

The decision to approve the application of RV Holdings, LP and Hurst Family Estate, LP for conditional use approval and the requested modifications of certain design standards, as set forth in Section 2406 Table 24 and Appendix A, for the master site planned development in the T-5 Oregon Village Overlay Area shall be subject to the following conditions imposed pursuant to 2810.3(C) of the Zoning Ordinance:

1. Applicants shall comply with the Site A and Site B conceptual layout and designs, and architectural guidelines proposed in the Exhibits, except as required to address the design modifications as approved by the Board. Any other changes will require the obtainment of a conditional use or a modification of this Decision provided that minor revisions are permitted if they do not violate any conditions imposed as part of the approval of the master site planned development and do not change any principal use. The mixed-use building dimensions, positioning and layout may be modified upon tenant requirements provided that the mixed-use buildings do not exceed the identified square footage, lengths or fall outside any required setback lines.

2. Applicants shall comply with the terms of the Manheim Township Department of Planning & Zoning Development Plan Review Report dated November 5, 2018, Exhibit A-10.

3. Applicants shall make roadway improvements proposed to be implemented substantially by the Applicants as identified in the Traffic Impact Study as set forth in Exhibit A-2, as modified by Exhibit A-25, and as shown on the overall transportation improvements concept plan, Exhibit A-27, subject to final design and engineering of the roadway improvements, updated traffic counts, approval by the Township and modifications required during the subdivision and land development approval process, approval by the Pennsylvania Department of Transportation and modifications required by it, and subject to obtaining all municipal actions and approvals for the master site planned development and construction of the roadway improvements.

4. In connection with the preceding condition (c), Applicants shall prepare or cause to be prepared such engineering studies, plans, specifications and other documents as are necessary to apply for a signal permit and/or modification to existing signal permits, as the case may be, and any Highway Occupancy Permit(s) for the construction of the improvements as identified in these Conditions to be performed by the Applicants. Upon completion, such studies, plans, and other related documents shall be submitted to the Township for review by the Township Engineer prior to submission to PennDOT. The Township will cooperate with the Applicants in

making such applications to PennDOT for permission to construct, modify, or install the traffic signals and identified roadway improvements. Applicants acknowledge that PennDOT may impose conditions or requirements upon Applicants in connection with its application for Highway Occupancy Permit(s) in addition to those set forth in these conditions and Applicants shall comply with all PennDOT conditions and requirements. The Applicants shall obtain any necessary approvals or permits from PennDOT for all roadway improvements which fall under PennDOT jurisdiction and shall construct such improvements at Applicants' expense.

5. All roadway improvements, on site or off site, shall be constructed at the sole cost of the Applicants and as part of Phase 1 of the master site planned development at no cost to the Township; such construction to be completed prior to issuance of a temporary or final Certificate of Use or Occupancy for Phase 1.

6. Applicants shall construct the non-motorized path connection to the existing pedestrian and bicycle path to Landis Homes as well as constructing the pedestrian connection between Site A and Site B as depicted in the Conditional Use Site Plans, Exhibit A-12.

7. All commercial and residential units shall be provided with public water service and public sewer service, and the Applicants shall comply with all rules and regulations of the providers of such public water service and public sewer service. The Applicants shall prepare or cause to be prepared such engineering studies, plans, specifications, documents and permits as are necessary to provide public water service and public sanitary service to the development.

8. Until responsibility for private common facilities, including, without limitation, common open space, stormwater facilities and private streets are transferred to an association or associations, Applicants shall be responsible for the construction, maintenance and repair of these common facilities.

9. Applicants shall provide the documentation for the creation, operation, and maintenance of the association or associations, or entities, who will maintain the private common facilities of Site A and Site B, and implement and enforce the architectural guidelines, to the Township and the Township Solicitor for review. Such documentation shall be in form and content acceptable to the Township and Township solicitor and approved by the Township prior to the recording of any subdivision or land development plan.

10. Applicants shall acquire, prior to preliminary subdivision and land development plan approval, 26 TDRs for the master site plan development, and shall acquire, prior to final plan approval for each phase of the master site plan development, the TDRs required for building heights in excess of 35 feet included in that particular phase, in accordance with the requirements of the Zoning Ordinance pertaining to TDRs. The TDRs required for the master site plan development must be attached to Site A and Site B prior to release by the Township of any plan for recording in accordance with the Township's standard procedure. The TDRs as required for the building heights set forth in each phase of the master site planned development, must be attached to such phase prior to release by the Township of any plan for recording in accordance with the Township's standard procedure.

11. Applicants shall not be permitted to prepare a special transportation study as provided for in Section 505-A(a)(3) of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq., for the purpose of reducing the amount of the impact fee to be paid.

12. Any proposed signage for the development shall only be permitted upon review, approval and issuance of a sign permit. Approval of the conditional use does not imply that such sign permit will be issued. Issuance or denial of any sign permit will be based on review in accordance with the Zoning Ordinance at the time the sign permit is submitted and reviewed by the Township.

13. Applicants shall obtain any approvals required by the Manheim Township Floodplain Ordinance. Any approvals required under the Floodplain Ordinance shall be subject to the favorable recommendation of the Township Engineer. Approval of the conditional use does not imply that alterations to the floodplain have been authorized by the Township.

14. Applicants shall comply with the evidence presented to the Board, except to the extent modified by these conditions. It is not intended that the Applicants have been granted, nor have the Applicants been granted, any right or permission to proceed with the construction of the proposed master site plan development.

15. The conditions set forth in this Decision shall be binding upon Applicants and their respective successors, heirs and assigns in title to Site A and Site B.

16. Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to penalties and remedies contained in the Pennsylvania Municipalities Planning Code and the Zoning Ordinance.

17. The Applicants shall comply with all other applicable ordinances, regulations and requirements of the Township except to the extent modifications are granted.

18. Applicants shall obtain all permits and approvals required by all Township, county, state and federal laws, ordinances and regulations relating to the development of Site A and Site B, as and when required, and nothing contained in this Decision shall be deemed to relieve Applicants from complying with all applicable Township, county, state and federal laws, ordinances and regulations.

19. The Applicants shall pay all fees, charges and contributions as are required pursuant to applicable ordinances in connection with all aspects of the proposed development including, without limitation, all inspection, permit, building, impact, recreation, utility tapping and connection and transportation impact fees, charges and contributions.

Findings of Fact and Conclusions of Law supporting this decision will be ratified at our meeting on July 8, 2019.