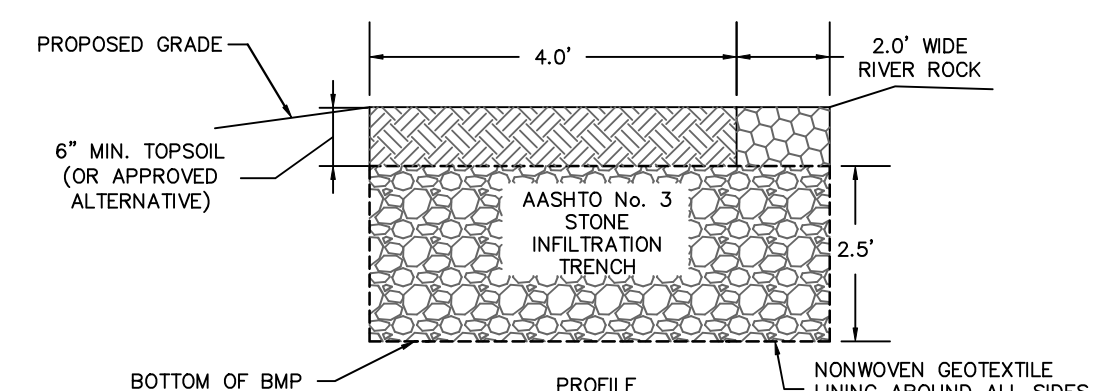


SEQUENCE OF CONSTRUCTION

- CONTACT BUCKS COUNTY CONSERVATION DISTRICT AND MUNICIPALITY AT LEAST THREE WORKING DAYS PRIOR TO SITE DISTURBANCE.
- INSTALL SILT SOCK IN ALL AREAS SHOWN ON THE PLAN.
- CLEAR AND GRUB AREA IN LIMIT OF DISTURBANCE.
- COMMENCE STRIPPING OF TOPSOIL AND STORE IN STOCKPILE AREA.
- CONSTRUCT DECK, POOL, POOL DECKING AND APPURTENANCES.
- FINISH GRADE, SEED, MULCH AND/OR LANDSCAPE ALL DISTURBED AREAS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED IN THE FOLLOWING MANNER: AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.



- NOTES:**
- MAINTAIN MINIMUM 10 FOOT SEPARATION BETWEEN BMP AND BUILDING FOUNDATION WALL.
 - DO NOT CONSTRUCT THE BMP UPSLOPE OF SEWAGE DRAIN FIELD.
 - THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE STORMWATER BMP. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE BMP IN PROPER WORKING ORDER.

TRENCH #	LENGTH (FT)
1	50.0

INFILTRATION TRENCH DETAIL

BMP MAINTENANCE/RESTRICTIONS PLAN
THE OWNER OF EACH INDIVIDUAL LOT IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM AND ALL PROPOSED STORMWATER BMP'S ON THEIR RESPECTIVE LOT.

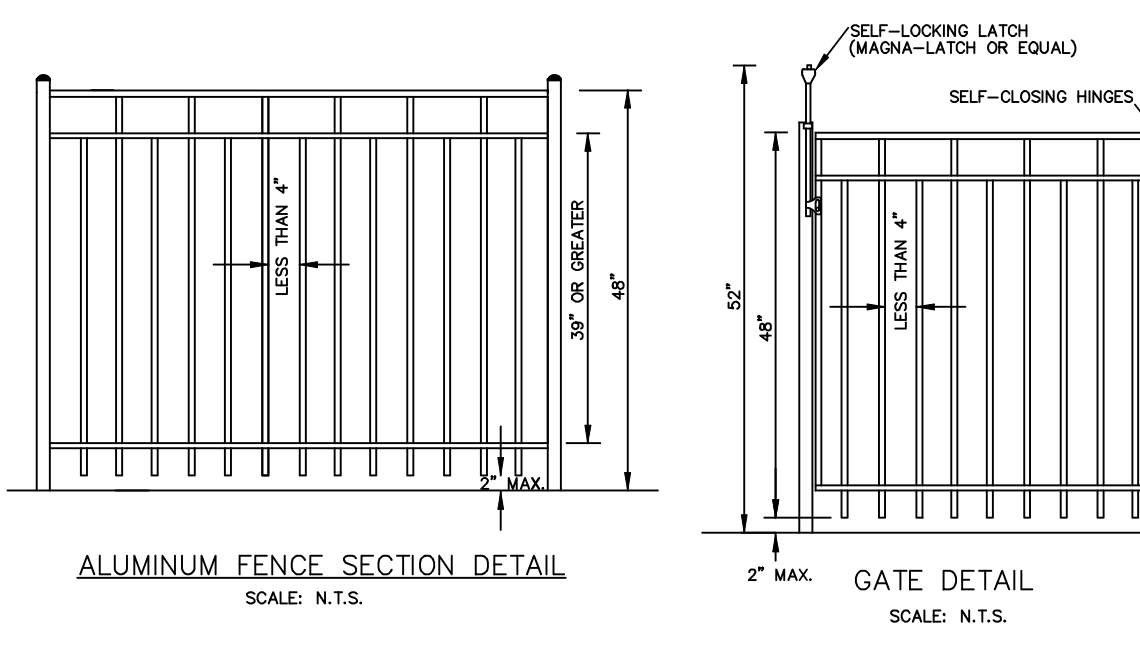
- INFILTRATION TRENCH**
- INSPECT INFILTRATION TRENCH AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
 - DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM A DRY WELL AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
 - EVALUATE THE DRAIN-DOWN TIME OF THE PIT TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE DRY WELL VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
 - REGULARLY CLEAN OUT CUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE DRY WELL.
 - REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
 - IF AN INTERMEDIATE SLUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.
 - NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER ANY INFILTRATION TRENCH.

CONSTRUCTION SEQUENCE FOR PCSM BMPs

- INFILTRATION TRENCH**
- PROTECT INFILTRATION AREA FROM COMPACTION PRIOR TO INSTALLATION.
 - IF POSSIBLE, INSTALL DRY WELL DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
 - INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (MARCH 2000, OR LATEST EDITION).
 - EXCAVATE DRY WELL BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE DRY WELL.
 - COMPLETELY WRAP DRY WELL WITH NONWOVEN GEOTEXTILE. (IF SEDIMENT AND/OR DEBRIS HAVE ACCUMULATED IN DRY WELL BOTTOM, REMOVE PRIOR TO GEOTEXTILE PLACEMENT.) GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
 - INSTALL CONTINUOUSLY PERFORATED PIPE, OBSERVATION WELLS, AND ALL OTHER DRY WELL STRUCTURES. CONNECT ROOF LEADERS TO STRUCTURES AS INDICATED ON PLANS.
 - PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
 - FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12-INCHES.
 - PLACE 12-INCH LIFT OF APPROVED TOPSOIL OVER TRENCH, AS INDICATED ON PLANS.
 - SEED AND STABILIZE TOPSOIL.
 - CONNECT SURCHARGE PIPE TO ROOF LEADER AND POSITION OVER SPLASHBOARD.
 - INSTALL IRON PINS AT THE CORNERS OF EACH PIT TO DEVOTE AREA OF RESTRICTIONS.
 - DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

SOIL TYPES					
Sym	Name	Hydr (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UmB	Urban land-Doyelstown complex, 0 to 8 percent slopes	N	10-99	0-6	B/D
UdB	Urban land-Matapsake complex, 0 to 8 percent slopes	N	10-99	>80	B

SOIL LIMITATIONS AND RESOLUTION:
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPLEABLE. IF ROCK IS NOT RIPPLEABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

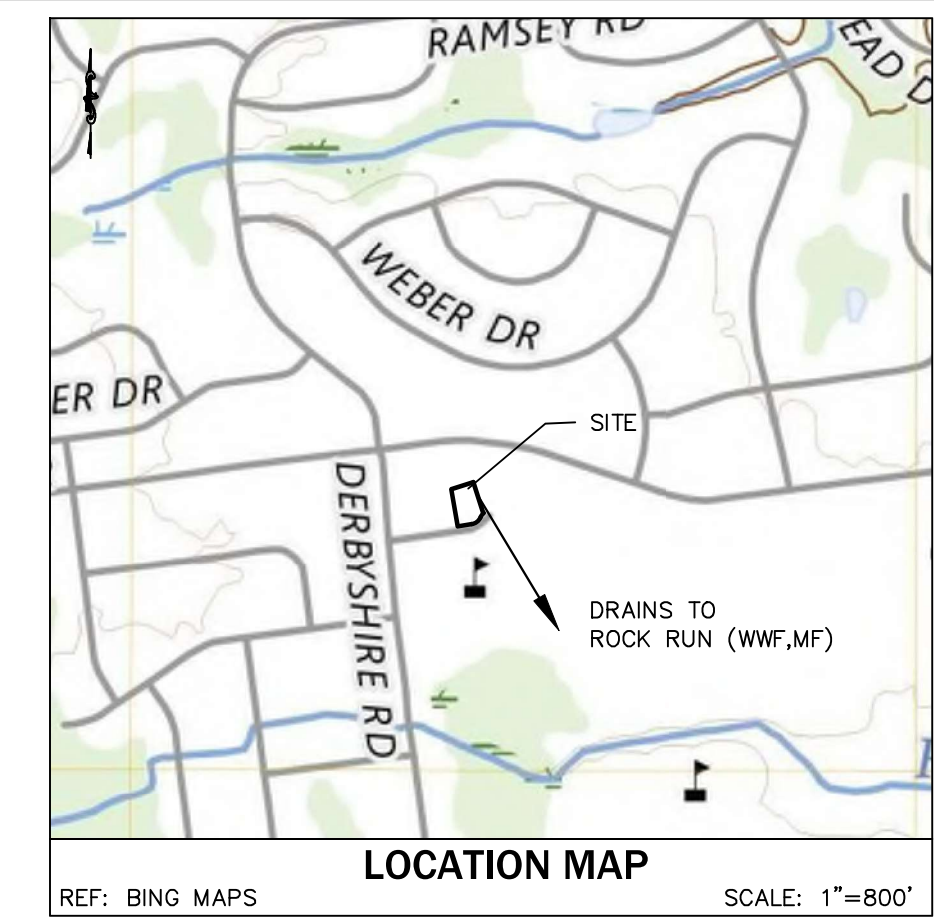


UTILITY PROVIDER CONTACTS

- LOWER MAKEFIELD SEWER AUTHORITY**
PHONE: 215-493-4011
- PA AMERICAN WATER**
PHONE: 800-565-7292
- PECO Gas & Electric**
PHONE: 800-841-4141
ALT. GAS PHONE: 844-841-4151
- COMCAST**
PHONE: 800-391-3000
- VERIZON**
PHONE: 855-391-9359
- AQUA PA**
762 LANCASTER AVENUE
BRYN MAWR, PA 19010
(877) 987-2782

APPLICANT / OWNER

YEVGENIY SHCHERBAKOV
942 ROELOFS COURT
YARLELEY, PA 19067



GENERAL NOTES:

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A 'EXISTING FEATURES PLAN' PREPARED BY CAVANAUGH'S SURVEYING SERVICES DATED FEBRUARY 3, 2025.
- VERTICAL DATUM NAVD 88. HORIZONTAL DATUM IS 1983 STATE PLANE COORDINATES.
- SUBJECT PROPERTY AND SURROUNDING PROPERTIES ARE WITHIN R2- RESIDENTIAL ZONING DISTRICT.
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREAS AS PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 452 OF 532, COMMUNITY MAP NO. 42017C0452J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
- PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN FIELDS, LAWNS, OR DRY WELLS SHALL BE PERMITTED FOR THIS PURPOSE, PROVIDED THAT THEY MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF HEALTH. WATER SHALL NOT BE EMPTIED ONTO PUBLIC ROADS OR ADJOINING LAND BELONGING TO OTHERS OR INTO THE PUBLIC SANITARY SEWER SYSTEM.
- THE POOL SHALL BE REQUIRED TO HAVE A COVER, CAPABLE OF BEING LOCKED, FOR PURPOSES OF SAFETY AND TO COVER THE WATER SURFACES DURING THE OFF-SEASON OR SUCH PERIODS OF NONUSE.
- THE POOL COVER SHALL BE REQUIRED TO BE LOCKED WHEN NOT IN USE.
- EACH DWELLING DOOR THAT DIRECTLY ACCESSES THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT SOUNDS AT LEAST THIRTY (30) SECONDS WHEN THE DOOR IS OPENED AND IS AUDIBLE THROUGHOUT THE DWELLING (PENNSYLVANIA UNIFORM CONSTRUCTION CODE - SWIMMING POOL).

LOWER MAKEFIELD TOWNSHIP ZONING DATA TABLE

ZONING DISTRICT: R-2 Residential Medium Density		
ITEM	REQUIRED/ PERMITTED	PROPOSED
Min. Lot Area	15,000 SF	16,925 SF
Min. Lot Width	110 FT	130 FT
Min. Building Front Yard Setback	40 FT	40.2 FT
Min. Building Side Yard Setback	15 FT	16.2 FT
Min. Bldg Rear Yard Setback	50 FT	68.0 FT
Max. Building Height	35 FT	< 35 FT
Max. Impervious Coverage	28%	38.5% (V)
Min. Pool Setback From Dwelling	10 FT	10 FT
Min. Pool Side Yard Setback	10 FT	20.0 FT
Min. Pool Rear Yard Setback	10 FT	32.9 FT

(V) Variance Required

LOT AREA CALCULATIONS

	S.F.	Acres
Gross Area to Property Lines	16,925	0.389
Land Within Street R.O.W.	0	0.000
Gross Lot Area	16,925	0.389

IMPERVIOUS COVERAGE CALCULATIONS

Existing Impervious Area		
Existing Dwelling and Covered Porches	2,500	0.057
Existing Sheds	113	0.003
Existing Walkways and pads	139	0.003
Existing Driveway	2,427	0.056
Existing Curb and Wall	86	0.002
Existing Rear Patio	250	0.006
Total Existing Impervious	5,515	0.127
Existing Impervious Coverage		32.6%
Existing Building Coverage		15.4%
Proposed Impervious Area		
Existing Impervious	5,515	0.127
Proposed Pool Decking	975	0.022
Proposed Equipment Pad	24	0.001
Total Proposed Impervious	6,514	0.150
Proposed Impervious Coverage		38.5%
Proposed Building Coverage		15.4%
Change in Impervious Area	999	

VOLUME CONTROL CALCULATIONS

Stormwater facilities shall capture the runoff volume from at least the first two inches of runoff from all new impervious surfaces.

Volume (CF) = (2" Runoff / 12 inches) * New Impervious Area (SF)

Impervious Area Over 28% (SF) = 1,775

Total Required Volume (CF) = 296

INFILTRATION TRENCH

Volume = Depth x Width x Length x Void Space of gravel bed

Set Depth (FT) = 2.5

Set Width (FT) = 6.0

Length (FT) = 50.0

Provided Storage Volume (CF) = 300

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doyelstown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	Description	Date

CALL BEFORE YOU DIG!!
3 WORKING DAYS NOTICE FOR
10 WORKING DAYS NOTICE FOR
UTILITY LOCATIONS
- STOP & CALL -
Pennsylvania One
Call Service Center
1-800-424-3737

942 ROELOFS COURT
TMP# 20-055-134
LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

POOL PERMIT PLAN

KRISTIN R. HOLMES, P.E.
PA Lic. No. PA072604

File No.
2209_Permit Plan.DWG

HCE Job
2209

Date
5/7/2026

Scale
1"=10'

Designed
CS

Sheet
1 of 2

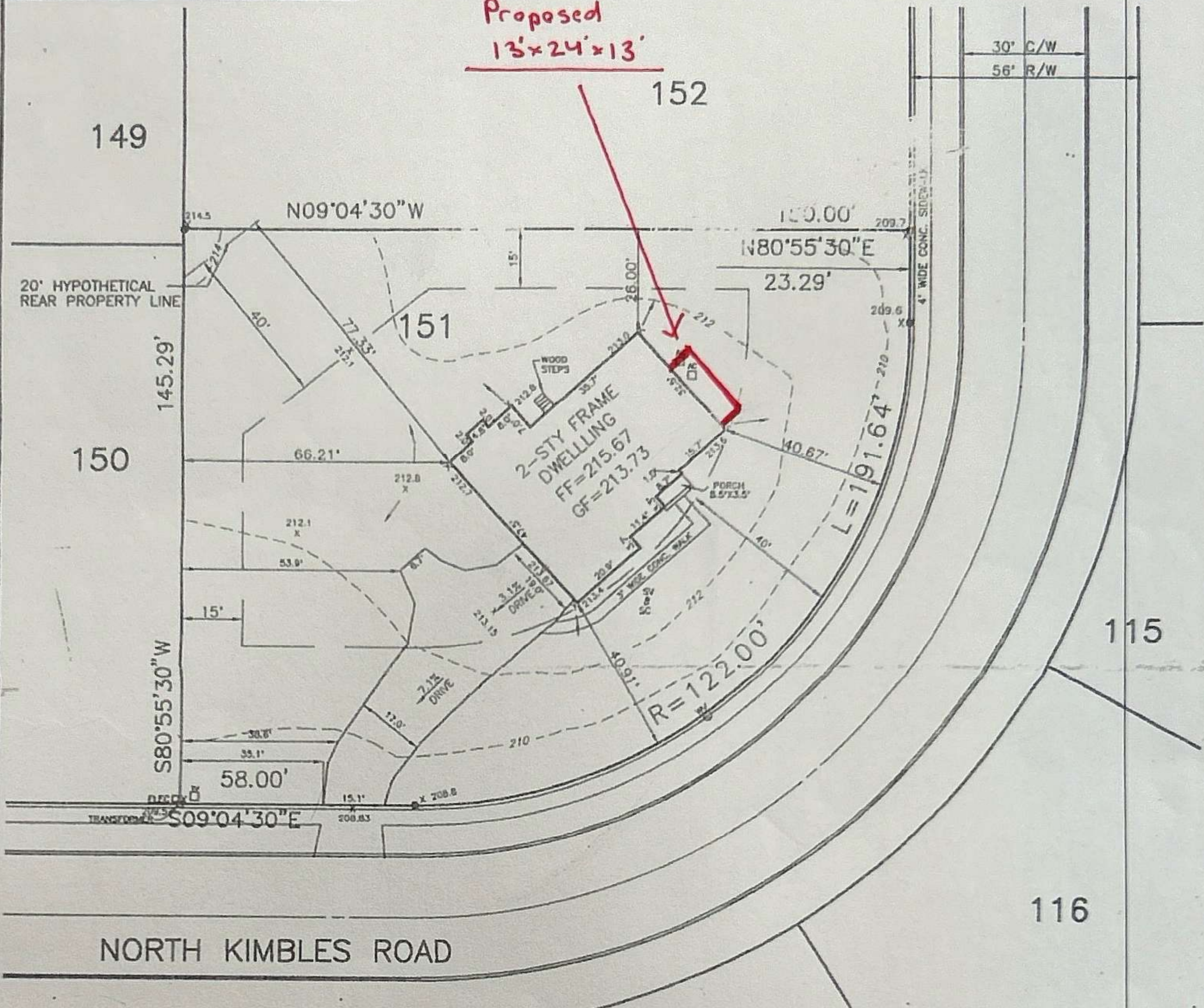
Drawing No.
C1.0

Revised 05/19/26

IMPERVIOUS SURFACE CALCULATIONS		
USE	AREA	%
LOT AREA	22,958	—
BUILDING	2,214	9.64
SIDEWALK	167	0.73
DRIVEWAY	1,678	7.31
PORCHES & PADS	38	0.17
TOTAL IMPERVIOUS	4097	17.85
MAX. IMPERV.	5,010	21.82

zoning approved for
 F10 (C.O.)

[Signature]
 11/12/97

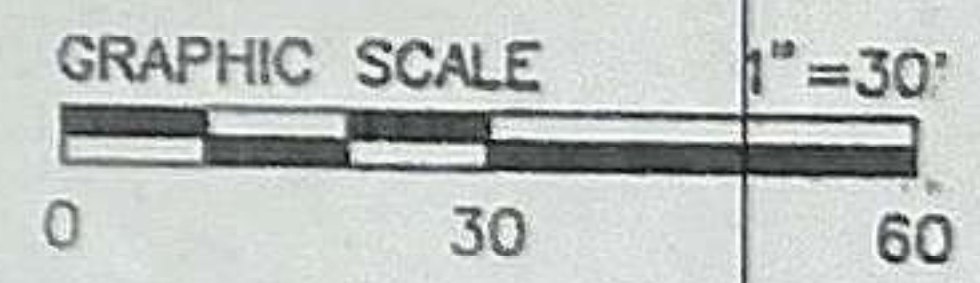


LEGEND

- Concrete Monument (to be set)
- IP● Iron Pipe (set)
- 123.4 Spot Elevation
- - - 202 Existing Contour
- Surface Flow
- Property Line
- - - Setback Line
- Curbline

NOTE: Boundary information taken from "Final Plans of Farmview" prepared by Tri-State Engineers & Land Surveyors, Inc., last revised 4/26/93.
As-Built data shown hereon is based upon a field survey conducted by Boucher & James, Inc. on 6/6/96

STREET ADDRESS:
1057 NORTH KIMBLES RD.



No.	DATE	REVISION	BY	CHKD.
AS-BUILT PLAN - LOT No. 151		FARMVIEW KIMBLES FIELD VILLAGE 5 - PHASE 3		
ZONED R-1 RESIDENTIAL LOW DENSITY		LOWER MAKEFIELD TOWNSHIP BUCKS COUNTY, PA		
Boucher & James, Inc. Consulting Engineers & Land Surveyors P.O. BOX 904 DOYLESTOWN, PA 18901		REALEN HOMES 725 TALAMORE DRIVE AMBLER, PA 19002		
DR. BY: DAN	CK. BY: CJB	SCALE: 1"=30'	DATE: 6/12/96	JOB No. 93-63-998D SHEET 1 OF 1

[Signature]
P.L.S. SEAL & SIGNATURE