

Conditions of Approval

These Conditions of Approval of the Final Plan for The Cottages at State College Planned Residential Development (The "Cottages PRD") Final PRD Plan by Toll Brothers dated March 3, 2015 and last revised November 5, 2015 (the "Final Plan").

All Conditions for Approval of The Cottages at State College Planned Residential Development (the "Cottages PRD") Final PRD Plan by Toll Brothers shall be subject to the Terms and Conditions of Approval set forth in the Tentative PRD Plan dated February 26, 2015 and accepted by Springton Pointe, L.P. a Pennsylvania Limited Partnership: By Toll PA GP Corp., a Pennsylvania Corporation as its General Partner on March 27, 2015 with additional Conditions for Approval set forth below:

These Conditions of Approval of the tentative approval of The Cottages at State College Planned Residential Development (the "Cottages PRD") Tentative PRD Plan by Toll Brothers dated October 1, 2014 and last revised December 12, 2014 (the "Tentative Plan").

I. Number of Unrelated Individuals per household

The total number of dwelling units in the development shall be 268, consisting of 1, 2, 3, 4, and 5 bedroom dwelling units. The total number of residents permitted in the entire development at any one time shall be no more than 1,093 people, and no more than 5 unrelated persons shall be permitted to reside in any dwelling unit within the development resulting in an average of 4.08 persons per dwelling unit.

II. Riparian Buffer Regulations

- The riparian area along the primary drainage way through the property shall be vegetated according to the final landscape plan prepared by Dan Jones. The final landscape plan shall be submitted during The Cottages Final PRD Planned Residential Development Plan (the "Final PRD Plan") review showing in detail the specific vegetation proposed to be used within and parallel to the Drainage Easement, which final landscape plan shall be subject to Township approval.
- All trees and other vegetation shown as part of the Final PRD Plan shall be properly maintained and remain on the property indefinitely. Any dead, diseased or dying trees or other vegetation shall be replaced by the property owner within twelve (12) months.
- The property owner shall maintain the vegetated riparian buffer area. In order to encourage recharge and infiltration, the entire riparian buffer and floodplain area shall remain in a natural state and is to be mowed at least once a year, but not more than twice a year. Only aquatic labeled herbicides or a pesticide applied by a licensed applicator is permitted.

Prior to herbicide or pesticide application a formal written request must be submitted to:

State College Borough Water Authority Executive Director

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This request is to include:

- i. SDS sheets for each chemical
- ii. The amount of each chemical to be stored on site
- iii. SCBWA shall review the request and respond within two (2) weeks, failure to provide a response to the submission shall be deemed approval.

- Maintenance of the buffer area shall be outlined as part of the Stormwater Management Site Plan maintenance requirements, and included in the recorded Stormwater Maintenance Agreement.

III. Stormwater Management

- Erosion and Sedimentation (E&S) Control
 - i. The primary infiltration Basin B and Forebay shall not be used for E&S Controls.
 - ii. Temporary sedimentation basins shall be lined to reduce the risk of sinkhole formation during construction.
- All on-site drainage swales shall be designed, constructed, and maintained as water quality swales (Low Impact Development "LID" practices) and incorporated into the Stormwater Management Site Plan.
- Any area designated for soil amendments or restoration shall be designed and constructed in accordance with Pa. Stormwater Best Management Practices (BMP) Manual, BMP 6.7.3 "Soils Amendment and Restoration."
- The Point of Interest for analysis of Stormwater discharge shall:
 - i. Be at the property line near the discharge point from Basin B, or
 - ii. at a point downstream of the property on the adjoiner's land with consent from the adjoiner for the additional discharge above pre development condition, along with analysis demonstrating that any increased flows are non-erosive.
- The primary function of rate and volume control for the site shall be in separate facilities.
- The outfall pipe and level spreader for Basin B shall be located to discharge to the natural drainage swale and be located entirely on this property. The level spreader shall be designed in accordance with current Pa. DEP design guidance for level spreaders as documented in Appendix G of the Erosion and Sedimentation Control Program Manual. A 10 year storm shall be used for the level spreader design.
- All BMPs used for infiltration/water quality treatment shall utilize an amended soil layer for enhanced pollutant removal.
- The Property Owner shall be solely responsible for maintaining and ensuring the proper functioning of the Stormwater Management facilities, as required by the Ferguson Township Stormwater Management Ordinance. If a sinkhole or accelerated erosion occurs on the adjacent downstream property that is determined by the Township Engineer to be a direct result of a failure or improper maintenance of the on-site Stormwater Management facilities as approved on the Final PRD Plan, Property Owner shall repair any such sinkhole or accelerated erosion, subject to the affected downstream property owner granting permission, at no cost, to Property Owner to make such repairs.
- The Township shall allow the Stormwater facilities associated with serving the PRD to be located on land zoned Rural Agricultural not included with the PRD subject to the approval of The Cottages at State College Subdivision and Lot Consolidation Plan dated January 7, 2015. Approval of this plan shall occur concurrently with the approval of the Final PRD Plan.

- The developer shall be responsible to pay for the Township's cost of inspection of stormwater basin construction of Extended Detention Basin A and Infiltration Basin B or other required BMPs, as stipulated in the Ferguson Township Stormwater Management Ordinance.
- As required by the Ferguson Township Stormwater Management Ordinance, the Applicant will engage a qualified engineering firm that will have representatives present at critical stages of construction in order to provide the as-built record plan certification.

IV. Floodplain Conservation

- The Tentative PRD Plan depicts a revision to the Federal Emergency Management Agency (FEMA) designated floodplain. This revision has been submitted to FEMA as a Conditional Letter of Map Revision (CLOMR) and is currently under review. The Final PRD Plan design shall reflect the approved FEMA floodplain; whether this is the current mapped floodplain or approved revised floodplain.
- The excavation/embankment for Infiltration Basin B and Blue Course Drive improvements shall be permitted to encroach into the floodplain buffer; (labelled as the Drainage Way Protection Easement on the Tentative Plan sheet 4 of 17 and as modified by the Final PRD Plan) however no other grading shall occur within the floodplain.
- The Tentative PRD Plan depicts grading within the floodplain buffer. Grading or construction activity will be limited to that activity necessary to landscape the drainage way as shown on the landscape plan of the Final PRD Plan and to construct the proposed Blue Course Drive extension and associated improvements across the floodplain and Infiltration Basin B. The crossing of the floodplain for the construction of Blue Course Drive shall be permitted.
- The width of the drainage easement shall encompass the full designated floodplain.

V. Construction Processes

- All public improvements related to Blue Course Drive shall follow Township requirements for construction and inspection.
- Prior to construction, a temporary plastic, bright colored construction fencing will be placed parallel to the drainage way along the limits of disturbance as approved on the Final PRD Plan. This fencing will delineate the area which will not be disturbed during construction. The developer will maintain the construction fence and repair any damage in a timely fashion.
- Construction vehicles will not enter the area beyond the limits of disturbance protected by the temporary fence, except that low ground pressure equipment limited to track equipped skid steer can be used to install the landscaping as shown on the final PRD plan. Any area protected by temporary fence where this condition is violated will have soil restorative techniques performed in accordance with the Pennsylvania Stormwater BMP Manual Section 6.7.3, prior to landscaping.

VI. Multiuse Path along Blue Course Drive

- This path shall be maintained clear of snow and ice by the property owner in accordance with same requirements for sidewalks as stipulated in Chapter 21, Part 2 "Sidewalks" of the Ferguson Township Code of Ordinances. Subsequently, the Township shall have the ability to follow enforcement procedures as stipulated in that

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Part. The multiuse path shall be designed to comply with all requirements of American Association of State Highway and Transportation Officials (AASHTO) "Guide for the Development of Bicycle Facilities," 2012 Fourth Edition, including but not limited to grading and clear zone requirements.

- The multiuse path shall be contained within the right-of-way for Blue Course Drive or additional right of way or easement shall be provided to accommodate the multiuse path.
- A capacity analysis meeting AASHTO requirements shall be provided to support the proposed path design. The path design will be modified as needed during the Final PRD Plan approval process to meet the approved capacity analysis.

VII. Parking

- The parking rate for the Tentative PRD Plan is 0.95 spaces per bed.
- Only one parking permit shall be provided to each tenant with enforcement and illegally parked vehicles being towed.
- Delineated visitor parking spaces shall be included on site with enforcement and illegally parked vehicles being towed.
- The number of designated parking spaces provided for bicycles shall be at a rate of 1 space per unit for a total of 268 spaces.
- The bicycle parking spaces shall be located throughout the development so they are conveniently accessible to residents in all units.

VIII. Fee in Lieu

The Applicant shall make a \$800,000.00 contribution to the Township, as payment of a fee in lieu of parkland or construction of recreation facilities attributable to the Cottages PRD. The total amount of the \$800,000.00 contribution shall be payable one-half (\$400,000.00) concurrently with the recording of The Cottages Final PRD Plan and the balance (\$400,000.00) shall be payable to the Township on or before the date the first zoning/building permit is issued.

IX. Transportation Improvements

- The Applicant, at its sole cost, shall provide all design, inspection and construction of transportation improvements as required to mitigate all impacts identified in the final approved Transportation Impact Study submitted for the Cottages PRD Application, or as shown on the Tentative PRD Plan, in order to provide safe and efficient access to the Cottages PRD and Whitehall Road Regional Park per its land development plan last dated February 25, 2014, including but not limited to the following:
 - i. Extend Blue Course Drive from Whitehall Road to a round a bout at the northeast corner of the future Whitehall Road Regional Park.
 - ii. Convert the signalization at the intersection of Whitehall Road and Blue Course Drive to handle the addition of the extension of Blue Course Drive connecting to the intersection thereby creating a southern leg to the intersection.
 - iii. Construct a driveway access to Whitehall Road between Tax Parcels 36-028-11C and 36-028-13.
 - iv. Construct the Blue Course Drive extension within the existing and proposed

Township right-of-way.

- v. Construction of all improvements at the intersection of Blue Course Drive and Bristol Avenue to install a traffic signal in accordance with Township and PennDOT requirements. Any additional right-of-way needed to accommodate the design to enable a safe, smooth turning movement of a bus, single unit vehicle and a combination vehicle shall be acquired by the Township at no additional cost to the Applicant.
 - vi. Construction of any other improvements, re-timing, re-phasing, etc. as required at any other study intersection as determined in the final approved TIS. The Applicant agrees that Certificates of Occupancy for the Cottages PRD (the "COs") will be withheld if the installation of the transportation related improvements are not completed, or adequate financial surety posted, at the time of first dwelling unit occupancy.
- All improvements on and access to Whitehall Road shall require the issuance of, be subject to, and follow the design authorized in a highway occupancy permit (the "HOP") from PennDOT. The Township shall cooperate with Applicant and sign applications for any traffic signal or highway occupancy permits from PennDOT. The Township will not apply for a drainage permit.
 - The Applicant shall secure the necessary PennDOT Highway Occupancy Permit for accesses to Whitehall Road, updated traffic signal permits, and any other necessary permits to construct all required transportation improvements. The permits shall be obtained prior to recording of the Final PRD plan.
 - Applicant shall enter into a Development Agreement with the Township with respect to the above improvements.

X. Phasing

- All site work and all site amenities, excluding housing units, shall be completed in one phase. Any change in phasing shall require Township approval. Any site work and amenities not complete at time of occupancy shall have surety posted with the Township

XI. Public Transit

- Unlimited use CATA passes (for routes that service the Project and have a destination to University Park campus) shall be provided to each tenant at no additional cost.
- The property owner shall enter into agreements for service with CATA and provide reasonable amenities to meet the service demands as set forth in XI herein.
- The site shall be designed to accommodate the largest CATA buses to enter and exit the site as well as circulating through the site to provide the required service to meet the demand.
- The Applicant shall provide the following bus stop amenities: shelters, high-speed data service to support real-time bus arrival/departure sign, power supply, benches, trash and recycling receptacles, lighting, and signing.
- Maintenance of the bus shelter and related amenities shall be the property owner's responsibility unless accepted by CATA.
- The tangent section of the curb for the bus pull-off located near the southern end of Blue Course Drive shall be 60 feet long. This is the minimum length for bus pull-offs.

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- Applicant shall provide a bus stop with pull-off on the western side of the access driveway to Whitehall Road in accordance with CATA requirements.

XII. Ownership and Approvals

- A recorded subdivision Plan for the Stormwater parcel shall be a condition of Final PRD Plan recording.
- All areas to be offered for dedication shall be shown on the subdivision plan.
- All property on the Final PRD Plan shall be under single ownership at the time of recording of the Final PRD Plan.
- All tracts of land included in this PRD plan shall remain under common ownership. If the project comes under the ownership of more than one entity there will be formed an Association, (Condominium Association, Commercial Owners Association or Residential Owners Association), whichever is appropriate given the circumstances. The Association will be responsible for maintenance and repair of all common areas inclusive of the storm water management facilities. Such change of the approved PRD plan requires resubmission of a new PRD plan to the Township.

XIII. Recording:

- The recording of all documents including but not limited to The Cottages Subdivision

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and Lot Consolidation Plan, deeds, easements and Final PRD Plan with the Office of the Recorder of Deeds of Centre County shall occur after all approvals are obtained, financial security is posted under Condition XXIII. This is pursuant to MPC 711 (d) and 513 (a).

XIV. Fire Protection

- All buildings shall be sprinklered. Sprinkler systems shall be designed in accordance with NFPA standards.

XV. Blue Course Drive Design.

The Final PRD plan shall depict a roadway profile through the intersecting Whitehall Road that shows based on accepted road design criteria, that the intersection can be crossed safely at a speed of 30 MPH subject to approvals of PennDOT, State College Borough and Ferguson Township. The profile shall also respect the slope requirements for cross walks and all other slope or grade requirements-

- The design of the intersection of Blue Course Drive and Whitehall Road shall accommodate all bus turning movements without encroaching into an opposing lane. Intersection radii and curb tapers will be provided as necessary.
- The travel lanes on Blue Course Drive where there is a median shall be 13 feet wide
- At the southern terminus of Blue Course Drive, a modern single lane roundabout shall be provided that meets all design criteria in accordance with AASHTO and PennDOT standards using a CATA bus as the design vehicle for the circulatory roadway and a WB-40 for the truck apron. A potential future southern extension of the street shall be evaluated as part of the design, although not constructed, to make sure the park driveway location will accommodate a future extension of the street. Additional right of way as needed shall be offered for dedication and shown on The Cottages at State College Subdivision and Lot Consolidation Plan dated January 7, 2015
- Street Lights
 - i. Street lights shall be provided along Blue Course Drive to provide at least 0.5 foot candle lighting at all driveway accesses, pedestrian crossing locations, and the bus pull-offs and passenger waiting areas.
 - ii. Light fixtures shall be Hadco, Hagerstown LEDGINE Post Top (TX03 80 B A 1 A 3 N N A N S).
 - iii. Poles for mounting light fixture shall be Hadco (P4030 12 A T G).
 - iv. A lighting control panel as manufactured by Milbank shall be provided with full control of the lighting and electrical circuits. Separate circuits shall be supplied for lighting and electrical receptacles. A central photocell shall be provided at the panel to control all of the light fixtures. A timer shall be provided at the panel for the electrical circuits. Control panel shall be powder coat painted black.
 - v. Junction boxes for electrical distribution shall be Highline Composite Handhole Assembly Model CHA101518.
 - vi. Lighting and electrical distribution plan shall be sealed by a qualified professional.
 - vii. Lighting required at the intersection of Whitehall Road and Blue Course Drive shall be accommodated with typical fixtures installed with the signal poles. Based upon a lighting design with a minimum of 0.5 foot candle lighting, the

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| existing light fixtures may need to be revised to accommodate the new pedestrian crossings.

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- The unidentified large diameter pipe that is intended to convey storm water runoff from Lot 3 to the Extended Detention Basin A shall be moved outside of the Blue Course Drive right of way and kept completely on Lot 3.
- Bus Pull-Offs
 - i. Consistent with other bus pull-offs served by CATA, the property owner shall be responsible for all maintenance of the bus pull off areas. Maintenance to include but not limited to: clearing of snow and ice, pavement sealing, patching, curb repair/replacement and repaving.
 - ii. The adjacent concrete pads for waiting passengers shall extend the full length of the tangent section of the curb.
 - iii. A bus pull-off shall be provided for all CATA bus stops along Blue Course Drive.

XVI. Municipal Boundary Line between Tussey View Estates and The Cottages PRD. A written agreement between Tussey View Estates and the Applicant shall acknowledge the fence and landscaping between the adjacent properties along the shared boundary line between Centre County Tax Parcel 19-019-,065-,000 and Centre County Tax Parcel 24-004-,076-,000 as shown on the Final PRD Plan and provide for the termination of the access easement, which shall be a condition of Final PRD Plan approval and recorded after the Final PRD Plan is recorded.

- A stipulation resolving Centre County Civil Action Case No. 2013-2622 shall be provided to the Township for review for submission to the Centre County Court of Common Pleas for final disposition. A final Court Order shall be provided to the Township officially establishing the municipal boundary along the common property line between Tussey View Estates and The Cottages PRD prior to Final PRD plan recording. If a Court Order establishing the municipal boundary between College Township and Ferguson Township is established at a location other than the common property line between Tussey View Estates and The Cottages PRD then the Tentative PRD Plan and Final PRD Plan shall also be approved by College Township.

XVII. On-Site Management

- A supervisory employee of the company responsible for property management will live at The Cottages PRD.

XVIII. Adjoining Property Owner Coordination-

- The 90-foot Blue Course Drive Right-of-Way Extension, before it is accepted by Ferguson Township as a public street, shall provide access for the regional park. If the Blue Course Drive access is not available, then Applicant will coordinate with Township for the continued use of a 20 foot wide temporary access easement to the regional park that is located on lot 4 to the benefit of lot 6 and 2RRRR noted in Plan Note No. 8 of the "Penn State University Whitehall Road Six Lot Final Subdivision Plan" (dated June 6, 2007). This access shall be maintained in a passable condition for all users until acceptance of Blue Course Drive as a public street. This access easement and use is further defined in The Declaration of Access Easement recorded at R-2005 P 0643 in the Office of the Centre County Recorder of Deeds.

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Alternatively, Applicant can provide alternate access on adjacent State College Borough Water Authority property with approvals of the Authority and the owners of Lot 6 (UPI 24-4-94G) and Lot 2RRRR (UPI 24-4-94).

- The sidewalk on Whitehall Road shall be installed within the Whitehall Road right-of-way along the frontage of the adjacent property (UPI 36-28-11F) at Applicant's expense. Sidewalk construction subject to property owner of UPI 36-28-11F providing any necessary temporary easements.
- Grading and utilities to accommodate the proposed development as well as Blue Course Drive improvements shall occur on the adjoining regional park property (UPI 24-4-94G). The grading shall be revised as approved by the Township. Evidence of grading approval from the Centre Region Parks and Recreation and their consultant shall be provided with Final PRD Plan.
- Although not shown, elevations as proposed on the Tentative PRD plan for the Extended Detention Basin A will result in grading on the adjoining PSU owned parcel (UPI 24-4-94). Evidence of approval from PSU needs to be provided prior to Final PRD plan approval.
- The Final PRD Plan shall show access to the adjoining property (UPI 36-28-11C) to the driveway that accesses Whitehall Road. Applicant agrees, as a condition of Final PRD Plan approval, that it will allow access to the adjoining property via this driveway.

XIX. Sanitary Force Main

- The design of the force main shall meet the requirements of Chapter 21, Streets and Sidewalks; as well as Chapter 25, Street Tree Ordinance.
- The Ferguson Township Public Works Department shall issue a highway occupancy permit for the force main installation along Stonebridge Drive upon submission of a complete application for such a permit in accordance with provisions of Chapter 21, Streets and Sidewalks. The location of the force main will be reasonably adjusted as needed to obtain the permit. The permit shall be issued upon recording of the Final PRD Plan.

XX. The Final PRD Plan shall comply with all other Township Ordinances.

XXI. The Final PRD Plan shall comply with all of the requirements of the PRD District of the Township Zoning Ordinance for the submission of a Final PRD Plan, and shall substantially conform to the Tentative Plan.

XXII. Pool Security

- The pool and hot tub located outside of the community clubhouse shall be secured by a 6 foot high fence and comply with any applicable law or regulation of the Commonwealth of Pennsylvania.

XXIII. | As a condition of Final PRD Plan approval Applicant shall post financial security with Township for all public improvements not otherwise posted with outside agencies such as with PennDOT. The Cottages at State College Final PRD Plan shall be subject to all outstanding plan review comments generated during the Tentative PRD Plan review. Plan review comments on the Final PRD Plan will address plan details not already addressed on the Tentative PRD Plan.

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XXIV. Any blasting that is to be done onsite shall be performed in accordance with the notes and specifications listed on Sheet 2 of the Final PRD Plan

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XXV. The location of the groundwater monitoring wells shall be installed in accordance with the approved Final PRD Plan.

XXVI. A monitoring well must be installed as per the notes on the Final PRD Plan.

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XXVII. The Cottages at State College Final Planned Residential Development Plan approval is subject to the final plan approval and recording of the following subdivision and lot consolidation plans.

- THE COTTAGES LOT CONSOLIDATION AND SUBDIVISION PLAN (SUBDIVISION OF TAX PARCEL 24-004-094, LOT CONSOLIDATION OF TAX PARCEL 24-004-076 AND ROW DEDICATION FROM TAX PARCELS 24-004-076 AND 24-004-076A)
- SUBDIVISION OF TAX PARCEL 24-004-076 AND LOT CONSOLIDATION WITH TAX PARCEL 36-028-011C

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XXVIII. A modification is granted to reduce the agricultural buffer from 50 feet to no less than 20 feet at the building setback line for those boundaries of the PRD and tracts of land adjacent to the RA Zoned land.

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XXIX. The Component 3 Sewage Facilities Planning Module shall be approved.

XXX. The Conditions on the approved CLOMR must be met and the LOMR must be finalized and approved by FEMA

XXXI. Approval and Receipt of the amended NPDES Permit

XXXII. Approval and Receipt of the Chapter 105 Waterway Encroachment Permit

XXXIII. Buildings Number 57 and 58 patios will encroach into the 50' Floodplain Buffer, as well as the decorative fence and the 22' high wall.

XXXIV. A Stormwater Maintenance Agreement shall be executed prior to Final PRD plan approval.

XXXV. A Sidewalk Maintenance Agreement shall be executed between the developer and the Township.

XXXVI. Provide a separate signed/sealed electrical distribution plan for the lighting proposed along Blue Course Drive Extension, including that needed for the bus shelters. Include wiring size, conduit size, pull box locations, control box location, and power source/feed. The light fixtures for Blue Course Drive Extension will be owned/operated

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by the Township and must be on separate circuit from the rest of the site.

XXXVII. The building addresses must be approved and shown on the Final PRD Plan.

XXXVIII. All signature blocks shall be signed and executed on the Final PRD Plan.

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