

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, June 26, 2025, at 7:00 p.m. at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania, 19422 in order to hear and possibly render decision on the following new matter:

2447-25 – John McCune for property located at 25 Township Line Road, Blue Bell, PA, requests the following relief from the Whitpain Zoning Code to construct a second floor to an existing accessory structure: (1) a variance from Section 160-62 to permit an accessory structure to be located 9 feet 11 inches from the side property line with a 14.7 foot height at the midway point between the highest and lowest points of the roof and an overall height exceeding 15 feet where a 10 foot minimum from the side property line is required with a maximum midway point height of 10 feet and overall height of 15 feet is permitted; and (2) a variance from Section 160-203 to permit the accessory structure to project into the side yard. This Property is in the R-5 Residential Zoning District.

This notice is being mailed to you in accordance with the Township's Zoning Ordinance, including Section 160-240, that requires the mailing or serving notice to the owners or occupiers, if known, of every lot on the same street within 500ft of the property that is the subject of the hearing or, if not on the same street, within 150ft of the subject property.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. Applications and plans are also available for review on the Township's website at www.whitpaintownship.org. All hearings will be held in-person and, unless an accommodation has been granted, all applicants, witnesses and individuals seeking to be a party to the proceeding or any individual wanting to provide public comment must be present to participate. Therefore, be advised that only testimony, evidence and public comment made before the Zoning Hearing Board may be considered as part of each hearing. Persons who wish to attend or participate in the above-referenced hearings and require an auxiliary aid, service or other accommodation, please contact the Township ADA Coordinator at 610-277-2400 or send an email to buildingandzoning@whitpaintownship.org within five days of the hearing.

Members of the public who wish to be considered a party to the proceedings may contact Whitpain Township at 610-277-2400 or send an email to buildingandzoning@whitpaintownship.org to request information about the procedure. The Zoning Hearing Board determines at the hearing who may participate in the hearing as a party in accord with Section 908(3) of the Pennsylvania Municipalities Planning Code hereafter referred to as the "MPC."

The MPC permits party status to any person or persons “affected” by the Application. Having taxpayer status and/or township resident status alone is not enough to obtain party status; however a person whose property or business abuts the property that is the subject of the Application is typically deemed to be affected and sufficient for party status. Ultimately, it is the Zoning Hearing Board that makes the party status determination after reviewing the request.

You need not be a party in order to provide comment on an application. The Zoning Hearing Board will hear public comment on each application prior to closing the hearing. Following the close of the hearing, the Zoning Hearing Board will render a decision, unless it deems that additional time is required for consideration and deliberation, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Tuesday, June 10, 2025, at 7:00 PM in their capacity as an advisory body to the Township Board of Supervisors. If you have additional questions regarding the Planning Commission meeting and your ability to participate, please contact Whitpain Township at 610-277-2400. Applicants are encouraged to attend the Planning Commission meeting in order to better understand the requested zoning relief prior to the hearing before the Zoning Hearing Board.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**

RECEIVED

Case: ZHB #2447-25



MAY 15 2025

WHITPAIN TOWNSHIP

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
610.277.2400

Codes@WhitpainTownship.org

Code Enforcement Department Zoning Hearing Board Application

1. Required Information:

Applicant Name: John McCune

Applicant is: ☒ Owner or Owner's Representative ☐ Equitable Owner ☐ Tenant ☐ Other

Applicant Address: 25 Township Line Road

Phone: 610.864.3989 Email: johnmccune1@gmail.com

Subject Property Address: 25 Township Line Road

2. Application Type (select all that apply):

☒ Variance ☐ Appeal of the determination of Zoning Officer ☐ Appeal from a Zoning Enforcement Notice

☐ Special Exception ☐ Request to extend a previously granted variance or special exception prior to expiration

☐ Other: _____

3. Description of Project and Relief Request in Detail (required):

Renovate an abandoned pool house that is located on the property. The original house on the property was torn down and the pool house remained.

My family and I moved into a new house that was built on the property in February 2024. The request for variance is because the abandoned pool house does not comply with today's "off set" requirements from the neighboring property. Please find attached the current plans to renovate the structure

4. Signatures:

Applicant: [Signature] Date: 5-13-25

Property Owner: [Signature] Date: 5-13-25

For Office Use Only

Fee: \$650.00 Zoning District: R-5

Article: XII Section: 160-62

Article: XXVIII Section: 160-203

Article: _____ Section: _____

Article: _____ Section: _____

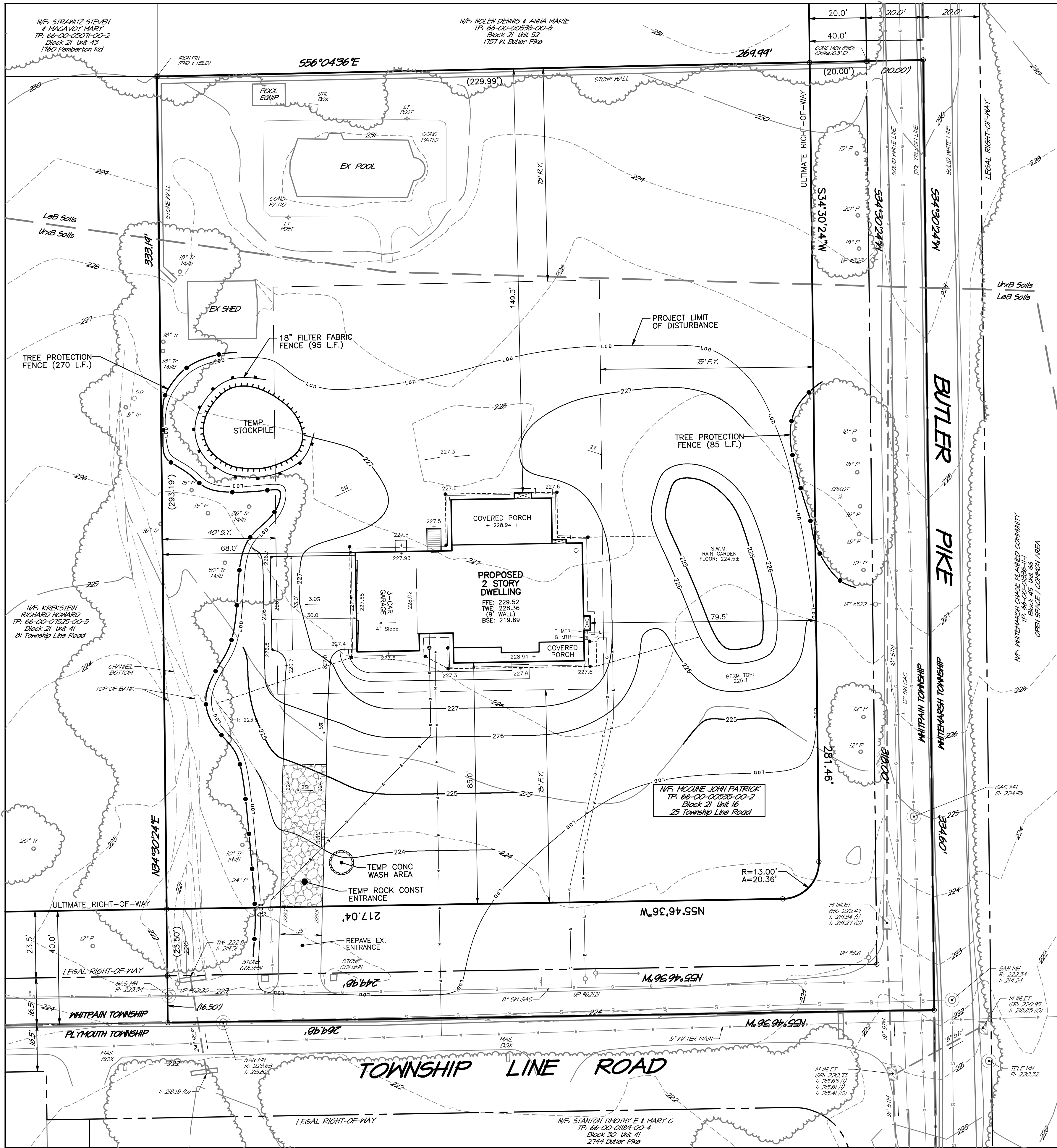
Article: _____ Section: _____

Reviewed By: TID Review Date: 5/20/25









EXISTING FEATURES LEGEND

- Fast Boundary Line
- Right-of-Way Line
- Right-of-Way Centerline
- Municipal Boundary Line
- Ex Soil Series Limits
- Ex Woodlands Dringline
- Ex Topographic Contour
- Ex Storm Sewer Piping
- Ex Sanitary Main / Lateral
- Ex Gas Main / Service
- Ex Water Main / Service

PROPOSED FEATURES LEGEND

- Limit of Disturbance
- Temp Compost Filter Sock
- Temp Tree Protection Fence
- Pr Topographic Contour
- Pr Gas Service
- Pr 4" P.V.C. Sanitary Lateral
- Pr Gas Service
- Pr Water Service

PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
LoB Lawrenceville silt loam	3 to 8 percent	24"-38" to Fragipan 48"-99" to Lithic Bedrock	18 to 36"	C
Ux/B Urban land-Flam complex	0 to 8 percent	20"-40" to Lithic Bedrock	More than 800"	B

PA ONE CALL - USERS LIST

THE FOLLOWING LIST OF MEMBER UTILITY USERS SHALL BE NOTIFIED AS PER THE PA ONE CALL SYSTEM:

Comcast Cablevision
1 Apollo Road
Plymouth Meeting, PA 19462
Contact: Tom Demsey
(484)-880-4675

PECO Energy C/O USIC
450 S. Henderson Road
Suite B
King of Prussia, PA 19406
Contact: Nikita Simpkins
(484)-681-5720

Pennsylvania American Water
4400 Wayne Avenue
Philadelphia, PA 19140
Contact: Robert Harvey
1-(800)-266-2278

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
Contact: Tom Fazzetta
(610)-277-2400

Transcontinental Gas /
Williams Gas
99 Forster Road
Princeton, NJ 08540
Contact: Julie Adams
(609)-951-0990

Verizon Pennsylvania, LLC
1050 Virginia Drive
Fort Washington, PA 19034
Contact: Darlene Leppard Johnson
(215)-283-0690

DESIGN ENGINEER ACKNOWLEDGEMENT:

I, TIMOTHY WOODROW, PE, on this date, hereby certify that this drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and the Stormwater Management Ordinance of Whitpain Township.

Signature:

Date:

GENERAL PLAN NOTES

EXISTING FEATURES AND SURVEY NOTES:

- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed without the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might be listed in a Title Report. Bearings shown reflect a -9 Deg. 05 Min. 04 Sec. rotation from Deed Bearing Basis to match Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during September of 2022.
- A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Survey prepared during September of 2022.
- This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Soils classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum.
 - Aerial imagery used for base plan reference, provided by NeoMap, Inc. Imagery from flight dated March 03, 2022, updated September 23, 2022.
- There has been no field investigation performed to verify any existence of any wetlands, waters of the U.S. or Commonwealth or Alluvial Soils at the time of the site survey.
- This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0357-0, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
- All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. State law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
- Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
- Subject property is zoned "R-5 RESIDENTIAL DISTRICT" as noted on the official Zoning Map.
- Legal rights-of-way width are per deed information, Ultimate rights-of-way width were derived from municipal ordinances. The area between the project Title Line and the Ultimate Rights-of-Way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.

DEVELOPMENT NOTES:

- The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work. Refer to plan sheet 2 for details.
- This project shall be served by public sanitary sewer by Whitpain Township and water services by North Wales Water Authority.
- Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
- Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- There are no naturally occurring geologic conditions on-site that could potentially cause pollution. All Erosion and Sedimentation Controls (Rock Construction Entrance, Compost Socks, etc.) are proposed around the project site in an effort to minimize any construction related pollution from leaving the site.
- Any proposed impervious areas, rooftops, pavement, and sidewalk areas, etc. have the potential to increase thermal impacts to the watershed. Through the use of the proposed Compost Filter Sock, runoff is captured, slowed, and cooled to the greatest possible in the construction phase, thereby reducing the potential for thermal impacts to the watershed as much as possible. In the post-construction phase, impervious cover has been reduced by 3,079 Sq. Ft. when compared to predevelopment conditions, thereby also reducing thermal impacts to the watershed.
- Area of Pool included to show compliance related to Lot Impervious Cover. Pool area has been included in the calculations for stormwater control.

SITE DATA AND ZONING SCHEDULE

Zoning District: R-5 - AGRICULTURAL/RURAL RESIDENTIAL (Chapter 160, December 2004)			
ORDNANCE ITEM	SECTION No.:	REQUIREMENT:	PROVIDED:
Permitted Use	160-49.A.	Single-Family Detached Dwelling	
(Max) Impervious Surface	160-50.A.	See Green Area Calculations per 160-203.C Below	
(Min) Front Yard Setback	160-50.B.	75 Ft.	85.0 FL. / 79.5 Ft.
(Min) Lot Area	160-50.C.	80,000 Sq. Ft.	67,529.52 Sq. Ft.
(Min) Lot Width	160-50.D.	200 Ft.	229 Ft.
(Min) Rear Yard Setback	160-50.E.	75 Ft.	149.3 Ft.
(Min) Side Yard Setback	160-50.G.	40 Ft. / 100 Ft. Agg.	68.0 Ft.
(Max) Building Height	160-53.	40 Ft.	≤ 40 Ft.
(Max) Allowed Impervious	160-214.C(2)	14,509 Sq. Ft.	(SEE SCHEDULE)
ADDITIONAL COMMENTS			
[1] On lots with less than 200 Ft. of frontage on a public street, this setback shall be measured from the point at which the lot attains a width of 200 Ft.			
[2] An accessory building or structure having a maximum height of 10 Ft. but not exceeding 15 Ft. measured from grade to the highest point of such building or structure may be erected in the rear yard only, but no closer to the side or rear line of the lot than 10 Ft.			

B.M.P. OPERATION & MAINTENANCE PROGRAM:

- The rain garden facilities shown hereon are permanent B.M.P. structures and is not to be removed altered or reconfigured in any way without the approval of the applicable municipality.
- All B.M.P.'s such as any Rain Gardens and conveyance systems, require yearly inspection and maintenance to ensure the B.M.P.'s are functioning as designed. Maintenance of the system will include the removal of any debris and flushing of the system.
- Maintenance of the Rain Garden areas: (Semi-annually)
The owner, or their assigns shall be responsible for the maintenance of the rain garden as follows: While vegetation (seed mixes, plugs, and plantings) are being established, pruning and weeding may be required. Debris may also need to be removed every year. Perennial plantings, if utilized, may be cut down or mowed a maximum of twice a year, once in March and once in July. Mulch, if utilized, should be re-spread when erosion is evident and be replenished as needed. Once every two to three years the entire area may require much replacement. Bioretention areas should be inspected at least two times per year for sediment buildup, erosion, vegetative conditions, etc. During periods of extended drought, bioretention areas may require watering. Trees and shrubs should be inspected twice per year to evaluate health. Inflow and outflow structures shall be inspected at least two times per year for erosion.
- Maintenance of the Rain Garden Riser Pipe: (After each runoff event)
The owner, or their assigns shall be responsible to ensure that the rain garden riser pipe is free and clear of any debris that would impede outfall. The riser pipe shall be inspected after each runoff event and cleaned as required.
- Maintenance of the Rain Garden Level Spreader: (After each runoff event)
The owner, or their assigns shall be responsible to ensure that the rain garden level spreader and 6" emitter are free and clear of debris such as grass clippings, leaves and/or accumulated sediment that would restrict even distribution of discharge across grade. If in the event the river rock becomes clogged, remove the river rock from the bed area and flush the stone as needed prior to reinstallation.
- Maintenance of the storm sewer collection system: (After each runoff event)
The owner, or their assigns shall be responsible to ensure that the storm sewer collection and lawn drain system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required.
- Maintenance of the downspout & roof leader collection system: (Quarterly)
The owner, or their assigns shall be responsible to ensure that the downspout and roof leader collection system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned if required. Quarterly flushing of the system shall be done to ensure the system is free and clear of any sediment and debris.

CONSTRUCTION SEQUENCE

At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, the landowner, all appropriate municipal officials, the erosion and sediment control plan preparer, the designated Licensed Professional, and the local Conservation District to an on-site meeting. Also, at least 3 days before starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call Incorporated System at 811 or 1-800-242-1778 for buried utilities locations.

All earth disturbance activities shall proceed in accordance with the outlined sequence on these plans. Each stage shall be completed before any following stage is initiated; clearing and grubbing shall be limited only to those areas described in each stage.

Upon temporary cessation of an earth disturbance or any stage or phase of an activity where a cessation of earth disturbance activities exceed 4 days, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation pending future earth disturbance activities.

General Sequence, Contractor to adjust sequence as construction methods require and as necessary to maintain full site stabilization.

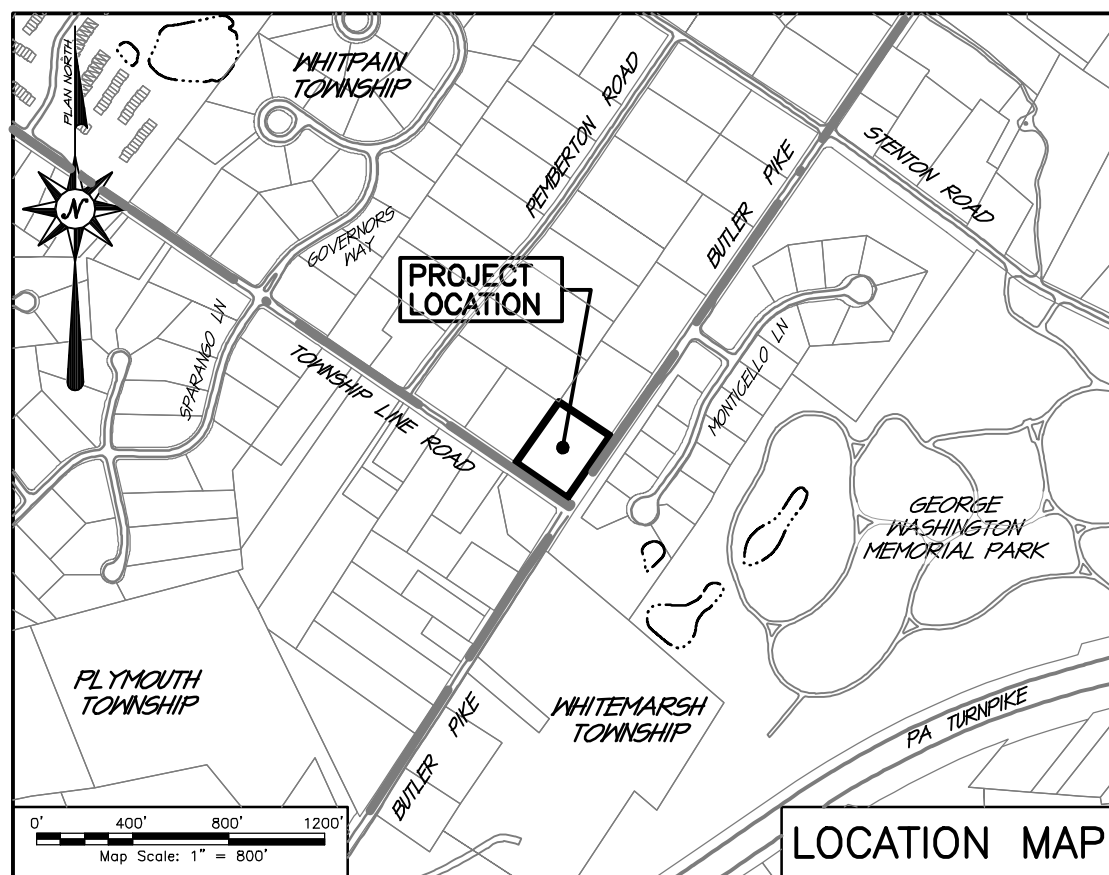
Any pumping of water that may be necessary during construction related activities shall be treated for sediment removal prior to discharging to a surface water.

Graded areas should be scarified or otherwise loosened to a depth of 3" to 5" prior to topsoil placement to permit bonding of the topsoil.

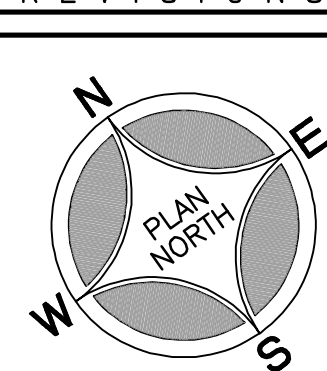
- Stakeout and flag Limit of Disturbance. Install all Compost Filter Sock as shown and detailed on the plans.
- Install Rock Construction Entrance, clear and grub existing vegetation (tree removal).
- Strip and stockpile site soils, perform excavation activities for foundation & driveway. Install stone base for driveway.
- Construct Dwelling and concrete sidewalk. Install utility connections. All trenching required for utility installation shall be excavated and replaced to a permanent stabilized condition in the same work day.
- Final grade lot and install any Landscaping and permanent stabilization (turf and/or seed lawn area).
- Install final driveway paving.
- Upon completion of site stabilization, all temporary erosion and sediment control measures may be removed. The Montgomery County Conservation District shall be contacted prior to removal of E&S measures to determine whether a site inspection is required prior to removal of said measures. Vegetated areas shall be considered permanently stabilized when a uniform 70% vegetative cover or erosion resistant perennial species have been achieved, or the disturbed area is covered with an acceptable BMP which permanently minimizes accelerated erosion and sedimentation. Until such time as this stabilization is achieved, interim stabilization measures and temporary erosion and sediment control BMPs that are used to treat project runoff may not be removed. If soil areas appear to be compacted, scarify 6 to 12 inches prior to seeding. New topsoil shall be placed with a minimum depth of 8 inches.

PROJECT DISTURBANCE:

PROPOSED CONSTRUCTION (L.O.D.): 36,700 Sq. Ft. (0.84 Acres)



REVISIONS



For Review
11/09/2022

PROJECT SERIAL NUMBER FOR DESIGN:
20222840459 DESIGN
OCT 11, 2022



Parcel Information:
N/F: JOHN PATRICK MCCUNE
66-00-00535-00-2
Block 21 Unit 16
25 Township Line Road
D.B.: 5620 Pg: 896

Deed Area: 90,144.54 Sq. Ft.
Legal RW: 10,815.70 Sq. Ft.
UL: RW: 11,799.31 Sq. Ft.
NET Area: 67,529.52 Sq. Ft.

Applicant:
JOHN PATRICK MCCUNE
2438 Butler Pike
Plymouth Meeting, PA 19462

Scale in Feet (1" = 20')

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WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 242-5948 Web: www.Woodrowinc.com

BUILDING AND GRADING
PERMIT PLAN
25 TOWNSHIP LINE ROAD
WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

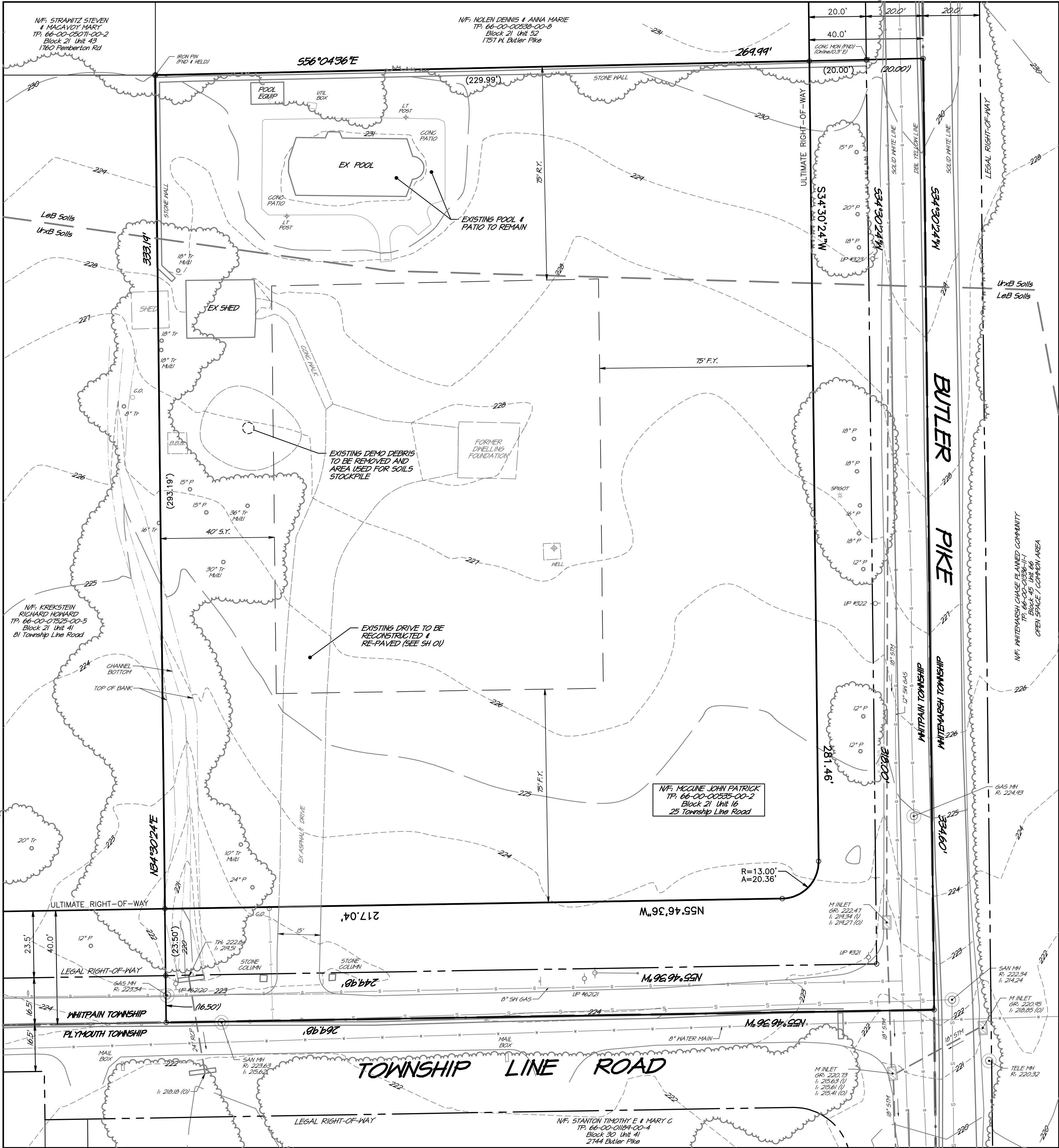
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Plan Date:
NOV 9, 2022

Sheet No:
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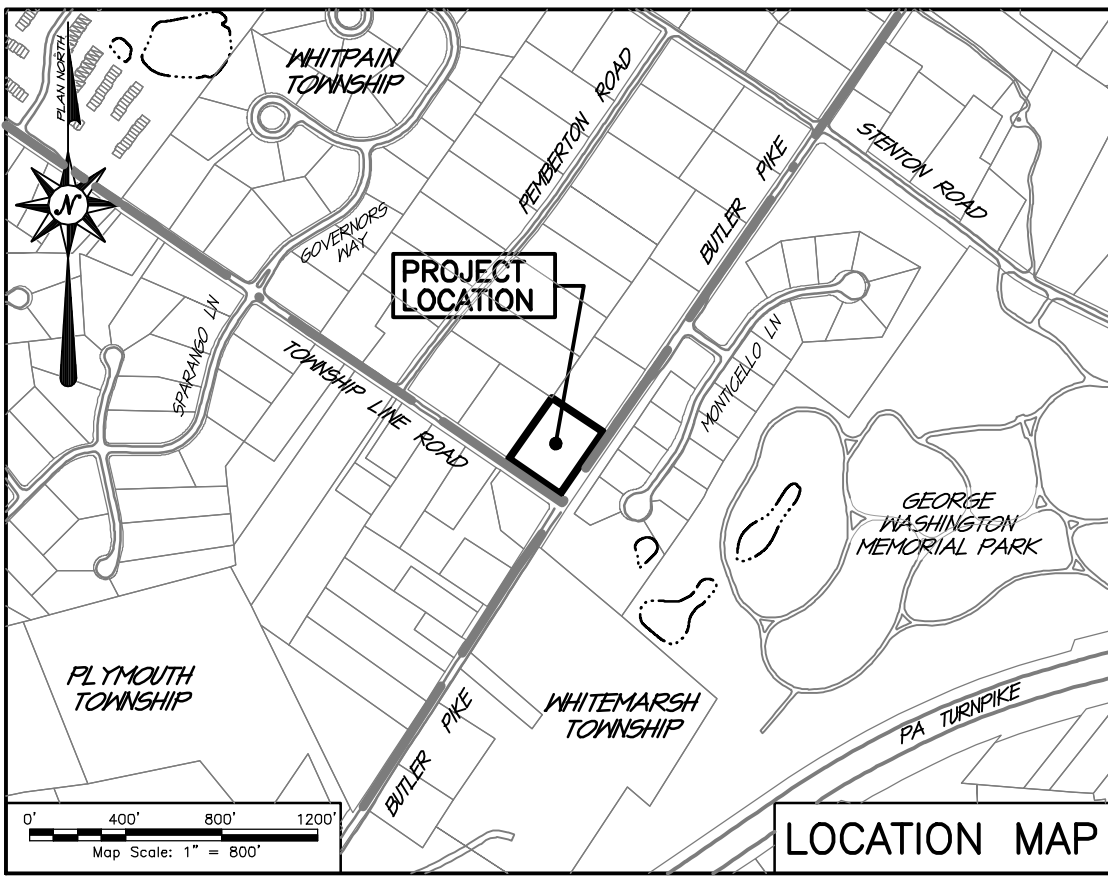
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PLAN FEATURES LEGEND	
	Fast Boundary Line
	Right-of-Way Line
	Right-of-Way Centerline
	Municipal Boundary Line
	Ex Soil Series Limits
	Ex Woodlands Deline
	Ex Topographic Contour
	Ex Storm Sewer Piping
	Ex Sanitary Main / Lateral
	Ex Gas Main / Service
	Ex Water Main / Service

PROJECT SOILS DATA			
Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:
LoB	3 to 8 percent	24-38" to Fragipan	18 to 36"
UnB	0 to 8 percent	48-99" to Lithic Bedrock	More than 800"
Urban land-Penn complex		20-40" to Lithic Bedrock	

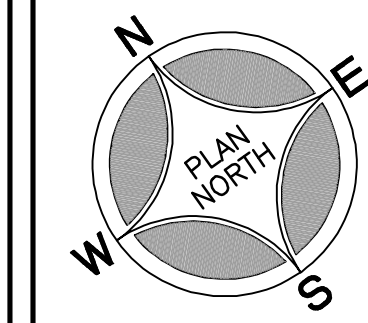
SITE IMPERVIOUS (per 160-203.C)	
ALLOWABLE MAXIMUM IMPERVIOUS CALCULATION:	
LOT AREA:	67,529 Sq. Ft.
ALLOWABLE IMPERVIOUS FORMULA: 0.179(67,529) + 2,422 =	14,509 Sq. Ft.
EXISTING IMPERVIOUS:	
BUILDINGS:	933 Sq. Ft.
IMPERVIOUS (Walks/Etc.):	2,213 Sq. Ft.
POOL SURFACE AREA:	890 Sq. Ft.
ASPHALT PAVING:	3,485 Sq. Ft.
SITE TOTAL:	7,402 Sq. Ft.



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- EXISTING FEATURES and SURVEY NOTES:
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 - This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42091-C-0357-G, effective date March 2, 2016 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
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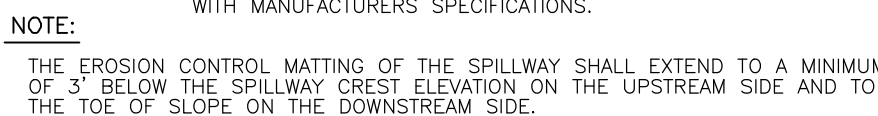
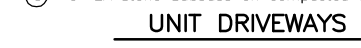
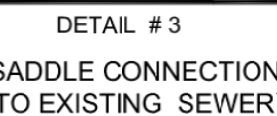
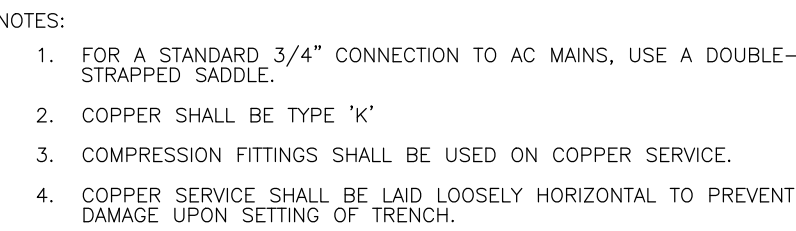
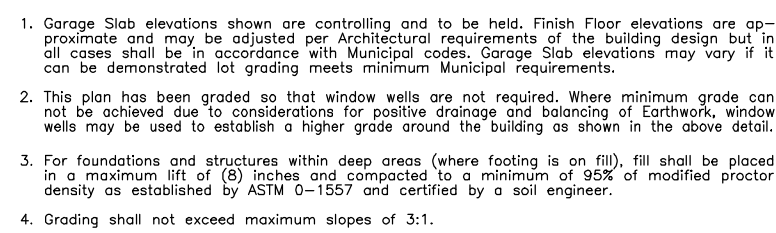
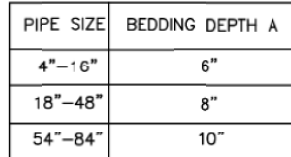
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10' 0' 20'
Scale in Feet (1" = 20')
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ALL RIGHTS RESERVED

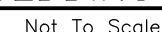
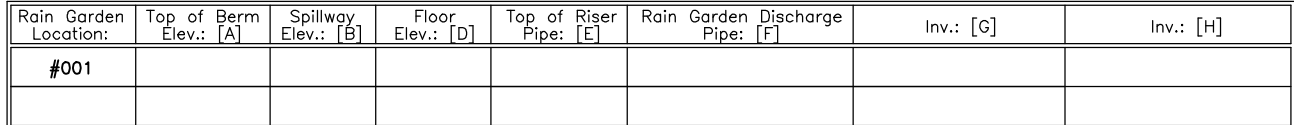
EXISTING FEATURES SURVEY
and DEMOLITION PLAN
25 TOWNSHIP LINE ROAD
WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA
WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
Phone: (215) 342-3548 Web: www.woodrowinc.com

Layer List:
BPP-Sh02
Job No:
22-0807 D
Plan Date:
NOV 11, 2022
Sheet No:

2 of 4



RAIN GARDEN EMERGENCY SPILLWAY



SEEDING RATES FOR THE ABOVE MIXTURES:

- March 15 to June 01
- August 01 to October 15

SEED IN ERNST MIX (ERNMX-181); NATIVE STEEP SLOPE MIX W/ ANNUAL RYEGRASS
SEEDING RATE IS 60 LBS. PER ACRE
SIDE SLOPE AREAS = 6,405
 $(6405/43560) \times 60 = 8.820$ LBS. ERNMX-181

28.7% *Sorghastrum nutans*, PA Ecotype (Indiangrass)
20.0% *Lolium multiflorum* (L. perenne var. italicum)

1.1%	<i>Andropogon gerardii</i> (Nogara) (Big Bluestem, Nogara)
1.0%	<i>Elymus canadensis</i> (Canada Wildrye)
0.9%	<i>Tripsacum daniellii</i> (PA Ecotype) (Virginia Wildrye, PA Ecotype)
0.8%	<i>Tridens filous</i> (Purpletop)
0.7%	<i>Elymus canadensis</i> (Canada Wildrye)
0.7%	<i>Schizachyrium scoparium</i> (PA Ecotype) (Andropogon scoparium, PA Ecotype)
0.7%	<i>PA</i> <i>Andropogon gerardii</i> (Nogara) (Little Bluestem, Fort Indiana <i>PA</i> Ecotype)
0.7%	<i>Parthenocissus vitacea</i> (Shenandoah) (Shenandoah, Shenandoah)
2.0%	<i>Echinacea purpurea</i> (Purple Coneflower)
2.0%	<i>Chamaecrista fasciculata</i> (Cassia 1, PA Ecotype) (Patrique Pea, PA Ecotype)
0.7%	<i>Puccinellia pumila</i> (Lancaster)
1.0%	<i>Rudbeckia hirta</i> , Coastal Plain NC Ecotype (Blackeyed Susan, Coastal Plain NC Ecotype)
0.7%	<i>Lespedeza virginica</i> , VA Ecotype (Slender Lespedeza, VA Ecotype)
0.7%	<i>Aster laevis</i> (Smooth Aster)
0.5%	<i>Monarda fistulosa</i> , (PA Ecotype) (PA Ecotype) (Wild Bergamot, PA Ecotype)
0.5%	<i>Liatris spicata</i> (Marsh (Spike) Blazing Star (Spike Bergamot))

SEED IN ERNST MIX (ERNMX-126, RETENTION BASIN FLOOR MIX - LOW MAINTENANCE)
SEEDING RATE IS 30 LBS. PER ACRE
RETENTION BASIN FLOOR AREA = 9,560
 $(9560/43560) \times 30 = 6.58 \text{ LBS. ERNMX-126}$

20%	<i>Elymus riparius</i> , PA Ecotype (Riverbank Wildrye, PA Ecotype)
20%	<i>Puccinella distans</i> , 'Fults' (Alkaligrass, 'Fults')
18%	<i>Agrostis stolonifera</i> (Creeping Bentgrass)
17%	<i>Panicum clandestinum</i> (<i>Dichanthium</i> c.), 'Tioga' (Deertongue, 'Tioga')

REVISIONS

11/09/2022

 Pennsylvania 811

Block 21 Unit 18
25 Township Line Road
D.B.: 5620 Pg: 896

ed Area:	90,144.54	Sq. Ft.
egal RW:	10,815.70	Sq. Ft.
Ult. RW:	11,799.31	Sq. Ft.
ET Area:	67,529.52	Sq. Ft.

JOHN PATRICK MCCUNE
2438 Butler Pike
Plymouth Meeting, PA 19462

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WOODROW & ASSOCIATES, INC.

ES, INC.
ENGINEERS
ed - PA 19002
winc.com

CONSTRUCTION DETAILS

25 TOWNSHIP LINE ROAD

WHITPAIN TOWNSHIP - MONTGOMERY COUNTY - PENNSYLVANIA

WOODROW & ASSOCIATES

MUNICIPAL / CIVIL CONSULTING

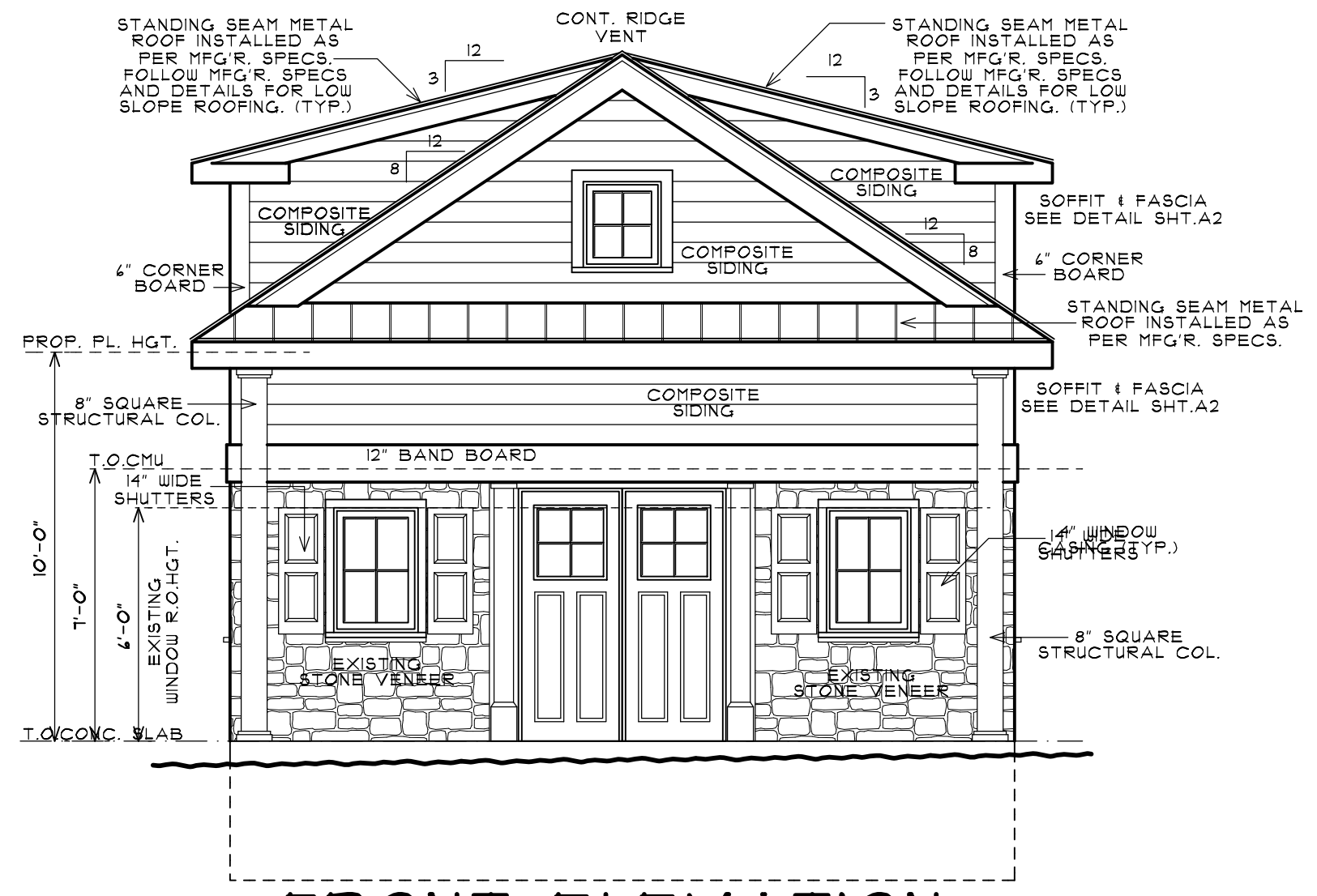
1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd
 Phone: (215) 542-5648 Web: www.woodrow.com

BPP-Sh04

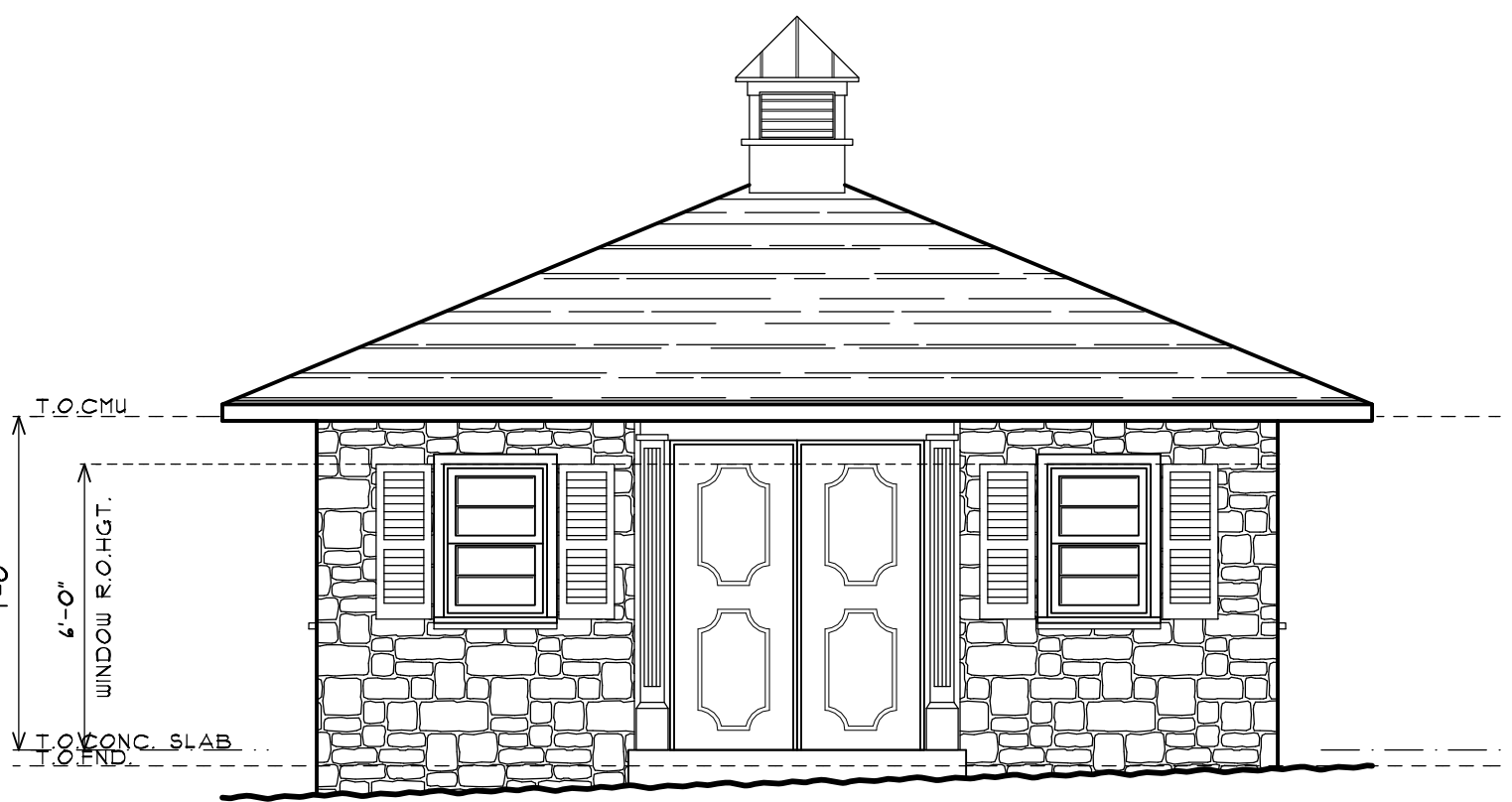
22-0807 D

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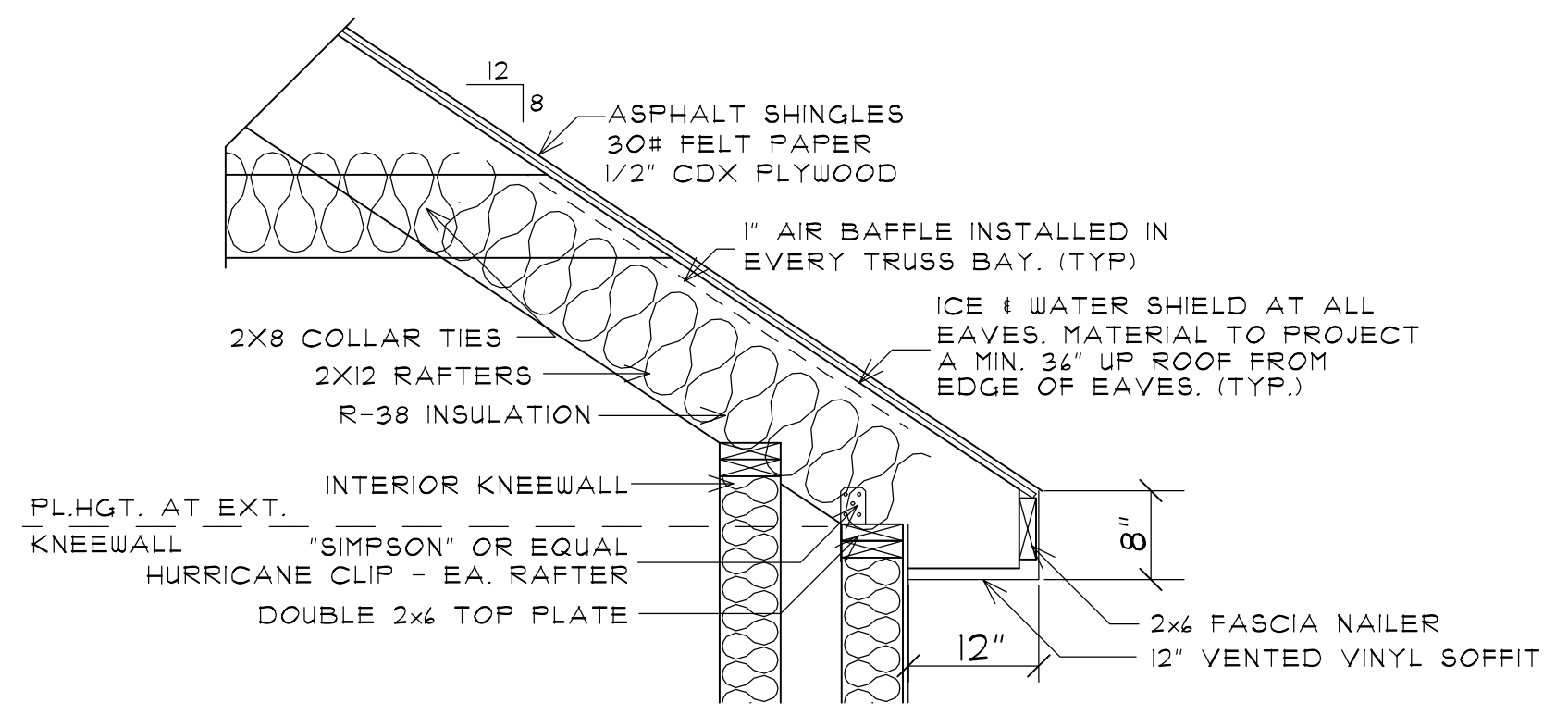
4 of 4



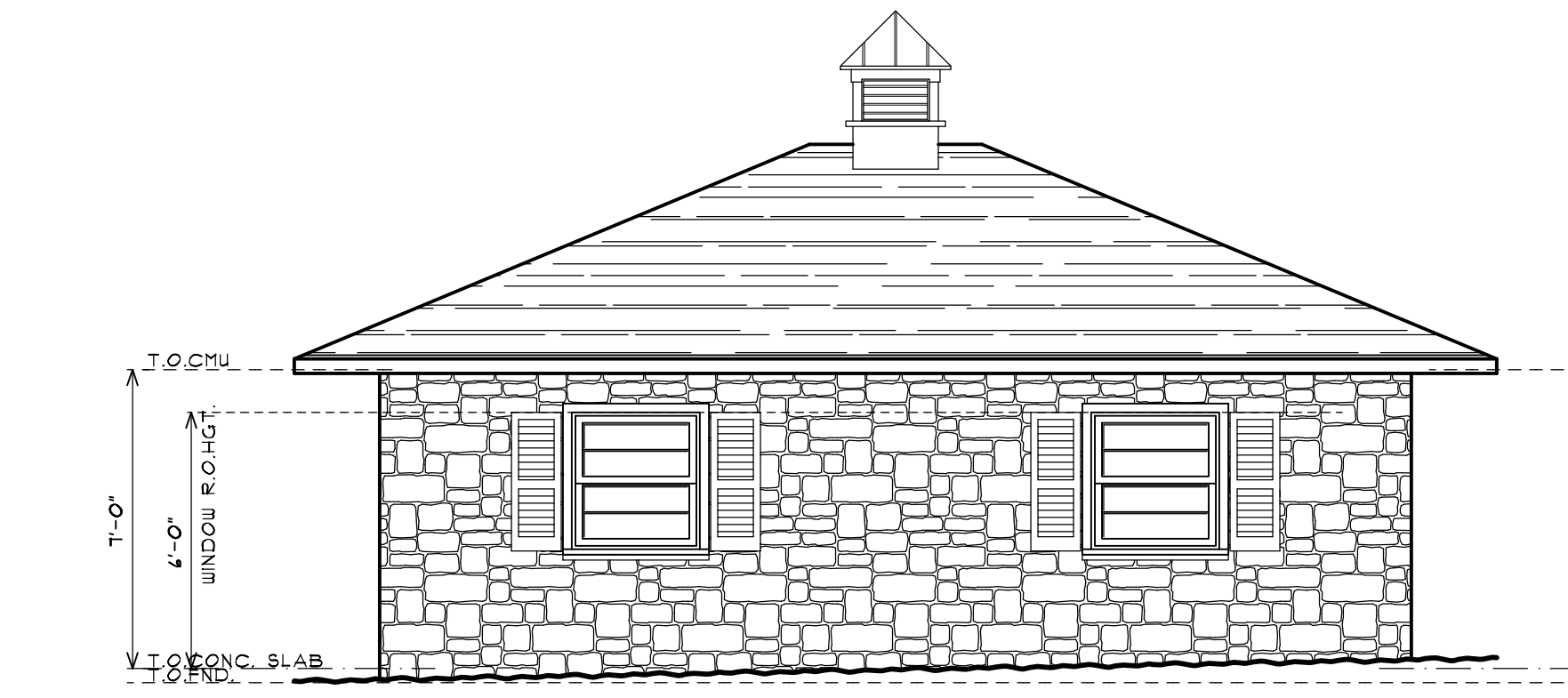
FRONT ELEVATION:
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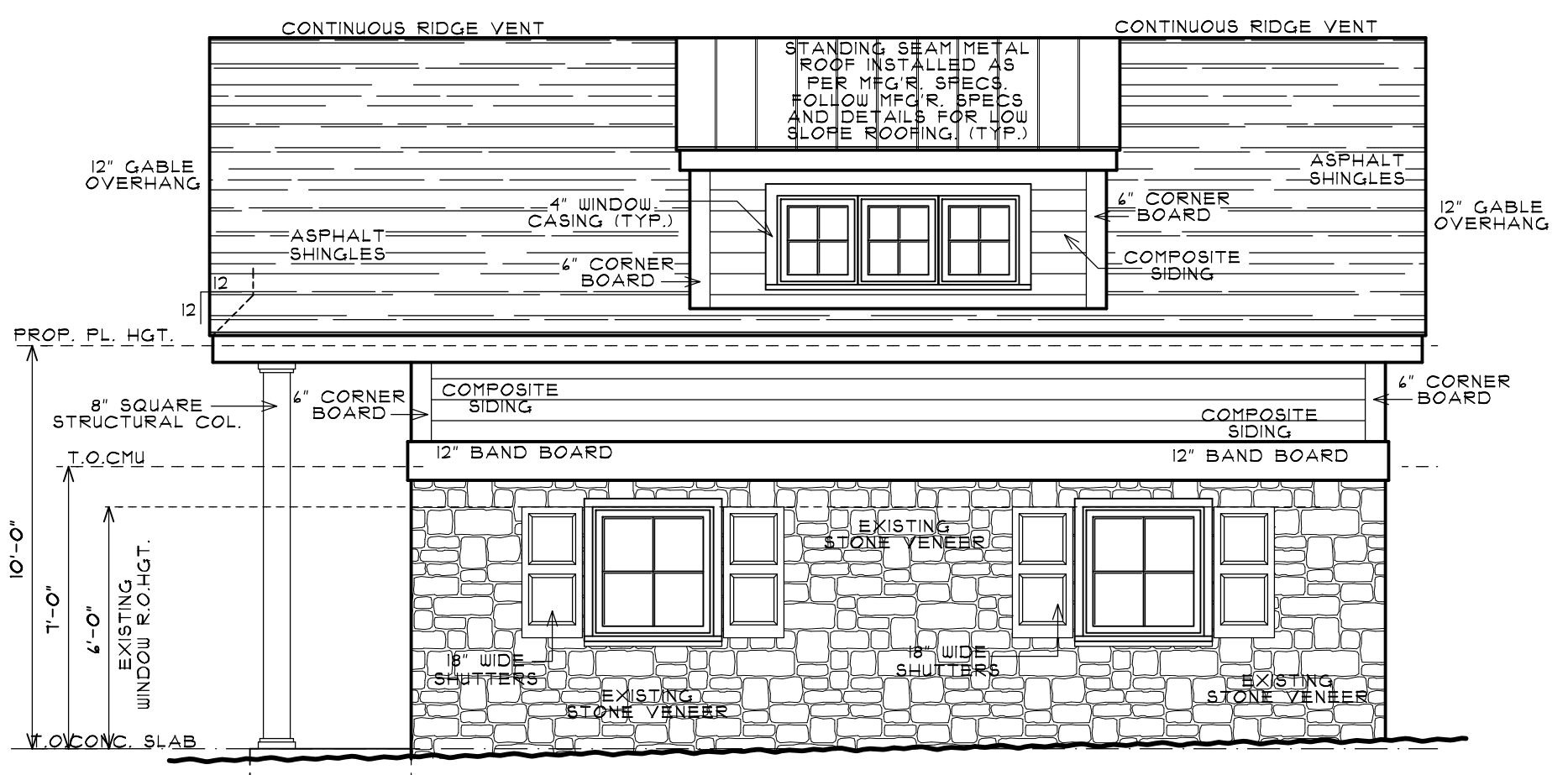
FRONT ELEVATION:
SCALE: 1/4" = 1'-0" EXISTING



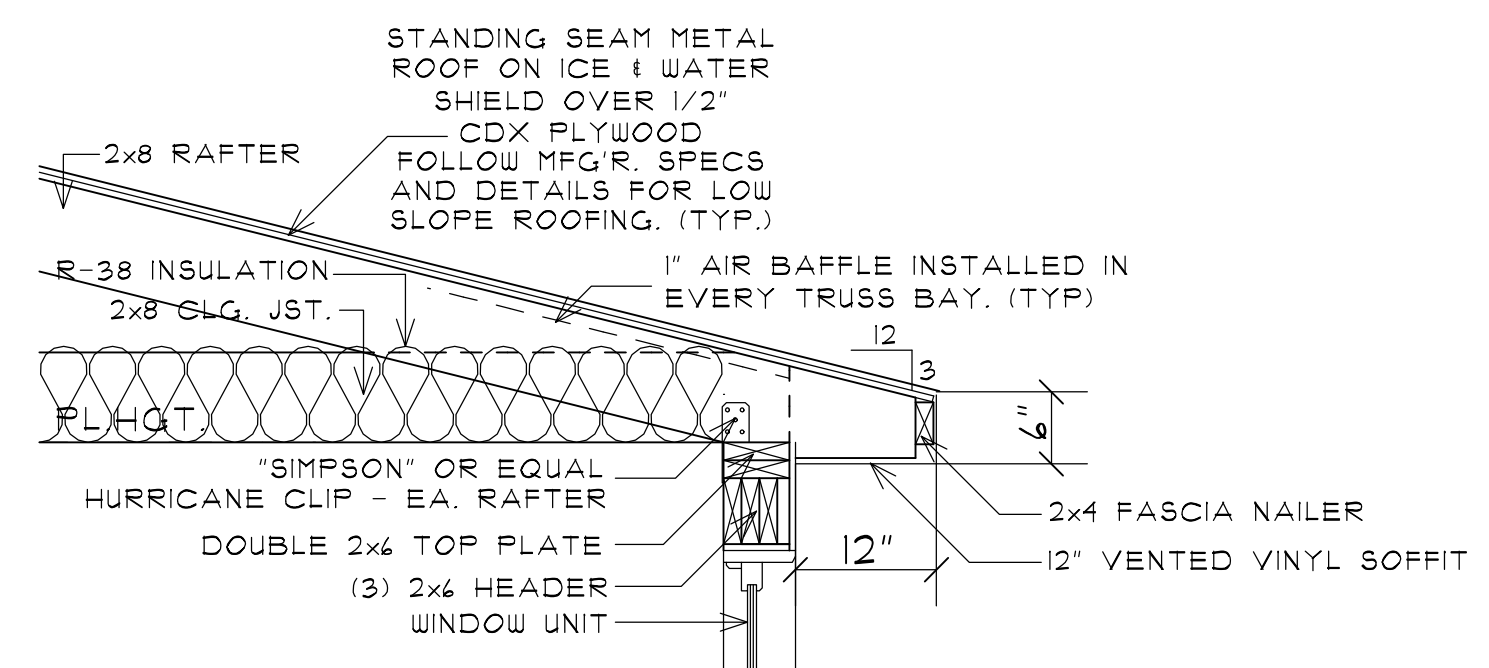
8:12 EAVE DETAIL:
SCALE: 3/4" = 1'-0"



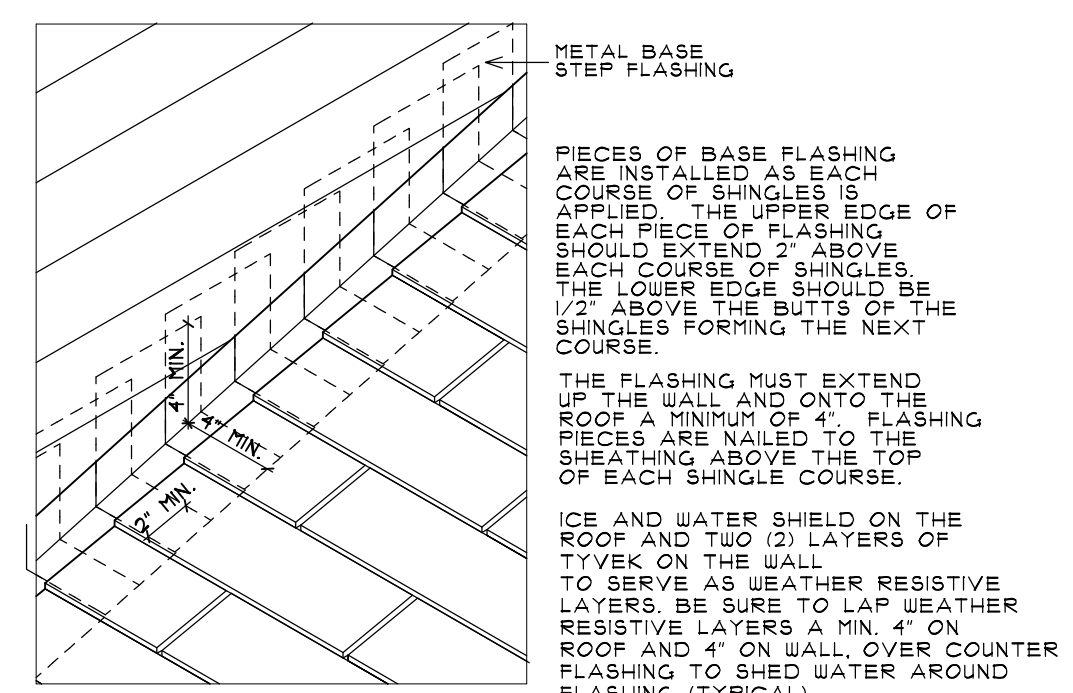
RIGHT SIDE ELEVATION:
SCALE: 1/4" = 1'-0" EXISTING



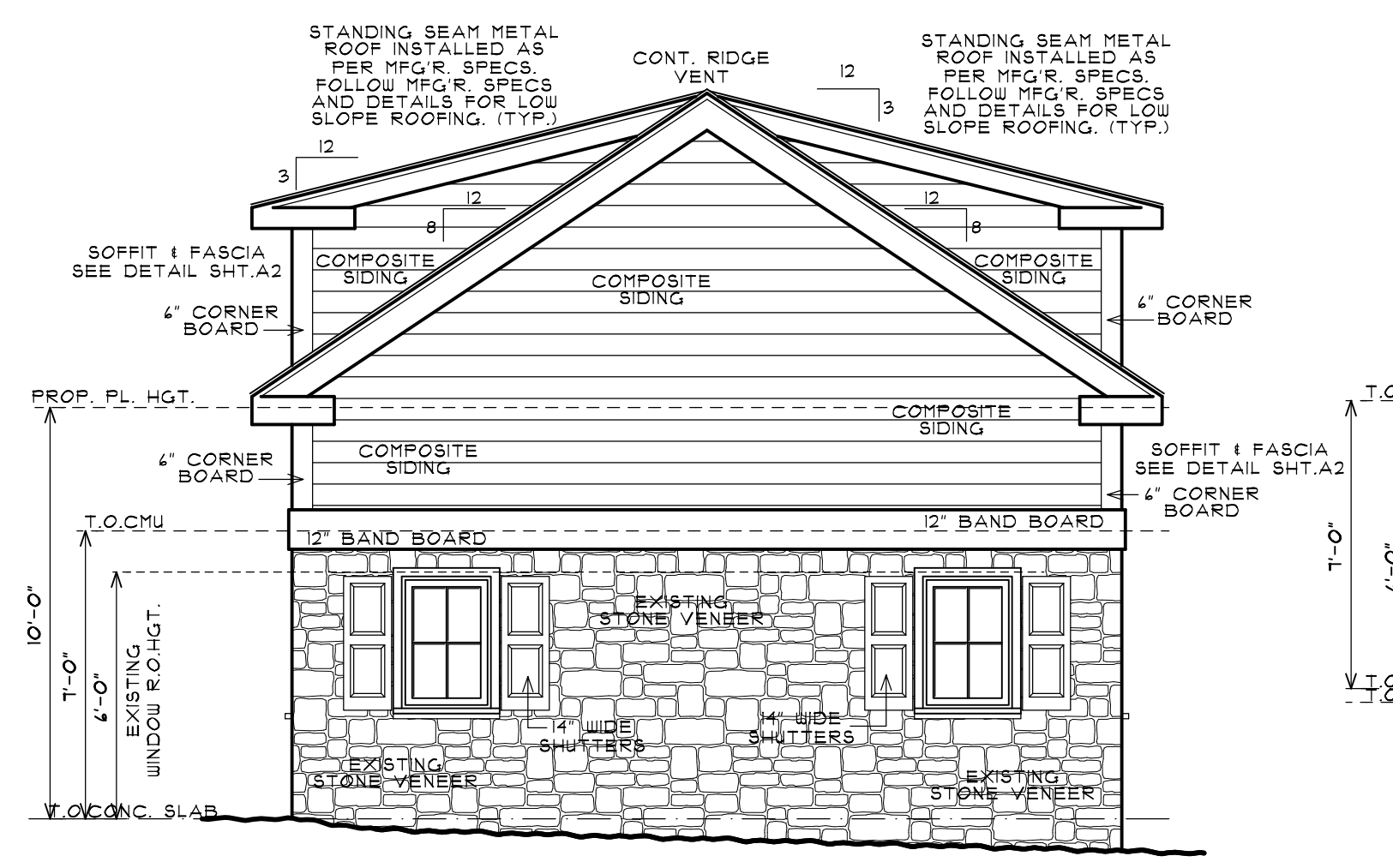
RIGHT SIDE ELEVATION:
SCALE: 1/4" = 1'-0"



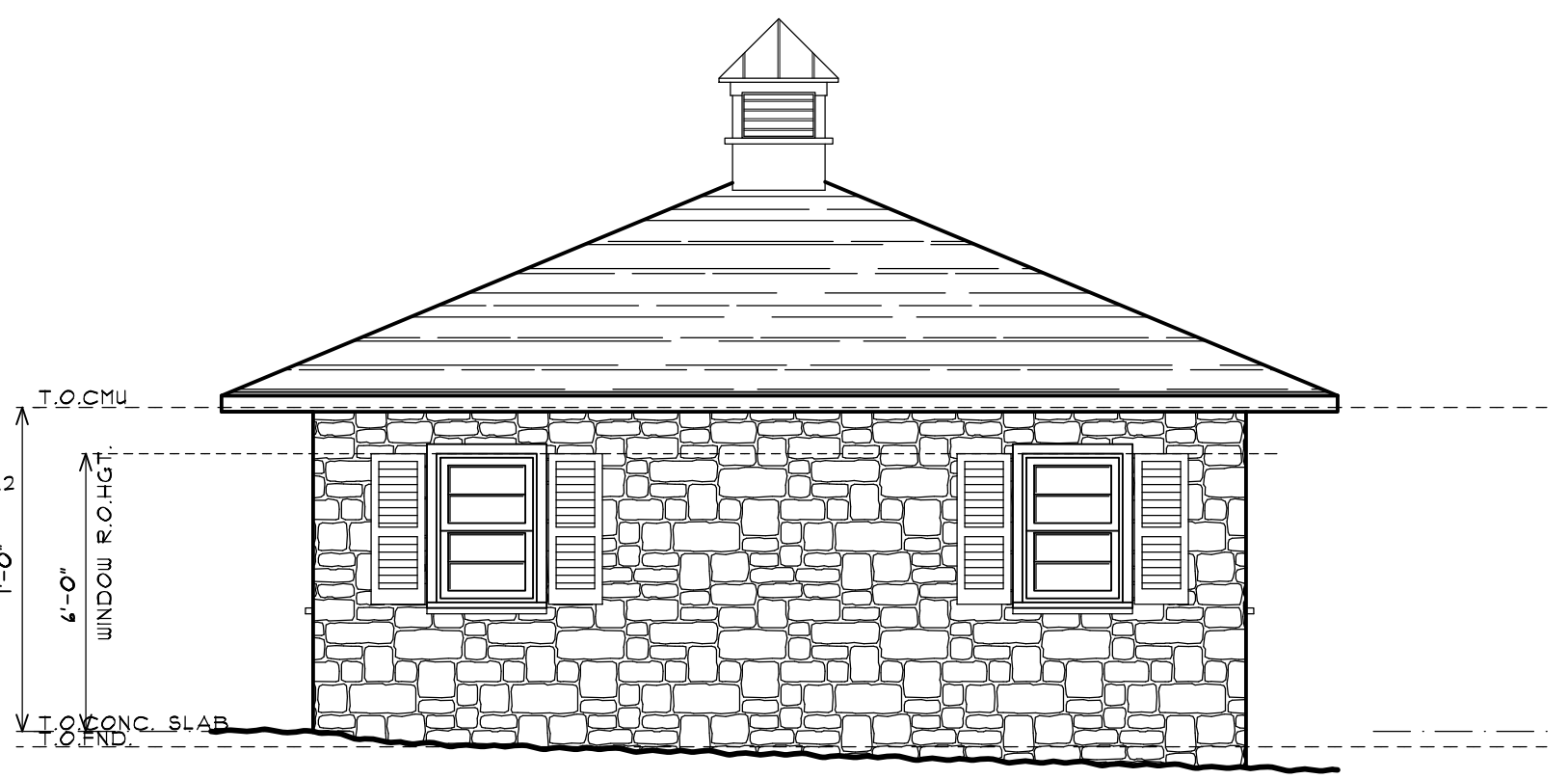
3:12 EAVE DETAIL:
SCALE: 3/4" = 1'-0"



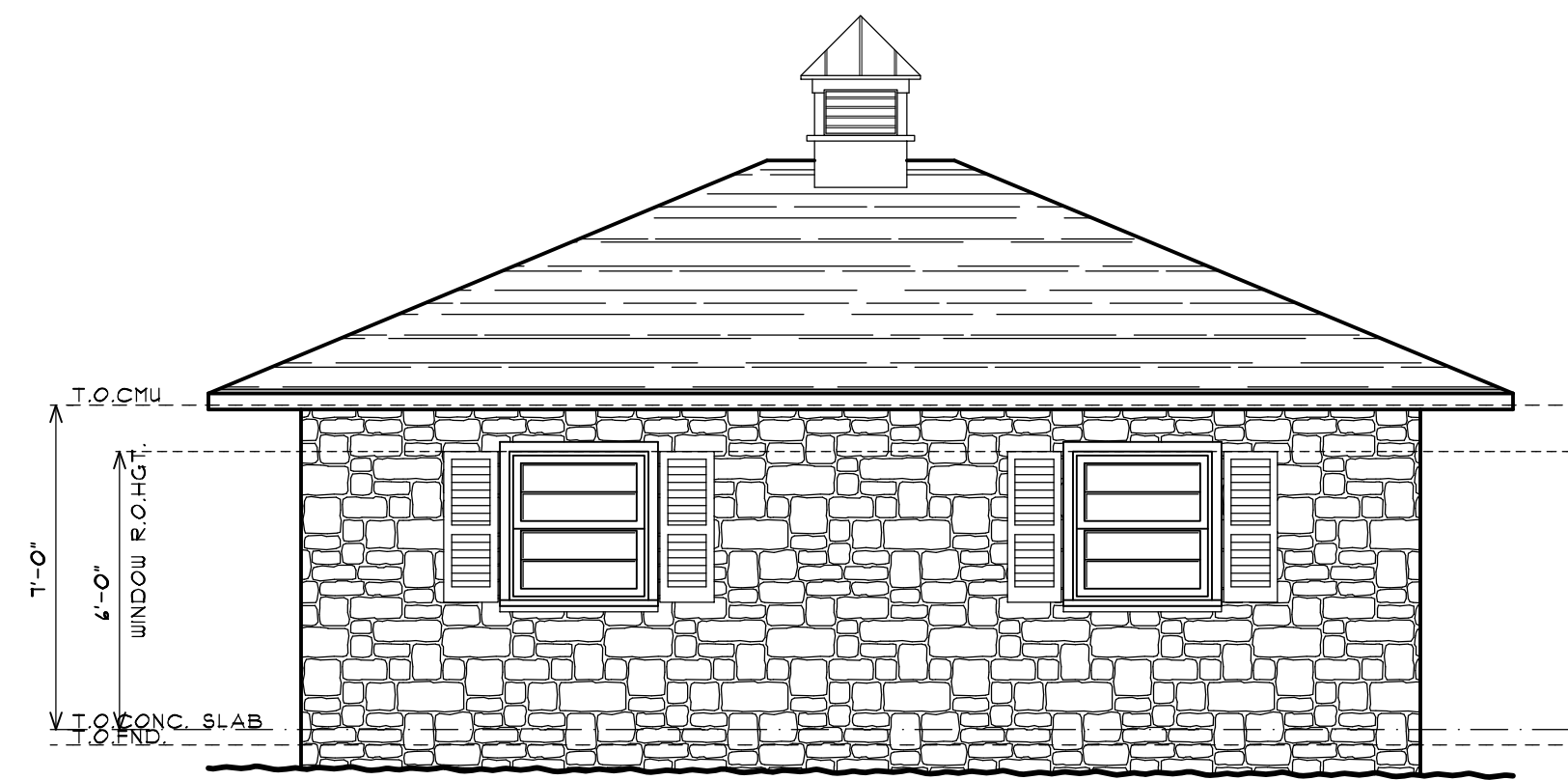
FLASHING @ SIDING:
SCALE: 1 1/2" = 1'-0"



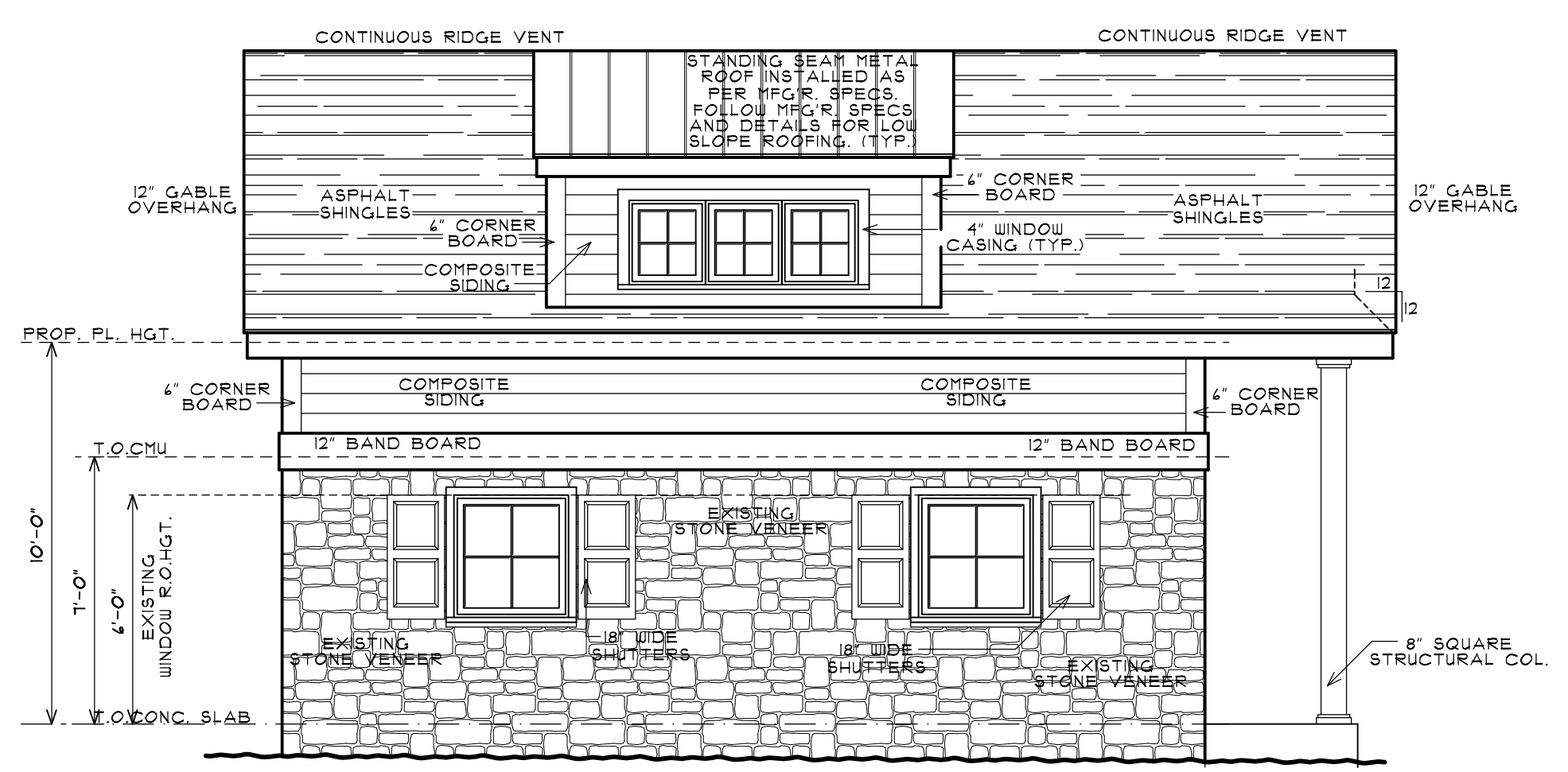
REAR ELEVATION:
SCALE: 1/4" = 1'-0"



REAR ELEVATION:
SCALE: 1/4" = 1'-0" EXISTING



LEFT SIDE ELEVATION:
SCALE: 1/4" = 1'-0" EXISTING



LEFT SIDE ELEVATION:
SCALE: 1/4" = 1'-0"

POOLHOUSE RENOVATION
FOR
THE McCUNE RESIDENCE
25 TOWNSHIP LINE ROAD, BLUE BELL, PA. 19422
WHITPAQ TOWNSHIP, MONTGOMERY COUNTY

9-26-24
J2HFILE:24-034

EXISTING ELEVATIONS
PROPOSED ELEVATIONS
EAVE DETAILS
FLASHING DETAIL

J2H DESIGNS
55 PLANK AVENUE, PAOLI, PENNA. 19301
TELEPHONE (410) 647-8189 x FAX (410) 889-0463
EMAIL: j2hdesigns@comcast.net
CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO ARCHITECT BEFORE PROCEEDING. ALL UNISSUED DRAWINGS ARE VOID AND NOT FOR CONSTRUCTION. DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED ON OTHER WORK WITHOUT HIS WRITTEN PERMISSION. DO NOT SCALE THIS DRAWING.

REVISIONS
DATE: SEPTEMBER 24, 2024
SHEET NO. 24-034
FILE NO. A-2
OF 2 SHEETS

PORCH FOUNDATION PLAN:
SCALE: 1/4" = 1'-0"

CONC. PORCH DETAIL:
SCALE: 3/4"=1'-0"

FIRST FLOOR PLAN:
SCALE: 1/4" = 1'-0" EXISTING

FIRST FLOOR PLAN:
SCALE: 1/4" = 1'-0"

DORMER FRAMING PLAN:
SCALE: 1/4" = 1'-0"

PORCH FRAMING DETAIL:
SCALE: 3/4" = 1'-0"

WALL CONNECTION DETAIL:
SCALE: 3/4" = 1'-0"

ROOF FRAMING PLAN:

SCALE: 1/4" = 1'-0"

BUILDING SECTION:
SCALE: 1/4" = 1'-0" AT DORMER

BUILDING SECTION:
SCALE: 1/4" = 1'-0"

WINDOW FLASHING:
SCALE: 1/4"=1'-0"

9-26-24
J2HFILE:24-034

EXISTING FIRST FLOOR
PORCH FOUNDATION
PROPOSED FIRST FLOOR
DORMER FRAMING PLAN
ROOF PLAN
PORCH DETAIL
FRAMING DETAIL
BUILDING SECTIONS
WINDOW FLASHING DETAIL

J2H DESIGNS
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REVISIONS

DATE: SEPTEMBER 24, 2024

SHEET NO.

FILE NO.
24-034

A - 1

OF 2 SHEETS