



SOUTH FAYETTE
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Planning Commission

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Planning Commission Recommendation Letter

for:

**Application # F-14-19,
Preliminary and Final Approval**

of the

“Badolato Plan of Lots”

a

Minor Subdivision Application”

June 2, 2020

Leah M. Badolato

VIA E-MAIL @ fitnessbado18@gmail.com

Reference: File # F-14-19, Preliminary and Final approval recommendation of a Minor Subdivision to be known and recorded as the **“Badolato Plan of Lots”**, as located off Fawcett Church Road via a private driveway through the previously approved and recorded Deer Creek Manor Plan of Lots also being known in the Allegheny County Department of Real Estate Assessment Division system as tax Parcel ID numbers 572-N-1. This property is zoned R-1, Rural Residential District.

Dear Leah M. Badolato,

At its May 28, 2020 meeting, the South Fayette Planning Commission recommended Preliminary and Final subdivision approval of the above referenced application File # F-14-19, subject to the following:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
 - Mitall Division of KU Resources, Inc. review letter dated May 19, 2020, and
- Presentations as made at the Planning Commission meeting, including:
 - In response to the Planning Commissioners request, the applicant agreed to add a certification for the owner of the adjoining property to acknowledge and agree to the proposed easements over their land as shown upon the plan for recording;
- The following modifications and/or waivers are recommended for approval, provided they are noted upon the plan for recording as set forth in the aforementioned KU compliance review letter including:

- ***The planning commission recommended a modification/waiver to SALDO § 215-13.L(5) regarding survey data which requires proposed easements for utilities be shown upon the plan for recording.***

A modification/waiver is being requested to allow for the specific locations of all future utilities be contingent upon home design and approval by the individual utilities. If necessary, utility and pipeline right of ways or easements will be recorded by deed.

- ***The planning commission recommended a modification/waiver to SALDO § 215-13.L(8) showing plans proposed feasibility and connections to sanitary and stormwater systems***

A modification/waiver is being requested to allow for a “small project” application and design per the SFT Storm Water ordinance 2018-07 to be waived until the submission of a building permit application to the Township building code officer as the extent of the impervious areas for storm water control requirements are not known at this time.

NOTE; If this requirement is waived until the building permit phase, It is strongly recommended that this requirement be added by a note to the plan for recording to put the public on notice that storm water management is a requirement for the proposed lot 2.

- ***The planning commission recommended a modification/waiver to SALDO § 215-63 Survey monuments which are required to be placed at all angles, points of curve, and points of tangent in the boundary of the subdivision.***

A modification/waiver is being requested to allow for the placement of iron pins in lieu of the required concrete monuments around the perimeter of the property. This modification shall allow for existing iron pins to be maintained as they exist at the time of approval and new iron pins to be placed at all other corners.

NOTE: The owner has agreed to install the concrete monuments as shown upon the plan.

NOTE: As a condition of approval of the modification/waiver, the iron pins must be established or set in place, noted as existing upon the plan and thereby certified by a professional land surveyor prior to Township officials signing the plat for recording. In lieu thereof, a financial escrow shall be required to assure their placement.

- ***The planning commission recommended a modification/waiver to SALDO § 215-65.A which requires all new lots to have frontage on a public street unless an exception or modification is granted.***

A modification/waiver is being requested to allow for the proposed lot to be recorded on a 20 private street access easement extension being created, publicly recorded and as shown upon the plan of subdivision

- ***The planning commission recommended a modification/waiver to SALDO § 215-65.B(4) which states a private street may not be extended however, additional lots may be recorded with frontage on the existing private street provided the total number of lots shall not exceed 5.***

A modification/waiver is being requested to allow for the proposed lot to be recorded on a 20 private street access easement extension being created as shown upon the plan of subdivision.

NOTE: This will bring the total number of lots on the private street to 3.

- ***The planning commission recommended a modification/waiver to SALDO § 215-65.B(5) which states a private street may be a width of 20' unless there is a possibility that the property could be further subdivided. Then the width of the right of way must be 50'.***

A modification/waiver is being requested to allow for the proposed lot to be recorded on a 20 private street access easement extension being created and as shown upon the plan of subdivision.

NOTE: The applicant agreed to place an additional note upon the drawing stating that no additional subdivision of the property is permitted.

- ***The planning commission recommended a modification/waiver to SALDO § 215-65.B(6) which states a private street is required to have a cartway width of 16'.***

A modification/waiver is being requested to allow for the proposed cartway to remain in its current condition and width.

- ***The planning commission recommended a modification/waiver to SALDO § 215-65.B(7) which states the cartway of a private street is required to be improved to public street standards.***

A modification/waiver is being requested to allow for the proposed cartway to remain in its current condition and width.

- ***The planning commission recommended a modification/waiver to SALDO § 215-74 which states a private road is required to meet the standards of a public street.***

A modification/waiver is being requested to allow for the proposed cartway to remain in its current condition and width.

- ***The planning commission recommended a modification/waiver to SALDO § 215-76 which requires the proposed placement of utilities and easements required to service the new lot be shown upon the plan.***

A modification/waiver is being requested to allow for the specific locations of all future utilities be contingent upon home design and approval by the individual utilities. If necessary, utility and pipeline right of ways or easements will be recorded by deed.

NOTE: This request is similar to § 215-13.L(5) above

- ***The planning commission recommended a modification/waiver to SALDO § 215-77.B which requires all new lots to have frontage on a public street unless an exception or modification is granted.***

A modification/waiver is being requested to allow for the specific locations of all future utilities be contingent upon home design and approval by the individual utilities. If necessary, utility and pipeline right of ways or easements will be recorded by deed.

NOTE: This request is similar to § 215-64.A and § 215-65.B(4) above

The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next regularly scheduled meeting on Wednesday June 10, 2020. Please submit one (1) set of any revised plans in hardcopy and in a pdf computer format, to the South Fayette Township offices by Noon on Monday June 8, 2020 to allow an updated review prior to the Board of Commissioners meeting.

If you have any questions and/or comments please feel free to contact me directly.

Sincerely,
Mitall Division of KU Resources, Inc., Township Consulting Engineers

Donald R. Housley Sr., P.L.S.

Donald R. Housley, P.L.S., Representative

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, SFT Manager
Andrew Blenko, PE, Township Engineer
Robert Garvin, SFT Solicitor
Jerry Brown, Managing Director, Municipal Authority of the Township of South Fayette
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