



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

ORDINANCE No. 4 of 2015

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF CERTAIN STREETS LOCATED WITHIN THE WILLOWBROOK SUBDIVISION (PHASES 2 AND 3), 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 Willowbrook.

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 Willowbrook Subdivision (Phases 2 and 3) and listed here:
 - Willowbrook Drive (remainder not previously accepted)
 - Weeping Willow Drive
 - Willow Ridge Drive
 - Willow View Court

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 repeal 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.

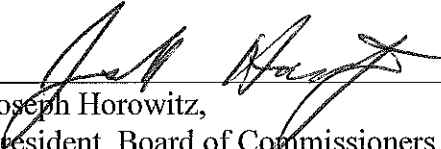
ORDAINED AND ENACTED THIS 21st DAY OF OCTOBER, 2015.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE



Ryan T. Eggleston,
Township Manager



Joseph Horowitz,
President, Board of Commissioners

EXHIBIT “A”

Willowbrook Subdivision – Phases 2 and 3

- **Willowbrook Drive**
- **Weeping Willow Drive**
- **Willow Ridge Drive**
- **Willow View Court**

**Legal Description
and Plans**

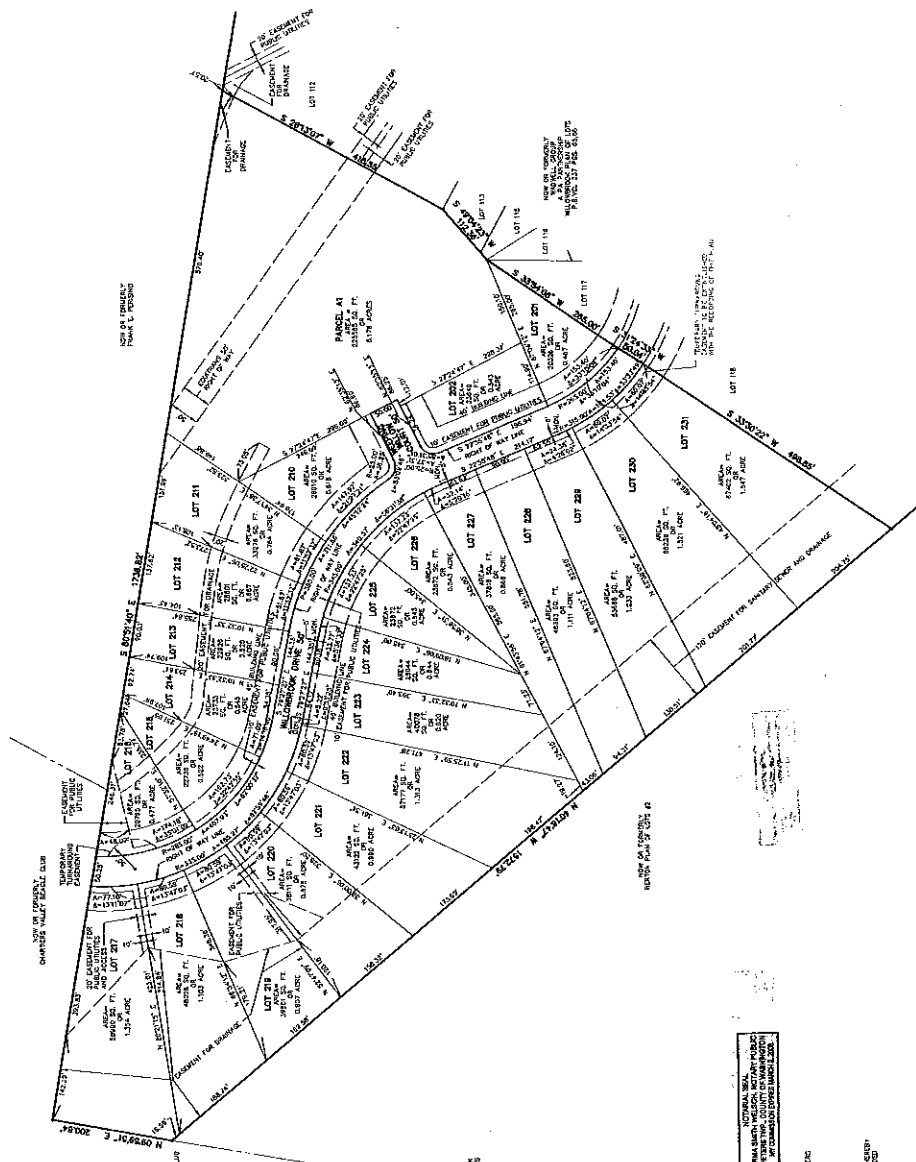
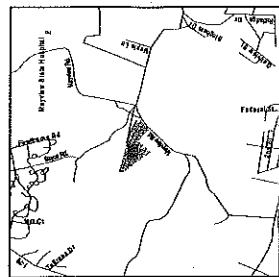
Legal Description for Road Right-of-Way of Public Roads in Willowbrook Plan Phase 2

All those certain road right-of-ways, 50 feet wide, being designated as Willowbrook Drive and Weeping Willow Court in the Willowbrook Plan Phase 2 as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 245, Page 136.

Legal Description for Road Right-of-Way of Public Road in Willowbrook Plan Phase 3

All that certain road right-of-way, 50 feet wide, being designated as Weeping Willow Court in the Willowbrook Plan Phase 3 as recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, in Plan Book Volume 255, Page 187.

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK INK FELT TIP PEN !!!



08-414 7512
 TOTAL AREA: 1,195,049 SQ. FT. OR 27.435 ACRES
WILLOWBROOK PLAN
PHASE 2
 BEING A SUBDIVISION OF PART OF A VILLAGE PLAN
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PA
 MADE FOR
WADWELL GROUP
 A PA PARTNERSHIP
 C-8933
 WADWELL ENGINEERING CO.
 1000 W. 10TH ST., SUITE 200
 PITTSBURGH, PA 15204
 (724) 462-5289

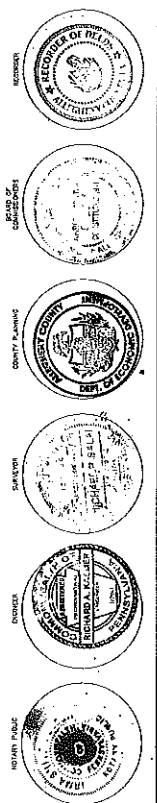
RECORD IN THE OFFICE OF THE COUNTY CLERK OF ALLEGHENY COUNTY, PA, ON MARCH 15, 2004, AT 10:00 AM.
 BY: [Signature]
 COUNTY CLERK

COMMUNICABLES OF PROFESSIONALS
 COUNTY OF ALLEGHENY
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 136
 EXPIRES 12/31/04
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 18
 EXPIRES 12/31/04

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE
 SOUTH FAYETTE TOWNSHIP, PA
 ON MARCH 15, 2004, AT 10:00 AM.
 BY: [Signature]
 TOWNSHIP SUPERVISOR

SCALE: 1" = 100'
 DATE: MARCH 15, 2004
 SHEET NO. 1 OF 1

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SOUTH FAYETTE
 APPROVED THIS PLAN AND THE SUBDIVISION MAP FOR THE WILLOWBROOK PLAN
 PHASE 2, BEING A SUBDIVISION OF PART OF A VILLAGE PLAN, SOUTH FAYETTE
 TOWNSHIP, ALLEGHENY COUNTY, PA, ON MARCH 15, 2004, AT 10:00 AM.
 BY: [Signature]
 TOWNSHIP SUPERVISOR



THE WADWELL GROUP, A PARTNERSHIP, OFFICES OF THE WADWELL GROUP, INC., WADWELL GROUP, INC., 1000 W. 10TH ST., SUITE 200, PITTSBURGH, PA 15204, IS THE APPLICANT FOR THIS SUBDIVISION MAP.
 I, [Signature], ENGINEER, HAVE EXAMINED THE PLAN AND THE SUBDIVISION MAP AND CERTIFY THAT THE PLAN AND THE SUBDIVISION MAP COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, 54 PA.S.C. 5201-5209, AND THE SUBDIVISION MAP REGULATIONS, 54 PA.S.C. 5210-5219, AND THAT THE PLAN AND THE SUBDIVISION MAP ARE CORRECT AND ACCURATE.
 I, [Signature], LAND SURVEYOR, HAVE EXAMINED THE PLAN AND THE SUBDIVISION MAP AND CERTIFY THAT THE PLAN AND THE SUBDIVISION MAP COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, 54 PA.S.C. 5201-5209, AND THE SUBDIVISION MAP REGULATIONS, 54 PA.S.C. 5210-5219, AND THAT THE PLAN AND THE SUBDIVISION MAP ARE CORRECT AND ACCURATE.

PLANNING COMMISSION
 SOUTH FAYETTE TOWNSHIP, PA
 MARCH 15, 2004

I, [Signature], ENGINEER, HAVE EXAMINED THE PLAN AND THE SUBDIVISION MAP AND CERTIFY THAT THE PLAN AND THE SUBDIVISION MAP COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, 54 PA.S.C. 5201-5209, AND THE SUBDIVISION MAP REGULATIONS, 54 PA.S.C. 5210-5219, AND THAT THE PLAN AND THE SUBDIVISION MAP ARE CORRECT AND ACCURATE.
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DATE: 3-18-04
 BY: [Signature]
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 136
 EXPIRES 12/31/04
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 18
 EXPIRES 12/31/04

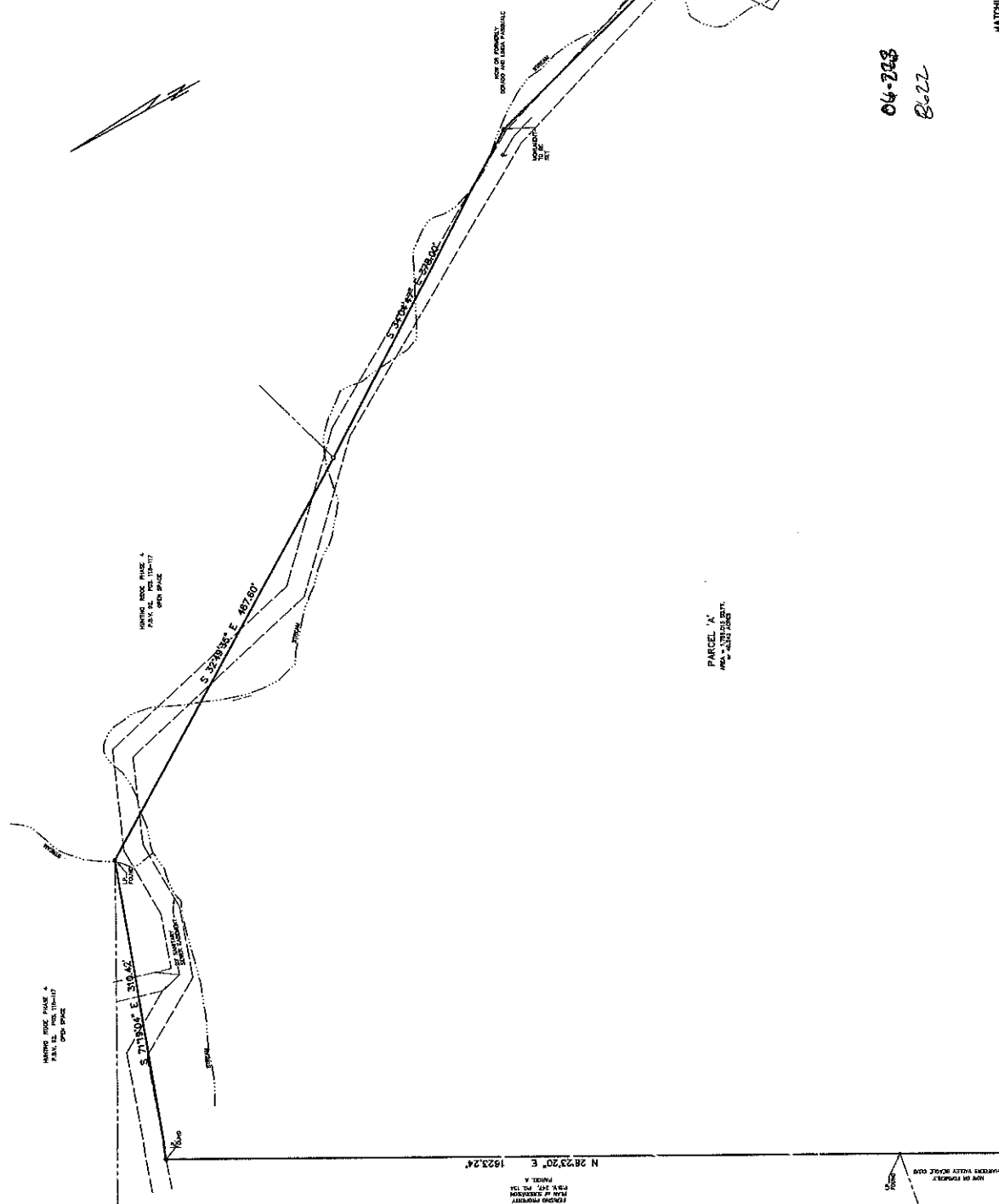
**WILLOWBROOK PLAN
PHASE 3**

DATE: 11/15/17
 PROJECT: WILLOWBROOK PHASE 3
 PREPARED BY: [Firm Name]

SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PA

WADWELL GROUP
 A PA PARTNERSHIP

SCALE: 1" = 40'
 DATE: 11/15/17
 SHEET 2 OF 3



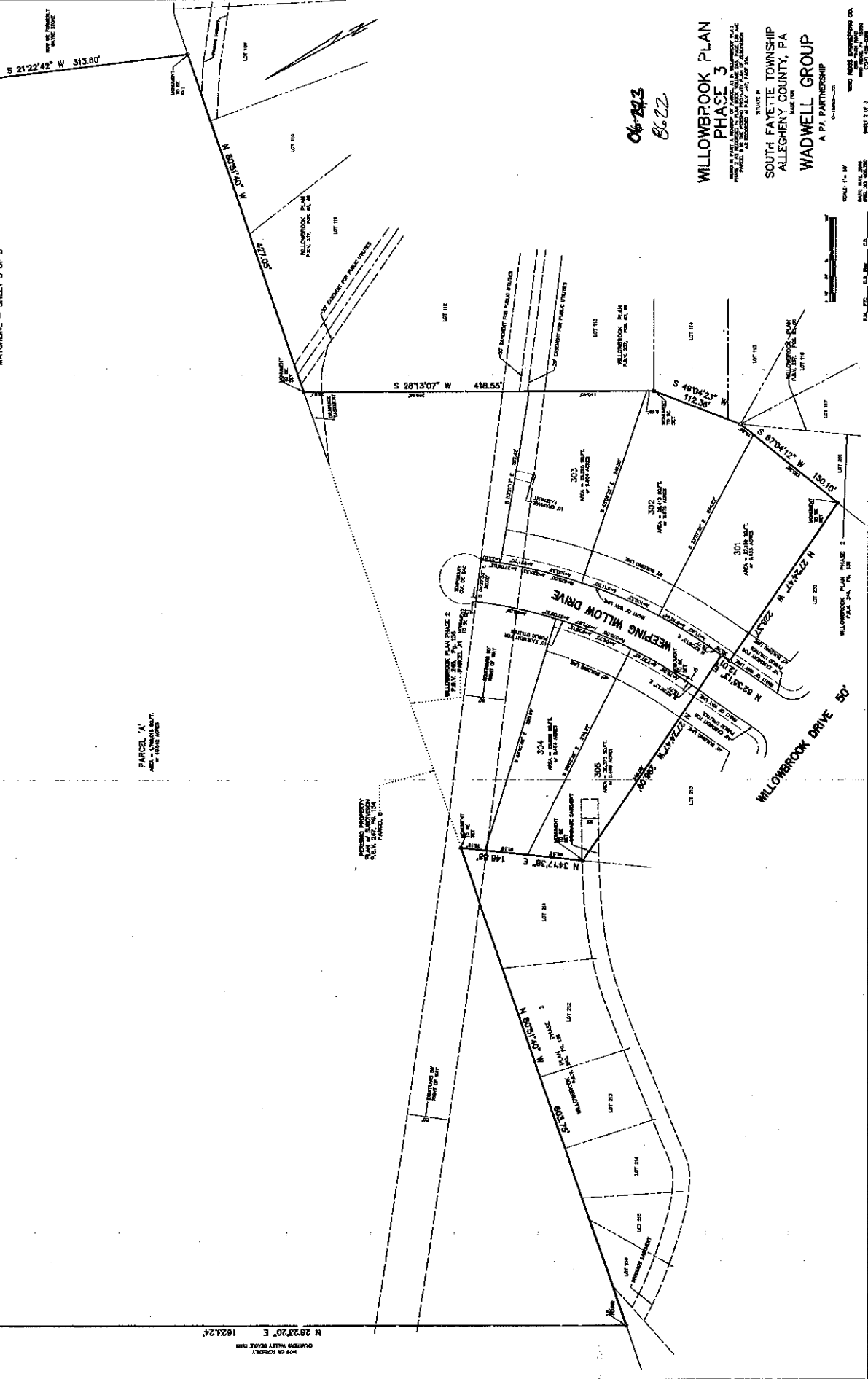
04-203
 B-22

MATCHLINE - SHEET 2 OF 3

1/2\"/>

1/2\"/>

MATCHLINE - SHEET 3 OF 3



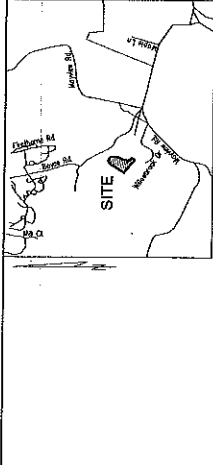
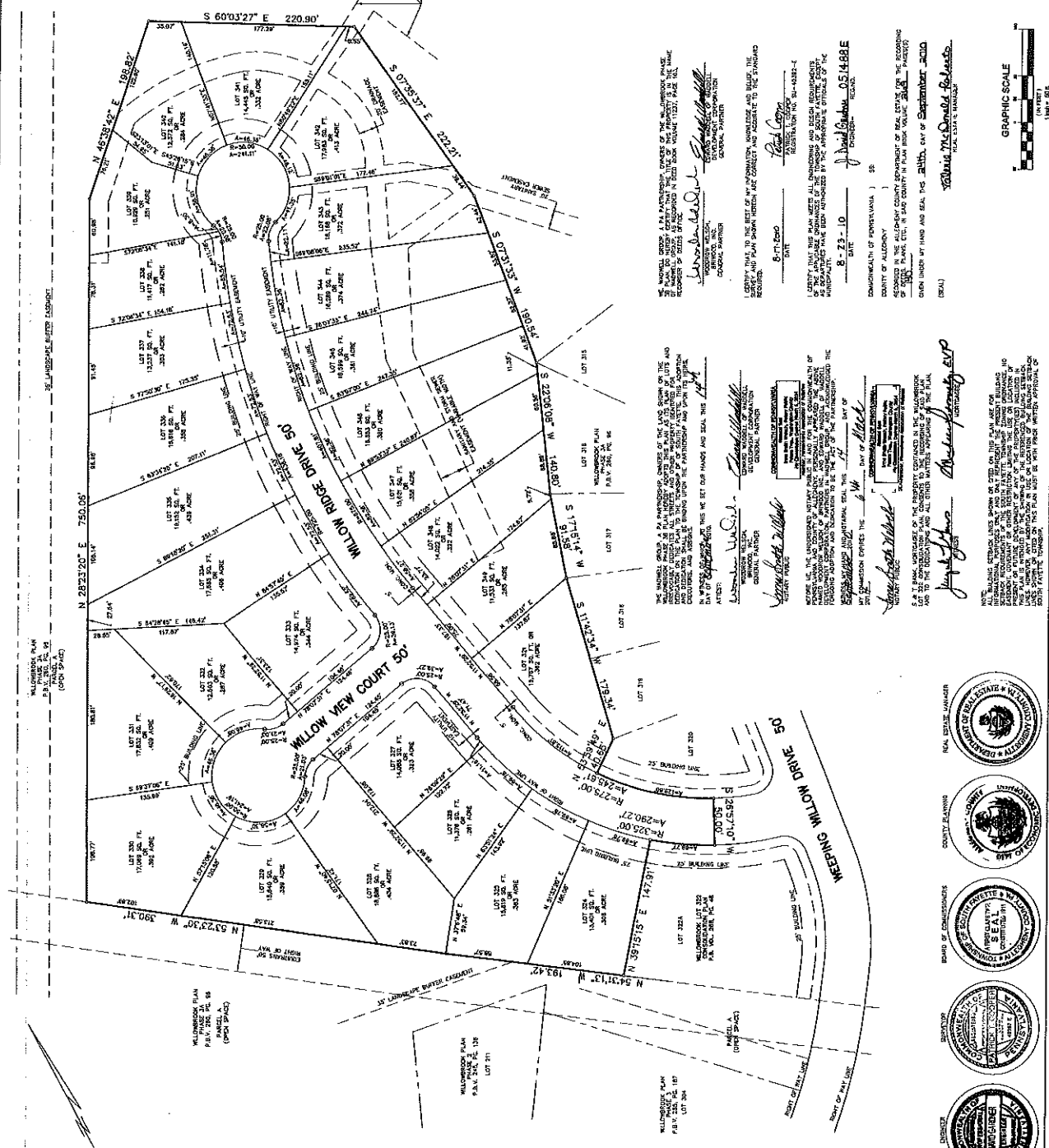
**WILLOWBROOK PLAN
 PHASE 3**
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PA
 WADWELL GROUP
 A P.F. PARTNERSHIP

PREPARED BY: WADWELL GROUP
 DATE: 04/29/13
 SHEET 3 OF 3

PARCEL 7A
 AREA = 1.2764 AC. (54,811 SQ. FT.)
 = 1.2764 AC.

JOB OR TOWNSHIP
 COURTESY WADWELL GROUP
 H 29°33'20" E 1624.24'

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK INK FELT TIP PEN.



WILLOWBROOK PLAN
P.L.V. 202, P.C. 24
(OPEN SPACE)

DEVELOPER INFORMATION
WADWELL GROUP - A PA PARTNERSHIP
1000 WADWELL DRIVE
SOUTH FAYETTE, PA 15777

ZONING INFORMATION
PROPERTY ZONED R-1/ OPEN SPACE OPTION

MINIMUM SEPARATION BETWEEN BUILDINGS:
SIDE-TO-SIDE = 20'
FRONT-TO-FRONT = 10'
FRONT-TO-REAR = 10'

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE HEREBY CERTIFIES THAT THIS PLAN AND SPECIFICATIONS FOR THE WILLOWBROOK PHASE 3B DEVELOPMENT, AS SHOWN ON THE ATTACHED MAP, COMPLY WITH THE ZONING ORDINANCE AND SUBORDINATE REGULATIONS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA.

APPROVED: [Signature] Chairman

DATE: 8/24/10

RECOMMENDED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE ON THIS 22ND DAY OF SEPTEMBER 2010.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE: [Signature] Chairman

DATE: 8/24/10

TOTAL AREA = 474,349 SQ. FT. OR 10.889 ACRES

GATEWAY
100 WADWELL DRIVE
SOUTH FAYETTE, PA 15777
Phone (412) 871-4000 • Fax (412) 871-9900

WILLOWBROOK PHASE 3B

SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PA

WADWELL GROUP
A PA PARTNERSHIP

THE WADWELL GROUP, A PA PARTNERSHIP, TRUSTEES OF THE WILLOWBROOK PHASE 3B DEVELOPMENT, AS SHOWN ON THE ATTACHED MAP, COMPLY WITH THE ZONING ORDINANCE AND SUBORDINATE REGULATIONS OF THE TOWNSHIP OF SOUTH FAYETTE, PENNSYLVANIA.

APPROVED: [Signature] Chairman

DATE: 8/24/10

RECOMMENDED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE ON THIS 22ND DAY OF SEPTEMBER 2010.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE: [Signature] Chairman

DATE: 8/24/10

WILLOWBROOK PHASE 3B

SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PA

WADWELL GROUP
A PA PARTNERSHIP

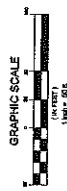
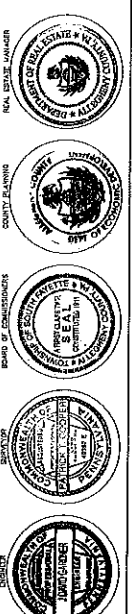


EXHIBIT "B"

**Application for
Maintenance and
Acceptance**

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

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 1st of the calendar year. All final inspections must be completed by this date.

A. OWNER / APPLICANT

Name WADWELL GROUP
Address 122 CEDAR LANE
City McMURRAY
State PA Zip 15317
Phone 724-255-1111
FAX 724-941-3468

DEVELOPER

B. REPRESENTATIVE / BUILDER

Name WOODROW WELSH
Address 122 CEDAR LN
City McMURRAY
State PA Zip 15317
Phone 724-255-1111
FAX 724-941-3468

C. PROJECT INFORMATION

Subdivision Name / Description:

WILLOW BROOK

Location: MAYVIEW ROAD & WILLOW BROOK DRIVE

D. PERFORMANCE BOND INFORMATION

Dollar amount of Performance Bond Requested to be returned: Remainder of \$100,000

E. MAINTENANCE BOND INFORMATION

Actual Costs of Improvements: \$100,000
(Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: \$15,000
(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> (1260')
WILLOW BROOK DR	Remaining not previously accepted		3150
WEEPING WILLOW DR	All		405
WILLOW RIDGE DR.	All		1005
WILLOW VIEW DR	All		240

H. CERTIFICATION

Signature Wooden Wells

Title PARTNER

Representing WADWELL GROUP

Date 3/12/2015

RECEIVED
MAY 15 2015

The Township shall complete the following information.

I. FINAL INSPECTION

Date of Final Inspection June 2015

Notes or Deficiencies

- | |
|---|
| 1. Basin 1 - E&S stakes to be removed |
| 2. Start of rutting at Basins 1 & 2 - to be rechecked next summer |
| 3. Some hairline cracking in new asphalt - to be rechecked next summer for possible crack sealing. |
| 4. Front yard at cul-de-sac where equipment accessed the ponds needs minor filling of topsoil and seeding (20'x26') |
| |
| |

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

Inspection Completed By M. Bent

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. Bent

Date 9/23/15