

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL )  
OF THE MUNICIPALITY OF MONROEVILLE )  
APPROVING REZONING APPLICATION NO. )  
04-2-Z OF BEAMSLEY LAND MANAGEMENT )  
CO., LLC, REZONING TWO LOTS FROM S, )  
CONSERVANCY, TO R-4, MULTI-FAMILY )  
RESIDENTIAL )

ORDINANCE NO. 2302

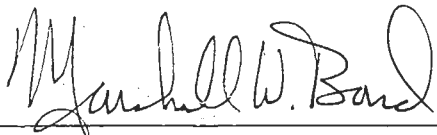
AND NOW, on June 8, 2004, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

SECTION 1: That Rezoning Application No. 04-2-Z of BEAMSLEY LAND MANAGEMENT CO., LLC., for a two (2) lot rezoning, to include the rezoning of 7.956 acres of S, Conservancy, to R-4, Multi-Family Residential, and 14.971 acres of S, Conservancy, to R-4, Multi-Family Residential, for a proposed Personal Care Home and Retirement Community, is "APPROVED" in accordance with the plans submitted and stamped "APPROVED" this date in accordance with the legal description of the property attached hereto as Addendum A.

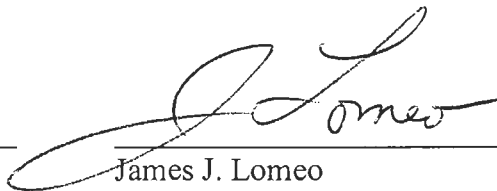
SECTION 2: The official map accompanying Ordinance No. 1443 is amended by changing the designation of the parcel of land described in Addendum A attached hereto from its present classification of S, Conservancy, to R-4, Multi-Family Residential.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond  
Municipal Manager



James J. Lomeo  
Mayor

ENTERED INTO LEGAL BOOK ON: June 18, 2004



Frank H. Ring, P.E., P.L.S.

102 Estates Lane  
Jeannette, PA 15644  
(724) 523-2038

5/19/2004

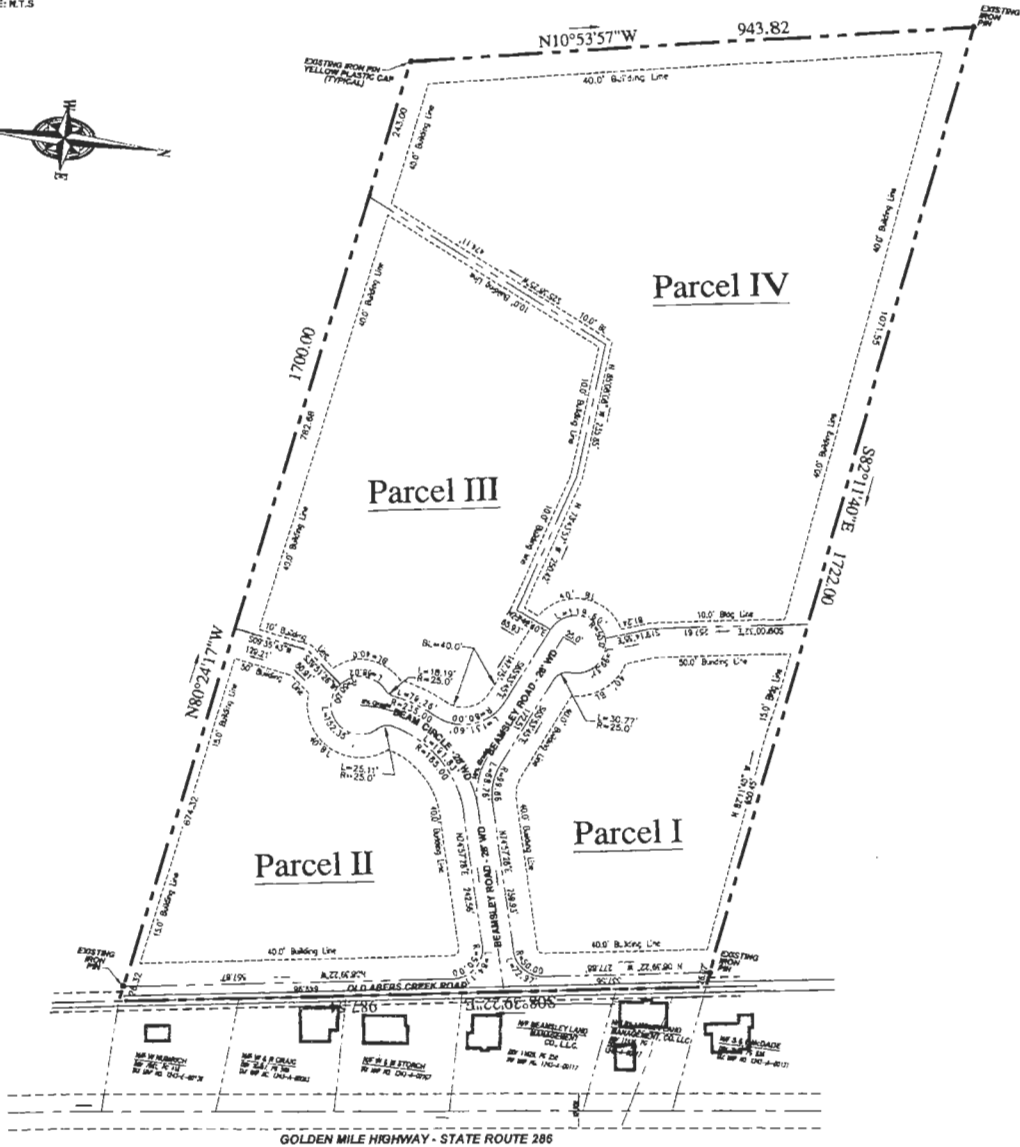
**PROPERTY DESCRIPTION OF LAND**  
**PROPOSED FOR REZONING**

The subject land (Tax Map No. 1243-A-00151) is part of property owned by Beamsley Land Management, Co., L.L.C. and is situated along and West of Old Abers Creek Road in Monroeville, Pennsylvania. The property to be rezoned is approximately 1050 feet by 950 feet consisting of 22.927 acres. This tract is situated at the Westerly end and is part of a larger 35.971 acre parcel. A more specific description of the property proposed for rezoning is shown as Parcels III and IV on Ring and Associates Drawing No. 2004-101-3, dated 4/19/2004 (Unrecorded Proposed Beamsley Subdivision Plan). A copy of this drawing is attached for reference.

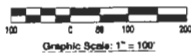


VICINITY PLAN  
SCALE: N.T.S.

SUMMARY OF PARCELS						
PARCEL NO.	AREA (Acres)	EXISTING ZONING	PROPOSED ZONING	EXISTING USE	PROPOSED USE	DEVELOPMENT PHASE
I	5.403	C-2	C-2	CONSTRUCTION OF MEDICAL OFFICE BUILDING	MEDICAL OFFICE BUILDING	1
II	5.757	C-2	C-2	VACANT LAND	SURGICAL CENTER	3
III	7.956	S	R-4	VACANT LAND	PERSONAL CARE HOME	2
IV	14.971	S	R-4	VACANT LAND	RETIREMENT COMMUNITY	4
ROW DEDICATION	1.884	C-2/S	RIGHT OF WAY	VACANT LAND	ROADWAYS	2
TOTAL AREA	35.971					



**SUBDIVISION PLAN**



EXPLANATION OF CALL NOTIFICATION:  
Pennsylvania State Soil System  
1925 John Run Wood  
West Milton, Pennsylvania 15422  
Phone: 717-329-2402-1776



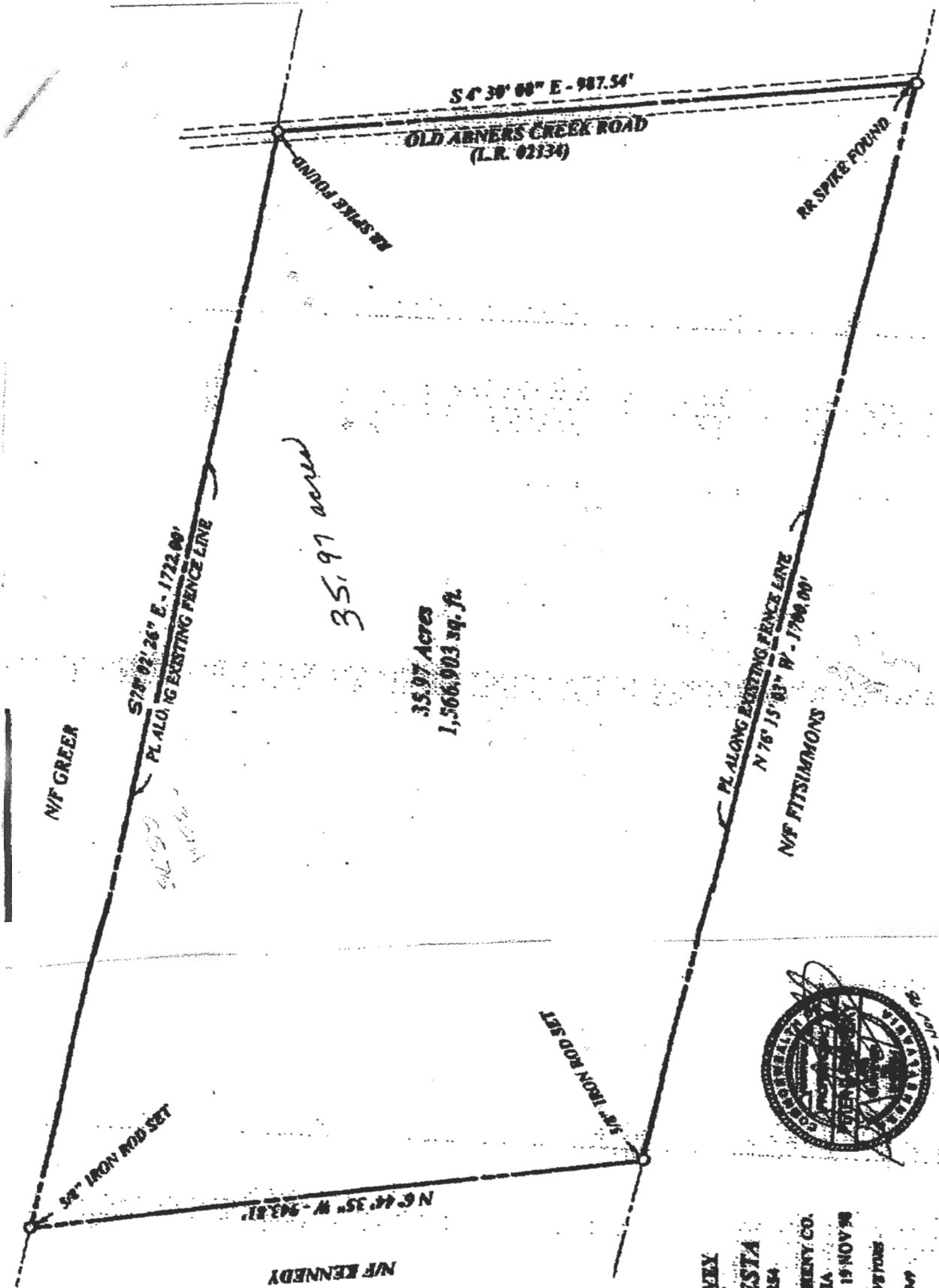
PROFESSIONAL SEAL  
LAND SURVEYOR

**BEAMSLEY SUBDIVISION PLAN**  
SITUATE IN  
**MUNICIPALITY OF MONROEVILLE**  
**ALLEGHENY COUNTY, PA.**

FOR: BEAMSLEY LAND MANAGEMENT, CO., L.L.C.

**RING AND ASSOCIATES**  
Consulting Engineers & Developers  
Jeannette, Pa. 15644  
724-523-2038

APR 18, 2004	DATE
N.T.S.	SCALE
T.F.L.	DRAWN
F.J.R.	CHECKED
2004-101	PROJECT
2004-101-3	SHEET
1 of 2	



*35.97 acres*  
 35.97 Acres  
 1,566,903 sq. ft.

**PLAN OF SURVEY**  
 PROPERTY OF  
**JAMES A. NESTA**  
 D.B.V. 2004, P. 254  
 SITUATED IN  
 TOWN OF ALLEGHENY, CO.  
 PENNSYLVANIA  
 L.E. 1"=100' 19 NOV 98  
 PREPARED BY  
 PRECISION LAND SURVEYORS  
 P.O. BOX 113  
 ROBINSON, PA 15069  
 (724) 872-8222



J.N. PA151-984  
 P.M. PA-18, PP. 36-41  
 412-882-9877  
 P. 2