

TOTAL SITE AREA = 3.2702 ACRES
 TOTAL RESOURCE PROTECTION LAND = 0.4558 ACRES (ULT. R/W)
 BASE SITE AREA = 2.8144 ACRES

RESOURCE	NATURAL RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION LAND (ACRES X NATURAL RESOURCE PROTECTION RATIO)
WATERCOURSES	1.00	0	0
RIPIARIAN BUFFER	1.00	0	0
FLOODPLAIN	1.00	0	0
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0	0
WETLANDS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS MARGINS	0.80	0	0
WOODLANDS	0.80	0	0
SLOPES			
8%-15%	0.60	0.3196	0.1918
15%-25%	0.70	0.0203	0.142
25% OR MORE	0.85	0	0
TOTAL LAND WITH RESOURCE RESTRICTIONS			0.3399 ACRES
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS			0 ACRES
TOTAL RESOURCE PROTECTION LAND REQUIRED			0.2060 ACRES

BASE SITE AREA = 2.8144 ACRES
 REQUIRED OPEN SPACE (LAND WITH 1.00 PROTECTION RATIO) = 0 ACRES
 NET BUILDABLE SITE AREA = 2.8144 ACRES
 NET BUILDABLE SITE AREA MULTIPLY BY MAXIMUM DENSITY = N/A
 NUMBER OF DWELLING UNITS = N/A
 RATIO BASE SITE AREA MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO = 0.26
 IMPERVIOUS SURFACES = 0.7036 ACRES

LOT NO. 1
 TOTAL SITE AREA = 1.4945 ACRES
 TOTAL RESOURCE PROTECTION LAND = 0.2070 ACRES (ULT. R/W)
 BASE SITE AREA = 1.2875 ACRES

RESOURCE	NATURAL RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION LAND (ACRES X NATURAL RESOURCE PROTECTION RATIO)
WATERCOURSES	1.00	0	0
RIPIARIAN BUFFER	1.00	0	0
FLOODPLAIN	1.00	0	0
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0	0
WETLANDS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS MARGINS	0.80	0	0
WOODLANDS	0.80	0	0
SLOPES			
8%-15%	0.60	0.1620	0.0972
15%-25%	0.70	0.0203	0.142
25% OR MORE	0.85	0	0
TOTAL LAND WITH RESOURCE RESTRICTIONS			0.2903 ACRES
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS			0 ACRES
TOTAL RESOURCE PROTECTION LAND REQUIRED			0.1752 ACRES

BASE SITE AREA = 1.2875 ACRES
 REQUIRED OPEN SPACE (LAND WITH 1.00 PROTECTION RATIO) = 0 ACRES
 NET BUILDABLE SITE AREA = 1.2875 ACRES
 NET BUILDABLE SITE AREA MULTIPLY BY MAXIMUM DENSITY = N/A
 NUMBER OF DWELLING UNITS = N/A
 RATIO BASE SITE AREA MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO = 0.30
 IMPERVIOUS SURFACES = 0.3843 ACRES

LOT NO. 2
 TOTAL SITE AREA = 0.9511 ACRES
 TOTAL RESOURCE PROTECTION LAND = 0.1522 ACRES (ULT. R/W)
 BASE SITE AREA = 0.7889 ACRES

RESOURCE	NATURAL RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION LAND (ACRES X NATURAL RESOURCE PROTECTION RATIO)
WATERCOURSES	1.00	0	0
RIPIARIAN BUFFER	1.00	0	0
FLOODPLAIN	1.00	0	0
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0	0
WETLANDS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS MARGINS	0.80	0	0
WOODLANDS	0.80	0	0
SLOPES			
8%-15%	0.60	0.0496	0.0298
15%-25%	0.70	0	0
25% OR MORE	0.85	0	0
TOTAL LAND WITH RESOURCE RESTRICTIONS			0.0496 ACRES
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS			0 ACRES
TOTAL RESOURCE PROTECTION LAND REQUIRED			0.0298 ACRES

BASE SITE AREA = 0.7889 ACRES
 REQUIRED OPEN SPACE (LAND WITH 1.00 PROTECTION RATIO) = 0 ACRES
 NET BUILDABLE SITE AREA = 0.7889 ACRES
 NET BUILDABLE SITE AREA MULTIPLY BY MAXIMUM DENSITY = N/A
 NUMBER OF DWELLING UNITS = N/A
 RATIO BASE SITE AREA MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO = 0.30
 IMPERVIOUS SURFACES = 0.2367 ACRES

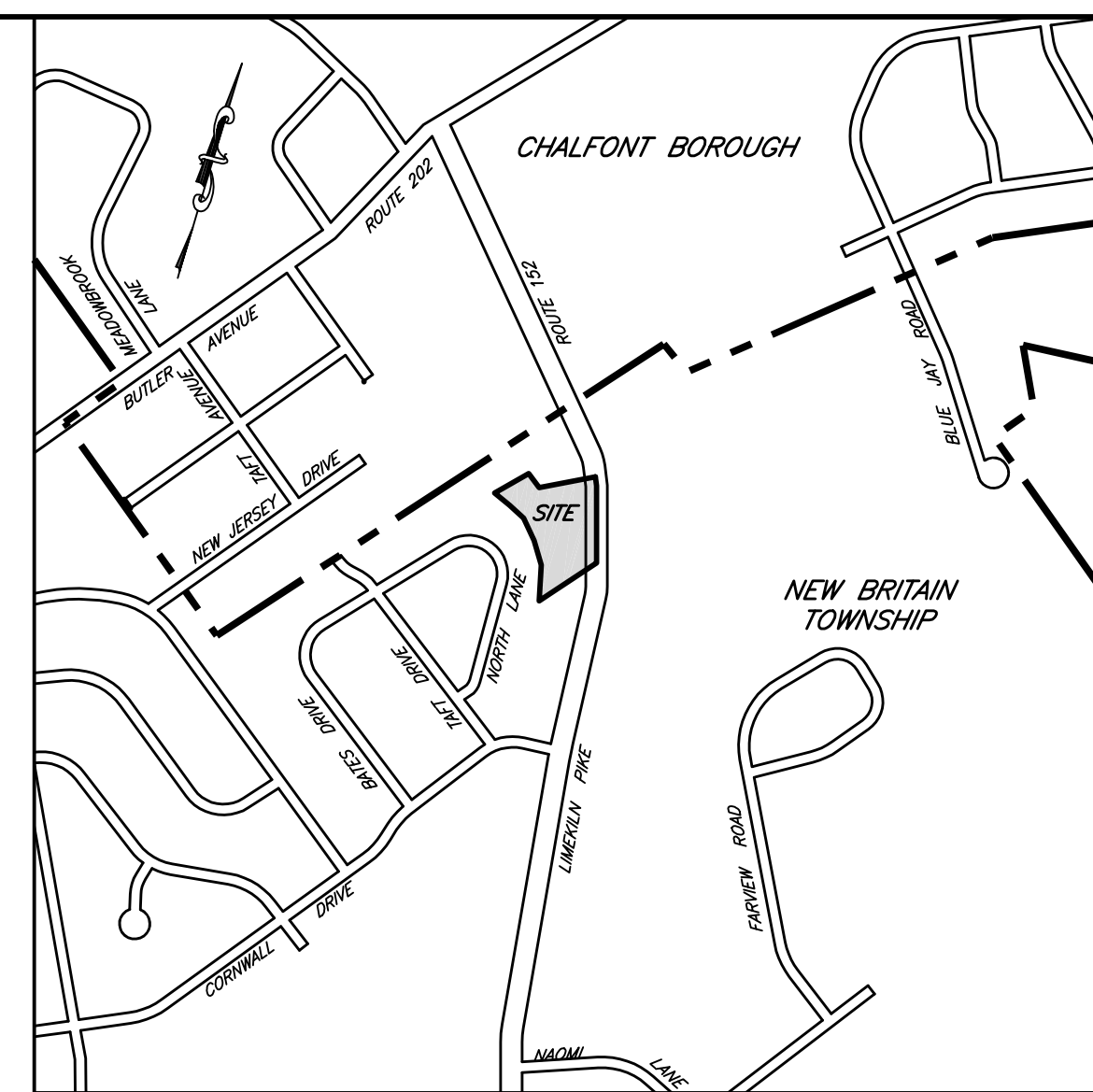
LOT NO. 3
 TOTAL SITE AREA = 0.8246 ACRES
 TOTAL RESOURCE PROTECTION LAND = 0.0866 ACRES (ULT. R/W)
 BASE SITE AREA = 0.7380 ACRES

RESOURCE	NATURAL RESOURCE PROTECTION RATIO	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION LAND (ACRES X NATURAL RESOURCE PROTECTION RATIO)
WATERCOURSES	1.00	0	0
RIPIARIAN BUFFER	1.00	0	0
FLOODPLAIN	1.00	0	0
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0	0
WETLANDS	1.00	0	0
LAKES OR PONDS	1.00	0	0
WETLANDS MARGINS	0.80	0	0
WOODLANDS	0.80	0	0
SLOPES			
8%-15%	0.60	0	0
15%-25%	0.70	0	0
25% OR MORE	0.85	0	0
TOTAL LAND WITH RESOURCE RESTRICTIONS			0.0212 ACRES
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS			0 ACRES
TOTAL RESOURCE PROTECTION LAND REQUIRED			0.0128 ACRES

BASE SITE AREA = 0.7380 ACRES
 REQUIRED OPEN SPACE (LAND WITH 1.00 PROTECTION RATIO) = 0 ACRES
 NET BUILDABLE SITE AREA = 0.7380 ACRES
 NET BUILDABLE SITE AREA MULTIPLY BY MAXIMUM DENSITY = N/A
 NUMBER OF DWELLING UNITS = N/A
 RATIO BASE SITE AREA MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO = 0.30
 IMPERVIOUS SURFACES = 0.2214 ACRES

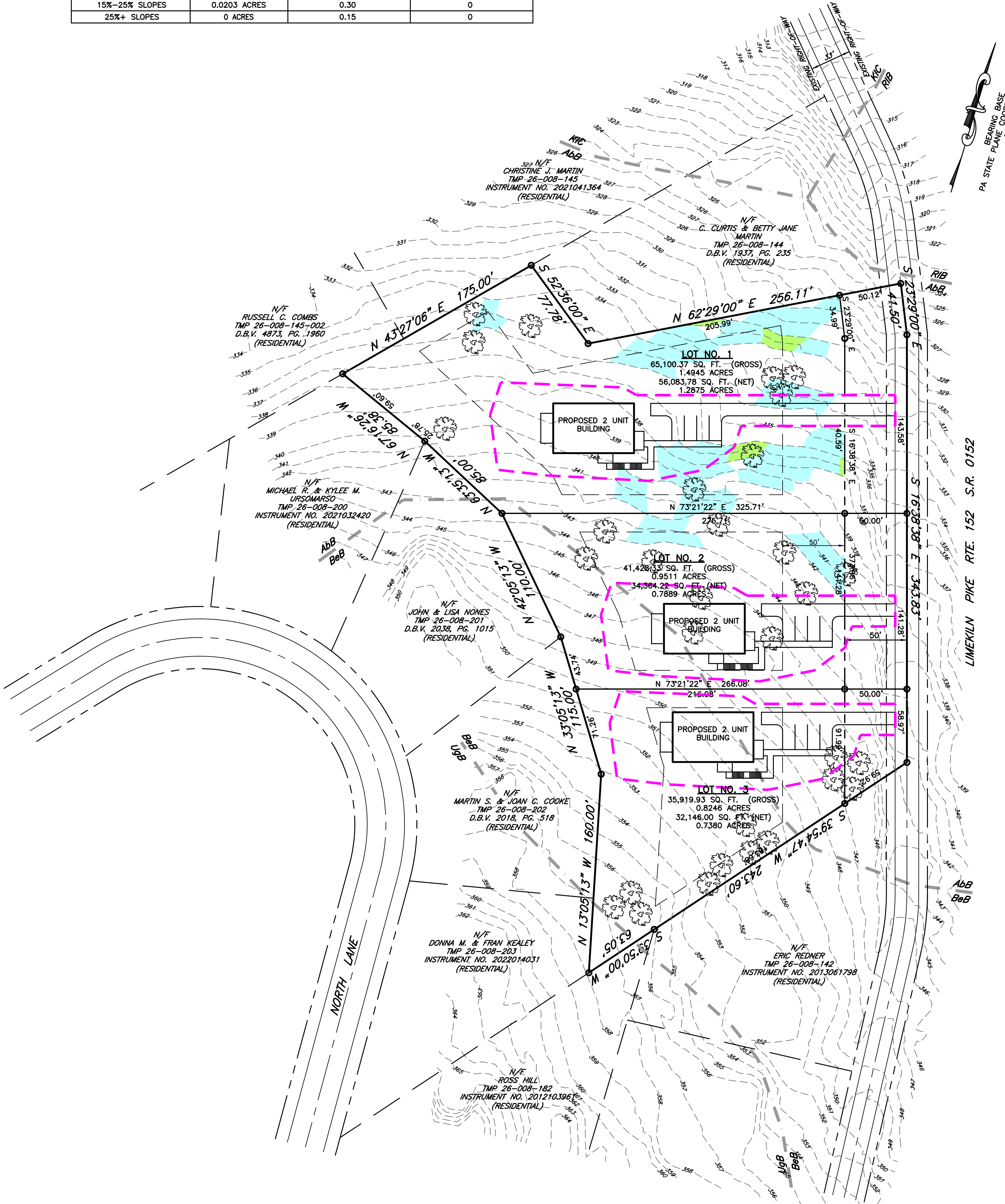
ZONING REGULATION	REQUIRED	ZONING COMPLIANCE CHART		
		LOT NO. 1	LOT NO. 2	LOT NO. 3
MIN. LOT AREA	15,000 SQ. FT. PER UNIT	56,083.78 SQ. FT.	34,364.22 SQ. FT.	32,146.00 SQ. FT.
MIN. LOT WIDTH @ B.S.L.	75 FT.	165.91 FT.	141.28 FT.	125.01 FT.
MIN. LOT DEPTH	75 FT.	275.71 FT.	286.08 FT.	195.90 FT.
MAX. BUILDING COVERAGE	15%	4.64% (2,600 SQ. FT.)	7.57% (2,600 SQ. FT.)	8.09% (2,600 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	30% PER LOT	10.69% (5,995 SQ. FT.)	14.85% (5,104 SQ. FT.)	15.77% (5,069 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.	<35 FT.
FRONT YARD	50 FT.	169.52 FT.	80.43 FT.	73.45 FT.
SIDE YARD	15 FT.	48.06 FT.	28.49 FT.	18.65 FT.
REAR YARD	50 FT.	63.50 FT.	75.82 FT.	58.27 FT.

RESOURCE	RESOURCE ON SITE	ALLOWED DISTURBANCE	PROPOSED DISTURBANCE
WATERCOURSES	0 ACRES	0	0
RIPIARIAN BUFFER	0 ACRES	0	0
FLOODPLAIN	0 ACRES	0	0
FLOODPLAIN (ALLUVIAL) SOILS	0 ACRES	0	0
LAKES OR PONDS	0 ACRES	0	0
WETLANDS MARGINS	0 ACRES	0.20	0
WOODLANDS	0 ACRES	0.20	0
8%-15% SLOPES	0.3196 ACRES	0.40	0.1408 (0.0450 ACRES)
15%-25% SLOPES	0.0203 ACRES	0.30	0
25%+ SLOPES	0 ACRES	0.15	0



- GENERAL NOTES
- OWNER: KASTRIOT ISAI
4891 BISHOP CIRCLE
DOYLESTOWN, PA 19902
 - SITE ADDRESS: 104 S. KIMKILIN PIKE
CHALFONT, PA 18914
 - SITE DATA: TMP 26-008-143
INSTRUMENT NO. 2022039615
AREA: 142,448.33 SQ. FT. (GROSS)
3.2702 ACRES
122,594.00 SQ. FT. (NET)
2.8144 ACRES
 - ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER 9, 2008.
 - THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
 - THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.
 - SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.
 - THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
 - CONTOURS SHOWN AREA LIDAR CONTOURS FROM PENNSYLVANIA IMAGERY NAVIGATOR WEBSITE.
 - EXISTING FEATURES SHOWN ARE FROM AVAILABLE AERIAL PHOTOGRAPHY.
 - SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.
 - DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
 - SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREA OF MINIMAL FLOOD HAZARD. FLOOD ZONE REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO. 42017C0289K, EFFECTIVE DATE OF 03-21-2017.
 - ZONING INFORMATION: DISTRICT = RR (RESIDENTIAL)
USE: B-4 (TWO FAMILY DETACHED DWELLING*)
*SPECIAL EXCEPTION

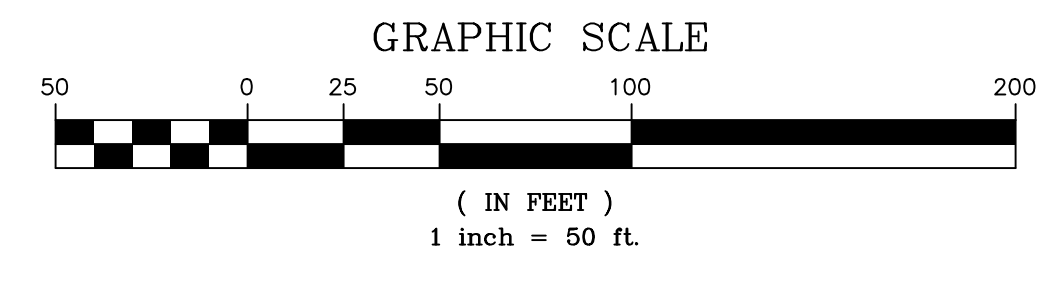
- LOT REQUIREMENTS:
- MIN. LOT AREA: 15,000 SQ. FT. PER UNIT
 - MIN. LOT WIDTH: 75 FT. AT B.S.L., 50 FT. AT ULT. R.O.W.
 - MIN. LOT DEPTH: 75 FT.
 - MAX. BUILDING COVERAGE: 15%
 - MAX. IMPERVIOUS COVERAGE: 30% (PER LOT)
 - MAX. BUILDING HEIGHT: 35 FT.
 - BUILDING SETBACKS:
FRONT YARD: 50 FT.
SIDE YARD: 15 FT.
REAR YARD: 50 FT.
 - PARKING REQUIREMENTS: (3 BEDROOM TWO-FAMILY DETACHED DWELLING)
2 SPACES PER DWELLING UNIT



SOILS LOG										
SOILS LOG SYMBOL	TYPE	SLOPES	LANDFORM	DEPTH TO RESTRICTIVE FEATURES	DRAINAGE CLASS	DEPTH TO HIGH WATER TABLE	AVAILABLE WATER CAPACITY	HYDROLOGIC SOIL GROUP	FARMLAND CLASSIFICATION	HYDRO SOIL
ABB	ABBOTTSTOWN SILT LOAM	3%-8%	HILLSLOPES	40"-60" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	6"-18"	LOW	D	STATEWIDE IMPORTANCE	NO
BdB	BEDFORD CHANNERY SILT LOAM	3%-8%	HILLS	60"-80" TO LITHIC BEDROCK	WELL DRAINED	80"+	MODERATE	B	PRIME FARMLAND	NO
KIC	KIMESVILLE CHANNERY SILT LOAM	8%-15%	HILLSIDES	10"-20" TO LITHIC BEDROCK	SOMEWHAT EXCESSIVELY DRAINED	80"+	VERY LOW	D	NOT PRIME FARMLAND	NO
RIB	REAVILLE CHANNERY SILT LOAM	3%-8%	HILLSLOPES	20"-40" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	6"-36"	LOW	D	STATEWIDE IMPORTANCE	NO
UgB	URBAN LOAM - ABBOTTSTOWN COMPLEX	0%-8%	PAVEMENT, BUILDINGS	40"-60" TO LITHIC BEDROCK	SOMEWHAT POORLY DRAINED	6"-18"	LOW	D	NOT PRIME FARMLAND	NO

SOILS INFORMATION SHOWN ON THE PLAN WAS TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, SOIL SURVEY WEB SITE ON AUGUST 5, 2022.

- LEGEND
- PROPERTY LINE
 - ADJOINING LOT LINE
 - CENTERLINE OF ROADWAY
 - EXISTING RIGHT-OF-WAY LINE
 - ULTIMATE RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE
 - EXISTING EDGE OF PAVE
 - PROPOSED LOT LINE
 - SOILS LINE
 - LIMIT OF DISTURBANCE
 - EXISTING TREE LINE
 - 8%-15% SLOPES
 - 15%-25% SLOPES



NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY ENGINEER OR PROJECT MANAGER

VOID UNLESS SIGNED PROFESSIONAL SEAL IS ATTACHED

NO. DATE BY CDR.

ZONING ANALYSIS PLAN

PREPARED FOR
KASTRIOT ISAI
 TMP 26-008-143

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES

128 PENN-AM DRIVE P.O. BOX 949
 QUAKERTOWN, PENNSYLVANIA 18951
 TELEPHONE (610) 586-9700
 FAX (215) 536-1882

COWAN ASSOCIATES, INC.
 N.J. General Authorization No. 2442895300

DATE: 03-07-24
 SCALE: 1"=50'

71615.01

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