

REF: BING MAPS LOCATION MAP SCALE: 1"=80'

LEGEND

- EXISTING CONTOUR
- PROPERTY/R.O.W. LINE
- ADJOINING PROPERTY LINE
- EXISTING BUILDING LINE
- MONUMENT
- PROPOSED POOL SURFACE
- PROPOSED POOL DECK
- PROPOSED STORMWATER
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FILTER SOCK
- LIMIT OF DISTURBANCE

PROPERTY OWNER INFORMATION:

CARRIE & KEVIN CAMERON
1137 MCKEAN ROAD
AMBLER, PA 19002
DEED BOOK 5986 PAGE 183

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED BY JOHNSON SURVEYING, INC DATED 9-28-2022.
2. HORIZONTAL DATUM IS ASSUMED. VERTICAL DATUM IS ASSUMED.
3. THE POOL REGULATIONS ARE SUBJECT TO THE 2015 INTERNATIONAL SWIMMING POOL & SPA CODE, SECTION 305.
4. THE POOL FENCE SHALL BE A MINIMUM OF 48-INCHES AND MEET ALL APPLICABLE BUILDING CODES. ANY PEDESTRIAN GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE.
5. THE TOWNSHIP IS GRANTED A BLANKET EASEMENT TO ENTER THE SITE FOR INSPECTION OF THE STORMWATER BMPs.
6. A DEED RESTRICTION SHALL PROHIBIT ANY REVISION TO THE APPROVED SWM PLAN UNLESS APPROVED BY THE TOWNSHIP IN WRITING.
7. THE AREA OF THE PROPOSED STORMWATER BMP MUST BE PROTECTED FROM COMPACTION PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. ALL DISTURBED SLOPES GREATER THAN 3:1 SHALL BE SODDED OR STABILIZED WITH EROSION CONTROL MATTING.
9. EACH DWELLING DOOR THAT DIRECTLY ACCESSES THE POOL AREA SHALL BE EQUIPPED WITH AN ALARM THAT SOUNDS AT LEAST THIRTY (30) SECONDS WHEN THE DOOR IS OPENED AND IS AUDIBLE THROUGHOUT THE DWELLING.

ZONING TABLE - Lower Gwynedd Township		
Zone: A-1 Residential District		
ITEM	PERMITTED	PROPOSED
Permitted Principal Uses	Single Family Detached Dwelling;	Single Family Detached Dwelling;
Single Family Detached Use Regulations		
Min. Lot Area	35,000 SF	38,663 SF
Min. Lot Width at Building Setback*	175 FT	168.1 FT
Min. Front Yard Setback *	65 FT	64.9 FT
Min. Side Yard Setback (each)	45 FT	45.1 FT
Min. Rear Yard Setback	65 FT	76.0 FT
Max. Impervious Surface Coverage**	25%	32.5%
Max. Building Coverage	20%	10.9%
Private Swimming Pool Setbacks		
Min. Side Yard Setback	25 FT	69.7 FT
Min. Rear Yard Setback	25 FT	25 FT

AREA CALCULATIONS	
Gross Lot Area	38,663 S.F.
Street Right-of-Way	0
Lot Area	38,663
IMPERVIOUS CALCULATIONS	
S.F.	
Existing Impervious Area	
Existing Dwelling/Covered Porches	4,205
Existing Driveway	4,995
Existing Concrete, Walks and Steps	648
Existing Deck	131
Existing Shed	125
Existing Garage	1,151
Total Existing Impervious	11,255
Total Existing Impervious Coverage	29.1%
Proposed Impervious Area	
Existing Dwelling/Covered Porches	4,205
Existing Driveway	4,995
Existing Concrete, Walks and Steps	648
Existing Deck	131
Existing Shed	125
Existing Garage	1,151
Proposed Pool/Pool Deck	1,293
Total Proposed Impervious	12,548
Total Proposed Impervious Coverage	32.5%
Change in Impervious Area	1,293

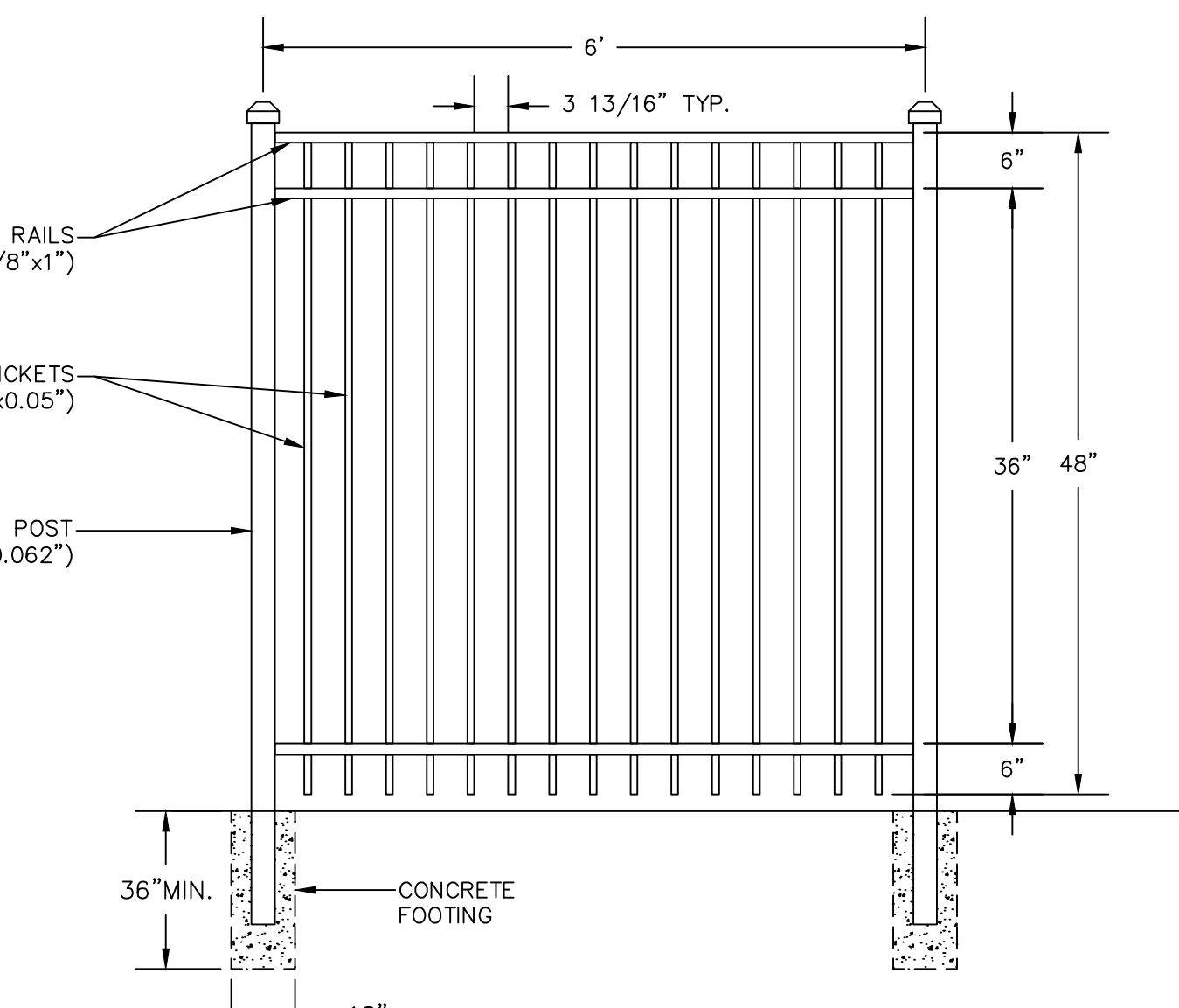
Wissahickon Creek - District B	
Volume Control - Simplified Method	
At least the first inch of runoff from new impervious shall be permanently removed from the runoff flow. It shall not be released in the surface waters of the commonwealth	
Captured Volume (CF) = (2" Runoff / 12 inches) * New Impervious Area (SF)	
Section 1241.408(b)1 Runoff Capture Requirements	
New/Reconstructed Impervious =	1263
Required Captured Volume (2") (CF) =	211
Provided Structural Volume (CF) =	215
Section 1241.408(b)2 Runoff Removal Requirements	
New/Reconstructed Impervious =	1263
Required Permanently Removed Volume (1") (CF) =	105
Provided Structural Volume (CF) =	215
Seepage Pit/Volume Calculation	
Elevation of Bottom =	317
Area of Bottom (SF) =	225
Elevation of Top =	319.5
Void Ratio =	40%
Depth (FT) =	2.5
Total Storage Volume (CF) =	225

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UusB	Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes	N	10 to 99	0 to 60	A

SOIL LIMITATIONS AND RESOLUTION:
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO POSSIBLE SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THE GROUNDWATER LIMITATION, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG TO RESOLVE THE BEDROCK LIMITATION, THE CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPLEABLE. IF ROCK IS NOT RIPPLEABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT SOCK AND TIRE CLEANER IN ALL AREAS SHOWN ON THE PLAN.
2. CLEAR AND GRUB AREA IN LIMIT OF DISTURBANCE.
3. COMMENCE STRIPPING OF TOPSOIL AND STORE IN STOCKPILE AREA.
4. CONSTRUCT POOL, POOL DECKING AND APPURTENANCES.
5. INSTALL STORMWATER FACILITIES. IF TRIBUTARY AREA IS NOT STABILIZED, SILT SOCK SHALL BE INSTALLED TO PROTECT RAIN GARDEN FROM SEDIMENT LADEN RUNOFF.
6. FINISH GRADE, SEED, MULCH AND/OR LANDSCAPE ALL DISTURBED AREAS.
7. 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.



NOTE: POOL FENCE SHALL BE COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
TYPICAL POOL FENCE DETAIL
OR APPROVAL EQUAL

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 686-3330
www.hcengineering.net

REVISIONS

Description	Date
REVISED POOL ORIENTATION	2023-06-26

CALL BEFORE YOU DIG!!
IN PENNSYLVANIA, ANY WORKING IN THE PUBLIC RIGHT-OF-WAY OR ON A STREET OR A CALL TO 811 IS REQUIRED TO LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.

Call System, Inc.
1-800-762-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO ANY EXCAVATION.

1137 MCKEAN ROAD
TMP# 39-00-02576-004 & 39-00-02602-005
LOWER GWYNEDD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

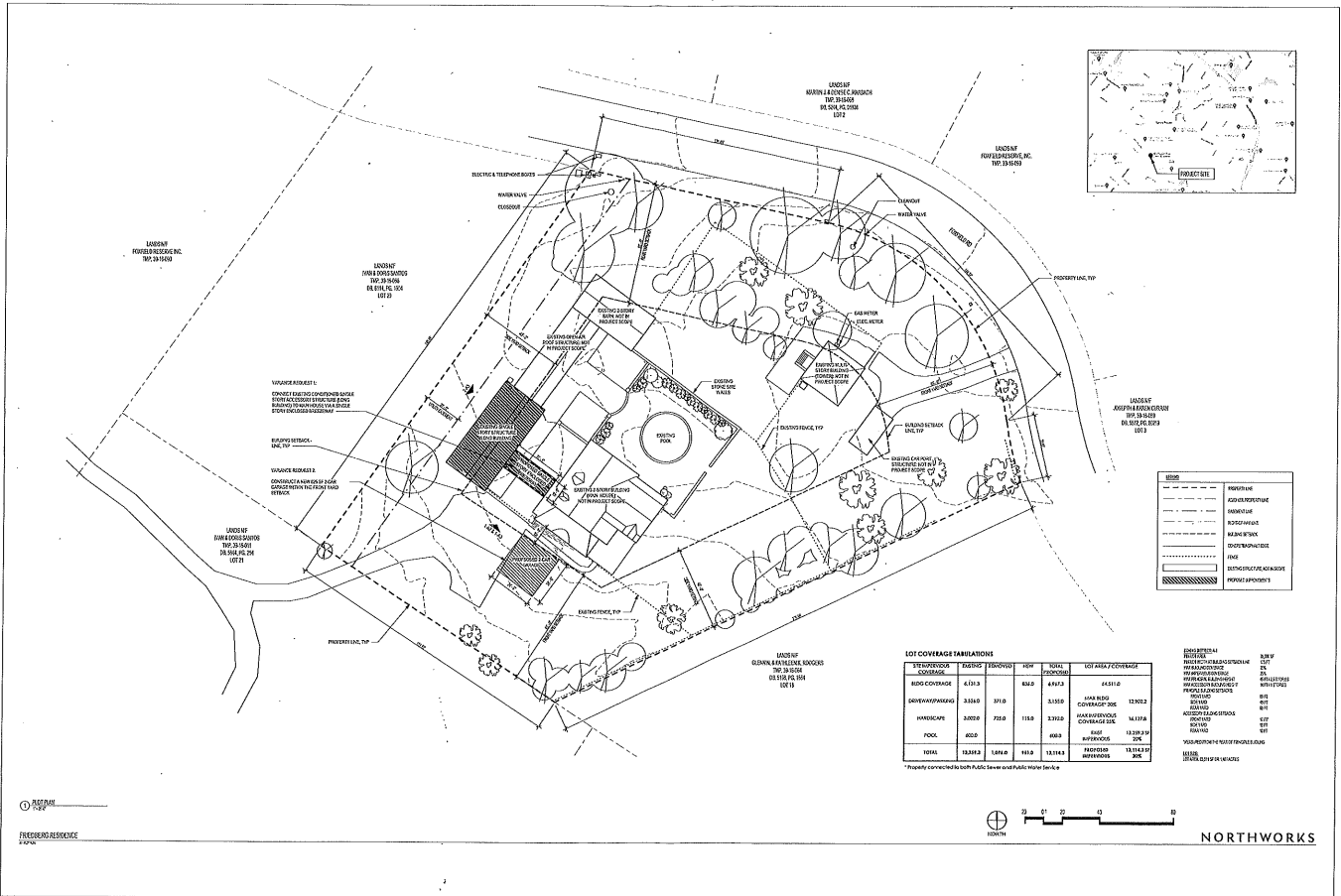
PERMIT PLAN

Robert T. Cunningham, P.E.
PA Lic. No. PA076424

File No.
1903_Permit Plan.DWG

HCE Job 1903
Date 3/31/2023
Scale 1"=20'
Designed RC
Sheet 1 of 2

Drawing No.
C1.0



LOT 10
 100' x 100'

LOT 11
 100' x 100'

WALKWAY
 10' x 10'

WALKWAY
 10' x 10'

LOT 12
 100' x 100'

LOT 13
 100' x 100'

LOT COVERAGE TABULATIONS

ITEM	DESCRIPTION	AREA (SQ FT)	PERCENT	TOTAL AREA (SQ FT)
LOT AREA		4,000.00	100.00%	4,000.00
DRIVEWAY/PARKING		3,500.00	87.50%	3,500.00
WALKWAY		200.00	5.00%	200.00
POOL		100.00	2.50%	100.00
TOTAL		3,800.00	95.00%	3,800.00

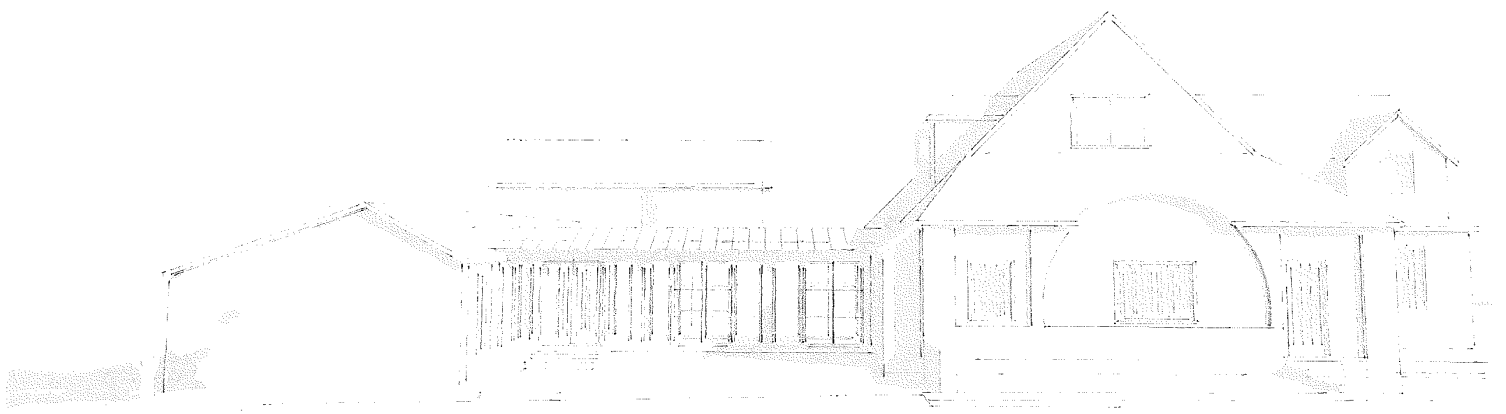
LEGEND

ROAD	ROADWAY
WALKWAY	WALKWAY
BIKEWAY	BIKEWAY
POLE LINE	POLE LINE
UTILITY	UTILITY
STRUCTURE	STRUCTURE



NORTHWORKS

PREPARED BY
 FREEMAN RESIDENCE



Friedberg Residence: Variance Submission
March 13, 2023



