

LOT CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C10	48°32'59"	225.00'	190.65'	185.00'	N16°18'10"E
C11	58°00'56"	275.00'	278.46'	266.71'	N11°34'11"E
C18	75°19'17"	225.00'	295.79'	274.94'	S02°55'01"W
C19	48°32'59"	275.00'	233.02'	226.11'	S16°18'10"W

CONDITIONS OF CONDITIONAL USE HEARING GRANTED ON MAY 3, 2005

- PRIOR TO THE SUBMISSION OF ANY APPLICATION FOR DEVELOPMENT OF THE LOTS IN QUESTIONS, INCLUDING THE TWO ALREADY WITHIN THE EXISTING AUTO PARK, APPLICANT SHALL OBTAIN SUBDIVISION APPROVAL FOR THE LOT LOCATED WITHIN THE SITE, NOW WITHIN THE LINFIELD CORPORATE CENTER, SUCH APPROVAL SHALL INCLUDE THE FOLLOWING:
 - THE SUBDIVISION OF THOSE LOTS LOCATED IN THE LINFIELD CORPORATE CENTER SHALL INCLUDE THEIR REMOVAL FROM THE RESTRICTIONS APPEARING OF RECORD ON THE LOT NUMBERED 6, LOTS 1-10, AND 12-15, OF THE LINFIELD CORPORATE CENTER, IN ACCORDANCE WITH THE DIMENSIONAL STANDARDS OF SECTION 184-157D, CLASS TWO, OF THE LIMERICK TOWNSHIP ZONING CODE.
 - AT THE TIME OF THE FILING OF THE LAND DEVELOPMENT PLAN, APPLICANT SHALL SUBDIVIDE THE PROPERTY IN ACCORDANCE WITH THE DIMENSIONAL STANDARDS OF SECTION 184-159 OF THE LIMERICK TOWNSHIP ZONING CODE.
 - A RECONFIGURATION OF THE BOUNDARIES OF BOTH THE CORPORATE CENTER AND OF THE AUTO PARK.
- THE SUBDIVISION PLAN TO BE SUBMITTED FOR DEVELOPMENT OF THE RECONFIGURED LOTS OF THE APPLICANT SHALL INCLUDE THE EXTENSION OF AUTO PARK BOULEVARD TO AN INTERSECTION WITH KEYSTONE DRIVE.
- DEVELOPMENT WITHIN THE PLAN OF SUBDIVISION TO BE SUBMITTED FOR ALL LOTS OF THE SITE, EXCEPT THE COMPLETION OF AUTO PARK BOULEVARD AS ABOVE, AS WELL AS THE COMPLETION OF KEYSTONE DRIVE FROM ITS EXISTING TERMINUS TO HIS NEW INTERSECTION WITH AUTO PARK BOULEVARD.
- APPLICANT SHALL USE ITS BEST EFFORTS TO HAVE ENTERPRISE DRIVE CONNECTED TO LIMERICK CENTER ROAD AS SOON AS PRACTICABLE. THIS ISSUE MUST BE ADDRESSED AT THE TIME OF SUBDIVISION APPLICATION.

KEYMAP

AUTOPARK PROTECTIVE COVENANTS

ALL PREMISES WITHIN THE TRACT OR AUTO PARK SHALL BE SUBJECT TO THE FOLLOWING PROTECTIVE COVENANTS IN FORM SATISFACTORY TO THE TOWNSHIP WHICH SHALL BE RECORDED, AND SHALL INCLUDE THE FOLLOWING:

A. LIMERICK TOWNSHIP SHALL BE A PARTY TO THE COVENANTS AND SHALL HAVE THE ABILITY AND POWER TO ENFORCE SAME.

B. OWNERS AND/OR TENANTS OCCUPYING THE AUTO PARK SHALL BE PROHIBITED FROM PERFORMING TEST DRIVES OR DRIVING AUTOMOBILES ON THE PROPERTY, OR ON THE ADJACENT ARONIMON DEVELOPMENT, OR ANY OTHER LOCAL STREET WHICH IS A PART OF A RESIDENTIAL DEVELOPMENT.

C. THE DAYS AND HOURS OF OPERATION SHALL BE MONDAY THROUGH SATURDAY, FROM 8:00 A.M. TO 9:00 P.M. FOR SALES (OPENING AT 7:00 A.M. FOR SERVICE DROP OFF); WITH NO HOURS ON SUNDAY. THE EXTERIOR LIGHTS SHALL BE EXTINGUISHED TO A LEVEL REQUIRED FOR SECURITY PURPOSES WITHIN ONE (1) HOUR AFTER THE HOURS OF OPERATION.

D. PROVISIONS SHALL BE ESTABLISHED FOR DESIGN STANDARDS INCLUDING STORM WATER MANAGEMENT, BUILDINGS, ACCESSORY STRUCTURES, LANDSCAPING, DRIVEWAYS, SIDEWALKS, STREETS, INTERNAL CIRCULATION, SCREENING OF ROOF OBJECTS, LIGHTING, OUTSIDE STORAGE AND PRODUCTION, OFF STREET PARKING, TRAILER PARKING, TRAILER PARKING SIGNS, UTILITY LINES AND FENCING.

NO BUILDINGS, STRUCTURES OF ANY KIND, SIGNS, PARKING OR LOADING AREAS, OR IMPROVEMENTS OF ANY KIND WHICH ARE NOT ERASED OR REMOVED WITHIN THE MINIMUM SET BACK AREA, MENTIONED BE ABOVE, UNLESS SPECIFICALLY PERMITTED IN A SEPARATE PROVISION OF THESE COVENANTS. ALL PLANS MUST BE IN COMPLIANCE WITH APPLICABLE TOWNSHIP ORDINANCES.

DESIGN STANDARDS

CONSTRUCTION OR ALTERATION OF ANY BUILDING (WHICH TERM SHALL BE DEEMED TO INCLUDE AUXILIARY BUILDINGS) OR THE CONSTRUCTION, INSTALLATION, OR ALTERATION OF ANY SIGNS, LOADING DOCKS, PARKING FACILITIES, FENCES, FUDGERS, SIDEWALKS, LIGHTING, AND LANDSCAPE PLANTING IN THE PARK SHALL MEET THE STANDARDS SET FORTH IN THESE PROTECTIVE COVENANTS.

STORM WATER MANAGEMENT

EACH PROPERTY OWNER IN THE 422 AUTOPARK REGION OF THE SITE, THE PARCEL SHALL, IN CONNECTION WITH THE DEVELOPMENT OF THIS LOT, PREPARE AN EROSION OF SEDIMENTATION CONTROL PLAN IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES AND REGULATIONS OF LIMERICK TOWNSHIP. SUCH A PLAN SHALL, IN ADDITION TO BEING IN COMPLIANCE WITH STORM WATER MANAGEMENT STANDARDS, BE SUBMITTED FOR THE CONTROL OF STORM WATER DISCHARGE ON A PERMANENT BASIS, LIMITING THE PEAK DISCHARGE OF STORM WATER FROM THE PARCEL TO LESS THAN PRE-DEVELOPED FLOW RATES.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVER REQUESTS

1. A WAIVER FROM SECTION 155.34.A(1) OF THE SUBDIVISION ORDINANCE TO PREPARE AN IMPROVEMENT CONSTRUCTION PLAN WITH THE HORIZONTAL SCALE AND PROFILE AT FIFTY (50) FEET TO AN INCH AND THE VERTICAL SCALE OF THE PROFILE AT FIVE (5) FEET TO AN INCH.

2. A WAIVER FROM SECTION 155.33(C) TO ALLOW AN AERIAL MAP TO UTILIZE TO SHOW EXISTING FEATURES WITHIN 100 FEET OF THE SITE.

3. A WAIVER FROM SECTION 155.16.C(2)(c) TO NOT REQUIRE A PLANTED/GRASS ISLAND BETWEEN EVERY 10 PARKING SPACES.

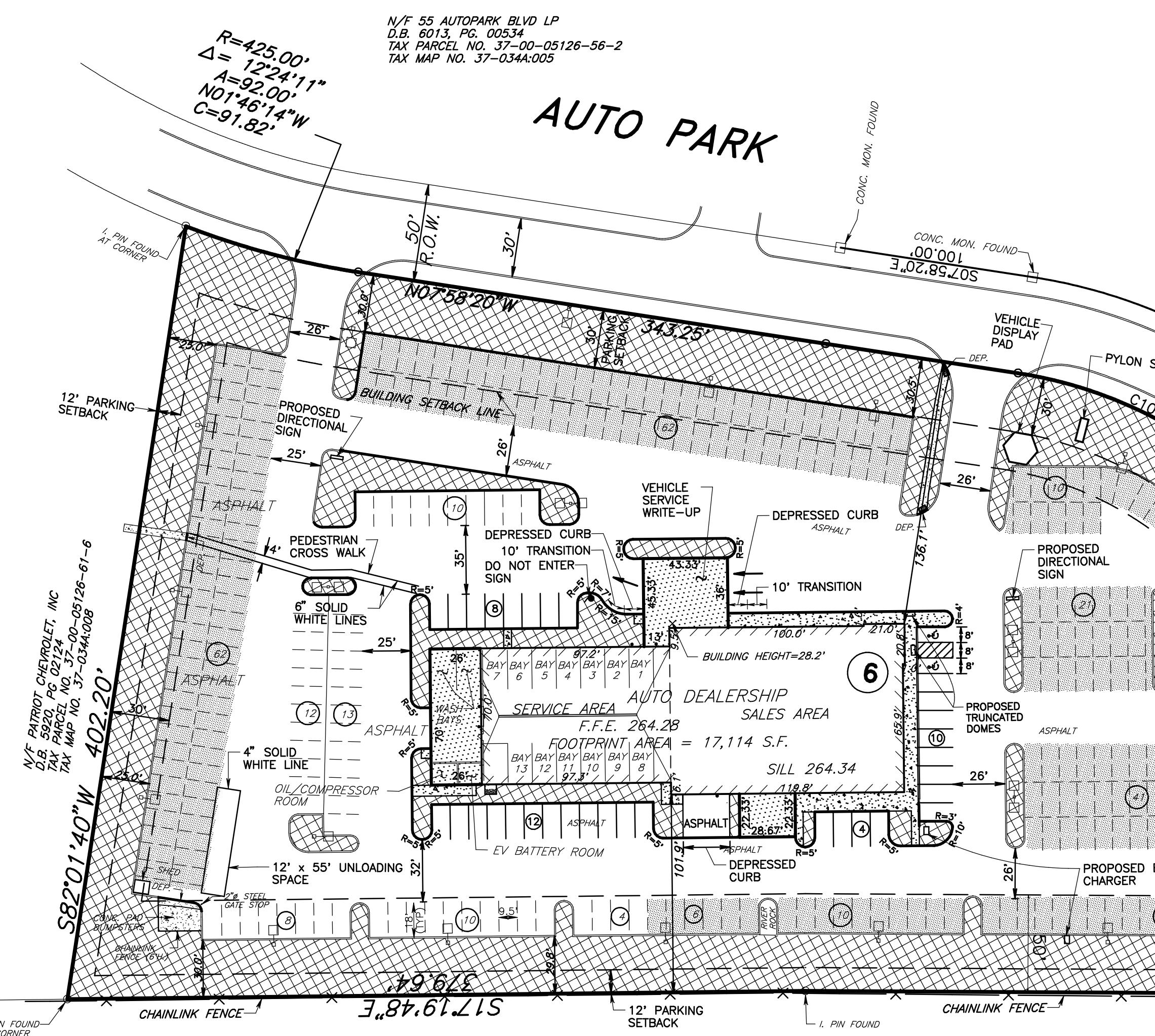
4. A WAIVER FROM SECTION 155.34.C.(a-c) TO NOT REQUIRE A LANDSCAPE PLAN TO BE SIGNED BY TOWNSHIP OFFICIAL.

5. A WAIVER FROM SECTION 155.15.D(1) TO NOT REQUIRE SIDEWALK ALONG THE SITE FRONTAGE.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WAIVERS GRANTED BY RESOLUTION 05-11(F) ON 12-6-05

1) SECTION 155.15.B(6)(d): A WAIVER IS REQUESTED TO NOT REQUIRE THE INSTALLATION OF SIDEWALK ALONG AUTO PARK BLD.

2) SECTION 155.33.(1): A WAIVER IS REQUESTED TO ALLOW AN AERIAL SURVEY BE UTILIZED TO SATISFY THE REQUIREMENT OF SHOWING ALL FEATURES WITHIN 400 FEET OF THE TRACT BOUNDARY.



RAMP D

422 EXPRESSWAY S.R. 0422 LIMITED ACCESS HIGHWAY (WIDTH OF RIGHT-OF-WAY VARIABLE)



SERIAL # 20171012605

ACT 121 SERIAL NUMBER 20171012605
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED
PENNSYLVANIA AMERICAN WATER CO.
COMCAST CABLE - 2 DIVISIONS
VERIZON PENNSYLVANIA, INC.
PECO ENERGY
UGI UTILITIES, INC.
AT&T
AMERICAS PROPANE
LIMERICK TOWNSHIP
LIMERICK TOWNSHIP SEWER DEPARTMENT

PARCEL NO. 37-00-05126-62-5

- BOUNDARY, TOPOGRAPHIC AND PLANIMETRIC INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH AND ASSOCIATES, INC., JUNE 2009.
- BOUNDARY IS TAKEN FROM PLANS TITLED "PLAN OF SUBDIVISION FOR LIMERICK AUTOPARK" PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED 11-08-02, REV. 11-30-07.
- CROSS SITE AREA = 5.22 ACRES.
- OWNER OF RECORD:
PARCEL 37-00-05126-62-5
LIMERICK TOWNSHIP
- DEED REFERENCE: DEED BOOK 5403 PG 00666
- DEEDS OF RECORD: DEED BOOK 5403 PG 00666
- THE LOT OWNER SHALL OWN AND MAINTAIN THE DRAINAGE FACILITIES FOR THE DRAINAGE SYSTEMS OF THE LOT.
- A MINIMUM CLEARANCE OF 10' IS REQUIRED WHERE SANITARY SEWERS CROSS UNDER WATER MAINS. WHERE THIS IS NOT POSSIBLE, THE SANITARY SEWER MUST BE ENCASED IN CONCRETE FOR 10' ON EITHER SIDE OF THE WATER MAIN.
- PERTAINING TO ALL MATERIAL AND CONSTRUCTION WHERE THERE ARE REQUIREMENTS FOR THE USE OF THE AQUA PA SEWER STANDARDS, THE AQUA PA SEWER STANDARDS GOVERN.
- ALL USERS OF THIS PLAN ARE REFERRED TO TO COMPLY WITH THE REQUIREMENTS OF THE AQUA PA SEWER STANDARDS, ENACTED JUNE 10, 1987, AND 254TH ENDED EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES.
- ELEVATIONS ARE BASED ON U.S.C. AND G.S. 1929 SEA LEVEL DATUM, AND THE SANITARY SEWER MANHOLE COVER IN AUTOPARK BLD. ELEV. = 278.18.
- THE DEVELOPER SHALL BE OBLIGATED TO PROVIDE SEQUENTIAL MANUFACTURE OF THE SUBDIVISION PLANS AS BUILT PLANS ARE SUBMITTED AT THE TIME AS-BUILT PLANS ARE SUBMITTED.
- IN ACCORDANCE WITH SECTION 155.33.A.4 AND 155.34.B.5(b) OF THE SUBDIVISION ORDINANCE, MONUMENTS TO BE PLACED ON THE SUBDIVISION PROPERTY SHALL NOT BE LESS THAN FOUR INCHES SQUARE ON TOP AND 24 INCHES IN DEPTH AND SHALL BE SET IN THE GROUND AT THE EXISTING GRADE.
- STORM SURVEYS NOTED WITH THE SYMBOL "X" AND STAKES SHALL BE PLACED AT PROPER CONSTRUCTION GRAVITY AND COMPLETED IN ACCORDANCE WITH SECTION 155.28.2 AND THE SUBDIVISION ORDINANCE. MONUMENTS TO BE NOT LESS THAN FOUR INCHES SQUARE ON TOP AND 24 INCHES IN DEPTH AND SHALL BE SET IN THE GROUND AT THE EXISTING GRADE.
- THE LIGHTING SYSTEM SHALL TURN ON ONE HOUR AFTER THE BUILDING CLOSES. FIFTY PERCENT OF THE LIGHTS MAY REMAIN ON FOR EMERGENCY LIGHTING.
- A BLANKET EASEMENT SHALL BE PLACED OVER THE PARCEL TO ALLOW THE TOWNSHIP STAFF TO INSPECT STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES.
- THE PARCEL PROPOSED FOR LAND DEVELOPMENT IS 37-00-05126-62-5. THE PARCEL PROPOSED FOR LAND DEVELOPMENT IS 37-00-05126-62-5 AND LAST REVISED 11-30-07. THE SUBDIVISION MASTER PLAN DATED 11-08-02 AND LAST REVISED 11-30-07, THIS PROJECT SHALL COMPLY WITH THE CONDITIONS IN THE CONDITIONAL USE #02-05 FOR LIMERICK AUTOPARK APPROVED ON 5-03-05.

- THE LANDOWNER OR DEVELOPER IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF NATURAL FEATURES ON SITE AND FOR MEETING THE STANDARDS OUTLINED IN SECTION 184-81, PROTECTED AREAS, OF THE LIMERICK TOWNSHIP 2004 ZONING CODE.
- THE LAND DEVELOPMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROTECTIVE COVENANTS FOR THE ROAD 422 AUTOPARK. THE LOT CONSTRUCTION AND OPERATION OF THE FACILITIES SHALL BE COMPLETED IN ACCORDANCE WITH THE PROTECTIVE COVENANTS FOR THE 422 AUTOPARK.
- PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE ACCREDITED EXCEPT AS FOLLOWS:
 - THE LOT OWNER SHALL OWN AND MAINTAIN THE DRAINAGE FACILITIES FOR THE DRAINAGE SYSTEMS OF THE LOT.
 - PERMANENT REMOVAL OF TOPSOIL FROM ANY PARCEL OF LAND SHALL BE ACCREDITED EXCEPT AS FOLLOWS:
 - THE LOT OWNER SHALL OWN AND MAINTAIN THE DRAINAGE FACILITIES FOR THE DRAINAGE SYSTEMS OF THE LOT.
- ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 250 FEET OF CONTINUOUS SIGHT DISTANCE TO THE NEAR EDGE OF THE ROAD 422 AUTOPARK. THE SIGHT DISTANCE FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO AUTO PARK BOULEVARD MUST BE CONSIDERED TO BE 100' FROM THE NEAR EDGE OF THE ROAD 422 AUTOPARK. THROUGH TRAFFIC SHALL BE 30 MPH. THE SIGHT DISTANCE FROM THE NEAR EDGE OF THE ROAD 422 AUTOPARK TO THE NEAR EDGE OF THE ROAD 422 AUTOPARK MUST BE 100' FROM THE NEAR EDGE OF THE ROAD 422 AUTOPARK. THROUGH TRAFFIC SHALL BE 30 MPH. THE SIGHT DISTANCE FROM THE NEAR EDGE OF THE ROAD 422 AUTOPARK TO THE NEAR EDGE OF THE ROAD 422 AUTOPARK MUST BE 100' FROM THE NEAR EDGE OF THE ROAD 422 AUTOPARK. THROUGH TRAFFIC SHALL BE 30 MPH.
- THE APPLICANT SHALL SUBMIT A SOILS INVESTIGATION REPORT/GEOTECHNICAL REPORT SINCE THERE WILL BE LOADBEARING FILL, EROSION AND SEDIMENTATION CONTROL, LABORATORY TESTING AND ENGINEERING ANALYSIS TO CORRELATE SURFACE AND SUBSURFACE CONDITIONS WITH THE PROPOSED PLAN ACCORDING TO 155.28.1(4).
- THE SITE DOES NOT INCLUDE A 100 YEAR FLOODPLAIN PER FEMA PANEL 42091C02105, DATED 3-2-2010.
- ALL PROPOSED UTILITIES ARE TO BE PLACED UNDERGROUND. THE PROPOSED UNLOADING AREA IS LOCATED ON THE TRACT. NO VEHICLE UNLOADING MAY OCCUR ON AUTOPARK BLD.
- THE PROPERTY OWNERS ON AUTOPARK BLD. MUST HAVE AN OIL/WATER SEPARATOR AND A DRAINAGE SYSTEM PLACED FOR THE IMPROVEMENTS ASSOCIATED WITH AUTOPARK BLD. INCLUDING THE CENTRAL STORMWATER MANAGEMENT FACILITIES.
- SITE AND FACILITIES SHALL ALLOW AND PROVIDE FOR ADDITIONAL SERVICES FOR THE TOWNSHIP, THE TOWNSHIP, THE TOWNSHIP AND HIGH BAND SYSTEMS.
- A SIGN SHALL BE PLACED ON THE WALL OVER THE FIRE DEPARTMENT CONNECTION POINT, WITH THE SIGN NOTING THE "FDC" CONNECTION & POINTING TO IT, MUST BE PROVIDED WITH 2" HIGH LETTERING.
- THE OIL/WATER SEPARATOR SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE AQUA PA SEWER STANDARDS.
- TRAFFIC CONTROL SIGNS MUST BE POSTED ON PHOTOTOP APPROVED BY THE PENNDOT, MANUFACTURER, 2, CHAPTER 6.
- ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
 - PENNDOT STANDARDS FOR PEDESTRIAN CONSTRUCTION, PUBLICATION 72M, REV. 6-78.
 - U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG).
- ALL PROPOSED SIGNS MUST BE POSTED ON PHOTOTOP APPROVED BY THE PENNDOT, MANUFACTURER, 2, CHAPTER 6.
- ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE TC-8700 SERIES IN PENNDOT PUBLICATION 11M.
- ALL TRAFFIC MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE PENNDOT PUBLICATION 11M, TRAFFIC CONTROL - MARKINGS AND SIGN STANDARDS.
- THE APPLICANT SHALL SUBMIT A STORMWATER CONSTRUCTION AND OPERATION AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP COVERING ALL STORMWATER BMP'S THAT ARE TO BE PRIVATELY OWNED. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL STORMWATER BMP'S AND THE TOWNSHIP SHALL BE RESPONSIBLE FOR ALL STORMWATER BMP'S. THE AGREEMENT SHALL BE INCLUDED IN THE AGREEMENT WHERE DETERMINED NECESSARY TO GUARANTEE THE SATISFACTORY OPERATION AND MAINTENANCE OF ALL PERMANENT STORMWATER BMP'S. THE AGREEMENT SHALL BE SUBMITTED TO REVIEW AND APPROVAL OF THE TOWNSHIP.
- THE SITE IS LOCATED WITHIN THE CONCIAL ZONE/SURFACE. THE STRUCTURE AND ALL PLANT MATERIALS MUST HAVE A HEIGHT LESS THAN 10 FEET TO COMPLY WITH THE ZONING CODE SECTION 184-195 FOR THE HORIZONTAL ZONE FROM THE AIRPORT.
- THE APPLICANT SHALL SUBMIT A STORMWATER CONSTRUCTION AND OPERATION AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP COVERING ALL STORMWATER BMP'S THAT ARE TO BE PRIVATELY OWNED. THE APPLICANT SHALL BE RESPONSIBLE FOR ALL STORMWATER BMP'S AND THE TOWNSHIP SHALL BE RESPONSIBLE FOR ALL STORMWATER BMP'S. THE AGREEMENT SHALL BE INCLUDED IN THE AGREEMENT WHERE DETERMINED NECESSARY TO GUARANTEE THE SATISFACTORY OPERATION AND MAINTENANCE OF ALL PERMANENT STORMWATER BMP'S. THE AGREEMENT SHALL BE SUBMITTED TO REVIEW AND APPROVAL OF THE TOWNSHIP.

NET BUILDABLE ACREAGE DETERMINATION	
GROSS TRACT AREA	= 5.22 ACRES
EXISTING ROAD RIGHTS-OF-WAY	= 0 ACRES
ULTIMATE RIGHTS-OF-WAY OF	= 0 ACRES
EXISTING	= 0 ACRES
NONWETLANDS	= 0 ACRES
-100% OF WETLANDS	= 0 ACRES
-50% OF SLOPES FROM 15% TO 25% (0.068 ACRES)	= 0 ACRES
-85% OF SLOPES OVER 25%	= 0 ACRES
-100% OF FLOODPLAIN LAND	= 0 ACRES
-100% OF PONDS OR LAKES	= 0 ACRES
-100% OF EXISTING UTILITY RIGHTS-OF-WAY	= 0 ACRES
NET BUILDABLE ACREAGE	= 5.22 ACRES

ZONING DATA

O/L-OFFICE/LIMITED INDUSTRIAL CLASS TWO DIMENSIONAL STANDARDS	
REQUIRED	PROPOSED
MIN. LOT AREA	5.22 AC. NET AREA 814 FT. (at bldg setback)
MIN. LOT WIDTH	300 FT.
MAX. IMPERVIOUS COV. NET LOT AREA	70%
MAX. BLDG. COV. % OF NET BUILDING ACREAGE	15.056 SF 76.75%
MAX. FLOOR AREA RATIO	35% 21.25 SF 9.35%
BLD. SETBACK	50 FT. 30 FT. 100 FT.
FROM ANY OTHER LOT LINE	50 FT. 30 FT. 100 FT.
FROM A LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT	30 FT. 12 FT. 15 FEET
PARKING, SERVICE AREA OR INTERNAL CIRCULATION	30 FT. 12 FT. 15 FEET
FROM ULTIMATE RIGHT-OF-WAY	30 FT. 12 FT. 15 FEET
FROM A LOT BOUNDARY ABUTTING A NON-RESIDENTIAL DISTRICT (WATERFRONT, INDUSTRIAL)	50 FT. 50 FT.
FROM A LOT BOUNDARY ABUTTING A RESIDENTIAL DISTRICT (WATERFRONT, INDUSTRIAL	