



NEW BRITAIN TOWNSHIP

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

SUBDIVISION & LAND DEVELOPMENT APPLICATION

1. Date of Application: _____

2. Date of Plan or Revision: 6/12/2025

3. Application for (check all that apply):
 Sketch Plan Preliminary Final Prelim/Final

4. Name of Subdivision or Land Development: _____

5. Location: 84 Curley Mill Road

6. Tax Map Parcel #: 26-001-090-001 Total Acreage: Gross 16.34

7. Net Buildable Site Area (from Section 2401): _____

8. Zoning Requirements:
Zoning District _____ Minimum Lot Size _____

9. Number of Lots or Dwelling Units: 6

10. Equitable Owner of Record of Land: Anatoliy and Leonid Klimenko

Address: 1023 E. Territory Street, Meridian, ID 83646

Phone: _____ E-mail: _____

11. Applicant: Same as Owner

Address: _____

Phone: _____ E-mail: _____

12. Attorney: Kellie McGowan

Address: 2003 S. Easton Road, Suite 304, Doylestown, PA 18901

Phone: 215-606-0181 E-mail: kellie.mcgowan@obermayer.com

13. Registered Engineer or Surveyor: R.L. Showalter & Associates, Inc.

Address: 116 East Butler Avenue, Chalfont, PA 18914

Phone: 215-822-2990 E-mail: _____

14. Type of Water & Sewer: Public Water Private Water
 Public Sewer Private Sewer

15. Proposed Use: _____

TOWNSHIP USE ONLY

Date Received: 12.3.25

Payment: \$100 (150 due)

Check #: 5193944644

Receipt #: 18609

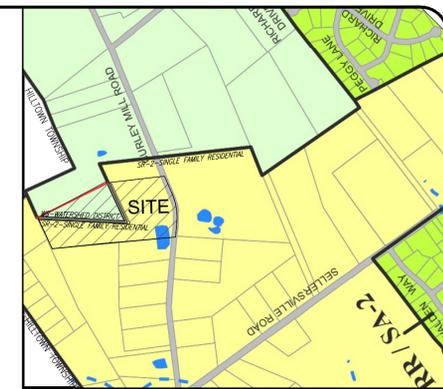
Escrow Amt: \$5000 (already paid)

PSA #: _____

This is to certify that I have read Article V of the New Britain Township Subdivision and Land Development Ordinance and that the accompanying plan meets the requirements of that Article to the best of my knowledge.

Joanne Ilnicka
Signature of Applicant

Signature of Registered Engineer or Surveyor



LOCATION MAP

SCALE 1" = 80'
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)

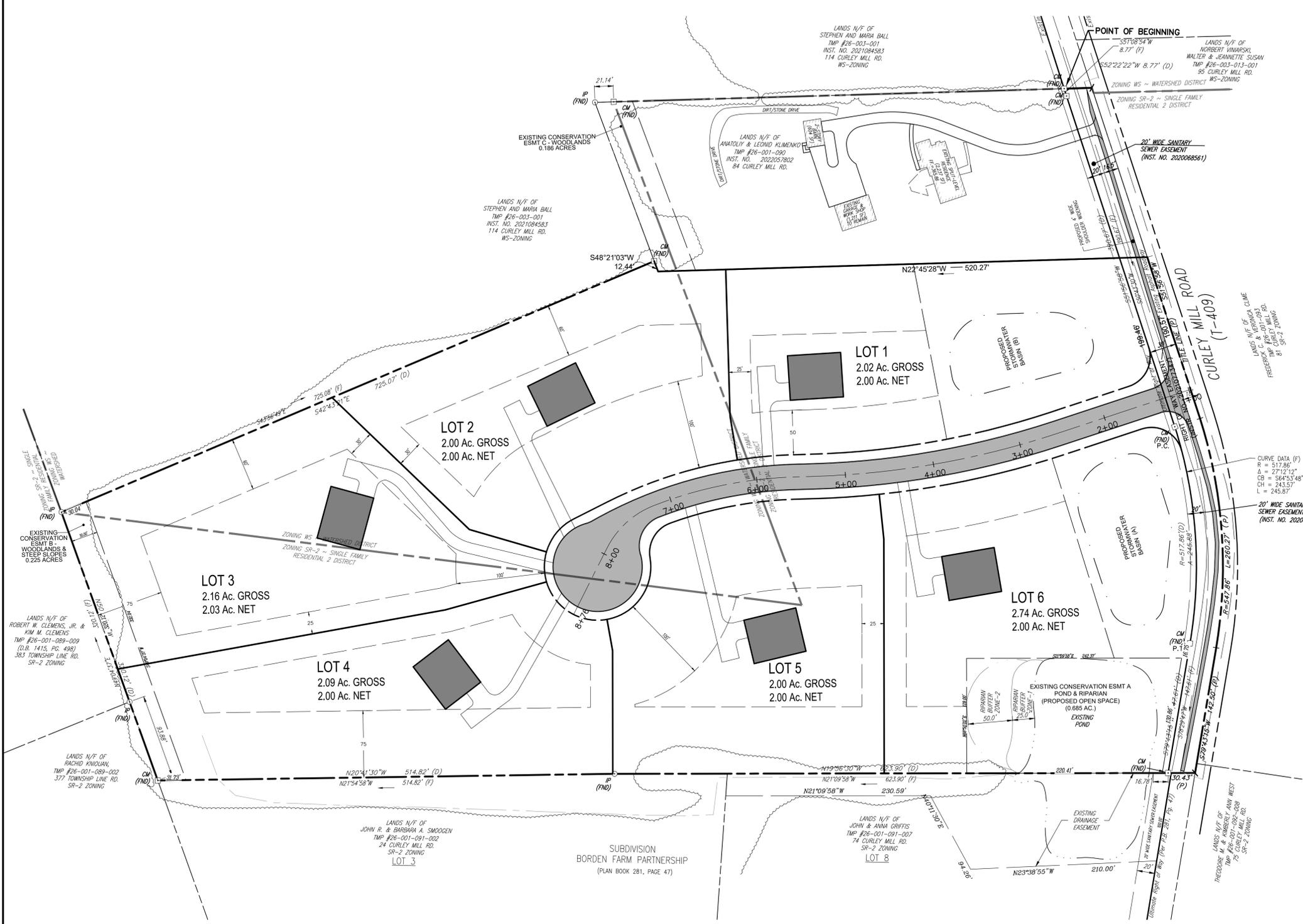
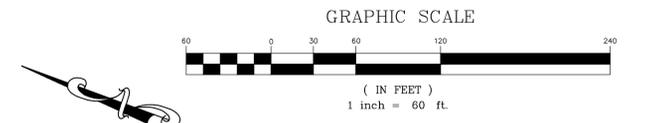
ZONING DATA
 ZONING DISTRICT: SR-2 SUBURBAN RESIDENTIAL & WS WATERSHED
 EXISTING & PROPOSED USE: B1 SINGLE FAMILY DETACHED DWELLING (PERMITTED BY RIGHT)

	REQUIRED		EXISTING	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
	PER SR-2	PER WS							
GROSS			629,067 SF	88,084 SF	87,153 SF	84,281 SF	91,256 SF	87,225 SF	119,499 SF
-LESS ULT ROW CURLEY MILL RD			14,444 AC	2.02 AC	2.00 AC	2.16 AC	2.03 AC	2.00 AC	2.74 AC
-LESS EX SAN SEWER ESMT			17,796 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	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
-LESS PROP CONSERVATION ESMT (PROPOSED OPEN SPACE)			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
-LESS PROPOSED ESMTS			13,033 AC	2.00 AC	2.00 AC	2.03 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	29,044 SF
MIN. LOT WIDTH (AT BSBL)	200 FT	175 FT	592 FT	235 FT	356 FT	207 FT	206 FT	280 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
MIN. FRONT YARD:	50 FT	100 FT	N/A FT	50 FT	100 FT	100 FT	50 FT	100 FT	50 FT
MIN. SIDE YARD:	25 FT	30 FT	N/A FT	25 FT	30 FT	25/30 FT	25 FT	25 FT	25 FT
MIN. REAR YARD:	75 FT	60 FT	N/A FT	75 FT	60 FT	60/75 FT	75 FT	75 FT	75 FT
MIN. BLDG ENVELOPE:	10,000 SF	10,000 SF	N/A SF	16,917 SF	24,221 SF	44,628 SF	30,687 SF	23,261 SF	36,185 SF
MAX. BLDG HEIGHT:	35 FT	35 FT	N/A 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									

	EXISTING		TO REMAIN	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	ROAD A/RW	TOTAL
	ASPHALT	DIRT & STONE PATH									
EXISTING ASPHALT	29,844	29,844	0								27,000
EXISTING DIRT AND STONE PATH	6,370	6,370	0								45,141
TOTAL EXISTING IMPERVIOUS	36,214	36,214	0								12,116
PROPOSED BUILDING				4500	4500	4500	4500	4500	4500	0	27,000
PROPOSED MACADAM				3000	3000	3633	3000	3000	3000	2638	45,141
PROPOSED CONCRETE				500	500	500	500	500	500	9116	12,116
FUTURE ALLOWANCE/EMISC.				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	100,290
MAX. BLDG COV.* (PER LOT)	0%	0%		9.5%	5.2%	5.1%	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%.



LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY
- ROW (ULTIMATE & LEGAL)
- PROPERTY SETBACK LINE
- CONC. MONUMENT FOUND
- IRON PIN FOUND
- CONC. MONUMENT TO BE SET
- IRON PIN TO BE SET
- EXIST. UTIL. POLE

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

© COPYRIGHT 2025
 R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

TMP:26-001-090-001

MAJOR SUBDIVISION 6 LOT SKETCH PLAN

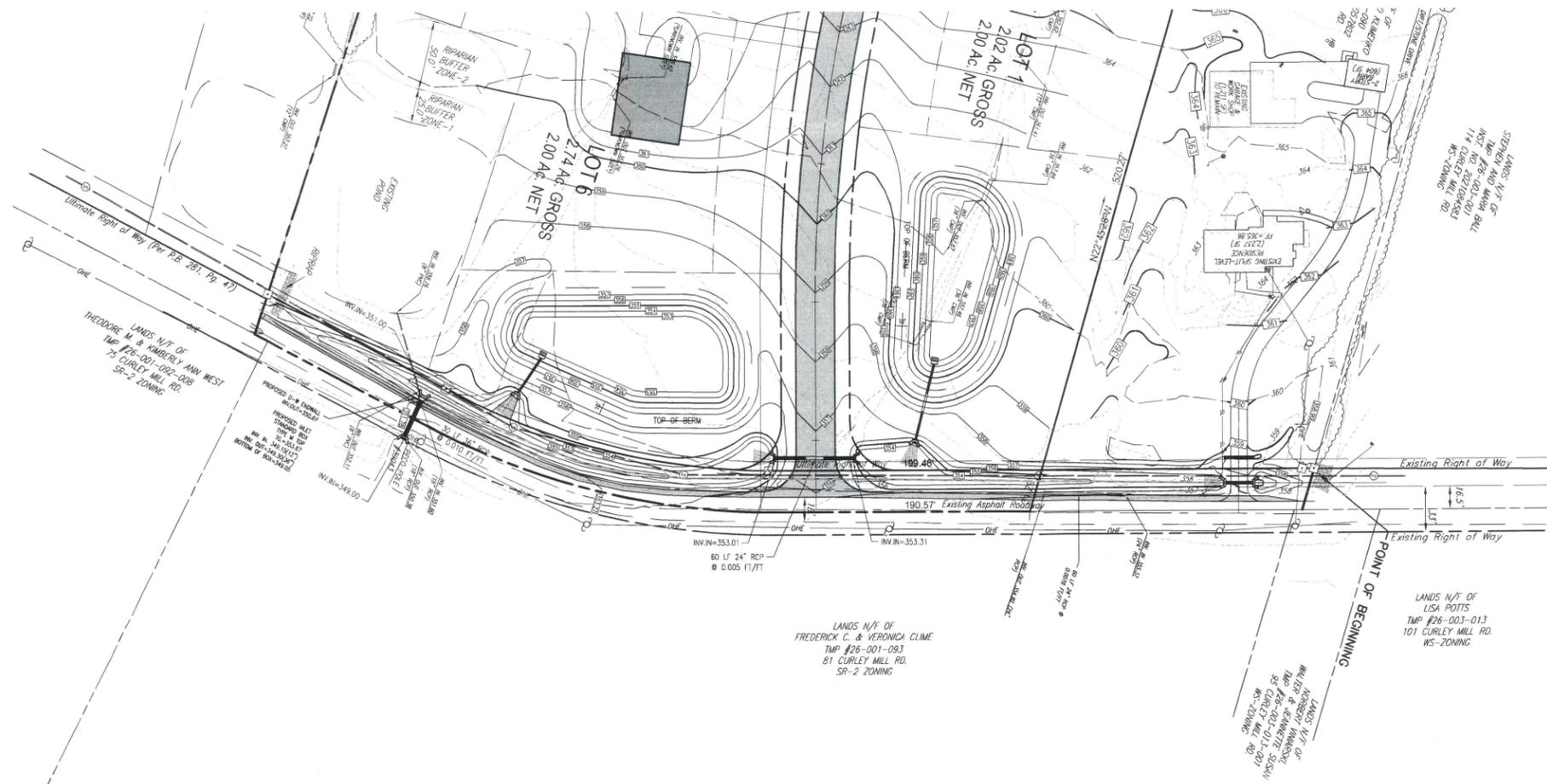
R. L. Showalter & Associates, Inc.
 116 East Butler Avenue
 Chalfont, PA 18914
 (215) 822-2990
 FAX (215) 822-5684
 showalterassociates@rlshowalter.com



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

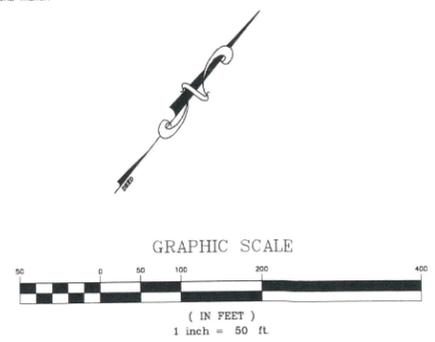
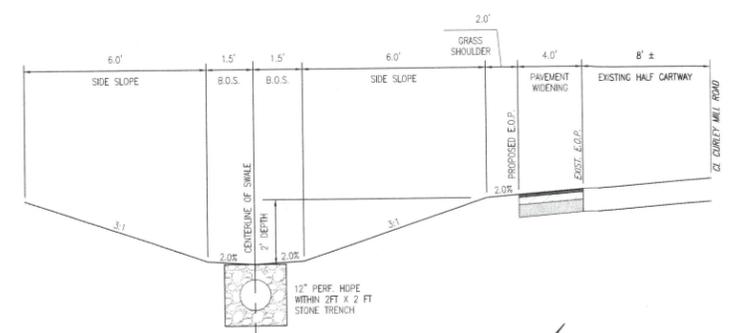
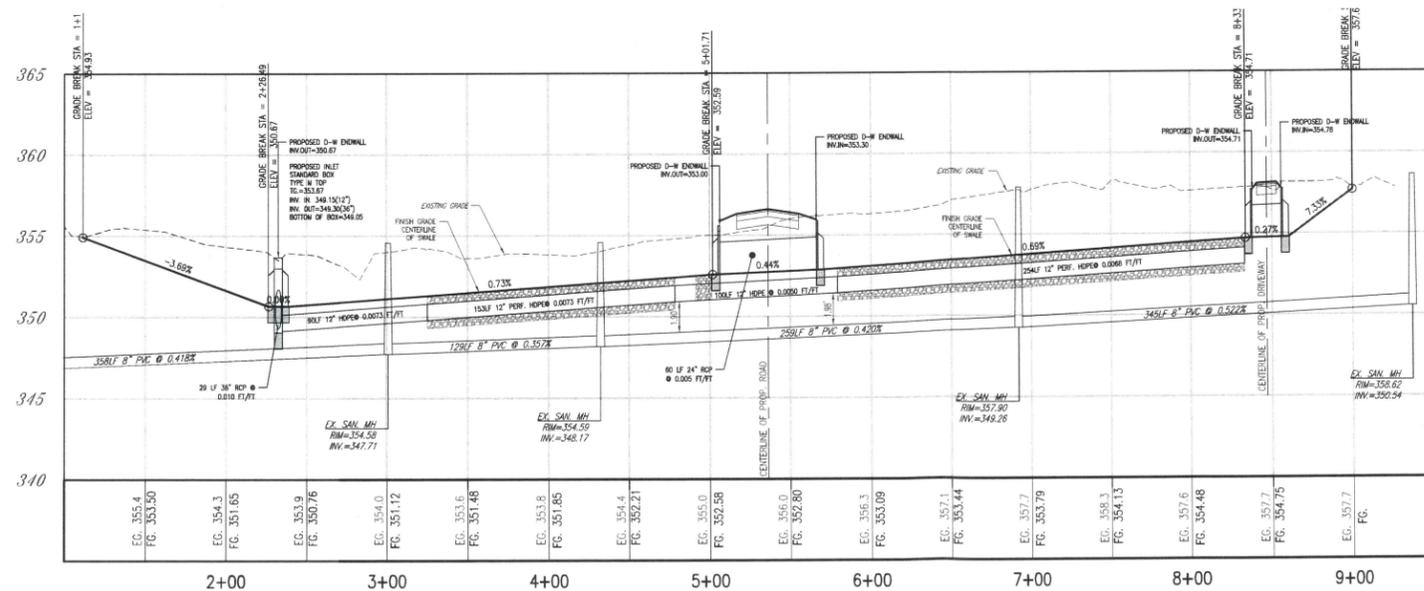
SITUATE: NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA.
 PREPARED FOR:
ANATOLY & LEONID KLUMENKO
 1023 TERRITORY ST.
 MERIDIAN, ID 83646-7632

SHEET 1 OF 1



LEGEND

---	BOUNDARY LINE
- - -	ADJ. BOUNDARY LINE
---	SETBACK LINE
---	EXISTING CONTOUR MINR
---	EXISTING CONTOUR MAJR
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY LATERAL
---	EXISTING WATER MAIN
---	EXISTING WATER SERVICE
---	EXISTING GAS MAIN
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED CONTOUR
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY MAIN
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER MAIN
---	PROPOSED WATER SERVICE
---	PROPOSED GAS MAIN
---	PROPOSED UNDERGROUND ELECTRIC
---	EXIST. UTILITY POLE
---	EXIST. WATER VALVE
---	PROPOSED UTIL. POLE
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT
○	EXISTING TREE
●	EXISTING EVERGREEN TREE
⊕	GAS METER
⊖	ELECTRIC METER
⊕	CABLE TV BOX
⊖	VERIZON BOX
⊕	MAIL BOX
⊖	ROOF DRAIN



TMP:26-001-090-001

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

NO.	DATE	COMMENT
REVISIONS		

CONCEPTUAL STORMWATER & ROAD IMPROVEMENTS

R. L. Showalter & Associates, Inc.
 116 East Butler Avenue
 Chalfont, PA 18914
 (215) 822-2990
 FAX (215) 822-5684
 showalterassociates@showalter.com

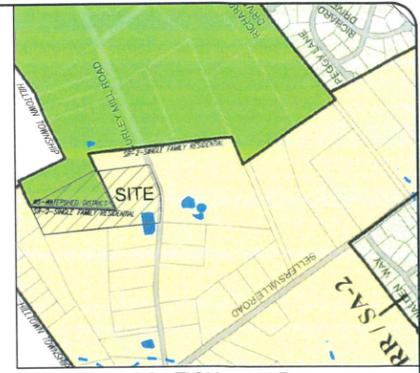


SCALE: 1"=50'
 DATE: 06/12/2025
 JOB NO.: 2021-002B
 DRAWN BY: JHS
 CHECKED BY: WK

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

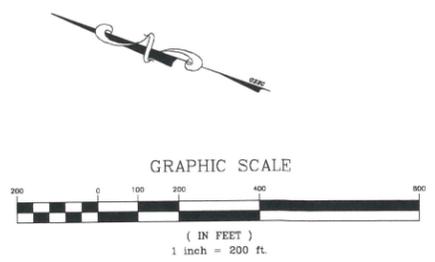
SHEET
3 OF 4

Project: 2021-002B - 1-18 Rev. By: JHS
 File: D:\2021\2021-002B - R. L. Showalter & Associates, Inc. Home\ENGINEERING\2021-02_PLAN-MAJOR-SUB-Block-03-PP
 © 2018 R.L. SHOWALTER & ASSOCIATES, INC.



LOCATION MAP
SCALE 1" = 800'

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



File: R:\UNPROJ\2021-002B - 6 Brothers Homes\ENGINEERING\2021-002-002_AERIAL.dwg - 04-AERIAL
 © 2018 R.L. SHOWALTER & ASSOCIATES, INC.

PLAN NOTATION - THESE DOCUMENTS ARE SPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSES FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.
 COPYRIGHT 2008
 R. L. SHOWALTER AND ASSOCIATES, INC.
 ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

AERIAL PLAN	R. L. Showalter & Associates, Inc. 116 East Butler Avenue Carlisle, PA 17014 (717) 822-2990 FAX (717) 822-5884 showalterassociates@rlshowalter.com		SCALE: 1"=200' DATE: 06/12/2025 JOB NO.: 2021-002B DRAWN BY: JHS CHECKED BY: WK	SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA. PREPARED FOR: ANATOLY & LEONID KLIMENKO 1023 TERRITORY ST. MERIDIAN, ID 83646-7632	SHEET 4 OF 4
--------------------	--	--	---	--	------------------------



January 28, 2026

File No. 2501286

Doreen Curtin, Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Klimenko Major Subdivision Plan, Sketch Plan Review 1
80 Curley Mill Road, T.M.P. #26-001-090-001

Dear Doreen:

Pursuant to your request, Gilmore & Associates, Inc. has completed a formal Sketch Plan review of the referenced plan which focused on the Township's Zoning Ordinance and a cursory review of the Subdivision and Land Development Ordinance (SALDO). We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Major Subdivision Plan Sketch 6 Lots prepared for Anatoliy & Leonid Klimenko, as prepared by R.L. Showalter & Associates, Inc., consisting of four (4) sheets, dated June 12, 2025.
- B. Major Subdivision 6 Lot Sketch Plan prepared for Anatoliy & Leonid Klimenko, as prepared by R.L. Showalter & Associates, Inc., consisting of one (1) sheet, dated November 18, 2025 which adjusted the house location for Lot 3.

II. General Information

The subject property is a 14.4-acre parcel located along the northern side of Curley Mill Road (T-342), between Newville Road and Sellersville Road partially within the SR-2 Suburban Residential Zoning District and partially within the WS Watershed Zoning District. The site was recently subdivided into two lots as part of the Minor Subdivision Plan for Anatoliy & Leonid Klimenko approved by the Board of Supervisors on November 20, 2023. The larger, residual tract contains several outbuildings and was previously a landscape nursery. Existing natural resources to be preserved include an existing pond and riparian buffer within an existing easement, floodplain soils, steep slopes and woodlands.

The Applicant is proposing to subdivide the property into six (6) single-family residential lots for Use B1 as permitted by-right. The lots are approximately 2 acres each with access from a new 700-foot-long cul-de-sac street. Two stormwater management facilities are shown conceptually along Curley Mill Road on either side of the new cul-de-sac street. Public sewer is available on Curley Mill Road, however, there is no public water at the site.

III. Review Comments

A. Zoning Ordinance

In addition to any comments that may be made by the Township Zoning Officer, we have identified the following comments regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-106.c. – As noted, the site is split-zoned and with the proposed layout, Lots 2, 3 and 5 will be split-zoned. We recommend a zoning map amendment be processed prior to the development of the site for consistent zoning requirements throughout the development. Since the majority of the site is in the SR-2 Zoning District, we recommend the Watershed WS Zoning District area be amended to the SR-2 Zoning District. This would also result in shorter driveways and therefore, less impervious, and more area behind the dwellings for future improvements by the homeowners.
 2. §27-502.b.1.(h)2) & §27-802.b – The maximum impervious surface ratio “per site” in the Watershed District is 12% and the maximum impervious surface ratio “per site” in the SR-2 District is 20%. The Impervious Surface Summary table notes a total site impervious area of 100,290 s.f. and a total site impervious area of 20.1%. We offer the following comments related to the impervious coverage:
 - a. If not rezoned, the impervious calculations shall be revised to show the maximum impervious cover permitted per each zoning district, and the site and future impervious values shall not exceed the maximum impervious ratio for each district.
 - b. The maximum impervious surface ratio for a *lot* in the SR-2 District is 25%. The Impervious Surface Summary table specifies a maximum impervious surface ratio of 20% for Lots 1 and 6 and a maximum of 13.1% for Lot 4 due to the 20% maximum impervious surface ratio for the entire site which includes the new street. If the lots are split-zoned, a seller’s disclosure statement will be required to specify the maximum impervious surface areas to the prospective buyers.
 3. §27-502.b.1.(i) – In the WS Watershed District, a developer constructing one or more single-family detached dwellings upon a site must comply with the following increased restrictions applicable to every lot within the site: The maximum lot impervious surface requirement shall be reduced by two percentage points, and the maximum building coverage requirement shall be reduced by two percentage points.
 4. §27-802.b – In the SR-2 District, lots shall have a minimum width of 200 feet at the minimum required building setback line. It appears Lots 3 (split-zoned) and 4 (SR-2) have a lot width of less than 200 feet. The minimum lot widths shall be provided as specified in Section §27-201.Lot.h.Lot Width, and the required lot width should be dimensioned on the plan. In no case shall the lot width between the site lot lines at any location be less than 2/3 (66%) of the minimum required lot width.
 5. §27-1903.a.2 & SALDO §22-601 – We note that the FEMA floodplain map does not show floodplain onsite, however, floodplain soils are shown. We offer the following comments regarding the onsite floodplain soils:
 - a. The Floodplain Overlay District shall consist of areas subject to periodic flooding including Bowmansville-Knauers silt loam (Bo) floodplain soils. This area of floodplain soils shall be identified as Floodplain Overlay District.
 - b. The Natural Resource Calculations table on Sheet 2 shall be revised to include the area of the floodplain soils (Bo) which has a 1.0 (100%) protection ratio. Stormwater Basin A is currently proposed within the floodplain soils where no disturbance is permitted.
- B. Subdivision and Land Development Ordinance (SALDO) Comments (Chapter 22)
- Although our office has not completed a comprehensive review of the SALDO, the following comments are provided for reference when preparing formal land development plans:
1. §22-202 – It shall be confirmed that the County has recorded the deed for the subject tract. A copy of the deed shall be provided to the Township for their files.

2. §22-401.8 – If the Applicant anticipates attending a Planning Commission meeting, the neighbor notifications are required with submission of this Sketch Plan and the formal submission of a preliminary plan in accordance with this section.
3. §22-501.1.D – The areas of each of the three categories of steep slopes shall be clearly defined on the existing features plan.
4. §22-600.9.D – In cases where a major land development is proposed, replanting of the riparian corridor shall be required where there is little or no existing streamside vegetation in accordance with this section. The riparian buffer upslope of the existing pond on Lot 6 should be planted in accordance with §22-600.9.D.(1) & (2).
5. §22-703.4.A(4) – The depth of any proposed lot shall not exceed three times its width. The depth of Lot 3 is estimated to be four times the width based on the current layout.
6. §22-703.4.C – Lot lines shall be drawn parallel, concentric, at right angles or radial from the street right-of-way line. All lot lines are drawn perpendicular to or radial from the proposed right-of-way line then change direction. The lot lines shall be extended to at least the building setback lines before any horizontal changes in direction.
7. §22-704 – Easements shall be provided for proposed stormwater facilities, drainage swales (including between lots), utilities, natural resource protected areas, pedestrian or vehicular access, buffers, public access for recreational trails and/or other purposes.
8. §22-705.3.A. & E, §22-706, & §22-712 – The new street is proposed to be 28-foot wide, as required. We offer the following comments related to the proposed private street:
 - a. §22-705.3.E – Private streets shall be recorded with a minimum 50-foot access easement to benefit New Britain Township. We recommend an HOA own and maintain the proposed road in accordance with an HOA declaration approved by the Township Solicitor.
 - b. §22-706.1.A.&3.E – Curbs shall be installed along each side of every proposed street in a subdivision and land development. We note that the plan appears to show curb along the private street, however, it shall be clarified. Belgian block curb must be used for proposed residential streets.
 - c. §22-706.2.A – Sidewalks shall be installed along each side of every proposed street in a subdivision and land development. No sidewalk is proposed along the private street. We recommend sidewalk be provided along each side of the new street.
 - d. §22-712 – It is unclear how the stormwater runoff from the proposed street will be managed. The preliminary plans shall clarify if storm sewer or drainage swales are proposed along the new street and directed to the proposed stormwater facilities.
9. §22-705.3.A., C., & G, §22-706, §22-707 – Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to improve the street to the Township standards for ultimate right-of-way, cartway widths, milling and overlay, and the installation of curb and sidewalk. Curley Mill Road is a Minor Collector Road which requires an ultimate right-of-way of 60 feet and a cartway width of 36 feet with curb and sidewalk. We recommend scheduling an onsite meeting with the Township Public Works Superintendent, Township Engineer, Developer and their Engineer to discuss the following comments related to Curley Mill Road:
 - a. The plan proposes the required 30-foot-wide half width ultimate right-of-way and proposes widening the existing 8-foot-wide travel lane by 4 feet where 10 feet of widening is required. We note that 4-foot widening is consistent with the adjoining Borden Farm Subdivision. However, the grass shoulder for the Borden Farms subdivision was approved with a 4-foot grass shoulder where a 2-foot grass shoulder is currently proposed.

- b. We note that the “Conceptual Stormwater and Road Improvements” plan included with the Sketch Plan proposes a 0.7% slope swale with a 12” diameter underdrain along the frontage of Curley Mill Road and replacement of the existing 18” concrete cross pipe under Curley Mill Road with a 36” concrete pipe.
 - c. Curbs and sidewalks are required, and pedestrian walkways, recreational trails, and bicycle lanes may be required where conventional sidewalks are impractical. We note that no curb, sidewalk, or trails exist on the adjacent properties. However, an easement was recorded along Curley Mill Road for a potential future trail for the recent Mill Ridge development.
 - d. Curley Mill Road is required to be milled and overlaid for the full width along the frontage.
 - e. One condition of the waivers granted for the previous Klimenko Minor Subdivision Plan was that the frontage improvements for 80 Curley Mill Road be extended across 84 Curley Mill Road. As required, all improvements are shown to extend across both properties.
 - f. Resolution 2007-12 requires a fee -in-lieu-of installation of public improvements for any that are formally waived by the Board of Supervisors.
10. §22-705.4.-7 – The new street and intersection design shall comply with these sections. Sight distances for the proposed private street shall be in accordance with Pennsylvania Code, Title 67 Transportation, Chapter 441.
 11. §22-710 – Fire lanes, emergency access, hydrant locations and circulation of emergency vehicles shall be reviewed and approved by the Fire Marshal.
 12. §22-711 – The following grading notes shall be added to the preliminary plans:
 - a. All disturbed land within a development shall be graded at a minimum slope of 2% to provide proper drainage and dispose of stormwater runoff without ponding.
 - b. The top six inches of soil that existed naturally on the site prior to subdivision and/or land development shall be stockpiled on the site. Following construction, the stockpiled soil shall be redistributed uniformly on the site to a minimum depth of six inches.
 13. §22-713 – Street trees, landscape buffering, and screens shall be provided per this section.
 14. §22-714 – Street lights shall be provided in accordance with this section.
 15. §22-713.2.E – Any specimen tree having a diameter of thirty (30) inches or more, measured at twelve (12) inches above natural grade line, shall not be removed, whether located within a woodland area or standalone. The Existing Features Plan included with the Sketch Plan notes two 30” oak trees on Lot 1 and one 30” oak tree on Lot 5. These three trees shall be preserved.
 16. §22-715.2.C.(2) – Park and recreation land is required at a ratio of 2,500 square feet per new dwelling unit or 15,000 square feet. A fee-in-lieu of park and recreation at a rate of \$2,500 per dwelling unit or \$15,000.00 for 6 units may be provided in lieu of land at the Board’s discretion.
 17. §22-719.2 – We note that a portion of the site is within the Township’s public water service area per the latest Comprehensive Plan (2016). Where public water supply is not available within 100 feet of the property boundary, and a public water supply is not required for the proposed use by the Zoning Ordinance [Chapter 27], the applicant shall construct a well on each proposed lot, which services only one lot or unit.
 18. §22-719.7 – For all residential subdivisions containing three or more lots/units, two copies of a Water Resource Impact Study shall be submitted to the Township with the preliminary plan application. A seventy-two-hour pump test is required for the overall site for preparation of the water resource impact study. The Water Resources Impact Study shall be in accordance with §22-719.8.

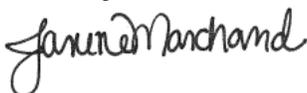
19. §22-720.3. – A completed PADEP Sewage Facilities Planning Module shall accompany all preliminary plan applications submitted for subdivision and/or land development that propose connection to a public sewer system.

C. Stormwater Management Ordinance Comments (Chapter 26)

1. §26-121 & -122 – A stormwater report will be required to demonstrate the Township's stormwater requirements are met regarding plan requirements, volume control, and peak rate reduction requirements. We note that the total earth disturbance for the proposed subdivision will exceed 1 acre in total and will require an NPDES Permit from DEP.
2. §26-162.4.B & §22-712.2.F – The conceptual stormwater management facilities are located on both Lots 1 and 6, however, the facilities will manage stormwater for the entire site. We offer the following comments to be considered:
 - a. Individual stormwater facilities shall be considered on each property to be owned and maintained by each property owner. A separate stormwater facility may be necessary for the runoff from the proposed street to be owned and maintained by an HOA.
 - b. We note that easements are required to convey stormwater over adjacent properties and for access to the stormwater facilities for maintenance and repairs.
3. §22-712.13.A.(3) – A homeowner's association or other entity, as approved by the Township Solicitor, shall be required for any facility managing stormwater flows from more than one lot.
4. Resolution 24-02 – The Storm Sewer Maintenance Fee applies to all storm sewers located in public rights-of-way or any easement owned by the Township. The fee is \$2.50/lineal foot of existing and proposed roadway. Since the proposed road will not be dedicated, the length of the existing frontage is 596 feet. Therefore, the required fee is \$1,490.00 which excludes the adjoining lot, 84 Curley Mill Road, since a fee was previously provided for that lot.
5. Resolution 24-02 – The Stormwater BMP Maintenance Fee applies to all proposed BMPs installed in the Township to provide a financial guarantee for the timely installation, proper construction, and continued maintenance by the owner. The fee is 5% of the constructed cost of the BMP's, not to exceed \$10,000.00. The fee will be calculated once the layout is finalized.

If you have any questions regarding the above, please contact this office.

Sincerely,



Janene Marchand, P.E.
Gilmore & Associates, Inc.
Township Engineers

JM/tw

cc: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Randy Teschner, Building Code/Fire Marshal
Ryan Cressman, Public Works Superintendent
Scott Holbert, Esquire, Flager & Associates
Kellie McGowan, Esq., Obermayer, Rebmann Maxwell & Hippel LLP
Anatoliy & Leonid Klimenko, Owner/Applicant
Wayne R. Kiefer, P.E., R.L. Showalter & Associates, Inc.
John Larson, Executive Director, CNBTJSA
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.