

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

APPLICATION FOR SUBDIVISION APPROVAL

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

B. Name of Subdivision: **40 Grove Ave LLC and 42 Grove Ave LLC**

Location: **40 Grove Avenue and 42 Grove Avenue**

Springfield Township, Montgomery County, PA

C. Name of Owner: **40 Grove Ave LLC and 42 Grove Ave LLC**

Address: **7715 Crittenden Street, #301**

Philadelphia, PA 19118

Phone #: **(215) 287 - 5600**

D. Name of Applicant: **40 Grove Ave LLC and 42 Grove Ave LLC**

Address: **7715 Crittenden Street, #301**

Philadelphia, PA 19118

Phone #: **(215) 287 - 5600**

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

Bradford R. Grauel PLS, OTM LLC

200 Spring Ridge Drive, Suite 201

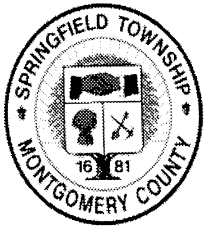
Address: **Wyomissing, PA 19610**

F. Existing Zoning Classification: **C**

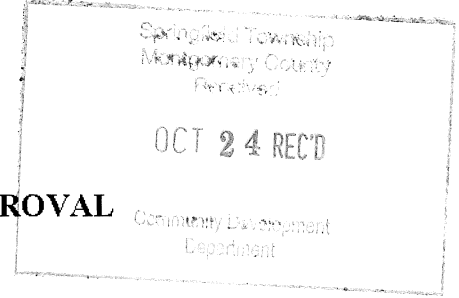
Total Acreage: **0.54** Number of Lots: **2 (existing)**

Sewerage: Public **X** Water: Public **X**
Private _____ Private _____

G. Does this application meet all the requirements of the existing Zoning Classification? (**X**) Yes () No (if no, attach a list of variances and/or special exceptions)



SPRINGFIELD TOWNSHIP
APPLICATION FOR
SUBDIVISION AND LAND DEVELOPMENT APPROVAL



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

I. List any additional materials submitted with this application

Six (6) full size (24" x 36") copies, and one (1) ledger size (11" x 17") copy of a

- 1. Lot Line Adjustment Plan prepared by OTM LLC dated July 21, 2023 (1 sheet)
2. A thumb drive with a PDF File of the Lot Line Adjustment Plan
3. The Springfield Township Contract for Professional Services
4. Montgomery County Applicant Request for County Review
5. A check payable to Springfield Township in the amount of \$700.00

J. Springfield Township Fee Schedule (non-refundable):

Checks must be made payable to Springfield Township.

Subdivision Fee Schedule

Table with 4 columns: Use, Sketch Plan, Preliminary Plans, Final Plans. Rows for Residential and Nonresidential.

K. Escrow Fund

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

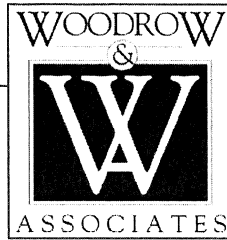
Table with 2 columns: Subdivision type, Fee per lot. Rows for Minor and Major subdivisions.

Total Escrow Account \$ 1,000.00

L. Springfield Township Application Fees

Sketch Plan Fee \$

Preliminary Plan Fee \$



November 8, 2023

Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038
Attention: Mark Penecale

Reference: 40 / 42 Grove Avenue – Subdivision

Dear Mark

I am in receipt of an application that proposes to reapportion the existing properties located at both 40 and 42 Grove Avenue in our community. The application is supported by a subdivision plan prepared by OTM, LLC, of Wyomissing, Pennsylvania and bearing an original date of July 21, 2023. The plan is a bit confusing as to ultimate goals. The application would be enhanced if this subdivision plan memorialized earlier zoning relief that had been granted and a narrative description of why the subdivision is being proposed. Essentially a large garage is bisected by the existing property line that divides two subject properties. Once approved, the subdivision would result in a much smaller lot (albeit meeting the minimum zoning district requirement) to capture the existing dwelling located at 42 Grove Avenue and a larger lot to capture the improvements located on 40 Grove Avenue. My further review comments are as follows:

Zoning Code:

1. Section 114-34.A(1) – Any dwelling is required to be provided with two parking spaces. The plan must clearly show how the two parking spaces will be provided for the dwelling at 40 Grove Avenue.

Subdivision and Land Development:

1. Section 95-7.B – the location of all street monuments and property corners must be shown on the plan.
2. Section 95-.F – The location of all utilities must be shown on the plan. Of particular concern are any utilities that may run beneath the existing driveway providing water, cable-TV, gas, etc. to ensure that the cross-access easement agreement deals with these utilities and their repair and replacement.
3. Section 95-10.A – A residential street is required to be fitted with a 50 foot right-of-way, a 30 foot cartway, curbs and sidewalks.
4. Section 95-10.I – Concrete sidewalks not less than four feet in width shall be provided on any street or road which is residential in character.

November 8, 2023
Springfield Township
Reference: 40 / 42 Grove Avenue – Subdivision

5. Section 95-11.H – Survey monumentation is required to delineate the existing and proposed property corners.

General Comments:

The Township solicitor's office must review and approve the formal terms of a cross access easement agreement. While all obligations for maintenance, repair, and access will fall to the eventual property owners, the Township must be sure that appropriate provisions exist to account for a number of possible scenarios. Scenarios include blocking of the driveway, repaving, snow removal; of particular note is the fact that physical access to the western garage bay is significantly encumbered by the resultant property line configuration. This condition must be addressed not only in the agreement but on the plan.

A dimension must be added to the plan from the proposed rear lot line of 40 Grove Avenue to the front face of the existing garage.

The plan must label lots depicted as A & B with their actual street addresses.

The width of the existing driveway must be shown on the plans.

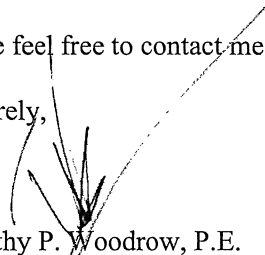
The existing side yard setback from the structure on the lot labeled 'A' to the existing boundary line must be dimensioned on the plans.

The existing rear yard setback from property boundary to the garage must be labeled on the plans.

There appears to be fence encroachment from the property at 44 Grove Avenue onto the properties at 40 and 42 Grove Avenue. This fence encroachment must be quieted.

Please feel free to contact me to discuss the matters in greater detail if questions exist.

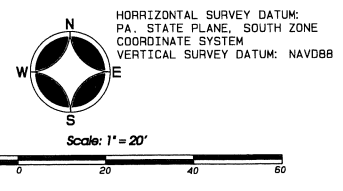
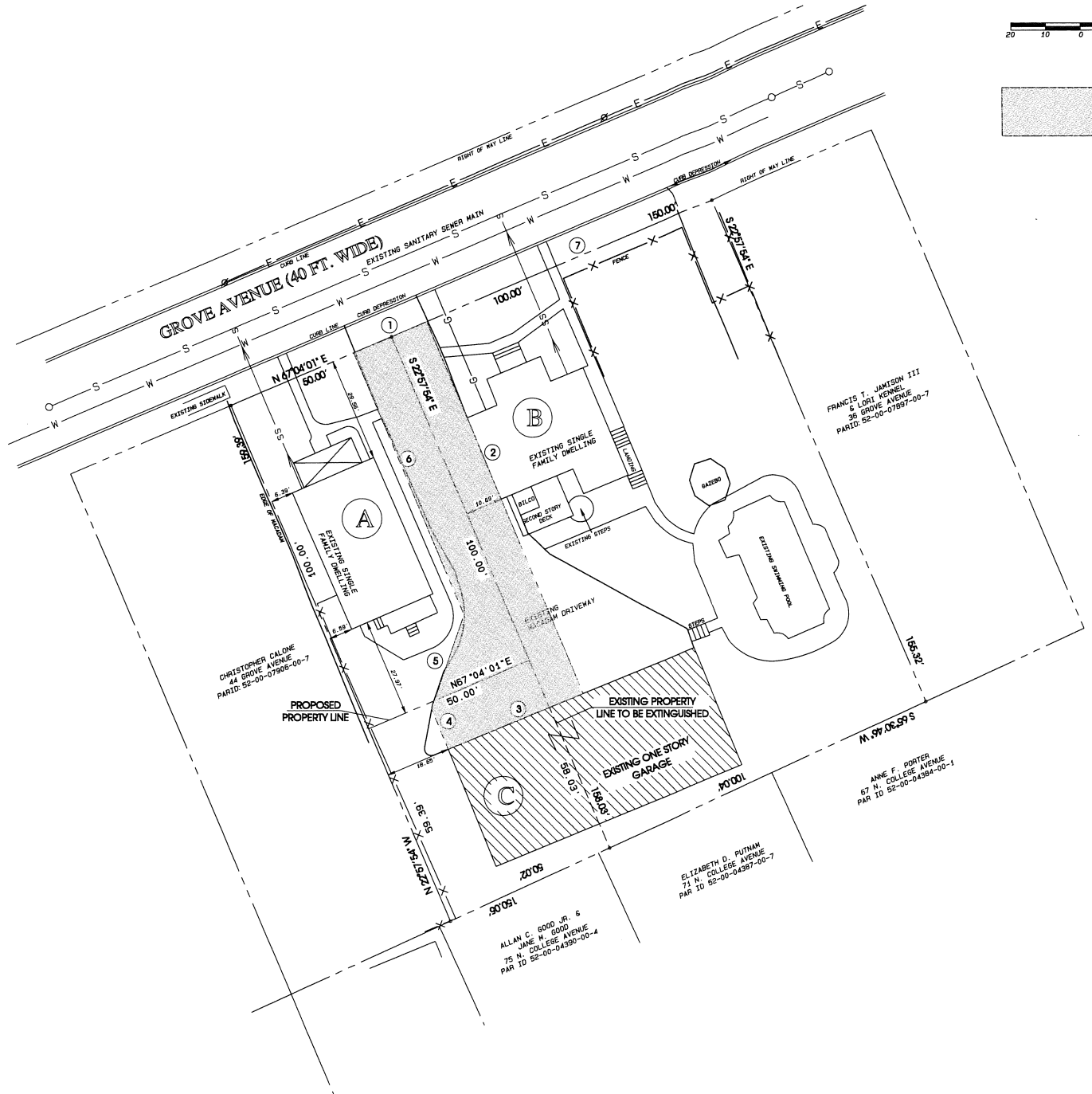
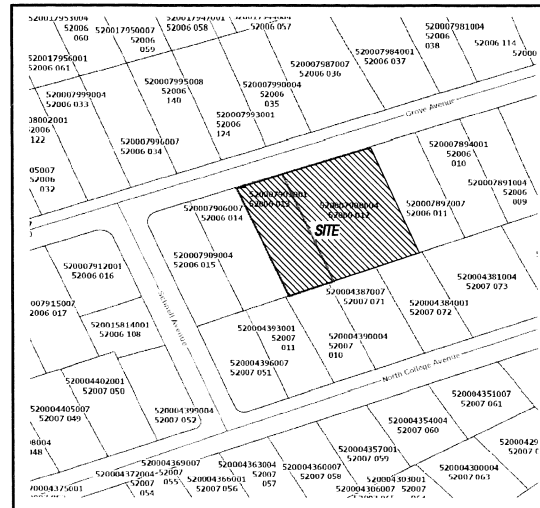
Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: James J. Garrity, Esq., Wisler Pearlstine, LLP – Township Solicitor
Andrew R. Freimuth, Esq. – Wisler Pearlstine, LLP
A. Michael Taylor, Township Manager – Springfield Township
Bradford R. Grauel, P.L.S. – OTM LLC
Sanjiv Jain, Owner/Chief Exec. Officer – 42 Grove Ave., LLC & 40 Grove Ave., LLC



ACCESS EASEMENT:
THE ACCESS EASEMENT AS DEPICTED IS FOR THE BENEFIT OF THE PROPERTY OWNERS OF BOTH 40 AND 42 GROVE AVENUE FOR INGRESS AND EGRESS TO EACH RESPECTIVE PROPERTY.

ACCESS EASEMENT DIMENSIONS
(1) N67°04'01"E 22.70'
(2) S22°40'28"E 114.73'
(3) S67°45'29"W 41.74'
(4) N22°14'31"W 12.46'
(5) N19°17'32"E 28.34'
(6) N22°40'28"W 80.79'
(7) N67°04'01"E 89.03'

- A** PROPERTY OF 42 GROVE AVENUE LLC
PAR ID 52-00-07903-00-1
PROPERTY ADDRESS:
42 GROVE AVENUE, FLOURTOWN, PA. 19031
AREA PRE-SUBDIVISION: 7,936 SQ. FT.
AREA POST-SUBDIVISION: 5,000 SQ. FT.
SOURCE OF TITLE:
GRANTORS: ANTONIO MASCARO AND
DONNA CAMILLE MASCARO
GRANTEE: 42 GROVE AVE, LLC
DEED DATED: DECEMBER 28, 2021
DEED BOOK 6293, PAGE 2257
MONTGOMERY COUNTY RECORDS
- B** PROPERTY OF 40 GROVE AVENUE LLC
PAR ID 52-00-07900-00-4
PROPERTY ADDRESS:
40 GROVE AVENUE, FLOURTOWN, PA. 19031
AREA PRE-SUBDIVISION: 15,663 SQ. FT.
AREA POST-SUBDIVISION: 18,604 SQ. FT.
SOURCE OF TITLE:
GRANTORS: ANTONIO MASCARO AND
DONNA CAMILLE MASCARO
GRANTEE: 40 GROVE AVE, LLC
DEED DATED: DECEMBER 28, 2021
DEED BOOK 6295, PAGE 1657
MONTGOMERY COUNTY RECORDS
- C** PROPERTY OF 42 GROVE AVE. LLC TO BE CONVEYED UNTO
PROPERTY OF 40 GROVE AVE. LLC
AREA: 2936 SQ. FT.

EXISTING AND PROPOSED PROPERTY USES:
SINGLE FAMILY DETACHED DWELLINGS UTILIZING PUBLIC WATER AND
PUBLIC SEWER FACILITIES.

CURRENT ZONING: C, RESIDENTIAL
TABULATION OF ZONING CONFORMANCE
MIN. REQUIRED LOT AREA: 5,000 SQ. FT.
PROPOSED LOT AREA PROPERTY A: 5,000 SQ. FT.
PROPOSED LOT AREA PROPERTY B: 18,604 SQ. FT.
MAXIMUM PERMITTED BUILDING AREA: 30X
PROPOSED BUILDING AREA PROPERTY A: 1212 SQ. FT. (24K)
PROPOSED BUILDING AREA PROPERTY B: 3888 SQ. FT. (21K)
MIN. REQUIRED FRONT YARD SETBACK: 30 FT.
EXISTING FRONT YARD SETBACK PROPERTY A: 29.56 FT.
EXISTING FRONT YARD SETBACK PROPERTY B: 29.52 FT.
MIN. REQUIRED SIDE YARD SETBACKS: 8 FT. / 20 FT. TOTAL
EXISTING SIDE YARD SETBACKS PROPERTY A: 6.39 FT. / 24.64 FT. TOTAL
EXISTING SIDE YARD SETBACKS PROPERTY B: 10.69 FT. / 63.80 FT. TOTAL
MIN. REQUIRED REAR YARD SETBACK: 25 FT.
PROPOSED REAR YARD SETBACK PROPERTY A: 28.15 FT.
EXISTING REAR YARD SETBACK PROPERTY B: 94.42 FT.

RECORD OWNER AND SUBDIVIDER
42 GROVE AVE., LLC & 40 GROVE AVE. LLC
C/O MR. SANJIV JAIN
OWNER AND CHIEF EXECUTIVE OFFICER
LEGACY REAL ESTATE, INC.
7715 CRITTENDEN STREET #301
PHILADELPHIA, PA. 19118
(215) 287-5600

**LOT LINE ADJUSTMENT PLAN
PREPARED FOR
40 GROVE AVE. LLC & 42 GROVE AVE. LLC**
Situate In:
**The Township of Springfield
Montgomery County, Pennsylvania**

MUNICIPAL APPROVAL- BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS OF THE
TOWNSHIP OF SPRINGFIELD THIS _____ DAY OF _____ 2023

PRESIDENT _____

ATTEST: SECRETARY _____

TOWNSHIP ENGINEER _____

MONTGOMERY COUNTY PLANNING COMMISSION

MCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY
MONTGOMERY COUNTY PLANNING COMMISSION IN
ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE: _____

FOR THE DIRECTOR _____

PAR ID: 05-00-11404-00-3

MONTGOMERY COUNTY RECORDER OF DEEDS

RECORDED THIS _____ DAY OF _____ 2023
IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND
FOR THE COUNTY OF MONTGOMERY IN NORRISTOWN,
PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____

RECORDER _____

I SANJIV JAIN, OWNER & CHIEF EXECUTIVE OFFICER OF
BOTH 40 GROVE AVE. LLC & 42 GROVE AVE. LLC, HEREBY STATE
AND REPRESENT THAT 40 GROVE AVE. LLC AND 42 GROVE AVE. LLC
ARE THE RECORD OWNERS OF THE PROPERTY DEPICTED
HEREON

SANJIV JAIN

**COMMONWEALTH OF PENNA.
COUNTY OF MONTGOMERY SS**

ON THE _____ DAY OF _____ 2023, BEFORE ME THE
SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF
PENNSYLVANIA, PERSONALLY APPEARED MR. SANJIV JAIN, WHO
ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE AN OFFICIAL PLAN OF
STREETS AND ROADS AND/OR SUBDIVISION SITUATED IN THE TOWNSHIP OF
SPRINGFIELD, MONTGOMERY COUNTY, PENNSYLVANIA AND DESIRED THAT
SAID PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE,
THAT THIS PLAN REPRESENTS A TRUE
AND ACCURATE DEPICTION OF THE CURRENT PROPERTY
BOUNDARIES AND IMPROVEMENTS THEREON BASED ON
A FIELD SURVEY OF SAME CONDUCTED BY OTM, LLC IN
JUNE OF 2023 AND THAT THE PLAN WAS PREPARED IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
SPRINGFIELD TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE.



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
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| | | |
| | | |
| | | |

OTM LLC
SURVEYING, LAND PLANNING
& DESIGN SERVICES
200 Spring Ridge Drive, Suite 201, Wyomissing, Pa. 19610
(484) 336-6454 www.otm-surveying.com

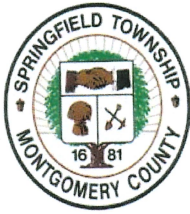
© 2023 OTM, LLC

DRAWN BY: BR/SJS
07/21/2023

CHECK

SCALE: 1"=20'

PROJECT NO: 23-053
SHEET 1 of 1



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

APPLICATION FOR 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: Same as Owner

Address: _____

Phone #: _____

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

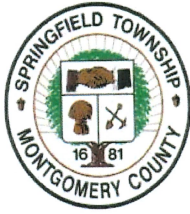
Company: Rettew Associates, Inc; Engineer: Phillip K. Bain; Surveyor: Jason Moran

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 Water: Public X
Private _____ Private _____



**SPRINGFIELD TOWNSHIP
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SUBDIVISION AND LAND DEVELOPMENT APPROVAL**

| Intended Land Use(s) | # of Lots | Units | Buildings |
|---------------------------|-----------|-------|-----------|
| () Residential | _____ | _____ | _____ |
| () Commercial | _____ | _____ | _____ |
| (X) Industrial | 1 | 1 | 2 |
| () Office | _____ | _____ | _____ |
| () Other (Specify below) | _____ | _____ | _____ |

G Does this application meet all the requirements of the existing Zoning Classification? (X) Yes () No (if no, attach a list of variances and/or special exceptions)

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. See Letter of Transmittal _____
2. _____
3. _____
4. _____
5. _____
6. _____

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
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 \$ 2,500.00

L Springfield Township Application Fees

Waiver or Sketch Plan Fee \$ _____

Preliminary Plan Fee \$ _____

Final Plan Fee \$ 2,500.00

Total \$ 2,500.00

Check # 10136955

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)

General Fee + Fee Per Lot or Unit

| | |
|----------|-------------------------|
| 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

Gross Square Feet
of New Building

General Fee + Fee for every 1,000 gross sq. ft.
(round to nearest whole dollar)

| | |
|--------------------------|--|
| 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 \$ _____

Check # _____



**SPRINGFIELD TOWNSHIP
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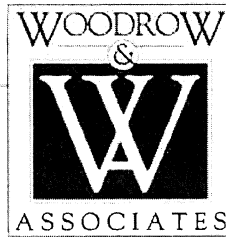
N Signature

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.

11-20-2023
DATE


SIGNATURE OF APPLICANT



December 11, 2023

Mark Penecale, Planning Director
Springfield Township
1510 Paper Mill Road
Wyndmoor, PA 19038

Reference: 310 Roesch Avenue – PECO Driver Training Center

Dear Mark:

I am in receipt of various documents submitted to the Township in support of our proposed repurpose of the PECO property located at 310 Roesch Avenue in our community. Documents submitted include the following:

1. Rettew Engineers – A three-sheet set of plans dated November 11, 2023
2. Phase 1 Environmental Site Assessment dated November 6, 2023, prepared by G & C Environmental Services.
3. Rettew Engineers Memorandum dated October 13, 2023 –Traffic Assessment.
4. Rettew Engineers Memorandum dated September 18, 2023 – Stormwater Drainage Concerns
5. PECO Aerial Imagery dated November 2023, containing two sheets – Sheet One - Current layout, Sheet Two – Original Layout.
6. PECO Street View Exhibits – A three-page document which compares the existing plant material looking from Roesch Avenue into the property against the proposed new buffer planting scheme. This view is taken from relocations along Roesch Avenue
7. PECO Energy November 20, 2023, memorandum regarding noise and vibration at the Oreland Gate Station

The assembled documents describe repurposing at this facility for a driver training center. The aerial imagery shows the repositioning of an office trailer away from Roesch Avenue, placing the new trailer location much deeper into the property and more adjacent to existing industrial uses. The plan submission shows the removal and replacement of the landscape buffer separating the residential uses along Roesch Avenue from the driver training center facility.

The plans did not describe any regrading of land nor the addition of any new impervious cover. The reports confirm site observations that suggest drainage from the facility moved from northwest to southeast minimizing any potential adverse impacts on Roesch Avenue from the facility. The project does call for new utility connections from public infrastructure to the office trailer. In my opinion, the following approvals are necessary:

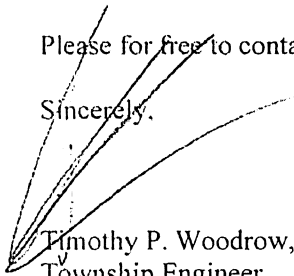
1. PA DEP Planning Exemption or Waiver for the new connection to the Bucks County Water and Sewer Authority infrastructure.
2. Bucks County Water and Sewer Authority – Purchase of capacity.

December 11, 2023
Mark Penecale, Planning Director
Springfield Township
Reference: 310 Roesch Avenue – PECO Driver Training Center

3. Springfield Township Road Opening Permit for the connection of the facility to the public sanitary sewer system.
4. Execution of an abbreviated form of development agreement that will memorialize and guarantee the proper installation of the buffer planting shown in conjunction with the application.

Please feel free to contact me if any questions you may have regarding this review.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

Cc: A. Michael Taylor, Township Manager – Springfield Township
James J. Garrity, Esq., Wisler Pearlstine, LLP. – Township Solicitor
Jim Napoleon – BCWSA
Sue Phillips – Rettew
Philip Bain – Rettew

MEMORANDUM

TO: PECO Energy Company
FROM: Phillip K. Bain, PE
DATE: 9/18/2023
PROJECT NAME: 310 Roesch Ave **PROJECT NO.** 031002083-010
SUBJECT: Stormwater Drainage Concerns

A desktop investigation was conducted regarding the drainage concerns along the property line and Roesch Avenue. The subject property is the Industrial (I) / Residential (C) zoned parcel located at 310 Roesch Avenue, Springfield Township, PA. The project proposes to repurpose the existing utility facility into a Driving Training Center. The only earthwork proposed for the project is the replanting of the landscape buffer area and the installation of the wet utility laterals (Water/Sewer).

Background Site Information:

The subject property was recently paved with asphalt. Prior to being paved, the area consisted of deteriorating concrete pavement in poor condition. As part of this surface rehabilitation project no additional impervious area and no alteration to the drainage patterns were proposed.

Public Meeting Information:

During the public meeting on September 5, 2023, community members voiced concerns regarding stormwater ponding issues at the entrance drives along Roesch Avenue. It was noted that the recent paving of the site may be the cause of the excess ponding. Supporting documentation was not provided by the community members aiding the claims.

Desktop Analysis:

The initial location investigated was the gated access drive into the main yard area. After reviewing the contour data from the Boundary and Partial Topographic Survey dated May 8, 2023, it was determined that the stormwater runoff produced by the site does not discharge into Roesch Avenue at this location. The contour data demonstrates that the access drive is at a lower elevation than the connecting road. Photo documentation support these findings by showing stormwater runoff draining away from the Right-of-Way and confirming that the access drive is low than Roesch Avenue.





Photo 1; By: Rettew Associates, Inc., Dated: (03/24/2023)

The other location analyzed was the gravel utility access drive east of the stormwater basin. It appears that a localized low point exists at the transition point from pavement to gravel at the property line, based on photos. The gravel driveway was not within the surveyed area for the Boundary and Partial Topographic Survey dated May 8, 2023; therefore, contour data was unable to be reviewed for this analysis. The stormwater ponding area is only located on the edge of the private utility access drive and does not appear to impact the functionality of the public road. It is important to note that this area was not paved with asphalt or altered as part of the ground cover rehabilitation project.



Photo 2; By: Rettew Associates, Inc., Dated: (03/23/2023)

Conclusion:

In conclusion the data supports the drainage concerns over excess ponding are not due the recently rehabilitated ground cover on the subject property. The available contour data does not demonstrate excess low points within the Right-of-Way and/or abnormal drainage patterns leading to stormwater ponding issues within Roesch Avenue due to the rehabilitation project. Additionally, the stormwater CN runoff value of the existing concrete ground cover and the new asphalt ground cover are the same (CN = 98); therefore, no additional stormwater runoff is being produced by the parcel. Lastly, the minor

Page 3 of 3
310 Roesch Avenue
031002083-010

stormwater ponding by the stone access drive does appear to protrude into the Roesch Avenue's cartway during a typical stormwater runoff event and poses no safety concern for the public.

Prepared by: _____
Phillip K. Bain, PE Project Engineer

Reviewed by: _____
Victor J. Grande, PE Project Manager

\\EgnyteDrive\rettew\Shared\Projects\03100\031002083 2022-23 General Svcs\010 Roesch Ave\LD\Design\Drainage Issue Memo\Stormwater Drainage Memo_2023.09.18.docx

TO: Sandy Peterman
FROM: Alisa Otteni
DATE: November 20, 2023
PROJECT NAME: 310 Roesch Avenue
SUBJECT: Driving Course Emissions

When I take into account the onsite driving, PECO will generate 5.65 MTCO₂e in a year.

This is equivalent to (per EPA emission calculator):

- 0.712 Homes' energy use in 1 yr
- 244 trash bags of waste recycled instead of landfilled
- 214 incandescent light bulbs converted to LED
- 93.3 tree seedlings grown for over 10 yr
- 0.037 acres of US forest preserved from conversion to cropland in one year

The average family of four house in zip code 19075 generates 17,801 MTCO₂e per year for electric energy use.

That same family has two cars. The US standard annual emissions for that family would be 20,968 MTCO₂e in the 19075 zip code.

Again that same family limits their weekly waste generated by recycles aluminum cans, plastic, glass, newspaper, and magazines. However, their remaining landfill waste will generate 1,602 MTCO₂e annually. The standard US average for that zip code being 2,766 MTCO₂e without recycling.

Therefore this average family of four living in 19075 who recycles would generate 40,371 MTCO₂e.



TO: Sandy Peterman

FROM: Tim Flannigan

DATE: November 20, 2023

PROJECT NAME: 310 Roesch Avenue

SUBJECT: Noise and Vibration at Oreland Gate Station

PECO Gas contracted AECOM last year to do a comprehensive noise/vibration analysis of our preheating equipment. AECOM tuned the preheater burners with the OEM representative, added sound deadening material to the intake boxes and made improvements to the yard grading under the combustion intake area to smooth air flow and lessen noise.

Per PECO Environmental, the preheater at Oreland is 8.5 MMbtu/hr. This is under the PADEP permit threshold of 10 MMbtu/hr therefore does not have or need an air permit and evidences no Hazardous Materials above permissible levels.

PECO - Oreland Current Layout





AN EXELON COMPANY

PECO - Oreland

View from Cul-de-sac

Date: November 2023

Scale: NTS



EXISTING CONDITIONS



PROPOSED BUFFER



AN EXELON COMPANY

PECO - Oreland

View from Roesch Ave

Date: November 2023

Scale: NTS



EXISTING CONDITIONS



PROPOSED BUFFER



pecoSM

AN EXELON COMPANY

PECO - Oreland

View from Corner of Anderson & Roesch

Date: November 2023

Scale: NTS