



**TOWNSHIP OF NORTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 504**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ITS SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, TO INCLUDE VARIOUS REVISIONS RELATIVE TO PUBLIC AND PRIVATE IMPROVEMENTS CODE.**

- WHEREAS,** the Municipalities Planning Code (MPC), 53 P.S. §10101 et seq., authorizes the Township of North Fayette (hereinafter referred to as the “Township”) to regulate subdivision and land development within the Township; and
- WHEREAS,** Chapter 22 of the North Fayette Township Code of Ordinances, Subdivision and Land Development, as amended, (hereinafter referred to as the “SALDO”) regulates land development within the Township consistent with the requirements of the MPC; and
- WHEREAS,** upon the recommendation of Township Staff and the Planning Commission, the Board of Supervisors seeks to amend various provisions of its SALDO to correspond with the Public and Private Improvements Code; and
- WHEREAS,** the Township has, in accordance with the requirements of the MPC, submitted the proposed SALDO amendment to the Allegheny County Planning Agency, for review and comment; and
- WHEREAS,** the Planning Commission reviewed this proposed amendment to the SALDO and recommended its adoption at the Commission’s July 7, 2022 meeting; and
- WHEREAS,** the Township duly advertised the time, place, and date of the public hearing on July 24, 2022, and July 31, 2022, in the Pittsburgh Post-Gazette; and
- WHEREAS,** the Board of Supervisors held a duly noticed and advertised public hearing on August 9, 2022 to review and accept public comments on the proposed amendment; and
- WHEREAS,** the Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township Solicitor, the Township Engineer, the Township Planning Consultant, the Director of Community Development, the Township Planning Commission, and the Allegheny County Planning Agency, finds that enactment of the proposed SALDO amendment to be consistent with the MPC, the Comprehensive Plan, and the SALDO, and will be beneficial to the health, safety, and welfare of the Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors for the Township of North Fayette, and it is hereby ordained and enacted by the authority of the aforesaid as follows:

**SECTION 1. AMENDMENTS TO THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

That the Official Subdivision and Land Development Ordinance, as codified as Chapter 22 of the Township Code of Ordinances, is hereby amended, as follows:

Revisions in this section will appear as follows: struck out for items removed and underlined for items added.

§ 22-401 Survey Markers.

Permanent concrete or durable stone monuments constructed in accordance with the requirements of the Township Public and Private Improvements Code ~~36 inches by four inches with an 18" iron pin projecting 1/4 inch above the ground~~ shall be set at all boundary corners, angle points of boundary, street intersections and such immediate points as may be required. Benchmarks shall be placed on the monuments at all street intersections based on the United States Coast and Geodetic Sandy Hook Datum. All lot corners shall be staked and plainly marked with oak or metal pins, where feasible. The location of all monuments and markers shall be shown on the final plat for recording.

§ 22-402. Utilities.

2. The developer and/or landowner shall provide and construct storm sewers and drainage facilities in each plan in accordance with the Design Standards of this Part and the Township Public and Private Improvements Code ~~Construction Standards~~. If required by § 22-510, stormwater management facilities shall be constructed in accordance with the Township Public and Private Improvements Code ~~Construction Standards~~.
4. the developer and/or landowner shall be responsible for the underground installation of all telephone, gas, electric and cable television lines in any major land development. The design standards for such lines shall be in accordance with applicable regulatory agencies' specifications and locations in accordance with the Township Public and Private Improvements Code ~~Construction Standards~~. All installations shall be made prior to the paving of the street.

§ 22-403 Streets.

Each single-family and two-family residential lot shall have frontage on a public street, as defined by this chapter. The developer and/or landowner shall construct the street in accordance with Part 5, "Design Standards", and the Township's Public and Private Improvements Code ~~Construction Standard Details~~, unless an exception or modification to this requirement is granted in accordance with the provisions of Part 3, "Application Requirements". All multifamily and nonresidential lots shall have access to a public street by means of a township-approved right-of-way.

§ 22-404. Sidewalks.

3. Sidewalk Construction Standards. All sidewalks shall be constructed in accordance with the standards set forth in the Township's Public and Private Improvements Code Construction Standards and/or the Pennsylvania Department of Transportation (PennDOT) sidewalk specifications on state roads.

§ 22-405. Streetlighting.

1. For the public's safety and convenience, as part of all minor and major land developments, planned residential developments (PRDs), and planned nonresidential developments (PNRDs), the developer and/or landowner shall install streetlighting and/or pedestrian lighting of the following types approved by the Township and on poles prescribed by the Township on all public and private streets.

A. On arterial and collector streets:

- (1) ~~Duquesne Light Standard cobra head LED lighting for areas served by Duquesne Light. Provide street lighting along the frontage of all existing and proposed arterial or collector streets within or abutting the development. Streetlights shall be installed to provide a minimum average illumination value of 0.2 footcandles along through the extent of the street cartway.~~
- (2) ~~West Penn Power Overhead Standard cobra head LED roadway lighting for areas served by West Penn Power. Provide pedestrian lighting along the frontage of all existing and proposed arterial or collector streets within or abutting the development containing sidewalk or pedestrian paths.~~

B. On local streets:

- (1) ~~Duquesne Light Colonial design luminaries for areas served by Duquesne Light. Provide pedestrian lighting along the frontage of all existing and proposed local streets within or abutting the development containing sidewalk or pedestrian paths.~~
- (2) ~~West Penn Power underground Colonial Post Top-mounted LED streetlight for areas served by West Penn Power. The owner of each lot in a subdivision shall install at least one decorative lamp that complies with the following criteria:~~
  - a. The lamp shall be located in the front yard not more than 10 feet from the roadway right-of-way.
  - b. The lamp shall be electric with a photoelectric switch that automatically illuminates the light from dusk to dawn.
  - c. The lamp shall have a light output of a minimum of 1,000 lumens of light and a maximum of 1,500 lumens.

All proposed streetlighting and/or pedestrian lighting shall be installed in accordance with the Township Public and Private Improvements Code.

~~2. The developer and/or landowner shall install streetlighting in accordance with the Township Construction Standards. Streetlighting shall be installed along the frontage of all existing and proposed streets and pedestrian paths located within or abutting the development. Street lighting shall be provided by one of the following options:~~

~~A. Streetlight fixtures shall be installed every 100 feet on center, and at all street intersections; or~~

~~B. Streetlight fixtures can be spaced in a manner that ensures that continuous illumination is provided along all street and pedestrian paths. Proposed lighting shall provide a minimum average illumination of 0.2 footcandle along the street and/or pedestrian path. To demonstrate that continuous illumination is provided, a photometric plan demonstrating the adequacy of proposed lighting must be provided and approved by the Township Engineer.~~

~~3. The developer and/or landowner shall assume the cost of the lights, poles and installation.~~

#### § 22-407. Cluster Mailbox Units.

CBUs shall be designed such that same are centrally located to serve the development, while providing safe and efficient access for pedestrians and motor vehicles in the vicinity of the CBU. Provisions for off-street and/or on-street parking, and ADA-compliant<sup>(1)</sup> accessibility, shall be considered when locating the CBUs. CBUs shall be located within privately owned open space, or on private property within an access easement in favor of a community homeowners' association. CBUs shall be in the style, color and location approved by the Board of Supervisors subject to the design standards specified in the Township Public and Private Improvements Code ~~Minimum Construction Standards (Exhibit "A"),<sup>(2)</sup>~~ and in accordance with United States Postal Service approved specifications.

#### § 22-502. Review.

The Township Engineer will review all applications for technical compliance with these design standards and the Township's Public and Private Improvements Code ~~Construction Standard Details~~. The Township Engineer will provide a written report containing his or her review as required by Part 6, "Inspection and Acceptance of Improvements."

#### § 22-504. Streets.

##### 1. General.

R. All streets shall be designed and constructed in accordance with the Township Public and Private Improvements Code ~~Construction Standards~~ and PennDOT specifications Publication No. 72 and Publication No. 408, as amended from time to time. All materials used for construction shall be supplied from PennDOT pre-approved manufacturers or suppliers; verification shall be provided to the Township.

S. Where, in the opinion of the Township, unique site conditions are present, the applicant shall provide a street pavement structure in accordance with an approved design

performed by an engineer in accordance with PennDOT Publication 70, Guidelines for the Design of Local Roads and Streets; however, under no circumstance shall the approved section be less than the Township minimum standards in accordance with the Township Public and Private Improvements Code. Construction Standards.

2. Horizontal Alignment:

- D. Horizontal curve centerline radii shall be designed in accordance with the Township's Public and Private Improvements Code. Minimum Construction Standards.
- E. Horizontal curve center line radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. ~~Generally, however, the minimum acceptable center line radii shall be 150 feet.~~

3. Vertical Alignment.

- B. The minimum and maximum vertical grade for all streets shall be designed in accordance with the Township's Public and Private Improvements Code. Minimum Construction Standards.
- C. The minimum length of vertical curve for all streets shall be designed in accordance with the Township's Public and Private Improvements Code. Minimum Construction Standards.
- D. The level area on each street at street intersections shall be designed to have a grade and minimum distance in accordance with the Township's Public and Private Improvements Code. Minimum Construction Standards.

4. Cul-De-Sac and Dead-End Streets.

- B. The center line distance of permanent cul-de-sac streets shall be no less than 250 feet in length and shall be no greater than 600 feet in length. The length of the cul-de-sac street shall be measured from the center line intersection of an intersecting street which is not a dead end or cul-de-sac to the center of the cul-de-sac turn-around. Permanent cul-de-sac streets must be provided with a paved turn-around with a minimum cartway diameter and a minimum right-of-way diameter in accordance with the Township Public and Private Improvements Code. Construction Standards. ~~The use of internal islands is prohibited.~~
- F. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized stage development shall be fully constructed and all utilities installed. A barricade to prevent vehicular access to adjoining property shall be constructed at the termination point of the street. The barricade shall be designed and constructed in accordance with PennDOT Publication 72, Standards for Roadway Construction, RC-63. Signage shall be installed by the Developer in accordance with the Township Public and Private Improvements Code (Detail SD-8 of the Township Minimum Construction Standards and Standard Details) as notification of the intent for future extension.

H. ~~All permanent culs-de-sac shall be designed with a snow removal easement at the terminus. The easement shall extend outward from the street right-of-way and be a minimum of 50 feet in width and 10 feet in depth. The easement shall be centered on the projected center line of the street. The final plan, and all deeds transferring ownership of any lots burdened by such snow removal easement, shall contain a note informing of the existence of said easement and stating that the easement shall be maintained as open space and no improvements or obstructions such as driveways, mailboxes, fences or landscaping shall be permitted.~~

5. Street Intersections.

E. The minimum radii for the cartway edge at street intersections and right-of-way radii at intersections shall be designed in accordance with the Township's Public and Private Improvements Code. ~~Minimum Construction Standards.~~

7. Right-of-Way and Cartway Widths.

A. The minimum street rights-of-way and cartway widths for new streets shall comply with the Township Public and Private Improvements Code. ~~Construction Standards.~~

§ 22-506. Alleys.

2. The cartway of all alleys shall be constructed in accordance with the Township Construction Standards.

B. The vertical and horizontal alignments of alleys shall conform to the specifications for local streets as stated in the Township Public and Private Improvements Code. ~~Construction Standards.~~

3. Alleys and their intersections shall conform to the specifications for local streets as stated in the Township Public and Private Improvements Code. ~~Construction Standards.~~

§ 22-509. Lots.

1. The following standards shall apply to all proposed subdivided or developed lots in accordance with this chapter:

G. Driveways.

(2) All other driveways shall be paved in accordance with the Township's Public and Private Improvements Code ~~Construction Standard Details~~ and/or the Pennsylvania Department of Transportation (PennDOT) Design Manual, Part 2.

§ 22-511. Drainage Facilities.

1. Size and Grade.

B. Manholes.

- (1) For pipe sizes of twenty-four (24") inch diameter or less, manholes shall be spaced at a maximum of ~~350~~ 400-feet; for pipe sizes larger than 24 inches diameter, the maximum distances between manholes shall be ~~450~~ 600-feet.
- (4) Manholes shall not be permitted to be constructed at a depth below finished grade greater than ~~20~~ 15-feet.

D. Castings.

- (1) Manholes and inlet castings shall be installed as indicated in the Township's Public and Private Improvements Code. ~~Construction Standard Details.~~

E. Stormwater Roof Drains.

- (1) Stormwater roof drains shall be discharged into an on-lot detention sump or other Pennsylvania Department of Environmental Protection approved best management practices. The sump's size and design shall comply with the Township's Stormwater Management Ordinance. ~~Construction Standards.~~

§ 22-512. Sanitary Sewers.

3. Laterals.

- A. Lateral connections, where required, shall be installed to the right-of-way line of the street prior to road paving, with a sight tee connection (clean-out) to be placed per Township Public and Private Improvements Code ~~Construction Standards~~ at said location and/or as otherwise recommended in the sound discretion of the Township Engineer.

**SECTION 2: SEVERABILITY.**

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

**SECTION 3: CONFLICT.**

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 4: EFFECTIVE DATE.**

That this Ordinance shall take effect immediately upon enactment as provided by law.

**ENACTED AND ORDAINED into Law this the \_\_\_\_ day of \_\_\_\_\_ 2022.**

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE**

\_\_\_\_\_  
James R. Mangan  
Township Manager

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James Morosetti  
Chairman, Board of Supervisors

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