

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING PRELIMINARY SUBDIVISION)
APPLICATION 02-5-SUB OF THOMAS KEANE,)
CONCERNING PROPERTY IN THE MOYA)
INDUSTRIAL PARK AT THE END OF DEXTER)
DRIVE)

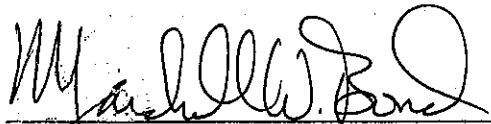
RESOLUTION NO. 02-43

AND NOW, on May 14, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:


That Preliminary Subdivision Application No. 02-5-SUB of THOMAS KEANE, concerning property located in the Moya Industrial Park at the end of Dexter Drive, for a three (3) lot subdivision, which includes Parcel 3-1 of 6.902 acres, Parcel 3-2 of 2.476 acres and Parcel 3-3 of 7.364 acres, totaling 17,089 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: May 24, 2002

ADDENDUM A TO RESOLUTION NO. 02-43

Concerning File No. 02-5-SUB

The approval of the aforementioned Subdivision, No. 02-5-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. Applicant agrees to submit a certified copy of the Subdivision Plan as recorded with the Allegheny County Recorder of Deeds, complete with Plan Book Volume and Page of Recordation, to the Department of Community Development within ninety (90) days of Council Approval.
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. All earthwork must be performed under the supervision of a qualified soils engineer and ensure compaction.
8. 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.

ADDENDUM A TO RESOLUTION NO. 02-43**Concerning File No. 02-5-SUB****Page 2**

9. 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.
10. Applicant agrees that no work can commence on the site, nor a Building Permit issued, until a Highway Occupancy Permit has been issued by the Pennsylvania Department of Transportation, and a copy is submitted to the Department of Community Development.