



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE No. 2 of 2015**

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET LOCATED WITHIN THE GRANITE RIDGE SUBDIVISION (PHASES 1, 3 AND 4), SITUATE IN THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA

**WHEREAS**, the Township of South Fayette has heretofore accepted for recording purposes the Plan of Subdivision known as Granite Ridge.

**WHEREAS**, the aforementioned Plans have been recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania; and

**WHEREAS**, the Township of South Fayette had determined that, in order to protect the health, safety and welfare of its citizens, it is in the Township's best interests to accept the dedication of certain streets, located within the above referenced plan as more particularly described in Exhibit 'A' . A true and correct copy of Exhibit 'A' is attached hereto and is incorporated by reference herein; and

**WHEREAS**, the Township of South Fayette has caused a Legal Description to be prepared for the streets which it desires to accept as part of this Ordinance. A true and correct copy of said description is attached hereto as Exhibit 'A' is incorporated by reference herein

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, AND IT IS HEREBY ORDAINED AND ENACTED, AS FOLLOWS:**

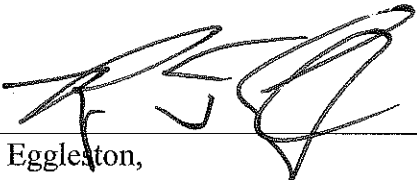
1. The Board of Commissioners of the Township of South Fayette hereby accepts the dedication of the streets listed in Exhibit 'A' of this Ordinance. These streets are more fully described in the Granite Ridge Subdivision (Phases 1, 3 and 4) and listed here:
  - Granite Ridge Drive (partial)
  - Sandstone Drive (partial)

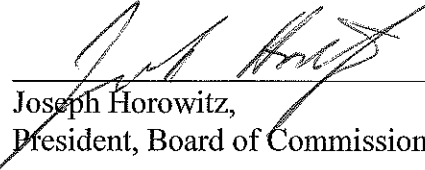
2. These streets are further described in the Legal Description and Plans attached hereto, marked as Exhibit 'A' are made part of this Ordinance.
3. The completed "Application for Maintenance and Acceptance" with inspection results is attached as Exhibit 'B'. This approval is subject to any outstanding issues.
4. The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.
5. The recitals set forth in the beginning of this Ordinance are incorporated by reference herein and shall be treated as if they had been restated in full in this portion of the Ordinance.
6. All Ordinances and parts of Ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency, and in all other respects, this Ordinance shall be cumulative with the other Ordinances regulating and governing the subject matter covered by this Ordinance.
7. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such validity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.
8. This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED THIS 16th DAY OF SEPTEMBER, 2015.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

  
\_\_\_\_\_  
Ryan T. Eggleston,  
Township Manager

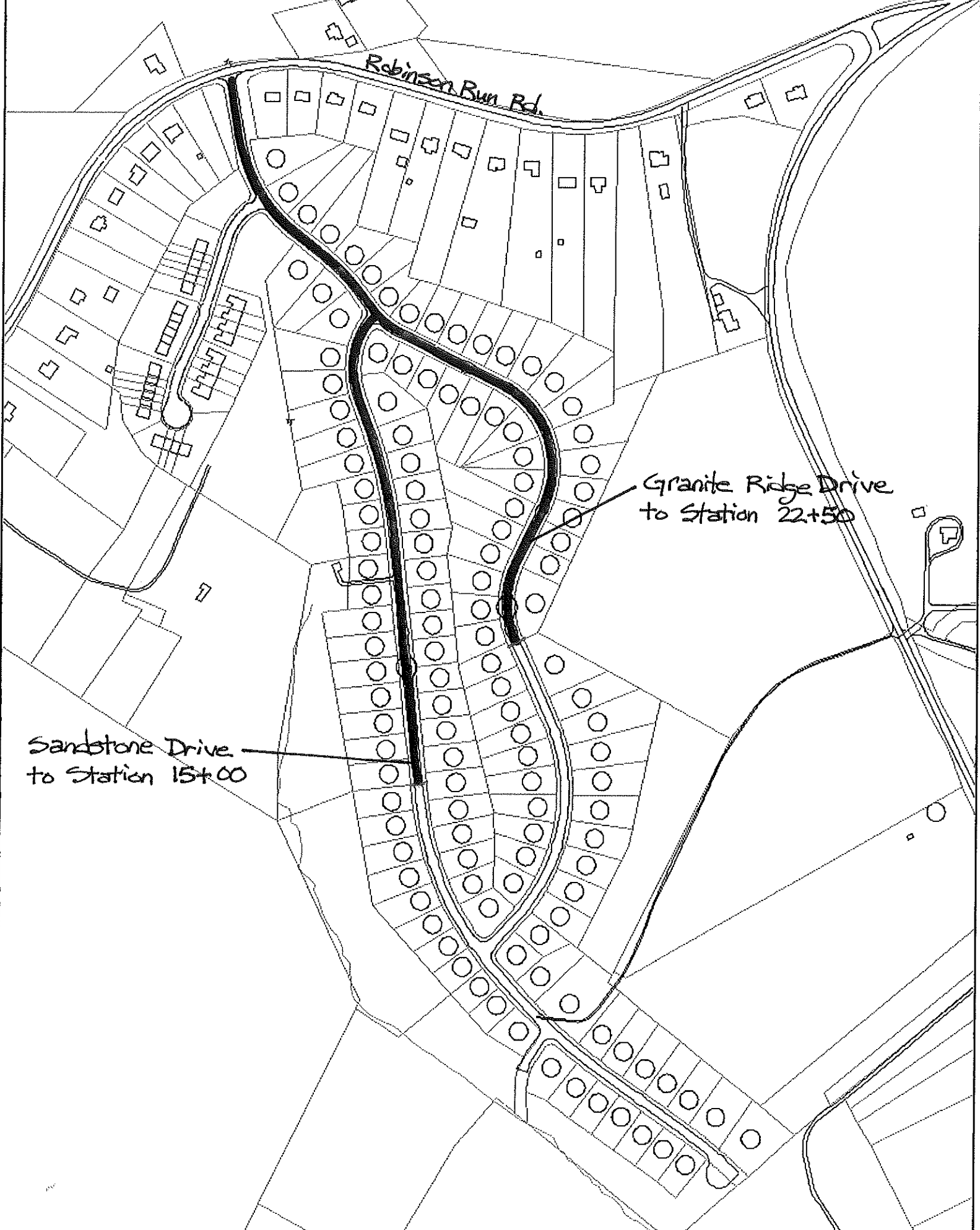
  
\_\_\_\_\_  
Joseph Horowitz,  
President, Board of Commissioners

## **EXHIBIT “A”**

### **Granite Ridge Subdivision – Phases 1, 3 and 4**

- **Granite Ridge Drive**
- **Sandstone Drive**

### **Legal Description and Plans**



Sandstone Drive  
to Station 15+00

Granite Ridge Drive  
to Station 22+50

**Granite Ridge**



**GRANITE RIDGE PLAN No. 1, No. 3 and No.4  
STREET DEDICATION DESCRIPTIONS**

**GRANITE DRIVE**

All that certain strip of land, 50 feet in width, situate South Fayette Township, Allegheny County, being designated as Granite Drive as shown on the Granite Ridge Plan No. 1, as recorded in Plan Book 243 Page 187 and continuing through Granite Ridge Plan No. 3 (Amended), as recorded in Plan Book 259 Page 178 in the Allegheny County Department of Real Estate, the centerline of which is more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of Robinson Run Road (S.R. 3024) as shown on the aforesaid Granite Ridge Plan No. 1; thence along the centerline of Granite Drive the following courses and distances: South 08°24'30" East a distance of 205.94 feet; by an arc of a circle curving to the left, having a radius of 440.74 feet an arc distance of 322.56 feet; South 50°20'26" East a distance of 121.17 feet; by an arc of a circle curving to the right, having a radius of 574.45 feet an arc distance of 158.29 feet; South 34°33'11" East a distance of 52.15 feet; by an arc of a circle curving to the left, having a radius of 287.22 feet an arc distance of 136.28 feet; South 61°44'19" East a distance of 348.06 feet; by an arc of a circle curving to the right, having a radius of 286.48 feet an arc distance of 444.92 feet; South 27°14'43" West a distance of 197.30 feet; by an arc of a circle curving to the left, having a radius of 272.84 feet an arc distance of 237.72 feet; South 22°40'34" East a distance of 13.17 feet to its terminus as shown on the aforesaid Granite Ridge Plan No. 3.

Together with an additional twenty five (25) foot strip of land lying adjacent to Lot 203 in the Robinson Run Plan No. 2 as recorded in Plan Book 166 Page 112 in the Allegheny County Department of Real Estate, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of Robinson Run Road (S.R. 3024) as shown on the aforesaid Robinson Run Plan No. 2 at the northwest corner of Lot 203; thence along Lot 203, by an arc of a circle curving to the left, having a radius of 25.00 feet an arc distance of 40.77 feet; thence by the same, South 08°24'30" East a distance of 170.05 feet to the southwest corner of Lot 203; thence along the southern terminus of a 75 foot right of way on said plan, South 86°51'30" West a distance of 25.11 feet to a point; thence through said 75' right of way, parallel and 25' distant from the centerline described above, North 08°24'30" West a distance of 193.78 feet to a point on the aforesaid southerly right of way line of Robinson Run Road; thence along said southerly right of way line, by an arc of a circle curving to the right, having a radius of 600.06 feet an arc distance of 51.53 feet to a point at the place of BEGINNING.

Containing a total area of 117,304 square feet (2.693 acres).

## SANDSTONE DRIVE

All that certain strip of land, 50 feet in width, situate South Fayette Township, Allegheny County, being designated as Sandstone Drive as shown on the Granite Ridge Plan No. 1, as recorded in Plan Book 243 Page 187 and continuing through Granite Ridge Plan No. 4, as recorded in Plan Book 252 Page 47 in the Allegheny County Department of Real Estate, the centerline of which is more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southerly right of way line of Granite Drive as shown on the aforesaid Granite Ridge Plan No. 1; thence along the centerline of Granite Drive the following courses and distances: South  $35^{\circ}24'24''$  West a distance of 13.65 feet; by an arc of a circle curving to the left, having a radius of 254.65 feet an arc distance of 240.95 feet; South  $18^{\circ}48'26''$  East a distance of 109.03 feet; by an arc of a circle curving to the right, having a radius of 1273.24 feet an arc distance of 321.54 feet; South  $04^{\circ}20'17''$  East a distance of 787.69 feet to its terminus as shown on the aforesaid Granite Ridge Plan No. 4.

Containing an area of 73,906 square feet (1.697 acres).

**EXHIBIT "B"**

**Application for  
Maintenance and  
Acceptance**

**SOUTH FAYETTE TOWNSHIP  
APPLICATION FOR MAINTENANCE AND ACCEPTANCE**

**NOTICE TO APPLICANT:** Please complete the entire form as this document is designed to assist the Board of Commissioners in determining whether said improvements have been installed and constructed pursuant to the specifications and requirements contained in the CODE of South Fayette Township. Requirements and procedures for said acceptances are contained in Chapter 215 and subliminal Township Construction Standards. The Township will approve no street for acceptance after September 1<sup>st</sup> of the calendar year. All final inspections must be completed by this date.

**A. OWNER / APPLICANT**

Name Maranda Homes INC.  
Address 1383 STATE ROUTE 30  
City CLINTON  
State Aa Zip 15026  
Phone 724-695-4500  
FAX 724-695-4537

**B. REPRESENTATIVE / BUILDER**

Name Same as "A"  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
FAX \_\_\_\_\_

**C. PROJECT INFORMATION**

Subdivision Name / Description: GRANITE RIDGE Phases 1, 3 and 4  
Location: GRANITE DRIVE (exclud. w/ phase 5) and Sandstone Drive (exclud. w/ phase 5)

**D. PERFORMANCE BOND INFORMATION**

Dollar amount of Performance Bond Requested to be returned: \_\_\_\_\_

**E. MAINTENANCE BOND INFORMATION**

Actual Costs of Improvements: See Attached  
(Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: Phase 1 - \$31,849 Phase 3+4 - \$33,540  
(Maintenance Bond shall be fifteen percent (15%) of actual cost of said improvements including all storm sewer facilities.)  
(Period of maintenance of said improvements is 18 months from date of acceptance.)



**F. PROJECT AS-BUILT INFORMATION**

Prior to final acceptance the Applicant must submit plans containing as-built locations of all improvements including, but not limited to, the following:

- Roads with corresponding edge of pavement,
- Roadway profiles with vertical geometry,
- Rights-of-way and recorded easements,
- Legal description of the roadway to be accepted,
- Permanent Monument locations,
- Storm sewers, roof drains, catch basins, manholes including top and invert elevations
- Public Utilities,
- Light Poles,
- Guide rails, and
- All other appurtenances within the public rights-of-way.

The Applicant must supply the Township with a minimum of four (4) copies of the as-built plans showing the said improvements. The Applicant shall shade or color that portion of said roadway in yellow and storm sewers in green on each of the four (4) copies and shall clearly designate the number of linear feet of roadway and storm sewer to be accepted by the Township.

**G. MUNICIPAL ROAD DATA PROCESSING REPORT INFORMATION**

Provide the following information for the roadways to be accepted by the Township.

<u>Road Name</u>	<u>Begin STA.</u>	<u>End STA.</u>	<u>Total Length</u>
Granite Drive	0+11	22+50	2239'
Sandstone Drive	0+00	15+00	1500'

**H. CERTIFICATION**

Signature Daniel A. Wolf, agent for Maronda Homes Inc.

Title VP of Land

Representing Maronda Homes INC.

Date 2-13-15

The Township shall complete the following information.

**I. FINAL INSPECTION**

Date of Final Inspection August 2015

Notes or Deficiencies

1. Backfill and grass at all curbs to be verified.
2. Restoration of all areas where storm pipes were repaired to be verified.
3. (Added Sept 9, 2015) Verify: - survey monuments
- signage
- ADA compliance

Final Inspection and Remediation of noted deficiencies shall be complete by September 1 of the calendar year.

Inspection Completed By Mike Benton

**J. RECOMMENDATION OF ACCEPTANCE**

The above information has been reviewed along with the submitted as-built information. Performance and Maintenance Bonds have been received for said improvements. Acceptance of said improvements is hereby recommended.

Director of Engineering M. Benton

Date 9/3/15

**GRANITE RIDGE PLAN No. 1  
ESTIMATED QUANTITIES**

<u>Item</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Item Total</u>
<u>Storm Sewers</u>				
1. Inlet	13	EA	\$1,250	\$16,250
2. 15" SLCPP	1585	LF	\$18	\$28,530
3. 18" SLCPP	265	LF	\$30	\$7,950
4. 24" SLCPP	230	LF	\$45	\$10,350
5. 24" CPP	115	LF	\$45	\$5,175
6. 15" RCP	108	LF	\$30	\$3,240
7. 24" RCP	27	LF	\$55	\$1,485
8. Storm Manhole	3	EA	\$1,500	\$4,500
9. Headwall/Endwall	4	EA	\$1,215	\$4,860
			<b>SUBTOTAL</b>	<b>\$82,340</b>
<u>Pavement</u>				
1. Bituminous Concrete Pavement Including base course and geotextile	5950	SY	\$21	\$124,950
2. Bituminous Concrete Wedge Curb	4030	LF	\$1.25	\$5,038
			<b>SUBTOTAL</b>	<b>\$129,988</b>
			<b>TOTAL</b>	<b>\$212,328</b>
			<b>15.00%</b>	<b>\$31,849</b>

**GRANITE RIDGE PLAN 3 & 4 - SOUTH FAYETTE TOWNSHIP  
ESTIMATED QUANTITIES FOR BONDING**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>ITEM TOTAL</u>
<u>Storm Sewers</u>				
1. Inlets	10	Ea.	\$1,500.00	\$15,000.00
2. 15" SLCPP	950	LF	\$20.00	\$19,000.00
3. Storm Manhole	1	Ea.	\$1,500.00	\$1,500.00
4. Headwalls/Endwalls	2	Ea.	\$1,215.00	\$2,430.00
				<hr/>
				<b>\$37,930.00</b>
<u>Pavement</u>				
1. Bituminous Concrete Pavement including base course and geotextile	5,940	S.Y.	\$25.00	\$148,500.00
2. Final Wearing Course	5,940	S.Y.	\$5.50	\$32,670.00
3. Bituminous Concrete Wedge Curb	3,600	LF	\$1.25	\$4,500.00
				<hr/>
				<b>\$185,670.00</b>
			<b>TOTAL</b>	<b>\$223,600.00</b>
			<b>15.00%</b>	<b>\$33,540.00</b>

Date: 8-25-06