



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

ORDINANCE No. 6 of 2014

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF CERTAIN STREETS LOCATED WITHIN THE NEWBURY RIDGE SUBDIVISION, 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 Newbury 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 a certain street(s), 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 street(s) 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 Newbury Ridge Subdivision and listed here:

- Marbleseed Lane
 - Village Lane
 - Gromwell Lane
 - Newbury Highland (portions)
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 repeats 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.

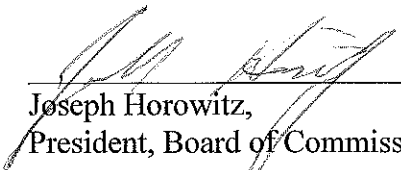
ORDAINED AND ENACTED THIS 10th DAY OF December, 2014.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE



Ryan T. Eggleston,
Township Manager



Joseph Horowitz,
President, Board of Commissioners

EXHIBIT “A”

Newbury Ridge Subdivision:

- **Marbleseed Lane**
- **Village Lane**
- **Gromwell Lane**
- **Newbury Highland (portions)**

Legal Description and Plans



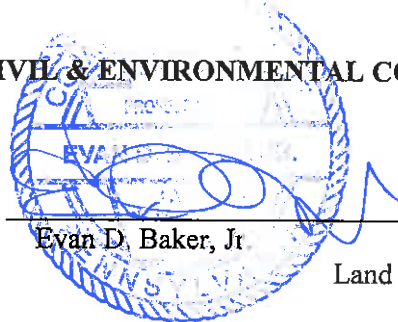
**DESCRIPTION OF
ROADWAY DEDICATION-MARBLESEED LANE
0.419 ACRES
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

All that certain 0.419 acres, being a 50' road right of way as established on the Newbury Plan of Lots-2nd Revision, recorded at the Department of Real Estate Office of Allegheny County in Plan Book Volume 266, Page 172 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING FOR REFERENCE at a point on the dividing line of Lot 71R-1 and 72R-1 of the Newbury Plan of Lots-5th Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 270, Page 100, said point also being on the northerly right of way line of Newbury Highland, 50' wide; thence along the northerly right of way line of Newbury Highland, 50' wide, by an arc of a circle deflecting to the right in a southeastward direction, having a radius of 215.00', an arc distance of 128.08' (chord bearing and distance, South 73°38'40" East, 126.19') to a point, being the **TRUE PLACE OF BEGINNING**; thence continuing along the southerly line of Lot 72R-1 of the aforesaid Newbury Plan of Lots-5th Revision, along the southerly, westerly and northerly lines of Lot 74R through Lot 81R of the Newbury Plan of Lots-3rd Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 268, Page 81, the following nine (9) courses and distances, viz: by an arc of a circle deflecting to the left in a northeastward direction, having a radius of 12.00', an arc distance of 17.22' (chord bearing and distance, North 82°18'02" East, 15.78') to a point; thence North 41°10'47" East, 58.38' to a point; thence by an arc of a circle deflecting to the right in a northeastward direction, having a radius of 240.00', an arc distance of 118.71' (chord bearing and distance, North 55°20'58" East, 117.50') to a point; thence by an arc of a circle deflecting to the left in a northeastward direction, having a radius of 12.00', an arc distance of 10.44' (chord bearing and distance, North 44°35'17" East, 10.12') to a point; thence by an arc of a circle deflecting to the right in a southeastward direction, having a radius of 55.00', an arc distance of 280.59' (chord bearing and distance, South 14°11'27" East, 61.27') to a point; thence by an arc of a circle deflecting to the left in a northwestward direction, having a radius of 12.00', an arc distance of 13.63' (chord bearing and distance, North 80°34'36" West, 12.91') to a point; thence by an arc of a circle deflecting to the left in a southwestward direction, having a radius of 190.00', an arc distance of 85.24' (chord bearing and distance, South 54°01'58" West, 84.53') to a point; thence South 41°10'47" West, 60.48' to a point; thence by an arc of a circle deflecting to the left in a southwestward direction, having a radius of 12.00', an arc distance of 16.54' (chord bearing and distance, South 01°41'07" West, 15.26') to a point on the northerly right of way line of Newbury Highland, 50' wide; thence along the northerly right of way line of Newbury Highland, 50' wide, by an arc of a circle deflecting to the left in a northwestward direction, having a radius of 215.00', an arc distance of 70.43' (chord bearing and distance, North 47°11'38" West, 70.12') to a point at the **TRUE PLACE OF BEGINNING**.

Contains: 18,252.13 Sq. Ft. or 0.419 Acres.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Evan D. Baker, Jr.

12/08/14

Date

Land Surveyor No. 32016-E

Date Prepared: December 8, 2014

File Name: 051-937 Legal Description-Marbleseed Lane



**DESCRIPTION OF
ROADWAY DEDICATION-VILLAGE LANE
0.554 ACRES
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

All that certain 0.554 acres, being a 50' road right of way as established on the Newbury Plan of Lots-2nd Revision, recorded at the Department of Real Estate Office of Allegheny County in Plan Book Volume 266, Page 172, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING AT A POINT at a northwesterly corner of Lot 178R of the Newbury Lots 173 through 178 Revised, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 278, Page 106, said point also being on the Easterly right of way line of Commons Lane, 50' wide; thence along the easterly right of way line of Commons Way, 50' wide, North 01°25'36" West, 74.00' to a point at a southwesterly corner of Lot 188R of the Newbury Lot 188 through 193 Revised, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 277, Page 2; thence along the southerly line of Lot 188R through Lot 193R of the aforesaid Newbury Lots 188 through 193 Revised, along the southerly line of Lot 194 through Lot 199 of the aforesaid Newbury Plan of Lots-2nd Revision and along the southerly line of Lot 132R of the Newbury Plan of Lots-3rd Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 268, Page 81 the following three (3) courses and distances, viz: by an arc of a circle deflecting to the left in a southeastward direction, having a radius of 12.00', an arc distance of 18.93' (chord bearing and distance, South 46°37'13" East, 17.03') to a point; thence North 88°11'12" East, 457.93' to a point; thence by an arc of a circle deflecting to the left in a northeastward direction, having a radius of 12.00', an arc distance of 18.42' (chord bearing and distance, North 44°12'47" East, 16.66') to a point on the westerly right of way line of Newbury Highlands, 50' wide; thence along the westerly right of way line of Newbury Highlands, 50' wide, by an arc of a circle deflecting to the right in a southwestward direction, having a radius of 625.00', an arc distance of 75.85' (chord bearing and distance, South 03°42'59" West, 75.80') to a point at a northeasterly corner of Lot 131R of the aforesaid Newbury Plan of Lots-3rd Revision; thence along the northerly line of Lot 131R of the aforesaid Newbury Plan of Lots-3rd Revision, along the northerly line of Lot 167R2 through Lot 171R2 of the Newbury Lots 167R through 171R Revised, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 274, Page 183, along the northerly line of Lot 172 of the aforesaid Newbury Plan of Lots-2nd Revision and along the northerly line of Lot 173R through Lot 178R of the aforesaid Newbury Lots 173 Through 178 Revised the following three (3) courses and distances, viz: by an arc of a circle deflecting to the left in a northwestward direction, having a radius of 12.00', an arc distance of 20.74' (chord bearing and distance, North 42°18'37" West, 18.25') to a point; thence South 88°11'12" West, 451.27' to a point; thence by an arc of a circle deflecting to the left in a southwestward direction, having a radius of 12.00', an arc distance of 18.77' (chord bearing and distance, South 43°22'48" West, 16.91') to a point at the **PLACE OF BEGINNING**.

Contains: 24,114.24 Sq. Ft. or 0.554 Acres.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Evan D. Baker, Jr.

Date

Land Surveyor No. 32016-E

Date Prepared: December 8, 2014

File Name: 051-937 Legal Description-Village Lane

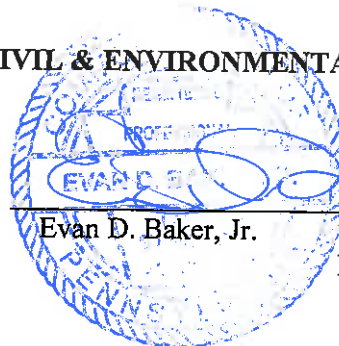
**DESCRIPTION OF
ROADWAY DEDICATION-GROMWELL LANE
0.709 ACRES
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

All that certain 0.709 acres, being a 50' road right of way as established on the Newbury Plan of Lots-6th Revision, recorded at the Department of Real Estate Office of Allegheny County in Plan Book Volume 270, Page 176, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING AT A POINT at a northwesterly corner of Lot 110R of the aforesaid Newbury Plan of Lots-6th Revision, said point also being on the Easterly right of way line of Newbury Highland, 60' wide; thence along the easterly right of way line of Newbury Highland, 60' wide, by an arc of a circle deflecting to the right in a northwestward direction, having a radius of 445.00', an arc distance of 67.23' (chord bearing and distance, North 00°06'26" West, 67.17') to a point on the southerly line of Lot 96R of the aforesaid Newbury Plan of Lots-6th Revision; thence along the southerly, westerly and northerly line of Lot 96R through Lot 110R of the aforesaid Newbury Plan of Lots-6th Revision the following nine (9) courses and distances, viz: by an arc of a circle deflecting to the left in a southeastward direction, having a radius of 12.00', an arc distance of 6.86' (chord bearing and distance, South 65°50'34" East, 6.77') to a point; thence by an arc of a circle deflecting to the right in a southeastward direction, having a radius of 1261.21', an arc distance of 309.98' (chord bearing and distance, South 75°10'50" East, 309.20') to a point; thence by an arc of a circle deflecting to the left in a southeastward direction, having a radius of 785.30', an arc distance of 111.91' (chord bearing and distance, South 72°13'18" East, 111.81') to a point; thence by an arc of a circle deflecting to the left in a northeastward direction, having a radius of 12.00', an arc distance of 11.84' (chord bearing and distance, North 75°25'32" East, 11.37') to a point; thence by an arc of a circle deflecting to the right in a southwestward direction, having a radius of 55.00', an arc distance of 281.22' (chord bearing and distance, South 13°38'05" West, 60.75') to a point; thence by an arc of a circle deflecting to the left in a northwestward direction, having a radius of 12.00', an arc distance of 11.82' (chord bearing and distance, North 48°05'52" West, 11.35') to a point; thence by an arc of a circle deflecting to the right in a northwestward direction, having a radius of 835.30', an arc distance of 119.11' (chord bearing and distance, North 72°13'28" West, 119.01') to a point; thence by an arc of a circle deflecting to the left in a northwestward direction, having a radius of 1211.21', an arc distance of 283.10' (chord bearing and distance, North 74°50'07" West, 282.46') to a point; thence by an arc of a circle deflecting to the left in a southwestward direction, having a radius of 12.00', an arc distance of 21.55' (chord bearing and distance, South 47°01'00" West, 18.77') to a point at the **PLACE OF BEGINNING**.

Contains: 30,867.29 Sq. Ft. or 0.709 Acres.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Evan D. Baker, Jr.

Date

Land Surveyor No. 32016-E

Date Prepared: December 8, 2014

File Name: 051-937 Legal Description-Gromwell Lane

**DESCRIPTION OF
ROADWAY DEDICATION-NEWBURY HIGHLAND
1.888 ACRES
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

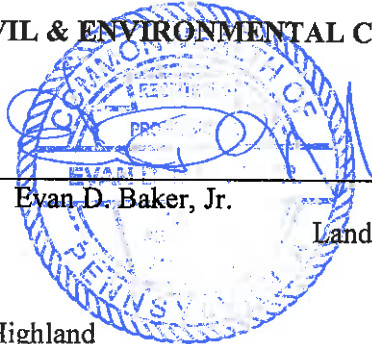
All that certain 1.888 acres, being a 50' road right of way as established on the Newbury Plan of Lots-2nd Revision, recorded at the Department of Real Estate Office of Allegheny County in Plan Book Volume 266, Page 172 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING AT A POINT at a northwesterly corner of Lot 142 of the aforesaid Newbury Plan of Lots-2nd Revision, said point also being on the Easterly right of way line of Commons Lane, 50' wide; thence through the right of way of Commons Lane, 50' wide and through the right of way of Newbury Highland, 50' wide, North 01°25'36" West, 61.92' to a point on the southerly line of Lot 65R of the Newbury Plan of Lots-6th Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 270, Page 176; thence along the southerly line of Lot 65R and Lot 68R-1 of the aforesaid Newbury Plan of Lots-6th Revision, along the southerly line of Lot 69R-1 of the Newbury Plan of Lots-4th Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 269, Page 91, along the southerly line of Lot 70R of the Newbury Plan of Lots-3rd Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 268, Page 81, along the southerly line of Lot 71R-1 and Lot 72R-1 of the Newbury Plan of Lots-5th Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 270, Page 100, along the westerly right of way line of Marbleseed Lane, 50' wide, along the westerly line of Lot 81R through 95R of the aforesaid Newbury Plan of Lots-3rd Revision and along the westerly line of Lot 96R of the aforesaid Newbury Plan of Lots-6th Revision the following seven (7) courses and distances, viz: North 88°11'12" East, 314.81' to a point; thence by an arc of a circle deflecting to the right in a southeastward direction, having a radius of 215.00', an arc distance of 325.54' (chord bearing and distance, South 48°26'09" East, 295.33') to a point; thence by an arc of a circle deflecting to the right in a southwestward direction, having a radius of 675.00', an arc distance of 466.53' (chord bearing and distance, South 14°44'30" West, 457.30') to a point; thence South 34°32'31" West, 350.95' to a point; thence by an arc of a circle deflecting to the left in a southwestward direction, having a radius of 450.00', an arc distance of 228.20' (chord bearing and distance, South 20°00'50" West, 225.77') to a point on the Easterly right of way line of Newbury Highland, 50' wide; thence through the right of way of Newbury Highland, 50' wide, North 86°20'34" West, 50.02' to a point on the Easterly line of Parcel A-3R of the Newbury Plan of Lots-7th Revision, recorded at the Department of Real Estate of Allegheny County in Plan Book Volume 274, Page 85; thence along the Easterly line of Parcel A-3R of the aforesaid Newbury Plan of Lots-7th Revision, along the Easterly right of way of Parkside Circle, 50' wide, along the Easterly line of Lot 45R of the aforesaid Newbury Plan of Lots-7th Revision, along the Easterly line of Lot 46 and Lot 47 of the aforesaid Newbury Plan of Lots-2nd Revision, along the easterly right of way line of Newbury Highland, 50' wide, along the Easterly line of Lot 129R and Lot 166R of the aforesaid Newbury Plan of Lots-3rd Revision, along the easterly right of way line of Saturday Way, 25' wide, (Private), along the Easterly line of Lot 130R1, Lot 130R2 and Lot 131R of the aforesaid Newbury Plan of Lots-3rd Revision, along the Easterly right of way line of Village Lane, 50' wide, along the easterly line of Lot 132R and Lot 133R of the aforesaid Newbury Plan of Lots-3rd Revision, along the Easterly right of way line of Saturday Way, 25' wide, (Private), and along the northerly line of Lot 134 through Lot 142 of the aforesaid Newbury Plan of Lots-2nd Revision the following six (6) courses and distances, viz: by an arc of a circle deflecting to the right in a northeastward direction, having a radius of 500.00', an arc distance of 255.16' (chord bearing and distance, North 19°55'21" East, 252.40') to a point; thence North 34°32'31" East, 350.95' to a

point; thence by an arc of a circle deflecting to the left in a northeastward direction, having a radius of 625.00', an arc distance of 431.97' (chord bearing and distance, North 14°44'30" East, 423.42') to a point; thence by an arc of a circle deflecting to the left in a northwestward direction, having a radius of 165.00', an arc distance of 249.84' (chord bearing and distance, North 48°26'09" West, 226.64') to a point; thence South 88°11'12" West, 303.23' to a point; thence by an arc of a circle deflecting to the left in a southwestward direction, having a radius of 12.00', an arc distance of 18.77' (chord bearing and distance, South 43°22'48" West, 16.91') to a point at the **PLACE OF BEGINNING**.

Contains: 82,258.06 Sq. Ft. or 1.888 Acres.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Evan D. Baker, Jr.

12/10/14

Date

Land Surveyor No. 32016-E

Date Prepared: December 8, 2014
File Name: 051-937 Legal Description-Newbury Highland



REVISION RECORD		
NO.	DATE	DESCRIPTION

NEWBURY PLAN OF LOTS
6TH REVISION
P.B.V. 270, PG. 176

NEWBURY PLAN OF LOTS
3RD REVISION
P.B.V. 268, PG. 81

NEWBURY PLAN OF LOTS
6TH REVISION
P.B.V. 270, PG. 176

NEWBURY PLAN OF LOTS
3RD REVISION
P.B.V. 268, PG. 81

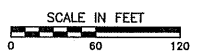
NEWBURY PLAN OF LOTS
3RD REVISION
P.B.V. 268, PG. 81

ROADWAY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00	18.77	16.91	S 43°22'48" W	87°36'48"
C2	12.00	18.83	17.93	S 46°31'12" E	87°23'12"
C3	12.00	18.77	16.91	S 43°22'48" W	87°36'48"
C4	215.00	132.22	130.14	N 74°11'46" W	35°14'06"
C5	12.00	12.22	10.70	S 82°18'02" W	82°18'02"
C6	240.00	118.71	117.50	S 55°20'58" W	28°20'21"
C7	12.00	10.44	10.12	S 44°30'17" W	48°51'42"
C8	55.00	280.52	81.27	N 14°11'22" W	29°18'13"
C9	12.00	13.63	12.81	N 80°34'35" W	65°04'30"
C10	190.00	88.24	84.53	S 54°01'58" W	25°42'22"
C11	12.00	16.54	15.28	S 01°41'07" W	75°59'21"
C12	215.00	70.43	70.12	N 47°11'35" W	18°48'09"
C13	215.00	122.80	121.33	N 20°28'02" W	37°45'04"
C14	12.00	6.88	6.77	S 65°26'04" E	32°45'29"
C15	12.00	11.84	11.37	S 75°25'32" W	58°33'28"
C16	55.00	281.22	80.79	S 13°38'05" W	29°18'13"
C17	12.00	11.82	11.35	S 48°05'02" E	58°23'24"
C18	12.00	21.50	18.77	S 47°01'00" W	102°54'18"
C19	445.00	67.23	67.17	S 00°08'28" E	83°29'24"
C20	625.00	238.33	235.51	N 20°52'03" E	27°20'58"
C21	12.00	20.74	18.25	S 42°18'37" E	98°00'23"
C22	12.00	18.42	16.86	S 44°12'47" W	67°54'48"
C23	625.00	78.85	76.80	N 02°42'59" E	6°57'12"
C24	625.00	57.78	57.77	N 02°24'34" W	5°17'53"

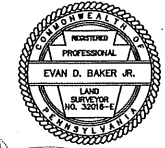
ROAD DEDICATION AREAS

MARBLESEED LANE	18,252.13 SQ. FT. 0.419 ACRES
VILLAGE LANE	24,114.24 SQ. FT. 0.554 ACRES
GROMWELL LANE	30,867.29 SQ. FT. 0.709 ACRES
NEWBURY HIGHLAND	82,258.06 SQ. FT. 1.888 ACRES
TOTAL ROAD DEDICATION AREA	155,491.72 SQ. FT. 3.570 ACRES



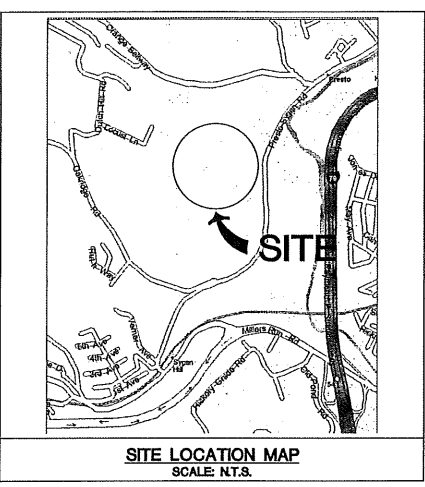
CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 • 800.365.2324 • Fax: 412.429.2114
www.cecinc.com

ROADWAY DEDICATION EXHIBIT
Situate in
TOWNSHIP OF SOUTH FAYETTE
ALLEGHNEY COUNTY, PENNSYLVANIA
Made For
EQA PROPERTIES INC.



EVAN D. BAKER JR.
PROFESSIONAL LAND SURVEYOR
REG. NO. 32018-E

DATE:	12/8/2014	SCALE:	1"=60'	DRAWING NO.:	
DRAWN BY:	MST	CHECKED BY:	JRB	EX-1	SHEET 1 OF 1
PROJECT NO.:	051-937	APPROVED BY:	EDB		



SITE LOCATION MAP
SCALE: N.T.S.

S:\Projects\2014\051-937\051-937-SV-ROAD DEDICATION\LS(12/12/2014) - mbbw.dwg 1 - LP: 12/12/2014 8:01 AM

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 15th of the calendar year. All final inspections must be completed by this date.

NOTE : *Form MUST be completed and submitted to Twp. by August 1st
PennDOT requires all submissions be made to the District
Office by no later than October 1st.*

A. OWNER / APPLICANT

Name NEWBURY DEVELOPMENT ASSOCIATES, LP
Address 100 EMERSON LANE, SUITE 1509
City BRIDGEVILLE
State PA Zip 15017
Phone (412) 221-7084
FAX (412) 221-2626
CONTACT: ERIC NEWHOUSE

B. REPRESENTATIVE / BUILDER

Name N/A
Address _____
City _____
State _____ Zip _____
Phone _____
FAX _____

C. PROJECT INFORMATION

Subdivision Name / Description: NEWBURY
Location: MARBLESEED LANE

D. PERFORMANCE BOND INFORMATION

Dollar amount of Performance Bond Requested to be returned: N/A

E. MAINTENANCE BOND INFORMATION

Actual Costs of Improvements:
\$ 70,286.34 - SEE ATTACHMENT
(Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: \$ 10,542.95
(Maintenance Bond shall be 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 one (1) copy 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 drawing(s) 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>
MARBLESEED LANE	STA 100 + 00	STA 102 + 51.46	251.46'

H. CERTIFICATION

Signature *Eric Ah...* Title PROJECT MANAGER
 Representing NEWBURY DEVELOPMENT ASSOCIATES Date FEB. 9, 2012

The Township shall complete the following information

I. FINAL INSPECTION & COMMENTS

Date of Final Inspection Feb. 14, 2012

Mike Benton	Eric Newhouse
Sam Tranter	
Nick Nickolas	
1. Entire road and cul-de-sac needs to be seal coated. The three areas identified as low to get extra seal coating. - See reinspection	
2. Need to joint seal at each manhole and inlet frame. Do not seal over lids and grates. OK - MJB 11/24/14	
3. Regrade planting strip to top of curb per Township Construction Standards. OK - MJB 11/24/14	
(Township to be notified prior to seal coat and joint sealing to have inspector on site prior to and during operations.)	
Reinspected Nov. 24, 2014:	
4. Gutter in front of 1304 Marblehead does not properly drain and may need milled & repaired - reinspect in 2015.	
5. Paving is cracked at intersection - marginal - reinspect in 2015 during maintenance period.	

NOTE : Remediation of noted deficiencies shall be complete by September 15th.

Inspection of Remediation Completed By Mike Benton Date 11/24/14

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 MJBent Date 11/24/14

Marbleseed Lane
Public Improvements Cost Estimate

Description	Quantity	Units	Unit Price	Scheduled Value
15" STORM PIPE	125	LF	\$27.50	\$3,437.50
18" STORM PIPE	260	LF	\$39.25	\$10,205.00
STORM INLETS & MANHOLE	5	EA	\$2,475.00	\$12,375.00
LIGHT DUTY PAVEMENT	1,386	SY	\$31.94	\$44,268.84
Subtotal for Marbleseed Lane				\$70,286.34

total x15% = \$10,542.95

Information above prepared by Newbury Development Associates, LP

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 15th of the calendar year. All final inspections must be completed by this date.

NOTE : *Form MUST be completed and submitted to Twp. by August 1st PennDOT requires all submissions be made to the District Office by no later than October 1st.*

A. OWNER / APPLICANT

Name NEWBURY DEVELOPMENT ASSOCIATES, LP
 Address 1300 VILLAGE LANE
 City BRIDGEVILLE
 State PA Zip 15017
 Phone 412-221-7084
 FAX 412-221-2626

B. REPRESENTATIVE / BUILDER

Name _____
 Address _____
 City _____
 State _____ Zip _____
 Phone _____
 FAX _____

CONTACT: ERIC NEWHOUSE

C. PROJECT INFORMATION

Subdivision Name / Description: NEWBURY

Location: GROMWEL LANE (FROM INTERSECTION AT NEWBURY HIGHLAND TO END OF CUL-DE-SAC)
VILLAGE LANE (FROM LOT LINE BETWEEN LOT 193/194 AND INTERSECTION w/ COMMONS LANE)

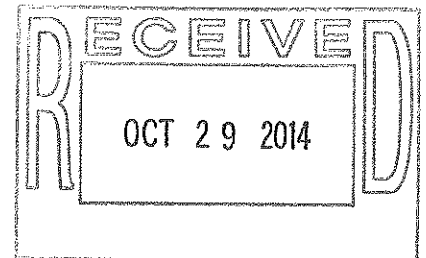
D. PERFORMANCE BOND INFORMATION

Dollar amount of Performance Bond Requested to be returned: N/A

E. MAINTENANCE BOND INFORMATION

Actual Costs of Improvements: \$91,481.81
 (Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: \$13,722.27
 (Maintenance Bond shall be 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 one (1) copy 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 drawing(s) 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>
GROMWELL LANE	50+30	55+55	525'
VILLAGE LANE	93+25	95+25	200'

H. CERTIFICATION

Signature  Title PROJECT MANAGER
 Representing NEWBURY DEVELOPMENT ASSOCIATES, LP Date 10/28/2014

The Township shall complete the following information

Newbury Phase 2 - portions of Gromwell Lane and Village Lane
Public Improvements Cost Estimate

Description	Quantity	Units	Unit Price	Scheduled Value
15" STORM PIPE	50	LF	\$27.50	\$1,375.00
18" STORM PIPE	213	LF	\$39.25	\$8,360.25
STORM INLETS & MANHOLE	6	EA	\$2,475.00	\$14,850.00
LIGHT DUTY PAVEMENT	2,094	SY	\$31.94	\$66,896.56
Subtotal for Marbleseed Lane				\$91,481.81

total x15% = \$13,722.27

Information above prepared by Newbury Development Associates, LP

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 15th of the calendar year. All final inspections must be completed by this date.

NOTE : *Form MUST be completed and submitted to Twp. by August 1st PennDOT requires all submissions be made to the District Office by no later than October 1st.*

A. OWNER / APPLICANT

Name NEWBURY DEVELOPMENT ASSOCIATES, LP
Address 100 EMERSON LANE, SUITE 1509
City BRIDGEVILLE
State PA Zip 15017
Phone (412) 221-7084
FAX (412) 221-2626

CONTACT: ERIC NEWHOUSE

B. REPRESENTATIVE / BUILDER

Name _____
Address _____
City _____
State _____ Zip _____
Phone _____
FAX _____

C. PROJECT INFORMATION

Subdivision Name / Description: NEWBURY

Location: NEWBURY HIGHLAND (FROM INTERSECTION W/ NEWBURY HIGHLAND TO INT. W/ COMMONS LANE)
VILLAGE LANE (FROM INT. W/ NEWBURY HIGHLAND TO LOT LINE BETWEEN LOT 193 AND LOT 194)

D. PERFORMANCE BOND INFORMATION

Dollar amount of Performance Bond Requested to be returned: N/A

E. MAINTENANCE BOND INFORMATION

Actual Costs of Improvements:
\$ 291,601.75 - SEE ATTACHMENT
(Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: \$ 36,240.26
(Maintenance Bond shall be 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 one (1) copy 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 drawing(s) 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>
NEWBURY HIGHLAND	22 + 50	36 + 50	1,400'
VILLAGE LANE	90 + 00	93 + 25	325'

H. CERTIFICATION

Signature  Title PROJECT MANAGER

Representing NEWBURY DEVELOPMENT ASSOCIATES, LP Date 6/12/2013

The Township shall complete the following information

Newbury Phase 1 - portions of Newbury Highland and Village Lane
Public Improvements Cost Estimate

Description	Quantity	Units	Unit Price	Scheduled Value
15" STORM PIPE	721	LF	\$27.50	\$19,827.50
18" STORM PIPE	261	LF	\$39.25	\$10,244.25
30" STORM PIPE	616	LF	\$59.00	\$36,344.00
STORM INLETS & MANHOLE	14	EA	\$2,475.00	\$34,650.00
LIGHT DUTY PAVEMENT	4,400	SY	\$31.94	\$140,536.00
Subtotal for Marbleseed Lane				\$241,601.75

total x15% = \$36,240.26

Information above prepared by Newbury Development Associates, LP