

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING CONDITIONAL USE NO. 02-2-C)
OF LEVIN FURNITURE/CAMILLE NAFFA)
CONCERNING PROPERTY LOCATED ON)
ELLIOTT ROAD, ON THE SOUTHERN SIDE,)
AT ITS INTERSECTION WITH OLD WILLIAM)
PENN)

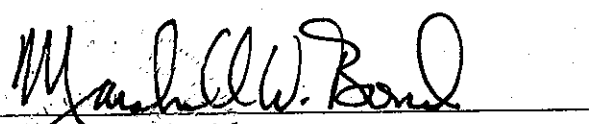
RESOLUTION NO. 02-32

AND NOW, on March 12, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Conditional Use Application No. 02-2-C of LEVIN FURNITURE/CAMILLE NAFFA, concerning property located on Elliott Road, on the southern side, at its intersection with Old William Penn, for a Major Excavation removing 280,134 cubic yards of fill in preparation of the site for a three (3) lot commercial subdivision and roadway, for a total property area equaling 16.02 acres, is "APPROVED" this date subject to conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



James J. Lomeo
Mayor

ENTERED INTO LEGAL BOOK ON: March 22, 2002

ADDENDUM A TO RESOLUTION NO. 02-32

Concerning File No. 02-2-C

The approval of the aforementioned Conditional Use, No. 02-2-C, 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. Site Plan approval shall not be official until and unless the Site Plan, as approved by Council and including all conditions of approval by Municipal Council, is filed with the Zoning Officer within ninety (90) days of action by Council.
3. Submission of a Performance Guarantee Improvement Bond in an amount of 100 percent of the cost of grading and erosion control required by Section 508 of Ordinance No. 1535, as amended, as estimated by the Municipal Engineer, and in a form acceptable to the Municipal Solicitor.
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 that after approval of the Conditional Use 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.
6. Compliance with the Fire Official's requirements, including:
 - 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).

ADDENDUM A TO RESOLUTION NO. 02-32
Concerning File No. 02-2-C
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- 7. 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.
- 8. 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.
- 9. Applicant agrees that a Geotechnical Engineer shall be on site to monitor all cut and fill activities work performed on the site. Weekly reports shall be submitted to the Department of Community Development. That Geotechnical Engineer shall provide the Municipality of Monroeville with a final certification and acceptances of all fill work performed on the site upon completion of the project. The certification shall address the stability on the site and the placement and compaction of the fill material.
- 10. 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.
- 11. 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.
- 12. Applicant agrees to maintain a vegetative cover on the unused portions of the site per the Erosion and Sedimentation Control Plan section entitled "Contractor's Maintenance Procedure".

ADDENDUM A TO RESOLUTION NO. 02-32
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13. Applicant agrees that no work can commence on the site, either grubbing or any grading activity, until a variance has been granted for the Off-Street Parking Requirements of the Monroeville Zoning Ordinance, 1443, as amended.

14. Applicant agrees to secure all necessary permits from the Department of Environmental Resources for encroachment in the wetlands. No Land Disturbance Permit shall be issued until a copy of the permit is submitted to the Department of Community Development, Municipality of Monroeville.