

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.whitpainttownship.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@whitpainttownship.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@whitpainttownship.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 orginal 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 becasue the abandoned

pool house does not comply with todays "off set" requirements from the neighboring property. Please find attached the current

plans to renovate the structure

4. Signatures:

Applicant: Date: 5-13-25Property Owner: Date: 5-13-25

For Office Use Only

Fee: \$650.00Zoning District: R-5Article: XIISection: 160-62Article: XXVIIISection: 160-203

Article: _____

Section: _____

Article: _____

Section: _____

Article: _____

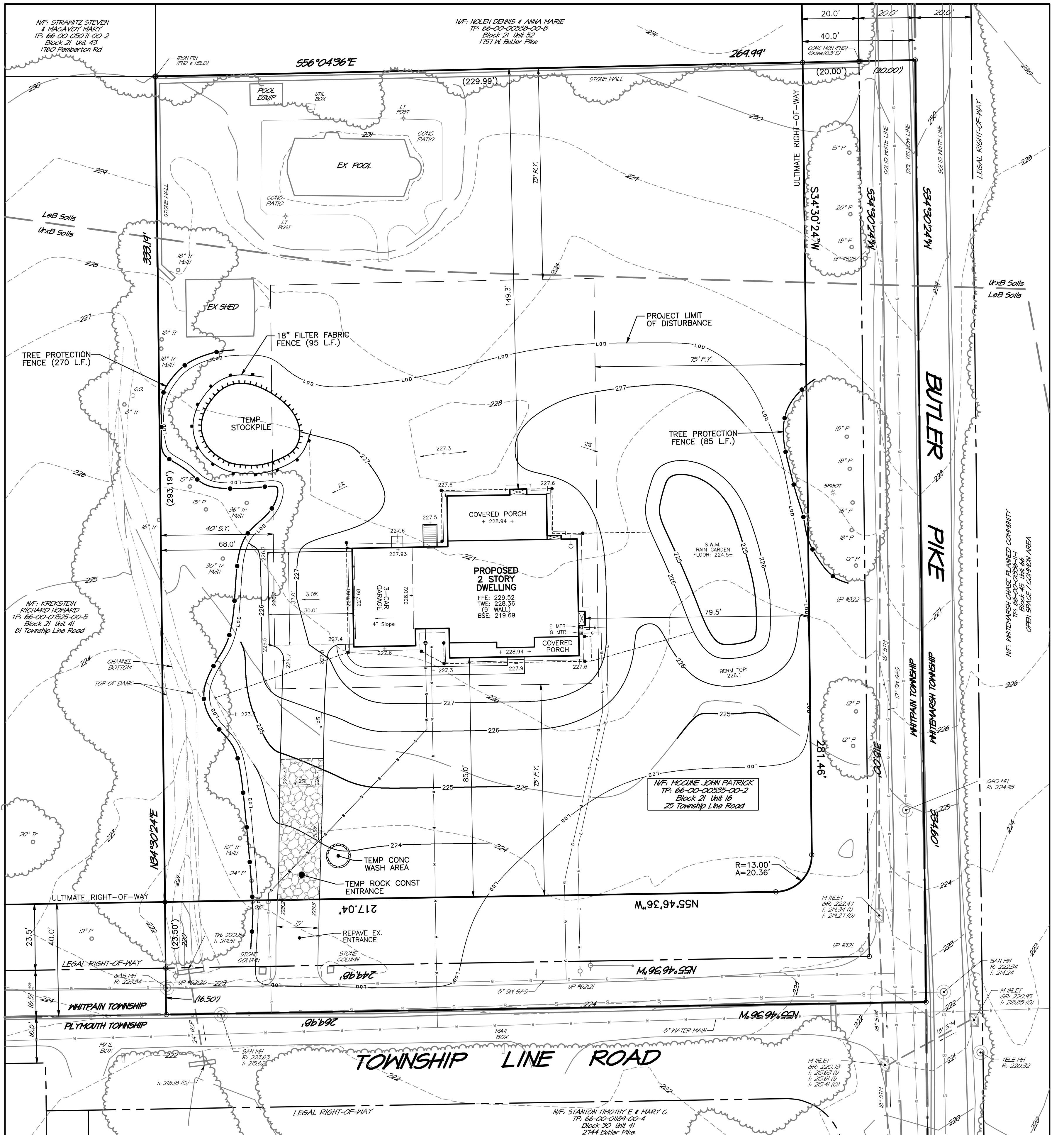
Section: _____

Reviewed By: TDReview Date: 5/20/25









GENERAL PLAN NOTES

B.M.P. OPERATION & MAINTENANCE PROGRAM:

- The rain garden facilities shown herein 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 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. Once vegetation is established, the rain garden 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 rain garden should be flushed to remove any debris that may have accumulated. 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 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 may 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 emitter are free and clear of debris such as grass clippings, leaves and/or sediment. If the emitter or the river rock becomes clogged, remove the river rock from the berm area and flush 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 dry system is free and clear of any debris. The system shall be inspected after each runoff event and cleaned as 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.

DEVELOPMENT NOTES:

10. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.

11. 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.

12. This project shall be served by public sanitary sewer by Whitpain Township and water services by North Wales Water Authority.

13. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).

14. Any/all storm water conveyance system(s) and extension (pipes) shown on these plans are basic and permanent parts of the water management system for this Township, and as such, shall be maintained and preserved in accordance with the approved final plan. 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 inspecting such water management system in order to determine that the structural design and integrity are being maintained.

15. There are no naturally occurring geologic conditions on-site that could potentially cause pollution, All Erosion and Sedimentation Controls (Rock Construction Entrance, Compost Sacks, etc.) are proposed around the project site in an effort to minimize any construction related pollution from leaving the site.

16. 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 Socks, the potential for thermal impacts to the watershed will be reduced by 30%. Socks will be installed in the post-construction phase, impervious cover has been reduced by 30%. Socks will be installed in the post-construction phase, thereby also reducing thermal impacts to the watershed.

17. Area of Pool included to show compliance related to Lot Impervious Cover. Pool area has been included in the calculations for stormwater control.

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 to discuss the proposed earth disturbance activities. At the time of starting any earth disturbance activities, all contractors involved in those activities shall notify the Pennsylvania One Call Incorporated System at 811 or 1-800-242-1776 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 the next stage is initiated; clearing and grubbing shall be limited only to those areas necessary for the next 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 scorialed or otherwise loosened to a depth of 3" to 5" prior to topsoil placement and project bonding of the topsoil.

1. Stakeout and flag Limit of Disturbance. Install all Compost Filter Sock as shown and detailed on the plans.

2. Install Rock Construction Entrance, clear and grub existing vegetation (tree removal).

3. Strip and stockpile site soils, perform excavation activities for foundation & driveway. Install stone base for driveway.

4. 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.

5. Final grade lot and install any Landscaping and permanent stabilization (turf end/o seed lawn area).

6. Install final driveway paving.

7. Upon completion of site stabilization, all temporary erosion and sediment control measures may be removed. The Contractor, Conservation District, shall contact prior removal of all & measures to determine whether a site inspection is required prior to removal of measures.

Vegetated areas shall be considered permanently stabilized when a uniform 70% vegetative cover or erosion resistant permanent species have been achieved, or the area covered with an acceptable BMP will not move, minimum 12 months of erosion and sedimentation. Until such time as this standard is achieved, interim stabilization measures and temporary erosion and sediment control measures that are used to treat project runoff may not be removed, if soil areas appear to be compacted, scoria 6 to 12 inches prior to seeding. New topsoil shall be placed with a minimum depth of 6 inches.

SITE DATA and ZONING SCHEDULE

Zoning District: R-5 - AGRICULTURAL/RURAL RESIDENTIAL (Chapter 160, December 2004)			
ORDINANCE 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. / 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.	[1] 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.	[2] < 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 of 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.

SITE IMPERVIOUS (per 160-203.C)

ALLOWABLE MAXIMUM IMPERVIOUS CALCULATION:	67,529 Sq. Ft.
LOT AREA:	14,509 Sq. Ft.
ALLOWABLE IMPERVIOUS FORMULA:	0.179(67,529) + 2,422 =
Existing:	993 Sq. Ft. -
Demol:	413 Sq. Ft. +
New Const:	3,623 Sq. Ft. = 4,203 Sq. Ft.
PROPOSED:	14,509 Sq. Ft.
BUILDINGS:	229 Sq. Ft. -
IMPERVIOUS (Walks/Etc.):	265 Sq. Ft. +
POOL SURFACE AREA:	286 Sq. Ft. =
ASPHALT PAVING:	2,234 Sq. Ft.
SITE TOTAL:	890 Sq. Ft. +
POST-CONSTRUCTION NET:	6,285 Sq. Ft. = 9,703 Sq. Ft.
	+2,122 Sq. Ft.

Scale in Feet (1" = 20')

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EROSION and SEDIMENTATION CONTROL PLAN NOTES

1. All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated) shall be provided to the local conservation district and the owner and/or operator. The owner and/or operator shall be notified of any changes to the approved plan prior to implementation of those changes. The reviewing agency may require written submittal of those changes for review and approval at its discretion.

2. At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the local conservation district or the Department prior to implementation.

3. At least 3 days prior to starting any earth disturbance activities, or expending into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 or 811 for the location of existing underground utilities.

4. All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviations from that sequence must be approved in writing from the local conservation district or the Department prior to implementation.

5. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, and other objectionable material.

6. Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in the E&S plan.

7. At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance or site restoration. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.

8. Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan map(s) in the amount necessary to complete the finished grading of all exposed areas that are to be stocked with vegetation. Earth stockpiles shall be placed in areas that are not on the plan drawings. Stockpiles shall not exceed 10 feet in height. Slopes shall be 2H:1V or flatter.

9. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the local conservation district and/or the Department.

10. All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25Pa. Code 2601.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.

11. All off-site waste and borrow areas must have an E&S plan approved by the local conservation district or the Department fully implemented prior to being activated.

12. The contractor is responsible for ensuring that any material brought on site is clean fill. Form plans must be submitted to the appropriate agency for review and approval. If the E&S BMPs fail to perform as required, replacement BMPs, or modifications of those installed will be required.

13. All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.

14. Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event on a weekly basis. All pre-plant stabilization measures must be maintained until the site is graded, regrading, resurfacing, remulching and reseeding must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.

15. A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection. The log shall be kept on site for 2 years after the E&S BMPs are removed.

16. Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.

17. All sediment removed from BMPs shall be disposed of in the manner described in the plan drawings.

18. Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum depth of 3 inches prior to seeding and mulching. Fill outsides shall have a minimum of 2 inches of topsoil.

19. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.

20. All earth fills shall be placed in compacted layers not to exceed 9 inches in thickness.

21. Fill materials shall be free of frozen particles, brush, roots, soil, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.

22. Frozen materials or soft, muddy, or highly compressible materials shall not be incorporated into fills.

23. Fill shall not be placed on saturated or frozen surfaces.

24. Seeps or springs encountered during construction shall be handled in accordance with the standard and specifications for subsurface drain or other approved method.

25. All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.

26. Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be reseeded in accordance with the temporary stabilization specifications. Those areas which will be reseeded within 1 year shall be stabilized in accordance with the permanent stabilization specifications.

27. Permanent stabilization is defined as a minimum uniform, permanent 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting runoff due to slumping, sliding, or other movements.

28. E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized and no longer require protection from the local conservation district or the Department.

29. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district for an inspection prior to removal/conversion of the E&S BMPs.

30. After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed or converted to a permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs shall be stabilized immediately. In order to ensure rapid re-vegetation of disturbed areas, such removal/conversion are to be done only during the germinating season.

31. Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the local conservation district to schedule a final inspection.

32. Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall water be allowed to enter the surface waters or groundwater systems.

33. All channels shall be kept free of obstructions including but not limited to fill, rocks, leaves, woody debris, accumulated sediment, excess vegetation, and construction material/wastes.

34. Underground utilities cutting through any active channel shall be immediately backfilled and the channel restored to its original cross-section and protective lining. Any base flow within the channel shall be conveyed past the work area in the manner described in this plan until such restoration is complete.

I. RECEIVING WATERSHED:

The receiving watershed for this development is the Wissahickon Creek. The Chapter 93 classification for this receiving watershed is TSF & MF.

II. SURFACE STABILIZATION CRITERIA:

All disturbed soil surfaces including soil stockpiles that are subject to erosion shall be stabilized immediately, either temporarily or permanently. Crushed stone on pavement subgrades is considered adequate protection. Disturbed areas which are not at finished grade and which will be reactivated within 1 year, may be reseeded in accordance with the permanent stabilization specifications. During non-germination periods, mulch shall be applied at recommended rates. Germination period shall be from April 1st to June 15th and August 15th to October 15th, during non-germination periods mulched areas shall be tilled, fertilized, seeded and mulched immediately.

Contractor/Applicant shall assume responsibility for the maintenance and operation of all erosion and sediment control facilities.

Silt fence must be installed parallel to existing contours and constructed in level segments. The ends of the fence must be extended a minimum of eight (8) feet up slope and at forty-five (45) degrees to the main fence alignment.

If any of the measures contained within this plan prove inadequate at removing sediment from flows prior to discharge or stabilizing the surfaces involved, additional measures must be immediately implemented. The contractor shall eliminate all such problems. Silt measures shall be approved by the local soil conservation district.

A reserve supply of crushed stone, silt fence, temporary sand and hay bales shall be maintained on site for emergency replacement of any failing erosion and sediment control measures.

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.

III. EROSION CONTROL DEVICES / MAINTENANCE PROGRAM:

STABILIZED CONSTRUCTION ENTRANCE: Entrances are to be constructed per Ch. 102 Standard Construction Detail #16 and the details provided with this plan set. Stabilized construction entrances shall be maintained so that tire scrubbing activity does not become ineffective. Any buildup of mud or soil on the street shall be cleaned immediately by hand or mechanical sweeping.

PUMPED WATER FILTER BAGS: Pumped Water Filter Bags shall be installed per Ch. 102 Figure 3.18 and the details provided with this plan set. Washout Areas shall be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Plastic liners should be replaced with each cleaning of the washout facility.

COMPOST SOCK CONCRETE WASHOUT AREA:

Compost Sock Concrete Washout Areas shall be installed per Ch. 102 Figure 3.18 and the details provided with this plan set. Washout Areas shall be inspected daily. Damaged or leaking washouts should be deactivated and repaired or replaced immediately. Accumulated materials should be removed when they reach 75% capacity. Plastic liners should be replaced with each cleaning of the washout facility.

COMPOST FILTER SOCKS:

Compost Socks shall be installed per Ch. 102 Standard Construction Details #4-1 and the details provided with this plan set. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.

SEDIMENT DISPOSAL: Additional seeding and mulching, the placement of sod, armoring the channel with a stronger stabilization blanket, or the placement of rip-rap.

IV. UTILITY TRENCH EXCAVATION:

GENERAL REQUIREMENTS:

Exposed trench excavations have high potential for accelerated erosion and sediment pollution. Since these excavations are usually located at lower elevation along or across earth disturbance sites, open trench excavation is to be avoided to the maximum extent possible and convey to site boundaries or waterways. The most important erosion and sediment pollution control consideration for trench construction is the limiting and specific scheduling of work activities.

CONSTRUCTION REQUIREMENTS:

Limit advance clearing and grubbing operations to a distance equal to two times the length of pipe installation that can be completed in one day.

Work crews and equipment for trenching, placement of pipe, plug construction and backfilling will be separated and separate from clearing and work crews and site restoration and stabilization operations.

All soils excavated from the trench shall be placed on uphill side of the trench.

Limit daily trench excavation to the length of pipe placement, plug installation and backfilling that can be completed in one day.

Water which accumulates in the open trench will be completely removed by pumping before pipe placement and/or backfilling begins. Water removed from the trench shall be pumped through a filtration device.

On the day following pipe placement and trench backfilling, the disturbed area will be graded to final contours and immediately stabilized.

Soils excavated from the existing surface layer should be stockpiled separately and returned as final surface layer following trench backfilling.

V. FERTILIZATION, SEEDING AND MULCHING:

TEMPORARY COVER ON DISTURBED AREAS:

Disturbed areas not at finished grade which will be reseeded within one (1) year may be seeded and mulched with a temporary seed cover.

PERMANENT COVER ON DISTURBED AREAS:

Disturbed areas which are either at finished grade or will not be reseeded within one (1) year period must be seeded and mulched with a permanent seed mixture.

All disturbed areas shall be stabilized immediately with a temporary seed and mulch mixture applied at the recommended rates. Site preparation of mulch and maintenance shall be performed in accordance with the recommended rates. All pre-plant stabilization measures must be maintained until the site is to the proposed elevations. During non-germinating periods, mulch must be applied at the recommended rates.

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

MULCHING:

All seeded areas shall be mulched or blanketed to minimize the potential for failure to establish construction trenching. Trench wall reinforcement shall be provided on-site if necessary to stabilize construction trenching.

CORROSION TO CONCRETE/STEEL:

Soil testing should be conducted to determine the actual risk of corrosion to concrete or steel and if necessary, concrete mixes adjusted and steel coated to withstand the soil corrosiveness.

DROUGHT:

Special consideration should be applied to ensure that seed mixes and proposed plantings have sufficient water and nutrients within the soil to establish growth.

EASILY ERODIBLE:

Additional erosion control blanketing shall be considered to control any potential erosion in sloped areas.

DEPTH OF SATURATED ZONE/SEASONAL HIGH WATER TABLE:

Special consideration should be given to the depth of saturated zones or high water tables to ensure that any existing saturated zones or high water tables will not impact the proposed design.

HYDRIC/HYDRAIC INCLUSIONS:

Hydric soils shall be scarified and mixed with a planting soils mixture and/or topsoil to improve the vegetative properties of the soil.

LOW STRENGTH/LANDSLIDE PRONE:

Additional slope reinforcement mats or other slope reinforcement shall be considered to assist in landslide and erosion prevention.

SLOW PERCOLATION:

Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil.

PIPING:

Extra care must be taken in site grading to locate and identify any potential sinkhole areas, and if detected, immediate measures shall be taken to remediate any sinkhole locations.

POOR SOURCE OF TOPSOIL:

If on-site stockpiles are deemed to be poor for use in topsoil, improved topsoil shall be imported to the site and utilized for final site grading.

FROST ACTION:

Special care must be taken to ensure that the soil is not frozen solid when grading the site to the proposed elevations. If large areas of the project site appear to be frozen, the soil shall be thawed before being set to final design elevations.

WEETNESS:

Scarification of the subsoil shall be a consideration during final grading and topsoil placement to improve the infiltration rates of the subsoil. Additional plantings shall be considered to be placed on-site to assist in removing extra wetness from the soil.

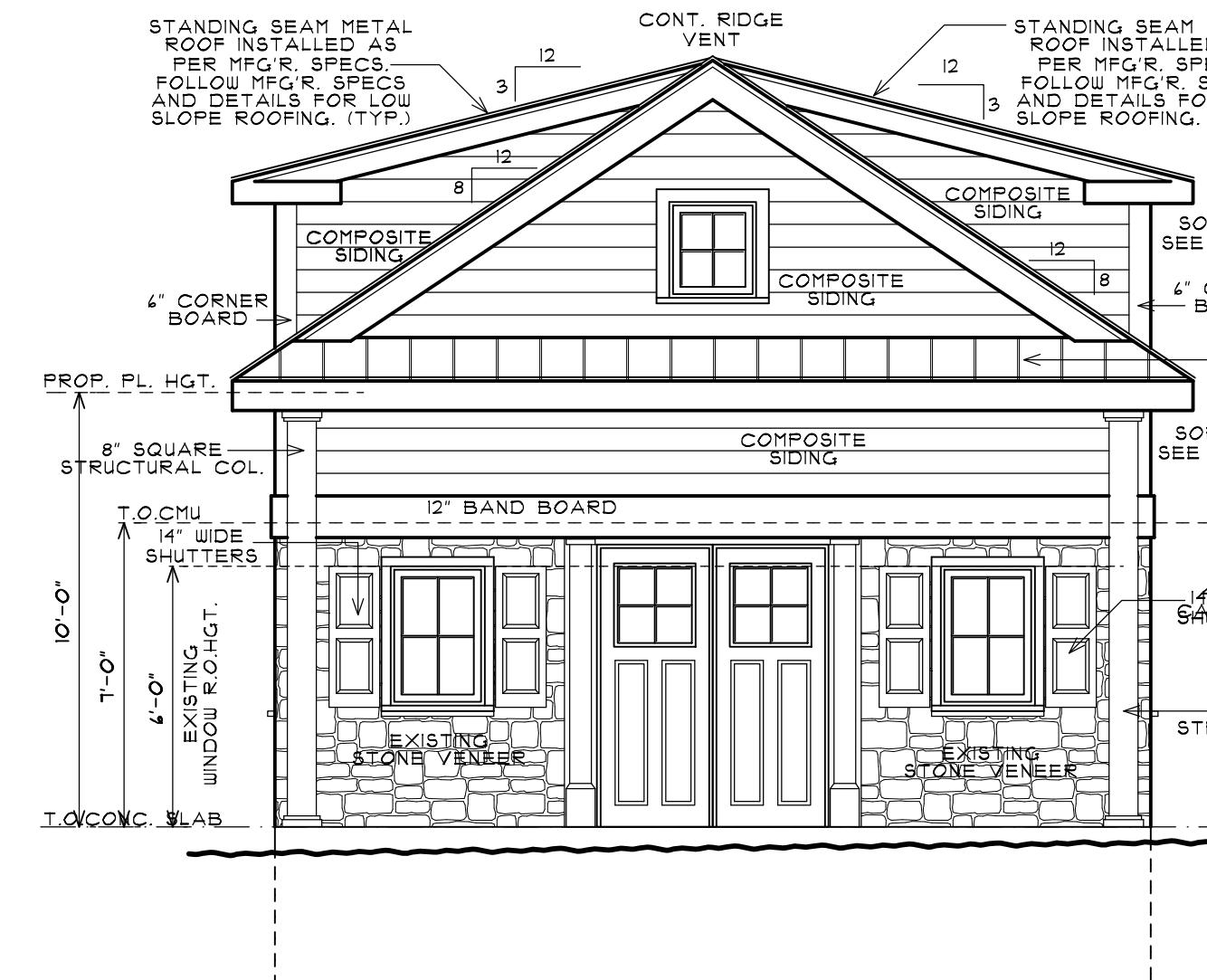
LIMITATION OF SOILS PERTAINING TO EARTHMOVING

SOILS NAME:	CUTBANKS	CAVE	CORROSION TO CONCRETE/STEEL	DROUGHT	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED HIGH WATER TABLE	HYDRIC/HYDRAIC INCLUSIONS	LOW STRENGTH/LANDSLIDE PRONE	PERCENTAGE OF FILTER SOCKS	PRUNING	POSSIBLE SOURCE OF FILTER SOCKS	FROST ACTION	SHRINK – SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Chaffont	X	C/S	X		X	X	X	X	X	X	X				X		
Lansdale	X	C	X						X	X	X						
Lawrenceville	X	C/S	X		X	X	X	X	X	X	X				X		

SPECIFIC LIMITATION RESOLUTIONS:

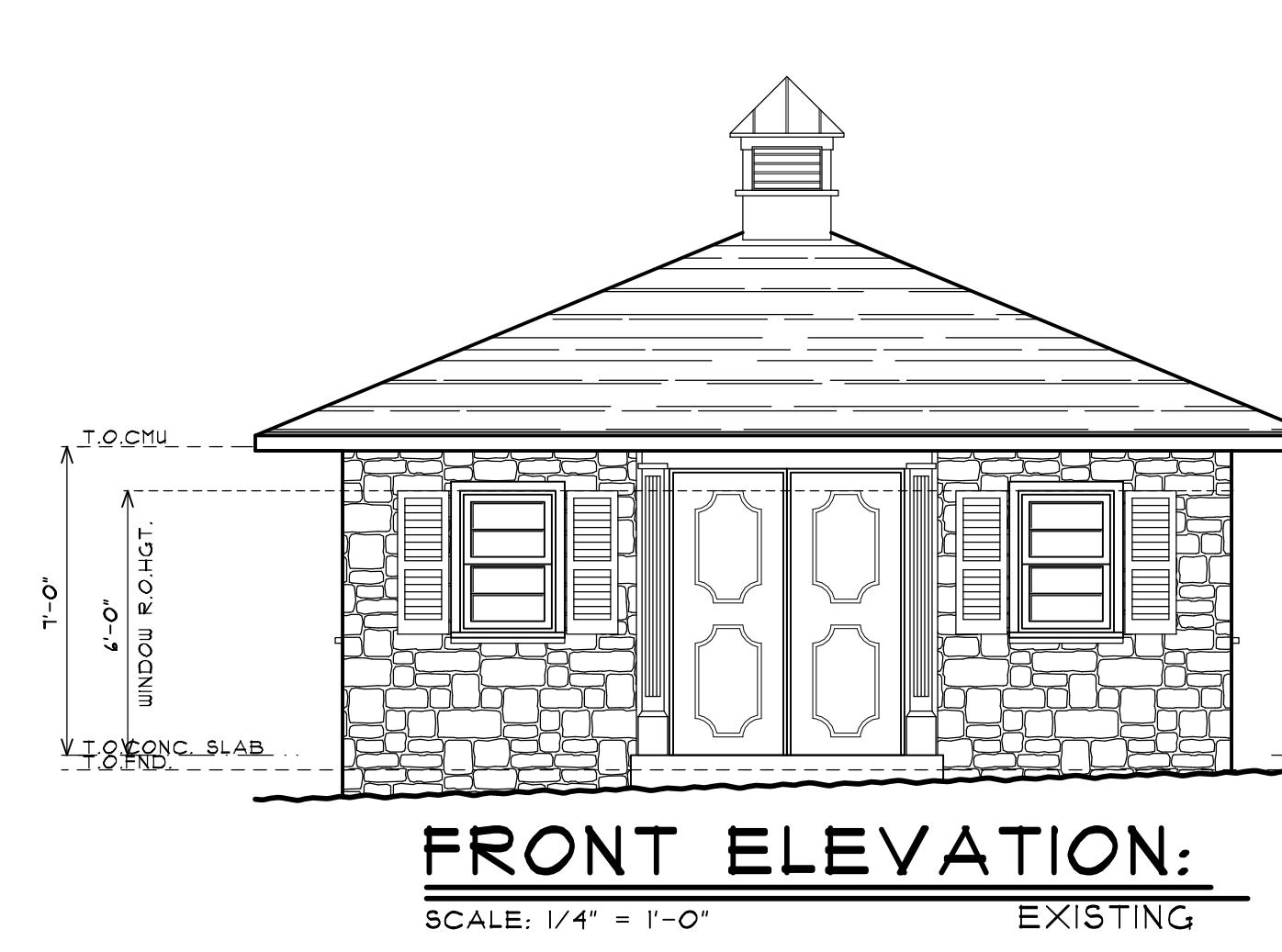
• CUTBANKS: Trench wall reinforcement shall be provided on-site if necessary to stabilize construction trenching.

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



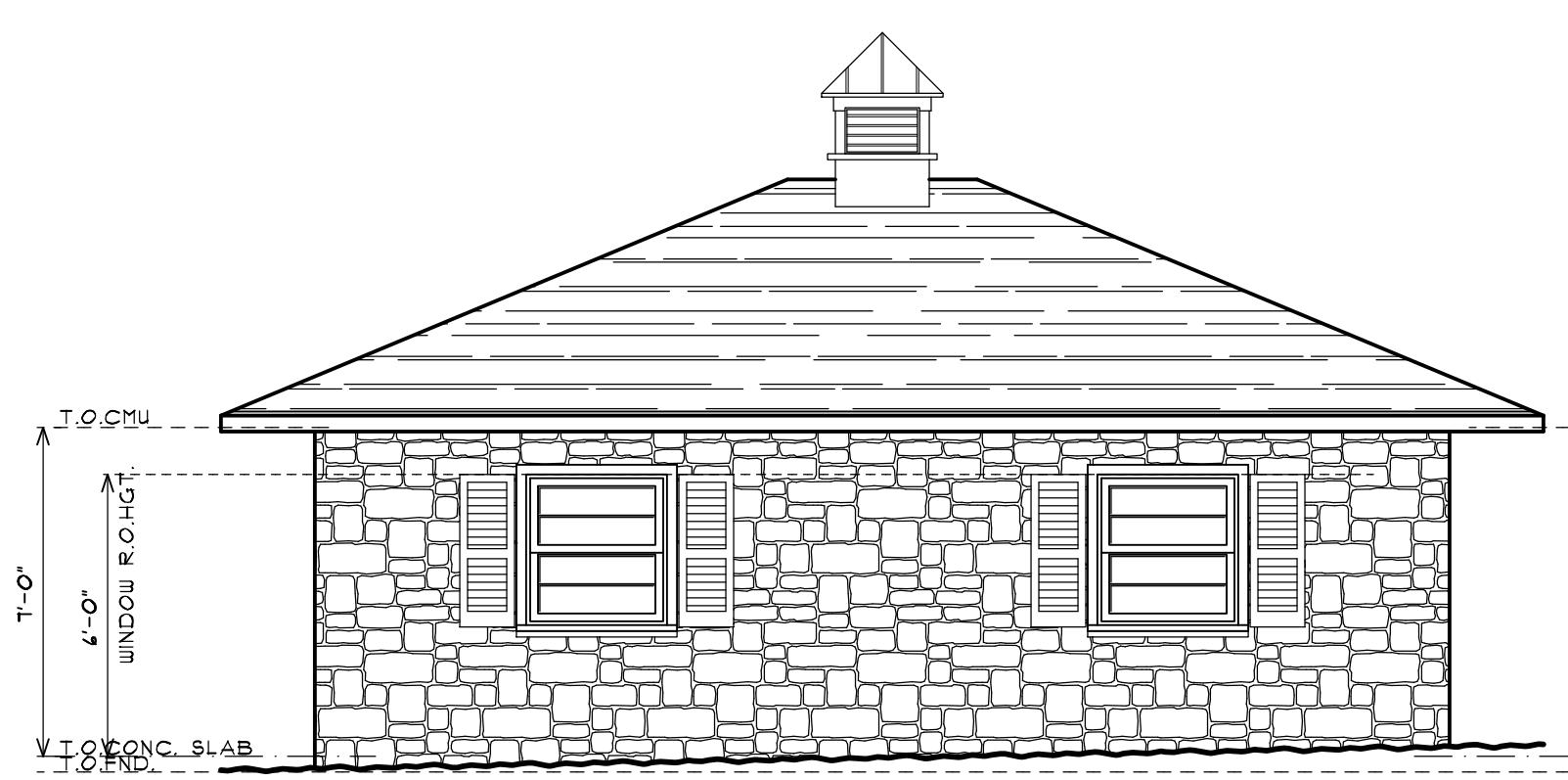
FRONT ELEVATION:

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



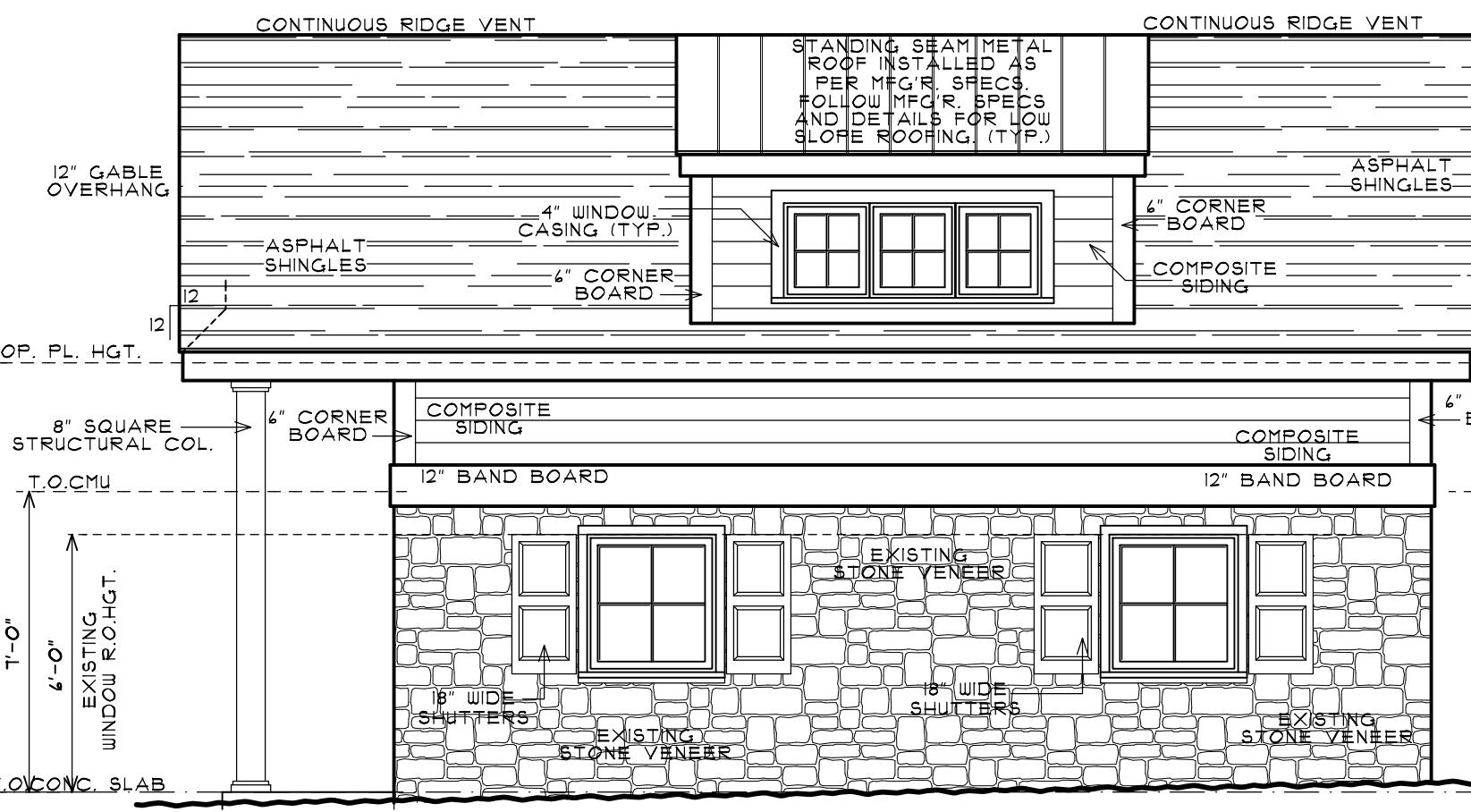
FRONT ELEVATION:

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



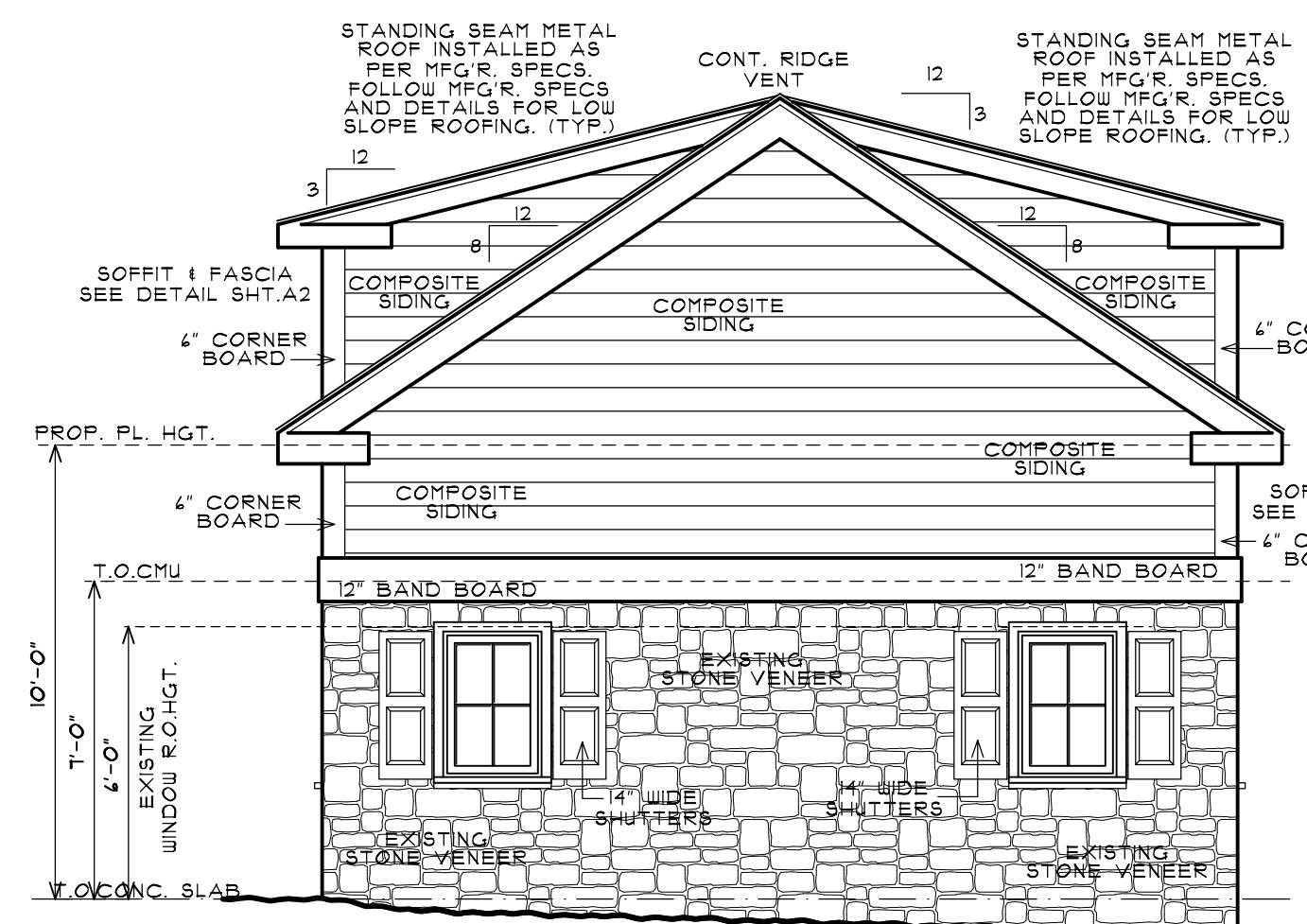
RIGHT SIDE ELEVATION:

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



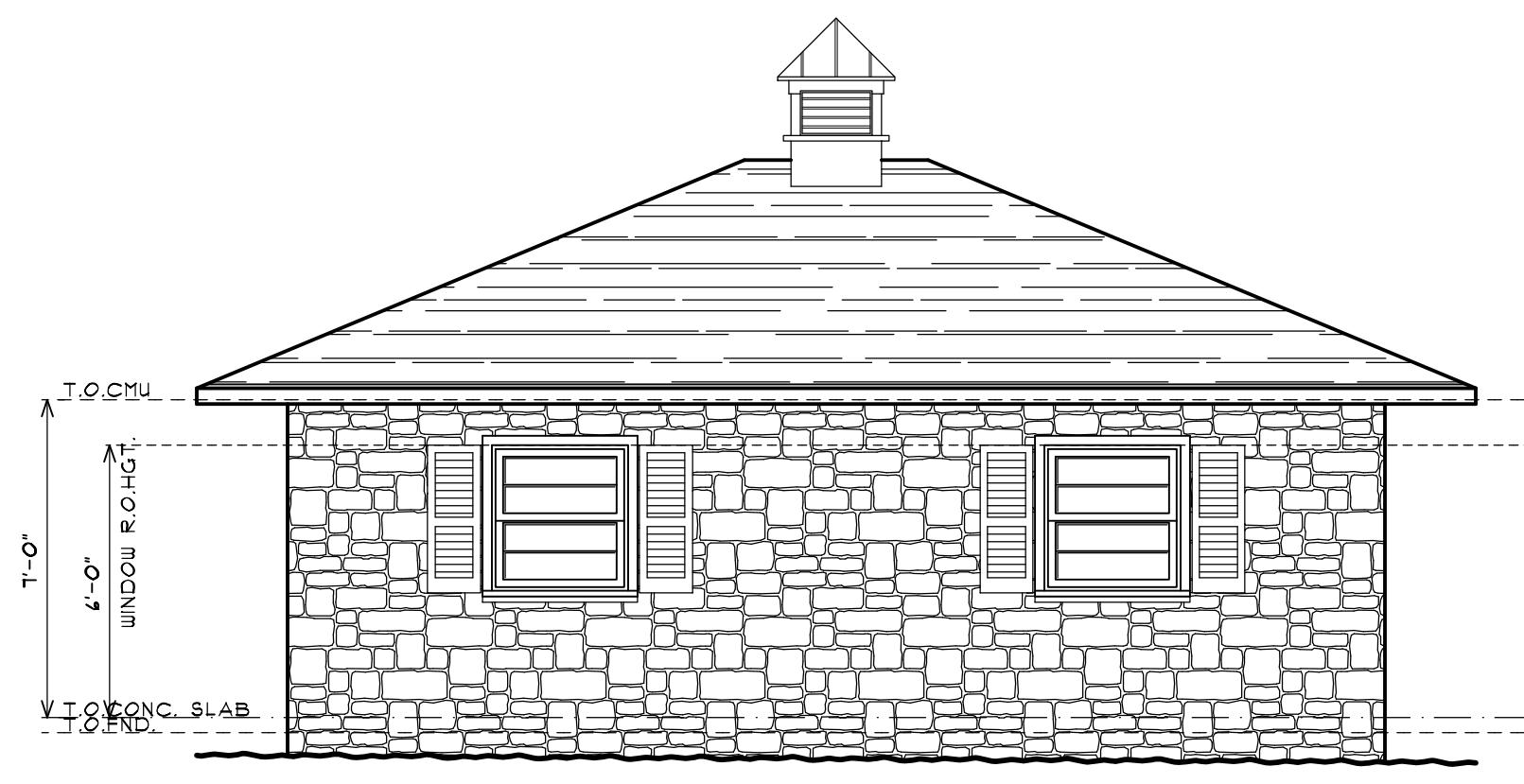
RIGHT SIDE ELEVATION:

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



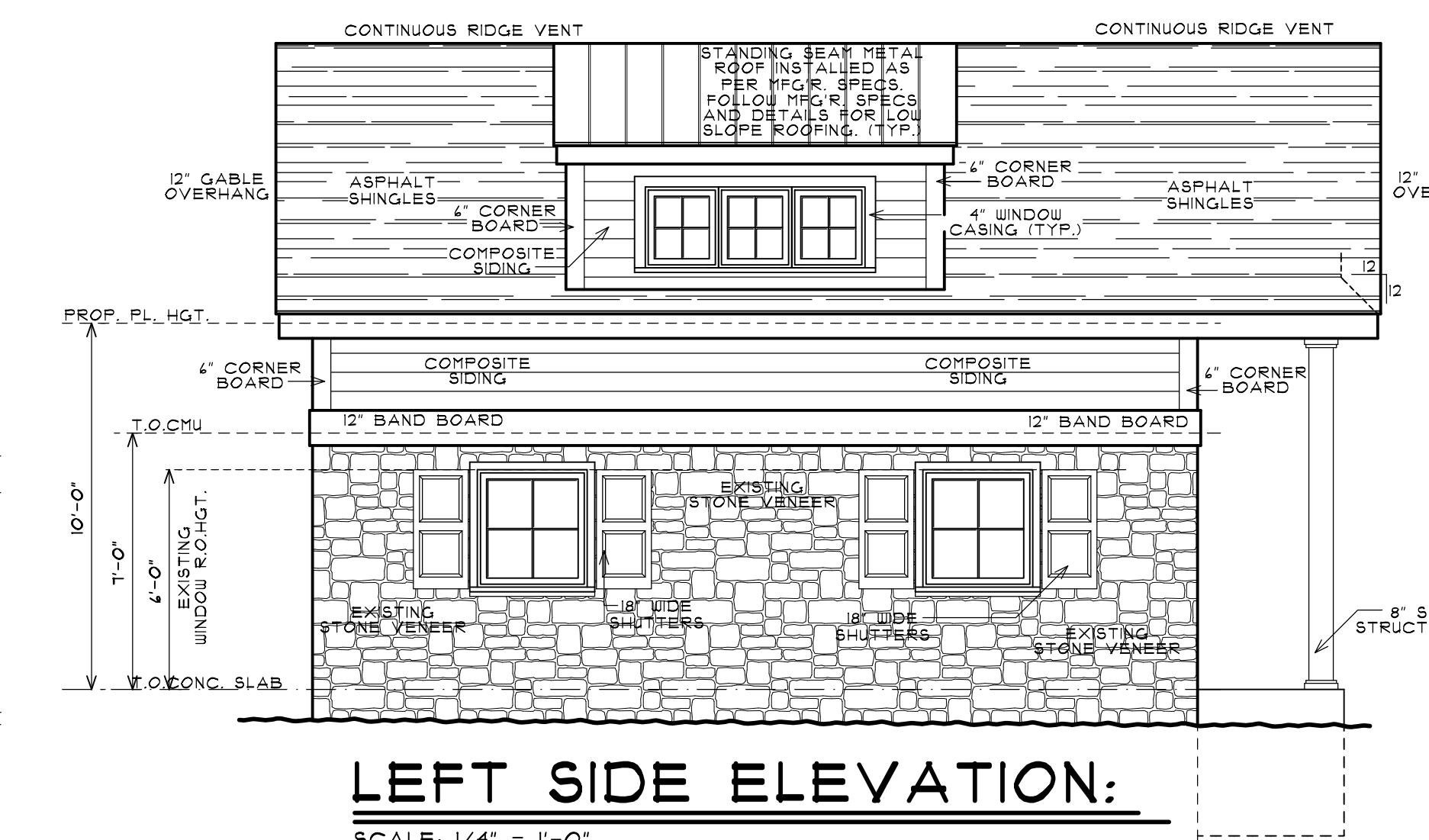
REAR ELEVATION:

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



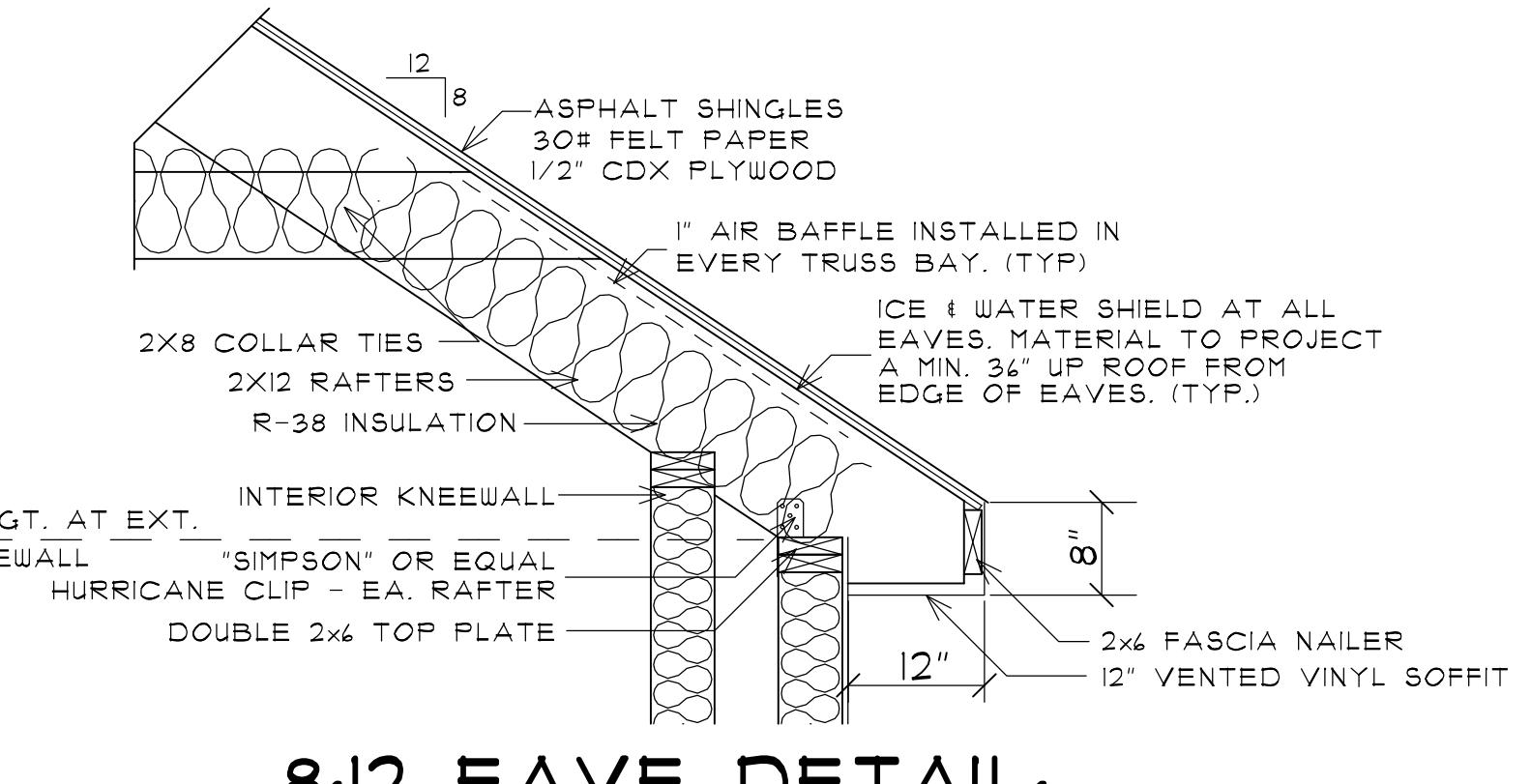
LEFT SIDE ELEVATION:

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



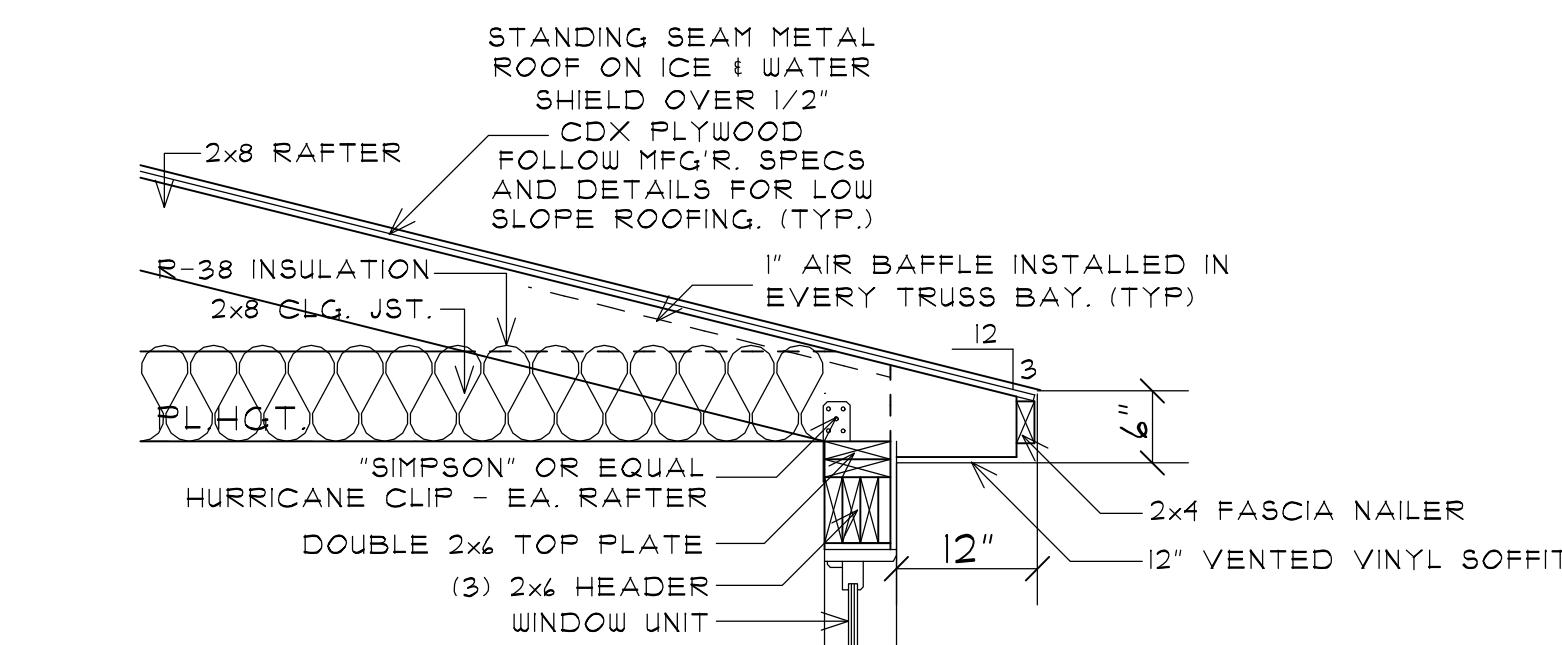
LEFT SIDE ELEVATION:

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



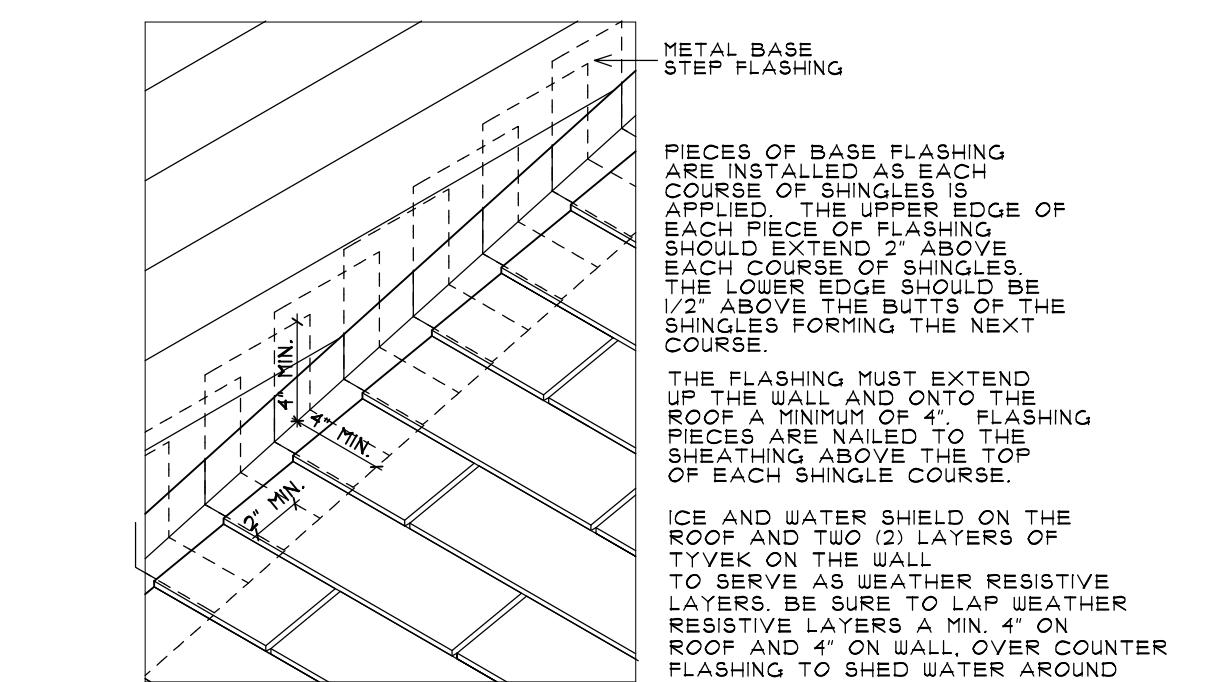
8:12 EAVE DETAIL:

SCALE: 3/4" = 1'-0"



3:12 EAVE DETAIL:

SCALE: 3/4" = 1'-0"



FLASHING @ SIDING:

SCALE: 1 1/2" = 1'-0"

EXISTING ELEVATIONS
 PROPOSED ELEVATIONS
 EAVE DETAILS
 FLASHING DETAILS

J2H DESIGNS

55 PLANK AVENUE, PAOLI, PENNA. 19301
 TELEPHONE (40) 641-8189 * FAX (40) 689-0663
 E-MAIL: j2hdesigns@comcast.net

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REVISIONS

DATE: SEPTEMBER 26, 2024 FILE NO.: 24-034
 SHEET NO. OF 2 SHEETS

A-2

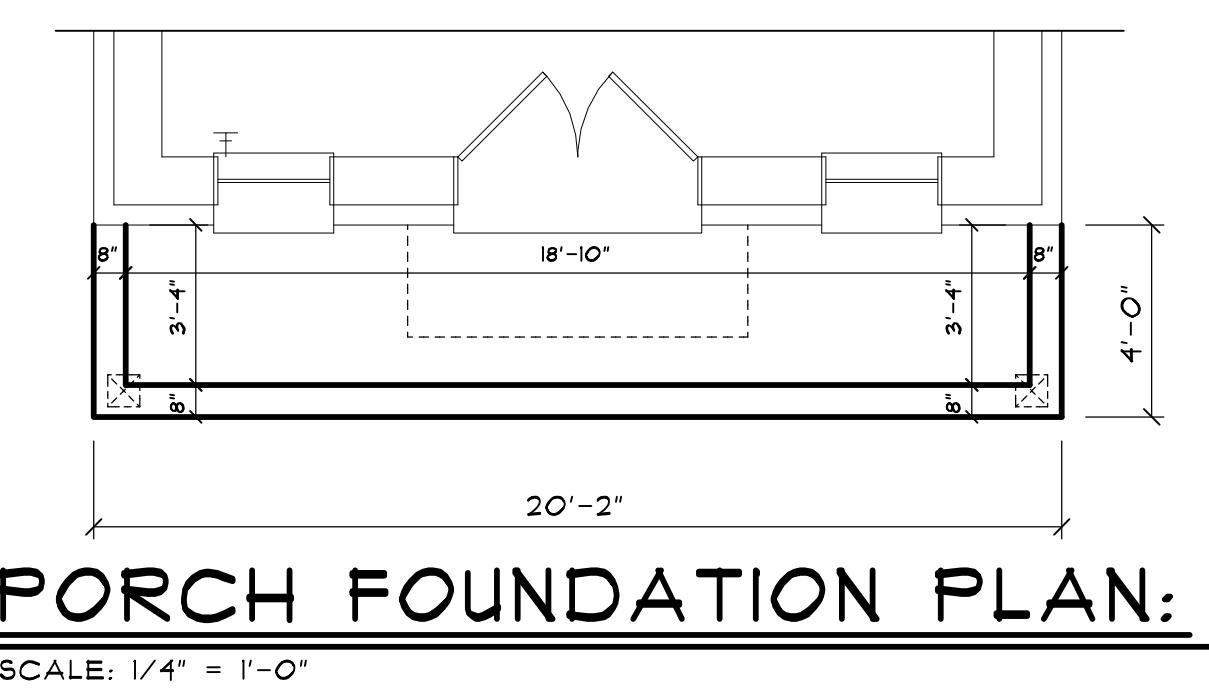
THE MCCUNE RESIDENCE
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POOLHOUSE RENOVATION
25 TOWNSHIP LINE ROAD, BLUE BELL, PA. 19422
WHITPAGIN TOWNSHIP, MONTGOMERY COUNTY

9-24-24
J2HFILE:24-O34

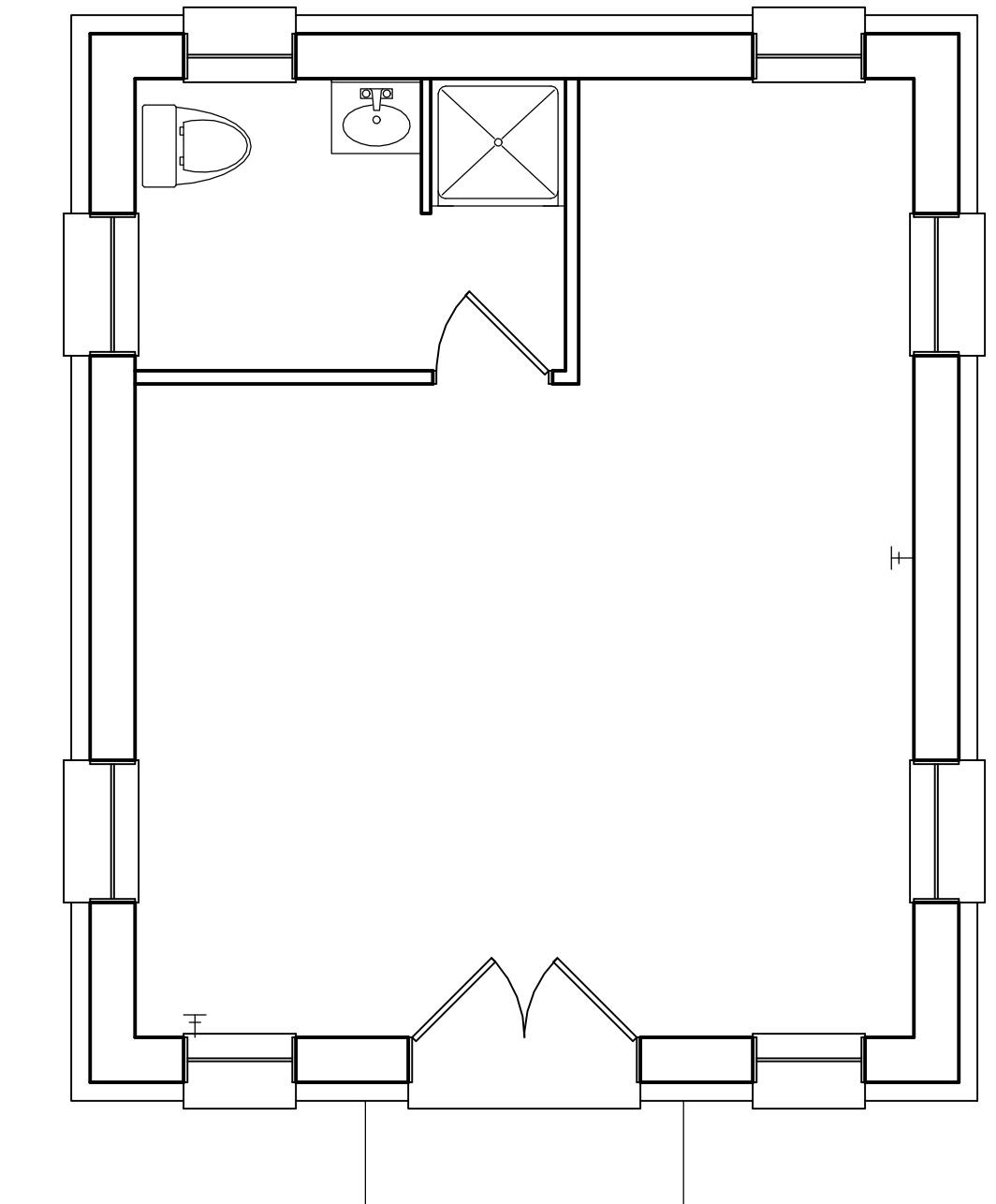
EXISTING FIRST FLOOR
PORCH FOUNDATION
PROPOSED FIRST FLOOR
DORMER FRAMING PLAN
ROOF PLAN
PORCH DETAIL
FRAMING DETAIL
BUILDING FLASHING DETAIL

J2H DESIGNS
55 PLANK AVENUE, PAOLI, PENNA. 19301
TELEPHONE (404) 641-8189 * FAX (404) 889-0663
E-MAIL: J2Hdesigns@comcast.net
CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN
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.

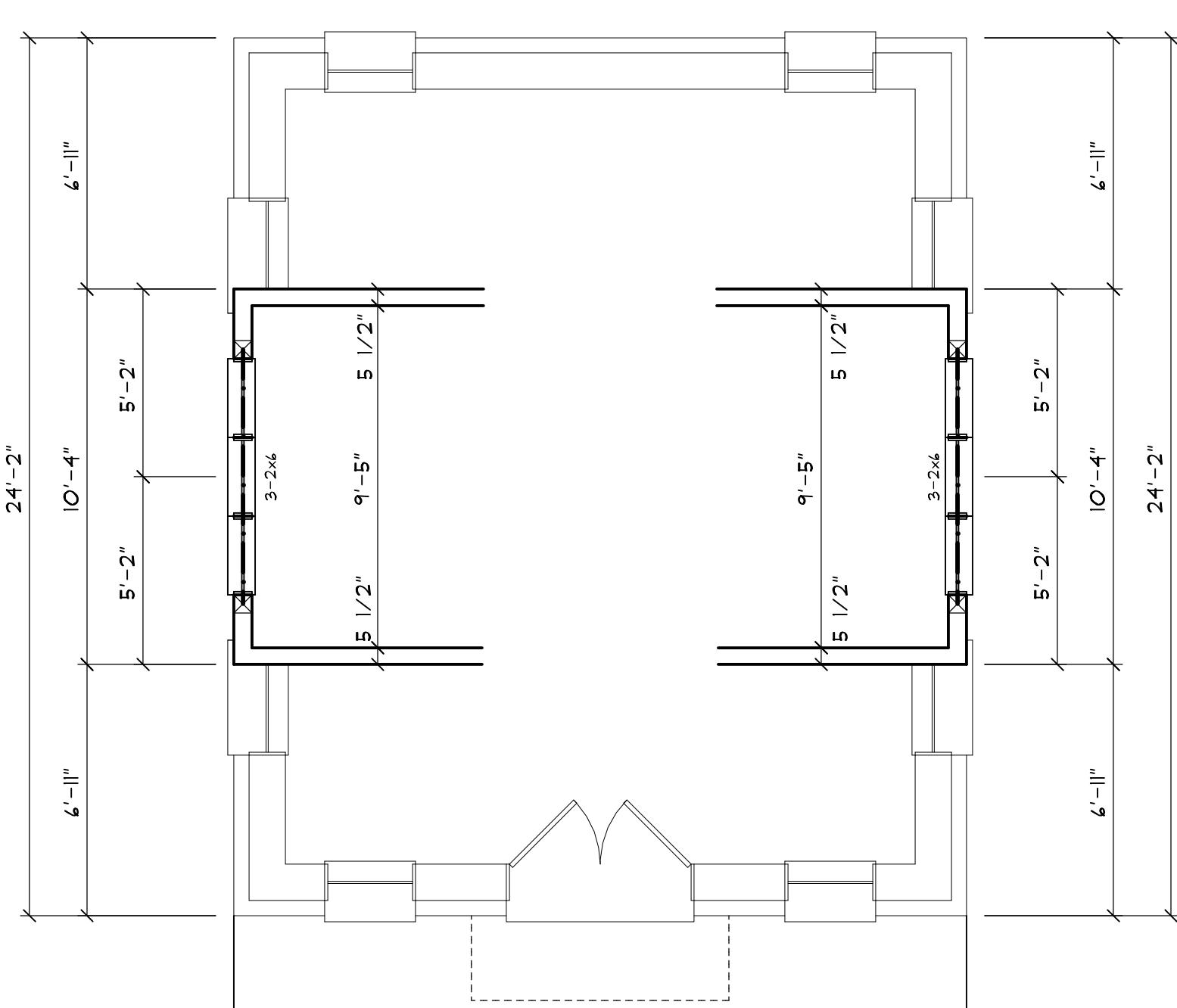
REVISIONS
DATE: SEPTEMBER 24, 2024
FILE NO.: 24-O34
SHEET NO.: 2 OF 2 SHEETS
A-1



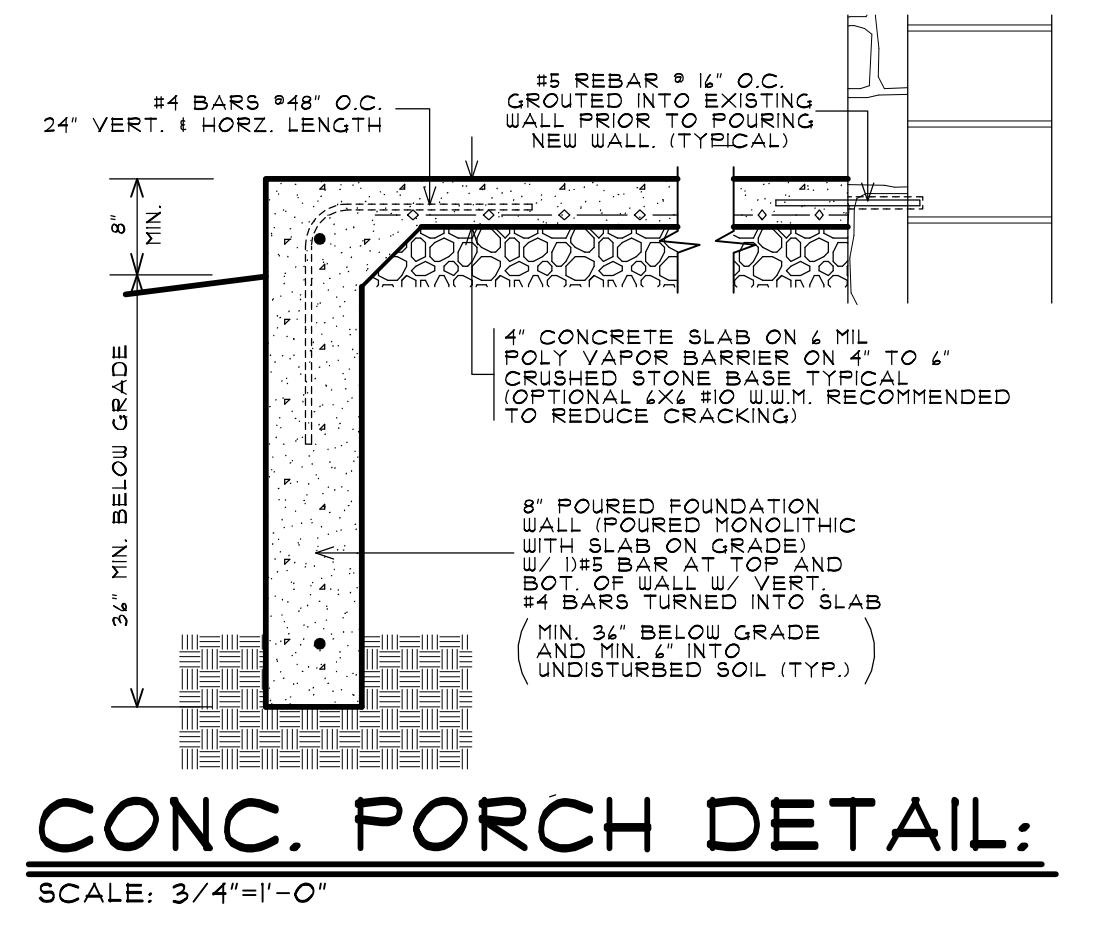
PORCH FOUNDATION PLAN:



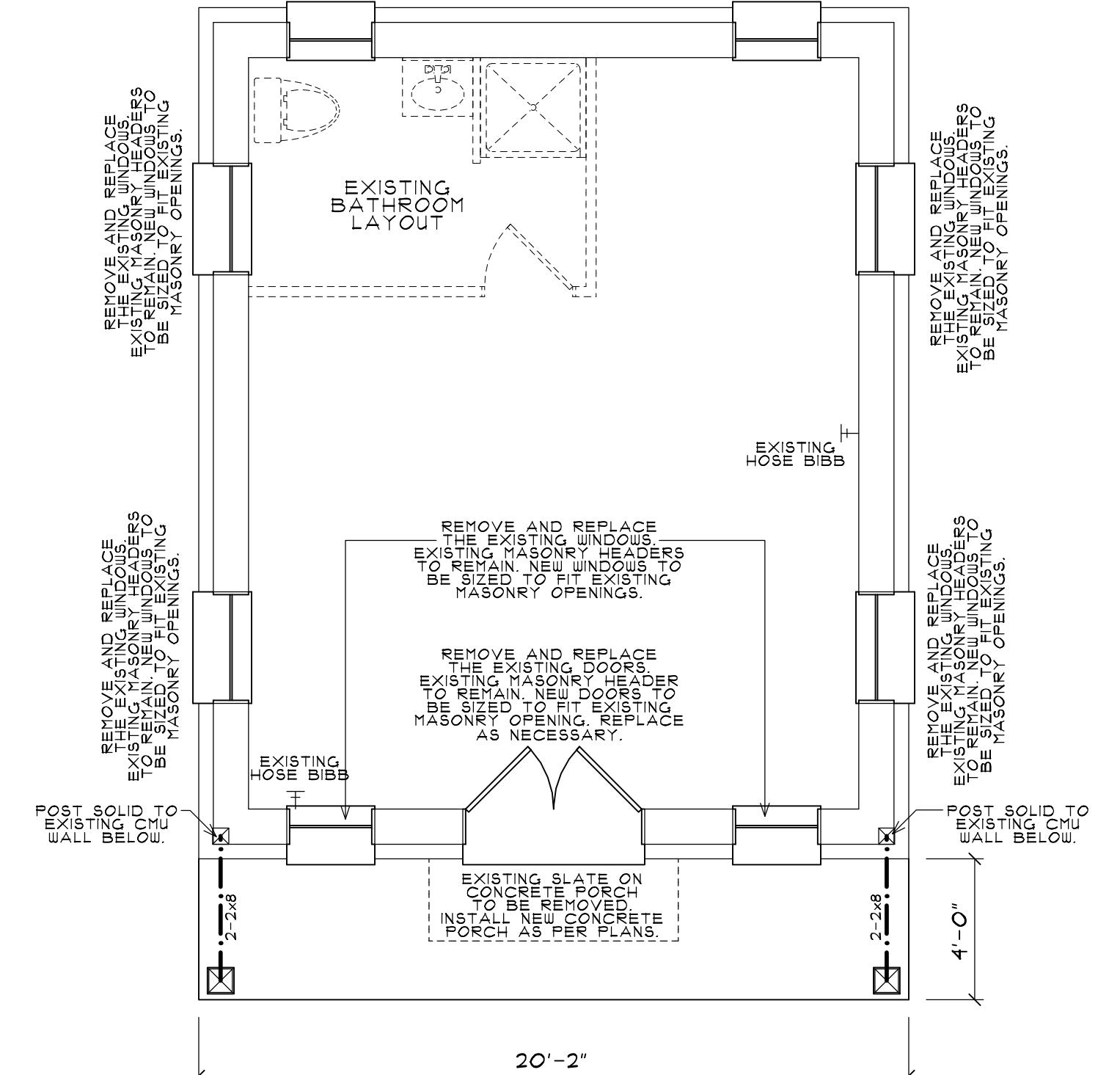
FIRST FLOOR PLAN:



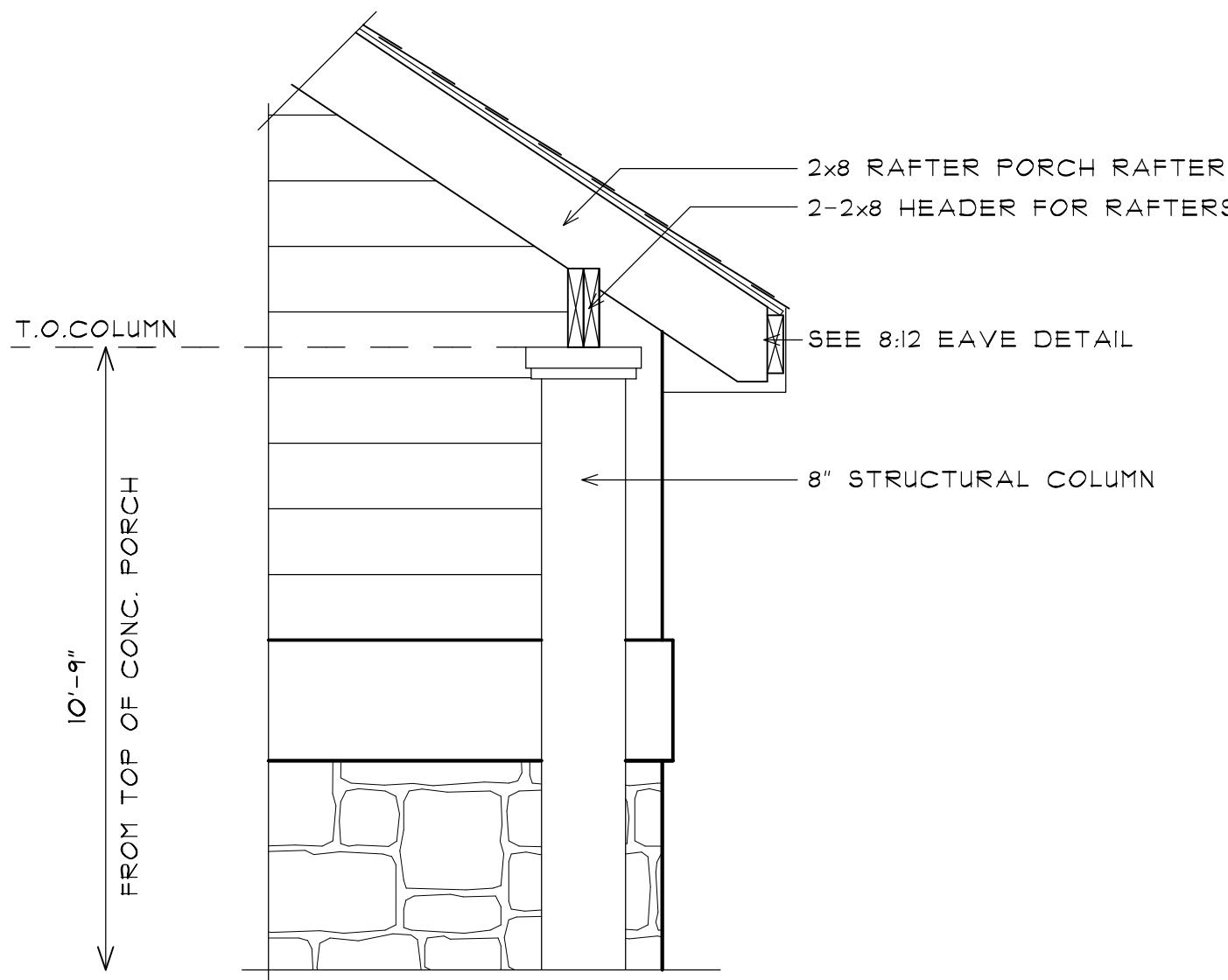
DORMER FRAMING PLAN:



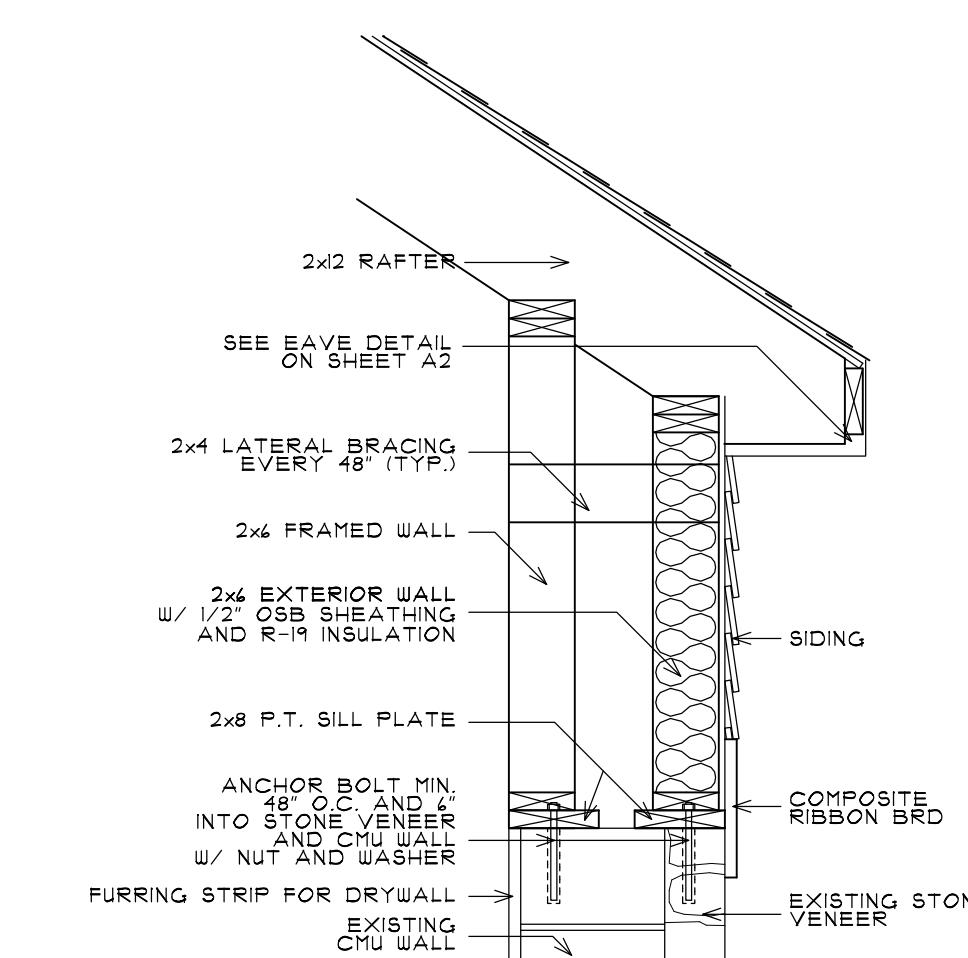
CONC. PORCH DETAIL:



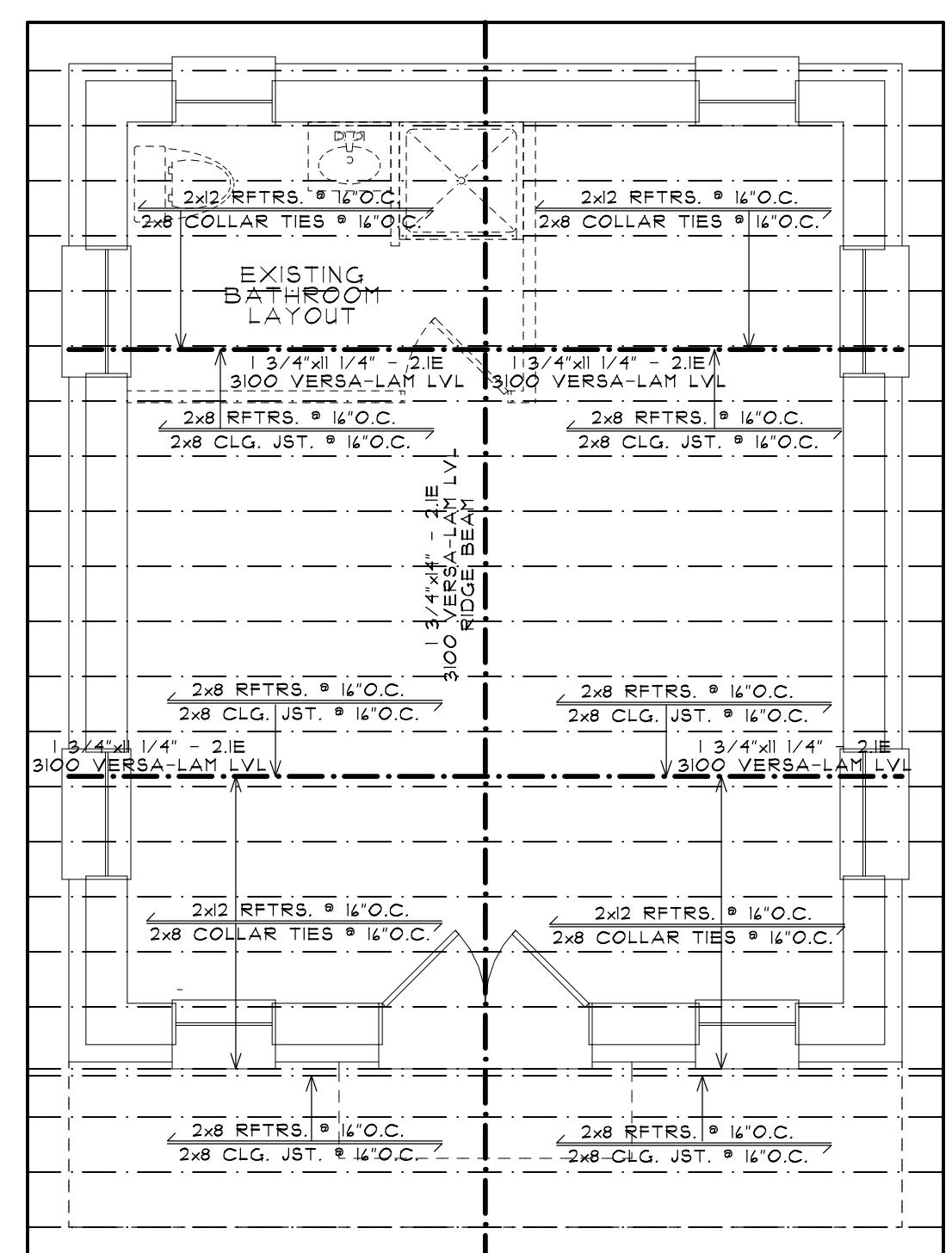
FIRST FLOOR PLAN:



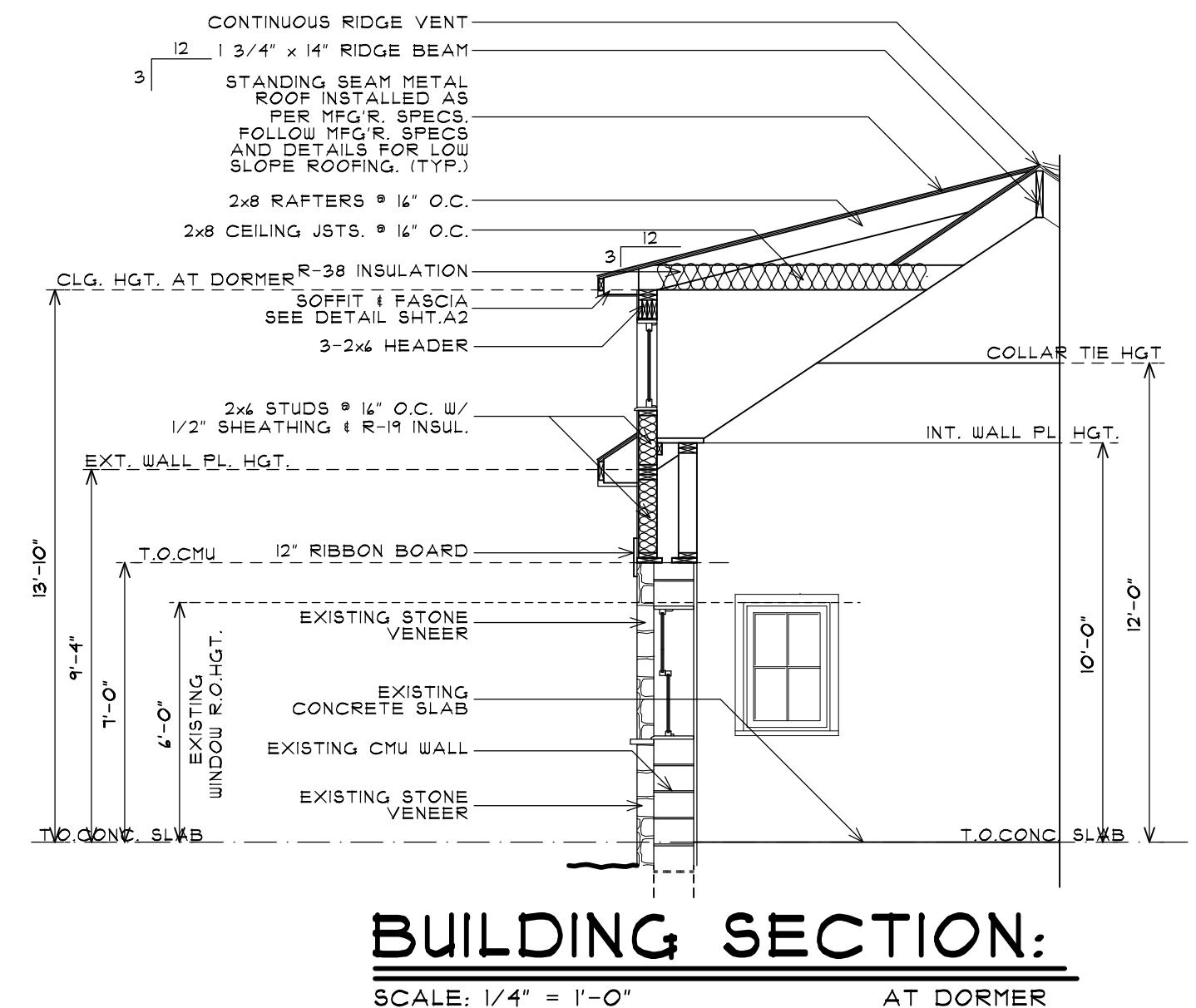
PORCH FRAMING DETAIL:



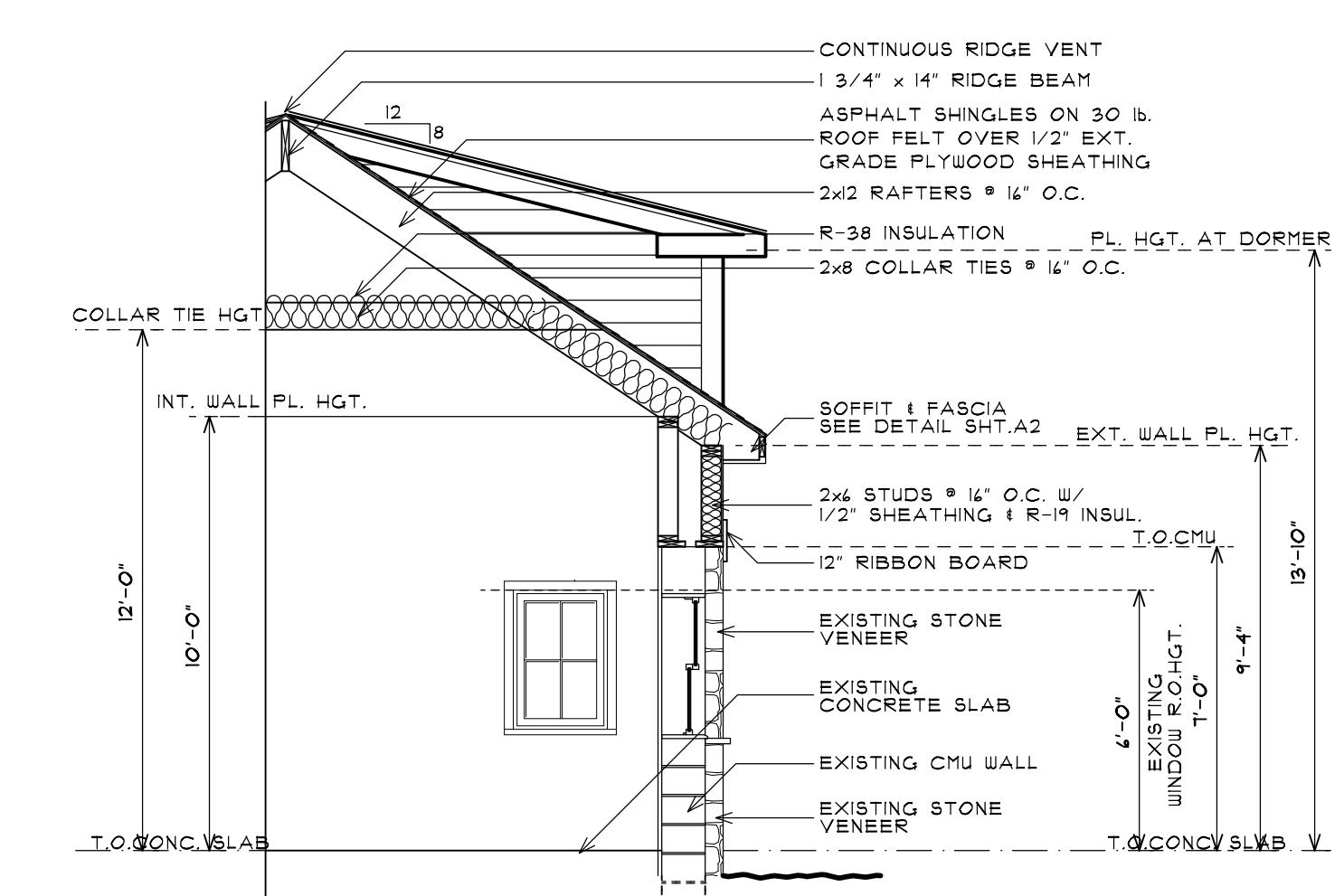
WALL CONNECTION DETAIL:



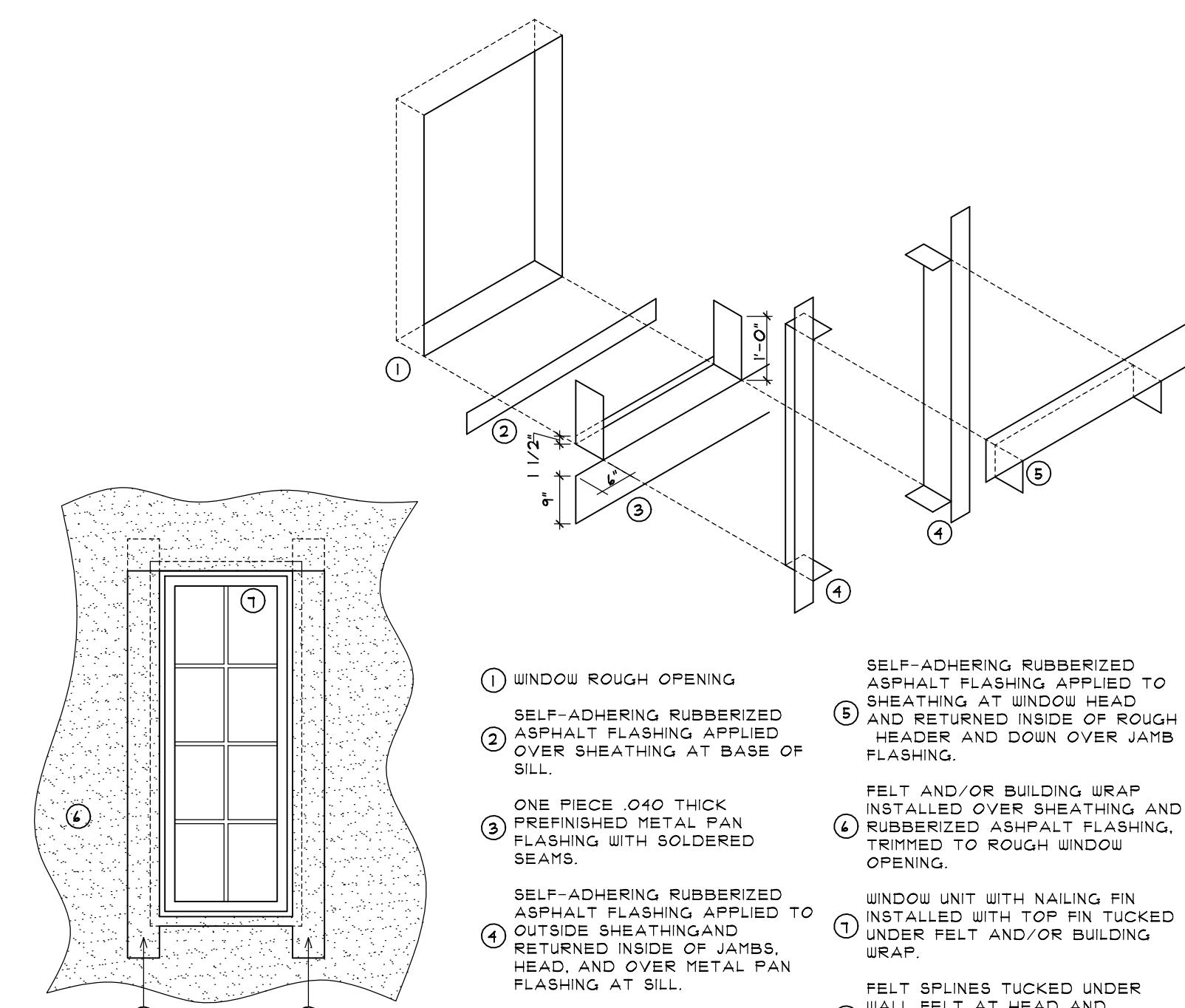
ROOF FRAMING PLAN:



BUILDING SECTION:



BUILDING SECTION:



WINDOW FLASHING:

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