

CONDITIONS OF SUBDIVISION/LAND DEVELOPMENT PLAN APPROVAL

APPLICANT:

Teva Pharmaceuticals USA

PLANS:

Preliminary Subdivision/Land Development Plans, prepared by T&M Associates, dated May 11, 2010, last revised September 3, 2010, consisting of 42 sheets.

Warrington Township Planning Commission hereby recommends of the pending preliminary subdivision/land development approval plans subject to the following conditions:

1. Compliance with the open items set forth in the review letter prepared by Carroll Engineering Corporation, dated September 30, 2010, as to the engineering issues related to this project; as confirmed in a letter from T & M Associates, dated October 5, 2010.
2. Compliance with the open items set forth in the review letter prepared by Carroll Engineering Corporation, dated September 24, 2010, as to the traffic issues related to this project; as confirmed in a letter from McMahan Transportation Engineers and Planners, dated October 4, 2010.
3. Applicant to provide the Township with a wetland delineation approved by the Army Corps of Engineers or the PA DEP.
4. Inclusion of the fence details on the final subdivision/land development plans.
5. Confirmation that the on-site detention basins shall be maintained by the property owner.
6. Applicant to provide the Township with an Acoustical Study, as recommended in paragraph G (pages 11 to 12) of the Carroll Engineering Corporation letter, dated September 30, 2010, to confirm that the proposed project will be operated in compliance with the Township's noise ordinance (Section 2318.3 of the Zoning Ordinance).
7. Applicant to work with the Township in the completion of the final layout of the berms and landscaping to mitigate the noise levels in the evening that could be heard by the adjacent residential communities.
8. Applicant to attempt to incorporate LEED standards into the final building plans, as appropriate given Applicant's proposed operations and construction cost issues; but Applicant is not required by this condition to provide a LEED certified building.
9. Applicant to install curb and sidewalk along (a) the east side of existing Limekiln Pike from the spur road to the intersection with Murfield Lane, and (b) the northern side of Lower State Road from the intersection of County Line Road to the western property line of the Eastburn property.

10. Compliance with the open issues in the review letter of the Township's Director of Inspections, dated October 6, 2010.

Warrington Township Planning Commission hereby recommends the grant of the following waivers as part of this plan approval:

1. Section 304.2, 311.1 & 312.2 – Requesting a partial waiver from the requirement to provide curb, sidewalks and widen existing roads along a portion of the property frontage.
2. Section 319.2.D.(8) – To allow basins to be deeper than the maximum allowable five (5) feet.
3. Section 319.2.D.(12) – To allow basins to be graded steeper than the five (5) horizontal to one (1) vertical maximum allowable slope.
4. Section 319.2.D.(14) – To allow basin bottom slopes of less than two (2) percent.