

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

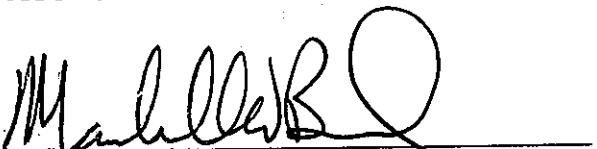
A RESOLUTION OF MUNICIPAL COUNCIL)
 OF THE MUNICIPALITY OF MONROEVILLE)
 APPROVING SITE PLAN APPLICATION NO.) RESOLUTION NO. 01-31
 01-6-ST OF LEVIN FURNITURE/CAMILLE)
 NAFFA CONCERNING PROPERTY LOCATED)
 ON ELLIOTT ROAD)

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


That Site Plan Application No. 01-6-ST of LEVIN FURNITURE/CAMILLE NAFFA, concerning property located on Elliott Road, for a retail furniture store, two (2) stories in height and 74,600 square feet in size, and associated site improvements, 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. 01-31

Concerning File No. 01-6-ST

The approval of the aforementioned Site Plan, No. 01-6-ST, is subject to the following conditions:

1. Compliance with all applicable Municipal Codes, Ordinances, Resolutions, Policies and procedures, in general, and with Ordinance No. 1443, as amended, in particular.
2. The Site Plan shall not be official until and unless it is approved by Monroeville Municipal Council. Council may add such requirements to the Site Plan as it determines are appropriate in the circumstances. If the Council adds any requirements, a revised Site Plan reflecting such additional requirements shall be filed with the Municipal Zoning Officer within ninety (90) days of the date of the action of Council imposing such requirements.
3. Submission of an Improvement Bond in an amount of 110 percent of the cost of improvements required by Section 508 of Ordinance 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor. *No site preparation shall be authorized nor any building permits or grading permits issued until an Improvement Bond has been accepted by the Municipality of Monroeville.*
4. Applicant agrees to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations, locating sidewalks, five (5) feet in width, on Old William Penn Highway, Elliott Road and both sides of the proposed cul-de-sac road.
5. Applicant agrees to provide handicapped parking spaces as shown in the Site Plan. These designated parking areas shall be marked with proper signage showing the symbol of accessibility, including a symbol sign mounted on a pole and a symbol painted on the asphalt parking surface. Additional signage shall be provided notifying patrons of Ordinance 1806 that establishes a fee of two-hundred (\$200.00) dollars for the violation of parking in handicapped parking areas.
6. Applicant agrees to use an approved exterior wall surface on exposed areas of the building as required in Section 209 of Ordinance No. 1443, as amended.

ADDENDUM A TO RESOLUTION NO. 01-31
Concerning File No. 01-6-ST
Page 2

- 7. Applicant agrees to comply with the provisions of Resolution No. 89-55, requesting that all owners, developers, contractors and operators of commercial establishments give first preference to the hiring of all Monroeville residents, who are qualified, to participate in the development, construction, and operation of their commercial operations in the Municipality of Monroeville.
- 8. Applicant agrees that no Land Disturbance Permit, Building Permit or Zoning Permit shall be issued until a Cut and Fill Design must be prepared by a Geotechnical Engineer, registered in the State of Pennsylvania has been approved by the Municipality of Monroeville.
- 9. Applicant agrees that no site preparation, either grading or excavation of materials, nor a Building Permit or Zoning Permit issued until a Soil and Erosion Control Plan has been reviewed and approved by Allegheny County
- 10. Applicant agrees to submit to the Municipality of Monroeville the Access Easement for the Stormwater Pipe and Stormwater Detention Basin located on Lot 2 of the Camille Naffah Plan of Lots, prior to the execution of the subdivision plan and prior to the issuance of any permits for work at this site.
- 11. Applicant agrees that the proposed cul-de-sac road and stormwater detention area shall remain privately owned and maintained. Copies of the maintenance agreement for the road, sidewalks and stormwater detention pipes and basin shall be submitted to the Department of Community Development, Municipality of Monroeville prior to the execution of signatures on the subdivision plan.
- 12. Applicant agrees that no site preparation, and no Building or Zoning Permit can be issued until a Traffic Signal Permit has been received for the existing traffic signal at Route 22/William Penn Highway and Elliott Road amending the Signal Permit Plan to provide for the installation of a southbound overlap turn phase for southbound Elliott Road.

ADDENDUM A TO RESOLUTION NO. 01-31
Concerning File No. 01-6-ST
Page 3

- 13. Applicant agrees to the conditions of approval from the Monroeville Zoning Hearing Board of February 12, 2001, granting the reduction in the number of Off Street Parking Spaces from 432 to 199; and the recording of the requiring on the Subdivision Plan stipulating that should the current furniture land use change to any other land use category, the property must be brought into compliance with the then existing parking requirements.
- 14. Applicant agrees to comply with Resolution 00-30, the Monroeville Developer's Agreement, executing said agreement prior to the commencement of any work on the site, or the issuance of a Land Disturbance Permit, Building Permit or Zoning Permit.
- 15. No Building or Zoning Occupancy Permits will be issued until the conditions of the Site Plan are met, including the installation of roads, infrastructure, lighting, landscaping, sidewalks and other site amenities, plus the upgrade of the existing traffic signal at Route 22/William Penn Highway and Elliott Road.
- 16. Applicant agrees that after approval of the Site 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.
- 17. Compliance with the Municipal Engineer's requirements.
- 18. Compliance with the Fire Official's requirements.
 - a.) Install two (2) fire hydrants as per fire official's exhibit (Ordinance 2022);
 - b.) Install eight (8) inch minimum ductile-iron water main to serve fire hydrant (Ordinance 2022);
 - c.) Establish fire lanes as per fire official's exhibit (Ordinance 1935);
 - d.) Install exterior wall key safe as per fire official's exhibit (Ordinance 2022);
and
 - e.) Install siamese fire department connection as per fire official's exhibit (Ordinance 2022).