

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, Thomas Pelinski, SU-075703 (NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION...

SIGNATURE DATE

PROFESSIONAL ENGINEER CERTIFICATION

I, Rachel L. Butch, PE-076418 (NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT...

SIGNATURE DATE

WETLAND CERTIFICATION

THE WETLAND RELATED INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT AND HAS BEEN DELINEATED IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL...

MAUREEN MCDERMOTT, CERTIFIED WETLAND SCIENTIST DATE

TOWNSHIP ENGINEER'S REVIEW

REVIEWED BY THE TOWNSHIP ENGINEER THIS DAY OF 20

SIGNATURE

BUCKS COUNTY PLANNING COMMISSION

B.C.P.C. FILE # PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

RECORDER OF DEEDS NOTATION

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN BUCKS COUNTY, PENNSYLVANIA, IN PLAN BOOK PAGE ON THE DAY OF 20

OWNER'S CERTIFICATION OF INTENT

DOMINIC AND DOMINICA MAZZEO COMMONWEALTH OF PENNSYLVANIA SS. COUNTY OF BUCKS

ON THE DAY OF 20 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED DOMINIC MAZZEO & DOMINICA MAZZEO (HUSBAND) WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN...

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES (SEAL)

WE, DOMINIC MAZZEO & DOMINICA MAZZEO, HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.

NAME(S) OF OWNER(S) BY: DOMINIC MAZZEO, PROPERTY OWNER (DATE) DOMINICA MAZZEO, PROPERTY OWNER (DATE)

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE SUPERVISORS OF NEW BRITAIN TOWNSHIP, THIS DAY OF 20

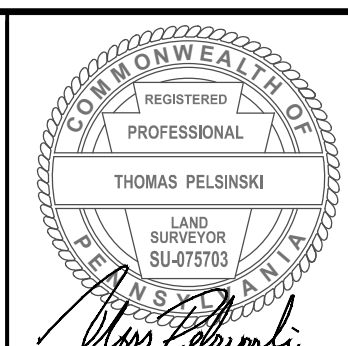
CHAIRMAN

Table with 3 columns: NO., DATE, COMMENT. Includes PLAN NOTATION and R. L. Showalter & Associates, Inc. logo.

TMP: 26-003-030

MINOR SUBDIVISION PLAN

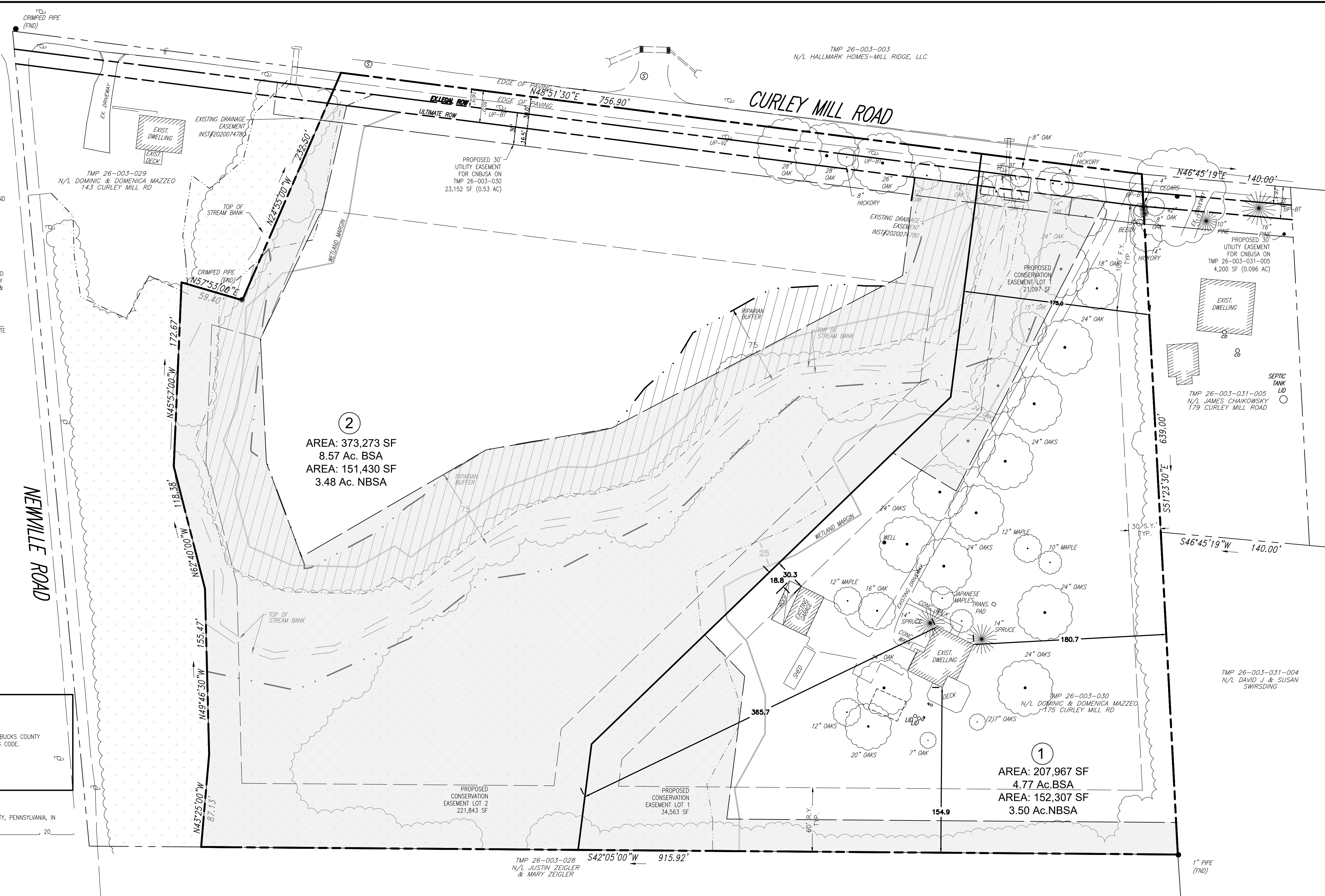
R. L. Showalter & Associates, Inc. logo and contact information: 116 East Butler Avenue, Chalfont, PA 18914



SCALE: 1"=50' DATE: 10/19/2023 JOB NO.: 2019-078 DRAWN BY: JHS CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA PREPARED FOR: DOMINIC & DOMINICA MAZZEO 175 CURLEY MILL ROAD CHALFONT, PA 18914-1465

SHEET 1 of 3

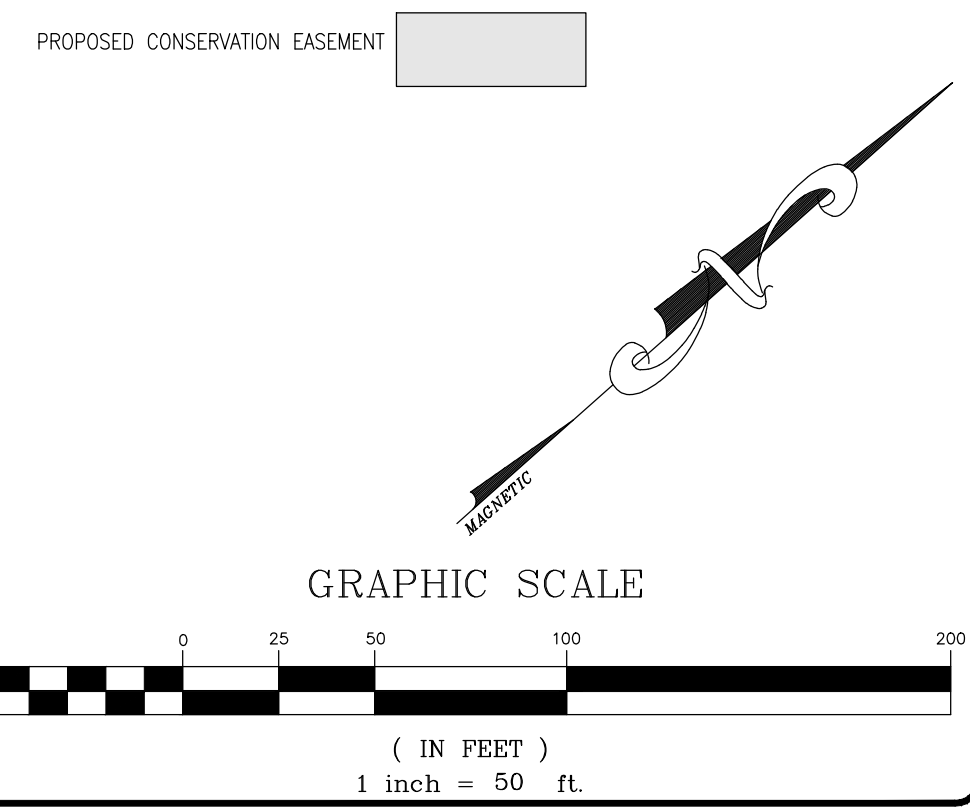


LOCATION MAP SCALE 1" = 800' SITE OWNER/APPLICANT: DOMINIC & DOMINICA MAZZEO, 175 CURLEY MILL RD., CHALFONT, PA 18914

ZONING TABLE with columns for REQUIRED, EXISTING, LOT 1, and LOT 2. Includes rows for GROSS, LESS ULT ROW, MIN. LOT SIZE, NET BUILDABLE, etc.

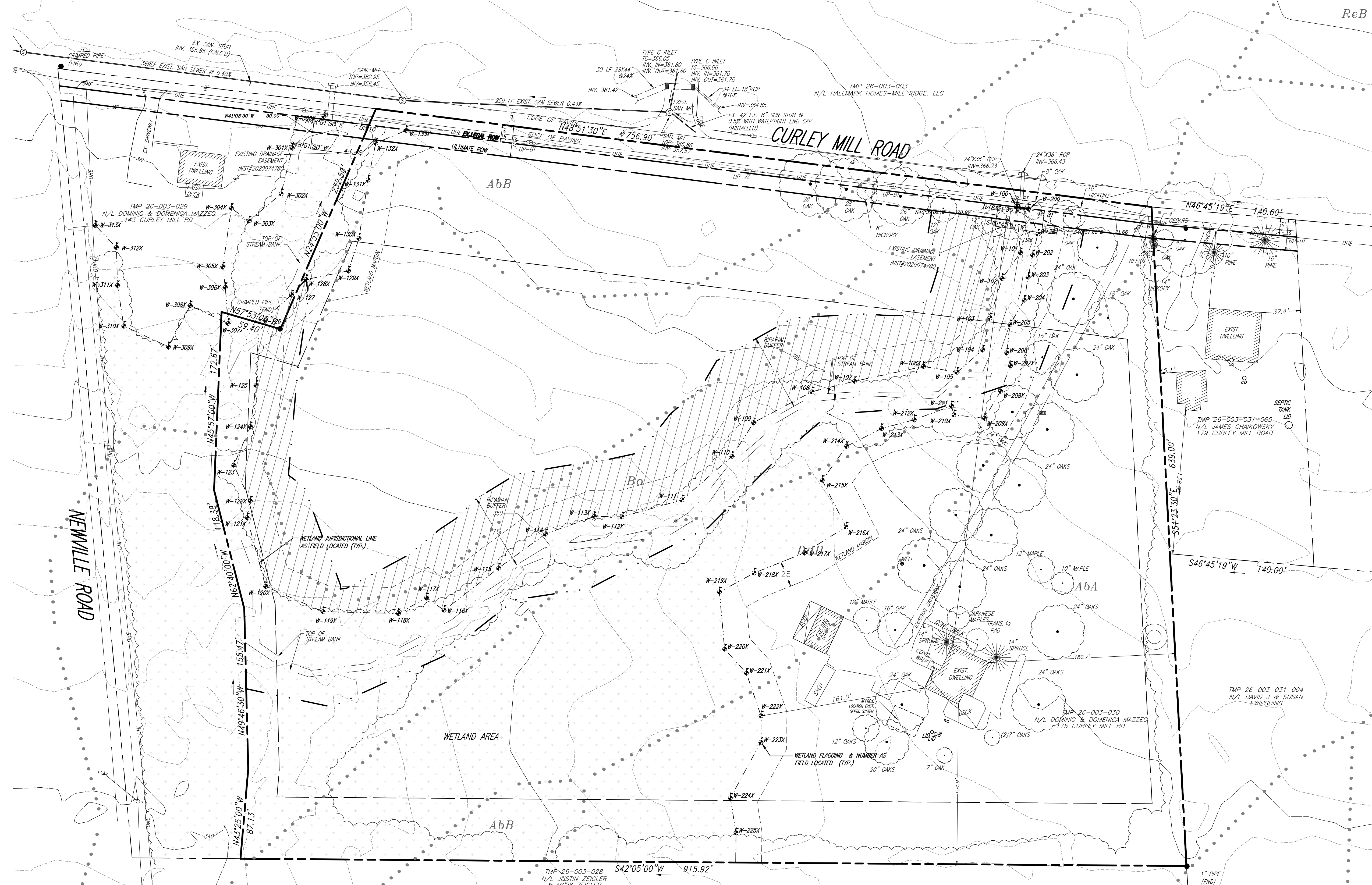
ACCESSORY STRUCTURE (PER 27-804) MIN. FRONT YARD: 15 FT, MIN. TO REAR/SIDE OF PRINCIPAL BUILDING: 15 FT, MIN. SIDE YARD: 15 FT, MIN. REAR YARD: 15 FT

IMPERVIOUS SURFACE SUMMARY - MINOR SUBDIVISION table with columns for EXISTING, LOT 1, LOT 2, and TOTAL. Includes rows for HOUSE, BARN, ASPHALT, etc.



- GENERAL NOTES: 1. PLAN SHEETS 1 - 3 OF 3 AS SHOWN IN THE SHEET INDEX SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET... 2. CURLEY MILL RD ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO NEW BRITAIN TOWNSHIP...

Printed: 10/19/23 - 5:09 PM. By: butch. File: F:\DWG\2019\2019-078 - Mazzeo-HB\ENGINEERING\2019-078_PLAN.dwg - 01 - MINOR SUB



SITE OWNER/APPLICANT
DOMINIC & DOMINICA MAZZEO
175 CURLEY MILL RD.
CHALFONT, PA 18914

LOCATION MAP
SCALE 1" = 800'

SITE DATA
175 CURLEY MILL RD.
NEW BRITAIN TOWNSHIP
TMP# 26-003-030
DB 1345 PG 1562

ZONING
ZONING DISTRICT: WS - WATERSHED DISTRICT
EXISTING USE: B1 SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: LOT 1 - B1 SINGLE FAMILY DETACHED DWELLING
LOT 2 - VACANT
CURLEY MILL ROAD: MINOR COLLECTOR (36" C/W, 60' ROW)

NATURAL RESOURCE CALCULATIONS PER 27-2402

A. GROSS SITE AREA (GSA)	13.878 AC
B. BASE SITE AREA:	13.878 AC
Subtract Land within Ultimate Right-of-Way (Curley Mill Road R.O.W.)	0.288 AC
Subtract Land with Existing Drainage Easement	0.008 AC
BASE SITE AREA:	13.581 AC

C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND

NATURAL RESOURCES	PROTECTION RATIO	NO RESOURCE OVERLAP		ACTUAL RESOURCE AREA	
		ACRES OF LAND IN RESOURCES (AC)	RESOURCE PROTECTION RATIO	AREA OF LAND IN RESOURCE (AC)	AREA OF LAND TO BE DISTURBED (AC)
Watercourses	1.000	0.000	0.000	0.186	0.000
Riparian Buffer	1.000	1.459	1.459	2.759	0.000
Floodplain	1.000	0.000	0.000	0.000	0.000
Floodplain (Alluvial) Soils	1.000	0.000	0.000	0.000	0.000
Wetlands	1.000	4.051	4.051	4.051	0.000
Lakes or Ponds	1.000	0.000	0.000	0.000	0.000
Wetlands Margin	0.800	0.608	0.487	1.277	0.255
Woodlands	0.800	0.468	0.374	2.548	0.510
Steep Slopes 8-15%	0.600	0.000	0.000	0.000	0.000
Steep Slopes 15-25%	0.700	0.000	0.000	0.000	0.000
Steep Slopes 25% or Greater	0.850	0.000	0.000	0.000	0.000
Total Land with Resource Restrictions			6.586		
Total Land with 1.00 Protection Ratio Resource Restrictions (Req'd Open Space)			5.510		
Total Resource Protection Land Required				6.371	
Total Resource Protection Land Provided (Conservation Easement)					
Total Disturbed Resources				0.765	0.000

D. MINIMUM OPEN SPACE:

Base Site Area	13.581 AC
Multiply by Minimum Open Space Ratio	(N/A) AC
Standard Minimum Open Space	(N/A) AC

E. DETERMINE REQUIRED OPEN SPACE:

Greater of land with a 1.00 protection ratio or the minimum open space.	5.510 AC
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F. NET BUILDABLE SITE AREA:

Base Site Area	13.581 AC
Subtract Required Open Space	5.510 AC
Net Buildable Site Area	8.071 AC

G. NUMBER OF DWELLING UNITS/LOTS:

Net buildable Site Area	8.071 AC
Multiply by Maximum Density	(N/A) DU
Number of Dwelling Units Permitted	(N/A) DU

H. IMPERVIOUS SURFACES

Ratio Base Site Area	8.071 AC
Multiply by Max. Impervious Surface Ratio	20% PER SITE
Maximum Permitted Impervious Surface	1.614 AC

- SURVEY NOTES:**
- BOUNDARY INFORMATION PROVIDED FROM:
 - DEEDS AND PLANS OF RECORD
 - PLAN OF MINOR SUBDIVISION DATED 01/29/2002, LAST REVISED 07/25/2002
 - PRELIMINARY MAJOR SUBDIVISION - MILL RIDGE BY BOUCHER & JAMES, INC. DATED 02/28/2019
 - PLAN OF SUBDIVISION FOR BRYAN BEDFORD BY URWILER & WALTER DATED 04/19/1968
 - LAST REVISED 06/12/1968
 - DRAINAGE EASEMENT AGREEMENT INSTRUMENT NO. 2020074780.
 - EXISTING FEATURES FROM A SURVEY BY R.L. SHOWALTER & ASSOCIATES, OCTOBER 12&13, 2021, DECEMBER 23, 2021 & FEBRUARY 22, 2022.
 - UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT THEY WERE MARKED USING THE PA-ONE CALL SYSTEM. OTHER UTILITIES MAY EXIST.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST.

SOILS

SYMBOL	NAME	HSG	FARMLAND CLASSIFICATION	ALLUVIAL	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NONE	NO
AbB	ABBOTTSTOWN SILT LOAM 3-8% SLOPES	D	STATEWIDE IMPORTANCE	NONE	NO
Bo	BOWMANVILLE-KNAUERS	C/D	NOT PRIME	OCCASIONAL	NO
DdB	DOYLESTOWN SILT LOAM 3-8% SLOPES	C	NOT PRIME	NONE	YES

SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 19, SEPTEMBER 6, 2022.

PA ONE CALL UTILITIES
#20221113188

USER NAME	ADDRESS	CONTACT	RESULTS
CHBTJSA	1645 UPPER STATE RD DOYESTOWN PA, 18901	JOHN SCHMIDT jschmidt@chbta.org MIKE KIMBERLY	clear
COMCAST	190 SHOEMAKER RD POTTSTOWN PA 19464	mike_kimberly@cable.comcast.com 610-323-6400	clear
NEW BRITAIN TWP	207 PARK AVE CHALFONT, PA 18914	RYAN CRESSMAN RCRESSMAN@NEWBRITAIN.TOWNSHIP.ORG	clear
PECO energy c/o usic	450 S. HENDERSON RD, KING OF FRUSSA, PA, 19406	NIKKIA SIMPKINS NIKKIASIMPKINS@USCLLC.COM 484-681-5720	plans received
VERIZON PA	1650 VIRGINIA DR FORT WASHINGTON, PA 19034	DARLENE LEFFORD JOHNSON 215-283-0690	clear

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC. COPYRIGHT 2009 R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT

TMP: 26-003-030

EXISTING FEATURES PLAN

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2900
FAX (215) 822-5684

SCALE: 1"=50'
DATE: 10/19/2023
JOB NO.: 2019-078
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
DOMINIC & DOMINICA MAZZEO
175 CURLEY MILL ROAD
CHALFONT, PA 18914-1465

SHEET
2 of 3

Plotted: 10/19/23 - 5:10 PM Bk. dchub
 File: F:\DWG\2019\2019-078 - Mazzeo-HBTKENGINERING\2019-078_PLAN.dwg-02-EPF
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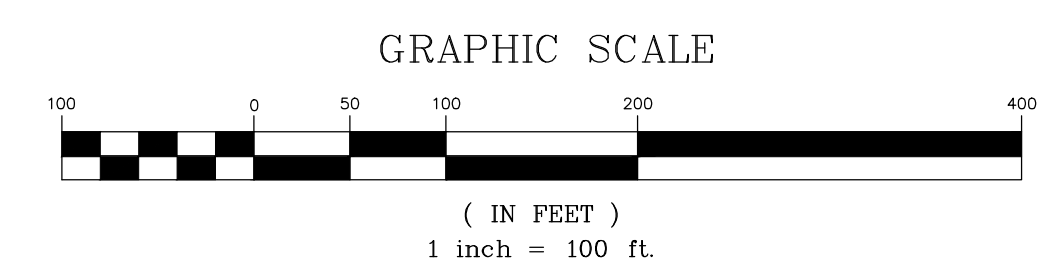
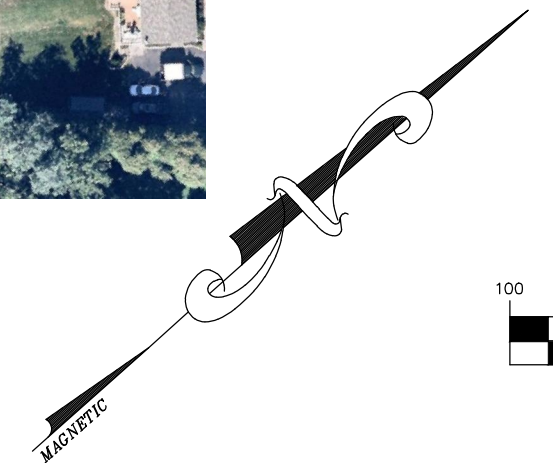
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LOT 2 - VACANT
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Plotted: 10/19/23 - 5:14 PM. Bk. rbluch
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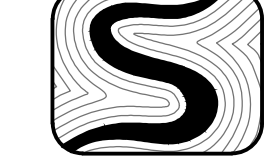
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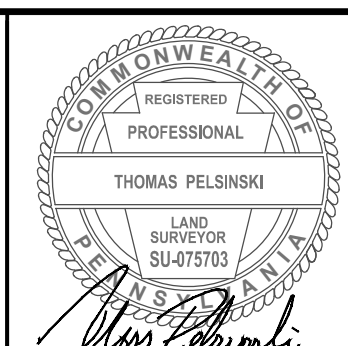
NO.	DATE	COMMENT
REVISIONS		

AERIAL PLAN

R. L. Showalter & Associates, Inc.



116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2900
FAX (215) 822-5684



SCALE: 1"=100'
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SHEET
3 OF 3

• Engineering • Planning • Surveying •