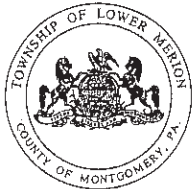


**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



DEPARTMENT OF BUILDING AND PLANNING

75 E. Lancaster Ave.
Ardmore, PA 19003-2376
Telephone: (610) 645-6200
FAX: (610) 649-9598

April 10, 2018

Michael Brookshier
15 Kings Grant Associates, L.P.
125 E. Elm Street
Suite 400
Conshohocken, PA 19428

**RE: PRELIMINARY LAND DEVELOPMENT PLAN – 15 Kings Grant Drive, Bala
Cynwyd, LD #3801, Ward 9**

Dear Mr. Brookshier,

On March 28, 2018, the Lower Merion Township Board of Commissioners considered a Preliminary Land Development Plan. The Plan prepared by Momenee, Inc. dated December 4, 2017, last revised February 16, 2018 shows the construction of a one level parking structure accessed from Kings Grant Drive that is elevated above the existing surface parking lot located on the side and rear of the existing building. The following conditions shall be complied with prior to recording the Final Plan by means of plan revision, completion or financial guarantee, unless specifically exempted. The Board approved your plan subject to the following conditions:

Engineering:

1. The Township Engineer's review letter dated February 23, 2018 shall be incorporated by reference into these conditions of approval. (TE)
2. The traffic study submitted by the Applicant shall be reviewed by the Township Engineer to determine if there are any required traffic mitigation measures for the proposed land development. Permits associated with the land development approval shall not be granted until financial security has been posted to secure completion of any such traffic mitigation measures. (TE)(PRFP)(PGP)

Zoning Hearing Board:

3. The applicant shall comply with the Zoning Hearing Board conditions for Appeal 4426 which shall be listed on the Final Plan. (P)(PRFP)

Parking and Loading:

4. The applicant shall continue to work with staff on the ornamental fence along St. Asaphs Road. The final design shall be subject to the approval of staff. (P)(PRFP)

5. The proposed back-up area shown within the surface parking along the Kings Grant frontage shall be reduced as directed by Township Staff. (P)(PRFP)

6. A two-foot (2') landscape wall shall be provided along the frontage of the surface parking on Kings Grant Drive as directed by staff prior to recording of the final plan. (P)(PRFP)

Architectural Elevations/Design Standards:

7. Architectural elevations of all sides of the existing building shall be submitted with the Final Plan, including proposed materials. The applicant shall provide a chart to demonstrate compliance with the Architectural Design Standards in Zoning Code Section 155-217.F.5. (P)(PRFP)

8. The applicant shall demonstrate whether the proposed rehabilitation of the existing building meets the 50% threshold and if so shall demonstrate compliance with Zoning Code Sections §155-217.A.3.d. (P)(PBP)

9. The depth of the horizontal articulation of the parking structure shall be provided on the elevations and shall be a minimum of one-foot six inches in accordance with §155-217.F.(5)(c)[1]. (P)(PBP)

Freestanding Sign:

10. Any changes to the existing freestanding sign shown at the intersection of Kings Grant Drive and St. Asaphs Road shall comply with all requirements of §155-217 and shall be subject to the review and approval of the Zoning Officer. (P)(PBP)(PCO)

Pedestrian and Bicycle Connections:

11. A striped ladder crosswalk and two ADA ramps shall be provided along the eastern portion of the intersection of St. Asaphs Road. (TE)(PGP)

12. A striped ladder crosswalk and one additional ADA ramp shall be provided across Kings Grant Drive. (TE)(PGP)

13. The applicant shall demonstrate that the required number of bicycles can be stored on the proposed bicycle racks. (P)(PRFP)

14. The applicant shall investigate locating one of the bicycle storage areas under cover of building. (P)(PRFP)

15. The duration for the closure of the public sidewalks shall be minimized. The closure shall be coordinated with and shall be subject to the approval of the Public Works Department. Adequate signage shall be provided during the time of closure permitted. (TE)(PGP)

16. The applicant shall consider providing one car share space. (P)(PRFP)

Landscaping:

17. A revised landscape plan complying with the applicable portions of the Natural Features Code Sections 101-9 and these conditions of approval shall be prepared and sealed by a Registered Landscape Architect. The landscape plan shall be subject to the approval of Township staff. (P)(PRFP)

18. The applicant shall provide a maintenance and operations plan for the amenities provided under the greening standards. (P)(PRFP)

Construction Details & Coordination:

19. A certification by a civil engineer of the condition of the existing retaining walls to remain shall be provided. Any recommended improvements/repairs shall be made a condition of the permit issue. (TE)(PGP)

20. The PA One Call serial number shall be provided on the plan. (TE)(PGP)

21. A Highway Permit shall be obtained for the work proposed within the right-of-way. (TE)(PGP)

Standard Plan Conditions:

22. The location of all transformers and utility boxes shall be shown on the Final Plan. Additional utility improvements resulting in material changes to approved plan including but not limited to the loss of required parking, changes to circulation patterns or the alteration of the quantity or location of proposed landscaping shall require an amendment to the approved plan. (P)(PRFP)

23. The location of the relocated fire hydrant shall be subject to the approval of the Fire Marshal. (P,TE)(PGP)

24. Additional spot elevations shall be provided on the northern access drive to St. Asaphs Road where the new sidewalk is to cross the driveway at grade. This shall be shown prior to the issuance of a Grading Permit. (TE)(PGP)

Standard Conditions of Approval:

25. An outdoor lighting plan, sealed by a responsible design professional, that includes illuminance patterns shall be submitted to and approved by the Director of the Building and Planning Department prior to recording the Final Plan. Lighting shall be designed to shield the source of illumination and to prevent glare on adjacent properties. The location, fixture type, wattage, means of control and pole height shall be indicated. (P)(PBP)

26. The lighting plan shall be designed to comply with the 2009 IECC or the 2007 ASHRAE Standard 90.1. (P)(PBP)

27. 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)

28. 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)

29. 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). (P,B)(PCO)

30. The Final Plan, complying with all applicable 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 by the Board of Commissioners. (P)

31. The owner shall 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 contemplated thereunder 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 remain unpaid for a period of 30 days may be recorded against the property as a municipal lien. (P)

32. The owner shall make payment of the Township Engineer's 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. (P)

33. The property owner(s) shall comply with all applicable federal, state, county, local and Lower Merion Township ordinances and laws regardless of specific mention herein. (P)

The Board also approved the following relief:

- a. Subdivision and Land Development Code Section §135-7.A. to not provide a Tentative Sketch Plan.
- b. Natural Features Code Section §101-9.A. to not provide all of the required plant material but instead to allow the applicant to substitute grasses and perennials for some of the required trees and shrubs.

Please have a Final Plan prepared which should be either 15"x 18", 18"x 30" or 24"x 36" in size to include six (6) rolled paper copies incorporating the required certifications, engineering data and conditions of approval, as well as the date by which all public improvements will be completed. Please see the enclosed memo concerning financial guarantees.

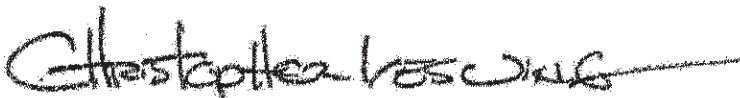
Upon receipt of the Final Plan and satisfactory financial guarantee, the Township Engineer and Secretary will sign the Final Plan and you will be notified to pick up the plan for recording. Prior to recording, the plan must be certified by the Montgomery County Planning Commission.

The Subdivision and Land Development Ordinance requires that each subdivision or development plan be recorded in the office of the Montgomery County Recorder of Deeds within 90 days after final approval. You are also advised that in addition to the conditions of approval, you must comply with all other applicable Township ordinances and other laws governing your application.

Please acknowledge your acceptance of the conditions by signing and returning this letter within 30 days. Permits will not be issued until revised plans have been received and all conditions have been satisfied. No work shall commence until all applicable permits have been issued.

Please contact Andrea Campisi of my staff with any questions at 610-645-6112 or acampisi@lowermerion.org.

Sincerely,



Christopher Leswing
Director

cc: Kevin Bowers, Pennoni Associates, Inc.
Michael Bowker, Momenee, Inc.
George Broseman, Kaplin Stewart
Patrick Stuart, Orsatti & Stuart Associates, Inc.

TO: Township of Lower Merion:

I hereby acknowledge and accept receipt of the Conditions of Approval listed above.



Michael Brookshier

May 3, 2018

Date