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December 29, 2021

S. O. No. 448-04-313

**VIA E-MAIL ONLY**  
**(hartwella@NorthFayetteTwp.onmicrosoft.com)**

Mr. Andrew H. Hartwell, AICP  
Assistant Township Manager  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Fayette Farms Phase 10**  
**Final Planned Residential Development**  
**Review No. 1**

Dear Mr. Hartwell:

We have completed our review of the above referenced Preliminary and Final Subdivision Plan, dated November 16, 2021, prepared by J. R. Gales & Associates, Inc., as received by our office December 21, 2021. The subdivision proposes the creation of 58 lots. The property is located along proposed Donaldson Road 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 a minimum lot area of 7,200 square feet. (Section 205.3 and 607.2)  
**Status: A modification was granted to allow a minimum lot size of 6,000 square feet. Lot 1031 has a lot size of less than 6,000 square feet.**

Subdivision

1. The Ordinance requires a Completion Bond in the amount of 110% of the cost of the required improvements. (Sections 208.) **Status: An itemized quantity takeoff and unit price cost**

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**estimate has been provided for review. The recommended bond amount will be provided under separate cover.**

2. The Ordinance requires the Developer execute a Development Agreement. (Section 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 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: Clarify the sidewalk configuration at the intersection of Donaldson Road and Southfield Drive as the Grading Plan and Lighting & Signs Plan do not match on what is proposed.**
4. The Ordinance requires street light fixtures be installed every one hundred foot on center and spaced in a manner that ensures continuous illumination of 0.2 footcandles along the street and pedestrian path. (Section 405.2A and 405.2.B) **Status: Street lighting is shown at spacing greater than 100 feet. A photometric plan showing the continuous illumination 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). **Status: Clarify the location of Cluster Mailbox Unit. The CBU must be in accordance with Township Standard Details.**
6. The Ordinance requires all streets shall be designed and constructed in accordance with the Township Construction Standards and PennDOT specifications Publication No. 72 and Publication No. 408. (Section 504.1.R) **Status: Clarify if any warning signs/pavement markings are proposed for the proposed crosswalks on Donaldson Road. Design information confirming the crossing meets applicable PennDOT criteria of an unsignalized intersection crossing should be provided. Additionally, details for the crosswalks and ADA Ramps have not been provided.**
7. The Ordinance requires stormwater roof drains be discharged to an approved Best Management Practice. (Section 511.1.E.1) **Status: Clarify if there is a 90-degree bend to the wye for Lot 1004. A cleanout should be installed at all bends.**
8. The Ordinance requires installation of sanitary sewer confirm to the Township's construction standards. (Section 512.1) **Status: Clarify the limits of restoration on Donaldson Road for the proposed sanitary sewer connection.**
9. The Ordinance requires installation of sanitary sewer confirm to the Township's construction standards. (Section 512.1) **Status: The maximum depth permitted for a sanitary sewer manhole is 20'. Plans propose multiple manholes in excess of 20' depth. 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.**

### Stormwater Management

1. The Ordinance requires certification and seal of the registered professional engineer responsible for the preparation of the plan. (Sections 403.B.16) **Status: The storm sewer design calculations have 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 502.1) **Status: Conveyance calculations note several pipe sections where the HGL is not contained within the pipe.**
3. The Ordinance requires stormwater management facilities be equipped with an access road at least 10 feet wide and with a maximum of grade of 15%. (Section 503.6) **Status: A detail for the proposed access road has not been provided.**

### General

1. The signature clauses on the recording plan reference Phase 8.
2. The recording plan references PRD provisions and modifications in the previous 2015 decision. The recording plan should reference the current Tentative PRD Decision dated September 28, 2021.
3. The Tentative PRD Decision requires signage be installed at the temporary cul-de-sacs regarding future roadway extension. Plans should propose signage be installed at the roadway termination of the stub road to indicate that "This right-of-way may be extended in the future to access other subdivisions, developments or existing roadways."
4. The Tentative PRD Decision requires a wall or ground sign be installed at each entrance from Donaldson Road. The location of the proposed sign, as associated easements should be shown on the plan.
5. The Tentative PRD Decision identified 98.5 acres of open space to be preserved. It is noted that proposed Open Spaces 10-A and 10-B provide slightly less area than as depicted on the Tentative Plan in these locations. Total required open space must be provided with development of remaining Phases.

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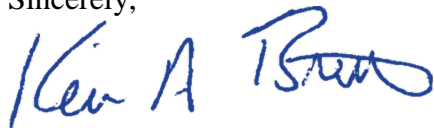
The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures 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:vcl

cc: J.R. Mangan, Township Manager (manganj@NorthFayetteTwp.onmicrosoft.com)  
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