



**Springfield Township
Planning Commission Meeting
September 5, 2023**

This is the regularly scheduled meeting of the Springfield Township Planning Commission. These meetings are held in-person with a 7:00 PM start time. This meeting is held at Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Notice: The Planning Commission of Springfield Township is an advisory board appointed by the Board of Commissioners. The actions of the Planning Commission on any agenda item does not reflect a final decision. The Board of Commissioners must render the final action on all agenda items.

Call To Order:

Roll Call:	Murray	Devine	Sands
	Schaefer	Blankin	Quill
	Harbison	Mascaro	Helwig

Minutes: Review the minutes from the August 15, 2023, meeting.

Commissioner's Report: Call on Commissioner Standish.

PC1: The Planning Commission will review the request submitted by PECO for a waiver from the requirement to submit a formal Land Development Application for the proposed improvements to 310 Roesch Avenue, Oreland, PA 19075. PECO proposes to pave approximately 14,500 square feet of the property for use as on-site parking. In addition, they propose to add a building of 1,920 square feet for use as a classroom and a 240 square foot building for use as bathrooms. The improvements are proposed to support a driver training program PECO would like to operate from the site. The property is zoned within the Industrial District of Ward #3 of Springfield Township.

Adjourned:

Note: The next scheduled meeting will be held on Tuesday, September 19, 2023.



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

James M. Lee
President

Baird M. Standish
Vice President

Peter D. Wilson
Michael E. Maxwell
Jonathan C. Cobb
Susanna O. Ratsavong
Brendan May

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Public Notice Planning Commission Meeting Waiver Request

This notice is sent to inform you that the Springfield Township Planning Commission will hold a public meeting on **Tuesday, September 5, 2023**, with a 7:00 P.M. start time to discuss the request for a waiver from the requirements of a Land Development submission for the property located at 310 Roesch Avenue, Oreland, PA 19075.

The Planning Commission will review the waiver requested by **PECO** for the property located at 310 Roesch Avenue, Oreland, PA 19075. The applicant proposes paving an area of the property for use as 12 on-site parking stalls. A 1,920 square foot building is proposed to the property, for use as training space. In addition, a 240 square foot modular trailer is proposed to be added and used as bathroom facilities. The applicant plans to use the property as a training area for PECO's Driver's Safety Training. The plan includes improvements to the existing on-site stormwater management system and a new landscaped buffer along the Roesch Avenue frontage. The property is zoned within the Industrial District of Ward #3 in Springfield Township.

A copy of both application and plans have been posted on Springfield Township's website at www.springfieldmontco.org. If you have any questions pertaining to this meeting, please feel free to contact me directly at 215-836-7600, ext. 1114 or by email at mpenecale@springfieldmontco.org.

Sincerely,
Mark A. Penecale
Director of Planning & Zoning
Springfield Township



SPRINGFIELD TOWNSHIP
APPLICATION FOR WAIVER OF
SUBDIVISION AND LAND DEVELOPMENT APPROVAL

APPLICATION FOR WAIVER OF LAND DEVELOPMENT APPROVAL

A Application is hereby made for approval by the Board of Commissioners of the attached Land Development Plan.

B Name of Land Development: 310 Roesch Ave

Location: 310 Roesch Ave, Oreland, PA 19075

C Name of Owner: PECO Energy Company

Address: 2301 Market Street, N3-3

Philadelphia, PA 19103

Phone #: Sandy Peterman (215) 841-5387

D Name of Applicant: PECO Energy Company

Address: 2301 Market Street, N3-3

Philadelphia, PA 19103

Phone #: Sandy Peterman (215) 841-5387

E Name of Engineer, Surveyor, or Planner responsible for preparation of the plan

Company: Rettew Associates, Inc; Engineer: Phillip K. Bain; Surveyor: Jason Moran

Address: 515 W. Hamilton Street, Suite 508, Allentown, PA 18101

F Existing Zoning Classification: (I) Industrial / (C) Residential

Total Acreage: 8.783 New Non-Res. Floor Area: 1,680 (sq. ft)

Sewerage: Public X Private Water: Public X Private



**SPRINGFIELD TOWNSHIP
APPLICATION FOR WAIVER OF
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

Intended Land Use(s)	# of Lots	Units	Buildings
() Residential	_____	_____	_____
(X) Commercial	1	1	1
() Industrial	_____	_____	_____
() Office	_____	_____	_____
() Other (Specify below)	_____	_____	_____

G Does this application meet all the requirements of the existing Zoning Classification? () Yes (x) No (if no, attach a list of variances and/or special exceptions) Continuation of prior non-conforming use.

H Is the property subject to any encumbrances, deed restrictions, etc.? () Yes (x) No (if yes, attach a copy)

I List additional material submitted with this application

1. Site Plans (Proposed improvements are two movable structures fastened to the pavement with Hurricane Straps)
2. BCWSA Sewer Capacity Letter
3. PWD Sewer Capacity Letter
4. Aqua Will Serve Letter
5. Memorandum: Response to Comments Generated for PECO (05/15/23)
6. Waiver Letter to follow

J Springfield Township Fee Schedule (non-refundable):

Checks should be made payable to "Springfield Township".

Land Development Fee Schedule

Use	Waiver Request/ Sketch Plan	Preliminary Plans	Final Plans
Residential	\$250	\$200 per D.U.	\$250 per D.U.
Nonresidential	\$250	\$500 + \$100 / acre	\$2,500 + \$150 / acre



**SPRINGFIELD TOWNSHIP
APPLICATION FOR WAIVER OF
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

K Escrow Fund

The escrow account shall be established based on the following calculations:

	\$3,000.00 per acre or fraction thereof	
Total Escrow Amount	\$ <u>2,500.00</u>	(As agreed amount of \$2,500.00 is being setup in escrow as requested when previously submitted check was returned to PECO)

L Springfield Township Application Fees

Waiver or Sketch Plan Fee	\$ <u>250.00</u>	
Preliminary Plan Fee	\$ _____	
Final Plan Fee	\$ _____	
Total	\$ <u>250.00</u>	(Submitted Separately) Check # _____

M Montgomery County Planning Commission Fee Schedule
Checks should be made payable to "Montgomery County Treasurer".

RESIDENTIAL LAND DEVELOPMENT

Number of Lots or Units (whichever is greater)	<u>General Fee + Fee Per Lot or Unit</u>
1 - 3	\$150 (flat fee)
4 - 20	\$180 + \$23 per unit
21 - 100	\$450 + \$21 per unit
101 +	\$1,060 + \$20 per unit

NON RESIDENTIAL LAND DEVELOPMENT AND CONVERSIONS

<u>Gross Square Feet of New Building</u>	<u>General Fee + Fee for every 1,000 gross sq. ft. (round to nearest whole dollar)</u>
1 - 3,000 sq. ft.	\$220 flat fee
3,001 - 25,000 sq. ft.	\$519 + \$27 for every 1,000 sq. ft.
25,001 - 50,000 sq. ft.	\$1,050 + \$23 for every 1,000 sq. ft.
50,001 - 100,000 sq. ft.	\$1,550 + \$20 for every 1,000 sq. ft.
100,000 + sq. ft.	\$2,580 + \$15 for every 1,000 sq. ft.

Total \$ N/A Check # 10135868



**SPRINGFIELD TOWNSHIP
APPLICATION FOR WAIVER OF
SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

N Signature

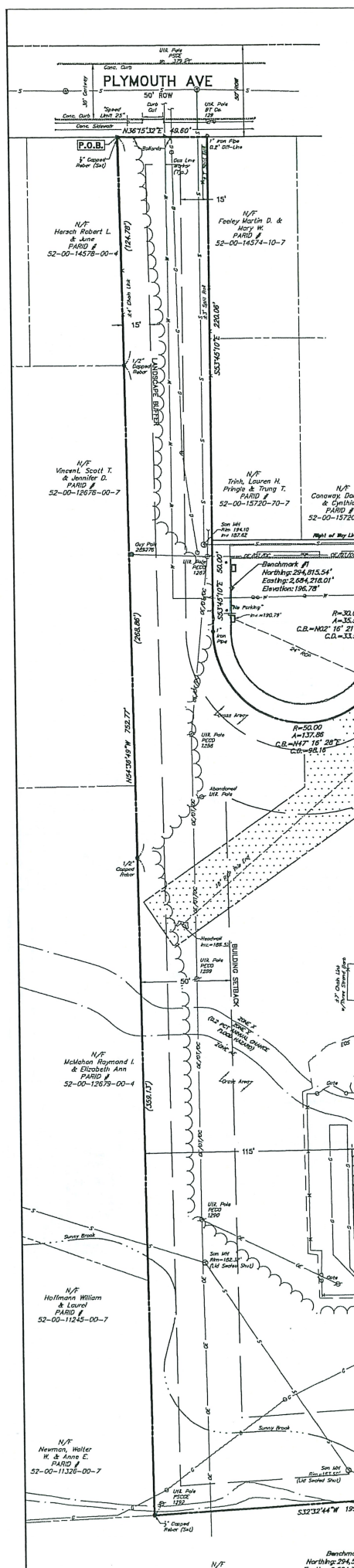
The undersigned represents that to the best of his/her knowledge and belief, all of the above statements are true, correct and complete.

In the event the applicant wishes to have the review by the Township discontinued, the applicant will notify the Township immediately, in writing, and processing of the review will be terminated upon receipt of such written notification to the Township, it being understood that all bills accrued to date of termination will be paid.

08-17-2023
DATE


SIGNATURE OF APPLICANT





SITE DATA

ADDRESS: 310 ROESCH AVE, ORELAND, PA 19075
 PARCEL ID: TITLES BK 521 PG 278 & BK 655 PG 280
 EXISTING TRACT AREA: 8.78 ACRES
 WATER: PUBLIC
 SEWER: PUBLIC

SPRINGFIELD TOWNSHIP ZONING DATA (I) INDUSTRIAL / (C) RESIDENTIAL*

EXISTING USE	UTILITY FACILITY	PERMITTED	EXISTING	PROPOSED
PROPOSED USE	UTILITY FACILITY (PERMITTED USE)	150 FT	800 FT	800 FT
MINIMUM LOT WIDTH		70 FT	0.01% (4,187 SF)	0.02% (5,843 SF)
MAXIMUM BUILDING COVERAGE		N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE		N/A	N/A	N/A
MAXIMUM LOT COVERAGE		N/A	N/A	N/A
FRONT YARD SETBACK		50 FT**	287 FT	79 FT
SIDE YARD SETBACK		50 FT**	115 FT	115 FT
REAR YARD SETBACK		50 FT**	148 FT	148 FT
MAXIMUM BUILDING HEIGHT		N/A	N/A	N/A

* THE PROPOSED IMPROVEMENTS ARE LOCATED IN THE I (INDUSTRIAL DISTRICT); THEREFORE ONLY I (INDUSTRIAL DISTRICT) DATA HAS BEEN APPLIED TO THIS SITE.
 ** A 50' SETBACK REQUIRED FOR PROPERTY BOUNDARIES ADJACENT TO RESIDENTIAL DISTRICTS

PARKING DATA

REQUIRED PARKING

1 SPACE PER 3 PERSONS
 11 TRAINERS/TRAILERS / (3 PERSONS PER SPACE) = 4 SPACES

PROPOSED PARKING

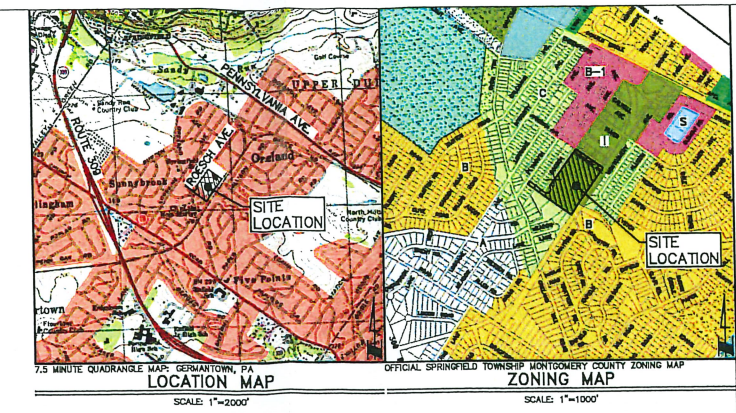
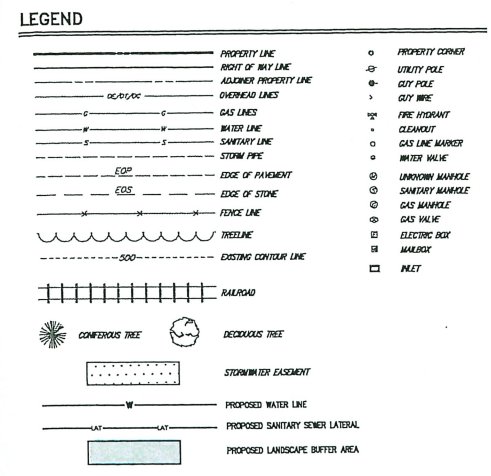
VEHICLE/UTILITY TRUCK PARKING = 11 SPACES
 ADA PARKING (1 VAN) = 1 SPACE
 TOTAL SPACES PROVIDED = 12 SPACES

PLAN PURPOSE
 THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A DRIVING TRAINING CENTER ON THE EXISTING UTILITY FACILITY.

LIST OF DRAWINGS

PLAN SHEET #	SHEET TITLE
1 OF 3	SITE IMPROVEMENTS PLAN
2 OF 3	ENLARGEMENT AND NOTES
3 OF 3	DETAILS

EXISTING NON-CONFORMITY
 THE EXISTING LANDSCAPE BUFFER IS LESS THAN 15' AND IS NOT PROPOSED TO BE ALTERED; THEREFORE, ADDITIONAL PLANTING AND AN ENHANCED FENCE IS PROPOSED ALONG THE FRONTAGE OF ROESCH AVENUE.



Remaining Lands of
 PECO ENERGY COMPANY
 PARID # 52-00-14575-00-7
 8.783 AC/382,597 SQ. FT.

FOR REVIEW ASSOCIATES BY: [Signature]

FOR REVIEW ASSOCIATES BY: [Signature]

MANAGER: VICTOR GRANDE, PE
 DESIGN BY: CHD BY: VAG
 SURV. CHIEF: MIF
 DRAWN BY: NSB

CLIENT: PECO ENERGY COMPANY
 2301 MARKET STREET, N3-3
 PHILADELPHIA, PA 19103

DATE: 7/28/2023
 SHEET NO. 1 OF 3
 DWG. NO. 031002083-010

SCALE: 1"=30'

REVIEW ASSOCIATES, INC.
 1000 Locust Ave., Suite 200
 Philadelphia, PA 19106
 Phone: (215) 736-8000
 Email: info@review.com
 Website: www.review.com

NOTES

- BOUNDARY SURVEY SHOWN IS A RETRACEMENT BASED UPON A FIELD SURVEY PERFORMED BY RETIEW ASSOCIATES IN MARCH OF 2023. THE DEED OF RECORD FOR THE SUBJECT PROPERTY INCLUDES A PORTION OF ROESCH AVE AND SEVERAL PRIVATE PARCELS THAT HAVE BEEN CONVEYED SINCE THE LAST RECORDING OF THE DEED. THE REMAINING LAND AREA OWNED BY PECO IS SHOWN HEREON AS THE RESULTING LOT.
- TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED UPON A COMBINATION OF FIELD SURVEY AND AERIAL TRACING THE WESTERN LIMITS OF FIELD SURVEYED TOPOGRAPHY ARE NOTED HEREON. FEATURES SHOWN WEST OF DEMARCATION IS A COMBINATION OF FIELD SURVEY AND AERIAL TRACING IN AN EFFORT TO SHOW ALL OF THE MAJOR SITE FEATURES.
- BEARING BASE OF SURVEY IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 (2011). AN OPUS SOLUTION WAS PERFORMED MARCH 23, 2023 BY RETIEW ASSOCIATES, INC. DEED BEARINGS AND DISTANCES DIFFER FROM THE FIELD BEARINGS AND DISTANCES SHOWN HEREON.
- THE PROPERTY IS LOCATED IN FLOODPLAIN ZONE AE AND ZONE X BASED UPON FLOOD INSURANCE RATE MAP PANEL 377 AND 451 OF 532, MAP NO. 4209103770 LAST REVISED MARCH 2, 2016.
- ANDERSON AVE ROW WAS VERIFIED WITH THE SPRINGFIELD TOWNSHIP ZONING DEPARTMENT AS OPEN TO THE PUBLIC ON MARCH 17, 2023.
- ROESCH AVE WAS DEDICATED TO THE TOWNSHIP OF SPRINGFIELD BASED UPON REFERENCE #4.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON PA ONECALL DESIGN TICKET RESPONSES AND HAVE NOT BEEN FIELD VERIFIED.
- NO SUBSURFACE UTILITY INVESTIGATION HAS BEEN PERFORMED BY RETIEW ON THIS SITE OTHER THAN A PAOCALL AND LIMITED SANITARY INVESTIGATION.
- THE LIDS OF THE SANITARY MANHOLES SHOWN ON THE SOUTH OF THE SITE WERE UNABLE TO BE OPENED WITHOUT POTENTIAL DAMAGE TO THE LIDS. THE MANHOLE LIDS ADJACENT TO THE SUBJECT PROPERTY ALONG ROESCH AVE WERE PULLED WITH INVERTS NOTED HEREON.

REFERENCES

- DEED OF RECORD FOR PROPERTY CONVEYED TO PHILADELPHIA SUBURBAN GAS & ELECTRIC COMPANY BY MORRIS W. & MARGARET P. STROUD IN DEED DATED JUNE 3, 1924 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 921 PAGE 278 ON JUNE 12, 1924.
- DEED OF RECORD FOR PROPERTY CONVEYED TO PHILADELPHIA SUBURBAN GAS & ELECTRIC COMPANY BY CHARLES C. TOWNSEND IN DEED DATED JUNE 29, 1911 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 655 PAGE 280 ON JUNE 29, 1911.
- PLAN TITLED "PHILADELPHIA ELECTRIC COMPANY" PREPARED BY C. RAYMOND WEIR ASSOCIATES INC. DATED APRIL 16, 1982 LAST REVISED MARCH 2, 1983 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK A-44 PAGE 440 ON MAY 25, 1983.
- ROW DEDICATION TO THE TOWNSHIP OF SPRINGFIELD BY PHILADELPHIA ELECTRIC COMPANY, DATED MARCH 30, 1984 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 4795 PAGE 1072 ON MARCH 30, 1986.
- DEED OF RECORD FOR PROPERTY CONVEYED TO THOMAS E. DONOFRY BY PHILADELPHIA ELECTRIC COMPANY IN DEED DATED MARCH 30, 1984 AND RECORDED IN THE MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 4733 PAGE 718.

PA ONE CALL

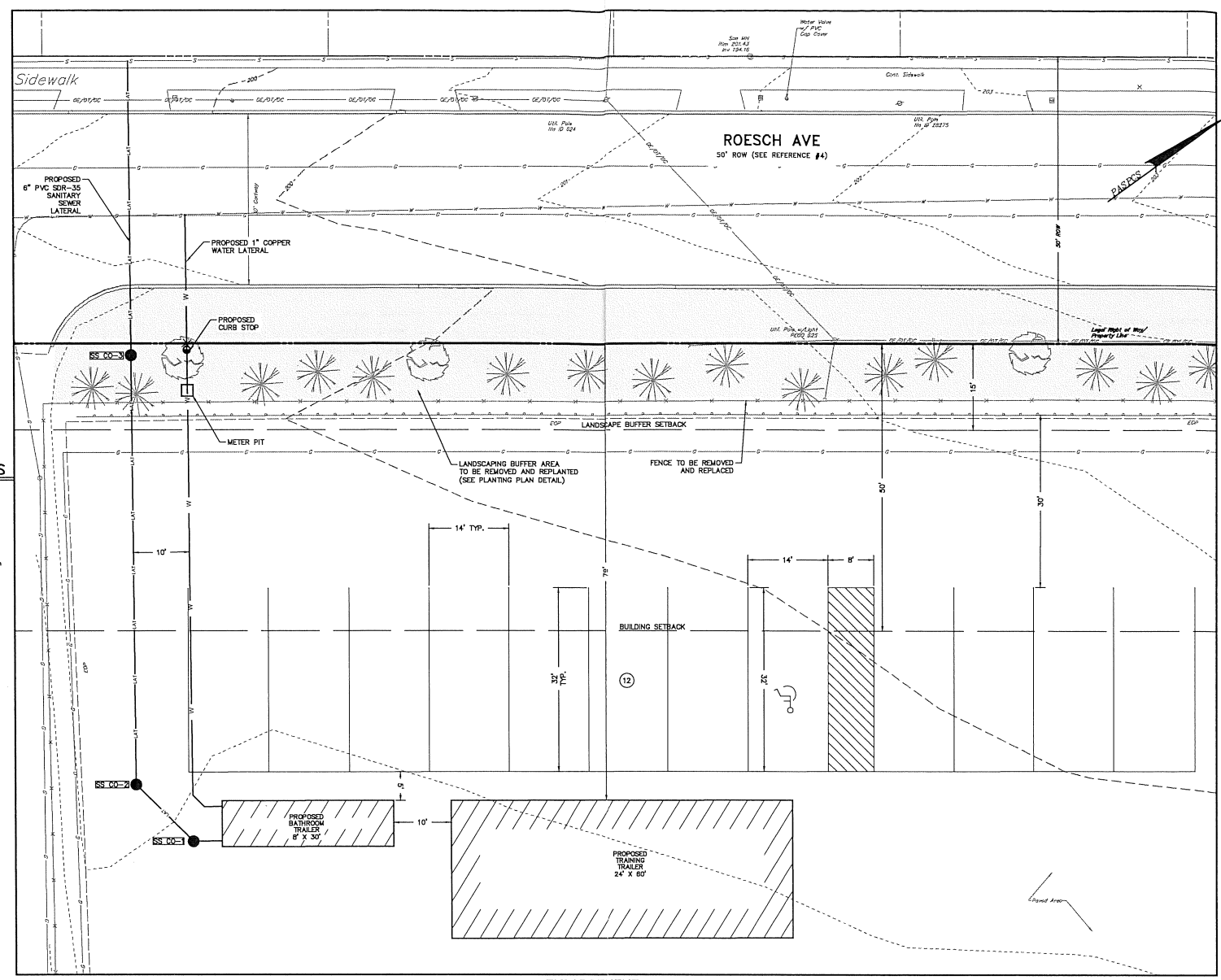
LIST OF UTILITIES

- UNDERGROUND UTILITY PROTECTION ACT
PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, ACT 181 OF 2006, ACT 160 OF 2016 AND ACT 50 OF 2018 OF THE PENNSYLVANIA STATE LEGISLATURE, RETIEW ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:
- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETIEW ASSOCIATES, INC. REQUESTED FROM EACH FACILITY OWNER DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
 - PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETIEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM SERVING THE LOCATION WHERE THE WORK IS TO BE PERFORMED, AND SHOWING THE ASSOCIATED SERIAL NUMBER(S) ON THIS/D THESE DRAWING(S).
 - PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETIEW ASSOCIATES, INC. HAS SHOWN UPON THIS/D THESE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2).
 - PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETIEW ASSOCIATES, INC. HAS SHOWN UPON THIS/D THESE DRAWING(S) THE TOLL-FREE NUMBER FOR THE ONE CALL SYSTEM AND THE SERIAL NUMBER(S) FOR THE ASSOCIATED ONE CALL SYSTEM NOTIFICATION(S).
- ADDITIONALLY, RETIEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST, AND AS REFLECTED ON THIS/D THESE DRAWING(S), IS CORRECT OR ACCURATE. INFORMATION REFLECTED ON THIS/D THESE DRAWING(S) IS SHOWN AS REQUIRED BY SAID ACT NO. 180 OF 2016, AND AS PROVIDED BY THE FACILITY OWNER PURSUANT TO SECTION 2, CLAUSE (4) OF SAID ACT.

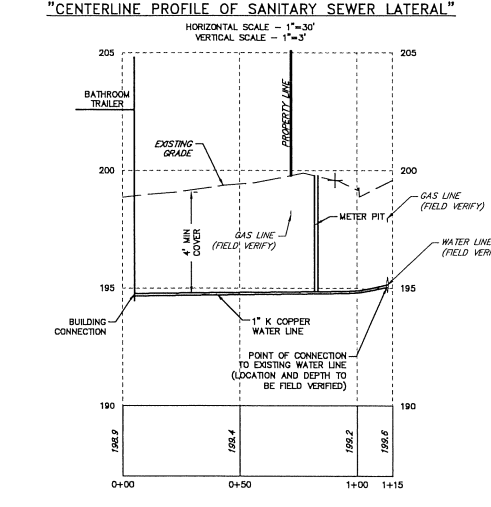
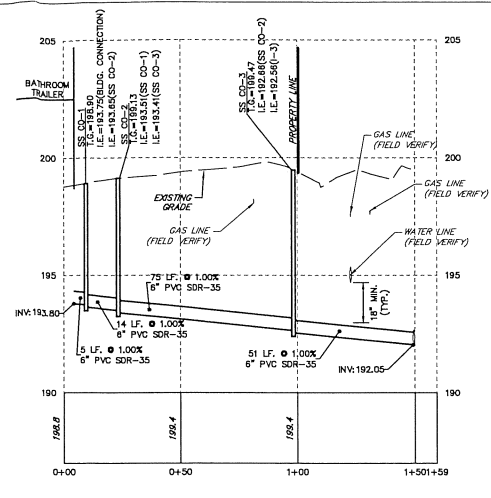
- 03/16/23
- ONE CALL SYSTEM SERIAL NUMBER: 20230753454-000
- PA1**
SYSTEM, INC.
1-800-242-1776
- CALL BEFORE YOU DIG!**
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICES FOR
CONSTRUCTION PHASES AND (10) WORKING
DAYS IN DESIGN STAGE - STOP CALL
- CONTACT: JAMES NAPOLEON
EMAIL: jna@onecall.com
- CONTACT: MIKE JIMENEZ
EMAIL: mjimenez@onecall.com
- CONTACT: WYATT FARRISH
EMAIL: wfarrish@onecall.com
- CONTACT: THOMAS WADDY
EMAIL: twaddy@onecall.com
- CONTACT: JIMMY WAGNER
EMAIL: jwagner@onecall.com
- CONTACT: SAN HAMMER
EMAIL: shammer@onecall.com
- CONTACT: VICTOR WOOD
EMAIL: vwood@onecall.com

SOILS CLASSIFICATION
URHB: URBAN LAND-DUFFIELD COMPLEX, 0-8 PERCENT SLOPES

**RECEIVING WATER CLASSIFICATION
WATER QUALITY DESIGNATION**
RECEIVING WATERSHED: UNT TO MISSAHOCON CREEK
DESIGNATED USE: TROUT STOCKING FISHES (TS7) & MIGRATORY FISHES (MF)
EXISTING USE: NO SEPARATE USE
ACT 167: NONE
CATEGORY 4:
URBAN RUNOFF/STORM SEWERS - SOURCE: UNKNOWN; CAUSE: NUTRIENTS, FLOW REGIME MODIFICATION, SILTATION
HABITAT MODIFICATION - OTHER THAN HYDROMODIFICATION
HABITAT ALTERATIONS - SOURCE: UNKNOWN; CAUSE: FLOW REGIME MODIFICATION
CATEGORY 5: NONE



ENLARGEMENT
SCALE: 1"=10'



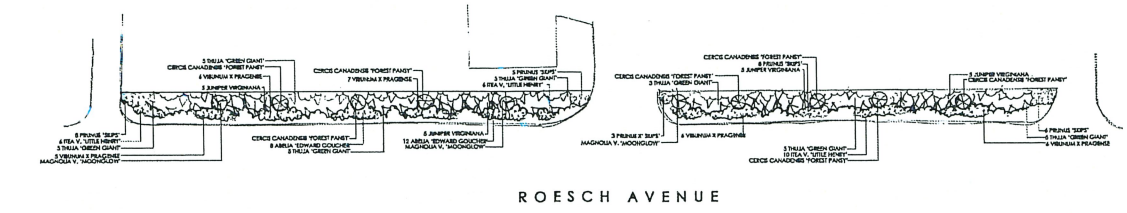
LEGEND

—	PROPERTY LINE	○	PROPERTY CORNER
—	RIGHT OF WAY LINE	⊕	UTILITY POLE
—	ADJACENT PROPERTY LINE	⊕	GUY POLE
—	OVERHEAD LINES	⊕	GUY WIRE
—	GAS LINES	⊕	FIRE HYDRANT
—	WATER LINE	⊕	CLEARWAY
—	SANITARY LINE	⊕	GAS LINE MARKER
—	STORM PIPE	⊕	WATER VALVE
—	EDGE OF PAVEMENT	⊕	UNKNOWN MANHOLE
—	EDGE OF STONE	⊕	GAS MANHOLE
—	FENCE LINE	⊕	GAS VALVE
—	TREELINE	⊕	ELECTRIC BOX
—	EXISTING CONTIGUOUS LINE	⊕	MAILBOX
—	RAILROAD	⊕	MLET
—	CONIFEROUS TREE	⊕	
—	DECIDUOUS TREE	⊕	
—	STORMWATER EASEMENT	⊕	
—	PROPOSED WATER LINE	⊕	
—	PROPOSED SANITARY SEWER LATERAL	⊕	
—	PROPOSED LANDSCAPE BUFFER AREA	⊕	

MANAGER: VICTOR GRANDE, PE	DESIGN BY: NSB	DATE: 7/26/2023
FOR REVIEW ASSOCIATES BY:	FOR REVIEW ASSOCIATES BY:	DATE:
CLIENT: PECO ENERGY COMPANY 2301 MARKET STREET, SUITE 3 PHILADELPHIA, PA 19103	AS NOTED	
RETIEW ASSOCIATES, INC. 3000 ALAMOUNTAIN, PA 19101 PH: (610) 738-2015 EMAIL: RETIEW@RETIEW.COM WWW.RETIEW.COM		
ENLARGEMENT AND NOTES AT 310 ROESCH AVE FOR PECO ENERGY COMPANY SPRINGFIELD TOWNSHIP MONTGOMERY COUNTY, PA		
DATE: 7/26/2023	SHEET NO. 2 OF 3	DWG. NO. 031002083-010



QTY.	BOTANICAL NAME	COMMON NAME	SIZE
7	Kierck condensata Forest Pansy	Redbud	2 1/2'-3'
20	Laurus Virginiana	Eastern Red Cedar	8'-10'
3	Magnolia Sweetbay Magnolia	Sweetbay Magnolia	10'-12'
33	Thuja x Green Giant	Green Giant Arborvitae	8'-10'
Shrub			
20	Abelia x Rose Creek	Glossy Abelia	#3
22	Stipa virginica Little Henry	Swamp Sedge	#3
30	Yucca x Purple Yucca	Schole Yucca	#10
30	Viburnum x progressa	Prospere Viburnum	#10



ROESCH AVENUE

ROESCH AVENUE BUFFER
PECO-ORELAND PLANTING PLAN



DESIGNER: CJT
DATE: 12-8-2022
REV 6-5-2023
REV 8-29-30



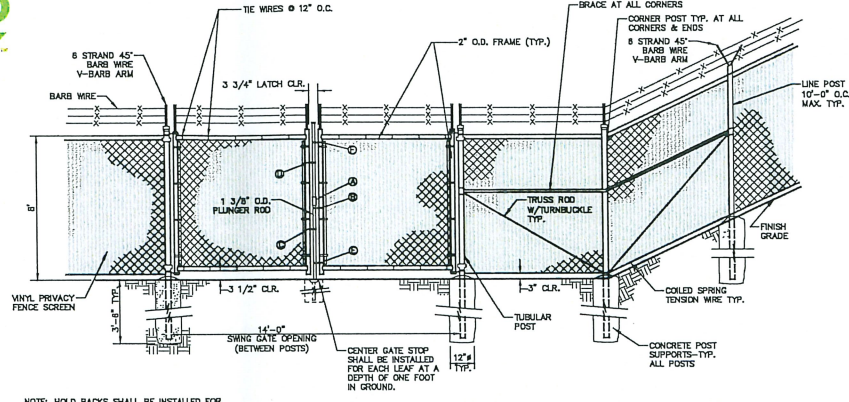
CONCEPTUAL DIGITAL IMAGE



EXISTING CONDITIONS

ROAD BUFFER
PECO-ORELAND ENHANCEMENT CONCEPT

DESIGNER: CJT DATE: 1-13-2023



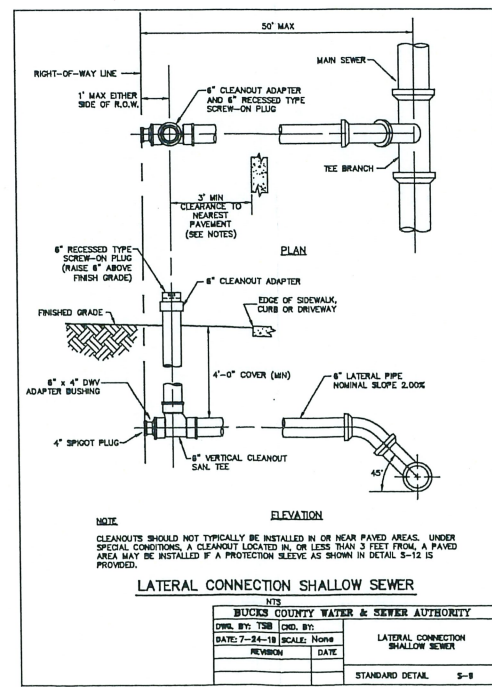
NOTES: HOLD BACKS SHALL BE INSTALLED FOR EACH LEAF TO PREVENT SELF-CLOSING OF GATE WHEN IN OPEN POSITION.

LOOK KEEPER
LOOK KEEPER GUIDE
LOWER FORKS
UPPER FORKS
LOWER GUIDE
UPPER GUIDE

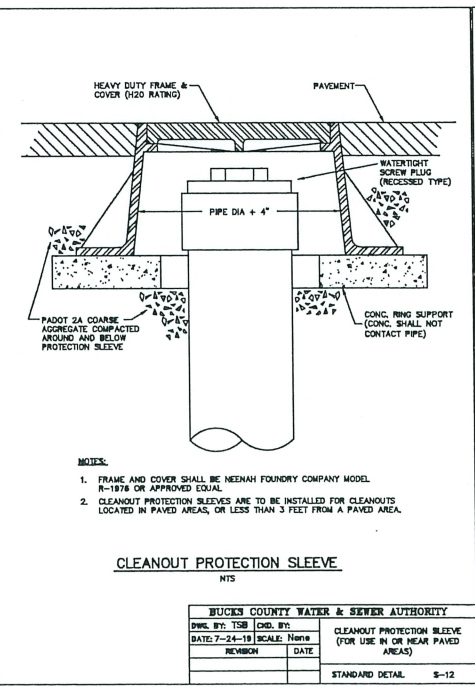
WIRE: THE CORE WIRE AND BREAKLOAD WILL DETERMINE THE GAUGE OF THE WIRE. THE STEEL CORE WIRE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A-641-71A. THE COLOR SHALL BE PER OWNER.

FRAMING & FITTINGS-ALL STEEL PARTS SHALL BE HOT-DIPPED GALVANIZED AS PER ASTM. PRIOR TO VINYL COATING. THICKNESS OF VINYL COATING SHALL BE 10-14 MILS APPLIED BY FUSION BONDING.

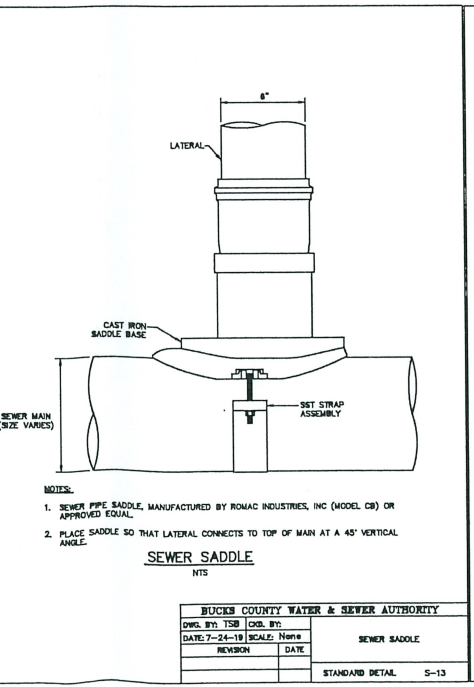
BLACK CHAIN LINK SWING GATE & PRIVACY FENCE



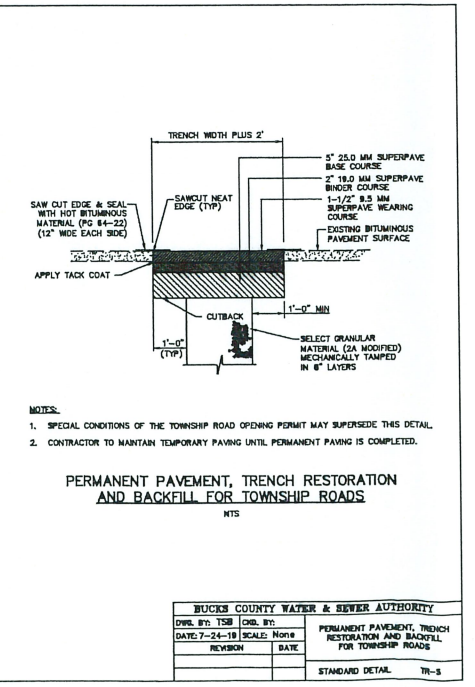
BUCKS COUNTY WATER & SEWER AUTHORITY
DESIGNED BY: TSB (CJL, BY) DATE: 7-24-18 SCALE: N=18' DATE: 7-24-18 SCALE: N=18' REVISION: DATE: STANDARD DETAIL: S-9



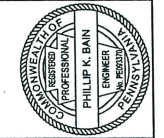
BUCKS COUNTY WATER & SEWER AUTHORITY
DESIGNED BY: TSB (CJL, BY) DATE: 7-24-18 SCALE: N=18' DATE: 7-24-18 SCALE: N=18' REVISION: DATE: STANDARD DETAIL: S-12



BUCKS COUNTY WATER & SEWER AUTHORITY
DESIGNED BY: TSB (CJL, BY) DATE: 7-24-18 SCALE: N=18' DATE: 7-24-18 SCALE: N=18' REVISION: DATE: STANDARD DETAIL: S-13



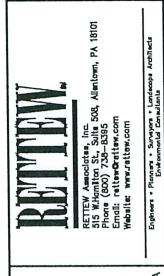
BUCKS COUNTY WATER & SEWER AUTHORITY
DESIGNED BY: TSB (CJL, BY) DATE: 7-24-18 SCALE: N=18' DATE: 7-24-18 SCALE: N=18' REVISION: DATE: STANDARD DETAIL: TR-8



FOR REVIEW ASSOCIATES BY: [Signature]

MANAGER: VICTOR GRANDE, PE
DESIGNER BY: [Signature]
CHECKED BY: [Signature]
DATE: 7/28/2023

CLIENT: PECO ENERGY COMPANY
2301 MARKET STREET, SUITE 1100
PHILADELPHIA, PA 19103



DETAILS AT
310 ROESCH AVE
FOR
PECO ENERGY COMPANY
MONTGOMERY COUNTY, PA