



**TOWNSHIP OF NORTH FAYETTE
RESOLUTION NO. 96-24**

A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN APPROVAL TO PLANK HOLDINGS, LLC FOR THE WEST VIEW CUNNINGHAM SITE EXPANSION 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, Plank Holdings, LLC (hereafter referred to as "Applicant") is the owner of the properties located in the Township and in the Borough of Oakdale at 3 Industrial Park Drive, Oakdale, PA, 15071 in the I-1 Light Industrial Zoning District and referred to as Allegheny County Tax Parcel Nos. 407-E-65 and 407-E-70 (the "Property"); and

WHEREAS, the Applicant submitted to the Township an application (File No. 2023-13-SP) seeking preliminary and final approval of a Major Land Development (site plan) to which the Applicant proposes to construct an expansion on an existing building with associated parking and stormwater improvements (the "Development"); and

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

1. Preliminary and Final Land Development plans prepared Harshman CE Group, LLC., dated February 12, 2024 (last revised August 21, 2024)
2. Stormwater Management Plan prepared by Civil & Environmental Consultants, Inc., dated July, 2024

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 July 5, 2024 and September 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 July 8, 2024, and September 5, 2024 (“Township Review Memorandum”) 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 June 28, 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 September 5, 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* 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 and final land development plan at 3 Industrial Park Drive, Oakdale, PA, 15071 as submitted by Plank Holdings, LLC and prepared Harshman CE Group, LLC., dated February 12, 2024 (last revised August 21, 2024) is hereby **APPROVED** subject to Applicant’s compliance with the following conditions:

1. 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.
2. 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.
3. 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.
4. The Development shall be served by public water supply from the Western Allegheny County Municipal Authority (WACMA).
5. 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.
6. Applicant shall pay all outstanding fees, including professional review fees, owed to the Township.
7. 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.

8. 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. 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).
9. 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.
10. Applicant shall install the Streetscape Improvements within the Property ("Streetscape 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. Streetscape Improvements shall be constructed in compliance with said Ordinances and regulations, and consistent with the Plans as approved by the Township.
11. Applicant understands that the following requested modifications have been granted by the Board of Supervisors;
 - a. A waiver from §22-404, to not install sidewalks along the property frontage, subject to the payment of fee in lieu for the installation of said sidewalk.
 - b. A waiver from §19-502.8, granting the use of a level spreader.
12. Applicant understands that the following requested modifications has been denied by the Board of Supervisors;
 - a. A waiver from §22-405-1.A & §22-405.1.B, requiring that streetlighting be provided


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.

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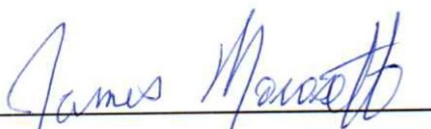
AND NOW, this 10th day of September 2024, upon motion duly made and seconded, the foregoing **RESOLUTION** is hereby adopted.

ATTEST:

**TOWNSHIP OF NORTH FAYETTE
BOARD OF SUPERVISORS**



James Mangan
Township Manager



James Morosetti, Chairman

Plank Holdings, LLC, the Applicant seeking Preliminary and Final Land Development approval of the West View Cunningham Site Expansion 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 September 10, 2024, pertaining to same and accepts all the conditions contained therein.

ATTEST:

Plank Holdings, LLC

By:

Print (Name/Title):

Date:

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF ALLEGHENY)

SS:

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 Plank Holdings, LLC 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

LSSE

Rabell

Senate

July 5, 2024

S. O. No. 448-04-362

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: West View Cunningham
Land Development Plan Application
Review No. 1**

Dear Mr. Wozniak:

LSSE has completed our review of the above-referenced Land Development Plan, dated December 28, 2023 as prepared by Harshman CE Group, LLC., and received by our office June 14, 2024, via email. The plan proposes the construction of a building addition, and associated parking and stormwater management facilities. The property is located to the northeast of the Noblestown Road and Industrial Park Drive intersection. The property is zoned I-1 – Light Industrial.

Please note, the site is located within both North Fayette Township and Oakdale Borough. Comments provided herein are in reference to areas within North Fayette Township only. Please note, comments herein are in reference to Land Development Application only. Comments regarding Subdivision Application provided under separate cover.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (No. 477), and Subdivision and Land Development Ordinance (Chapter 22), Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427):

Zoning

1. The Ordinance requires a 100-foot setback adjacent residentially zoned properties. (Section 305.3.A)
Status: 100' side yard setback has not been provided along the property boundary abutting residential property 407-F-1.

● Coraopolis, PA (Headquarters)
● Allquippa, 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

2. The Ordinance requires a maximum lot coverage of 65% in the I-1 district. (Section 305.3.A) **Status: Corresponding requirement has not been included in the zoning requirements tabulation. Clarify the proposed coverage of the subject lot for areas located within North Fayette Township.**
3. The Ordinance requires a maximum principal structure height of 60 feet and accessory structure height of 25 feet in the I-1 district. (Section 305.3.A) **Status: Corresponding requirement has not been included in the zoning requirements tabulation. Based on scaled measurements of elevation drawings, plans indicate an approximate height 32' for the proposed addition. Corresponding graphic dimension should be shown on the plan for clarity. Please revise accordingly.**
4. The Ordinance requires Bufferyard A be provided at I zoned lots adjoining residential uses. The minimum spacing and quantity of vegetation planted within Bufferyard A shall be as prescribed by this section and as illustrated in Appendix A as 35 feet in width with two rows of plantings, each row consisting of a mixture of 30% deciduous and 70% evergreen trees, and a row of lower-level evergreen shrubs or hedges shall be planted or earth mounding providing a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower-level shrubs, hedges or mounds shall be a minimum of four feet in height. (Section 306.4.A) **Status: The following comments are provided in reference:**
 - a. **Based on scaled measurements of the plan, bufferyard adjoining residential neighboring property 407-F-1 solely includes 20' width with two rows of plantings with no shrub or mounding barrier.**
 - b. **A tabulation of required and provided Bufferyard plantings has not been provided, nor percentages required and provided of buffer yard tree species been provided.**
 - c. **A complete landscape schedule has not been provided, please revise accordingly.**
 - d. **While included on the site plan location of bufferyards should be identified by leader on the landscaping plan as applicable, please revise for clarity.**
5. The Ordinance requires Bufferyard C be provided at I zoned lots adjoining I-1 and I-2 uses and adjoining primary roadways. The minimum spacing and quantity of vegetation planted within Bufferyard C shall be as prescribed by this section and as illustrated in Appendix A as 10 feet in width with one rows of plantings, consisting of a mixture of 30% deciduous and 70% evergreen trees, and a row of lower-level evergreen shrubs or hedges shall be planted or earth mounding providing a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower-level shrubs, hedges or mounds shall be a minimum of four feet in height. (Section 306.4.A) **Status: The following comments are provided in reference:**
 - a. **A tabulation of required and provided Bufferyard plantings has not been provided, nor have percentages of required and provided buffer yard tree species been provided.**
 - b. **A complete landscape schedule has not been provided, please revise accordingly.**
 - c. **While included on the site plan, location of bufferyards should be identified by leader on the landscaping plan as applicable, please revise for clarity.**
6. The Ordinance requires at least one deciduous tree must be planted for each 750 square feet of gross lot area occupied by the building footprint in conjunction with any nonresidential development (Section

307.1.C) Status: A tabulation of required and provided building footprint trees has not been provided, nor corresponding landscape schedule.

7. The Ordinance requires the interior landscape areas of a parking lot shall be equal to at least 10% of the aggregate size of the parking lot. (Section 307.1.1.2) **Status: A tabulation of required and provided interior parking lot landscaping has not been provided, nor corresponding landscape schedule.**
8. The Ordinance requires the landscape plan show the location and species of all trees 6 inches DBH and that all such trees be marked in the field. (Section 307.A.2.f.) **Status: A tree survey has not been provided.**
9. The Ordinance requires not more than 50% of the total area of mature woodlands and not more than 75% of the total area of woodlands on a development site shall be removed in conjunction with a subdivision or land development. The remaining woodlands shall be protected as open space. No area of any existing woodland shall be removed prior to the submission of a tree survey or a tree preservation plan prepared by an arborist, landscape architect, or other licensed professional. The tree survey or tree preservation plan submitted shall be reviewed and approved by the Township prior to any woodlands being removed from a subdivision or land development site. (Section 308.2) **Status: A corresponding tabulation of existing and preserved woodland area has not been provided.**
10. The Ordinance requires all healthy trees with trunks equal to or exceeding 24 inches DBH, or any tree which may be noteworthy because of its species, age, uniqueness, rarity, or status as a landmark due to historical or other cultural associations, and which is located within the area of disturbance shall be preserved unless removal is deemed necessary. For every tree with a caliper of 24 inches DBH or larger, at least five trees with a minimum caliper of three inches to 3.5 inches DBH or at least seven trees with a minimum caliper of two inches to 2.5 inches DBH shall be required. (Section 308.3) **Status: Clarify the presence of trees exceeding 24" DBH or greater onsite. Corresponding tabulation of replacement trees should be provided, as applicable.**
11. The Ordinance requires All yard setbacks that abut a primary roadway as defined by § 27-312 of this chapter shall provide a landscape screen in conformance with the spacing standards of Bufferyard C. All landscaping within this bufferyard should comply with the following suggested landscape palettes outlined in Table 8. (Section 312.3.B) **Status: A landscape schedule has not been provided to confirm whether the proposed plantings along Noblestown Road are consistent with required Type C palette. Please revise accordingly.**
12. The Ordinance requires canopy/street trees shall be provided and maintained along the entire length of the frontage of the lot. (Sections 27-313.2) **Status: Street trees have not been provided along the entirety of all street frontages.**

The Ordinance requires bicycle racks shall be installed and maintained at each building, nearest to the building entrance as possible, using concrete footing. The bike racks shall be black in color as specified by the Township Public and Private Improvement Code. (Section 314.2) **Status: A bike rack has not been provided, nor corresponding detail been included.**

13. The Ordinance requires a continuous internal walkway be provided from the public sidewalk along the street to the principal customer entrance of any non-residential use. This internal walkway must feature landscaping, benches, and other pedestrian amenities for no less than 50% of its length. Internal walkways shall be distinguished from driving surfaces through the use of materials containing contrasting color and textures than the driving surface special pavers, bricks or scored concrete to enhance pedestrian safety and the attractiveness of the walkways. All internal walkways shall be ADA-compliant (Section 317.C) **Status: The proposed internal sidewalk has not been provided, nor corresponding pedestrian amenities and respective details been provided.**
14. The Ordinance requires ADA Compliant Curb Ramps shall be provided at each intersection corner and driveway. (Section 317.D) **Status: ADA ramps have not been provided at the driveway intersection nor a corresponding detail been provided. Locations of ADA ramps should be clarified relative to proposed ADA parking spaces. Please revise accordingly.**
15. The Ordinance requires a buildable area analysis shall be completed and submitted as part of any development plan or subdivision, except minor subdivision, as defined by the SALDO. (Section 403.1) **Status: A buildable area analysis has not been provided.**
16. The Ordinance requires illumination not exceed two foot-candles at all property boundaries. The two foot-candles illumination shall be measured horizontally on the ground surface and vertically at a five-foot height at the property lines. (Section 806.5) **Status: Clarify whether additional lighting is proposed with the associated improvements. A photometric plan and corresponding details should be provided if exterior lighting is proposed.**
17. The Ordinance requires a use shall provide the minimum number of required spaces for all uses located on the lot or site pursuant to Table 12. (Section 903.2.A) **Status: Parking requirements tabulation has not been provided.**
18. The Ordinance requires access drives entering state highways are subject to a highway occupancy permit issued by the PennDOT. (Section 904.2.F) **Status: Plans indicate a proposed driveway connecting into the Noblestown Road (S.R. 3048) right of way. Documentation of an approved highway occupancy permit has not been provided, nor corresponding HOP notation been provided on the plan. Noblestown Road is a state route and should be identified by its corresponding State Route number, please revise accordingly.**
19. The Ordinance requires Adequate sight distance shall be provided, subject to review and approval by the Township Engineer. Driveways shall not exceed a slope of 10% within 12 feet of the street ROW line. (Section 907.4) **Status: Sight distance information has not been provided for the proposed driveway.**

Mr. Michael Wozniak
Assistant Director, Community Development
Township of North Fayette
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Grading

1. The Ordinance requires a Grading Permit. (Section 103.1.) **Status: A grading permit application should be filed with the Township prior to commencement of work.**

Subdivision and Land Development

1. The Ordinance requires the plan provide the layout of lots (showing scaled dimensions), lot numbers and the area of each lot in square feet. (Section 302.1.G) **Status: Plans indicate construction of the building extension across two separate lots. A consolidation plan has been included in the submission. Lot configuration for the proposed consolidated lot should be reflected on the corresponding application for land development, please revise for consistency.**
2. The Ordinance requires the zoning of the adjacent properties be provided on the plans. (Section 302.1.R) **Status: The zoning boundary has not been provided.**
3. The Ordinance requires the plan provide areas subject to periodic flooding, as identified on the current Flood Insurance Rate Map for the Township issued by the Federal Emergency Management Agency. (Section 302.1.T) **Status: Clarify the presence of FEMA FIRM flood areas onsite, should no such areas be present, a notation indicating such should be provided.**
4. The Ordinance requires a site conditions report be provided. (Section 306) **Status: A site conditions report has not been provided.**
5. The Ordinance requires the location, size and specifications for private improvements such as curbs, sidewalks, driveways, parking areas, landscaping strips or planters, wheel stops and the like. (Section 308.1.F) **Status: Provide documentation of HOP for proposed driveway connection.**
6. The Ordinance requires the plan provide preliminary locations of sanitary sewer, water and gas lines and their connection(s) to existing systems. (Section 308.J) **Status: Clarify whether existing utility connections are to be utilized. Locations of existing facilities serving the existing building have not been provided.**
7. The Ordinance requires a proposed traffic warning and regulatory control signage plan, prepared in accordance with PennDOT Publications 212 and 236, the Township of North Fayette Minimum Construction Standards and Details, and as approved by the Township Engineer. (Section 308.1.Q) **Status: A stop sign has not been provided at the proposed driveway.**
8. The Ordinance requires certifications to comply with the Allegheny County Department of Real Estate. (Section 315.M.) **Status: The clauses for recording have not been provided on the plans.**
9. The Ordinance requires a Soil Erosion and Sedimentation Control Plan. (Section 318.) **Status: Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed, deemed adequate by the Allegheny County Conservation District (ACCD) and documentation that the NPDES Permit has been issued has not been provided.**

10. The Ordinance requires all subdivisions and land development applications provide a traffic impact fee in accordance with the Traffic Impact Fee Ordinance. (Section 22-323) **Status: The trip generation report identifies eight additional peak hour PM trips. The applicant should coordinate payment of the traffic impact fee in the amount of \$12,808.00 with the Township.**
11. The Ordinance requires sidewalks be provided along all street frontages of the lot for which the development is proposed in all major land developments. (Section 404.2.) **Status: Sidewalks have not been provided along Noblestown Road frontage.**
12. The Ordinance requires street lights and pedestrian lights be installed on all public and private streets. (Section 22-405.1A and 405.1.B) **Status: Street and Pedestrian lights have not been provided on Noblestown Road.**
13. 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 has been provided for review. The recommended bond amount will be provided under separate cover.**
14. 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 plan approval.**

Stormwater Management

1. The Ordinance requires the plan do not increase the post-development total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation. (Section 19-303.1.A.1) **Status: The following comments are provided in reference:**
 - a. **A volume summary has solely been provided in the narrative. PaDEP volume worksheets have not been provided to confirm how required volumes and infiltration credits have been calculated.**
 - b. **Narrative notes utilization of infiltration credits. While plans indicate test locations at corresponding BMP areas, complete infiltration test results have not been provided.**
2. The Ordinance requires areas covered by a release rate map from an approved Act 167 stormwater management plan: For the one-, two-, five-, ten-, twenty-five-, fifty-, and one-hundred-year, twenty-four-hour storm events, the post-development peak discharge rates will follow the applicable approved release rate maps. (Section 19-304.2) **Status: Clarify the location of the site relative to corresponding release rate map. Release rate calculations should be updated accordingly.**
3. The Ordinance requires watershed maps delineating pre-development and post-development watershed boundaries and land cover conditions as well as the flow path and segments used to determine time of the concentrations for each watershed. (Section 19-401.C.14) **Status: Photos of a hand-marked drawing indicating existing and drainage areas have solely been provided. Complete pre- and post-development drainage area maps have not been included in the submission.**

4. The Ordinance requires plan and profile drawings and details of all SWM BMPs, including drainage structures, pipes, open channels, and swales. (Section 19-401.3.C.9) **Status: The pond report notes a 2" orifice for the stormwater pond at elevation 903.00; details note a 6" orifice. Please revise accordingly.**
5. The Ordinance requires plan and profile drawings and details of all SWM BMPs, including drainage structures, pipes, open channels, and swales. (Section 19-401.3.C.9) **Status: Clarify the outlet pipe sizes for both the rain garden and stormwater facility as discrepancies exist between the details and the pond report provided in the stormwater report.**
6. The Ordinance requires for the purposes of pre-development peak flow rate and volume determination, existing non-forested pervious conditions shall be considered as meadow (good condition). Forested land areas shall be considered in good condition. (Section 19-501.4.A) **Status: The narrative notes a CN of 61 for wooded/vegetated areas; please clarify the curve number as 61 is typically not a value associated with the noted land cover.**
7. The Ordinance requires for pre-development conditions, the cover type for all sites will be considered to be the dominant land cover during the five-year period immediately preceding a proposed regulated activity and for the purposes of pre-development peak flow rate and volume determination, 20% of existing disturbed impervious area, when present, shall be considered meadow (good condition). (Section 19-501.4.B) **Status: Existing DA1 and DA2 utilize CN61 open space for pre-development pervious areas only. Existing, disturbed, pervious coverage areas should utilize meadow, please revise accordingly.**
8. The Ordinance requires the hydrologic parameters used to develop peak flow rates shall be reflective of anticipated soil runoff characteristics following grading and development of the site. (Section 19-501.5) **Status: Post-developed pervious land coverage notes 'Vegetated/Wooded' land coverage. Post-developed pervious land coverage should be identified as 'open space', please revise for consistency.**
9. The Ordinance requires the minimum time of concentration for any watershed shall be six minutes. Calculations must be provided for all predevelopment times of concentrations. (Section 19-501.6) **Status: Several pre- and post-development calculations utilize 5-minute time of concentrations. The narrative notes utilization of 5-minute pre-development calculations. Please revise accordingly.**
10. The Ordinance requires calculations be provided for all pre-development times of concentration. (Section 19-501.6) **Status: Calculations for pre-developed conditions have not been provided.**
11. The Ordinance requires points of interest for analysis of pre- and post-development runoff must be selected to demonstrate that compliance with the requirements of §§ 19-303 and 19-304 is achieved at all points where runoff exits the perimeter of the property. (Section 19-501.8) **Status: Rate calculations appear to be calculated for the site as a whole. Clarify locations of corresponding POI(s). Separate rate calculations should be provided for each respective POI as applicable.**

12. 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. Swales and channels shall provide at least one foot of freeboard above the energy gradeline. (Section 19-502.1) **Status: Conveyance calculations have not been provided.**
13. The Ordinance requires the discharge of stormwater runoff shall be to a well-defined drainage course, which has a defined bed and bank. If stormwater runoff cannot be discharged to a defined drainage course, documentation of written permission from each downstream property owner shall be provided for all properties between the source of discharge and the defined drainage course. The use of level spreaders or similar BMPs that promote sheet flow may be permitted if the applicant provides documentation that the peak post-development one-hundred-year discharge is no greater than pre-development two-year discharge and a letter from the Geotechnical Engineer of Record regarding slope stability of the downstream area is provided. Use of a level spreader requires a waiver to be granted by the municipality. (Section 502.8) **Status: Plans indicate a proposed level spreader. Clarify the downstream flow path of runoff from the level spreader. All requirements for use of level spreader have not been included in the submission. Documentation of downstream property owner notification and permission has not been provided, nor certification by geotechnical engineering professional, nor waiver request been submitted, nor level spreader 100- year rate requirements been satisfied.**
14. The Ordinance requires any stormwater management facility designed to store runoff shall provide an emergency spillway designed to convey the unattenuated one-hundred-year post-development peak rate flow with a blocked primary outlet structure and an inundation stormwater to the invert elevation of the spillway, with a minimum one-foot freeboard to the crest of the embankment. (Section 503.2) **Status: Emergency spillway freeboard calculations have not been provided. Similarly, plans indicate the emergency spillway will discharge to adjacent neighboring property; please revise accordingly.**
15. The Ordinance requires the water depth of a storage facility which is not fenced shall be limited to two feet unless approved by the municipality. Otherwise, appropriate fencing at least four feet in height shall be required. (Section 19-503.4) **Status: Fencing has not been provided, nor corresponding detail.**
16. The Ordinance requires an access easement including a statement on the recorded plan from the owner/operator of the facility granting access to the municipality. (Section 19-503.6) **Status: Corresponding notation granting municipal access for maintenance and inspection purposes has not been provided.**
17. The Ordinance requires pipe installed through pond embankments be made of reinforced concrete pipe. (Section 503.7) **Status: Pond sections note SLCPP through Basin embankment; please revise accordingly.**
18. The Ordinance requires a Stormwater Maintenance Agreement be signed and recorded. (Section 602) **Status: The Applicant should contact the Township Solicitor regarding the agreement.**

Mr. Michael Wozniak
Assistant Director, Community Development
Township of North Fayette
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19. The Ordinance requires payment to the Stormwater Facility Maintenance Fund for privately owned and maintained facilities. (Sections 604) **Status: The amount of the Fund contribution will be determined upon approval of the plan.**
20. The Ordinance requires provision of a copy a recorded Post-Construction Stormwater Management Plan record drawing. (Sections 805.) **Status: The applicant should note the requirement to provide a PCSM record drawing prior to final bond release and issuance of an occupancy permit.**

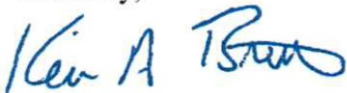
The plans have been reviewed for conformance to the Township Ordinance Standards only. The review is based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures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

The plan, as submitted, does not conform to the Township of North Fayette's Zoning Ordinance (No. 477), and Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427). Additional comments may be made and we reserve the right to comment further pending submission of revised plans.

A detailed written response to each comment identified in this letter along with revised plans for review is required.

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, Engineering Services (deroskyb@northfayettepa.gov)
Andrew H. Hartwell, AICP, Assistant Township Manager (hartwella@northfayettepa.gov)
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)
Plank Holdings, LLC, (tplank@wvccinc.com)
Harshman CE Group, LLC., (np@harshmanllc.com)



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LSSE

Rabell

Senate

September 5, 2024

S. O. No. 448-04-362

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: West View Cunningham
Land Development Plan Application
Review No. 2**

Dear Mr. Wozniak:

LSSE has completed our review of the above-referenced Land Development Plan, dated December 28, 2023 last revised August 21, 2024, as prepared by Harshman CE Group, LLC., and received by our office August 22, 2024, via email. The plan proposes the construction of a building addition, and associated parking and stormwater management facilities. The property is located to the northeast of the Noblestown Road and Industrial Park Drive intersection. The property is zoned I-1 – Light Industrial.

Previous comments made can be found in our letter dated July 5, 2024.

Please note, the site is located within both North Fayette Township and Oakdale Borough. Comments provided herein are in reference to areas within North Fayette Township only. Please note, comments herein are in reference to Land Development Application only. Comments regarding Subdivision Application provided under separate cover.

The following listing presents unresolved/noncompliant items identified during our review that do not conform to the Township of North Fayette's Zoning Ordinance (No. 477), and Subdivision and Land Development Ordinance (Chapter 22), Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427):

- 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

Zoning

1. The Ordinance requires Bufferyard A be provided at I zoned lots adjoining residential uses. The minimum spacing and quantity of vegetation planted within Bufferyard A shall be as prescribed by this section and as illustrated in Appendix A as 35 feet in width with two rows of plantings, each row consisting of a mixture of 30% deciduous and 70% evergreen trees, and a row of lower-level evergreen shrubs or hedges shall be planted or earth mounding providing a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower-level shrubs, hedges or mounds shall be a minimum of four feet in height. (Section 306.4.A) **Previous Comment:** *The following comments are provided in reference:*
 - a. **Previous Comment:** *Based on scaled measurements of the plan, bufferyard adjoining residential neighboring property 407-F-1 solely includes 20' width with two rows of plantings with no shrub or mounding barrier. Status: Plans propose plantings within the stormwater management basin. Proposed screening plantings should not be located within the interior of the basin. Additionally, shrubs planted in the basin are below the surrounding grade or the adjacent residential property. It is unclear how these are to serve as screening in the current configuration.*
 - b. **Previous Comment:** *A complete landscape schedule has not been provided, please revise accordingly. Status: Plans solely provide Bufferyard C 'suggested' shade tree and hedge species. A complete tabulation of proposed species, plant sizing, height and DBH, has not been provided.*
2. The Ordinance requires Bufferyard C be provided at I zoned lots adjoining I-1 and I-2 uses and adjoining primary roadways. The minimum spacing and quantity of vegetation planted within Bufferyard C shall be as prescribed by this section and as illustrated in Appendix A as 10 feet in width with one rows of plantings, consisting of a mixture of 30% deciduous and 70% evergreen trees, and a row of lower-level evergreen shrubs or hedges shall be planted or earth mounding providing a year-round visual screen capable of acting as a barrier to light beams emanating from the headlights of vehicles. These lower-level shrubs, hedges or mounds shall be a minimum of four feet in height. (Section 306.4.A) **Previous Comment:** *The following comments are provided in reference:*
 - a. **Previous Comment:** *A complete landscape schedule has not been provided, please revise accordingly. Status: Plans solely provide Bufferyard C 'suggested' shade tree and hedge species. A complete tabulation of proposed species, plant sizing, height and DBH, has not been provided.*
3. The Ordinance requires at least one deciduous tree must be planted for each 750 square feet of gross lot area occupied by the building footprint in conjunction with any nonresidential development (Section 307.1.C) **Previous Comment:** *A tabulation of required and provided building footprint trees has not been provided, nor corresponding landscape schedule. Status: Plans propose use of existing trees to satisfy building footprint requirements. New deciduous trees should be provided for the proposed building footprint located within North Fayette Township.*

Grading

1. The Ordinance requires a Grading Permit. (Section 103.1.) **Previous Comment:** *A grading permit application should be filed with the Township prior to commencement of work.* **Status: Pending.**

Subdivision and Land Development

1. The Ordinance requires a Soil Erosion and Sedimentation Control Plan. (Section 318.) **Previous Comment:** *Documentation that the Soil Erosion and Sedimentation Control Plan has been reviewed, deemed adequate by the Allegheny County Conservation District (ACCD) and documentation that the NPDES Permit has been issued has not been provided.* **Status: Pending.**
2. The Ordinance requires all subdivisions and land development applications provide a traffic impact fee in accordance with the Traffic Impact Fee Ordinance. (Section 22-323) **Previous Comment:** *The trip generation report identifies eight additional peak hour PM trips. The applicant should coordinate payment of the traffic impact fee in the amount of \$12,808.00 with the Township.* **Status: Pending.**
3. The Ordinance requires sidewalks be provided along all street frontages of the lot for which the development is proposed in all major land developments. (Section 404.2.). **Previous Comment:** *Sidewalks have not been provided along Noblestown Road frontage.* **Status: The applicant has requested a waiver to not install sidewalk along Noblestown Road.**
4. The Ordinance requires street lights and pedestrian lights be installed on all public and private streets. (Section 22-405.1A and 405.1.B) **Previous Comment:** *Street and Pedestrian lights have not been provided on Noblestown Road.* **Status: The applicant has requested a waiver to not install street and pedestrian lights on Noblestown Road.**
5. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Sections 22-208.) **Previous Comment:** *An itemized quantity takeoff and unit price cost estimate has been provided for review. The recommended bond amount will be provided under separate cover.* **Status: An itemized quantity takeoff and unit price cost estimate has not been provided.**
6. 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 plan approval.* **Status: Pending.**

Stormwater Management

1. The Ordinance requires the plan do not increase the post-development total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation. (Section 19-303.1.A.1) **Status: The following comments are provided in reference:**
 - a. **Previous Comment:** *Narrative notes utilization of infiltration credits. While plans indicate test locations at corresponding BMP areas, complete infiltration test results have not been provided.*

Status: No change, while the response notes test results provided, documentation of the same has not been included in the current submission.

2. The Ordinance requires areas covered by a release rate map from an approved Act 167 stormwater management plan: For the one-, two-, five-, ten-, twenty-five-, fifty-, and one-hundred-year, twenty-four-hour storm events, the post-development peak discharge rates will follow the applicable approved release rate maps. (Section 19-304.2) **Previous Comment:** *Clarify the location of the site relative to corresponding release rate map. Release rate calculations should be updated accordingly.* **Status:** **The narrative notes a 60% release rate; the location of the site on the Act 167 maps should be provided. Additionally, it does not appear that the 60% requirement has been applied to the pre-development release rates. Lastly, rate analysis has not been provided for the 1-year storm event.**
3. The Ordinance requires plan and profile drawings and details of all SWM BMPs, including drainage structures, pipes, open channels, and swales. (Section 19-401.3.C.9) **Previous Comment:** *The pond report notes a 2" orifice for the stormwater pond at elevation 903.00; details note a 6" orifice. Please revise accordingly.* **Status:** **Pond reports indicate the discharge pipes as 'inactive'. Please clarify intent of discharge pipes and update routing calculations accordingly.**
4. 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. Swales and channels shall provide at least one foot of freeboard above the energy gradeline. (Section 19-502.1) **Previous Comment:** *Conveyance calculations have not been provided.* **Status:** **No change, conveyance calculations have not been provided.**
5. The Ordinance requires the discharge of stormwater runoff shall be to a well-defined drainage course, which has a defined bed and bank. If stormwater runoff cannot be discharged to a defined drainage course, documentation of written permission from each downstream property owner shall be provided for all properties between the source of discharge and the defined drainage course. The use of level spreaders or similar BMPs that promote sheet flow may be permitted if the applicant provides documentation that the peak post-development one-hundred-year discharge is no greater than pre-development two-year discharge and a letter from the Geotechnical Engineer of Record regarding slope stability of the downstream area is provided. Use of a level spreader requires a waiver to be granted by the municipality. (Section 502.8) **Previous Comment:** *Plans indicate a proposed level spreader. Clarify the downstream flow path of runoff from the level spreader. All requirements for use of level spreader have not been included in the submission. Documentation of downstream property owner notification and permission has not been provided, nor certification by geotechnical engineering professional, nor waiver request been submitted, nor level spreader 100- year rate requirements been satisfied.* **Status:** **The applicant has requested a waiver for a proposed level spreader. Documentation of downstream property owner notification and acknowledgement remains to be provided.**
6. The Ordinance requires any stormwater management facility designed to store runoff shall provide an emergency spillway designed to convey the unattenuated one-hundred-year post-development peak rate flow with a blocked primary outlet structure and an inundation stormwater to the invert elevation of the

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

spillway, with a minimum one-foot freeboard to the crest of the embankment. (Section 503.2) **Previous Comment:** *Emergency spillway freeboard calculations have not been provided. Similarly, plans indicate the emergency spillway will discharge to adjacent neighboring property; please revise accordingly.* **Status: No change, emergency spillway calculations have not been provided.**

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

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 (No. 477), and Subdivision and Land Development Ordinance (Chapter 22) Grading, Excavation and Fill Ordinance (Chapter 9) and Stormwater Management Ordinance (No. 427), 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.

A detailed written response to each comment identified in this letter along with revised plans for review is required.

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, Engineering Services (deroskyb@northfayettepa.gov)
Andrew H. Hartwell, AICP, Assistant Township Manager (hartwella@northfayettepa.gov)
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)
Plank Holdings, LLC (tplank@wvccinc.com)
Harshman CE Group, LLC (np@harshmanllc.com)

EXHIBIT 'B'



Memorandum

To: Planning Commission Members

Cc: Tom Plank, Applicant (via email)
Nicholas Patragas, E.I.T, Harshman CE Group, LLC. (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 2024-12-SU – West View Cunningham Lot Line Consolidation
Application 2024-13-SP – West View Cunningham Site Expansion
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 preliminary and final approval of a land development (simple subdivision) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
 - B. An application for preliminary and final approval of a land development (major land development) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
2. Waivers/Modifications:
 1. No Waivers or Modifications have been requested as a part of this application.

**Application 2024-12-SU – West View Cunningham Lot Line Consolidation
Application 2024-13-SP – West View Cunningham Site Expansion
Township Review Comments No. 1
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 letter dated July 5, 2024. A copy of the letter is enclosed.

5. Community Development Review:

- A. The final plat does not contain the clauses needed for recording with Allegheny County.

6. Township Solicitor Review:

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

7. County Planning Agency Review:

- A. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

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 July 8, 2024, and LSSE's review letter dated July 5, 2024, to be addressed prior to the next meeting scheduled for August 1, 2024.

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

MW

Enclosures (2)



Memorandum

To: Planning Commission Members

Cc: Tom Plank, Applicant (via email)
James Harshman, PE, Harshman CE Group, LLC. (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: September 5, 2024

Re: Application 2024-12-SU – West View Cunningham Lot Line Consolidation
Application 2024-13-SP – West View Cunningham Site Expansion
Township Review Comments No. 2

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

1. Application Summary:
 - A. An application for preliminary and final approval of a land development (simple subdivision) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
 - B. An application for preliminary and final approval of a land development (major land development) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
2. Waivers/Modifications:

**Application 2024-12-SU – West View Cunningham Lot Line Consolidation
Application 2024-13-SP – West View Cunningham Site Expansion
Township Review Comments No. 2
September 5, 2024**

- A. Applicant is requesting a waiver from the requirement that sidewalks be provided along all street frontages (22-404).
 - B. Applicant is requesting a waiver from the requirement that streetlighting be provided (22-405-1.A & 22-405.1.B).
 - C. Applicant is requesting a waiver granting the use of a level spreader (19-502.8).
- A. 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 July 5, 2024 and September 5, 2024. Copies of the letters are enclosed.
5. Community Development Review:
- A. As a part of the resubmission package, the applicant requested a waiver from 27-317, specifically from the section requiring a continuous internal walkway be provided from the public sidewalk along the street to the principal customer entrance of any non-residential use. The principal customer entrance is located in Oakdale, not North Fayette. This waiver request is not needed as the requirement is not applicable to this land development application.
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 the review letters dated June 28, 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. It is my recommendation that the Planning Commission recommend approval of the West View Cunningham Lot Line Consolidation and Site Expansion Plans to the Board of Supervisors, contingent upon all items being addressed in this memorandum dated September 5, 2024, and LSSE's review letters dated July 5, 2024, and September 5, 2024.

Application 2024-12-SU – West View Cunningham Lot Line Consolidation
Application 2024-13-SP – West View Cunningham Site Expansion
Township Review Comments No. 2
September 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

June 28, 2024

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

Vicki Kaine
Manager
Oakdale Borough
104 Seminary Avenue
Oakdale, PA 15071

Project: **West View Cunningham Consolidation Plan**
Location: 3 Industrial Park Drive
Description: Site Development (I-1)
Area: 3.133 Acres
ACED File#: 24-182 SP

Dear Mr. Wozniak and Ms. Kaine,

We received the above-referenced application on June 14, 2024, for a site development of parcel ID #s 407-E-65 and 407-E-70 located at 3 Industrial Park Drive in North Fayette Township and Oakdale Borough. We have reviewed the application and offer the following comments:

- Noblestown Road is a State Road, it should be labeled as such and a Highway Occupancy Permit should be included on the plan.
- There should be a parking table shown on the plan, including the required and proposed parking spots. The required spaces should include both North Fayette and Oakdale requirements.
- Section 22-310(D) of the North Fayette Subdivision and Land Development Ordinance required landscape plans to include "botanical and common names of all plant species." This should be included.

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

Sincerely,

Matthew T. Trepal, AICP
Manager, Planning Division

MTT:rsm

LAUREN CONNELLY, DIRECTOR
ALLEGHENY COUNTY ECONOMIC DEVELOPMENT
KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500 • PITTSBURGH, PA 15219
PHONE (412) 350-1000 • WWW.ALLEGHENYCOUNTY.US/ECONDEV