



**TOWNSHIP OF NORTH FAYETTE  
RESOLUTION NO. 89 - 24**

**A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN APPROVAL TO FAYETTE FARMS, L.P. FOR THE FAYETTE FARMS PHASE 13 LAND DEVELOPMENT APPLICATION.**

**WHEREAS**, Act 247 of 1986, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the Municipality; and

**WHEREAS**, the Township of North Fayette (the "Township") is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of Township residents; and

**WHEREAS**, Fayette Farms, L.P. (hereafter referred to as "Applicant") is the owner of record of the property located off Donaldson Road, Oakdale, PA 15071 in the R-2 Suburban Residential Zoning District and Fayette Farm PRD Overlay Zoning District and referred to as Allegheny County Tax Parcel No. 798-N-50 (the "Property"); and

**WHEREAS**, the Applicant submitted to the Township an application (File No. 2024-2-SP) seeking approval of a Major Land Development (site plan) to which the Applicant proposes to construct 58 single-family lots and associated improvements (the "Development"); and

**WHEREAS**, the Applicant submitted to the Township the following materials in support of the application for simple subdivision approval:

1. Final Land Development plans prepared by J.R. Gales & Associates, Inc. dated January 29, 2024 (last revised June 21, 2024);
2. Post Construction Stormwater Management Plan last revised September 18, 2020, prepared by J.R. Gales & Associates, Inc.

All the materials submitted by Applicant shall be referred to herein as the "Plans"; and

**WHEREAS**, the Township Engineer, LSSE, Inc., reviewed the Plan and based upon this review, issued review letters dated March 5, 2024, March 8, 2024, May 24, 2024, June 6, 2024, and July 5, 2024 ("Engineer Review Letters"), attached as Exhibit 'A', that provided various comments with regard to the Plan; and

**WHEREAS**, the Township Department of Community Development also reviewed the Plan and provided review letters dated March 5, 2024, June 5, 2024, and July 8, 2024 ("Township Review Memorandum"), attached as Exhibit 'B', that also provided comments with regard to the Plan; and

**WHEREAS**, the Allegheny County Planning Agency also reviewed the Plan and provided a review letter dated February 26, 2024 ("County Review Letter"), attached as Exhibit 'C', that also provided comments with regard to the Plan; and

**WHEREAS**, the Applicant presented the Plan to the Township of North Fayette Planning Commission at its June 6, 2024, and July 11, 2024 public meetings and recommended to the Board of Supervisors that the Plans be approved; and

**WHEREAS**, Applicant now desires the Board of Supervisors consider its land development and its Plans for *preliminary and final* approval pursuant to Section 508 of the Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of North Fayette Board of Supervisors that the preliminary land development plan located off Donaldson Road, Oakdale, PA 15071 as submitted by Fayette Farms, L.P. and prepared by J.R. Gales & Associates, Inc. dated January 29, 2024 (last revised June 21, 2024) is hereby **APPROVED** subject to Applicant's compliance with the following conditions:

1. The following Modification/Waiver requests by the Applicant are hereby **approved**:
  - a. A waiver from the requirement that manholes cannot be constructed at a depth greater than 20-feet below finished grade. (22.511.B.4).
2. Applicant shall comply with the outstanding comments in the Engineer Review Letters and Township Review Memorandum. Compliance with the outstanding comments shall be determined by the Director of Community Development and the Township Engineer.
3. Applicant shall obtain all necessary approvals for sanitary sewerage facilities planning with regard to the Development or, as applicable, obtain and provide to the Township proof of entitlement to a waiver of the requirements for such planning pursuant to applicable law.
4. Applicant shall secure from the Township all necessary sanitary sewer capacity with regard to the Development including, without limitation, payment of the necessary tapping fees for such capacity pursuant to the Township Code of Ordinances.
5. The Development shall be served by public water supply from the Western Allegheny County Municipal Authority (WACMA).
6. Applicant shall comply with all applicable federal, state, and local statutes, codes, ordinances, rules, and regulations and shall obtain approvals, certificates, licenses and permits required with regard to the Development.
7. Applicant shall pay all outstanding fees, including professional review fees, owed to the Township.
8. Applicant shall file an application for a Grading Permit with Township Department of Community Development. No site work may commence until a Grading Permit is issued.

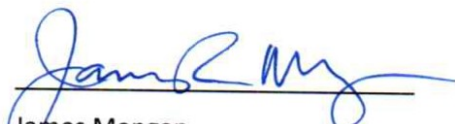
9. Applicant shall record the final Plans in the office of the Allegheny County Department of Real Estate within 90 days of approval or within 90 days after the date of delivery of an approval plat signed by the Board of Supervisors, following completion of conditions imposed for such approval, whichever is later.
10. Upon recording of the final Plans with Allegheny County, the developer and/or landowner shall deliver to the Township two paper prints of the final plat as recorded. In addition to the two paper prints, the applicant must submit one copy of the final Plans in an electronic format compatible with the Township's geographic information system (GIS).
11. Prior to release of final Plans for recording, Applicant shall execute and deliver to the Township the following documents in form customarily accepted by the Township:
  - a. Stormwater Maintenance Agreement, as prepared by the Township Solicitor;
  - b. Land Development Agreement, as prepared by the Township Solicitor;
  - c. Financial Security Agreement, as prepared by the Township Solicitor, for the proposed improvements in an amount approved by the Township Engineer.
12. Applicant shall install the sidewalks within the Property ("Sidewalk Improvements") as required to be installed under the Plans as approved, and applicable Township Ordinances and Subdivision regulations, including applicable Construction Standards, prior to issuance of any Occupancy Permits. Sidewalk Improvements shall be constructed in compliance with said Ordinances and regulations, and consistent with the Plans as approved by the Township.
  - a. This includes the multi-purpose walking and biking path connecting Fayette Farms Phase 13 to Donaldson Park as required by the Revised Tentative PRD Decision.

**Further, the Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within thirty (30) days of the approval of the Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.**

**AND NOW**, this 27<sup>th</sup> day of August 2024, upon motion duly made and seconded, the foregoing **RESOLUTION** is hereby adopted.

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
James Mangan  
Township Manager

  
\_\_\_\_\_  
James Morosetti, Chairman



Fayette Farms, L.P., the Applicant seeking Preliminary and Final approval of the Fayette Farms Phase 13 land development application, pursuant to the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances as amended, acknowledges receipt of the foregoing Resolution of the Board of Supervisors of the Township of North Fayette, adopted August 27, 2024, pertaining to same and accepts all the conditions contained therein.

ATTEST:

Fayette Farms, L.P.

By:

\_\_\_\_\_

\_\_\_\_\_

Print (Name/Title):

\_\_\_\_\_

Date:

\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )

)

SS:

COUNTY OF ALLEGHENY )

)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared \_\_\_\_\_ (Name), \_\_\_\_\_ (Title), known (or satisfactorily proven) to me to be the person whose name is subscribed to the within instrument, who stated he/she has full authority to execute same on behalf of Fayette Farms, L.P. and that he/she executed the same for the purposes therein contained.

Witness my hand and notarial seal this \_\_\_ day of \_\_\_\_\_, 2024. My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

SEAL

\_\_\_\_\_  
Notary Public

**EXHIBIT 'A'**



LSSE: (412) 264-4400  
Rabell: (814) 756-4384  
Senate: (412) 826-5454  
www.lsse.com

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LSSE

Rabell

Senate

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March 5, 2024

S. O. No. 448-04-356

VIA EMAIL ONLY  
(wozniakm@northfayettepa.gov)

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Fayette Farms Phase 13  
Final Planned Residential Development  
Review No. 1**

Dear Mr. Wozniak:

LSSE has completed our review of the above referenced Preliminary and Final Subdivision Plan, dated January 29, 2024, prepared by J. R. Gales & Associates, Inc., as received by our office February 12, 2024. The subdivision proposes the creation of 58 lots. The property is located along proposed Southfield Drive and is zoned R-2 – Suburban Residential District, and PRD – Planned Residential Development Overlay District.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Zoning

1. The Ordinance requires Bufferyard B be provided along the perimeter of the PRD. (Section 607.8.B)  
**Status: Bufferyard B must be provided where buildings, structures or parking areas are located within 100 feet of the perimeter lot line. The location of existing vegetation and/or proposed landscaping to meet the Bufferyard requirements must be clearly identified on the plans.**

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● Coraopolis, PA (Headquarters)  
● Aliquippa, Beaver County, PA  
● Greensburg, Westmoreland County, PA  
● Dublin, Franklin County, OH

● Albion, Erie County, PA

● Pittsburgh, Allegheny County, PA  
● White Oak, Allegheny County, PA  
● Kittanning, Armstrong County, PA  
● Washington, Washington County, PA

Subdivision

1. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Sections 22-208.) **Status: An itemized quantity takeoff and unit price cost estimate must be provided. The recommended bond amount will be provided under separate cover.**
2. The Ordinance requires the Developer execute a Development Agreement. (Section 22-209.) **Status: The Developer should contact the Solicitor to initiate the preparation of the Development Agreement upon approval of the plan.**
3. The Ordinance requires cross sections of the roadways be provided. (Section 22-316.C) **Status: Cross Sections provided of the roadways show significant cuts/fills to existing grades; these cross sections do not appear to reflect the proposed grading plan. Cross sections must be revised to reflect proposed grading.**
4. The Ordinance requires an Erosion and Sedimentation Control Plan be provided. (Section 22-318) **Status: An E&S Plan has not been provided; additionally, provide documentation of permit approval for the proposed stream encroachments.**
5. The Ordinance requires the installation of sidewalks for all major developments (Section 22-404) **Status: Provide the location of all sidewalks within the development by providing a legend and a hatching that differentiates the sidewalk from all areas. Provide the dimensions of the sidewalk.**
6. The Ordinance requires street light fixtures be installed on local streets in accordance with the utility provider. (Section 22-405) **Status: Provide a detail that shows which type and model of lighting to be provided. Additionally, spacing for street lighting must be in accordance with Township requirements.**
7. The Ordinance requires Cluster Mailbox Units be designed such that they are centrally located to serve the development and construction in accordance with Township Standards. (Section 407). **Status: Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details.**
8. The Ordinance requires that all permanent cul-de-sacs shall be designed with a snow removal easement at the terminus (Section 504.4.H) **Status: Provide the location and dimensions of the snow removal easement.**
9. The Ordinance requires manholes shall not be permitted to be constructed at a depth below finished grade greater than 20-feet. (Section 22-511.B.4) **Status: Sanitary Manhole 25 exceeds the 20-foot depth requirement. If relief from this requirement is desired, a written waiver requested should be submitted. If relief is granted, then a 5' diameter manhole should be installed. Additionally, sanitary lines with greater than 18' of cover should be SDR-26, not SDR-35.**

10. The Ordinance requires a preliminary and comprehensive geotechnical investigation. (Section 22-304 and 305) **Status: A geotechnical report has not been provided.**

#### Stormwater Management

1. The Ordinance requires the preparation and implementation of an approved SWM site plan is required. (Section 19-301.1.A) **Status: A stormwater management report was provided at the time of Tentative approval. A Complete, final stormwater management report has not been provided.**
2. The Ordinance requires all stormwater collection and conveyance facilities (pipes, swales, and structures) shall be designed for a one-hundred-year design storm event, unless the runoff would naturally drain overland to a stormwater detention facility, in which case a twenty-five-year design storm event may be used. The hydraulic gradeline must be a minimum of two feet below the surface elevation within the pipe. (Section 19-502.1) **Status: Conveyance calculations have not been provided.**
3. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 19-602) **Status: The Applicant should contact the Township Solicitor regarding execution of an agreement for proposed stormwater management facility.**
4. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 19-604) **Status: The amount of the Fund contribution will be determined upon approval of the plan.**
5. The Ordinance requires provision of a copy of a recorded Post Construction Stormwater Management Plan record drawing. (Sections 19-805.) **Status: The applicant should note the requirement to provide a PCSM record drawing prior to final bond release.**
6. The Ordinance requires a fence be provided around the facility. (Section 503.4) **Status: A fence has not been provided.**
7. The Ordinance requires stormwater management facilities be equipped with emergency spillways designed to convey the 100-year storm event with a blocked primary outlet structure. (Section 503.2) **Status: The location of the emergency spillway is not shown on the plans; per the tentative report, the spillways proposed were broad crested weirs.**

#### General

1. The Tentative PRD decision required the Developer to construct a pedestrian connection in the form of a five (5') foot wide trail be provided between Phase 13 and Donaldson Park. The pedestrian connection shall be constructed prior to the issuance of any building permits for Phase 13. **Status: The proposed pedestrian connection has not been shown on the plan nor has a detail of the proposed work been provided.**



Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
March 5, 2024  
Page 4

2. The Tentative PRD decision required All "Open Space" shown on the Approved Plan will remain as Preserved Open Space in perpetuity. Developer shall include on the Approved Plans, and all pertinent deeds and restrictive covenants shall include appropriate Notes and provisions providing notice of and assuring the perpetual preservation of the remaining 98.5 acres of Open Space in its natural state, with no uses other than for the internal trail system. Recreation open space, and nature preservation. **Status: Based on the current submission, there is only 83.87 acres of open space. Open space areas are labeled differently between subdivision/land development plans; all open spaces areas must be shown consistently across all plan sheets.**

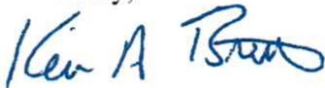
The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427) for Final PRD approval. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Should you have any questions, please contact Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:ven

cc: J.R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Bob Derosky, Coordinator, Community Development Services (deroskyb@northfayettepa.gov)  
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)  
J.R. Gales & Associates, Inc. (kagales.gales.engineers@comcast.net)



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LSSE

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March 5, 2024  
Revised March 8, 2024

S. O. No. 448-04-356

VIA EMAIL ONLY  
(wozniakm@northfayettepa.gov)

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Fayette Farms Phase 13  
Final Planned Residential Development  
Review No. 1**

Dear Mr. Wozniak:

LSSE has completed our review of the above referenced Preliminary and Final Subdivision Plan, dated January 29, 2024, prepared by J. R. Gales & Associates, Inc., as received by our office February 12, 2024. The subdivision proposes the creation of 58 lots. The property is located along proposed Southfield Drive and is zoned R-2 – Suburban Residential District, and PRD – Planned Residential Development Overlay District.

The purpose of this review letter is to update the status of additional documentation provided to our office on March 6, 2024; the documentation includes storm sewer conveyance calculations. All other comments remain unchanged from LSSE letter dated March 5, 2024.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Zoning

1. The Ordinance requires Bufferyard B be provided along the perimeter of the PRD. (Section 607.8.B)  
**Status: Bufferyard B must be provided where buildings, structures or parking areas are located within 100 feet of the perimeter lot line. The location of existing vegetation and/or proposed landscaping to meet the Bufferyard requirements must be clearly identified on the plans.**

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● Dublin, Franklin County, OH

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### Subdivision

1. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Sections 22-208.) **Status: An itemized quantity takeoff and unit price cost estimate must be provided. The recommended bond amount will be provided under separate cover.**
2. The Ordinance requires the Developer execute a Development Agreement. (Section 22-209.) **Status: The Developer should contact the Solicitor to initiate the preparation of the Development Agreement upon approval of the plan.**
3. The Ordinance requires cross sections of the roadways be provided. (Section 22-316.C) **Status: Cross Sections provided of the roadways show significant cuts/fills to existing grades; these cross sections do not appear to reflect the proposed grading plan. Cross sections must be revised to reflect proposed grading.**
4. The Ordinance requires an Erosion and Sedimentation Control Plan be provided. (Section 22-318) **Status: An E&S Plan has not been provided; additionally, provide documentation of permit approval for the proposed stream encroachments.**
5. The Ordinance requires the installation of sidewalks for all major developments (Section 22-404) **Status: Provide the location of all sidewalks within the development by providing a legend and a hatching that differentiates the sidewalk from all areas. Provide the dimensions of the sidewalk.**
6. The Ordinance requires street light fixtures be installed on local streets in accordance with the utility provider. (Section 22-405) **Status: Provide a detail that shows which type and model of lighting to be provided. Additionally, spacing for street lighting must be in accordance with Township requirements.**
7. The Ordinance requires Cluster Mailbox Units be designed such that they are centrally located to serve the development and construction in accordance with Township Standards. (Section 407). **Status: Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details.**
8. The Ordinance requires that all permanent cul-de-sacs shall be designed with a snow removal easement at the terminus (Section 504.4.H) **Status: Provide the location and dimensions of the snow removal easement.**
9. The Ordinance requires manholes shall not be permitted to be constructed at a depth below finished grade greater than 20-feet. (Section 22-511.B.4) **Status: Sanitary Manhole 25 exceeds the 20-foot depth requirement. If relief from this requirement is desired, a written waiver request should be submitted. If relief is granted, then a 5' diameter manhole should be installed. Additionally, sanitary lines with greater than 18' of cover should be SDR-26, not SDR-35.**

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
March 5, 2024  
Revised: March 8, 2024  
Page 3

10. The Ordinance requires a preliminary and comprehensive geotechnical investigation. (Section 22-304 and 305) **Status: A geotechnical report has not been provided.**

### Stormwater Management

1. The Ordinance requires the preparation and implementation of an approved SWM site plan is required. (Section 19-301.1.A) **Status: A stormwater management report was provided at the time of Tentative approval. A Complete, final stormwater management report has not been provided.**
2. The Ordinance requires all stormwater collection and conveyance facilities (pipes, swales, and structures) shall be designed for a one-hundred-year design storm event, unless the runoff would naturally drain overland to a stormwater detention facility, in which case a twenty-five-year design storm event may be used. The hydraulic gradeline must be a minimum of two feet below the surface elevation within the pipe. (Section 19-502.1) **Previous Comment: Conveyance calculations have not been provided. Status: Conveyance calculations note runoff being collected by manholes; however, details note solid and grated covers. Plans should clearly identify which manholes have slotted/solid covers. Additionally, several flow rates calculated on the E&S Sheet do not appear to match the influent flows used in Storm Sewer Calculations; please revise accordingly. Lastly, several storm sewer segments indicate the HGL is not contained within the pipe; please revise accordingly.**
3. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 19-602) **Status: The Applicant should contact the Township Solicitor regarding execution of an agreement for proposed stormwater management facility.**
4. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 19-604) **Status: The amount of the Fund contribution will be determined upon approval of the plan.**
5. The Ordinance requires provision of a copy of a recorded Post Construction Stormwater Management Plan record drawing. (Sections 19-805.) **Status: The applicant should note the requirement to provide a PCSM record drawing prior to final bond release.**
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7. The Ordinance requires stormwater management facilities be equipped with emergency spillways designed to convey the 100-year storm event with a blocked primary outlet structure. (Section 503.2) **Status: The location of the emergency spillway is not shown on the plans; per the tentative report, the spillways proposed were broad crested weirs.**



Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
March 5, 2024  
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Page 4

### General

1. The Tentative PRD decision required the Developer to construct a pedestrian connection in the form of a five (5') foot wide trail be provided between Phase 13 and Donaldson Park. The pedestrian connection shall be constructed prior to the issuance of any building permits for Phase 13. **Status: The proposed pedestrian connection has not been shown on the plan nor has a detail of the proposed work been provided.**
2. The Tentative PRD decision required All "Open Space" shown on the Approved Plan will remain as Preserved Open Space in perpetuity. Developer shall include on the Approved Plans, and all pertinent deeds and restrictive covenants shall include appropriate Notes and provisions providing notice of and assuring the perpetual preservation of the remaining 98.5 acres of Open Space in its natural state, with no uses other than for the internal trail system. Recreation open space, and nature preservation. **Status: Based on the current submission, there is only 83.87 acres of open space. Open space areas are labeled differently between subdivision/land development plans; all open space areas must be shown consistently across all plan sheets.**

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427) for Final PRD approval. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Should you have any questions, please contact Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:ven

cc: J.R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Bob Derosky, Coordinator, Community Development Services (deroskyb@northfayettepa.gov)  
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)  
J.R. Gales & Associates, Inc. (kagales.gales.engineers@comcast.net)





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LSSE

Rabell

Senate

May 24, 2024

S. O. No. 448-04-356

VIA EMAIL ONLY  
(wozniakm@northfayettepa.gov)

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Fayette Farms Phase 13  
Final Planned Residential Development  
Review No. 2**

Dear Mr. Wozniak:

LSSE has completed our review of the above referenced Preliminary and Final Subdivision Plan, dated January 29, 2024 last revised May 2, 2024, prepared by J. R. Gales & Associates, Inc., as received by our office May 7, 2024. The subdivision proposes the creation of 58 lots. The property is located along proposed Southfield Drive and is zoned R-2 – Suburban Residential District, and PRD – Planned Residential Development Overlay District.

Previous comments made can be found in our letters dated March 8, 2024, March 5, 2024.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

#### Zoning

1. The Ordinance requires Bufferyard B be provided along the perimeter of the PRD. (Section 607.8.B) **Previous Comment:** *Bufferyard B must be provided where buildings, structures or parking areas are located within 100 feet of the perimeter lot line. The location of existing vegetation and/or proposed landscaping to meet the Bufferyard requirements must be clearly identified on the plans. Status: Plans indicate an unshaded area adjacent Lots 1333 to 1336 to be planted with Bufferyard B plantings. A tabulation of required and provided buffer yard plantings, and corresponding landscape schedule has not been provided.*

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- Coraopolis, PA (Headquarters)
  - Aliquippa, Beaver County, PA
  - Greensburg, Westmoreland County, PA
  - Dublin, Franklin County, OH
  - Albion, Erie County, PA
  - Pittsburgh, Allegheny County, PA
  - White Oak, Allegheny County, PA
  - Kittanning, Armstrong County, PA
  - Washington, Washington County, PA

### Subdivision

1. The Ordinance requires the Developer execute a Development Agreement. (Section 22-209.) **Previous Comment:** *The Developer should contact the Solicitor to initiate the preparation of the Development Agreement upon approval of the plan. Status: Pending.*
2. The Ordinance requires cross sections of the roadways be provided. (Section 22-316.C) **Previous Comment:** *Cross Sections provided of the roadways show significant cuts/fills to existing grades; these cross sections do not appear to reflect the proposed grading plan. Cross sections must be revised to reflect proposed grading. Status: The following comments are provided in reference:*
  - a. **The Phasing Index Plan notes the road names as Southfield Drive and Southfork Drive, while the Phase 13 plans and cross sections note a Nash Drive; clarify road names. Additionally, cross sections note a 'South Fork Circle' while plans solely reference a 'Southfork Drive', please revise for consistency.**
  - b. **Corresponding roadway stationing is not labeled on the plan for cross reference, please revise for consistency.**
  - c. **Cross sections should have elevation labels included.**
3. The Ordinance requires an Erosion and Sedimentation Control Plan be provided. (Section 22-318) **Previous Comment:** *An E&S Plan has not been provided; additionally, provide documentation of permit approval for the proposed stream encroachments. Status: The response references a notation identifying Erosion and Sedimentation Control plans prepared by McMillen Engineering stamped for approval by the Allegheny County Conservation District, dated June 2, 2005. The referenced plans included a development configuration which varies significantly from the currently proposed configuration of improvements. An updated Erosion and Sedimentation control plan for the currently proposed development arrangement has not been provided, nor documentation that Allegheny County Conservation District has reviewed the and deemed the updated E&S plan to be adequate. Documentation of PaDEP permit issuance for corresponding stream encroachments has not been provided.*
4. The Ordinance requires street light fixtures be installed on local streets in accordance with the utility provider. (Section 22-405) **Previous Comment:** *Provide a detail that shows which type and model of lighting to be provided. Additionally, spacing for street lighting must be in accordance with Township requirements. Status: Lighting details solely include corresponding precast base information. Complete lighting details of proposed light poles and fixtures have not been provided. A photometric plan for proposed lighting has not been provided.*
5. The Ordinance requires Cluster Mailbox Units be designed such that they are centrally located to serve the development and construction in accordance with Township Standards. (Section 407). **Previous Comment:** *Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details. Status: A detail of the corresponding CBU has not been provided demonstrating consistency to Township Standards, please revise accordingly. Parking areas associated with the CBU as required by the Township Detail have not been provided.*

6. The Ordinance requires manholes shall not be permitted to be constructed at a depth below finished grade greater than 20-feet. (Section 22-511.B.4) **Previous Comment:** *Sanitary Manhole 25 exceeds the 20-foot depth requirement. If relief from this requirement is desired, a written waiver request should be submitted. If relief is granted, then a 5' diameter manhole should be installed. Additionally, sanitary lines with greater than 18' of cover should be SDR-26, not SDR-35.* **Status:** Plans indicate ST MH#2: 20.47' depth, ST MH#14: 28.5' depth, SAN MH#25: 20.35' depth; a written waiver request has not been submitted, please revise accordingly. Similarly, profiles for storm sewer do not include pipe connection between ST MH#1 and ST Endwall #3, nor between SAN MH#19 and SAN MH#18.
7. The Ordinance requires plans be constructed in accordance with Township standard details: (Section 22-51.1.A) **Status:** Plans have been revised to include a drop manhole connection in SAN MH #5; the Township standard detail for a drop connection have not been included on the plans.

#### Stormwater Management

1. The Ordinance requires the preparation and implementation of an approved SWM site plan is required. (Section 19-301.1.A) **Previous Comment:** *A stormwater management report was provided at the time of Tentative approval. A Complete, final stormwater management report has not been provided.* **Status:** The stormwater management report has not been sealed by the design professional responsible.
2. The Ordinance requires all stormwater collection and conveyance facilities (pipes, swales, and structures) shall be designed for a one-hundred-year design storm event, unless the runoff would naturally drain overland to a stormwater detention facility, in which case a twenty-five-year design storm event may be used. The hydraulic gradeline must be a minimum of two feet below the surface elevation within the pipe. (Section 19-502.1) **Previous Comment:** *Conveyance calculations have not been provided. Previous Comment: Conveyance calculations note runoff being collected by manholes; however, details note solid and grated covers. Plans should clearly identify which manholes have slotted/solid covers. Additionally, several flow rates calculated on the E&S Sheet do not appear to match the influent flows used in Storm Sewer Calculations; please revise accordingly. Lastly, several storm sewer segments indicate the HGL is not contained within the pipe; please revise accordingly.* **Status:** Clarify how input flow rates were calculated for storm sewer design. Additionally, channel calculations do not indicate freeboard provided. Lastly, plans do not show grading for channels nor which manholes have slotted or solid covers. Please revise all accordingly.
3. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 19-602) **Previous Comment:** *The Applicant should contact the Township Solicitor regarding execution of an agreement for proposed stormwater management facility.* **Status:** Pending.
4. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 19-604) **Previous Comment:** *The amount of the Fund contribution will be determined upon approval of the plan.* **Status:** Pending.

General

1. The Tentative PRD decision required the Developer to construct a pedestrian connection in the form of a five (5') foot wide trail be provided between Phase 13 and Donaldson Park. The pedestrian connection shall be constructed prior to the issuance of any building permits for Phase 13. **Previous Comment:** *The proposed pedestrian connection has not been shown on the plan nor has a detail of the proposed work been provided.* **Status:** **The following comments are provided in reference.**
  - a. **The plan notes sidewalk detail to be utilized for the pedestrian trail. Should concrete sidewalk be proposed, corresponding sidewalk hatching should be reflected consistently for all sidewalk areas, please revise accordingly. Additionally, grading for proposed sidewalk should be shown on the plans.**
  - b. **Plans indicate the pedestrian access is to connect to the stormwater management access road for Basin No. 7. Clarify corresponding trail extents at this area. It is unclear whether sidewalk is to be installed within the access road, or if access road surfacing is proposed. Please clarify this discrepancy.**
  - c. **The limits of the pedestrian access easement should be provided on the final plan for recording.**
2. The Tentative PRD decision required All "Open Space" shown on the Approved Plan will remain as Preserved Open Space in perpetuity. Developer shall include on the Approved Plans, and all pertinent deeds and restrictive covenants shall include appropriate Notes and provisions providing notice of and assuring the perpetual preservation of the remaining 98.5 acres of Open Space in its natural state, with no uses other than for the internal trail system. Recreation open space, and nature preservation. **Previous Comment:** *Based on the current submission, there is only 83.87 acres of open space. Open space areas are labeled differently between subdivision/land development plans; all open space areas must be shown consistently across all plan sheets.* **Status:** **No change, all proposed open space areas must be clarified. A tabulation of open space areas must be provided in accordance with the tentative PRD Approval.**
3. A complete subdivision plan for recording of the subject phase has not been provided.

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427) for Final PRD approval. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
May 24, 2024  
Page 5

Should you have any questions, please contact Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:ven

cc: J.R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Bob Derosky, Coordinator, Community Development Services (deroskyb@northfayettepa.gov)  
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)  
J.R. Gales & Associates, Inc. (kagales.gales.engineers@comcast.net)





**LSSE**  
Civil Engineers and Surveyors  
Est. 1906

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Senate: (412) 826-5454  
[www.lsse.com](http://www.lsse.com)

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LSSE

Rabell

Senate

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June 6, 2024

S. O. No. 448-04-356

**VIA EMAIL ONLY**  
([wozniakm@northfayettepa.gov](mailto:wozniakm@northfayettepa.gov))

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Fayette Farms Phase 13  
Final Planned Residential Development  
Review No. 4**

Dear Mr. Wozniak:

LSSE has completed our review of the above referenced Preliminary and Final Subdivision Plan, dated January 29, 2024 last revised May 29, 2024, prepared by J. R. Gales & Associates, Inc., as received by our office June 3, 2024. The subdivision proposes the creation of 58 lots. The property is located along proposed Southfield Drive and is zoned R-2 – Suburban Residential District, and PRD – Planned Residential Development Overlay District.

Previous comments made can be found in our letters dated May 24, 2024 March 8, 2024, March 5, 2024.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Zoning

1. The Ordinance requires Bufferyard B be provided along the perimeter of the PRD. (Section 607.8.B)  
**Previous Comment:** *Bufferyard B must be provided where buildings, structures or parking areas are located within 100 feet of the perimeter lot line. The location of existing vegetation and/or proposed landscaping to meet the Bufferyard requirements must be clearly identified on the plans.* **Previous Comment:** *Plans indicate an unshaded area adjacent Lots 1333 to 1336 to be planted with Bufferyard B plantings. A tabulation of required and provided buffer yard plantings, and corresponding landscape*

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● Coraopolis, PA (Headquarters)  
● Aliquippa, Beaver County, PA  
● Greensburg, Westmoreland County, PA  
● Dublin, Franklin County, OH

● Albion, Erie County, PA

● Pittsburgh, Allegheny County, PA  
● White Oak, Allegheny County, PA  
● Kittanning, Armstrong County, PA  
● Washington, Washington County, PA

*schedule has not been provided. Status: Bufferyard B requires 70% evergreen and 30% deciduous tree plantings. The tabulation indicates 75% Evergreen and 25% deciduous tree plantings proposed, please revise accordingly.*

#### Subdivision

1. The Ordinance requires the Developer execute a Development Agreement. (Section 22-209.) **Previous Comment:** *The Developer should contact the Solicitor to initiate the preparation of the Development Agreement upon approval of the plan. Status: Pending.*
2. The Ordinance requires cross sections of the roadways be provided. (Section 22-316.C) **Previous Comment:** *Cross Sections provided of the roadways show significant cuts/fills to existing grades; these cross sections do not appear to reflect the proposed grading plan. Cross sections must be revised to reflect proposed grading. Status: The following comments are provided in reference:*
  - a. **Previous Comment:** *The Phasing Index Plan notes the road names as Southfield Drive and Southfork Drive, while the Phase 13 plans and cross sections note a Nash Drive; clarify road names. Additionally, cross sections note a 'South Fork Circle' while plans solely reference a 'Southfork Drive', please revise for consistency. Status: Cross Section labels for all sections on Sheet 6 of 15 are labeled "Southfield Drive and Southfork Drive". Labeling should include identification consistent to an individual roadway, please revise for consistency. A cross section of the Southfork Drive cul-de-sac has not been provided.*
3. The Ordinance requires an Erosion and Sedimentation Control Plan be provided. (Section 22-318) **Previous Comment:** *An E&S Plan has not been provided; additionally, provide documentation of permit approval for the proposed stream encroachments. Previous Comment: The response references a notation identifying Erosion and Sedimentation Control plans prepared by McMillen Engineering stamped for approval by the Allegheny County Conservation District, dated June 2, 2005. The referenced plans included a development configuration which varies significantly from the currently proposed configuration of improvements. An updated Erosion and Sedimentation control plan for the currently proposed development arrangement has not been provided, nor documentation that Allegheny County Conservation District has reviewed the and deemed the updated E&S plan to be adequate. Documentation of PaDEP permit issuance for corresponding stream encroachments has not been provided. Status: No change. A response has not been provided, nor the requested information.*
4. The Ordinance requires street light fixtures be installed on local streets in accordance with the utility provider. (Section 22-405) **Previous Comment:** *Provide a detail that shows which type and model of lighting to be provided. Additionally, spacing for street lighting must be in accordance with Township requirements. Previous Comment: Lighting details solely include corresponding precast base information. Complete lighting details of proposed light poles and fixtures have not been provided. A photometric plan for proposed lighting has not been provided. Status: No change. A response has not been provided, nor the requested information.*

5. The Ordinance requires Cluster Mailbox Units be designed such that they are centrally located to serve the development and construction in accordance with Township Standards. (Section 407). **Previous Comment:** *Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details. Previous Comment: A detail of the corresponding CBU has not been provided demonstrating consistency to Township Standards, please revise accordingly. Parking areas associated with the CBU as required by the Township Detail have not been provided. Status: The response notes that the parking area in Phase 10 is to be utilized for CBU for Phase 13. Documentation of USPS approval should be provided.*
6. The Ordinance requires manholes shall not be permitted to be constructed at a depth below finished grade greater than 20-feet. (Section 22-511.B.4) **Previous Comment:** *Sanitary Manhole 25 exceeds the 20-foot depth requirement. If relief from this requirement is desired, a written waiver request should be submitted. If relief is granted, then a 5' diameter manhole should be installed. Additionally, sanitary lines with greater than 18' of cover should be SDR-26, not SDR-35. Previous Comment: Plans indicate ST MH#2: 20.47' depth, ST MH#14: 28.85' depth, SAN MH#25: 20.35' depth; a written waiver request has not been submitted, please revise accordingly. Similarly, profiles for storm sewer do not include pipe connection between ST MH#1 and ST Endwall #3, nor between SAN MH#19 and SAN MH#18. Status: The applicant has requested a waiver for proposed manholes exceeding 20 feet in depth. The waiver request notes that 5 foot diameter manholes are proposed for corresponding 20+ foot manholes. Notation on the plan identifying corresponding manhole sizing has not been provided.*

#### Stormwater Management

1. The Ordinance requires the preparation and implementation of an approved SWM site plan is required. (Section 19-301.1.A) **Previous Comment:** *A stormwater management report was provided at the time of Tentative approval. A Complete, final stormwater management report has not been provided. Previous Comment: The stormwater management report has not been sealed by the design professional responsible. Status: No change, the stormwater management report has not been sealed.*
2. The Ordinance requires all stormwater collection and conveyance facilities (pipes, swales, and structures) shall be designed for a one-hundred-year design storm event, unless the runoff would naturally drain overland to a stormwater detention facility, in which case a twenty-five-year design storm event may be used. The hydraulic gradeline must be a minimum of two feet below the surface elevation within the pipe. (Section 19-502.1) **Previous Comment:** *Conveyance calculations have not been provided. Previous Comment: Conveyance calculations note runoff being collected by manholes; however, details note solid and grated covers. Plans should clearly identify which manholes have slotted/solid covers. Additionally, several flow rates calculated on the E&S Sheet do not appear to match the influent flows used in Storm Sewer Calculations; please revise accordingly. Lastly, several storm sewer segments indicate the HGL is not contained within the pipe; please revise accordingly. Previous Comment: Clarify how input flow rates were calculated for storm sewer design. Additionally, channel calculations do not indicate freeboard provided. Lastly, plans do not show grading for channels nor which manholes have slotted or solid covers. Please revise all accordingly. Status: The response notes that the input flow rates utilize the rational method. The corresponding drainage area map solely includes limited rectangular footprints of proposed lot areas. Conveyance calculations must account for all upstream runoff from all land coverage conveyed to the corresponding collection structures, and all upstream area tributary to*

corresponding segments. Acreages noted in the map do not correspond to values utilized in the storm sewer inventory report. For example, Line 17 'Inlet 1 to MH 15' includes 1.78 acres in the Storm Sewer Inventory report, while the drainage map notes 5.27 acres to Inlet #1. Please clarify this discrepancy. A complete drainage area map must be provided clarifying acreage for each collection structure.

3. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 19-602) **Previous Comment:** *The Applicant should contact the Township Solicitor regarding execution of an agreement for proposed stormwater management facility.* **Status: Pending.**
4. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 19-604) **Previous Comment:** *The amount of the Fund contribution will be determined upon approval of the plan.* **Status: Pending.**

#### General

1. The Tentative PRD decision required the Developer to construct a pedestrian connection in the form of a five (5') foot wide trail be provided between Phase 13 and Donaldson Park. The pedestrian connection shall be constructed prior to the issuance of any building permits for Phase 13. **Previous Comment:** *The proposed pedestrian connection has not been shown on the plan nor has a detail of the proposed work been provided.* **Status: The following comments are provided in reference.**
  - a. **Previous Comment:** *Plans indicate the pedestrian access is to connect to the stormwater management access road for Basin No. 7. Clarify corresponding trail extents at this area. It is unclear whether sidewalk is to be installed within the access road, or if access road surfacing is proposed. Please clarify this discrepancy.* **Status: Plans indicate that the access road is to transition from paved trail surface to the access road surface. The entirety of the trail surface should be paved in accordance with the details, even if used as the pond access.**
2. The Tentative PRD decision required All "Open Space" shown on the Approved Plan will remain as Preserved Open Space in perpetuity. Developer shall include on the Approved Plans, and all pertinent deeds and restrictive covenants shall include appropriate Notes and provisions providing notice of and assuring the perpetual preservation of the remaining 98.5 acres of Open Space in its natural state, with no uses other than for the internal trail system. Recreation open space, and nature preservation. **Previous Comment:** *Based on the current submission, there is only 83.87 acres of open space. Open space areas are labeled differently between subdivision/land development plans; all open space areas must be shown consistently across all plan sheets.* **Previous Comment:** *No change, all proposed open space areas must be clarified. A tabulation of open space areas must be provided in accordance with the tentative PRD Approval.* **Status: No change, a tabulation of open space areas in accordance with the tentative PRD Approval has not been provided, nor a response to this item been included in the submission.**
3. **Previous Comment:** *A complete subdivision plan for recording of the subject phase has not been provided.* **Status: No change, a complete subdivision plan for recording has not been provided, nor a response to this item been included in the submission.**



Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
June 6, 2024  
Page 5


The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427) for Final PRD approval. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Should you have any questions, please contact Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:ven

cc: J.R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Bob Derosky, Coordinator, Community Development Services (deroskyb@northfayettepa.gov)  
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)  
J.R. Gales & Associates, Inc. (kagales.gales.engineers@comcast.net)





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Rabell: (814) 756-4384  
Senate: (412) 826-5454  
www.lsse.com

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July 5, 2024

S. O. No. 448-04-356

VIA EMAIL ONLY  
(wozniakm@northfayettepa.gov)

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Fayette Farms Phase 13  
Final Planned Residential Development  
Review No. 5**

Dear Mr. Wozniak:

LSSE has completed our review of the above-referenced Preliminary and Final Subdivision Plan, dated January 29, 2024, last revised June 21, 2024, prepared by J. R. Gales & Associates, Inc., and received by our office June 24, 2024. The subdivision proposes the creation of 58 lots. The property is located along proposed Southfield Drive and is zoned R-2 – Suburban Residential District, and PRD – Planned Residential Development Overlay District.

Previous comments made can be found in our letters dated June 6, 2024, May 24, 2024, March 8, 2024, and March 5, 2024.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), and Subdivision and Land Development Ordinance (Chapter 22):

Subdivision

1. The Ordinance requires the Developer execute a Development Agreement. (Section 22-209.) **Previous Comment:** *The Developer should contact the Solicitor to initiate the preparation of the Development Agreement upon approval of the plan.* **Status: Pending.**

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● Coraopolis, PA (Headquarters)	● Albion, Erie County, PA	● Pittsburgh, Allegheny County, PA
● Allquippa, Beaver County, PA		● White Oak, Allegheny County, PA
● Greensburg, Westmoreland County, PA		● Kittanning, Armstrong County, PA
● Dublin, Franklin County, OH		● Washington, Washington County, PA

2. The Ordinance requires an Erosion and Sedimentation Control Plan be provided. (Section 22-318) **Previous Comment:** *An E&S Plan has not been provided; additionally, provide documentation of permit approval for the proposed stream encroachments.* **Previous Comment:** *The response references a notation identifying Erosion and Sedimentation Control plans prepared by McMillen Engineering stamped for approval by the Allegheny County Conservation District, dated June 2, 2005. The referenced plans included a development configuration which varies significantly from the currently proposed configuration of improvements. An updated Erosion and Sedimentation control plan for the currently proposed development arrangement has not been provided, nor documentation that Allegheny County Conservation District has reviewed and deemed the updated E&S plan to be adequate. Documentation of PaDEP permit issuance for corresponding stream encroachments has not been provided.* **Previous Comment:** *No change. A response has not been provided, nor the requested information.* **Status:** *The response notes that a copy to be forwarded upon receipt. An updated Erosion and Sedimentation control plan for the currently proposed development arrangement has not been provided as was previously requested, nor documentation that ACCD has reviewed and deemed the updated E&S plan to be adequate, nor Documentation of PaDEP permit issuance for corresponding stream encroachments.*
3. The Ordinance requires street light fixtures be installed on local streets in accordance with the utility provider. (Section 22-405) **Previous Comment:** *Provide a detail that shows which type and model of lighting to be provided. Additionally, spacing for street lighting must be in accordance with Township requirements.* **Previous Comment:** *Lighting details solely include corresponding precast base information. Complete lighting details of proposed light poles and fixtures have not been provided. A photometric plan for proposed lighting has not been provided.* **Previous Comment:** *No change. A response has not been provided, nor the requested information.* **Status:** *A lighting location plan has solely been provided; the lighting should be updated to reflect requirements at the time of approval (100' on center on both sides of the road) or in accordance with the adopted Public and Private Improvements Code. Complete details of the proposed light pole and fixtures have not been provided for confirmation of consistency to Township Construction Standards, nor corresponding photometric plan been provided for confirmation to photometric spillover requirements.*
4. The Ordinance requires Cluster Mailbox Units be designed such that they are centrally located to serve the development and construction in accordance with Township Standards. (Section 407). **Previous Comment:** *Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details.* **Previous Comment:** *A detail of the corresponding CBU has not been provided demonstrating consistency to Township Standards, please revise accordingly. Parking areas associated with the CBU as required by the Township Detail have not been provided.* **Previous Comment:** *The response notes that the parking area in Phase 10 is to be utilized for CBU for Phase 13. Documentation of USPS approval should be provided.* **Status:** *Pending documentation of USPS approval for the proposed Phase 13 CBU location at Phase 10 CBU.*
5. The Ordinance requires manholes shall not be permitted to be constructed at a depth below finished grade greater than 20-feet. (Section 22-511.B.4) **Previous Comment:** *Sanitary Manhole 25 exceeds the 20-foot depth requirement. If relief from this requirement is desired, a written waiver request should be submitted. If relief is granted, then a 5' diameter manhole should be installed. Additionally, sanitary lines with greater than 18' of cover should be SDR-26, not SDR-35.* **Previous Comment:** *Plans indicate ST*

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
July 5, 2024  
Page 3

*MH#2: 20.47' depth, ST MH#14: 28.85' depth, SAN MH#25: 20.35' depth; a written waiver request has not been submitted, please revise accordingly. Similarly, profiles for storm sewer do not include pipe connection between ST MH#1 and ST Endwall #3, nor between SAN MH#19 and SAN MH#18. **Previous Comment:** The applicant has requested a waiver for proposed manholes exceeding 20 feet in depth. The waiver request notes that 5 foot diameter manholes are proposed for corresponding 20+ foot manholes. Notation on the plan identifying corresponding manhole sizing has not been provided. **Status: Pending waiver request.***

### Stormwater Management

1. The Ordinance requires the preparation and implementation of an approved SWM site plan is required. (Section 19-301.1.A) **Previous Comment:** A stormwater management report was provided at the time of Tentative approval. A complete, final stormwater management report has not been provided. **Previous Comment:** The stormwater management report has not been sealed by the design professional responsible. **Status: No change, the stormwater management report has not been sealed.**
2. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 19-602) **Previous Comment:** The Applicant should contact the Township Solicitor regarding execution of an agreement for proposed stormwater management facility. **Status: Pending.**
3. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 19-604) **Previous Comment:** The amount of the Fund contribution will be determined upon approval of the plan. **Status: Pending.**

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette's Zoning Ordinance (Chapter 27), Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427) for Final PRD approval with resolution of the above noted items. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
July 5, 2024  
Page 4

Should you have any questions, please contact Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:nwg

cc: James R. Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Bob Derosky, Coordinator, Community Development Services (deroskyb@northfayettepa.gov)  
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)  
Kim Gales, P.E. - J.R. Gales & Associates Engineering (kagales.gales.engineers@comcast.net)

**EXHIBIT 'B'**





## Memorandum

**To:** Planning Commission Members

**Cc:** Anthony Mele, Applicant (via email)  
Kim Gales, J.R. Gales & Associates, Inc. (via email)

Board of Supervisors (via email)  
Tom McDermott, Esq., Township Solicitor (via email)  
Shawn Wingrove, P.E., Township Engineer (via email)  
Andrew Hartwell, AICP, Assistant Township Manager (via email)  
Debbie Midgley, Planning Technician (via email)

**From:** Michael Wozniak  
Assistant Director, Community Development

**Date:** March 5, 2024

**Re:** Application 2024-2-SP – Fayette Farms Phase 13  
Township Review Comments No. 1

---

I have reviewed the above referenced application and my comments are as follows:

1. Application Summary:

- A. An application for final approval of a land development (major land development) on 105.2845 acres of land located along Donaldson Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District and PRD Overlay Zoning District (Allegheny County Parcel ID No. 798-N-50).
- B. The original tentative PRD approval for Fayette Farms was approved by the Board of Supervisors on January 27, 2004, and consisted of 548 total dwelling units. A revised tentative approval was subsequently approved by the Board of Supervisors on November 10, 2015, and consisted of 639 total dwelling units.
- C. A second revised tentative PRD approval for the Fayette Farms development was approved by the Board of Supervisors on September 28, 2021, which added 37 lots for a total of 676 lots within the PRD.

**2. Waivers/Modifications:**

**A. As part of the tentative PRD approval, the following modifications were granted:**

- a. Modification to §27-205.3.A, to allow for a reduction in the minimum lot area from 7,200 sq. ft. to 6,000 sq. ft. for single-family lots.
- b. Modification to §27-205.3.A, to allow for a reduction in the minimum lot width for single family dwellings from 80 feet to 50 feet measured from the front principal building setback line.
- c. Modification to §27-205.3.A, to allow for a 5' or 0' and 10' side yard setback for townhouses and patio homes, instead of the required 10' minimum side-yard setback.
- d. Modification to §27-607.4.A & §27-607.A.C, to allow for 30.22% of the total site area, or 98.5024 acres, to be set aside for open space, instead of the required minimum of 40% of the total site area.
- e. Modification to §22-404.2.B, to not provide a sidewalk along the frontage of Pattridge Lane, and instead provide a trail connection between phase 13 and the Donaldson Park Complex, and a sidewalk connection between phase 12 and International Drive.
- f. Modification to §22-404.2.B, to not provide a sidewalk along the entire frontage of Donaldson Road, and instead provide a five foot wide asphalt trail through part of the property along the southerly side of Donaldson Road due to the steep terrain.
- g. Modification to §22-504.2.E, to allow for streets with horizontal curves with a minimum centerline radius of 100 feet, instead of the required minimum 150' centerline radius.
- h. Modification to §22-504.3.C, to allow for a reduction in the minimum length of vertical curve for all streets from 250' to 50' plus 20' for every 1% change.
- i. Modification to §22-504.3.D, to install level areas on each street at street intersections with a maximum grade of 6% for a minimum distance of 25', instead of the required maximum grade of 5% for a minimum distance of 100'.
- j. Modification to §22-504.4.B, to allow for construction of cul-de-sac streets in excess of the 600' maximum length.

**Application 2024-2-SP – Fayette Farms Phase 13  
Township Review Comments No. 1  
March 5, 2024**

**3. Variances:**

- A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

**4. Township Engineer Review:**

- A. Please refer to comments from the Township Engineer, per the LSSE review letter dated March 5, 2024. A copy of the letter is enclosed.

**5. Community Development Review:**

- A. Per the Revised Tentative PRD decision, dated September 28, 2021, item 2.V states that the "Developer shall construct a pedestrian connection in the form of a five (5') foot wide trail to be provided between Phase 13 and Donaldson Park...". While sheet 2 of the Plans does note a 15' right-of-way for pedestrian access, the actual pedestrian path should be added to the plans.
- B. The streetlights shown on Southfork Drive on sheet 15 of the Plans should be spaced out so that they are not directly across the street from one another.

**6. Township Solicitor Review:**

- A. Please refer to any comments from the Township Solicitor.

**7. County Planning Agency Review:**

- A. Please refer to comments from the Planning Division of the Allegheny County Department of Economic Development (ACED), per their review letter dated February 26, 2024. A copy of the letter is enclosed.

Due to the significance of the items missing or in need of correction as outlined by the Township and the Township Engineer, it is my recommendation that the Planning Commission table this application. This will allow for items identified in this memorandum dated March 5, 2024, and LSSE's review letter dated March 5, 2024, to be addressed prior to the next meeting scheduled for April 11, 2024.

Please let me know if you have any questions or concerns.

MW

Enclosures (2)



## Memorandum

**To:** Planning Commission Members

**Cc:** Anthony Mele, Applicant (via email)  
Kim Gales, J.R. Gales & Associates, Inc. (via email)

Board of Supervisors (via email)  
Tom McDermott, Esq., Township Solicitor (via email)  
Shawn Wingrove, P.E., Township Engineer (via email)  
Andrew Hartwell, AICP, Assistant Township Manager (via email)  
Debbie Midgley, Planning Technician (via email)

**From:** Michael Wozniak  
Assistant Director, Community Development

**Date:** June 5, 2024

**Re:** Application 2024-2-SP – Fayette Farms Phase 13  
Township Review Comments No. 2

---

I have reviewed the above referenced application and my comments are as follows:

1. Application Summary:

- A. An application for final approval of a land development (major land development) on 105.2845 acres of land located along Donaldson Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District and PRD Overlay Zoning District (Allegheny County Parcel ID No. 798-N-50).
- B. The original tentative PRD approval for Fayette Farms was approved by the Board of Supervisors on January 27, 2004, and consisted of 548 total dwelling units. A revised tentative approval was subsequently approved by the Board of Supervisors on November 10, 2015, and consisted of 639 total dwelling units.
- C. A second revised tentative PRD approval for the Fayette Farms development was approved by the Board of Supervisors on September 28, 2021, which added 37 lots for a total of 676 lots within the PRD.

**2. Waivers/Modifications:**

- A. Applicant is requesting a waiver from the requirement that manholes cannot be constructed at a depth below finished grade greater than 20-feet (22-511.B.4).
- B. As part of the tentative PRD approval, the following modifications were granted:
  - a. Modification to §27-205.3.A, to allow for a reduction in the minimum lot area from 7,200 sq. ft. to 6,000 sq. ft. for single-family lots.
  - b. Modification to §27-205.3.A, to allow for a reduction in the minimum lot width for single family dwellings from 80 feet to 50 feet measured from the front principal building setback line.
  - c. Modification to §27-205.3.A, to allow for a 5' or 0' and 10' side yard setback for townhouses and patio homes, instead of the required 10' minimum side-yard setback.
  - d. Modification to §27-607.4.A & §27-607.A.C, to allow for 30.22% of the total site area, or 98.5024 acres, to be set aside for open space, instead of the required minimum of 40% of the total site area.
  - e. Modification to §22-404.2.B, to not provide a sidewalk along the frontage of Pattridge Lane, and instead provide a trail connection between phase 13 and the Donaldson Park Complex, and a sidewalk connection between phase 12 and International Drive.
  - f. Modification to §22-404.2.B, to not provide a sidewalk along the entire frontage of Donaldson Road, and instead provide a five foot wide asphalt trail through part of the property along the southerly side of Donaldson Road due to the steep terrain.
  - g. Modification to §22-504.2.E, to allow for streets with horizontal curves with a minimum centerline radius of 100 feet, instead of the required minimum 150' centerline radius.
  - h. Modification to §22-504.3.C, to allow for a reduction in the minimum length of vertical curve for all streets from 250' to 50' plus 20' for every 1% change.
  - i. Modification to §22-504.3.D, to install level areas on each street at street intersections with a maximum grade of 6% for a minimum distance of 25', instead of the required maximum grade of 5% for a minimum distance of 100'.
  - j. Modification to §22-504.4.B, to allow for construction of cul-de-sac streets in excess of the 600' maximum length.



**Application 2024-2-SP – Fayette Farms Phase 13**  
**Township Review Comments No. 2**  
**June 5, 2024**

3. Variances:

- A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

4. Township Engineer Review:

- A. Please refer to comments from the Township Engineer, per the LSSE review letters dated March 5, 2024, March 8, 2024, May 24, and 2024. Copies of the letters are enclosed.

5. Community Development Review:

- A. There are no Community Development comments at this time.

6. Township Solicitor Review:

- A. Please refer to any comments from the Township Solicitor.

7. County Planning Agency Review:

- A. Please refer to comments from the Planning Division of the Allegheny County Department of Economic Development (ACED), per their review letter dated February 26, 2024. A copy of the letter is enclosed.

Due to the significance of the items missing or in need of correction as outlined by the Township and the Township Engineer, it is my recommendation that the Planning Commission table this application. This will allow for items identified in this memorandum dated June 5, 2024, and LSSE's review letter dated March 5, 2024, March 8, 2024, and May 24, 2024 to be addressed prior to the next meeting scheduled for July 11, 2024.

Please let me know if you have any questions or concerns.

MW

Enclosures (4)



## Memorandum

**To:** Planning Commission Members

**Cc:** Anthony Mele, Applicant (via email)  
Kim Gales, J.R. Gales & Associates, Inc. (via email)  
  
Board of Supervisors (via email)  
Tom McDermott, Esq., Township Solicitor (via email)  
Shawn Wingrove, P.E., Township Engineer (via email)  
Andrew Hartwell, AICP, Assistant Township Manager (via email)  
Debbie Midgley, Planning Technician (via email)

**From:** Michael Wozniak  
Assistant Director, Community Development

**Date:** July 8, 2024

**Re:** Application 2024-2-SP – Fayette Farms Phase 13  
Township Review Comments No. 3

---

I have reviewed the above referenced application, and my comments are as follows:

1. Application Summary:
  - A. An application for final approval of a land development (major land development) on 105.2845 acres of land located along Donaldson Road, Oakdale, PA 15071, in the R-2 Suburban Residential Zoning District and PRD Overlay Zoning District (Allegheny County Parcel ID No. 798-N-50).
  - B. The original tentative PRD approval for Fayette Farms was approved by the Board of Supervisors on January 27, 2004, and consisted of 548 total dwelling units. A revised tentative approval was subsequently approved by the Board of Supervisors on November 10, 2015, and consisted of 639 total dwelling units.
  - C. A second revised tentative PRD approval for the Fayette Farms development was approved by the Board of Supervisors on September 28, 2021, which added 37 lots for a total of 676 lots within the PRD.

2. Waivers/Modifications:

- A. Applicant is requesting a waiver from the requirement that manholes cannot be constructed at a depth below finished grade greater than 20-feet (22-511.B.4).
- B. As part of the tentative PRD approval, the following modifications were granted:
  - a. Modification to §27-205.3.A, to allow for a reduction in the minimum lot area from 7,200 sq. ft. to 6,000 sq. ft. for single-family lots.
  - b. Modification to §27-205.3.A, to allow for a reduction in the minimum lot width for single family dwellings from 80 feet to 50 feet measured from the front principal building setback line.
  - c. Modification to §27-205.3.A, to allow for a 5' or 0' and 10' side yard setback for townhouses and patio homes, instead of the required 10' minimum side-yard setback.
  - d. Modification to §27-607.4.A & §27-607.A.C, to allow for 30.22% of the total site area, or 98.5024 acres, to be set aside for open space, instead of the required minimum of 40% of the total site area.
  - e. Modification to §22-404.2.B, to not provide a sidewalk along the frontage of Pattridge Lane, and instead provide a trail connection between phase 13 and the Donaldson Park Complex, and a sidewalk connection between phase 12 and International Drive.
  - f. Modification to §22-404.2.B, to not provide a sidewalk along the entire frontage of Donaldson Road, and instead provide a five foot wide asphalt trail through part of the property along the southerly side of Donaldson Road due to the steep terrain.
  - g. Modification to §22-504.2.E, to allow for streets with horizontal curves with a minimum centerline radius of 100 feet, instead of the required minimum 150' centerline radius.
  - h. Modification to §22-504.3.C, to allow for a reduction in the minimum length of vertical curve for all streets from 250' to 50' plus 20' for every 1% change.
  - i. Modification to §22-504.3.D, to install level areas on each street at street intersections with a maximum grade of 6% for a minimum distance of 25', instead of the required maximum grade of 5% for a minimum distance of 100'.
  - j. Modification to §22-504.4.B, to allow for construction of cul-de-sac streets in excess of the 600' maximum length.

**Application 2024-2-SP – Fayette Farms Phase 13  
Township Review Comments No. 3  
July 8, 2024**

3. Variances:

- A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

4. Township Engineer Review:

- A. Please refer to comments from the Township Engineer, per the LSSE review letters dated March 5, 2024, March 8, 2024, May 24, 2024, June 6, 2024, and July 5, 2024. Copies of the letters are enclosed.

5. Community Development Review:

- A. There are no Community Development comments at this time.

6. Township Solicitor Review:

- A. Please refer to any comments from the Township Solicitor.

7. County Planning Agency Review:

- A. Please refer to comments from the Planning Division of the Allegheny County Department of Economic Development (ACED), per their review letter dated February 26, 2024. A copy of the letter is enclosed.

At this time, the application is complete, pending the resolution of items outlined by the Township Engineer and the Department of Community Development. **It is my recommendation that the Planning Commission recommends final approval of the Fayette Farms – Phase 13 major land development application to the Board of Supervisors, contingent upon all items being addressed in this review memorandum dated July 8, 2024, and LSSE’s review letters dated March 5, 2024, March 8, 2024, May 24, 2024, June 6, 2024, and July 5, 2024.**

Please let me know if you have any questions or concerns.

MW

Enclosures (6)

**EXHIBIT 'C'**



COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

February 26, 2024

Michael Wozniak  
Assistant Director, Community Development  
North Fayette Township  
400 North Branch Road  
Oakdale, PA 15071

Project: Fayette Farms Phase 13  
Location: Donaldson Road  
Description: Land Development (PRD District)  
Area: 81.96 Acres  
ACED File#: 24-043 SP

Dear Mr. Wozniak:

We received the above-referenced application on February 13, 2024, for a land development of Parcel ID #798-N-50 located on Donaldson Road in North Fayette Township. We have reviewed the application and have no comments at this time.

Should you have any questions, please contact Riley McGrath at (412) 350-3719 or at [Riley.McGrath@AlleghenyCounty.US](mailto:Riley.McGrath@AlleghenyCounty.US).

Sincerely,

Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:rsm