16. The Applicant shall be responsible for the reasonable cost of repair of any physical damage to residential structures located on properties which are both (1) Stormwater, Traffic, Sanitary Sewer and Geotechnical Conditions.

32. The Applicant shall execute and provide to the Township a recordable, notarized copy of a memorandum containing a metes and bounds description of the

8. All carriage homes shall have a first floor master bedroom having a dedicated full bathroom (i.e. shower/bath, toilet and sink).

25. Additional details of annual basin operations and maintenance requirements and costs shall be in a modified operations and maintenance plan, which shall be

23. Prior to the issuance of the first unconditional use and occupancy permit for the Residential Parcel, the Applicant will replace the existing culvert at Walker Road

a. Third party permits (PADEP, CCCD, PADOT, etc.) and Township permits shall be obtained prior to the recording of the approved Land

Property and stipulating the terms and conditions of this approval and shall consent to the recording by the Township in the office of the Recorder of Deeds of

be considered guest parking shall be provided within the on-street parking bump-outs shown on the plans.

HOA declaration shall contain a provision limiting the combined area of such impervious items to 200 square feet per residential unit and shall permit Township

aluminum siding shall be used.

Access for equipment necessary for operations and maintenance shall be provided without further grading required, which access shall be shown on the

including manholes, is inadequate with regard to structural integrity, alignment, and/or water tightness, and/or impacted by the proposed construction activities,

the sanitary sewer shall be repaired to the satisfaction of the Township Engineer or replaced, if necessary. Repairs may include but are not limited to

k. For the Residential Parcel, the HOA and/or owners of the property(s) shall provide the Township copies of all Annual PADEP Dam Safety Inspection Reports, and

iii. The proposed infiltration BMP areas shall be clearly field demarcated to prevent any potential compaction due to construction activities.

b. For each of the Residential and Office Parcels, the on-site stormwater management features shall maintain positive storage (storage below the lowest outlet)

c. The Applicant for the Office Parcel shall secure all PADOT HOP and Traffic Signal Permits, as necessary, prior to the recording of the approved Land