10 Union Avenue

Township of Lower Merion

Department of
Building & Planning
75 E. Lancaster Avenue
Ardmore, PA 19003
Phone: (610) 645-6140
fax: (610) 649-9598

CERTIFICATION OF RECORDING

THIS IS TO CERTIFY THAT A SUBDIVISION / LAND DEVELOPMENT PLAN DATED September 12, *20* 16 *AND LAST REVISED* March 7, *20* 17, *BEARING LOWER MERION TOWNSHIP SUBDIVISION / LAND DEVELOPMENT NUMBER* 3769, *AND FILE NUMBER* 1G-050, *WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR MONTGOMERY COUNTY ON* April 4, *20* 17, *IN PLAN BOOK* 0045 *AT PAGE* 00112.

Melissa Sanabria

Recorder

1/2010

CERTIFICATION OF RECORDING
PREPARED BY
TOWNSHIP OF LOWER MERION
PLANNING DEPARTMENT

Andrea McCoy Senior Planner

Name Title

Serial Number: 2016-061-1676

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc.
1-800-242-1776

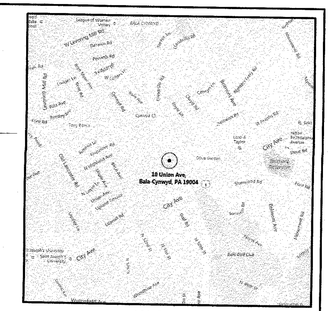
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

EXISTING LOT DATA:

RECORD OWNER:	10 UNION AVE. ASSOCIATES, L.P. 18 EAST LANCASTER AVE. WYNNEWOOD, PA 19096
TAX PARCEL NUMBER:	40-00-62576-00-6
BLOCK & UNIT NO:	1G-050
DEED BOOK & PAGE NO:	5451 & 945
GROSS LOT AREA:	65,417 SF (1.5018 AC)
NET LOT AREA:	62,348 SF (1.4313 AC)
EXISTING IMPERVIOUS:	2,704± SF (4.33)
ERROR OF CLOSURE:	1 : 100,000+



LOCATION MAP
SCALE: 1" = 2,000'

MCPC NO. 16-0095-002

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE 4/3/17

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

LAND DEVELOPMENT NO. 3769

FILE NO. 1G-050

TAX PARCEL NO. 40-00-62576-00-6

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILA

ON THE 21 DAY OF March 2017, BEFORE ME, THE UNDERSIGNED MEMBER, PERSONALLY APPEARED DAVID BLUMENFELD WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P., BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID LIMITED PARTNERSHIP IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

DAVID BLUMENFELD, AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P.

NOTARY SIGNATURE Catherine E. Wagner

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Catherine E. Wagner, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Sept. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES: 9/18/19

DAVID BLUMENFELD, AS AN AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P., CERTIFIES THAT 10 UNION AVE. ASSOCIATES, L.P. IS THE RECORD OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN.

DATE DAVID BLUMENFELD, AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P.

I HEREBY CERTIFY THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT.

3/24/17
DATE PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

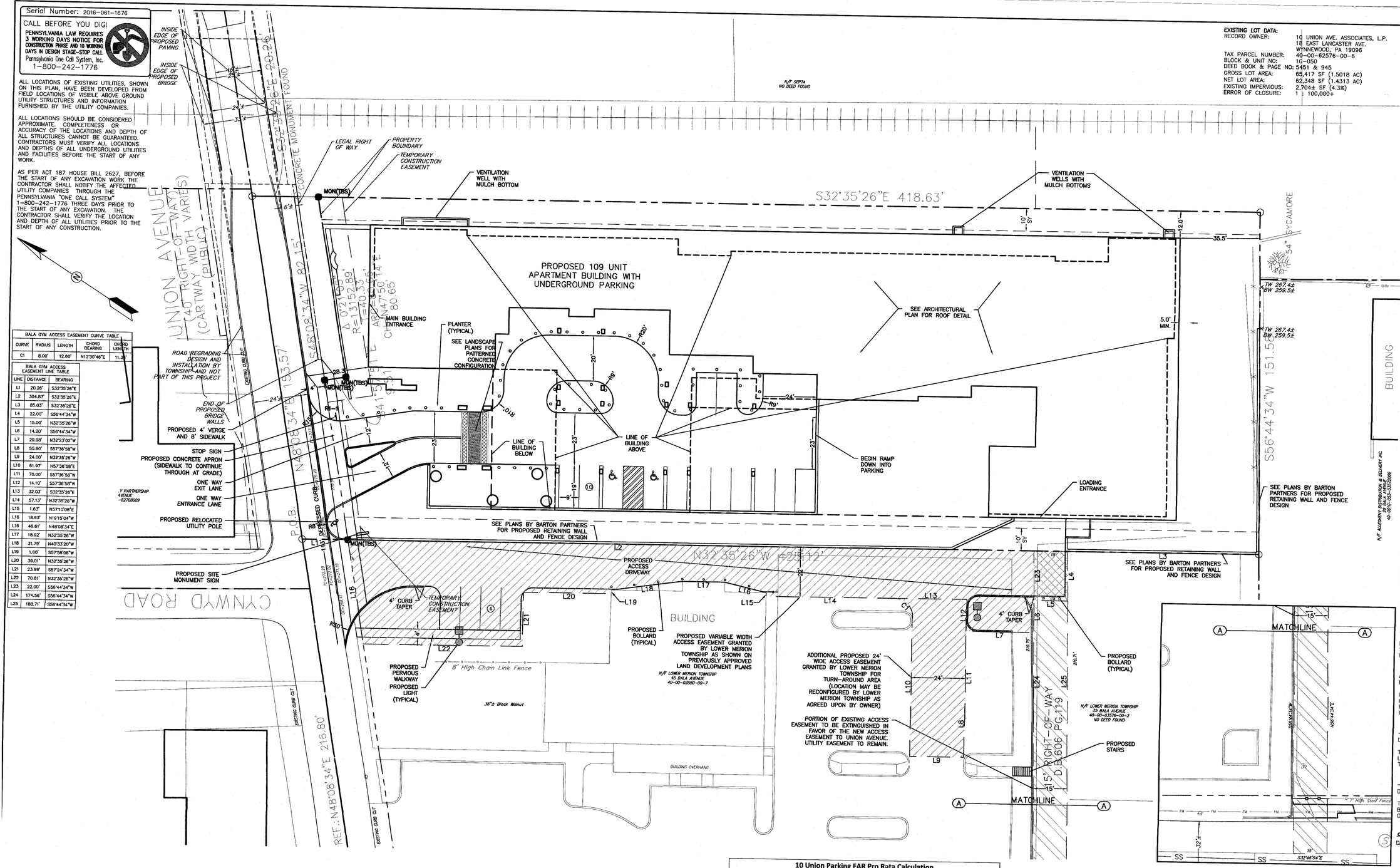
03/6/17
DATE PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION – CHAPTER 135.

3/29/17
DATE TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON: NOVEMBER 16, 2016

03-31-2017
DATE TOWNSHIP SECRETARY



BALA GYM ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8.00'	12.60'	N12°30'46"E	11.34'

BALA GYM ACCESS EASEMENT LINE TABLE		
LINE	DISTANCE	BEARING
L1	20.26'	S32°35'26"E
L2	304.83'	S32°35'26"E
L3	85.03'	S32°35'26"E
L4	22.00'	S56°44'34"W
L5	15.00'	N32°35'26"W
L6	14.20'	S56°44'34"W
L7	29.98'	N32°23'02"W
L8	55.90'	S57°36'58"E
L9	24.00'	N32°35'26"W
L10	61.97'	N57°36'58"E
L11	70.00'	S57°36'58"W
L12	14.10'	S57°36'58"W
L13	32.03'	S32°35'26"E
L14	57.13'	N32°35'26"W
L15	1.63'	N57°10'08"E
L16	18.93'	N19°15'04"W
L17	18.92'	N32°35'26"W
L18	31.79'	N40°33'20"W
L19	1.60'	S57°58'08"W
L20	39.01'	N32°35'26"W
L21	23.99'	S57°24'34"W
L22	70.81'	N32°35'26"W
L23	22.00'	S56°44'34"W
L24	174.56'	S56°44'34"W
L25	188.71'	S56°44'34"W

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOMMUNICATION LINE
- WATER LINE
- SANITARY PIPE
- EXISTING STORM PIPES
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED EASEMENT LINE
- PROPOSED ACCESS EASEMENT
- PORTION OF EXISTING ACCESS AND UTILITY EASEMENT TO REMAIN
- EXISTING ACCESS EASEMENT TO BE EXTINGUISHED
- EXISTING UTILITY EASEMENT TO REMAIN

10 Union Parking FAR Pro Rata Calculation				
	Count	Max Bonus	Percentage	Base Bonus
Underground	69	0.5	41.3%	0.2066
Wrapped	27	0.25	16.2%	0.0404
Surface	12	0	7.2%	0.0000
Building	59	0	35.3%	0.0000
Total	167		100.0%	0.2470

10 Union Total FAR Calculation	
FAR	Bonus Category
1.250	Base FAR
0.250	Residential Single Use
0.207	Underground Parking Base
0.040	Wrapped Parking w/o Base
0.253	OSTI (0.20 Individual + 0.05 Use & 0.003 Parking Increases)
2.000	Total (Max Allowable is 2.0)

Montgomery County
APR 04 2017
Recorder of Deeds

0 20' 40'
SCALE: 1" = 20'

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE, AND ENGINEER RETAINS AN OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL HAVE A LIMITED LICENSE TO USE THE DOCUMENTS ON THE PROJECT, EXTENSIONS OF THE PROJECT, AND FOR ACCOUNTING AND ANALYSIS OF THE PROJECT, PROVIDED OWNER HAS FULL PAYMENT FOR ALL SERVICES RELATING TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE ON THE PROJECT UNLESS COMPLETED BY ENGINEER, OR FOR USE OR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT, OR ON ANY OTHER PROJECT, OR FOR ANY OTHER USE OR PURPOSE, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER; (2) ANY SUCH USE OR REUSE, OR ANY MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR TO ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS; (3) OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER; AND (4) THIS AGREEMENT SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

REV	DATE	COMMENTS
6	03/07/17	NPDES
5	02/21/17	RECORD PLANS
4	02/17/17	NPDES
3	02/13/17	PER BP
2	12/22/16	FP, NPDES
1	10/21/16	PER LDC

SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: PROPOSED 109 UNIT APARTMENT BUILDING
PROJECT ADDRESS: 10 UNION AVENUE, BALA CYNWYD, PA 19004
MUNICIPALITY: LOWER MERION TOWNSHIP
COUNTY: MONTGOMERY COUNTY
PLAN SET: FINAL PLANS
SHEET NAME: RECORD PLAN (SHEET 1 OF 2 FOR RECORDING)

PREPARED FOR:
EQUITABLE OWNER / APPLICANT
10 UNION AVE. ASSOCIATES, L.P.
18 EAST LANCASTER AVE.
WYNNEWOOD, PA 19096

DATE: SEPTEMBER 12, 2016
SCALE: 1" = 20'
ONE CALL NUMBER: 2016-061-1676
DRAWN BY: CCY
PROJECT NUMBER: 15-068

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 2 OF 11

CONDITIONS OF APPROVAL – NOVEMBER 16, 2016

TOWNSHIP ENGINEER'S REVIEW:

1. THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED OCTOBER 31, 2016 SHALL BE INCORPORATED BY REFERENCE INTO THESE CONDITIONS OF APPROVAL WITH THE EXCEPTION OF ITEMS B-5, B-9, C-18. (TE)

PUBLIC & PRIVATE WALKWAYS:

2. A DETAIL OF THE PAVERS IN THE FOUR-FOOT-WIDE VERGE ALONG UNION AVENUE SHALL BE PROVIDED ON THE PLAN. (P)(PRFP)
3. THE APPLICANT SHALL INVESTIGATE THE FEASIBILITY OF WORKING WITH THE ADJACENT PROPERTY OWNERS AND SEPTA TO DETERMINE WHETHER A PEDESTRIAN ROUTE CAN BE PROVIDED TO THE BALA STATION ALONG THE RAILROAD TRACKS. (P)(PCO)
4. THE PROPOSED DECORATIVE CROSSWALK SHOWN ON THE ARCHITECTURAL RENDERINGS SHALL ALSO BE SHOWN ON THE SITE PLAN. (P)(PRFP)

FAR CALCULATION:

5. THE FINAL FAR CALCULATION SHALL BE SUBJECT TO THE APPROVAL OF THE ZONING OFFICER. (P)(PRFP)
6. A DIAGRAM SHALL BE SUBMITTED THAT DETAILS THE SQUARE FOOTAGE OF THE BUILDING AND THE PARKING STRUCTURE, BOTH WRAPPED AND UNDERGROUND USED TO CALCULATE THE OSTI PAYMENT. (P)(PRFP)
7. THE PAYMENT IN-LIEU OF OFF-SITE TRAFFIC IMPROVEMENTS SHALL BE EQUAL TO $1.65 PER SQUARE FOOT OF THE TOTAL ADDITIONAL FLOOR AREA GENERATED BY THE OSTI BONUS AND SHALL BE PAID TO THE TOWNSHIP PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE FINAL AMOUNT OF THE PAYMENT SHALL BE DETERMINED BY THE TOWNSHIP PRIOR TO RECORDING THE FINAL PLAN. (P)(PBP)

ARCHITECTURAL ELEVATIONS/SITE DESIGN:

8. A DESIGN MANUAL CONTAINING THE INFORMATION REQUIRED IN ZONING CODE SECTION 155-219.F.2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND THE APPLICANT SHALL GIVE EFFECT TO THE COMMENTS OF STAFF AS SET FORTH IN THEIR MEMO DATED NOVEMBER 4, 2016. (P)(PBP)
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED AS SHOWN ON THE ARCHITECTURAL ELEVATIONS PREPARED BY BARTON PARTNERS DATED OCTOBER 21, 2016 WITH THE EXCEPTION OF ANY DE MINIMIS CHANGES OR CHANGES REQUIRED BY THESE CONDITIONS OF APPROVAL. THE APPLICANT SHALL PROVIDE A CHART WITH THE BUILDING PERMIT SUBMISSION THAT DEMONSTRATES COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS IN ZONING CODE SECTION 155-219.F.4. (P)(PBP)
10. A DOOR SHALL BE PROVIDED ON THE PORTION OF THE PRIMARY FRONT FAÇADE CLOSEST TO UNION AVENUE. IN ADDITION, IT SHALL BE CLARIFIED IF THERE ARE TWO OTHER DOORS ON THE SOUTHWEST FAÇADE. (P)(PBP)
11. PER ZONING CODE SECTION 155-219.F.4.A.6 ALL ROOF-TOP MECHANICAL EQUIPMENT, INCLUDING ANTENNAS, SHALL BE SCREENED VISUALLY AND ACOUSTICALLY. SUCH SCREENING SHALL BE INTEGRAL TO THE ARCHITECTURAL DESIGN OF THE BUILDING. (P)(PBP)(PCO)
12. ANY PROPOSED SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL BY THE TOWNSHIP. (P)(PCO)
13. THE ARCHITECTURAL PLANS SHALL BE COORDINATED WITH AND SHALL COMPLY WITH THE GRADING PROPOSED WITH THIS APPLICATION. (TE)(PGP)

IMPROVEMENTS TO TOWNSHIP PROPERTY:

14. THE APPLICANT SHALL INSTALL STAIRS FROM THE FRONT PORTION OF THE PARKING LOT ON THE BALA GYM PROPERTY DOWN TO THE AREA OF THE FORMER ACCESS EASEMENT. (P)(PRFP)
15. THE APPLICANT SHALL REMOVE THE EXISTING PAVING AND REPLACE IT WITH GRASS. (P)(PRFP)(PGP)
16. THE APPLICANT SHALL REMOVE THE EXISTING CYCLONE FENCE THAT RUNS PARALLEL TO THE ACCESS EASEMENT ON THE EAST SIDE OF THE PLAYGROUND AND REPLACE IT PARALLEL TO THE PUBLIC SIDEWALK IN THE SAME STYLE AS THE EXISTING ESTATE FENCE. (P)(PRFP)
17. THE APPLICANT SHALL INSTALL A FENCE AT THE EASTERN END OF THE OLD EASEMENT ADJACENT TO THE PROPOSED BUILDING'S FOUNDATION. (P)(PRFP)
18. THE APPLICANT SHALL GRADE THE ENTIRE AREA SO IT IS AT THE SAME ELEVATION AS THE LAND IN THE PARK. (P)(PRFP)(PGP)
19. THE APPLICANT SHALL PROVIDE DETAILS REGARDING HOW ACCESS WILL BE CONTROLLED TO THE LOWER LEVEL GARAGE. THE MEANS OF CONTROLLING ACCESS SHALL BE SUBJECT TO STAFF APPROVAL. (P)(PBP)
20. THE APPLICANT SHALL WORK WITH TOWNSHIP STAFF ON THE DESIGN AND LOCATION OF SAFETY LIGHTING ON TOWNSHIP PROPERTY TO THE LOWER LEVEL GARAGE ENTRANCE(P)(PRFP)

LANDSCAPE PLAN:

21. THE APPLICANT SHALL WORK WITH STAFF TO ENHANCE THE LANDSCAPING AND DESIGN OF THE ROOF DECKS AND GREEN ROOF AREAS TO MAXIMIZE THE RECREATIONAL POTENTIAL OF THESE AREAS. (P)(PBP)
22. THE APPLICANT SHALL COMPLY WITH THE GREENING STANDARDS IN SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-41.4 AS DIRECTED BY STAFF. (P)(PRFP)
23. A PLAN SHALL BE PROVIDED DEMONSTRATING HOW VIEWS OF PARKING AND EXTERIOR LOADING AREAS WILL BE BUFFERED FROM ANY ADJACENT STREET OR SIDEWALK WITH LANDSCAPING. (P)(PRFP)
24. THE ADDITIONAL PLANTED AREAS AND PLANTER BOXES UNDER THE GREENING STANDARDS SHALL BE CALLED OUT ON THE LANDSCAPE PLAN. (P)(PRFP)
25. SOME OF THE PROPOSED BENCHES SHALL BE REVISED TO A MODEL THAT HAS A BACK. (P)(PRFP)
26. A REVISED LANDSCAPE PLAN COMPLYING WITH NATURAL FEATURES CODE SECTION 101-9 AND CONDITIONS HEREIN SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT AND SUBMITTED WITH THE FINAL PLAN. (P)(PRFP)

STORMWATER MANAGEMENT:

27. A DETAIL OF THE WEIR TO BE PROVIDED AT ELEVATION 259.0' SHALL BE PROVIDED ON THE PLAN. (TE)(PGP)
28. CLARIFICATION OF WHERE THE "COLLECTION TRENCH" DETAIL ON SHEET NO. 5 IS TO BE USED SHALL BE PROVIDED. (TE)(PGP)
29. THE NUMBER AND SIZE OF PERFORATIONS PER LINEAR FOOT OF PIPE SHALL BE SPECIFIED IN THE DETAIL. (TE)(PGP)
30. THE DISTANCE BETWEEN THE STORMWATER FACILITY AND THE STRUCTURE SHALL BE DIMENSIONED ON THE PLAN. THE STORMWATER FACILITY SHALL NOT BE LOCATED WITHIN THE *INFLUENCE LINES* OF THE BUILDING FOUNDATIONS. (TE)(PGP)

TRAFFIC, CIRCULATION & EASEMENT ACCESS:

31. THE NEW ACCESS EASEMENT SHALL BE RESTRICTED TO MOVING VANS, EMERGENCY VEHICLES, DELIVERY TRUCKS, GARBAGE TRUCKS, CONSTRUCTION AND SERVICE VEHICLES AND EQUIPMENT. VEHICLES UTILIZING THE ACCESS EASEMENT TO SERVICE THE SUBJECT PROPERTY SHALL NOT USE THE EXISTING SOUTHWESTERLY DRIVEWAY OF 45 BALA AVENUE FOR INGRESS OR EGRESS. RESIDENTS SHALL NOT BE PERMITTED TO USE THE ACCESS EASEMENT TO ENTER THE PROPOSED BUILDING. (TE)(PGP)
32. AN OFF-SITE FLASHING WARNING SIGN SHALL BE INSTALLED AND MADE FUNCTIONAL PRIOR TO OCCUPANCY OF THE BUILDING AS DIRECTED BY THE TOWNSHIP ENGINEER. THE LOCATION OF THE PROPOSED SIGN SHALL BE SHOWN ON THE VICINITY PLAN FOR REFERENCE. (TE)(PCO)
33. THE TRAFFIC STUDY SHALL BE UPDATED TO INCLUDE EXISTING VEHICLE COUNTS CONDUCTED WHEN SCHOOL IS IN SESSION. A SUPPLEMENTAL COUNT SHALL ALSO BE PERFORMED AT CONSHOHOCKEN STATE ROAD AND UNION AVENUE TO VERIFY/CONFIRM THAT THE COUNT DATA IN THE STUDY IS REFLECTIVE OF WEEKDAY CONDITIONS. (TE)(PRFP)
34. A POST DEVELOPMENT TRAFFIC COUNT SHALL BE PERFORMED OF THE DRIVEWAY AND OF THE SIGNAL AT CONSHOHOCKEN STATE ROAD AND UNION AVENUE. SIGNAL TIMING SHALL BE EVALUATED AND OPTIMIZED IF/AS REQUIRED. (TE)(PER)

CONSTRUCTION DETAILS & COORDINATION:

35. DETAILS FOR ALL PROPOSED RETAINING WALLS SHALL BE PROVIDED. CALCULATIONS SHALL BE PROVIDED FOR WALL HEIGHTS EXCEEDING FOUR (4') FEET. ADDITIONAL TOP AND BOTTOM OF WALL SPOT ELEVATIONS SHALL BE PROVIDED TO CLARIFY THE DESIGN. (TE)(PGP)
36. NO FILL MATERIAL OR TOPSOIL STOCKPILES SHALL BE LOCATED ON THE SITE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER. (TE)(PGP)
37. SIDEWALK AND CURB SHALL BE NOTED ON THE PLAN TO BE REPAIRED/REPLACED AT THE DIRECTION OF THE TOWNSHIPGRANITE CURB SHALL BE USED AS DIRECTED BY THE TOWNSHIP. (TE)(PGP)
38. THE APPLICANT SHALL RESOLVE ANY POSSIBLE CONFLICTS PRIOR TO THE ISSUANCE OF ANY PERMITS RELATED TO THE PATIO AND GRADING WORK WHICH ENCROACHES INTO THE TEMPORARY CONSTRUCTION EASEMENT FOR THE UNION AVENUE BRIDGE AS WELL AS THE PATIO AREA IN FRONT OF THE BUILDING WHICH INTERFERES WITH A TEMPORARY UTILITY POLE SHOWN ON THE CONSTRUCTION DRAWINGS FOR THE BRIDGE. (TE)(PGP)
39. ADDITIONAL TOP AND BOTTOM SPOT ELEVATIONS OF THE EXISTING WALL TO BE EVALUATED SHALL BE PROVIDED. A REPORT FROM A STRUCTURAL ENGINEER SHALL BE SUBMITTED WITH QUALIFYING CALCULATIONS IF THE EXISTING WALL IS TO BE USED. (TE)(PGP)
40. THE LINE AND CURVE TABLES ON SHEET NO. 2 SHALL BE IDENTIFIED AS RELATING TO THE ACCESS EASEMENT ON THE BALA GYM PROPERTY. (TE)(PGP)
41. THE PURPOSE OF THE SMALL RECTANGULAR IMPERVIOUS AREA SOUTH OF THE LOADING ENTRANCE WHERE A DOORWAY FROM THE STAIRS EXISTS SHALL BE LABELED ON THE PLAN. (TE)(PGP)
42. A CONSTRUCTION STAGING PLAN SHALL BE PROVIDED FOR EACH MAJOR PHASE OF THE PROJECT WHICH DEPICTS SITE ACCESS, EMERGENCY VEHICLE ACCESS, CONSTRUCTION STAGING AREAS, PUBLIC SAFETY FENCING, AND CONTRACTOR, CUSTOMER AND EMPLOYEE PARKING DURING CONSTRUCTION. (TE)(PGP)
43. 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,TE)

UTILITIES:

44. THE SIZE, SLOPE, AND MATERIAL OF ALL STORM SEWERS WITHIN TWO HUNDRED (200') FEET OF THE PROPERTY OR THE BALA GYM PROPERTY SHALL BE INDICATED ON THE PLAN. (TE)(PGP)
45. SEPARATE PERMITS/APPROVALS SHALL BE OBTAINED FOR THE PROPOSED SANITARY SEWER CONNECTION. THE EXISTING PRIVATE SEWER LATERAL SHALL BE INSPECTED WITH VIDEO. ANY NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE AS DIRECTED BY THE TOWNSHIP AS A CONDITION OF THE CONNECTION. THE LOCATION OF MANHOLES PROVIDED/REQUIRED SHALL BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND SHOWN ON THE PLAN. (TE)(PGP)
46. THE LOCATION OF THE PROPOSED TELEPHONE SERVICE SHALL BE PROVIDED. THE RELOCATION OF THE TELEPHONE/UTILITY LINES CURRENTLY CROSSING THE PROPERTY SHALL BE CLARIFIED. (TE)(PGP)

STANDARD CONDITIONS OF APPROVAL:

47. EASEMENTS/AGREEMENTS FOR THE IMPROVEMENTS ON THE BALA GYM PROPERTY SHALL BE PROVIDED AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP SOLICITOR. MAINTENANCE RESPONSIBILITY SHALL BE CLEARLY ESTABLISHED IN THE DOCUMENTS. (P)(PRFP)
48. PER CHAPTER 92 OF THE TOWNSHIP CODE, SINCE THE PROPOSED RESIDENTIAL BUILDING IS PROPOSED TO HAVE MORE THAN 45 UNITS, AN ON-SITE MANAGER SHALL BE PROVIDED. (P)(PCO)
49. ALL EXISTING AND PROPOSED TRANSFORMERS SHALL BE SHOWN ON THE FINAL PLAN. (P)(PRFP)
50. 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. 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 ADJACENT 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 TRESPASS. (P)(PBP)
51. THE LIGHTING PLAN SHALL BE DESIGNED TO COMPLY WITH THE 2009 IECC OR THE 2007 ASHRAE STANDARD 90.1. (P)(PBP)
52. 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)(PCO)
53. 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)(PCO)
54. NEW 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)
55. 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)
56. 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)
57. 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 CODEOWNER 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)
58. 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)
59. 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)

IN ADDITION, THE BOARD APPROVED THE FOLLOWING WAIVERS:

1. NATURAL FEATURES CODE SECTION 101-5C(2B) TO ALLOW PORTIONS OF THE DEVELOPMENT TO BE CONSTRUCTED IN SLOPES EXCEEDING TWENTY-FIVE (25%) PERCENT
2. NATURAL FEATURES CODE SECTION 101-9A.1, TO ALLOW A PORTION OF THE LANDSCAPING TO BE PROVIDED AROUND THE OFF-SITE PARKING SPACES.
3. SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-30, TO ALLOW STREET TREES TO BE PROVIDED OFF-SITE ALONG THE UNION AVENUE FRONTAGE AND IN PLANTERS IN THE PEDESTRIAN PLAZA AREAS.
4. STORMWATER MANAGEMENT AND EROSION CONTROL CODE SECTION 121-4E(2D), TO ALLOW THE REQUIRED SEEPAGE BED TO BE LOCATED LESS THAN TEN (10') FEET FROM A BASEMENT WALL.
5. SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-27.I, OBSTRUCTIONS, TO ALLOW PLANT MATERIAL TO BE PLANTED IN THE RIGHT OF WAY OF UNION AVENUE CONSISTING OF STREET TREES AND SHRUBS PROVIDED THERE ARE NO SIGHTLINE OBSTRUCTIONS.

REFERENCE PLANS:

1. AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. DATED FEBRUARY 29, 2016 & LAST REVISED APRIL 18, 2016. DRAWING NO. SK-3361.
2. FINAL LAND DEVELOPMENT PLANS FOR 10 UNION AVENUE PREPARED BY KELLY & CLOSE ENGINEERS DATED SEPTEMBER 10, 2009 & LAST REVISED NOVEMBER 9, 2009. PROJECT NO. 2001-009B.
3. CONCEPT PLANS FOR 10 UNION AVENUE, PREPARED BY BARTON PARTNERS, INC. DATED JUNE 23, 2016. PROJECT NUMBER 15112.
4. LOWER MERION TOWNSHIP BRIDGE CONSTRUCTION PLANS FOR UNION AVENUE.
5. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
6. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
7. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
8. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

ZONING DISTRICT BV:	REQUIRED	PROPOSED
MAXIMUM BUILDING COVERAGE	70%	69.5%
BUILD TO LINE	NA	28.3 FT
MINIMUM SIDE YARD	10 FT	12.0 FT
MINIMUM REAR YARD	NA	35.5 FT
MAXIMUM IMPERVIOUS COVERAGE	80%	76.8%
MAXIMUM BUILDING HEIGHT	60 FT	60.0 FT
MAXIMUM FLOOR AREA RATIO	*2.0	2.0
MINIMUM BUFFER AREA	10 FT	10.0 FT
MINIMUM PARKING	1.5 PER UNIT	*167 SPACES
MINIMUM RECREATIONAL AREA	15%(9,352 SF)	**10,614 SF

*SEE FAR CALCULATION
**SEE ARCHITECTURAL PLAN FOR DETAILS.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

ZONING HEARING BOARD ORDER:
IT IS HEREBY RESOLVED, THIS 8TH DAY OF SEPTEMBER, 2016, THAT IN UNCONTESTED APPEAL NO. 4396, WITH REGARD TO THE PROPERTY AT 10 UNION AVENUE IN BALA CYNWYD, THE PROPERTY OWNER BE GRANTED A VARIANCE FROM THE REQUIREMENT IN CODE §155-219 F(4)(E)[2] FOR AN UNOBSTRUCTED WALKWAY WIDTH OF 8-FT. AND A 4-FT. WIDE HARD LANDSCAPED STRIP AND TO INSTEAD INSTALL A 6-FT. WIDE WALKWAY ALONG THE STREET CURB ON THE PROPERTY FOR THE LENGTH OF THE TOWNSHIP-OWNED PARCEL# 40-00-62576-006 AS DESCRIBED IN EXHIBIT A-5 AND AS THAT PARCEL IS IDENTIFIED ON EXHIBIT A-12. THE APPLICANT DEMONSTRATED UNNECESSARY HARDSHIP UNDER THE HERTZBERG STANDARD. THE RELIEF IS GRANTED BASED ON, AND CONDITIONED ON ADHERENCE TO THE PLANS AND TESTIMONY PRESENTED AT THE HEARING.

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE FEASIBILITY OF THE CONSTRUCTION OF A 109 UNIT APARTMENT BUILDING AND ASSOCIATED DEVELOPMENT IN ACCORDANCE WITH THE BALA VILLAGE ZONING DISTRICT.
2. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
3. THE DEVELOPMENT WILL BE SERVICED BY A NEW GRAVITY SEWER LATERAL THAT CONNECTS TO THE EXISTING PUBLIC SEWER IN THE UTILITY RIGHT OF WAY THAT LEADS TO BALA AVENUE AND A NEW PRIVATE WATER LATERAL THAT CONNECTS TO THE EXISTING AQUA WATER MAIN WITHIN UNION AVENUE.
4. THE PROPOSED PATIO AND ASSOCIATED WALL LOCATED IN THE TEMPORARY TOWNSHIP BRIDGE EASEMENT MAY NOT BE CONSTRUCTED UNTIL PERMITTED BY THE TOWNSHIP.

PROPOSED IMPERVIOUS COVERAGE:

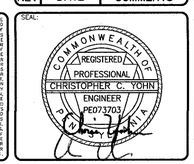
BUILDING	41,559 SF (69.5%)
DRIVEWAYS	2,147 SF
WALKS, ETC.	3,729 SF
TOTAL	47,435 SF (76.3%)

PARKING CALCULATION:
REQUIRED: 109 UNITS X 1.5 SPACES PER UNIT = 164 SPACES
PROVIDED: 167 PROVIDED ON SITE PLUS CREDIT FOR 4 PUBLIC PARKING SPACES ON THE ADJACENT PUBLIC PARKING LOT PROPERTY (50 AVAILABLE.)

REV	DATE	COMMENTS
6	03/07/17	NPDES
5	02/21/17	RECORD PLANS
4	02/17/17	NPDES
3	02/13/17	PER BP
2	12/22/16	FP, NPDES
1	10/21/16	PER LDC

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER AND INSTRUMENTS OF SERVICE, AND ENGINEER RETAINS AN OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL HAVE A LIMITED LICENSE TO USE THE DOCUMENTS ON THE PROJECT, EXTENSIONS OF THE PROJECT, AND FOR ACCOMPLISHING ANY PURPOSE RELATED TO THE PROJECT, SUBJECT TO FULL PAYMENT FOR ALL SERVICES RELATING TO PREPARATION OF THE DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE ON THE PROJECT UNLESS COMPLETED BY ENGINEER, OR FOR USE OR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT, OR ON ANY DIFFERENT SITE AT ANY TIME WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER; (2) ANY SUCH USE OR REUSE, OR ANY MODIFICATION OF SUCH DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR TO ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS; AND (3) OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ITS OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AND (4) SUCH LIMITED LICENSE TO OWNER SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.

SEAL:



PROJECT: PROPOSED 109 UNIT APARTMENT BUILDING

PROJECT ADDRESS: 10 UNION AVENUE, BALA CYNWYD, PA 19004

MUNICIPALITY: LOWER MERION TOWNSHIP | COUNTY: MONTGOMERY COUNTY

PLAN SET: FINAL PLANS

SHEET NAME: NOTES AND REFERENCES PLAN (SHEET 2 OF 2 FOR RECORDING)

PREPARED FOR:
EQUITABLE OWNER / APPLICANT
10 UNION AVE. ASSOCIATES, L.P.
18 EAST LANCASTER AVE.
WYNNEWOOD, PA 19096

DATE:	SEPTEMBER 12, 2016
SCALE:	NO SCALE
ONE CALL NUMBER:	2016-061-1676
DRAWN BY:	CCY
PROJECT NUMBER:	15-068

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 3 OF 11

Serial Number: 2016-061-1676

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

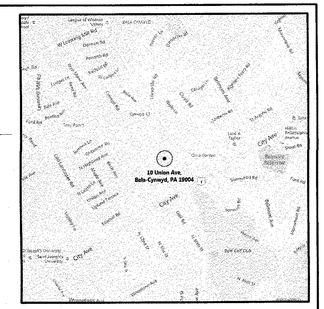
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

EXISTING LOT DATA:

RECORD OWNER:	10 UNION AVE. ASSOCIATES, L.P. 18 EAST LANCASTER AVE. WYNNEWOOD, PA 19096
TAX PARCEL NUMBER:	40-00-62576-00-6
BLOCK & UNIT NO:	1G-050
DEED BOOK & PAGE NO:	5451 & 945
GROSS LOT AREA:	65,417 SF (1.5018 AC)
NET LOT AREA:	62,348 SF (1.4313 AC)
EXISTING IMPERVIOUS:	2,704± SF (4.3%)
ERROR OF CLOSURE:	1 : 100,000+



LOCATION MAP
SCALE: 1" = 2,000'

MCPC NO. 16-0095-002

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE 4/3/17

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

LAND DEVELOPMENT NO. 3709

FILE NO. 1G-050

TAX PARCEL NO. 40-00-62576-00-6

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILA

ON THE 20 DAY OF March, 2017, BEFORE ME, THE UNDERSIGNED MEMBER, PERSONALLY APPEARED DAVID BLUMENFELD WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P., BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID LIMITED PARTNERSHIP IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

DAVID BLUMENFELD, AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P.

NOTARY SIGNATURE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Catherine E. Wagner, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Sept. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES: 9/18/19

DAVID BLUMENFELD, AS AN AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P., CERTIFIES THAT 10 UNION AVE. ASSOCIATES, L.P. IS THE RECORD OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN

DATE DAVID BLUMENFELD, AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P.

I HEREBY CERTIFY THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT.

3/21/17 PROFESSIONAL LAND SURVEYOR
DATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

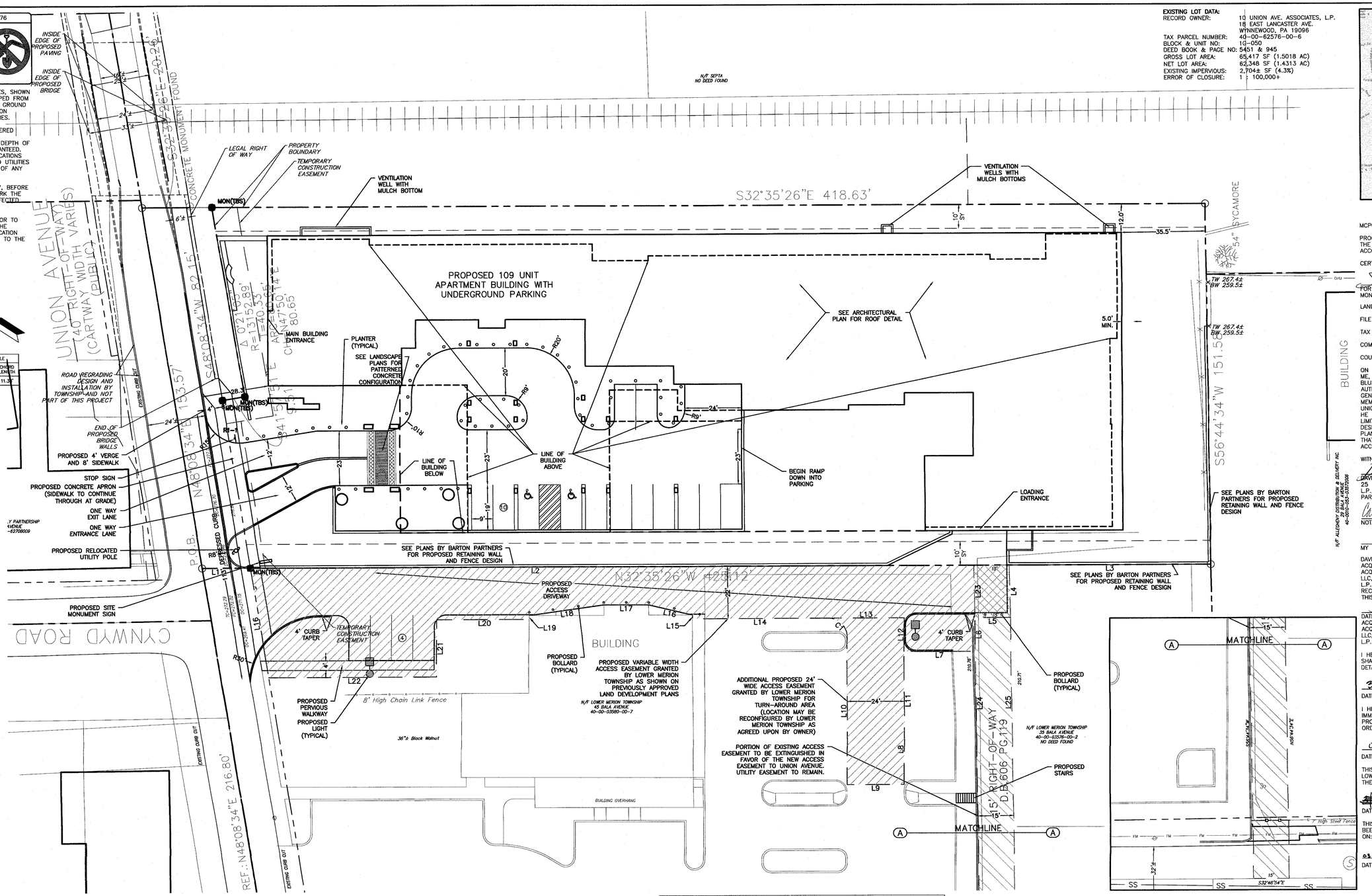
03/10/17 PROFESSIONAL ENGINEER
DATE

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION – CHAPTER 135.

3/29/17 TOWNSHIP ENGINEER
DATE

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON: NOVEMBER 16, 2016

03.31.2017 TOWNSHIP SECRETARY
DATE



BALA GYM ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8.00'	12.60'	N12°30'46"E	11.33'

BALA GYM ACCESS EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	20.26'	S32°35'26"E
L2	304.83'	S32°35'26"E
L3	85.03'	S32°35'26"E
L4	22.00'	S56°44'34"W
L5	15.00'	N32°35'26"W
L6	14.20'	S56°44'34"W
L7	29.98'	N32°23'02"W
L8	55.90'	S57°36'58"W
L9	24.00'	N32°35'26"W
L10	61.97'	N57°36'58"E
L11	70.00'	S57°36'58"W
L12	14.10'	S57°36'58"W
L13	32.03'	S32°35'26"E
L14	57.13'	N32°35'26"W
L15	1.63'	N57°10'08"E
L16	18.93'	N19°15'04"W
L16	46.61'	N48°08'34"E
L17	18.92'	N32°35'26"W
L18	31.79'	N40°33'20"W
L19	1.80'	S57°36'08"W
L20	39.01'	N32°35'26"W
L21	23.99'	S57°24'34"W
L22	70.81'	N32°35'26"W
L23	22.00'	S56°44'34"W
L24	174.56'	S56°44'34"W
L25	188.71'	S56°44'34"W

10 Union Parking FAR Pro Rata Calculation

	Count	Max Bonus	Percentage	Base Bonus
Underground	69	0.5	41.3%	0.2066
Wrapped	27	0.25	16.2%	0.0404
Surface	12	0	7.2%	0.0000
Building	59	0	35.3%	0.0000
Total	167		100.0%	0.2470

10 Union Total FAR Calculation

FAR	Bonus Category
1.250	Base FAR
0.250	Residential Single Use
0.207	Underground Parking Base
0.040	Wrapped Parking w/o Base
0.253	OSTI (0.20 Individual + 0.05 Use & 0.003 Parking Increases)
2.000	Total (Max Allowable is 2.0)

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOMMUNICATION LINE
- WATER LINE
- SANITARY PIPE
- EXISTING STORM PIPES
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED EASEMENT LINE
- PROPOSED ACCESS EASEMENT
- PORTION OF EXISTING ACCESS AND UTILITY EASEMENT TO REMAIN
- EXISTING ACCESS EASEMENT TO BE EXTINGUISHED
- EXISTING UTILITY EASEMENT TO REMAIN

Montgomery County
APR 04 2017
Recorder of Deeds

SCALE: 1" = 20'

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SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

REV	DATE	COMMENTS
6	03/07/17	NPDES
5	02/21/17	RECORD PLANS
4	02/17/17	NPDES
3	02/13/17	PER BP
2	12/22/16	FP, NPDES
1	10/21/16	PER LDC

PROJECT: PROPOSED 109 UNIT APARTMENT BUILDING

PROJECT ADDRESS: 10 UNION AVENUE, BALA CYNWYD, PA 19004

MUNICIPALITY: LOWER MERION TOWNSHIP | COUNTY: MONTGOMERY COUNTY

PLAN SET: FINAL PLANS

SHEET NAME: RECORD PLAN (SHEET 1 OF 2 FOR RECORDING)

PREPARED FOR:
EQUITABLE OWNER / APPLICANT
10 UNION AVE. ASSOCIATES, L.P.
18 EAST LANCASTER AVE.
WYNNEWOOD, PA 19096

DATE: SEPTEMBER 12, 2016
SCALE: 1" = 20'
ONE CALL NUMBER: 2016-061-1676
DRAWN BY: CCY
PROJECT NUMBER: 15-068

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 2 OF 11

N/F ALLEGHENY DISTRIBUTION & DELIVERY INC. 29 BALA AVENUE 40-00-03552-00-8

CONDITIONS OF APPROVAL – NOVEMBER 16, 2016

TOWNSHIP ENGINEER'S REVIEW:

1. THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED OCTOBER 31, 2016 SHALL BE INCORPORATED BY REFERENCE INTO THESE CONDITIONS OF APPROVAL WITH THE EXCEPTION OF ITEMS B-5, B-9, C-18. (TE)

PUBLIC & PRIVATE WALKWAYS:

2. A DETAIL OF THE PAVERS IN THE FOUR-FOOT-WIDE VERGE ALONG UNION AVENUE SHALL BE PROVIDED ON THE PLAN. (P)(PRFP)
3. THE APPLICANT SHALL INVESTIGATE THE FEASIBILITY OF WORKING WITH THE ADJACENT PROPERTY OWNERS AND SEPTA TO DETERMINE WHETHER A PEDESTRIAN ROUTE CAN BE PROVIDED TO THE BALA STATION ALONG THE RAILROAD TRACKS. (P)(PCO)
4. THE PROPOSED DECORATIVE CROSSWALK SHOWN ON THE ARCHITECTURAL RENDERINGS SHALL ALSO BE SHOWN ON THE SITE PLAN. (P)(PRFP)

FAR CALCULATION:

5. THE FINAL FAR CALCULATION SHALL BE SUBJECT TO THE APPROVAL OF THE ZONING OFFICER. (P)(PRFP)
6. A DIAGRAM SHALL BE SUBMITTED THAT DETAILS THE SQUARE FOOTAGE OF THE BUILDING AND THE PARKING STRUCTURE, BOTH WRAPPED AND UNDERGROUND USED TO CALCULATE THE OSTI PAYMENT. (P)(PRFP)
7. THE PAYMENT IN-LIEU OF OFF-SITE TRAFFIC IMPROVEMENTS SHALL BE EQUAL TO $1.65 PER SQUARE FOOT OF THE TOTAL ADDITIONAL FLOOR AREA GENERATED BY THE OSTI BONUS AND SHALL BE PAID TO THE TOWNSHIP PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE FINAL AMOUNT OF THE PAYMENT SHALL BE DETERMINED BY THE TOWNSHIP PRIOR TO RECORDING THE FINAL PLAN. (P)(PBP)

ARCHITECTURAL ELEVATIONS/SITE DESIGN:

8. A DESIGN MANUAL CONTAINING THE INFORMATION REQUIRED IN ZONING CODE SECTION 155-219.F.2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND THE APPLICANT SHALL GIVE EFFECT TO THE COMMENTS OF STAFF AS SET FORTH IN THEIR MEMO DATED NOVEMBER 4, 2016. (P)(PBP)
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED AS SHOWN ON THE ARCHITECTURAL ELEVATIONS PREPARED BY BARTON PARTNERS DATED OCTOBER 21, 2016 WITH THE EXCEPTION OF ANY DE MINIMIS CHANGES OR CHANGES REQUIRED BY THESE CONDITIONS OF APPROVAL. THE APPLICANT SHALL PROVIDE A CHART WITH THE BUILDING PERMIT SUBMISSION THAT DEMONSTRATES COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS IN ZONING CODE SECTION 155-219.F.4. (P)(PBP)
10. A DOOR SHALL BE PROVIDED ON THE PORTION OF THE PRIMARY FRONT FAÇADE CLOSEST TO UNION AVENUE. IN ADDITION, IT SHALL BE CLARIFIED IF THERE ARE TWO OTHER DOORS ON THE SOUTHWEST FAÇADE. (P)(PBP)
11. PER ZONING CODE SECTION 155-219.F.4.A.6 ALL ROOF-TOP MECHANICAL EQUIPMENT, INCLUDING ANTENNAS, SHALL BE SCREENED VISUALLY AND ACOUSTICALLY. SUCH SCREENING SHALL BE INTEGRAL TO THE ARCHITECTURAL DESIGN OF THE BUILDING. (P)(PBP)(PCO)
12. ANY PROPOSED SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL BY THE TOWNSHIP. (P)(PCO)
13. THE ARCHITECTURAL PLANS SHALL BE COORDINATED WITH AND SHALL COMPLY WITH THE GRADING PROPOSED WITH THIS APPLICATION. (TE)(PGP)

IMPROVEMENTS TO TOWNSHIP PROPERTY:

14. THE APPLICANT SHALL INSTALL STAIRS FROM THE FRONT PORTION OF THE PARKING LOT ON THE BALA GYM PROPERTY DOWN TO THE AREA OF THE FORMER ACCESS EASEMENT. (P)(PRFP)
15. THE APPLICANT SHALL REMOVE THE EXISTING PAVING AND REPLACE IT WITH GRASS. (P)(PRFP)(PGP)
16. THE APPLICANT SHALL REMOVE THE EXISTING CYCLONE FENCE THAT RUNS PARALLEL TO THE ACCESS EASEMENT ON THE EAST SIDE OF THE PLAYGROUND AND REPLACE IT PARALLEL TO THE PUBLIC SIDEWALK IN THE SAME STYLE AS THE EXISTING ESTATE FENCE. (P)(PRFP)
17. THE APPLICANT SHALL INSTALL A FENCE AT THE EASTERN END OF THE OLD EASEMENT ADJACENT TO THE PROPOSED BUILDING'S FOUNDATION. (P)(PRFP)
18. THE APPLICANT SHALL GRADE THE ENTIRE AREA SO IT IS AT THE SAME ELEVATION AS THE LAND IN THE PARK. (P)(PRFP)(PGP)
19. THE APPLICANT SHALL PROVIDE DETAILS REGARDING HOW ACCESS WILL BE CONTROLLED TO THE LOWER LEVEL GARAGE. THE MEANS OF CONTROLLING ACCESS SHALL BE SUBJECT TO STAFF APPROVAL. (P)(PBP)
20. THE APPLICANT SHALL WORK WITH TOWNSHIP STAFF ON THE DESIGN AND LOCATION OF SAFETY LIGHTING ON TOWNSHIP PROPERTY TO THE LOWER LEVEL GARAGE ENTRANCE(P)(PRFP)

LANDSCAPE PLAN:

21. THE APPLICANT SHALL WORK WITH STAFF TO ENHANCE THE LANDSCAPING AND DESIGN OF THE ROOF DECKS AND GREEN ROOF AREAS TO MAXIMIZE THE RECREATIONAL POTENTIAL OF THESE AREAS. (P)(PBP)
22. THE APPLICANT SHALL COMPLY WITH THE GREENING STANDARDS IN SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-41.4 AS DIRECTED BY STAFF. (P)(PRFP)
23. A PLAN SHALL BE PROVIDED DEMONSTRATING HOW VIEWS OF PARKING AND EXTERIOR LOADING AREAS WILL BE BUFFERED FROM ANY ADJACENT STREET OR SIDEWALK WITH LANDSCAPING. (P)(PRFP)
24. THE ADDITIONAL PLANTED AREAS AND PLANTER BOXES UNDER THE GREENING STANDARDS SHALL BE CALLED OUT ON THE LANDSCAPE PLAN. (P)(PRFP)
25. SOME OF THE PROPOSED BENCHES SHALL BE REVISED TO A MODEL THAT HAS A BACK. (P)(PRFP)
26. A REVISED LANDSCAPE PLAN COMPLYING WITH NATURAL FEATURES CODE SECTION 101-9 AND CONDITIONS HEREIN SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT AND SUBMITTED WITH THE FINAL PLAN. (P)(PRFP)

STORMWATER MANAGEMENT:

27. A DETAIL OF THE WEIR TO BE PROVIDED AT ELEVATION 259.0' SHALL BE PROVIDED ON THE PLAN. (TE)(PGP)
28. CLARIFICATION OF WHERE THE "COLLECTION TRENCH" DETAIL ON SHEET NO. 5 IS TO BE USED SHALL BE PROVIDED. (TE)(PGP)
29. THE NUMBER AND SIZE OF PERFORATIONS PER LINEAR FOOT OF PIPE SHALL BE SPECIFIED IN THE DETAIL. (TE)(PGP)
30. THE DISTANCE BETWEEN THE STORMWATER FACILITY AND THE STRUCTURE SHALL BE DIMENSIONED ON THE PLAN. THE STORMWATER FACILITY SHALL NOT BE LOCATED WITHIN THE INFLUENCE LINES OF THE BUILDING FOUNDATIONS. (TE)(PGP)

TRAFFIC, CIRCULATION & EASEMENT ACCESS:

31. THE NEW ACCESS EASEMENT SHALL BE RESTRICTED TO MOVING VANS, EMERGENCY VEHICLES, DELIVERY TRUCKS, GARBAGE TRUCKS, CONSTRUCTION AND SERVICE VEHICLES AND EQUIPMENT. VEHICLES UTILIZING THE ACCESS EASEMENT TO SERVICE THE SUBJECT PROPERTY SHALL NOT USE THE EXISTING SOUTHWESTERLY DRIVEWAY OF 45 BALA AVENUE FOR INGRESS OR EGRESS. RESIDENTS SHALL NOT BE PERMITTED TO USE THE ACCESS EASEMENT TO ENTER THE PROPOSED BUILDING. (TE)(PGP)
32. AN OFF-SITE FLASHING WARNING SIGN SHALL BE INSTALLED AND MADE FUNCTIONAL PRIOR TO OCCUPANCY OF THE BUILDING AS DIRECTED BY THE TOWNSHIP ENGINEER. THE LOCATION OF THE PROPOSED SIGN SHALL BE SHOWN ON THE VICINITY PLAN FOR REFERENCE. (TE)(PCO)
33. THE TRAFFIC STUDY SHALL BE UPDATED TO INCLUDE EXISTING VEHICLE COUNTS CONDUCTED WHEN SCHOOL IS IN SESSION. A SUPPLEMENTAL COUNT SHALL ALSO BE PERFORMED AT CONSHOHOCKEN STATE ROAD AND UNION AVENUE TO VERIFY/CONFIRM THAT THE COUNT DATA IN THE STUDY IS REFLECTIVE OF WEEKDAY CONDITIONS. (TE)(PRFP)
34. A POST DEVELOPMENT TRAFFIC COUNT SHALL BE PERFORMED OF THE DRIVEWAY AND OF THE SIGNAL AT CONSHOHOCKEN STATE ROAD AND UNION AVENUE. SIGNAL TIMING SHALL BE EVALUATED AND OPTIMIZED IF/AS REQUIRED. (TE)(PER)

CONSTRUCTION DETAILS & COORDINATION:

35. DETAILS FOR ALL PROPOSED RETAINING WALLS SHALL BE PROVIDED. CALCULATIONS SHALL BE PROVIDED FOR WALL HEIGHTS EXCEEDING FOUR (4') FEET. ADDITIONAL TOP AND BOTTOM OF WALL SPOT ELEVATIONS SHALL BE PROVIDED TO CLARIFY THE DESIGN. (TE)(PGP)
36. NO FILL MATERIAL OR TOPSOIL STOCKPILES SHALL BE LOCATED ON THE SITE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER. (TE)(PGP)
37. SIDEWALK AND CURB SHALL BE NOTED ON THE PLAN TO BE REPAIRED/REPLACED AT THE DIRECTION OF THE TOWNSHIPGRANITE CURB SHALL BE USED AS DIRECTED BY THE TOWNSHIP. (TE)(PGP)
38. THE APPLICANT SHALL RESOLVE ANY POSSIBLE CONFLICTS PRIOR TO THE ISSUANCE OF ANY PERMITS RELATED TO THE PATIO AND GRADING WORK WHICH ENCROACHES INTO THE TEMPORARY CONSTRUCTION EASEMENT FOR THE UNION AVENUE BRIDGE AS WELL AS THE PATIO AREA IN FRONT OF THE BUILDING WHICH INTERFERES WITH A TEMPORARY UTILITY POLE SHOWN ON THE CONSTRUCTION DRAWINGS FOR THE BRIDGE. (TE)(PGP)
39. ADDITIONAL TOP AND BOTTOM SPOT ELEVATIONS OF THE EXISTING WALL TO BE EVALUATED SHALL BE PROVIDED. A REPORT FROM A STRUCTURAL ENGINEER SHALL BE SUBMITTED WITH QUALIFYING CALCULATIONS IF THE EXISTING WALL IS TO BE USED. (TE)(PGP)
40. THE LINE AND CURVE TABLES ON SHEET NO. 2 SHALL BE IDENTIFIED AS RELATING TO THE ACCESS EASEMENT ON THE BALA GYM PROPERTY. (TE)(PGP)
41. THE PURPOSE OF THE SMALL RECTANGULAR IMPERVIOUS AREA SOUTH OF THE LOADING ENTRANCE WHERE A DOORWAY FROM THE STAIRS EXISTS SHALL BE LABELED ON THE PLAN. (TE)(PGP)
42. A CONSTRUCTION STAGING PLAN SHALL BE PROVIDED FOR EACH MAJOR PHASE OF THE PROJECT WHICH DEPICTS SITE ACCESS, EMERGENCY VEHICLE ACCESS, CONSTRUCTION STAGING AREAS, PUBLIC SAFETY FENCING, AND CONTRACTOR, CUSTOMER AND EMPLOYEE PARKING DURING CONSTRUCTION. (TE)(PGP)
43. 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,TE)

UTILITIES:

44. THE SIZE, SLOPE, AND MATERIAL OF ALL STORM SEWERS WITHIN TWO HUNDRED (200') FEET OF THE PROPERTY OR THE BALA GYM PROPERTY SHALL BE INDICATED ON THE PLAN. (TE)(PGP)
45. SEPARATE PERMITS/APPROVALS SHALL BE OBTAINED FOR THE PROPOSED SANITARY SEWER CONNECTION. THE EXISTING PRIVATE SEWER LATERAL SHALL BE INSPECTED WITH VIDEO. ANY NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE AS DIRECTED BY THE TOWNSHIP AS A CONDITION OF THE CONNECTION. THE LOCATION OF MANHOLES PROVIDED/REQUIRED SHALL BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND SHOWN ON THE PLAN. (TE)(PGP)
46. THE LOCATION OF THE PROPOSED TELEPHONE SERVICE SHALL BE PROVIDED. THE RELOCATION OF THE TELEPHONE/UTILITY LINES CURRENTLY CROSSING THE PROPERTY SHALL BE CLARIFIED. (TE)(PGP)

STANDARD CONDITIONS OF APPROVAL:

47. EASEMENTS/AGREEMENTS FOR THE IMPROVEMENTS ON THE BALA GYM PROPERTY SHALL BE PROVIDED AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP SOLICITOR. MAINTENANCE RESPONSIBILITY SHALL BE CLEARLY ESTABLISHED IN THE DOCUMENTS. (P)(PRFP)
48. PER CHAPTER 92 OF THE TOWNSHIP CODE, SINCE THE PROPOSED RESIDENTIAL BUILDING IS PROPOSED TO HAVE MORE THAN 45 UNITS, AN ON-SITE MANAGER SHALL BE PROVIDED. (P)(PCO)
49. ALL EXISTING AND PROPOSED TRANSFORMERS SHALL BE SHOWN ON THE FINAL PLAN. (P)(PRFP)
50. 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. 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 ADJACENT 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 TRESPASS. (P)(PBP)
51. THE LIGHTING PLAN SHALL BE DESIGNED TO COMPLY WITH THE 2009 IECC OR THE 2007 ASHRAE STANDARD 90.1. (P)(PBP)
52. 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)(PCO)
53. 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)(PCO)
54. NEW 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)
55. 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)
56. 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)
57. 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 CODEOWNER 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)
58. 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)
59. 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)

IN ADDITION, THE BOARD APPROVED THE FOLLOWING WAIVERS:

1. NATURAL FEATURES CODE SECTION 101-5C(2B) TO ALLOW PORTIONS OF THE DEVELOPMENT TO BE CONSTRUCTED IN SLOPES EXCEEDING TWENTY-FIVE (25%) PERCENT
2. NATURAL FEATURES CODE SECTION 101-9A.1, TO ALLOW A PORTION OF THE LANDSCAPING TO BE PROVIDED AROUND THE OFF-SITE PARKING SPACES.
3. SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-30, TO ALLOW STREET TREES TO BE PROVIDED OFF-SITE ALONG THE UNION AVENUE FRONTAGE AND IN PLANTERS IN THE PEDESTRIAN PLAZA AREAS.
4. STORMWATER MANAGEMENT AND EROSION CONTROL CODE SECTION 121-4E(2D), TO ALLOW THE REQUIRED SEEPAGE BED TO BE LOCATED LESS THAN TEN (10') FEET FROM A BASEMENT WALL.
5. SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135-27.I, OBSTRUCTIONS, TO ALLOW PLANT MATERIAL TO BE PLANTED IN THE RIGHT OF WAY OF UNION AVENUE CONSISTING OF STREET TREES AND SHRUBS PROVIDED THERE ARE NO SIGHTLINE OBSTRUCTIONS.

REFERENCE PLANS:

1. AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. DATED FEBRUARY 29, 2016 & LAST REVISED APRIL 18, 2016. DRAWING NO. SK-3361.
2. FINAL LAND DEVELOPMENT PLANS FOR 10 UNION AVENUE PREPARED BY KELLY & CLOSE ENGINEERS DATED SEPTEMBER 10, 2009 & LAST REVISED NOVEMBER 9, 2009. PROJECT NO. 2001-0098.
3. CONCEPT PLANS FOR 10 UNION AVENUE, PREPARED BY BARTON PARTNERS, INC. DATED JUNE 23, 2016. PROJECT NUMBER 15112.
4. LOWER MERION TOWNSHIP BRIDGE CONSTRUCTION PLANS FOR UNION AVENUE.
5. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
6. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
7. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
8. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

ZONING DISTRICT BV:	REQUIRED	PROPOSED
MAXIMUM BUILDING COVERAGE	70%	69.5%
BUILD TO LINE	NA	28.3 FT
MINIMUM SIDE YARD	10 FT	12.0 FT
MINIMUM REAR YARD	NA	35.5 FT
MAXIMUM IMPERVIOUS COVERAGE	80%	76.8%
MAXIMUM BUILDING HEIGHT	60 FT	60.0 FT
MAXIMUM FLOOR AREA RATIO	*2.0	2.0
MINIMUM BUFFER AREA	10 FT	10.0 FT
MINIMUM PARKING	1.5 PER UNIT	*167 SPACES
MINIMUM RECREATIONAL AREA	15%(9,352 SF)	**10,614 SF

*SEE FAR CALCULATION
**SEE ARCHITECTURAL PLAN FOR DETAILS.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

ZONING HEARING BOARD ORDER:
IT IS HEREBY RESOLVED, THIS 8TH DAY OF SEPTEMBER, 2016, THAT IN UNCONTESTED APPEAL NO. 4396, WITH REGARD TO THE PROPERTY AT 10 UNION AVENUE IN BALA CYNWYD, THE PROPERTY OWNER BE GRANTED A VARIANCE FROM THE REQUIREMENT IN CODE §155-219 F(4)(E)[2] FOR AN UNOBSTRUCTED WALKWAY WIDTH OF 8-FT. AND A 4-FT. WIDE HARD LANDSCAPED STRIP AND TO INSTEAD INSTALL A 6-FT. WIDE WALKWAY ALONG THE STREET CURB ON THE PROPERTY FOR THE LENGTH OF THE TOWNSHIP-OWNED PARCEL# 40-00-62576-006 AS DESCRIBED IN EXHIBIT A-5 AND AS THAT PARCEL IS IDENTIFIED ON EXHIBIT A-12. THE APPLICANT DEMONSTRATED UNNECESSARY HARDSHIP UNDER THE HERTZBERG STANDARD. THE RELIEF IS GRANTED BASED ON, AND CONDITIONED ON ADHERENCE TO THE PLANS AND TESTIMONY PRESENTED AT THE HEARING.

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE FEASIBILITY OF THE CONSTRUCTION OF A 109 UNIT APARTMENT BUILDING AND ASSOCIATED DEVELOPMENT IN ACCORDANCE WITH THE BALA VILLAGE ZONING DISTRICT.
2. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
3. THE DEVELOPMENT WILL BE SERVICED BY A NEW GRAVITY SEWER LATERAL THAT CONNECTS TO THE EXISTING PUBLIC SEWER IN THE UTILITY RIGHT OF WAY THAT LEADS TO BALA AVENUE AND A NEW PRIVATE WATER LATERAL THAT CONNECTS TO THE EXISTING AQUA WATER MAIN WITHIN UNION AVENUE.
4. THE PROPOSED PATIO AND ASSOCIATED WALL LOCATED IN THE TEMPORARY TOWNSHIP BRIDGE EASEMENT MAY NOT BE CONSTRUCTED UNTIL PERMITTED BY THE TOWNSHIP.

PROPOSED IMPERVIOUS COVERAGE:

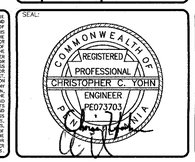
BUILDING	41,559 SF (69.5%)
DRIVEWAYS	2,147 SF
WALKS, ETC.	3,729 SF
TOTAL	47,435 SF (76.3%)

PARKING CALCULATION:
REQUIRED: 109 UNITS X 1.5 SPACES PER UNIT = 164 SPACES
PROVIDED: 167 PROVIDED ON SITE PLUS CREDIT FOR 4 PUBLIC PARKING SPACES ON THE ADJACENT PUBLIC PARKING LOT PROPERTY (50 AVAILABLE.)

REV	DATE	COMMENTS
6	03/07/17	NPDES
5	02/21/17	RECORD PLANS
4	02/17/17	NPDES
3	02/13/17	PER BP
2	12/22/16	FP, NPDES
1	10/21/16	PER LDC

ALL DOCUMENTS PREPARED OR FURNISHED BY ENGINEER ARE INSTRUMENTS OF SERVICE, AND ENGINEER RETAINS THE OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT AND THE RIGHT OF REUSE) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. OWNER SHALL NOT REUSE OR MODIFY ANY OF SUCH DOCUMENTS OR THE PROJECT, EXTENSIONS OF THE PROJECT, AND PER RELATED USES OF THE OWNER, SUBJECT TO RECEIPT BY ENGINEER OF PAYMENT DUE PURSUANT TO THE AGREEMENT. OWNER AND ENGINEER AGREE THAT ALL DOCUMENTS AND SUBJECT TO THE FOLLOWING LIMITATIONS: (1) OWNER ACKNOWLEDGES THAT SUCH DOCUMENTS ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT, OR ON ANY OTHER PROJECT, OR FOR COMPLETION OF THE PROJECT BY ANY PARTY, WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER AND, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, ANY MODIFICATION OF THE DOCUMENTS, WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER, AS APPROPRIATE FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER OR ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS; (2) OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER AND ENGINEER'S OFFICERS, DIRECTORS, MEMBERS, PARTNERS, AGENTS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING THEREFROM, ANY PROJECT OR OTHER USE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY ENGINEER; AND (4) SUCH LIMITED LICENSE TO OWNER SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES

SEAL:



PROJECT: PROPOSED 109 UNIT APARTMENT BUILDING
PROJECT ADDRESS: 10 UNION AVENUE, BALA CYNWYD, PA 19004
MUNICIPALITY: LOWER MERION TOWNSHIP
COUNTY: MONTGOMERY COUNTY
PLAN SET: FINAL PLANS
SHEET NAME: NOTES AND REFERENCES PLAN (SHEET 2 OF 2 FOR RECORDING)

PREPARED FOR:
EQUITABLE OWNER / APPLICANT
10 UNION AVE. ASSOCIATES, L.P.
18 EAST LANCASTER AVE.
WYNNEWOOD, PA 19096

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

DATE: SEPTEMBER 12, 2016
SCALE: NO SCALE
ONE CALL NUMBER: 2016-061-1676
DRAWN BY: CCY
PROJECT NUMBER: 15-068

YOHN Engineering, LLC

SHEET: 3 OF 11

Serial Number: 2016-061-1676

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

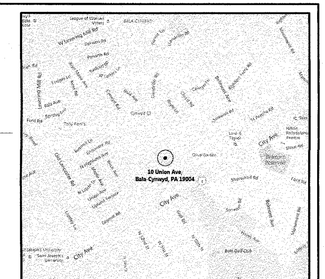
ALL LOCATIONS OF EXISTING UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND UTILITY STRUCTURES AND INFORMATION FURNISHED BY THE UTILITY COMPANIES.

ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF THE LOCATIONS AND DEPTH OF ALL STRUCTURES CANNOT BE GUARANTEED. CONTRACTORS MUST VERIFY ALL LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE THE START OF ANY WORK.

AS PER ACT 187 HOUSE BILL 2627, BEFORE THE START OF ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA "ONE CALL SYSTEM" 1-800-242-1776 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

EXISTING LOT DATA:

RECORD OWNER:	10 UNION AVE. ASSOCIATES, L.P. 18 EAST LANCASTER AVE. WYNNEWOOD, PA 19096
TAX PARCEL NUMBER:	40-00-62576-00-6
BLOCK & UNIT NO:	1G-050
DEED BOOK & PAGE NO:	5451 & 945
GROSS LOT AREA:	65,417 SF (1.5018 AC)
NET LOT AREA:	62,348 SF (1.4313 AC)
EXISTING IMPERVIOUS:	2,704± SF (4.3%)
ERROR OF CLOSURE:	1 : 100,000+



LOCATION MAP
SCALE 1" = 2,000'

MCPC NO. 16-0095-002

PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE 4/1/17

FOR THE DIRECTOR
MONTGOMERY COUNTY PLANNING COMMISSION

LAND DEVELOPMENT NO. 3769

FILE NO. 1G-050

TAX PARCEL NO. 40-00-62576-00-6

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF PHILA

ON THE 20 DAY OF March, 2017, BEFORE ME, THE UNDERSIGNED MEMBER, PERSONALLY APPEARED DAVID BLUMENFELD WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P., BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT SAID LIMITED PARTNERSHIP IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

DAVID BLUMENFELD, AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P.

NOTARY SIGNATURE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Catherine E. Wagner, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Sept. 18, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES: 9/18/19

DAVID BLUMENFELD, AS AN AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P., CERTIFIES THAT 10 UNION AVE. ASSOCIATES, L.P. IS THE RECORD OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN

DATE DAVID BLUMENFELD, AUTHORIZED MEMBER OF CP ACQUISITIONS 25 GP LLC, THE GENERAL PARTNER OF CP ACQUISITIONS 25 L.P., THE SOLE MEMBER OF CP FEE GP 25 LLC, THE GENERAL PARTNER OF 10 UNION AVE. ASSOCIATES, L.P.

I HEREBY CERTIFY THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT.

3/21/17 — PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

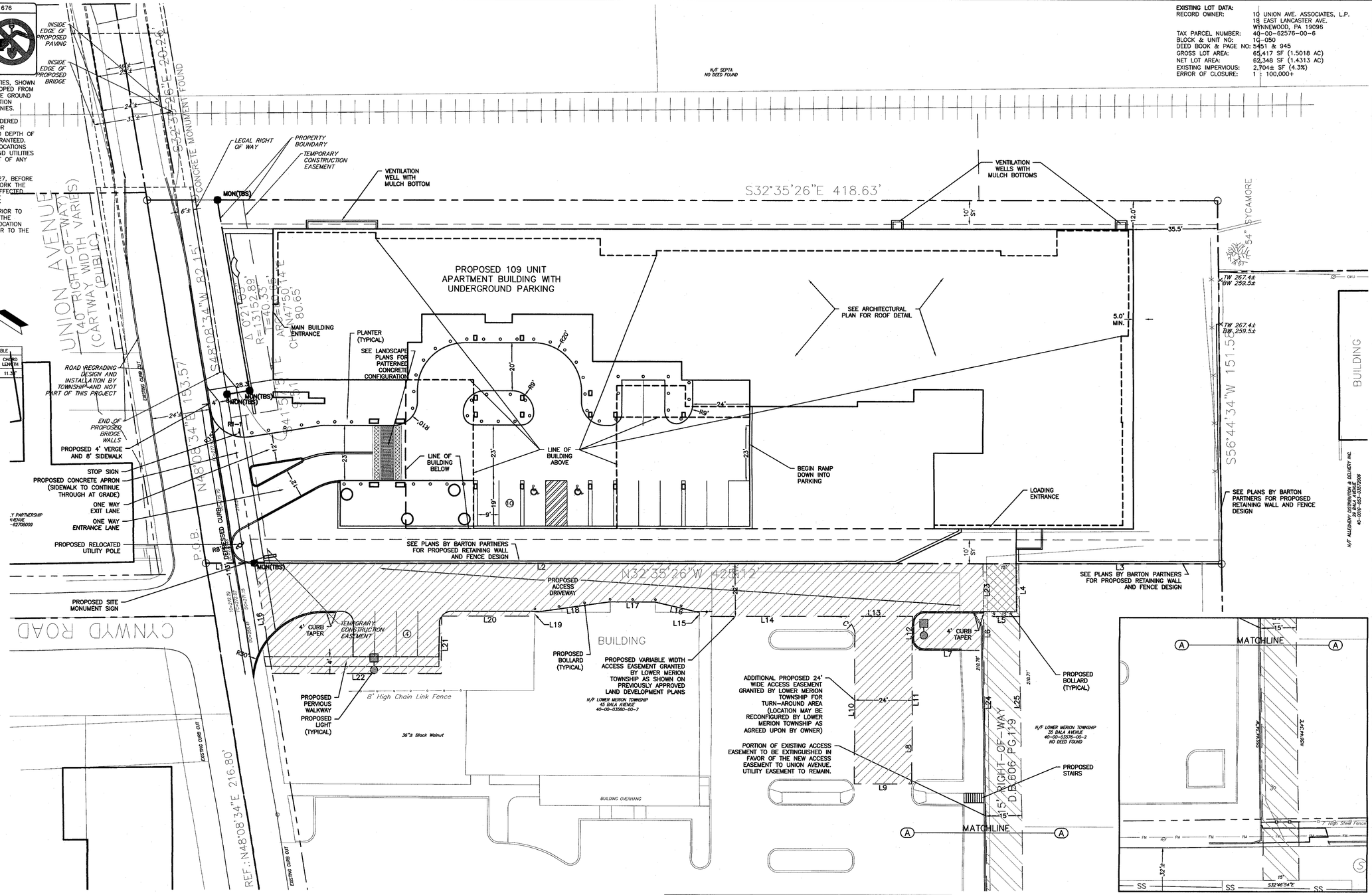
03/16/17 — PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION – CHAPTER 135.

3/29/17 — TOWNSHIP ENGINEER

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON: NOVEMBER 16, 2016

03.31.2017 — TOWNSHIP SECRETARY



BALA GYM ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8.00'	12.60'	N12°30'46"E	11.34'

BALA GYM ACCESS EASEMENT LINE TABLE		
LINE	DISTANCE	BEARING
L1	20.26'	S32°35'26"E
L2	304.83'	S32°35'26"E
L3	85.03'	S32°35'26"E
L4	22.00'	S56°44'34"W
L5	15.00'	N32°35'26"W
L6	14.20'	S56°44'34"W
L7	29.98'	N32°23'02"W
L8	55.90'	S57°36'58"W
L9	24.00'	N32°35'26"W
L10	61.97'	N57°36'58"E
L11	70.00'	S57°36'58"W
L12	14.10'	S57°36'58"W
L13	32.03'	S32°35'26"E
L14	57.13'	N32°35'26"W
L15	1.63'	N57°10'08"E
L16	18.93'	N19°15'04"W
L17	18.92'	N32°35'26"W
L18	31.79'	N40°33'20"W
L19	1.60'	S57°58'08"W
L20	39.01'	N32°35'26"W
L21	23.99'	S57°24'34"W
L22	70.81'	N32°35'26"W
L23	22.00'	S56°44'34"W
L24	174.56'	S56°44'34"W
L25	188.71'	S56°44'34"W

10 Union Parking FAR Pro Rata Calculation				
	Count	Max Bonus	Percentage	Base Bonus
Underground	69	0.5	41.3%	0.2066
Wrapped	27	0.25	16.2%	0.0404
Surface	12	0	7.2%	0.0000
Building	59	0	35.3%	0.0000
Total	167		100.0%	0.2470

10 Union Total FAR Calculation	
FAR	Bonus Category
1.250	Base FAR
0.250	Residential Single Use
0.207	Underground Parking Base
0.040	Wrapped Parking w/o Base
0.253	OSTI (0.20 Individual + 0.05 Use & 0.003 Parking Increases)
2.000	Total (Max Allowable is 2.0)

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- EXISTING FENCE LINE
- OVERHEAD ELECTRIC
- ELECTRIC LINE
- GAS LINE
- TELECOMMUNICATION LINE
- WATER LINE
- SANITARY PIPE
- EXISTING STORM PIPES
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED EASEMENT LINE
- PROPOSED ACCESS EASEMENT
- PORTION OF EXISTING ACCESS AND UTILITY EASEMENT TO REMAIN
- EXISTING ACCESS EASEMENT TO BE EXTINGUISHED
- EXISTING UTILITY EASEMENT TO REMAIN

Montgomery County
APR 04 2017
Recorder of Deeds

SCALE: 1" = 20'

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REV	DATE	COMMENTS
6	03/07/17	NPDES
5	02/21/17	RECORD PLANS
4	02/17/17	NPDES
3	02/13/17	PER BP
2	12/22/16	FP, NPDES
1	10/21/16	PER LDC

SEAL: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER C. YOHN — ENGINEER — PE073703

PROJECT: PROPOSED 109 UNIT APARTMENT BUILDING

PROJECT ADDRESS: 10 UNION AVENUE, BALA CYNWYD, PA 19004

MUNICIPALITY: LOWER MERION TOWNSHIP | COUNTY: MONTGOMERY COUNTY

PLAN SET: FINAL PLANS

SHEET NAME: RECORD PLAN (SHEET 1 OF 2 FOR RECORDING)

PREPARED FOR:
EQUITABLE OWNER / APPLICANT
10 UNION AVE. ASSOCIATES, L.P.
18 EAST LANCASTER AVE.
WYNNEWOOD, PA 19096

DATE:	SEPTEMBER 12, 2016
SCALE:	1" = 20'
ONE CALL NUMBER:	2016-061-1676
DRAWN BY:	CCY
PROJECT NUMBER:	15-068

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B-205
COLLEGEVILLE, PA 19426
610-489-4580
WWW.YOHNENGINEERING.COM

YOHN Engineering, LLC

SHEET: 2 OF 11

CONDITIONS OF APPROVAL – NOVEMBER 16, 2016

TOWNSHIP ENGINEER'S REVIEW:

1. THE TOWNSHIP ENGINEER'S REVIEW LETTER DATED OCTOBER 31, 2016 SHALL BE INCORPORATED BY REFERENCE INTO THESE CONDITIONS OF APPROVAL WITH THE EXCEPTION OF ITEMS B–5, B–9, C–18. (TE)

PUBLIC & PRIVATE WALKWAYS:

2. A DETAIL OF THE PAVERS IN THE FOUR–FOOT–WIDE VERGE ALONG UNION AVENUE SHALL BE PROVIDED ON THE PLAN. (P)(PRFP)
3. THE APPLICANT SHALL INVESTIGATE THE FEASIBILITY OF WORKING WITH THE ADJACENT PROPERTY OWNERS AND SEPTA TO DETERMINE WHETHER A PEDESTRIAN ROUTE CAN BE PROVIDED TO THE BALA STATION ALONG THE RAILROAD TRACKS. (P)(PCO)
4. THE PROPOSED DECORATIVE CROSSWALK SHOWN ON THE ARCHITECTURAL RENDERINGS SHALL ALSO BE SHOWN ON THE SITE PLAN. (P)(PRFP)

FAR CALCULATION:

5. THE FINAL FAR CALCULATION SHALL BE SUBJECT TO THE APPROVAL OF THE ZONING OFFICER. (P)(PRFP)
6. A DIAGRAM SHALL BE SUBMITTED THAT DETAILS THE SQUARE FOOTAGE OF THE BUILDING AND THE PARKING STRUCTURE, BOTH WRAPPED AND UNDERGROUND USED TO CALCULATE THE OSTI PAYMENT. (P)(PRFP)
7. THE PAYMENT IN–LIEU OF OFF–SITE TRAFFIC IMPROVEMENTS SHALL BE EQUAL TO $1.65 PER SQUARE FOOT OF THE TOTAL ADDITIONAL FLOOR AREA GENERATED BY THE OSTI BONUS AND SHALL BE PAID TO THE TOWNSHIP PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE FINAL AMOUNT OF THE PAYMENT SHALL BE DETERMINED BY THE TOWNSHIP PRIOR TO RECORDING THE FINAL PLAN. (P)(PBP)

ARCHITECTURAL ELEVATIONS/SITE DESIGN:

8. A DESIGN MANUAL CONTAINING THE INFORMATION REQUIRED IN ZONING CODE SECTION 155–219.F.2 SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND THE APPLICANT SHALL GIVE EFFECT TO THE COMMENTS OF STAFF AS SET FORTH IN THEIR MEMO DATED NOVEMBER 4, 2016. (P)(PBP)
9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED AS SHOWN ON THE ARCHITECTURAL ELEVATIONS PREPARED BY BARTON PARTNERS DATED OCTOBER 21, 2016 WITH THE EXCEPTION OF ANY DE MINIMIS CHANGES OR CHANGES REQUIRED BY THESE CONDITIONS OF APPROVAL. THE APPLICANT SHALL PROVIDE A CHART WITH THE BUILDING PERMIT SUBMISSION THAT DEMONSTRATES COMPLIANCE WITH THE ARCHITECTURAL DESIGN STANDARDS IN ZONING CODE SECTION 155–219.F.4. (P)(PBP)
10. A DOOR SHALL BE PROVIDED ON THE PORTION OF THE PRIMARY FRONT FAÇADE CLOSEST TO UNION AVENUE. IN ADDITION, IT SHALL BE CLARIFIED IF THERE ARE TWO OTHER DOORS ON THE SOUTHWEST FAÇADE. (P)(PBP)
11. PER ZONING CODE SECTION 155–219.F.4.A.6 ALL ROOF–TOP MECHANICAL EQUIPMENT, INCLUDING ANTENNAS, SHALL BE SCREENED VISUALLY AND ACOUSTICALLY. SUCH SCREENING SHALL BE INTEGRAL TO THE ARCHITECTURAL DESIGN OF THE BUILDING. (P)(PBP)(PCO)
12. ANY PROPOSED SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL BY THE TOWNSHIP. (P)(PCO)
13. THE ARCHITECTURAL PLANS SHALL BE COORDINATED WITH AND SHALL COMPLY WITH THE GRADING PROPOSED WITH THIS APPLICATION. (TE)(PGP)

IMPROVEMENTS TO TOWNSHIP PROPERTY:

14. THE APPLICANT SHALL INSTALL STAIRS FROM THE FRONT PORTION OF THE PARKING LOT ON THE BALA GYM PROPERTY DOWN TO THE AREA OF THE FORMER ACCESS EASEMENT. (P)(PRFP)
15. THE APPLICANT SHALL REMOVE THE EXISTING PAVING AND REPLACE IT WITH GRASS. (P)(PRFP)(PGP)
16. THE APPLICANT SHALL REMOVE THE EXISTING CYCLONE FENCE THAT RUNS PARALLEL TO THE ACCESS EASEMENT ON THE EAST SIDE OF THE PLAYGROUND AND REPLACE IT PARALLEL TO THE PUBLIC SIDEWALK IN THE SAME STYLE AS THE EXISTING ESTATE FENCE. (P)(PRFP)
17. THE APPLICANT SHALL INSTALL A FENCE AT THE EASTERN END OF THE OLD EASEMENT ADJACENT TO THE PROPOSED BUILDING'S FOUNDATION. (P)(PRFP)
18. THE APPLICANT SHALL GRADE THE ENTIRE AREA SO IT IS AT THE SAME ELEVATION AS THE LAND IN THE PARK. (P)(PRFP)(PGP)
19. THE APPLICANT SHALL PROVIDE DETAILS REGARDING HOW ACCESS WILL BE CONTROLLED TO THE LOWER LEVEL GARAGE. THE MEANS OF CONTROLLING ACCESS SHALL BE SUBJECT TO STAFF APPROVAL. (P)(PBP)
20. THE APPLICANT SHALL WORK WITH TOWNSHIP STAFF ON THE DESIGN AND LOCATION OF SAFETY LIGHTING ON TOWNSHIP PROPERTY TO THE LOWER LEVEL GARAGE ENTRANCE(P)(PRFP)

LANDSCAPE PLAN:

21. THE APPLICANT SHALL WORK WITH STAFF TO ENHANCE THE LANDSCAPING AND DESIGN OF THE ROOF DECKS AND GREEN ROOF AREAS TO MAXIMIZE THE RECREATIONAL POTENTIAL OF THESE AREAS. (P)(PBP)
22. THE APPLICANT SHALL COMPLY WITH THE GREENING STANDARDS IN SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135–41.4 AS DIRECTED BY STAFF. (P)(PRFP)
23. A PLAN SHALL BE PROVIDED DEMONSTRATING HOW VIEWS OF PARKING AND EXTERIOR LOADING AREAS WILL BE BUFFERED FROM ANY ADJACENT STREET OR SIDEWALK WITH LANDSCAPING. (P)(PRFP)
24. THE ADDITIONAL PLANTED AREAS AND PLANTER BOXES UNDER THE GREENING STANDARDS SHALL BE CALLED OUT ON THE LANDSCAPE PLAN. (P)(PRFP)
25. SOME OF THE PROPOSED BENCHES SHALL BE REVISED TO A MODEL THAT HAS A BACK. (P)(PRFP)
26. A REVISED LANDSCAPE PLAN COMPLYING WITH NATURAL FEATURES CODE SECTION 101–9 AND CONDITIONS HEREIN SHALL BE PREPARED AND SEALED BY A REGISTERED LANDSCAPE ARCHITECT AND SUBMITTED WITH THE FINAL PLAN. (P)(PRFP)

STORMWATER MANAGEMENT:

27. A DETAIL OF THE WEIR TO BE PROVIDED AT ELEVATION 259.0' SHALL BE PROVIDED ON THE PLAN. (TE)(PGP)
28. CLARIFICATION OF WHERE THE "COLLECTION TRENCH" DETAIL ON SHEET NO. 5 IS TO BE USED SHALL BE PROVIDED. (TE)(PGP)
29. THE NUMBER AND SIZE OF PERFORATIONS PER LINEAR FOOT OF PIPE SHALL BE SPECIFIED IN THE DETAIL. (TE)(PGP)
30. THE DISTANCE BETWEEN THE STORMWATER FACILITY AND THE STRUCTURE SHALL BE DIMENSIONED ON THE PLAN. THE STORMWATER FACILITY SHALL NOT BE LOCATED WITHIN THE INFLUENCE LINES OF THE BUILDING FOUNDATIONS. (TE)(PGP)

TRAFFIC, CIRCULATION & EASEMENT ACCESS:

31. THE NEW ACCESS EASEMENT SHALL BE RESTRICTED TO MOVING VANS, EMERGENCY VEHICLES, DELIVERY TRUCKS, GARBAGE TRUCKS, CONSTRUCTION AND SERVICE VEHICLES AND EQUIPMENT. VEHICLES UTILIZING THE ACCESS EASEMENT TO SERVICE THE SUBJECT PROPERTY SHALL NOT USE THE EXISTING SOUTHWESTERLY DRIVEWAY OF 45 BALA AVENUE FOR INGRESS OR EGRESS. RESIDENTS SHALL NOT BE PERMITTED TO USE THE ACCESS EASEMENT TO ENTER THE PROPOSED BUILDING. (TE)(PGP)
32. AN OFF–SITE FLASHING WARNING SIGN SHALL BE INSTALLED AND MADE FUNCTIONAL PRIOR TO OCCUPANCY OF THE BUILDING AS DIRECTED BY THE TOWNSHIP ENGINEER. THE LOCATION OF THE PROPOSED SIGN SHALL BE SHOWN ON THE VICINITY PLAN FOR REFERENCE. (TE)(PCO)
33. THE TRAFFIC STUDY SHALL BE UPDATED TO INCLUDE EXISTING VEHICLE COUNTS CONDUCTED WHEN SCHOOL IS IN SESSION. A SUPPLEMENTAL COUNT SHALL ALSO BE PERFORMED AT CONSHOHOCKEN STATE ROAD AND UNION AVENUE TO VERIFY/CONFIRM THAT THE COUNT DATA IN THE STUDY IS REFLECTIVE OF WEEKDAY CONDITIONS. (TE)(PRFP)
34. A POST DEVELOPMENT TRAFFIC COUNT SHALL BE PERFORMED OF THE DRIVEWAY AND OF THE SIGNAL AT CONSHOHOCKEN STATE ROAD AND UNION AVENUE. SIGNAL TIMING SHALL BE EVALUATED AND OPTIMIZED IF/AS REQUIRED. (TE)(PER)

CONSTRUCTION DETAILS & COORDINATION:

35. DETAILS FOR ALL PROPOSED RETAINING WALLS SHALL BE PROVIDED. CALCULATIONS SHALL BE PROVIDED FOR WALL HEIGHTS EXCEEDING FOUR (4') FEET. ADDITIONAL TOP AND BOTTOM OF WALL SPOT ELEVATIONS SHALL BE PROVIDED TO CLARIFY THE DESIGN. (TE)(PGP)
36. NO FILL MATERIAL OR TOPSOIL STOCKPILES SHALL BE LOCATED ON THE SITE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER. (TE)(PGP)
37. SIDEWALK AND CURB SHALL BE NOTED ON THE PLAN TO BE REPAIRED/REPLACED AT THE DIRECTION OF THE TOWNSHIPGRANITE CURB SHALL BE USED AS DIRECTED BY THE TOWNSHIP. (TE)(PGP)
38. THE APPLICANT SHALL RESOLVE ANY POSSIBLE CONFLICTS PRIOR TO THE ISSUANCE OF ANY PERMITS RELATED TO THE PATIO AND GRADING WORK WHICH ENCROACHES INTO THE TEMPORARY CONSTRUCTION EASEMENT FOR THE UNION AVENUE BRIDGE AS WELL AS THE PATIO AREA IN FRONT OF THE BUILDING WHICH INTERFERES WITH A TEMPORARY UTILITY POLE SHOWN ON THE CONSTRUCTION DRAWINGS FOR THE BRIDGE. (TE)(PGP)
39. ADDITIONAL TOP AND BOTTOM SPOT ELEVATIONS OF THE EXISTING WALL TO BE EVALUATED SHALL BE PROVIDED. A REPORT FROM A STRUCTURAL ENGINEER SHALL BE SUBMITTED WITH QUALIFYING CALCULATIONS IF THE EXISTING WALL IS TO BE USED. (TE)(PGP)
40. THE LINE AND CURVE TABLES ON SHEET NO. 2 SHALL BE IDENTIFIED AS RELATING TO THE ACCESS EASEMENT ON THE BALA GYM PROPERTY. (TE)(PGP)
41. THE PURPOSE OF THE SMALL RECTANGULAR IMPERVIOUS AREA SOUTH OF THE LOADING ENTRANCE WHERE A DOORWAY FROM THE STAIRS EXISTS SHALL BE LABELED ON THE PLAN. (TE)(PGP)
42. A CONSTRUCTION STAGING PLAN SHALL BE PROVIDED FOR EACH MAJOR PHASE OF THE PROJECT WHICH DEPICTS SITE ACCESS, EMERGENCY VEHICLE ACCESS, CONSTRUCTION STAGING AREAS, PUBLIC SAFETY FENCING, AND CONTRACTOR, CUSTOMER AND EMPLOYEE PARKING DURING CONSTRUCTION. (TE)(PGP)
43. 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,TE)

UTILITIES:

44. THE SIZE, SLOPE, AND MATERIAL OF ALL STORM SEWERS WITHIN TWO HUNDRED (200') FEET OF THE PROPERTY OR THE BALA GYM PROPERTY SHALL BE INDICATED ON THE PLAN. (TE)(PGP)
45. SEPARATE PERMITS/APPROVALS SHALL BE OBTAINED FOR THE PROPOSED SANITARY SEWER CONNECTION. THE EXISTING PRIVATE SEWER LATERAL SHALL BE INSPECTED WITH VIDEO. ANY NECESSARY REPAIRS OR REPLACEMENT SHALL BE MADE AS DIRECTED BY THE TOWNSHIP AS A CONDITION OF THE CONNECTION. THE LOCATION OF MANHOLES PROVIDED/REQUIRED SHALL BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND SHOWN ON THE PLAN. (TE)(PGP)
46. THE LOCATION OF THE PROPOSED TELEPHONE SERVICE SHALL BE PROVIDED. THE RELOCATION OF THE TELEPHONE/UTILITY LINES CURRENTLY CROSSING THE PROPERTY SHALL BE CLARIFIED. (TE)(PGP)

STANDARD CONDITIONS OF APPROVAL:

47. EASEMENTS/AGREEMENTS FOR THE IMPROVEMENTS ON THE BALA GYM PROPERTY SHALL BE PROVIDED AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWNSHIP SOLICITOR. MAINTENANCE RESPONSIBILITY SHALL BE CLEARLY ESTABLISHED IN THE DOCUMENTS. (P)(PRFP)
48. PER CHAPTER 92 OF THE TOWNSHIP CODE, SINCE THE PROPOSED RESIDENTIAL BUILDING IS PROPOSED TO HAVE MORE THAN 45 UNITS, AN ON–SITE MANAGER SHALL BE PROVIDED. (P)(PCO)
49. ALL EXISTING AND PROPOSED TRANSFORMERS SHALL BE SHOWN ON THE FINAL PLAN. (P)(PRFP)
50. 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. 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 ADJACENT 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 TRESPASS. (P)(PBP)
51. THE LIGHTING PLAN SHALL BE DESIGNED TO COMPLY WITH THE 2009 IECC OR THE 2007 ASHRAE STANDARD 90.1. (P)(PBP)
52. 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)(PCO)
53. 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)(PCO)
54. NEW 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)
55. 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)
56. 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)
57. 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 CODEOWNER 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)
58. 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)
59. 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)

IN ADDITION, THE BOARD APPROVED THE FOLLOWING WAIVERS:

1. NATURAL FEATURES CODE SECTION 101–5C(2B) TO ALLOW PORTIONS OF THE DEVELOPMENT TO BE CONSTRUCTED IN SLOPES EXCEEDING TWENTY–FIVE (25%) PERCENT
2. NATURAL FEATURES CODE SECTION 101–9A.1, TO ALLOW A PORTION OF THE LANDSCAPING TO BE PROVIDED AROUND THE OFF–SITE PARKING SPACES.
3. SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135–30, TO ALLOW STREET TREES TO BE PROVIDED OFF–SITE ALONG THE UNION AVENUE FRONTAGE AND IN PLANTERS IN THE PEDESTRIAN PLAZA AREAS.
4. STORMWATER MANAGEMENT AND EROSION CONTROL CODE SECTION 121–4E(2D), TO ALLOW THE REQUIRED SEEPAGE BED TO BE LOCATED LESS THAN TEN (10') FEET FROM A BASEMENT WALL.
5. SUBDIVISION & LAND DEVELOPMENT CODE SECTION 135–27.I, OBSTRUCTIONS, TO ALLOW PLANT MATERIAL TO BE PLANTED IN THE RIGHT OF WAY OF UNION AVENUE CONSISTING OF STREET TREES AND SHRUBS PROVIDED THERE ARE NO SIGHTLINE OBSTRUCTIONS.

REFERENCE PLANS:

1. AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY MERLYN J. JENKINS & ASSOCIATES, INC. DATED FEBRUARY 29, 2016 & LAST REVISED APRIL 18, 2016. DRAWING NO. SK–3361.
2. FINAL LAND DEVELOPMENT PLANS FOR 10 UNION AVENUE PREPARED BY KELLY & CLOSE ENGINEERS DATED SEPTEMBER 10, 2009 & LAST REVISED NOVEMBER 9, 2009. PROJECT NO. 2001–0096.
3. CONCEPT PLANS FOR 10 UNION AVENUE, PREPARED BY BARTON PARTNERS, INC. DATED JUNE 23, 2016. PROJECT NUMBER 15112.
4. LOWER MERION TOWNSHIP BRIDGE CONSTRUCTION PLANS FOR UNION AVENUE.
5. GIS OBTAINED ELECTRONICALLY FROM SHAPE FILES PURCHASED FROM LOWER MERION TOWNSHIP ON FEBRUARY 20, 2015.
6. LIDAR TOPOGRAPHY AND OTHER GIS INFORMATION OBTAINED ELECTRONICALLY FROM SHAPE FILES DISTRIBUTED BY DELAWARE VALLEY REGIONAL PLANNING COMMISSION. FILES WERE OBTAINED VIA WWW.PASDA.PSU.EDU.
7. AERIAL PHOTOGRAPH OBTAINED FROM THE MICROSOFT CORPORATION BING MAPS.
8. SOILS INFORMATION VIA THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV.)

ZONING DISTRICT BV:	REQUIRED	PROPOSED
MAXIMUM BUILDING COVERAGE	70%	69.5%
BUILD TO LINE	NA	28.3 FT
MINIMUM SIDE YARD	10 FT	12.0 FT
MINIMUM REAR YARD	NA	35.5 FT
MAXIMUM IMPERVIOUS COVERAGE	80%	76.8%
MAXIMUM BUILDING HEIGHT	60 FT	60.0 FT
MAXIMUM FLOOR AREA RATIO	*2.0	2.0
MINIMUM BUFFER AREA	10 FT	10.0 FT
MINIMUM PARKING	1.5 PER UNIT	*167 SPACES
MINIMUM RECREATIONAL AREA	15%(9,352 SF)	**10,614 SF

*SEE FAR CALCULATION
**SEE ARCHITECTURAL PLAN FOR DETAILS.

FOR MORE DETAILED INFORMATION YOUR ATTENTION IS CALLED TO ZONING CODE OF LOWER MERION TOWNSHIP, LATEST EDITION.

ZONING HEARING BOARD ORDER:
IT IS HEREBY RESOLVED, THIS 8TH DAY OF SEPTEMBER, 2016, THAT IN UNCONTESTED APPEAL NO. 4396, WITH REGARD TO THE PROPERTY AT 10 UNION AVENUE IN BALA CYNWYD, THE PROPERTY OWNER BE GRANTED A VARIANCE FROM THE REQUIREMENT IN CODE §155–219 F(4)(C)(2) FOR AN UNOBSTRUCTED WALKWAY WIDTH OF 8–FT. AND A 4–FT. WIDE HARD LANDSCAPED STRIP AND TO INSTEAD INSTALL A 6–FT. WIDE WALKWAY ALONG THE STREET CURB ON THE PROPERTY FOR THE LENGTH OF THE TOWNSHIP–OWNED PARCEL# 40–00–62576–006 AS DESCRIBED IN EXHIBIT A–5 AND AS THAT PARCEL IS IDENTIFIED ON EXHIBIT A–12. THE APPLICANT DEMONSTRATED UNNECESSARY HARDSHIP UNDER THE HERTZBERG STANDARD. THE RELIEF IS GRANTED BASED ON, AND CONDITIONED ON ADHERENCE TO THE PLANS AND TESTIMONY PRESENTED AT THE HEARING.

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE FEASIBILITY OF THE CONSTRUCTION OF A 109 UNIT APARTMENT BUILDING AND ASSOCIATED DEVELOPMENT IN ACCORDANCE WITH THE BALA VILLAGE ZONING DISTRICT.
2. THE RESPONSIBILITY FOR THE CONTINUED MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEMS AND OTHER ASSOCIATED FACILITIES WILL BE THE OBLIGATION OF THE PROPERTY OWNER.
3. THE DEVELOPMENT WILL BE SERVICED BY A NEW GRAVITY SEWER LATERAL THAT CONNECTS TO THE EXISTING PUBLIC SEWER IN THE UTILITY RIGHT OF WAY THAT LEADS TO BALA AVENUE AND A NEW PRIVATE WATER LATERAL THAT CONNECTS TO THE EXISTING AQUA WATER MAIN WITHIN UNION AVENUE.
4. THE PROPOSED PATIO AND ASSOCIATED WALL LOCATED IN THE TEMPORARY TOWNSHIP BRIDGE EASEMENT MAY NOT BE CONSTRUCTED UNTIL PERMITTED BY THE TOWNSHIP.

PROPOSED IMPERVIOUS COVERAGE:

BUILDING	41,559 SF (69.5%)
DRIVEWAYS	2,147 SF
WALKS, ETC.	3,729 SF
TOTAL	47,435 SF (76.3%)

PARKING CALCULATION:
REQUIRED: 109 UNITS X 1.5 SPACES PER UNIT = 164 SPACES
PROVIDED: 167 PROVIDED ON SITE PLUS CREDIT FOR 4 PUBLIC PARKING SPACES ON THE ADJACENT PUBLIC PARKING LOT PROPERTY (50 AVAILABLE.)

REV	DATE	COMMENTS
6	03/07/17	NPDES
5	02/21/17	RECORD PLANS
4	02/17/17	NPDES
3	02/13/17	PER BP
2	12/22/16	FP, NPDES
1	10/21/16	PER LDC

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SEAL:

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
A PROFESSIONAL
CHRISTOPHER C. YOHN
ENGINEER
PE073703

PROJECT: PROPOSED 109 UNIT APARTMENT BUILDING
PROJECT ADDRESS: 10 UNION AVENUE, BALA CYNWYD, PA 19004
MUNICIPALITY: LOWER MERION TOWNSHIP
COUNTY: MONTGOMERY COUNTY
PLAN SET: FINAL PLANS
SHEET NAME: NOTES AND REFERENCES PLAN (SHEET 2 OF 2 FOR RECORDING)

PREPARED FOR:
EQUITABLE OWNER / APPLICANT
10 UNION AVE. ASSOCIATES, L.P.
18 EAST LANCASTER AVE.
WYNNEWOOD, PA 19096

PREPARED BY:
YOHN ENGINEERING, LLC
555 SECOND AVENUE, SUITE B–205
COLLEGEVILLE, PA 19426
610–489–4580
WWW.YOHNENGINEERING.COM

DATE: SEPTEMBER 12, 2016
SCALE: NO SCALE
ONE CALL NUMBER: 2016–061–1676
DRAWN BY: CCY
PROJECT NUMBER: 15–068

YOHN Engineering, LLC

SHEET: 3 OF 11