

**WEST DEER  
TOWNSHIP  
SUPERVISORS  
PUBLIC HEARING**

**December 15, 2021  
6:00 p.m.**

**CONDITIONAL USE  
PRD – TRADITIONS OF AMERICA ROSE  
RIDGE, LLC**

PUBLIC HEARING – CONDITIONAL USE FOR A PRD/TRADITIONS OF AMERICA ROSE RIDGE LLC PLAN:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- COURT REPORTER PRESENT

***AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....***

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) FOR THE APPLICANT, TRADITIONS OF AMERICA ROSE RIDGE, LLC TO CONSTRUCT 234 SINGLE FAMILY DETACHED HOMES AND 12 SINGLE FAMILY ATTACHED HOMES ON 176.49 ACRES LOCATED ON GIBSONIA ROAD ALLISON PARK, PA.

NAME OF PLAN: TRADITIONS OF AMERICA ROSE RIDGE  
LOT/BLOCK NUMBERS: 1216-E-281 & 1215- R-121.  
ZONING DISTRICT: R-2 SEMI-SUBURBAN RESIDENTIAL

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE FOR THE TRADITIONS OF AMERICA ROSE RIDGE PLAN IN THE R-2 SEMI SUBURBAN RESIDENTIAL ZONING DISTRICT. AFTER REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS CAN PLACE ADDITIONAL CONDITIONS ON THIS PERMITTED USE.

AT THEIR OCTOBER 28, 2021 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE TRADITIONS OF AMERICA ROSE RIDGE PRD WITH THE FOLLOWING CONDITIONS:

1. Installation of a reasonable walking trail system in lieu of sidewalks on both sides of the roadways. This reasonable trail system will be confirmed in the final approval in land development phase of the application.
2. Eliminate the 2' grass strip between the sidewalk and roadway and increase driveway pad to 22'.
3. Provide additional screening when the buffer yard does not provide Type A screening in relation to existing residential homes.
4. Provide additional screening when the buffer yard does not provide Type A screening in relation to existing residential homes.
5. Provide Geotechnical reports for all areas where all ponds and wetlands are to be eliminated or filled.
6. Identify sanitary sewer easements for neighboring properties where applicable based on Township Engineers' recommendations.
7. Allow 15' separation between structures in lieu of 30' separation.
8. Allow grading in buffer area provided landscape screening is added to those areas which is similar to Type A screening in relation to the property line.
9. Allow driveway parking to count for off street parking. Provide details on the HOA covenant package which includes the requirement to use the garage spaces for storage of vehicles and a clear method of enforcement of the HOA documents that does not include the Township.
10. Provide full landscape, lighting, and all other plans in final approval of the land development process.

A COPY OF THE PLAN NARRATIVE HAS BEEN SUBMITTED BY PVE ENGINEERING DATED SEPTEMBER 30, 2021.

ALSO ATTACHED IS THE REVIEW LETTER BY SHOUP ENGINEERING DATED OCTOBER 23, 2021 AND DECEMBER 9, 2021 FOR TENTATIVE APPROVAL – AND LISTED THE FOLLOWING COMMENTS SHOULD BE CONSIDERED:

1. A PRD is a Conditional Use in the R2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.
2. There are three modifications to the PRD provisions of the zoning ordinance that are being requested. The application has submitted written requests with justifications, all dated October 28, 2021 for the following modifications:
  - A. Code Section 210-75.B(1) – Requires a building separation of 30 feet. The applicant is proposing a minimum building separation of 15 feet.
  - B. Code Section 210-75.D(2)(b) – Requires one 10 feet by 18 feet off-street visitor parking space, excluding driveways for every two dwelling units. The applicant is proposing visitor parking on driveways.
  - C. Code Section 210-75.B(2) – Requires a 50 feet permit buffer within, which no construction or disturbance of existing vegetation can occur. The applicant is proposing to grade one area along the southern property line a maximum distance of 25 feet into the perimeter buffer.
3. The phasing limits should be identified on the plans on Drawing Sheet C-300. The applicant has indicated that phasing will be shown on the final plans.
4. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.
5. While compliant with the Subdivision Ordinance, I would request that the applicant's engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane on Station 42+75.
6. During Final Plan preparation the applicant's engineer should consult with the Deer Creek Drainage Basin Authority to

determine if sanitary sewer right-of-ways to the plans perimeter should be provided for future extensions.

7. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
    - A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations.
    - B. Recording Plans with full metes and bounds.
    - C. Final covenants and homeowners association documents.
    - D. Landscape Plan.
    - E. Sales office and equipment parking area plan.
  
  8. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:
    - A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
    - B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator – Township Manager) will need to be revised in Component 3.
    - C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
    - D. NPDES General Permit from the Allegheny County Conservations District.
    - E. Post Construction Stormwater Management Agreement with West Deer Township.
    - F. Developer's Agreement with West Deer Township.
- 
- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....

- **SECOND:** WE WILL TAKE ANY PUBLIC COMMENTS AT THIS TIME.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

**OR**

I MOVE TO APPROVE THE TRADITIONS OF AMERICA ROSE RIDGE PLAN CONDITIONAL USE AND THE TENTATIVE APPLICATION FOR A PLANNED RESIDENTIAL DEVELOPMENT AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS LISTED BY SHOUP ENGINEERING.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
MR. FORBES	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MR. KARPUZI	___	___	___	___

ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT \_\_\_\_\_ P.M.

MOTION SECOND AYES NAYES

MR. FORBES	___	___	___	___
MRS. JORDAN	___	___	___	___
DR. MANN	___	___	___	___
MRS. HOLLIBAUGH	___	___	___	___
MR. KARPUZI	___	___	___	___



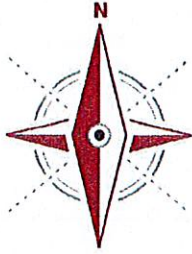
Project Name:

**TRADITIONS OF AMERICA – ROSE RIDGE – TENTATIVE PRD –**  
**CONDITIONAL USE**

Property Location: West Deer Township.  
Allegheny County: 4769 Gibsonia Rd., Allison Park, PA 15101  
Parcel # 1216-E-281 and 1215-R-121  
Zoned: R2 – Semi-Suburban Residential

First motion by Mr. Stark and second motion by Ms. Rojik to **RECOMMEND APPROVAL**, voting was unanimous, of the Traditions of America-Rose Ridge Tentative PRD-Conditional Use with the following conditions:

1. Installation of a reasonable walking trail system in lieu of sidewalks on both sides of the roadways. This reasonable trail system will be confirmed in the final approval in land development phase of the application.
2. Eliminate the 2' grass strip between the sidewalk and roadway and increase the driveway pad to 22'.
3. Provide additional screening when the buffer yard does not provide Type A screening in relation to existing residential homes.
4. Provide Geotechnical reports for all areas where all ponds and wetlands are to be eliminated or filled.
5. Fulfillment of any outstanding issues in Shoup Engineering letter dated October 23 2021.
6. Identify sanitary sewer easements for neighboring properties where applicable based on the Township engineers' recommendations.
7. Allow 15' separation between structures in lieu of 30' separation.
8. Allow grading in buffer area provided landscape screening is added to those areas which is similar to Type A screening in relation to the property line.
9. Allow driveway parking to count for off street parking. Provide details on the HOA covenant package which includes the requirement to use the garage spaces for storage of vehicles and a clear method of enforcement of the HOA documents that does not involve the Township.
10. Provide full landscape, lighting, and all other plans in final approval of the land development process.



# SHOUP ENGINEERING

**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

December 9, 2021

Mr. Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

Via Email

Re: Rose Ridge  
Application for Tentative Approval - PRD (plans revised December 7, 2021)

Dear Mr. Payne,

I have reviewed the above -referenced application for tentative approval of a PRD located in the R-2 Zoning District and the following comments should be considered:

1. A PRD is a Conditional Use in the R-2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.
2. There are three modifications to the PRD provisions of the zoning ordinance that are being requested. The applicant has submitted written requests with justifications, all dated October 28, 2021 for the following modifications:
  - A. Code Section 210-75.B(1) - Requires a building separation of 30 feet. The applicant is proposing a minimum building separation of 15 feet.
  - B. Code Section 210-75.D(2)(b) - Requires one 10 feet by 18 feet off-street visitor parking space, excluding driveways for every two dwelling units. The applicant is proposing visitor parking on driveways.
  - C. Code Section 210-75.B(2) - Requires a 50 feet permit buffer within, which no construction or disturbance of existing vegetation can occur. The applicant is proposing to grade one area along the southern property line a maximum distance of 25 feet into the perimeter buffer.
3. The phasing limits should be identified on the plans on Drawing Sheet C-300. The applicant has indicated that phasing will be shown on the final plans.
4. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.
5. While compliant with the Subdivision Ordinance, I would request that the applicant's engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane at Station 42+75.



6. During Final Plan preparation the applicant's engineer should consult with the Deer Creek Drainage Basin Authority to determine if sanitary sewer right-of-ways to the plans perimeter should be provided for future extensions.
7. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
  - A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations
  - B. Recording Plans with full metes and bounds.
  - C. Final covenants and homeowners association documents.
  - D. Landscape Plan
  - E. Sales office and equipment parking area plan
8. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:
  - A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
  - B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator - Township Manager) will need to be revised in Component 3.
  - C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
  - D. NPDES General Permit from the Allegheny County Conservation District.
  - E. Post Construction Stormwater Management Agreement with West Deer Township.
  - F. Developer's Agreement with West Deer Township.

A written response should be provided by the applicant indicating how the each of the above comments has been addressed with submission of revised plans.

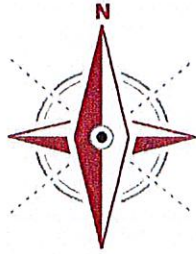
If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,  
SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email  
Gavin Robb, via email  
Dorothy Moyta, via email  
Jodi French, via email  
Rocco Magrino, P.E. PVE, via email



# SHOUP ENGINEERING

**FOR OVER 50 YEARS**

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

October 23, 2021

Bill Payne  
West Deer Township  
109 East Union Road  
Cheswick PA 15024

Via Email

RE: Rose Ridge  
Application for Tentative Approval - PRD (plans dated September 30, 2021)

Dear Mr. Payne,

I have reviewed the above referenced application for tentative approval of a PRD located in the R-2 Zoning District and the following comments should be considered:

1. A PRD is a Conditional Use in the R-2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.
2. There are a number of modifications of the PRD provisions of the Zoning Ordinance being proposed. All modification requests must be in writing. It appears at a minimum the following modifications all are proposed.
  - A. Code Section 210-75.B(1) - Building separation of 30 feet. Minimum building separation proposed is 15 feet.
  - B. Code Section 210-75.D(2)(b) - One 10 feet by 18 feet off-street visitor parking space, excluding driveway, is required for every two dwelling units. Visitor parking is proposed on driveways.
3. A narrative should be provided by the applicant describing the proposed project including the planning objectives and character of the development. Code Section 210-73.B(2)(a)[2].
4. Code Section 210-73.B(2)(c)[3] requires that preliminary elevations and architectural renderings must be submitted.
5. Code Section 210-73.B(2)(c)[4] requires the location and area of open space be identified on the plan. See also Code Section 210-74.C(1)(a).
6. Is the project being phased? If so, the phasing limits should be identified on the plans on Drawing Sheet C-300.
7. On Drawing Sheet C-200, the adjoining property owner to the south should be identified.
8. A small portion of the property is located on the west side of Route 910. Is this property intended as open space?

9. If the Subdivision and Land Development Ordinance is applicable to this PRD, sidewalks on both sides of the street and street tree requirements may need to be addressed.
10. On the site plan drawings there are cross-hatched circles in the center of each cul-de-sac. What do these circles represent?
11. The applicant should verify that the development is proposed as a condominium development.
12. The Planning Commission should review with the applicant whether “turnaround” break(s) in the island on Liberty Boulevard should be added.
13. Code Section 210-75.B(2) requires that a 50 foot wide perimeter buffer be provided in which no construction or disturbance may occur. The grading plans propose disturbance in this buffer behind buildings 309 through 314 on Victory Lane.
14. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.
15. While compliant with the Subdivision Ordinance, I would request that the applicant’s engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane at Station 42+75.
16. A note should be placed on the plans indicating that the open space, stormwater management ponds and storm sewers located outside of the road rights-of-ways will be owned and maintained by the Homeowner’s Association.
17. The lengths of several storm sewer runs on Drawing Sheets C-502 and C-503 are missing.
18. On Drawing Sheet C-509 the storm sewer profile between Yard Drain 11 and Inlet 27 has storm sewer diameters (with certain slopes) which appear to be in error.
19. During Final Plan preparation the applicant’s engineer should consult with the Deer Creek Drainage Basin Authority to determine if sanitary sewer right-of-ways to the plans perimeter should be provided for future extensions.
20. The concrete sidewalk detail on Drawing Sheet C-801 should note that the sidewalk width along streets shall be 4 feet.
21. The location of the cluster box unit mailboxes should be identified on the site plans.
22. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
  - A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations.

Bill Payne  
Rose Ridge - PRD  
October 23, 2021  
Page 3

- B. Recording Plans with full metes and bounds.
- C. Final covenants and homeowners association documents.
- D. Landscape Plan
- E. Sales office and equipment parking area plan

23. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:

- A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).
- B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator - Township Manager) will need to be revised in Component 3.
- C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.
- D. NPDES General Permit from the Allegheny County Conservation District.
- E. Post Construction Stormwater Management Agreement with West Deer Township.
- F. Developer's Agreement with West Deer Township.

A written response should be provided by the applicant indicating how the each of the above comments has been addressed with submission of revised plans.

If you should have any questions, please do not hesitate to contact me at your convenience.

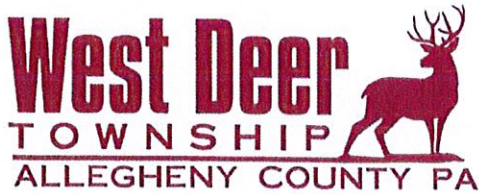
Sincerely,

SHOUP ENGINEERING INC.



Scott A. Shoup, P.E.

cc: Daniel Mator, via email  
Gavin Robb, via email  
Dorothy Moyta, via email  
Jodi French, via email  
Rocco Magrino, P.E. PVE via email



**CONDITIONAL USE APPLICATION**  
**TOWNSHIP OF WEST DEER**  
**ALLEGHENY COUNTY,**  
**PENNSYLVANIA**

Address of Property 4769 Gibsonia Road Allison Park, PA 15101

County Department of Real Estate Parcel Number(s) 1216-E-281 and 1215-R-121

Acreage of Property 176.49 Acres Name of Development: Traditions Of America - Rose Ridge

Present Use of Property Former Golf Course

Zoning Classification of Property R-2

Proposed Use of the Property (As defined by the Zoning Ordinance of West Deer Township)  
Planned Residential Development

Name of Applicant TOA Rose Ridge, LLC

Address of Applicant 1235 Westlakes Drive, Suite 300 Berwyn, PA 19312

Telephone No. 215-706-8242 E-mail Address dbiddison@traditionsofamerica.com

Name of Landowner Leonard R. Constantini III  
(If different than Applicant)

Address of Landowner 4769 Gibsonia Road Allison Park, PA 15101

Telephone No. \_\_\_\_\_ E-mail Address \_\_\_\_\_

**NOTE:** If the applicant is not the landowner, an option agreement or other evidence of authorization to act on behalf of the landowner must be submitted with the conditional use application.

This application must be accompanied by electronic copies of the completed application, plans, drawings, studies and project narrative as needed to establish compliance with the Zoning Ordinance of West Deer Township, along with seven (7) full-sized copies of a site plan and supporting data and reports which show the size, location and topography of the site, the use of adjacent land, the proposed function of all yards, open spaces, parking areas, driveways, storage areas and accessory structures and the location of all utilities. No application will be accepted as complete unless all of the necessary plans and all supporting documents are submitted, along with the filing fee.

**TOWNSHIP OF WEST DEER CONDITIONAL USE APPLICATION**  
**Page 2 of 2**

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**THE PERSON WHO HAS AUTHORITY TO REPRESENT APPLICANT/OWNER WITH WHOM  
PRIMARY CONTACT SHOULD BE MADE ON THIS PLAN:**

Name PVE-LLC c/o Rocco Magrino  
Address 2000 Georgetown Drive Sewickley, PA 15143  
Telephone No. 724.444.1100 ext 528 E-mail Address rmagrino@pve-llc.com

Has there been a previous application for a conditional use submitted for this property?  
 Yes  No

If yes, give date when said previous conditional use was submitted and the results (granted or denied). The applicant is unaware of a previous conditional use application submitted for the subject site.

Does applicant consent to on-site observation by Township Officials and/or appointees?  
 Yes  No

List any variance, modifications or waivers requested for the site: \_\_\_\_\_

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**Verification**

I, Daniel Patton, hereby depose and say that all above statements and the statements contained in the application and supporting materials submitted are true to the best of my knowledge and belief.

                      9.30.2021  
Signature of Applicant                      Date

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**TOWNSHIP OFFICE USE ONLY**

Date application received by Township: \_\_\_\_\_

Site Plan and Supporting Materials Submitted?  Yes  No

Application Fee Paid?  Yes  No

Date Application Fee Paid: \_\_\_\_\_ Check No. \_\_\_\_\_

Application # \_\_\_\_\_

**WEST DEER TOWNSHIP**  
109 East Union Rd. • Cheswick, PA 15024  
724-265-2780 (Code Enforcement Office)

**SUBDIVISION AND LAND DEVELOPMENT APPLICATION**

APPLICATION NO. \_\_\_\_\_

Application For:  
 Preliminary Subdivision  
 Final Subdivision  
 Land Development  
 PRD  
 Lot Line Revision

Location of Property: Former Site of Rose Ridge Golf Club, Gibsonia Road (S.R. 910)  
Parcel Lot and Block No.: 1216-E-281 and 1215-R-121  
Name of Subdivision/Land Development: Traditions Of America - Rose Ridge

Name of Applicant: TOA Rose Ridge, LLC  
E-Mail Address: dbiddison@traditionsofamerica.com  
Address: 1235 Westlakes Drive, Suite 300  
Berwyn, PA 19312  
Telephone No.: 215-706-8242

Name of Property Owner(s): Leonard R. Constantini III  
E-Mail Address: \_\_\_\_\_  
Address: 4769 Gibsonia Road  
Allison Park, PA 15101  
Telephone No.: \_\_\_\_\_

Surveyor/Engineer: PVE-LLC c/o Rocco Magrino  
Address: 2000 Georgetown Drive  
Sewickley, PA 15143  
Telephone No.: 724.444.1100 ext 528 E-Mail: rmagrino@pve-llc.com  
Purpose of Development: PRD

Proposed Use:    Single Family     Two Family     Multi Family   
                    Townhouse         Commercial         Industrial   
                    Other Community Center and Recreational Amenities

Total Acreage of Tract: 176.49 Acres  
No. of Acres to be Developed: 75.9                      Number of Lots: N/A  
Percentage of Lot Coverage: Approximately 10%                      Min. Lot Size: N/A  
Estimated Start of Construction: October, 2022

Zoning District: R-2

Use Permitted by:  right  special exception  conditional use

Waivers requested (list section & hardship) and/or special situations or circumstances:

Water Supply:  Public  Other (specify \_\_\_\_\_)

Sewage Disposal:  Public  Other (specify \_\_\_\_\_)

Off-street Parking:  Garage  Driveways  Other  None

Streets: Lineal feet of new streets +/- 11,500 LF

Proposed for Dedication:  Yes  No

Existing Use: Former Golf Course

Number of Existing Lots: 2 Existing Acreage: 176.49

Location of Existing Buildings: Two existing buildings are located on the western portion of the site, off the access drive from Gibsonia Rd.

Current Parking Spaces: Parking spaces for the former golf course are not well defined.

Existing Parking Surface Area: +/- 0.70 Acres

Access Driveway Location: East side of Gibsonia Road, approximately 553' North of Cedar Ridge Road Width: Approximately 18' +/-

Proposed Use: Planned Residential Development

Description of Building(s): Single Family Homes, Duplex Homes, and a Community Center

Additional Parking Spaces: 490 Resident Spaces, 490 Driveway Visitor Spaces, +/- 25 Spaces at Community Center

Access Driveway Location: East side of Gibsonia Rd, 510' South of Cedar Ridge Road Width: Two 20' Wide Lanes

Current Employees: N/A New Employees: N/A

Percentage of Lot Coverage: Approximately 10%

Phase:

Total Number of Phases: TBD

Phase Number of this Application: \_\_\_\_\_

Total Acres: \_\_\_\_\_

Acres this Phase: \_\_\_\_\_

Total Lots: \_\_\_\_\_

Lots this Phase: \_\_\_\_\_

Total Lineal Feet of Storm Sewer: \_\_\_\_\_

Total Storm Sewer this Phase: \_\_\_\_\_



**Environmental Standards:**

Will the proposed use generate any of the following conditions?

- |                  |                          |                         |                          |
|------------------|--------------------------|-------------------------|--------------------------|
| Smoke            | <input type="checkbox"/> | Electrical Interference | <input type="checkbox"/> |
| Air Pollutants   | <input type="checkbox"/> | Vibrations              | <input type="checkbox"/> |
| Odors            | <input type="checkbox"/> | Noise                   | <input type="checkbox"/> |
| Water Pollutants | <input type="checkbox"/> | Radioactive Emissions   | <input type="checkbox"/> |

Material stored on site: \_\_\_\_\_

**Applications:**

Percolation Test	N/A _____ (date)
DER Planning Module Waiver	Currently in Process
Water Authority	Currently in Process
Sewer Authority	Currently in Process
Allegheny Co. Conservation District	Currently in Process
Allegheny Co. Dept. of Economic Development	9/30/2021

**Right-of-Way:**

Agreements of adjacent properties:  Yes  No  N/A

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Easements:**

Agreements with adjacent properties:  Yes  No  N/A

Describe: A sight distance easement has been obtained from the land owner to the south on Gibsonia Road to ensure adequate site distance as required by the Pennsylvania Department of Transportation.  
\_\_\_\_\_  
\_\_\_\_\_

# APPLICATION MATERIAL CHECKLIST

DATE 9/30/21

**NO APPLICATION WILL BE CONSIDERED COMPLETE UNLESS THE FOLLOWING MATERIALS AND APPLICABLE ITEMS HAVE BEEN PROVIDED:**

NOTE: ALL plans must be folded to 8 1/2" x 11" or the application will be returned as incomplete. Additional materials may be required depending upon the nature and location of the proposed development and/or subdivision.

- Eight (8) folded copies of all plans and six (6) reduced to 11" x 17" at initial submission
- One (1) copy of application
- N/A Three (3) copies for lot line revisions
  - SUBDIVISION PLAT
  - SITE PLAN
  - CONSTRUCTION PLANS
    - Grading
    - Utilities
    - Landscaping
- FILING FEE and any applicable ESCROW  
(The applicant is responsible for all professional costs incurred relating to review and inspection.)
- LOCATION MAP of development
- Two (2) copies of SUPPORTING DATA and/or EXHIBITS
  - Stormwater Management Plan
  - Soil Report
  - Erosion and Sedimentation Control Plan
  - Environmental Impact Statement
  - N/A Architectural Drawings
  - N/A Structural Drawings
  - Natural Features Plan (tree lines, wellands, streams, floodplains, etc.)
- One (1) copy of the SEWAGE FACILITIES APPLICATION (Planning Module) which is submitted to the DEP or ACHD
- TBD One (1) copy of the PROPOSED DEVELOPER'S AGREEMENT (when an Agreement is required)

I certify that the information contained herein is true and correct.

Applicant -- Signature

Daniel P. ...  
Print Name *v P of Land*



October 28, 2021

Scott Shoup, P.E.  
Shoup Engineering  
329 Summerfield Drive  
Baden, PA 15005

RE: Rose Ridge PRD

Mr. Shoup, P.E.,

PVE, LLC has received the review letter dated October 23, 2021, for the above referenced project and offer the following responses.

1. A PRD is a Conditional Use in the R-2 Zoning District and as such will require a public hearing in front of the Board of Supervisors.  
**Response: Acknowledged.**
2. There are a number of modifications of the PRD provisions of the Zoning Ordinance being proposed. All modification requests must be in writing. It appears at a minimum the following modifications all are proposed.
  - A. Code Section 210-75.B(1) - Building separation of 30 feet. Minimum building separation proposed is 15 feet.  
**Response: A modification request for the minimum building separation has been submitted.**
  - B. Code Section 210-75.D(2)(b) - One 10 feet by 18 feet off-street visitor parking space, excluding driveway, is required for every two dwelling units. Visitor parking is proposed on driveways.  
**Response: A modification request for the visitor parking requirement has been submitted.**
3. A narrative should be provided by the applicant describing the proposed project including the planning objectives and character of the development. Code Section 210-73.B(2)(a)[2].  
**Response: A narrative has been provided for review.**
4. Code Section 210-73.B(2)(c)[3] requires that preliminary elevations and architectural renderings must be submitted.  
**Response: Preliminary elevations and architectural renderings are included within the resubmission.**
5. Code Section 210-73.B(2)(c)[4] requires the location and area of open space be identified on the plan. See also Code Section 210-74.C(1)(a).  
**Response: The open space areas have been labeled and are now shown within the plan set.**



6. Is the project being phased? If so, the phasing limits should be identified on the plans on Drawing Sheet C-300.  
**Response: Preliminary approval is sought on the entire Planned Residential Development. Specific phasing plans will be provided as part of the Final Land Development application.**
7. On Drawing Sheet C-200, the adjoining property owner to the south should be identified.  
**Response: The adjoining property owner has been identified. See plan C-200**
8. A small portion of the property is located on the west side of Route 910. Is this property intended as open space?  
**Response: Correct. This area is intended to be open space.**
9. If the Subdivision and Land Development Ordinance is applicable to this PRD, sidewalks on both sides of the street and street tree requirements may need to be addressed.  
**Response: After review, it is our interpretation that the SALDO is not applicable to this PRD.**
10. On the site plan drawings there are cross-hatched circles in the center of each cul-de-sac. What to these circles represent?  
**Response: These areas are paved with asphalt and striped with yellow line striping. This design facilitates the removal of snow and permits emergency vehicle turn around.**
11. The applicant should verify that the development is proposed as a condominium development. **Response: The proposed community is being developed under Pennsylvania Planned Community Act.**
12. The Planning Commission should review with the applicant whether "turnaround" break(s) in the island on Liberty Boulevard should be added.  
**Response: A turnaround is not suggested as such vehicular moment may constitute an unsafe condition due to the possible confusion such breaks may cause and the 10' width of the island.**
13. Code Section 210-75.B(2) requires that a 50 feet wide perimeter buffer be provided in which no construction or disturbance may occur. The grading plans propose disturbance in this buffer behind buildings 309 through 314 on Victory Lane.  
**Response: A modification request has been submitted.**
14. The locations and grading of access drives to the stormwater detention ponds should be shown on the plans.  
**Response: The access drives to the ponds are shown on the plans as requested.**
15. While compliant with the Subdivision Ordinance, I would request that the applicant's engineer review the feasibility of lengthening the crest vertical curve on Freedom Lane at Station 42+75.  
**Response: This request is being considered.**
16. A note should be placed on the plans indicating that the open space, stormwater management ponds and storm sewers located outside of the road rights-of-ways will be owned and maintained by the Homeowner's Association.  
**Response: Acknowledged**



17. The lengths of several storm sewer run on Drawing Sheets C-502 and C-503 are missing.  
**Response: The plans have been updated to include all storm sewer runs.**
18. On Drawing Sheet C-509 the storm sewer profile between Yard Drain 11 and Inlet 27 has storm sewer diameters (with certain slopes) which appear to be in error.  
**Response: Drawing C-509 has been updated with the correct information depicting the proposed design.**
19. During Final Plan preparation the applicant's engineer should consult with the Deer Creek Drainage Basin Authority to determine if sanitary sewer rights-of-way to the plans perimeter should be provided for future extensions.  
**Response: Acknowledged.**
20. The concrete sidewalk detail on Drawing Sheet C-801 should note that the sidewalk width along streets shall be 4 feet.  
**Response: Acknowledged. The sidewalk detail has been updated as requested. Please see sheet C-801**
21. The location of the cluster box unit mailboxes should be identified on the site plans.  
**Response: The cluster mail-box has been shown on the plans. Please see sheet C-300 where the mailbox cluster is shown by tennis courts.**
22. The applicant is advised that the following items and perhaps other items will need to be provided with any applications for Final PRD approval:
  - A. Final Stormwater Management Plan including details on the Aqua Mist Spray System and inlet capacity calculations.  
**Response: Acknowledged**
  - B. Recording Plans with full metes and bounds.  
**Response: Acknowledged**
  - C. Final covenants and homeowners' association documents.  
**Response: Acknowledged**
  - D. Landscape Plan.  
**Response: Acknowledged**
  - E. Sales office and equipment parking area plan.  
**Response: Acknowledged**
23. The applicant is further advised that any final approvals granted by the Township will be conditioned upon the applicant providing the following:
  - A. Pennsylvania Department of Transportation Highway Occupancy Permit (HOP).  
**Response: Acknowledged.**



- B. Pennsylvania Department of Environmental Protection Sewage Facilities Planning Module Approval. It is noted that for the planning module already submitted the number of units (and corresponding flow) and the municipal contact (Section B should be Daniel Mator - Township Manager) will need to be revised in Component 3.  
**Response: Acknowledged.**
  
- C. Pennsylvania Department of Environmental Protection and U.S. Army Corp of Engineers permitting for impacts to streams and wetlands.  
**Response: Acknowledged.**
  
- D. NPDES General Permit from the Allegheny County Conservation District.  
**Response: Acknowledged.**
  
- E. Post Construction Stormwater Management Agreement with West Deer Township.  
**Response: Acknowledged.**
  
- F. Developer's Agreement with West Deer Township.  
**Response: Acknowledged.**

Sincerely,

Signature

A handwritten signature in blue ink, appearing to read 'Rocco Magrino', is written over a circular blue stamp or seal.

Rocco Magrino, P.E.  
Principal Land Development



October 28, 2021

West Deer Board of Supervisors  
 C/O Mr. William Payne  
 Zoning and Code Enforcement Officer  
 West Deer Township  
 109 East Union Road  
 Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community  
 Waiver Request – Grading within the Perimeter Buffer per §210-75.B.2

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting modification to Section § 211-75.B.2 which requires each Planned Residential Development, in R-2 zoning district, should provide a fifty-foot (50') perimeter buffer within which no construction or disturbance of existing vegetation shall be permitted except as specifically provided for.

The requested waiver is specific to the southern property line where the proposed grading extends into the fifty-foot (50') buffer area a maximum of 25' feet. It should be noted that the only grading is proposed, and no structures or other improvements are intended within the noted buffer area. Further, please note that area intended for grading is devoid of existing trees and screening vegetation as it is within a fairway of the existing golf course, inboard the existing cart path. Thus, the existing vegetation is limited to turf grass which will be replaced with a native grass.

The modification request is directly related to the physical features of the site, specifically the steep topography at the south east of the site. The existing topography, in conjunction with the southern property boundary (and associated buffer), creates an irregularly shaped area which is difficult to develop effectively.



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The amount of buffer area disturbed by the proposed grading is **less than 1% of the buffer area provided**, and will not alter the character of the neighborhood, impair the appropriate use or development of adjacent property, nor will the grading be detrimental to public welfare. Rather, such waiver is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by removing and replacing non-native vegetation and re-establishing native plants and grass.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rocco Magrino', written over a circular blue stamp or seal.

Rocco Magrino, P.E.  
Principal Land Development





October 28, 2021

West Deer Board of Supervisors  
C/O Mr. William Payne  
Zoning and Code Enforcement Officer  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community  
Waiver Request – Structure Separation per §210-75.B.1

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting modification to Section § 210-75.B.1 which stipulates that no structure shall be erected within thirty feet (30') of another structure in the R-2 District.

The requested waiver is specific to the individual home structures planned throughout the community, where a fifteen foot separation is the basis of the design. Traditions of America has refined the layout and design of their active adult communities, now totaling over 5,000 homes, and identified the proximity of homes to one another as an essential element in the success of their developments. By enhancing the connection opportunities, the proposed separation between homes creates a stronger sense of community within the development.

The placement of homes with fifteen feet (15') of separation promotes the conservation of the environment as creating an additional fifteen feet (15') of separation would require a substantial increase in grading, creation of more impervious surface resulting from longer roadways and sidewalks, and create a development that would be situated closer to the property lines without any increase in the number of units as currently proposed. By minimizing the spacing, the applicant is able to maintain more green-space and limit grading and stormwater associated with the development.

It is important to note that the allowable density is 3.0 units/acre, while the proposed density is only 1.39 units/acre. As the project proposes to construct less than 50% of the allowable units on the property, this reduces the amount of infrastructure and impervious surface that otherwise would be permitted for a development seeking to develop the property that meets the permitted density.

Further, the modification request relates to the physical features of the site, specifically the steep topography and stream along the northern and eastern portions of the site, which would require additional grading, infrastructure, and potential environmental impacts to develop.

**New York**  
25 West 39<sup>th</sup> Street  
12<sup>th</sup> Floor  
New York, NY 10018  
646.602.4999

**Hudson Valley**  
48 Springside Avenue  
Poughkeepsie, NY 12603  
845.454.2544

**California**  
535 Mission Street  
14<sup>th</sup> Floor  
San Francisco, CA 94105  
628.243.6445

**Ohio**  
1156 E. State Street  
Salem, OH 44460  
330.332.5200

**Texas**  
3250 Briarpark Drive  
Suite 140  
Houston, TX 77042  
713.375.1400



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The proposed separation distance between the units will enrich the character of the neighborhood as residents are more closely connected, creating a stronger sense of community. As the proposed density of the development is well below the allowable density, the requested waiver will not impair the appropriate use or development of adjacent property, nor will the separation between the homes be detrimental to public welfare. Rather, such waiver is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by minimizing the size, scope, and scale of the development

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rocco Magrino', written over a circular blue stamp or seal.

Rocco Magrino, P.E.  
Principal Land Development



October 28, 2021

West Deer Board of Supervisors  
C/O Mr. William Payne  
Zoning and Code Enforcement Officer  
West Deer Township  
109 East Union Road  
Cheswick, PA 15024

RE: Rose Ridge PRD for Age Restricted Community  
Waiver Request – Visitor Parking per §210-75.D.2.b

Honorable Board of Supervisors,

On behalf of TOA Rose Ridge, L.P., we are respectfully requesting modification to Section §210-75.D.2.b which stipulates that one (1) ten-foot by eighteen-foot (10'x18') off-street parking, excluding driveway, for every two (2) dwelling units in the PRD for visitor parking be placed within one hundred feet (100') of the dwelling unit generating the need for such parking.

Specifically, this waiver request is to utilize the driveways of the homes for visitor parking. This allows for 400% more visitor parking spaces than required as each unit has a driveway that can accommodate two visitor parking spots. It is important to note that each home will also have a two-car integral garage for the parking of the homeowners' vehicles, allowing visitors to park in the driveway spots.

The Traditions of America's project are Active Adult Communities, limited to residents 55 years of age and older, predominantly "empty nesters" whose children do not live in the age restricted neighborhood. Thus, the number of residents, and consequently the number of resident vehicles, within the community is less than traditional developments. In addition, please note the visitor parking is provided at the community center which provides resort style amenities for residents to host gatherings of family and friends, reducing the need for visitor parking adjacent to the individual homes.

Lastly, the requested waiver reduces the amount of grading, impervious surface and associated infrastructure that would be required to construct the 124 parking stalls oddly spaced throughout the community.



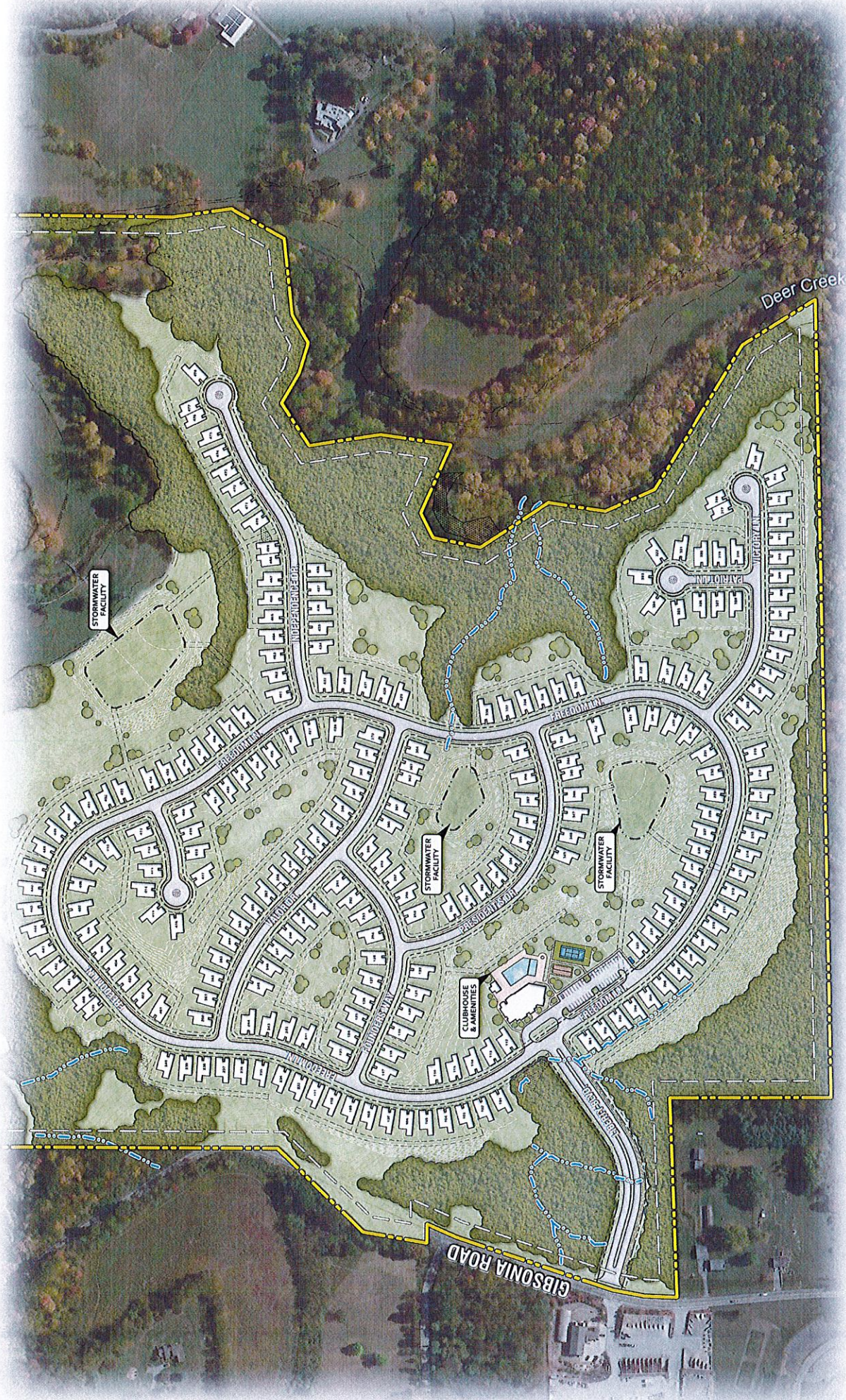
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The proposed use of the driveways for visitor parking will enhance the character of the neighborhood by maintaining a cohesive design aesthetic, rather than paving parking areas interspersed throughout the community. Finally, based on the unique dynamics of the age restricted community, the requested waiver will not impair the appropriate use or development of adjacent property, nor will location of visitor parking on the driveways be detrimental to public welfare. Rather, such waiver is in the public interest and would promote the conservation of the environment, health, safety, and general welfare of the public by minimizing the size, scope, and scale of the development.

Sincerely,

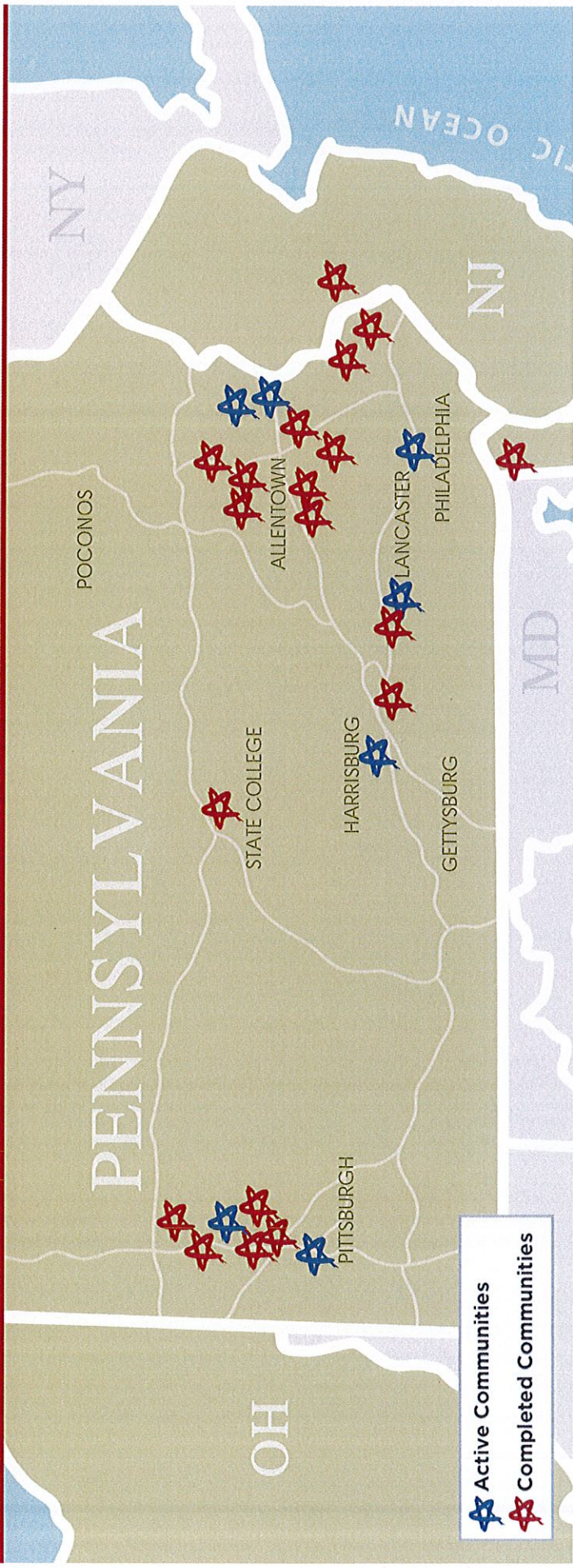
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Rocco Magrino, P.E.  
Principal Land Development



**TRADITIONS OF AMERICA**  
 ROSE RIDGE MASTER PLAN RENDERING  
 WEST DEER TOWNSHIP | ALLEGHENY COUNTY | PA

EXPERIENCE: ACTIVE & COMPLETED COMMUNITIES



**Active Communities**  
**Completed Communities**

- Active Communities**
  - West Brandywine – 2226 Lots • Downingtown, PA
  - Silver Spring – 517 Lots • Mechanicsburg, PA
  - East Petersburg – 290 Lots • Lancaster Co., PA
  - Green Pond – 229 Lots • Bethlehem, PA
  - Locust Valley – 136 Lots • Coopersburg, PA
  - Richland – 163 Lots • Pittsburgh, PA
  - Southpointe – 352 Lots • Pittsburgh, PA
- Completed Communities**
  - Pennington Point – 102 Lots • Pennington, NJ
  - Southridge – 54 Lots • Newark, DE
  - Yardley Point – 30 Lots • Yardley, PA
  - Avenrowe – 82 Lots • Falls Twp., PA
  - Millbrook Chase – 180 Lots • Macungie, PA
  - Wild Cherry Knoll – 205 Lots • Macungie, PA
- Active Communities**
  - Glenmoor – 182 Lots • Easton, PA
  - Highlands of Glenmoor – 251 Lots • Northampton, PA
  - Willow Green – 180 Lots • Northampton, PA
  - Hanover – 241 Lots • Bethlehem, PA
  - Liberty Hill – 282 Lots • Boalsburg, PA
  - Liberty Hills – 224 Lots • New Sewickley, PA
  - Mount Joy – 121 Lots • Mt. Joy, PA
- Completed Communities**
  - Bridle Path – 204 Lots • Bethlehem, PA
  - Sewickley Ridge – 241 Lots • Sewickley, PA
  - Saucon Valley – 235 Lots • Centre Valley, PA
  - Summer Seat – 133 Lots • Pittsburgh, PA
  - Pinnacle at Adams – 55 Lots • Adams Twp., PA
  - Cranberry – 102 Lots • Cranberry, PA
  - Litzitz – 329 Lots • Litzitz, PA

# 55+ Community Design

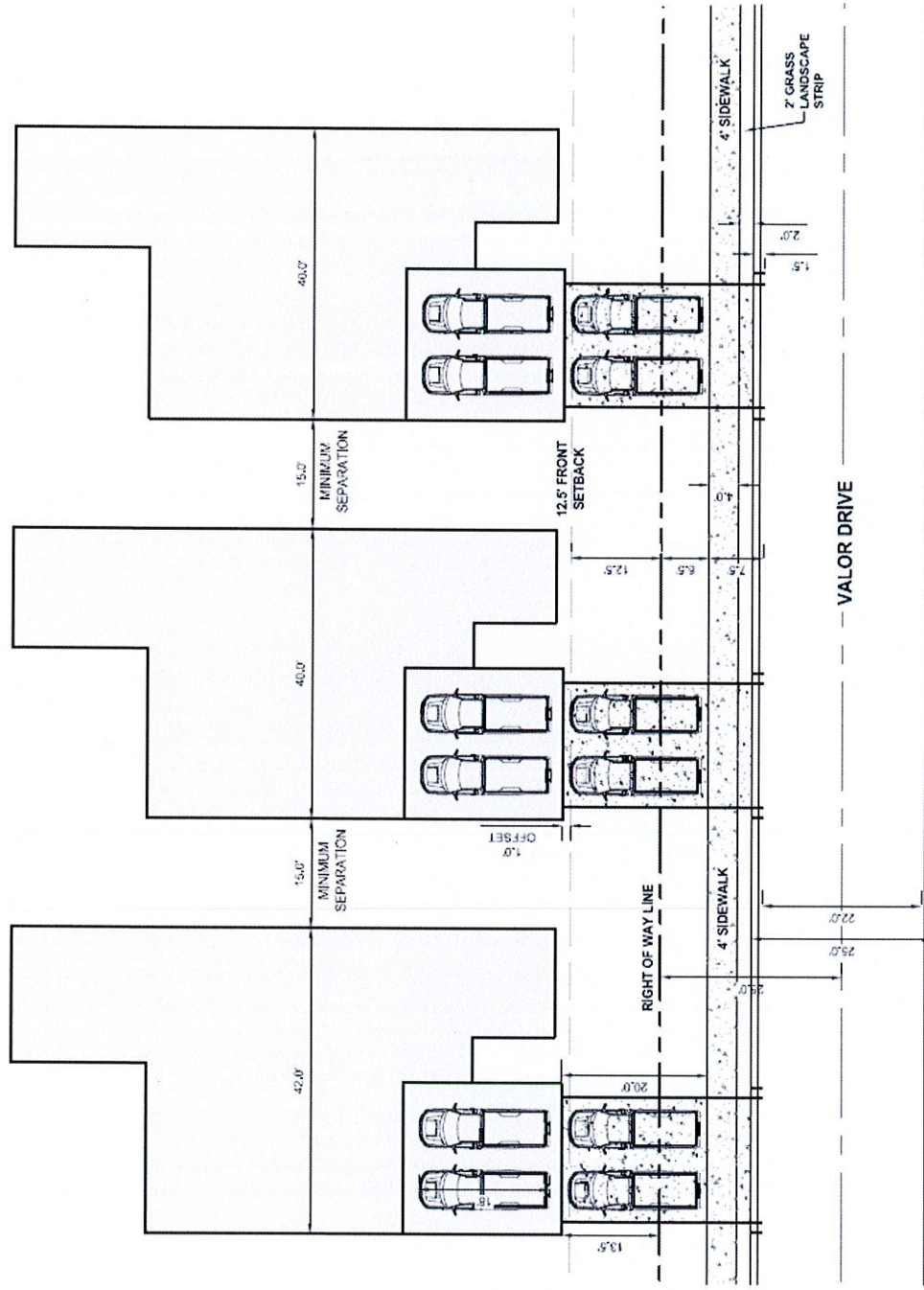


# Positive Fiscal Impact – Overall Tract

- TOA tax benefit (10 yrs) **\$39,853,046**
- *School District* **\$29,735,798**
- *County* **\$6,198,780**
- *Township* **\$3,918,468**
- *School impacts* **\$0**

Assumptions: Avg unit price of \$515,000, 246 units





**TYPICAL LOT DETAIL**

SCALE 1"=20'

# TYPICAL CLUBHOUSE



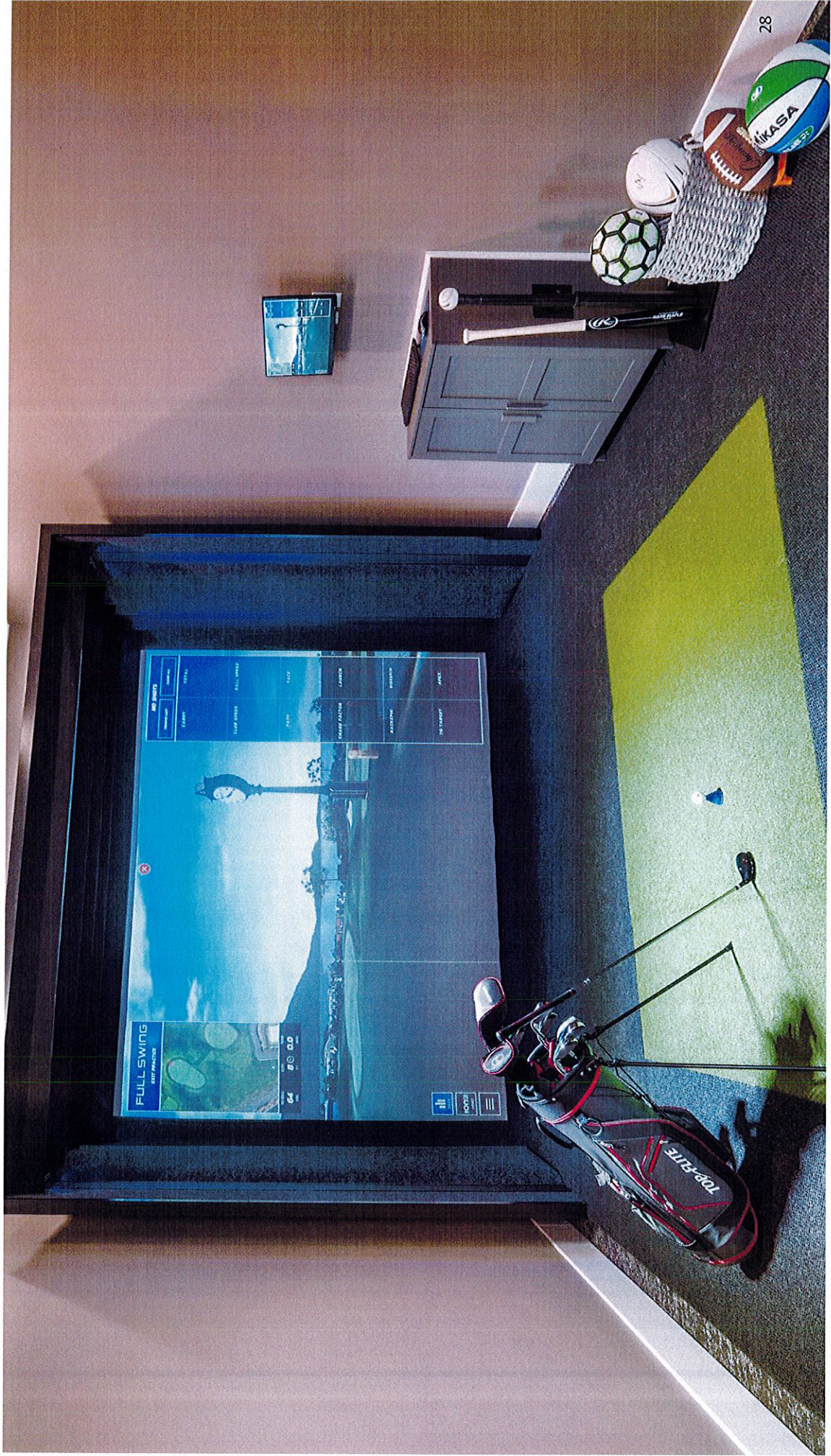
TYPICAL CLUBHOUSE.



# TYPICAL AMENITIES



# TYPICAL AMENITIES



TYPICAL AMENITIES.

















