

**SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT
BUS DEPOT PROJECT
4434 BATTLE RIDGE ROAD
SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA
PRELIMINARY/FINAL LAND DEVELOPMENT**

PROJECT NARRATIVE

Date: June 6, 2025

Applicant: South Fayette Township School District
3680 Old Oakdale Road
McDonald, Pennsylvania 15057
Michelle Miller, Superintendent of Schools
(412) 221-4542 x 413

Consultant: Civil & Environmental Consultants, Inc.
4350 Northern Pike, Suite 141
Monroeville, Pennsylvania 15146
Anthony J-M. Simelis, P.E.
(724) 387-6369

CEC Project 343-131

INTRODUCTION

Civil & Environmental Consultants, Inc. (CEC) has prepared this Preliminary/Final Land Development project narrative on behalf of the South Fayette Township School District for the development of a new bus depot facility. The proposed improvements are located on a 113.93-acre parcel owned by the District at 4434 Battle Ridge Road in South Fayette Township (Parcel ID: 0405-G-00007-0000-00).

The purpose of this development is to provide a modern, centralized location for the District's transportation operations, including bus storage, maintenance, and driver facilities. The improvements are intended to increase operational efficiency and support long-term district needs.

PROJECT DESCRIPTION

The proposed bus depot includes the following features:

- A two (2)-story, 20,572 SF depot building with administrative offices, maintenance bays, and a wash bay;
- Paved access roads, bus staging and circulation drives;
- Staff and fleet parking areas;
- Grading and site development totaling approximately 18.65 acres; and
- Stormwater management facilities designed per township and the Pennsylvania Department of Environmental Protection (PADEP) requirements.

Access to the facility is provided via a private driveway connecting to Old Oakdale Road. No new public streets are proposed as part of this plan.

LAND DEVELOPMENT REQUIREMENTS

The site is located within the R-2 Suburban Residential Zoning District (R-2 District), where institutional public use facilities are permitted. The proposed bus depot meets all applicable zoning and design standards, as summarized below:

1. Use Compliance:

- The bus depot is permitted as a public institutional use within the R-2 District.

2. Bulk and Area Standards:

Requirement	Required	Proposed
Minimum Lot Size	1 acre	113.93 acres
Front Setback	35 ft	> 35 ft
Side Setbacks	30 ft principal / 15 ft accessory	Complies
Rear Setback	30 ft principal / 15 ft accessory	Complies
Lot Coverage	Max 25%	< 25%
Building Height	2.5 stories / 35 ft max	Complies

3. Screening and Buffers:

- Landscape buffers and visual screening will be incorporated where necessary, particularly along property lines adjacent to residential zoning districts.

4. Stormwater Management:

- A complete Post-Construction Stormwater Management (PCSM) Plan has been prepared, including Stormwater Control Measures (SCMs) to manage runoff volume, rate, and water quality per township ordinance and PADEP Chapter 102. The site exceeds 1-acre of disturbance and is subject to a full National Pollutant Discharge Elimination System (NPDES) Permit.

5. Erosion and Sediment Control (E&S):

- A construction-phase E&S Plan has been developed and submitted to the Allegheny County Conservation District (ACCD) for review and approval.

6. Traffic and Access:

- The facility will utilize a private driveway for ingress/egress via Old Oakdale Road, which is a local township-maintained street. Internal circulation has been designed to accommodate the turning movements of large school buses and support vehicles.

ENVIRONMENTAL AND INFRASTRUCTURE CONSIDERATIONS

1. Floodplain Coordination:

- There are no FEMA-designated floodplains within the development footprint. No development is proposed within or adjacent to a regulated floodway.

2. Utilities:

The following utility providers will serve the project:

- **Water:** PA American Water
- **Sanitary Sewer:** Municipal Authority of the Township of South Fayette
- **Gas:** Peoples Gas
- **Electric:** First Energy Company
- **Telephone and Cable:** Verizon

All utility extensions and connections will be made in accordance with provider requirements and township approvals.

3. Community Benefits:

- The bus depot represents an infrastructure investment that will improve school transportation reliability, reduce long-term maintenance costs, and enhance overall fleet coordination and safety.

CONCLUSION

This Preliminary/Final Land Development project has been designed in full compliance with the South Fayette Township Zoning Ordinance and the applicable provisions of the Allegheny County Subdivision and Land Development Ordinance. The proposed bus depot facility supports the District's operational mission while minimizing environmental and neighborhood impacts.

We respectfully request approval of this land development plan. Supporting documentation, including plans, reports, and permit applications, are provided for review.