

Alexis M. Wheeler
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October 17, 2024

VIA EMAIL ONLY

New Sewickley Township Planning Commission
ATTN: Al Horn, Chairman
New Sewickley Township
233 Miller Road, Rochester, PA 15074

***Re: Meadowcrest Planned Residential Development
Proposed Conditions and Modifications for Final Approval***

Dear Mr. Horn:

In the event the New Sewickley Township Planning Commission motions to recommend Final Approval of the Meadowcrest Planned Residential Development (“Development”), as applied for by Meadowcrest, LP (“Applicant”), to the New Sewickley Township Board of Supervisors, please allow this letter to memorialize the conditions and modifications proposed to be included with said motion:

CONDITIONS

1. A condominium plan with the limits of each condominium shall be provided to the Township upon turnover to the condominium association from Declarant.
2. Applicant shall revise Article IV, Section 4.1.ii its Declaration of Master Planned Community for the Villages of Meadowcrest to state:

The Master Association shall be responsible to maintain, repair, and replace plantings, landscaping, trees shrub and ground cover as depicted on the approved Landscaping Plans, Sheets L100 through L104, last revised October 9, 2024, as appended to this Declaration. Planting, trees and shrubs shall be maintained in healthy, living condition in perpetuity. The Master Association shall remove and replace any dead, dying or diseased tree, shrub or planting serving as street or bufferyard landscaping in kind in accordance with the size and species identified on the approved landscaping plan. Should dead, dying or diseased plantings be observed at the site, plantings shall be replaced within 30 days of receipt of writing notification of same from the Township. Should notification be

provided following October 1 of any calendar year, plantings shall be replaced no later than May 15 of the following year.

3. Documentation that uncontrolled crossing areas meet PennDOT criteria shall be obtained by the Applicant and provided to the Township upon issuance thereof.
4. Documentation of utility company approval for proposed relocations and all associated easements for relocations shall be obtained by the Applicant and provided to the Township upon issuance thereof.
5. A shared driveway agreement or other form of maintenance agreement for perpetual maintenance of the common driveway serving the Klein Road lots shall be recorded with the County.
6. The impact on the Township's MS4 requirements at the time of completion of the Development shall be neutral. In the future, the owner of the common elements shall use best management practices for stormwater management.
7. All required permits and approvals of state, local, and federal agencies, including but not limited to those permits and approvals required by the Beaver County Conservation District and the Pennsylvania Department of Environmental Protection, shall be obtained by the Applicant and provided to the Township upon issuance thereof.
8. Ownership over the Common Open Space and recreation facilities (including but not limited to the clubhouse and pickleball facilities) shall not be transferred to any entity other than Declarant and the condominium/homeowner's association of the Development.
9. Applicant shall complete the following improvements to Klein and Hoffman Roads:
 - a. Installation of stop signs to create an all-way stop condition at the intersection of Klein Road and Hoffman Road.
 - b. Widening of Hoffman Road to a minimum width of 18 feet through the frontage of the property.
 - c. Installation of advance warning signage approaching the existing S-bend in Klein Road.
 - d. Dedication of additional right-of-way for Klein Road and Hoffman Road to create a 50' right-of-way width (or 41.5 where the development only has frontage on one side of the road).
 - e. Installation of a new wearing course on Klein and Hoffman Roads along the proposed project limits to be completed at the time wearing course is provided for internal roads of the final phase and provision of a Klein Road Improvement Fee of \$250 per unit to be paid upon application for building permits of each unit.
10. Execution of a Developer's Agreement.

11. Execution of a Stormwater Management Operation & Maintenance Agreement.
12. Execution of an Excess Maintenance Agreement and Road Bond, if requested by the Township
13. Fulfillment of all outstanding comments in the October 11, 2024 review letter of Township Engineers, LSSE.
14. Fulfillment of all outstanding comments in the October 11, 2024 review letter of the Township Zoning Officer
15. Sewer extension to be made available from Modrak, Hoffman, and Klein Roads.
16. Earth berms and mounds, with buffer landscape to be provided along Klein Road, around the recreation facilities, along the property line adjacent to the Oak Grove Cemetery, and along the property line adjacent to identified existing homes.
17. Compliance with all applicable ordinances, regulations, rules, or laws of the local, state, and federal governments.

MODIFICATIONS

1. Modification from Section 504.C to allow 2:1 slopes at the rear of lots 401-410 on Fawn Court and as shown on Applicant Exhibit 30.¹
2. Modification from Section 504.E to allow disturbance within 50' of the centerline of natural drainage courses for utilities as shown on Applicant Exhibit 30.
3. Modification from Section 704.D.2 to allow pickleball courts within the 75' setback as shown on Applicant Exhibit 30.
4. Modification from Section 704.H.4.e to allow clubhouse parking within 20 feet of a structure as shown on Applicant Exhibit 30.
5. Modification from Section 902.G.1 to allow a cul-de-sac street 1,964 feet in length at Fawn Court.
6. Modification from Section 704.N.1 to allow two entry signs at the roadway not to exceed 8 feet.
7. Modification from Section 1003.C.1. to allow a horizontal centerline radius of 28' for Aster Court, as shown on Applicant Exhibit 30.

¹ "Applicant Exhibit 30," as referred to herein, references "Applicant Exhibit 30" as admitted into evidence during the April 24, 2024 public hearing of the New Sewickley Township Board of Supervisors on the Application of Meadowcrest, LP for Tentative Approval of a Planned Residential Development.

8. Modification from Section 515.G.2 to allow 31 off-street parking spaces to serve the clubhouse.

Please do not hesitate to reach out with any comments or questions.

Sincerely,



Alexis M. Wheeler
Solicitor for New Sewickley Township

AMW/km

cc: Board of Supervisors of New Sewickley Township
Ronald Leindecker, *New Sewickley Township Manager*
Lawrie Borgman, *New Sewickley Township Secretary*
Shawn Wingrove, *Township Engineer*
Kevin Brett, *Township Engineer*
Owen Pella, *Township Zoning Officer*