHWEST

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301	
APPLICANTS INFO: D.R. HORTON 489 DEVON PARK DR, SUITE 320 WAYNE, PA 19087 610-360-0758	
MUNICIPAL FILE No.: ############	
TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039	
TOTAL AREA: 122.694	TOTAL LOTS: 106
DATE: 6/18/26	SCALE: 1"=50'
DRAWN BY: JLB	CHECKED BY: BAK

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REGISTERED PROFESSIONAL
BENJAMIN A. KUTZ
ENGINEER
PE087776

BY	DATE	DESCRIPTION	REV.

PRELIMINARY PLAN SUBMISSION

BROOKFIELD ESTATES

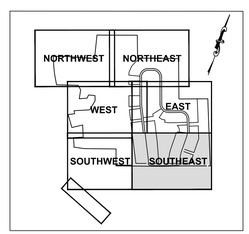
MILFORD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD PLAN – SOUTHEAST

SIGNAGE SYMBOL LEGEND

- (A) PROPOSED PEDESTRIAN SIGN (W11-2)
- (B) PROPOSED DIAGONAL DOWNWARD POINTING ARROW SIGN (W16-7P)
- (C) PROPOSED 'NO THRU TRAFFIC' SIGN (W14-2-4)
- (H) PROPOSED CUSTOM SIGN
- (I) PROPOSED STOP SIGN (R1-1)

SEE CURVE TABLE ON SHEET 21



KEY MAP
NO SCALE

50 0 50 100
SCALE IN 1"=50' FEET

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 230200301	
APPLICANTS INFO: D.R. HORTON 489 DEVON PARK DR, SUITE 320 WAYNE, PA 19087 610-360-0758	
MUNICIPAL FILE No.: ##########	
TAX MAP PARCEL No.: 23-015-036, 23-015-037, 23-015-039	
TOTAL AREA: 122.694	TOTAL LOTS: 106
DATE: 6/18/26	SCALE: 1"=50'
DRAWN BY: JLB	CHECKED BY: BAK
SHEET NO.: 25 OF 74	