

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL)
 COUNCIL OF THE MUNICIPALITY OF)
 MONROEVILLE APPROVING PRELIMINARY) RESOLUTION NO. 89-60
 SUBDIVISION APPLICATION NO.)
 89-6-SUB OF WHISPERING RIDGE, INC.,)
 CONCERNING 18.41 ACRES OF LAND)
 LOCATED ON LOGAN'S FERRY ROAD,)
 WEST OF BEATTY FARMS PLAN #1.)

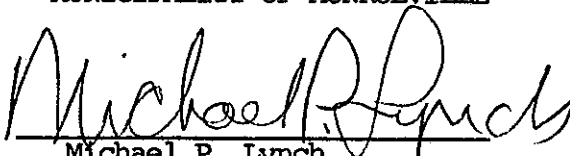
AND NOW, on June 13, 1989, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Subdivision Application No. 89-6-SUB of WHISPERING RIDGE, INC., concerning 18.41 acres of land located on Logan's Ferry Road, West of Beatty Farms Plan #1, is approved in accordance with the plans submitted and stamped "Approved" this date, subject to the conditions attached hereto as Addendum A.

Attest:

MUNICIPALITY OF MONROEVILLE


 Washington C. Alston,
 Municipal Manager


 Michael P. Lynch,
 Mayor

ENTERED INTO LEGAL BOOK ON: *June 23, 1989*

ADDENDUM A TO RESOLUTION NO. 89-60

Concerning File No. 89-6-SUB

The approval of the aforementioned Subdivision, No. 89-6-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 100 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 a two (2) year Maintenance Bond, covering said improvements in an amount not less than 100 percent of the required Improvement Bond, and in a form acceptable to the Municipal Engineer.
4. No work shall commence until a certified copy of the subdivision plan as filed 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 and ensure compaction.
6. Resolve right-of-way and maintenance issue with residents on private drive located on the property. Applicant agrees to pave the private drive from Westchester Lane to the end of lots Nos 215 and 216, approximately 212 feet. Said paving shall be 10 feet wide and shall be according to municipal standards for roadway construction of an alternate minor residential street for sub-base, base, and wearing course pavement specifications.
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. Compliance with the Municipal Engineer's requirements.
9. Compliance with the Fire Official's requirements.

10. Applicant agrees to pave to municipal specifications the parking area, Parcel A, adjacent to lots numbers 225, 226, and 227 and to develop said lot for recreational purposes. Said lot shall be conveyed to the municipality by the applicant after the above improvements are made.