

**DRAFT**

**Springdale Borough – Conditional Use**

**Recommendations for Allegheny D.C Property Company, LLC.**

- 1. Modifications.** Any physical modification to the Project shall comply with the terms of this Approval. Any physical modification to the Project that materially alters the Project shall require additional conditional use approval for which the use specific criteria shall be the conditions set forth herein. Material alterations shall not include any change in Project layout, capacity, or size which remains compliant with the conditions set forth herein. Final project layout and design shall be established at the time of Land Development Approval. Routine maintenance or like-kind replacements do not require additional approval.
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- 2. Compliance with Industry Standards.** The Project layout, design, and installation shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Electrical Testing Laboratory (ETL), Telecommunications Industry Association (TIA), or other similar certifying organizations, and shall comply with the PA Uniform Construction Code and with all other applicable fire and life safety requirements. Installation shall follow all applicable permit requirements, codes, and regulations.
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- 3. Third Party Permits.** Applicant shall obtain from the appropriate Commonwealth, and if applicable, Federal regulatory agencies or authorities all permits required to be issued in accordance with applicable laws and regulations for the proposed use.
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- 4. Security.** A designated main site entrance and sequence with traffic control devices, forced entry protection, truck rejection lane, and a security guard kiosk monitored

twenty-four (24) hours per day, seven days a week shall be provided on the site. The perimeter of the Project shall be completely enclosed by a minimum eight (8) foot high anti-climb security fence with controlled and monitored access and egress point. The fence will be designed with anti-tunneling measures for the entirety of its perimeter. A designated security team shall regularly patrol the site along the perimeter fence from inside the facility and periodically inspect the area along the perimeter fence from the outside. A clearly visible warning sign shall be placed as necessary informing individuals of all potential voltage hazards. Applicant shall provide twenty-four (24) hour security, seven days a week at the main site entrance. Applicant shall provide the Borough with contact information which will allow representatives of the Applicant to be contacted 24 hours a day, seven days a week to address an emergency as well as other issues and complaints.

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**5. Emergency Management.** The Applicant shall provide to the Borough and first responders a Preparedness, Prevention, and Contingency Plan and any updates thereto. Prior to any construction activity, the Applicant shall meet with the Borough safety control individuals designated by Borough Council to discuss or provide information regarding any proposed emergency responses to the Preparedness, Prevention, and Contingency Plan. A permanent sign monument shall be provided at the street entrance with lighting directed at the sign. Training of emergency personnel to be coordinated with the Boroughs emergency management coordinator.

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**6. Construction.** Applicant will provide adequate and obvious truck route signage, including no traffic on unpermitted roads signage, where necessary, to ensure the approved truck routes are utilized during construction. Additionally, Applicant shall notify all contractors, subcontractors, suppliers and vendors of approved truck route. Applicant shall continue to review the efficiency and safety of all traffic plans and routes and will meet with the Borough representatives to address issues regarding said plan or route, including traffic flow and safety. Applicant agrees to restrict the operation of vehicles utilizing Porter St. and Duquesne. Applicant shall provide traffic control, including flag persons, traffic control devices and escorts, as needed during construction phases. Borough Police shall be utilized for all traffic control, excluding truck escorting. All associated costs for said traffic controls shall be paid exclusively by the applicant.

Applicant shall undertake reasonable efforts to prevent water, sediment, or debris from being carried onto any public street. Any closing of roads and traffic detours must be approved by Police Chief.

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7. **Electrical Disturbances.** There shall be no activities associated with the proposed use that will emit electrical disturbances adversely affecting the operation of radio or other equipment not located at the subject property.
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8. **Erosion Controls.** All earth moving activities and storm-water management on the subject property shall be subject to the terms and conditions of a DEP approved erosion and sedimentation control plan and all related applicable permits. A copy of said plans and permits are to be provided to the Borough prior to such work is to being and shall be on file at the construction site.
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9. **Complaints.** If a reasonable complaint is registered with the Borough, the applicant will use its best effort to respond promptly to said complaint taking whatever reasonable means may be necessary to alleviate and sure said complaint, should it be found by Applicant to be with merit.
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10. **Hazardous Materials.** Applicant shall maintain a current list of Safety Data Sheet (SDS) for any hazardous materials proposed to be stored or used on the property. The

Applicant shall also provide SDS sheets to first responders.

**11. Hours of Operation.** Applicant shall comply with all Borough ordinances related to construction activity. Hours of operation for construction shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday only, excluding Holidays. Hours of operation for the facility once operational shall be twenty-four (24) hours per day, seven days a week, however peak shifts shall be during approximate general business hours of 8:00 a.m. to 6:00 p.m., with reduced security, emergency, facility maintenance and operational personnel on site during non-business hours.

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**12. Lighting Plan.** A general lighting plan shall be submitted to the Borough prior to the commencement of development. The lighting plan shall include typical fixtures, lumens produced and approximate placement location. Any lighting used to illuminate off-street-parking areas and driveways shall be directed away from residential properties or public streets in such a way as not to interface with such uses. All lighting will be fully shielded and full cut-off type. "Dark Sky" principals will be followed where practicable and not in conflict with security or safety of the Project.

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**13. Noise.** Noise generated by the everyday operation of the Project shall not exceed 85 decibels (dBA) at the property line, temporary noise generated by use of emergency generators in the event of a power outage may exceed 85 dBA up to 115 dBA as measured at the property line. Where necessary, the Applicant will provide for economically feasible mitigation measures to minimize sound pollution and community impact. Mitigation efforts may include, but are not limited to, heightened rooftop screens or parapets with concrete and masonry to reduce sound impacts, barriers, made of metal or high-density materials to diffuse sound, and vibration isolation platforms where appropriate to minimize oscillation effects.

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**14. Landscaping and Screening.** The property will be buffered and screened in accordance with applicable Borough and Allegheny County Ordinances.

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**15. Development Agreement.** The Applicant and Borough shall enter into a Development Agreement in a form mutually acceptable to the parties the terms of which shall be intended to memorialize agreement as to the methods of obtaining compliance with these conditions, and applicable local and county ordinances.

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**16. Stormwater Management.** The Applicant shall prepare and comply with a stormwater management plan compliant with applicable state law, Borough and Allegheny County Ordinances and shall enter into the Borough's Standard Operations and Maintenance Agreement.

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**17. Emissions.** The Applicant shall comply with all applicable county, state, and federal air pollution and emissions standards. The Applicant shall also provide the Borough a copy of the Applicant's applicable air permit as received from Allegheny County for public inspection upon receipt.

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**18. Traffic Signal.** Although the need for a traffic signal and turning lane on Freeport Road are low, the Borough of Springdale would require the developer to assume all costs with the installation and maintenance of a traffic control signal in perpetuity.

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**19. Water Service.** Water service for the project in addition to connection fee's must be borne by the developer for any costs associated with increasing the storage, treatment, and equipment cost, associated with providing the development with this service. This would include the construction of additional capacity for storage if needed by the developer.

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