

Land Development # 3603  
File # JT 13, 19, 20  
Montgomery County Tax Parcels: 40-00-49752-00-5  
40-00-49752-10-9  
40-00-49752-11-8  
40-00-49752-10-7

**OWNERS CERTIFICATION:**

RIGHTERS FERRY ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, RIGHTERS FERRY WCOT GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY ITS SOLE MEMBER, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, BY ITS VICE PRESIDENT *Christophe Silva*, UNDERSIGNED, HAS LAID OUT UPON MY LAND SITUATE IN LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

RIGHTERS FERRY ASSOCIATES, L.P.,  
A DELAWARE LIMITED PARTNERSHIP

BY: RIGHTERS FERRY WCOT GENERAL PARTNER, LLC, ITS GENERAL PARTNER

BY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, ITS SOLE MEMBER

BY: *Christophe Silva*  
NAME: CHRISTOPHE SILVA  
TITLE: VICE PRESIDENT

Commonwealth of Pennsylvania  
County of Montgomery

ON THIS 11 DAY OF December 2014, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED *Christophe Silva*, WHOSE NAME IS SUBSCRIBED TO THE ACCOMPANYING CERTIFICATE, AND WHO ACKNOWLEDGED HIMSELF TO BE THE DULY AUTHORIZED VICE PRESIDENT OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, THE SOLE MEMBER OF RIGHTERS FERRY WCOT GENERAL PARTNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE GENERAL PARTNER OF RIGHTERS FERRY ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND THAT AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

COMMONWEALTH OF PENNSYLVANIA

GAIL M. NIXON, Notary Public  
Upper Merion Twp., Montgomery County  
My Commission Expires August 19, 2017

*Gail M. Nixon*  
NOTARY PUBLIC

MUNICIPALITY APPROVAL/REVIEW BLOCK  
I, JUDY L. KELLEY, THE LOWER MERION TOWNSHIP SECRETARY, DO HEREBY CERTIFY THAT THE PLAN CONFORMS TO THE PLAN THAT HAS BEEN APPROVED BY THE LOWER MERION BOARD OF COMMISSIONERS ON MAY 15, 2013.

DATE: 12/30/14 TOWNSHIP SECRETARY'S SIGNATURE: *Judy L. Kelley*

I, EDWARD P. FLUCIENNIK, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA FOR LOWER MERION TOWNSHIP, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLANS CONFORM TO THE APPROVED PRELIMINARY PLAN.

DATE: 12/30/14 TOWNSHIP ENGINEERS SIGNATURE: *Edward P. Fluciennik*

PLAN PREPARER'S STATEMENTS  
I, DONALD MCKAY, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MEASUREMENTS SHOWN ON THIS PLAN ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT, AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

DATE: 12/30/14 REGISTERED SURVEYOR'S SIGNATURE: *Donald McKay*

I, MICHAEL D. ENGL, A LICENSED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAN AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATE: 12/11/14 REGISTERED ENGINEER'S SIGNATURE: *Michael D. Engl*

**CONDITIONS OF APPROVAL PROJECT PHASING**

1. IF THE PROJECT IS PHASED, THE APARTMENT UNITS CONSTRUCTED IN EACH PHASE SHALL CONTINUE AT LEAST ONE BEDROOM COMMON UNITS AND A MINIMUM INSTALLED PARKING RATIO OF 1.5 SPACES PER UNIT SHALL BE MAINTAINED. (P, B)

**EASEMENTS:**

2. THE APPLICANT SHALL COORDINATE WITH THE TOWNSHIP SOLICITOR ON THE PREPARATION OF PUBLIC EASEMENTS NECESSARY FOR THE TRAIL, PUBLIC GATHERING SPACE, TRAILHEAD PARKING AND PEDESTRIAN CONNECTION ACROSS THE PENCOYD BRIDGE. (TS, P) (PRFP)

**ARCHITECTURAL ELEVATIONS:**

3. THE FINAL ARCHITECTURAL PLANS SHALL CONFORM TO THE GRADING PROPOSED WITH THE DEVELOPMENT PLANS. (TS) (PRFP)

4. THE APPLICANT SHALL WORK WITH STAFF TO BETTER INTEGRATE THE GROUND LEVEL FAÇADE OF THE WESTERNMOST POOL DECK AND THE RECREATIONAL TRAIL EASEMENT THROUGH LANDSCAPING, FURNISHINGS OR ARCHITECTURAL TREATMENTS. (P)

5. THE APPLICANT SHALL PROVIDE ADDITIONAL INFORMATION VERIFYING THAT THE PROPOSED BRICK IS OF A SHAPE, COLOR AND TEXTURE AS RESIDENTIAL BUILDINGS IN THE VICINITY AND THAT IT COMPLIES WITH CONDITIONAL USE CONDITION NO. 1, REQUIRING IT TO BE A NATURAL COLORED BRICK AND THAT THE SAME MATERIAL IS USED ON BOTH BUILDINGS. (P) (PRFP)

6. THE PLANS SHALL DEMONSTRATE THAT A MINIMUM OF 75% OF THE GRADE LEVELS WALLS ALLOW FLOODWATERS TO PASS THROUGH. (TS, B) (PRFP)

7. THE PARKING GARAGE STRUCTURE SHALL INCLUDE INRILL PANELS ALONG THE RIVER ELEVATIONS FOR THE FIRST TWO LEVELS WITH GRILL WORK ON THE UPPER LEVELS AS PRESENTED IN THE RENDERINGS AT THE MAY 6, 2013 PLANNING COMMISSION MEETING. (P) (PRFP)

8. THE PLANS SHALL BE REVISED SO THAT THE GREATEST DIMENSION IN LENGTH OR DEPTH OF THE PROPOSED BUILDINGS SHALL NOT EXCEED 160 FEET WITHOUT A CHANGE IN BUILDING PLANE OF AT LEAST FOUR FEET. (P, B) (PRFP)

9. ALL FITCHED ROOFS SHALL HAVE A MINIMUM SLOPE OF 4:12. (P, B) (PRFP)

10. THE GABLES ON BUILDING 200 SHALL BE FUNCTIONAL. (P, B) (PRFP)

11. THE APPLICANT SHALL PROVIDE A PLAN SHOWING THE LOCATION OF ALL ROOFTOP MECHANICAL EQUIPMENT AND DEMONSTRATE THAT SUCH EQUIPMENT WILL BE VISUALLY SCREENED ON ALL SIDES AND THAT THE SCREENING WILL BE INTEGRAL TO THE ARCHITECTURE OF THE BUILDING. (P) (PRFP)

12. TRASH/REFUSE DUMPSTERS TO BE LOCATED WITHIN A BUILDING SHALL BE SCREENED IN SUCH A WAY THAT DOES NOT OBSTRUCT FLOOD WATERS AND IS CONSISTENT IN TERMS OF COLORS AND MATERIALS WITH THE ARCHITECTURE AND DESIGN OF THE PRIMARY BUILDINGS. (P) (PRFP)

13. DOWNSPOUTS SHALL BE CONSISTENT IN TERMS OF COLORS AND DESIGN WITH THE ARCHITECTURE OF THE BUILDING. (P) (PRFP)

14. THE BUILDING ENCLOSURE QUALITY CONTROL PLAN PREVIOUSLY SUBMITTED BY THE APPLICANT SHALL BE IMPLEMENTED. (B)

**SITE AMENITIES:**

15. THE APPLICANT SHALL WORK WITH STAFF TO PROVIDE A BETTER PEDESTRIAN CONNECTION BETWEEN THE PUBLIC GATHERING SPACE AND THE RECREATIONAL TRAIL ACROSS THE PENCOYD BRIDGE BY INSTALLING A DECORATIVE CROSSWALK WITH PAVERS OR STRIPING THE ENTIRE WIDTH OF THE DRIVEWAY FROM THE EDGE OF THE TRAILHEAD PARKING LOT TO WHERE THE DRIVEWAY MEETS THE TRAIL AT THE PENCOYD BRIDGE. THE APPLICANT SHALL WORK WITH STAFF ON LANDSCAPING, FURNISHINGS AND SIGNAGE TO BETTER INTEGRATE THE PUBLIC TRAIL AND THE PUBLIC GATHERING SPACE. (P) (PRFP)

16. AT FINAL PLAN THE APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH CODE § 155-90.1 E.(3) REGARDING THAT THE PROPOSED RECREATIONAL TRAIL CONNECT WITH EXISTING OR PROPOSED TRAILS ON ADJUTING PROPERTIES. INFORMATION SHALL BE PROVIDED REGARDING THE LOCATION OF THE TOWNSHIP TRAIL ON THE ADJUTING CONNELLY TRACT, AND HOW THE PROPOSED TRAIL WOULD ALIGN WITH THE FUTURE TRAIL CONNECTION. (P) (PRFP)

17. THE APPLICANT SHALL PROVIDE A DETAIL OF THE PROPOSED BENCH TO DEMONSTRATE THAT IT CAN SEAT FOUR PEOPLE COMFORTABLY. (P)

18. THE APPLICANT SHALL PROVIDE 2 BIKE RACKS AND 1 BIKE PUMP ALONG THE PUBLIC TRAIL AND PUBLIC GATHERING SPACE. THE BIKE RACKS AND BIKE PUMP SHALL BE CONSISTENT WITH BIKE RACKS INSTALLED ALONG THE CYNWD HERITAGE TRAIL. (P) (PRFP)

19. THE APPLICANT SHALL INSTALL INFORMATION/INTERPRETIVE KIOSKS AT BOTH ENDS OF THE RECREATIONAL AREAS CONSISTENT WITH THE KIOSKS PLANNED FOR THE CYNWD HERITAGE TRAIL. (P) (PRFP)

20. THE APPLICANT SHALL WORK WITH STAFF TO SELECT AN ALTERNATIVE DESIGN DETAIL FOR THE FENCE RAILING BETWEEN THE EDGE OF THE TRAIL AND THE SCHUYLKILL RIVER CONSISTENT WITH THE WIRE MESH SHOWN ON THE BUILDING BALCONY ELEVATIONS. (P) (PRFP)

21. THE APPLICANT SHALL REMOVE ALL CHAIN LINK FENCING FROM THE PROPERTY EXCEPT AROUND THE EXISTING CELL AND WATER TOWERS AND TEMPORARY CONSTRUCTION FENCING. (P) (PCO)

22. THE APPLICANT SHALL WORK WITH STAFF ON THE DESIGN OF THE PROPOSED SITTING WALL. (P) (PRFP)

23. THE APPLICANT SHALL DEMONSTRATE THAT ALL PROPOSED INLETS ARE BICYCLE FRIENDLY. (P) (PRFP)

24. THE APPLICANT SHALL PROVIDE DETAILS OF THE DEVELOPMENT SIGN AND SHALL WORK WITH STAFF TO INTEGRATE THE SIGN INTO THE SITE LANDSCAPING. (P) (PRFP)

**RECREATION AREA:**

25. THE APPLICANT SHALL WORK WITH STAFF ON THE ALIGNMENT OF THE 6-WIDE PATHS AND LANDSCAPING OF THE LARGE SPACES BETWEEN THE RESIDENTIAL UNITS AND THE PARKING STRUCTURE TO MAXIMIZE THE RECREATIONAL FUNCTIONALITY OF THESE SPACES. (P) (PRFP)

26. THE APPLICANT SHALL WORK WITH STAFF TO MAXIMIZE THE RECREATIONAL UTILITY OF THE PUBLIC GATHERING SPACE BY ADJUTING PARKING AND ADJUTING AREA BY THE EDGE OF THE PENCOYD BRIDGE BY ADDING A MINIMUM 6 FOOT WIDE WALKING PATH WITH A PEDESTRIAN CONNECTION TO RIGHTERS FERRY ROAD, A DRINKING AND LANDSCAPING WATER SOURCE AND AN ELECTRIC SERVICE TO BE UNDER THE CONTROL OF THE APPLICANT. THE APPLICANT SHALL MAKE PROVISIONS SO THAT THE PUBLIC CAN MOST EFFECTIVELY GATHER FOR PERFORMANCES AND GROUP RECREATIONAL ACTIVITIES SUCH AS RACES. (P) (PRFP)

27. THE LOUNGE AND CAFE AREAS SHALL NOT BE INCLUDED IN THE RECREATION AREA CALCULATION REQUIREMENT. (P) (PRFP)

**LANDSCAPING:**

28. THE DRIP/LINES OF TREES ON THE LOT IN THE AREA OF CONSTRUCTION ACTIVITY SHALL BE CLEARLY AND ACCURATELY DOCUMENTED PRIOR TO CONSTRUCTION. (P) (PRFP)

29. A REVISED LANDSCAPE PLAN COMPLYING WITH NATURAL FEATURES CODE SECTIONS 101-9 AND 101-5B, ZONING CODE SECTION 155-167.7 AND CONDITIONS HEREIN WITH THE EXCEPTION OF ANY WAIVERS SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT AND SUBMITTED TO THE TOWNSHIP. THE PLAN SHALL BE APPROVED BY THE TOWNSHIP ARBORIST AND PLANNING STAFF PRIOR TO RECORDING THE FINAL PLAN. (P) (PRFP)

30. THE APPLICANT SHALL WORK WITH STAFF TO CONSERVE SIGNIFICANT EXISTING PLANT MATERIAL LOCATED BETWEEN THE PUBLIC TRAIL EASEMENT AND THE SCHUYLKILL RIVER BY PROTECTING SIGNIFICANT TREES DURING CONSTRUCTION, PERFORMING SELECTIVE PRUNING AND BY REMOVING VINES AND INVASIVE SPECIES. (TA, P)

31. THE APPLICANT SHALL WORK WITH STAFF TO INCORPORATE MATERIALS SUCH AS RAILS, BOULDERS OR STONE SALVAGED FROM DEMOLITION ON THE SITE FOR INCORPORATION INTO THE LANDSCAPE PLAN OR WILL MAKE AVAILABLE FOR USE ON THE CYNWD HERITAGE TRAIL. (P) (PRFP)

32. THE APPLICANT SHALL WORK WITH STAFF TO INSTALL ADDITIONAL PLANTINGS IN THE PUBLIC EASEMENT BY THE WESTERN VEHICULAR TURNAROUND. (P) (PRFP)

33. THE PROPERTY SHALL BE CONSIDERED A "WOODED LOT." (P) (PRFP)

**STORMWATER MANAGEMENT:**

34. DISCHARGE FROM THE STORMWATER BASIN SHALL BE CONVERTED FROM A CONCENTRATED FLOW TO A SHEET FLOW. THE GRADING PROPOSED AT THE OUTLET STRUCTURES IS STILL UNCLER. CONTOURS AND SPOT ELEVATIONS SHALL BE INDICATED ON AT LEAST ONE PLAN VIEW IN ORDER TO BE ABLE TO CONSTRUCT AND INSPECT THE INSTALLATIONS. ADDITIONAL COVER TREATMENT OF THE AREAS GRADED FOR THE DISPATER INSTALLATION SHALL BE PROVIDED AS REQUIRED/DIRECTED. (TS) (PRFP)

35. AN ACCESS AND MAINTENANCE EASEMENT THAT IS OF SUFFICIENT WIDTH TO PROVIDE ACCESS AND EGRESS FROM A PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED AROUND ALL STORMWATER MANAGEMENT FACILITIES. THIS SHALL BE SHOWN ON THE PLANS IN METES AND BOUNDS. (TS) (PRFP)

36. THE DESCRIPTION OF HOW THE PERMANENT STORMWATER CONTROL FACILITY WILL BE OPERATED AND MAINTAINED SHALL BE PRESENTED IN RECORDABLE FORM AS A COVENANT RUNNING WITH THE LAND AND SHALL BE APPROVED BY THE TOWNSHIP SOLICITOR PRIOR TO RECORDING. (TS) (PGP)

37. NEWLY GRADED SLOPES OF OVER TWENTY FIVE (25%) PERCENT THAT SHALL BE STABILIZED WITH SOIL OR LIME NETTING AND SEED SHALL BE CLEARLY DELINEATED WITH SHADOWS. AREAS MEETING THIS REQUIREMENT THAT ARE DISTURBED FOR THE INSTALLATION OF THE NEW RETAINING WALL SHALL ALSO BE INDICATED. (TS) (PRFP)

38. CERTIFICATION PERTAINING TO THE COMPLETENESS OF THE DESIGN AND COMPLIANCE WITH CHAPTER 121 OF THE LOWER MERION CODE SHALL BE SIGNED ON THE EROSION AND SEDIMENT CONTROL PLANS. (TS) (PGP)

40. AN NPDES PERMIT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT PRIOR TO ISSUANCE OF ANY PERMIT. (TS) (PGP)

41. THE RUNOFF CROSSING TO THE ADJUTING PROPERTIES OR INTO THE SCHUYLKILL RIVER DURING THE CONSTRUCTION PHASE OF THE PROJECT SHALL BE MANAGED SO THAT THE WATER QUALITY QUANTITY IMPACT IS MINIMIZED. DIVERSION BENS, STONE, CONSTRUCTION STAGING AREAS, AND INFILTRATING SHALL BE NOTED TO BE PROVIDED AS NECESSARY/DIRECTED BY THE TOWNSHIP TO ENSURE ACCEPTABLE CONDITIONS DURING THE CONSTRUCTION PHASE. (TS) (PRFP)

42. INLET NO. 405 INDICATED TO BE INSTALLED NEAR THE LOW-POINT AT THE ACCESS TO RIGHTERS FERRY ROAD SHALL BE FIELD LOCATED WITH CONCURRENCE OF THE TOWNSHIP ENGINEERS OFFICE IN ORDER TO IMPROVE THE ABILITY OF THE AREA TO BE PASSABLE DURING INTENSE STORM EVENTS. UP TO FOUR DOUBLE INLETS SHALL BE PROVIDED TO IMPROVE THE CAPACITY OF RUNOFF CAPTURE. (TS)

43. THE APPLICANT SHALL WORK WITH STAFF TO PROVIDE STORMWATER BEST MANAGEMENT PRACTICES. (TS, P) (PRFP)

44. THE APPLICANT SHALL PROVIDE EROSION, SEDIMENT, AND STABILIZATION CONTROLS TO BE UTILIZED DURING DEMOLITION AND CONSTRUCTION SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER. (TS) (PRFP)

**STEEP SLOPES:**

45. THE APPLICANT SHALL PROVIDE DOCUMENTATION TO THE TOWNSHIP ZONING OFFICER VERIFYING THAT THE SLOPES ARE MANMADE. (TS) (PRFP)

46. DISTURBANCE TO MANMADE SLOPES OF 15% OR GREATER SHALL BE MINIMIZED TO THE GREATEST EXTENT FEASIBLE. (TS) (PGP)

**TRAFFIC CIRCULATION:**

47. THE BRIDGE CONTROL PLAN SHALL CLEARLY SHOW THE TIME OF EACH PHASE OF OPERATION AND BE CONSISTENT WITH THE NARRATIVE AS APPROVED. (TS) (PRFP)

48. THE TYPE OF CONTROLLER EQUIPMENT TO BE USED FOR THE BRIDGE TRAFFIC CONTROL OPERATION SHALL BE SPECIFIED AND SHALL BE APPROVED BY THE TOWNSHIP. (TS) (PRFP)

49. ADDITIONAL CLARIFICATION SHALL BE PROVIDED FOR THE PM PEAK HOUR ANALYSIS FOR THE PENCOYD BRIDGE. THE STUDY SHALL FULLY CONSIDER ADDITIONAL DELAY THAT COULD OCCUR IF VEHICLES USE THE BRIDGE IN INCREASED, ALTERNATING FASHION. THE SPEED AND LENGTH OF TIME ASSUMED TO CROSS THE BRIDGE SHALL BE DEFINED IN THE STUDY. (TS) (PRFP)

50. IF POST-DEVELOPMENT REVIEW IDENTIFIES ADVERSE OPERATION OF THE BRIDGE, THE CONTROLLERS WILL BE ADJUSTED AS DIRECTED BY THE TOWNSHIP ENGINEER. (TS) (PRFP)

51. ADDITIONAL STOP SIGNS AND BARS SHALL BE ADDED TO THE GARAGE PARKING ASILE LAYOUT. CENTERABLE PAVEMENT MARKINGS SHALL BE ADDED SO AS TO IMPROVE THE ORDERLY MOVEMENT OF VEHICLES. (TS)

52. SIGNS INDICATING A "TOW-AWAY" PROGRAM SHALL BE INSTALLED ON THE SITE AND SHALL COMPLY WITH TOWNSHIP STANDARDS. (TS) (PGP)

53. A POST DEVELOPMENT STUDY SHALL BE REQUIRED TO VERIFY THE TRAFFIC PROJECTIONS AND THE REQUIRED IMPROVEMENTS. SIGNAL TIMINGS OF THE STUDIED INTERSECTIONS SHALL BE OPTIMIZED. THE SCHEDULE FOR THIS STUDY SHALL BE DETERMINED BY THE TOWNSHIP ENGINEER PRIOR TO RECORDING THE FINAL PLAN. (TS) (PRFP)

54. THE SPEED LIMIT SIGN FOR EASTBOUND TRAFFIC ON THE MAIN ASILE SHALL BE SHIFTED FARTHER WEST OR AN ADDITIONAL STOP ADVISORY SIGN SHALL BE SHOWN. (TS) (PRFP)

55. ADDITIONAL SIGNAGE, PAVEMENT MARKINGS AND/OR OTHER MEANS SHALL BE ADDED IN AND AROUND THE REAR TRAFFIC LOOP IN ORDER TO BETTER DEFINE THE TRAFFIC PATTERNS. THE CURRENT "KEEP RIGHT" SIGN IS NOT SUFFICIENT. THE APPLICANT SHALL PROVIDE SIGNAGE DESIGNATING EVACUATION ROUTES. (TS) (PRFP)

56. THE DIMENSIONS USED IN THE FIRE TRUCK MANUEVRABILITY DIAGNOSTIC DO NOT MATCH THE DIMENSIONS FOR LOWER MERION EQUIPMENT. THE FIRE MARSHAL SHALL APPROVE THE FINAL LAYOUT DESIGN REGARDING FIRE ACCESS AND MANUEVRABILITY. HE SHALL IDENTIFY WHERE "NO PARKING BY ORDER OF THE FIRE MARSHAL" SIGNS SHALL BE PLACED. THESE SHALL BE SHOWN ON THE FINAL PLAN. (P) (PRFP)

57. THE TRAFFIC SIGNAL AT THE INTERSECTION OF MONUMENT AVENUE AND RIGHTERS FERRY ROAD SHALL BE INSTALLED WITH THE PROPOSED SIGNAL PHASING SHOWN IN THE TRAFFIC ANALYSIS. THE SIGNAL SHALL BE INSTALLED AFTER BEATING THE TRAFFIC COUNTS REQUIRED TO MEET PADOT WARRANTS. THE SCHEDULE FOR THE COUNTS WILL BE PERFORMED AS OUTLINED IN AN ESTABLISHED SCHEDULE WHICH SHALL BE DETERMINED BY THE TOWNSHIP ENGINEER PRIOR TO RECORDING THE FINAL PLAN. A DESIGN OF THE SIGNAL AND RECONFIGURED INTERSECTION SHALL BE SUBMITTED FOR REVIEW PRIOR TO ISSUANCE OF AN IMPROVEMENT CONSTRUCTION PERMIT. (TS)

58. THE TRAFFIC SIGNAL TIMING MODIFICATIONS AND THE INSTALLATION OF A LEFT-TURN ADVANCE PHASE (GREEN ARROW) FROM BELMONT AVENUE ONTO RIGHTERS FERRY ROAD, ALONG WITH THE CORRESPONDING RIGHT-TURN PHASE FROM RIGHTERS FERRY ROAD ONTO BELMONT AVENUE, SHALL BE ADJUSTED AS DIRECTED BY STAFF IN ACCORDANCE WITH THE TRAFFIC STUDY. PLAN RIFTS FOR THE SIGNAL MODIFICATIONS SHALL BE SUBMITTED. POST DEVELOPMENT COUNTS AND OPTIMIZATION SHALL BE MADE FOR ALL SIGNALS ANALYZED IN THE TRAFFIC STUDY. (TS)

59. A CONCRETE ROAD CONTROL MONUMENT SHALL BE INSTALLED WHERE FEASIBLE AT THE RIGHT-OF-WAY OF RIGHTERS FERRY ROAD. (TS) (PCO)

60. SUPPORTING CALCULATIONS AND ADDITIONAL STRUCTURAL DETAILS SHALL BE SUBMITTED FOR IMPROVMENTS NECESSARY TO MAINTAIN THE STRUCTURAL ADEQUACY OF THE PENCOYD BRIDGE. THESE SHALL BE SUBMITTED AND THE COMPREHENSIVE PLANS FULLY REVIEWED AND APPROVED PRIOR TO ISSUANCE OF AN IMPROVEMENT CONSTRUCTION PERMIT. (TS) (PRFP)

61. THE CONTINGENCY PLAN TO MOVE/EVACUATE THE PARKED VEHICLES CONSTRUCTED WITHIN THE FLOOD LIMITS SHALL BE APPROVED BY THE EMERGENCY MANAGEMENT COORDINATOR FOR THE TOWNSHIP. (TS) (PRFP)

62. THE APPLICANT SHALL WORK WITH STAFF TO PROVIDE APPROPRIATE TRAFFIC CALMING MEASURES TO INCLUDE ASIANE PEDESTRIAN EXPERIENCE, BY LINKING THE PUBLIC GATHERING SPACE, TRAIL AND PEDESTRIAN BRIDGE ACCESS. (TS) (PRFP)

**ACCESS:**

63. THE APPLICANT SHALL WORK WITH THE TOWNSHIP SOLICITOR TO PROVIDE FUTURE CONSTRUCTION ACCESS NECESSARY TO CONNECT THE APPLICANT'S TRAIL WITH THE CYNWD HERITAGE TRAIL. (TS, (TS) (PRFP)

64. THE APPLICANT SHALL PROVIDE STAFF WITH A PLAN SHOWING ALL EASEMENTS BENEFITING PARCELS BEYOND THE WESTERN BOUNDARY OF THE PROPERTY. (P) (PRFP)

65. THE APPLICANT WILL WORK WITH STAFF TO PROVIDE BETTER PATH CONNECTIONS BETWEEN THE RECREATIONAL TRAIL AND LOGICAL BUILDING ACCESS LOCATIONS AT LEAST EVERY 200 FEET. (P) (PRFP)

66. THE APPLICANT SHALL WORK WITH STAFF TO DELINEATE BIKE/PEDESTRIAN IMPROVEMENTS BY STRIPING AND SIGNAGE UNDERNEATH THE NORFOLK SOUTHERN RAIL BRIDGE AT THE BASE OF RIGHTERS FERRY ROAD. BIKE PEDESTRIAN CONNECTIONS WILL BE PROVIDED ACROSS APPLICABLE DRIVEWAYS AND PARKING LOTS TO CONNECT WITH THE PUBLIC GATHERING SPACE. (P) (PRFP)

67. THE APPLICANT SHALL WORK WITH STAFF TO MAXIMIZE THE EFFICIENCY AND SAFETY OF THE TRAIL CONNECTION BETWEEN MAIN STREET IN MANAYUNK AND THE PENCOYD BRIDGE. (P) (PRFP)

**PARKING:**

68. THE APPLICANT WILL WORK WITH STAFF TO DELINEATE THE REQUIRED TRAILHEAD PARKING SPACES SIMILAR TO THE PROPOSED PUBLIC SPACES TO BE LOCATED AT THE ROCK HILL ROAD TRAILHEAD OF THE CYNWD HERITAGE TRAIL. (TS) (PRFP)

**CONSTRUCTION:**

69. CALCULATIONS SHALL BE PROVIDED FOR RETAINING WALL CLEAR HEIGHTS EXCEEDING FOUR (4) FEET OR WITH VERTICAL SURCHARGE. (TS) (PGP)

70. ADDITIONAL DEPTH OF RECHARGE STONE (MINIMUM OF NINE (9") INCH TOTAL) SHALL BE ADDED TO THE POROUS PAVEMENT SECTION FOR ANY AREA INTENDED TO BE CONSIDERED "POROUS" UNDER THE ZONING CODE AND NOT COUNT TOWARD IMPERVIOUS TOTALS. (TS) (PGP)

**UTILITIES:**

71. A PLANNING MODULE OR DEMPCTION SHALL BE APPROVED BY THE CITY OF PHILADELPHIA AND THE DEP PRIOR TO RECORDING THE FINAL PLAN. (TS) (PRFP)

72. AN EASEMENT SHALL BE SHOWN FOR THE PROPOSED FORCE MAIN FOR ANY TOWNSHIP OWNED AND OPERATED STATION. THE WIDTH SHALL BE SUFFICIENT FOR FUTURE INSTALLATION AND SERVICE OF THE FACILITIES. (TS) (PRFP)

73. DOCUMENTATION SHALL BE SUBMITTED QUANTIFYING THE CAPACITY OF THE SANITARY SEWER GRAVITY LINES INDICATED AS WELL AS THE DESIGN OF THE PUMP STATION AND FORCE MAIN. AGREEMENTS SHALL BE ENTERED INTO WITH THE TOWNSHIP AS DIRECTED BY THE TOWNSHIP SOLICITOR FOR ANY REGIONAL PUMP STATION CONSTRUCTION ON THE PROPERTY. (TS) (PRFP)

74. A JUNCTION PIT BETWEEN SAN MH NOS. 108 AND 109 SHALL BE PROVIDED. INVERTS IN AND OUT SHALL BE LISTED. THE SLOPE SHALL BE ADJUSTED IN THE PROFILES TO DIRECT SEWAGE INTO THE WET WELL. THE PROFILE SHALL BE SHOWN TO THE DISCHARGE LOCATION INTO THE WET WELL. (TS) (PGP)

75. SANITARY SEWER PROFILES SHALL BE PROVIDED FOR THE FINAL SEWER ALTERNATIVE SELECTED. EASEMENT SHALL BE PROVIDED THAT ARE A MINIMUM OF THIRTY (30) FEET WIDE. FOR ANY TOWNSHIP OWNED GRAVITY LINE, THERE SHALL NOT BE ANY OTHER UTILITY OR STRUCTURE WITHIN THE EASEMENT THAT INTERFERES WITH THE OPERATION OR MAINTENANCE OF THE MAIN. THE TOWNSHIP SHALL CONTROL THE PLACEMENT OF ANY UTILITY OR STRUCTURES WITHIN ANY TOWNSHIP SEWER EASEMENT. (TS) (PRFP)

**PLAN REQUIREMENTS:**

76. ALL EXISTING UTILITY SERVICE LOCATIONS SHALL BE CLEARLY SHOWN AND LABELED. (TS) (PRFP)

**LIGHTING:**

77. AN OUTDOOR LIGHTING PLAN, SEALED BY A RESPONSIBLE DESIGN PROFESSIONAL, THAT INCLUDES ILLUMINATION PATTERNS SHALL BE SUBMITTED TO AND APPROVED BY THE DIRECTOR OF THE BUILDING AND PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS. THE LOCATION, LUMINAIRE TYPE, WATTAGE, MEANS OF CONTROL AND POLE HEIGHT SHALL BE INDICATED. LIGHTING SHALL BE DESIGNED TO MINIMIZE THE OFF-SITE TRANSMISSION OF LIGHT, TO SHIELD THE SOURCE OF ILLUMINATION AND TO PREVENT GLARE ON ADJUTING PROPERTIES. EXTERIOR LUMINAIRES SHALL BE FULL CUT-OFF UNLESS IT CAN BE DEMONSTRATED THAT CUT-OFF LUMINAIRES ARE MORE APPROPRIATE AND WILL RESULT IN LESS OFF-SITE LIGHT SPREAD. (B) (PRFP)

78. THE LIGHTING PLAN SHALL BE DESIGNED TO THE 2009 IEGC OR THE 2007 ASHRAE STANDARD 90.1. (B) (PRFP)

**STANDARD CONDITIONS OF APPROVAL:**

79. IF REQUIRED BY THE FIRE DEPARTMENT, ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATIONS SYSTEMS AT THE EXTERIOR OF THE BUILDING. (TS) (PRFP)

80. REVISIONS TO THE PLAN SHALL ADDRESS THE TOWNSHIP ENGINEERS MAY 2, 2013 REVIEW LETTER. (TS)

81. ANY CHANGES TO THE APPROVED PLANS SHALL REQUIRE THE SUBMISSION OF AN AS-BUILT PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. BUILDING AND PLANNING STAFF CAN WAIVE THIS REQUIREMENT IF THE CHANGES ARE DETERMINED TO BE INSIGNIFICANT. (P, B) (PCO)

82. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING ON THE PROPERTY. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7MM). (B)

83. A COPY OF THE REVISED PLAN SHALL BE SUBMITTED WITH ANY CHANGES HIGHLIGHTED. A LETTER SHALL ALSO BE PROVIDED WITH THE REVISED PLAN INDICATING HOW EACH REQUESTED REVISION HAS BEEN ADDRESSED IN THE RE-SUBMISSION. (P)

84. THE FINAL PLAN, COMPLYING WITH ALL CONDITIONS OF APPROVAL, SHALL BE FILED WITH THE DEPARTMENT OF BUILDING AND PLANNING WITHIN TWELVE (12) MONTHS FROM THE DATE OF THE PRELIMINARY PLAN APPROVAL. (P)

85. NEW DEEDS SHALL BE RECORDED CONCURRENT WITH THE RECORDING OF THE FINAL PLAN. (P)

86. THE OWNER WILL MAKE PAYMENT OF FEES AND EXPENSES OF THE TOWNSHIP'S PROFESSIONAL CONSULTANTS WHO PERFORM SERVICES ON BEHALF OF THE TOWNSHIP WITH RESPECT TO THESE PLANS AND THE WORK CONTINGENT THEREON AND WILL ESTABLISH AND MAINTAIN WITH THE TOWNSHIP THOSE ESCROWS FOR THE PAYMENT OF SUCH FEES REQUIRED BY TOWNSHIP CODE. OWNER AGREES THAT ANY STATEMENT FROM THE TOWNSHIP FOR SUCH FEES WHICH HAVE A PERIOD OF 30 DAYS MAY BE RECORDED AGAINST THE PROPERTY AS A MUNICIPAL LIEN.

87. THE OWNER SHALL MAKE PAYMENT OF THE TOWNSHIP ENGINEERS AND/OR CLERK OF THE WORKS' INSPECTION FEES WITHIN 30 DAYS OF PRESENTATION. A PENALTY OF 1.5% PER MONTH WILL BE DUE FOR LATE PAYMENTS FROM THE DATE OF PRESENTATION, IF ANY SHARES ARE NOT PAID WITHIN 60 DAYS OF PRESENTATION, THE TOWNSHIP MAY ELECT TO SUSPEND ANY OUTSTANDING PERMITS UNTIL ALL PENDING CHARGES ARE SETTLED.

88. THE PROPERTY OWNERS SHALL COMPLY WITH ALL FEDERAL, STATE AND APPLICABLE LOWER MERION TOWNSHIP ORDINANCES AND LAWS REGARDING SPECIFIC MENTION HEREIN.

**IN ADDITION, THE BOARD APPROVED THE FOLLOWING WAIVERS:**

- STORMWATER MANAGEMENT CODE SECTION 121-5.A.1 TO ALLOW MORE THAN 25% OF THE PROPERTY TO BE DISTURBED AT ANY ONE TIME;
- STORMWATER MANAGEMENT CODE SECTION 121-4.1-1 TO NOT PROVIDE THE LOCATION, SPECIES, AND SIZE IN DIAMETER OF TREES TWO FEET ABOVE GROUND, ALONE AND IN GROVES OR STREET SHADE TREES;
- STORMWATER MANAGEMENT CODE SECTION 121-2.A + 121.4 TO NOT PROVIDE INFILTRATION OF STORMWATER RUN-OFF;
- STORMWATER MANAGEMENT CODE SECTION 121-4 TO NOT PROVIDE RATE CONTROL FOR STORMWATER RUNOFF FROM THE SITE AFTER CONSTRUCTION;
- SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-25.A, B & C TO ALLOW THE REMOVAL OF EXISTING TREES HAVING A CALIPER OF SIX INCHES OR GREATER FROM THE PROPERTY;
- NATURAL FEATURES CODE SECTION 101-5.C TO PERMIT DISTURBANCE TO MANMADE SLOPES OF 15% OR GREATER.

**WAIVERS:**

**STORMWATER MANAGEMENT & EROSION CONTROL (CHAPTER 121)**

- A WAIVER FROM CODE § 121-5.A(1) TO ALLOW MORE THAN 25% OF THE PROPERTY TO BE DISTURBED AT ANY ONE TIME. THIS WAIVER IS JUSTIFIED GIVEN THE NEED TO EFFICIENTLY DEMOLISH THE LARGE BUILDING MASSES THAT NEED TO BE DEMOLISHED TO CONSTRUCT THE PROPOSED DEVELOPMENT. THE WAIVER IS FURTHER JUSTIFIED BECAUSE RFA WILL PROVIDE SECURITY TO ASSURE THAT ADEQUATE EROSION, SEDIMENTATION AND STABILIZATION CONTROLS WILL BE UTILIZED DURING CONSTRUCTION AND WILL COMPLY WITH THE TERMS OF ITS NPDES PERMIT.
- A WAIVER FROM CODE § 121-4.F AND CODE § 135-17.C AND 135-33 TO USE NAVD 88 DATUM, PROVIDED THAT RFA PROVIDES DATA ON THE PLANS INDICATING THE METHOD TO CONVERT THE DATUM TO THE TOWNSHIP'S DATUM. THIS WAIVER IS JUSTIFIED BECAUSE THE NAVD 88 DATUM IS MORE ACCURATE AND CONFORMS TO FEMA'S MAPPING MODERNIZATION EFFORTS INSTEAD OF THE OLDER TOWNSHIP DATUM. PROVISION OF THE CONVERSION INFORMATION WILL PROVIDE NEEDED INFORMATION TO COORDINATE BETWEEN THE TWO DATUM TECHNIQUES.
- A WAIVER FROM CODE § 121-6.N. TO NOT PROVIDE THE LOCATION, SPECIES AND SIZE IN DIAMETER OF TREES TWO FEET ABOVE THE GROUND, ALONE AND IN GROVES, OR STREET SHADE TREES. THIS WAIVER IS JUSTIFIED AT THE PRELIMINARY PLAN STAGE DUE TO THE REQUIREMENT TO INSTALL PUBLIC AMENITIES ASSOCIATED WITH THE PROPOSED PUBLIC TRAIL, ESPECIALLY AT THE WESTERN END OF THE SITE.
- A WAIVER FROM CODE § 121-11.A. TO REMOVE TREE MASSES AND TREES WITH CALIPERS OF FOUR INCHES OR GREATER IN ORDER TO CONSTRUCT THE PROPOSED DEVELOPMENT. THIS WAIVER IS JUSTIFIED AT THE PRELIMINARY PLAN STAGE DUE TO THE REQUIREMENT TO INSTALL PUBLIC AM