

OFFICIAL

**BOROUGH OF FRANKLIN PARK
ORDINANCE NO. 678-2023**

AN ORDINANCE OF THE BOROUGH OF FRANKLIN PARK, ALLEGHENY COUNTY, PENNSYLVANIA ACCEPTING AND ADOPTING WINDSOR COURT AND ALL OTHER PUBLIC INFRASTRUCTURE AS IDENTIFIED IN THE FINAL SITE RECORDING PLAN FOR THE WILLOW RIDGE RESIDENTIAL DEVELOPMENT AS THE SAME ARE LAID OUT AND CONSTRUCTED AND RECORDED IN THE DEPARTMENT OF REAL ESTATE, ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 304, PAGE 151, AS BOROUGH FACILITIES INCLUDING BUT NOT LIMITED TO CURBS AND SURFACE WATER DRAINAGE FACILITIES ABUTTING THEREON; EMPOWERING AND DIRECTING THE PROPER OFFICERS OF BOROUGH COUNCIL TO ENTER INTO A MAINTENANCE AGREEMENT WITH THE DEVELOPER PROVIDING THAT THE DEVELOPER SHALL AND WILL MAINTAIN AFORESAID IMPROVEMENTS FOR A PERIOD OF EIGHTEEN (18) MONTHS AGAINST DEFECTIVE WORKMANSHIP AND MATERIAL IN SAID PLAN; REQUIRING THE DEVELOPER TO REIMBURSE THE BOROUGH'S EXPENSES AND TO PROVIDE A FINANCIAL SECURITY TO SECURE ITS OBLIGATIONS UNDER SAID MAINTENANCE AGREEMENT.

WHEREAS, FP Rochester, LLC, a Pennsylvania limited liability company duly organized and existing under the laws of the Commonwealth of Pennsylvania, with its current local and registered address being 535 Cortland Drive, Finleyville, Pennsylvania 15332 ("Developer"), has laid out a plan of lots situated in the Borough of Franklin Park designated as Willow Ridge Residential Development, which has been recorded under the name FP Rochester LLC, in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 304, Page 151; and

WHEREAS, the Developer and the Borough of Franklin Park ("Borough") entered into a Development Agreement on December 26, 2019, with a subsequent addendum, for the development of the Willow Ridge Residential Development to include the construction of streets, curbs, and surface water drainage facilities abutting thereon; and

WHEREAS, pursuant to the Development Agreement, the Developer undertook to physically construct and install Windsor Court, the curbs thereon, and abutting surface water drainage facilities in accordance with the plans submitted to the Borough, a copy of which is contained in the Borough files and incorporated herein by reference, to the specifications of the Borough, which installations have been completed to the satisfaction of the Borough as noted in the letter report from Lennon Smith Souleret Engineering, Inc. dated May 3, 2023, which Borough Council approved at its regular meeting on May 18, 2023; and

WHEREAS, the Developer has requested that the Borough accept and adopt Windsor Court (a cul de sac and 50-foot right-of-way) and all appurtenances identified on the Willow Ridge Residential Development Site Recording Plan as Borough improvements subject to the execution of a Maintenance Agreement and the securing of the same by an appropriate financial security.

NOW, THEREFORE, it is hereby ordained and enacted by Borough Council of the Borough of Franklin Park as follows, incorporating the above recitals by reference:

SECTION 1. The Borough does hereby accept and adopt Windsor Court (a cul de sac and 50 foot right-of-way) and all appurtenances in Willow Ridge Residential Development, currently identified by the Allegheny County Department of Real Estate as Block and Lot No. 1067-R-272, and its curbs and abutting surface water draining facilities thereon, as physically constructed and installed in the Willow Ridge Residential Development as described in the site plan drawings which have been approved by the Borough, are contained in the Borough files, and are incorporated herein by reference. As noted on the recording plan, "owners of the land contained in this plan will have no rights to use any private roads adjoining this plan that exist at the time of record." Therefore, the Borough does not in any way accept any responsibility or liability for Marble Lane or Carriage Lane. In order to apprise the public of the proposed location, profile and dimensions of the streets and to confirm the Developer's dedication for public use and associated representations and warranties, the following map is incorporated by reference and appended to this Ordinance as **Exhibit "A"**: Willow Ridge Residential Development Site Recording Plan which has been recorded in the Department of Real Estate of Allegheny County, Pennsylvania in Plan Book Volume 29 304, Page 151.

SECTION 2. The President of Borough Council is authorized, empowered and directed to execute a Maintenance Agreement with the Developer providing that the Developer shall and will maintain the improvements in Willow Ridge Residential Development accepted and adopted hereunder by the Borough for a period eighteen (18) months from the date of said agreement against damages occasioned to said improvements as the result of faulty workmanship and/or materials or as the result of the use of the streets in the Willow Ridge Residential Development by equipment in connection with the construction of dwelling houses in the Willow Ridge Residential Development providing that said agreement shall require the Developer to deliver unto the Borough a financial security in the amount of \$21,550.00 to secure its obligations under said agreement. This Ordinance is further contingent upon the Developer reimbursing the Borough for all expenses incurred by the Borough in connection with the development, including the fees of the Borough's professional consultants, engineering estimates, legal documents, review fees, supervision, approvals and inspections. Such expenses shall include reasonable attorney fees, engineering fees, and professional consultant fees.

SECTION 3. As required by Section 1731(b) of the Borough Code, 8 Pa.C.S. §1731(b), the names of the property owners abutting Windsor Court within the Willow Ridge Residential Development are listed in **Exhibit "B"** attached hereto, made a part hereof.

SECTION 4. Any ordinance or part of any ordinance conflicting with the provisions of this ordinance being the same are hereby repealed to the extent of such conflict.

SECTION 5. If any sentence, clause, section, or part of this Ordinance is for any reason found to be invalid, such invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Borough Council that this Ordinance would have been adopted had such invalid sentence, clause, section or part thereof not been included herein.

SECTION 6. This Ordinance is effective in accordance with applicable law. The Borough Secretary shall provide a signed and sealed copy of this Ordinance to the Allegheny County Department of Real Estate for recording.

ORDAINED AND ENACTED into law by Borough Council of the Borough of Franklin Park, Allegheny County, Pennsylvania, at its meeting held on _____ day of _____, 2023.

ATTEST:

BOROUGH OF FRANKLIN PARK

Secretary

By: _____
President

Approved by me this _____ day of _____, 2023.

Mayor

EXHIBIT "A"

WILLOW RIDGE RESIDENTIAL DEVELOPMENT SITE RECORDING PLAN
PBV 304, PAGE 151

OWNERS ADOPTION AND DEDICATION - FP ROCHESTER LLC.

FP ROCHESTER LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LANDS SHOWN ON THE WILLOW RIDGE - RESIDENTIAL DEVELOPMENT HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE BOROUGH OF FRANKLIN PARK. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET OUR HAND AND SEAL THIS 30th DAY OF January 2020

ATTEST:

Patricia Cooley
NOTARY PUBLIC
Brandon J. King
GENERAL PARTNER
FP ROCHESTER LLC (PRINTED NAME)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia A. Cooley, Notary Public
Scott Twp., Allegheny County
My Commission Expires Sept. 11, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

ACKNOWLEDGEMENT OF PARTNERSHIP - FP ROCHESTER LLC.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED Brandon J. King GENERAL PARTNER OF FP ROCHESTER LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF January 2020

MY COMMISSION EXPIRES THIS 11th DAY OF September 2021

Patricia Cooley
NOTARY PUBLIC
Brandon J. King
FP ROCHESTER LLC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia A. Cooley, Notary Public
Scott Twp., Allegheny County
My Commission Expires Sept. 11, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE

WE, FP ROCHESTER LLC, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WILLOW RIDGE - RESIDENTIAL DEVELOPMENT IS IN THE NAME OF FP ROCHESTER LLC, AND IS RECORDED IN DEED BOOK 16822 VOLUME PAGE 164.

Patricia Cooley
WITNESS
Brandon J. King
FP ROCHESTER LLC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia A. Cooley, Notary Public
Scott Twp., Allegheny County
My Commission Expires Sept. 11, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

MORTGAGEE

WE, Standard Bank P.A.S.B. MORTGAGEE OF THE PROPERTY CONTAINED IN THE WILLOW RIDGE - RESIDENTIAL DEVELOPMENT, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Patricia Cooley
WITNESS
Brandon J. King VP
NAME, TITLE, & MORTGAGEE
Standard Bank P.A.S.B.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia A. Cooley, Notary Public
Scott Twp., Allegheny County
My Commission Expires Sept. 11, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYOR CERTIFICATE

I CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

1-28-2020
DATE
Mark B. Schmidt
MARK B. SCHMIDT - SURVEYOR
REGISTRATION NUMBER - SU-36850-E

FRANKLIN PARK BOROUGH - MUNICIPAL ENGINEER CERTIFICATION

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE BOROUGH OF FRANKLIN PARK, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

2/6/2020
DATE
Christopher M. Schmidt
ENGINEER
REGISTRATION NUMBER - PE-078214

FRANKLIN PARK BOROUGH - MUNICIPAL CERTIFICATIONS

THE BOROUGH OF FRANKLIN PARK AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

December 26, 2019
DATE
Cathryn K. Guarnieri
AUTHORIZED MUNICIPAL OFFICIAL

REQUIRED MUNICIPAL AND COUNTY REVIEW APPROVAL STATEMENTS

THE BOROUGH COUNCIL OF THE BOROUGH OF FRANKLIN PARK GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE BOROUGH OF FRANKLIN PARK ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREET, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREET, LAND OR FACILITIES.

Cathryn K. Guarnieri
SECRETARY
William Hagan
HEAD OF GOVERNING BODY
President

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF FRANKLIN PARK THIS 16 DAY OF July 2019

Jane B. Rote
SECRETARY
Cherie L. Jankovic
CHAIRPERSON

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FRANKLIN PARK, BY RESOLUTION, THIS 26th DAY OF December 2019

Cathryn K. Guarnieri
SECRETARY
William Hagan
CHAIRPERSON/PRESIDENT

DIRECTOR

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT, THIS 10th DAY OF February 2020

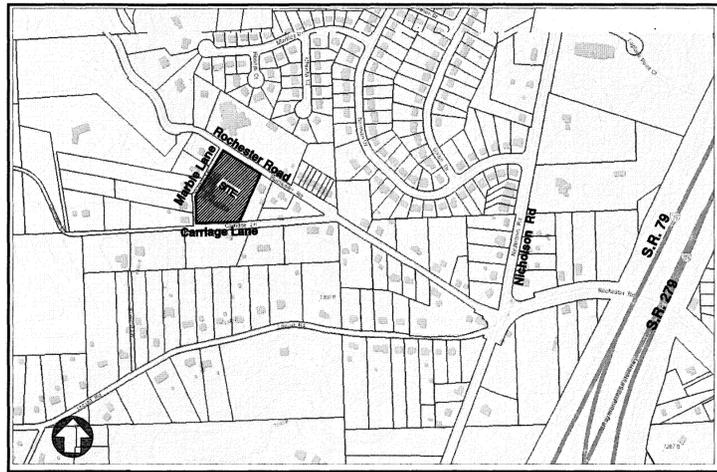
Jane B. Rote
DIRECTOR, DEPARTMENT OF ECONOMIC DEVELOPMENT
18-426
2699

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 304 PAGE(S) 17

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF February 2020

Emily Tyle
DEPARTMENT OF REAL ESTATE



Location Map
Scale: 1" = 500'

THE FP ROCHESTER - RESIDENTIAL DEVELOPMENT SITE INFORMATION

CURRENT FRANKLIN PARK BOROUGH ZONING = M-1 Residential
TOTAL SITE AREA = 2.43 ACRES
TOTAL LINEAR FEET OF STREETS = 362.57'
MINIMUM LOT SIZE = 0.1492 ACRES
LOT IMPERVIOUS AREA = 2,296-2,996 SQ. FT.
TOTAL NUMBER OF LOTS = 9 LOTS

FRANKLIN PARK BOROUGH - M-1 ZONING REQUIREMENTS

LOW INTENSITY MIXED-USE

District	Dwelling Type	Minimum Site Area (acres)	Minimum Front Yard (feet)	Minimum Side Yard, Each (feet)	Maximum Percent of Paving in Front Yard	Minimum Lot Size (square feet per DU)	Minimum Lot Width at Building Setback Line (feet)	Minimum Rear Yard (feet)	Maximum Building Height (stories)	DUs per Gross Acre
M-1	Single-family		25	7.5	30%	6,500	60	30	2+A,B	6.701
	Duplex		25	10	30%	10,000	100	30	2+A,B	1.742
	Townhouse	1	25	10	90%	2,500	24	30	2+A,B	6
	Apartment	1	25	20				30	2+A,B	12

STORMWATER CERTIFICATION

WE, FP ROCHESTER LLC, ON THIS 30th DAY OF January 2020 HEREBY ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT PLAN AND/OR CALCULATIONS MUST BE REVIEWED AND APPROVED BY THE BOROUGH, PADEP AND THE ALLEGHENY COUNTY CONSERVATION DISTRICT. IN ADDITION, A REVISED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE SUBMITTED FOR A DETERMINATION OF ACCURACY.

Brandon J. King
FP ROCHESTER LLC

STORMWATER ENGINEER

I, CHRISTOPHER M. SCHMIDT HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL REQUIREMENTS, DESIGN STANDARDS, AND CRITERIA OF THE FRANKLIN PARK BOROUGH STORMWATER MANAGEMENT ORDINANCE.

1-28-2020
DATE
Christopher M. Schmidt
CHRISTOPHER M. SCHMIDT, PE
REGISTRATION NUMBER - PE-078214

HIGHWAY OCCUPANCY NOTICE AND RELEASE:

THIS SUBDIVISION AND THE SURROUNDING LOTS ARE WITHIN IDENTIFIED FLOODPLAIN AREA ZONE X (AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP ITEM ID: 420030178H EFFECTIVE DATE OF 09/26/2014.

ADDITIONAL NOTES:

OWNERS OF THE LAND CONTAINED IN THIS PLAN WILL HAVE NO RIGHTS TO USE ANY PRIVATE ROADS ADJOINING THIS PLAN THAT EXIST AT THE TIME OF RECORDING.

OWNERS OF THE LAND CONTAINED IN THIS PLAN WILL HAVE NO RIGHTS TO USE ANY PRIVATE ROADS ADJOINING THIS PLAN THAT EXIST AT THE TIME OF RECORDING.

SITE INFORMATION

Block & Lot
1067-R-272
Reserved Tract
Greaser Plan
P.B.V. 113 Pg. 75
Was recorded on 16th
January, 1980

AS-DEED AGREEMENT

Memorandum of Non-Acceptance of a Dedication in the "Greaser Plan", and the Withdrawal of Said Dedication by All Owners of Property in the "Greaser Plan".
D.B.V. 16461 Pg. 306
Was recorded on 14th
July, 2016

Owner of Record

FP ROCHESTER LLC.

535 Cortland Drive

Finleyville, Pennsylvania 15332

724-554-0831

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CIL
△				
△				
△				
△				



Corporate Office
Etna Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-5904

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

PROJECT STATUS:

DATE ISSUED:	DESCRIPTION:	DATE:
1-4-2018	PRELIMINARY PLAN	1/28/2018
1-28-2020	REVISIONS	1/28/2020
	NO. 1	DATE
	2	1/28/2020
	3	1/28/2020

DRAWING ORIENTATION

Willow Ridge - Residential Development
Site Recording Plan
Franklin Park Borough, Allegheny County, PA

PROJECT TITLE: Willow Ridge - Residential Development Site Recording Plan
PROJECT LOCATION: 2437 Rochester Road, Franklin Park Borough, PA, 15143

CLIENT ADDRESS: FP Rochester, LLC, 535 Cortland Drive, Finleyville, PA, 15332

DRAWN BY: JJK
CHECKED BY: CMS
CAD FILE: 18-12541 Cons(9-12-2019).dwg
HORZ. SCALE: VERT. SCALE:
SHEET: 1 OF 2
C.130
PROJECT #: 18-12541

EXHIBIT "B"

LIST OF NAMES OF OWNERS OF A PROPERTY ABUTTING THE STREETS
AS REQUIRED BY SECTION 1731(B) OF THE BOROUGH CODE

Windsor Court

Harisuryanarayana Kandula and Swapna Guduru
Amit and Priya Saxena
Devendranath Rachupalli and Vilasita Yamasani
Kunal Kapoor and Devika Gandotra
Muhammad Khan and Madeeha Khola
Brent and Rebecca Milovac
Manmohan Aseri
Rohit Bhimanathi and Priyanka Ankarapu