

**TOWNSHIP
OF
LOWER MERION**

MONTGOMERY COUNTY



DEPARTMENT OF BUILDING AND PLANNING

75 E. Lancaster Ave.
Ardmore, PA 19003-2376
Telephone: (610) 645-6200
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January 20, 2017

Debbie Grad
Business Manager
Torah Academy
742 Argyle Road
Wynnewood, PA 19096

**RE: WAIVER OF LAND DEVELOPMENT PLAN - 742 Argyle Road, Torah Academy,
Wynnewood, W-16-003, Ward 8**

Dear Ms. Grad:

On January 18, 2017 the Lower Merion Township Board of Commissioners considered a Waiver of Land Development Plan prepared by Terraform Engineering, LLC dated October 11, 2016, last revised November 17, 2016 including a landscape plan dated December 23, 2016 showing the construction of a 555 sq. ft. vestibule addition onto the existing building. The applicant shall comply with all of the conditions of approval. The Board approved the plan subject to the following conditions:

Impervious Surface:

1. The maximum impervious surface shown on the plan shall be revised to 39%. (P)

Landscaping:

2. The applicant shall consult with the Township's Environmental Advisory Council to consider the development of a rain garden, dry streambed and/or other plantings along the shared property line with Sussex Road to mitigate the effects of stormwater runoff on adjoining properties. The applicant shall also investigate whether it is feasible to install a stormwater pipe to connect any overflow to the existing storm drains in Argyle Road and shall advise Township staff of its conclusion. (P)
3. The applicant shall relocate the dumpster as shown on the plans dated January 11, 2017 and shall utilize an enclosure with a design similar to one presented to the Planning Commission. (P)(PGP)
4. The applicant shall work with staff on selection of appropriate species for all street trees. (P)(PGP)

5. The applicant shall shift the proposed estate fence two (2) feet from the sidewalk along West Wynnewood Road between St Paul's Church and the entrance drive closest to Argyle Road. The applicant shall field locate the fencing in cooperation with the Township Arborist to ensure that the installation and the permanent location do not compromise the health of Township street trees. (P)(PGP)
6. The applicant shall shift the proposed estate fence approximately 10 feet from the sidewalk between the entrance drive closest to Argyle Road and Argyle Road. (P)(PGP)
7. The applicant shall work with staff on the style of the proposed fence. A detail of the fence shall be shown on the plan and shall comply with the Zoning Code with regard to height and openings. (P)(PGP)
8. All existing trees and shrubs shall be devined. (P)(PCO)
9. A revised landscape plan complying with the applicable portions of the Natural Features Code Sections 101-9, 101-5B shall be prepared and sealed by a Registered Landscape Architect. The landscape plan shall be subject to the approval of Township staff. (P)(PGP)
10. The applicant shall investigate revising the location of the proposed underground electric service to avoid impacts to existing street trees. If it is not feasible to avoid the driplines, all disturbed roots shall be cut as cleanly as possible. The trench shall be backfilled as quickly as possible, avoiding compaction. Tree limbs shall be cut back in proportion to the root area loss. (TE,P)(PGP)

Traffic & Circulation:

11. The number of reserve parking spaces shall be accurately shown at 16. (P)(PGP)
12. The location of the relocated parking space and any other parking adjacent to the building or the loop drive shall be subject to the approval of the Fire Marshal. "No Parking by Order of the Fire Marshal" signage shall be added as directed by the Chief Fire Officer. (TE,P)(PGP)

Construction Details:

13. A soil stockpile location for excavated material shall be provided or a note shall be added stating that excavated material will be immediately removed from the site. (TE)(PGP)
14. A tree protection fence detail shall be provided on the plan and shall comply with Township standards. (TE)(PGP)
15. The existing paved areas in front of the building between the area marked as "loop drive" shall be clearly labeled. The limits of this paved area shall be clarified on the plan and labeled. (TE)(PGP)
16. A note shall be added stating that the tires of construction vehicles shall be washed if/as required prior to leaving the site. (TE)(PGP)

17. An As-Built Plan shall be submitted following construction documenting that the new fence is located fully out of the right-of-way. (TE)(PCO)

18. Sidewalk shall be indicated to be repaired/replaced as directed by the Township. A standard sidewalk detail shall be added to the plan. (TE)(PCO)

19. A Township standard trench restoration detail shall be added to the plan for the proposed underground electric service in West Wynnewood Road. (TE)(PGP)

20. A Penn DOT Highway Occupancy Permit shall be obtained for the utility work in the right-of-way of West Wynnewood Road. The Township shall be copied on all correspondence with Penn DOT. (TE)(PGP)

21. The location of the roof drain and other storm conveyance lines shall be shown on the plan. (TE)(PGP)

22. The location of all existing playground equipment shall be shown on the plan. (TE)(PGP)

Standard Conditions of Approval:

23. A lighting plan for any new lighting associated with the project shall be submitted with the grading permit application. The location, luminaire type, wattage, pole height and illumination patterns shall be indicated. The lighting shall be designed to reduce the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. (P)(PBP)

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

25. A copy of the revised plan shall be submitted with any changes highlighted and shall be accompanied by a letter indicating how each requested revision has been addressed in the re-submission. (P)

26. The Township Engineer's review letter dated November 25, 2016 shall be incorporated by reference into these conditions of approval to the extent the same is not inconsistent with these conditions of approval. (TE)

27. Existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting on the property. The address numbers shall be a minimum of four (4) inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm). (P,B)(PCO)

28. Any changes to the approved plans shall require the submission of an as-built plan prior to the issuance of a Certificate of Occupancy. Building and Planning staff can waive this requirement if the changes are determined to be insignificant. (P,B)(PCO)

29. 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)

30. The owner shall make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien. (P)

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

In addition, the Board approved relief from the following Code sections:

- a. Subdivision & Land Development Code Section 135-7A, to not provide a Tentative Sketch Plan.
- b. Subdivision & Land Development Code Section 135-10A(3), to not provide a Preliminary Land Development Plan.
- c. Subdivision & Land Development Code Section 135-13, to not provide a Final Plan.
- d. Natural Features Code Section 101-9A.1, to provide all deciduous trees in lieu of providing any evergreen trees.
- e. Natural Features Code Section 101-9A.1, to substitute evergreen shrubs for some of the required deciduous shrubs.

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

Sincerely,



Christopher Leswing, AICP, PP
Assistant Director, Planning

cc: Kevin Bowers, Pennoni Associates, Inc.
Justin Q. Massie, P.E., Terraform Engineering, LLC

TO: Township of Lower Merion:

I, Debbie Grad, hereby acknowledge and accept receipt of the Conditions of Approval.

Date