

FARMS EDGE

→
At Shady Brook



A Community That Honors Local Character
& Supports Middletown Township's
Residential Community



FARMS EDGE

→
At Shady Brook

Introductions

Bob Rosenthal, Principal
Envision Land Use, LLC

John H. Kennedy, AICP
Kennedy & Associates, LLC

Joe Morrissey, President
Foxlane Homes

Dave Fleming, Co-owner
Shady Brook Farms



FOXLANE
HOMES



ENVISION
LAND · USE



DELUCA
HOMES

FARMS EDGE



At Shady Brook

About Us

Development Team

Locally based, residents and business operators in the township

- We create new home communities throughout Bucks County.
- We successfully develop and construct single and multifamily homes.
- We focus our expertise on locating, designing and developing premium parcels
- We partner with well-known national builders to bring desirable, award-winning communities to families throughout the region.

Farms Edge At Shady Brook

The Farms Edge at Shady Brook is an age-restricted community with plans for 161 homes, both single-family and townhomes.

The proposed development will maintain the local character of the community while supporting Middletown Township's plans for a residential community with minimal impact.



FARMS EDGE

At Shady Brook

Site Plan



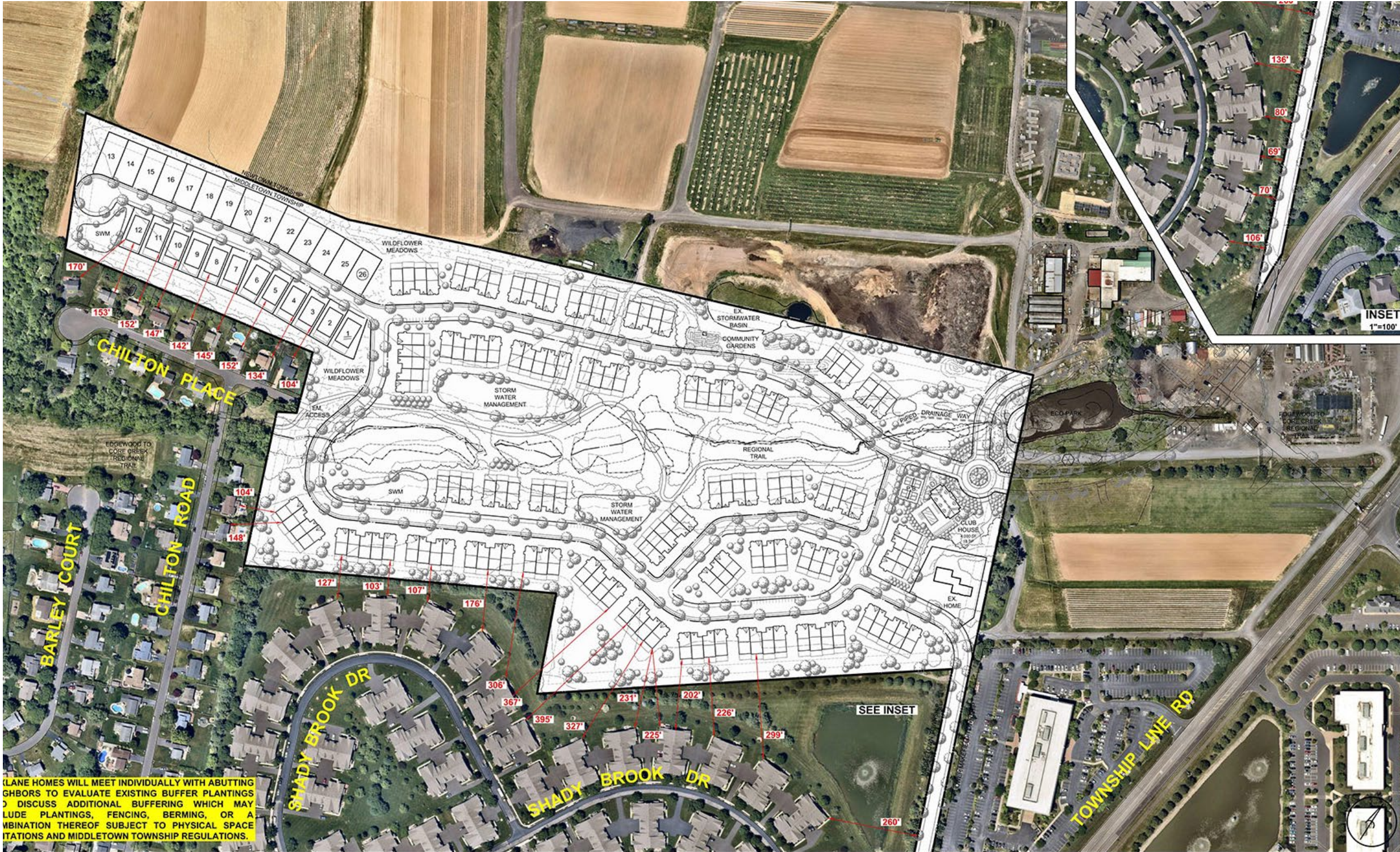
NOTES:

SITE AREA:	53.70 AC ±
MIDDLETOWN TWP	
PROPOSED DEVELOPMENT:	
ACTIVE ADULT COMMUNITY	
SFD: (60' X 120')	26 (16%)
CARRIAGE HOMES: (34' X 75')	135 (84%)
TOTAL:	161 DU
DENSITY:	3.0 DU/AC
PARKING:	322 SP*
GUEST SPACES:	60 SP 382 SP
CLUB HOUSE:	18 SP
TOTAL PARKING:	400 SP (2.5 SP/DU)
OPEN SPACE:	18.96 (35%)

*All units have a two car garage.

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Location



ALL LANE HOMES WILL MEET INDIVIDUALLY WITH ABUTTING NEIGHBORS TO EVALUATE EXISTING BUFFER PLANTINGS AND TO DISCUSS ADDITIONAL BUFFERING WHICH MAY INCLUDE PLANTINGS, FENCING, BERMING, OR A COMBINATION THEREOF SUBJECT TO PHYSICAL SPACE REQUIREMENTS AND MIDDLETOWN TOWNSHIP REGULATIONS.

Farms Edge at Shady Brook

Farms Edge at Shady Brook will create an upscale, age-restricted community that better serves the local population. The new community developed by Foxlane Homes would provide residential living for older adults who would like to age in place near family, friends, healthcare services and providers, and many others.



FOXLANE
HOMES

MODEL OPEN

Mon - Fri: By Appointment

Sat - Sun: 12pm - 4pm

foxlanehomes.com

267.991.2186

267.991.2186

Minimal Community Impact

- Age-restricted communities present minimal vehicle traffic compared to single-family and multi-dwelling communities.
- The community's convenient location to the adjacent walkable village will promote alternatives to driving by incorporating a walking trail for neighbors to safely travel to the nearby dining and shopping amenities.



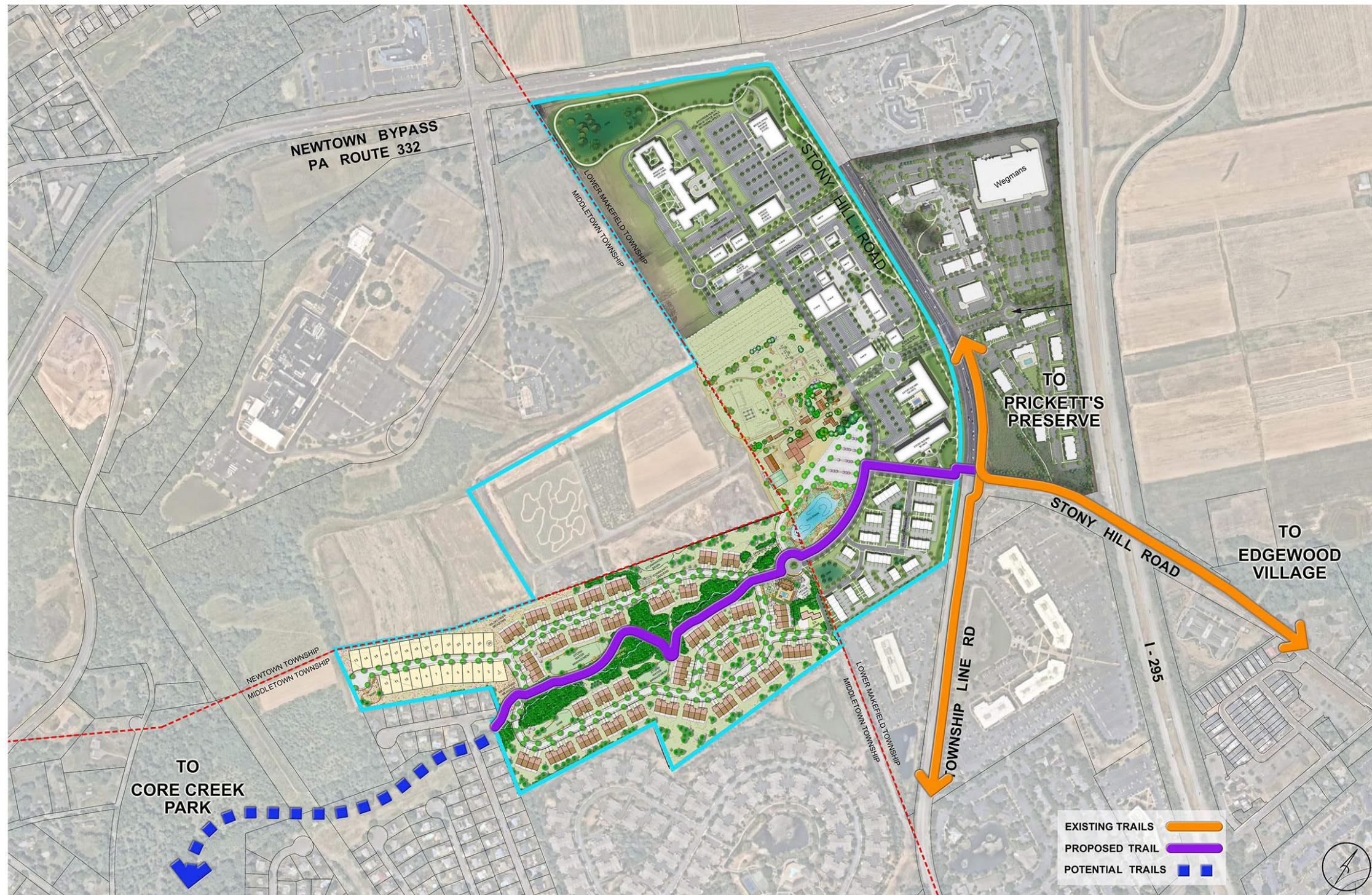
Increase Connectivity

- The residential design and landscape will preserve the surrounding natural resources while creating walking trails that will connect to Core Creek along with the existing commercial corridor consisting of Shady Brook Farm and the Prickett Preserve town center, which includes Wegmans, CVS, Chase Bank and many more planned retail and dining establishments.



Increase Connectivity

Trail Plan



Generates New Tax Revenues

- The senior living community will provide \$2.4 million annually in new local, county, and school district real estate taxes – without burdening the Neshaminy School District.

Entity	Net Annual Revenue
Neshaminy School District	\$1,806,668
Middletown Township	\$303,478
Bucks County	\$269,000
Total	\$2,379,146





Features: Community Gardens



Features: Outdoor Living



Features: Outdoor Living



Features: Modern Living



Community Features: Latest Styles

Farms Edge At Shady Brook

Learn more at:

www.FarmsEdgeHomes.com

Thank You