

February 9, 2026

Board of Commissioners  
South Fayette Township  
100 Township Drive  
South Fayette, PA 15107

Re: Hastings Phase 1.9.4 – Modification Requests

Dear Board of Commissioners,

On behalf of Hastings Properties II, LP, the applicant for subdivision and land development approval for Phase 1.9.4 of Hastings, we are requesting the following two (2) modifications related to the plan prepared by Gateway Engineers:

MODIFICATION #1

A modification is requested to Section 215-74, subsection E, to allow a cul-de-sac street that exceeds 500-ft in length, as shown on the plan. This section provides in part:

§215-74

E. Cul-de-sac. A cul-de-sac shall not be approved when a through street is practical and shall not be more than 500 feet in length, unless an intermediate turnaround is provided at a distance of every 500 feet and a modification or exception to the maximum five-hundred-foot length of the cul-de-sac is granted in accordance with the requirements of Article IX of this chapter.

Justification: A through street connection from Phase 1.9.4 to the other phases of Hastings is not practical because of limited space to make the connection and change in grade through this area. In lieu of a street connection, a cul-de-sac is proposed and a trail connection is shown from Phase 1.9.4 into the broader Hastings neighborhood. The length of the cul-de-sac street shown on the plan is approximately 680-ft. The horizontal and vertical geometry of Mayview Road restricts site distance along the property frontage. The safest access to the site is to push the entrance further south along Mayview Road, which results in a slightly longer cul-de-sac design.

MODIFICATION #2

A modification is requested to Section 215-78.C(5), subsection c, to allow a portion of the new street and retaining wall at the entrance to Phase 1.9.4 to encroach into the riparian buffer by approximately 15-ft, as shown on the plan. This section provides:

§215-78.C(5)

(c) Minimum management requirements for riparian buffers.

(1) No use or construction within the riparian buffer shall be permitted that is inconsistent with the intent of the riparian buffer as described in subsection C(5)(a).

Justification: As discussed in the first modification request, because of limited points of connection that meet site distance requirements along Mayview Road, the street into Phase 1.9.4 must occur further south along the frontage. Due to the grade transition through this area, a retaining wall is needed to hold up the new street. Approximately 15-feet of the new street and retaining wall are within the 35-foot riparian buffer, as measured from the adjacent Chartiers Creek. The site was previously developed when the prior hospital use existed and, from a practical standpoint, installation of the portion of the street and retaining wall shown on the plan will not result in the removal of any mature vegetation within the riparian buffer.

Thank you for your consideration of these modification requests.

Sincerely,

HASTINGS PROPERTIES II, LP

A handwritten signature in black ink, appearing to read "Antony Faranda-Diedrich". The signature is written in a cursive, flowing style.

Antony Faranda-Diedrich