

SOLICITOR'S REPORT

- 1) Action to adopt Proposed Ordinance No. 5 of 2022 of the Township of North Huntingdon, Westmoreland County, accepting the dedication to public use certain roads known as Augusta Circle and Elliot Lane in The Legends Phase III.

Memorandum

To: Harry Faulk, Township Manager



Date: August 8, 2022

From: Robert R. Robinson, P.E., Interim Township Engineer

CC: Bruce Dice, Esquire, Juliana Morgan, Ryan Fonzi, Nancy Bolden

RE: Legends Phase III Offer for Dedication

I have received a request from William D. Scalise, President, developer of the Legends Phase III Residential Subdivision Plan, offering for dedication the roads, detention facility and the storm sewers and appurtenances constructed within the referenced plan. I have confirmed that all improvements have been satisfactorily completed. As-built plans, Deeds of Dedication have been submitted and are acceptable. A cash maintenance bond in the amount of \$62,000.00 has been deposited with the Township to guarantee the maintenance of the public improvements for 18 months.

I hereby recommend that this ordinance be placed on the September 2022 Board of Commissioners agenda for consideration.

Please let me know if you have any questions regarding my recommendation.

Attachments

End of Memorandum

OFFICIAL

TOWNSHIP OF NORTH HUNTINGDON

PROPOSED ORDINANCE NO. X of 2022

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF NORTH HUNTINGDON ACCEPTING THE DEDICATION TO PUBLIC USE CERTAIN ROADS KNOWN AS AUGUSTA CIRCLE AND ELLIOT LANE IN THE LEGENDS PHASE III SUBDIVISION PLAN OF LOTS, MORE FULLY SET FORTH IN CENTER LINE DESCRIPTIONS ATTACHED HERETO AND MADE PART OF THIS ORDINANCE.

WHEREAS, the Board of Commissioners of the Township of North Huntingdon has heretofore received a request that a certain street hereinafter designated be accepted for public use by the Township of North Huntingdon.

NOW, THEREFORE, be it ordained and enacted by the Board of Commissioners of the Township of North Huntingdon, at a meeting assembled, by and with the authority of the same as follows:

SECTION 1. The following streets hereinafter named are hereby accepted by the Township. The said streets hereinafter described shall hereafter be maintained for their full width as hereafter designated. A copy of the description of southerly section of Augusta Circle and the southwesterly section of Elliot Lane, are attached hereto marked Exhibit "A" and made part of this Ordinance.

SECTION 2. The grade of such streets heretofore designated shall be the grade that now exists on the ground.

SECTION 3. In addition to the above-named street, the Township also

accepts Parcel A for stormwater management purposes and the storm sewers within the public rights-of-way and drainage or storm sewer easements all as they appear on the recorded subdivision plans of the development.

SECTION 4. Any Ordinance which may conflict with the provisions of this Ordinance shall be, and the same is, hereby repealed insofar as the same may conflict with the provisions of this Ordinance.

ORDAINED AND ENACTED at a regular meeting of the Board of Commissioners of the Township of North Huntingdon, County of Westmoreland, Commonwealth of Pennsylvania, a full quorum being present, this Wednesday, the ___th day of _____, 2022.

TOWNSHIP OF NORTH HUNTINGDON
BOARD OF COMMISSIONERS

By: _____
Zachary J. Haigis, President

ATTEST:

Harry Faulk, Township Secretary

SEAL

SOLICITOR: Bruce E. Dice, Esquire

AUGUSTA CIRCLE
Centerline Road Description

All that certain area, being a "50 foot right of way" in the Legends Plan Phase III Residential Development, a subdivision as recorded as Instrument No. 200410290064155 in the recorder's office for Westmoreland County, situate in North Huntingdon Township, County of Westmoreland and Commonwealth of Pennsylvania, the centerline of which being bounded and described here to wit:

Beginning at a point on the centerline of Augusta Circle, a 50 foot right of way herein described, common with the southerly terminus of Augusta Circle, opposite Lot Nos. 312 and 313 as recorded in the Legends Phase II Plan, a subdivision recorded in Westmoreland County P.B.V. 90 Pages 3062-3063; thence from said point of beginning along the centerline of Augusta Circle S 18° 40' 10" W, for a distance of **97.11'** to a point of curve, thence continuing in a generally south direction, by the arc of a circle curving to the left, having a radius of 1000.00', an arc distance of **435.95** feet to a point of tangent, thence continuing along the centerline S 06° 18' 30" E, for a distance of **308.38'** to a point of curve; thence continuing along the centerline in a generally south direction by the arc of a circle curving to the right, having a radius of 500.00', an arc distance of **239.10'** to a point of terminus, said point being on a line common with Parcel B, opposite Lot no. 321.

Having a total length of **1,080.54**

Elliot Lane
Centerline Road Description

All that certain area, being a "50 foot right of way" in the Legends Plan Phase III Residential Development, a subdivision as recorded as Instrument No. 200410290064155 in the recorder's office for Westmoreland County, situate in North Huntingdon Township, County of Westmoreland and Commonwealth of Pennsylvania, the centerline of which being bounded and described here to wit:

Beginning at a point on the centerline of Elliot Lane, a 50 foot right of way herein described, common with the southerly terminus of Elliot Lane, opposite Lot Nos. 302 as recorded in the Legends Phase I Plan, a subdivision recorded in Westmoreland County P.B.V. 90 Pages 2618-2619; thence from said point of beginning along the centerline of Elliot Lane S 39 45' 00" W, for a distance of **118.29'** to a point of curve,

thence continuing in a generally south direction, by the arc of a circle curving to the left, having a radius of 400.00', an arc distance of **106.47** feet to a point of tangent, thence continuing along the centerline S 24 30' 00" W, for a distance of **114.11'** to a point of curve; thence continuing along the centerline in a generally south direction by the arc of a circle curving to the right, having a radius of 300.00', an arc distance of **275.15'** to a point of tangent, thence continuing along the centerline S 77° 03' 00" W, for a distance of **139.85'** to a point of curve, thence continuing along the centerline in a generally west direction by the arc of a circle curving to the right, having a radius of 200.00', an arc distance of **100.62'** to a point of tangent, thence continuing along the centerline N 74° 07' 20" W, a distance of **37.88'** to a point on the easterly right-of way of Augusta Circle, opposite Lot No.321, being the point of terminus.

Having a total length of **892.37'**.

See Exhibit "B" attached.