

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

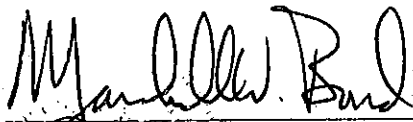
A RESOLUTION OF MUNICIPAL COUNCIL)
 OF THE MUNICIPALITY OF MONROEVILLE)
 APPROVING PRELIMINARY PLANNED) RESOLUTION NO. 02-72
 RESIDENTIAL DEVELOPMENT, 02-1-PRD)
 OF THE MERITAGE GROUP, CONCERNING)
 PROPERTY LOCATED ON STROSCHEIN ROAD)

AND NOW, on August 13, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:


That the Preliminary Planned Residential Development No. 02-1-PRD of THE MERITAGE GROUP, concerning property located on Stroschein Road, to include the subdivision of fourteen (14) lots with a minimum lot size of 7,500 square feet, for the development of thirteen (13) buildings totaling 56 residential units and three (3) lots for common areas, with a total property area involved equaling 13.55 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: August 23, 2002

ADDENDUM A TO RESOLUTION NO. 02-72

Concerning File No. 02-1-PRD

The approval of the aforementioned Site Plan, No. 02-1-PRD, 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. The Site Plan shall not be official until and unless it is approved by Monroeville Municipal Council. Council may add such requirements to the Site Plan as it determines are appropriate in the circumstances. If the Council adds any requirements, a revised Site Plan reflecting such additional requirements shall be filed with the Municipal Zoning Officer within ninety (90) days of the date of the action of Council imposing such requirements.
3. Submission of an Improvement Bond in an amount of 110 percent of the cost of improvements required by Section 508 of Ordinance 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor. *No site preparation shall be authorized nor any building permits or grading permits issued until an Improvement Bond has been accepted by the Municipality of Monroeville.*
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 provide handicapped parking spaces as shown in the Site Plan. These designated parking areas shall be marked with proper signage showing the symbol of accessibility, including a symbol sign mounted on a pole and a symbol painted on the asphalt parking surface. Additional signage shall be provided notifying patrons of Ordinance 1806 that establishes a fee of two-hundred (\$200.00) dollars for the violation of parking in handicapped parking areas.
6. Applicant agrees to use an approved exterior wall surface on exposed areas of the building as required in Section 209 of Ordinance No. 1443, as amended.

ADDENDUM A TO RESOLUTION NO. 02-72

Concerning File No. 02-1-PRD

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- 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. Applicant agrees that after approval of the Site 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.
- 9. 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.
- 10. A cut and fill design prepared by a Registered Professional Engineer, that will address existing subsurface conditions of the site, specifications for completing and monitoring the proposed cut and fill activities, specifications for completing and monitoring the stability of the existing and proposed slopes, and an inventory of the kinds of fill materials proposed to be imported to the site. Authorization for the issuance of a Land Disturbance Permit shall not occur for the site until the design is reviewed and approved by the Municipal Engineer.
- 11. 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.
- 12. 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.

ADDENDUM A TO RESOLUTION NO. 02-72
Concerning File No. 02-1-PRD
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13. Applicant agrees to design a storm water detention system for the Final Submission, submitting a report at that time that reflects a reduced release rate for the proposed 13.55-acre parcel, and that is consistent with the requirements of the Storm Water Management Ordinance, 1788, as amended.
14. Applicant agrees to upgrade the recreation pavilion for the Final Submission, both with the building material utilized in its construction and the amenities offered with in the structure.
15. Applicant agrees to upgrade the recreation opportunities for the Final Submission, providing more recreational activities such as basketball, tennis or volleyball areas for residents of the planned residential development.
16. Compliance with the Municipal Engineer's requirements.
17. Compliance with the Fire Official's requirements.