



SARA INNAMORATO
COUNTY EXECUTIVE

April 1, 2024

Thomas Bonidie
Code Enforcement Officer
Township of South Park
2675 Brownsville Road
South Park, PA 15129

Project: **Majestic Woods**
Location: Sleepy Hollow Road
Description: Major Subdivision and Site Development (R-2 & R-1)
Area: 59.8 Acres
ACED File#: 24-082 SU/SP

Dear Mr. Bonidie,

We received the above-referenced application on March 11, 2024, for the subdivision of parcel 771-F-75 into 108 single family lots, four open space areas, and three streets to be developed in South Park Township. We have reviewed the application and offer the following comments:

Subdivision:

- The application did not include a subdivision record plat that conforms to Allegheny County Department of Real Estate (ACDRE) drafting standards for recording plans. The surveyor should be advised to review appendices 1-4 of the county subdivision and land development ordinance (county SALDO) regarding the rules and regulations affecting the preparation of subdivision record plans as well as ACDRE drafting standards.

Land Development:

- The boundary between the R-1 and R-2 zoning districts should be shown on the plans.
- The width of all existing and proposed rights of way should be included along with the street names.
- The width of the sidewalk should be shown on the plans.

- The details provided along with the road profiles that could potentially clarify street and sidewalk width appear to be copies of the standard construction details provided in the Township of South Park's SALDO and the numbers are illegible. These details should be accurate to the proposed project and be clarified or redrawn. It should be noted that the SALDO does have a Standard Construction Detail for sidewalks but this one was not included.
- According to the drawings Sleepy Hollow Road's right of way is approximately 35 feet wide. According to the Township of South Park's SALDO Standard Construction Detail S-101B-A (same one included on the plans), the required right of way for all streets is 50 feet with 12-foot lanes. The developer does propose repaving Sleepy Hollow Road and widening it but only to 20 feet and this would not provide the required 12-foot lanes.
- After examination of aerial and other photography of Sleepy Hollow Road it seems unlikely that repaving would be sufficient to bring the road up to conditions that can handle the traffic from a new subdivision of more than 100 lots, particularly after the heavy equipment traffic required to construct the development. The photographs show a very narrow road with little room to widen the right-of-way without considerable excavation.
- The developer does not propose any improvements to the bridge over Sleepy Hollow Run even though:
 - It's narrow, like the road, and does not appear to meet the Township's minimum right of way width.
 - It's immediately at the intersection of Stoltz Road and Sleepy Hollow Road which creates an additional potential point of congestion.
 - It's the sole access point for all traffic to the lots on Sleepy Hollow Road and while there are two entrances to the proposed development from Sleepy Hollow Road, any damage to the Sleepy Hollow Run bridge or blockage of Sleepy Hollow Road west of the proposed development renders the site inaccessible to emergency vehicles.

Should you have any questions, please contact Natalia Cains Febles at 412-350-4356 or by e-mail at Natalia.CainsFebles@AlleghenyCounty.US.

Sincerely,



Matthew T. Trepal, AICP
Manager, Planning Division

MTT:NCF