

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING FINAL SUBDIVISION 01-5-SUB)
FOR LEKAR DEVELOPMENT CONCERNING)
PROPERTY LOCATED OFF OF CAVITT ROAD)

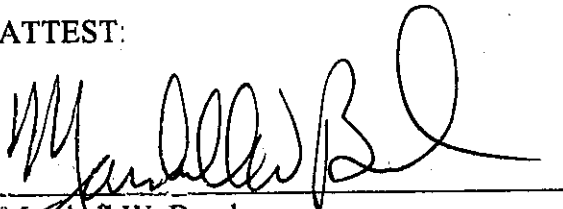
RESOLUTION NO. 01-23

AND NOW, on April 10, 2001, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

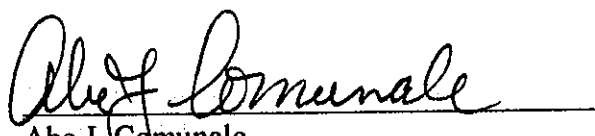
That Final Subdivision Application No. 01-5-SUB of LEKAR DEVELOPMENT, concerning property located off of Cavitt Road, for a six (6) lot subdivision, for a Planned Residential Development, to include four (4) lots of .27 acres for the townhouse units, 1.3 acres for the detention area, and 14.09 acres dedicated for open area, for a total area equaling 17.88 acres, is "APPROVED" this date subject to conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



Abe J. Comunale
Mayor

ENTERED INTO LEGAL BOOK ON: April 20, 2001

ADDENDUM A TO RESOLUTION NO. 01-23**Concerning File No. 01-5-SUB**

The approval of the aforementioned Subdivision, No. 01-5-SUB, is subject to the following conditions:

1. Compliance with all applicable Municipal Codes, Ordinances, Resolutions, Policies and procedures, in general, and with Ordinance No. 744, as amended, in particular.
2. Submission of an Improvement Bond in an amount equal to 110 percent of the cost of improvements required by Ordinance No. 744 as estimated by the Municipal Engineer, and in a form acceptable to the Municipal Solicitor.
3. Upon completion of required improvements, submission of an eighteen (18) month Maintenance Bond, covering said improvements in an amount not less than fifteen (15) percent of the required Improvement Bond, and in a form acceptable to the Municipal Engineer.
4. Applicant agrees to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations, as located and approved by the Municipal Engineer.
5. No work shall commence until a certified copy of the subdivision plan, as recorded within ninety (90) days with the Allegheny County Recorder of Deeds, is delivered to the Municipal Engineer with the Plan Book Volume and Page of Recordation.
6. All earthwork must be performed under the supervision of a qualified soils engineer to ensure compaction.
7. Applicant agrees that the proposed access road, approximately 600 feet in length from its juncture with Cavitt Road, and the cul de sac shall be a Municipal Road, and shall be constructed so to meet all Municipal Standards and Specifications for a Minor Street as established in Ordinance 1533.
8. Applicant agrees that the inspection, review and acceptance of the proposed roadway shall follow those procedures and inspection criteria established in Ordinance 1533.

ADDENDUM A TO RESOLUTION NO. 01-23**Concerning File No. 01-5-SUB****Page 2**

9. Applicant agrees to provide a notification on the subdivision plan, designating an overflow parking area, and stipulating that should current off street parking provisions prove deficient, posing a potential hazard to the health, safety and welfare of the planned residential development, that its construction and future maintenance shall be the responsibility of the Developer, and then fall upon the Home Owners Association upon its enactment.

10. Applicant agrees that after approval of the Subdivision Plan by Monroeville Council, and prior to the issuance of any Grading Permit or Building Permit, all drawings in the application submission shall be submitted to the Department of Community Development in a digital format, preferably AutoCad Version 14, and if not available, a DXF format is acceptable. No work shall be authorized to commence until this information is submitted.