

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING FINAL SUBDIVISION 01-6-SUB)
FOR LEVIN FURNITURE/CAMILLE NAFFA)
CONCERNING PROPERTY LOCATED ON)
ELLIOTT ROAD)

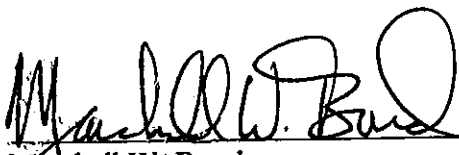
RESOLUTION NO. 01-70

AND NOW, on August 14, 2001, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

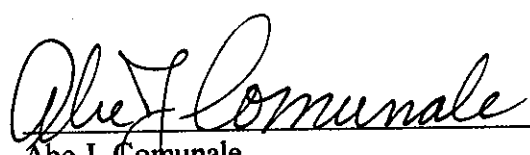
That Final Subdivision Application No. 01-6-SUB of LEVIN FURNITURE/CAMILLE NAFFA, concerning property located on Elliott Road, for a three (3) lot subdivision, to include Lot 1 of 4.23 acres, Lot 2 of 3.96 acres, Lot 3 of 6.94 acres, and right-of-way of .89 acres, for a total property area equaling 15.13 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: August 24, 2001

ADDENDUM A TO RESOLUTION NO. 01-70

Concerning File No. 01-6-SUB

The approval of the aforementioned Subdivision, No. 01-6-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. No work shall commence nor any permits issued 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.
5. All earthwork must be performed under the supervision of a qualified soils engineer to ensure compaction.
6. 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.
7. Applicant agrees to submit to the Department of Community Development, Municipality of Monroeville the Access Easement Agreement for the Stormwater Pipe and Stormwater Detention Basin located on Lot 2 of the Camille Naffah Plan of Lots prior to the execution of signatures on the subdivision plan.

ADDENDUM A TO RESOLUTION NO. 01-70
Concerning File No. 01-6-SUB
Page 2

- 8. Applicant agrees that the proposed culdesac 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.
- 9. Applicant agrees to comply with the requirements of Ordinance No. 1016, concerning sidewalk construction and regulation, installing sidewalks five feet in width on both sides of the road and turnaround area prior to the issuance of a Building and Zoning Occupancy Permits for Levin Furniture.
- 10. Applicant agrees that no site preparation, either grading or excavation of materials, can commence on this property until a Soil and Erosion Control Plan has been reviewed and approved by Allegheny County.
- 11. Applicant agrees that prior to the issuance of a Land Disturbance Permit, authorization to proceed with the cut and fill activity identified in this application, a Cut and Fill Design must be prepared by a Geotechnical Engineer, registered in the State of Pennsylvania and submitted to the Department of Community Development, Municipality of Monroeville, for its review and approval. This Cut and Fill Design shall address existing subsurface conditions on the site, soils analysis and suitability investigation, specifications for completing and monitoring the proposed cut and fill activities, the stability of existing and proposed slopes, and the kind of materials proposed for export from this site.
- 12. Applicant agrees that no site preparation, either grading, fill or excavation of materials, can commence on this property 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.
- 13. 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.

ADDENDUM A TO RESOLUTION NO. 01-70
Concerning File No. 01-6-SUB
Page 3

14. Applicant agrees to submit a new Subdivision Plan should there be any changes to Lot 2 or Lot 3 of this subdivision plan to the Department of Community Development, Municipality of Monroeville for its review and approval.
15. Applicant agrees to establish a compatible, non-repetitive street name, working in conjunction with the Monroeville Engineering Department for the proposed cul-de-sac road.
16. Applicant must record on the Subdivision Plan the condition of the Monroeville Zoning Hearing Board approval of February 12, 2001, 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.