

George W. Broseman
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July 6, 2016

VIA EMAIL AND FIRST CLASS MAIL

Mr. Robert E. Duncan
Director of Building & Planning
Lower Merion Township
75 East Lancaster Avenue
Ardmore, PA 19003

RE: 101 N. Merion Avenue, Bryn Mawr College
Park Science Center - Request for Extension of Time to File Final Plan
Your Reference: LD# 3755
Our Reference: 8596-46

Dear Bob:

I write to request an extension of time in order to file a final plan in the above noted project. The Lower Merion Township Board of Commissioners granted preliminary plan approval for a 7,300 s.f. (-/+) addition to the Park Science Center and related improvements on the Bryn Mawr College ("**College**") Campus on September 16, 2015. A copy of the September 24, 2015 letter memorializing the approval is included herewith ("**Preliminary Plan Approval**"). Condition 26 of the Preliminary Plan Approval confirms the requirement of Code §135-1.B(1) that a "Final Plan" be filed with the Department of Building and Planning within twelve (12) months of the Preliminary Plan Approval.

Code §135-13(B)(1) permits an extension of time in which to file the Final Plan. The architectural design of the addition has not progressed sufficiently to allow for the preparation of the final land development plan for the project. Accordingly, the College requests a twelve (12) month extension, until September 16, 2017, to file the Final Plan.

Please place this matter on the next available agenda of the Township Building & Planning Committee and Board of Commissioners.

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Thank you for your attention to this matter. Please contact me if you require any further information to process this request.

Sincerely,



George W. Broseman

GWB
Enclosure

cc: Joseph Marra, Bryn Mawr College
Nina Brisbee, Bryn Mawr College
Robert Lambert, P.E.
Mr. Christopher Leswing
Ms. Andrea Campisi

**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



DEPARTMENT OF BUILDING AND PLANNING

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

September 24, 2015

George Broseman, Esq.
Kaplin Stewart
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422-0765

RE: 101 N. Merion Avenue, Bryn Mawr College, Bryn Mawr, LD# 3755, Ward 10

Dear Mr. Broseman:

On September 16, 2015, the Lower Merion Township Board of Commissioners considered a Preliminary Land Development Plan prepared by Site Engineering Concepts, LLC, dated July 2, 2015, last revised August 12, 2015, showing the construction of a 7,300 square foot, two-story addition to the Park Science Center and the construction of an addition to house an elevator and changes to the walkway system providing access to the building and immediately adjoining areas of the campus. 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 to the following conditions:

Zoning Hearing Board:

1. The plan shall comply with the Zoning Hearing Board decision, Appeal No. 4361. (P)

Township Engineer's Review:

2. The Township Engineer's review letter dated August 28, 2015 shall be incorporated by reference into these conditions of approval to the extent the same is not inconsistent with the conditions of approval set forth below, and except: (TE,P)(PRFP)(PGP)
 - a. Item B16
 - b. Item B18
 - c. With regard to Item B17, the final plan may be recorded prior to receipt of the planning module or exemption if a satisfactory indemnification is provided to the Township.

Access & Circulation:

3. A detail of the bike racks shall be provided. (P)(PRFP)

Architectural Elevations:

4. The building shall be constructed substantially as shown on the architectural elevations prepared by Payette Associates, dated July 8, 2015. (P)(PBP)
5. The rooftop mechanical equipment shall be visually screened on all four sides. (P)(PBP)

Landscaping & Site Design:

6. A landscape plan complying with applicable Natural Features Code Sections 101-9 and 101-5B, Zoning Code Section 155-167.4 and conditions herein shall be prepared and sealed by a Registered Landscape Architect and submitted to the Township. The plan shall be approved by the Township Arborist and Planning staff prior to recording the Final Plan. (P)(PRFP)
7. All plantings proposed with this plan shall be maintained by the property owner. If any plant material dies, it shall be replaced in accordance with the approved plan. (P)(PRFP)

Stormwater Management:

8. The seepage bed shall be designed to recharge the two (2) year storm from all proposed building areas. Depending upon the design of the green roof area, credit for a portion of that area will be provided. (TE)(PGP)
9. Profiles of the proposed fifteen (15") inch diameter storm sewers shall be provided. (TE)(PGP)
10. Calculations shall be submitted verifying the size and capacity of the proposed storm sewer and inlets. (TE)(PGP)
11. The existing inlets in the vicinity of the project area shall be numbered for reference. (TE)(PGP)
12. The invert elevations of the inlets and storm manhole near proposed inlet Nos. 4 and 5 shall be provided. (TE)(PGP)
13. The drainage direction arrow of the swale near the south side of the proposed addition shall be corrected. The capacity of the existing inlet and piping receiving the runoff from the swale shall be verified. Calculations shall be submitted. (TE)(PGP)
14. Details of the green roof system and drainage collection pipe shall be provided prior to issuance of a grading permit. (TE)(PGP)
15. All inlets in non-paved areas shall be graded in a twelve (12") inch sump condition in order to increase the efficiency of runoff collection. Spot elevations shall be added to the plan to clarify grading. (TE)(PGP)
16. The section view of the detail for the infiltration bed shall be revised to indicate a Type M inlet. (TE)(PGP)

17. Labels on Sheet No. 4 indicating the demolition of existing inlets shall be clarified. The limits of existing piping to be removed/abandoned shall be clearly indicated on the plan. (TE)(PGP)

Construction Details:

18. The applicant shall obtain required permits for the proposed pedestrian bridge. (TE,P)(PBP)

Standard Plan Items:

19. Additional dimensions shall be added to the plan in order to define the limits of walkways and proposed buildings. (TE)(PGP)

Lighting:

20. 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)
21. The lighting plan shall be designed to comply with the 2009 IECC or the 2007 ASHRAE Standard 90.1. (P)(PBP)

Standard Conditions of Approval:

22. 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)
23. 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)
24. 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)
25. 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)

26. The Final Plan, complying with all conditions of approval, shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Preliminary Plan approval. (P)
27. The owner will make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work 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)
28. The owner shall make payment of the Township Engineer's and/or Clerk of the Works' inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled. (P)
29. The property owner(s) shall comply with all federal, state and applicable Lower Merion Township ordinances and laws regardless of specific mention herein. (P)

The Board also approved the following waivers:

- a. Subdivision & Land Development Code Section 135-7, to not provide a Tentative Sketch Plan.
- b. Subdivision & Land Development Code Section 135-19B.8, to not provide a Traffic Impact Study.

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.

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.

Very truly yours,



Christopher Leswing, AICP, PP
Assistant Director, Planning

cc: Kevin Bowers, Pennoni Associates, Inc.
Rob Lambert, Site Engineering Concepts, LLC

TO: Township of Lower Merion:

I, George Broseman, Esq., hereby acknowledge and accept receipt of the Conditions of Approval for 101 N. Merion Avenue, Bryn Mawr College, Bryn Mawr, LD# 3755, Ward 10.

Date

George Broseman, Esq.