



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

ORDINANCE No. 13 of 2016

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET LOCATED WITHIN THE FIELDCREST 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 Fieldcrest.

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 street listed in Exhibit 'A' of this Ordinance. This street is more fully described in the Fieldcrest subdivision and listed here:

- Fieldcrest Drive

2. This street is 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 All Ordinances and parts of Ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeats shall be only to the extent of such inconsistency, and in all other respects, this Ordinance shall be cumulative with the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 21 DAY OF September, 2016.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE



Ryan T. Eggleston,
Township Manager



Joseph Horowitz,
President, Board of Commissioners

EXHIBIT “A”

Fieldcrest Subdivision

- **Fieldcrest Drive**

Legal Description and Plans

LEGAL DESCRIPTION OF FIELDCREST DRIVE

October 31, 2014
99-41023 Fieldcrest Drive

All that certain tract of ground situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being Fieldcrest Drive, a 50 foot right of way as shown on the Fieldcrest Plan of Lots as recorded in Plan Book Volume 273, page 97, being more particularly described to wit:

Beginning at a point on the northerly right of way line of Washington Pike, S. R. 3003, where the same is intersected by the dividing line of Minimum Restricted Open Space and the westerly right of way line of said Fieldcrest Drive; thence along said right of way line of Fieldcrest Drive in a northeasterly direction by an arc of a circle curving to the left having a radius of 25.00 feet for an arc distance of 40.07 feet, a chord bearing of N 08° 11' 00" E a chord distance of 35.92 feet to a point of tangency; thence along the same N 37° 44' 00" W a distance of 103.00 feet to a point of curvature; thence along the same in a northwesterly direction by an arc of a circle curving to the left having a radius of 660.00 feet for an arc distance of 124.22 feet, a chord bearing of N 43° 07' 31" W a chord distance of 124.04 feet to a point of tangency; thence along the same N 48° 31' 02" W a distance of 344.12 feet to a point of curvature; thence along the same in a northeasterly direction by an arc of a circle curving to the right having a radius of 80.00 feet for an arc distance of 149.12 feet, a chord bearing of N 04° 52' 59" E a chord distance of 128.45 feet to a point of tangency, now on the northerly right of way line of said Fieldcrest Drive; thence along said northerly right of way line N 58° 17' 00" E a distance of 163.60 feet to a point of curvature; thence along the same in a southeasterly direction by an arc of a circle curving to the left having a radius of 100.00 feet for an arc distance of 110.80 feet, a chord bearing of S 89° 58' 30" E a chord distance of 105.22 feet to a point of tangency, now on the easterly right of way line of said Fieldcrest Drive; thence along said easterly right of way line S 58° 14' 00" E a distance of 169.44 feet to a point of curvature; thence along the same in a southeasterly direction by an arc of a circle curving to the right having a radius of 225.00 feet for an arc distance of 84.75 feet, a chord bearing of S 47° 26' 35" E a chord distance of 84.25 feet to a point of reverse curvature; thence along the same in southeasterly direction by an arc of a circle curving to the left having a radius of 50.00 feet for an arc distance of 48.20 feet, a chord bearing of S 64° 16' 14" E a chord distance of 46.36 feet to a point of reverse curvature; thence along the southerly right of way line of said Fieldcrest Drive in a southwesterly direction by an arc of a circle curving to the right having a radius of 50.00 feet for an arc distance of 210.21 feet, a chord bearing of S 28° 33' 02" W a chord distance of 86.22 feet to a point of tangency, now on the westerly right of way line of said Fieldcrest Drive; thence along said westerly right of way line N 31° 00' 38" W a distance of 60.32 feet to a point of curvature; thence along the same in a northwesterly direction by an arc of a circle curving to the left having a radius of 175.00 feet for an arc distance of 83.15 feet, a chord

bearing of N 44° 37' 19" W a chord distance of 82.37 feet to a point of tangency; thence along the same N 58° 14' 00" W a distance of 138.51 feet to a point of curvature; thence along the same in a northwesterly direction by an arc of a circle curving to the left having a radius of 100.00 feet for an arc distance of 110.80 feet , a chord bearing of N 89° 58' 30" W a chord distance of 105.22 feet to a point of tangency, now on the southerly right of way line of said Fieldcrest Drive; thence along said southerly right of way line S 58° 17' 00" W a distance of 105.74 feet to a point of curvature; thence along the same in a southwesterly direction by an arc of a circle curving to the left having a radius of 50.00 feet for an arc distance of 93.20 feet, a chord bearing of S 04° 52' 59" W a chord distance of 80.28 feet to a point of tangency, now on the easterly right of way line of said Fieldcrest Drive; thence along said easterly right of way line S 48° 31' 02" E a distance of 317.19 feet to a point of curvature; thence along the same in a southeasterly direction by an arc of a circle curving to the right having a radius of 710.00 feet for an arc distance of 133.63 feet, a chord bearing of S 43° 07' 31" E a chord distance of 133.435 feet to a point of tangency; thence along the same S 37° 44' 00" E a distance of 103.35 feet to a point of curvature; thence still along the same in a southeasterly direction by an arc of a circle curving to the left having a radius of 25.00 feet for an arc distance of 39.27 feet, a chord bearing of S 82° 44' 00" E a chord distance of 35.355 feet to a point on the aforementioned right of way line of Washington Pike, S. R. 3003; thence along said right of way line of Washington Pike S 52° 16' 00" W a distance of 89.49 feet to a point; thence along the same S 54° 06' 00" W a distance of 11.32 feet to a point at the place of beginning.

Containing an area of 71,260.2637 s. f. or 1.6359 acres.

Having a length of 1,265.50 l. f.

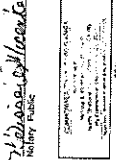
The 84 Lumber A & D Company, LP, owners of the land above, on the precedent plan, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property indicated for the benefit of the Township of South Fayette. This dedication and decision shall be binding upon Benjamin Marcus Homes, LLC and upon its heirs, executors, and assigns IN WITNESS WHEREOF, I, this 31 day of January 2012.

ATTEST: Michael D. Boudreau
 84 Lumber A & D Company, LP
 VICE PRESIDENT

By commission expires the 22 day of November 2013.

I, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny do hereby certify that the above named Benjamin Marcus Homes, LLC is a partner in the firm of 84 Lumber A & D Company, LP, and acknowledged the foregoing caption and dedication to be the act of 84 Lumber A & D Company, LP.

Witness my hand and notarial seal this 31 day of January 2012.



I hereby certify that the lots in the annex, indicated by the colored lines on the plan, are the lots of 84 Lumber A & D Company, LP and is recorded in Book 128 Page 251 in the zoning ordinance. I further certify that there is no mortgage, lien or encumbrance against this property.

By John Robert Gales
 84 Lumber A & D Company, LP
 Vice President

A Certificate of Incorporation of Transportation Highway Occupancy Permit is required pursuant to Section 210 of the State Highway Law, before driveway access to a State Highway is permitted.

The Board of Commissioners of the Township of South Fayette, hereby gives public notice that in approving this plan for zoning, the Board of Commissioners has considered all applicable zoning regulations, legal or otherwise, expressed or implied either to the streets or to the streets or roads or grades, zone or to install any such service ordinarily installed in Township streets or roads.

Approved by the Board of Commissioners of the Township of South Fayette this 31 day of January 2012.
Michael D. Boudreau
 Secretary

By John Robert Gales
 84 Lumber A & D Company, LP
 Vice President

Reviewed by the Township of South Fayette Planning Commission, this 31 day of January 2012.
John Robert Gales
 Secretary

Reviewed by the Allegheny County Department of Economic Development this 14th day of January 2012.
John Robert Gales
 Secretary

I, Michael D. Boudreau, a Registered Professional Engineer for the Township of South Fayette do hereby certify that this plan complies with the zoning requirements of the Township Zoning Ordinance and that the same have been authorized by the approved authority.

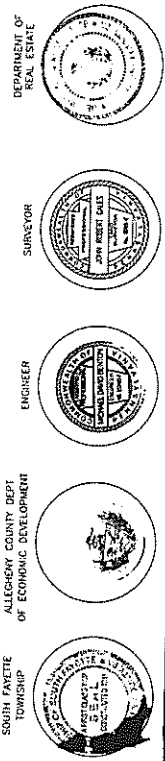
By John Robert Gales
 84 Lumber A & D Company, LP
 Vice President

I, John Robert Gales, a Registered Professional Surveyor, of the County of Allegheny, Commonwealth of Pennsylvania, in Book 128 Page 251, Registered 12/12/07, do hereby certify that this plan complies with the zoning requirements of the Township Zoning Ordinance and that the same have been authorized by the approved authority.

By John Robert Gales
 84 Lumber A & D Company, LP
 Vice President

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Book 128 Page 251, Registered 12/12/07, do hereby certify that this plan complies with the zoning requirements of the Township Zoning Ordinance and that the same have been authorized by the approved authority.

By John Robert Gales
 84 Lumber A & D Company, LP
 Vice President



NOTES:

- ALL PROPOSED ROAD WIDTHS ARE 27' PLUS 1.5 WEDGE CURB.
- ALL PUBLIC RIGHT-OF-WAYS ARE 50' WIDE.
- A 20' UTILITY EASEMENT SHALL BE PROVIDED WHERE UTILITIES ENCROACH UPON OPEN SPACE OR LOT AREAS.
- ALL UTILITIES TO BE UNDERGROUND.
- WATER, GAS, ELECTRIC, TELEPHONE & CABLE TO BE EXTENDED ALONG PROPOSED STREETS.
- R-3 ZONING DISTRICT.
- A TOTAL OF 4 PARKING SPACES HAS BEEN PROVIDED FOR EACH DWELLING.
- TWO (2) PARKING SPACES IN THE GARAGE AND TWO (2) PARKING SPACES IN THE DRIVEWAY.
- A PERMITS DOT PERMIT IS REQUIRED TO ACCESS STATE ROUTE 519 (WASHINGTON PIKE).
- DURING THE COURSE OF CONSTRUCTION, "ADVANCED WARNING" AND "CONSTRUCTION AHEAD" TRAFFIC SIGNS ARE TO BE INSTALLED ALONG WASHINGTON PIKE TO SAFELY INFORM TRAFFIC OF THE POSSIBLE INTERFERENCE.
- A CLEAR SITE TRIANGLE SHALL BE PROVIDED AT INTERSECTIONS SO THAT THERE SHALL BE A MINIMUM CLEAR SIGHT TRIANGLE MEASURED ALONG THE LINE FROM THE POINTS OF INTERSECTION IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE TOWNSHIP CONSTRUCTION STANDARDS.
- FENCES, HEDGES, SHRUBBERY, WALLS, PLANTING (OTHER THAN TREES AND GRASSES) OR SIMILAR OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY, AND NO SUCH OBSTRUCTIONS SHALL OBSCURE VISIBILITY AT ANY INTERSECTION. SIGNAGE AND WALLS SHALL BE FURTHER SUBJECT TO THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE.
- LOTS SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM BUILDINGS, AND WATER SHALL BE DRAINED TO THE STREET, RATHER THAN TO ADJOINING PROPERTY. THE DEVELOPER SHALL BE REQUIRED TO PROVIDE GRASS OR OTHER DRAINAGE FACILITIES, AS APPROVED BY THE TOWNSHIP ENGINEER, TO DRAIN OFF SURFACE WATER FROM THE DEVELOPMENT.
- CONCRETE DRIVEWAY STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWNSHIP CONSTRUCTION STANDARDS. DRIVEWAYS INTERSECTING STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DESIGN MANUAL PART 202. DRIVEWAYS ENTERING COUNTY ROADS SHALL CONFORM TO THE REQUIREMENTS OF AND SHALL BE SUBJECT TO A PERMIT FROM ALLEGHENY COUNTY DEPARTMENT OF PUBLIC WORKS.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED IN SUCH A WAY THAT CREATES A DRAINAGE PROBLEM ON ADJOINING PROPERTY. NO CHAIN BASIN(S) SHALL BE PLACED WHERE A DRIVEWAY INTERSECTS A STREET.
- ALL DRIVEWAYS SHALL COMPLY WITH THE SIGHT DISTANCE REQUIREMENTS LISTED IN THE CONSTRUCTION STANDARDS AND APPURTENANCES.
- NUMBER OF DRIVEWAYS THAT WILL BE PERMITTED FOR A PROPERTY EQUALS ONE (1) MULTIPLE DRIVEWAY PER ACRE. THE TOWNSHIP ENGINEER, MULTIPLE DRIVEWAYS SERVING THE SAME PROPERTY MUST BE SEPARATED BY A MINIMUM DISTANCE OF 30 FEET.
- THE MAXIMUM GRADE ON A DRIVEWAY WILL BE TWELVE PERCENT (12%).
- DISTANCES TO INTERSECTING ROADWAY OR STREET - REFER TO THE CONSTRUCTION STANDARDS AND APPURTENANCES.
- PAVED DRIVEWAYS SHALL HAVE A CONSTRUCTION JOINT, APPROVED BY THE TOWNSHIP ENGINEER, AT THE PUBLIC STREET RIGHT-OF-WAY.
- ALL OTHER DRIVEWAY DESIGN CRITERIA WILL BE AS DEFINED IN CHAPTER 441 OF TITLE 67 OF THE PENNSYLVANIA CODE, ACCESS TO AND OCCUPANCY OF HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS.

11-160

11-160
0300

THIS PLAN BEING A RESUBMISSION OF LOT NO. 2-R IN THE DENROSEK PLAN OF LOTS NO. 2 AS REQUIRED IN PLAIN BOOK VOLUME 128 PAGE 251

FIELDCREST

SITUATE IN
 TOWNSHIP OF SOUTH FAYETTE
 ALLEGHENY COUNTY, PA.

MAR 10R
 BENJAMIN MARCUS HOMES, LLC

DATE APRIL 27, 2011
 REVISED-JUNE 6, 2011 (REVIEW COMMENTS)
 J.R. GALES & ASSOCIATES, INC.
 2704 Brownville Road
 Pittsburgh, Pennsylvania 15227
 Phone: 412-885-8885 Fax: 412-685-1320

EXHIBIT “B”

**Application for
Maintenance and
Acceptance**



SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Street Acceptance Application

www.southfayettepa.com

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 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 84 Financial
Address 1019 Route 519
City Eighty Four
State PA Zip 15330
Phone 724 228 8820
Fax 877 344 4841

B. Representative/Builder

Name 84 Financial
Address 1019 Route 519
City Eighty Four
State PA Zip 15330
Phone 724 228 8820
Fax 877 344 4841

C. Project Information

Subdivision Name/Description: Fieldcrest
Location: Bridgetown PA off of Washington Pike

D. Performance Bond Information

Dollar amount of Performance Bond Requested to be returned: \$ 6,2520.00

E. Maintenance Bond Information

Actual Costs of Improvements: \$ 298,782.00
(Applicant must provide a cost summary of said improvements.)

Maintenance Bond Amount: \$ 44,817.30
(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,
- 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
- All other appurtenances within the public rights-of-way
- Fire hydrants
- Signs
- House & garage footprint
- Site grading

(State Plane NAD 1983 PA Zone South, US Fleet)

Submit: 2 Hardcopies, CAD, PDF

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>
Fieldcrest Dr			1,265.50 l.f.
	SEE Attached legal		
	description		

H. Certification

Signature

[Handwritten Signature]

Title

Vice President

Representing

84 Financial

Date

8-2-16

The Township shall complete the following information.

I. Final Inspection

Date of Final Inspection

August 31, 2016

Notes or Deficiencies

No outstanding issues.

~~*[Handwritten Signature]*~~

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

[Handwritten Signature]


Date

8/31/16

84 FINANCIAL LP
1019 Route 519
Eighty Four PA 15330
724-228-8820

Fieldcrest - South Fayette Township

Curbs - Amitty Asphalt	\$ 3,445.00
Underdrains - Amity Asphalt	\$ 16,165.00
Final Surface - Amity Asphalt	\$ 34,920.00
Sidewalks	\$ 28,800.00
Street Lights	\$ -
Landscaping	\$ 26,340.00
Detention Pond - Sopko Contracting	\$ 22,698.00
Pond Conversion - Vince Strnisa	\$ 20,300.00
Storm Lines and structures - Sopko Contracting	\$ 146,114.00
Actual cost of improvements	\$ 298,782.00
Maintenance Bond 15% of actual improvements	\$ 44,817.30

 8-7-16