

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING PRELIMINARY SUBDIVISION)
01-8-SUB OF R.E. CRAWFORD/JANE GRAHAM)
CONCERNING PROPERTY LOCATED ON)
NORTHERN PIKE)

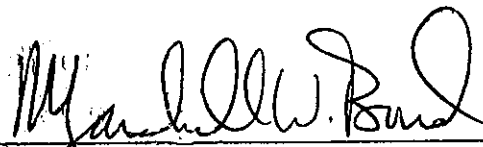
RESOLUTION NO. 01-54

AND NOW, on June 12, 2001, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Preliminary Subdivision Application No. 01-8-SUB of R. E. CRAWFORD/ JANE M. GRAHAM, concerning property located on Northern Pike, for a fifty-one (51) lot subdivision, for a Planned Residential Development, to include forty-nine (49) lots with a minimum lot size of 7,500 square feet, for the development of forty (40) single-family residential units, six (6) duplex residential units and three (3) quad residential units, a clubhouse/recreation center, and stormwater detention area, with a total area involved equaling 17 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: June 22, 2001

ADDENDUM A TO RESOLUTION NO. 01-54**Concerning File No. 01-8-SUB**

The approval of the aforementioned Subdivision, No. 01-8-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 Final 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. 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.
7. Applicant agrees that after approval of the Final 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.

ADDENDUM A TO RESOLUTION NO. 01-54
Concerning File No. 01-8-SUB
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8. Applicant agrees that the Planned Residential Development will include forty-nine (49) lots with a minimum lot size of 7,500 square feet, and will not exceed forty (40) single-family residential units, six (6) duplex residential units and three (3) quad residential units, a clubhouse/recreation center, and stormwater detention area.