

November 17, 2022

Mr. John M. Barrett
Township Manager
South Fayette Township
515 Millers Run Road
South Fayette, PA 15064

Re: Application for Tentative Approval - Traditions of America, Planned Economic Development
Conceptual Development Narrative

Mr. Barrett,

As an accompaniment to our conceptual plan for tentative approval, please accept this development narrative outlining the project description and feasibility of the Traditions of America - Planned Economic Development. Per the recently adopted Ordinance 2022-03, the enclosed materials are intended to meet the requirements set forth in Section 707 of the Municipal Planning Code. Specifically, the narrative seeks to address those requirements outlined in Section 707.4 of the Municipal Planning Code and we have numbered the sections below to correlate with the referenced code sections.

(707.4.i) Project Description and Landowner's Intent

The project site is located at 700 Millers Run, South Fayette Township, PA and consists of approximately 497.5 acres on tax parcel ID: 0402-R-00002-0000-00. The site contains sparse improvements including limited roadways, structures, and storage areas. The majority of the property consists of undeveloped meadows and forested area. In accordance with the permitted uses within a Planned Economic Development, Traditions of America proposes to develop the property into a Mixed-Use Development consisting of an active adult residential community, single-family homes, mid-rise apartment buildings, an assisted living facility, and two parcels identified for commercial development. Primary access to the site will be from Cecil Sturgeon Road for all development components except the single-family portion which is accessed from Millers Run Road. Please refer to C-300 "Overall Site Plan" for more detail of the proposed improvements.

(707.4.ii) Density

The density of land use to be allocated to parts of the site to be developed will abide by Ordinance 2022-03, amendment to Chapter 240, Zoning, of the South Fayette Code of Ordinances adopted on October 12, 2022. The resolution permits a maximum density of four (4) dwelling units per gross acre for the overall parcel. Please see section item six (6), ordinance 2022-03 documenting, also included in the attached Appendix.

(707.4.iii) Common Open Space

Areas within each planned residential development will be provided as common open space for the use and enjoyment of residents. Approximately twenty (20) acres is available throughout the residential developments for use as common open space. As the design of each site progresses, additional common open space may be able to be provided. The common open spaces areas will be owned and maintained by the property owner. Please refer to C-300 "Overall Site Plan" for locations of the common open space.

(707.4.iv) Building Descriptions

The development will consist of residential buildings including detached active adult homes, single family homes, mid-rise apartment buildings, and an assisted living facility. Both the active adult community and the apartment complex will include community clubhouses. The homes for the active adult community are approximately 2,500 square feet in terms of ground floor area and a maximum of 1.5 stories. The characteristics of the single-family homes to be located on the ridge site are intended to be traditional residential 2-Story homes, with optional basements, and will conform to height and setback requirements of the ordinance. The apartment buildings are approximately 11,620 square feet of ground floor area and are up to four stories high. Please refer to C-300 "Overall Site Plan" for building locations.

(707.4.v) Water Supply and Sanitary Waste

All utilities are available to the site as provided by the respective utility companies and based on the conceptual design. The sanitary sewer flows will discharge to an existing South Fayette Township Municipal Authority sanitary sewer system. The design of a sanitary sewer mainline extension to the site is in process and will provide service to all of the proposed developments within the site. Water service will be provided by Pennsylvania American Water via a 12" water line located in Millers Run Road and through the use of a pump station to be located on the property. Gas and electricity are also available to the site and will be provided by Peoples Gas and West Penn Power, respectively. Please see the attached Utility Availability Letters included in the Appendix.

(707.4.v continued) Stormwater

Stormwater will be effectively collected throughout the site by conveyance systems consisting of pipes and inlets and be directed to above ground stormwater management facilities that will manage runoff volume, rate, and quality to all required local, state, and federal requirements. The stormwater facilities will discharge to existing drainage channels located within the subject property. The applicant will obtain an NPDES permit for the stormwater design as well as the Erosion and Sediment Control plans for all phases of construction.

(707.4.vi) Substance of Covenants, Grants of Easements, and Restrictions

Easements that may be required as part of construction of public utilities will be provided and recorded to the standards of the utility company and provided on the final utility plans provided to the township. Similarly, easements for stormwater access and other such infrastructure as needed.

(707.4.vii) Provisions for Parking of Vehicles, Location of Proposed Streets

Streets within the development are proposed to be dedicated to the public and will comply with the Township standards for public streets. Specifically, the roadways for the Active Adult, Single-Family and Mid-rise Apartment complex are intended to be dedicated to the Township. The location of the proposed streets are shown on C-300 "Overall Site Plan" proposed for the mixed use development. Parking for the Active Adult development will consist of two garage and two driveway parking spots for each home. Parking for the other uses is intended to meet the Township's parking requirements within surface parking areas within the development areas.

(707.4.viii) Modifications in the Municipal Land Use Regulations

The following modifications are anticipated to be requested during the final land development submissions:

1. A modification to section § 215-70.C and subsequently § 215-70.D which outline the open space criteria and the characteristics of such open space dedicated for recreational use such that the open space provided for the development will adhere to those depicted in the tentative plan for development as included within the Tentative Plan Application.
2. A modification to section § 215-73.C.1.a, § 215-73.C.1.b prohibiting the disturbance of natural or man-made steep slopes, in excess of 40% such that disturbance is permitted such that a geotechnical report, accompanied by a slope stability analysis, demonstrating a factor of safety of greater than 1.4 be provided for the proposed impacts.
3. A modification to section § 215-73.C.2 requiring a minimum of 70 feet from the front building line to the top or toe of a steep slope in excess of 25%, whether natural or resulting from site grading.
4. A modification to section § 215-73.C.5 limiting the amount of disturbance on steep slopes such that the proposed tentative plan meets the requirements set forth in Ordinance 2022-03.
5. A modification to section § 215-78. C.5.c.1 prohibiting use or construction within the township defined riparian buffers to permit impacts and or construction such that such impacts and construction is in accordance with the rules and regulations of the Pennsylvania Department of Environmental Protection.
6. A modification to section § 215-78.E.3.e which requires side slopes of stormwater management storage facilities not exceed a ratio of 3H:1V to allow stormwater management storage facilities with a maximum exterior slopes of 2H:1V if supported by a global stability analysis, the construction is monitored by a geotechnical engineer and an as-built analysis is proved to the Township by a licensed Geotechnical Engineer documenting the embankment's stability.
7. A modification to section § 215-82.A which requires parking and pedestrian areas on the property to be lighted to create not less than one footcandle when measured three feet above the pavement throughout the paved areas on the property, to exclude from the single family and age restricted community areas.
8. A modification to section § 215-84.B.1 prohibiting impacts within the township defined wetland buffers, to permit construction and impacts within township defined wetland buffers in accordance with the rules and regulations of the Pennsylvania Department of Environmental Protection and the United States Army Corps of Engineers, or as specifically proved in subsection L, exceptions and waivers.
9. A modification to section § 215-84.F.2 limiting the slope of landward grading to 4H:1V to a maximum of 2H:1V such that the proposed grading is supported by a global stability analysis, the construction is monitored by a geotechnical engineer and an as-built analysis is proved by a licensed Geotechnical Engineer documenting the embankment's stability.
10. A modification to section § 215-84.F.3.b.1 prohibiting dredging or filling within township defined wetland buffers surrounding the wetlands be modified to permit such work as long as it is in compliance with those requirements and regulations of the US Army Corps of Engineers and Pennsylvania Department of Environmental Protection.
11. A modification to section § 215-84.F.3.c prohibiting dredging or filling with township defined wetland buffers surrounding the wetlands be modified to permit such work as long as it is in compliance with those requirements and regulations of the US Army Corps of Engineers and Pennsylvania Department of Environmental Protection.

(707.4.viii.1) Renewable Energy Sources and Conservation

The feasibility of the use of renewable energy sources was evaluated for the development and was determined to be impractical based on several factors including geographic location, climate, cost, and spatial restraints. The challenging topography of the site, combined with an inconsistent southwestern Pennsylvania climate and high upfront costs, make for renewable energy sources such as solar, wind, etc. to be impractical for a development of this size. While the development will not be utilizing renewable energy sources, several measures will be taken to protect and conserve natural resources. The use of Post Construction Stormwater Management and Erosion and Sediment Control Best Management Practices (BMPs) will help to preserve water quality and aquatic life. Also, the implementation of Energy Star appliances and LED lighting within the units constructed on site will reduce overall energy consumption.

(707.4.ix) Proposed Timeline for Applications for Final Approval

The phasing will generally follow the outlined schedule, included within the Appendix of this report, in terms of which development is the primary and secondary targets for construction. However, the individual development components beyond are market driven and may accelerate or defer as the markets dictate. The primary objective is to start construction on the Active Adult Community, followed closely by the Single-Family component. The construction of these two communities will enhance the interest in the remainder of the development area including the mid-rise apartments, the assisted living facility, and the commercial development. As permitting concludes and construction begins for the Active Adult Community, it is anticipated that the schedule for the mixed use development will come more into focus.

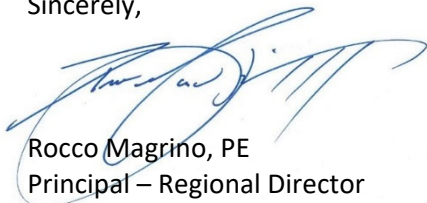
(707.5) Planned Residential Development Compliance and Support

The development is fully in line and compliant with the values and goals of the Township's Comprehensive Plan. While the proposed plan promotes development and encourages growth, it also respects existing land use and protects natural resources through conservative design, permitting, and construction practices. All buildings and landscaped areas constructed will use modern materials and approved plantings to maintain and improve the community's appeal, attractiveness, and quality of life. The plan will encourage a continued diversity of housing types by providing options for all ages through the construction of single-family homes, apartment buildings, and an active adult community.

The location of the site provides the opportunity for an extremely beneficial and successful planned residential development. The property's close proximity to the newly constructed State Route 576 will attract residents and employees to the community and allow for easy access to and from surrounding areas. Providing new, modern, and well located housing will provide the opportunity for people to move to the area and in turn provide social and economical benefits to the Township.

We believe the proposed mixed-use development will undoubtedly benefit the residents and businesses of South Fayette Township. We appreciate your consideration and review of the project. Should you have any questions or comments on the contents of this submission, please do not hesitate to reach out.

Sincerely,



Rocco Magrino, PE
Principal – Regional Director