

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

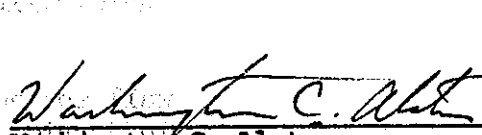
A RESOLUTION OF MUNICIPAL)
 COUNCIL OF THE MUNICIPALITY)
 OF MONROEVILLE APPROVING SITE)
 PLAN APPLICATION NO. 89-3-ST) Resolution No. 89-14
 OF THE DIALYSIS CENTER)
 LOCATED IN THE 4400 BLOCK)
 OF OLD WILLIAM PENN HIGHWAY.)

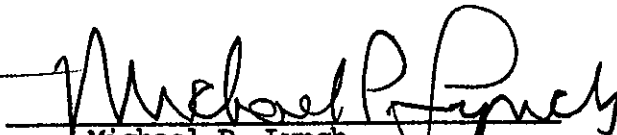
AND NOW, on February 14, 1989, it is ORDAINED AND ENACTED by
Municipal Council of the Municipality of Monroeville as follows:

That Site Plan Application No. 89-3-ST of the DIALYSIS CENTER,
concerning property located in the 4400 block of Old William Penn
Highway, consisting of 1.24 acres, to construct a 5,110 square foot
office and warehouse building, be stamped "Approved" this date,
subject to the conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE


 Washington C. Alston,
 Municipal Manager


 Michael P. Lynch,
 Mayor

ENTERED INTO LEGAL BOOK ON: *February 24, 1989.*

ADDENDUM A TO RESOLUTION NO.

Concerning File No. 89-3-ST

The approval of the aforementioned Site Plan, No. 89-3-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% of the cost of improvements required by Section 508 of Ordinance No. 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor.
4. Applicant agrees to execute an agreement to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations if and when the Municipality requires sidewalk construction.
5. 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.
6. Compliance with the Municipal Engineer's requirements.
7. Compliance with the Fire Official's requirements.
8. The applicant agrees to install a six foot high chain link fence around the retention pond.
9. Approval of Council is conditional upon receipt of a permit from the County of Allegheny for connection to the storm-water drainage system on Beatty Road.