

**LOCATION MAP**  
SCALE 1" = 800'

**SITE OWNER/APPLICANT**  
ANATOLY & LEONID KLUMENKO  
1023 TERRITORY ST.  
MERIDIAN, ID 83646-7632

**SITE DATA**  
84 CURLEY MILL RD, CHALFONT, PA 18914  
NEW BRITAIN TOWNSHIP  
TMP# 26-001-090-001  
INSTRUMENT #2025018020  
CURLEY MILL RD (MINOR COLLECTOR, 60" ULT R/W, 40MPH)

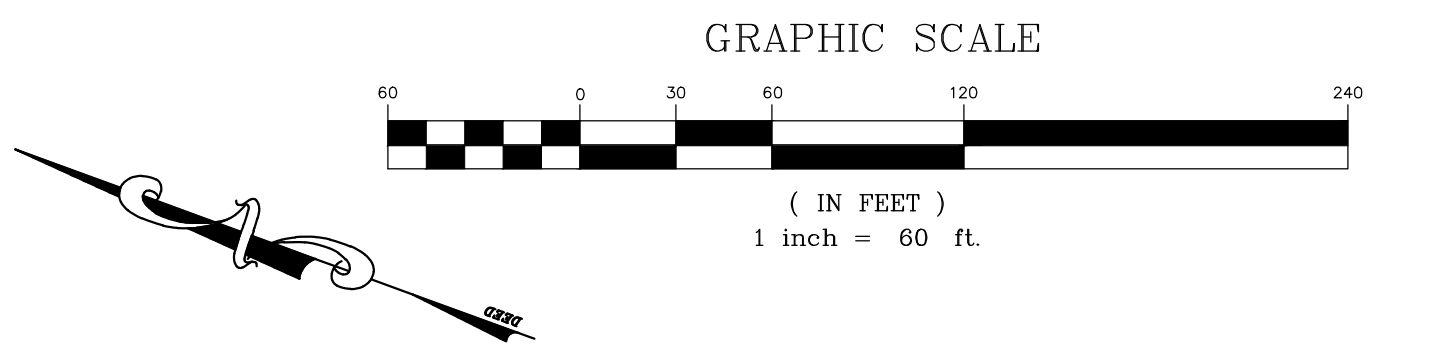
**ZONING DATA**  
ZONING DISTRICT: SR-2 SUBURBAN RESIDENTIAL & WS WATERSHED  
EXISTING & PROPOSED USE: B1 SINGLE FAMILY DETACHED DWELLING (PERMITTED BY RIGHT)

	REQUIRED		EXISTING		LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
	PER SR-2	PER WS	PER SR-2	PER WS	SR-2	WS	WS	SR-2	WS	SR-2
GROSS			629,067 SF	88,084 SF	88,084 SF	87,153 SF	87,153 SF	87,153 SF	87,153 SF	87,153 SF
-LESS ULT ROW CURLEY MILL RD			14,444 AC	2.02 AC	2.00 AC	2.00 AC	2.00 AC	2.00 AC	2.00 AC	2.00 AC
-LESS EX SAN SEWER ESMT			17,796 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
-LESS EX CONSERVATION ESMTS			3,854 SF	780 SF	0 SF	0 SF	0 SF	0 SF	0 SF	2,493 SF
-MIN. LOT SIZE (BASE SITE AREA)	87,120 SF	80,000 SF	567,786 SF	87,304 SF	87,153 SF	88,564 SF	87,190 SF	87,225 SF	87,157 SF	87,157 SF
-LESS PROP. CONSERVATION ESMT (PROPOSED OPEN SPACE)			0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
-NET BUILDABLE SITE AREA			567,786 SF	87,304 SF	87,153 SF	88,564 SF	87,190 SF	87,225 SF	87,157 SF	87,157 SF
-LESS PROPOSED ESMTS			13,033 AC	2.00 AC	2.00 AC	2.03 AC	2.00 AC	2.00 AC	2.00 AC	2.00 AC
-RATIO BASE SITE AREA			69,057 SF	40,013 SF	0 SF	0 SF	0 SF	0 SF	0 SF	29,044 SF
MIN. LOT WIDTH (AT BSBL)	200 FT	175 FT	582 FT	236 FT	356 FT	207 FT	206 FT	280 FT	351 FT	351 FT
MIN. LOT DEPTH:	200 FT	200 FT	1,225 FT	210 FT	231 FT	548 FT	278 FT	301 FT	345 FT	345 FT
MIN. FRONT YARD:	50 FT	100 FT	N/A FT	50 FT	100 FT	100 FT	50 FT	100 FT	50 FT	50 FT
MIN. SIDE YARD:	25 FT	30 FT	N/A FT	25 FT	30 FT	2530 FT	25 FT	25 FT	25 FT	25 FT
MIN. REAR YARD:	75 FT	60 FT	N/A FT	75 FT	60 FT	6075 FT	75 FT	75 FT	75 FT	75 FT
MIN. BLDG ENVELOPE	10,000 SF	10,000 SF	N/A FT	16,917 SF	24,221 SF	44,628 SF	30,687 SF	23,261 SF	36,185 SF	36,185 SF
MAX. BLDG. HEIGHT:	35 FT	35 FT	N/A FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
MAX. BLDG. COV.*	15 %	8 %								
MAX. IMPERV. COV.* (PER LOT)	25 %	12 %								
MAX. IMPERV. COV.* (TOTAL SITE)	20 %	12 %								
*PER RATIO BASE SITE AREA										

IMPERVIOUS SURFACE SUMMARY		EXISTING	TBR	TO REMAIN	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	ROAD A/RW	TOTAL
EXISTING ASPHALT		29,844	29,844	0								
EXISTING DIRT AND STONE PATH		6,370	6,370	0								
TOTAL EXISTING IMPERVIOUS		36,214	36,214	0								
PROPOSED BUILDING					4500	4500	4500	4500	4500	4500	0	27,000
PROPOSED MACADAM					3000	3000	3833	3000	3000	3000	26308	45,141
PROPOSED CONCRETE					500	500	500	500	500	500	9116	12,116
FUTURE ALLOWANCE/CMISC.					1458	2458	2628	3400	2467	3,622		16,033
TOTAL PROPOSED IMPERVIOUS					9,458	10,458	11,461	11,400	10,467	11,622	35,424	100,230
MAX. BLDG. COV.* (PER LOT)		0%	0%		9.5%	5.2%	9.1%	5.2%	5.2%	7.7%		
MAX. IMPERV. COV.* (PER LOT)		20.0%	12.0%	12.9%	13.1%	12.0%	20.0%					
MAX. IMPERV. COV.* (TOTAL SITE)		7.3%	0%									20.1%
*PER RATIO BASE SITE AREA												

**ZONING NOTES:**

- LOTS 1, 4, AND 6 ARE CONTAINED ENTIRELY WITHIN THE SR-2 DISTRICT. LOT 2 IS CONTAINED ENTIRELY WITHIN THE WS DISTRICT. LOTS 3 AND 5 ARE SPLIT-ZONED. THE ZONING DATA TABLE IDENTIFIES THE APPLICABLE AREA AND DIMENSIONAL CRITERIA FOR EACH LOT.
- THE EXISTING CONSERVATION EASEMENTS ARE REMOVED FROM THE BASE SITE AREAS TO DETERMINE MINIMUM LOT SIZE. THERE ARE NO PROPOSED CONSERVATION EASEMENTS SINCE THEY WERE PREVIOUSLY DEFINED WITH THE MINOR SUBDIVISION. THE PROPOSED STORMWATER BASIN EASEMENTS ARE REMOVED FROM THE RATIO BASE SITE AREAS, WHICH ARE THEN USED TO CALCULATE IMPERVIOUS RATIOS.
- THE IMPERVIOUS SURFACE SUMMARY SHOWS THAT LOTS 2, 3, AND 5 ARE TO BE DESIGNED TO ACCOMMODATE 12% MAXIMUM IMPERVIOUS COVER AS REQUIRED, SINCE THEY ARE LOCATED IN THE WS DISTRICT. LOTS 1 AND 6 ARE DESIGNED TO ACCOMMODATE 20% IMPERVIOUS, THOUGH 25% IS PERMITTED. LOT 4 IS NOT RESTRICTED BY A PROPOSED STORMWATER BASIN EASEMENT AREA. THE IMPERVIOUS FOR THE CUL-DE-SAC WAS INCLUDED TO DEMONSTRATE THAT THE MAXIMUM TOTAL SITE IMPERVIOUS IS LESS THAN 20%.



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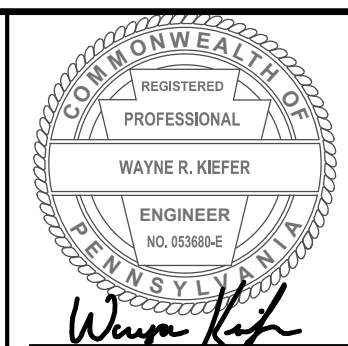
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NO.	DATE	COMMENT
REVISIONS		

TMP:26-001-090-001

MAJOR  
SUBDIVISION  
6 LOT  
SKETCH PLAN

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FX (215) 822-2684  
showalterassociates@rlshowalter.com



SCALE: 1"=60'  
DATE: 11/18/2025  
JOB NO.: 2021-002B  
DRAWN BY: JHS  
CHECKED BY: WK

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA.  
PREPARED FOR:  
**ANATOLY & LEONID KLUMENKO**  
1023 TERRITORY ST.  
MERIDIAN, ID 83646-7632

SHEET  
1 OF 1

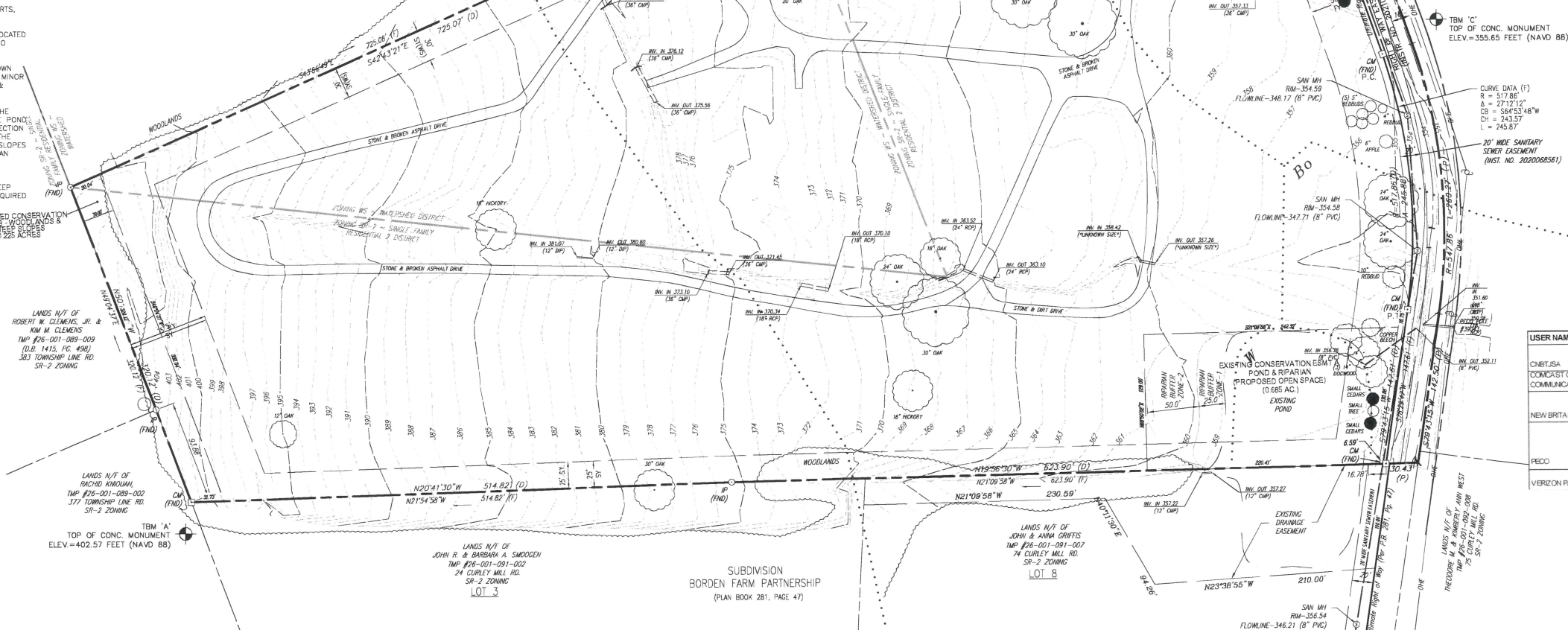


NATURAL RESOURCE CALCULATIONS PER 27-2002									
FOR LANDS IN SR-2 ZONING DISTRICT ONLY									
A. GROSS SITE AREA (GSA)									
B. BASE SITE AREA									
C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND									
D. MINIMUM OPEN SPACE									
E. DETERMINE REQUIRED OPEN SPACE									
F. NET AVAILABLE SITE AREA									
G. NUMBER OF DWELLING UNITS/LOTS									
H. IMPERVIOUS SURFACES									

NATURAL RESOURCE CALCULATIONS PER 27-2002									
FOR LANDS IN WATERSHED ZONING DISTRICT ONLY									
A. GROSS SITE AREA (GSA)									
B. BASE SITE AREA									
C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND									
D. MINIMUM OPEN SPACE									
E. DETERMINE REQUIRED OPEN SPACE									
F. NET AVAILABLE SITE AREA									
G. NUMBER OF DWELLING UNITS/LOTS									
H. IMPERVIOUS SURFACES									

#### NATURAL RESOURCE & SITE CAPACITY NOTES:

- THE CALCULATIONS ARE PERFORMED IN TWO PARTS, ONE FOR EACH ZONING DISTRICT.
- THE AREA WITHIN THE WATERSHED DISTRICT IS LOCATED AT THE REAR OF THE PROPERTY. THERE ARE NO AGRICULTURAL SOILS LOCATED IN THIS AREA.
- THE EXISTING CONSERVATION EASEMENTS AS SHOWN WERE DEFINED PER THE PREVIOUSLY RECORDED MINOR SUBDIVISION AS PREPARED BY R.L. SHOWALTER & ASSOCIATES, REVISED 10/24/2024.
- THE EXISTING EASEMENTS ARE REMOVED FROM THE BASE SITE AREA AS REQUIRED. THEREFORE, THE POND AND RIPARIAN BUFFER ARE NOT IDENTIFIED IN SECTION C SINCE THEY WERE PREVIOUSLY PRESERVED. THE PORTIONS OF EXISTING WOODLANDS AND STEEP SLOPES THAT WERE NOT PREVIOUSLY CONTAINED WITHIN AN EASEMENT ARE COUNTED IN SECTION C.
- NO ADDITIONAL OPEN SPACE IS REQUIRED TO BE PRESERVED. THE EXISTING WOODLANDS AND STEEP SLOPES WILL BE UNDISTURBED AT THE RATIO REQUIRED IN SECTION C.



LEGEND	
---	BOUNDARY LINE
---	ADJ. BOUNDARY
---	ROW (ULTIMATE & LEGAL)
---	PROPERTY SETBACK LINE
---	EXISTING FENCE LINE
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MAJOR
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER MAIN

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

- EXISTING SOILS
- IRON PIN FOUND
- CONC. MONUMENT FOUND
- EXISTING UTIL. POLE
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING INLET
- EXISTING TREE EXISTING
- EVERGREEN TREE
- EXISTING TREE (TBR)

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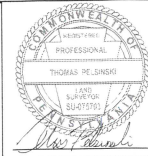
NO. DATE COMMENT

REVISIONS

TMP:26-001-090-001

EXISTING FEATURES

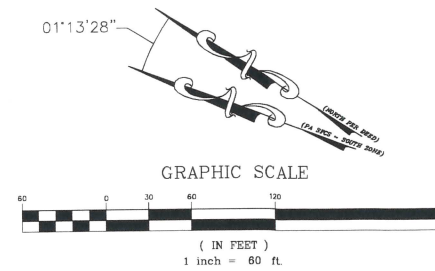
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• Engineering • Planning • Surveying •



SCALE: 1"=60'  
DATE: 06/12/2025  
JOB NO.: 2021-0028  
DRAWN BY: LAZ  
CHECKED BY: WK

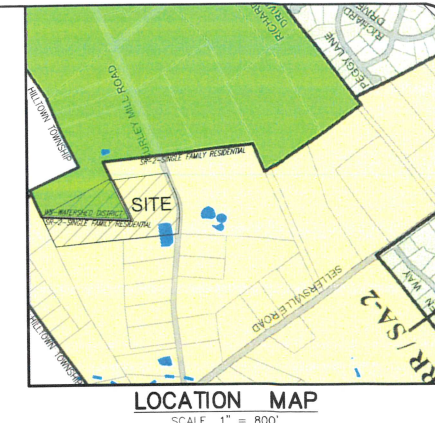
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SHEET  
2 OF 4

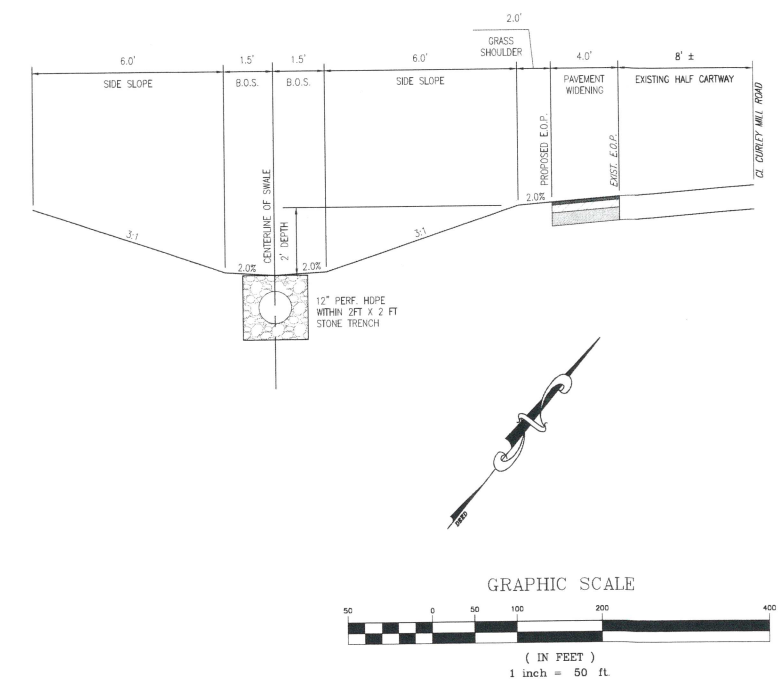
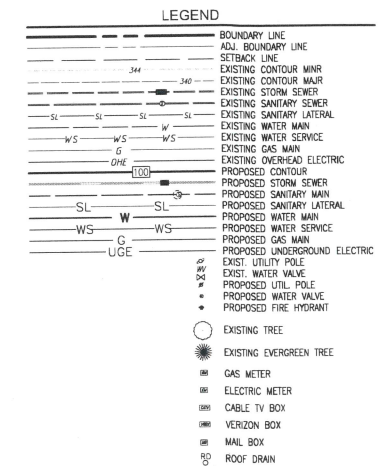


PA ONE CALL UTILITIES #20213211832			
USER NAME	ADDRESS	CONTACT	RESULTS
CNETUSA	1645 UPPER STATE RD. DOVERSTOWN PA 15901	JOHN SCHMIDT jschmidt@cnetusa.org	CLEAR
COMCAST CABLE COMMUNICATIONS	55 INDUSTRIAL DR. IVYLAND, PA 18974	KATHE BROWN RYAN CRESSMAN RCRESSMAN@BRIGHTANTO.COM	CLEAR
NEW BRITAIN TWP	207 PARK AVE. CHAFFONT, PA 18914	WMHSF-ORG	CLEAR
PECO	450 S. HENDERSON RD. KING OF RUSSIA, PA 15406	NIKKIA SIMPKINS NIKKIA.SIMPSON@USOLLC.COM 484-681-5720	PLANS RECEIVED
VERIZON PA	1050 VIRGINIA DR. FORT WASHINGTON, PA 19034	DARLENE LEPPER JOHNSON 215-283-0690	CLEAR

- SURVEY NOTES:**
- THE NORTH ARROW AND BEARINGS, INDICATED THUSLY (T), ARE REFERENCED TO THE PENNSYLVANIA COORDINATE SYSTEM (SOUTH ZONE ~ NAD 83).
  - THE MEASUREMENTS AS SHOWN HEREON ARE TO UNITED STATES STANDARDS AND ARE IN U.S. SURVEY FEET.
  - NO TITLE SEARCH OR COMMITMENT HAS BEEN PROVIDED TO, NOR OBTAINED BY THE UNDERSIGNED FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, GOVERNMENTAL JURISDICTIONAL AREAS, PLATS, MAPS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARY(S) AND/OR USE OF THE SUBJECT PROPERTY.
  - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD '88 (GEOID 18) AS PER INFORMATION PROVIDED BY KEYNOTES.
  - THE VISIBLE, ABOVEGROUND ENCROACHMENTS ARE AS SHOWN.
  - NO UNDERGROUND UTILITY "POI-HOLDING" OR EXCAVATIONS WERE PERFORMED IN ORDER TO ACQUIRE THE LOCATIONS OF UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DEPICTED FROM THE COMBINATION OF THE FIELD LOCATION OF VISIBLE AND SPOTTED UTILITIES, AND SCALED LINEWORK FROM INFORMATION PROVIDED ON AVAILABLE MUNICIPALITY UTILITY MAPS. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES, NOT SHOWN HEREON, WHICH MAY AFFECT THE SUBJECT PROPERTY. ANY PERSON, OR ENTITY PERFORMING EXCAVATIONS MUST ABIDE BY THE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION LAW (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2017). THE VISIBLE ABOVEGROUND UTILITIES ARE AS SHOWN.
  - REFERENCES:  
A. INSTRUMENT NUMBER 202057802 RECORDED ON 9/20/2022 AT 3:03:38 PM IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS (SUBJECT PARCEL ~ T.M.P. #26-001-090).  
B. "PLAN OF LOT LINE CHANGE PREPARED FOR 84 AND 114 CURLEY MILL ROAD," BY PROTRACT ENGINEERING INC., PROJECT NO. H2632, DATED DECEMBER 30, 2020, LAST REVISED JUNE 6, 2021, RECORDED AS INSTRUMENT NUMBER 2021076450 ON 9/18/2021 AT 10:28:31 AM IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.  
C. "FINAL SUBDIVISION PLAN MADE FOR BORDEN FARM PARTNERSHIP," BY CHARLES E. SHOEMAKER, INC., ENGINEERS AND SURVEYORS, JOB NO. 22490, DATED MAY 9, 1990, LAST REVISED MARCH 3, 1994, RECORDED AS PLAN BOOK 281, PAGE 47 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.  
D. EXISTING FIELD MONUMENTATION.





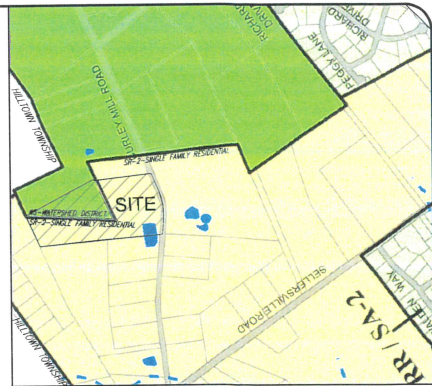
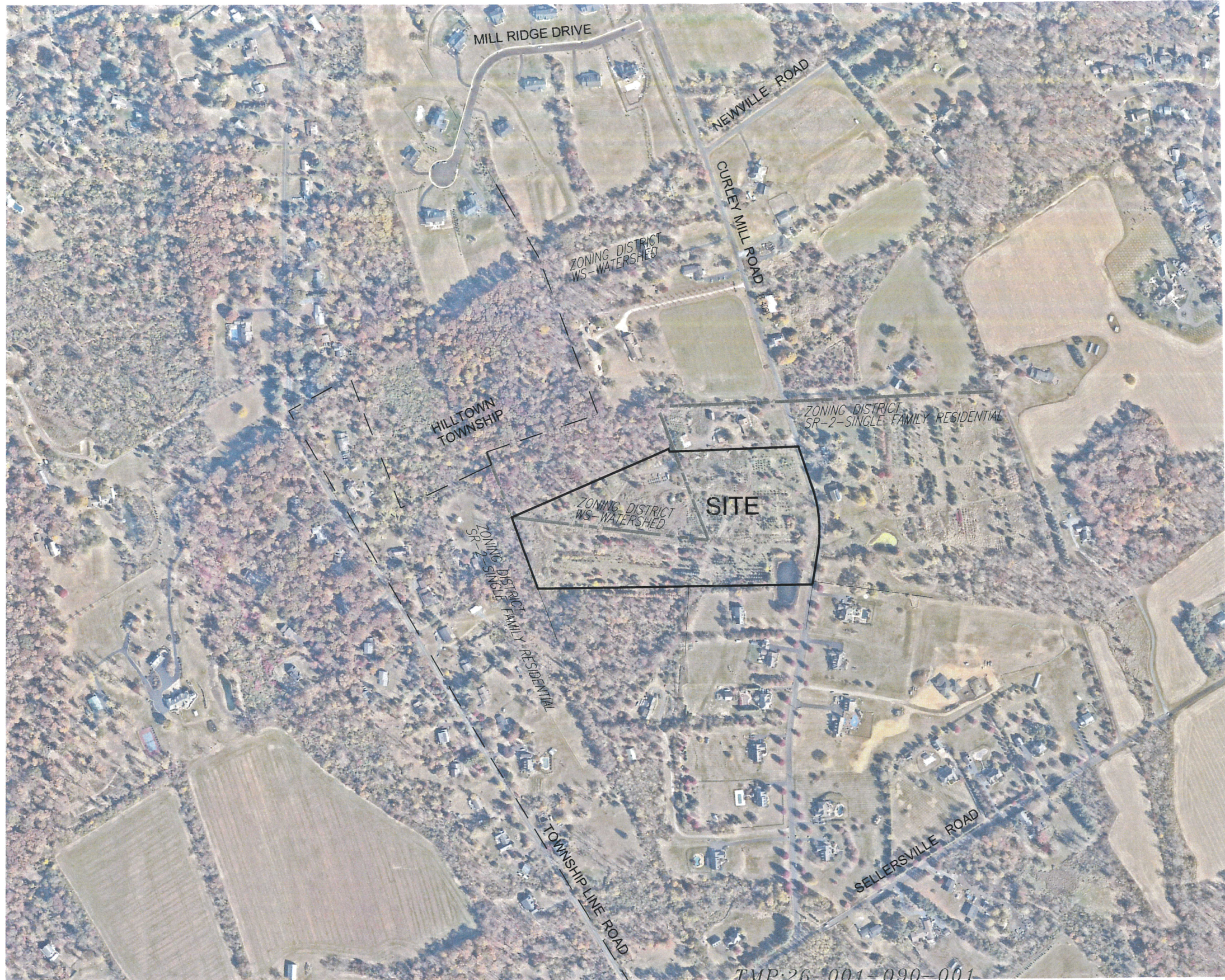


SHEET  
3 OF 4

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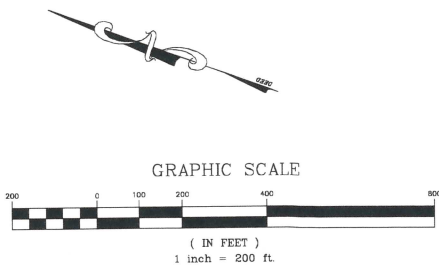
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LOCATION MAP  
SCALE 1" = 800'

IMAGE TAKEN FROM NEARMAP.  
DATED 10/23/2024.



TMP:26-001-090-001

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NO.	DATE	COMMENT
REVISIONS		

AERIAL PLAN

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
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showalterassociates@rlshowalter.com



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CHECKED BY: WK

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