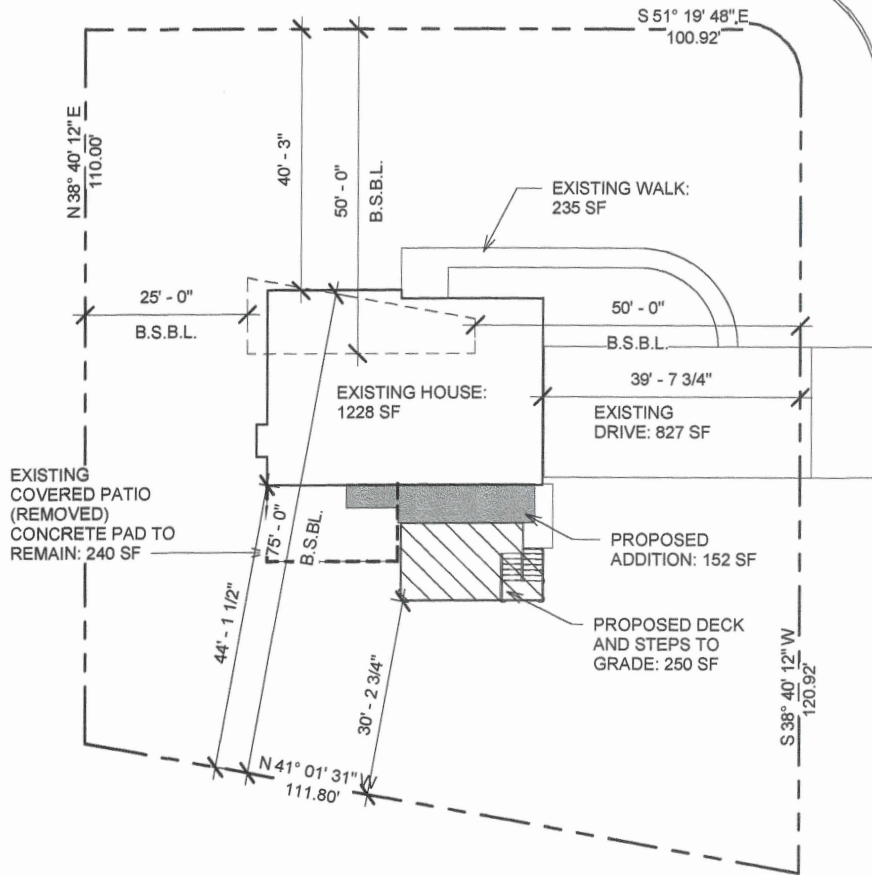


HAMPSHIRE DRIVE



Rush Residence

128 Hampshire Drive
Chalfont PA 18914

Plot Plan

Scale = NTS
May 23, 2024

ZONING INFORMATION

ADDRESS: 128 HAMPSHIRE DRIVE CHALFONT
TAX PARCEL ID: 26-008-080
JURISDICTION: NEW BRITAIN TOWNSHIP
ZONING DISTRICT: RR RESIDENTIAL

PRIMARY USE: B1 SINGLE FAMILY DETACHED DWELLING

AREA, SETBACK, AND COVERAGE REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	43,560 SF (1 AC)	13,192 SF	NO CHANGE
MIN. LOT WIDTH AT B.S.B.L.	150 FEET	100/120 FEET	NO CHANGE
MIN LOT DEPTH	180 FEET	110 FEET	NO CHANGE
MAX BUILDING HEIGHT	35 FEET	20 FEET	28 FEET
MAX BUILDING COVER	15 % (1979 SF)	9.3 % (1228 SF)	10.8% (1422 SF)
YARDS*			
FRONT	50 FEET	40.3/39.7 FEET	NO CHANGE
SIDE	25 FEET	28.1 FEET	NO CHANGE
REAR	75 FEET	44.1 FEET	42 FEET
IMPERVIOUS COVERAGE	25% (3298 SF)	19.2% (2530 SF)	22.2% (2932 SF)
HOUSE FOOTPRINT		1228 SF	1380 SF
DRIVEWAY		827 SF	NO CHANGE
EXISTING FRONT WALK		235 SF	NO CHANGE
EXISTING CONCRETE PATIO		240 SF	NO CHANGE
NEW DECK		0 SF	250 SF
TOTALS		2530 SF	2932 SF

NET IMPERVIOUS GAIN: 402 SF.

* REAR YARD SETBACK IS IN FRONT OF FRONT YARD SETBACK: THEREFORE THERE IS NO BUILDING ENVELOPE ON SITE

27-2105 b. Single story decks, roofed porches, patios, or other similar single story accessory additions to residential dwelling units, as approved by the zoning officer, may encroach into the required rear setback area by a maximum of 1/3 of the required rear yard setback or 15 feet, whichever is a lesser distance or more restrictive requirement.

NOTE: PLOT PLAN AND IMPERVIOUS CALCULATIONS BASED ON ATTACHED SURVEY BY 17-26 LANDSURVEYING LLC DATED 10/20/2023. SURVEY INDICATES A B2 CLASSIFICATION SINCE THAT WAS ASSUMED TO BE THE PROPER CLASSIFICATION BY THE ARCHITECT, THE SURVEYOR AND CONFIRMED WITH THE TOWNSHIP IN WRITTEN COMMUNICATION IN OCTOBER OF 2023. THE CURRENT DESIGN MEETS THE AREA AND DIMENSIONAL REQUIREMENTS OF A B2 CLASSIFICATION WITHOUT THE NEED FOR A VARIANCE.



Jeffrey Harris Architect

16 FERRY ROAD
DOYLESTOWN, PA 18901

(215) 603-1051 phone

jeff@jharisarchitect.com



ZONED: RR, B2	REQUIRED	EXISTING
MINIMUM LOT AREA	15,000 SF	12,500 SF
MINIMUM LOT WIDTH	80 FT	100.92 FT
MINIMUM LOT DEPTH	100 FT	110 FT
MAX BUILDING AREA	20%	1228 SF (9.3%)
MAXIMUM IMPERVIOUS AREA	35%	2530 SF (19.2%)
MINIMUM FRONT YARD	40 FT	39.7 FT
MINIMUM SIDE YARD	15 FT	28.1 FT
MINIMUM REAR YARD	40 FT	44.1 FT

LEGEND

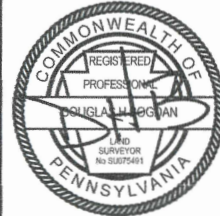
- PROPERTY LINE
- ADJOINING PARCEL LINE
- - - RIGHT-OF-WAY
- - - WOOD FENCE
- - - OVERHEAD WIRE
- - - LANDSCAPE AREA (LSA)
- - - 104 MINOR CONTOUR
- - - 105 MAJOR CONTOUR
- ELEC METER
- MAILBOX
- AIR CONDITIONER
- ⊙ SANITARY MANHOLE
- ⊙ TREE
- CLEAN OUT
- UTILITY POLE

17:26

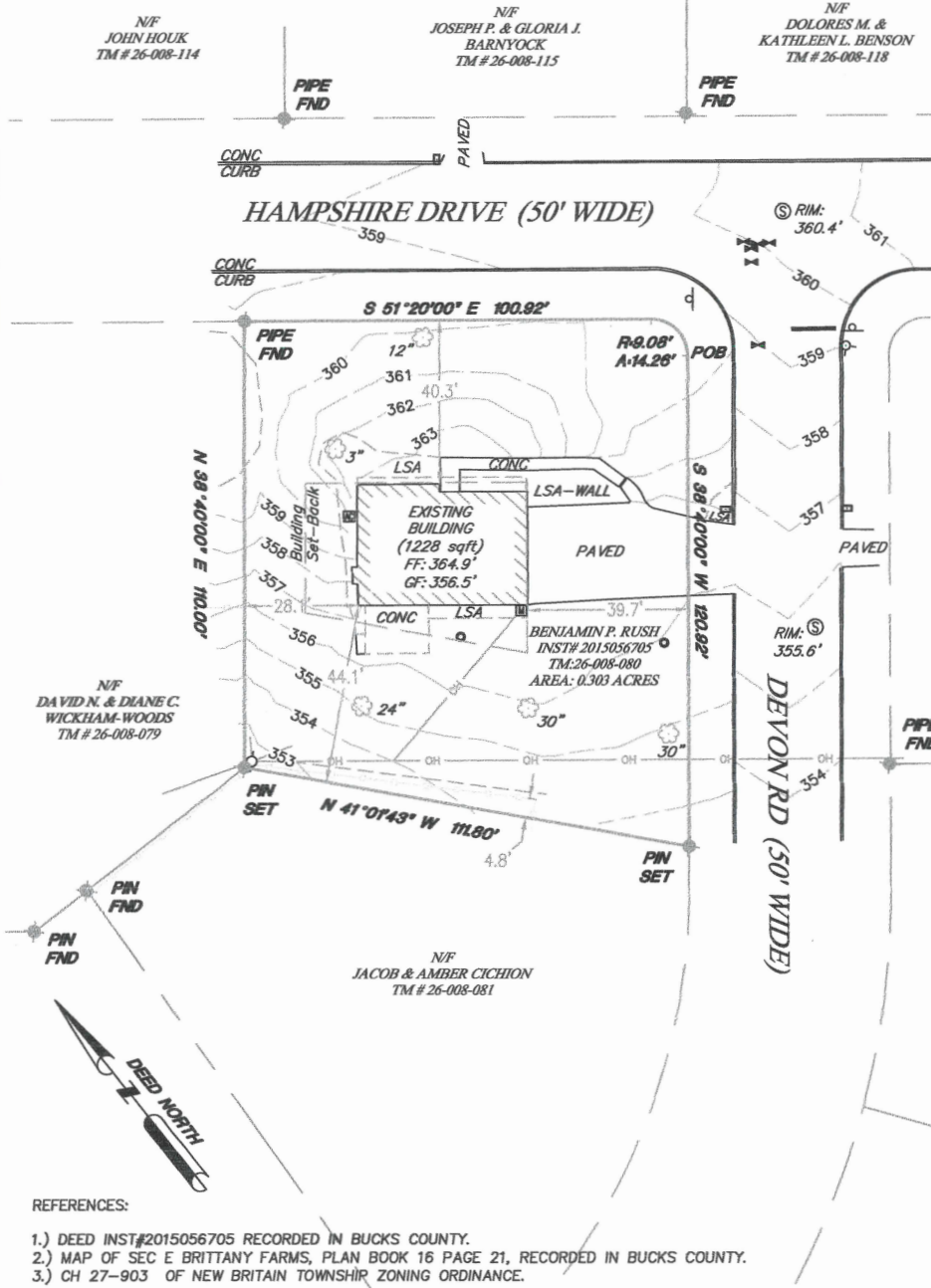
4624 DURHAM RD
KINTNERSVILLE, PA
18930

PHONE: (717) 353-1469
EMAIL: Doug@1726.LAND

NOTE: ONLY SURVEY MAPS WITH THE SURVEYOR'S SEAL ARE GENUINE, TRUE, & CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.



NO.	DATE	BY	REVISIONS:
1	10/30/23	DHB	REVISED ZONING DATA TABLE



REFERENCES:

- DEED INST#2015056705 RECORDED IN BUCKS COUNTY.
- MAP OF SEC E BRITTANY FARMS, PLAN BOOK 16 PAGE 21, RECORDED IN BUCKS COUNTY.
- CH 27-903 OF NEW BRITAIN TOWNSHIP ZONING ORDINANCE.

NOTES

THE SURVEYING WORK PERFORMED WAS IN ACCORDANCE WITH ESTABLISHED AND ACCEPTED STANDARDS OF PRACTICE FOR THE PROFESSION OF LAND SURVEYING IN THE COMMONWEALTH OF PENNSYLVANIA (DATED NOVEMBER 19, 2021, UPDATED MAY 31, 2022).

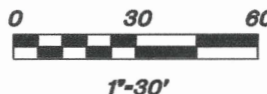
AN UP-TO-DATE ABSTRACT OF TITLE AND/OR TITLE REPORT WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.

THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, AND/OR AGREEMENTS THAT MAY BE OVER AND ACROSS, OR UNDER THE SAME, WHETHER VISIBLE OR INVISIBLE, OR THAT MAY BE IN EXISTENCE OR OF RECORD FOR SAID PREMISES.

ALL EXISTING TOPOGRAPHY IS ON PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD83 DATUM FROM A SURVEY COMPLETED 10/20/23.

PROPERTY ADDRESS

128 Hampshire Dr.
Chalfont, PA
18914



DRAFTED BY:	D.H.B.
CHECKED BY:	D.H.B.
APPROVED BY:	D.H.B.
DATE:	10/20/23
PROJECT NO:	223-49
DRAWING SCALE	1\"/>

DRAWING NO.
223-49_BASE

MAP OF RETRACEMENT SURVEY OF LANDS N/F:

Benjamin P. Rush
26-008-080

COUNTY OF BUCKS
TOWNSHIP OF NEW BRITAIN
COMMONWEALTH OF PENNSYLVANIA