

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL )  
OF THE MUNICIPALITY OF MONROEVILLE )  
APPROVING FINAL SUBDIVISION 02-12-SUB )  
OF WALNUT CAPITAL PARTNERS CONCERN- )  
ING PROPERTY LOCATED ON THE NORTH- )  
ERLY SIDE OF BUSINESS ROUTE 22 )

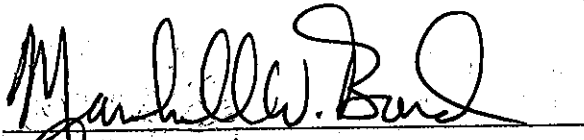
RESOLUTION NO. 02-82

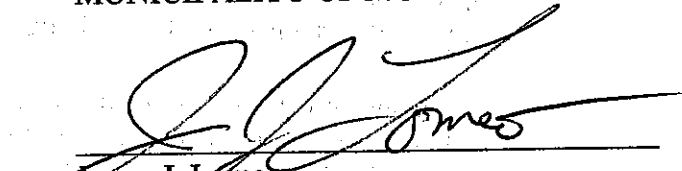
AND NOW, on November 12, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Final Subdivision Application No. 02-12-SUB of WALNUT CAPITAL PARTNERS, concerning property located on the northerly side of Business Route 22, for a two (2) lot subdivision, to include the creation of Parcel 1 of .92 acres and Parcel 2 of 1.63 acres, for a total of 2.55 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: November 22, 2002

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**ADDENDUM A TO RESOLUTION NO. 02-82**

**Concerning File No. 02-12-SUB**

The approval of the aforementioned Subdivision, No. 02-12-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. Applicant agrees to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations, as located and approved by the Municipal Engineer.
4. 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.
5. 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.
6. 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.