

TOWNSHIP OF COLLIER
Ordinance No. 732

AN ORDINANCE OF THE TOWNSHIP OF COLLIER ACCEPTING THE
DEDICATION OF ARNO DRIVE WITHIN THE AMALFI RIDGE PLAN
PHASE IV AS PUBLIC STREETS AND APPURTENANT STORM SEWERS

WHEREAS, Amalfi Ridge, Phase IV (“Development), located within the Township of Collier, was approved as a conservation subdivision pursuant to the Pennsylvania Municipalities Planning Code and Township Ordinances; and

WHEREAS, the Development was constructed pursuant to a written Developer’s Agreement (“Agreement”); and

WHEREAS, under said Agreement, the Developer was obligated to construct and install, in accordance with Township specifications, certain streets, storm sewers, drainage facilities and landscaping as shown on the approved plans for the Development; and

WHEREAS, the Township Engineer has certified that the Developer has completed construction of Arno Drive, as described herein and as described in the Amalfi Ridge Plan No. 4, recorded at Plan Book Volume 304, Page 54 in the Allegheny County Department of Real Estate; and

WHEREAS, Developer has caused to be posted with the Township of Collier, the necessary maintenance bonds and/or contractual commitments for maintenance for said improvements in accordance with applicable law, ordinances and resolutions of the Township of Collier in the Agreement between Developer and the Township of Collier; and

WHEREAS, the Township under said Developer’s Agreement is required to accept the aforementioned streets and storm and sewers located within the public right of ways of said

streets as shown on the approved Storm Sewer As built drawing, if properly completed and bonded; and

It is ORDAINED by the Board of Commissioners of the Township of Collier that, having determined that the construction of the streets and storm sewers within the public right-of-ways, as described in Exhibits A and A-1 attached hereto was performed in accordance with Township specifications as certified by the Township Engineer and that a proper maintenance bond is in place, the Township hereby accepts dedication of said streets and storm sewers within the public right-of-ways, said improvements to be owned by and to be maintained by the Township of Collier, said acceptance to be effective as of the date of adoption of this Ordinance.

This Ordinance shall be effective upon adoption and recordation in the Township Ordinance book.

This Ordinance adopted at a duly assembled public meeting held this 8th day of January, 2024.

TOWNSHIP OF COLLIER

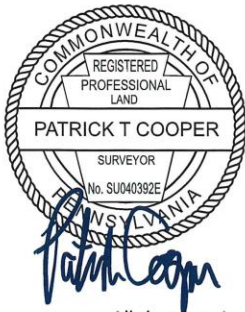
Valerie A. Salla, Township Secretary

By: _____
President, Board of Commissioners

Recording Certification: This Ordinance recorded in the Township Ordinance book on _____, 2024 by the undersigned.

Valerie A. Salla, Township Secretary

Exhibit A
Amalfi Drive Phase IV
Street Dedication Descriptions



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All that certain right of way, being Arno Drive, 33.00 feet wide, and a portion of Arno Drive, 50.00 feet wide, as shown on the Amalfi Ridge Plan No. 4 as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 304, Page 54, situate in Collier Township, Allegheny County, Pennsylvania, more particularly bound and described as follows:

Beginning at a point at the intersection of the northerly right of way line and easterly terminus of Arno Drive, 50.00 feet wide, said point being on the line dividing Lot 405 and Parcel 2R-3 in the Amalfi Ridge Plan No. 4 as recorded in the Allegheny County Department of Real Estate in Plan Book Volume 304, Page 54; thence by the easterly terminus of Arno Drive S 19° 42' 05" W a distance of 50.00 feet to a point on the southerly right of way line of Arno Drive; thence by the southerly right of way line of Arno Drive in a southwesterly direction by a curve bearing to the left having a radius of 150.00 feet through an arc distance of 117.47 feet, also having a chord bearing of S 87° 15' 59" W and a chord distance of 114.49 feet to a point on the westerly terminus of Arno Drive; thence by the westerly terminus of Arno Drive N 25° 10' 08" W a distance of 50.00 feet to a point on the westerly right of way line of Arno Drive, 33.00 feet wide; thence by the westerly right of way line of Arno Drive the following fourteen (14) courses and distances:

- in a northerly direction by a curve bearing to the left having a radius of 25.00 feet through an arc distance of 34.94 feet, also having a chord bearing of N 24° 47' 35" E and a chord distance of 32.17 feet, to a point of tangency;
- N 15° 14' 41" W a distance of 154.36 feet to a point of curvature;
- in a northerly direction by a curve bearing to the right having a radius of 166.50 feet through an arc distance of 15.71 feet to a point of tangency;
- N 09° 50' 17" W a distance of 516.42 feet to a point of curvature;
- in a northeasterly direction by a curve bearing to the right having a radius of 166.50 feet through an arc distance of 80.86 feet to a point of tangency;
- N 17° 59' 10" E a distance of 613.61 feet to a point of curvature;
- in a northeasterly direction by a curve bearing to the right having a radius of 166.50 feet through an arc distance of 117.78 feet to a point of tangency;
- N 58° 31' 03" E a distance of 21.03 feet to a point of curvature;
- in a northeasterly direction by a curve bearing to the left having a radius of 133.50 feet through an arc distance of 82.32 feet to a point of tangency;
- N 23° 11' 12" E a distance of 154.89 feet to a point of curvature;
- in a northeasterly direction by a curve bearing to the right having a radius of 416.50 feet through an arc distance of 175.47 feet to a point of tangency;
- N 47° 19' 31" E a distance of 7.28 feet to a point of curvature;
- in a northerly direction by a curve bearing to the left having a radius of 133.50 feet through an arc distance of 80.11 feet to a point of compound curvature;
- in a westerly direction by a curve bearing to the left having a radius of 30.00 feet through an arc distance of 47.20 feet to a point on the southerly right of way line of Hilltop Road, S.R. 3052, variable width;

thence along said Hilltop Road southerly right of way line the following two (2) curves:

Exhibit A
Amalfi Drive Phase IV
Street Dedication Descriptions

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in an easterly direction by a curve bearing to the left having a radius of 766.50 feet through an arc distance of 65.51 feet, also having a chord bearing of S 89° 13' 33" E and a chord distance of 65.49 feet, to a point of compound curvature;

in an easterly direction by a curve bearing to the left having a radius of 736.50 feet through an arc distance of 20.35 feet, also having a chord bearing of N 87° 32' 03" E and a chord distance of 20.35 feet to a point at the intersection of the southerly right of said Hilltop Road and the easterly right of way line of said Arno Drive;

thence by the easterly right of way line of said Arno Drive the following fourteen (14) courses and distances:

in a southerly direction by a curve bearing to the left having a radius of 30.00 feet through an arc distance of 41.76 feet, also having a chord bearing of S 46° 51' 46" W and a chord distance of 38.47 feet, to a point of reverse curvature;

in a southwesterly direction by a curve bearing to the right having a radius of 166.50 feet through an arc distance of 117.23 feet to a point of tangency;

S 47° 19' 31" W a distance of 7.28 feet to a point of curvature;

in a southwesterly direction by a curve bearing to the left having a radius of 383.50 feet through an arc distance of 161.56 feet to a point of tangency;

S 23° 11' 12" W a distance of 154.89 feet to a point of curvature;

in a southwesterly direction by a curve bearing to the right having a radius of 166.50 feet through an arc distance of 102.67 feet to a point of tangency;

S 58° 31' 03" W a distance of 21.03 feet to a point of curvature;

in a southerly direction by a curve bearing to the left having a radius of 133.50 feet through an arc distance of 94.44 feet to a point of tangency;

S 17° 59' 10" W a distance of 613.61 feet to a point of curvature;

in a southerly direction by a curve bearing to the left having a radius of 133.50 feet through an arc distance of 64.83 feet to a point of tangency;

S 09° 50' 17" E a distance of 516.42 feet to a point of curvature;

in a southerly direction by a curve bearing to the left having a radius of 133.50 feet through an arc distance of 12.60 feet to a point of tangency;

S 15° 14' 41" E a distance of 155.39 feet to a point of curvature;

in an easterly direction by a curve bearing to the left having a radius of 25.00 feet through an arc distance of 34.32 feet to a point of reverse curvature on the northerly right of way line of Arno Drive;

thence by the northerly right of way line of Arno Drive in a southwesterly direction by a curve bearing to the right having a radius of 200.00 feet through an arc distance of 82.42 feet to a point on the easterly terminus of Arno Drive at the line dividing Lot 405 and Parcel 2R-3 in said Amalfi Ridge Plan No. 4, at the point of beginning.

Exhibit A-1 Amalfi Drive Phase IV Exhibit Plans

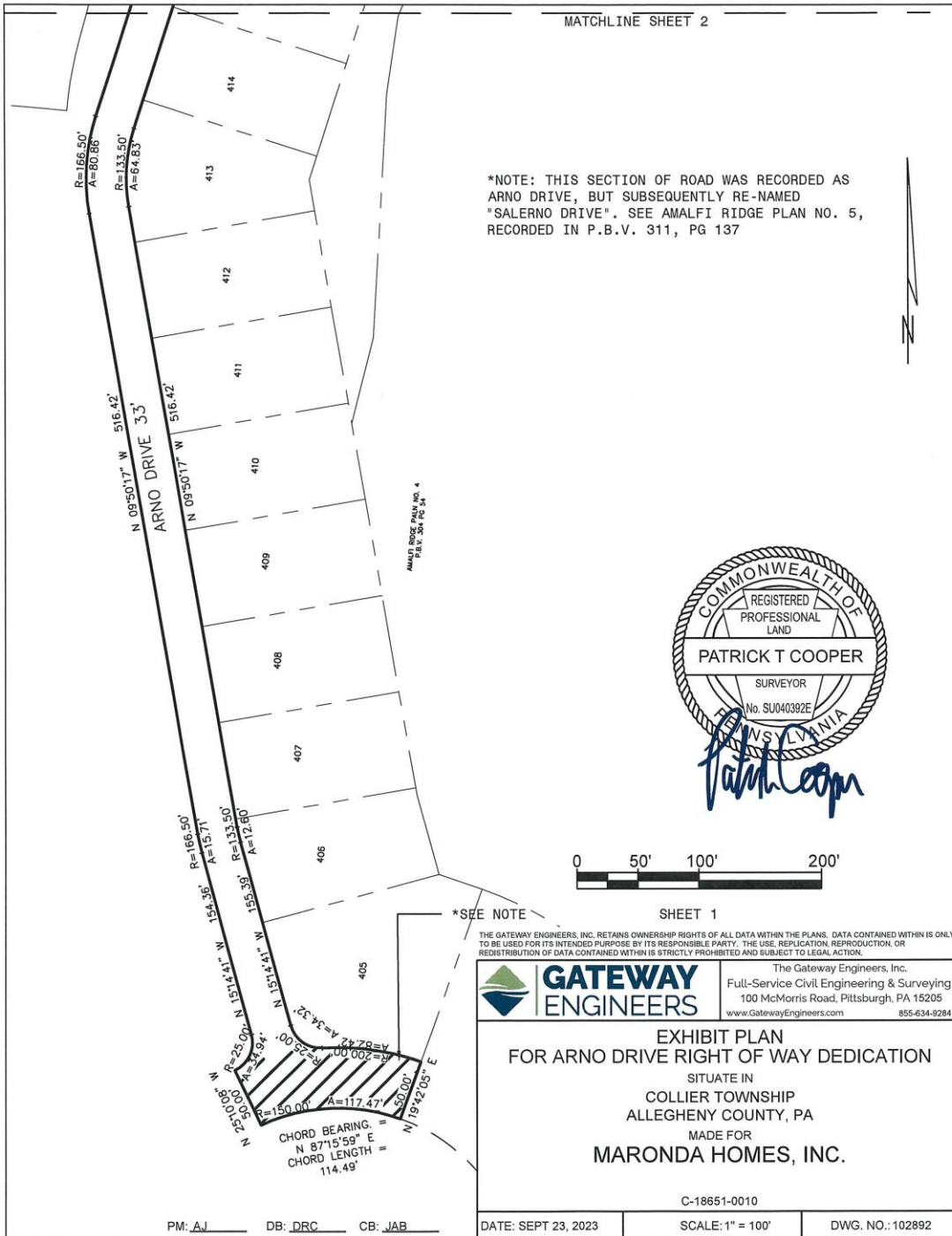
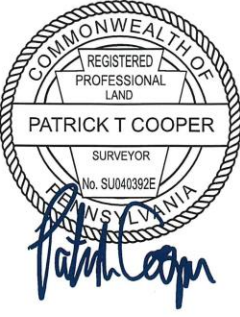
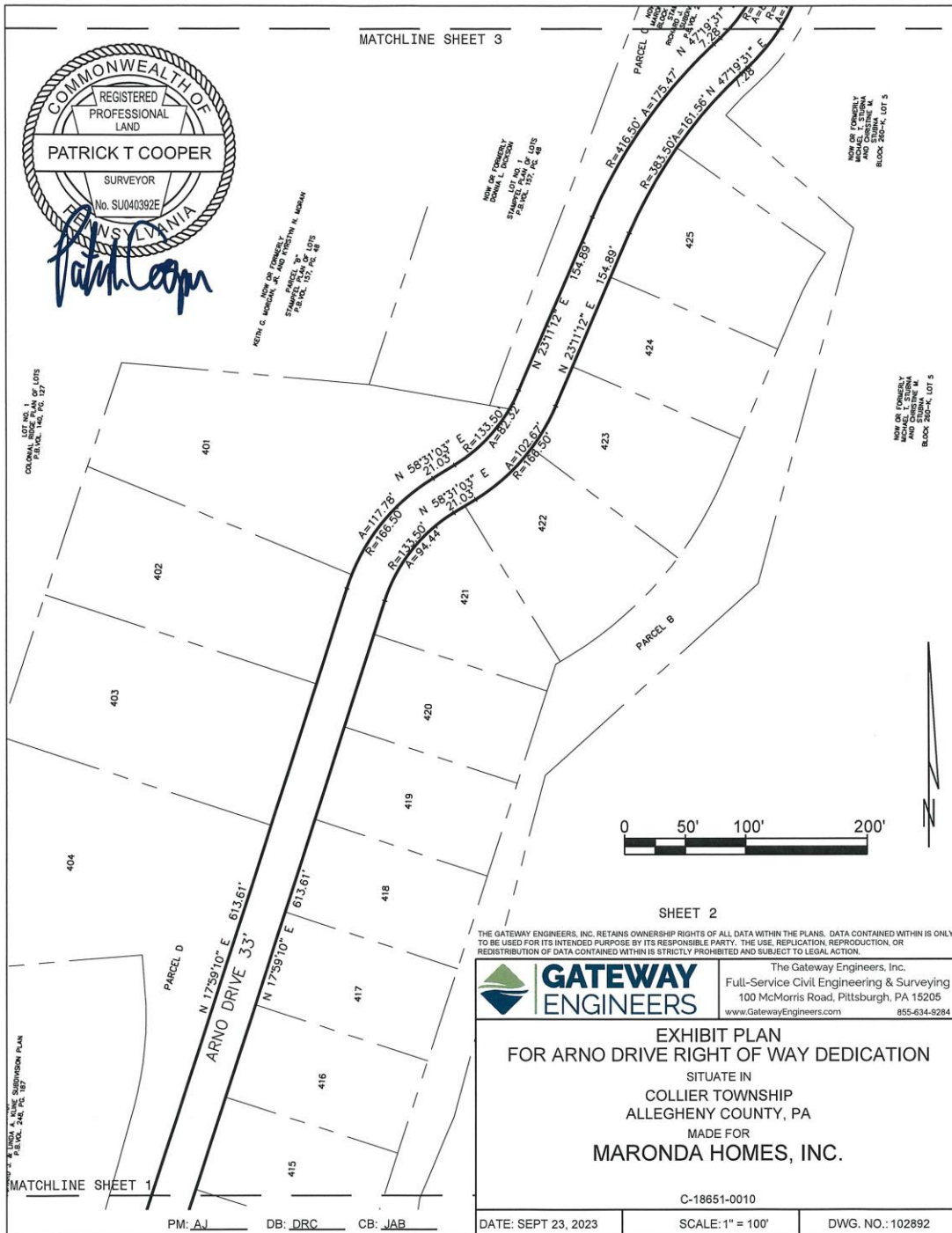


Exhibit A-1 Amalfi Drive Phase IV Exhibit Plans



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GATEWAY ENGINEERS
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**EXHIBIT PLAN
 FOR ARNO DRIVE RIGHT OF WAY DEDICATION**
 SITUATE IN
 COLLIER TOWNSHIP
 ALLEGHENY COUNTY, PA
 MADE FOR
MARONDA HOMES, INC.

DATE: SEPT 23, 2023	SCALE: 1" = 100'	DWG. NO.: 102892
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© Gateway Engineers Inc. All Rights Reserved
 Path & Filename: G:\Projects\18000118651 Tuscany Ridge\0009 Amalfi Ridge Phase 3\Draw\02-Sheet\EXHIBIT ARNO DRIVE DEDICATION.dwg
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