



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

**ORDINANCE No. 14 of 2016**

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET LOCATED WITHIN THE GRANITE RIDGE SUBDIVISION (PHASE 5), 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 Phase 5 and listed here:
  - Granite Drive (remaining portions)
  - Sandstone Drive (remaining portions)
  - Shale Drive (all)

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 19th DAY OF October, 2016.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

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

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

## **EXHIBIT “A”**

### **Granite Ridge Subdivision – Phase 5**

- **Granite Drive (remaining)**
- **Sandstone Drive (remaining)**
  - **Shale Drive (all)**

### **Legal Description and Plans**

**GRANITE RIDGE PLAN No. 5  
STREET DEDICATION DESCRIPTIONS**

**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. 5, recorded in Plan Book 253 Page 45 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 line of Granite Ridge Plan 4 at Lot 408 as shown on the aforesaid Granite Ridge Plan No. 5; thence along the centerline of Sandstone Drive the following courses and distances: South  $04^{\circ}20'17''$  East a distance of 43.30 feet; by an arc of a circle curving to the left, having a radius of 957.41 feet an arc distance of 600.80 feet; South  $40^{\circ}17'33''$  East a distance of 101.48 feet; by an arc of a circle curving to the left, having a radius of 1637.02 feet an arc distance of 275.41 feet to its terminus as shown on the aforesaid Granite Ridge Plan No. 5.

Containing a total area of 51,050 square feet (1.172 acres).

**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. 5, recorded in Plan Book 253 Page 45 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 line of Granite Ridge Plan 4 at Lot 314 as shown on the aforesaid Granite Ridge Plan No. 5; thence along the centerline of Granite Drive the following courses and distances: South  $22^{\circ}40'34''$  East a distance of 252.37 feet; by an arc of a circle curving to the right, having a radius of 572.96 feet an arc distance of 664.39 feet; South  $43^{\circ}45'45''$  West a distance of 159.79 feet to its terminus on the easterly right of way line of Sandstone Drive..

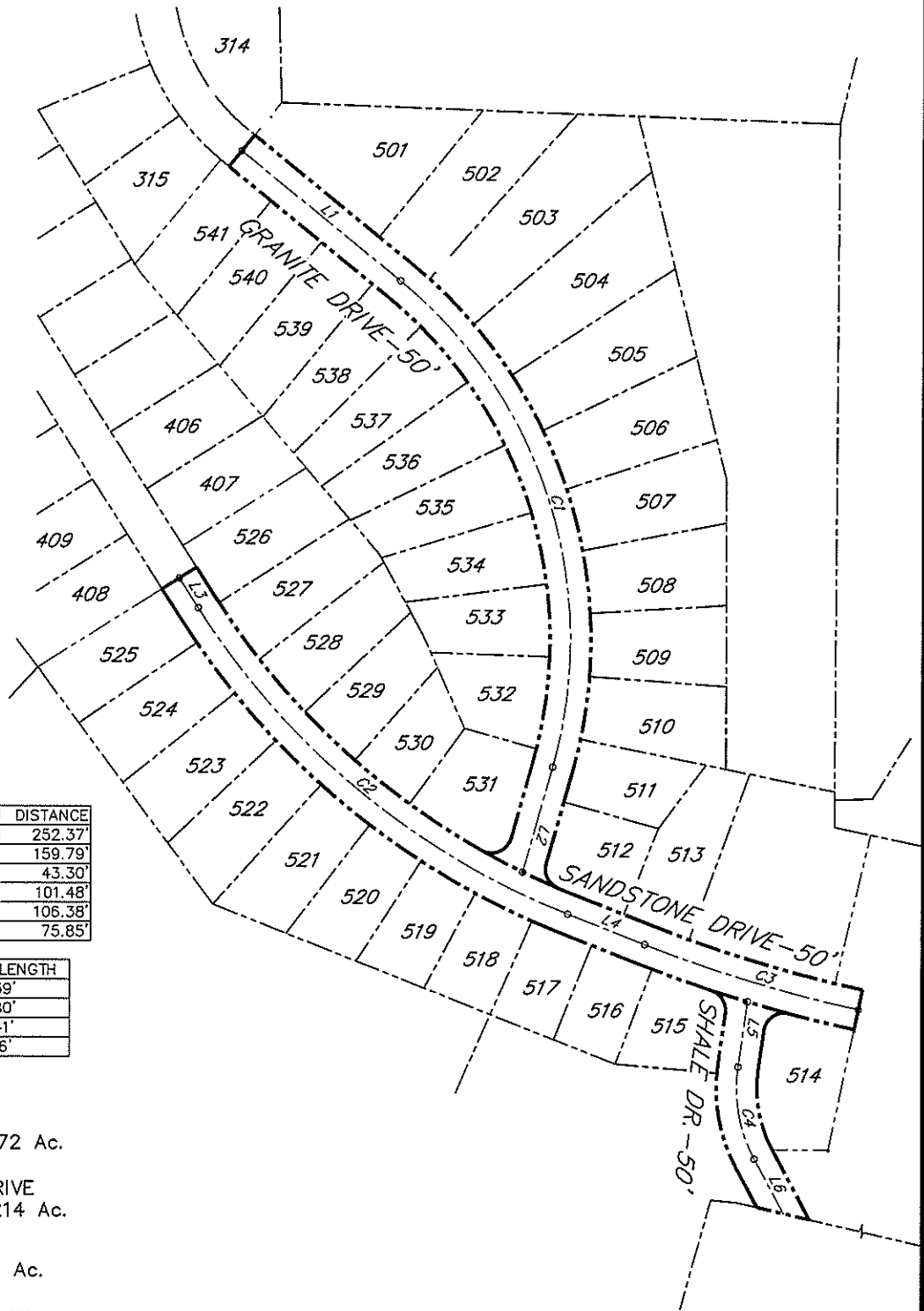
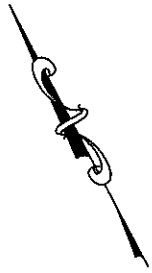
Containing an area of 52,874 square feet (1.214 acres).

**SHALE DRIVE**

All that certain strip of land, 50 feet in width, situate South Fayette Township, Allegheny County, being designated as Shale Drive as shown on the Granite Ridge Plan No. 5, recorded in Plan Book 253 Page 45 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 westerly line of Shale Drive as shown on the aforesaid Granite Ridge Plan No. 5; thence along the centerline of Shale Drive the following courses and distances: South  $36^{\circ}06'35''$  West a distance of 106.38 feet; by an arc of a circle curving to the left, having a radius of 184.83 feet an arc distance of 117.06 feet; South  $00^{\circ}10'40''$  East a distance of 75.85 feet to its terminus as shown on the aforesaid Granite Ridge Plan No. 5.

Containing an area of 13,970 square feet (0.321 acres).



LINE	BEARING	DISTANCE
L1	S 22°40'34" E	252.37'
L2	S 43°45'45" W	159.79'
L3	S 04°20'17" E	43.30'
L4	S 40°17'33" E	101.48'
L5	S 36°06'35" W	106.38'
L6	S 00°10'40" E	75.85'

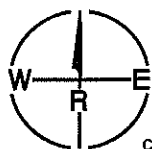
CURVE	RADIUS	ARC LENGTH
C1	572.96'	664.39'
C2	957.41'	600.80'
C3	1637.02'	275.41'
C4	184.83'	117.06'

SANDSTONE DRIVE  
51,050 S.F. = 1.172 Ac.

GRANITE RIDGE DRIVE  
52,874 S.F. = 1.214 Ac.

SHALE DRIVE  
13,970 S.F.=0.321 Ac.

BEING A PORTION OF GRANITE  
RIDGE PLAN 5 - P.B. 253 Pg.45



**WIND RIDGE ENGINEERING CO.**

285 FINCH ROAD  
WIND RIDGE PA. 15380  
724-428-5268

CIVIL ENGINEERS-SURVEYORS-LANDSCAPE ARCHITECTS

Scale: 1"=200'  
Date: APRIL 2016  
F.B.:  
Dwg. By: CMS  
CAD File: 05-21-work

**GRANITE RIDGE PLAN No. 5  
STREET DEDICATION PLAN**

Situate  
SOUTH FAYETTE TOWNSHIP  
ALLEGHENY COUNTY-PENNA

# **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 Maronda Homes INC.  
 Address 11 Timberglen Dr.  
 City Imperial  
 State Pg. Zip 15126  
 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 phase 5  
 Location: Granite Dr (excluding phase 3) and Sandstone Drive (excluding phases 4+6)

**D. PERFORMANCE BOND INFORMATION**

Dollar amount of Performance Bond Requested to be returned: Remainder

**E. MAINTENANCE BOND INFORMATION**

Actual Costs of Improvements: See Attached - \$317,219  
 (Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: \$ 47,583  
 (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	22+50	33+43	1093'
Sandstone Drive	15+00	25+20	1020'
Shale Drive	0+00	1+55	155'



**H. CERTIFICATION**

Signature Samuel W. J. [Signature], agent for Maronda Homes INC.

Title VP of Land

Representing Maronda Homes INC.

Date 6-2-16

*The Township shall complete the following information.*

**I. FINAL INSPECTION**

Date of Final Inspection 9/6/16

Notes or Deficiencies

- 1. Paving not complete - scheduled 9/9/16 - reinspection required
- 2. Sidewalks not complete
- 3. Curbs need backfilled
- 4. Light pole leaning
- 5. General cleanup of streets and area required
- 6. Applicant must verify survey monuments, signage, and ADA compliance

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

Inspection Completed By Mike Benton, P.E.  
Township Engineer

**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 [Signature]

Date 10/19/16

**GRANITE RIDGE PLAN 5 - SOUTH FAYETTE TOWNSHIP  
ESTIMATED QUANTITIES-for Maintenance Bond**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>PUBLIC ITEM TOTAL</u>
<u>Storm Sewers</u>				
1. Inlets	14	Ea.	\$ 1,500.00	\$ 21,000.00
2. Riser	1	Ea.	\$ 2,500.00	\$ 2,500.00
6. 15" SLCPP	1,867	LF	\$ 21.00	\$ 39,207.00
7. 15" RCP	245	LF	\$ 32.00	\$ 7,840.00
8. 24" SLCPP	66	LF	\$ 28.00	\$ 1,848.00
9. 36" SLCPP	205	LF	\$ 48.00	\$ 9,840.00
10. 36" CPP	30	LF	\$ 40.00	\$ 1,200.00
11. Storm Manhole	7	Ea.	\$ 1,500.00	\$ 10,500.00
12. Storm Manhole (5')	1	Ea.	\$ 2,000.00	\$ 2,000.00
13. Headwalls/Endwalls	4	Ea.	\$ 1,250.00	\$ 5,000.00
14. Concrete Anchors	2	Ea.	\$ 100.00	\$ 200.00
8. R-4 Riprap	100	TON	\$ 35.00	\$ 3,500.00
<u>Pavement</u>				
1. Bituminous Concrete Pavement including base course and geotextile	6,570	S.Y.	\$ 24.00	\$ 157,680.00
2. Final Wearing Course	6,570	S.Y.	\$ 7.50	\$ 49,275.00
3. Bituminous Concrete Wedge Curb	4,330	LF	\$ 1.30	\$ 5,629.00
			<b>TOTAL</b>	<b>\$ 317,219</b>
			<b>Maintenance Bond (15%)</b>	<b>\$ 47,583</b>