

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING SITE PLAN NO. 02-13-ST OF)
MONROEVILLE MEDICAL CENTER ASSOC.,)
CONCERNING PROPERTY LOCATED ON)
MOSSIDE BOULEVARD, AT ITS INTERSEC-)
TION WITH DAUGHERTY DRIVE)

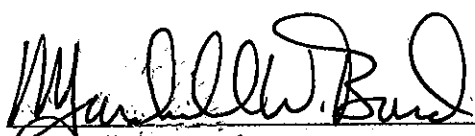
RESOLUTION NO. 02-88

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

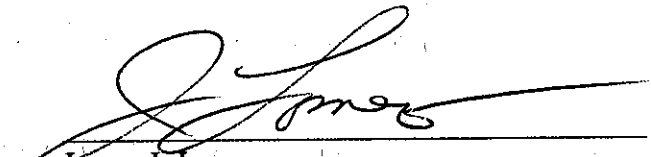
That Site Plan Application No. 02-13-ST of MONROEVILLE MEDICAL CENTER ASSOCIATES, concerning property located on Mosside Boulevard, on the northerly side, at its intersection with Daugherty Drive, for the construction of an addition, 5,000 square feet in size, to an existing medical center, and the demolition of an existing building and the construction of new parking areas, 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

ADDENDUM A TO RESOLUTION NO. 02-88

Concerning File No. 02-13-ST

The approval of the aforementioned Site Plan, No. 02-13-ST, 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 that no Zoning Occupancy Permit or Building Occupancy Permit will be issued, until a Highway Occupancy Permit is received from the Pennsylvania Department of Transportation.
5. Applicant agrees to comply with the requirements of Ordinance No. 1016, concerning sidewalk construction and regulations, as shown in Exhibit A, acting in concurrence with Max and Erma's Restaurant to provide a sidewalk for that property that runs parallel to Mossie Boulevard and provides a connection from Daugherty Drive to Holiday Lane.
6. Applicant agrees to install Water Feature, as located in Exhibit A, and submitting plans to the Director of Community Development for approval. Landscaping as shown on Exhibit A shall be shared accordingly between the Applicant and Max and Erma's Restaurant.

ADDENDUM A TO RESOLUTION NO. 02-88
Concerning File No. 02-13-ST
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- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. Compliance with the Municipal Engineer's requirements.
- 13. Compliance with the Fire Official's requirements.