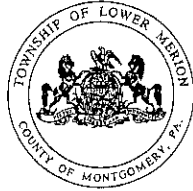


**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



DEPARTMENT OF BUILDING AND PLANNING

75 E. Lancaster Ave.
Ardmore, PA 19003-2376
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November 20, 2018

John Lombardo
LCB Senior Living, LLC
3 Edgewater Drive, Suite 101
Norwood, MA 02062

**RE: PRELIMINARY LAND DEVELOPMENT PLAN - 211 Belmont Avenue, Bala Cynwyd, Ward 3,
LD# 3791**

Dear Mr. Lombardo:

On November 19, 2018, the Lower Merion Township Board of Commissioners considered a Preliminary Land Development Plan. The Plan dated August 10, 2018, last revised October 18, 2018 prepared by Bohler Engineering shows the demolition of all existing buildings; construction of a six-story building containing modern senior living apartments, assisted living and memory care services with 84 units, 96 beds and 68 parking spaces; reconfiguration of the existing curb cut off Rock Hill Road and elimination of the curb cut off Belmont Avenue; and construction of a ten-foot wide sidewalk and ten-foot wide landscaped verge along Rock Hill Road and Belmont Avenue. 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 the plan subject the following conditions:

Township Engineer's Review:

1. The Township Engineer's review letter dated October 26, 2018 shall be incorporated by reference into these conditions of approval to the extent the same is not in conflict with these conditions. (TE)
2. A traffic impact fee based on the expected average weekday PM peak hour trip generation shall be submitted prior to the issuance of a building permit. The final amount of the fee shall be verified and may be adjusted as determined by staff. (TE)(PBP)

Conditional Use Conditions:

3. The applicant shall comply with the conditional use conditions issued on November 16, 2016 which shall be listed on the Final Plan. (P)(PRFP)

Architectural Elevations:

4. The proposed building shall be constructed substantially as shown on the architectural elevations prepared by the Architectural Team, dated October 18, 2018, with the exception of any de minimis changes, including those required by these conditions of approval and mutually agreed to with staff. (P)(PBP)

5. Windows shall not be flush mounted and shall be inset from an exterior wall a minimum of three inches, if consistent with manufacturer's recommended installation details. (P)(PBP)
6. Exterior wall materials of the building shall be limited to four, not including glass. (P)(PBP)
7. Materials shall change along a horizontal or vertical joint and the change shall correspond to a change in the plane of the wall. Materials that change along a horizontal line shall place the heavier material below the lighter. (P)(PBP)
8. All mechanical equipment, including antennas, shall be screened visually and acoustically. Such screening shall be integral to the architectural design of the building. (P)(PBP)
9. The mean grade of the structure shall be calculated and shown on the Final Plan. The architectural plans shall be coordinated with and shall comply with the grading proposed with this application. (TE)(PGP)

Historical Commission

10. Where feasible, the applicant shall retain landscape features including stone retaining walls such as those along the hillside and along Gulley Run. (P,HP)(PRFP)
11. The applicant shall provide a Historic Structures Report to document all resources to be demolished, including additional research, measured plans and elevations, complete photographic documentation of the interiors and exteriors, and a more detailed physical description. (P)(HP)(PRFP)
12. Where feasible, the applicant shall salvage existing building components and components from the site, including stone from the northeast retaining wall. The applicant shall also ensure that provisions are included in the demolition contract to advance re-use and salvage of existing materials from the buildings and site. (P)(HP)(PRFP)
13. The applicant shall consider the use of historic names associated with the mill history of the complex for the new use. (P)(HP) (PRFP)

Landscape Plan:

14. The 60" sycamore tree shall be preserved. (P)
15. The applicant shall air spade the soil around the 60" sycamore tree. (P)(PGP)
16. The applicant shall provide a detailed tree protection plan for the sycamore to include fertilization which shall be subject to the approval of the Township Arborist. (P)(PRFP)
17. The surface parking spaces along Rock Hill Road shall be shifted a sufficient distance from the retaining wall to provide a planted area to screen the view of the parking spaces, if feasible. (P)(PRFP)
18. A landscape treatment similar to that proposed adjacent to the plaza area and the flume along the frontage of the site shall be provided adjacent to the northern edge of the flume in front of the existing sycamore tree to ensure an effective screen of the surface parking spaces from Belmont Avenue if the spaces are not held in reserve. (P)(PRFP)

19. The applicant shall work with staff on the selection of the fencing along the flume and the proposed pedestrian bridge consistent with that shown in the Preliminary Plan to ensure that the design reflects the industrial heritage of the Rock Hill Road. (P)(PRFP)
20. The palette of plant material shall be revised to incorporate plant species that are native and promote biodiversity to the extent not already shown in the Preliminary Plan. (P)(PRFP)
21. Boulders shall be reused on site within the proposed landscaped areas along the frontage to terrace the slopes, where feasible. (P)(PRFP)
22. All trees to remain within 25 feet of the disturbed area on the site shall be devined. (P)(PRFP)
23. The proposed landscaping and other site amenities shall be maintained in perpetuity and replacements will be directed and subject to the approval of Township staff. A maintenance and operations plan for the proposed landscaping shall be submitted and subject to the approval of the Township Solicitor. (P)(PRFP)
24. The applicant shall work with staff to locate the required bike racks, interpretive signage, and seating. The Township will provide the content for the signage to relay the history of the site and the applicant shall provide and install the structure at a location mutually agreeable to the applicant and the Township. The bike racks shall be consistent with those located at the CVS site. (P)(PRFP)
25. A detail of the proposed benches shall be added to the landscape plan and shall be subject to Township approval. (P)(PRFP)
26. The landscape verge located along Belmont Avenue in the area of the existing bridge shall be refurbished and maintained by the property owner. (P)(PRFP)
27. 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)
28. In the course of developing the property pursuant to this plan, the applicant shall offer to the Township recycled landscape materials from the site to be used in the construction of Township projects including large boulders and stone from existing buildings and retaining walls. Before construction begins the applicant and Township staff shall agree to standards and procedures for the selection of materials and the time limits for the applicant making such materials available to the Township. Any acceptance of and use by the Township of recycled site materials shall be at the Township's sole liability and cost. (P)(PRFP)
29. Pedestrian scaled lighting shall be provided for the proposed plaza area, internal walkways, and pedestrian bridge. The applicant shall work with staff on the location and design of the proposed lighting of site amenities consistent with what is shown on the Preliminary Plan. (P)(PRFP)

Vehicle and Pedestrian Circulation & Parking:

30. The applicant shall consider submitting a conditional use application to hold some or all of the surface parking spaces closest to Belmont Avenue in reserve pursuant to Zoning Code Section 155-95.1. If the applicant obtains conditional use approval to hold a portion of the required parking in reserve, the Preliminary Plan approval shall include the conversion of the parking spaces to green space. (P)

31. The applicant shall relocate the crosswalk across Rock Hill Road as directed by the Township Engineer subject to the approval of PennDOT. (TE)(PRFP)
32. Details for the vehicular bridge over the flume shall be provided as part of the final land development plan. Calculations shall be provided with such details that document the capacity for delivery, service and emergency vehicles. (TE)(PRFP)
33. Top and bottom of curb elevations shall be provided along the proposed driveway. (TE)(PGP)
34. The final drive configuration shall be subject to the approval of the Traffic Safety Unit of the Lower Merion Police Department. (TE)(PRFP)
35. A Highway Occupancy Permit (HOP) is required from PennDOT for the new driveway. The Township shall be copied on all correspondence and be invited to attend all meetings with the Department for this development. (TE)(PGP)
36. The detail for the concrete apron shall be revised to be fully consistent with the Township standard. (TE)(PGP)
37. New depressed curb shall be dimensioned on the plan. (TE)(PGP)
38. Depressed concrete curb to be raised to full reveal shall be dimensioned on the plan. (TE)(PGP)
39. Any damaged concrete curb along the frontage of the development shall be noted to be repaired/replaced as directed by the Township. (TE)(PGP)
40. The development is located in the area of a Township planned corridor improvement project which may result in the need for additional right-of-way, therefore, the development shall be coordinated with the Township's design of the roadway, including the curb, sidewalk, and stormwater design. (TE,P)(PRFP)
41. A left turn lane on Rock Hill Road shall be shown as an alternate design that would be constructed if it is determined to be practical to install it if requested by PennDOT. (TE)(PRFP)
42. The proposed roadway improvements shall be coordinated with the Township's final PennDOT improvement plans. (TE)(PGP)
43. If requested by the Township, the applicant shall grant PennDOT ROW if required for the roadway improvement consistent with the Township's proposed Belmont Avenue / Rock Hill Road project. (TE)(PRFP)

Utilities & Loading:

44. The trash enclosure shall be screened with a wall, be facing away from the street, and screened with landscaping. (P)(PRFP)
45. The applicant shall either relocate the transformer and generator to a portion of the site that is less visible from the public viewshed or shall provide a landscape screen and a wall or fence to conceal these structures, subject to the approval of PECO. Applicant shall use diligent efforts to secure approval from PECO. (P)(PRFP)

46. The location of the existing sanitary laterals shall be clearly shown. (TE)(PGP)
47. A fill material stockpile location shall be provided on the plan. (P)(TE) (PGP)
48. The PA One Call serial number shall be provided on the plan. (P)(TE) (PGP)
49. The location of any proposed gas service shall be provided from the structure to the mains. All utility mains shall be shown on the property frontage. (TE)(PGP)
50. Separate permits and approvals shall be obtained from the Public Works Department for the sanitary lateral construction. (PW,TE)(PGP)

Stormwater Management:

51. An observation port shall be provided to the bottom of the seepage bed stone which shall also be shown in a plan view detail. (TE)(PGP)
52. All inlets in non-paved areas shall be graded in a twelve (12") inch sump condition to increase the efficiency of runoff collection. This shall include the temporary grading condition. Spot elevations shall be added to the plan to clarify grading. (TE)(PGP)
53. AASHTO No. 1 stone shall be shown in the seepage bed details. Geotextile material shall be indicated to surround the entire seepage bed. (TE)(PGP)
54. A network of distribution pipes shall be designed below the lowest orifice elevation of stormwater basin no. 1, subject to the concurrence of the manufacturer. If adequate distribution of stormwater is not provided to the satisfaction of the Township Engineer, an alternate, Code compliant design shall be required. Any stone used in the design for a rate control facility shall use AASHTO No. 1 stone. (TE)(PGP)
55. A full plan view detail is required for Basin No. 1. Dimensions shall be included that are sufficient for verification of the design, construction of the facility and inspection for compliance with the design. (TE)(PGP)
56. Additional detail is required for the concrete slab top of Basin No. 1. The size and spacing of the steel reinforcement shall be provided. The cover/clearance dimensions shall be provided on the detail. The reinforcing around the access structure shall be further specified/clarified on the detail. Structural calculations qualifying the design shall be submitted. Anticipated maximum loading shall be used in the structural qualification. (TE)(PGP)
57. The tables showing the bearing width for the slab for Basin No. 1 and for the "Primary Reinforcement" geogrid lengths shall be included on the detail plan for Basin No. 1. (TE)(PGP)
58. Detail A for the liner system for Basin No. 1 and the line system shall be clearly specified/detailed on the plan. (TE)(PGP)
59. Additional data points shall be provided for the stage/storage input parameters for Basin No. 1 to more accurately represent the stage/discharge characteristics used to generate the basin outflow hydrograph. (TE)(PGP)

60. A profile of the six (6") PVC sewer line indicating applicable manhole information shall be provided. Inverts for inflow and outflow of the manhole structures shall be adjusted to provide a two (2') foot drop across the structure. The distance of the lateral to the property line shall be dimensioned on the plan. (TE)(PGP)

Retaining Walls:

61. A detail of any proposed retaining walls shall be provided with the Final Plan. Calculations shall be provided for wall clear heights exceeding four (4') feet or for walls with equivalent surcharge loading if/as applicable. 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 included as a condition of the issuance of the building permit. (TE)(PRFP)(PBP)

62. Certification shall be submitted regarding the integrity of the flume/culvert prior to issuance of building permits. (TE)(PBP)

Plan Requirements:

63. All proposed signage shall be subject to a separate review by the Zoning Officer. (ZO)(PCO)

64. A more detailed tabulation of impervious surface on the property before and after the development shall be provided with the Final Plan. (TE)(PRFP)

Standard Conditions:

65. The applicant shall submit a parking plan with the Final Plan detailing where construction vehicles will be parked. The plan shall be subject to the approval of the Township prior to the issuance of any permits. (P)(PRFP)

66. All construction-related vehicles shall be parked on site or at a remote site not in the neighborhood. No construction-related vehicles may park on the street. This includes vehicles operated by construction workers, material suppliers, product vendors, and all construction trades engaged in the project. (P,B)

67. The location of all existing and proposed transformers and utility boxes shall be shown on the Final Plan and shall be adequately screened as determined by staff. 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)

68. The applicant shall document compliance with the notification requirements of the Federal Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) and shall submit an Asbestos Abatement and Demolition/Renovation form to the Pennsylvania Department of Environmental Protection and the EPA at least 10 days prior to commencing demolition. Copies of these documents shall be provided to the Township prior to the issuance of a building permit. (P)(PBP)

69. The applicant shall submit a demolition plan with the Final Plan. The demolition plan shall indicate how dust and other air particles will be controlled, the procedure for demolishing the buildings and how the demolished building materials will be removed from the site. If asbestos or any other regulated hazardous material exists within the building, it shall be removed and certifications to that effect shall be filed with the Pennsylvania Department of Environmental Protection. Notice of demolition shall be provided by posting of the site at least seven days in advance of the proposed demolition. (P)(PRFP)

70. During demolition of the existing structures the applicant shall ensure that the contractor takes appropriate measures to minimize dust at all times during active demolition. Multiple hoses and/or a water truck shall be provided on site to continually spray the building during demolition. The demolition plan shall include the specific water measures to be used to reduce the dust during demolition. (P)(PRFP)
71. The plans submitted with the building permit, including plans for the public pocket park which will be accessible to the public, shall document the required recreation area or the applicant shall pay a fee for any required recreation area not provided. The fee shall be submitted at the time the building permit is submitted. (P)(PBP)
72. If required by a Township Public Safety Agency, all new 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. (P)(PBP)
73. 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 issuance of any permits. 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)
74. The lighting plan shall be designed to comply with the 2009 IECC or the 2007 ASHRAE Standard 90.1. (P)(PBP)
75. 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 approval by the Board of Commissioners. (P)
76. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of the Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant. (P)(PCO)
77. 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)(PCO)
78. 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)
79. 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)
80. 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)

81. 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. Natural Features Code Section 101-5.C.2.b, to disturb slopes exceeding twenty-five (25%) percent.
- B. Stormwater Management & Erosion Control Code Section 121-4E.2.c, to allow the stormwater systems to empty the total design storm rate control volume in 48 hours instead of 24 hours.

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.

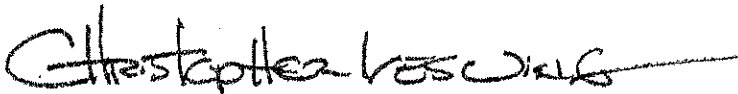
Upon receipt of the Final Plan and satisfactory financial guarantee, the Township Engineer and Secretary will sign the Final Plan and you will be notified to pick up the plan for recording. Prior to recording, the plan must be certified by the Montgomery County Planning Commission.

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.
Jonathan Spergel, Esquire, Manko Gold Katcher & Fox
Chris Dinoulis, Bohler Engineering
Nicole Kline, McMahan Associates, Inc.

TO: Township of Lower Merion:

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

John Lombardo

Date