



New Britain Township

Zoning Hearing Board

Zoning Hearing Board Agenda
August 27, 2026
7:00 p.m.

HEARINGS

1. New Business

a. **Appeal # 2026-5: 301 Old Limekiln Road**

Appeal # 2026-5 - Application of Richard Chomik and Kristin Brancato for the property located at 301 Old Limekiln Road, Chalfont, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Number 26-004-005-005. The property is in the Watershed District. The applicant proposes to construct an accessory detached dwelling on the property. The applicant seeks a variance from Section 27-305.H.14.b.5 of the zoning ordinance to permit an accessory dwelling on a parcel of land that is not twice the minimum lot area requirement of the Watershed District.

b. **Appeal # 2026-6: 231 Holly Drive**

Appeal # 2026-6 – Application of Benoit and Nicole de Saint Etienne for the property located at 231 Holly Drive, Chalfont, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Number 26-015-185. The property is in the RR, Planned Residential District. The applicant proposes to construct an in-ground pool and patio in the rear of the existing single-family residence. The applicant seeks a variance from Section 27-305.B11.c.6 of the zoning ordinance to allow an impervious surface ratio of 36.3%, instead of the required impervious surface ratio of 25%.

2. Other Business

3. Adjournment

The next scheduled meeting of the New Britain Township Zoning Hearing Board September 17, 2026, beginning at 7:00 p.m. at the Township Building, 207 Park Avenue, Chalfont.



NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

ZONING HEARING BOARD APPEAL APPLICATION

Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

TOWNSHIP USE ONLY

Application #: ZHB-2026-5
Date Filed: 7/14/26
Payment: 800-
Check #: 2235
Receipt #: 20106

1. Date: 7/8/26
2. Classification of Appeal/Application (Check one or more if applicable):
☒ A. Request for Variance
☐ B. Request for Special Exception
☐ C. Other _____
3. Applicant:
(a) Name: Richard Chomik & Kristin Brancato
(b) Mailing Address: 69 Mill Creek Drive
Doylestown, PA 18901
(c) Phone Number: 215-534-8099
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Owner of legal title

*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.
4. Applicant's attorney, if applicable:
(a) Name: N/A
(b) Mailing Address: _____

(c) Phone Number: _____
(d) Email Address: _____
5. Property:
(a) Present Zoning Use Classification: Single family - detached dwelling (residential use)
(b) Tax Parcel Number: 26-004-005-005
(c) Location (With reference to nearby intersections or prominent features):
North of Upper Stump Rd., Adjacent to Peace Valley
Park across from The Vineyard development
6. Proposed use of property/construction:
Construction of detached cottage for elderly parents
to allow aging in place while in close proximity to
family care givers.
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
27-502 Water shed district dimensional requirements
27-305-H.14.5 ACCESSORY DWELLING REQUIRED
DOUBLE THE LOT SIZE

8. Has any previous application/appeal been filed concerning the subject of this appeal?
If yes, specify: ☐ Yes ☒ No
9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?
If yes, specify: ☐ Yes ☒ No
10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.
(Supplemental sheets of the same size may be attached)
See attached

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Kristin Brancato
Signature
Richard Chomik
Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

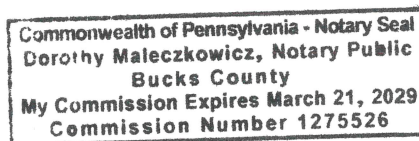
Kristin Brancato
Richard Chomik, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

Dorothy Maleczkiewicz

Sworn to and described before me This
10th day of July 2026

Dorothy Maleczkiewicz
Notary Public

My Commission expires: 3/21/2029



Names and Addresses of Adjacent Properties

- 1) Parcel 295 Old Limekiln Rd. Chalfont PA 18914: Steven and Brenda Hobbs
- 2) Parcel Lot #2 315 Old Limekiln Rd. Chalfont PA 18914: Aaron and Leah Hughes
- 3) Parcel 1309 Upper Stump Rd. Chalfont PA 18914: George and Gertrude Freis
- 4) Parcel 275 Old Limekiln Rd. Chalfont Pat 18914: Vanessa Welcker
- 5) Parcel 312 Old Limekiln Rd. Chalfont PA 18914: Imad Benjelloun

Subject: Variance Request – Accessory Cottage

To the New Britain Township Zoning Hearing Board:

We respectfully request a variance to permit the construction of a modest, single-story accessory dwelling unit (“cottage”) on our family-owned residential property. The proposed structure will be subordinate to the principal dwelling and consistent with the character of the surrounding neighborhood.

The cottage is intended to accommodate elderly parents (both age 81) who require increasing support. Their current residence is approximately 300 miles away, creating practical challenges in coordinating medical care and providing consistent assistance. Relocation would allow access to established healthcare providers in the Philadelphia area while enabling appropriate family support. While this context informs the request, the application is grounded primarily in the property's physical characteristics and the applicable variance criteria.

As part of our planning process, we engaged a builder and undertook substantial due diligence regarding the feasibility of constructing a cottage on the property. Throughout that process, we were advised that the proposed accessory dwelling would be permitted on the property. It was only after further review of the applicable zoning requirements that we learned a variance would be required because of the dimensional standards associated with the Watershed District. We have proceeded in good faith throughout the planning process and are now seeking the appropriate relief through the Township's established procedures.

The proposed improvement will not be injurious to the neighborhood or detrimental to the public welfare. It has been carefully sited and designed to preserve the residential character of the area and incorporates:

- Proper stormwater management and grading to maintain existing drainage patterns.
- Water movement controls to prevent impacts to adjacent properties.
- Verified septic and wastewater capacity in compliance with all applicable regulations.

The property is located within the Watershed District, and the proposed residential use is consistent with permitted residential uses within that district. All environmental considerations, including water quality, runoff control, and site drainage, have been addressed to ensure no adverse impact.

This application satisfies the criteria for granting a variance:

Harmony with Ordinance Intent

The proposed use is residential, subordinate, and consistent with surrounding properties, with no adverse impact on traffic, infrastructure, public services, or neighborhood character. The requested relief is consistent with the purpose and intent of the zoning ordinance and will not be detrimental to the public welfare.

Unique Physical Circumstances

The property contains approximately **154,000 square feet**, falling short of the **160,000-square-foot minimum lot area requirement applicable within the Watershed District** by a *de minimis* amount. The property is otherwise suitable for the proposed use but is uniquely constrained by the dimensional standards of the Watershed District. In addition, a significant conservation easement and a recently installed water management system further restrict the usable area and placement of improvements. These conditions are unique to the property and do not generally apply to neighboring properties.

Unnecessary Hardship (Not Self-Created)

The hardship is driven by the application of the Watershed District dimensional requirements to this particular property. Although the parcel contains approximately 154,000 square feet and substantially exceeds the size of many residential lots in the Township, it falls only slightly below the required minimum lot area. When combined with the conservation easement and site-specific infrastructure constraints, strict application of the ordinance effectively limits a reasonable residential use of the property that would otherwise be compatible with the site and surrounding neighborhood.

The hardship is not self-created. Rather, it arises from the property's existing physical characteristics and the dimensional requirements applicable within the Watershed District. The fact that we the applicants were initially advised that the cottage could be built without a variance does not create the hardship; it merely explains why the project planning proceeded before the need for zoning relief was identified.

Minimum Variance Necessary

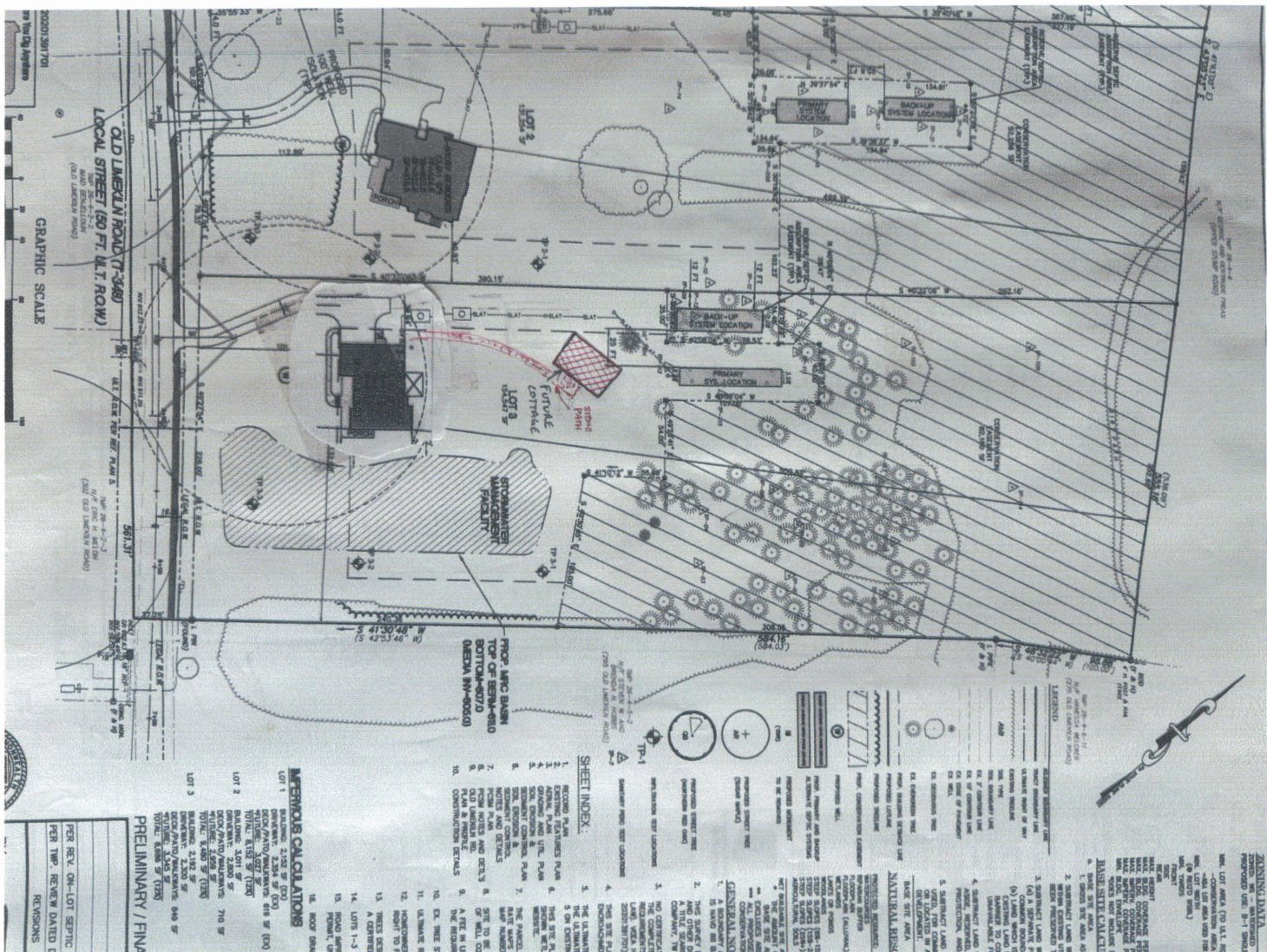
The requested relief is limited to the minimum variance necessary to permit construction of a small, appropriately scaled accessory dwelling. The cottage has been carefully designed and located to comply with all other applicable zoning, environmental, stormwater, septic, and watershed protection requirements. No greater relief is requested than is necessary to allow reasonable use of the property.

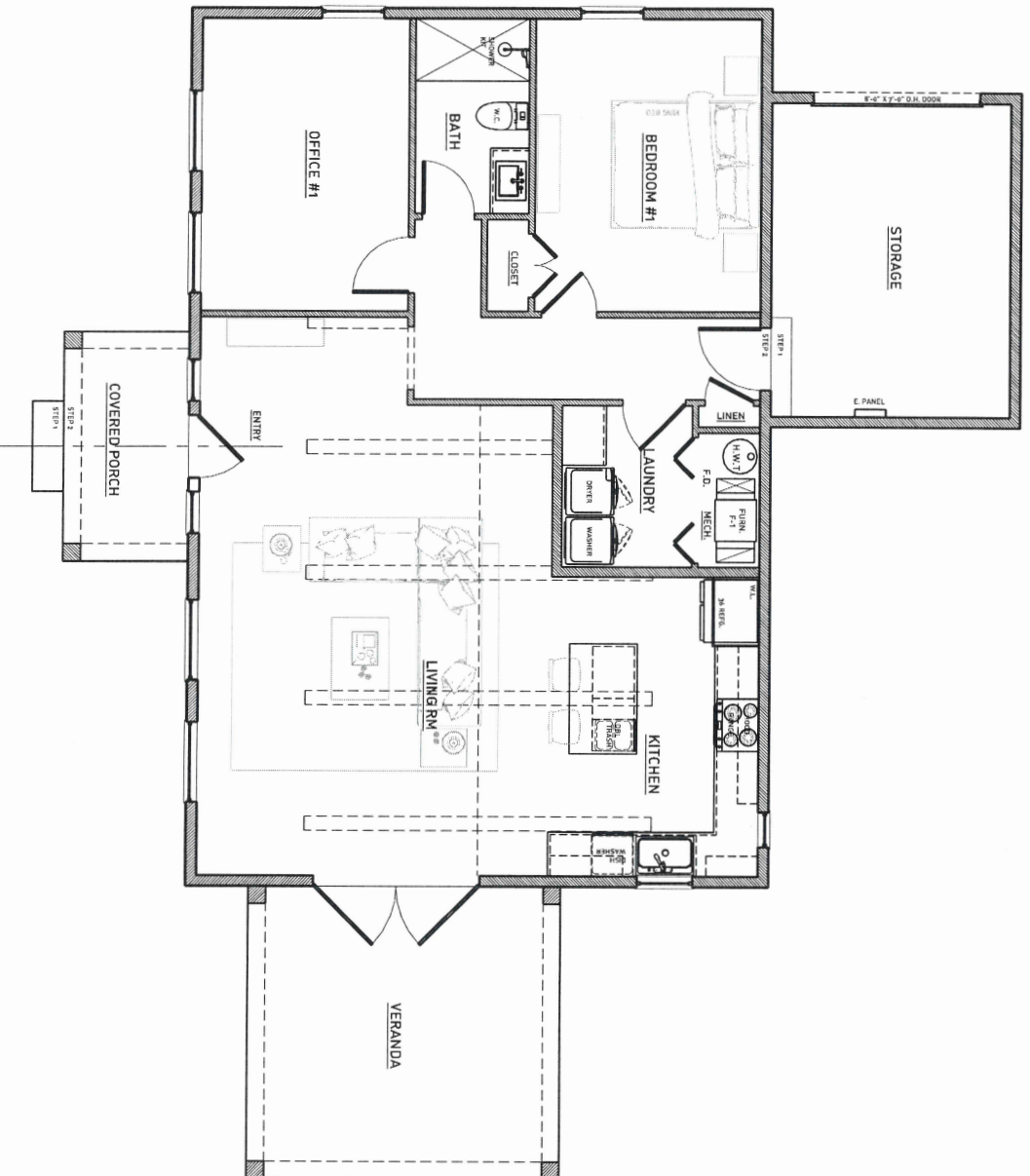
The cottage will be used exclusively by immediate family members and will not be rented, leased, or used for commercial purposes.

In summary, the proposed cottage represents a reasonable, well-planned residential use that complies with the intent of the zoning ordinance while addressing the property's unique constraints. The need for relief arises primarily from the Watershed District dimensional requirements, the property's minor deficiency from the minimum lot area standard, the conservation easement, and site-specific water management considerations. The proposal has been designed to ensure no negative impact on drainage, environmental conditions, septic capacity, neighboring properties, or public welfare while preserving the character of the surrounding community.

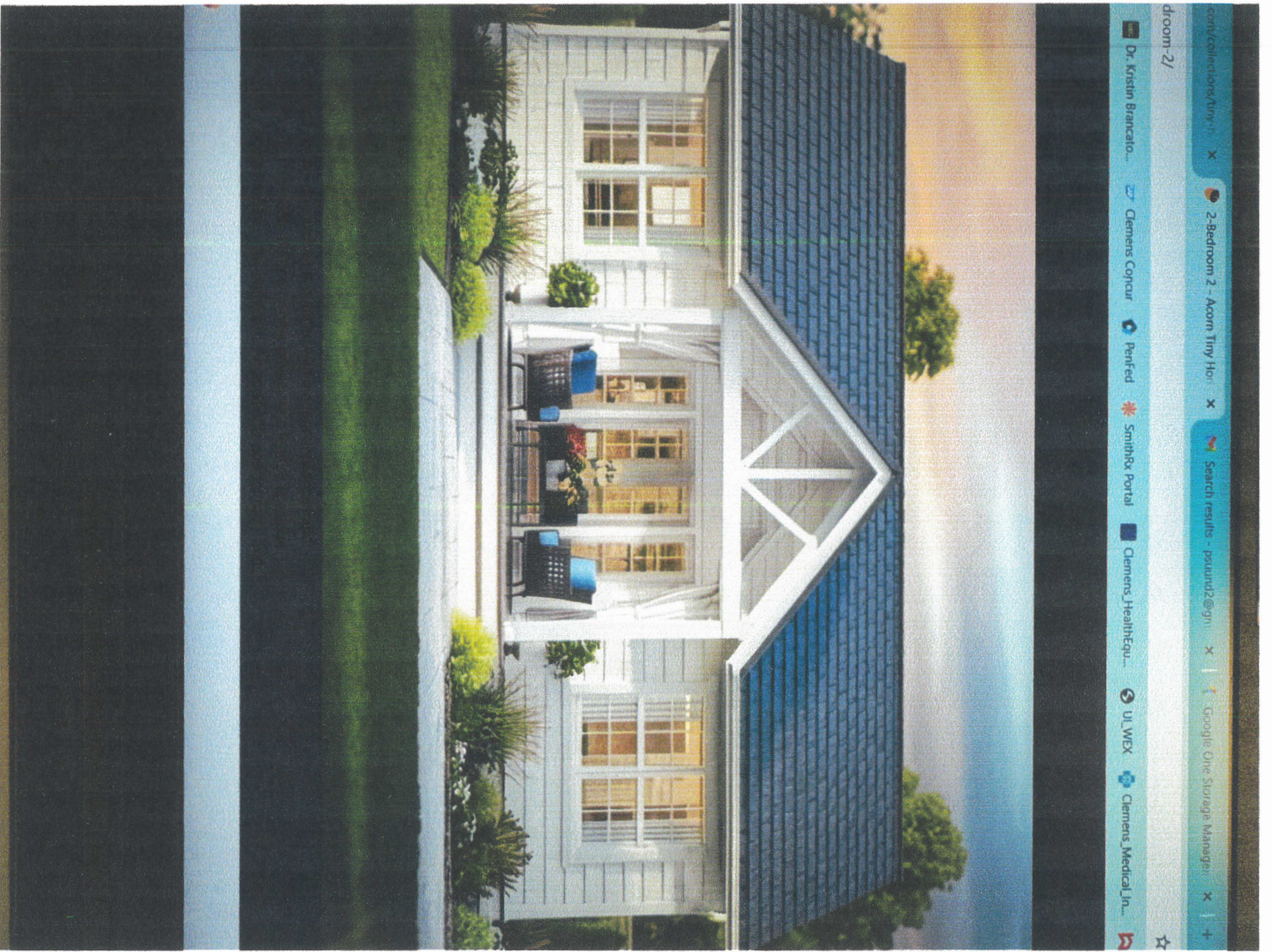
We respectfully request favorable consideration of this application.

Richard Chomik & Kristin Brancato





MAIN LEVEL FLOOR PLAN
1,176 SF



Prepared by and Return to:

Tohickon Settlement Services, Inc.
2325 Heritage Center Drive, Suite 401
Furlong, PA 18925

File No. TSS-PA-17994

Parcel No: 26-004-005-005

Premises:

301 Old Limekiln Road
Chalfont, PA 18914

This Indenture, made the 27 day of March, 2026, and effective the
27 day of March, 2026, the date of delivery to the Grantees

Between

Triumph Development Group LLC, a Pennsylvania Limited Liability Company
(hereinafter called the Grantor), of the one part, and

Richard S. Chomik and Kristin E. Brancato, as joint tenants with right of survivorship
(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$645,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, joint tenants with right of survivorship

ALL THAT CERTAIN tract or piece of land situated in New Britain Township, Bucks County, Pennsylvania, shown as "Lot 3" on a plan entitled "Record Plan for D'Alessio Tract TMP 26-004-005", Sheet 1 of 11, prepared by Van Cleef Engineering Associates, dated October 30, 2020, last revised January 22, 2025, and being more particularly described as follows:

BEGINNING at a point, said point being the common corner of Lot 2 (of the D'Alessio subdivision) and Lot 3 (of the D'Alessio subdivision) located along the northeasterly ultimate right of way of Old Limekiln Road (T-348) (50 feet wide); thence (1) from said point of beginning, along the common dividing line of Lot 2 (of the D'Alessio subdivision) and Lot 3 (of the D'Alessio subdivision), North 40°32'06" East, a distance of 672.31 feet to a point in line of lands now or formerly of George and Gertrude Freas (TMP 26-4-6); thence (2) along the common dividing line of lands now or formerly of George and Gertrude Freas (TMP 26-4-6) and lands of Lot 3 (of the D'Alessio subdivision), South 43°05'23" East, a distance of 252.66 feet to a point, an iron rod found

and held at the common corner of lands now or formerly of George and Gertrude Freas (TMP 26-4-6) in line of lands now or formerly of Vanessa Weicker (TMP 26-4-6-11); thence (3) along the common dividing line of Lot 3 (of the D'Alessio subdivision) and lands now or formerly of Vanessa Weicker (TMP 26-4-6-1 1), South 48°32'22" West, a distance of 98.88 feet to a point, an iron pipe found and held at the common corner of lands now or formerly of Steven W. and Brenda N. Hobbs (TMP 26-4-5-2) and lands now or formerly of Vanessa Weicker (TMP 26-4-6-1 1); thence (4) continuing along the common dividing line lands of Lot 3 (of the D'Alessio subdivision) and lands now or formerly of Steven W. and Brenda N. Hobbs (TMP 26-4-5-2), South 41 °30'48" West, a distance of 546.41 feet to a point along the northeasterly ultimate right of way of Old Limekiln Road (T348) (50 feet wide); thence (5) along the northeasterly ultimate right of way of Old Limekiln Road (T-348) (50 feet wide); North 49°27'54" West, a distance of 228.00 to the first mentioned point and place of beginning.

BEING Lot No. 3 on above mentioned Plan.

Tax ID / Parcel No. 26-004-005-005(Subdivided from Tax ID #26-004-005)

Being a part of the same premises which Barbara Burns, also known as Barbara Ann Peahota Burns, Executrix of The Estate of Bernadine T. Peahota by Deed dated 07/07/2015 and recorded 07/13/2015 in Bucks County in Instrument No. 2015040969 conveyed unto Vinicio D'Alessio and Sharon D'Alessio, husband and wife, in fee.

Being inter alia the same premises which Vinicio D'Alessio and Sharon D'Alessio by Deed dated 9/26/2025 and recorded 10/02/2025 in Bucks County as Instrument No. 2025044566 conveyed unto Triumph Development Group, LLC, a Pennsylvania Limited Liability Company, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantor, its successors and assigns, do, by these presents, covenant, grant and agree, to and with the said Grantees, his/her/their heirs, that the said Grantor, and its successors, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, his/her/their heirs, against the said Grantor, its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the said Grantor caused these presents to be duly executed the day and year first above written.

Sealed and Delivered

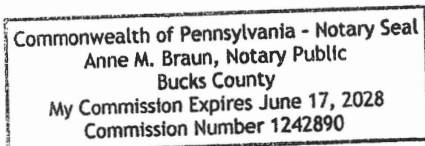
Triumph Development Group LLC, a Pennsylvania Limited Liability Company

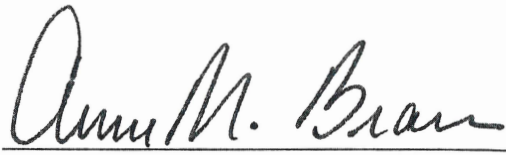
By: 
Christopher Pinto, Managing Member

STATE/Commonwealth of PA :
COUNTY OF Bucks :

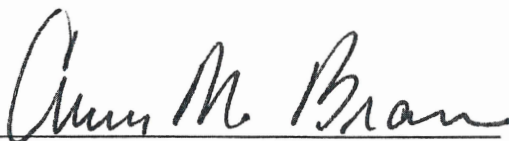
On this, the 27 day of March, 2026, before me, the undersigned Notary Public, personally appeared **Christopher Pinto, Managing Member of Triumph Development Group LLC, a Pennsylvania Limited Liability Company**, as that they as such authorized officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the said entity by themselves as authorized officer.

I hereunto set my hand and official seal.




Notary public
My notary expires:

The complete post office address of the Grantees/buyers:


On behalf of the grantee/buyers

69 Mill Creek St
Doylestown PA 18901

Deed

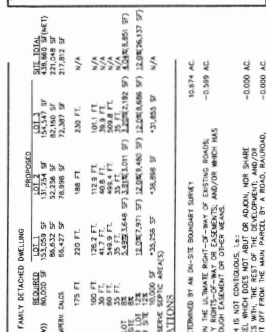
Parcel No. 26-004-005-005

Triumph Development Group LLC, a
Pennsylvania Limited Liability Company

TO

Richard S. Chomik and Kristin E. Brancato,
as joint tenants with right of survivorship

Tohickon Settlement Services, Inc.
2325 Heritage Center Drive, Suite 401
Furlong, PA 18925
Phone: (215) 794-0700



AND/OR MAJOR STREAM, SO AS TO SERVE AS A MAJOR BARRIER TO SUCH THAT IT IS ISOLATED AND HOLDING PURPOSES.	-0.000 AC.
IN A RESTRICTED APPROVED SUBDIVISION, BUT NOT FOR AN INTENTED FOR OPEN SPACE, NATURAL RESOURCE RECREATION PURPOSES.	-0.000 AC.
FOR ANOTHER USE (I.E. LAND WHICH IS USED OR TO BE USED FOR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT) THAT ZONING DISTRICT THAN THE REST OF THE	-0.000 AC.
PROTECTION AREAS	10.079 AC.

[illegible]

SOURCE PROTECTION LAND TO BE CONTAINED WITHIN THE PROPOSED SURVEY WAS PERFORMED BY VCEA IN MAY AND JUNE 2020. THE AERIAL PHOTOGRAPHIC SURVEY OBSERVATIONS DERIVED THROUGH THE KENNETTS THRUFILE WEB INTERFACE.

NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR
OF ANY SPOIL ON THE NORTHEAST SIDE OF OLD LINCOLN ROAD WAS DERIVED BY PARALLEL
RESEARCHING RETAINED ON THE SOUTHWEST SIDE OF OLD LINCOLN ROAD. (SEE REF PLAN
PREVIOUS PLAN)

THE SUBJECT AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR BATTERIES. THERE IS NO
THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY.

LOCATION IS NOT LOCATED IN A SPECIAL 0.000 HAZARD AREA. RESUAL WETLANDS INSURANCE

PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BIRMINGHAM, 200
EFFECTIVE DATE: MARCH 16, 2013

ON-LOT WATER AND SEWER QUALITY TESTS ARE SUBJECT TO THE PROVISIONS
OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BIRMINGHAM, 200
EFFECTIVE DATE: MARCH 16, 2013

WATER QUALITY TESTS AND PRODUCTION CERT.

PRODUCTION LOT WILL BE OFFERED TO NEW BRITAIN TOWNSHIP.
FROM 5,000 SF TO 2,500 SF PER NEW SELLING UNIT X 2 (PRODUCED LOTS).

ADJACENT TO THE DRIVEWAY ON LOT #2 IS TO BE LIMITED TO ENABLE REQUIRED
TO BE OFFERED TO NEW BRITAIN TOWNSHIP FOR DEDICATION.

RESPONSIBLE FOR MAINTAINING A CLEAR SORT TRIANGLE AT THEIR DRIVEWAYS. TOWNSHIP HAS
 MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE.

DO REMAIN WHICH ARE DAMAGED OR KILLED DURING CONSTRUCTION FOR TWP. ENGR'S REP. (

1), SHALL BE REPLACED ON AN EQUIVALENT CALIBER INCH BASIS

ATED FROM FURTHER SUBMISSION.

AND STORMWATER FACILITIES SHALL BE INSTALLED BEFORE THE ISSUANCE OF A BUILDING PERMITS APPROVED BY THE NEW BRITAIN TWP. B.O.S. AND THE B.O.C.D.

LOT #2 TO BE CONVERTED TO PROPOSED STORM SEWER (N-1) VA 8" PVC ROOF DRAIN.

IT IS OFFERED TO NEW BRITAIN TWP FOR ACCESS TO STORMWATER MANAGEMENT FACILITIES

AREA SUMMARY

IMPERVIOUS CALCULATIONS

LOT 1 BUILDING: 2,152 SF (6X)
DRIVEWAY: 2,354 SF (5X)

[illegible]

P.	RUN	1-22-2025	DATE:	OCTOBER 30, 2020
1)	LOW	9-30-2022	SCALE:	1" = 40'
2)	LOW	7-25-2022	DESIGNED BY:	LSM
3)	LOW	2-15-2022	DRAWN BY:	LSM
4)	LOW	1-18-2022	CHECKED BY:	RWC/SDC
5)	AUTH	DATE	APR NO.	19-06-NBR

[illegible]

NO. 90073230

SECTION 5

250.00

125.00

CONSERVATION
EASTMOST
BL 100 SP

U.S. ROW PAY PLAN 5 301.31

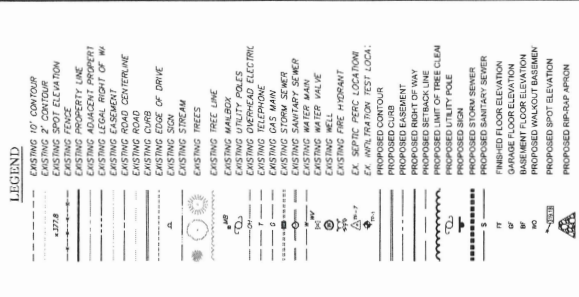
750 24 4 2-2
NET PAY 4 562.04
GROSS PAY 586.04 207.00

2022-17 ADOPED 09/26/22

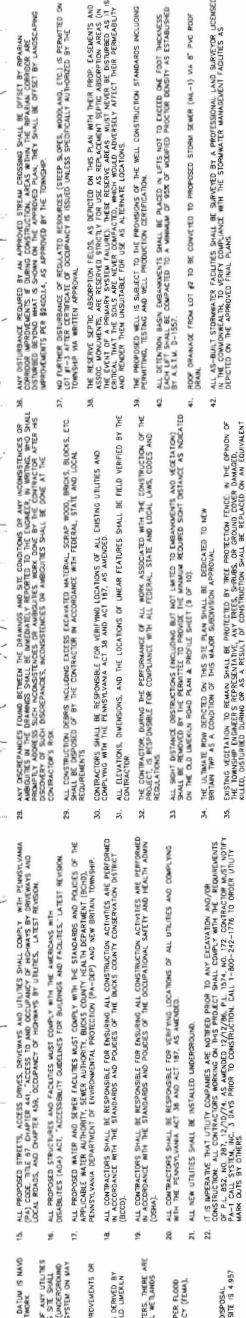
REPLACEMENT OF ALL AREAS WITHIN 150 FEET OF THE SUBDIVISION. WE HAVE DEDICATED OFF-STREET PARKING AREAS TO THE SUBDIVISION. WE HAVE DEDICATED OFF-STREET PARKING AREAS TO THE SUBDIVISION. WE HAVE DEDICATED OFF-STREET PARKING AREAS TO THE SUBDIVISION.

USE TO THE REQUIRED 80% TRIANGLES AT EACH DRIVEWAY.

1



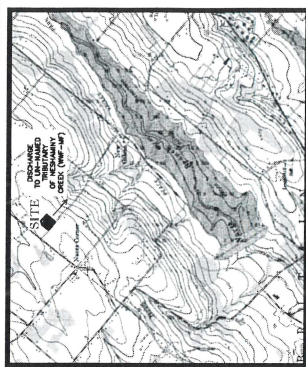
GRADING AND UTILITY PLAN
FOR
D'ALESSIO TRACT
TMP 26-004-005
NEW BRITAIN TOWNSHIP
BLICKS COUNTY, PENNSYLVANIA



BY: LEON D. MCGUIRE, JR., PA PE No. 00221-E

FINAL PLAN

[illegible]



1. THE CONTRACTOR SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL A SET OF SHOP DRAWINGS AND MATERIAL SAMPLES THAT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND THE DESIGN DOCUMENTS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AT ALL TIMES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOT INVOLVED IN THE PROJECT.
5. THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO PREVENT SOIL POLLUTION.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND WARNING SIGNS THROUGHOUT THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL SUBMIT MONTHLY PROGRESS REPORTS TO THE PROJECT ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE PROJECT SITE FOR INSPECTION BY THE PROJECT ENGINEER AT ANY TIME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MATERIALS USED AND LABOR HOURS EXPENDED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
12. THE CONTRACTOR SHALL COMPLETE THE PROJECT WITHIN THE AGREED-UPON SCHEDULE.

A. SET SIZE
HOW MANY STIMULI WOULD BE PRESENTED BEFORE AND AFTER EACH TARGET EVENT? ANY
CONSTRAINTS ON THE NUMBER OF STIMULI? (E.G., NUMBER OF STIMULI AVAILABLE, TIME
CONSTRAINTS ON THE NUMBER OF STIMULI, ETC.)

B. STIMULUS PRESENTATION
HOW WOULD THE STIMULI BE PRESENTED? (E.G., VISUALLY, AUDIALLY, TACTILELY, ETC.)
HOW WOULD THE STIMULI BE DELIVERED? (E.G., THROUGH A SPEAKER, THROUGH A
MONITOR, ETC.)

C. RESPONSE COLLECTION
HOW WOULD THE RESPONSES BE COLLECTED? (E.G., THROUGH A KEYBOARD, THROUGH A
BUTTON, ETC.)

D. DATA ANALYSIS
HOW WOULD THE DATA BE ANALYZED? (E.G., THROUGH A STATISTICAL PACKAGE, THROUGH
A SPREADSHEET, ETC.)

E. OTHER
ARE THERE ANY OTHER CONSTRAINTS OR REQUIREMENTS? (E.G., THE NEED FOR A
TIMING DEVICE, THE NEED FOR A RECORDING DEVICE, ETC.)

[illegible]

1. PREPARE SITE BY ELIMINATING ALL WEEDS OR EXISTING VEGETATION PRIOR TO PLANTING TREES.
2. PLANTING CAN TAKE PLACE FROM SPRING BEHAW THROUGH JUNE 30 OR FROM SEPTEMBER 1 THROUGH SOIL FREEZING-UP.
3. PLANTING JULY AND AUGUST IS GENERALLY NOT RECOMMENDED DUE TO THE FREQUENCY OF DROUGHT DURING THIS TIME.
4. ASSIGN RESPONSIBILITIES FOR WATERING & MAINTAINING.

1. EXISTING MAIN BASIN CONSTRUCTION AND INSTALL SKI FENCE DOWNHILL OF PROPOSED CONSTRUCTION AREA.
2. CLEAR AND GRUB BASIN AREAS.
3. GRADE SEQUENT RASIN/TRAP TO ELEVATIONS SHOWN ON PLAN. INSTALL PERMANENT OUTLET STRUCTURE. STABILIZE IMMEDIATELY.
4. MOIFY PERMANENT OUTLET STRUCTURE TO FUNCTION AS A SEQUENT CONTROL. SEE PLAN DETAILS.
5. PROVIDE CLEAMOUT ELEVATION SIGNS.

SEEDING SPECIFICATIONS:	
SPECIES	ANNUAL BLUEGRASS
SEED	80#
SEEDING DATE	SEP 12/AORE
SEEDING METHOD	COMMERICAL 10-20-10
FERTILIZER TYPE	1.0/0 FERT/AORE
FERTILIZER RATE	1.0/0 FERT/AORE
WATER	2.0/0 FERT/AORE
MULCH TYPE	STRAW
MULCH RATE	3 T/AORE
REMARKS:	

PLANT USE FEED	CHICKEN/SEAL FEED
APPLICATION RATE	40 / 20 / 14 / 20 LB/ACRE
SEEDING RATE	100 / 50 / 35 / 50 LB/ACRE
FERTILIZER APPL. RATE	1,100 / 1,300 / 1,300 / 1,300
SEEDING DATE	2 / 7 / 20 / 20
WATER RATE	2 / 17 / 20 / 20
MULCH RATE	3 / 1 / 20 / 20
SEEDING METHOD	N/A
ANCHORING METHOD	N/A
SEEDING SEASON DATE	APRIL 15 - MAY 30

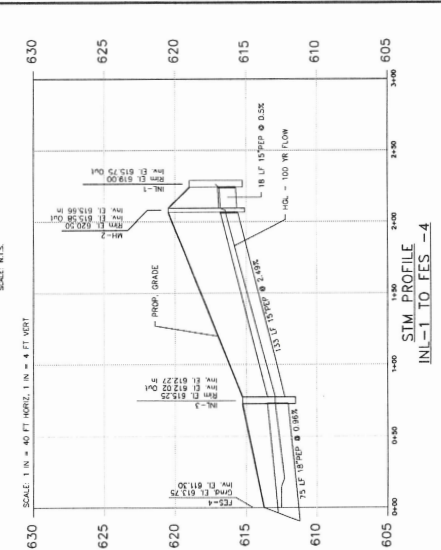
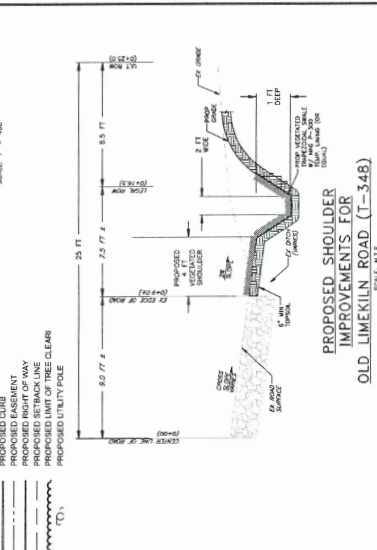
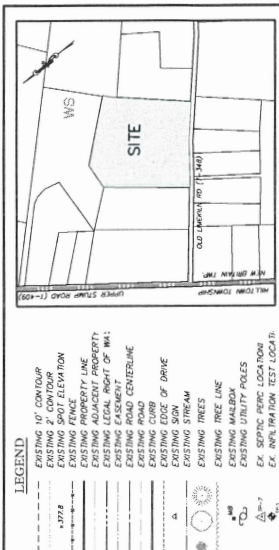
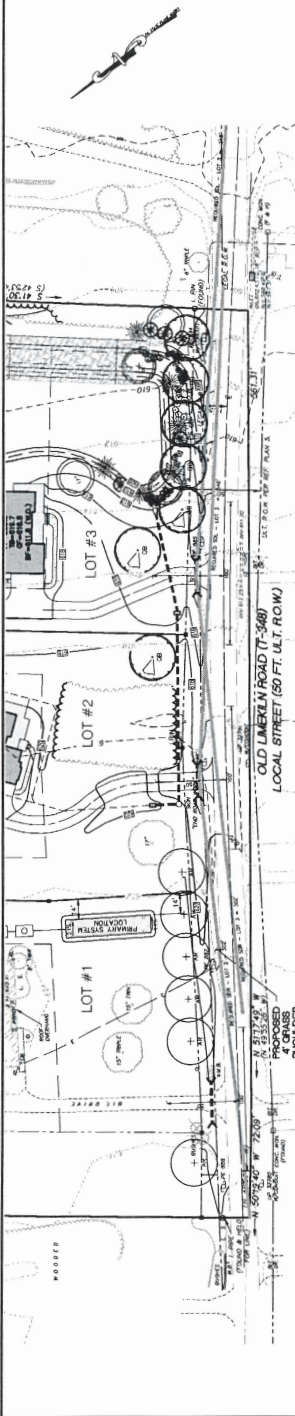
NOTE: REFER TO P.C.M. PLAN SHEET # 2 OF 3 FOR
 CONSTRUCTION AND PLANTING DETAILS FOR THE
 PROPOSED LAND CROPS

[illegible]

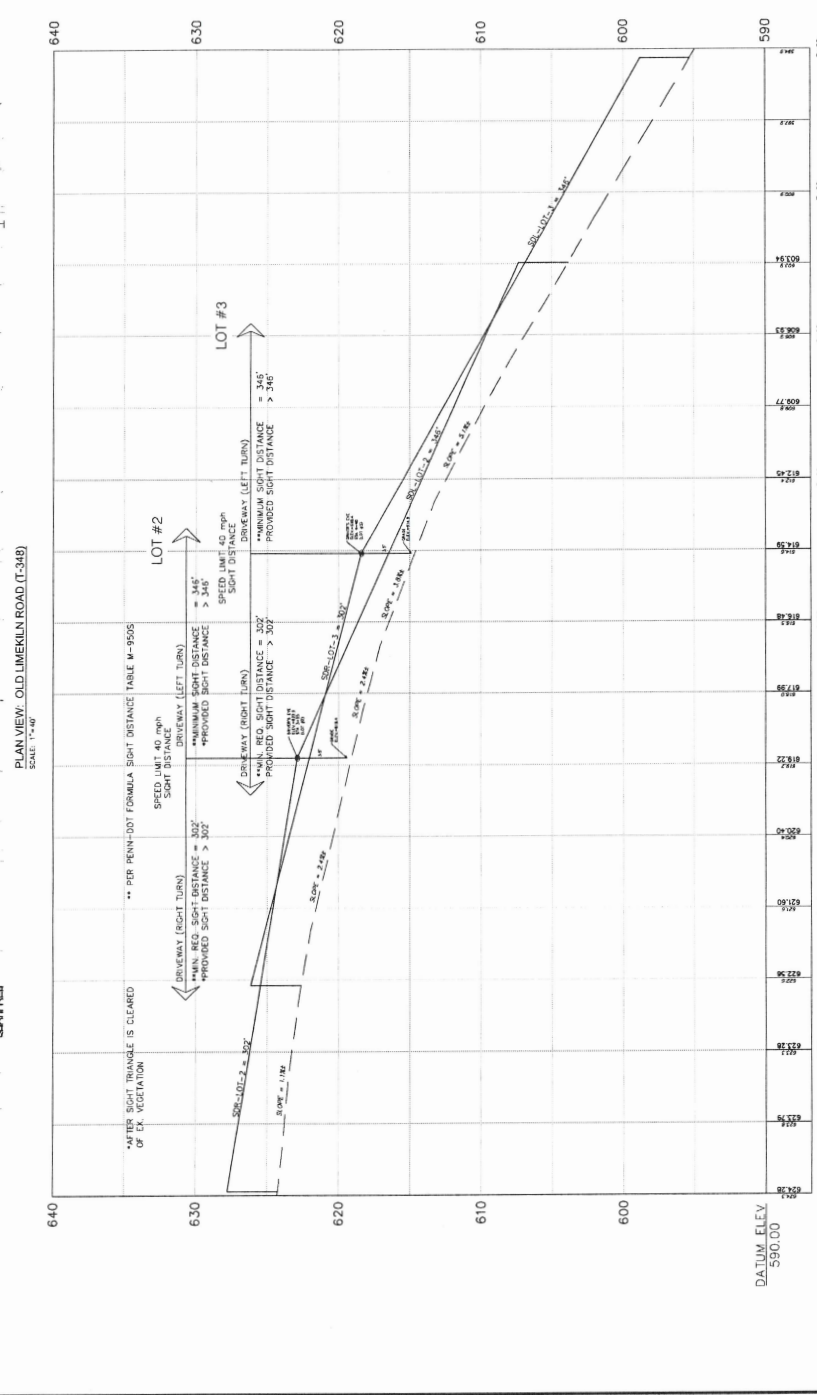
© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

LEON D. MCGUIRE, JR., PA PE No. PE-052121-5

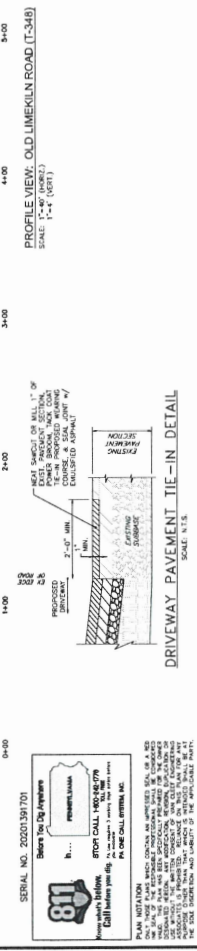
D'ALESSIO TRACT
TMP 26-004-005
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



van Cleef ENGINEERING WITH FOCUS Professional Engineering Surveying Landmark Engineering Geotechnical Engineering Construction Management	OLD LIMEKILN ROAD PLAN AND PROFILE DALESSIO TRACT TWP 26-004-005 NEW BRITAIN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA
--	--



REVISIONS DATE: 10-18-2022 AUTH: JMB JOB NO. 12-06-NBR	BY: LEONARD MCQUIRE, JR. P.E. REG. NO. PE-002121-E
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811

Call before you dig. 1-800-4-A-DIG

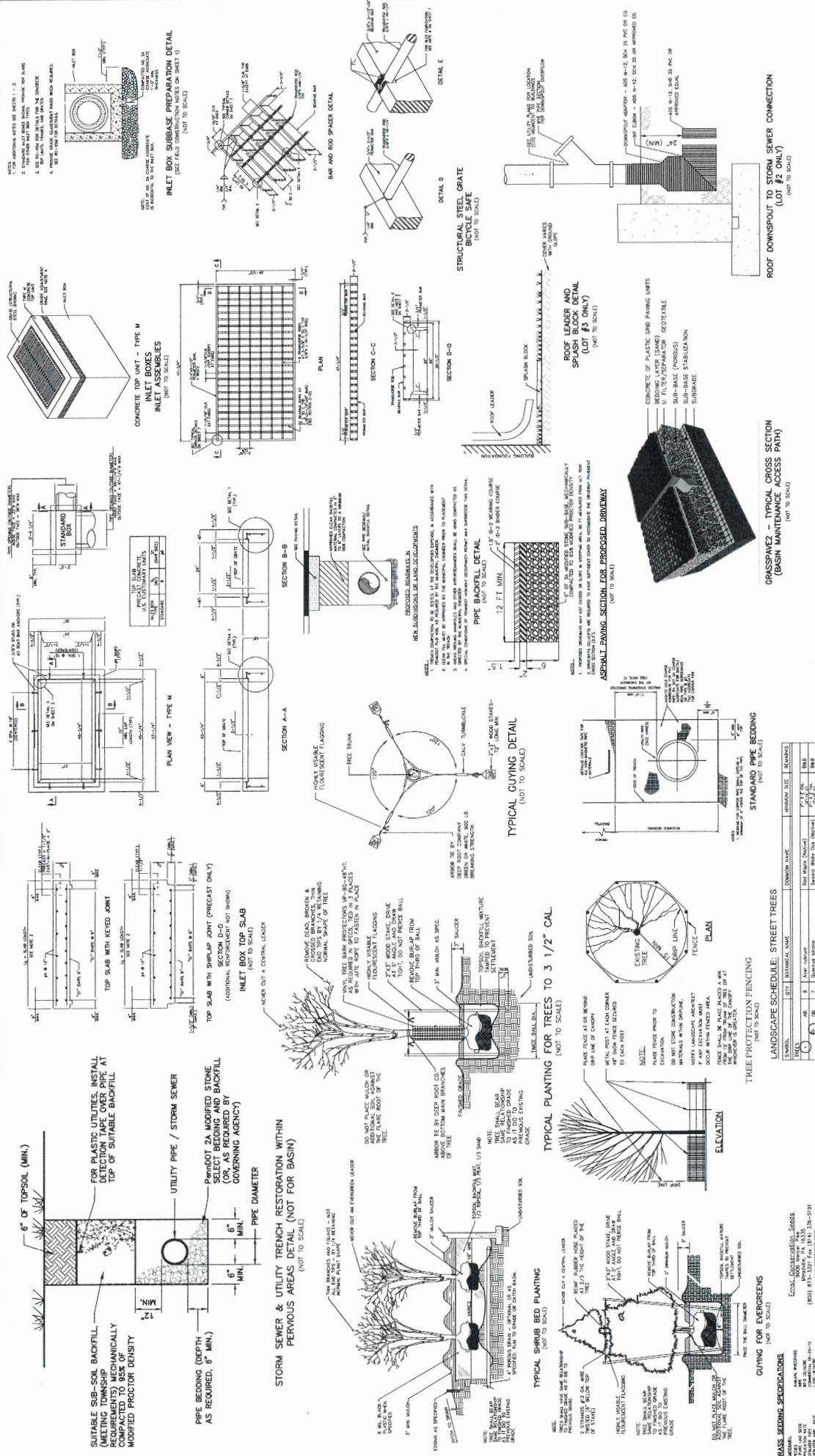
STOP CALL 1-800-4-A-DIG

Call before you dig. 1-800-4-A-DIG

STOP CALL 1-800-4-A-DIG

Call before you dig. 1-800-4-A-DIG

STOP CALL 1-800-4-A-DIG



Van Cleef
ENGINEERING WITH FOCUS
Civil Engineering
Surveying/Mapping
Environmental

CONSTRUCTION DETAILS
FOR
DALESSIO TRACT
TMP 26-004-005
NEW BRIDGE OVER
BUCKS COUNTY, PENNSYLVANIA

UPDATED: 10/26/2020
PER EDC COMMENTS: 10/26/2020
PER EDC COMMENTS: 10/26/2020
PER EDC COMMENTS: 10/26/2020

DATE: OCTOBER 30, 2020
SCALE: AS NOTED
DESIGNED BY: LSM
CHECKED BY: SOC
DATE: 10-01-2020

BY: LEONID MAGUIRE, J.P.A. PE NO. PE02621-E

REVISIONS

NO.	DATE	DESCRIPTION
1	10-01-2020	ISSUED FOR PERMIT

FINAL PLAN

PROJECT NO. 2020138701
SHEET NO. 1 OF 1
DATE: 10/26/2020

PROJECT: DALESSIO TRACT
LOCATION: NEW BRIDGE OVER
BUCKS COUNTY, PENNSYLVANIA

LANDSCAPE SCHEDULE: STREET TREES

NO.	QTY	SYMBOL	COMMON NAME	REMARKS
1	1	(Symbol)	Red Maple (Acer rubrum)	Plant in existing location
2	1	(Symbol)	Red Maple (Acer rubrum)	Plant in existing location

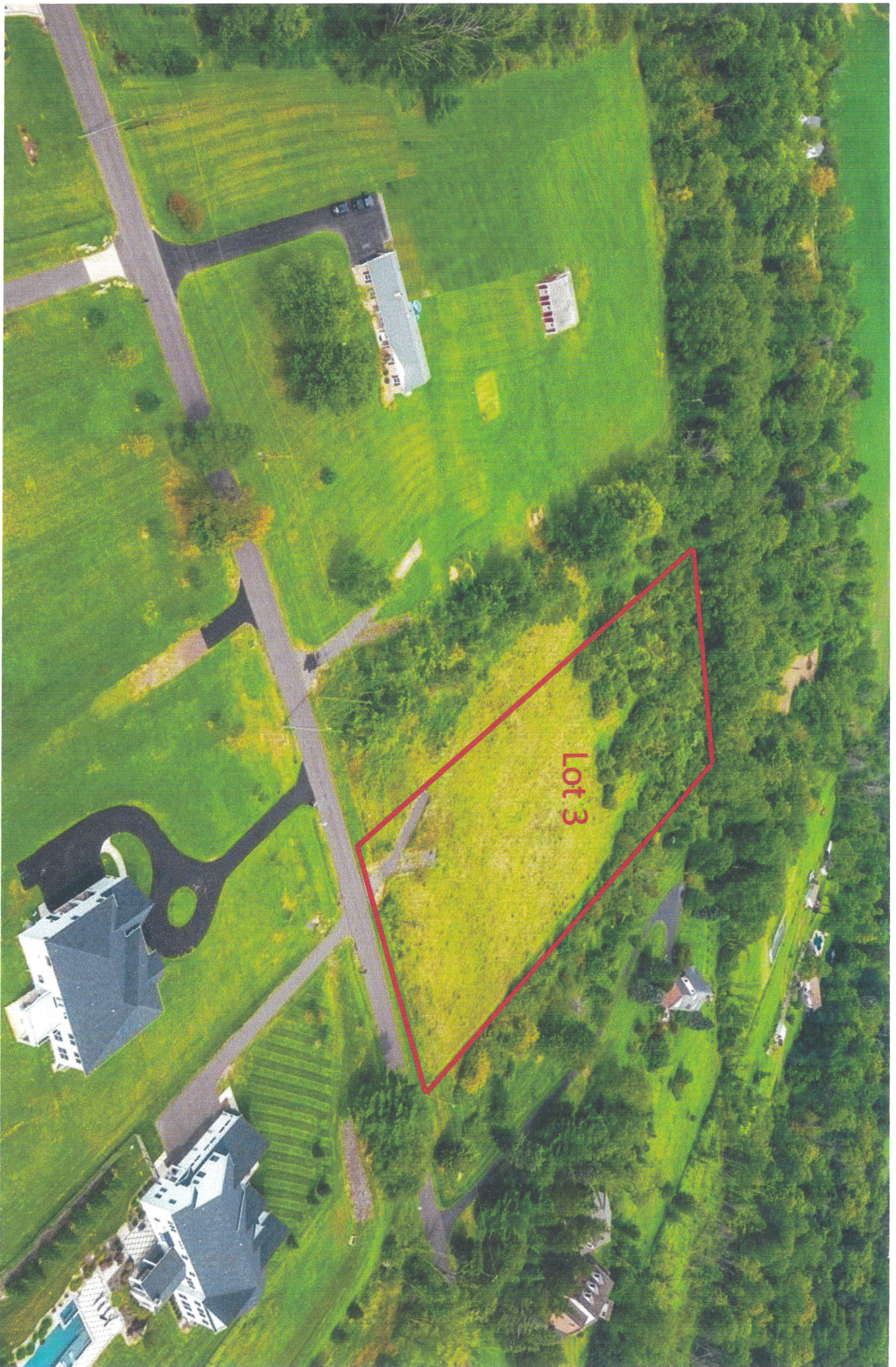
LANDSCAPE SCHEDULE: MRC BASIN BUFFERSCREEN

NO.	QTY	SYMBOL	COMMON NAME	REMARKS
1	1	(Symbol)	Red Maple (Acer rubrum)	Plant in existing location
2	1	(Symbol)	Red Maple (Acer rubrum)	Plant in existing location

STREET TREE CALCULATION

1. DETERMINE THE TOTAL NUMBER OF TREES REQUIRED FOR THE PROJECT. THIS IS DONE BY ADDING THE NUMBER OF TREES REQUIRED FOR EACH STREET AND THE NUMBER OF TREES REQUIRED FOR THE BASIN PERIMETER.

2. DETERMINE THE TOTAL NUMBER OF TREES REQUIRED FOR THE PROJECT. THIS IS DONE BY ADDING THE NUMBER OF TREES REQUIRED FOR EACH STREET AND THE NUMBER OF TREES REQUIRED FOR THE BASIN PERIMETER.





NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

ZONING HEARING BOARD APPEAL APPLICATION

Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

TOWNSHIP USE ONLY

Application #: ZHB 2026-2
Date Filed: 7-16-26
Payment: \$800
Check #: 228
Receipt #: 20138

1. Date: 07-17-2026
2. Classification of Appeal/Application (Check one or more if applicable):
☒ A. Request for Variance
☐ B. Request for Special Exception
☐ C. Other _____
3. Applicant:
(a) Name: Benoit & Nicole Desaint Etienne
(b) Mailing Address: 231 Holly Drive
Chalfont, PA 18914
(c) Phone Number: 610-551-9213
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
owner of legal title

*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable:
(a) Name: _____
(b) Mailing Address: _____
(c) Phone Number: _____
(d) Email Address: _____
5. Property:
(a) Present Zoning Use Classification: RL-PAD
(b) Tax Parcel Number: _____
(c) Location (With reference to nearby intersections or prominent features):
Holly Drive & Cedar Hill Rd

6. Proposed use of property/construction:
Inground Pool, concrete Patio & Existing shed

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
Chapter 27 - 30.5-B11-C.6 Performance standards PAD
Use B1 - looking to increase impervious max from 25% to

36.3%

8. Has any previous application/appeal been filed concerning the subject of this appeal?
If yes, specify: _____

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?
If yes, specify: _____

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.
(Supplemental sheets of the same size may be attached)
See attached list

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Benoit Desaint Stenne
Signature

Signature

Commonwealth of Pennsylvania } SS.
County of Montgomery

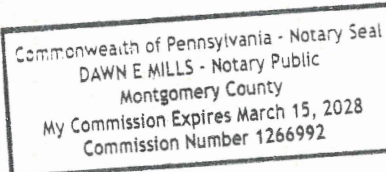
Benoit Desaint Stenne, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

Dawn Mills

Sworn to and described before me This
15 day of July 2026

Dawn Mills
Notary Public

My Commission expires: March 15, 2028



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



26-015-175	235 HOLLY DR	MAGID, ALEXANDER D & ELIZABETH S	
26-015-158	105 WHITTETAIL CT	WIGO, MICHAEL A & AMY H	
26-015-157	103 WHITTETAIL CT	CACCIATORE, EDWARD	CACCIATORE, KASIE
26-015-156	101 WHITTETAIL CT	DUA, JASON & EFFRAIM	
26-015-155	210 HOLLY DR	BRIONES, ANNALIA D & ROY S	
26-015-154	212 HOLLY DR	MATJE, MARTIN F & KIMBERLEE J	
26-015-153	214 HOLLY DR	SAM, SHEBA	KURUVILLA, SAM
26-015-152	216 HOLLY DR	MONKRES, RONALD G II	MONKRES, MEGAN M
26-015-151	218 HOLLY DR	PROUD, CONOR	
26-015-150	220 HOLLY DR	GORMAN EILEEN INCOME TRUST	GORMAN, EILEEN, TR
26-015-149	222 HOLLY DR	LUK, JOHN	LUK, PAULINE
26-015-148	224 HOLLY DR	STINETTE-MILLER, CARLA V	
26-015-147	226 HOLLY DR	KOZLOWSKI, RICHARD MICHAEL	DRELICK, CATHERINE SCHLERNITZAUER
26-015-146	228 HOLLY DR	SCHUMACK, ROBERT T & REBECCA L	
26-015-145	230 HOLLY DR	GIAMBANCO, GIUSEPPE & LYNN M	
26-015-144	232 HOLLY DR	GATTUSO, SALVATORE & VERONICA	
26-015-143	234 HOLLY DR	OHARA, SEAN M & SARAH E	
26-015-142	236 HOLLY DR	TANHAUSER, JOSEPH D & JOANNE L	
26-015-141	238 HOLLY DR	MOORE, NORMAN W, JR & PATRICIA A	
26-015-140	240 HOLLY DR	SIUDA, EDMUND F, JR & BETH A	
26-015-139	242 HOLLY DR	MUDRICK, JONATHAN	HAFER, KELSEY
26-015-138	244 HOLLY DR	GOCKOWSKI, THOMAS A & NANCY L	
26-015-137	246 HOLLY DR	CARR, BRIAN & KELLY	
26-015-136	248 HOLLY DR	SAINZ, LIDIA A	
26-015-135	250 HOLLY DR	HERALD, GREGORY & SUSAN	
26-015-134	252 HOLLY DR	CLUETT, TIMOTHY D & CINDY A	
26-015-133	254 HOLLY DR	IRISH, PERRY JOHN	IRISH, ELIZABETH STONE
26-015-132	256 HOLLY DR	GIUNGO, JOSEPH J & DIANE M	
26-015-131	213 HOLLY DR	CAMPBELL, ROBERT G & CATHERINE B	
26-015-130	100 SUGAR BUSH CT	SCHNUPP, PAUL E, JR & DIANE J	
26-015-129	102 SUGAR BUSH CT	TANCREDI, DEREK & JACQUELYN	
26-015-128	104 SUGAR BUSH CT	SKOWRONSKI, TRAVIS M	SKOWRONSKI, LAUREN
26-015-127	106 SUGAR BUSH CT	LUCAS, STEVEN A & PRISCILLA A	

PARCEL_NUM	ADDRESS	OWNER1	OWNER2
26-033-136	STONYHILL DR	NEW BRITAIN TWP	
26-033-135	HOMESTEAD CT	NEW BRITAIN TWP	
26-033-127	364 STONYHILL DR	CATTAU, STEVEN	CATTAU, KELLY
26-033-126	366 STONYHILL DR	RAGUZ, LEE J	LAURA D RAGUZ
26-033-125	368 STONYHILL DR	MONREAL, NICHOLAS	
26-033-124	372 STONYHILL DR	MCCRORY, ROBERT M & JENNIFER L	
26-033-060	101 HOMESTEAD CT	GIRARD, GERALD R JR	GIRARD, MARGARET C
26-033-059	103 HOMESTEAD CT	MASCH, JAMES & JENNIFER	
26-033-058	105 HOMESTEAD CT	COLLIER, JOAN HUGHES	
26-033-057	106 HOMESTEAD CT	ONEILL, JOSEPH G & LORIK	
26-033-056	104 HOMESTEAD CT	MAXWELL, WILLIAM E, JR	MAXWELL, IRENE
26-033-055	102 HOMESTEAD CT	ROSSI, KYLE J	ROSZTOCZY, AUDREY H
26-033-054	363 STONYHILL DR	MAYWOOD, WILLIAM S III & ERICA BRADLEY	
26-033-053	365 STONYHILL DR	TRAMONTANO, PATRICK J & KAITLYN	
26-033-052	367 STONYHILL DR	RICKER, NANCY & ROBERT	
26-033-051	369 STONYHILL DR	ENDY, CARL W	
26-033-050	371 STONYHILL DR	ROE, MILES & CYNTHIA A	
26-033-049	373 STONYHILL DR	REMPHREY, MICHAEL	REMPHREY, AMANDA
26-033-048	375 STONYHILL DR	MATLACK, ROBERT M & SHARON L	
26-033-047	377 STONYHILL DR	PUCCI, EMANUELE	GIAMMATTEI, MADDALENA
26-033-013	236 CASSANDRA DR	NEDZA, VICTORIA & TERRY	
26-015-186	233 HOLLY DR	CHIPKO, AMANDA	
26-015-185	231 HOLLY DR	DE SAINT ETIENNE, BENOIT	SCHOENEWALD, NICOLE
26-015-184	229 HOLLY DR	KELLY, ROBERT T & BARBARA A	PENDRAK, FRED A T
26-015-183	227 HOLLY DR	HANSEN, GEORGE A	
26-015-182	225 HOLLY DR	SCHOENEWALD, MICHAEL G & DENISE M	
26-015-181	223 HOLLY DR	DEVLIN, JAMES M & SHIRLEY J	
26-015-180	221 HOLLY DR	MCKEEVER, TERENCE	MCKEEVER, SHANNON
26-015-179	219 HOLLY DR	MILLER, MICHAEL D	ESPESETH, AMY S
26-015-178	217 HOLLY DR	LIU, WEI	YU, YING
26-015-177	239 HOLLY DR	WELSH, JAMES	WELSH, JENNICA
26-015-176	237 HOLLY DR	NISENZON, TALIA ARIELLA	SHUTTIE, PHILIP JUSTIN

26-005-015-007	108 CEDAR HILL RD	BYRNES, WILLIAM F	
26-005-015-005	96 CEDAR HILL RD	TUCKER, HENRY G JR & NANCY S	
26-005-015-004	86 CEDAR HILL RD	MCCARTHY, JOAN E	
26-005-015-001	80 CEDAR HILL RD	CERESI, MELISSA A	LEISER, ROBERT E JR
26-005-015.001	102 CEDAR HILL RD	RIENDEAU, RALPH & LOUISE	

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2022034988

Recorded On 5/31/2022 At 9:38:38 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1277980

User - SMC

* Grantor - HEYWOOD, GARY D

* Grantee - DE SAINT ETIENNE, BENOIT

* Customer - SIMPLIFILE LC E-RECORDING

* FEEs

STATE TRANSFER TAX \$5,300.00

RECORDING FEES \$81.75

CENTRAL BUCKS SCHOOL \$2,650.00

DISTRICT REALTY TAX

NEW BRITAIN TOWNSHIP \$2,650.00

TOTAL PAID \$10,681.75

Bucks County UPI Certification
On May 27, 2022 By TF

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
PARAMOUNT PROPERTY SEARCH, INC.
169 NORTH BROAD STREET
DOYLESTOWN, PA 18901

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Daniel J. McPhillips

Daniel J. McPhillips
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

1A5442



DISTRICT CLASSIFICATION - "RR / CA-2" RESIDENTIAL DISTRICT / CEDAR HILL ROAD SUBDIVISION
DEVELOPED UNDER CURRATIVE AMMENDMENT 02/24/1986
CURRENT USE: B1 SINGLE FAMILY DETACHED DWELLING
PROPOSED: H4 PRIVATE IN-GROUND SWIMMING POOL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	12,000 S.F.	12,003.96 S.F.	12,003.96 S.F.
MINIMUM LOT WIDTH	80'	80.17'	80.17'
MINIMUM LOT DEPTH	100'	150.01'	150.01'
MAXIMUM BUILDING COVERAGE	20%	18.3%	18.3%
MAXIMUM IMPERVIOUS SURFACE RATIO	25%	26.08%	37.35**
MINIMUM FRONT YARD	40'	36.2'	36.2'
MINIMUM SIDE YARD (EACH)	15'	10.17' / 12.0*	10.17' / 12.0*
MINIMUM REAR YARD	40'	80.8'	80.8'

* EXISTING NON-CONFORMITY
** PROPOSED NON-CONFORMITY

DESCRIPTION	EXISTING	PROPOSED +/-	TOTAL
DWELLING	1,844 S.F.	0 S.F.	1,844 S.F.
LAND WALK	82 S.F.	0 S.F.	82 S.F.
DRIVWAY	484 S.F.	0 S.F.	484 S.F.
CONCRETE WALK	160 S.F.	0 S.F.	160 S.F.
STAIR ROOM	260 S.F.	0 S.F.	260 S.F.
WELL DOOR	33 S.F.	0 S.F.	33 S.F.
SHED	86 S.F.	0 S.F.	86 S.F.
POOL	0 S.F.	500 S.F.	500 S.F.
POOL COVER	0 S.F.	94 S.F.	94 S.F.
POOL FENCE	0 S.F.	730 S.F.	730 S.F.
POOL EQUIP. PAD	0 S.F.	32 S.F.	32 S.F.

3,119 S.F. TOTAL 1,356 S.F. TOTAL 4,475 S.F. TOTAL

3,119 S.F. / 12,004 S.F. = 26.0% EXISTING IMPERVIOUS
4,475 S.F. / 12,004 S.F. = 37.3% PROPOSED IMPERVIOUS
MAXIMUM ALLOWABLE IMPERVIOUS SURFACES 25% OR 3,001 S.F.

AN EXEMPTION SHALL NOT RELIEVE THE APPLICANT FROM IMPLEMENTING MEASURES TO MEET VOLUME CONTROL REQUIREMENTS PER § 26-123 B.

DESCRIPTION	EXISTING	PROPOSED +/-	TOTAL
DWELLING	1,044 S.F.	0 S.F.	1,044 S.F.
SUN ROOM	260 S.F.	0 S.F.	260 S.F.
SHED	98 S.F.	0 S.F.	98 S.F.
	2,202 S.F. TOTAL	0 S.F. TOTAL	2,202 S.F. TOTAL
$2,202 \text{ S.F.} / 12,004 \text{ S.F.} = 18.3\% \text{ EXISTING BUILDING AREA}$ $2,202 \text{ S.F.} / 12,004 \text{ S.F.} = 18.3\% \text{ PROPOSED BUILDING AREA}$ MAXIMUM ALLOWABLE BUILDING AREA 20% OR 2,401 S.F.			

[illegible]

SHEET 1 EXISTING FEATURES
SHEET 2 GRADING AND EROSION / SEDIMENTATION CONTROL PLAN
SHEET 3 EROSION / SEDIMENTATION CONTROL NOTES
SHEET 4 EROSION / SEDIMENTATION CONTROL DETAILS
SHEET 5 STORM WATER MANAGEMENT NOTES AND DETAILS

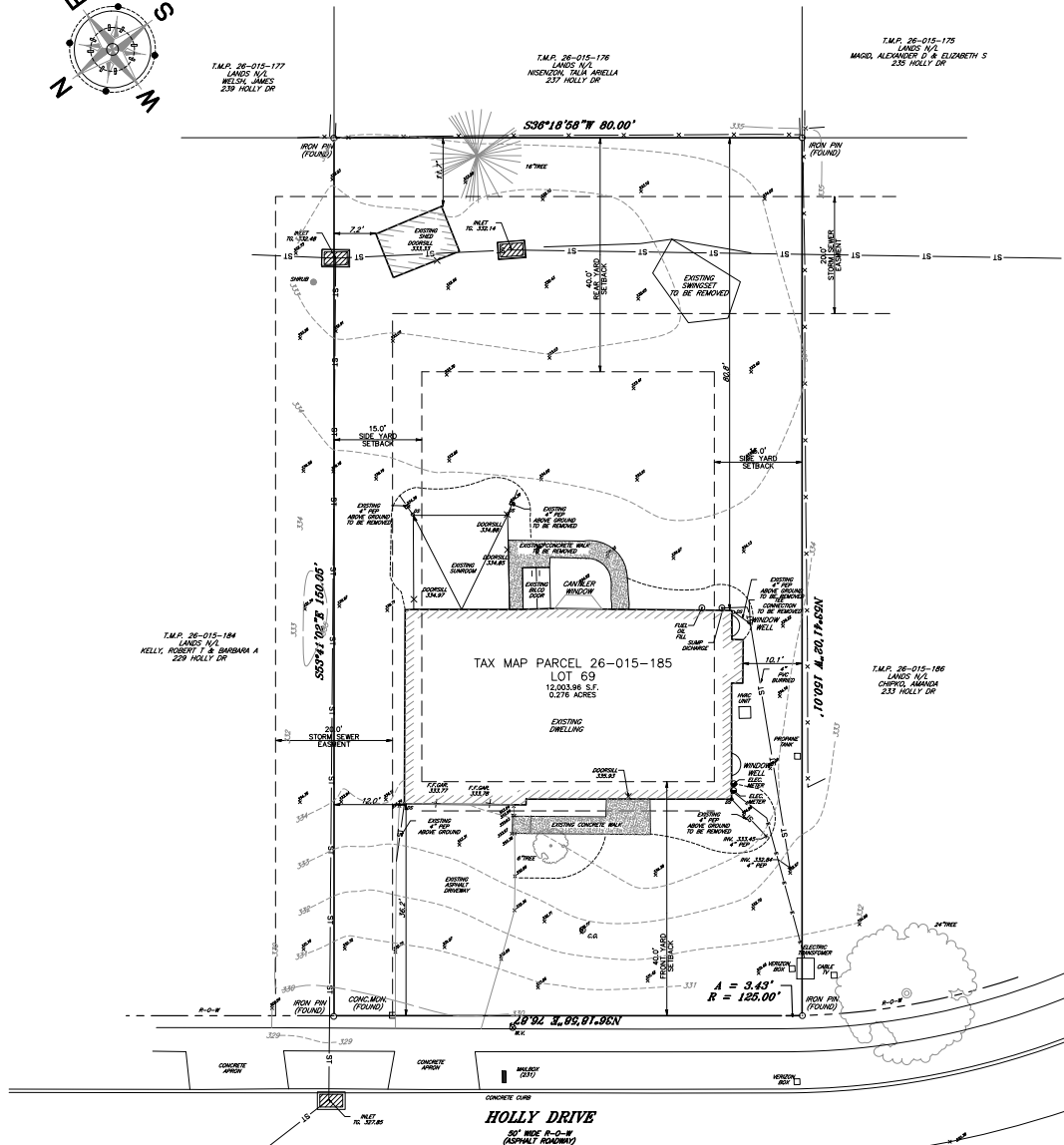
PENNSYLVANIA ONE CALL SYSTEM, INC.



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.
CALL OR VISIT PA.DIGSAFE.PA

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA NRCS WEB SOIL SURVEY OF BUICKS COUNTY								
SYMBOL	MAPPING UNITS	SLOPE	HYDRIC RATING	HYDROLOGIC GROUP	LIMITATIONS FOR SITE DEVELOPMENT			
					DEPTH TO ANY RESTRICTIVE LAYER	CHALLENGES WITH SEWAGERS	DEPTH TO WATER TABLE	SEWAGE EFFLUENT ON-SITE SEPTIC TANK
UgB	URBAN LAND ARROSTOWN COMPLEX	0-5%	0	NOT RATED	>78 IN	NOT RATED	>78 IN	NOT RATED

* ALL AREAS PRIME FARMLAND
** FARMLAND OF STATEWIDE IMPORTANCE



SENER/APPLICANT
15000 S. BENTLEY, BENTLEY & SCHONENWALD, NICOLE
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1. DEED BOOK 2851, PAGE 1059
2. NEW BRITAIN TOWNSHIP ORDINANCE CHAPTER 27 ZONING.
3. NEW BRITAIN ORDINANCE CHAPTER 26 STORM WATER MANAGEMENT.
4. USDA / NRCS WEB SOIL SURVEY
5. PHASE 2, RECORD PLAN PREPARED FOR CEDAR HILL, MADE BY ROBERT B. BLUE, JR.
PHYSICAL ENGINEER DATED 10/09/1986, LAST REVISED 11/01/1986, AND RECORDED IN
THE OFFICE FOR THE RECORDING OF DEEDS AND FOR THE COUNTY OF BUCKS IN
PLAN BOOK 237 PAGE 6.

DISTRICT CLASSIFICATION - "RR / CA-2" RESIDENTIAL DISTRICT / CEDAR HILL ROAD SUBDIVISION
DEVELOPED UNDER CURATIVE AMENDMENT 02/24/1986
CURRENT USE: B1 SINGLE FAMILY DETACHED DWELLING
PROPOSED: H4 PRIVATE IN-GROUND SWIMMING POOL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	12,000 S.F.	12,003.96 S.F.	12,003.96 S.F.
MINIMUM LOT WIDTH	80'	80.17'	80.17'
MINIMUM LOT DEPTH	100'	150.01'	150.01'
MINIMUM BUILDING COVERAGE	20%	18.18%	18.36%
MAXIMUM IMPERVIOUS SURFACE RATIO	25%	26.08%	37.35**
MINIMUM FRONT YARD	25'	36.2'	36.2'
MINIMUM SIDE YARD (EACH)	15'	10.1' / 12.0'	10.1' / 12.0'
MINIMUM REAR YARD	40'	80.8'	80.8'

DESCRIPTION	EXISTING	PROPOSED +/-	TOTAL
SMELLING	1,044 S.F.	0 S.F.	1,044 S.F.
LEAD WALK	92 S.F.	0 S.F.	92 S.F.
DRIVEWAY	684 S.F.	0 S.F.	684 S.F.
CONCRETE WALK	108 S.F.	0 S.F.	108 S.F.
SUN ROOM	260 S.F.	0 S.F.	260 S.F.
BELD DOOR	33 S.F.	0 S.F.	33 S.F.
SHED	88 S.F.	0 S.F.	88 S.F.
POOL	0 S.F.	160 S.F.	160 S.F.
POOL COVERS	0 S.F.	94 S.F.	94 S.F.
POOL PATIO	0 S.F.	730 S.F.	730 S.F.
POOL COVER, PAD	0 S.F.	32 S.F.	32 S.F.
3,119 S.F. TOTAL		1,356 S.F. TOTAL	4,475 S.F. TOTAL

3,119 S.F. / 12,004 S.F. = 26.0% EXISTING IMPERVIOUS
4,475 S.F. / 12,004 S.F. = 37.3% PROPOSED IMPERVIOUS
MAXIMUM ALLOWABLE IMPERVIOUS SURFACES 25% OR 3,001 S.F.
STORM WATER MANAGEMENT EXEMPTION CRITERIA
IMPERVIOUS AREA >1,000 S.F.
AN EXEMPTION SHALL NOT RELIEVE THE APPLICANT FROM IMPLEMENTING MEASURES TO MEET
VOLUME CONTROL REQUIREMENTS PER §§ 26-123 B.

DESCRIPTION	EXISTING	PROPOSED +/-	TOTAL
DWELLING	1,844 S.F.	0 S.F.	1,844 S.F.
SUN ROOM	260 S.F.	0 S.F.	260 S.F.
SHED	88 S.F.	0 S.F.	88 S.F.
2,202 S.F. TOTAL	0 S.F. TOTAL	2,202 S.F. TOTAL	
2,202 S.F. / 12,004 S.F. = 18.3% EXISTING BUILDING AREA 2,202 S.F. / 12,004 S.F. = 18.3% PROPOSED BUILDING AREA MAXIMUM ALLOWABLE BUILDING AREA 20% OR 2,401 S.F.			

STORMWATER FACILITIES SHALL CAPTURE THE RUNOFF VOLUME FROM AT LEAST THE FIRST TWO INCHES OF RUNOFF FROM ALL NEW IMPERVIOUS SURFACES:
NEW IMPERVIOUS SURFACES INCLUDING POOL WATER REQUIRED TO BE CONTROLLED = 1,356 SQ.FT.
NEW IMPERVIOUS SURFACES INCLUDING POOL WATER PROPORTION TO BE CONTROLLED:
ROOF CAPTURE AREA = 1,738 SQ.FT.
2" RUNOFF/12 INCHES = 2" RUNOFF/12 INCHES * IMPERVIOUS SURFACE (SQUARE FEET)
290 (CUBIC FEET) = (2" RUNOFF/12 INCHES) * 1,738 (SQUARE FEET)
BMP #1
195 (CUBIC FEET) = (2" RUNOFF/12 INCHES) * 1,168 (SQUARE FEET)
BMP #2
90 (CUBIC FEET) = (2" RUNOFF/12 INCHES) * 570 (SQUARE FEET)

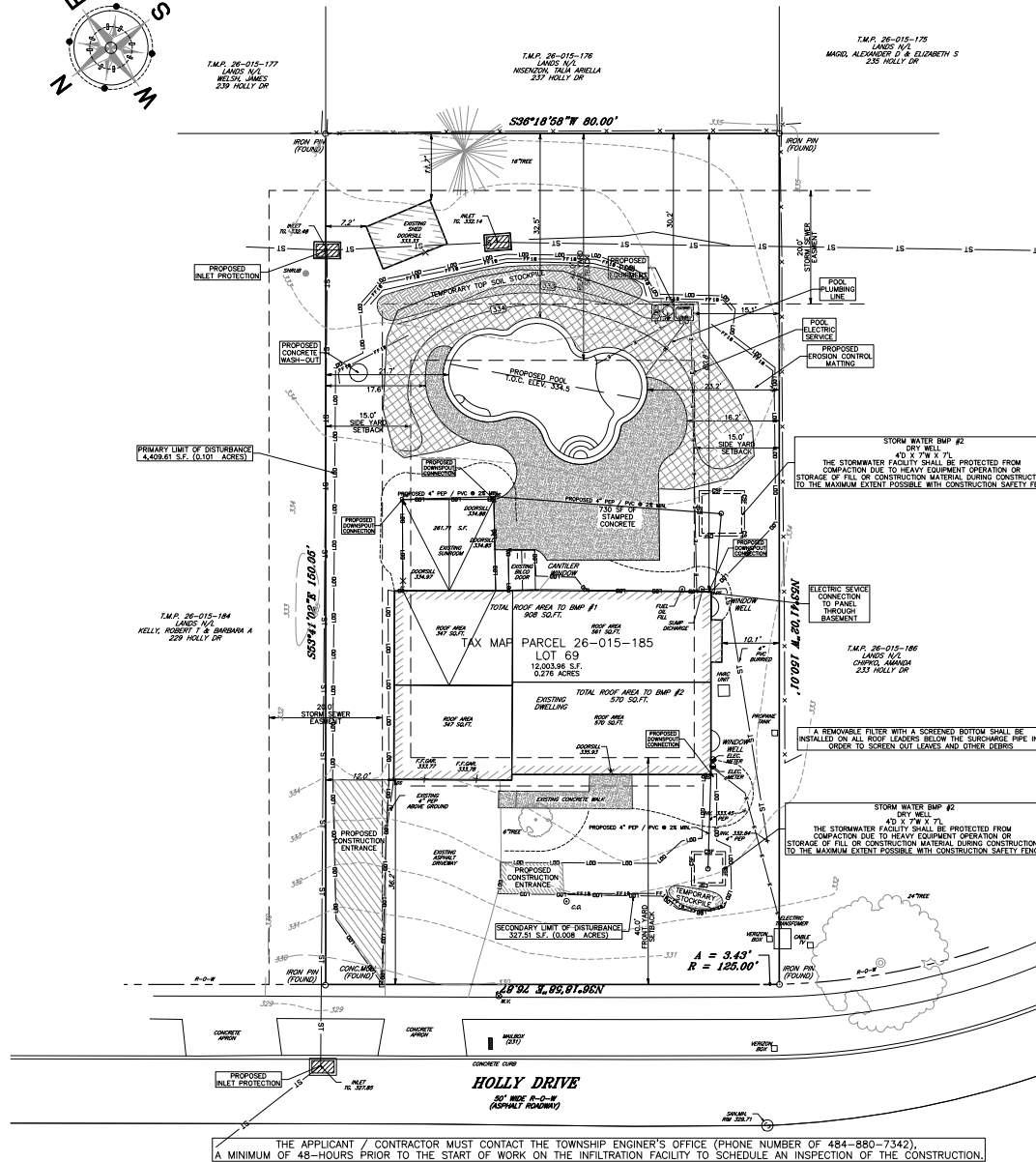
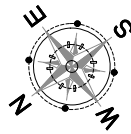
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PENNSYLVANIA ONE CALL SYSTEM, INC.
905 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1079

BEFORE YOU DIG ANYWHERE IN

PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE.
FIRST CALL 800-488-6868 FOR YOUR STATE.

DRILL BLAST ON DUNDLEIGH



THE APPLICANT / CONTRACTOR MUST CONTACT THE TOWNSHIP ENGINEER'S OFFICE (PHONE NUMBER OF 484-880-7342), A MINIMUM OF 48-HOURS PRIOR TO THE START OF WORK ON THE INFILTRATION FACILITY TO SCHEDULE AN INSPECTION OF THE CONSTRUCTION.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA NRCS WEB SOIL SURVEY OF BUICKS COUNTY								
SYMBOL	MAPPING UNITS	SLOPE	HYDRO RATING	HYDROLOGIC GROUP	LIMITATIONS FOR SITE DEVELOPMENT			
					DEPTH TO RESTRICTIVE LAYER	DRAINAGE WITH BROADWAYS	DEPTH TO WATER TABLE	SEWAGE EFFLUENT ON-SITE SEPTIC TANK
UGB	URBAN LAND ADDITIONAL COMPLEX	0-5%	0	NOT RATED	>78 IN	NOT RATED	>78 IN	NOT RATED

* ALL AREAS PRIME FARMLAND
IN COUNTRIES OF ECONOMIC IMPORTANCE

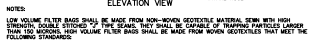


SCALE: NOT TO SCALE
SOURCE: GOOGLE MAPS

[illegible]

1. DEED BOOK 2851, PAGE 1059
2. NEW BRITAIN TOWNSHIP ORDINANCE CHAPTER 27 ZONING.
3. NEW BRITAIN ORDINANCE CHAPTER 26 STORM WATER MANAGEMENT.
4. USDA / NRCS WEB SOIL SURVEY
5. PHASE 2, RECORD PLAN PREPARED FOR CEDAR HILL, MADE BY ROBERT B. BLUE, JR., PROFESSIONAL ENGINEER, DATED 10/09/1994, LAST REVISED 11/01/1994, AND RECORDED AT THE OFFICE FOR THE RECORDING OF DEEDS 1 AND FOR THE COUNTY OF BUCKS IN PLAN BOOK 237 PAGE 6.





5. SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARK BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SPARKS. BAGS SHALL BE SECURED TO THE PUMP WITH STRAPS TO FACILITATE REMOVAL. UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED, BAGS SHALL BE LOCATED IN WELL-SORTED (GRAVEL) AREA, AND DEDICATED ON-STABLE, PROTRUDING OBJECTS SHALL BE USED TO HOLD BAGS IN PLACE. BAGS SHALL BE KEPT FULLY OPEN AND NOT BE RECLOSED. BAGS MAY BE PLACED ON FILTER STRIPS TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON TOP OF EACH OTHER. BAGS SHALL BE PLACED UNDER THE BAG WITH NO TOP AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE LOGJAMS.

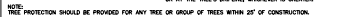
6. NO DOWNSLOPE SEEDING BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BURN OR COMPOST INCINERATION SHALL BE USED FOR ALL BAGS OF SEDIMENT. SEDIMENT SHALL BE DISPOSED FOR LESS THAN 100 FEET OF RECEIVING SURFACE WATER OR OTHER GRASSY AREA IS NOT AVAILABLE.

7. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAG IN THE MANNER SPECIFIED BY THE MANUFACTURER. HOSE SHALL BE SECURED TO THE BAG WITH STRAPS.

8. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

9. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
NOT TO SCALE



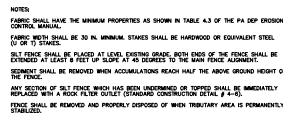
TREE PROTECTION DETAIL
 NOT TO SCALE



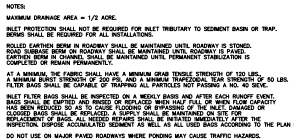
STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE



STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET



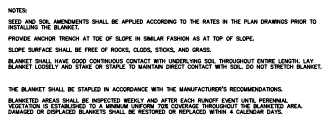
STANDARD CONSTRUCTION DETAIL #4-7
STANDARD SILT FENCE (18" HIGH)
NOT TO SCALE



STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE



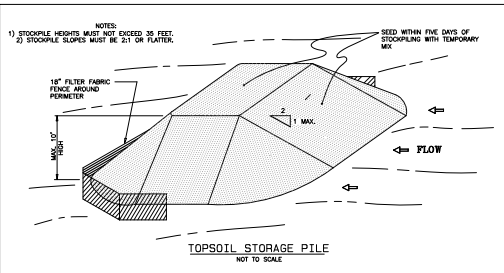
COMPOST FILTER SOCK
CONCRETE WASH OUT DETAIL



STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION



STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE



DURING SITE CONSTRUCTION, ALL INFILTRATION PRACTICE COMPONENTS SHALL BE PROTECTED FROM COMPROMISE DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL. INFILTRATION AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPROMISED OR GRADED SHALL BE RECONSTRUCTED TO ORIGINAL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS EFFECT. THE CONTRACTOR SHALL SUBMIT TO THE TOWNSHIP ENGINEER FOR REVIEW, ALL AREAS DESIGNATED FOR INFILTRATION SHALL NOT BE USED FOR ANY OTHER PURPOSES UNTIL THE TOWNSHIP ENGINEER HAS REVIEWED AND APPROVED THE RECONSTRUCTION. WHEN SEDIMENT TRAPPING IN THE STORMWATER RUNOFF IS ANTICIPATED TO REACH THE INFILTRATION PRACTICE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE SEDIMENT PRIOR TO DISCHARGE TO THE INFILTRATION SYSTEM. WHEN THE CONTRACTOR IS REQUIRED TO DISCHARGE TO INFILTRATION PRACTICES, THEY SHALL HAVE APPROPRIATE MEASURES PREVIOUSLY CLOSING BY UNMANNED DEVICES FOR EXAMPLE, SLTs, LEAVES AND SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO EAT TRAPPS, GUTTER GRADERS AND CLEANOUTS.

- THE FOLLOWING PROCEDURES AND MATERIALS SHALL BE REQUIRED DURING THE CONSTRUCTION OF ALL INFILTRATION TRENCHES:
1. EXCAVATION FOR THE DRY WELL SHALL BE PERFORMED WITH EQUIPMENT THAT WILL NOT COMPACT THE BOTTOM OF THE INFILTRATION TRENCH.
 2. THE BOTTOM OF THE DRY WELL SHALL BE SCAFFLED PRIOR TO THE PUMP-OUT OF AGGREGATE, ONLY CLEAN AGGREGATED MATERIAL, FREE OF FINE SAND, WILL BE ALLOWED.
 3. THE TOPS AND SIDES OF ALL INFILTRATION TRENCHES SHALL BE COVERED WITH DRAINAGE FABRIC, FABRICS SHALL BE OVERLAPPED TOGETHER TO THE TRENCH WALLS.
 4. STORMWATER SHALL BE DISTRIBUTED THROUGHOUT THE ENTIRE DRY WELL OR LIKE FACILITY AND PROVISIONS FOR THE COLLECTION OF DEBRIS SHALL BE PROVIDED IN ALL FACILITIES.
- ADDITIONAL METHODS AND FORMS SHALL BE APPROVED BY THE CITY ENGINEER.

[illegible]

2. LIFT AND GRUB AREA FOR INSTALLATION OF DRY WELL.
3. STRIP TOPSOIL FROM PREPARED AREA AND STORE IN DESIGNATED WASTEPILE.
4. EXCAVATE AREA FOR INSTALLATION OF DRY WELL AND ASSOCIATED STORM STRUCTURES. NATIVE SOIL BELOW TRUCKS SHALL BE MAINTAINED TO GREATEST EXTENT POSSIBLE. IF FILL IS REQUIRED, FILL SHALL BE OBTAINED FROM THE SAME SOURCE AS THE EXISTING FILL. ALL CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED FROM ENTERING THE DRY WELL BOTTOM AREA.
5. VERIFY THROUGH EXPLORATION AND TESTING A MINIMUM OF TWO (2)-FOOT SEPARATION BETWEEN EXISTING AND PROPOSED STRUCTURES. IF SEPARATION IS LESS THAN TWO (2) FEET, THE RATE OF 0.5 INCH/FOOT, IF MINIMUM SEPARATION OR MEASURED INFILTRATION RATE IS NOT POSITIVE, STOP WORK AND PROCEED TO THE GEOTECHNICAL OR SOIL MATERIAL. THE DESIGN ENGINEER SHALL BE CONTACTED FOR GUIDANCE.
6. SCAFFY THE DRY WELL BOTTOM AREA.
7. INSTALL GEOTEXTILE AROUND SIDES OF DRY WELL.
8. INSTALL STORM STRUCTURE AND REINFORCED PIPE ALONG WITH CLEAN STORM.
9. OVERLAP GEOTEXTILE ON TOP OF DRY WELL.
10. BACKFILL TO FINISHED GRADE AND STABILIZE.
11. INSTALL TEMPORARY FILL PROTECTION DITCH ON STORM STRUCTURE AND TRUCKS. CONSTRUCTION FORCE UNDER PERMETER OF DITCH, WHICH SHALL NOT BE REMOVED UNTIL THE DITCH IS FULLY STABILIZED.

[illegible]

SIDE VIEW

DOWNSPUT FROM ROOF
A REMOVABLE FILTER WITH A SCREENED BOTTOM SHALL BE INSTALLED IN THE ROOF LEADER BELOW THE SPOUTCHPIPE IN ORDER TO SCREEN OUT LEAVES AND OTHER DEBRIS

OVERFLOW PIPE

SPLASH BLOCK

MONITORING WELL W/ SCREW CAP

ELEV. 334.60

ELEV. 333.60

4" PVC DRYWELL INLET PIPE

28 INCH DIA

12" CON PERFORATIONS

10 FOOT VERTICAL SECTION TO FOUNDATION

1.5" CLEAN STONE FILL

7' SOLID ENDCAP

FILTER FABRIC LINER ALL SIDES, TOP AND BOTTOM OVERLAP AT TOP

ELEV. 329.60

7'-0"

TOP VIEW

4" PVC DRYWELL INLET PIPE

12" CON PERFORATIONS

1.5" CLEAN STONE FILL

7' SOLID ENDCAP

FILTER FABRIC LINER ALL SIDES, TOP AND BOTTOM OVERLAP AT TOP

MONITORING WELL W/ SCREW CAP

7'-0"

7'-0"

SCALE: NTS

DOWNPOUT FROM ROOF
A REMOVABLE FILTER WITH A SCREENED BOTTOM SHALL BE INSTALLED IN THE ROOF LEADER BELOW THE SURCHARGE PIPE IN ORDER TO SCREEN OUT LEAVES AND OTHER DEBRIS

OVERFLOW PIPE

SPLASH BLOCK

MONITORING WELL W/ SCREW CAP

ELEV. 333.25

ELEV. 332.25

4" PVC DRYWELL INLET PIPE

3" MIN. ROCK

12" BECN PERFORATIONS

15' x 3' CLEAN STONE FILL

SOLID ENDCAP

12" AL SIDES, TOP AND BOTTOM OVERLAP AT TOP

FILTER FABRIC LINER

ELEV. 328.25

5' x 5'

SIDE VIEW

SCALE: NTS

5' x 5'

15' x 3' CLEAN STONE FILL

4" PVC DRYWELL INLET PIPE

12" BECN PERFORATIONS

12" AL SIDES, TOP AND BOTTOM OVERLAP AT TOP

FILTER FABRIC LINER

MONITORING WELL W/ SCREW CAP

TOP VIEW

SCALE: NTS

Ben and Nicole de Saint Etienne
231 Holly Drive, Chalfont PA 18914

Hardship Narrative – Impervious Surface Variance

We respectfully request a variance to permit impervious surface coverage of 36.3% for the construction of an in-ground swimming pool and surrounding patio at our residence.

Our property consists of approximately 12,004 square feet. Although suitable for a single-family home, the buildable rear yard is limited by the location of the existing house, required setbacks, and the lot configuration, which significantly reduces the usable area for outdoor improvements, the property was purchased as is.

The proposed improvements include an approximately 500-square-foot in-ground swimming pool and a 730-square-foot patio. The patio is designed to provide safe access around the pool and a modest seating area for our family, and represents the minimum area necessary for the safe and functional use of the pool.

The improvements are intended solely for the personal enjoyment of our family and guests. There will be no commercial use, rental use, or increase in the intensity of the property's residential use.

The project has been designed to comply with all applicable setback requirements and will be constructed in accordance with Township regulations. Stormwater runoff will be controlled through proper grading, on-site infiltration, and any required drainage improvements, with the design prepared and reviewed in accordance with applicable engineering standards and Township requirements to avoid adverse impacts on neighboring properties.

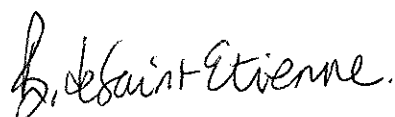
The requested variance will not alter the residential character of the neighborhood. Swimming pools and outdoor living spaces are common residential amenities, and the proposed improvements will be professionally landscaped and maintained to complement the surrounding homes.

The requested relief is limited to the amount necessary to reasonably use the property as a single-family residence. Approval of this variance will not be detrimental to the public health, safety, or welfare and will not impair the intent of the Township's zoning ordinance.

For these reasons, we respectfully request that the Zoning Hearing Board grant the requested variance.

Thank you.

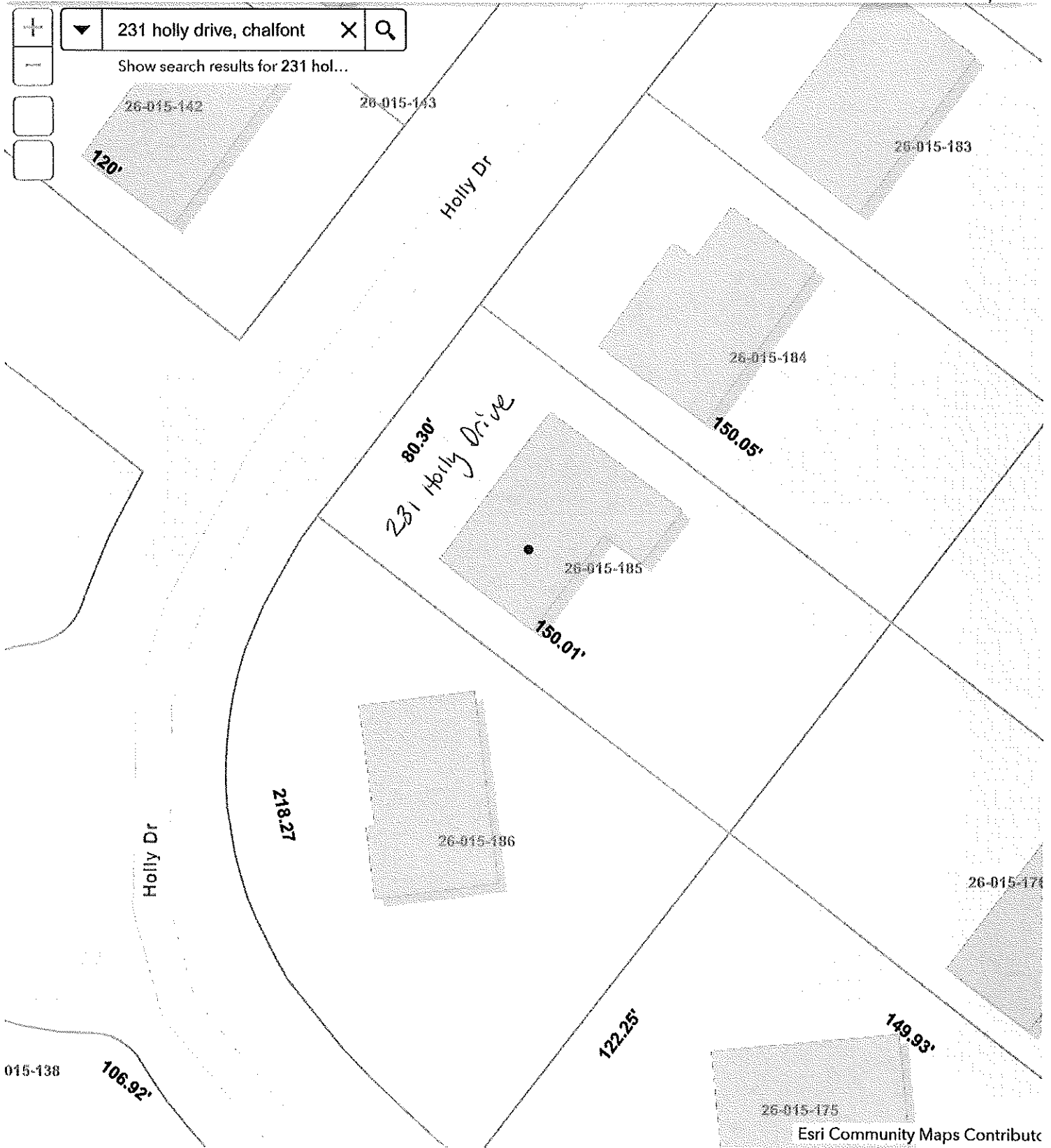
Ben and Nicole de Saint Etienne

A handwritten signature in black ink, appearing to read "B. de Saint Etienne". The signature is written in a cursive, flowing style.



▼ 231 holly drive, chalfont X Q

Show search results for 231 hol...



Esri Community Maps Contribut

40ft

-75.225 40.278 Degrees

Printable page

PARID: 26-015-185
DE SAINT ETIENNE, BENOIT

MUN: 26 - NEW BRITAIN TWP
231 HOLLY DR

Parcel

Included Parcel	No
Included Parcel Parent	
Has Included Parcel	
Property Address	231 HOLLY DR
Unit Desc	-
Unit #	
City	CHALFONT
State	PA
Zip	18914
File Code	1 - Taxable
Class	R - Residential
LUC	1010 - Colonial
Additional LUC	-
School District	S05 - CENTRAL BUCKS SD
Special Sch Dist	-
Topo	2 - Above Street
Utilities	1 - All Public
Roads	1 - Paved
Total Cards	1
Living Units	1
CAMA Acres	.28

Parcel Mailing Details

In Care Of	
Mailing Address	231 HOLLY DR
	CHALFONT PA 18914

CERTIFIED PROPERTY IDENTIFICATION NUMBERS	
26-015-185-	N BRITAIN TWP
CERTIFIED 05/27/2022 BY TF	

Prepared by and Return to:

Professional Group Abstract LLC
2701 York Road
Jamison, PA 18929

File No. PGA-1008-FN-N

UPI # 26-015-185

This Indenture, made the 23rd day of May, 2022
Effective May 26, 2022

Between

GARY D. HEYWOOD AND RUTHANN HEYWOOD

(hereinafter called the Grantors), of the one part, and

BENOIT DE SAINT ETIENNE AND NICOLE SCHOENEWALD, HUSBAND
AND WIFE

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Five Hundred Thirty Thousand And 00/100 Dollars (\$530,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety, in fee

ALL THAT CERTAIN lot or piece of land, SITUATE in New Britain Township, Bucks County, Pennsylvania described according to Phase 2, Record Plan prepared for Cedar Hill, made by Robert B. Blue, Jr., Registered Professional Engineer, dated 10/9/1986, last revised 11/1/1986, and recorded at Doylestown, Bucks County, in Plan Book 237 page 36, as follows to wit:

BEGINNING at a point on the Southeasterly side of Holly Drive (50 feet wide), a corner of Lot #68 on aforementioned Plan; thence extending from said beginning point along aforesaid Lot, in the bed of a 20 feet wide storm sewer easement South 48 degrees 28 minutes 21 seconds East, crossing another 20 feet wide storm sewer easement, 150.05 feet to a point, a corner of Lot #60 on aforementioned Plan; thence extending along said Lot South 41 degrees 31 minutes 39 seconds West 80.00 feet to a point, a corner of Lot #70 on aforementioned Plan; thence extending along said Lot, recrossing second aforesaid easement North 48 degrees 28 minutes 21 seconds West 150.01 feet to a point of curve on aforesaid side of Holly Drive; thence extending along said side of Holly Drive the 2 following courses and distances, (1) on the arc of a circle curving to the right, Northeastwardly, having a radius of 125.00 feet the arc distance of 3.43 feet to a point of

tangent and (2) North 41 degrees 31 minutes 39 seconds East 76.87 feet to the first mentioned point and place of beginning.

BEING Lot #69 on aforementioned Plan.

BEING County Parcel #26-015-185.

BEING known as 231 Holly Drive.

Being the same premises which Maxi Group, a General Partnership and Sal Lapio, an Individual Co-Partner by Deed dated 10/28/1988 and recorded 11/04/1988 in Bucks County in Deed Book 2851 Page 1059 conveyed unto Gary D. Heywood and Ruthann Heywood, his wife, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

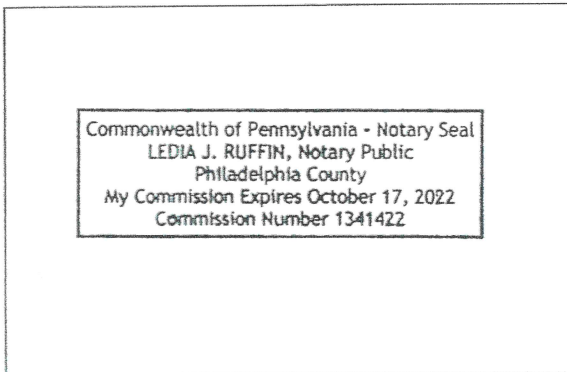
In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delibered
in the Presence of Us:**

Gary D. Heywood {SEAL}
Gary D. Heywood
Ruthann Heywood {SEAL}
Ruthann Heywood

Commonwealth of Pennsylvania } ss
County of Bucks

This record was acknowledged before me on 23 day of May, 2022
by Gary D. Heywood and Ruthann Heywood.



Notary Stamp Here

[Signature]
Signature of Notarial Officer
Title of Office _____
My commission expires 10-17-22

The precise residence and the complete post office address of the above-named Grantees is:

231 Holly Drive
Chalfont, PA 18914

[Signature]
On behalf of the Grantees

Deed

UPI # 26-015-185

Gary D. Heywood and Ruthann Heywood

TO

Benoit de Saint Etienne and Nicole
Schoenewald

Professional Group Abstract LLC
2701 York Road
Jannison, PA 18929