



# **SOUTH FAYETTE T O W N S H I P**

A Community Growing Together

**NOVEMBER 9, 2016 – 7:00 PM**

## **WORKSHOP MEETING AGENDA**

1. CORRESPONDENCE

A. OAKRIDGE VOLUNTEER FIREMEN'S AUDIT

Documents:

[FirOakRidgeAllegheny101816.Pdf](#)

B. LETTER REGARDING WATSON INSTITUTE TAX STATUS

Documents:

[Watson Inst. Tax Status.pdf](#)

2. CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

Documents:

[October 5, 2016 Workshop Meeting.pdf](#)  
[October 19, 2016 Regular Meeting.pdf](#)

B. MONTHLY BILLS

Documents:

[October 2016 Bills.pdf](#)

C. MONTHLY FINANCIALS (FORTHCOMING)

D. MONTHLY POLICE REPORTS

Documents:

[October 2016 PDF](#)

3. PUBLIC COMMENT

4. OLD/UNFINISHED BUSINESS

A. REVIEW AND DISCUSS A NEW PUBLICATION FOR LEGAL ADVERTISEMENTS

B. REVIEW AND DISCUSS BOARD/COMMISSION OPENINGS

Documents:

[Terms That Need Filled.pdf](#)

5. NEW BUSINESS

A. REVIEW AND DISCUSS OCTOBER AND NOVEMBER TAX REFUNDS FROM THE TAX COLLECTOR

Documents:

[October 2016 Tax Refunds.pdf](#)  
[November 2016 Tax Refunds.pdf](#)  
[Revised November 2016 Tax Refunds.pdf](#)

B. REVIEW AND DISCUSS THE RECOMMENDATION FROM THE PARKS & REC BOARD TO CLOSE THE DOG-RUN-FREE ZONE AT FAIRVIEW PARK

Documents:

[Parks And Rec Recommendation.pdf](#)

C. REVIEW AND DISCUSS NEWBURY LERTA APPLICATION FOR THE GATEWAY SHOPS

Documents:

[Newbury LERTA Application.pdf](#)

D. REVIEW AND DISCUSS DRAFT RESOLUTION DECLARING NOVEMBER 17TH AS PANCREATIC CANCER DAY IN SOUTH FAYETTE

Documents:

[Res 18 Of 2016 - Pancreatic Cancer Day.pdf](#)

E. REVIEW AND DISCUSS THE VALENTINO SALES AGREEMENT

Documents:

[Valentino Sales Agreement - Draft 5-Final.pdf](#)

F. REVIEW AND DISCUSS ADVERTISING THE ZONING ORDINANCE AMENDMENT REQUESTED BY THE ZHB

Documents:

[Zoning Lapse.pdf](#)

G. REVIEW AND DISCUSS F-10-16 HASTINGS - CHARTER HOMES PHASE 1, FINAL SUBDIVISION/LAND DEVELOPMENT PLAN, MAYVIEW ROAD, ZONED ND NEIGHBORHOOD DESIGN DISTRICT

Documents:

[4 Hastings F-10-16 Phase 1 Final.pdf](#)

H. REVIEW AND DISCUSS F-12-16 ABELE SIGNAGE MASTER PLAN, ABELE BUSINESS PARK, OLD POND ROAD AND ABELE ROAD, ZONED B-1

Documents:

[6 Abele Signage Master Plan F-12-16.Pdf](#)

I. REVIEW AND DISCUSS CU-05-16 MARQUEE SIGN, ABELE BUSINESS PARK, OLD POND ROAD AND ABELE ROAD, ZONED B-1

Documents:

[7 Abele Marquee Sign CU-05-16.Pdf](#)

J. REVIEW AND DISCUSS F-11-16 BURSCA SIGNAGE MASTER PLAN, BURSCA BUSINESS PARK, WASHINGTON PIKE AND BURSCA DRIVE, ZONED B-1

Documents:

[5 Bursca Signage Master Plan F-11-16.Pdf](#)

K. REVIEW AND DISCUSS F-13-16 R. SNOW PLAN OF LOTS, FINAL SUBDIVISION PLAN, SIXTH AVENUE, ZONED R-4

Documents:

[9 R Snow Plan F-13-16.Pdf](#)

L. REVIEW AND DISCUSS A DRAFT RESOLUTION FOR THE FAIRFIELD INN PLANNING MODULE

Documents:

[2 Fairfield Inn Planning Module Resolution.pdf](#)

M. REVIEW AND DISCUSS A DRAFT RESOLUTION FOR THE HASTINGS PLANNING MODULE

Documents:

[1 Hastings Planning Module Resolution.pdf](#)

N. REVIEW AND DISCUSS REVISED DRAFT EOP PLAN FOR ADOPTION

Documents:

[EOP - 2016 UPDATE LPD.pdf](#)

O. REVIEW AND DISCUSS THE 2017 DRAFT BUDGET

Documents:

[Budget 2017 Presentation For 11-9-16 BOC Workshop.pdf](#)

P. REVIEW AND DISCUSS THE 2017 MONTHLY MEETING SCHEDULE

Documents:

[2017 South Fayette Meeting Schedule.pdf](#)

6. BOARD DISCUSSION

7. PUBLIC COMMENT

8. MANAGER'S REPORT

9. SOLICITOR'S REPORT

10. EXECUTIVE SESSION

11. ADJOURNMENT

\* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes. The Board will not respond to questions during this session, but will only hear public comment.

If you are viewing a printed version of this agenda, you may access the backup documentation at [www.southfayettepa.com/agendacenter](http://www.southfayettepa.com/agendacenter).

# COMPLIANCE AUDIT

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## Oak Ridge Volunteer Firemen's Relief Association

Allegheny County, Pennsylvania  
For the Period  
January 1, 2013 to December 31, 2015

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October 2016



Commonwealth of Pennsylvania  
Department of the Auditor General

Eugene A. DePasquale • Auditor General



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EUGENE A. DePASQUALE  
AUDITOR GENERAL

Mr. John Stump, President  
Oak Ridge Volunteer Firemen's  
Relief Association  
Allegheny County

We have conducted a compliance audit of the Oak Ridge Volunteer Firemen's Relief Association (relief association) pursuant to authority derived from Article VIII, Section 10 of the Constitution of the Commonwealth of Pennsylvania, Section 403 of The Fiscal Code, Act of April 9, 1929, (P.L. 343, No. 176), and mandated by the Volunteer Firefighters' Relief Association Act, as consolidated by the Act of November 23, 2010 (P.L. 1181, No. 118), at 35 Pa.C.S. § 7411 *et seq.*, for the period January 1, 2013 to December 31, 2015.

The objectives of the audit were:

1. To determine if the relief association took appropriate corrective action to address the findings contained in our prior audit report.
2. To determine if the relief association received state aid and expended state aid and accumulated relief funds in compliance with applicable state laws, contracts, bylaws, and administrative procedures.

Our audit was limited to the areas related to the objectives identified above.

Relief association officers are responsible for establishing and maintaining effective internal controls to provide reasonable assurance that the relief association's administration of state aid and accumulated relief funds complies with applicable state laws, contracts, bylaws, and administrative procedures, including the safeguarding of assets. Relief association officers are responsible for complying with applicable state laws, contracts, bylaws, and administrative procedures. It is our responsibility to perform procedures to obtain sufficient, appropriate evidence to the extent necessary to satisfy the audit objectives. We believe that our audit provides a reasonable basis for our conclusions.

Based on our audit procedures, we conclude that, for the period January 1, 2013 to December 31, 2015:

- The relief association took appropriate corrective action to address the findings contained in our prior audit report.
- The relief association, in all significant respects, received state aid and expended state aid and accumulated relief funds in compliance with applicable state laws, contracts, bylaws, and administrative procedures, except as noted in the findings listed below and discussed later in this report.

Finding No. 1 – Inadequate Minutes of Meetings

Finding No. 2 – Untimely Deposit of State Aid

Finding No. 3 – Unauthorized Expenditure

Finding No. 4 – Insufficient Surety (Fidelity) Bond Coverage

The supplementary financial information contained in this report is presented for purposes of additional disclosure and analysis. We performed only limited procedures on the supplementary financial information and, accordingly, express no form of assurance on it.

The contents of this report were discussed with the management of the relief association and, where appropriate, their responses have been included in the report. We would like to thank the relief association officials for the cooperation extended to us during the conduct of the audit.

October 11, 2016



EUGENE A. DEPASQUALE  
Auditor General

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## BACKGROUND

Pursuant to Article VIII, Section 10 of the Constitution of the Commonwealth of Pennsylvania, Section 403 of The Fiscal Code, Act of April 9, 1929, (P.L. 343, No. 176), and the Volunteer Firefighters' Relief Association Act, as consolidated by the Act of November 23, 2010, (P.L. 1181, No. 118), at 35 Pa.C.S. § 7411 *et seq.*, the Department of the Auditor General's duty is to audit the accounts and records of every volunteer firefighters' relief association to determine that funds received under the Foreign Fire Insurance Tax Distribution Law, Act of December 18, 1984, (P.L. 1005, No. 205), as amended, 53 P.S. § 895.701 *et seq.* (commonly referred to as Act 205), are properly expended.

The relief association is a charitable organization that was formed primarily to afford financial protection to volunteer firefighters and to encourage individuals to participate in volunteer fire service.

Act 118 governs the overall operation of volunteer firefighters' relief associations. The relief association's bylaws define the specific operational procedures by which the relief association conducts business. To fulfill its primary purpose, Act 118 authorizes specific types of expenditures and prescribes appropriate volunteer firefighters' relief association investment options. Within the parameters established by Act 118, it is the responsibility of the relief association to choose investments in a proper and prudent manner.

Volunteer firefighters' relief associations receive public tax monies, and the association officers therefore have a responsibility to the public to conduct the association's financial affairs in a businesslike manner and to maintain sufficient financial records to support the propriety of all association transactions. Volunteer firefighters' relief association officers are also responsible for ensuring that the association operates in accordance with applicable state laws, contracts, bylaws and administrative procedures.

Act 205 sets forth the computation of the Foreign Fire Insurance Tax Distribution paid to each applicable municipality throughout the Commonwealth of Pennsylvania. The amount of the distribution is based upon the population of each municipality and the market value of real estate within the municipality. Upon receipt of this distribution, the municipality must allocate the funds to the volunteer firefighters' relief association of the fire service organization or fire service organizations that is or are recognized as providing the service to the municipality.

**BACKGROUND – (Continued)**

The relief association was allocated state aid from the following municipality:

<u>Municipality</u>	<u>County</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
South Fayette Township	Allegheny	\$24,913	\$23,534	\$25,238*

\* The 2015 state aid allocation received from South Fayette Township was not deposited by the relief association until May 5, 2016 as disclosed in Finding No. 2 in this report.

The volunteer firefighters’ relief association and the affiliated fire service organization are separate, legal entities. The relief association is affiliated with the following fire service organization:

Oak Ridge Volunteer Fire Department

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
STATUS OF PRIOR FINDINGS

COMPLIANCE WITH PRIOR AUDIT FINDINGS AND RECOMMENDATIONS

The relief association has complied with the prior audit findings and recommendations, as follows:

- Undocumented Expenditures

By receiving reimbursement of \$8,193 from the affiliated fire company for the undocumented expenditure that was made in the prior audit period.

- Inappropriate Liquidation of Investment

By receiving reimbursement of \$44,060 from the affiliated fire company for the inappropriate liquidation of investment that was made in the prior audit period.

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
FINDINGS AND RECOMMENDATIONS

**Finding No. 1 – Inadequate Minutes Of Meetings**

Condition: The relief association failed to maintain detailed minutes of meetings as required by Act 118. Specifically, the relief association's minutes did not address all of the financial-related transactions that occurred during the audit period.

Criteria: Act 118 at 35 Pa.C.S. § 7415(a) states, in part, that the relief association:

. . . must provide for taking and preserving minutes of all meetings and maintenance of such books of account as may be necessary and appropriate to afford a permanent record of its fiscal affairs.

Cause: Relief association officials indicated that they were unaware that maintaining detailed minutes of meetings was required by Act 118.

Effect: Without detailed minutes of meetings, evidence that relief association business was presented before the membership for approval does not exist.

Recommendation: We recommend that the relief association officials maintain detailed minutes of meetings, evidencing the discussion and approval of all financial-related business conducted by the relief association. For further guidance, please refer to the Auditor General's publication, MANAGEMENT GUIDELINES FOR VOLUNTEER FIREFIGHTERS' RELIEF ASSOCIATIONS.

Management's Response: Relief association management agreed with the finding as presented at the audit exit conference and indicated they will take action to comply with the recommendation.

Auditor's Conclusion: Compliance will be subject to verification through our next audit

**Finding No. 2 – Untimely Deposit Of State Aid**

Condition: The volunteer firefighters' relief association did not deposit the 2015 state aid allocation it received from South Fayette Township, in the amount of \$25,238, into a relief association account until May 5, 2016. The foreign fire insurance tax allocation was distributed to the municipal treasurer on September 24, 2015 who forwarded this state aid to the volunteer firefighters' relief association on October 16, 2015 which is within 60 days of receipt, as required by Section 706 (b)(2) of the Act of December 18, 1984, (P.L. 1005, No. 205); however, upon receipt of the state aid allocation, the relief association did not ensure that these funds were deposited in a timely manner into a relief association account.

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
FINDINGS AND RECOMMENDATIONS

**Finding No. 2 – (Continued)**

Criteria: Section 706 (b)(2) of the Act of December 18, 1984, (P.L. 1005, No. 205), states:

The foreign fire insurance premium tax amount applicable to a municipality served solely by volunteer firefighters shall be paid to the municipality, which shall within 60 days of the date of the receipt of the moneys from the State Treasurer pay the amount received to the relief association fund of the fire department or departments, or fire company or companies, now existing or hereafter organized, inside or outside of the municipality, which is or are actively engaged in the service of the municipality and duly recognized by the governing body of the municipality.

Furthermore, prudent business practices dictate that upon receipt of its state aid allocation, the relief association should ensure the funds are deposited in a timely manner.

Cause: Relief association officials failed to establish internal control procedures to ensure that all state aid received is deposited into a relief association account. The state aid received from the township during 2015 was erroneously deposited into the affiliated fire company's account.

Effect: As a result of the state aid not being deposited, the relief association was unable to use the funds for general operating expenses or for investment purposes. In addition, an untimely deposit of receipts increases the risk that funds could be lost or misappropriated.

Recommendation: We recommend that the relief association officials establish accounting and internal control procedures to ensure that all state aid is received in a timely manner and deposited into a relief association account. For further guidance, please refer to the Auditor General's publication, MANAGEMENT GUIDELINES FOR VOLUNTEER FIREFIGHTERS' RELIEF ASSOCIATIONS.

Management's Response: Relief association management agreed with the finding as presented at the audit exit conference and indicated they will take action to comply with the recommendation.

Auditor's Conclusion: Compliance will be subject to verification through our next audit.

**Finding No. 3 – Unauthorized Expenditure**

Condition: The relief association expended \$1,655 for property insurance during the current audit period that is not authorized by Act 118.

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
FINDINGS AND RECOMMENDATIONS

**Finding No. 3 – (Continued)**

Criteria: Act 118 at 35 Pa.C.S. § 7416(f)(1) states:

The funds of any volunteer firefighters' relief association may be spent:

- (1) To pay for such normal and reasonable running expenses as may be appropriate to the businesslike conduct of the affairs of the association, including legal fees, rental or purchase of offices, payment of reasonable compensation of employees and purchase of office equipment and supplies.

Costs associated with the purchase of property insurance do not qualify as an authorized volunteer firefighters' relief association expenditure; consequently, this disbursement is not authorized under Act 118.

Cause: Relief association officials indicated that they were unaware that the expenditure for the property insurance was not authorized by Act 118.

Effect: As a result of this improper expenditure, relief association funds were not available for investment purposes or to pay for expenditures authorized by Act 118.

Recommendation: We recommend that the relief association be reimbursed \$1,655 for the unauthorized expenditure and that relief association officials become familiar with Act 118 at 35 Pa.C.S. § 7416(f) to aid them in determining the propriety of future expenditures. For further guidance, please refer to the Auditor General's publication, MANAGEMENT GUIDELINES FOR VOLUNTEER FIREFIGHTERS' RELIEF ASSOCIATIONS.

Management's Response: Relief association management agreed with the finding as presented at the audit exit conference and indicated they will take action to comply with the recommendation.

Auditor's Conclusion: Compliance will be subject to verification through our next audit.

**Finding No. 4 – Insufficient Surety (Fidelity) Bond Coverage**

Condition: The relief association did not maintain a Surety (Fidelity) bond in a sufficient amount to cover the relief association's authorized disbursing officer. The relief association's Surety (Fidelity) bond coverage amount was \$30,000; however, as of December 31, 2015, the relief association's cash assets totaled \$76,704.

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
FINDINGS AND RECOMMENDATIONS

**Finding No. 4 – (Continued)**

Criteria: Act 118 at 35 Pa.C.S. § 7415(c)(4) states, in part, that:

. . . the disbursing officer, whether designated treasurer, comptroller, financial secretary or otherwise, shall be bonded by corporate surety for faithful performance of duty. The amount of the bond shall be at least as great as the maximum cash balance in current funds of the association at any time during the fiscal year, and the premium on the bond shall be a proper charge against the funds of the association.

Cause: Relief association officials failed to monitor the relief association's cash balance to ensure that the Surety (Fidelity) bond coverage on the relief association's authorized disbursing officer was in compliance with Act 118 provisions.

Effect: As a result of the authorized disbursing officer of the relief association being insufficiently bonded, the relief association's cash assets were not adequately safeguarded.

Recommendation: We recommend that the relief association officials ensure that its Surety (Fidelity) bond sufficiently covers the relief association's authorized disbursing officer, as required by Act 118. This requirement may be accomplished by increasing the Surety (Fidelity) bond coverage on the relief association's authorized disbursing officer to an amount greater than the expected maximum balance of the relief association's cash assets, or by decreasing the relief association's cash assets to an amount anticipated to remain below the policy coverage amount. In addition, relief association officials should monitor the relief association's cash balance to ensure that unexpected events affecting the relief association's current funds do not again result in insufficient Surety (Fidelity) bond coverage on the relief association's authorized disbursing officer. For further guidance, please refer to the Auditor General's publication, MANAGEMENT GUIDELINES FOR VOLUNTEER FIREFIGHTERS' RELIEF ASSOCIATIONS.

Management's Response: Relief association management agreed with the finding as presented at the audit exit conference and indicated they will take action to comply with the recommendation.

Auditor's Conclusion: Compliance will be subject to verification through our next audit.

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
SUPPLEMENTARY FINANCIAL INFORMATION  
CASH AND INVESTMENT BALANCES  
AS OF DECEMBER 31, 2015

Cash	\$ 76,704
Fair Value of Investments	<u>30,301</u>
Total Cash and Investments	<u>\$ 107,005</u>

OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
 SUPPLEMENTARY FINANCIAL INFORMATION  
 SUMMARY OF EXPENDITURES  
 FOR THE PERIOD JANUARY 1, 2013 TO DECEMBER 31, 2015

Expenditures:

Benefit Services:

Insurance premiums	\$ 5,795
Death benefits	500
Total Benefit Services	\$ 6,295

Fire Services:

Equipment purchased	\$ 33,454
Equipment maintenance	10,204
Total Fire Services	\$ 43,658

Administrative Services:

Other administrative expenses	\$ 90
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Total Expenditures	\$ 50,043
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OAK RIDGE VOLUNTEER FIREMEN'S RELIEF ASSOCIATION  
REPORT DISTRIBUTION LIST

This report was initially distributed to the following:

**The Honorable Tom W. Wolf**  
Governor  
Commonwealth of Pennsylvania

Oak Ridge Volunteer Firemen's Relief Association Governing Body:

**Mr. John Stump**  
President

**Mr. Mark Godfrey**  
Treasurer

A report was also distributed to the following municipality, which allocated foreign fire insurance tax monies to this relief association:

**Mr. Ryan T. Eggleston**  
Secretary  
South Fayette Township

This report is a matter of public record and is available online at [www.PaAuditor.gov](http://www.PaAuditor.gov). Media questions about the report can be directed to the Pennsylvania Department of the Auditor General, Office of Communications, 229 Finance Building, Harrisburg, PA 17120; via email to: [news@PaAuditor.gov](mailto:news@PaAuditor.gov).

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

**NOTICE OF DETERMINATION OF TAX STATUS**

Education Center at the Watson Institute  
301 Camp Meeting Road  
Sewickley, PA 15143

July 27, 2016

**Parcel ID:** 0323-E-00250-0000-00  
**Owner Name:** Education Center at the Watson Institute  
**Municipality:** South Fayette  
**School District:** South Fayette Township  
**Year:** 2016 - Forward  
**File #** 20865

This letter is to inform you that the Office of Property Assessments (OPA) has determined that the above referenced parcel **does qualify** for a Real Estate Tax Exemption for the above year and subsequent years for the following reason(s):

**The property is being used for public purposes under the General County Assessment Law, 72 P.S. 2 P.S. Section 5020-204(a)(9) the Purely Public Charity Act, which advances social, moral, and physical objectives under the Purely Public Charity; and for the advancement of education under the Purely Public Charity Act, 10 P.S. Section 375(b)(2).**

Please be advised that you have the right to appeal OPA's determination by filing a **SPECIAL APPEALS FORM** with the Board of Property Assessment Appeals and Review ("Appeals Board") within 30 days of the mail date of this notice. You can obtain an appeal form from the Office of Property Assessments, located at 334 County-Office Building, Pittsburgh, PA 15219 Phone 412-350-4600 or download the form from the Allegheny County Website at [www.county.allegheny.pa.us](http://www.county.allegheny.pa.us).

A copy of this notice must be attached to the completed **SPECIAL APPEALS FORM** and sent to the Board at 345 County Office Building, Room 347, Pittsburgh, PA 15219.

For additional information, contact the coordinator for this program at: 412-350-2619.

Sincerely,

A handwritten signature in black ink that reads "Mechel Connolly".

Mechel Connolly  
Legislative Acts Administrator

MC/lab

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JERRY TYSKIEWICZ, DIRECTOR  
DEPARTMENT OF ADMINISTRATIVE SERVICES/OFFICE OF PROPERTY ASSESSMENT  
542 FORBES AVE • THIRD FLOOR • PITTSBURGH, PA 15219  
PHONE (412) 350-4600 • FAX (412) 350-6084 • [WWW.ALLEGHENYCOUNTY.US](http://WWW.ALLEGHENYCOUNTY.US)



**BOARD OF COMMISSIONERS WORKSHOP MEETING**

**DISCUSSION ON THE MILLERS RUN DRAINAGE ACT 537 PLAN – JERRY BROWN**

Jerry Brown, Director of the Municipal Authority of the Township of South Fayette, presented the MATSF 537 Plan.

**CORRESPONDENCE**

Township Manager, Ryan Eggleston went over the correspondence.

**A. AUDITOR GENERAL LETTER AND COMPLIANCE AUDIT FOR FAIRVIEW FIRE DEPARTMENT**

Mr. Eggleston – Each of the fire departments are audited, and given what has recently happened at Fairview, I just wanted to share this audit and the internal controls.

Commissioner Malosh – I was just wondering what assistance we could provide to any of the fire departments. Maybe to set up some processes that might help them avoid this in the future.

There was further discussion on this subject.

**B. MAYVIEW PROPERTY ACQUISITION**

Mr. Eggleston – We had been working with DCNR at the state level and requested of Charter Homes regarding our expansion of Fairview Park with the Mayview property. The grant funding from the federal government needed to be spent by the end of the year and knowing that was a tight time, we asked them for an extension, and they have granted it for another year and a half.

**C. REVIEW AND DISCUSS KEYSTONE NOTIFICATION OF PIPELINE INSTALLATION FROM COLUMBIA GAS**

Mr. Eggleston – Columbia Gas is looking to install about 13,000 lineal feet of an 8-inch natural gas pipe located in the township, and they are required to notify us of this. This is a local pipeline and is for South Fayette residents, and possibly the township building and the public works garage.

**D. EMAIL FROM DR. RONDINELLI REGARDING SENIOR CITIZENS EDUCATIONAL EVENING**

Mr. Eggleston – I wanted to get the board’s thoughts on this email. At the school board’s meeting last week, they had several senior citizens attend and express concern about their taxes. The school board would like the district to coordinate an educational meeting to help explain their budgeting process and offer information regarding services that may help the seniors. The school district is requesting township information and input for this meeting. The dates they are looking at are November 9<sup>th</sup>, 16<sup>th</sup> or sometime in early November.

Commissioner Horowitz – We have talked about trying to help seniors in South Fayette, and Commissioner Rodi, through Rep. Ortitay’s office, has offered to lend whatever assistance is available for seniors in the community. Commissioner Malosh has also suggested that we host a senior night here and I think the more we can keep those two things separate the better. That is just my personal opinion.

Commissioner Rodi – I think we do need to keep them separate. The seniors, in particular, are confused about the taxing authorities and the difference between the township and the school taxes, and then if we sit in with the school district, it will confuse them further.

Commissioner Horowitz – I think we should send a representative just to make sure everything that is said there is on track, but I don’t think we want to be included in that meeting.

PUBLIC COMMENT - None

#### CONSENT CALENDAR ITEMS

- A. APPROVAL OF MINUTES
- B. SEPTEMBER BILLS
- C. SEPTEMBER FINANCIALS
- D. MONTHLY POLICE REPORT

The consent calendar items will be approved at the voting meeting.

#### OLD/UNFINISHED BUSINESS

- A. REVIEW AND DISCUSS HUNTING RIDGE CSA REQUEST

Mr. Eggleston – I have been in contact with Tammy Mersing from Community Management Professionals, who manage Hunting Ridge, and hope to have a meeting with her before the voting meeting, so I will have an update then.

B. REVIEW AND DISCUSS ORDINANCE 12-2016, ACCEPTING STREETS IN THE BERKSHIRES

C. REVIEW AND DISCUSS ORDINANCE 14-2016, ACCEPTING STREETS IN GRANITE RIDGE

Mike Benton, Township Engineer – We continue to monitor these streets. They are in the process of installing ADA ramps and getting ready for the inspections. Both are progressing well. Granite Ridge has a lot of cable conduits, and the developer has contacted the cable company to work through this.

NEW BUSINESS

A. REVIEW AND DISCUSS BOARD/COMMISSION OPENINGS

Mr. Eggleston – We have a list of the openings that we have. We will get a list of who is interested in returning.

B. REVIEW AND DISCUSS ZONING ORDINANCE AMENDMENT

Mr. Eggleston – We received a letter from Mr. Ayoob, the legal advisor of the Zoning Hearing Board, related to the condition that after approval from the ZHB if the project is not started within 12 months of the decision, they would like to have language that would void that approval.

Commissioner Horowitz – When we change the zoning, is there any way to implement a time limit for them to act upon?

Bob Garvin, Solicitor – When you change the zoning, that changes the zoning and they have an unlimited time to act upon that.

C. REVIEW AND DISCUSS RESOLUTION 16-2016, TOWNSHIP ACT 537

Mr. Eggleston – This is the item that Jerry Brown spoke about earlier. That is just for the board's consideration to be approved at the voting meeting.

D. REVIEW AND DISCUSS APPOINTING JOE NIEDERMEYER AS DEPUTY CODE ENFORCEMENT OFFICER

Mr. Eggleston – Mr. Niedermeyer started several weeks ago in the position of the commercial code inspector. He has been doing a great job and this allows him to go to the magistrate and do the appropriate legal actions in that role.

E. REVIEW AND DISCUSS REQUEST FOR EXTENSION ON STAR CITY SALES AGREEMENT FROM HORIZON

Mr. Eggleston – The current existing sales agreement with Horizon expires on November 9<sup>th</sup>. We received this letter from Horizon’s legal representative asking to extend their due diligence period by 120 days to March 9<sup>th</sup> as they continue to identify the issues in the environmental report.

Commissioner Horowitz asked if during that time they still have the exclusive rights to buy that property and was told yes by Mr. Garvin.

#### F. REVIEW AND DISCUSS THE TOWNSHIP’S 2017 MMOS

Mr. Eggleston – I wanted to share with the board the Minimum Municipal Obligations related to pension.

He explained the MMOs to the board.

#### G. REVIEW AND DISCUSS RESOLUTION 17-2016, NEW LAND DEVELOPMENT FOR SF COMMONS

Mr. Eggleston – This is a requirement related to the sewage module, from the DEP. This is related to South Fayette Commons.

Commissioner Horowitz – If South Fayette Commons decides not to build, is there any obligation on their part? Can they continue to submit plans until they find one they want to build?

Mr. Eggleston told him yes.

#### H. REVIEW AND DISCUSS STAR CITY DEMOLITION BIDS

Mr. Eggleston – Mike met with interested bidders and we hope to have bids back in time for the board to consider them at the voting meeting. If Horizon does purchase the property, we will renegotiate to cover the cost of this.

#### I. REVIEW AND DISCUSS CIVIL & ENVIRONMENTAL CONSULTANTS LETTER REGARDING THE MULTIPURPOSE FIELDS

Mr. Eggleston – I and J could just be one item. This is a letter we got from potential inspection companies for the multi-purpose fields on Seminary Avenue. We got one from Civil & Environmental Consultants and one from Gateway Engineers. Mike and I will be looking them over and hope to have a recommendation for the voting meeting. We want to protect our two million dollar investment on the fields.

#### J. REVIEW AND DISCUSS GATEWAY ENGINEERS LETTER REGARDING BOYS HOME PARKS FIELDS

#### PUBLIC COMMENT

Nick Rodi - I would like to thank everybody in this room. The police chief for the great job he is doing.

He continued to compliment Mike Benton, public works and the rest of the township.

## BOARD DISCUSSION

Commissioner Horowitz – The second part of the Act 13 Robinson decision came down this week. I would personally like to thank our lawyers, Jordan Yeager and Jonathan Smith. I read that decision probably 10 times since it came down and it is one of the best, well thought-out decisions I have ever read. A 4-2 majority of the Supreme Court has ruled in our favor. They have also given less fortunate communities where drilling is already taking place the opportunity to challenge ordinances. They lifted the doctor's gag rule and did some other things, as far as notification and basically said the oil and gas companies should be treated like anyone else. I especially want to thank Jonathan Kamin. Todd Miller was as dedicated as anyone to this cause and if he was alive to see this decision, he would be overjoyed.

Commissioner Malosh – I have had a lot of questions about chipping, paving, lining etc. I have been told the pebbles on the street as long as they are, potentially make a slippery surface.

Commissioner Horowitz – The police have reached out and scheduled another negotiation session for Friday morning and I am hoping this one goes better, but if not I hope that one of you (Commissioners Malosh & Rodi) are ready to be the new Public Safety Commissioner.

Commissioner Rodi – I have a ton of resources for the seniors, and I would prefer we do that with the township only.

## MANAGER'S REPORT

I want to thank Commissioner Rodi for going to Lancaster for the Pennsylvania Municipal League conference.

On the road update, seal coating or tar & chipping is something that is standard for any municipal government in Western PA; in fact, Penn DOT uses it all over the state. It is something that is a good, solid process. Before any road work could be done, the contractor had to do about 140 catch basin replacement and repairs, which is quite a bit. That slowed down the contractor significantly, and they did not finish on time. All of Hickory Grade and Alpine have been sealed. The first round of sweeping occurred on the 27<sup>th</sup> and 28<sup>th</sup>. There is a \$500.00 a day fee beyond the contract that we can evoke.

There was more discussion about this topic.

Mr. Eggleston – I did want to mention that our voting meeting is in two weeks.

SOLICITOR’S REPORT - Nothing

Commissioner Horowitz – I would like to have a moment in Executive Session, not to return, to discuss negotiation.

\_\_\_\_\_  
Ryan Eggleston, Township Manager

\_\_\_\_\_  
Joseph Horowitz, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**REGULAR BOARD OF COMMISSIONERS MEETING**

The meeting was called to order by Commissioner Horowitz at the South Fayette Township Building, Morgan, PA 15064.

**PRESENT: CARDILLO, HOROWITZ, RODI, MALOSH**

**EXCUSED: PITITTI**

**ALSO PRESENT:** Township Solicitor: Robert Garvin; Township Manager: Ryan Eggleston; Township Administrative Assistant: Peggy Patterson

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

Commissioner Horowitz – I just want to thank everyone from the township and the chief who came out this morning for the Five Guys opening. I thought it went really well.

**CORRESPONDENCE**

**A. PENN DOT LETTER REGARDING LIQUID FUELS FUND**

Mr. Eggleston – We were able to expand the liquid fuels fund that we get from the state by adding about seven different roads that we recently accepted. This will help to buy salt and streetlights.

**B. ALLEGHENY CO. LETTER PERTAINING TO UPCOMING ELECTIONS**

Mr. Eggleston – This is just a reminder that the small meeting room next to the library serves as a polling location for the upcoming elections.

**C. NOTICE OF PUBLIC MEETING FROM PENN DOT**

Mr. Eggleston – This is a notice from PennDOT of a public meeting that is being held on October 26<sup>th</sup> at 5:00 PM, and it is about the PennDOT improvements at the Boyce/Mayview Road intersection. We will have a staff member attend this meeting.

**D. DISCUSS AND CONSIDER KEYSTONE NOTIFICATION OF PIPELINE INSTALLATION FROM COLUMBIA GAS**

Mr. Eggleston – This is just a notice from Columbia Gas that they intend to move forward with improvements of a pipeline in the township.

#### CONSENT CALENDAR ITEMS

##### A. APPROVAL OF MINUTES

It was moved by MALOSH and seconded by RODI with all members present voting AYE to approve the minutes from the September 21, 2016 meeting.

##### B. APPROVAL OF WORKSHOP MINUTES

It was moved by RODI and seconded by MALOSH with all members present voting AYE to approve the workshop minutes from the September 14, 2016 meeting.

##### C. PAYMENT OF THE BILLS

It was moved by RODI and seconded by MALOSH to pay the September 2016 bills. All members present voted AYE to the motion.

##### D. SEPTEMBER FINANCIALS

##### E. MONTHLY POLICE REPORT

##### F. QUARTERLY COMMUNICATIONS REPORT

It was moved by RODI and seconded by MALOSH with all members present voting AYE to approve the September Financials, the Monthly Police Report, and the Quarterly Communications Report.

#### OLD/UNFINISHED BUSINESS

##### A. DISCUSS AND CONSIDER ORDINANCE 12-2016, ACCEPTING STREETS IN THE BERKSHIRES

Mike Benton, Township Engineer – It continues to progress, and I would recommend approval.

It was moved by RODI and seconded by MALOSH to approve Ordinance 12-2016, accepting streets in the Berkshires. All members present voted AYE to the motion.

##### B. DISCUSS AND CONSIDER ORDINANCE 14-2016, ACCEPTING STREETS IN GRANITE RIDGE

Mr. Benton – I would recommend approval of this ordinance also.

It was moved by RODI and seconded by MALOSH to approve Ordinance 14-2016, accepting streets in Granite Ridge. All members present voted AYE to the motion.

## NEW BUSINESS

### A. DISCUSS AND CONSIDER SEPTEMBER TAX REFUNDS

Mr. Eggleston – This was presented to us from Anne Beck, and pending our review and the board’s approval we will send out the refunds.

It was moved by MALOSH and seconded by RODI to approve the September tax refunds. All members present voted AYE to the motion.

### B. DISCUSS AND CONSIDER BOARD/COMMISSION OPENINGS

Mr. Eggleston – We are still requesting applications on our website, and we will bring this back to our November meeting. They are also on social media.

### C. DISCUSS AND CONSIDER AUTHORIZING THE SOLICITOR TO BEGIN WORK ON A ZONING ORDINANCE AMENDMENT

Mr. Eggleston – This is related to the Zoning Hearing Board’s request that some wording be changed relating to the time period in which the approval from the Zoning Hearing Board would lapse before a developer would have to come back in and seek reapproval.

It was moved by MALOSH and seconded by RODI to authorize the solicitor to begin work on a zoning ordinance amendment. All members present voted AYE to the motion.

### D. DISCUSS AND CONSIDER RESOLUTION 16-2016, TOWNSHIP ACT 537 PLAN

Mr. Eggleston – Mr. Jerry Brown, from the Municipal Authority, spoke about this at the workshop meeting. The Municipal Authority, as well as staff here, recommend approval.

It was moved by CARDILLO and seconded by MALOSH to approve Resolution 16-2016, township Act 537 Plan. All members present voted AYE to the motion.

### E. DISCUSS AND CONSIDER APPOINTING JOE NIEDERMEYER AS DEPUTY CODE ENFORCEMENT OFFICER

It was moved by MALOSH and seconded by RODI to appoint Joe Niedermeyer as Deputy Code Enforcement Officer. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER ACCEPTING THE TOWNSHIP'S 2017 MMOS

Mr. Eggleston – These are statutory by law to have the board accept them so that when we are audited, it is part of the official paperwork.

It was moved by MALOSH and seconded by RODI to accept the township's 2017 MMOS. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER REQUEST FOR EXTENSION ON STAR CITY SALES AGREEMENT FROM HORIZON

Mr. Eggleston – As the developer continues to work through the items related to closing on the Star City property, they have asked us to extend their due diligence period by 120 days. We did receive a notice from AGI who is doing some of the work for the developer that they have applied to DEP for the next steps as we discussed. They are in that 30-day comment period, so we continue to move forward.

It was moved by MALOSH and seconded by RODI to approve the extension on the Star City sales agreement from Horizon. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER RESOLUTION 17-2016, NEW LAND DEVELOPMENT FOR SF COMMONS

Mr. Eggleston – This is just related to the sewage in the planning module that the DEP requires, so we would recommend approval.

It was moved by RODI and seconded by MALOSH to approve Resolution 17-2016, new land development for SF Commons. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER THE MEMBER LIBRARY AGREEMENT

Mr. Eggleston – This is a document that is between the Allegheny County Library Association and the South Fayette Library. It is their standard agreement, and the solicitor has looked it over, and this is an important document for the library.

It was moved by MALOSH and seconded by RODI to approve the Member Library Agreement. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER CHANGING THE OFFICIAL PUBLICATION FOR LEGAL ADS

Andrea Iglar, Community Development Director – At this time, we have our legal ads placed in the Tribune-Review, and the municipal code says we have to place our legal ads in a newspaper of general circulation in our area. They are going to discontinue their print publication after Nov. 30, so we need to change to a different paper so it would still be in print. The Post-Gazette and the Observer-Reporter would be our two choices.

Mr. Garvin asked if the Observer-Reporter was a free or paid-subscription paper and suggested having more discussion on this topic.

Mr. Eggleston – We will have a recommendation at the November meeting.

Commissioner Cardillo asked if we could get the circulation information for both papers.

They discussed this further.

#### K. DISCUSS AND CONSIDER AWARDING THE CONTRACT/BID FOR STAR CITY DEMOLITION

Mr. Benton – The bids are listed, lowest to highest, based on the base bid. The lowest bidder was Ritenour and Sons with a bid of \$227,450.00, which is lower than we have anticipated. We were very happy with that bid and with the number of bids we got. There was definitely a lot of interest.

Mr. Eggleston – I definitely appreciate Mike’s efforts to get this in such a timely manner. Our bids came in lower than Horizon, the developer, received when they were looking at bids earlier in the 2016 calendar year. Staff recommendation would be to award the bid to Ritenour and Sons for the amount of \$227,450.00 with the understanding that as the project with Horizon moves forward and closes, at some point we would get credit back for that cost. This will get the building down by Christmas Day of this year and have all of the site cleared by the end of January. The Park & Ride has been moved to the front of the parking lot. The funding to be used for this is out of the capital reserve fund.

It was moved by MALOSH and seconded by RODI to award the contract/bid for Star City Demolition to Ritenour and Sons in the amount of \$227,450.00 and the money will come out of the capital reserve fund. All members present voted AYE to the motion.

#### L. DISCUSS AND CONSIDER SELECTING A CONSTRUCTION INSPECTION FIRM FOR THE MULTIPURPOSE FIELDS PROJECT

Mr. Eggleston – Both proposals were from reputable firms, CEC and Gateway, but we would recommend CEC for inspection services for the multipurpose fields. Their proposal would allow for them to oversee the project in its entirety with a cost not to exceed \$108,000.00. We have reason to believe it will come in below that.

Mr. Benton – They had a much more detailed proposal on what we were looking for.

It was moved by MALOSH and seconded by RODI to approve Civil and Environmental Consultants as the construction inspection firm for the multipurpose fields project. All members present voted AYE to the motion.

PUBLIC COMMENT\* - None

BOARD DISCUSSION - None

MANAGER’S REPORT –

Mr. Eggleston – Thanks to Ms. Iglar’s work, we were selected for two of the 2016 MarCom Awards in the print/media category: a gold award for government magazine and an honorable mention for magazine writing. This is an international competition and there were more than 6,000 entries for 300 categories. I really appreciate the board’s vision for this and Ms. Iglar’s efforts.

Our disabled hunt starts tomorrow through Saturday at the Alpine Club. It will be the first year that Tom Sray is not there, but the spirit of the hunt lives on.

Paula Simmons and the Recreation Department has put together a Wheeling Casino and Oglebay Lights tour. It is \$35.00, includes transportation, \$20.00 free play at the casino, \$5.00 voucher and a tour of the lights. That will be held on Dec. 7<sup>th</sup>.

SOLICITOR’S REPORT – No report.

Commissioner Horowitz – I just want to say there was an incident up at the school and the police handled it the right way. It just shows how great our police department is, and we really appreciate it.

ADJOURNMENT

It was moved by MALOSH and seconded by RODI to adjourn. All members present voted AYE to the motion.

\_\_\_\_\_  
Ryan Eggleston, Township Manager

\_\_\_\_\_  
Joseph Horowitz, President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Check Register

South Fayette Township

28-Oct-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
32663	10/28/2016	3	A & H EQUIPMENT COMPANY	\$76.17
32664	10/28/2016	2401	Animal Control Services	\$425.00
32665	10/28/2016	181	Blanc Printing Company	\$42.00
32666	10/28/2016	217	Bridgeville Auto Parts	\$523.35
32667	10/28/2016	321	Century Supply Corporation	\$93.53
32668	10/28/2016	379	Colussy Chevrolet	\$2,198.47
32669	10/28/2016	383	ComDoc, Inc.	\$248.29
32670	10/28/2016	404	Consolidated Communications	\$494.00
32671	10/28/2016	454	Deceder, Ronald C.	\$4,230.00
32672	10/28/2016	2354	EGGLESTON, RYAN T.	\$272.16
32673	10/28/2016	599	FM Brass & Hose Distributor	\$53.34
32674	10/28/2016	3056	Grand Designs	\$210.00
32675	10/28/2016	717	Guttman Energy, Inc.	\$69.04
32676	10/28/2016	3198	Ibis Tek	\$350.00
32677	10/28/2016	863	Jackson Welding Supply	\$98.20
32678	10/28/2016	888	Jordan Tax Service, Inc.	\$8,753.80
32679	10/28/2016	993	Lane Construction Corp	\$1,243.33
32680	10/28/2016	1006	Lawson Products, Inc.	\$530.35
32681	10/28/2016	2956	Madison National Life	\$2,146.18
32682	10/28/2016	2464	MedExpress Urgent Care, PC PA	\$122.50
32683	10/28/2016	1173	Middle Department Inspection	\$18,300.00
32684	10/28/2016	1330	Our Cars Auto Detailing	\$565.32
32685	10/28/2016	1455	Point Spring & Driveshaft	\$48.38
32686	10/28/2016	2975	Print It Pgh, LLC	\$83.46
32687	10/28/2016	2244	PVE Sheffler, LLC	\$115.00
32688	10/28/2016	3196	R. F. Mitall & Associates	\$6,597.50
32689	10/28/2016	3148	Reliable Security Systems	\$96.00
32690	10/28/2016	3199	Rodi, Gwen	\$319.66
32691	10/28/2016	1583	ROSS FIRE EQUIPMENT CO.	\$545.00
32692	10/28/2016	1601	Russell Standard Corp	\$10,303.02
32693	10/28/2016	2836	Tifco Industries	\$175.73
32694	10/28/2016	1900	Traffic Systems and Services	\$168.00
32695	10/28/2016	2057	Woltz & Wind Ford	\$333.76
<b>Bank Totals:</b>				<b>\$59,830.54</b>
<b>Total Of Checks:</b>				<b>\$59,830.54</b>

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>3</b>	<b><u>A &amp; H EQUIPMENT COMPANY</u></b>						
	C13101	Pelican Sweeper Parts	None	10/18/2016	11/17/2016	01431200	\$76.17
<b>Subtotal for Vendor 3 :</b>							<b>\$76.17</b>
<b>2401</b>	<b><u>Animal Control Services</u></b>						
	2016-10-01	Sept Services Per Contract	None	10/01/2016	10/30/2016	01421450	\$425.00
<b>Subtotal for Vendor 2401 :</b>							<b>\$425.00</b>
<b>181</b>	<b><u>Blanc Printing Company</u></b>						
	162261	Robb-nameplate	None	10/18/2016	11/17/2016	01400220	\$42.00
<b>Subtotal for Vendor 181 :</b>							<b>\$42.00</b>
<b>217</b>	<b><u>Bridgeville Auto Parts</u></b>						
	2016-09	September 2016	None	09/30/2016	10/29/2016	01430200	\$65.83
	2016-09	September 2016	None	09/30/2016	10/29/2016	01438200	\$8.31
	2016-09	September 2016	None	09/30/2016	10/29/2016	01430231	\$69.73
	2016-09	September 2016	None	09/30/2016	10/29/2016	01410374	\$74.70
	2016-09	September 2016	None	09/30/2016	10/29/2016	01437200	\$304.78
<b>Subtotal for Vendor 217 :</b>							<b>\$523.35</b>
<b>321</b>	<b><u>Century Supply Corporation</u></b>						
	19847	New Battery 9-1	None	10/18/2016	11/17/2016	01410374	\$93.53
<b>Subtotal for Vendor 321 :</b>							<b>\$93.53</b>
<b>379</b>	<b><u>Colussy Chevrolet</u></b>						
	188966	Rear End Differential 9-9	None	10/17/2016	11/16/2016	01410374	\$2,198.47
<b>Subtotal for Vendor 379 :</b>							<b>\$2,198.47</b>
<b>383</b>	<b><u>ComDoc, Inc.</u></b>						
	IN1552365	Ricoh overages 7/1-8/31/16	None	09/30/2016	10/29/2016	01401450	\$248.29
<b>Subtotal for Vendor 383 :</b>							<b>\$248.29</b>
<b>404</b>	<b><u>Consolidated Communications</u></b>						
	2016-65559-1C	Telephone 10/16-11/15/16	None	10/16/2016	11/09/2016	01430321	\$38.18
	2016-8700-10	Telephone 10/16-11/15/16	None	10/16/2016	11/09/2016	01413321	\$57.48
	2016-8700-10	Telephone 10/16-11/15/16	None	10/16/2016	11/09/2016	01401321	\$207.45
	2016-8700-10	Telephone 10/16-11/15/16	None	10/16/2016	11/09/2016	01408321	\$35.02
	2016-8700-10	Telephone 10/16-11/15/16	None	10/16/2016	11/09/2016	01410321	\$155.87
<b>Subtotal for Vendor 404 :</b>							<b>\$494.00</b>
<b>454</b>	<b><u>Deceder, Ronald C.</u></b>						
	SFT-201610a	IT Consulting 9/30-10/27/16	None	10/27/2016	11/26/2016	01407120	\$4,230.00

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description	Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 454 :</b>						<b>\$4,230.00</b>
<b>2354</b>	<b><u>EGGLESTON, RYAN T.</u></b>					
	2016-10-17	Reimb Trave Exp PML	None	10/17/2016	11/15/2016 01401460	\$272.16
<b>Subtotal for Vendor 2354 :</b>						<b>\$272.16</b>
<b>599</b>	<b><u>FM Brass &amp; Hose Distributor</u></b>					
	21661	Tar Truck Parts	None	10/13/2016	11/12/2016 01437200	\$53.34
<b>Subtotal for Vendor 599 :</b>						<b>\$53.34</b>
<b>3056</b>	<b><u>Grand Designs</u></b>					
	471	Public Notice Signs	None	09/13/2016	10/12/2016 01413200	\$90.00
	479	Sray Plaque	None	10/12/2016	11/11/2016 01452249	\$120.00
<b>Subtotal for Vendor 3056 :</b>						<b>\$210.00</b>
<b>717</b>	<b><u>Guttman Energy, Inc.</u></b>					
	48691184	Diesel Fuel 10/10-10/16/16	None	10/16/2016	11/15/2016 01430231	\$69.04
<b>Subtotal for Vendor 717 :</b>						<b>\$69.04</b>
<b>3198</b>	<b><u>Ibis Tek</u></b>					
	25346	Installation - Donated Camera 9-1	None	10/14/2016	11/13/2016 01410260	\$350.00
<b>Subtotal for Vendor 3198 :</b>						<b>\$350.00</b>
<b>863</b>	<b><u>Jackson Welding Supply</u></b>					
	JJ77265	Torches	None	10/12/2016	11/11/2016 01430200	\$44.51
	JW49842	Torches	None	10/11/2016	11/10/2016 01430200	\$53.69
<b>Subtotal for Vendor 863 :</b>						<b>\$98.20</b>
<b>888</b>	<b><u>Jordan Tax Service, Inc.</u></b>					
	10-23	Sewer Use Charges	None	10/06/2016	11/05/2016 01403450	\$128.00
	16-10-334	2016 Bound Warrant of Coll & Bill	None	10/21/2016	11/22/2016 01403450	\$8,625.80
<b>Subtotal for Vendor 888 :</b>						<b>\$8,753.80</b>
<b>993</b>	<b><u>Lane Construction Corp</u></b>					
	1750911	Males, Alexander, Verner, Blythe	None	10/11/2016	11/09/2016 01438200	\$533.38
	1751685	Blythe & Central	None	10/11/2016	11/10/2016 01438200	\$318.45
	1751734	Central	None	10/27/2016	11/13/2016 01438200	\$192.86
	1752785	3rd Ave	None	10/14/2016	11/13/2016 01438200	\$198.64
<b>Subtotal for Vendor 993 :</b>						<b>\$1,243.33</b>
<b>1006</b>	<b><u>Lawson Products, Inc.</u></b>					
	9304444946	Misc Hardware	None	10/17/2016	11/16/2016 01430200	\$530.35

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 1006 :</b>							<b>\$530.35</b>
<b>2956</b>	<b><u>Madison National Life</u></b>						
	1230111	November 2016	None	10/20/2016	11/01/2016	01430158	\$627.86
	1230111	November 2016	None	10/20/2016	11/01/2016	01452158	\$53.64
	1230111	November 2016	None	10/20/2016	11/01/2016	01413158	\$59.42
	1230111	November 2016	None	10/20/2016	11/01/2016	01410158	\$948.72
	1230111	November 2016	None	10/20/2016	11/01/2016	01408158	\$152.65
	1230111	November 2016	None	10/20/2016	11/01/2016	01401158	\$224.37
	1230111	November 2016	None	10/20/2016	11/01/2016	01454158	\$79.52
<b>Subtotal for Vendor 2956 :</b>							<b>\$2,146.18</b>
<b>2464</b>	<b><u>MedExpress Urgent Care, PC PA</u></b>						
	62946C3908	Emp Physical	None	10/03/2016	11/02/2016	01413200	\$122.50
<b>Subtotal for Vendor 2464 :</b>							<b>\$122.50</b>
<b>1173</b>	<b><u>Middle Department Inspection</u></b>						
	2016-Oct01	October 1-13, 2016	None	10/13/2016	11/12/2016	01413312	\$18,300.00
<b>Subtotal for Vendor 1173 :</b>							<b>\$18,300.00</b>
<b>1330</b>	<b><u>Our Cars Auto Detailing</u></b>						
	582-725	Ford Explorer	None	10/13/2016	11/12/2016	01413375	\$565.32
<b>Subtotal for Vendor 1330 :</b>							<b>\$565.32</b>
<b>1455</b>	<b><u>Point Spring &amp; Driveshaft</u></b>						
	1506663	9-12 Rear Brake Pads	None	10/24/2016	11/23/2016	01410374	\$48.38
<b>Subtotal for Vendor 1455 :</b>							<b>\$48.38</b>
<b>2975</b>	<b><u>Print It Pgh, LLC</u></b>						
	2016-10-19	Signs - Hunt	None	10/25/2016	11/24/2016	01452249	\$83.46
<b>Subtotal for Vendor 2975 :</b>							<b>\$83.46</b>
<b>2244</b>	<b><u>PVE Sheffler, LLC</u></b>						
	46535	TLS Review	None	09/30/2016	10/29/2016	01408200	\$115.00
<b>Subtotal for Vendor 2244 :</b>							<b>\$115.00</b>
<b>3196</b>	<b><u>R. F. Mitall &amp; Associates</u></b>						
	5753	Plan Review	None	10/10/2016	11/09/2016	01408313	\$187.50
	5754	Plan Review	None	10/10/2016	11/09/2016	01408313	\$200.00
	5755	Plan Review	None	10/10/2016	11/09/2016	01408313	\$400.00
	5756	Plan Review	None	10/10/2016	11/09/2016	01408313	\$852.50
	5757	Plan Review	None	10/10/2016	11/09/2016	01408313	\$1,340.00
	5758	Plan Review	None	10/10/2016	11/09/2016	01408313	\$1,780.00

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
	5759	Plan Review	None	10/10/2016	11/09/2016	01408313	\$605.00
	5760	Plan Review	None	10/10/2016	11/09/2016	01408313	\$605.00
	5765	Plan Review	None	10/10/2016	11/09/2016	01408313	\$627.50
<b>Subtotal for Vendor 3196 :</b>							<b>\$6,597.50</b>
<b>3148</b>	<b><u>Reliable Security Systems</u></b>						
	2016-10-18	Security Monitoring 11/1-1/31/17	None	10/18/2016	11/17/2016	01409372	\$96.00
<b>Subtotal for Vendor 3148 :</b>							<b>\$96.00</b>
<b>3199</b>	<b><u>Rodi, Gwen</u></b>						
	2016-10-25	Reimb Travel Exp PML	None	10/28/2016	11/27/2016	01400460	\$319.66
<b>Subtotal for Vendor 3199 :</b>							<b>\$319.66</b>
<b>1583</b>	<b><u>ROSS FIRE EQUIPMENT CO.</u></b>						
	3157	Ann Serv Call & Maintenance	None	09/08/2016	10/07/2016	01409202	\$545.00
<b>Subtotal for Vendor 1583 :</b>							<b>\$545.00</b>
<b>1601</b>	<b><u>Russell Standard Corp</u></b>						
	45614	E-3 Seal Coat	None	10/13/2016	11/12/2016	01438200	\$10,303.02
<b>Subtotal for Vendor 1601 :</b>							<b>\$10,303.02</b>
<b>2836</b>	<b><u>Tifco Industries</u></b>						
	71192486	Hardware	None	09/28/2016	10/27/2016	01430200	\$175.73
<b>Subtotal for Vendor 2836 :</b>							<b>\$175.73</b>
<b>1900</b>	<b><u>Traffic Systems and Services</u></b>						
	SR-27750	Twin Pines & Wash Pike Repair	None	10/06/2016	11/05/2016	01433670	\$168.00
<b>Subtotal for Vendor 1900 :</b>							<b>\$168.00</b>
<b>2057</b>	<b><u>Woltz &amp; Wind Ford</u></b>						
	759247	Tk #24 Brake Repair	None	10/13/2016	11/12/2016	01437200	\$76.40
	759314	Tk #24 Deflector	None	10/14/2016	11/13/2016	01437200	\$35.68
	759673	9-1 Battery Terminal & Box	None	10/16/2016	11/18/2016	01410374	\$221.68
<b>Subtotal for Vendor 2057 :</b>							<b>\$333.76</b>
<b>Grand Total :</b>							<b>\$59,830.54</b>

**Open Invoices**

**South Fayette Township**

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<u>3197</u>	<u>Oakdale Community Center</u>						
	2016-10-17	Hall Rental	None	10/17/2016	10/17/2016	01452249	\$100.00
Subtotal for Vendor 3197 :							\$100.00
<b>Grand Total :</b>							<b>\$100.00</b>

# Check Register

South Fayette Township

17-Oct-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
32662	10/17/2016	3197	Oakdale Community Center	\$100.00
			<b>Bank Totals:</b>	<b>\$100.00</b>
			<b>Total Of Checks:</b>	<b>\$100.00</b>

# Check Register

South Fayette Township

14-Oct-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
32658	10/14/2016	563	Fairview Volunteer Fire Dept.	\$25,664.33
32659	10/14/2016	1306	Oakridge Vol. Fire Department	\$25,664.33
32660	10/14/2016	1613	South Fayette Twp Vol. Fire Dept.	\$25,664.33
32661	10/14/2016	1833	STURGEON VOL. FIRE DEPT.	\$25,664.33
<b>Bank Totals:</b>				<b>\$102,657.32</b>
<b>Total Of Checks:</b>				<b>\$102,657.32</b>

Open Invoices

South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>563</b>	<b><u>Fairview Volunteer Fire Dept.</u></b>						
	2016 VFD	2016 VFD Fire Relief	None	09/20/2016	10/20/2016	01411530	\$25,664.33
Subtotal for Vendor 563 :							\$25,664.33
<b>1306</b>	<b><u>Oakridge Vol. Fire Department</u></b>						
	2016 VFD	2016 VFD Fire Relief	None	09/20/2016	10/20/2016	01411530	\$25,664.33
Subtotal for Vendor 1306 :							\$25,664.33
<b>1613</b>	<b><u>South Fayette Twp Vol. Fire Dept.</u></b>						
	2016 VFD	2016 VFD Fire Relief	None	09/20/2016	10/20/2016	01411530	\$25,664.33
Subtotal for Vendor 1613 :							\$25,664.33
<b>1833</b>	<b><u>STURGEON VOL. FIRE DEPT.</u></b>						
	2016 VFD	2016 VFD Fire Relief	None	09/20/2016	10/20/2016	01411530	\$25,664.33
Subtotal for Vendor 1833 :							\$25,664.33
<b>Grand Total :</b>							<b>\$102,657.32</b>

**Check Register**

South Fayette Township

14-Oct-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
<b>GENERAL FUND</b>				
32615	10/14/2016	22	Action Supply Products, Inc.	\$25.92
32616	10/14/2016	2309	All Covered	\$750.00
32617	10/14/2016	71	AmeriHealth Casualty Services	\$15,349.33
32618	10/14/2016	181	Blanc Printing Company	\$85.00
32619	10/14/2016	2388	CAMPBELL DURRANT BEATTY	\$273.00
32620	10/14/2016	3109	Clark Enterprises, Inc.	\$175.00
32621	10/14/2016	383	ComDoc, Inc.	\$357.99
32622	10/14/2016	409	Corson Custom Graphics	\$75.00
32623	10/14/2016	434	D & C Supply Co., Inc.	\$12.80
32624	10/14/2016	2950	Embroidery Pgh	\$675.00
32625	10/14/2016	599	FM Brass & Hose Distributor	\$938.51
32626	10/14/2016	613	Freedom Systems Corp	\$1,789.98
32627	10/14/2016	2925	Gillece Transmissions	\$2,365.94
32628	10/14/2016	677	Goldberg, Kamin & Garvin	\$8,335.48
32629	10/14/2016	709	Griffith, Inc.	\$48.94
32630	10/14/2016	717	Guttman Energy, Inc.	\$348.09
32631	10/14/2016	773	HENSEL, JASON R.	\$99.29
32632	10/14/2016	782	Hi-Line, Inc	\$428.59
32633	10/14/2016	801	Hill International Trucks, LLC	\$2,870.02
32634	10/14/2016	863	Jackson Welding Supply	\$100.73
32635	10/14/2016	888	Jordan Tax Service, Inc.	\$1,848.72
32636	10/14/2016	939	Kimball Midwest	\$302.35
32637	10/14/2016	952	Knickerbocker Russell Co., Inc	\$105.00
32638	10/14/2016	993	Lane Construction Corp	\$973.99
32639	10/14/2016	1051	LOWES BUSINESS ACCOUNT	\$199.22
32640	10/14/2016	3195	McSweeney, Daniel	\$845.00
32641	10/14/2016	2214	MEIT	\$52,970.82
32642	10/14/2016	1173	Middle Department Inspection	\$9,206.00
32643	10/14/2016	1223	Morgan Stanley Smith Barney	\$540,026.00
32644	10/14/2016	2300	Pennsylvania One Call System	\$113.43
32645	10/14/2016	1455	Point Spring & Driveshaft	\$144.28
32646	10/14/2016	3196	R. F. Mitall & Associates	\$16,770.00
32647	10/14/2016	1601	Russell Standard Corp	\$10,388.51
32648	10/14/2016	1650	Sarasnicks Hardware	\$289.87
32649	10/14/2016	1728	Silhol Builders Supply Co.	\$464.60
32650	10/14/2016	2416	South Fayette Muncipal Authority	\$252.60

# Check Register

South Fayette Township

14-Oct-16

Check No	Check Date	Vendor No	Vendor Name	Check Amount
32651	10/14/2016	1614	South Fayette Twp Library	\$28,345.70
32652	10/14/2016	3193	W. B. Mason Co., Inc.	\$89.95
32653	10/14/2016	1973	Western PA Teamsters/ Emp Pen	\$9,866.35
32654	10/14/2016	2057	Woltz & Wind Ford	\$80.64
32655	10/14/2016	3194	WTW Architects	\$8,489.25
32656	10/14/2016	2092	Zep Sales & Service	\$195.62
32657	10/14/2016	2101	Zurcher, Michael J.	\$67.08
<b>Bank Totals:</b>				<b>\$717,139.59</b>
<b>Total Of Checks:</b>				<b>\$717,139.59</b>

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>22</b>	<b><u>Action Supply Products, Inc.</u></b>						
	400277065	Batteries - Disabled Hunt	None	10/07/2016	11/06/2016	01452248	\$25.92
<b>Subtotal for Vendor 22 :</b>							<b>\$25.92</b>
<b>2309</b>	<b><u>All Covered</u></b>						
	749725	BNY Mellon set-up	None	10/05/2016	11/04/2016	01407430	\$750.00
<b>Subtotal for Vendor 2309 :</b>							<b>\$750.00</b>
<b>71</b>	<b><u>AmeriHealth Casualty Services</u></b>						
	Nov2016WC	WC Nov 2016	None	10/10/2016	11/01/2016	01487906	\$15,349.33
<b>Subtotal for Vendor 71 :</b>							<b>\$15,349.33</b>
<b>181</b>	<b><u>Blanc Printing Company</u></b>						
	162018	Business Cards - Niedermeyer	None	09/28/2016	10/27/2016	01401342	\$85.00
<b>Subtotal for Vendor 181 :</b>							<b>\$85.00</b>
<b>2388</b>	<b><u>CAMPBELL DURRANT BEATTY</u></b>						
	58064	Gen Serv Sept. 2016	None	10/05/2016	11/04/2016	01404310	\$273.00
<b>Subtotal for Vendor 2388 :</b>							<b>\$273.00</b>
<b>3109</b>	<b><u>Clark Enterprises, Inc.</u></b>						
	1610-14	Hub for Sweeper Wheel	None	10/03/2016	11/02/2016	01431200	\$175.00
<b>Subtotal for Vendor 3109 :</b>							<b>\$175.00</b>
<b>383</b>	<b><u>ComDoc, Inc.</u></b>						
	IN1563703	Admin Xerox 10/1-10/30/16	None	10/04/2016	11/03/2016	01401450	\$357.99
<b>Subtotal for Vendor 383 :</b>							<b>\$357.99</b>
<b>409</b>	<b><u>Corson Custom Graphics</u></b>						
	465	Police Only Signs	None	09/29/2016	10/28/2016	01433200	\$75.00
<b>Subtotal for Vendor 409 :</b>							<b>\$75.00</b>
<b>434</b>	<b><u>D &amp; C Supply Co., Inc.</u></b>						
	5448	Sidewalk	None	10/07/2016	11/06/2016	01409203	\$12.80
<b>Subtotal for Vendor 434 :</b>							<b>\$12.80</b>
<b>2950</b>	<b><u>Embroidery Pgh</u></b>						
	EA30351	Hats - Disabled Hunt	None	10/10/2016	11/09/2016	01452249	\$675.00
<b>Subtotal for Vendor 2950 :</b>							<b>\$675.00</b>

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>599</b>	<b><u>FM Brass &amp; Hose Distributor</u></b>						
	21627	Tk #14 Hose Repair	None	10/03/2016	11/02/2016	01437200	\$302.77
	21641	Tk #14 Hose Repair	None	10/07/2016	11/06/2016	01437200	\$224.96
	21648	Tk #14 Hose Repair	None	10/10/2016	11/09/2016	01437200	\$44.98
	21649	Tk #14 Hose Repair	None	10/10/2016	11/09/2016	01437200	\$365.80
<b>Subtotal for Vendor 599 :</b>							<b>\$938.51</b>
<b>613</b>	<b><u>Freedom Systems Corp</u></b>						
	1009374	Desktops	None	09/29/2016	10/28/2016	01407740	\$1,789.98
<b>Subtotal for Vendor 613 :</b>							<b>\$1,789.98</b>
<b>2925</b>	<b><u>Gillece Transmissions</u></b>						
	R0023494	Sweeper Repair	None	10/12/2016	11/11/2016	01431200	\$2,365.94
<b>Subtotal for Vendor 2925 :</b>							<b>\$2,365.94</b>
<b>677</b>	<b><u>Goldberg, Kamin &amp; Garvin</u></b>						
	2016-Aug	Legal Services Aug 2016	None	09/22/2016	10/21/2016	01404316	\$4,215.00
	2016-Aug	Legal Services Aug 2016	None	09/22/2016	10/21/2016	01404314	\$300.00
	2016-Jul	Legal Services July 2016	None	08/24/2016	09/23/2016	01404316	\$3,520.48
	2016-Jul	Legal Services July 2016	None	08/24/2016	09/23/2016	01404314	\$300.00
<b>Subtotal for Vendor 677 :</b>							<b>\$8,335.48</b>
<b>709</b>	<b><u>Griffith, Inc.</u></b>						
	726031301	Mower Parts	None	09/01/2016	09/30/2016	01454200	\$48.94
<b>Subtotal for Vendor 709 :</b>							<b>\$48.94</b>
<b>717</b>	<b><u>Guttman Energy, Inc.</u></b>						
	48593362	Diesel Fuel 9/26-10/2/2016	None	10/02/2016	11/01/2016	01430231	\$188.90
	48649360	Diesel Fuel 10/3-10/9/16	None	10/09/2016	11/08/2016	01430231	\$159.19
<b>Subtotal for Vendor 717 :</b>							<b>\$348.09</b>
<b>773</b>	<b><u>HENSEL, JASON R.</u></b>						
	2016-10-07	Reimb Exp-Street Survival	None	10/07/2016	11/06/2016	01410460	\$99.29
<b>Subtotal for Vendor 773 :</b>							<b>\$99.29</b>
<b>782</b>	<b><u>Hi-Line, Inc</u></b>						
	10492421	Assorted Supplies	None	09/30/2016	10/29/2016	01430200	\$428.59
<b>Subtotal for Vendor 782 :</b>							<b>\$428.59</b>
<b>801</b>	<b><u>Hill International Trucks, LLC</u></b>						
	Sept-2016	Vehicle parts	None	09/30/2016	10/29/2016	01437200	\$2,870.02

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
<b>Subtotal for Vendor 801 :</b>							<b>\$2,870.02</b>
<b>863</b>	<b><u>Jackson Welding Supply</u></b>						
	JW49149	Oxygen Tanks Filled	None	09/23/2016	11/22/2016	01410200	\$41.93
	RI00062271	Cutting torches	None	09/30/2016	10/29/2016	01430200	\$37.95
	RI0062270	Oxygen Cylinder Rental	None	09/30/2016	10/29/2016	01410200	\$20.85
<b>Subtotal for Vendor 863 :</b>							<b>\$100.73</b>
<b>888</b>	<b><u>Jordan Tax Service, Inc.</u></b>						
	9-13	2014 Uncollected Lien Tx	None	09/28/2016	10/27/2016	01403450	\$25.50
	9-C-154	LST Commission	None	09/21/2016	10/20/2016	01403318	\$148.00
	9-C-158	Delq EIT Commission	None	09/21/2016	10/20/2016	01403318	\$75.30
	9-C-168	Delq R/E Tax Commission	None	09/14/2016	10/13/2016	01403450	\$1,599.92
<b>Subtotal for Vendor 888 :</b>							<b>\$1,848.72</b>
<b>939</b>	<b><u>Kimball Midwest</u></b>						
	5188642	Hardware	None	10/07/2016	11/06/2016	01430200	\$302.35
<b>Subtotal for Vendor 939 :</b>							<b>\$302.35</b>
<b>952</b>	<b><u>Knickerbocker Russell Co., Inc</u></b>						
	1030580	Sandblasting	None	09/29/2016	10/28/2016	01437200	\$105.00
<b>Subtotal for Vendor 952 :</b>							<b>\$105.00</b>
<b>993</b>	<b><u>Lane Construction Corp</u></b>						
	1746894	Freedom & Bowman	None	09/28/2016	10/27/2016	01438200	\$285.74
	1747875	Summit Ridge & Laurel Enfield	None	09/29/2016	10/28/2016	01438200	\$71.30
	1747900	Pin Oak	None	09/30/2016	10/29/2016	01438200	\$86.20
	1748515	Marion, Lakemont, Open Meadow	None	10/03/2016	11/02/2016	01438200	\$210.72
	1749465	Marion	None	10/04/2016	11/03/2016	01438200	\$320.03
<b>Subtotal for Vendor 993 :</b>							<b>\$973.99</b>
<b>1051</b>	<b><u>LOWES BUSINESS ACCOUNT</u></b>						
	2016-Sept	Shovel-Groundbreaking	None	09/29/2016	10/28/2016	01454200	\$199.22
<b>Subtotal for Vendor 1051 :</b>							<b>\$199.22</b>
<b>3195</b>	<b><u>McSweeney, Daniel</u></b>						
	2016-10-09	Paint Hall & Meeting Room	None	10/09/2016	11/08/2016	01409372	\$845.00
<b>Subtotal for Vendor 3195 :</b>							<b>\$845.00</b>
<b>2214</b>	<b><u>MEIT</u></b>						
	108878	Nov 2016	None	10/04/2016	10/20/2016	01430156	\$17,221.89
	108878	Nov 2016	None	10/04/2016	10/20/2016	01401156	\$4,705.04
	108878	Nov 2016	None	10/04/2016	10/20/2016	01408156	\$3,291.35

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
	108878	Nov 2016	None	10/04/2016	10/20/2016	01410156	\$19,676.05
	108878	Nov 2016	None	10/04/2016	10/20/2016	01413156	\$4,123.51
	108878	Nov 2016	None	10/04/2016	10/20/2016	01452156	\$469.97
	108878	Nov 2016	None	10/04/2016	10/20/2016	01491930	\$661.63
	108878	Nov 2016	None	10/04/2016	10/20/2016	01454156	\$2,821.38
<b>Subtotal for Vendor 2214 :</b>							<b>\$52,970.82</b>
<b>1173</b>	<b><u>Middle Department Inspection</u></b>						
	2016-Sept	September 2016	None	09/30/2016	10/29/2016	01413312	\$9,206.00
<b>Subtotal for Vendor 1173 :</b>							<b>\$9,206.00</b>
<b>1223</b>	<b><u>Morgan Stanley Smith Barney</u></b>						
	2016-10-14	MMO Police Pension 2016	None	10/14/2016	10/14/2016	01410160	#####
<b>Subtotal for Vendor 1223 :</b>							<b>\$540,026.00</b>
<b>2300</b>	<b><u>Pennsylvania One Call System</u></b>						
	669104	Montly Fees	None	09/30/2016	10/29/2016	01430321	\$113.43
<b>Subtotal for Vendor 2300 :</b>							<b>\$113.43</b>
<b>1455</b>	<b><u>Point Spring &amp; Driveshaft</u></b>						
	1505730	TK #24 Brake Repair	None	10/11/2016	11/10/2016	01437200	\$144.28
<b>Subtotal for Vendor 1455 :</b>							<b>\$144.28</b>
<b>3196</b>	<b><u>R. F. Mitall &amp; Associates</u></b>						
	5636	15223 Plan Review	None	09/02/2016	10/01/2016	01408313	\$762.50
	5637	16024 Plan Review	None	09/02/2016	10/01/2016	01408313	\$1,932.50
	5638	16129 Plan Review	None	09/02/2016	10/01/2016	01408313	\$2,682.50
	5639	16129A Plan Review	None	09/02/2016	10/01/2016	01408313	\$3,150.00
	5640	16158 Plan Review	None	09/02/2016	10/01/2016	01408313	\$327.50
	5641	16159 Plan Review	None	09/02/2016	10/01/2016	01408313	\$600.00
	5642	16160 Plan Review	None	09/02/2016	10/01/2016	01408313	\$137.50
	5643	16177 Plan Review	None	09/02/2016	10/01/2016	01408313	\$3,912.50
	5644	16178 Plan Review	None	09/02/2016	10/01/2016	01408313	\$1,910.00
	5645	16190 Plan Review	None	09/02/2016	10/01/2016	01408313	\$705.00
	5646	16191 Plan Review	None	09/02/2016	10/01/2016	01408313	\$650.00
<b>Subtotal for Vendor 3196 :</b>							<b>\$16,770.00</b>
<b>1601</b>	<b><u>Russell Standard Corp</u></b>						
	45367	Seal Coat E-3	None	10/05/2016	11/04/2016	01438200	\$5,231.94
	45442	Seal Coat E-3	None	10/07/2016	11/06/2016	01438200	\$5,156.57
<b>Subtotal for Vendor 1601 :</b>							<b>\$10,388.51</b>
<b>1650</b>	<b><u>Sarasnicks Hardware</u></b>						
	SH2016-Sept	September 2016	None	10/01/2016	10/30/2016	01430200	\$26.85

# Open Invoices

# South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
	SH2016-Sept	September 2016	None	10/01/2016	10/30/2016	01454374	\$25.95
	SH2016-Sept	September 2016	None	10/01/2016	10/30/2016	01454200	\$25.96
	SH2016-Sept	September 2016	None	10/01/2016	10/30/2016	01409203	\$168.99
	SH2016-Sept	September 2016	None	10/01/2016	10/30/2016	01437200	\$10.14
	SH2016-Sept	September 2016	None	10/01/2016	10/30/2016	01454231	\$31.98
<b>Subtotal for Vendor 1650 :</b>							<b>\$289.87</b>
<b>1728</b>	<b><u>Silhol Builders Supply Co.</u></b>						
	731795	Sygan Rd. Culvert	None	09/01/2016	09/30/2016	01436200	\$464.60
<b>Subtotal for Vendor 1728 :</b>							<b>\$464.60</b>
<b>2416</b>	<b><u>South Fayette Muncipal Authority</u></b>						
	2016-8659-09	Greenwood Dr. 9/1-9/30/16	None	10/03/2016	10/25/2016	01454368	\$138.35
	2016-8694-9	Station St. 9/1-9/30/16	None	10/03/2016	10/25/2016	01454368	\$28.15
	2016-8979-9	Mead St. 9/1-9/30/16	None	10/03/2016	10/25/2016	01454368	\$86.10
<b>Subtotal for Vendor 2416 :</b>							<b>\$252.60</b>
<b>1614</b>	<b><u>South Fayette Twp Library</u></b>						
	Oct-16	Donation - 4Q 2016	None	10/01/2016	10/30/2016	01456220	\$28,345.70
<b>Subtotal for Vendor 1614 :</b>							<b>\$28,345.70</b>
<b>3193</b>	<b><u>W. B. Mason Co., Inc.</u></b>						
	I38194408	Paper	None	09/30/2016	10/29/2016	01401200	\$89.95
<b>Subtotal for Vendor 3193 :</b>							<b>\$89.95</b>
<b>1973</b>	<b><u>Western PA Teamsters/ Emp Pen</u></b>						
	151006	PW Pension 8/29-10/2/16	None	09/01/2016	10/15/2016	01430160	\$3,794.75
	15964	PW Pension 8/29-10/2/16	None	09/01/2016	10/15/2016	01454160	\$1,517.90
	15964	PW Pension 8/29-10/2/16	None	09/01/2016	10/15/2016	01430160	\$4,553.70
<b>Subtotal for Vendor 1973 :</b>							<b>\$9,866.35</b>
<b>2057</b>	<b><u>Woltz &amp; Wind Ford</u></b>						
	758932	Tk # 24 parts	None	10/10/2016	11/09/2016	01437200	\$80.64
<b>Subtotal for Vendor 2057 :</b>							<b>\$80.64</b>
<b>3194</b>	<b><u>WTW Architects</u></b>						
	30220	Library Grant Work	None	09/29/2016	10/28/2016	01456530	\$8,489.25
<b>Subtotal for Vendor 3194 :</b>							<b>\$8,489.25</b>
<b>2092</b>	<b><u>Zep Sales &amp; Service</u></b>						
	9002467538	Fuel additive	None	09/29/2016	10/28/2016	01430231	\$195.62
<b>Subtotal for Vendor 2092 :</b>							<b>\$195.62</b>

Open Invoices

South Fayette Township

Vendor	Inv Number	Invoice Description		Inv Date	Due Date	Ledger Acct	Invoice Amt
2101	<u>Zurcher, Michael J.</u>						
	2016-10-08	Reimb Exp - Travel	None	10/08/2016	11/07/2016	01410460	\$67.08
Subtotal for Vendor 2101 :							\$67.08
<b>Grand Total :</b>							<b>\$717,139.59</b>

**Check Register - Pcard  
South Fayette Township  
10/27/2016**

<b>Vendor</b>	<b>Amount</b>
Waste Management	88,932.75
Other	<u>12,237.95</u>
	<u><u>101,170.70</u></u>

# **South Fayette Township Police Department**



## **Monthly Report October 2016**



# SOUTH FAYETTE T O W N S H I P

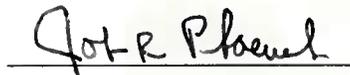
A Community Growing Together

To: Board of Commissioners  
From: John R Phoennik, Chief of Police  
Re: October 2016, Monthly Report  
Date: November 8, 2016

“Coffee with the Chief” was held at the Sturgeon VFD on October 13<sup>th</sup>. There were 14 people in attendance.

On October 19<sup>th</sup> the department participated in the 20<sup>th</sup> annual “Operation Safe Stop”, a national program in which officers randomly follow school buses on the buses morning and afternoon routes in a marked car in an effort to be visible while promoting school bus safety.

Extra officers were assigned to township neighborhoods for Halloween trick or treat on October 31, “Glow Necklaces” were passed out by officers during patrols. There were no incidents reported during this event.



John R Phoennik, Chief of Police

<b>PERSONNEL</b>		
	<b>2015</b>	<b>2016</b>
<b>Number of Officers</b>	17	16
<b>Hours Worked</b>	2528	2592
<b>Township Overtime</b>	122.5	39
<b>Outside Overtime</b>	0	445.5
<b>Court Hours</b>	37.5	22
<b>Training Hours</b>	107	164
<b>Vacation Hours</b>	224	136
<b>Holiday Hours</b>	0	0
<b>Personal Hours</b>	48	20
<b>Sick Time Hours</b>	40	80
<b>Comp. Hours Used</b>	80	28
<b>Bereavement Hours</b>	0	0

<b>TRAINING</b>			
<b>Date</b>	<b>Officer</b>	<b>Training</b>	<b>Hrs.</b>
10/1	Wesolek	Firearm Qualification	4
10/1	Griffith	Firearm Qualification	4
10/2	Hubbard	Firearm Qualification	4
10/2	Jeffrey	Firearm Qualification	4
10/3- 10/4	Buchanan	Mandatory In-Service	16
10/4- 10/5	Zurcher	Street Survival	16
10/4- 10/5	Griffith	Street Survival	16
10/4- 10/5	Hensel	Street Survival	16
10/5- 10/6	Benney	A.L.E.R.R.T. Basic Training	16
10/5- 10/6	Jeffrey	A.L.E.R.R.T. Basic Training	16
10/5- 10/6	Buchanan	A.L.E.R.R.T. Basic Training	16
10/8	Handerhan	Firearm Qualification	4
10/9	Kuchta	Firearm Qualification	4
10/10	Blocher	Firearm Qualification	4
10/11	Caputo	Firearm Qualification	4
10/17	Leininger	SimTac	1
10/17	Hensel	SimTac	1
10/17	Benney	SimTac	1
10/17	Buchanan	SimTac	1
10/26	Zurcher	Firearm Qualification	4
10/26	Sgro	Firearm Qualification	4
10/27	Leininger	Glock Armorer	8
<b>TOTAL</b>			<b>164</b>

**VEHICLE USE & EXPENSES**

<b>Unit</b>	<b>Mileage</b>	<b>Miles Driven</b>	<b>Fuel Usage</b>	<b>Avg. Fuel Usage</b>
<b>9-1</b>	52,995	2,355	242.6	9.7
<b>9-2</b>	8,945	2,360	212.2	11.1
<b>9-3</b>	64,770	894	66.7	13.4
<b>9-4</b>	7,490	740	58.2	12.7
<b>9-5</b>	31,955	2,120	186.1	11.4
<b>9-6</b>	99,070	1,865	200.5	9.3
<b>9-7</b>	30,360	2,015	204.9	9.8
<b>9-8</b>	100,360	275	73.7	3.7
<b>9-9</b>	82,430	345	45.0	7.7
<b>9-10</b>	97,525	390	70.0	5.6
<b>9-12</b>	69,520	2,440	269.0	9.1
<b>TOTAL</b>		<b>15,799</b>	<b>1,628.9</b>	<b>9.4</b>

<b>VEHICLE MAINTENANCE</b>			
<b>Unit</b>	<b>Mileage</b>	<b>Maintenance</b>	<b>Costs</b>
<b>9-1</b>	51,115	Preventive maintenance oil,fluids,filters	0.00
	51,560	Donated WatchGuard camera installed	350.00
	52,010	New battery	93.53
	52,010	Replace battery terminal & cable assembly	221.68
<b>9-2</b>			
<b>9-3</b>			
<b>9-4</b>	7,250	New siren speaker installed	Warranty
<b>9-5</b>	31,100	Preventive maintenance oil,fluids,filters	0.00
	31,610	Passenger rear tire replaced w/spare	0.00
<b>9-6</b>	97,175	New gas cap	13.77
	97,175	Replace headlight plugs	11.33
	98,228	4 winter tires from stock put on	0.00
<b>9-7</b>	28,965	Replace LED bulb with bulb from old light bar	0.00
<b>9-8</b>			
<b>9-9</b>	82,245	Replace rear differential	2,198.47
<b>9-10</b>			
<b>9-12</b>	67,770	New windshield wipers	34.03
	68,375	Preventive maintenance oil,fluids,filters	0.00
	68,375	Rear brake pads replaced	48.38

<b>RADIO REPAIRS</b>		
<b>Unit</b>	<b>Maintenance</b>	<b>Costs</b>
<b>Portable</b>	Realigned Speaker Contacts	0.00

<b>PATROL OPERATIONS</b>		
<b>Complaint</b>	<b>2015</b>	<b>2016</b>
911 Hang Up	5	4
Alarm Activated	41	35
Animal Bite	0	1
Animal Complaint	18	13
Animal Euthanization	0	2
Assist other Agency	7	7
Check Welfare	0	14
Child Abuse	1	2
Criminal Mischief	5	5
DUI	0	1
Death	2	2
Disturbance	6	14
Domestic	7	12
Fire Call	9	13
Firearm Violations	0	1
Forgery/Counterfeiting	0	1
Found Property	2	3
General Complaint	40	40
Harassment	5	7
Identity Theft	0	7
Kidnapping	0	1
Liquor Laws	0	0
Lost Property	1	0
Mental Patient	0	5
Miscellaneous	70	45
Missing Person	1	5
Narcotic	2	4
Parking Complaint	6	6
PFA Service	0	1
Request for Ambulance	137	144
Service Calls	0	7
Shot Fired	0	1
Theft	16	12
Township Ordinances	0	2
Traffic Accident	29	32
Traffic Complaint	42	25
<b>TOTAL</b>	<b>479</b>	<b>476</b>

<b>PART 1 OFFENSES</b>					
	<b>Offenses Reported</b>	<b>Offenses Unfounded</b>	<b>Actual Offenses</b>	<b>Offenses Cleared</b>	<b>Juveniles Cleared</b>
<b>Criminal Homicide</b>	0	0	0	0	0
<b>Rape</b>	0	0	0	0	0
<b>Robbery</b>	0	0	0	0	0
<b>Aggravated Assault</b>	1	0	1	1	0
<b>Burglary</b>	0	0	0	0	0
<b>Theft</b>	4	0	4	1	0
<b>Motor Vehicle Theft</b>	0	0	0	0	0
<b>Arson</b>	0	0	0	0	0
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>0</b>

<b>PART II OFFENSES</b>					
	<b>Offenses Reported</b>	<b>Offenses Unfounded</b>	<b>Actual Offenses</b>	<b>Offenses Cleared</b>	<b>Juveniles Cleared</b>
<b>Forgery</b>	1	0	1	0	0
<b>Fraud</b>	2	0	2	0	0
<b>Embezzlement</b>	0	0	0	0	0
<b>Stolen Property</b>	0	0	0	0	0
<b>Vandalism</b>	1	0	1	1	0
<b>Weapons</b>	0	0	0	0	0
<b>Prostitution</b>	0	0	0	0	0
<b>Sex Offenses</b>	0	0	0	0	0
<b>Drug Sale, Possession</b>	2	0	2	1	0
<b>Gambling</b>	0	0	0	0	0
<b>Offenses Against Family</b>	0	0	0	0	0
<b>DUI</b>	1	0	1	1	0
<b>Liquor Laws</b>	0	0	0	0	0
<b>Drunkenness</b>	2	0	2	2	0
<b>Disorderly Conduct</b>	1	0	1	1	1
<b>Vagrancy</b>	0	0	0	0	0
<b>All Other Offenses</b>	0	0	0	0	0
<b>TOTAL</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>6</b>	<b>1</b>

<b>PERSONS CHARGED</b>			
<b>Offense</b>	<b>Arrested</b>	<b>Summoned</b>	<b>Total Persons Charged</b>
<b>PART I OFFENSES</b>			
Criminal Homicide	0	0	0
Rape	0	0	0
Robbery	2	0	2
Aggravated Assault	0	0	0
Burglary	0	0	0
Theft	0	0	0
Motor Vehicle Theft	0	0	0
Arson	0	0	0
<b>Total Part I Offenses</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>PART II OFFENSES</b>			
Other Assaults	1	0	1
Forgery	0	0	0
Fraud	0	0	0
Embezzlement	0	0	0
Stolen Property	0	0	0
Vandalism	1	0	1
Weapons	0	0	0
Prostitution	0	0	0
Sex Offenses	0	0	0
Drug Sale, Possession	0	0	0
Gambling	0	0	0
Offenses Against Family	0	0	0
DUI	1	0	1
Liquor Laws	0	0	0
Drunkenness	1	0	1
Disorderly Conduct	0	2	2
Vagrancy	0	0	0
All Other Offenses	0	0	0
<b>Total Part II Offenses</b>	<b>4</b>	<b>2</b>	<b>6</b>
<b>GRAND TOTAL</b>	<b>6</b>	<b>2</b>	<b>8</b>

<b>TRAFFIC ENFORCEMENT</b>		
	<b>2015</b>	<b>2016</b>
<b>Parking Tickets</b>	5	0
<b>Non-Traffic Citations</b>	2	7
<b>Traffic Citations</b>	69	35
<b>Written Warnings</b>	56	31
<b>TOTAL</b>	<b>132</b>	<b>73</b>

<b>INVESTIGATIONS</b>	
<b>Cases Assigned</b>	<b>October 2016</b>
<b>Adult</b>	15
<b>Juvenile</b>	1
<b>TOTAL</b>	<b>16</b>
<b>Cases Closed</b>	
<b>Adult</b>	7
<b>Juvenile</b>	1
<b>TOTAL</b>	<b>8</b>
<b>Investigations Arrests</b>	
<b>Adult</b>	7
<b>Juvenile</b>	1
<b>TOTAL</b>	<b>8</b>

<b>SPEED TRAILER LOG</b>	
<b>Date</b>	

**BIKE PATROL**

N/A for this month

**COMMUNITY CONCERNS**

0 streetlights have been reported out to First Energy for the month of October. First Energy is in the process of changing 1,408 streetlights throughout the township to LED thru December.

Follow up to concerns by residents of speeding vehicle in neighborhoods have continued. Extra patrols were assigned on SR 50, 10 warnings and 10 citations have been issued in these assigned areas.

Nuisance Vehicles – 1 owners notified to move nuisance vehicle, 1 notice sent registered mail, 0 letters hand delivered, 0 citations issued, and 0 vehicles moved as of these actions.

**COMMUNITY PRESENTATIONS AND MEETINGS**

<b>Date</b>	<b>Group</b>	<b>Officer</b>	<b>Topic</b>
10/6	Kingdom-Care	Blocher	Safety Talk
10/12	Hunting Ridge C.S.A.	Handerhan	Monthly
10/13	Coffee with Chief (Sturgeon)	Phoennik	Community
10/25	Lakemont Farms	Monyak	Monthly
10/26	Safety Committee	Phoennik	Safety

<b>REVENUE SUMMARY</b>		
<b>Type</b>	<b>2015</b>	<b>2016</b>
<b>District Court</b>	2,772.06	1,852.48
<b>Parking Tickets</b>	25.00	0.00
<b>Reports</b>	285.00	450.00
<b>Alarm Devices</b>	40.00	60.00
<b>Soliciting Permits</b>	0.00	0.00
<b>Allegheny County Reimbursement</b>	137.56	52.24
<b>TOTAL</b>	<b>3,259.62</b>	<b>2,414.72</b>

Terms Expiring December 31, 2019

Planning Commission:	Jack Ramage Greg Uhrlen	wants to continue expires 12-19
Zoning Hearing Board:	Renee Bennett Joe Gagliardino	no interest in continuing wants to continue
ZHB Alternate:	Steven Nuckles	no interest in continuing
Civil Service Commission:	Robert Price	wants to continue
Board of Standards:	Mark Sipos Richard Jones Terry Kuhn	wants to continue wants to continue
Parks & Recreation:	Ron Miller Carl Helbling Open Spot Mark Briner	wants to continue wants to continue expires 12-17
Library Board	Chandra Karnati Janette Moore	expires 2-2017 expires 2-2019

South Fayette Township Tax Collector  
P.O. Box 172  
Presto, PA 15142-0172  
[abeck@sftwp.com](mailto:abeck@sftwp.com)  
(412)225-8398

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October 7, 2016

**VIA HAND DELIVERY**

Ryan Eggleston, Manager  
South Fayette Township  
515 Millers Run Rd.  
Morgan, PA 15064

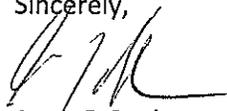
RE: October 2016 Refunds

Dear Ryan:

Enclosed please find the October 2016 Township Refund Lists and supporting documentation. Please present this to the board for their approval at the next commissioners' meeting.

If you have any questions regarding this matter, please feel free to contact me at (412)225-8398.

Sincerely,



Anne F. Beck

Enclosures

cc: Nancy Degenhardt (w/encls.)

2014 REFUND LIST  
 South Fayette Township  
 10/7/2016

Line #	Block & Lot	Property Address	Owner Name	Last Name	Address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Diff	New Assmt	Paid D/F/P	0.00348 Face	(-) Disc	(+) Pen	Refund Amount	RC	Fund	
917	398-S-38	416 SWAN DR	CHARLES, SUSAN & THOMAS A	CHARLES	416 SWAN DR	BRIDGEVILLE, PA 15017	\$ 79.12	OCO	\$ 230,200.00	\$ 23,200.00	\$ 207,000.00	D	\$ 80.74	\$ 1.61		\$ 79.12			
8546	324-C-18	510 MILLERS RUN RD	DJM RENTAL PROPERTIES LP	DJM	602 BOWER HILL RD	VENETIA, PA 15367	\$ 9.21	OCO	3,200	2,700	500	D	\$ 9.40	\$ 0.19		\$ 9.21			
3181	323-J-51	5528 WORTHINGTON CT	LIBERATORE, JOHN A	LIBERATORE	5528 WORTHINGTON CT	BRIDGEVILLE, PA 15017	\$ 56.27	OCO	269,500	16,500	252,000	D	\$ 57.42	\$ 1.15		\$ 56.27			
TOTAL							<u>\$ 144.60</u>									\$ -	<u>\$ 144.60</u>		

2015 REFUND LIST  
 South Fayette Township  
 10/7/2016

Line #	Block & Lot	Property Address	Owner Name	Last Name	Address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Diff	New Assmt	Paid D/F/P	0.00348 Face	(-) Disc	(+) Pen	Refund Amount	RC	Fund	
4208	481-C-17	133 FIRWOOD DR	O'ROURKE, DANIEL J AND	O'ROURKE	133 FIRWOOD DR	BRIDGEVILLE, PA 15017	\$ 69.57	OCO	\$ 203,400.00	\$ 20,400.00	\$ 183,000.00	D	\$ 70.99	\$ 1.42		\$ 69.57			
945	398-S-38	416 SWAN DR	CHARLES, SUSAN & THOMAS A	CHARLES	416 SWAN DR	15017	\$ 79.12	OCO	\$ 230,200.00	\$ 23,200.00	\$ 207,000.00	D	\$ 80.74	\$ 1.61		\$ 79.12			
6612	324-C-18	510 MILLERS RUN RD	DJM RENTAL PROPERTIES LP	DJM	602 BOWER HILL RD	VENETIA, PA 15367	\$ 9.21	OCO	3,200	2,700	500	D	\$ 9.40	\$ 0.19		\$ 9.21			
3181	323-J-51	5528 WORTHINGTON CT	LIBERATORE, JOHN A	LIBERATORE	5528 WORTHINGTON CT	15017	\$ 56.27	OCO	268,500	18,500	252,000	D	\$ 57.42	\$ 1.15		\$ 56.27			
TOTAL:							<u>\$ 214.17</u>									\$ -	<u>\$ 214.17</u>		

2016 REFUND LIST  
 South Fayette Township  
 10/7/2016

Line #	Block & Lot	Property Address	Owner Name	Last Name	Address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Diff	New Assmt	Paid D/FIP	0.00448 Face	(-) Disc	(+) Pen	Refund Amount	RC	Fund
6946	256-A-15	1516 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 2.24	OCO	\$ 6,000.00	\$ 500.00	\$ 5,500.00	F	\$ 2.24			\$ 2.24		
6956	256-A-45	1546 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 4.93	OCO	\$ 7,500.00	\$ 1,100.00	\$ 6,400.00	F	\$ 4.93			\$ 4.93		
6955	256-A-43	1548 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 3.14	OCO	\$ 6,400.00	\$ 700.00	\$ 5,700.00	F	\$ 3.14			\$ 3.14		
6951	256-A-35	1556 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 2.69	OCO	\$ 7,100.00	\$ 600.00	\$ 6,500.00	F	\$ 2.69			\$ 2.69		
6947	256-A-17	1574 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 0.90	OCO	\$ 5,800.00	\$ 200.00	\$ 5,600.00	F	\$ 0.90			\$ 0.90		
6948	256-A-19	1578 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 1.34	OCO	\$ 6,600.00	\$ 300.00	\$ 6,300.00	F	\$ 1.34			\$ 1.34		
6985	256-B-29	1562 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 0.45	OCO	\$ 5,500.00	\$ 100.00	\$ 5,400.00	F	\$ 0.45			\$ 0.45		
6987	256-B-33	1558 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 1.79	OCO	\$ 6,400.00	\$ 400.00	\$ 6,000.00	F	\$ 1.79			\$ 1.79		
6979	256-A-91	1533 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 3.58	OCO	\$ 6,200.00	\$ 800.00	\$ 5,400.00	F	\$ 3.58			\$ 3.58		
6973	256-A-79	1551 CELEBRATION CIRCLE	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 1.34	OCO	\$ 6,100.00	\$ 300.00	\$ 5,800.00	F	1.34			\$ 1.34		
5661	258-A-13	1256 OAKRIDGE RD.	NEWBURY DEVELOPMENT ASSOCIATES LP	NEWBURY GREAT	1263 NEWBURY HIGHLAND	BRIDGEVILLE, PA 15017	\$ 85.61	OCO	\$ 27,000.00	\$ 19,500.00	\$ 7,500.00	D	87.36	1.75		\$ 85.61		
6677	489-S-2	4246 BATTLE RIDGE RD	GREAT RENTALS LLC	RENTALS	1683 REISSING RD	MCDONALD, PA 15057	\$ 168.90	OCO	\$ 128,000.00	\$ 37,700.00	\$ 90,300.00	F	168.90			\$ 168.90		
7217	324-B-36	538 MILLERS RUN RD	WILLOW D PROPERTIES LP	WILLOW	519 E MAIN ST	CARNEGIE, PA 15106	\$ 533.87	OCO	\$ 275,700.00	\$ 121,600.00	\$ 154,100.00	D	544.77	10.90		\$ 533.87		
5423	488-H-22	2038 STERLING DR	SUSKIEWICZ, HENRY A & JONENE LYNN	SUSKIEWICZ	2038 STERLING DR	MCDONALD, PA 15057	\$ 120.30	OCO	\$ 416,600.00	\$ 27,400.00	\$ 389,200.00	D	122.75	2.46		\$ 120.30		
4267	481-C-17	133 FIRWOOD DR	O'ROURKE, DANIEL J AND LAUREN B	O'ROURKE	133 FIRWOOD DR	BRIDGEVILLE, PA 15017	\$ 36.88	OCO	\$ 203,400.00	\$ 8,400.00	\$ 195,000.00	D	37.63	0.75		\$ 36.88		
6633	324-C-18	510 MILLERS RUN RD	DJM RENTAL PROPERTIES LP	DJM	602 BOWER HILL RD	VENETIA, PA 15367	\$ 11.85	OCO	\$ 3,200.00	\$ 2,700.00	\$ 500.00	D	12.10	0.24		\$ 11.85		
954	398-S-38	416 SWAN DR	CHARLES, SUSAN J & THOMAS A	CHARLES	416 SWAN DR	BRIDGEVILLE, PA 15017	\$ 101.86	OCO	\$ 230,200.00	\$ 23,200.00	\$ 207,000.00	D	103.94	2.08		\$ 101.86		
3221	323-J-51	5528 WORTHINGTON CT	LIBERATORE, JOHN A	LIBERATORE	5528 WORTHINGTON CT	BRIDGEVILLE, PA 15017	\$ 72.44	OCO	\$ 268,500.00	\$ 16,500.00	\$ 252,000.00	D	73.92	1.48		\$ 72.44		
TOTAL:							\$ 1,154.11									\$ 1,154.11		

**2014**  
**OFFICIAL CHANGE**  
**ORDERS**

09/29/2016 11:31

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2014

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME CHARLES SUSAN J & THOMAS A (H)

AGENT

TAXBILL ADDR 416 SWAN DR  
BRIDGEVILLE PA 15017-

ADDRESS CONT

YEAR 2014  
CODE-LINE 0-0917  
PARCEL ID 0398-S-00038-0000-00  
ALTERNATE ID 9946-X-84684-0000-00  
POSTING # CRT16-140  
ENTRY DATE 09/29/2016

2014 0398-S-00038-0000-00 0-0917 EXONERATION  
9946-X-84684-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,100 172,100	40,100 190,100	LAND BUILDING	40,100 148,900	40,100 166,900

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	212,200			230,200
ADDITIONAL EXONERATION	23,200			23,200
AFTER	189,000			207,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LAKEMONT FARMS PLAN PHASE III #322 IRREG  
LOT = 35X161.72X48.65 (.310 ALD) SWAN DR  
2 STY BRK & SDG HSE & 2 CAR ATT GAR #416

*Prov. 416 Swan Dr  
Map - 416 Swan Dr  
Bridgeville PA 15017*

*pd trp at FACE on higher value*

*(R)*

*pd sch at INC on higher value*

*(R)*

LOCAL COPY

09/29/2016 11:31

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2014

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME DJM RENTAL PROPERTIES LP

AGENT

TAXBILL ADDR 602 BOWER HILL RD  
VENETIA PA 15367

YEAR 2014  
CODE-LINE 0-6546  
PARCEL ID 0324-C-00018-0000-00  
ALTERNATE ID 9946-X-82128-0000-00  
POSTING # CRT16-140  
ENTRY DATE 09/29/2016

ADDRESS CONT

2014 0324-C-00018-0000-00 0-6546 EXONERATION  
9946-X-82128-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	3,200 0	3,200 0	LAND BUILDING	500 0	500 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	3,200			3,200
ADDITIONAL	2,700			2,700
EXONERATION	500			500
AFTER				

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT = 525 FRONTING WITH 12 TOTAL BEARINGS

*Prop. 570 Millersburg Rd  
A/C 602 Bower Hill  
Venetia PA 15367*

*Pol try at price  
higher value (R)*

*At site at 09/29/16  
higher value (R)*

LOCAL COPY

**2015**  
**OFFICIAL CHANGE**  
**ORDERS**

09/13/2016 11:44

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2015

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME OROURKE DANIEL J & LAUREN B (W)  
AGENT WELLS FARGO R E TAX SERVICES  
TAXBILL ADDR 1 HOME CAMPUS  
MAC X 2302-04D  
DES MOINES IA 50328  
ADDRESS CONT

YEAR 2015  
CODE-LINE 0-4208  
PARCEL ID 0481-C-00017-0000-00  
ALTERNATE ID 9946-X-00407-0000-00  
POSTING # CRT16-131  
ENTRY DATE 09/13/2016

2015 0481-C-00017-0000-00 0-4208 EXONERATION  
9946-X-00407-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,200 145,200	40,200 163,200	LAND BUILDING	40,200 124,800	40,200 142,800

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	185,400			203,400
ADDITIONAL EXONERATION	20,400			20,400
AFTER	165,000			183,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : FAIRVIEW MANOR 3RD PLAN #64 LOT 75X200 FIRWOOD  
DR  
1 STY BRK V HSE INT GAR

*Prop 135 Firwood Dr  
mail 135 Firwood Dr Bndg...*

*Pd on 203,400*

*(R) for BIRTH SCH - TIME*

*Pd at 10:30 AM*

LOCAL COPY

09/29/2016 11:39

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2015

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME CHARLES SUSAN J & THOMAS A (H)

YEAR 2015  
CODE-LINE 0-0945  
PARCEL ID 0398-S-00038-0000-00  
ALTERNATE ID 9946-X-84684-0000-00  
POSTING # CRT16-141  
ENTRY DATE 09/29/2016

AGENT

TAXBILL ADDR 416 SWAN DR  
BRIDGEVILLE PA 15017-

ADDRESS CONT

2015 0398-S-00038-0000-00 0-0945 EXONERATION  
9946-X-84684-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,100 172,100	40,100 190,100	LAND BUILDING	40,100 148,900	40,100 166,900

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	212,200			230,200
ADDITIONAL EXONERATION	23,200			23,200
AFTER	189,000			207,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LAKEMONT FARMS PLAN PHASE III #322 IRREG  
LOT = 35X161.72X48.65 (.310 ALD) SWAN DR  
2 STY BRK & SDG HSE & 2 CAR ATT GAR #416

*Prop. 416 Swan Dr  
Mail 416 Swan Dr  
Bridgeville Pa 15017*

*Pd. Tax at DISC on value  
value (R)*

*Software Unpaid -  
Scan + send to JPM*

LOCAL COPY

*Added to forlan Tax in 10/7/16*

09/29/2016 11:39

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2015

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME DJM RENTAL PROPERTIES LP

YEAR 2015  
CODE-LINE 0-6612  
PARCEL ID 0324-C-00018-0000-00  
ALTERNATE ID 9946-X-82128-0000-00  
POSTING # CRT16-141  
ENTRY DATE 09/29/2016

AGENT

TAXBILL ADDR 602 BOWER HILL RD  
VENETIA PA 15367

ADDRESS CONT

2015 0324-C-00018-0000-00 0-6612 EXONERATION  
9946-X-82128-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	3,200 0	3,200 0	LAND BUILDING	500 0	500 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	3,200			3,200
ADDITIONAL EXONERATION AFTER	2,700 500			2,700 500

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT = 525 FRONTING WITH 12 TOTAL BEARINGS

*Prop: 510 Millers Run Rd  
602 Bower Hill Rd  
Mail Venetia PA 15367*

*Polat Disc on major  
ASSESSED VALUE FOR  
SCHOOL + TRP*

*(R) (R)*

LOCAL COPY

09/29/2016 11:39

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2015

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME LIBERATORE JOHN A

AGENT

TAXBILL ADDR 5528 WORTHINGTON CT  
BRIDGEVILLE PA 15017-1211

YEAR 2015  
CODE-LINE 0-3181  
PARCEL ID 0323-J-00051-0000-00  
ALTERNATE ID 9946-X-88344-0000-00  
POSTING # CRT16-141  
ENTRY DATE 09/29/2016

ADDRESS CONT

2015 0323-J-00051-0000-00 0-3181 EXONERATION  
9946-X-88344-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,100 210,400	40,100 228,400	LAND BUILDING	40,100 193,900	40,100 211,900

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	250,500			268,500
ADDITIONAL				
EXONERATION	16,500			16,500
AFTER	234,000			252,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : 2ND AMENDMENT TO WORTHINGTON LOTS 3 + 4  
PLAN 4 LOT UNIT A =28.91X179.42X126.78  
(OR .308 ALD) WORTHINGTON COURT

*PROP: 5578 WORTHINGTON CT PA  
MAIL -*

*SCH + TRC FAD AP  
DISC on invoice  
VALUE  
Sch TRC*

LOCAL COPY

**2016**  
**OFFICIAL CHANGE**  
**ORDERS**

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6946  
PARCEL ID 0256-A-00015-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-000 3-0000-00 0-6946 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	6,000 0	6,000 0	LAND BUILDING	5,500 0	5,500 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	6,000			6,000
ADDITIONAL EXONERATION	500			500
AFTER	5,500			5,500

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 7R-1 = 68.73X126.15X78.27X111.06

1576  
 Prop. Celebration  
 Mailing Address: 1263 Newbury Highland  
 Pd. Twp on Old Assessment  
 at Face (R)  
 School billed on new assess  
 value (NR)

LOCAL COPY

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6956  
PARCEL ID 0256-A-00045-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00045-0000-00 0-6956 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	7,500 0	7,500 0	LAND BUILDING	6,400 0	6,400 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	7,500			7,500
ADDITIONAL EXONERATION	1,100			1,100
AFTER	6,400			6,400

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 22R = 63.62X118.90X125.23X170.93

LOCAL COPY

*Prop 1546 Ce to create the  
Maily 1263 Newbury Highland  
Pd Trng at FACE on old  
assessed value (R)  
School called current assessed  
value (NR)*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6955  
PARCEL ID 0256-A-00043-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00043-0000-00 0-6955 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	6,400 0	6,400 0	LAND BUILDING	5,700 0	5,700 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	6,400			6,400
ADDITIONAL				
EXONERATION	700			700
AFTER	5,700			5,700

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 21R = 63.61X111.73X104.09X118.90

LOCAL COPY

*Orig 1548 Celebration  
Map 161 West  
Twp. pd at FACE of 118  
Assessed value (R)  
School ... (NR)*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6951  
PARCEL ID 0256-A-00035-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00035-0000-00 0-6951 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	7,100 0	7,100 0	LAND BUILDING	6,500 0	6,500 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	7,100			7,100
ADDITIONAL EXONERATION	600			600
AFTER	6,500			6,500

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 17R = 67.48X152.37X99.88X194.08

*Prop: 1556 Celebration  
Mail 1265 Newbury Heights*

*Two paid ENCS on old  
processed in file*

*School bill on next  
N/A*

LOCAL COPY

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6947  
PARCEL ID 0256-A-00017-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00017-0000-00 0-6947 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	5,800 0	5,800 0	LAND BUILDING	5,600 0	5,600 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	5,800			5,800
ADDITIONAL EXONERATION	200			200
AFTER	5,600			5,600

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 8R-1 = 65.51X111.06X23.5X70.82X120.24

LOCAL COPY

*Proof 1574 Celebration Cir  
Mail 1263 Newbury Highland  
Twp pd FACE on old  
assessed value (R)*

*School billed on New  
assessed value (NR)*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6948  
PARCEL ID 0256-A-00019-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00019-0000-00 0-6948 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	6,600 0	6,600 0	LAND BUILDING	6,300 0	6,300 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	6,600			6,600
ADDITIONAL EXONERATION	300			300
AFTER	6,300			6,300

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 9R-1 = 65.50X120.24X32.19X81.50X171.67

LOCAL COPY

*Prop 1570 Celebrate order  
Mar 1262 1262 1262 1262*

*Trp paid for in old assessed  
value (R)*

*School billed at new assessed  
value (MR)*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6985  
PARCEL ID 0256-B-00029-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-B-00029-0000-00 0-6985 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	5,500 0	5,500 0	LAND BUILDING	5,400 0	5,400 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	5,500			5,500
ADDITIONAL EXONERATION	100			100
AFTER	5,400			5,400

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 14R = 67.49X110.55X82.51X112.62

LOCAL COPY

*Prop. 1562 Celebration Cir  
No. 1263 Newbury Highland  
TRAP PD at Face  
on old assessed value (R)  
School value is now  
assessed value (R)*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6987  
PARCEL ID 0256-B-00033-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-B-00033-0000-00 0-6987 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	6,400 0	6,400 0	LAND BUILDING	6,000 0	6,000 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	6,400			6,400
ADDITIONAL EXONERATION	400			400
AFTER	6,000			6,000

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 16R = 67.48X126.12X90.10X152.37

LOCAL COPY

*Pror 1558 Celebration  
Main 1263 Newbury HIGHLAND  
Pd Top on old value at FOSS  
(R)  
School billed at new value  
(NR)*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6979  
PARCEL ID 0256-A-00091-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00091-0000-00 0-6979 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	6,200 0	6,200 0	LAND BUILDING	5,400 0	5,400 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	6,200			6,200
ADDITIONAL EXONERATION	800			800
AFTER	5,400			5,400

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 127R = 71.94X98.55X79.61X125.71

LOCAL COPY

*Prop 1033 celebration  
Mar 26 2016  
Temp pd face on old  
assessed values  
Schm billed at  
2/18*

03/22/2016 13:10

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME NEWBURY DEVELOPMENT ASSOCIATES L P  
AGENT NEWBURY DEVELOPMENT ASSOCIATES, LP  
TAXBILL ADDR 1263 NEWBURY HIGHLAND  
BRIDGEVILLE PA 15017

YEAR 2016  
CODE-LINE 0-6973  
PARCEL ID 0256-A-00079-0000-00  
ALTERNATE ID  
POSTING # PST16-045  
ENTRY DATE 03/22/2016

ADDRESS CONT

2016 0256-A-00079-0000-00 0-6973 EXONERATION

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	6,100 0	6,100 0	LAND BUILDING	5,800 0	5,800 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	6,100			6,100
ADDITIONAL EXONERATION	300			300
AFTER	5,800			5,800

ACO CHANGE TYPE: S2-SPLIT

REASON CODE: S2-SPLIT

LEGAL DESCRIPTION : NEWBURY PLAN OF LOTS 12TH REVISION  
LOT 121R = 170.18X110.66X126.71

LOCAL COPY

*Pro*  
*2/22/16*  
*10/1/16*  
*11/1/16*  
*12/1/16*  
*1/1/17*  
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07/11/2016 15:09

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME TAUCHER BRUCE M

AGENT

TAXBILL ADDR 1256 OAKRIDGE RD  
MC DONALD PA 15057-0000

YEAR 2016  
CODE-LINE 0-5681  
PARCEL ID 0258-A-00013-0000-00  
ALTERNATE ID 9946-X-01448-0000-00  
POSTING # CRT16-088  
ENTRY DATE 07/11/2016

ADDRESS CONT

2016 0258-A-00013-0000-00 0-5681 EXONERATION  
9946-X-01448-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	27,000 0	27,000 0	LAND BUILDING	7,500 0	7,500 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	27,000			27,000
ADDITIONAL EXONERATION	19,500			19,500
AFTER	7,500			7,500

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT 108.68X205 STATE HWY RTE 02034 %0.512 A LD<

LOCAL COPY

*Handwritten notes:*  
 Prop 1256 Oakridge Rd  
 Mar Same  
 Tax Bill is a value  
 at a Discount (f)  
 etc billed at new value  
 (with)

06/09/2016 09:35

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME GREAT RENTALS LLC

AGENT

TAXBILL ADDR 1683 REISSING RD  
MC DONALD PA 15057

YEAR 2016  
CODE-LINE 0-6677  
PARCEL ID 0489-S-00002-0000-00  
ALTERNATE ID 9946-X-00080-0000-00  
POSTING # HOMR15-004  
ENTRY DATE 06/09/2016

ADDRESS CONT

2016 0489-S-00002-0000-00 0-6677 EXONERATION  
9946-X-00080-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND	28,300	28,300	LAND	28,300	28,300
BUILDING	99,700	99,700	BUILDING	62,000	62,000

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	128,000			128,000
ADDITIONAL				
EXONERATION	37,700			37,700
AFTER	90,300			90,300

ACO CHANGE TYPE: HF-HEARING FORMAL BD APPROVED REASON CODE: HF-HEARING FORMAL BD APPROVED

LEGAL DESCRIPTION : LOT = 137.01X220.70X123.78X309.21X104.15

Property address: 4246 Bonnie Ridge Rd

Taxpayer mailing address: 1683 Reissing Rd  
McD PA 15057

EXEMPT OR TAXABLE?  
Township paid? Y or N  
If Yes: D F P  
Billed at old or new assessed value?

R  
NR = no refund  
R = refund

School paid? Y or N  
If Yes: D F P  
Billed at old or new assessed value?

NR  
NR = no refund  
R = refund

Submitted to TWP Submitted to SESN

LOCAL COPY

08/04/2016 09:58

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME WILLOW D PROPERTIES LP

YEAR 2016  
CODE-LINE 0-7217  
PARCEL ID 0324-B-00036-0000-00  
ALTERNATE ID 9946-X-00641-0000-00  
POSTING #  
ENTRY DATE 08/04/2016

AGENT  
TAXBILL ADDR 519 E MAIN ST  
CARNEGIE PA 15106

ADDRESS CONT

2016 0324-B-00036-0000-00 0-7217 EXONERATION  
9946-X-00641-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	51,300 224,400	51,300 224,400	LAND BUILDING	51,300 102,800	51,300 102,800

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	275,700			275,700
ADDITIONAL EXONERATION	121,600			121,600
AFTER	154,100			154,100

ACO CHANGE TYPE: HF-HEARING FORMAL BD APPROVED REASON CODE: HF-HEARING FORMAL BD APPROVED

LEGAL DESCRIPTION : SAMUEL ALEXANDERS PLAN  
LOTS 1-3= 65 X 53.60 X 139.20 X 115 X 120

*Prop: 538 Millers Run  
Main 519 E Main St  
Carnegie PA 15106*

*Pd Tax at 2016  
old value (R)*

*Pd school at 2016 on  
old value (R)*

LOCAL COPY

08/23/2016 13:32

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME SUSKIEWICZ HENRY A & JONENE LYNN (W)

YEAR 2016  
CODE-LINE 0-5623  
PARCEL ID 0488-H-00022-0000-00  
ALTERNATE ID 9946-X-88711-0000-00  
POSTING # CRT16-121  
ENTRY DATE 08/23/2016

AGENT

TAXBILL ADDR 2038 STERLING DR  
MC DONALD PA 15057

ADDRESS CONT

2016 0488-H-00022-0000-00 0-5623 EXONERATION  
9946-X-88711-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	61,400 337,200	61,400 355,200	LAND BUILDING	61,400 309,800	61,400 327,800

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE ADDITIONAL EXONERATION AFTER	398,600 27,400 371,200			416,600 27,400 389,200

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : STERLING RIDGE PHASE TWO  
LOT 204 = 99.50 X 10.50 X 200.11 X 110 X 200

LOCAL COPY

*Prop. 2038 Sterling Dr  
Mail - same  
Pd tax on higher assessed  
value at Discount  
(R)  
Sch - billed on lower  
assessed value  
(MC)*

09/13/2016 11:54

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME OROURKE DANIEL J & LAUREN B (W)  
AGENT WELLS FARGO R E TAX SERVICES  
TAXBILL ADDR 1 HOME CAMPUS  
MAC X 2302-04D  
DES MOINES IA 50328  
ADDRESS CONT

YEAR 2016  
CODE-LINE 0-4267  
PARCEL ID 0481-C-00017-0000-00  
ALTERNATE ID 9946-X-00407-0000-00  
POSTING # CRT16-132  
ENTRY DATE 09/13/2016

2016 0481-C-00017-0000-00 0-4267 EXONERATION  
9946-X-00407-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,200 145,200	40,200 163,200	LAND BUILDING	40,200 136,800	40,200 154,800

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	185,400			203,400
ADDITIONAL EXONERATION	8,400			8,400
AFTER	177,000			195,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : FAIRVIEW MANOR 3RD PLAN #64 LOT 75X200 FIRWOOD DR  
1 STY BRK V HSE INT GAR

2015  
pd original prop & school bills on assessed value of \$172,900.00

pd 2015 additional bills on an additional assessment of \$30,500.

\$ 203,400

Prop: 133 Armond Dr Bridgeville PA 19017  
Mail same  
pd prop on higher value at disc (R)

pd school on higher value at disc (R)

LOCAL COPY

09/29/2016 11:48

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME DJM RENTAL PROPERTIES LP

AGENT

TAXBILL ADDR 602 BOWER HILL RD  
VENETIA PA 15367

YEAR 2016  
CODE-LINE 0-6633  
PARCEL ID 0324-C-00018-0000-00  
ALTERNATE ID 9946-X-82128-0000-00  
POSTING # CRT16-142  
ENTRY DATE 09/29/2016

ADDRESS CONT

2016 0324-C-00018-0000-00 0-6633 EXONERATION  
9946-X-82128-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	3,200 0	3,200 0	LAND BUILDING	500 0	500 0

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	3,200			3,200
ADDITIONAL				
EXONERATION	2,700			2,700
AFTER	500			500

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT = 525 FRONTING WITH 12 TOTAL BEARINGS

*Prop 510 Willows Ranch Rd  
602 Bower Hill Rd  
Venetia PA 15367*

*Pd Trp at DISC on 10/6/16  
value (K)*

*Pd Sch at DISC on 10/6/16  
value (K)*

LOCAL COPY

09/29/2016 11:48

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME CHARLES SUSAN J & THOMAS A (H)

AGENT

TAXBILL ADDR 416 SWAN DR  
BRIDGEVILLE PA 15017-

YEAR 2016  
CODE-LINE 0-0954  
PARCEL ID 0398-S-00038-0000-00  
ALTERNATE ID 9946-X-84684-0000-00  
POSTING # CRT16-142  
ENTRY DATE 09/29/2016

ADDRESS CONT

2016 0398-S-00038-0000-00 0-0954 EXONERATION  
9946-X-84684-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,100 172,100	40,100 190,100	LAND BUILDING	40,100 148,900	40,100 166,900

COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE ADDITIONAL EXONERATION AFTER	212,200		230,200
	23,200		23,200
	189,000		207,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LAKEMONT FARMS PLAN PHASE III #322 IRREG  
LOT = 35X161.72X48.65 (.310 ALD) SWAN DR  
2 STY BRK & SDG HSE & 2 CAR ATT GAR #416

*Prop: 416 Swan Dr  
Mail 416 Swan Dr Bridgeville PA 15017  
Pd Twp on higher assessed value  
at DISC. (R)*

LOCAL COPY

*Pd 1 installment on higher  
assessed value  
Do refund after 3rd  
installment Pd*

09/29/2016 11:48

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME LIBERATORE JOHN A

AGENT

TAXBILL ADDR 5528 WORTHINGTON CT  
BRIDGEVILLE PA 15017-1211

YEAR 2016  
CODE-LINE 0-3221  
PARCEL ID 0323-J-00051-0000-00  
ALTERNATE ID 9946-X-88344-0000-00  
POSTING # CRT16-142  
ENTRY DATE 09/29/2016

ADDRESS CONT

2016 0323-J-00051-0000-00 0-3221 EXONERATION  
9946-X-88344-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	40,100 210,400	40,100 228,400	LAND BUILDING	40,100 193,900	40,100 211,900

COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE ADDITIONAL EXONERATION AFTER	250,500		268,500
	16,500		16,500
	234,000		252,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : 2ND AMENDMENT TO WORTHINGTON LOTS 3 + 4  
PLAN 4 LOT UNIT A =28.91X179.42X126.78  
(OR .308 ALD) WORTHINGTON COURT

*Prop: 5528 worthington ct  
mail  
Try put at court on highest bid  
Sch pd at DISCOUNT or HIGHER BID*

LOCAL COPY

Ryan

South Fayette Township Tax Collector  
P.O. Box 172  
Presto, PA 15142-0172  
[abeck@sftwp.com](mailto:abeck@sftwp.com)  
(412)225-8398

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November 3, 2016

**VIA HAND DELIVERY**

Ryan Eggleston, Manager  
South Fayette Township  
515 Millers Run Rd.  
Morgan, PA 15064

RE: November 2016 Refund

Dear Ryan:

Enclosed please find the November 2016 Township Refund Lists and supporting documentation. Please present this to the board for their approval at the next commissioners' meeting.

If you have any questions regarding this matter, please feel free to contact me at (412)225-8398.

Sincerely,



Anne F. Beck

Enclosures



2015 REFUND LIST															
South Fayette Township															
11/2/2016															
Line #	Block & Lot	Property Address	Property owner	Refund mailing address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Diff	New Assmt	Paid C/P/P	0.00348 Face	(-) Disc	(+) Pen	Refund Amount
1422	583-C-6	168 MCVEY ST	CURTIS L DIETRICH, JR	158 MCVEY ST	STURGEON, PA 15082	\$ 32.40	OCO	\$ 148,600.00	\$ 9,500.00	\$ 139,000.00	D	33.06	\$ 0.66		\$ 32.40
														TOTAL	\$ 32.40

2014 REFUND LIST															
South Fayette Township															
11/3/2018															
Line #	Block & Lot	Property Address	Property owner	Refund mailing address	City/State/Zip	Refund Amount	Reason	Orig Assml	Exon Diff	New Assml	Paid D/F/P	0.00348 Face	(-) Disc	(+) Pen	Refund Amount
5955	583-C-6	158 MCVEY ST	CURTIS L DIETRICH, JR	158 MCVEY ST	STURGEON, PA 15087	\$ 49.45	OC0	\$ 148,500.00	\$ 14,500.00	\$ 134,000.00	D	50.46	\$ 1.01		\$ 49.45
														TOTAL	\$ 49.45

2013 REFUND LIST															
South Fayette Township															
11/3/2016															
Line #	Block & Lot	Property Address	Property owner	Refund mailing address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Diff	New Assmt	Paid D/F/P	0.00348 Face	(-) Disc	(+) Pen	Refund Amount
5862	583-C-6	158 MCVEY ST	TOBY M & DANIELLE M WEAVER	WELLS FARGO REAL ESTATE TAX SERVICES	1 HOME CAMPUS, MAC X 2302-04D, DESMOINES, IA 50328	\$ 49.45	OCO	\$ 148,500.00	\$ 14,500.00	\$ 134,000.00	D	50.46	\$ 1.01		\$ 49.45
															\$ 49.45

2016

Township Tax Collector  
P.O. Box 172  
Presto, PA 15142-0172  
[abeck@sftwp.com](mailto:abeck@sftwp.com)  
(412)225-8398

---

November 2, 2016

Mr. John Marin  
PO Box 119  
Morgan, PA 15064

RE: Senior Discount  
Block/Lot: 325-M-23

Dear Mr. Marin:

Thank you for the note you sent with your recent tax payment. I checked my list of tax payers who qualify for the senior discount pursuant to Act 77 and your name and parcel number does appear on the list. The senior discount only applies to the township tax – not the school tax. I looked at your township tax bill and saw that the senior discount was not applied for 2016. Therefore, I will add you to the next refund list I submit to the Township for approval. After the Board of Commissioners approves the refund the township will issue it directly to you. The anticipated refund amount will be ~~\$56.04.~~

62.03

For tax years 2014 and 2015, the senior discount was correctly applied. Thank you for bringing this to my attention so I can request a refund for you for the overpayment.

There is another program called the "Property Tax/Rent Rebate Program", which is a state run program. I have enclosed an information sheet about this program if you want to pursue that as well. The telephone number for this state program is 888-222-9190.

If you have any questions, please feel free to contact me at the above number.

Sincerely,



Anne F. Beck

**TOWNSHIP OF SOUTH FAYETTE**

VALID ONLY WHEN STAMPED OR SIGNED BY TAX COLLECTOR

BLOCK/LOT: 325 M-23  
 TAX RECEIPT, RETURN WITH REMITTANCE

**2016**

CODE 946 ACCOUNT #	ASSESSED VALUATION	MILLAGE	TAX TYPE
3470	\$ 47,100	.00448000	REAL ESTATE

STATEMENT DATE:	APRIL 1, 2016		
2% DISCOUNT IF PAID BY 05/31/2016	FACE TAX IF PAID BY 07/31/2016	10% PENALTY IF PAID AFTER 07/31/2016	
\$ 206.79	\$ 211.01	\$ 232.11	

PAYABLE TO: SOUTH FAYETTE TOWNSHIP  
 MAIL TO: ANNE FRIDAY BECK, TAX COLLECTOR  
 P.O. BOX 172  
 PRESTO, PA 15142-0172

MARIN JOHN &  
 TERESA (W)  
 PO BOX 119  
 MORGAN PA 15064

South Fayette Tax Office

APR 20 2016

PAID

PROP. LOC.: 2 MORGAN ST  
 IF RETURN RECEIPT DESIRED, SEND A SELF-ADDRESSED STAMPED ENVELOPE.

CHECK #: 2400 DATE: 5/27/16 BY: APB

DISCOUNT OF 2% ALLOWED IF PAID WITHIN TWO MONTHS. TAXES MAY BE PAID AT FACE WITHIN FOUR MONTHS, OR PENALTY SPECIFIED ABOVE WILL BE ADDED BEGINNING FOUR MONTHS FROM THE DATE OF THIS NOTICE. ALL TAXES MUST BE PAID OR A LIEN WILL BE FILED ON THE PROPERTY. AT WHICH TIME INTEREST AT 10% WILL BE ADDED IN ADDITION TO ABOVE PENALTIES AND COSTS.

## Summary of Senior Discount Adds and Deletes Activity 1/1/2016 - 7/25/2016

Tax Year 2016

Parcel ID	Posting Date	From Tax Amount	To Tax Amount	Discount Amount	Change in Unpaid	Change in Refund	Effective From	Effective To	User ID
<b>ADD</b>									
0257-S-00069-0000-00	5/4/16	\$411.51	\$288.06	(\$123.45)	\$0.00	\$0.00	1/1/2016		T106069
0258-E-00005-0000-00	4/19/16	\$715.18	\$500.63	(\$214.55)	\$0.00	\$0.00	1/1/2016		T106069
0324-E-00008-0000-00	6/21/16	\$237.92	\$166.54	(\$71.38)	\$0.00	\$0.00	1/1/2016		T088740
0324-L-00047-0000-00	2/12/16	\$608.28	\$425.80	(\$182.48)	\$0.00	\$0.00	1/1/2016		T056131
0324-R-00004-0000-00	4/11/16	\$690.58	\$483.41	(\$207.17)	\$0.00	\$0.00	1/1/2016		T087020
0325-J-00007-0000-00	3/24/16	\$361.84	\$253.29	(\$108.55)	\$0.00	\$0.00	1/1/2016		T087020
0325-J-00012-0000-00	4/20/16	\$418.60	\$293.02	(\$125.58)	\$0.00	\$0.00	1/1/2016		T106069
0325-M-00023-0000-00	6/24/16	\$222.78	\$155.95	(\$66.83)	\$0.00	\$0.00	1/1/2014		T087020
0327-B-00005-0000-00	5/26/16	\$340.56	\$238.39	(\$102.17)	\$0.00	\$0.00	1/1/2016		T087020
0328-E-00002-0000-00	5/20/16	\$1,061.88	\$743.32	(\$318.56)	\$0.00	\$0.00	1/1/2016		T106069
0328-J-00035-0000-00	4/18/16	\$766.26	\$536.38	(\$229.88)	\$0.00	\$0.00	1/1/2016		T056131
0398-G-00084-0000-00	3/1/16	\$464.01	\$324.81	(\$139.20)	\$0.00	\$0.00	1/1/2016		T087020
0400-B-00005-0000-00	7/6/16	\$590.30	\$413.21	(\$177.09)	(\$177.09)	\$0.00	1/1/2016		T087020
0400-D-00005-0000-00	5/9/16	\$553.88	\$387.72	(\$166.16)	\$0.00	\$0.00	1/1/2016		T087020
0401-J-00008-0000-00	4/29/16	\$145.21	\$101.65	(\$43.56)	\$0.00	\$0.00	1/1/2016		T106069
0481-A-00028-0000-00	4/19/16	\$672.61	\$470.83	(\$201.78)	\$0.00	\$0.00	1/1/2016		T087020
0481-J-00015-0000-00	5/19/16	\$768.15	\$537.71	(\$230.44)	\$0.00	\$0.00	1/1/2016		T087020
0481-N-00060-0000-00	2/23/16	\$408.20	\$285.74	(\$122.46)	\$0.00	\$0.00	1/1/2016		T056131
0481-N-00089-0000-00	5/23/16	\$423.81	\$296.67	(\$127.14)	\$0.00	\$0.00	1/1/2016		T087020

10/17/2016 11:44

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME BOYS HOME LAND TRUST

AGENT

TAXBILL ADDR P O BOX119  
OAKDALE PA 15071

YEAR 2016  
CODE-LINE 0-6500  
PARCEL ID 0406-F-00001-0000-00  
ALTERNATE ID 9946-X-01655-0000-01  
POSTING # CG16-057  
ENTRY DATE 10/17/2016

ADDRESS CONT

2016 0406-F-00001-0000-00 0-6500 EXONERATION  
9946-X-01655-0000-01

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	46,200 90,600	46,200 90,600	LAND BUILDING	600 90,600	600 90,600

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	136,800			136,800
ADDITIONAL EXONERATION	45,600			45,600
AFTER	91,200			91,200

ACO CHANGE TYPE: -

REASON CODE: G1-CLEAN & GREEN

LEGAL DESCRIPTION : WESLEY INSTITUTE 3RD PLAN PARCEL "B" (9.69 ALD)

*Prop: 251 Union Ave.  
Mail: PO Box 119  
Oakdale PA 15071*

*(R)  
TWP  
TWP paid at  
higher value  
at FACE*

LOCAL COPY

*School unpaid*

10/19/2016 14:22

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2016

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME DIETRICH CURTIS L JR  
AGENT WELLS FARGO R E TAX SERVICES  
TAXBILL ADDR 1 HOME CAMPUS  
MAC X 2302-04D  
DES MOINES IA 50328  
ADDRESS CONT

YEAR 2016  
CODE-LINE 0-1448  
PARCEL ID 0583-C-00006-0000-00  
ALTERNATE ID 9946-X-00707-0000-00  
POSTING # CRT16-153  
ENTRY DATE 10/19/2016

2016 0583-C-00006-0000-00 0-1448 EXONERATION  
9946-X-00707-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	25,300 105,200	25,300 123,200	LAND BUILDING	25,300 95,700	25,300 113,700

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	130,500			148,500
ADDITIONAL				
EXONERATION	9,500			9,500
AFTER	121,000			139,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT 80X150X70.62 MC VEY ST

*Prop. 158 McVey St  
Mali 108 McVey St  
Shurgem, PA 15082*

*School + trap Both billed  
at higher value -  
PDAT DISCOUNT*

LOCAL COPY

*(R) Sch (R) Trap*

2015

10/19/2016 12:54

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2015

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME DIETRICH CURTIS L JR  
AGENT WELLS FARGO R E TAX SERVICES  
TAXBILL ADDR 1 HOME CAMPUS  
MAC X 2302-04D  
DES MOINES IA 50328  
ADDRESS CONT

YEAR 2015  
CODE-LINE 0-1422  
PARCEL ID 0583-C-00006-0000-00  
ALTERNATE ID 9946-X-00707-0000-00  
POSTING # CRT16-152  
ENTRY DATE 10/19/2016

2015 0583-C-00006-0000-00 0-1422 EXONERATION  
9946-X-00707-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	25,300 123,200	25,300 123,200	LAND BUILDING	25,300 113,700	25,300 113,700

COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE ADDITIONAL EXONERATION AFTER	148,500		148,500
	9,500		9,500
	139,000		139,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT 80X150X70.62 MC VEY ST

*158 Weyl St  
Sturgeon WA 15082*

*Sch + TMP paid on  
higher value at  
Discount*

LOCAL COPY

*(R) Sch (R) tmp*

2014

10/19/2016 12:34

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2014

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME DIETRICH CURTIS L JR  
AGENT FIRST AMERICAN R E TAX SERVICE INC  
TAXBILL ADDR 1 FIRST AMERICAN WAY  
ROANOKE TX 76262

YEAR 2014  
CODE-LINE 0-5955  
PARCEL ID 0583-C-00006-0000-00  
ALTERNATE ID 9946-X-00707-0000-00  
POSTING # CRT16-151  
ENTRY DATE 10/19/2016

ADDRESS CONT

2014 0583-C-00006-0000-00 0-5955 EXONERATION  
9946-X-00707-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	25,300 123,200	25,300 123,200	LAND BUILDING	25,300 108,700	25,300 108,700

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	148,500			148,500
ADDITIONAL EXONERATION	14,500			14,500
AFTER	134,000			134,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT 80X150X70.62 MC VEY ST

*Handwritten:* 158 McVey St  
Sturgeon Pt 15062

*Handwritten:* Sch + Twp pd on  
HIGHER VALUE AT  
DISC.

LOCAL COPY

*Handwritten:* (R)SCH (R)TWP

2013

10/19/2016 12:20

COUNTY OF ALLEGHENY  
OFFICIAL CHANGE ORDER AE - 2013

AA515PAALL

MUNICIPALITY 946 South Fayette  
OWNER NAME WEAVER TOBY M & DANIELLE M (W)  
AGENT WELLS FARGO R E TAX SERVICES  
TAXBILL ADDR 1 HOME CAMPUS  
MAC X 2302-04D  
DES MOINES IA 50328  
ADDRESS CONT

YEAR 2013  
CODE-LINE 0-5862  
PARCEL ID 0583-C-00006-0000-00  
ALTERNATE ID 9946-X-00707-0000-00  
POSTING # CRT16-150  
ENTRY DATE 10/19/2016

2013 0583-C-00006-0000-00 0-5862 EXONERATION  
9946-X-00707-0000-00

CURRENT DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE	NEW DESCRIPTION AND VALUES	COUNTY VALUE	LOCAL VALUE
LAND BUILDING	25,300 123,200	25,300 123,200	LAND BUILDING	25,300 108,700	25,300 108,700

	COUNTY VALUE	GROSS TAX	NET TAX	LOCAL VALUE
BEFORE	148,500			148,500
ADDITIONAL				
EXONERATION	14,500			14,500
AFTER	134,000			134,000

ACO CHANGE TYPE: C1-COURT

REASON CODE: C1-COURT

LEGAL DESCRIPTION : LOT 80X150X70.62 MC VEY ST

*158 McVey*

*Pd sch + fup on  
higher value*

*AT DISC.*

*(R) sch (R) fup*

LOCAL COPY

South Fayette Township Tax Collector  
P.O. Box 172  
Presto, PA 15142-0172  
[abeck@sftwp.com](mailto:abeck@sftwp.com)  
(412)225-8398

---

November 8, 2016

Ryan Eggleston, Township Manager  
Nancy Degenhardt, Director of Finance  
South Fayette Township  
515 Millers Run Rd.  
Morgan, PA 15064

RE: Revision of November refund lists for 2013 and 2016

Dear Ryan and Nancy:

Please replace the refund lists for 2013 and 2016 that I previously hand-delivered to you both with the attached 2013 and 2016 lists. On the 2013 list, I added the proper mailing address of the tax payer who is due the refund. On the 2016 list, I have added the Education Center at the Watson Institute with the supporting documentation which I received from the President and CEO of the Watson Institute requesting a refund of the their township tax due to their tax exempt status. Please present these to the Board of Commissioners for their review and consideration.

Sincerely,



Anne F. Beck

Enclosures

2013 REFUND LIST															
South Fayette Township															
11/2/2018															
Line #	Block & Lot	Property Address	Property owner	Refund mailing address	City/State/Zip	Refund Amount	Reason	Orig Assmt	Exon Diff	New Assmt	Paid D/F/P	0 00348 Face	(-) Disc	(*) Pen	Refund Amount
1562	583-C-6	158 MCVEY ST	TOBY M & DANIELLE M WEAVER	880 GRAHAM BLVD	PITTSBURGH, PA 15221	\$ 49.45	OCO	\$ 148,500.00	\$ 14,500.00	\$ 134,000.00	D	50.46	\$ 1.01		\$ 49.45
\$ 49.45															





Administrative Offices  
The Education Center  
Human Resources  
Psychological Services  
301 Camp Meeting Road  
Sewickley, PA 15143  
(412) 741-1800

Friendship Academy  
255 South Negley Avenue  
Pittsburgh, PA 15206  
(412) 365-3800

LEAP Preschool  
Training and Consultation  
WISCA  
200 Linden Avenue  
Pittsburgh, PA 15215  
(412) 781-1708

November 1, 2016

Anne F. Beck  
Township Tax Collector  
PO Box 172  
Presto, PA 15142-0172

Dear Ms. Beck:

We are in receipt of your letter dated October 26, 2016 advising us to submit a formal request for a refund of township taxes paid.

The Watson Institute submitted check number 36905 dated May 3, 2016 in the amount of \$4,555.92 for payment of township taxes. Please be advised that this letter is our formal request to be refunded in this amount due to our Notice of Determination of Tax Status. Copies of the tax statement, our check and notice of determination are enclosed.

Thank you. The Watson Institute looks forward to its association with the South Fayette community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Barry W. Bohn", written over a horizontal line.

Barry W. Bohn  
President and Chief Executive Officer

blr

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

**NOTICE OF DETERMINATION OF TAX STATUS**

Education Center at the Watson Institute  
301 Camp Meeting Road  
Sewickley, PA 15143

July 27, 2016

**Parcel ID:** 0323-E-00250-0000-00  
**Owner Name:** Education Center at the Watson Institute  
**Municipality:** South Fayette  
**School District:** South Fayette Township  
**Year:** 2016 - Forward  
**File #** 20865

This letter is to inform you that the Office of Property Assessments (OPA) has determined that the above referenced parcel does qualify for a Real Estate Tax Exemption for the above year and subsequent years for the following reason(s):

The property is being used for public purposes under the General County Assessment Law, 72 P.S. 2 P.S. Section 5020-204(a)(9) the Purely Public Charity Act, which advances social, moral, and physical objectives under the Purely Public Charity; and for the advancement of education under the Purely Public Charity Act, 10 P.S. Section 375(b)(2).

Please be advised that you have the right to appeal OPA's determination by filing a **SPECIAL APPEALS FORM** with the Board of Property Assessment Appeals and Review ("Appeals Board") within 30 days of the mail date of this notice. You can obtain an appeal form from the Office of Property Assessments, located at 334 County-Office Building, Pittsburgh, PA 15219 Phone 412-350-4600 or download the form from the Allegheny County Website at [www.county.allegheny.pa.us](http://www.county.allegheny.pa.us).

A copy of this notice must be attached to the completed **SPECIAL APPEALS FORM** and sent to the Board at 345 County Office Building, Room 347, Pittsburgh, PA 15219.

For additional information, contact the coordinator for this program at: 412-350-2619.

Sincerely,

A handwritten signature in black ink that reads "Mechel Connolly".

Mechel Connolly  
Legislative Acts Administrator

MC/lab

The Education Center at The Watson Institute

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
CHECK DATE 5/3/2016					
<b>SOUTH FAYETTE TOWNSHIP</b>					
323-E-250-2016	4/25/2016	323-E-250 2016 REAL ESTATE TAX	\$4,555.92	\$0.00	\$4,555.92
<b>CHECK NO.</b>	36905	<b>TOTALS</b>	\$4,555.92	\$0.00	\$4,555.92



**Watson  
INSTITUTE**

The Education Center at The Watson Institute  
301 Camp Meeting Road  
Sewickley, PA 15143

GENERAL ACCOUNT  
PNC Bank, National Association  
PITTSBURGH, PA

8-9  
430

**36905**

CHECK DATE	CHECK NO.
5/3/2016	36905

CHECK AMOUNT
\$4,555.92

FOUR THOUSAND FIVE HUNDRED FIFTY FIVE DOLLARS AND 92 CENTS

PAY  
TO THE  
ORDER  
OF

SOUTH FAYETTE TOWNSHIP  
ANNE FRIDAY BECK, TAX COLLECTOR  
PO BOX 172  
PRESTO PA 15142-0172

*Karen E. Viterina*  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
AUTHORIZED SIGNATURE

⑈036905⑈ ⑆043000096⑆ 10693648⑈

SOUT006 SOUTH FAYETTE TOWNSHIP 0000000000022003 5/3/2016

323-E-250-2016 4/25/2016 323-E-250 2016 REAL ESTATE TAX \$4,555.92 \$0.00 \$4,555.92

36905 \$4,555.92 \$0.00 \$4,555.92



\$C%4%2%000000000000000022003



## Ryan T. Eggleston

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**Subject:** FW: Dog Park

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**From:** Paula L. Simmons  
**Sent:** Friday, November 04, 2016 10:50 AM  
**To:** Ryan T. Eggleston  
**Subject:** Dog Park

Dear Ryan:

The Parks and Recreation Board is recommending that the Board of Commissioners officially close the “Dog Run Free Zone” within Fairview Park and change all policies to only allow dogs on leash in ALL parts of Fairview.

The Parks and Recreation Board feels this is necessary due to safety reasons and in particular a recent dog-on-dog attack in the Fairview Park “Dog Run Free Zone”.

Sincerely,

Paula

**Paula Simmons**  
Park and Recreation Director  
South Fayette Township  
412-221-8700 ext. 17  
[www.southfayettepa.com](http://www.southfayettepa.com)  
[Sign up for news & alerts](#)





NEWBURY

RECEIVED  
OCT 14 2016

*Platterson*

October 14, 2016

Ryan Eggleston  
Township Manager  
Township of South Fayette  
515 Millers Run Road  
Morgan, PA 15064

RE: Township LERTA for The Gateway Shops at Newbury Market Property

Dear Ryan:

I am writing to provide The Township of South Fayette with notification that The Gateway Shops at Newbury Market, LP completed construction of the Gateway Shops building on September 19, 2016, which is the date that we completed our construction in the last available tenant space and turned over that tenant space to Supercuts. Attached for your reference is the transmittal form signed by Supercuts' contractor, PW Campbell Contracting Co., confirming their receipt of keys to the Supercuts' space on the above stated date.

Following is information about the property, as requested per Township Ordinance No. 06 of 2007:

1. Property owner – The Gateway Shops at Newbury Market, LP  
1263 Newbury Highland  
Bridgeville, PA 15017
2. Lot and block number of the property – 256-S-6
3. Construction completion date – September 19, 2016
4. There were no major modifications for the plan of construction as previously submitted.
5. Final adjusted actual costs of construction - \$1,895,000

Also attached for your reference is the Township LERTA application form that was submitted at the time that The Gateway Shops at Newbury Market, LP secured a building permit for the building.

If you have any questions, please do not hesitate to contact me at (412) 221-7084.

Sincerely,

Eric Newhouse  
Manager

Cc: Board of Property Assessment, Appeals and Review of Allegheny County

The Gateway Shops at Newbury Market, LP  
1263 Newbury Highland  
Bridgeville, PA 15017  
Phone: 412-221-7081  
Fax: 412-221-2626

# Gateway Shops at Newbury Market

## Transmittal

Subject: Keys

I have received three keys to \_\_Supercuts\_\_\_\_\_

Company: PWCampbell Contracting Co.

Name: Lief Chau

Signature: Lief Chau

Date: 9/19/16

**TOWNSHIP OF SOUTH FAYETTE**  
**APPLICATION FOR LERTA TAX EXEMPTION**

ORIGINAL APPLICATION FOR ABATEMENT TO BE FILED AT TOWNSHIP OFFICE WITHIN NINETY (90) DAYS AFTER ISSUANCE OF A BUILDING PERMIT. The filing of an application for tax exemption under South Fayette Township regulations does not relieve the taxpayer from payment of land real estate taxes, when due. There is no exemption for any tax imposed on land. Applicant recognizes that delinquencies on any property owned will result in the removal of any and all LERTA tax exemptions. South Fayette School District and Allegheny County programs must be applied for and coordinated directly with those organizations. See Township Code, Chapter 220, Article VIII for additional information.

LOT AND BLOCK	256-S-6		
PROPERTY LOCATION/ ADDRESS	The Gateway Shops at Newbury Market 160 Millers Run, Bridgeville, PA 15017		
APPLICANT'S NAME	The Gateway Shops at Newbury Market, LP	PHONE:	(412) 221-7081
APPLICANT ADDRESS	1263 Newbury Highland Bridgeville, PA 15017	FAX:	(412) 221-2626
APPLICANT'S TAX BILLING ADDRESS	1263 Newbury Highland Bridgeville, PA 15017	EMAIL:	enewhouse@eqa-lc.com
PROPERTY ACREAGE	5.0	PROPERTY DIMENSIONS	about 500' x 375'
CURRENT ASSESSED VALUE	\$1,000,000	CURRENT YEAR TOWNSHIP TAXES	\$3,410.40 (paid at discount)
BUILDING PERMIT #		DATE ISSUED	

DATE CONSTRUCTION TO START: December 2015 FINISH: August 2016

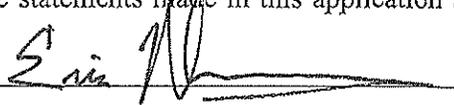
APPLICATION FOR: CONSTRUCTION COST: \$1,800,000  
 PROPERTY IMPROVEMENT(S) – Repair, alterations or additions to an existing structure.  
 NEW CONSTRUCTION – Erection of a building

ATTACHMENTS:                      REQUIRED                                              OPTIONAL  
 Summary/Plans of Improvement(s)                       Building Permit  
 Cost Estimate of Improvement(s)                       Other \_\_\_\_\_

HAVE YOU RECEIVED COUNTY APPROVAL  YES  NO

County LERTA application submitted  
same time as this application.

I hereby certify that the statements made in this application are true and correct the best of my knowledge, information and belief.

Applicant Signature:  Date: 10-28-15

**For Township Use Only** .....

Date Received <u>10/28/15</u>	Received by <u><i>M. Bantz</i></u>
-------------------------------	------------------------------------

**Abatement Schedule**

District	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	3 <sup>rd</sup> Year	4 <sup>th</sup> Year	5 <sup>th</sup> Year	6 <sup>th</sup> Year	Notes
Industrial	100%	80%	60%	40%	20%	0%	
Commercial	80%	60%	40%	20%	10%	0%	
Business	100%	80%	60%	40%	20%	0%	

**Official Signatures**

<b>Township</b>			
	<b>Signature</b>	<b>Title</b>	<b>Date</b>
<b>Treasurer</b>			
	<b>Signature</b>	<b>Title</b>	<b>Date</b>



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**RESOLUTION No. 18 of 2016**

Declaring November 17 as “World Pancreatic Cancer Day” in the Township of South Fayette.

WHEREAS in 2016, an estimated 53,070 people in the United States will be diagnosed with pancreatic cancer, one of the deadliest cancers, and 41,780 will die from the disease;

WHEREAS pancreatic cancer surpassed breast cancer this year to become the third leading cause of cancer death in the United States, and it is projected to become the second leading cause by 2020;

WHEREAS pancreatic cancer is the only major cancer with a five-year relative survival rate in the single digits at just eight percent;

WHEREAS when symptoms of pancreatic cancer present themselves, it is generally in later stages, and 71 percent of pancreatic cancer patients die within the first year of their diagnosis;

WHEREAS approximately 2,090 deaths will occur in Pennsylvania in 2016;

WHEREAS pancreatic cancer is the seventh most common cause of cancer-related death in men and women across the world;

WHEREAS there will be an estimated 418,451 new pancreatic cancer cases diagnosed worldwide in 2020;

WHEREAS the good health and well-being of the residents of South Fayette are enhanced as a direct result of increased awareness about pancreatic cancer and research into early detection, causes and effective treatments;  
therefore be it

RESOLVED that the Board of Commissioners designate November 17 as “World Pancreatic Cancer Day” in South Fayette Township.

RESOLVED and ENACTED this 16th day of November, 2016

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

---

RYAN T. EGGLESTON  
TOWNSHIP MANAGER

---

JOSEPH HOROWITZ, PRESIDENT  
BOARD OF COMMISSIONERS

(SEAL)

## AGREEMENT OF SALE

Listing Broker: None

Selling Broker: None

Seller and Buyer agree as follows:

1. **Parties.**        Seller:
- Fred A. Valentino
  - Robert E. Valentino
  - Fred A. Valentino, as Trustee f/b/o Robert James Valentino
  - 251 May Ave.
  - Bridgeville, PA 15017

AND

Buyer:

- The Township of South Fayette
- 515 Millers Run Road
- Morgan, Pa. 15064

2. **Sale.** Seller will grant and convey to Buyer by deed of special warranty fee simple title to the land described in subparagraph A of this paragraph (the "Real Estate"). Title to the Real Estate will be good and marketable and will be free and clear of all encumbrances except as provided in Paragraph 13. Title to the Real Estate will be insurable at regular rates by any licensed title insurance company at regular rates.
- A.     The parcels are located in the Township of South Fayette, County of Allegheny, Pennsylvania, Block and Lots 324-B 45, 324-B-46 and 324-B-47 Deed Book Volume 10378, Page 492, Deed Book Volume 6389, Page 770 and Deed Book Volume 9276, Page 472.
  - B.     The Real Estate is called "Property" in this Agreement.
3. **Purchase.** Buyer will purchase the Property and pay to Seller the total sum of One Hundred Seventy Five Thousand and 00/100 (\$175,000.00) Dollars payable as follows:
- A.     Earnest Money.

The sum of Five Thousand Dollars (\$5,000.00) to be held by Goldberg, Kamin

& Garvin in a non-interest bearing escrow account and shall be paid to the Seller upon Settlement.

B. The balance to be paid at Settlement:

4. **Settlement.** Settlement will be held in Allegheny County, Pennsylvania. Settlement will occur on or before December 31, 2016 ("Settlement Date"). If settlement is not completed by this date either party will then have the right to declare time to be of the essence by giving notice to the other party. The notice will state that time is of the essence and will fix the time, date and place of settlement. The date fixed may not be earlier than 15 days or later than 30 days following the effective date of giving such notice.
5. **Proration Items.** (A) real estate transfer taxes, if required, will be paid by Buyer; (B) real estate taxes, except for school district taxes, will be prorated as of date of settlement on a calendar year basis for the calendar year of settlement based upon real estate taxes levied or estimated to be levied in that year by each taxing body without regard to the due date of the levy or the fiscal year of the taxing body. School district taxes to be prorated on a fiscal year basis. In the event that the Property being sold is assessed as part of a larger tract of ground, then the real estate taxes will be proportionately prorated based upon a fraction wherein the numerator is the amount of acreage being conveyed herein, and the denominator is the total acreage. .
6. **Seller's Expense.** None: Buyer will pay on or before the closing date, 1) the cost of deed preparation, title clearance and reasonable charges for settlement services and disbursements made on behalf of Seller; 2) the costs of satisfying any taxes, assessments, liens or encumbrances required to be discharged by this Agreement; 3) the costs of any inspection or certificates required by any public body or authority for the issuance of lien letters.
7. **Possession.** Possession of the Property will be delivered to Buyer within (30) days post settlement.
8. **Risk of Loss; Insurance.** Prior to the Closing Date, all risk of loss or damage to the Property, including without limitation, loss by fire, windstorm or other casualty, shall rest with Seller. If prior to the Closing Date the Property or any part thereof is damaged as a result of fire, windstorm or other casualty, Buyer shall have the option to:
  - A. Cancel this Agreement and receive a refund of the earnest money deposit and any other sums paid on account of the Purchase Price, and all interest thereon, in which event neither party shall have any further liability or obligation to the other hereunder;
  - B. Enforce this Agreement, provided that the Purchase Price for the Property shall be reduced by the reasonably estimated cost of repair of the Property; or
  - C. Enforce this Agreement and obtain an assignment from Seller of all insurance proceeds payable as a result of such loss or damage to the Property, and all

insurance proceeds theretofore paid in connection with such casualty shall be paid over to Buyer.

Buyer shall have twenty (20) business days after Buyer's receipt of written notice from Seller's insurer of the amount of insurance proceeds that will be payable as a result of such casualty and damage within which to make its election under this paragraph, and to accomplish the foregoing, Buyer shall have the right to adjourn and extend the Closing Date until not later than fifteen (15) days after the expiration of such twenty (20) day period.

9. **Maintenance of the Property; Buyer's Option.** Seller will deliver the Property to Buyer in accordance with Paragraph 17 of this Agreement. If a material change occurs in the physical condition of the Property, before Buyer purchases the Property, Buyer will have the option to: (A) terminate this Agreement and upon termination all earnest money will be returned immediately to Buyer after which the parties will be relieved of all obligations in this Agreement; or (B) proceed with this Agreement and pay the balance of the purchase price. To exercise this option Buyer will give notice to Seller before settlement. If Buyer fails to give the notice, Buyer will be conclusively deemed to have chosen option (B).
10. **Eminent Domain; Buyer's Option.** If any part of the Property is taken by eminent domain before settlement by any governmental entity other than the Buyer, Seller will notify Buyer of the taking within five (5) days, but not later than the settlement. Buyer will have the option to: (A) terminate this Agreement and upon termination all earnest money will be returned immediately to Buyer after which the parties will be relieved of all obligations in this Agreement; or (B) proceed with this Agreement and pay the balance of the purchase price, and Seller will assign to Buyer the award, if any, to which Seller, may be entitled. To exercise this option Buyer will give notice to Seller before settlement. If Buyer fails to give the notice, Buyer will be conclusively deemed to have chosen option (B).
11. **Municipal Improvements.** Seller will pay any municipal claim against the Property if the ordinance or resolution authorizing the work or improvement is adopted prior to Settlement. Buyer will pay any municipal claim against the Property if the ordinance or resolution authorizing the work or improvement is adopted on or after Settlement.
12. **Default.**
  - A. **By Buyer:** If Buyer defaults or fails to close Seller may elect to: (1) retain the earnest money as liquidated damages as the parties agree that the earnest money is a reasonable settlement of Seller's damages and is not a penalty, and this Agreement will be terminated and the parties released of further liability or (2) file an action for specific performance.
  - B. **By Seller:** If Seller defaults or fails to close Buyer may elect to: (1) rescind this Agreement and waive any claim for loss of bargain; and if Buyer chooses this remedy, Seller will cause to be paid to Buyer the earnest money and the direct costs which Buyer incurred in preparation for settlement, including, without limitation, title examination fees, mortgage loan fees and expenses, survey costs, inspection costs and attorney's fees prior to Seller's default; when Seller has made such

payments in full to Buyer this Agreement will terminate; or (2) file an action for specific performance.

- C. Upon default by either party under this Paragraph 12, the Buyer's attorney holding the earnest money and Seller shall pay over the earnest money to the Buyer or Seller not in default.

13. **Under and Subject.** Upon the execution of this Agreement, Buyer shall cause to be ordered from a responsible title insurance company a Preliminary Title Report which may identify any defects in the title which prohibit the development of the Property as a parking facility for Morgan Park. ("Development"). In the event that the Preliminary Title Report discloses a defect which in the reasonable judgment of the Buyer prohibits such Development, then the Buyer shall, on or before December 1, 2016, notify the Seller in writing of such defects or objections. Seller shall have ten (10) days to notify Buyer in writing of Seller's intention to cure such defects.

If Buyer shall fail to notify Seller of such defects on or before December 1, 2016, as set forth herein, then such objection shall be deemed forever waived.

If Seller, having been notified of defects or objections in accordance herewith, elects to satisfy of record or make adequate provision for any such defects as set forth herein, then this condition shall be satisfied. Seller shall notify Buyer of such election on or before December 10, 2016.

If Seller elects not to satisfy of record or make adequate provision for said defects, or if having elected to cure the same, subsequently discontinues its efforts, then Buyer shall, within fifteen (15) days of receipt of said notice from Seller, either (a) rescind this Agreement, whereupon all earnest money shall be returned, together with accrued interest; or (b) waive such defects, in which case Seller shall have no further responsibility for the same.

Buyer will take title to the Property subject to the following so long as they do not adversely affect the present use or the Buyer's intended use of the Property or prior to transfer of title require removal or alteration of existing improvements: (A) building and use restrictions of record; (B) vehicular or pedestrian easements of record affecting the Property and being along the front, rear or side lot lines; (C) water, sewer, gas, electric, cable television, and telephone lines or easements of record or as presently installed; (D) prior grants, reservations or leases of coal, oil, gas or other minerals as shown by instruments of record; (E) easements apparent upon inspection of the Property.

14. **Real Estate Broker.** The parties warrant and represent to one another that they have not engaged the services of a real estate agent or broker in connection with this transaction and agree to indemnify and hold each other harmless from and against any claim for a commission or fee which may be sought by an agent or broker.

15. **Zoning and other Ordinances.** Seller warrants that: the Property has the following Zoning Classification Residential and there exists no notice of any uncorrected violations of building, safety or fire ordinances.

**16. Environmental Inspection and Remediation.** Seller warrants, to the best of Seller's knowledge, that: 1) no toxic or hazardous waste, substance or materials of any kind have been buried or accumulated in or about the Property and 2) no hazardous or toxic waste will be located on any part of the Property at the time of settlement. Buyer shall have the right to conduct an examination and analysis of the Property being conveyed to determine the existence and levels of any environmentally hazardous materials as may be identified in the Comprehensive Environmental Response Compensation Liability Act and ascertain if the same constitutes an environmental hazard or are violative of any applicable statute, ordinance, rule or regulation promulgated by Federal, State or Municipal Governments or other agencies and the steps necessary to accomplish environmental compliance and the estimated cost therefore. Buyer shall have a sixty (60) day period from the execution hereof, to complete a Phase I investigation. If the results of the Phase I investigation indicate that further testing is, in fact, necessary, and then the Buyer shall have the option to (a) conduct a Phase II investigation at its sole cost and expense, then in such event Seller grants Buyer sufficient time not to exceed one hundred twenty (120) days from the execution hereof, to proceed with said further required testing and the closing date shall be extended accordingly or (b) Buyer may terminate the Agreement. Upon such termination, all earnest money shall be refunded to Buyer and the Agreement shall be null and void. Buyer shall have the right to approve the location of any runoff ponds or streams necessary to accurately develop the Property being conveyed. If an appropriate location for any runoff ponds or streams which meets Buyer's approval cannot be determined, then Buyer shall have the right to terminate this Agreement.

**17. Seller's Representations and Warranties.** Seller represents and warrants, to the best of his knowledge, information and belief, that the following are true and correct on the date hereof and shall be true and correct on the Closing Date:

- A. Seller holds good and marketable indefeasible fee simple title to the Property, free and clear of all liens and encumbrances. There are no adverse or other parties in possession of the Property or any part thereof, and no party has been granted any license, lease, right of first refusal option or other right or interest relating to the use, possession or ownership of the Property or any part thereof.
- B. No third party is currently contractually obligated to Seller or to any other person or entity in any way related to or affiliated with Seller, or to any of their respective successors in interest to make improvements to the Property.
- C. Seller has the full right, power and authority to carry out the Seller's obligations hereunder. The joinder of no person or entity will be necessary to convey the Property fully and completely to Buyer on the Closing Date. The execution and delivery of this Agreement and the consummation of the transactions contemplated herein will not conflict with, or with or without notice or the passage of time, or both, result in a breach of any of the terms or provisions of, or constitute a default under any indenture, mortgage loan agreement, lease, license or other instrument to which Seller is a party or by which Seller or the Property is affected or bound. This Agreement and each document to be delivered hereunder, when duly executed and delivered, will be valid, legal and binding obligations of Seller or any other signatory

enforceable in accordance with their respective terms.

- D. There are no service, management, employment, collective bargaining or pension agreements, or any other agreements which in any way affect the Property or the proposed development or construction of the improvements thereon.
- E. Seller has no knowledge, after reasonable investigation and inquiry, nor has it received any notice of any claim, action or proceedings, actual or threatened, by any organization, person, individual or governmental agency, which would affect the use, occupancy or value of the Property, the adjacent Property or any part thereof.
- F. Seller has no knowledge, nor has it received any notice of any material defect in the Property or any part thereof.
- G. There are not any hazardous materials or toxic waste stored or disposed of or otherwise located, in, under, over or adjacent to Property and there are no underground or aboveground storage tanks located on or under the same.
- H. No assessments or charges have been levied, are proposed, or are pending against all or any part of the Property and there are no pending or planned municipal improvements which would result in an assessment against the Property.
- I. The Seller is not a foreign person as defined in Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended, and Seller shall deliver to Buyer on the Closing Date a Certificate of Non-Foreign Status, in a form to be reasonably designated by Buyer.

**18. Buyer's Representations and Warranties.** Buyer represents and warrants that the following are true and correct on the date hereof and shall be true and correct on the Closing Date:

- A. Buyer has been duly organized and exists in good standing under the laws of Pennsylvania and has the full right, power and authority to buy the Property and to carry out Buyer's obligations hereunder;
- B. All requisite actions necessary to authorize Buyer to enter into this Agreement and to perform its obligation hereunder have been taken, and the joinder of no person or entity other than Buyer is necessary to the execution and delivery of such agreements;
- C. The consummation of the contemplated transaction will not conflict with, or with or without notice or the passage of time, or both, result in a breach of any of the terms or provisions of, or constitute a default under any agreement or instrument to which Buyer is a party; and
- D. This Agreement and each document to be delivered hereunder, when duly executed and delivered, will be valid, legal and binding obligations of Buyer or such signatory, enforceable in accordance with their respective terms.

19. **Coal Notice.** NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT TO SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any). Unless this notice is stricken, the deed for the Property will contain this notice and will also contain, and Buyer will sign, the notice specified in the Bituminous Mine Subsidence and land Conservation Act of 1966.
20. **Waiver of Tender.** Formal tender of a deed for the Property by Seller to Buyer is waived by Buyer. Formal tender of the balance of the purchase price by Buyer to Seller is waived by Seller.
21. **Notices to Parties.** Any notice given by Seller to Buyer or by Buyer to Seller will be in writing. Any notices will be delivered either in the manner provided by law for the service of process in equity or by certified or registered mail to the receiving party at the address for the receiving party which appears on the first page of this Agreement. Any mailed notice will be deemed delivered to the receiving party on the second business day after mailing occurs.
22. **Covenant not to Record.** Buyer will not record this Agreement and any recording of this Agreement by Buyer will constitute a default by Buyer under this Agreement.
23. **Binding Effect.** Seller and Buyer intend to be legally bound by this Agreement. All of its terms and conditions will extended to and be binding upon the parties to this agreement and upon their respective heirs, executors, administrators, personal representatives, successors and assigns.
24. **Interpretation.** This Agreement constitutes the entire contract between the parties and there are not other understandings, oral or written, relating to the sale and purchase of the Property. This Agreement may not be changed, modified or amended, in whole or in part, except in another writing, signed by all parties. Wherever used in this Agreement, the singular will include the plural, the plural the singular, and the use of any gender will be applicable to all genders. Paragraph headings and italicized clauses are inserted for convenience only and will not form part of the text of this Agreement.
25. **Survival of Representations and Warranties.** The representations and Warranties of the Seller and Buyer set forth in Paragraphs 17(e), 19 and 20 above shall survive Settlement of the transaction
26. **Counterparts:** This Agreement may be executed in several counterparts, each of which

shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. The Parties each agree to recognize handwritten and electronic signatures, and facsimile and PDF copies as originals.

THIS IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, CONSULT YOUR ATTORNEY PRIOR TO SIGNING.

Signed by Buyer this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Witness:

Township of South Fayette

\_\_\_\_\_

By: \_\_\_\_\_  
Authorized Representative

Signed by Buyer this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Witness:

\_\_\_\_\_

By: \_\_\_\_\_  
FRED A. VALENTINO

\_\_\_\_\_

By: \_\_\_\_\_  
ROBERT E. VALENTINO

\_\_\_\_\_

By: \_\_\_\_\_  
FRED A. VALENTINO, Trustee f/b/o  
Robert James Valentino



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_ OF 2016**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240, ZONING, OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES; BY AMENDING ARTICLE XV, EXPRESS STANDARDS AND CRITERIA FOR GRANTING CONDITIONAL USES BY SPECIAL EXCEPTION, § 240-93, PROCEDURE FOR APPROVAL, BY THE ADDITION OF §§ 240-93(9)(A)(B)AND(C) TO PROVIDE FOR A LAPSE PERIOD OF ONE (1) YEAR FOR A CONDITIONAL USE APPROVAL; AMENDING ARTICLE XX ZONING HEARING BOARD, § 240-132 VARIANCES, BY THE ADDITION OF §240-132(F)(1)(2) AND (3) TO PROVIDE FOR A LAPSE PERIOD OF ONE (1) YEAR FOR A VARIANCE AND BY AMENDING ARTICLE XX ZONING HEARING BOARD, § 240-133 SPECIAL EXCEPTIONS, BY THE ADDITION OF REQUIREMENTS PROVIDING A LAPSE PERIOD OF ONE (1) YEAR FOR A SPECIAL EXCEPTION.**

**WHEREAS**, the Township of South Fayette received a communication from the Township's Zoning Hearing Board requesting that the Board of Commissioners consider amending the Township's Zoning Ordinance to provide for one (1) year period to commence physical or non-physical improvements after the granting of a variance or special exception from the Zoning Hearing Board; and

**WHEREAS**, the Board of Commissioners of the Township of South Fayette believe that the amendment of the Township's Zoning Ordinance to provide such limitations for such approvals, as well as Conditional Use approvals by the Board of Commissioners, is a reasonable exercise of its' authority as provided in the Municipalities Planning Code to adopt reasonable regulations for the orderly administration of the municipalities Zoning Ordinance; and

**WHEREAS**, the establishment of a one (1) year period to commence physical or non-physical improvements after the granting of a variance, special exception or conditional use is a reasonable requirement as it will provide certainty to adjacent landowners and the community as to land uses that have been approved will effectively take place.

**NOW, THEREFORE**, BE IT ORDAINED AND ENACTED, by the Board of Commissioners of the TOWNSHIP OF SOUTH FAYETTE, and it is HEREBY ORDAINED and ENACTED as follows:

1. Chapter 240, Zoning, of the South Fayette Township Code of Ordinances, Article XV, Express Standards and Criteria for Granting Conditional Uses by Conditional Uses, § 240-93, Procedure for Approval, is hereby amended by the addition of §§ 240-93(9)(a)(b)and(c) in the form and content as follows:

9.(a) If the Conditional Use involves physical improvements that have not been substantially initiated within one (1) year of the date of approval or authorization approval of the Conditional Use, the approval shall lapse. The Conditional Use approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Section 240-93(9)(c).

9.(b) If the Conditional Use does not involve physical improvements, and a Certificate of Occupancy is not issued for the Conditional Use within one (1) year of the date of approval or authorization, the approval shall lapse. No Certificate of Occupancy shall be issued after approval lapses unless the approval or authorization is renewed pursuant to Section 240-93(9)(c).

9.(c) The Board of Commissioners may renew its approval of a Conditional Use for which approval has lapsed provided that no more than one (1) year has elapsed since the date of the original approval or, in the case of discontinuance of work, since the date of discontinuance. Renewal shall require formal action, but it shall not require public notice or hearings. Renewal shall have the same effect as the original approval. If no renewal is granted with the one-year period allowed for renewals, the original approval shall be void and no further effect. Occupancy Permits shall be automatically renewed coincidentally with and for the same time periods and limitations as prescribed for renewals of Special Exception approvals.

2. Chapter 240, Zoning, of the South Fayette Township Code of Ordinances, Article XX, Zoning Hearing Board, § 240-132 Variances, is hereby amended by the addition of §240-132(f)(1)(2) and (3) in the form and content as follows:

1. If the Variance involves physical improvements that have not been substantially initiated within one (1) year of the date of approval or authorization approval of the Variance, the approval shall lapse. The Variance approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Section 240-132(f)(3).

2. If the Variance does not involve physical improvements, and a certificate of Occupancy has not been issued for the Variance within one (1) year of the date of approval or authorization, the approval shall lapse. No Certificate of Occupancy shall be issued after approval lapses unless the approval or authorization is renewed pursuant to Section 240-132(f)(3).

3. The Zoning Board of Adjustment may renew its approval of a Variance for which approval has lapsed provided that no more than one (1) year has elapsed since the date of the original approval or, in the case of discontinuance of work, since the date of discontinuance. Renewal shall require formal action, but it shall not require public notice or hearings. Renewal shall have the same effect as the original approval. If no renewal is granted with the one-year period allowed for renewals, the original approval shall be void and no further effect.

3. Chapter 240, Zoning, of the South Fayette Township Code of Ordinances, Article XX, Zoning Hearing Board, § 240-133 Special Exceptions, is hereby amended in the form and content as follows:

a. If the Special Exception involves physical improvements that have not been substantially initiated within one (1) year of the date of approval or authorization of the Special Exception, the approval shall lapse. The Special Exception approval shall also lapse if, after starting construction, the construction is discontinued for a period of one (1) year or more. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed pursuant to Section 240-133(c).

b. If the Special Exception does not involve physical improvements, and a Certificate of Occupancy has not been issued for the Special Exception within one (1) year of the date of approval or authorization, the approval shall lapse. No Certificate of Occupancy shall be issued after approval lapses unless the approval or authorization is renewed pursuant to Section 240-133(c).

c. The Zoning Board of Adjustment may renew its approval of a Special Exception for which approval has lapsed provided that no more than one (1) year has elapsed since the date of the original approval or, in the case of discontinuance of work, since the date of discontinuance. Renewal shall require formal action, but it shall not require public notice or hearings. Renewal shall have the same effect as the original approval. If no renewal is granted with the one-year period allowed for renewals, the original approval shall be void and no further effect. Occupancy Permits shall be automatically renewed coincidentally with and for the same time periods and limitations as prescribed for renewals of Special Exception approvals.

4. The proper officials of South Fayette Township are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

5. All ordinances and parts of ordinances inconsistent with the terms of this Ordinance are hereby repealed, provided, however, that such repeals shall only be to the extent of such inconsistency and in all other aspects, this Ordinance shall be cumulative with the other ordinances regulating and governing the subject matter covered by this Ordinance.

6. If any clause or provision of this Ordinance is illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the remainder of this Ordinance shall not be affected thereby. In lieu of each clause or provision of this Ordinance which is deemed to be illegal, invalid or unenforceable, there shall be added, as part of this Ordinance, a clause or provision as similar in terms to the unenforceable term as may be possible and as may be legal, valid and enforceable. In case any one or more of the provisions contained in this Ordinance shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision thereof.

7. This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED INTO LAW, the \_\_\_\_ day of \_\_\_\_\_, 2016.

Attest:

TOWNSHIP OF SOUTH FAYETTE

\_\_\_\_\_  
Ryan Eggleston  
Township Secretary

By: \_\_\_\_\_  
Joseph Horowitz  
President, Board Commissioners



**TOWNSHIP OF SOUTH FAYETTE**  
**APPLICATION FOR SUBDIVISION / LAND DEVELOPMENT**

Plan Name:	Hastings - Phase I	File No.	F-10-16
Plan Location:	Mayview Road	Tax I.D. #	480-P-1, 480-E-3, 571-B-2 & 571-A-1
Project Description	Phase I is the construction of the neighborhood core area which will include the crossroads, restaurant, daycare and open space. Residential units will also be constructed including 44 single-family homes, 49 townhouses and 276 multi-family apartments with a pool and clubhouse.		

**Check Appropriate Box(s)**

Land Development Plan:	<input checked="" type="checkbox"/>	Subdivision Plan:	<input type="checkbox"/>	Conditional Use Plan:	<input type="checkbox"/>
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Minor Subdivision	<input type="checkbox"/>	Major Subdivision	<input type="checkbox"/>	Open Space Plan	<input type="checkbox"/>
Preliminary Plan Submission	<input checked="" type="checkbox"/>	Final Plan Submission	<input checked="" type="checkbox"/>		

Zoning District(s)	Neighborhood Design (ND)	Property Acreage	109.50 AC (Phase I)	No. Lots/Units	109 Lots / 369 Units +/-
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Applicant's Name:	Charter Homes and Neighborhoods at Hastings	Phone No.	(717) 560-1400
Applicant's Address:	1190 Dillerville Road, Lancaster, PA 17601	Fax No.	(717) 560-1138
Applicant's E-Mail:	afarandadiedrich@charterhomes.com (Anthony Faranda-Diedrich)		
Engr's Firm/Name:	The Gateway Engineers Inc.	Phone No.	(412) 921-4030 x145
Engineer's Address:	400 Holiday Drive, Suite 300, Pittsburgh, PA 15220	Fax No.	(412) 921-9960
Contact Person:	David Heath	E-Mail Address	dheath@gatewayengineers.com

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1	X		
2) Copies of Maps and Plans (Plus pdf of drawings)				
• Sets Full Size Plans (24" x 36")	5	X		
• Sets Half Size Plans (11" x 17")	5	X		
3) Agent Authorization Form	1	X	(See previous application)	
4) Application Fee	1	X		
5) Escrow – Engineer, Solicitor, Inspection	1	X		
6) Stormwater Management Plan & Calculations	2	X		
7) Erosion & Sedimentation Control Plan	2	X		
8) Deed, Sales Agreement or Other Ownership	1	X	(See previous application)	

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant:

Date:

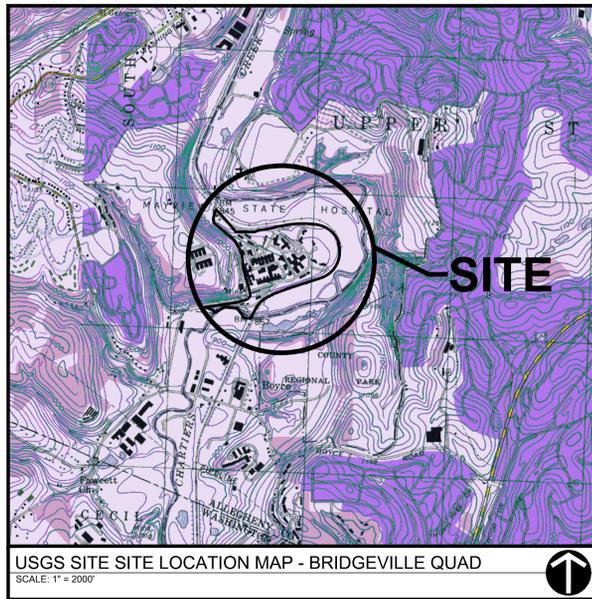
If applicant is not the property owner, Agents Authorization Form must be attached

7/20/16

# FINAL PLAN HASTINGS PHASE I

MAYVIEW RD.  
PITTSBURGH, PA 15102

PREPARED FOR:  
**CHARTER HOMES AT HASTINGS, INC.**  
1190 DILLERVILLE RD.  
LANCASTER, PA 17601



I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE \_\_\_\_\_ NAME \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF SOUTH FAYETTE DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE \_\_\_\_\_ NAME \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_

REVIEWED BY THE TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SECRETARY \_\_\_\_\_ (SEAL) \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE HEREBY GIVES PUBLIC NOTICE IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADES, PAVE AND CURB THE STREETS IN SAID PLAN OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

THE TOWNSHIP OF SOUTH FAYETTE AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

ATTEST:

SECRETARY \_\_\_\_\_ (SEAL) \_\_\_\_\_ PRESIDENT OF THE BOARD OF COMMISSIONERS

NOTE:  
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE 'STATE HIGHWAY LAW' BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. APPROVAL OF THE TOWNSHIP PLANNING COMMISSION AND BOARD OF SUPERVISORS IS CONDITIONAL, SUBJECT TO ACTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT.

SHEET INDEX	
NO.	TITLE
CS	COVER SHEET
C060	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN
C100A	PRELIMINARY MASTER PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C103	SITE PLAN
C104	SITE PLAN APARTMENTS
C105	SITE PLAN
C106	SITE PLAN OFFICE
C108	TURNING TEMPLATE
C109	INFRASTRUCTURE DESIGNATION PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C204	GRADING PLAN APARTMENTS
C205	GRADING PLAN
C206	GRADING PLAN OFFICE
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN
C302	UTILITY PLAN
C303	UTILITY PLAN
C304	APARTMENT UTILITY PLAN
C305	UTILITY PLAN
C306	OFFICE UTILITY PLAN
C500	ROAD PROFILES
C501	ROAD PROFILES
C502	ROAD PROFILES
C503	ROAD PROFILES
C504	ROAD PROFILES
C505	ROAD PROFILES
C506	STORM PROFILES
C507	STORM PROFILES
C508	STORM PROFILES
C509	STORM PROFILES
C510	STORM PROFILES
C511	SANITARY PROFILES
C512	SANITARY PROFILES
C513	SANITARY PROFILES
C601	CONSTRUCTION DETAILS
C602	CONSTRUCTION DETAILS
C603	CONSTRUCTION DETAILS
C604	CONSTRUCTION DETAILS
C700	OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
C701	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
C702	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN AND DETAILS

LIST OF UTILITIES	
VERIZON PENNSYLVANIA 1300 CUDDY LANDE CUDDY, PA 15031 CONTACT: TIM WESTOVER PHONE: 412-914-2228	
WEST PENN POWER 360 WASHINGTON ROAD WASHINGTON, PA 15301 CONTACT: BARB LUTKA PHONE: 7124-942-5212	
COLUMBIA GAS OF PENNSYLVANIA 4000 ENERGY DRIVE BRIDGEVILLE, PA 15017 CONTACT: DOMINIC TARELLA PHONE: 724-462-3479	
COMCAST CABLE 1530 CHARTIERS AVENUE PITTSBURGH, PA 15204 CONTACT: CRAIG TACY PHONE: 412-975-1388	
PA-AMERICAN WATER COMPANY 560 HORNING ROAD BETHEL PARK, PA 15102 CONTACT: DAVE ANNARUMO	
COLUMBIA GAS TRANSMISSION 4115 CORK-BOCKTOWN TOAD CLINTON, PA 15026 CONTACT: RICK HOUSTON PHONE: 724-344-4542	
SOUTH FAYETTE TOWNSHIP MUNICIPAL AUTHORITY 900 PRESTO SYGAN ROAD BRIDGEVILLE, PA 15017 CONTACT: JERRY BROWN PHONE: 412-257-5100	

**NOTE:**

1. THESE PLANS AS SUBMITTED ARE INTENDED TO COMPLY WITH ALL REGULATIONS, STANDARDS, AND ORDINANCES OF THE SOUTH FAYETTE TOWNSHIP. ANY DEVIATION FROM THOSE REGULATIONS, STANDARDS AND ORDINANCES IS UNINTENTIONAL AND AS SUCH, IN THE EVENT THAT A CONFLICT IS DISCOVERED, IT IS UNDERSTOOD AND AGREED THAT THE SOUTH FAYETTE TOWNSHIP'S REGULATIONS, STANDARDS AND ORDINANCES WILL APPLY.

2. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE 'STATE HIGHWAY LAW' BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

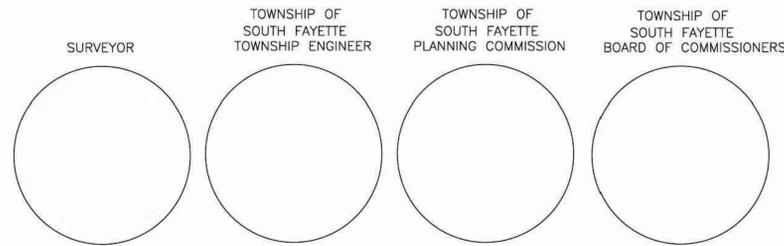
**MODIFICATIONS:**

THESE DRAWINGS ARE IN COMPLETE COMPLIANCE WITH AND/OR EXCEED THE SOUTH FAYETTE TOWNSHIP STANDARDS AND DETAILS. ANY VARIANCE OR MODIFICATION FROM THOSE STANDARDS AND DETAILS ARE LISTED BELOW.

**SIGNATURE OF PROJECT ENGINEER**

ON AUGUST 10, 2016 A MODIFICATION WAS GRANTED BY THE SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO ORDINANCE NO. 3 OF 2016, ARTICLE XIIC, SECTION 240-76.20, SUBSECTIONS B(2), C(1), AND D(2), TO ALLOW FOR THE CONSTRUCTION OF THE INDIVIDUAL TOWNHOME UNITS ON LOTS 134, 135, 138, 139, 142, 143, 146, 147, 150, 151, 154, 155, 158, 159, 266 B&C&D THAT WILL PROVIDE A MINIMUM LOT FRONTAGE ON THE RIGHT OF WAY OF 16 FEET, A MINIMUM LOT AND BUILDING WIDTH OF 16 FEET, AND A MINIMUM LOT AREA OF 1200 SQUARE FEET.

ON AUGUST 10, 2016 A MODIFICATION WAS GRANTED BY THE SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO ORDINANCE NO. 3 OF 2016, ARTICLE XIIC, SECTION 240-76.24, SUBSECTION A, AND RELATED DETAILS PROVIDED IN APPENDIX 1, TO ALLOW FOR THE CONSTRUCTION OF A "TEAR DROP" SHAPE ISLAND AND TURNAROUND IN HASTINGS CRESCENT ROAD PRIOR TO THE TERMINUS OF PHASE 1.



STREET TABLE			10/19/2016
ROAD NAMES	PERMITTED STREET SECTIONS	Modification/Waivers	
HOWELL ALLEY	A		
GROVER ALLEY	A		
SRAY LANE	F		
THURMONT ALLEY	A		
HASTINGS CRESCENT	B, C	Modification to have sidewalks, trails, and back in parking, as depicted on the plans.	
PRESERVE LANE	F		
HASTINGS PARK DRIVE		Waiver to remove sidewalk from north side of road and replace south sidewalk with trail as depicted on the plans.	
ORION ROAD		Waiver to remove sidewalk from south side of road as depicted on the plans.	
BROAD WAY	G	Waiver to remove sidewalk as depicted on the plans.	
PARKER LANE	F		
ALLAN LANE	F		
GLADWELL STREET	F	Modification to have sidewalks as depicted on the plans.	
FIRST ALLEY	A		
RICHARD ALLEY	A		

PARKING TABLE						
PHASE	NON-RESIDENTIAL	RETAIL	UNIT COUNT	CRITERIA	REQUIRED	PROVIDED
PHASE 1	NON-RESIDENTIAL	RETAIL	3,500	1 SPACE / 250 SF	14	36
		OFFICE	10,000	1 SPACE / 250 SF	40	40
		DAYCARE	9,980 SF	1 SPACE / 500 SF	20	28
		***CROSSROADS	7,440 SF / 12 UNITS	1 SPACE / 250 SF	30	34
RESIDENTIAL	RESIDENTIAL	**SINGLE FAMILY	42	2 SPACES / UNIT	84	84
		**TOWNHOMES	65	2 SPACES / UNIT	130	130
		*APARTMENTS (1-BEDROOM)	135	1.5 SPACES / UNIT	203	203
		*APARTMENTS (2-BEDROOM)	135	2.25 SPACES / UNIT	304	304
PHASE 2	RESIDENTIAL	**SINGLE FAMILY	109	2 SPACES / UNIT	218	218
		**TOWNHOMES	88	2 SPACES / UNIT	176	176
		MULTI FAMILY	0	N/A	N/A	N/A
		<b>TOTAL</b>	<b>586</b>			

\*OF THE 506 APARTMENT SPACES PROVIDED, 248 ARE INTERNAL TO THE BUILDINGS (4 MULTI FAMILY BUILDINGS CONTAIN 33 INTERNAL PARKING SPACES AND THE OTHER 4 CONTAIN 29 INTERNAL PARKING SPACES) AND 8 SPACES ARE PROVIDED ALONG BROADWAY. INTERNAL LAYOUT IS PROVIDED ON DETAIL SHEETS. REFER TO SHEET C604 FOR DETAILS. IT SHOULD BE NOTED THAT USE OF POOL AREA IS INTENDED ONLY FOR APARTMENT BUILDINGS.

\*\*EACH SINGLE FAMILY, TOWNHOME BUILDING, AND CROSSROADS UNITS INCLUDE 2 INTERNAL PARKING SPACES

\*\*\*ARTICLE XIIC ND NEIGHBORHOOD DISTRICT 240-76.21 A. 4: "REQUIRED OFF STREET PARKING SHALL BE PERMITTED TO BE SATISFIED THROUGH ON STREET PARKING SPACES LOCATED WITHIN 600 FEET OF THE ENTRANCE TO A BUILDING OR USE, THAT IS REGULARLY USED BY PATRONS AND/OR OCCUPANTS. THE ON STREET PARKING SPACES SHALL BE DIRECTLY ACCESSIBLE BY PEDESTRIANS USING SIDEWALKS OR OTHER DESIGNATED PEDESTRIAN PATHWAYS."

ZONING REQUIREMENTS										
PHASE	NON-RESIDENTIAL	RETAIL	OFFICE	DAYCARE	CROSSROADS	SETBACKS				
						FRONTAGE	AREA	FRONT	SIDE	REAR
PHASE 1	NON-RESIDENTIAL	RETAIL	3500 SF	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		OFFICE	10,000 SF	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		DAYCARE	9,980 SF	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		CROSSROADS	7,440 SF	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		PARCEL 1.9.1A	1.70 AC	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		PARCEL 1.9.1B	1.39 AC	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		PARCEL 1.9.3	8.05 AC	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		PARCEL 1.9.4	6.18 AC	40'	N/A	10' MIN.	5' MIN.	5' MIN.	5' MIN.	
		RESIDENTIAL	SINGLE FAMILY	42 UNITS	20'	4,000 SF	5' MIN.	5' MIN.	20' MIN. OR 5' MIN.*	
		TOWNHOMES	65 UNITS	20'	1,400 SF	5' MIN.	5' MIN. (UNATTACHED) 0' MIN. (ATTACHED)	5' MIN. OR 5' MIN.*		
PHASE 2	RESIDENTIAL	PARCEL 1.9.2 (6.73 AC)	MULTI FAMILY	270 UNITS	60'	N/A	10' MIN.	5' MIN.		
		CROSSROADS	12 UNITS	40'	N/A	10' MIN.	5' MIN.	5' MIN.		
		RESIDENTIAL	SINGLE FAMILY	109 UNITS	20'	4,000 SF	5' MIN.	5' MIN.	20' MIN. OR 5' MIN.*	
	TOWNHOMES	88 UNITS	20'	1,400 SF	10' MIN.	5' MIN. (UNATTACHED) 0' MIN. (ATTACHED)	20' MIN. OR 5' MIN.*			
		MULTI FAMILY	0 UNITS	60'	N/A	10' MIN.	5' MIN.	5' MIN.		

\* IF THE BUILDING IS SERVED BY REAR ALLEY ACCESS

LAND USE BY AREA			
SITE ZONING: ND (NEIGHBORHOOD DESIGN)			
TOWNSHIP STANDARD	REQUIRED	PHASE 1	PHASE 2
NON-RESIDENTIAL BUILDING SOFT	30,000 SF MIN IN PHASE 1	30,920 SF	NA
RESERVED COMMON OPEN SPACE		5.89 AC	3.60 AC
FUTURE FAIRVIEW PARK	25% MIN (37.58 AC)		
RESIDENTIAL	TOWNHOUSE, SINGLE FAMILY, MULTIFAMILY	68.98 AC	0 AC
NON-RESIDENTIAL	RETAIL, DAYCARE, OFFICE	16.62 AC	20.96 AC
RIGHT OF WAYS AND EASEMENTS		18.59 AC	0 AC
		7.42 AC	8.25 AC
<b>TOTAL</b>	<b>150.31 AC</b>	<b>117.50 AC</b>	<b>32.81 AC</b>

REQUIRED MIX OF RESIDENTIAL USES			
SITE ZONING: ND (NEIGHBORHOOD DESIGN)			
TOWNSHIP STANDARD	REQUIRED	# OF UNITS	PROVIDED - OVERALL SITE
RESIDENTIAL MIX SINGLE FAMILY	15% MIN, 50% MAX	151	26% (=151/586)
RESIDENTIAL MIX TOWNHOUSE & CROSS ROADS	15% MIN, 50% MAX	165	26% (=153/586)
RESIDENTIAL MIX MULTI-FAMILY	15% MIN, 50% MAX	270	48% (=282/586)
<b>TOTAL</b>		<b>586</b>	



REVISION RECORD	
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**HASTINGS PHASE I**  
MAYVIEW RD.  
PITTSBURGH, PA 15102  
PREPARED FOR:  
**CHARTER HOMES AT HASTINGS, INC.**  
1190 DILLERVILLE RD.  
LANCASTER, PA 17601

COVER SHEET

Project Number: C-18927-0021  
Drawing Scale: N.T.S.  
Date Issued: JULY 2016  
Index Number: 403359  
Drawn By: FML  
Checked By: PTC  
Project Manager: DMH



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DEMOLITION LEGEND	
	EXISTING FEATURES TO BE REMAIN
	EXISTING FEATURES TO BE REMOVED
	REMOVE BITUMINOUS PAVEMENT, CONCRETE PAVEMENT, CURBING, AND SUBBASE IN ITS ENTIRETY.
	EXISTING STRUCTURE SHALL BE REMOVED IN ITS ENTIRETY. REFER TO ARCHITECTURAL/STRUCTURAL DEMOLITION PLANS BY OTHERS.

- GENERAL DEMOLITION NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ASSURING LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK HAVE BEEN OBTAINED.
  - THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
  - EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL IN NATURE AND DO NOT INCLUDE MISCELLANEOUS ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING THE SITE PRIOR TO BIDDING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THE PLANS.
  - ALL SALVAGEABLE ITEMS MUST BE STORED BY THE CONTRACTOR AND PROTECTED FROM DAMAGE/THEFT OR DELIVERED TO AN AREA APPROVED BY THE OWNER.
  - UNLESS OTHERWISE NOTED, ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
  - ALL UTILITY REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
  - CONTRACTOR SHALL AT ALL TIMES PROTECT ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
  - SAW CUT ALL PAVEMENT PRIOR TO EXCAVATION. SAW CUT PAVEMENT FULL DEPTH WHERE PAVEMENT IS TO BE REMOVED AND WHERE IT ABUTS PAVEMENT TO REMAIN. PAVEMENT REMOVAL INCLUDES SUBBASE MATERIALS. SAW CUT CONCRETE PAVEMENT TO THE NEXT NEAREST EXISTING JOINT.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
  - CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE THOSE ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
  - DEMOLITION CONTRACTOR SHALL COORDINATE EXISTING FACILITIES UTILITY DISCONNECTS WITH THE OWNER AND THE RESPECTIVE UTILITY PROVIDER A MINIMUM OF 7 DAYS PRIOR TO ANTICIPATED DEMOLITION OF STRUCTURES.
  - CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE PENNDOT PUBLICATION 213 WORK ZONE TRAFFIC CONTROL (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE THE LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
  - THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
  - EROSION AND SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITION ACTIVITIES. REFER TO E&S PLAN FOR DETAILS.
  - ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
  - ALL DISTURBANCES WITHIN PUBLIC AREAS SHALL BE RESTORED TO THE EXISTING CONDITIONS. ALL STREET AND SIDEWALK DISTURBANCES MUST BE RESTORED PER CURRENT MUNICIPAL SPECIFICATIONS AND REGULATIONS.
  - REMOVE TREES AND SHRUBS IN THEIR ENTIRETY, INCLUDING THE ROOT BALL UNLESS OTHERWISE NOTED.
  - UTILITIES MAY NOT BE PUBLICLY OWNED AND MAINTAINED. THEREFORE IT WILL BE NECESSARY FOR THE CONTRACTOR TO LOCATE PRIVATE UTILITIES IN ADVANCE OF ANY EXCAVATIONS.
  - CONTRACTOR SHALL HAVE A SUBSURFACE UTILITY INVESTIGATION PERFORMED IN ADVANCE OF ANY EXCAVATIONS IN AREAS OF WORK.
  - CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN IN ACCORDANCE WITH TREE PROTECTION REQUIREMENTS AND MUST CONSULT WITH AN ARBORIST WHERE NOTED.
  - ONSITE CONCRETE WILL BE CRUSHED TO PENNDOT 2A AND 2B SPECIFICATIONS AND WILL BE RECYCLED FOR SUBBASE WITHIN THE SITE.

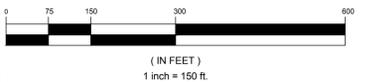
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GRAPHIC SCALE



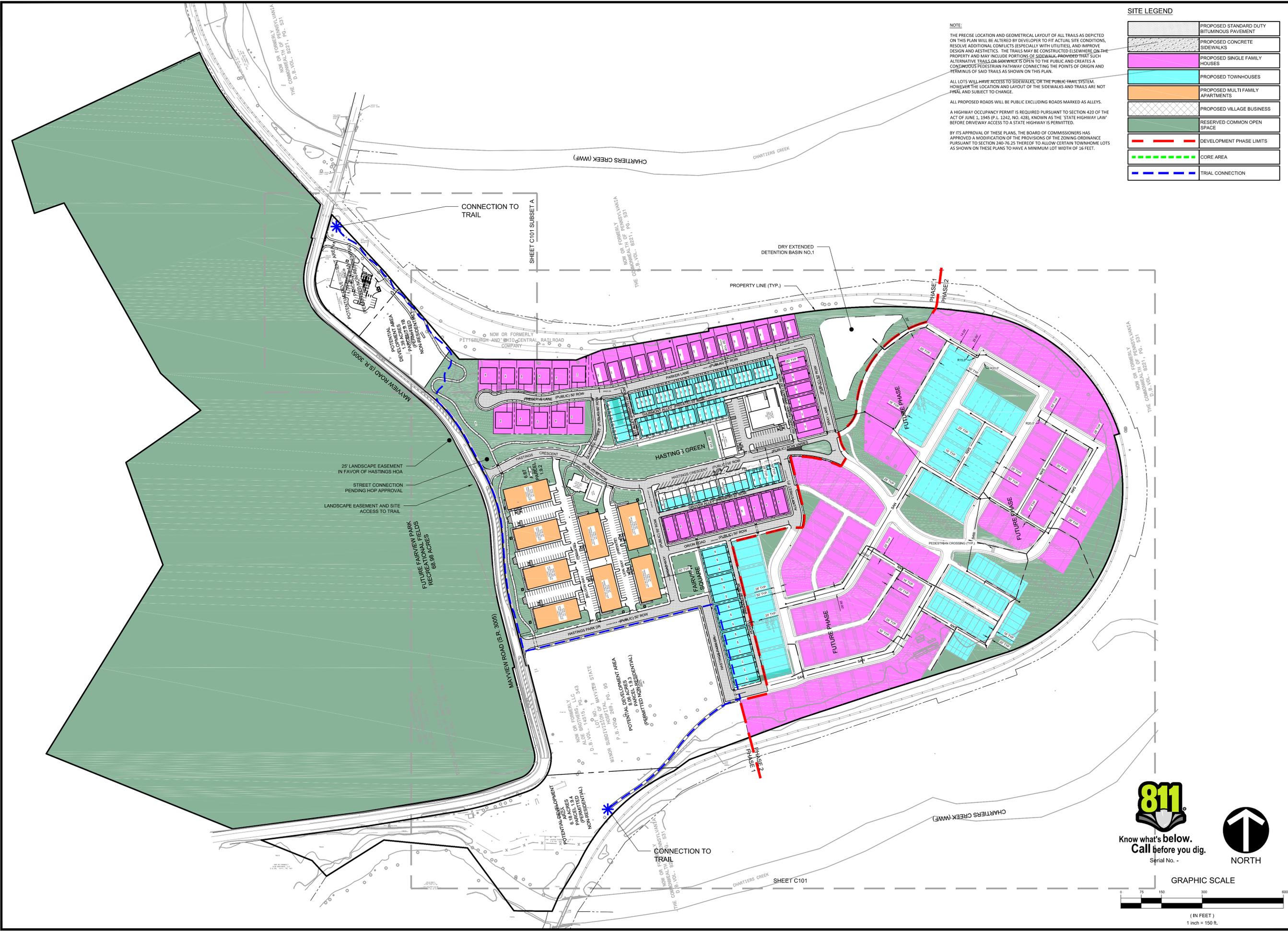
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**HASTINGS**  
 South Fayette Township/Pittsburgh, PA  
CHARTER HOMES & Neighbors

**HASTINGS PHASE I**  
 MAYVIEW RD., PITTSBURGH, PA 15102  
 PREPARED FOR:  
**CHARTER HOMES AT HASTINGS, INC.**  
 1190 DILLERVILLE RD., LANCASTER, PA. 17601  
 OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN  
 Project Number: C-18927-0021  
 Drawing Scale: 1" = 150'  
 Date Issued: JULY 2016  
 Index Number: 403359  
 Drawn By: PML  
 Checked By: PTC  
 Project Manager: DMH  
**C060**

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**NOTE:**  
 THE PRECISE LOCATION AND GEOMETRICAL LAYOUT OF ALL TRAILS AS DEPICTED ON THIS PLAN WILL BE ALTERED BY DEVELOPER TO FIT ACTUAL SITE CONDITIONS, RESOLVE ADDITIONAL CONFLICTS (ESPECIALLY WITH UTILITIES), AND IMPROVE DESIGN AND AESTHETICS. THE TRAILS MAY BE CONSTRUCTED ELSEWHERE ON THE PROPERTY AND MAY INCLUDE PORTIONS OF SIDEWALK, PROVIDED THAT SUCH ALTERNATIVE TRAILS OR SIDEWALKS OPEN TO THE PUBLIC AND CREATES A CONTIGUOUS PEDESTRIAN PATHWAY CONNECTING THE POINTS OF ORIGIN AND TERMINUS OF SAID TRAILS AS SHOWN ON THIS PLAN.

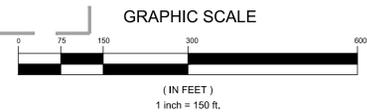
ALL LOTS WILL HAVE ACCESS TO SIDEWALKS, OR THE PUBLIC TRAIL SYSTEM, HOWEVER THE LOCATION AND LAYOUT OF THE SIDEWALKS AND TRAILS ARE NOT FINAL AND SUBJECT TO CHANGE.

ALL PROPOSED ROADS WILL BE PUBLIC EXCLUDING ROADS MARKED AS ALLS.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

BY ITS APPROVAL OF THESE PLANS, THE BOARD OF COMMISSIONERS HAS APPROVED A MODIFICATION OF THE PROVISIONS OF THE ZONING ORDINANCE PURSUANT TO SECTION 240-76.25 THEREOF TO ALLOW CERTAIN TOWNHOME LOTS AS SHOWN ON THESE PLANS TO HAVE A MINIMUM LOT WIDTH OF 16 FEET.

SITE LEGEND	
	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	PROPOSED CONCRETE SIDEWALKS
	PROPOSED SINGLE FAMILY HOUSES
	PROPOSED TOWNHOUSES
	PROPOSED MULTI FAMILY APARTMENTS
	PROPOSED VILLAGE BUSINESS
	RESERVED COMMON OPEN SPACE
	DEVELOPMENT PHASE LIMITS
	CORE AREA
	TRIAL CONNECTION



REVISION RECORD		
Date	No	Description
09/21/2016	01	PHASE 1 SUBMISSION
10/27/2016	02	PHASE 1 RESUBMISSION
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**HASTINGS**  
 South Fayette Township/Pittsburgh, PA  
CHARTER HOMES & NEIGHBORHOODS

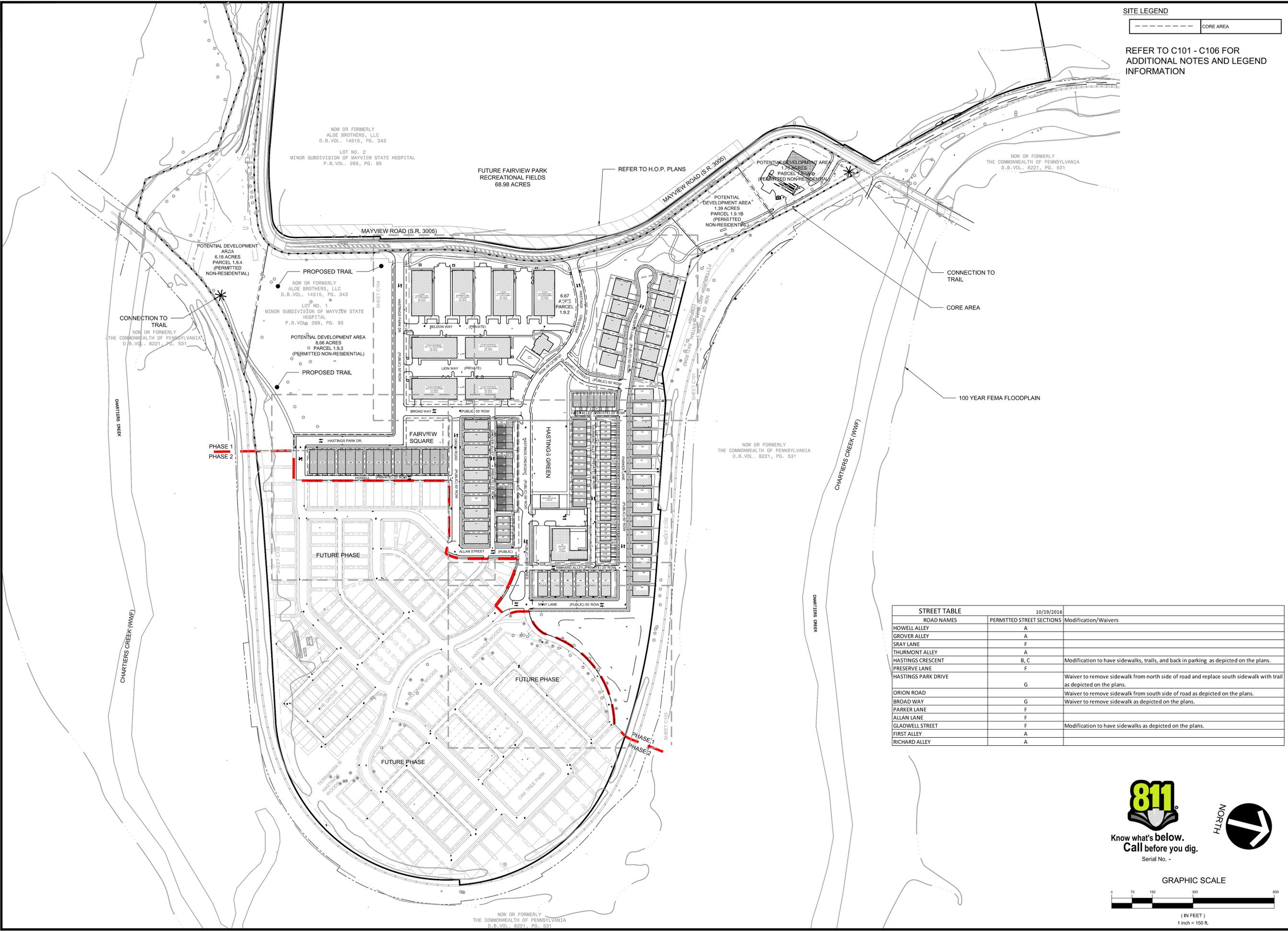
**HASTINGS PHASE I**  
 MAYVIEW RD.  
 PITTSBURGH, PA 15102  
 PREPARED FOR:  
**CHARTER HOMES AT HASTINGS, INC.**  
 1190 DILLERVILLE RD.  
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Project Number: C-18927-0021  
 Drawing Scale: 1" = 150'  
 Date Issued: JULY 2016  
 Index Number: 403359  
 Drawn By: PML  
 Checked By: PTC  
 Project Manager: DMH

C100A

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**SITE LEGEND**

----- CORE AREA

REFER TO C101 - C106 FOR  
ADDITIONAL NOTES AND LEGEND  
INFORMATION

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**HASTINGS**  
South Fayette Township/Pittsburgh, PA  
CHARTER HOMES AT HASTINGS

STREET TABLE		
ROAD NAMES	PERMITTED STREET SECTIONS	Modification/Waivers
HOWELL ALLEY	A	
GROVER ALLEY	A	
SRAY LANE	F	
THURMONT ALLEY	A	
HASTINGS CRESCENT	B, C	Modification to have sidewalks, trails, and back in parking as depicted on the plans.
PRESERVE LANE	F	
HASTINGS PARK DRIVE	G	Waiver to remove sidewalk from north side of road and replace south sidewalk with trail as depicted on the plans.
ORION ROAD	G	Waiver to remove sidewalk from south side of road as depicted on the plans.
BROAD WAY	G	Waiver to remove sidewalk as depicted on the plans.
PARKER LANE	F	
ALLAN LANE	F	
GLADWELL STREET	F	Modification to have sidewalks as depicted on the plans.
FIRST ALLEY	A	
RICHARD ALLEY	A	

**811**  
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**GRAPHIC SCALE**  
0 75 150 300 600  
(IN FEET)  
1 inch = 150 ft.

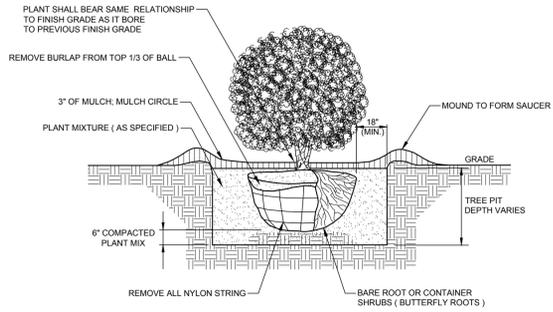
**NORTH**

**HASTINGS PHASE I**  
MAYVIEW RD.,  
PITTSBURGH, PA 15102  
PREPARED FOR:  
**CHARTER HOMES AT HASTINGS, INC.**  
1190 DILLERVILLE RD.,  
LANCASTER, PA 17601

OVERALL SITE PLAN

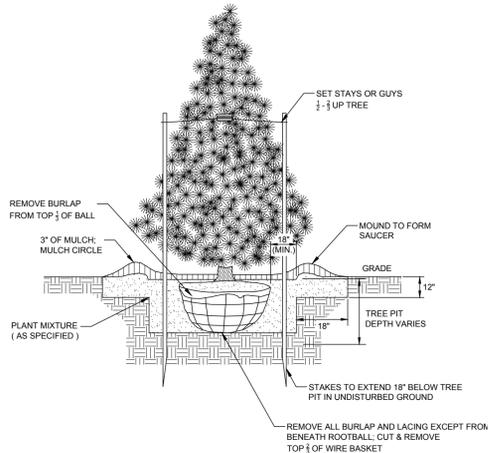
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Drawing Scale: 1" = 150'  
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Project Manager: DMH

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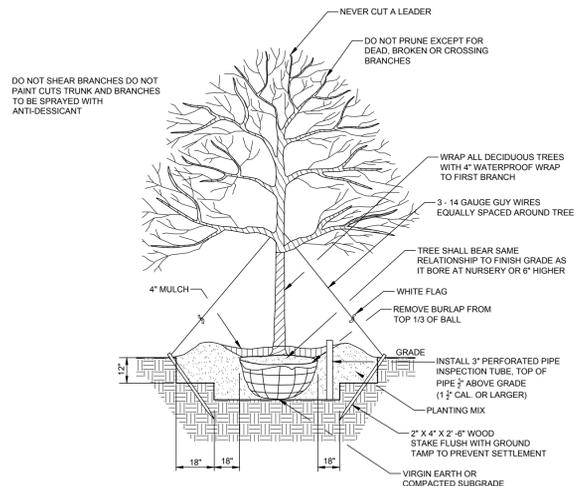
- NOTES:
- DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.

**1**  
**L100** SHRUB PLANTING



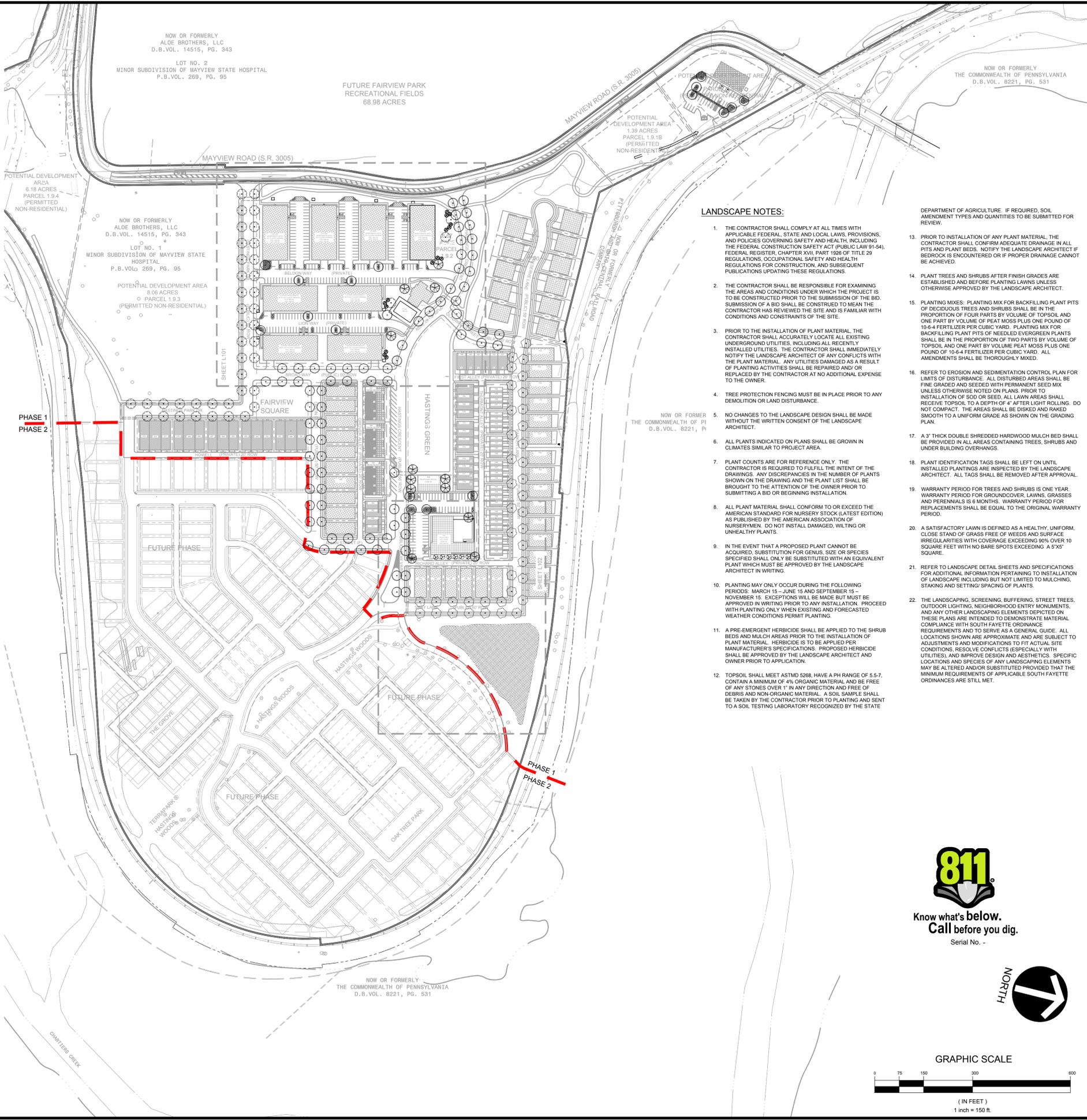
- NOTES:
- STAKE ALL EVERGREEN TREES UNDER 12\"/>

**2**  
**L100** EVERGREEN TREE PLANTING



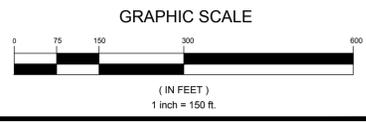
- CUT AND REMOVE ALL BURLAP AND LACING EXCEPT FROM BENEATH ROOTBALL. CUT AND REMOVE TOP OF WIRE BASKET. SLICE BURLAP WHERE BASKET REMAINS

**3**  
**L100** DECIDUOUS TREE PLANTING



- LANDSCAPE NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
  - PRIOR TO THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE.
  - NO CHANGES TO THE LANDSCAPE DESIGN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
  - ALL PLANTS INDICATED ON PLANS SHALL BE GROWN IN CLIMATES SIMILAR TO PROJECT AREA.
  - PLANT COUNTS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FULFILL THE INTENT OF THE DRAWINGS. ANY DISCREPANCIES IN THE NUMBER OF PLANTS SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO SUBMITTING A BID OR BEGINNING INSTALLATION.
  - ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. DO NOT INSTALL DAMAGED, WILTING OR UNHEALTHY PLANTS.
  - IN THE EVENT THAT A PROPOSED PLANT CANNOT BE ACQUIRED, SUBSTITUTION FOR GENUS, SIZE OR SPECIES SPECIFIED SHALL ONLY BE SUBSTITUTED WITH AN EQUIVALENT PLANT WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING.
  - PLANTING MAY ONLY OCCUR DURING THE FOLLOWING PERIODS: MARCH 15 - JUNE 15 AND SEPTEMBER 15 - NOVEMBER 15. EXCEPTIONS WILL BE MADE BUT MUST BE APPROVED IN WRITING PRIOR TO ANY INSTALLATION. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING.
  - A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE SHRUB BEDS AND MULCH AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. HERBICIDE IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. PROPOSED HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO APPLICATION.
  - TOPSOIL SHALL MEET ASTM D 5268, HAVE A PH RANGE OF 5.5-7, CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AND BE FREE OF ANY STONES OVER 1" IN ANY DIRECTION AND FREE OF DEBRIS AND NON-ORGANIC MATERIAL. A SOIL SAMPLE SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING AND SENT TO A SOIL TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE. IF REQUIRED, SOIL AMENDMENT TYPES AND QUANTITIES TO BE SUBMITTED FOR REVIEW.
  - PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL CONFIRM ADEQUATE DRAINAGE IN ALL PITS AND PLANT BEDS. NOTIFY THE LANDSCAPE ARCHITECT IF BEDDING IS ENCOUNTERED OR IF PROPER DRAINAGE CANNOT BE ACHIEVED.
  - PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  - PLANTING MIXES: PLANTING MIX FOR BACKFILLING PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR BACKFILLING PLANT PITS OF NEEDED EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
  - REFER TO EROSION AND SEDIMENTATION CONTROL PLAN FOR LIMITS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH PERMANENT SEED MIX UNLESS OTHERWISE NOTED ON PLANS. PRIOR TO INSTALLATION OF SOIL OR SEED, ALL LAWN AREAS SHALL RECEIVE TOPSOIL TO A DEPTH OF 4" AFTER LIGHT ROLLING. DO NOT COMPACT. THE AREAS SHALL BE DISKED AND RAKED SMOOTH TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN.
  - A 3" THICK DOUBLE SHREDDED HARDWOOD MULCH BED SHALL BE PROVIDED IN ALL AREAS CONTAINING TREES, SHRUBS AND UNDER BUILDING OVERHANGS.
  - PLANT IDENTIFICATION TAGS SHALL BE LEFT ON UNTIL INSTALLED PLANTINGS ARE INSPECTED BY THE LANDSCAPE ARCHITECT. ALL TAGS SHALL BE REMOVED AFTER APPROVAL.
  - WARRANTY PERIOD FOR TREES AND SHRUBS IS ONE YEAR. WARRANTY PERIOD FOR GROUNDCOVER LAWNS, GRASSES AND PERENNIALS IS 6 MONTHS. WARRANTY PERIOD FOR REPLACEMENTS SHALL BE EQUAL TO THE ORIGINAL WARRANTY PERIOD.
  - A SATISFACTORY LAWN IS DEFINED AS A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER 10 SQUARE FEET WITH NO BARE SPOTS EXCEEDING A 5'x5' SQUARE.
  - REFER TO LANDSCAPE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION OF LANDSCAPE INCLUDING BUT NOT LIMITED TO MULCHING, STAKING AND SETTING SPACING OF PLANTS.
  - THE LANDSCAPING, SCREENING, BUFFERING, STREET TREES, OUTDOOR LIGHTING, NEIGHBORHOOD ENTRY MONUMENTS, AND ANY OTHER LANDSCAPING ELEMENTS DEPICTED ON THESE PLANS ARE INTENDED TO DEMONSTRATE MATERIAL COMPLIANCE WITH SOUTH FAYETTE ORDINANCE REQUIREMENTS AND TO SERVE AS A GENERAL GUIDE. ALL LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENTS AND MODIFICATIONS TO FIT ACTUAL SITE CONDITIONS, RESOLVE CONFLICTS (ESPECIALLY WITH UTILITIES), AND IMPROVE DESIGN AND AESTHETICS. SPECIFIC LOCATIONS AND SPECIES OF ANY LANDSCAPING ELEMENTS MAY BE ALTERED AND/OR SUBSTITUTED PROVIDED THAT THE MINIMUM REQUIREMENTS OF APPLICABLE SOUTH FAYETTE ORDINANCES ARE STILL MET.

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A Community Growing Together

**Planning Commission**

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## **Subdivision and Land Development Recommendation Letter**

November 8 2016

Mr. Anthony Faranda-Diedrich, V.P.  
Charter Homes and Neighborhoods at Hastings  
114 Foxshire Drive  
Lancaster, PA 17601

Ref: File # F-10-16, Hastings Phase 1 Final Major Subdivision and Land Development Application – a Mixed Use Development on Mayview Road, Zoned ND – Neighborhood Design District

Dear Anthony,

At its October 27, 2016 meeting, the South Fayette Planning Commission recommended final subdivision and land development approval of the above described Major Subdivision application with the following conditions:

1. Compliance will all conditions set forth in the South Fayette Township Board of Commissioners August 10, 2016 preliminary plan approval of the Hastings Mixed Use Development PP-02-16, and:
2. Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - a. R. F. Mitall Engineers, Inc. review letter dated October 12, 2016, and:
  - b. MATSF approval of the design and execution of a developer's agreement, and:
  - c. Other SFT Referral Response Review Comments being addressed when received from: Code Enforcement, Fire Department, Police, SFTSD, Public Works, and EAC
3. Presentations as made at the Planning Commission meeting, including:
  - a. The applicant delivered revised drawings and reports at the Planning Commission meeting on October 27, 2016 to which the applicant agreed to satisfy any new comments and/or conditions that may remain outstanding following an updated compliance review required to be performed to the above referenced R. F. Mitall Engineers, Inc. review letter dated October 12, 2016, and:
  - b. Phase 1 "Non Residential" Area and/or "Non- Residential" - Commercial Area(s) being developed in accordance with the Township Ordinances and specifically being subject to a land development/site plan application and full updated compliance review and Township approval when a tenant has been selected and a specific building has been designed – this shall include final building locations, parking verification, dumpster locations and other Township Ordinance requirements, and:

- c. Phase 1 Core "Non- Residential" - Commercial Area being also known as "The Crossroads" being developed in accordance with the Township Ordinances and specifically being subject to a land development/site plan application, review and approval if the use/tenant is different than shown on the approved plans – this shall include final building locations, parking verification, dumpster locations and other Township Ordinance requirements. If the proposed change is similar to that shown on the plans, only a staff administrative review for ordinance compliance may be done at the Township's discretion, and;
- d. Construction of the trail network, 10' in width, paved with asphalt through the project as shown upon the land development plans, and:
- e. Back-in parking being approved by the Board of Commissioners, and:
- f. The Phase 1 cul-de-sac condition as set forth on the land development plans being acceptable to the Township Fire Department, Township Engineer and approved by the Board of Commissioners, and:
- g. The Phase 1 southerly exit road at Mayview Road being aligned with the entrance driveway across Mayview Road to a condition acceptable to the Township Engineer and PennDOT, including a pedestrian crossing, and:
- h. The following modification requests were recommended by motion of the planning commission as listed on the plans coversheet:
  - To have sidewalks, trails and back-in parking on Hastings Crescent as depicted on the plans.
  - To have sidewalks on Gladwell Street as depicted on the plans.
- i. The following waiver requests were recommended by motion of the Planning Commission as listed on the plans coversheet:
  - To remove sidewalk from the north side of Hastings Park Drive and replace the south sidewalk with a 10' wide asphalt trail as depicted on the plans.
  - To remove sidewalk from the south side of Orion Road as depicted on the plans.
  - To remove sidewalk Broad Way as depicted on the plans.

The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next regularly scheduled meetings on Wednesday November 9, 2016 and Wednesday November 16, 2016. Please submit any revised plans hardcopy and in a pdf computer format, to my office to review with the Board.

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

Sincerely,



Mike Benton, PE  
Director of Engineering and Planning

cc: David Heath, P.E., The Gateway Engineers, Inc.  
Don Housley, R F Mitall and Associates, Inc.



Plan Name:	Abele Signage Master Plan	File No.	F-12-16
Plan Location:	Abele Business Park: 500 Old Pond Rd, Bridgeville, PA 15017	Tax I.D. #	47-1983897
Project Description	Signage Master plan for Abele Business Park in Bridgeville, PA		

**Check Appropriate Box(s)**

Land Development Plan:	Subdivision Plan:	Conditional Use Plan:	<input checked="" type="checkbox"/>
Minor Subdivision	Major Subdivision	Open Space Plan	
Preliminary Plan Submission	Final Plan Submission		<input checked="" type="checkbox"/>

Zoning District(s)	B-1 Business District	Property Acreage	7.5099 Acres	No. Lots/Units	
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Applicant's Name:	Laurel Abele, LP	Phone No.	(412) 250 - 3000
Applicant's Address:	750 Holiday Drive #570, Pittsburgh, PA 15220	Fax No.	
Applicant's E-Mail:	jscaloburnsscalo.com		
Engr's Firm/Name:	Kolano Design	Phone No.	(412) 661 - 9000
Engineer's Address:	6026 Centre Avenue, Pittsburgh, PA 15206	Fax No.	
Contact Person:	Jon Withrow	E-Mail Address	jon@kolano.com

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
✓ 1) Completed Application Form	1	<input checked="" type="checkbox"/>		
2) Maps and Plans				
• Plus pdf of drawings	1	<input checked="" type="checkbox"/>		
• Sets Full Size Plans (24" x 36")	5	<input checked="" type="checkbox"/>		
• Sets Half Size Plans (11" x 17")	5	<input checked="" type="checkbox"/>		
✓ 3) Agent Authorization Form	1	<input checked="" type="checkbox"/>		
✓ 4) Application Fee	1	<input checked="" type="checkbox"/>		
✓ 5) Escrow – Engineer, Solicitor, Inspection	1	<input checked="" type="checkbox"/>		
6) Stormwater Management Plan & Calculations (plus pdf)	2			
7) Erosion & Sedimentation Control Plan (plus pdf)	2			
✓ 8) Deed, Sales Agreement or Other Ownership	1	<input checked="" type="checkbox"/>		

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant:

Date:

7/21/16

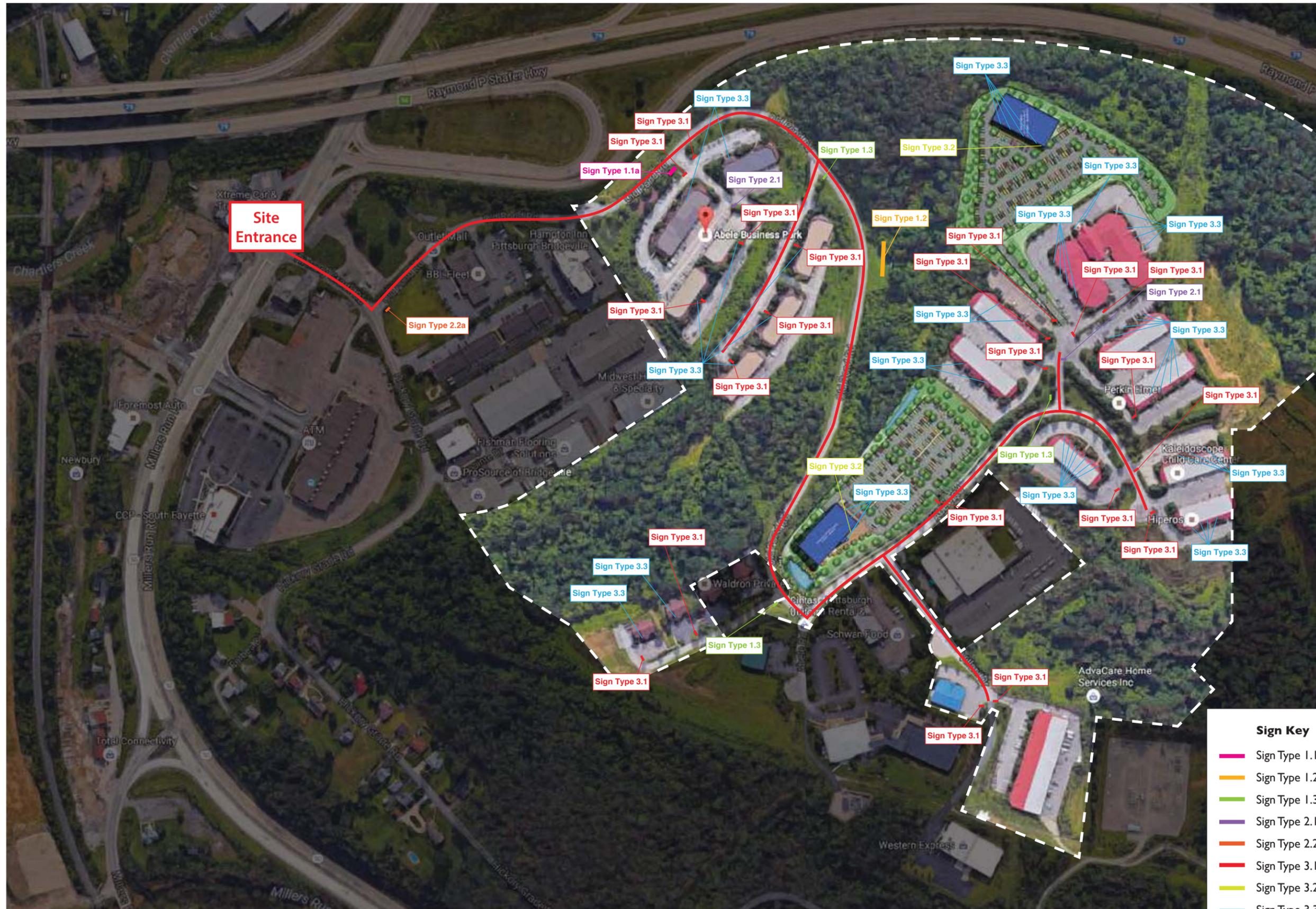
If applicant is not the property owner, Agents Authorization Form must be attached

# **Burns & Scalo - Abele Business Park**

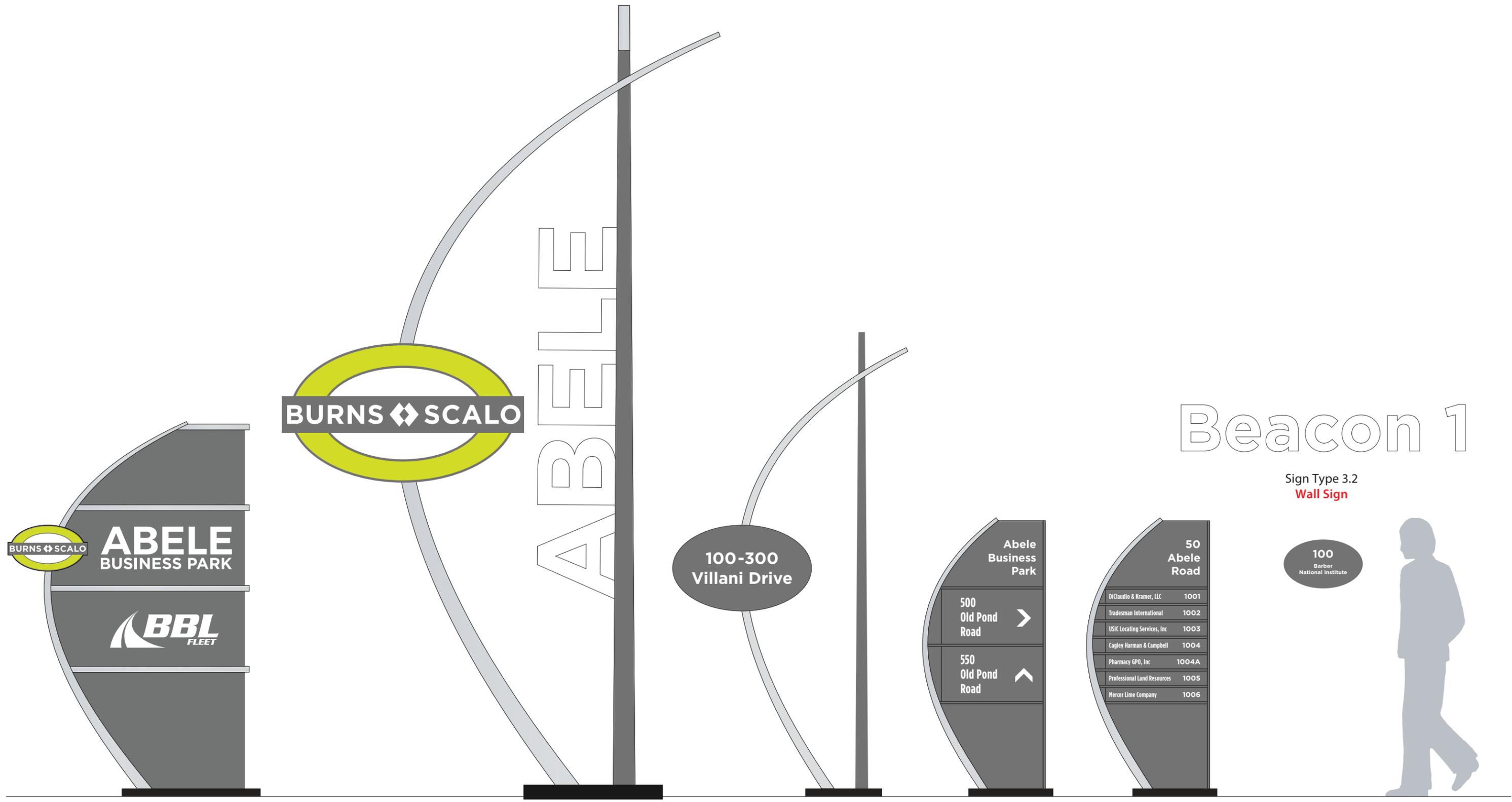
## **Signage Master Plan**

May 9, 2016 REV October 4, 2016

**KOLANO design**  
6026 Centre Avenue  
Pittsburgh, Pennsylvania 15206-3921  
412.661.9000  
kolano.com



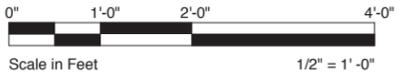
Sign Key		
<span style="color: magenta;">—</span>	Sign Type 1.1a - Project Welcome Sign	(pg 1.1-1.2)
<span style="color: orange;">—</span>	Sign Type 1.2 - Marquee Sign	(pg 7.1-7.2)
<span style="color: green;">—</span>	Sign Type 1.3 - Road Directional Sign	(pg 2.1)
<span style="color: purple;">—</span>	Sign Type 2.1 - Road Directional Sign	(pg 3.1)
<span style="color: red;">—</span>	Sign Type 2.2a - Primary Site ID Sign	(pg 12.1)
<span style="color: red;">—</span>	Sign Type 3.1 - Business Directional Sign	(pg 4.1)
<span style="color: yellow;">—</span>	Sign Type 3.2 - Wall Sign	(pg 5.1)
<span style="color: blue;">—</span>	Sign Type 3.3 - Wall Sign	(pg 6.1)



# Beacon 1

Sign Type 3.2  
Wall Sign

Sign Type 2.2a  
Primary Site ID Sign  
Approved via Variance



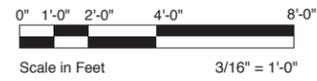
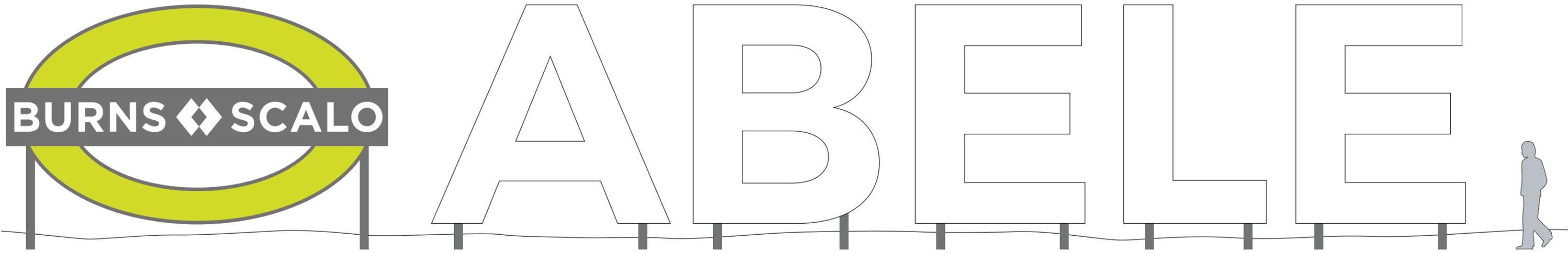
Sign Type 1.1a  
Project Welcome Sign

Sign Type 1.3  
Road Directional Sign

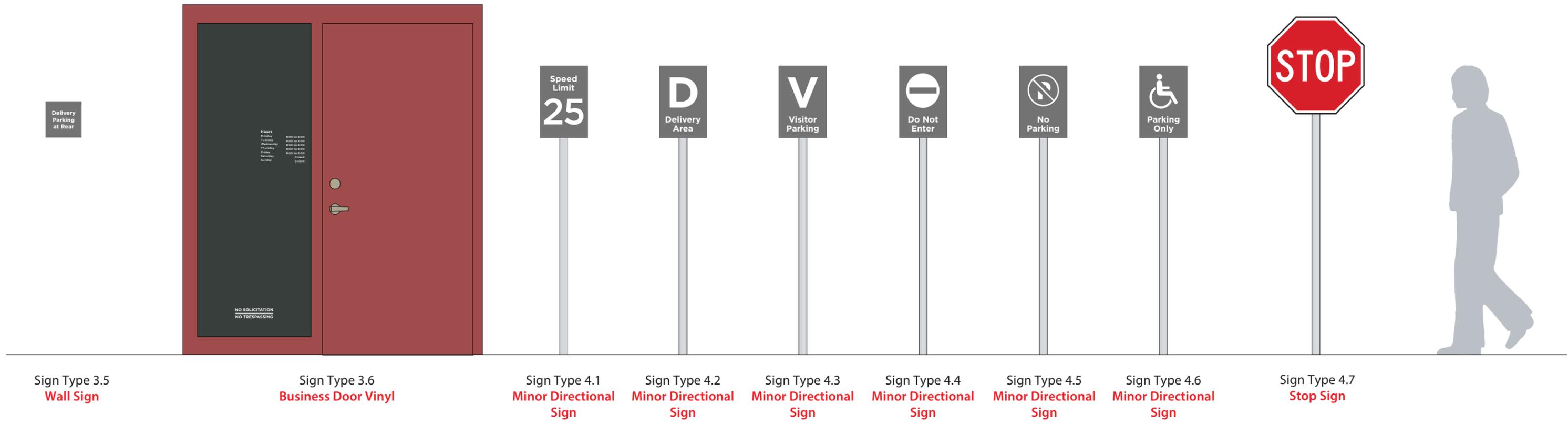
Sign Type 2.1  
Road Directional Sign

Sign Type 3.1  
Business Directional Sign

Sign Type 3.3  
Wall Sign



Sign Type 1.2  
Marquee Sign



Sign Type 3.5  
Wall Sign

Sign Type 3.6  
Business Door Vinyl

Sign Type 4.1  
Minor Directional  
Sign

Sign Type 4.2  
Minor Directional  
Sign

Sign Type 4.3  
Minor Directional  
Sign

Sign Type 4.4  
Minor Directional  
Sign

Sign Type 4.5  
Minor Directional  
Sign

Sign Type 4.6  
Minor Directional  
Sign

Sign Type 4.7  
Stop Sign

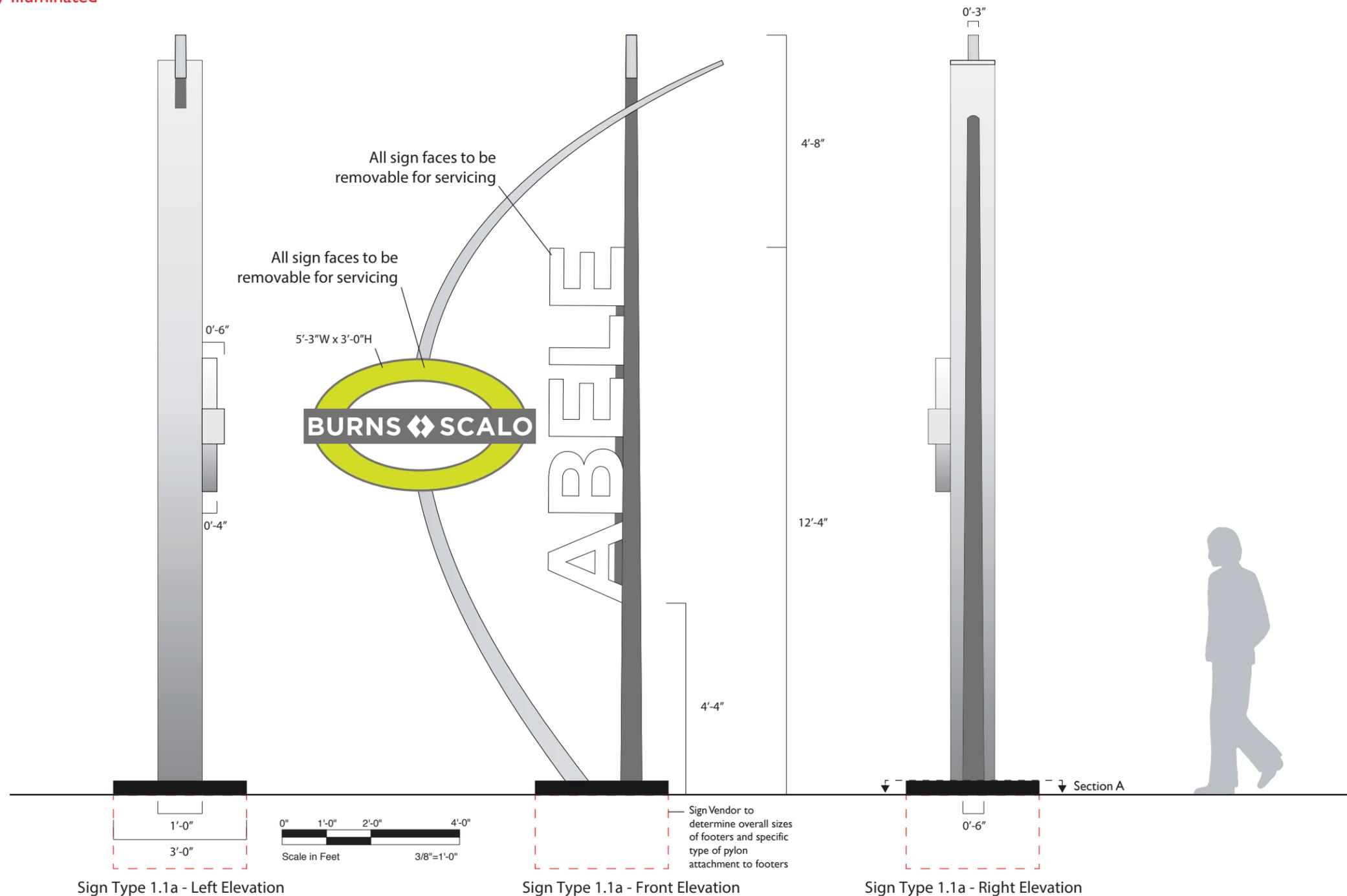
§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

- (12) **Project welcome sign.** One sign shall be permitted at all major entrances to the project, provided that:
  - (a) **The surface area of each sign shall not exceed 1,000 square feet.**
  - (b) Sign can be double sided
  - (c) **The height of the sign shall not exceed 25 feet.**

**Sign Type 1.1a - Project Welcome Sign**

Square Footage: 30 SF  
 Sign Face Height: 12'-4"  
 Internally Illuminated



**Sign Type 1.1a - Project Welcome Sign**

**Tapered Steel Pole**

Square tapered steel pole, intended to be primary support structure for the sign. Mount pole to steel plate and bolt to foundation. Provide aluminum cover over mounting plate and hardware, paint Angora gray. Paint top 17" of pole Apple silver.

**Curved Structure**

Aluminum welded construction. Grind all welds to be flat, flush and invisible. Weatherproof and paint Apple silver.

**Owner ID Cabinet, Qty: 1**

One single-sided internally illuminated sign cabinet. 5'-3" x 3'-0" x 6" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. Translucent vinyl graphics applied to first surface. Mount to Curved Structure with angle, paint returns silver.

**Abele Letters**

Face-lit internally illuminated letters. 1'-9" x 8'-0" x 3" thick aluminum sign cabinets. Welded construction. Grind all welds to be flat, flush and invisible.

**Base**

3 1/2" above grade, 3'-0"W x 3'-0"D. Aluminum cabinet to enclose Steel Pole mounting plate. Welded construction. Grind all welds to be flat, flush and invisible. Paint base Blackguard.

**Foundation**

Sign Fabricator responsible for concrete footers and foundations as required to meet structural and wind loads and local codes.

**Electric**

Owner to provide junction box at site of sign construction. Sign Vendor responsible for final hookup. Conduit to be routed inside of Curved Structure to Owner ID Cabinets. Conduit to be routed inside of Square Steel Pole to Abele Letters. All junction boxes to be concealed. Transformers / ballasts for cabinet to be mounted inside Owner ID Cabinet. Transformers / ballasts for letters to be concealed from view (at base or other Owner-approved location). All electrical components to be concealed. Sign Vendor to provide for dimmer and timer. Location of dimmer to be determined by Designer and Sign Vendor.

**Specifications**

Tapered Steel Pole		MP 04439 Angora Grey
Curved Structure/ Domed Steel Pole Cap		GG 353 B2 Akzo Nobel 'Apple Silver'
Base		MP 33759 Blackguard

Digital artwork for custom logo and graphics to be provided by Kolano Design.

Design Intent Drawing  
 Shop drawings to be submitted by sign fabricator, as necessary.

NOTE: Should any discrepancies occur between Design Intent Drawings and true site conditions, the designer is to be notified immediately.

**Vendor to field verify all dimensions and mounting conditions prior to fabrication and installation. Any discrepancies between design intent drawings and true field conditions are to be brought to the attention of the designer immediately.**



Proposed project welcome sign location.

Exg block walls to be removed and topography to be leveled in location of new project welcome sign.

Existing Sign Photo with Sign Type 1.1a Comparison

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(b) Road directional signs.

1. Directory signs for major access routes/roadways with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 20 square feet, and the height shall not exceed six feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 1.3 - Road Directional Sign**

Square Footage: 5.5 SF

Sign Face Height: 5'-9"

Non-Illuminated

3'-0" x 1'-10"H



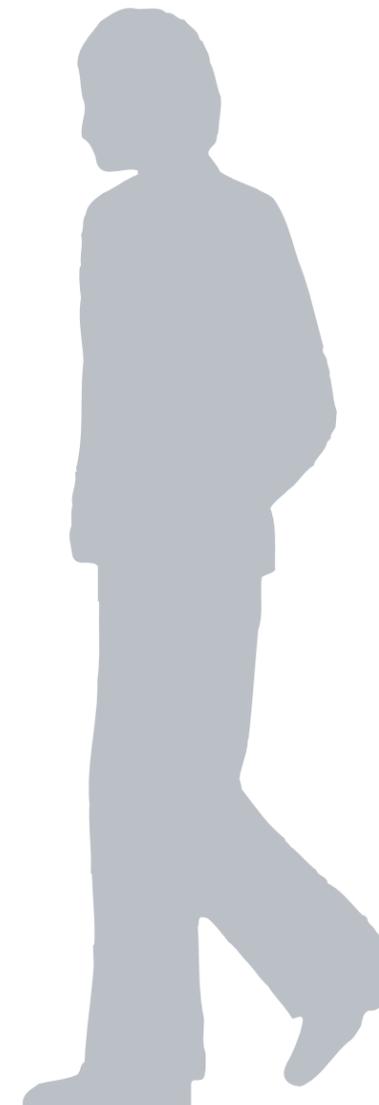
4'-3"

5'-9"

3"D

6"D

6"D



**Sign Type 1.3 - Road Directional Sign**

Non-Illuminated

Qty: 4

**Tapered Steel Pole**

Square tapered steel pole, intended to be primary support structure for the sign. Mount pole to steel plate and bolt to foundation. Provide aluminum cover over mounting plate and hardware, paint Angora gray.

**Curved Structure**

6'-3"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Address Cabinet**

One double-sided cabinet.  
3'-0"W x 1'-10"H x 6" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. Opaque vinyl graphics applied to first surface. Mount to Curved Structure with angle, paint returns silver.

**Sign Base**

2"H x 1'-6"W x 1'-6"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

**Specifications**

-  Pole / Cabinet Face  
MP 04439  
Angora Grey
-  Curved Structure / Cabinet Returns  
GG 353 B2  
Akzo Nobel 'Apple Silver'
-  Sign Base  
MP 33759  
Blackguard
-  Text  
3M Opaque White Vinyl  
White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(b) Road directional signs.

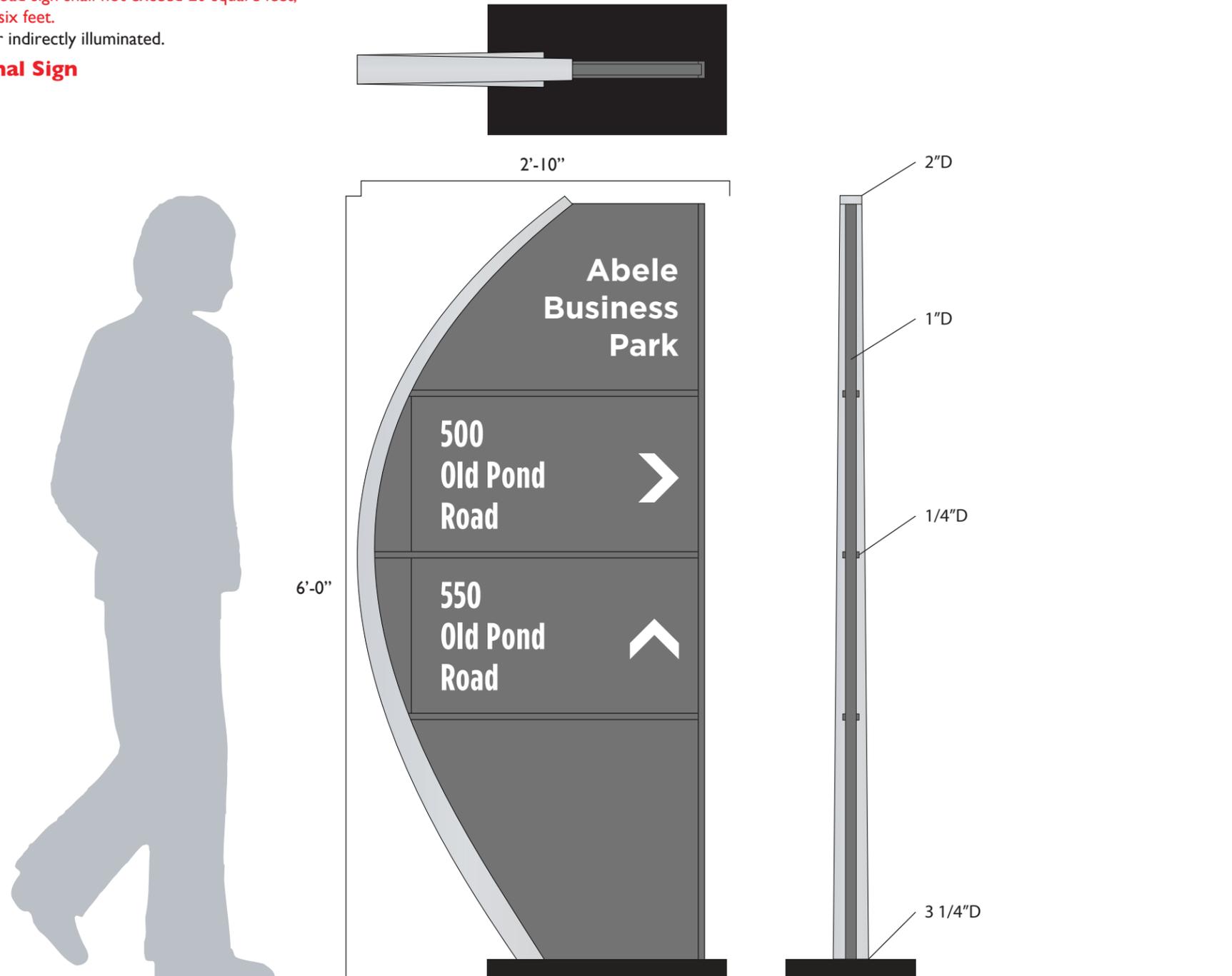
1. Directory signs for major access routes/roadways with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 20 square feet, and the height shall not exceed six feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 2.1 - Road Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 2.1 - Road Directional Sign**

Non-Illuminated

Qty: 2

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Tenant Panels**

1"D Aluminum panels painted dark gray. Tenant panels to fit into rail system and be removable / replaceable.

**Tenant Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with tenant panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Business directional signs.

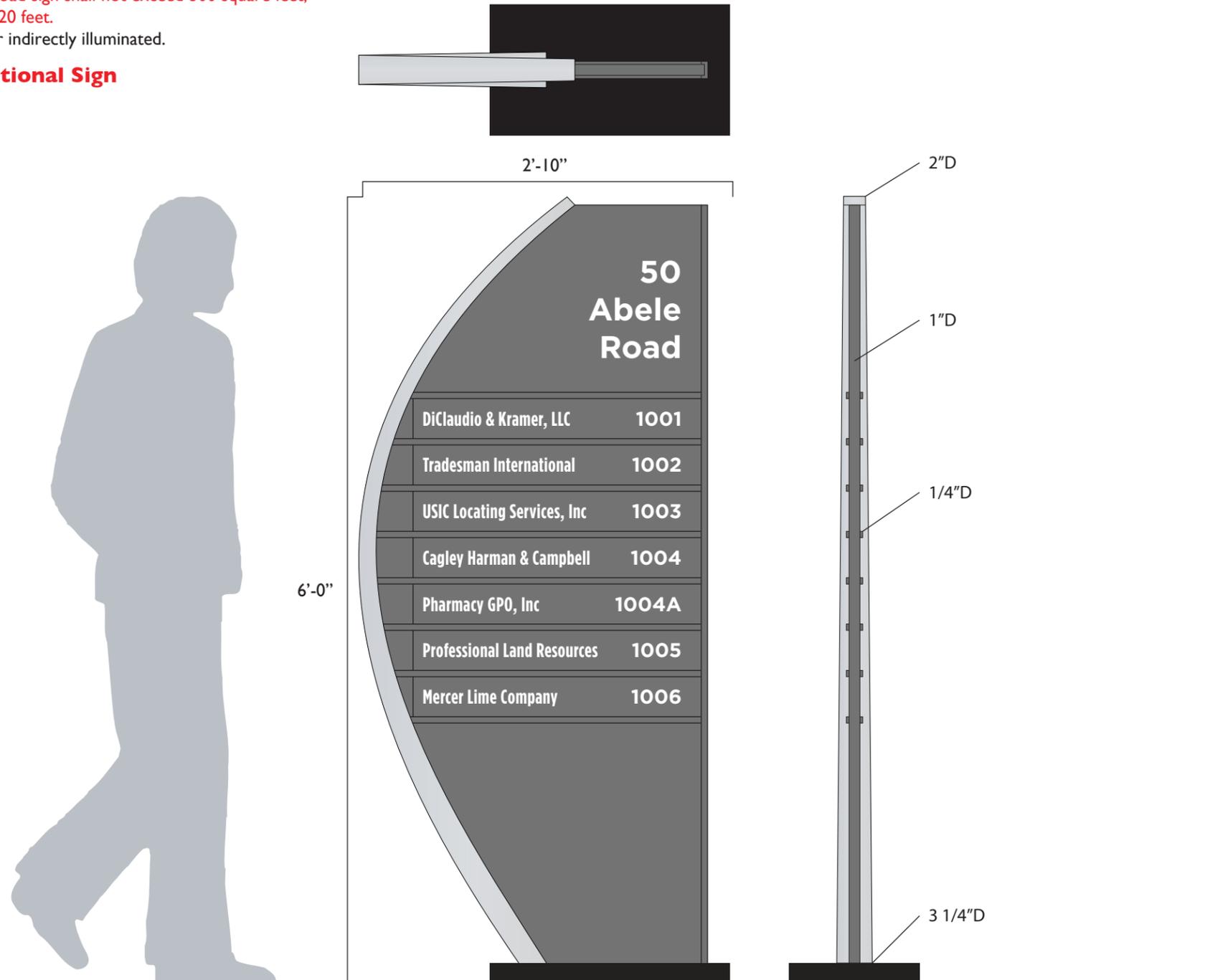
1. Directory signs for major business with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 300 square feet, and the height shall not exceed 20 feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 3.1 - Business Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 3.1 - Business Directional Sign**

Non-Illuminated

Qty: 28

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Tenant Panels**

1"D Aluminum panels painted dark gray. Tenant panels to fit into rail system and be removable / replaceable.

**Tenant Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with tenant panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

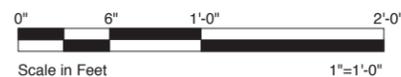
**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

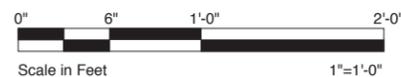
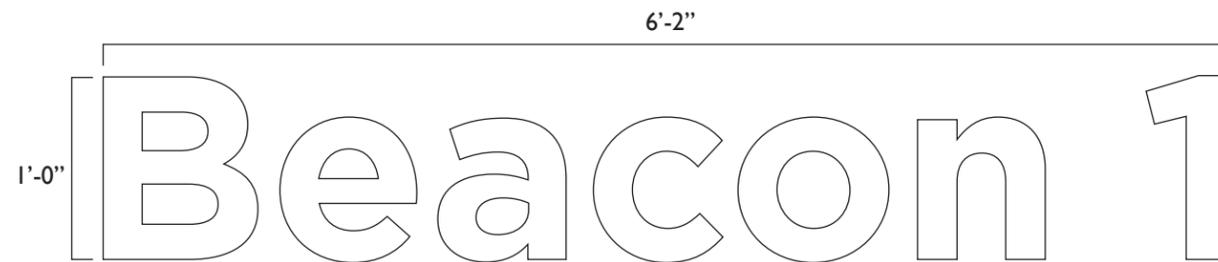
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.2 - Wall Sign**

Square Footage: 20% of wall surface area

Sign Face Height: 1'-0"

Internally Illuminated



**Sign Type 3.2 - Wall Sign**

Internally Illuminated

Qty: 2

Text: 6'-2" W x 1'-0" H x 1" D (approx)  
 1" thk. Internally illuminated LED letters  
 Letters to be LP-4 face-lit Colite letters  
 Letters are comprised of a white illuminated face with painted/opaque side returns.

**Lighting/Electrical**

Electrical wiring from building circuit panel to sign junction box to be provided by Client. Sign Vendor to determine and provide required ballasts/transformer.

Client and Sign Vendor to determine remote location of ballasts/transformer. Ballast/transformer locations are to be centered behind overall sponsor name width (within 5' of center). Ballast/transformers should be exterior grade/weatherproof and painted out to match adjacent structure.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building structure.

**Specifications**

Letter Face:  
 3M Translucent White Vinyl  
 3630-20

Returns:  
 MP 04439  
 Angora Grey

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

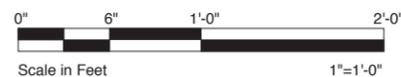
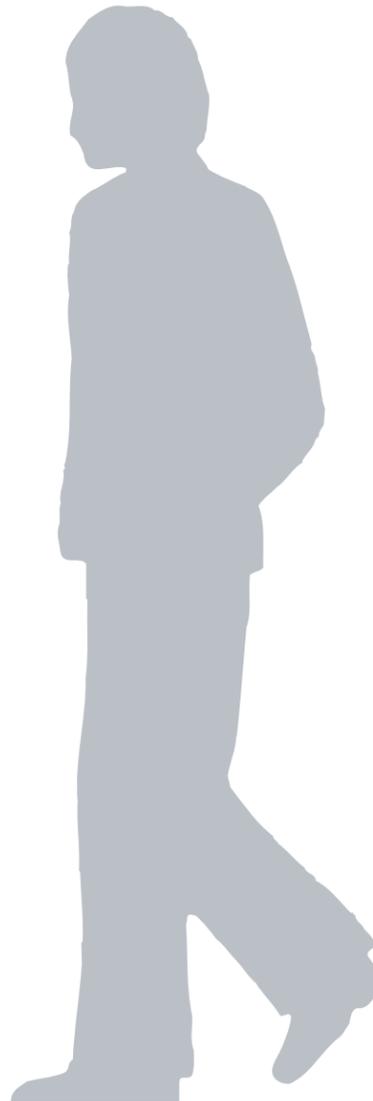
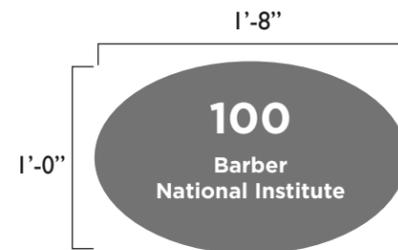
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.3 - Wall Sign**

Square Footage: 2 SF

Sign Face Height: 1'-0"

Non-Illuminated



**Sign Type 3.3 - Wall Sign**

Qty: 60

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building facade.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

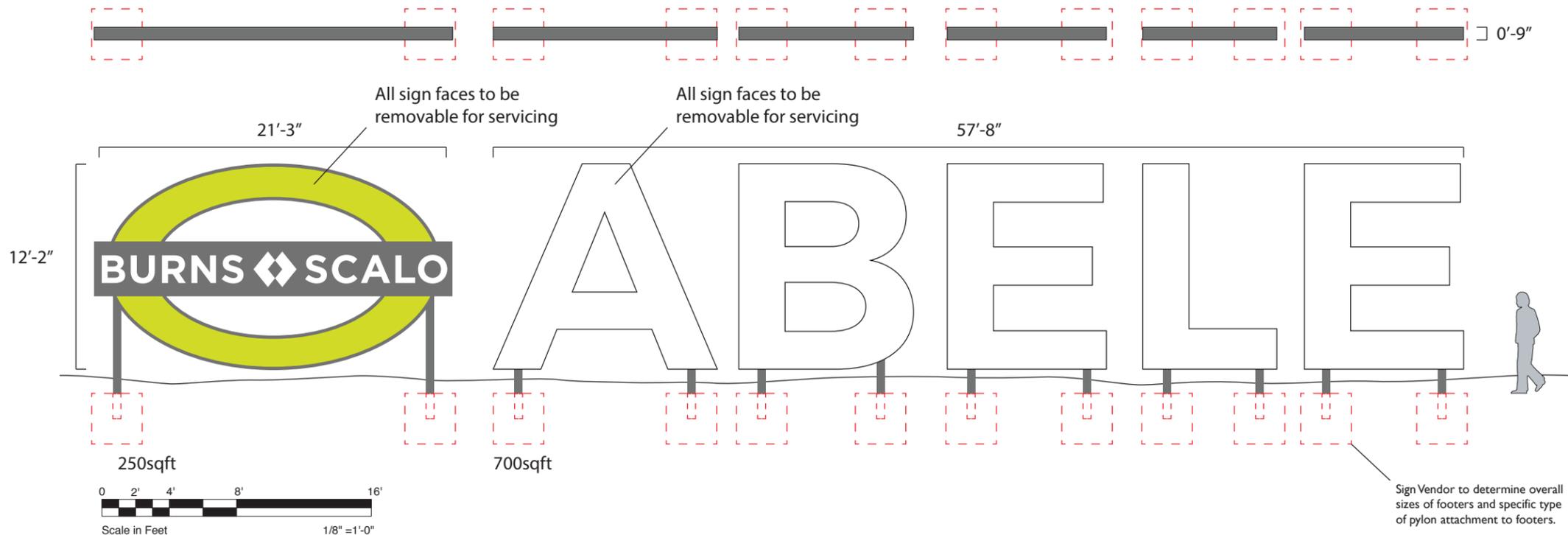
§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

- (13) Marquee sign. One marquee sign per development shall be permitted as a conditional use within the CSOD, provided it is properly located, recommended by the Planning Commission, and all of the following criteria is met:
  - (a) The sign shall not be erected within 500 feet of the boundary line of any "R" District, public or private school, church or cemetery, said 500 feet being measured along the radius of a circle from the centermost point of the sign structure extending in all directions.
  - (b) On interstate or limited access highways, the sign shall not be erected within 100 feet of an interchange or safety rest area, said distance measured along the interstate or limited access highway from the beginning/ending of the pavement widening at the exit, from or entrance to the main-traveled way.
  - (c) No sign shall be located closer than 10 feet to any street right-of-way.
  - (d) No sign shall be erected in such a manner as to block the view of any existing business identification sign, residential or non-residential structure, or limit/reduce the lighting requirements established by the Township. No sign shall be constructed within the clear sight triangle of the public street on which it is situated, as defined by § 240-99D of this chapter, and shall not in any case obstruct or impede traffic safety.
  - (e) No sign shall be erected over any sidewalk or public right-of-way.
  - (f) The sign shall not be part of, nor mounted on the roof, wall or other part of a building and/or structure. **The surface area of the sign shall not exceed 1,000 square feet.** Be advised that this surface area will be permitted, provided all of the following criteria is met:
    - [1] The sign shall have no more than two faces per structure.
    - [2] The faces of the sign may be back-to-back, or in a V-shaped configuration having an interior angle of 90° or less.
    - [3] **The structure shall have a maximum height above the curb of the street, from which it is intended to be viewed, of 60 feet.**

**Sign Type 1.2 - Marquee Sign**  
 Square Footage: 950 SF  
 Height above Street: 45'-50'  
 Internally Illuminated

**\*Sign Objective**  
 Abele Business Park contains 20 buildings, housing over 60 businesses and more than 1,000 employees. The purpose of this sign is to identify the site from a distance and alert visitors / patrons to exit from 79 for access to the business park.



**Sign Type 1.2 - Marquee Sign**

Internally Illuminated Letters and Logo Symbol  
 Qty: 1

**Burns & Scalo Logo** (see details on page 2.4)  
 12'-2" x 21'-3" x 9" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. Translucent vinyl graphics applied to white acrylic face. Paint returns Angora Grey.

**Abele Letters** (see details on page 2.4)  
 9"D internally illuminated aluminum sign cabinets with translucent white acrylic faces. Letter face to have translucent white vinyl applies. Welded construction. Grind all welds to be flat, flush and invisible. Paint returns Angora Grey.

**Support Structures**  
 6"x6" Aluminum supports proposed. Welded construction. Grind all welds to be flat, flush and invisible. Paint Angora Grey. Sign Vendor to determine final support size, location, and quantity to support sign structures. Final supports to be reviewed with Owner / Kolano Design prior to fabrication.

**Foundation**  
 Sign Fabricator responsible for concrete footers and foundations as required to meet structural and wind loads and local codes.

**Electric**  
 Owner to provide junction box at site of sign construction. Sign Vendor responsible for final hookup. Conduit to be routed inside of Support Structure to B&S Logo Cabinet. Conduit to be routed inside of Support Structure to Abele Letters. All Junction boxes to be concealed. Transformers to be mounted inside Owner ID Cabinet/Abele Letters. All electrical components to be concealed. Sign Vendor to provide for dimmer and timer. Location of dimmer to be determined by Owner and Sign Vendor.

**Specifications**

Burns & Scalo Logo Circle		3M Translucent Yellow Vinyl Light Lemon Yellow 3630-115
Burns & Scalo Logo Face		3M Translucent Gray Vinyl Slate Gray 3630-61
Burns & Scalo Logo Text/ Abele Letter Face		3M Translucent White Vinyl White 3630-20
Logo / Letter Returns and Supports		MP 04439 Angora Grey

- General Notes**  
 THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



[3] The structure shall have a maximum height above the curb of the street, from which it is intended to be viewed, of 60 feet.

Sign Type 1.2 - Approximate Height from Street Level

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.4 - Wall Sign**

Square Footage: 1 SF

Sign Face Height: 0'-9"

Non-Illuminated



**Sign Type 3.4 - Wall Sign**

Qty: 60

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building facade.

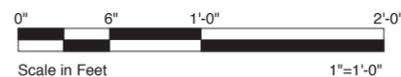
**Specifications**

-  Sign Face / Returns  
MP 04439  
Angora Grey
-  Text  
3M Opaque White Vinyl  
White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



**Sign Type 3.5 - Business Door Vinyls**  
 White Vinyl Graphics Applied to First Surface of Glass Door / Side Light  
 Qty: 60

**Mounting**  
 To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of vinyl to glass.

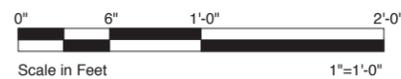
**Specifications**

- Text
- 3M Opaque White Vinyl
- White 180C-10



**General Notes**

- THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Minor directional signs.

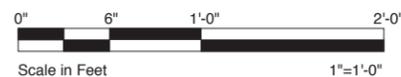
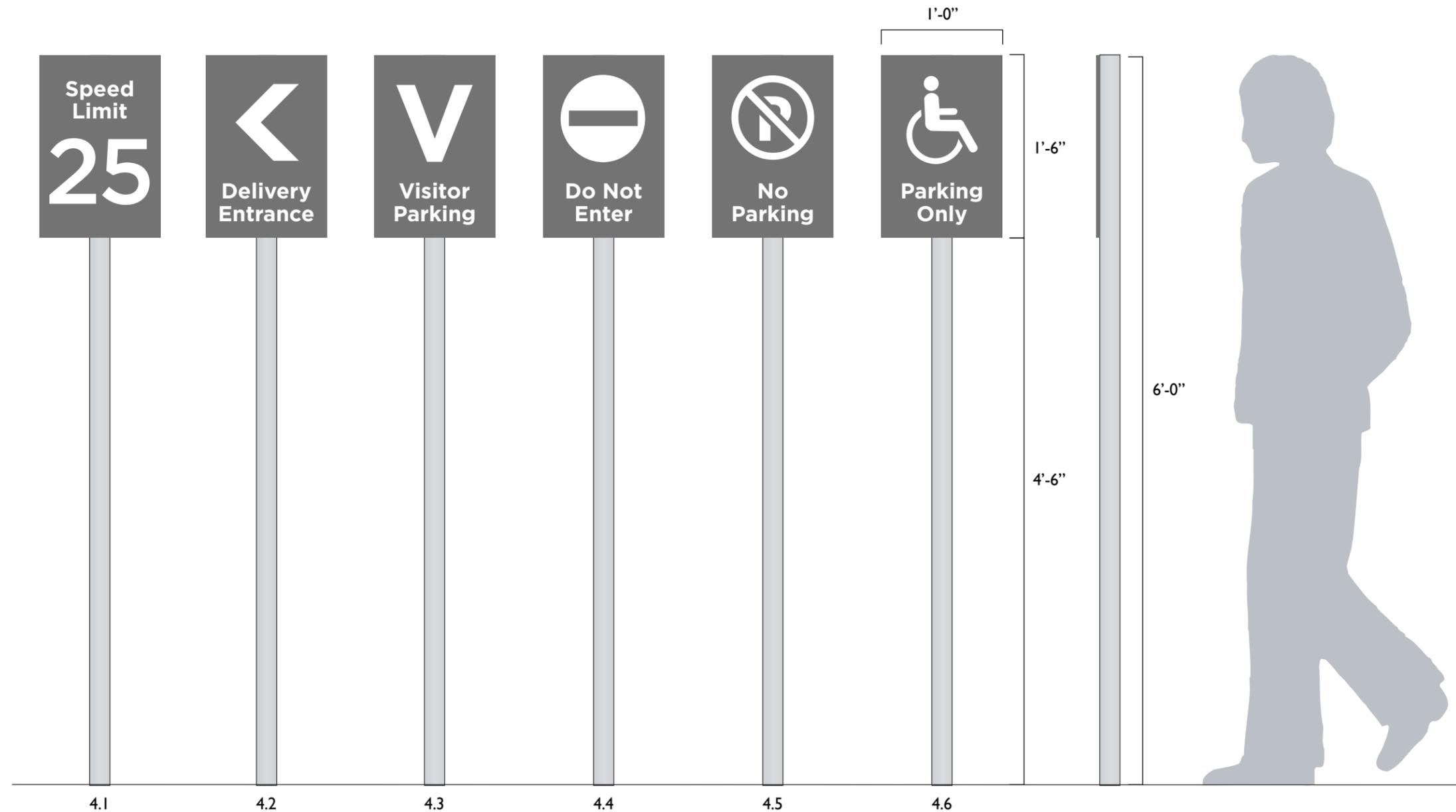
1. Directory signs for parking and loading areas within the development.
2. The final number and location of the signs must be approved by the Township
3. The surface area of any one road sign shall not exceed six square feet, and the height shall not exceed six feet.

**Sign Type 4.1-4.6 - Minor Directional Signs**

Square Footage: 1.5 SF

Sign Face Height: 1'-6"

Non-Illuminated



**Sign Type 4.1-4.6 - Minor Directional Signs**

Qty: As needed

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Sign Post**

Sign post to consist of 2"x2"x6'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

- Sign Face / Returns  
MP 04439  
Angora Grey
- Text  
3M Opaque White Vinyl  
White 180C-10
- Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

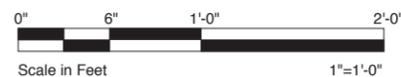
- THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

**Sign Type 4.7 - Stop Sign**

Square Footage: 1.5 SF

Sign Face Height: 1'-6"

Non-Illuminated



**Sign Type 4.7 - Stop Sign**

Qty: As needed

<http://www.safetysign.com/products/p4844/stop-sign>

or equal

**Sign Panel**

- 24" Stop sign.
- (Type I) Reflective Aluminum (.063", .080")
- Service Temp Range: -40°F to 200°F
- .080 Aluminum is typically used on parking and traffic signs larger than 18".
- Outdoor Durability: 7 to 10 years
- Service Temp Range: -40°F to 200°F

**Sign Post**

Sign post to consist of 2"x2"x7'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

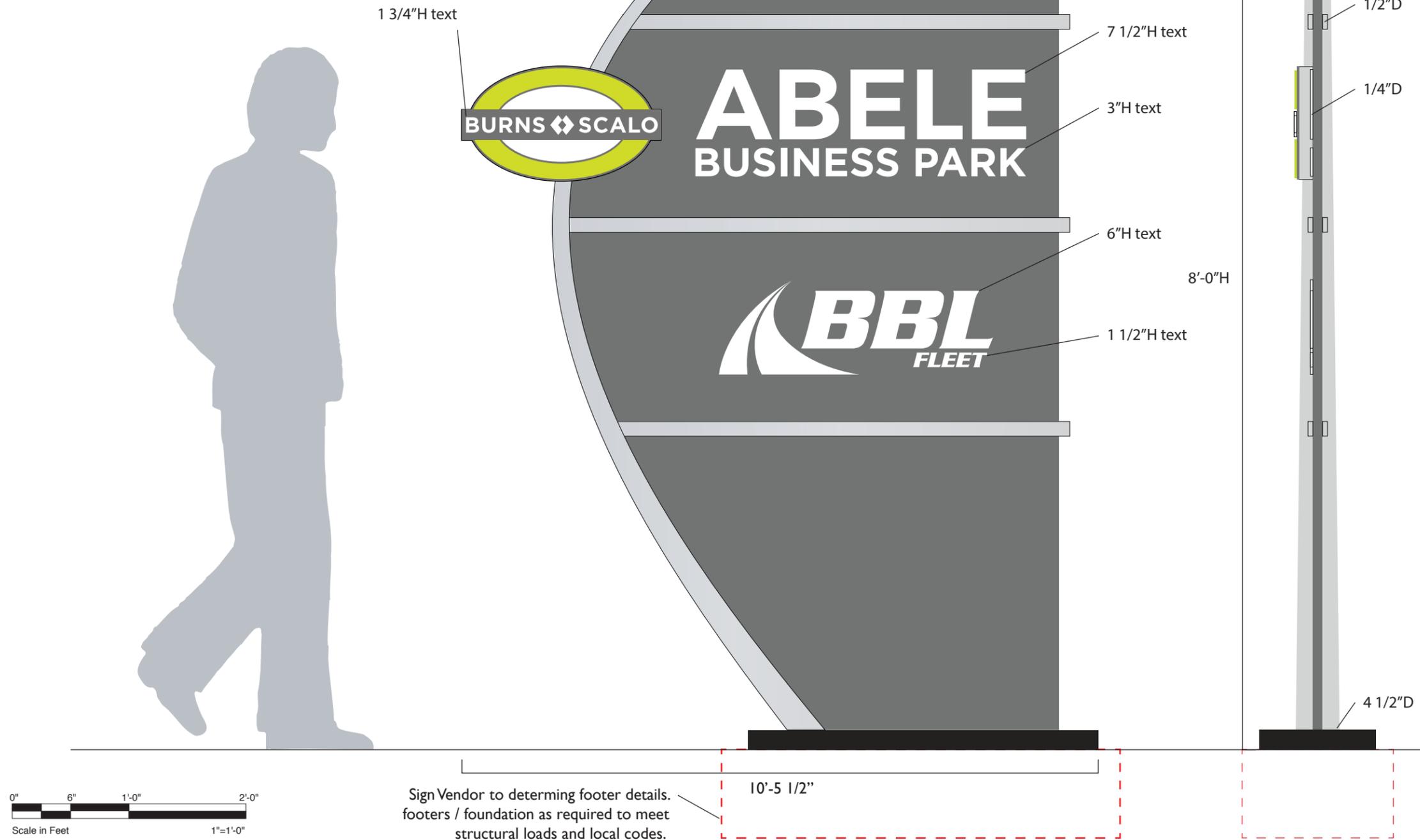
-  Sign Face  
3M Diamond Grade Reflective Sheeting  
Red 4092
-  Text / Border  
3M Engineer Grade Reflective Sheeting  
White 3290
-  Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

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2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

**Sign Type 2.2 - Off-Premises Directional Sign**  
 Approved By Zoning Hearing Board  
 Variance Approval Date: 5/4/16



**Sign Type 2.2 - Off-Premises Directional Sign**  
 Non-Illuminated  
 Qty: 1

**Curved Structure**  
 4 1/2"-2 1/4"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**  
 1"D Aluminum panel painted dark gray (see below).

**Horizontal Bands**  
 1/2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

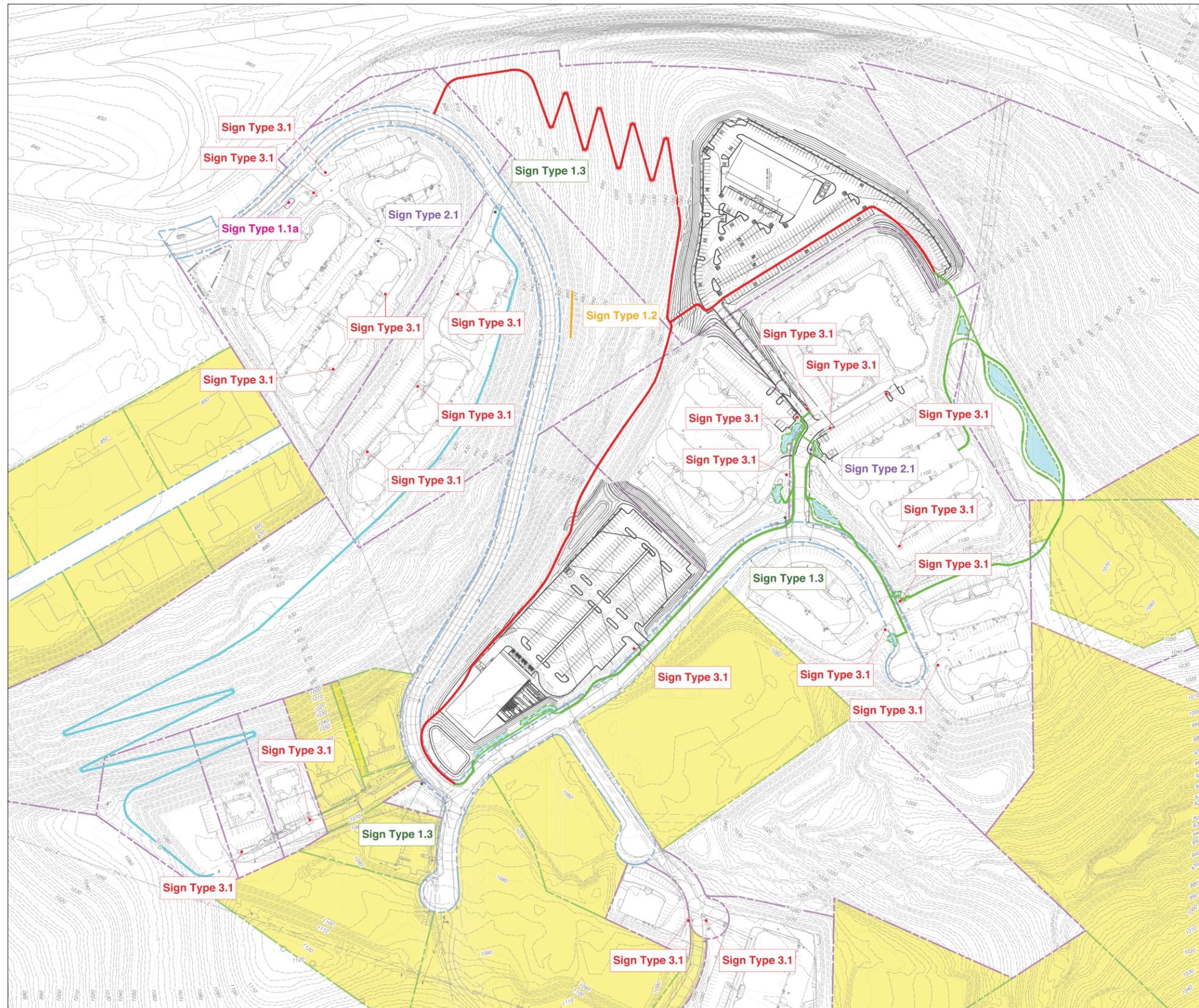
**Sign Face Graphics**  
 Option 1 - 1/4"D Cut aluminum construction mounted to sign face. Vendor to determine exact mounting details.

Option 2 - White vinyl graphics applied to sign face.

**Sign Base**  
 2"H x 3'-0"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

- Specifications**
- Sign Face / Returns  
MP 04439  
Angora Grey
  - Curved Structure / Tenant Dividers  
GG 353 B2  
Akzo Nobel 'Apple Silver'
  - Sign Base  
MP 33759  
Blackguard
  - Text  
3M Opaque White Vinyl  
White 180C-10

- General Notes**  
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1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



LEGEND

- EXISTING PROPERTY LINE (LAUREL ABELE, LP)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING PROPERTY LINE (OWNED BY OTHERS)
- EXISTING PROPERTY (OWNED BY OTHERS)
- PROPOSED WALKING TRAIL (PHASE 1)
- PROPOSED WALKING TRAIL (PHASE 2)
- PROPOSED WALKING TRAIL (PHASE 3)
- PROPOSED AMENITY AREA (PHASE 2)

Sign Key

- Sign Type 1.1a - Project Welcome Sign (pg 1.1-1.2)
- Sign Type 1.2 - Marquee Sign (pg 7.1-7.2)
- Sign Type 1.3 - Road Directional Sign (pg 2.1)
- Sign Type 2.1 - Directional Pylon Sign (pg 3.1)
- Sign Type 3.1 - Business Directional Sign (pg 4.1)



**SOUTH FAYETTE**  
T O W N S H I P

A Community Growing Together

**Planning Commission**

www.southfayettepa.com

## **Master Signage Plan Recommendation Letter**

November 4, 2016

Mr. James Scalo  
Laurel Abele, L.P.  
750 Holiday Drive # 750  
Pittsburgh, PA 15220

Reference: File # F-12-16, Land Development Application for a Master Signage Plan for Abele Business Park at 500 Old Pond Drive and as shown upon the submitted site plan.

Dear Mr. Scalo,

At its October 27, 2016 meeting, the South Fayette Planning Commission recommended approval of the above described "Master Signage Plan" application with the following conditions:

1. Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - R. F. Mitall and Associates, Inc. review letter dated October 13, 2016, and:
2. Presentations as made at the Planning Commission meeting, including:
  - The applicant agreed to adjust signage lighting post construction should the Township staff request alignment or intensity adjustments and/or shielding, and:
  - A final design with all the Township requirements completed including all of the required engineering design will be required at the time of sign permit applications.
3. The Planning Commission specifically recommended against approval of the proposed marquee sign as submitted.

The review of the application is scheduled before the South Fayette Township Board of Commissioners at its next workshop meeting at 7:00 pm on Wednesday November 9, 2016 and voting meeting on Wednesday November 16, 2016. If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

Mike Benton, PE  
Director of Engineering and Planning

cc: Don Housley, R F Mitall and Associates, Inc.  
Jon Withrow, Kolano



Plan Name:	Abele Signage Master Plan	File No.	F-12-16
Plan Location:	Abele Business Park: 500 Old Pond Rd, Bridgeville, PA 15017	Tax I.D. #	47-1983897
Project Description	Signage Master plan for Abele Business Park in Bridgeville, PA		

**Check Appropriate Box(s)**

Land Development Plan:	Subdivision Plan:	Conditional Use Plan:	<input checked="" type="checkbox"/>
Minor Subdivision	Major Subdivision	Open Space Plan	
Preliminary Plan Submission	Final Plan Submission	<input checked="" type="checkbox"/>	

Zoning District(s)	B-1 Business District	Property Acreage	7.5099 Acres	No. Lots/Units	
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Applicant's Name:	Laurel Abele, LP	Phone No.	(412) 250 - 3000
Applicant's Address:	750 Holiday Drive #570, Pittsburgh, PA 15220	Fax No.	
Applicant's E-Mail:	jscalob@burnsscalo.com		
Engr's Firm/Name:	Kolano Design	Phone No.	(412) 661 - 9000
Engineer's Address:	6026 Centre Avenue, Pittsburgh, PA 15206	Fax No.	
Contact Person:	Jon Withrow	E-Mail Address	jon@kolano.com

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
✓ 1) Completed Application Form	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Maps and Plans		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plus pdf of drawings	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sets Full Size Plans (24" x 36")	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sets Half Size Plans (11" x 17")	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 3) Agent Authorization Form	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 4) Application Fee	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 5) Escrow – Engineer, Solicitor, Inspection	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Stormwater Management Plan & Calculations (plus pdf)	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Erosion & Sedimentation Control Plan (plus pdf)	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 8) Deed, Sales Agreement or Other Ownership	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant:

Date:

7/21/16

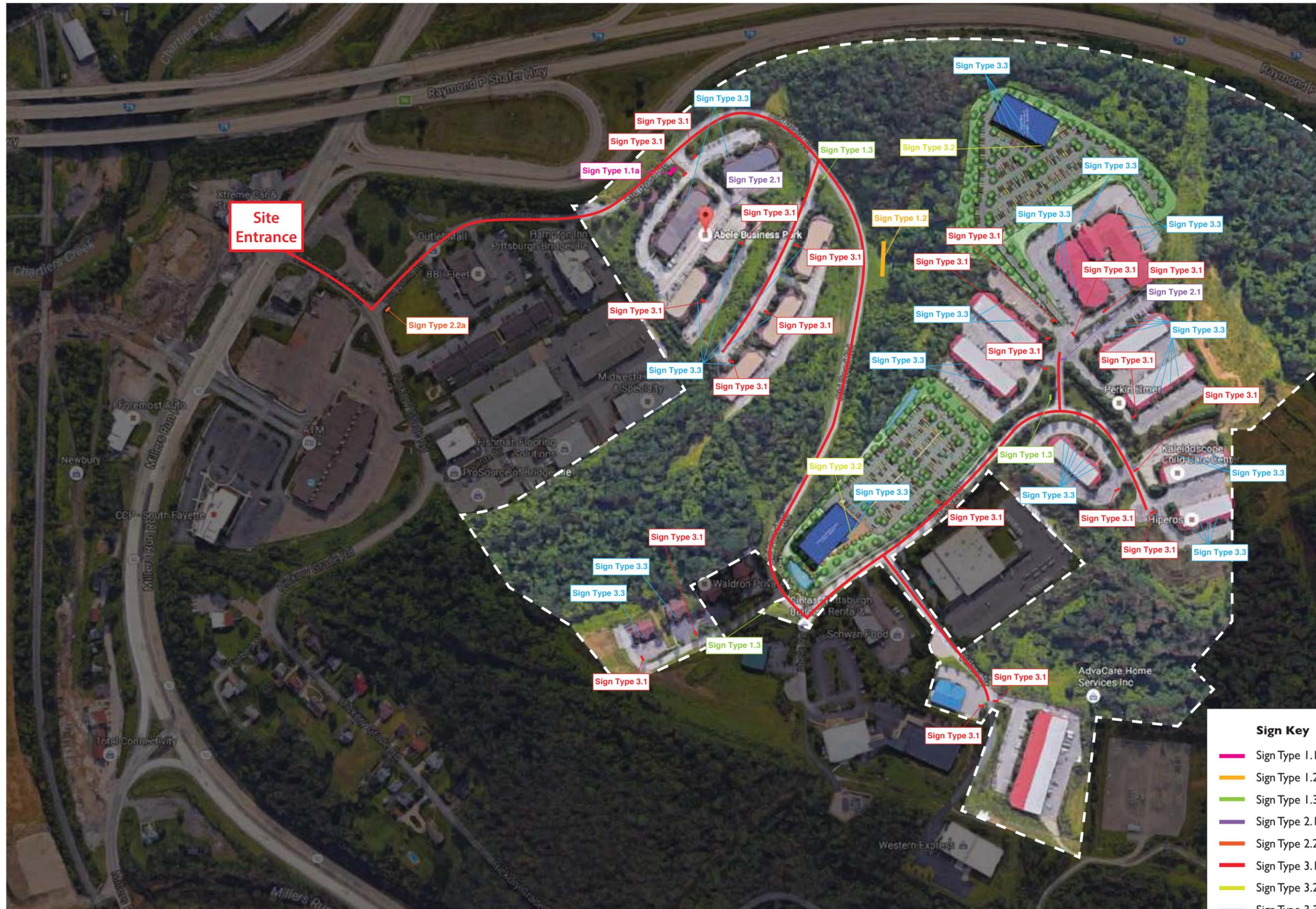
If applicant is not the property owner, Agents Authorization Form must be attached

# **Burns & Scalo - Abele Business Park**

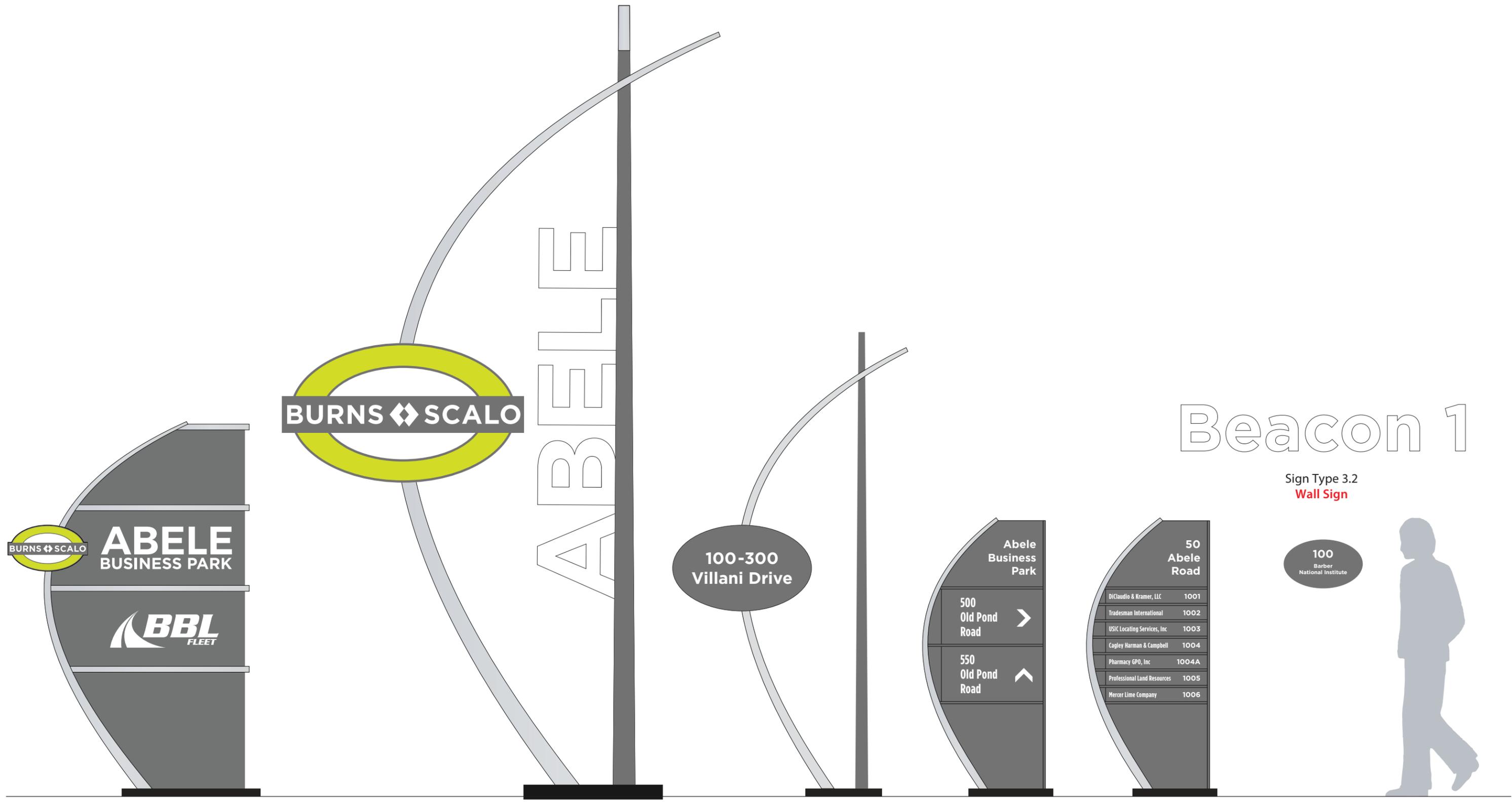
## **Signage Master Plan**

May 9, 2016 REV October 4, 2016

**KOLANO design**  
6026 Centre Avenue  
Pittsburgh, Pennsylvania 15206-3921  
412.661.9000  
kolano.com



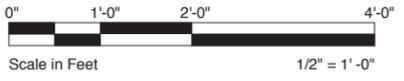
Sign Key		
<span style="color: magenta;">—</span>	Sign Type 1.1a - Project Welcome Sign	(pg 1.1-1.2)
<span style="color: orange;">—</span>	Sign Type 1.2 - Marquee Sign	(pg 7.1-7.2)
<span style="color: green;">—</span>	Sign Type 1.3 - Road Directional Sign	(pg 2.1)
<span style="color: purple;">—</span>	Sign Type 2.1 - Road Directional Sign	(pg 3.1)
<span style="color: red;">—</span>	Sign Type 2.2a - Primary Site ID Sign	(pg 12.1)
<span style="color: red;">—</span>	Sign Type 3.1 - Business Directional Sign	(pg 4.1)
<span style="color: yellow;">—</span>	Sign Type 3.2 - Wall Sign	(pg 5.1)
<span style="color: blue;">—</span>	Sign Type 3.3 - Wall Sign	(pg 6.1)



# Beacon 1

Sign Type 3.2  
Wall Sign

Sign Type 2.2a  
Primary Site ID Sign  
Approved via Variance



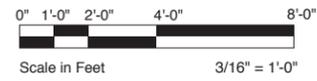
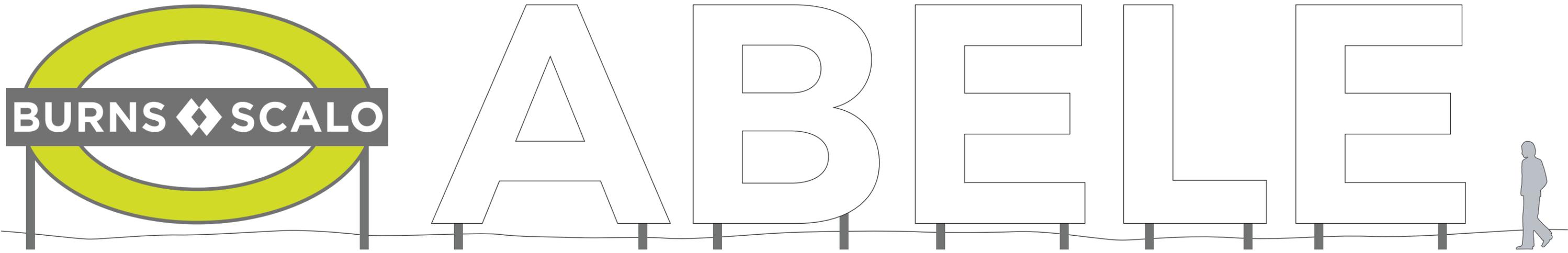
Sign Type 1.1a  
Project Welcome Sign

Sign Type 1.3  
Road Directional Sign

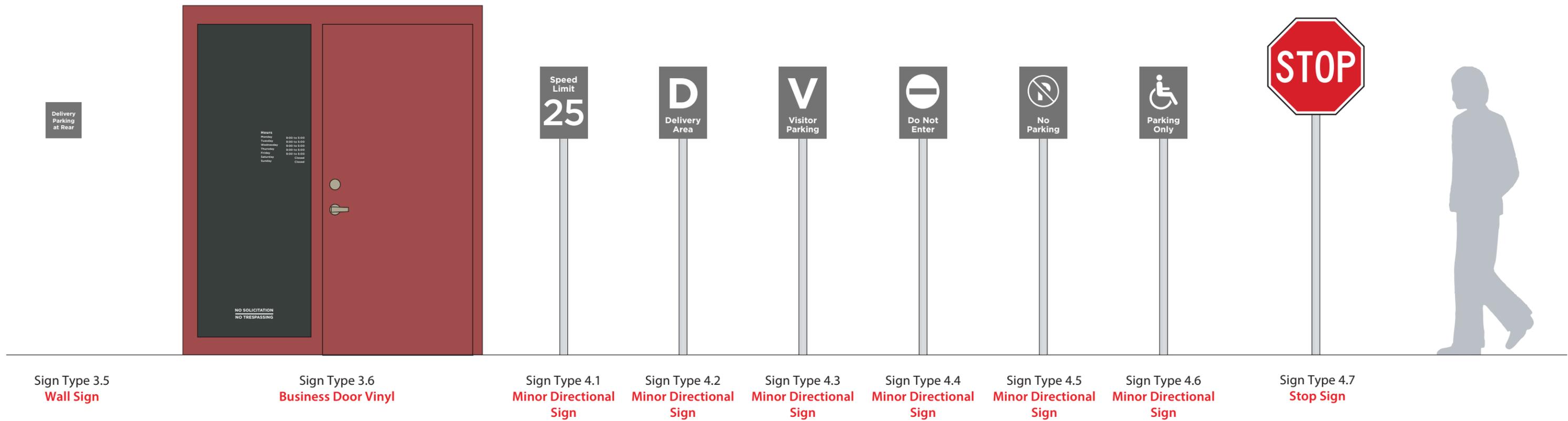
Sign Type 2.1  
Road Directional Sign

Sign Type 3.1  
Business Directional Sign

Sign Type 3.3  
Wall Sign



Sign Type 1.2  
Marquee Sign



Sign Type 3.5  
Wall Sign

Sign Type 3.6  
Business Door Vinyl

Sign Type 4.1  
Minor Directional  
Sign

Sign Type 4.2  
Minor Directional  
Sign

Sign Type 4.3  
Minor Directional  
Sign

Sign Type 4.4  
Minor Directional  
Sign

Sign Type 4.5  
Minor Directional  
Sign

Sign Type 4.6  
Minor Directional  
Sign

Sign Type 4.7  
Stop Sign

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

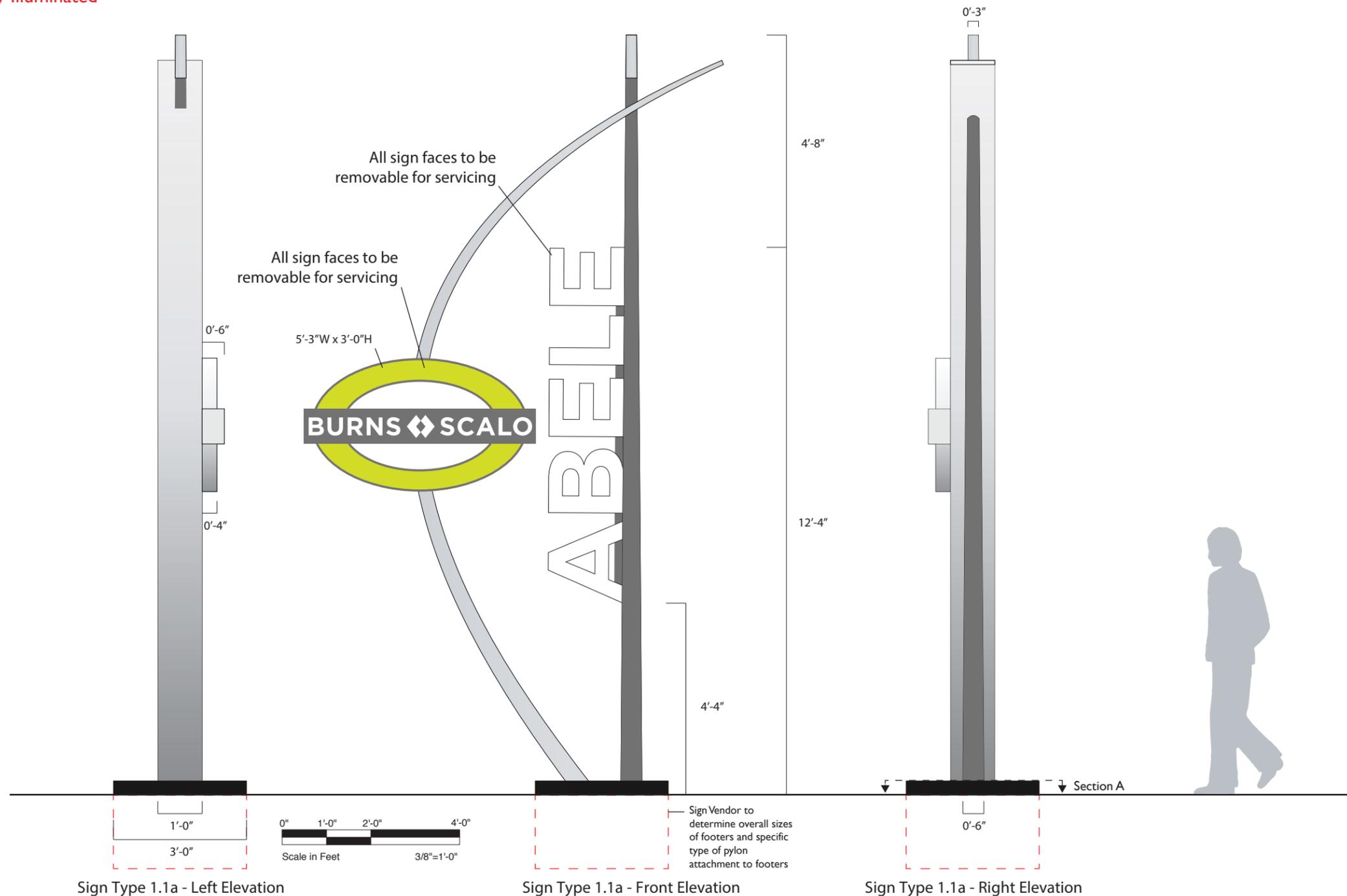
- (12) **Project welcome sign.** One sign shall be permitted at all major entrances to the project, provided that:
  - (a) **The surface area of each sign shall not exceed 1,000 square feet.**
  - (b) Sign can be double sided
  - (c) **The height of the sign shall not exceed 25 feet.**

**Sign Type 1.1a - Project Welcome Sign**

Square Footage: 30 SF

Sign Face Height: 12'-4"

Internally Illuminated



**Sign Type 1.1a - Project Welcome Sign**

**Tapered Steel Pole**

Square tapered steel pole, intended to be primary support structure for the sign. Mount pole to steel plate and bolt to foundation. Provide aluminum cover over mounting plate and hardware, paint Angora gray. Paint top 17" of pole Apple silver.

**Curved Structure**

Aluminum welded construction. Grind all welds to be flat, flush and invisible. Weatherproof and paint Apple silver.

**Owner ID Cabinet, Qty: 1**

One single-sided internally illuminated sign cabinet. 5'-3" x 3'-0" x 6" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. Translucent vinyl graphics applied to first surface. Mount to Curved Structure with angle, paint returns silver.

**Abele Letters**

Face-lit internally illuminated letters. 1'-9" x 8'-0" x 3" thick aluminum sign cabinets. Welded construction. Grind all welds to be flat, flush and invisible.

**Base**

3 1/2" above grade, 3'-0"W x 3'-0"D. Aluminum cabinet to enclose Steel Pole mounting plate. Welded construction. Grind all welds to be flat, flush and invisible. Paint base Blackguard.

**Foundation**

Sign Fabricator responsible for concrete footers and foundations as required to meet structural and wind loads and local codes.

**Electric**

Owner to provide junction box at site of sign construction. Sign Vendor responsible for final hookup. Conduit to be routed inside of Curved Structure to Owner ID Cabinets. Conduit to be routed inside of Square Steel Pole to Abele Letters. All junction boxes to be concealed. Transformers / ballasts for cabinet to be mounted inside Owner ID Cabinet. Transformers / ballasts for letters to be concealed from view (at base or other Owner-approved location). All electrical components to be concealed. Sign Vendor to provide for dimmer and timer. Location of dimmer to be determined by Designer and Sign Vendor.

**Specifications**

Tapered Steel Pole		MP 04439 Angora Grey
Curved Structure/ Domed Steel Pole Cap		GG 353 B2 Akzo Nobel 'Apple Silver'
Base		MP 33759 Blackguard

Digital artwork for custom logo and graphics to be provided by Kolano Design.

Design Intent Drawing

Shop drawings to be submitted by sign fabricator, as necessary.

NOTE: Should any discrepancies occur between Design Intent Drawings and true site conditions, the designer is to be notified immediately.

**Vendor to field verify all dimensions and mounting conditions prior to fabrication and installation. Any discrepancies between design intent drawings and true field conditions are to be brought to the attention of the designer immediately.**



Proposed project welcome sign location.

Exg block walls to be removed and topography to be leveled in location of new project welcome sign.

Existing Sign Photo with Sign Type 1.1a Comparison

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(b) Road directional signs.

1. Directory signs for major access routes/roadways with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 20 square feet, and the height shall not exceed six feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 1.3 - Road Directional Sign**

Square Footage: 5.5 SF

Sign Face Height: 5'-9"

Non-Illuminated

3'-0" x 1'-10"H



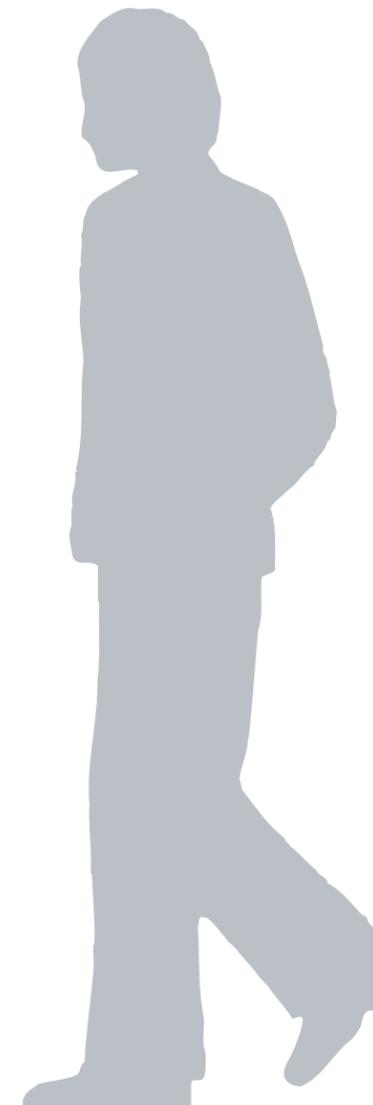
4'-3"

5'-9"

3"D

6"D

6"D



**Sign Type 1.3 - Road Directional Sign**

Non-Illuminated

Qty: 4

**Tapered Steel Pole**

Square tapered steel pole, intended to be primary support structure for the sign. Mount pole to steel plate and bolt to foundation. Provide aluminum cover over mounting plate and hardware, paint Angora gray.

**Curved Structure**

6"-3"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Address Cabinet**

One double-sided cabinet.  
3'-0"W x 1'-10"H x 6" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. Opaque vinyl graphics applied to first surface. Mount to Curved Structure with angle, paint returns silver.

**Sign Base**

2"H x 1'-6"W x 1'-6"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

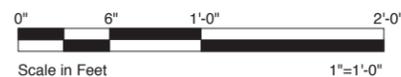
**Specifications**

- Pole / Cabinet Face  
MP 04439  
Angora Grey
- Curved Structure / Cabinet Returns  
GG 353 B2  
Akzo Nobel 'Apple Silver'
- Sign Base  
MP 33759  
Blackguard
- Text  
3M Opaque White Vinyl  
White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(b) Road directional signs.

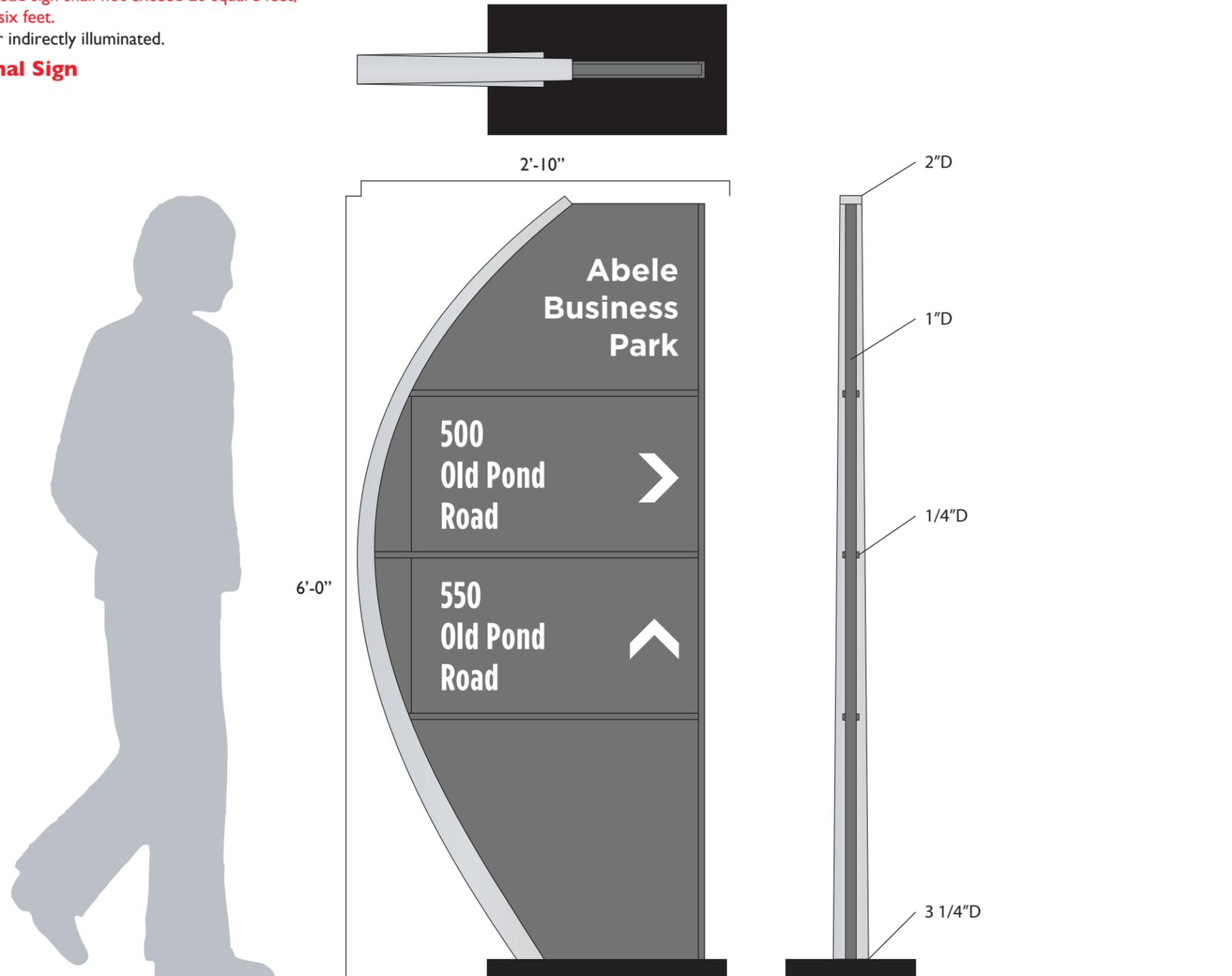
1. Directory signs for major access routes/roadways with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 20 square feet, and the height shall not exceed six feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 2.1 - Road Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 2.1 - Road Directional Sign**

Non-Illuminated

Qty: 2

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Tenant Panels**

1"D Aluminum panels painted dark gray. Tenant panels to fit into rail system and be removable / replaceable.

**Tenant Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with tenant panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Business directional signs.

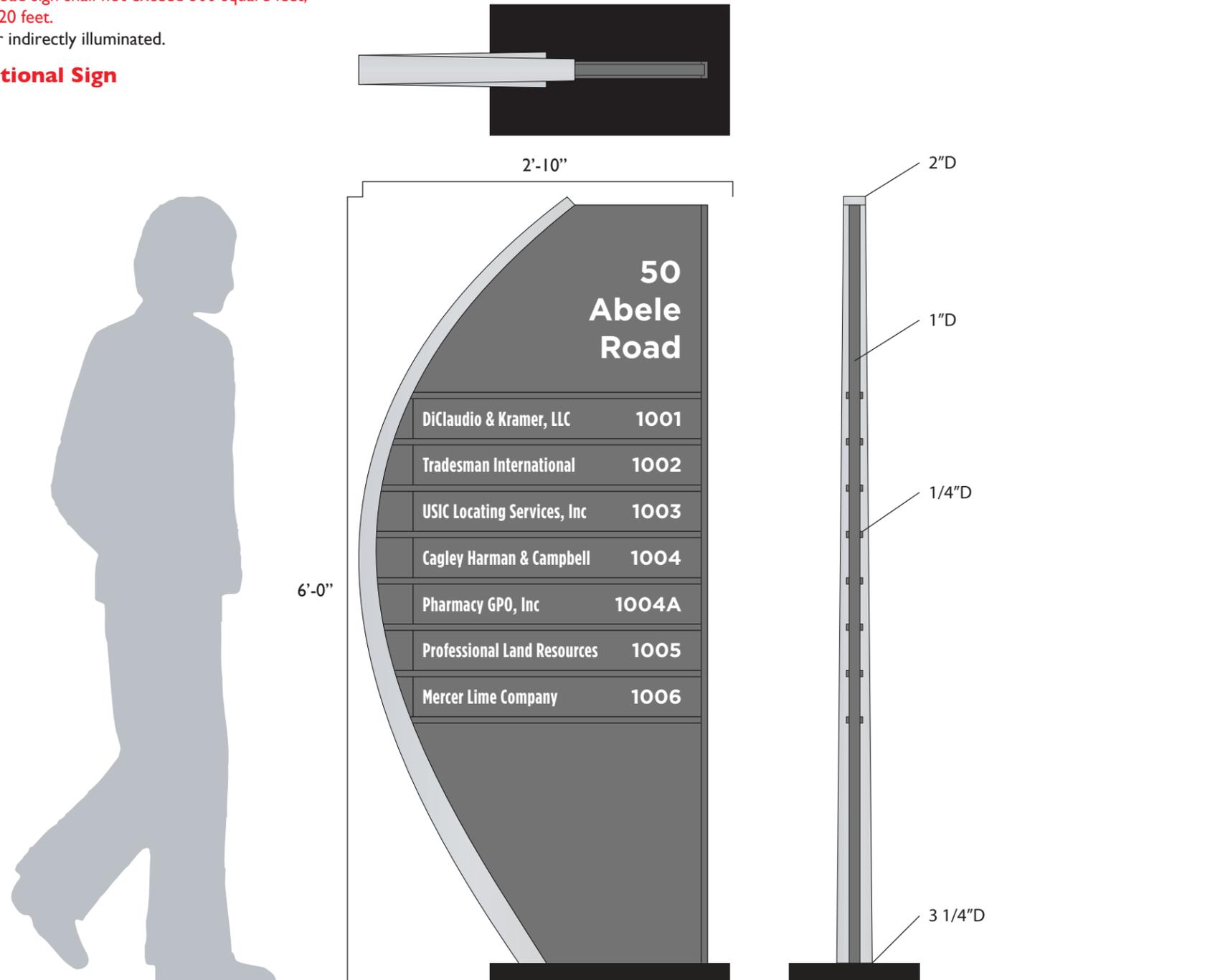
1. Directory signs for major business with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 300 square feet, and the height shall not exceed 20 feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 3.1 - Business Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 3.1 - Business Directional Sign**

Non-Illuminated

Qty: 28

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Tenant Panels**

1"D Aluminum panels painted dark gray. Tenant panels to fit into rail system and be removable / replaceable.

**Tenant Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with tenant panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

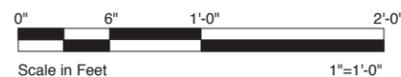
**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

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2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

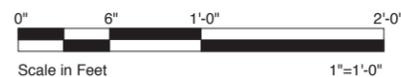
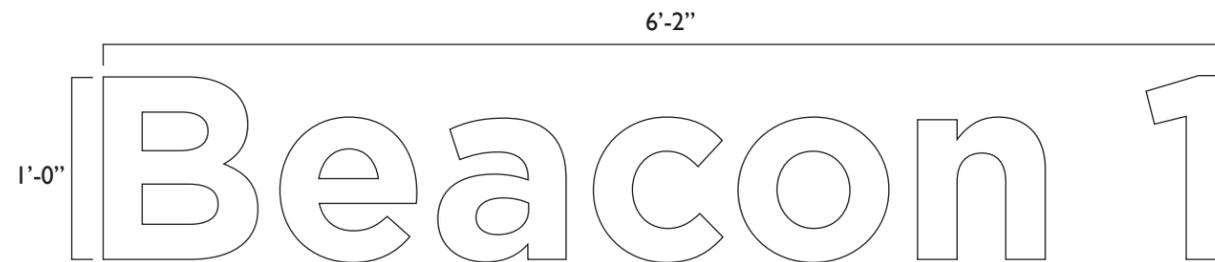
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.2 - Wall Sign**

Square Footage: 20% of wall surface area

Sign Face Height: 1'-0"

Internally Illuminated



**Sign Type 3.2 - Wall Sign**

Internally Illuminated

Qty: 2

Text: 6'-2" W x 1'-0" H x 1" D (approx)  
 1" thk. Internally illuminated LED letters  
 Letters to be LP-4 face-lit Colite letters  
 Letters are comprised of a white illuminated face with painted/opaque side returns.

**Lighting/Electrical**

Electrical wiring from building circuit panel to sign junction box to be provided by Client. Sign Vendor to determine and provide required ballasts/transformer.

Client and Sign Vendor to determine remote location of ballasts/transformer. Ballast/transformer locations are to be centered behind overall sponsor name width (within 5' of center). Ballast/transformers should be exterior grade/weatherproof and painted out to match adjacent structure.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building structure.

**Specifications**

 Letter Face:  
 3M Translucent White Vinyl  
 3630-20

 Returns:  
 MP 04439  
 Angora Grey

**General Notes**

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3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

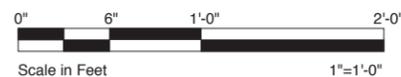
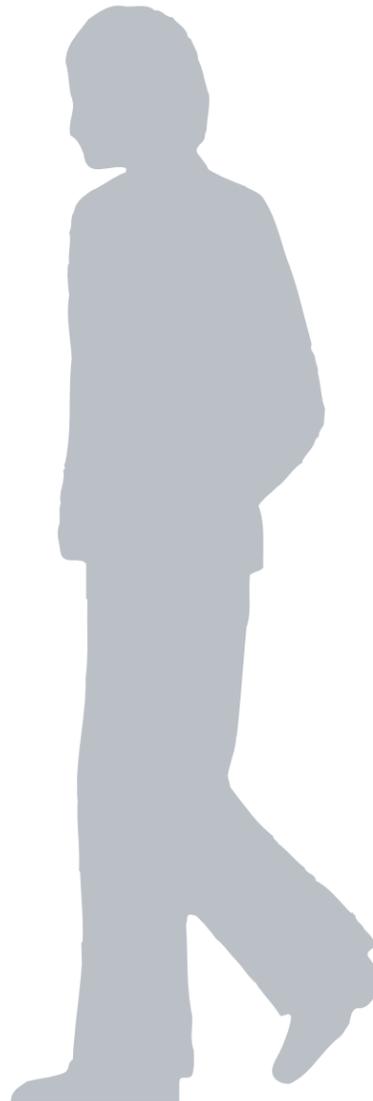
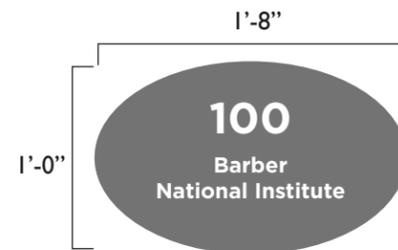
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.3 - Wall Sign**

Square Footage: 2 SF

Sign Face Height: 1'-0"

Non-Illuminated



**Sign Type 3.3 - Wall Sign**

Qty: 60

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building facade.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

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3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

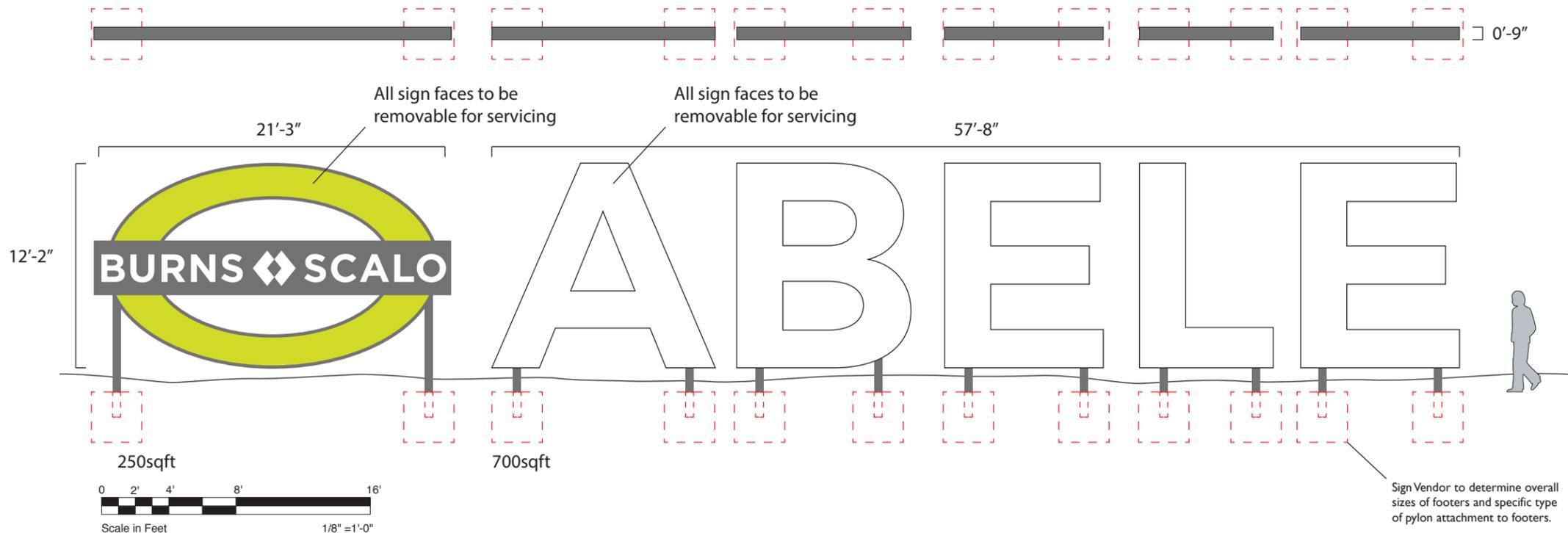
§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

- (13) Marquee sign. One marquee sign per development shall be permitted as a conditional use within the CSOD, provided it is properly located, recommended by the Planning Commission, and all of the following criteria is met:
  - (a) The sign shall not be erected within 500 feet of the boundary line of any "R" District, public or private school, church or cemetery, said 500 feet being measured along the radius of a circle from the centermost point of the sign structure extending in all directions.
  - (b) On interstate or limited access highways, the sign shall not be erected within 100 feet of an interchange or safety rest area, said distance measured along the interstate or limited access highway from the beginning/ending of the pavement widening at the exit, from or entrance to the main-traveled way.
  - (c) No sign shall be located closer than 10 feet to any street right-of-way.
  - (d) No sign shall be erected in such a manner as to block the view of any existing business identification sign, residential or non-residential structure, or limit/reduce the lighting requirements established by the Township. No sign shall be constructed within the clear sight triangle of the public street on which it is situated, as defined by § 240-99D of this chapter, and shall not in any case obstruct or impede traffic safety.
  - (e) No sign shall be erected over any sidewalk or public right-of-way.
  - (f) The sign shall not be part of, nor mounted on the roof, wall or other part of a building and/or structure. **The surface area of the sign shall not exceed 1,000 square feet.** Be advised that this surface area will be permitted, provided all of the following criteria is met:
    - [1] The sign shall have no more than two faces per structure.
    - [2] The faces of the sign may be back-to-back, or in a V-shaped configuration having an interior angle of 90° or less.
    - [3] **The structure shall have a maximum height above the curb of the street, from which it is intended to be viewed, of 60 feet.**

**Sign Type 1.2 - Marquee Sign**  
 Square Footage: 950 SF  
 Height above Street: 45'-50'  
 Internally Illuminated

**\*Sign Objective**  
 Abele Business Park contains 20 buildings, housing over 60 businesses and more than 1,000 employees. The purpose of this sign is to identify the site from a distance and alert visitors / patrons to exit from 79 for access to the business park.



**Sign Type 1.2 - Marquee Sign**

Internally Illuminated Letters and Logo Symbol  
 Qty: 1

**Burns & Scalo Logo** (see details on page 2.4)  
 12'-2" x 21'-3" x 9" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. Translucent vinyl graphics applied to white acrylic face. Paint returns Angora Grey.

**Abele Letters** (see details on page 2.4)  
 9"D internally illuminated aluminum sign cabinets with translucent white acrylic faces. Letter face to have translucent white vinyl applies. Welded construction. Grind all welds to be flat, flush and invisible. Paint returns Angora Grey.

**Support Structures**  
 6"x6" Aluminum supports proposed. Welded construction. Grind all welds to be flat, flush and invisible. Paint Angora Grey. Sign Vendor to determine final support size, location, and quantity to support sign structures. Final supports to be reviewed with Owner / Kolano Design prior to fabrication.

**Foundation**  
 Sign Fabricator responsible for concrete footers and foundations as required to meet structural and wind loads and local codes.

**Electric**  
 Owner to provide junction box at site of sign construction. Sign Vendor responsible for final hookup. Conduit to be routed inside of Support Structure to B&S Logo Cabinet. Conduit to be routed inside of Support Structure to Abele Letters. All Junction boxes to be concealed. Transformers to be mounted inside Owner ID Cabinet/Abele Letters. All electrical components to be concealed. Sign Vendor to provide for dimmer and timer. Location of dimmer to be determined by Owner and Sign Vendor.

**Specifications**

Burns & Scalo Logo Circle		3M Translucent Yellow Vinyl Light Lemon Yellow 3630-115
Burns & Scalo Logo Face		3M Translucent Gray Vinyl Slate Gray 3630-61
Burns & Scalo Logo Text/ Abele Letter Face		3M Translucent White Vinyl White 3630-20
Logo / Letter Returns and Supports		MP 04439 Angora Grey

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  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



[3] The structure shall have a maximum height above the curb of the street, from which it is intended to be viewed, of 60 feet.

Sign Type 1.2 - Approximate Height from Street Level

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.4 - Wall Sign**

Square Footage: 1 SF

Sign Face Height: 0'-9"

Non-Illuminated



**Sign Type 3.4 - Wall Sign**

Qty: 60

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building facade.

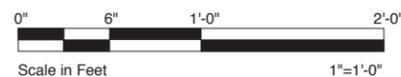
**Specifications**

-  Sign Face / Returns  
MP 04439  
Angora Grey
-  Text  
3M Opaque White Vinyl  
White 180C-10

**General Notes**

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3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



**Sign Type 3.5 - Business Door Vinyls**  
 White Vinyl Graphics Applied to First Surface of Glass Door / Side Light  
 Qty: 60

**Mounting**  
 To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of vinyl to glass.

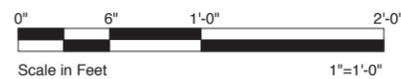
**Specifications**

- Text
- 3M Opaque White Vinyl
- White 180C-10



**General Notes**

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1. Kolano Design to provide Digital artwork upon award of bid.
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  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Minor directional signs.

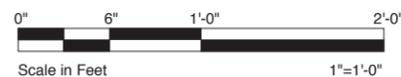
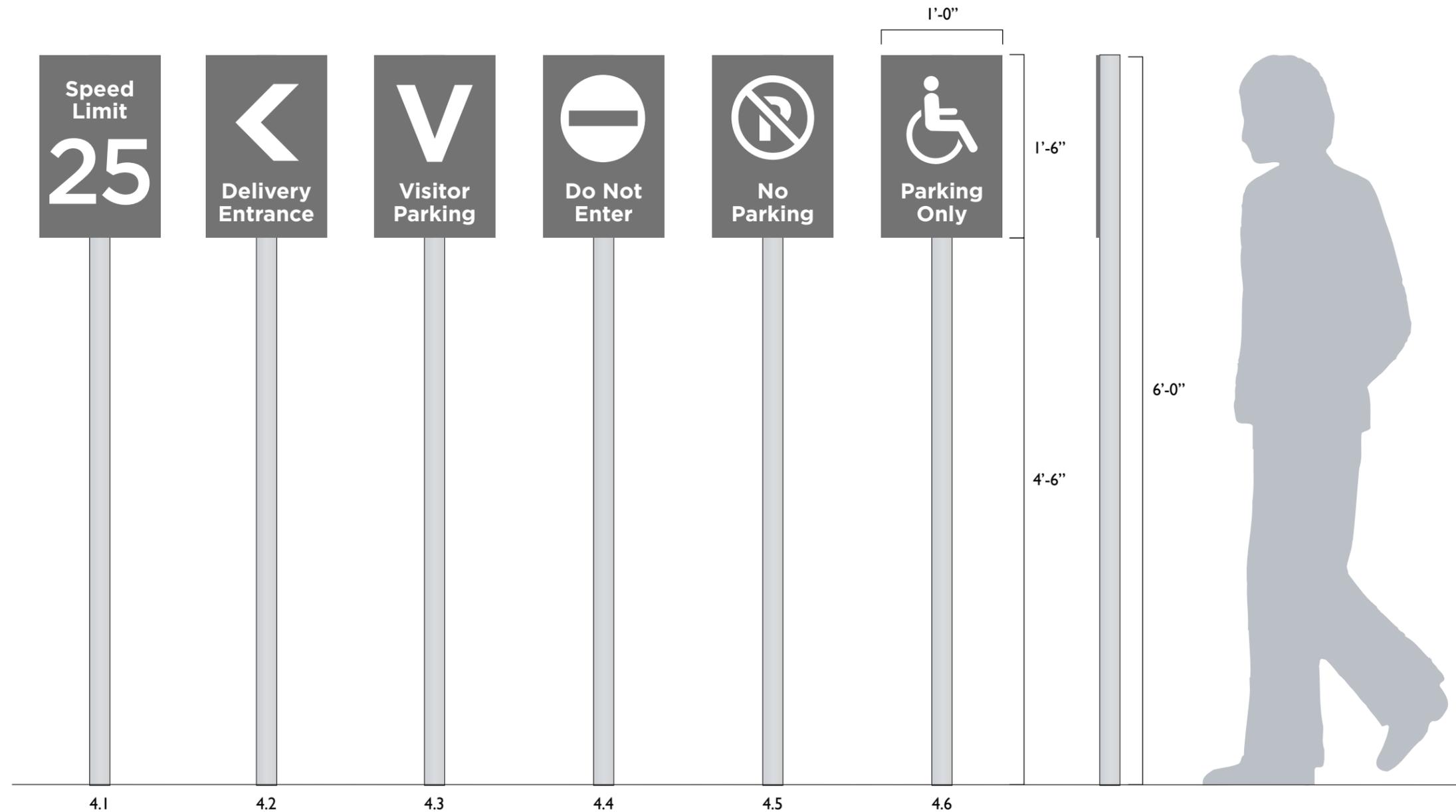
1. Directory signs for parking and loading areas within the development.
2. The final number and location of the signs must be approved by the Township
3. The surface area of any one road sign shall not exceed six square feet, and the height shall not exceed six feet.

**Sign Type 4.1-4.6 - Minor Directional Signs**

Square Footage: 1.5 SF

Sign Face Height: 1'-6"

Non-Illuminated



**Sign Type 4.1-4.6 - Minor Directional Signs**

Qty: As needed

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Sign Post**

Sign post to consist of 2"x2"x6'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

-  Sign Face / Returns  
MP 04439  
Angora Grey
-  Text  
3M Opaque White Vinyl  
White 180C-10
-  Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

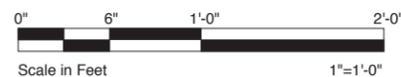
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5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
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**Sign Type 4.7 - Stop Sign**

Square Footage: 1.5 SF

Sign Face Height: 1'-6"

Non-Illuminated



**Sign Type 4.7 - Stop Sign**

Qty: As needed

<http://www.safetysign.com/products/p4844/stop-sign>

or equal

**Sign Panel**

- 24" Stop sign.
- (Type I) Reflective Aluminum (.063", .080")
- Service Temp Range: -40°F to 200°F
- .080 Aluminum is typically used on parking and traffic signs larger than 18".
- Outdoor Durability: 7 to 10 years
- Service Temp Range: -40°F to 200°F

**Sign Post**

Sign post to consist of 2"x2"x7'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

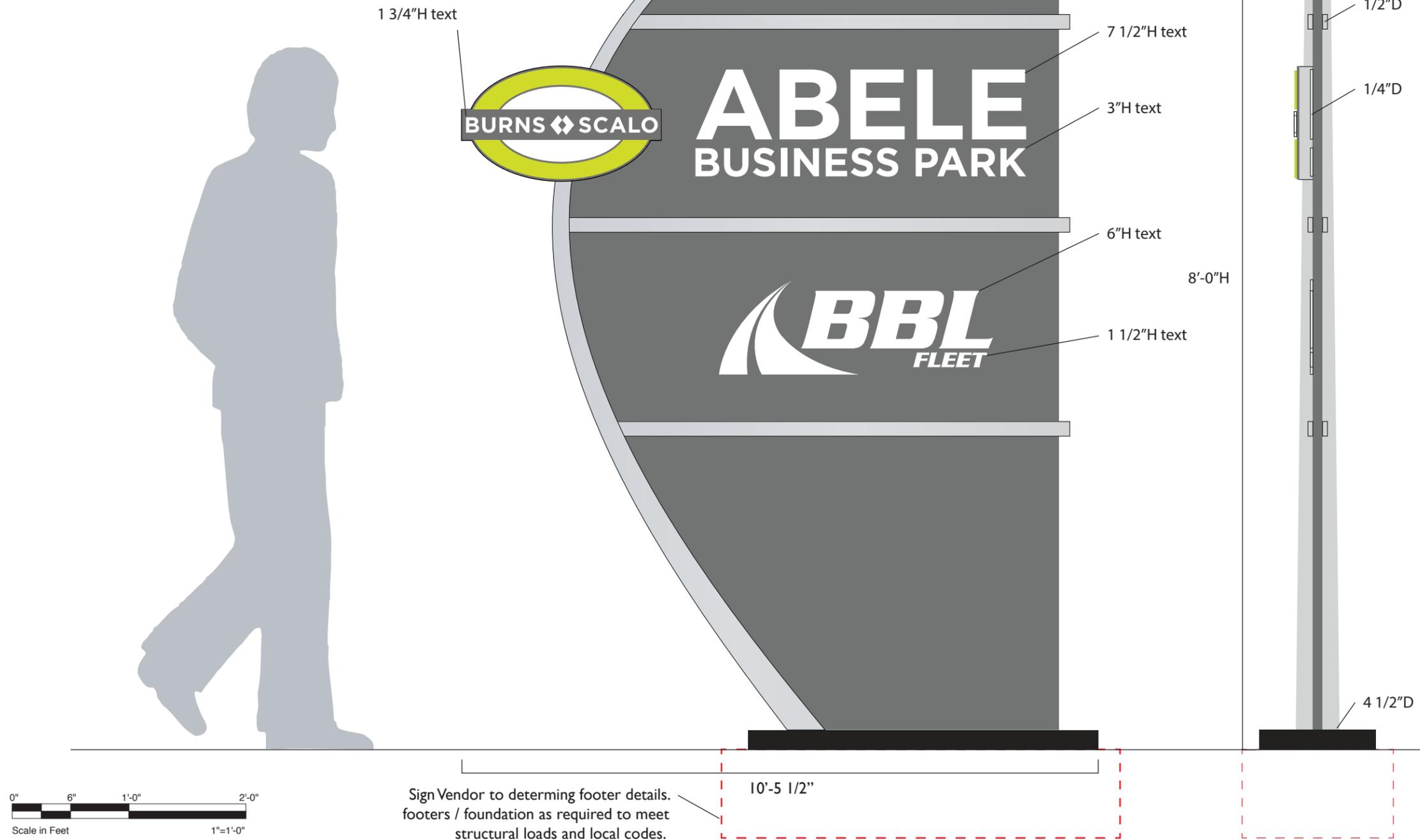
-  Sign Face  
3M Diamond Grade Reflective Sheeting  
Red 4092
-  Text / Border  
3M Engineer Grade Reflective Sheeting  
White 3290
-  Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

**Sign Type 2.2 - Off-Premises Directional Sign**  
 Approved By Zoning Hearing Board  
 Variance Approval Date: 5/4/16



**Sign Type 2.2 - Off-Premises Directional Sign**  
 Non-Illuminated  
 Qty: 1

**Curved Structure**  
 4 1/2"-2 1/4"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**  
 1"D Aluminum panel painted dark gray (see below).

**Horizontal Bands**  
 1/2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face Graphics**  
 Option 1 - 1/4"D Cut aluminum construction mounted to sign face. Vendor to determine exact mounting details.

Option 2 - White vinyl graphics applied to sign face.

**Sign Base**  
 2"H x 3'-0"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

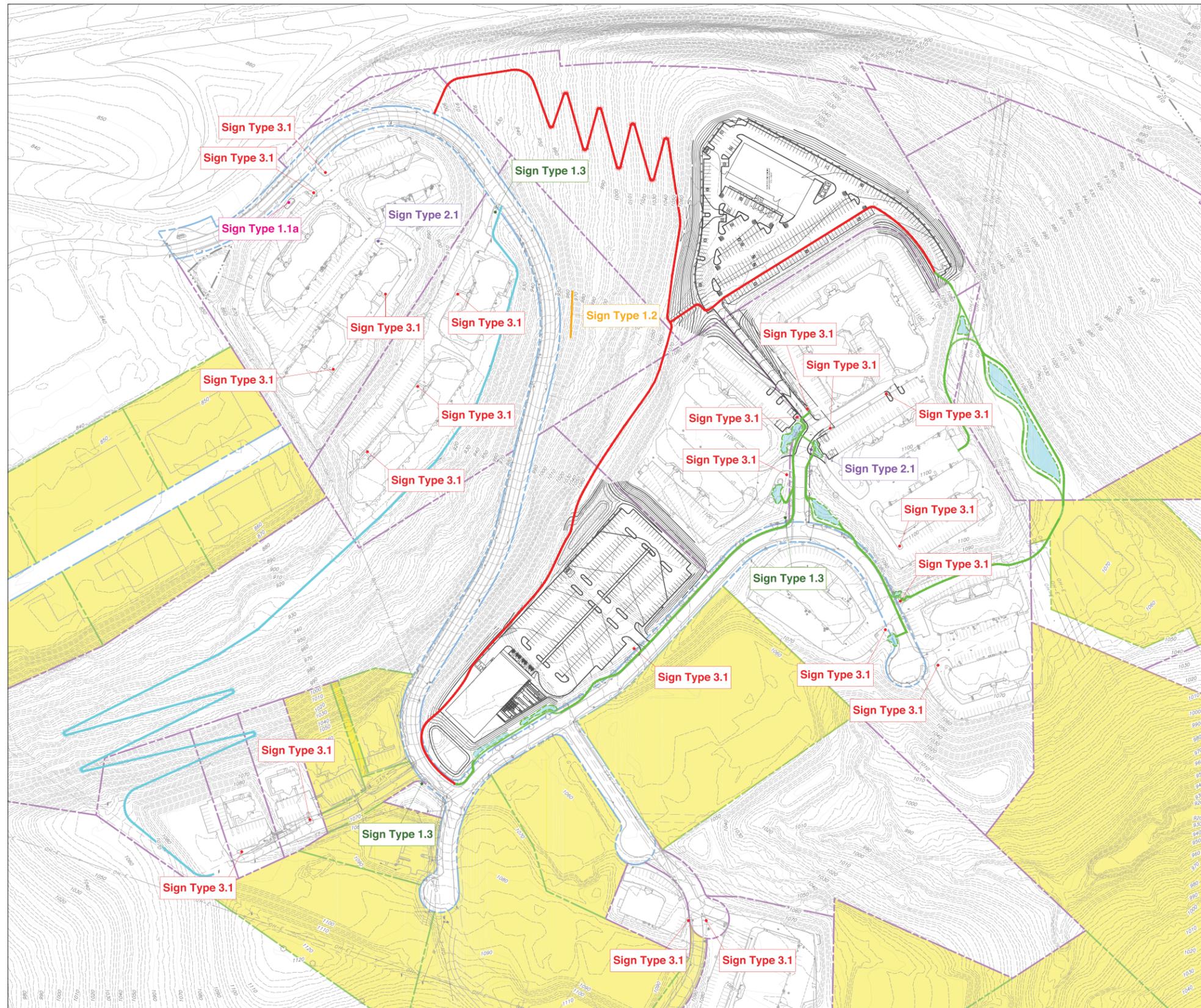
**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure / Tenant Dividers GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

- General Notes**  
 THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
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  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

Sign Vendor to determine footer details. footers / foundation as required to meet structural loads and local codes.

10'-5 1/2"



LEGEND

- EXISTING PROPERTY LINE (LAUREL ABELE, LP)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING PROPERTY LINE (OWNED BY OTHERS)
- EXISTING PROPERTY (OWNED BY OTHERS)
- PROPOSED WALKING TRAIL (PHASE 1)
- PROPOSED WALKING TRAIL (PHASE 2)
- PROPOSED WALKING TRAIL (PHASE 3)
- PROPOSED AMENITY AREA (PHASE 2)

Sign Key

- Sign Type 1.1a - Project Welcome Sign (pg 1.1-1.2)
- Sign Type 1.2 - Marquee Sign (pg 7.1-7.2)
- Sign Type 1.3 - Road Directional Sign (pg 2.1)
- Sign Type 2.1 - Directional Pylon Sign (pg 3.1)
- Sign Type 3.1 - Business Directional Sign (pg 4.1)



**SOUTH FAYETTE**  
T O W N S H I P  
A Community Growing Together

**Planning Commission**  
www.southfayettepa.com

## Conditional Use Application Recommendation Letter

November 4, 2016

Mr. James Scalo  
Laurel Abele, L.P.  
750 Holiday Drive # 750  
Pittsburgh, PA 15220

Reference: File # CU-05-16, a Conditional Use application for a **Marquee Sign** through a Master Signage Plan. The site is located in the Abele Business Park at 500 Old Pond Drive and as specifically shown upon the submitted site plan.

Dear Mr. Scalo,

At its October 27, 2016 meeting, the South Fayette Planning Commission recommended denial of the above described Conditional Use – Marquee Sign Application.

A review of the application is scheduled before the South Fayette Township Board of Commissioners at its next workshop meeting at 7:00 pm on Wednesday November 9, 2016 and voting meeting on Wednesday November 16, 2016. A public hearing is also scheduled at the beginning of the voting meeting. If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

Mike Benton, PE  
Director of Engineering and Planning

cc: Jon Withrow, Kolano Design  
Don Housley, R F Mitall and Associates, Inc.



Plan Name:	Bursca Signage Master Plan	File No.	F-11-16
Plan Location:	Bursca Business Park: 800 Bursca Dr, Bridgeville, PA 15017	Tax I.D. #	25-1480875
Project Description	Signage Master plan for Bursca Business Park in Bridgeville, PA		

**Check Appropriate Box(s)**

Land Development Plan:	<input type="checkbox"/>	Subdivision Plan:	<input type="checkbox"/>	Conditional Use Plan:	<input checked="" type="checkbox"/>
Minor Subdivision	<input type="checkbox"/>	Major Subdivision	<input type="checkbox"/>	Open Space Plan	<input type="checkbox"/>
Preliminary Plan Submission	<input type="checkbox"/>	Final Plan Submission	<input checked="" type="checkbox"/>		
Zoning District(s)	B-1 Business District	Property Acreage	7.5099 Acres	No. Lots/Units	

Applicant's Name:	Bursca 79 South Industrial Park Partners	Phone No.	(412) 250 - 3000
Applicant's Address:	750 Holiday Drive #570, Pittsburgh, PA 15220	Fax No.	
Applicant's E-Mail:	jscalob@burnsscalo.com		
Engr's Firm/Name:	Kolano Design	Phone No.	(412) 661 - 9000
Engineer's Address:	6026 Centre Avenue, Pittsburgh, PA 15206	Fax No.	
Contact Person:	Jon Withrow	E-Mail Address	jon@kolano.com

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
✓ 1) Completed Application Form	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Maps and Plans ✓	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Plus pdf of drawings	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sets Full Size Plans (24" x 36")	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sets Half Size Plans (11" x 17")	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 3) Agent Authorization Form	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 4) Application Fee	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 5) Escrow – Engineer, Solicitor, Inspection	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Stormwater Management Plan & Calculations (plus pdf)	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Erosion & Sedimentation Control Plan (plus pdf)	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 8) Deed, Sales Agreement or Other Ownership	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant:

Date:

7/21/16

If applicant is not the property owner, Agents Authorization Form must be attached

# **Burns & Scalo - Bursca Business Park**

## **Signage Master Plan**

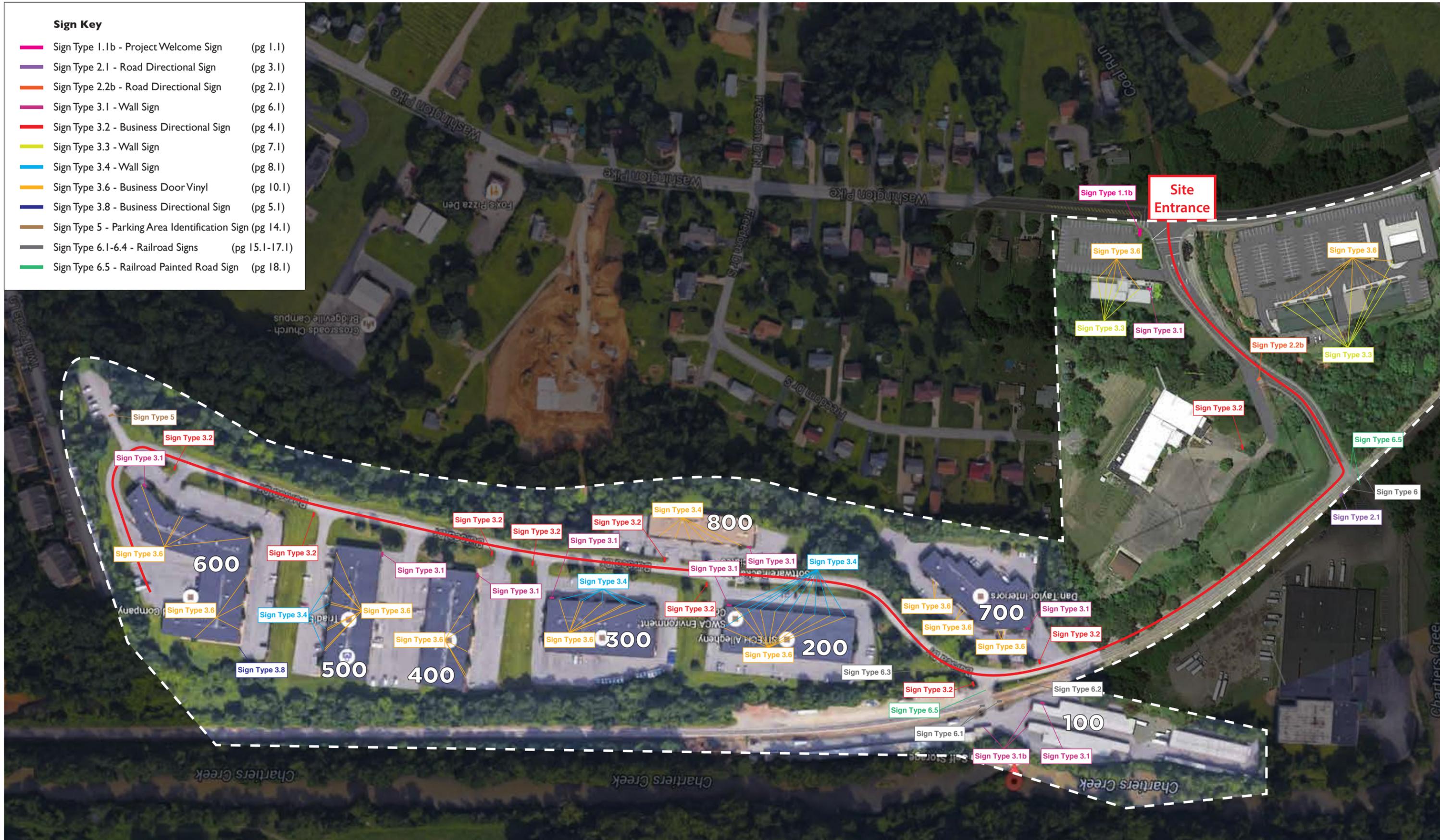
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July 21, 2016 REV October 4, 2016

**KOLANO design**  
6026 Centre Avenue  
Pittsburgh, Pennsylvania 15206-3921  
412.661.9000  
kolano.com

**Sign Key**

- █ Sign Type 1.1b - Project Welcome Sign (pg 1.1)
- █ Sign Type 2.1 - Road Directional Sign (pg 3.1)
- █ Sign Type 2.2b - Road Directional Sign (pg 2.1)
- █ Sign Type 3.1 - Wall Sign (pg 6.1)
- █ Sign Type 3.2 - Business Directional Sign (pg 4.1)
- █ Sign Type 3.3 - Wall Sign (pg 7.1)
- █ Sign Type 3.4 - Wall Sign (pg 8.1)
- █ Sign Type 3.6 - Business Door Vinyl (pg 10.1)
- █ Sign Type 3.8 - Business Directional Sign (pg 5.1)
- █ Sign Type 5 - Parking Area Identification Sign (pg 14.1)
- █ Sign Type 6.1-6.4 - Railroad Signs (pg 15.1-17.1)
- █ Sign Type 6.5 - Railroad Painted Road Sign (pg 18.1)

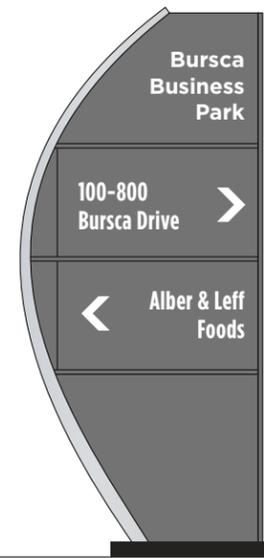




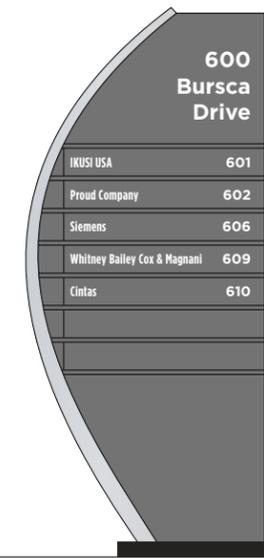
Sign Type 1.1b  
Project Welcome Sign



Sign Type 2.2b  
Road Directional Sign



Sign Type 2.1  
Road Directional Sign



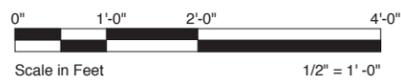
Sign Type 3.2  
Business Directional Sign

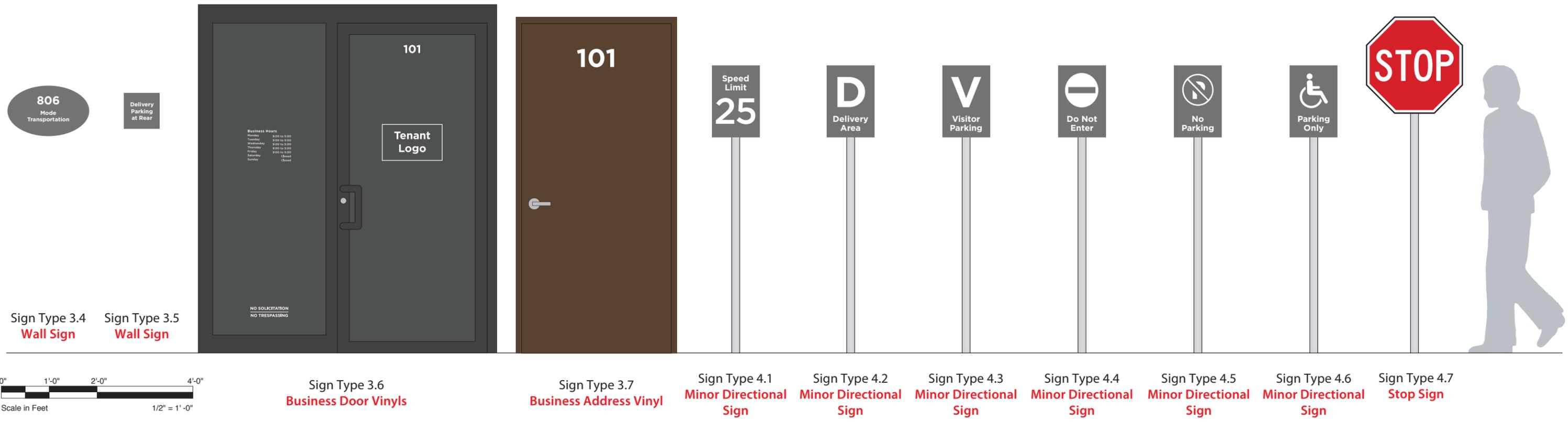


Sign Type 3.8  
Business Directional Sign

100

Sign Type 3.1  
Wall Sign





§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(12) **Project welcome sign.** One sign shall be permitted at all major entrances to the project, provided that:

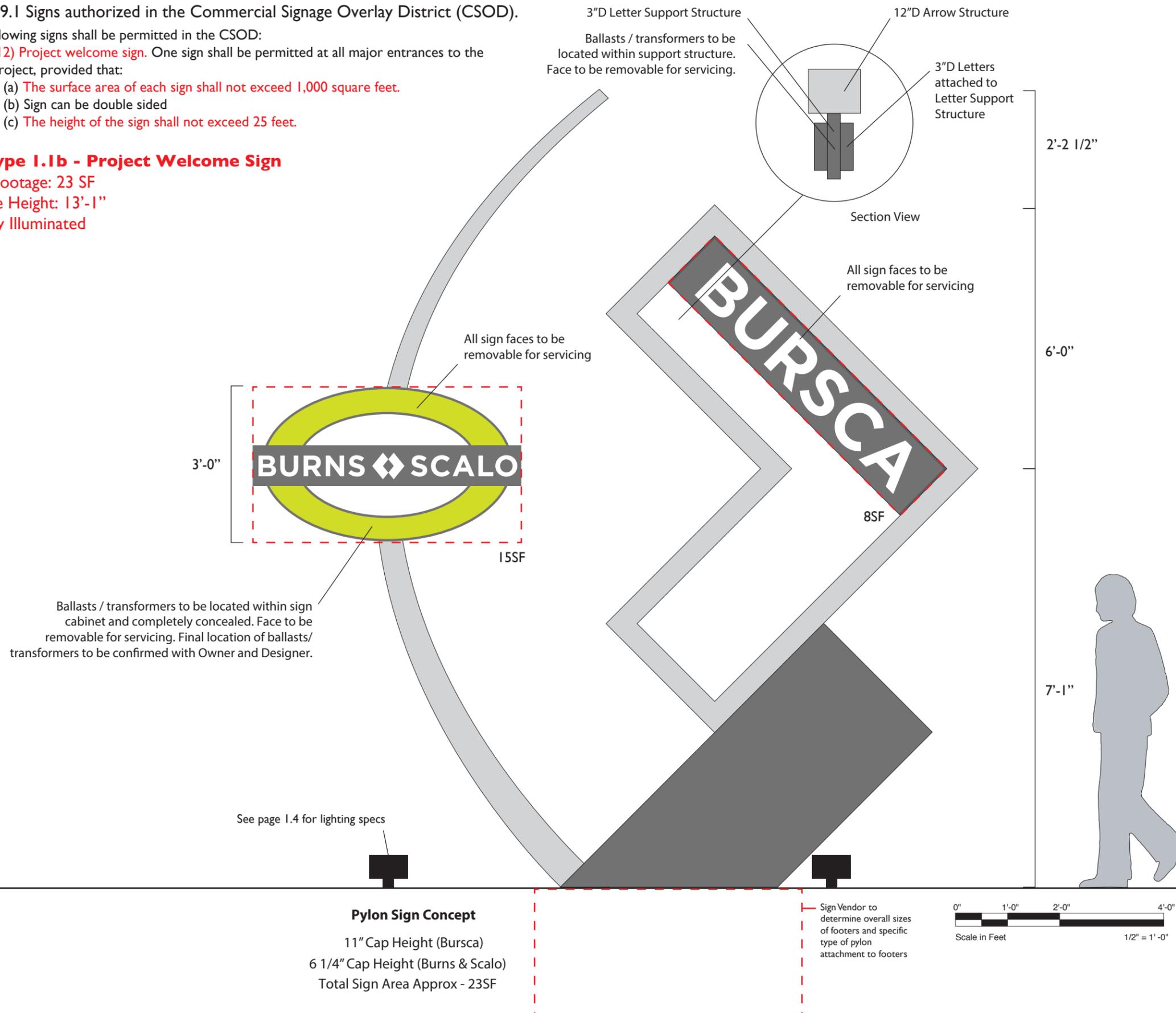
- (a) The surface area of each sign shall not exceed 1,000 square feet.
- (b) Sign can be double sided
- (c) The height of the sign shall not exceed 25 feet.

**Sign Type 1.1b - Project Welcome Sign**

Square Footage: 23 SF

Sign Face Height: 13'-1"

Internally Illuminated



**Sign Type 1.1b - Project Welcome Sign (2-sided)**

**Base and Arrow Structure**

Aluminum welded construction. Grind all welds to be flat, flush and invisible. Weatherproof and paint arrow Apple silver. Weatherproof and paint base Angora Gray.

**Curved Structure**

Aluminum welded construction. Grind all welds to be flat, flush and invisible. Weatherproof and paint Apple silver.

**B&S Internally Illuminated ID Cabinet** (see details on page 1.4)

One double-sided cabinet - internally illuminated. 5'-0" x 3'-0" x 18" thick aluminum sign cabinet. Welded construction. Grind all welds to be flat, flush and invisible. See page 1.3 for cost options.

**Bursca Letters**

Face-lit internally illuminated letters. 0'-11"H x 3" thick aluminum sign cabinets. Welded construction. Grind all welds to be flat, flush and invisible.

**Bursca Letters Support Structure**

3'-2"W x 15"H x 9"D Aluminum welded construction. Grind all welds to be flat, flush and invisible. Weatherproof and paint base Angora Gray. Mount to inside of arrow structure as shown.

**Foundation**

Sign Fabricator responsible for concrete footers and foundations as required to meet structural and wind loads and local codes.

**Electric**

Owner to provide junction box at site of sign construction. Sign Vendor responsible for final hookup. Conduit to be fully concealed and routed inside of Curved Structure to B&S ID Cabinets and inside of base and arrow structure to Bursca Letters. All junction boxes to be concealed. Transformers to be mounted inside Owner ID Cabinets. All electrical components to be concealed. Sign Vendor to provide for dimmer and timer. Location of dimmer to be determined by Designer and Sign Vendor.

**Remote LED Spot Lights: Qty - 4**

Sign Vendor to provide (2) LED spot lights per side. Spot lights to be BEGA 7478LED lights. Lights to be set 18" away from sign structure. Spot lights to be on a dimmer and timer. See page 1.4 for spot light specs.

**Specifications**

Base	MP 04439 Angora Grey
Curved Structure/ Arrow Structure	GG 353 B2 Akzo Nobel 'Apple Silver'

Digital artwork for custom logo and graphics to be provided by Kolano Design.

Design Intent Drawing  
Shop drawings to be submitted by sign fabricator, as necessary.

NOTE: Should any discrepancies occur between Design Intent Drawings and true site conditions, the designer is to be notified immediately.

**Vendor to field verify all dimensions and mounting conditions prior to fabrication and installation. Any discrepancies between design intent drawings and true field conditions are to be brought to the attention of the designer immediately.**

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(b) Road directional signs.

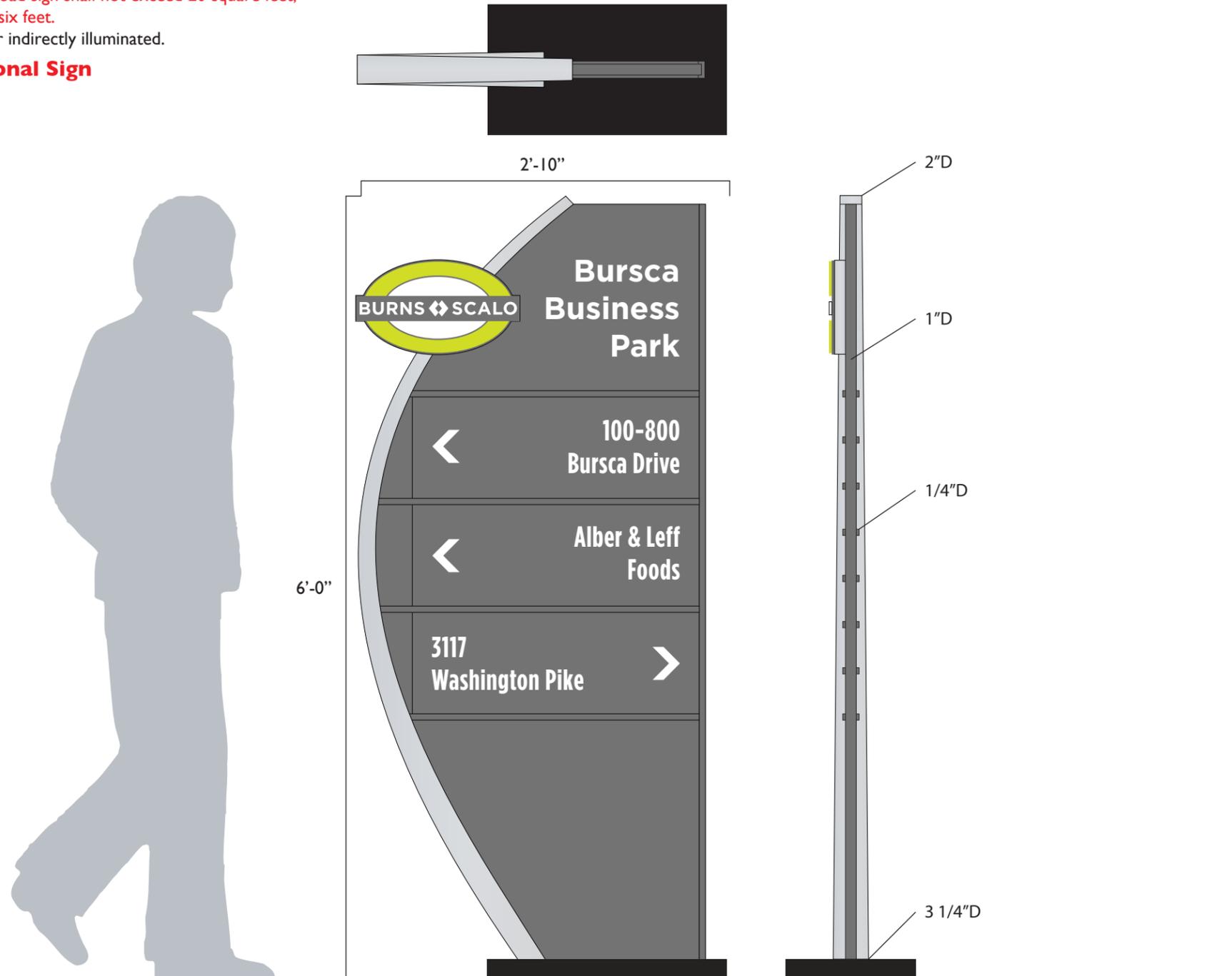
1. Directory signs for major access routes/roadways with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 20 square feet, and the height shall not exceed six feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 2.2b - Road Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 2.2b - Road Directional Sign**

Non-Illuminated

Qty: 1

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Address Panels**

1"D Aluminum panels painted dark gray. Address panels to fit into rail system and be removable / replaceable.

**Address Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with address panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

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2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
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4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
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(b) Road directional signs.

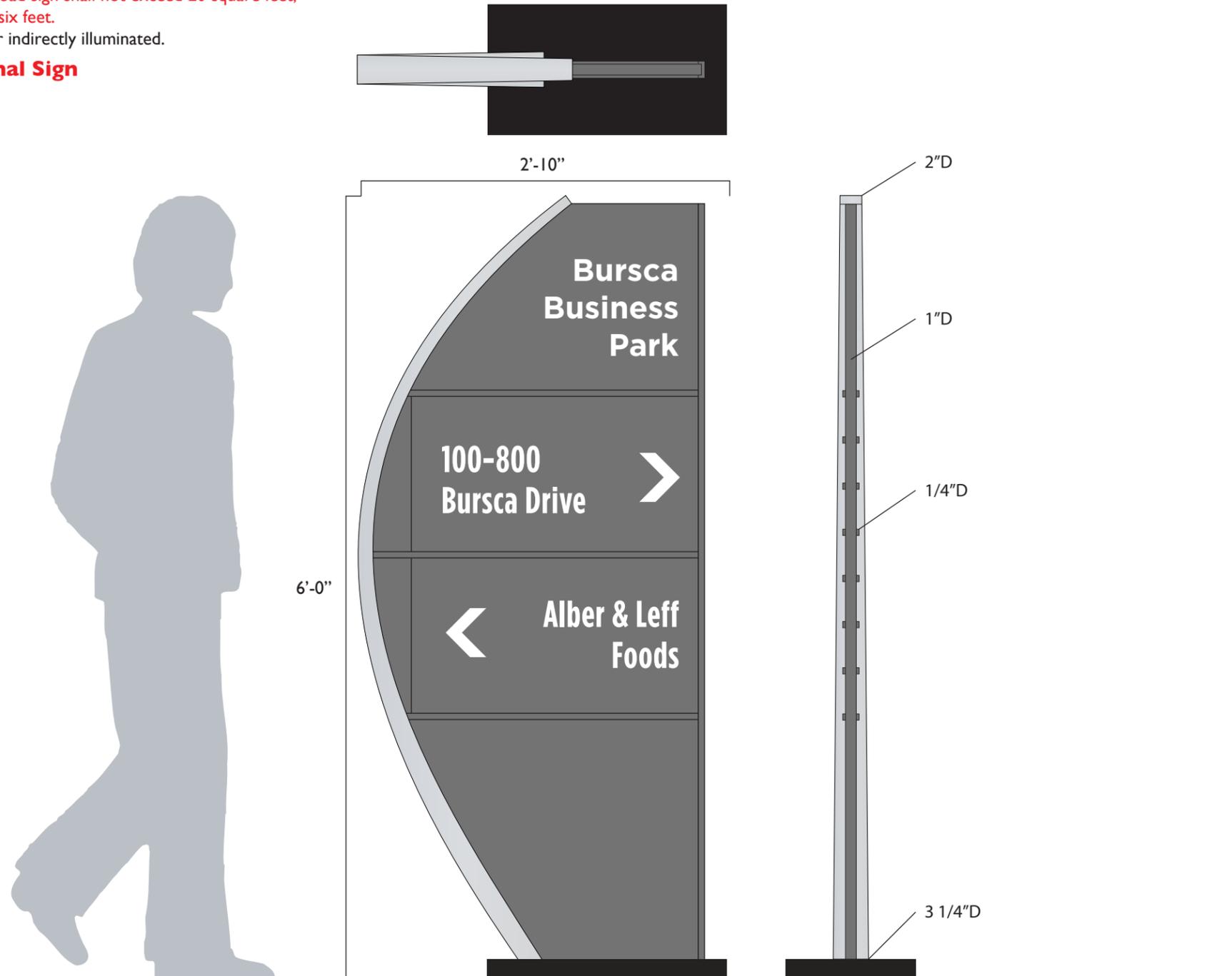
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3. The surface area of any one road sign shall not exceed 20 square feet, and the height shall not exceed six feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 2.1 - Road Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 2.1 - Road Directional Sign**

Non-Illuminated

Qty: 1

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Tenant Panels**

1"D Aluminum panels painted dark gray. Tenant panels to fit into rail system and be removable / replaceable.

**Tenant Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with tenant panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

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C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Business directional signs.

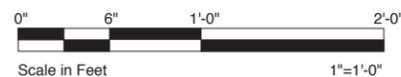
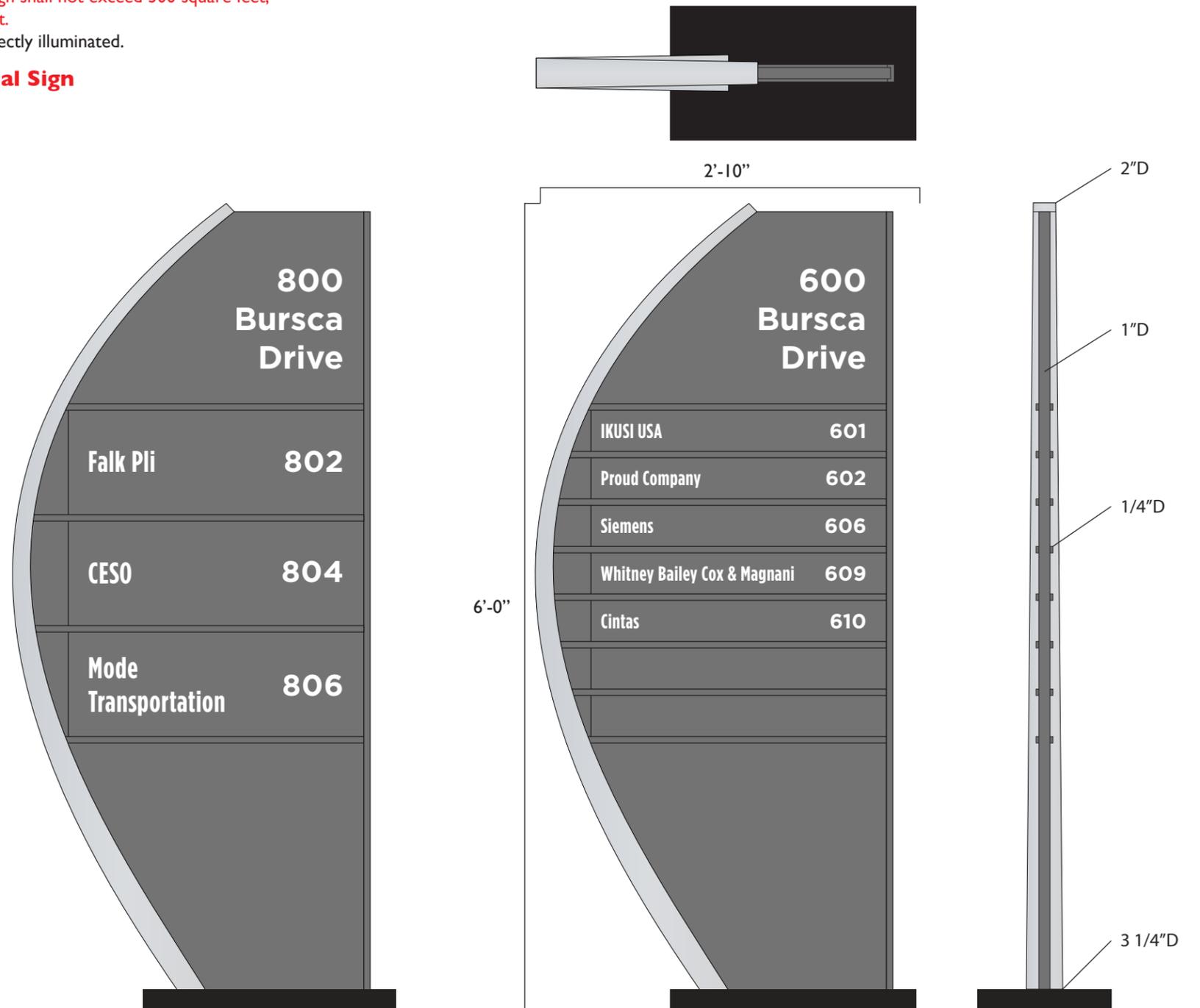
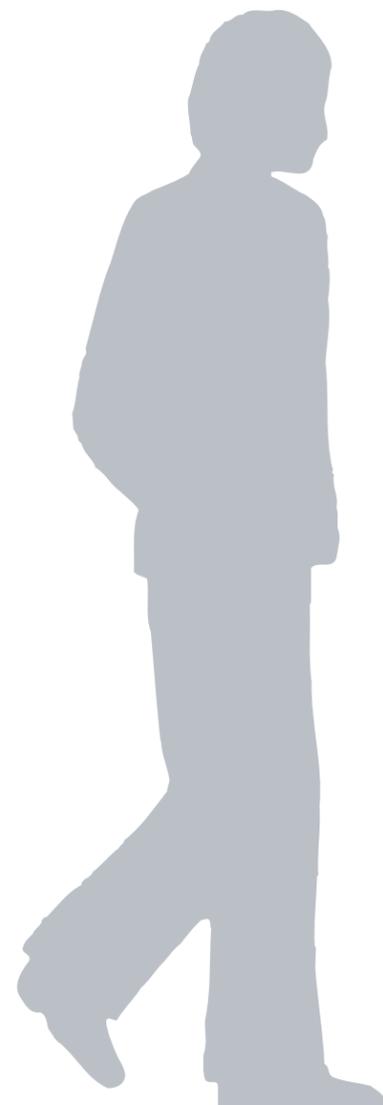
1. Directory signs for major business with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 300 square feet, and the height shall not exceed 20 feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 3.2 - Business Directional Sign**

Square Footage: 17 SF

Sign Face Height: 6'-0"

Non-Illuminated



**Sign Type 3.2 - Business Directional Sign**

Non-Illuminated Ground Pylon Sign

Qty: 9

**Curved Structure**

3 1/4"-2"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1"D Aluminum panel painted dark gray.

**Removable Tenant Panels**

1"D Aluminum panels painted dark gray. Tenant panels to fit into rail system and be removable / replaceable.

**Tenant Panel Cap**

1 1/2"D Aluminum railing painted dark gray. Cap to slide onto edge of sign to prevent tampering with tenant panels.

**Sign Face Graphics**

Opaque white vinyl graphics applied to sign face.

**Sign Base**

2"H x 1'-10"W x 1'-0"D Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint Blackguard.

**Specifications**

	Sign Face / Returns MP 04439 Angora Grey
	Curved Structure GG 353 B2 Akzo Nobel 'Apple Silver'
	Sign Base MP 33759 Blackguard
	Text 3M Opaque White Vinyl White 180C-10

**General Notes**

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5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Business directional signs.

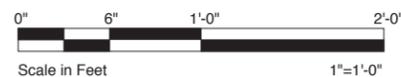
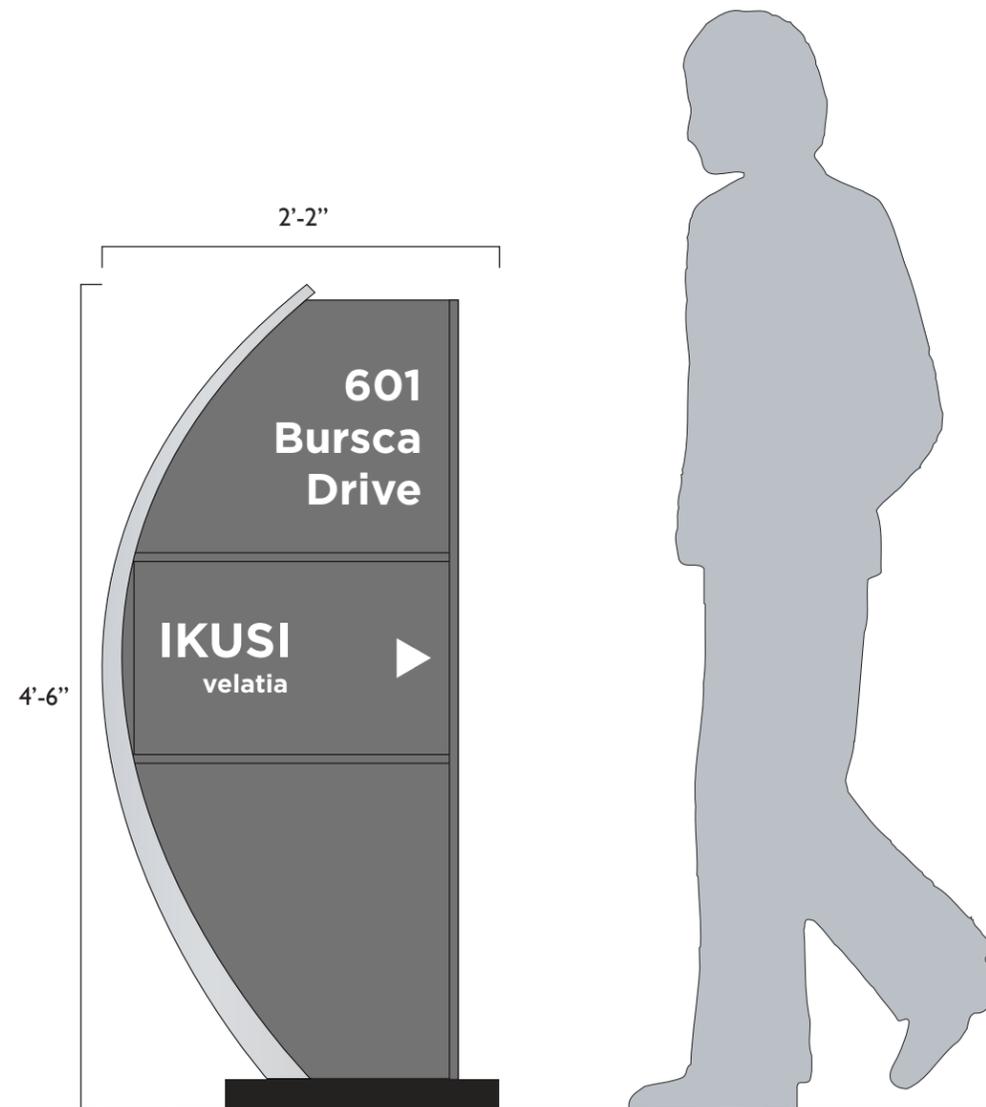
1. Directory signs for major business with directional arrows.
2. Permitted at all entrances to the development site and internal collector road intersections. However, the final number and location of the signs must be approved by the Township.
3. The surface area of any one road sign shall not exceed 300 square feet, and the height shall not exceed 20 feet.
4. The signs may be internally or indirectly illuminated.

**Sign Type 3.8 - Business Directional Sign**

Square Footage: 9.75 SF

Sign Face Height: 4'-6"

Non-Illuminated



**Sign Type 3.8 - Business Directional Sign**

Non-Illuminated

Qty: 1

**Curved Structure**

Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint silver (see below).

**Sign Face**

1/4" Aluminum panel painted dark gray (see below).

**Sign Face Graphics**

Option 1 - 1/4" Cut aluminum construction mounted to sign face. Vendor to determine exact mounting details.

Option 2 - White vinyl graphics applied to sign face.

**Sign Base**

1/8" Aluminum welded construction. Grind all welds to be flat, flush, and invisible. Waterproof and paint dark gray (see below).

**Specifications**

Sign Face / Returns		MP 04439 Angora Grey
Arc and Tenant Dividers		GG 353 B2 Akzo Nobel 'Apple Silver'
Sign Base		MP 33759 Blackguard
Bursa and A&L Text		3M Opaque White Vinyl White 180C-10

**General Notes**

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5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

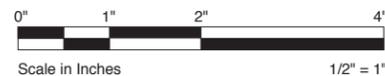
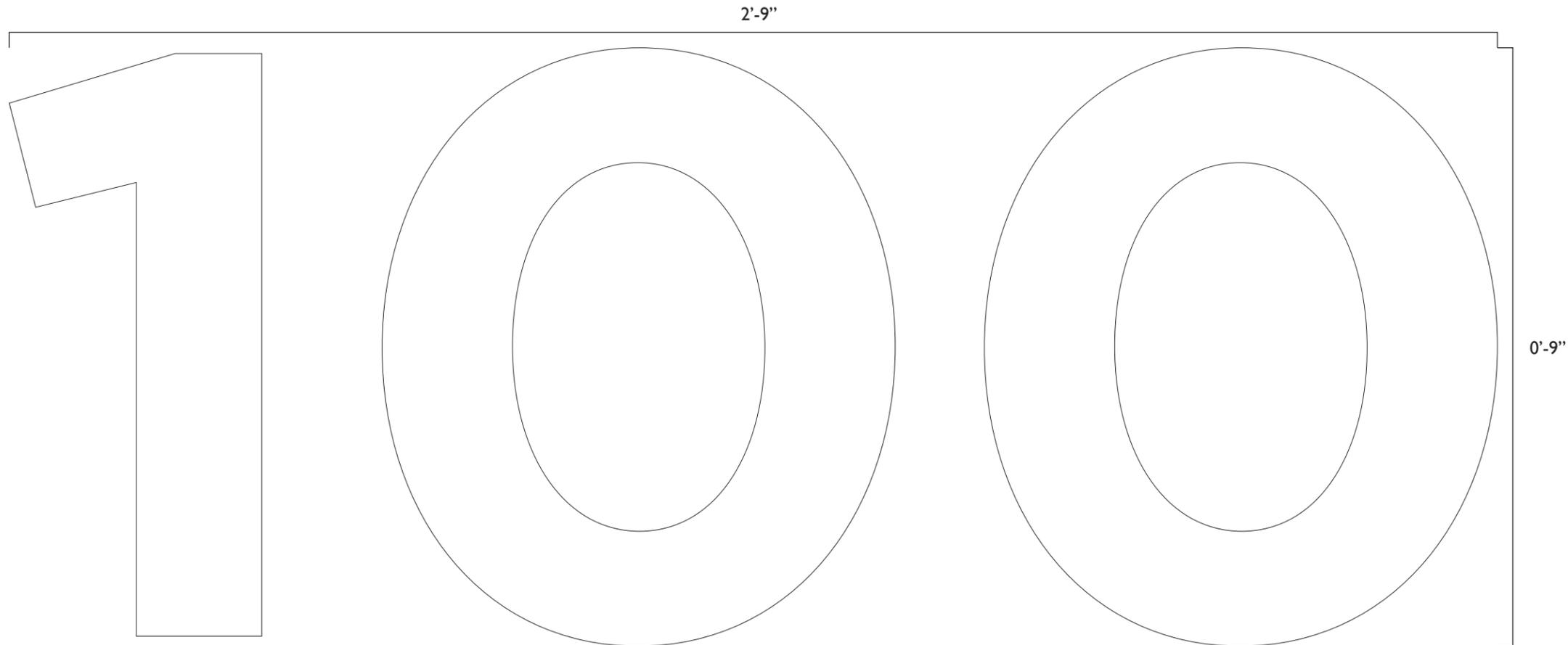
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.1 - Wall Sign**

Square Footage: 20% of wall surface area

Sign Face Height: 0'-9"

Non-Illuminated



**Sign Type 3.1 - Wall Sign**

Non-Illuminated Dimensional Address Numbers Mounted to Building Facade

Qty: 12

Text: 2'-9" W x 0'-9" H x 1"D (approx)  
1"thk. aluminum dimensional address numbers with painted faces / returns mounted to building facade.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building structure.

**Specifications**

Letter Face / Returns:  
Akzo Nobel  
White

**General Notes**

- THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

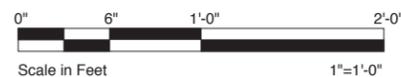
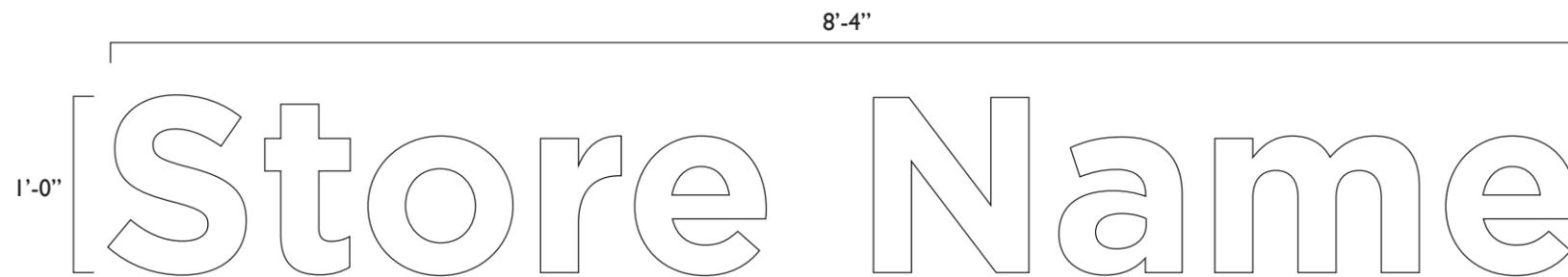
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.3 - Wall Sign**

Square Footage: 20% of wall surface area

Sign Face Height: 1'-0"

Internally Illuminated



**Sign Type 3.3 - Wall Sign**

Internally Illuminated

Qty: 12

Text: 1'-0"H x 1"D (approx)

1"thk. Internally illuminated LED letters

Letters to be LP-4 face-lit Colite letters

Letters are comprised of a white illuminated face with painted/opaque side returns.

**Lighting/Electrical**

Electrical wiring from building circuit panel to sign junction box to be provided by Client. Sign Vendor to determine and provide required ballasts/transformer.

Client and Sign Vendor to determine remote location of ballasts/transformer. Ballast/transformer locations are to be centered behind overall sponsor name width (within 5' of center). Ballast/transformers should be exterior grade/weatherproof and painted out to match adjacent structure.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building structure.

**Specifications**

Letter Face:  
3M Translucent White Vinyl  
3630-20

Returns:  
MP 04439  
Angora Grey

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

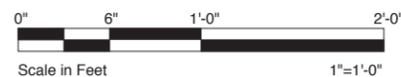
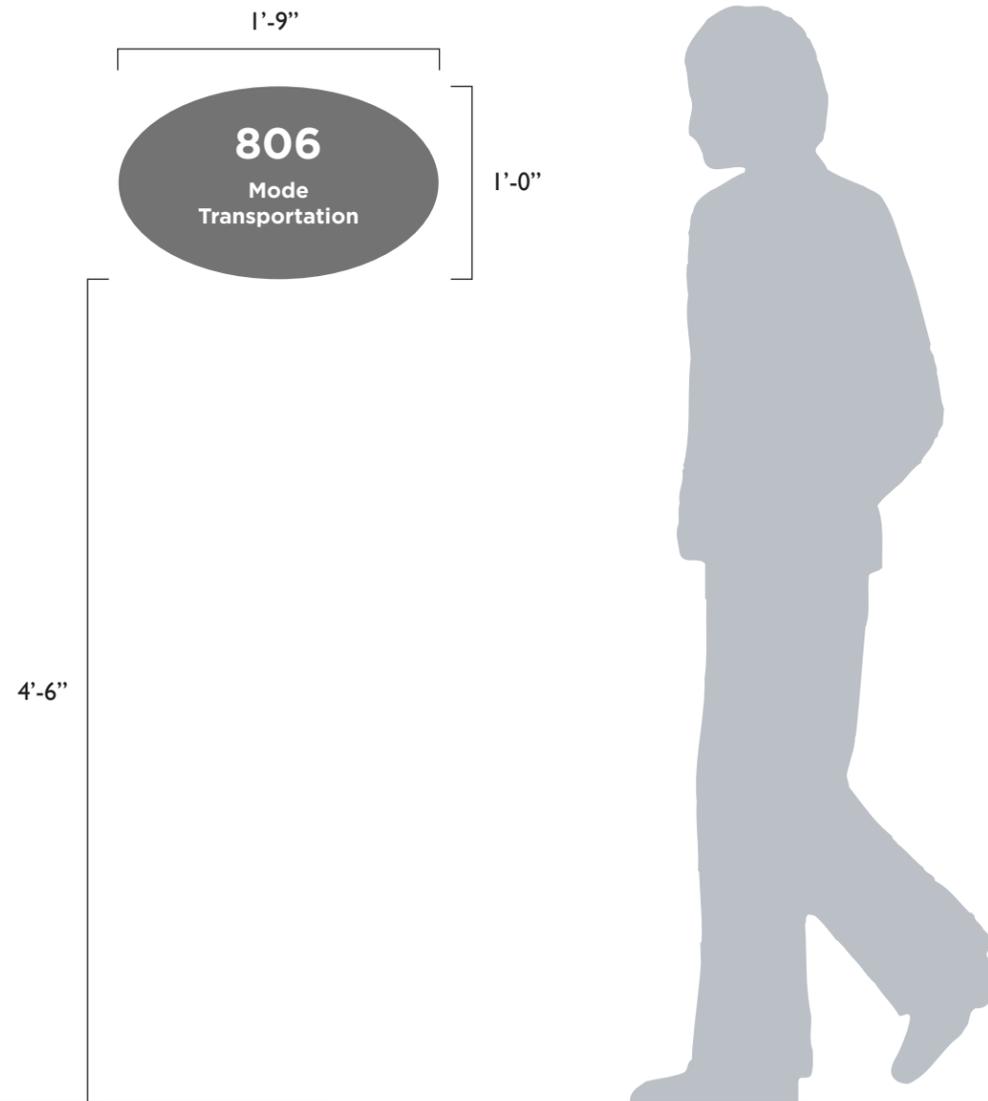
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.4 - Wall Sign**

Square Footage: 2 SF

Sign Face Height: 1'-0"

Non-Illuminated



**Sign Type 3.4 - Wall Sign**

Qty: 60

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building facade.

**Specifications**

- Sign Face / Returns  
MP 04439  
Angora Grey
- Text  
3M Opaque White Vinyl  
White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(9) Business identification sign.

(a) Wall signs.

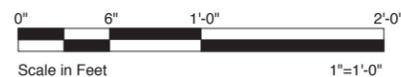
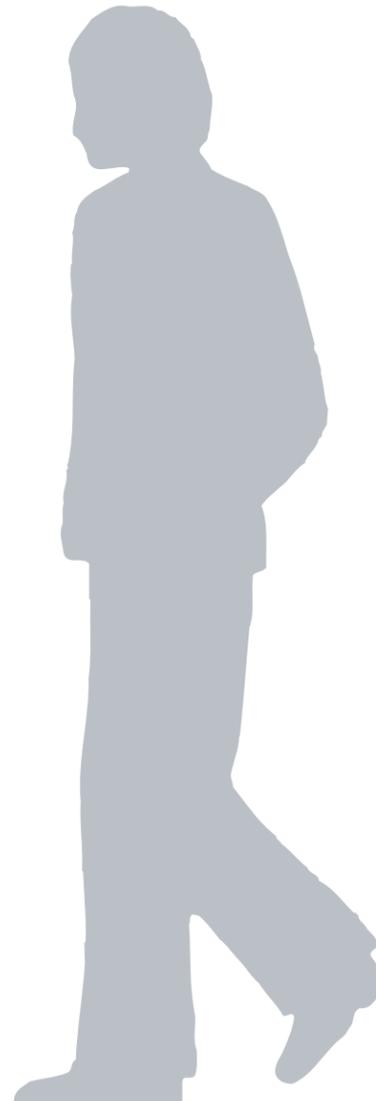
1. Each business establishment shall be permitted one wall sign per building face containing the name and logo of the establishment.
2. Only the wall sign on the front of the building may be illuminated. All wall signs located on the sides and rears of buildings shall be non-illuminated.
3. The maximum surface area of the wall sign on fronts, sides and rear of buildings shall not exceed 20% of the surface area of the wall on which the sign is located.
4. The wall signs shall not be located on the roof nor extend above the height of the building. Wall signs shall be mounted flush with the face of the building wall, and not on extended mounting brackets.

**Sign Type 3.5 - Wall Sign**

Square Footage: 1 SF

Sign Face Height: 0'-9"

Non-Illuminated



**Sign Type 3.5 - Wall Sign**

Qty: 60

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to building facade.

**Specifications**

- Sign Face / Returns  
MP 04439  
Angora Grey
- Text  
3M Opaque White Vinyl  
White 180C-10

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

**Sign Type 3.6 - Business Door Vinyls**  
 White Vinyl Graphics Applied to First Surface of Glass Door / Side Light  
 Qty: 62

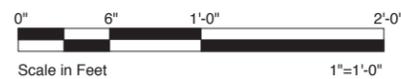
**Mounting**  
 To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of vinyl to glass.

**Specifications**

	Text
	3M Opaque White Vinyl
	White 180C-10

**General Notes**

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1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



**Sign Type 3.7 - Business Address Vinyls**

White Vinyl Graphics Applied to First Surface of Door  
Qty: 62

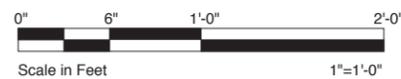
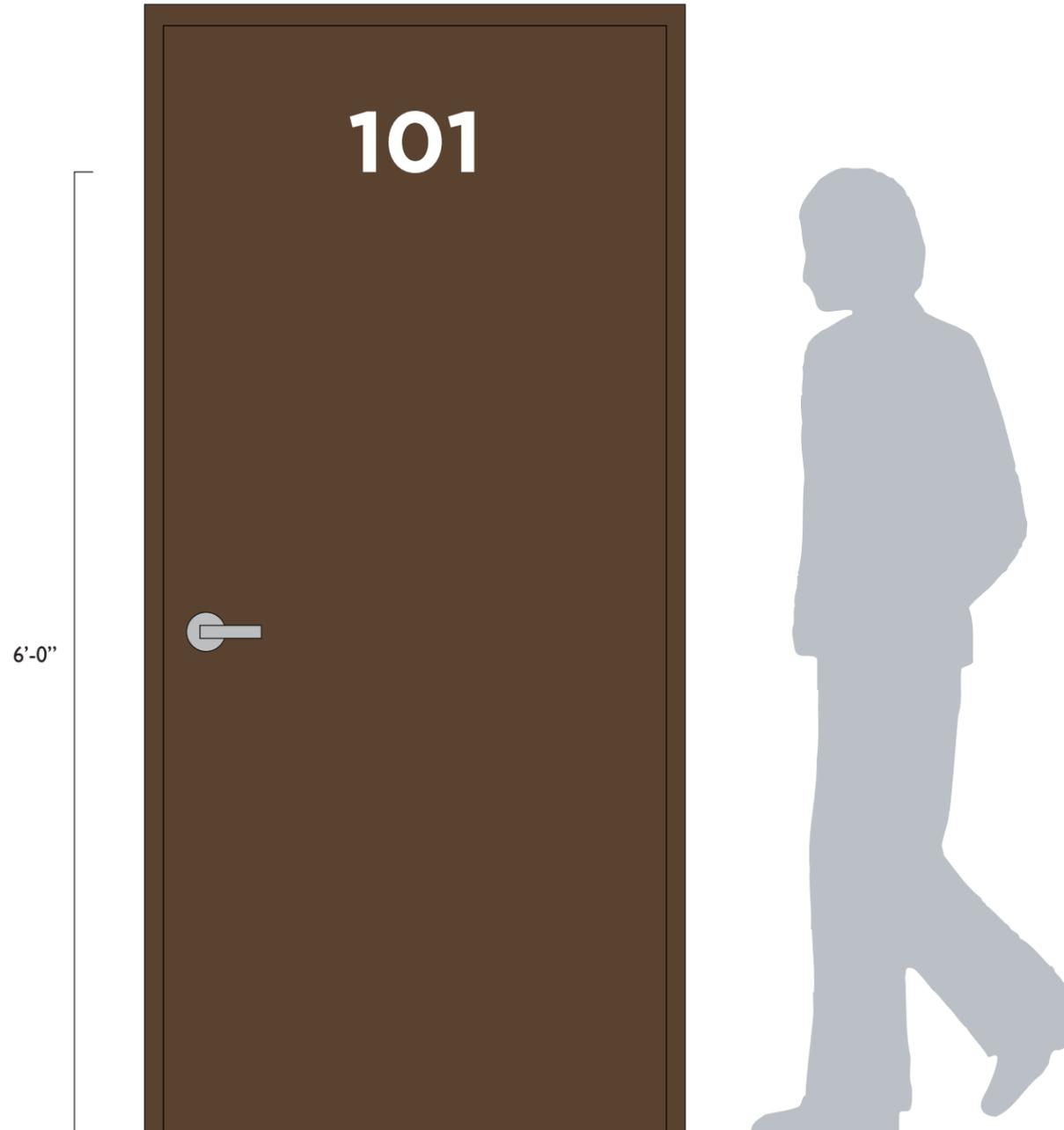
4 1/2"H Address Vinyl Numbers

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of vinyl to door.

**Specifications**

	Text
	3M Opaque White Vinyl
	White 180C-10



**General Notes**

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1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(7) On-premises directional.

(a) Minor directional signs.

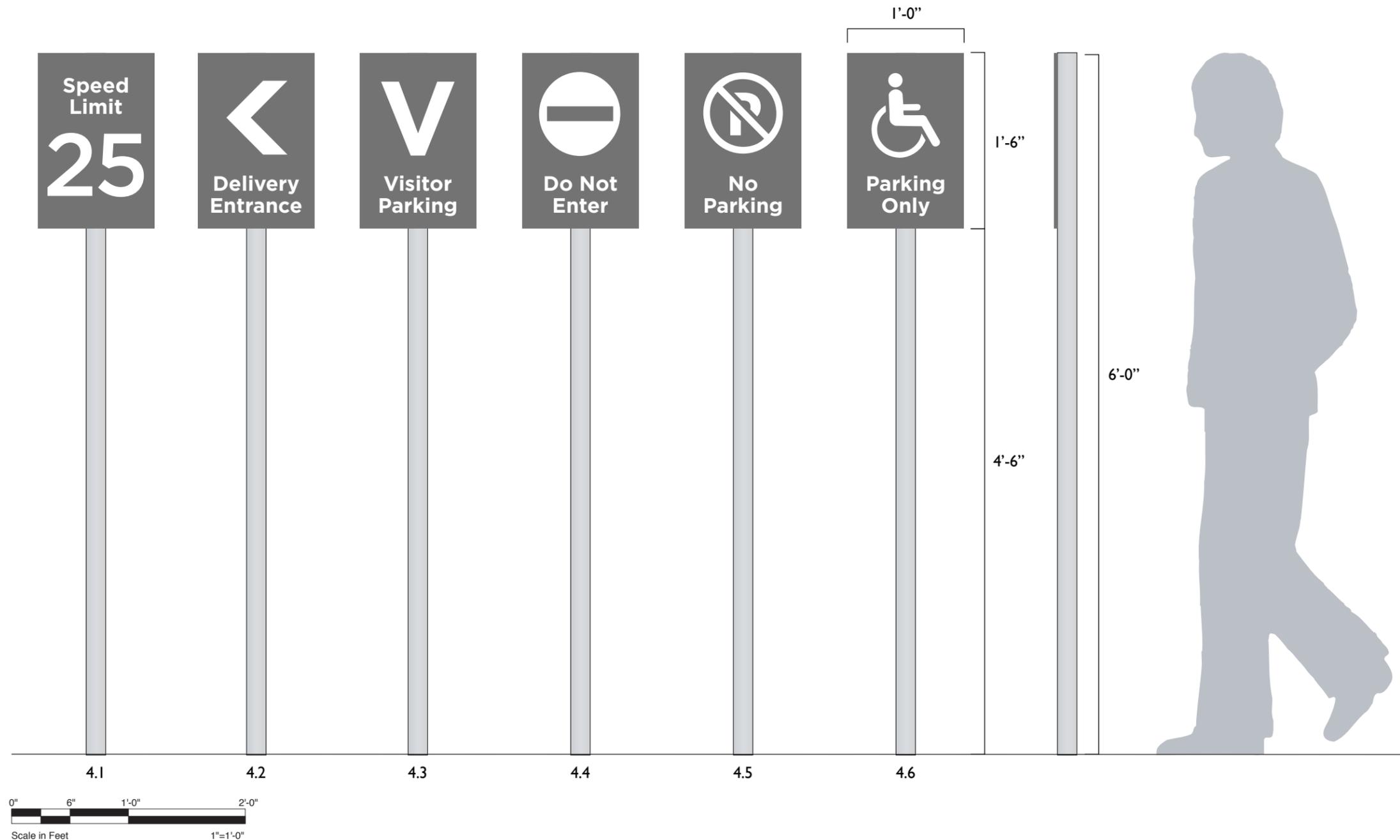
1. Directory signs for parking and loading areas within the development.
2. The final number and location of the signs must be approved by the Township
3. The surface area of any one road sign shall not exceed six square feet, and the height shall not exceed six feet.

**Sign Type 4.1-4.6 - Minor Directional Signs**

Square Footage: 1.5 SF

Sign Face Height: 1'-6"

Non-Illuminated



**Sign Type 4.1-4.6 - Minor Directional Signs**

Qty: As needed

Sign material to be .080 guage aluminum painted Angora Gray.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Sign Post**

Sign post to consist of 2"x2"x6'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

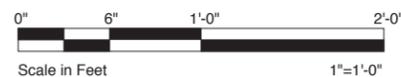
-  Sign Face / Returns  
MP 04439  
Angora Grey
-  Text  
3M Opaque White Vinyl  
White 180C-10
-  Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

- THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

**Sign Type 4.7 - Stop Sign**

Square Footage: 2 SF  
 Sign Face Height: 2'-0"  
 Non-Illuminated



**Sign Type 4.7 - Stop Sign**

Qty: As needed

<http://www.safetysign.com/products/p4844/stop-sign>

or equal

**Sign Panel**

- 24" Stop sign.
- (Type I) Reflective Aluminum (.063", .080")
- Service Temp Range: -40°F to 200°F
- .080 Aluminum is typically used on parking and traffic signs larger than 18".
- Outdoor Durability: 7 to 10 years
- Service Temp Range: -40°F to 200°F

**Sign Post**

Sign post to consist of 2"x2"x7'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

-  Sign Face  
3M Diamond Grade Reflective Sheeting  
Red 4092
-  Text / Border  
3M Engineer Grade Reflective Sheeting  
White 3290
-  Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

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1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

§ 240-119.1 Signs authorized in the Commercial Signage Overlay District (CSOD).

C. The following signs shall be permitted in the CSOD:

(1) Parking area identification sign.

(a) The surface area of each sign shall not exceed 20 square feet.

(b) Sign can be double-sided.

(c) Signs mounted on parking lot light poles shall not exceed the height of the light pole.

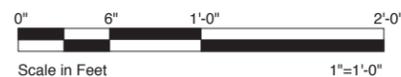
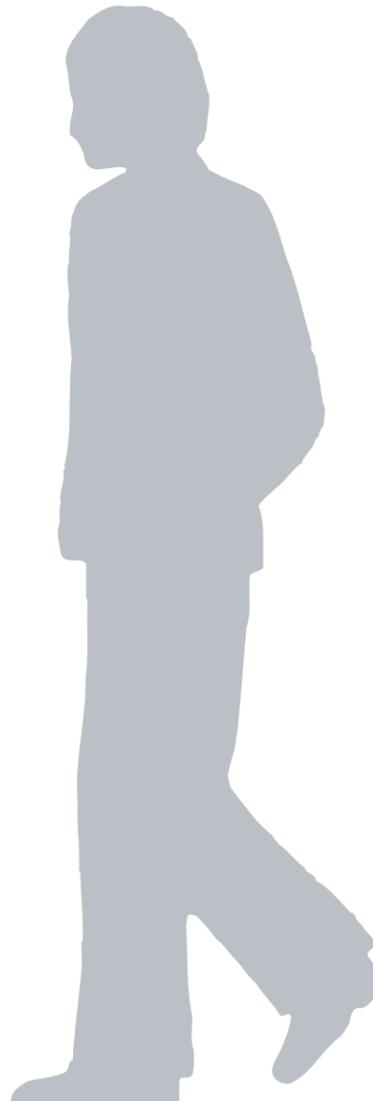
The height of freestanding signs shall not exceed the height of any parking lot light pole and fixture.

**Sign Type 5 - Parking Area Identification Sign**

Square Footage: 2.5 SF

Sign Face Height: 1'-3"

Non-Illuminated



**Sign Type 5 - Parking Area Identification Sign**

Qty: 1

Sign material to be .080 guage aluminum painted Red.

Graphics to be 3M Opaque White vinyl applied to sign face.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to fence gate.

**Specifications**

	Sign Face 3M Diamond Grade Reflective Sheeting Red 4092
	Text / Border 3M Engineer Grade Reflective Sheeting White 3290

**General Notes**

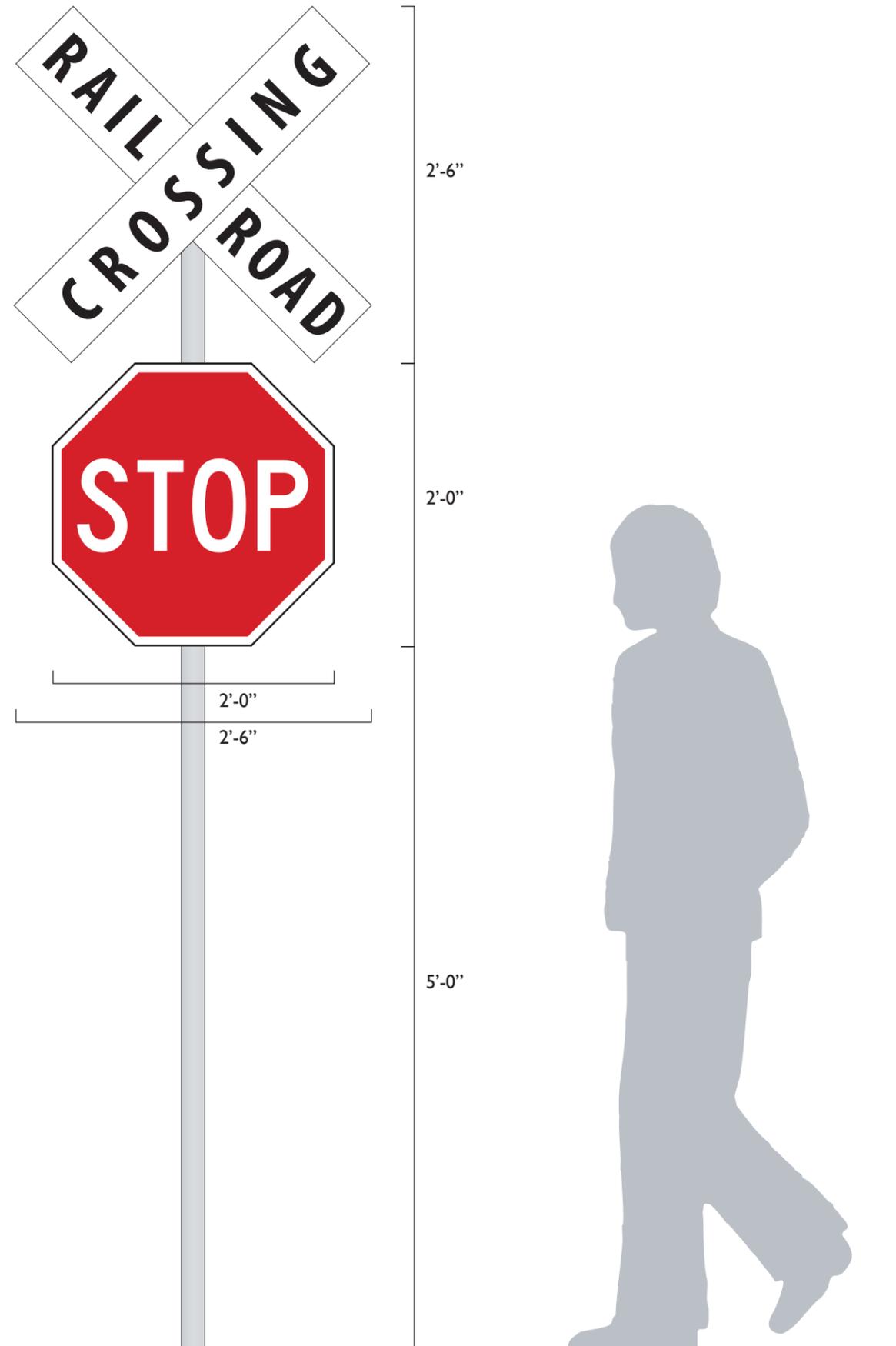
THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

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2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

**Sign Type 6.1 - Railroad Crossing Sign**

Square Footage: 6.625 SF  
 Sign Face Height: 2'-0", 1'-9"  
 Non-Illuminated

\*There are no federal or state regulations regarding the type and quantity of railroad signage required at a private crossing. All sign types shown are representative of the most common private crossing signage solutions as noted by the Federal Highway Administration 'Railroad-Highway Grade Crossing Handbook'.



**Sign Type 6.1 - Railroad Crossing Sign**

Qty: 2

**Stop Sign Panel**

- 24" Stop sign.
- (Type I) Reflective Aluminum (.063", .080")
- Service Temp Range: -40°F to 200°F
- .080 Aluminum is typically used on parking and traffic signs larger than 18".
- Outdoor Durability: 7 to 10 years
- Service Temp Range: -40°F to 200°F

**Railroad Cross Sign Panels**

- (2) 3'-0"x0'-6" .080 aluminum panels with reflective vinyl graphics mounted at 90 degree angle as shown.

**Sign Post**

Sign post to consist of 2"x2"x7'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

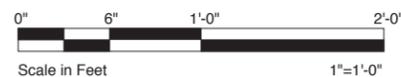
Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

- Sign Face  
3M Diamond Grade Reflective Sheeting  
Red 4092
- Text / Border / Background  
3M Engineer Grade Reflective Sheeting  
White 3290
- Text / Border  
3M Engineer Grade Reflective Sheeting  
Black
- Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

- THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.
1. Kolano Design to provide Digital artwork upon award of bid.
  2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
  3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
  4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
  5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
  6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

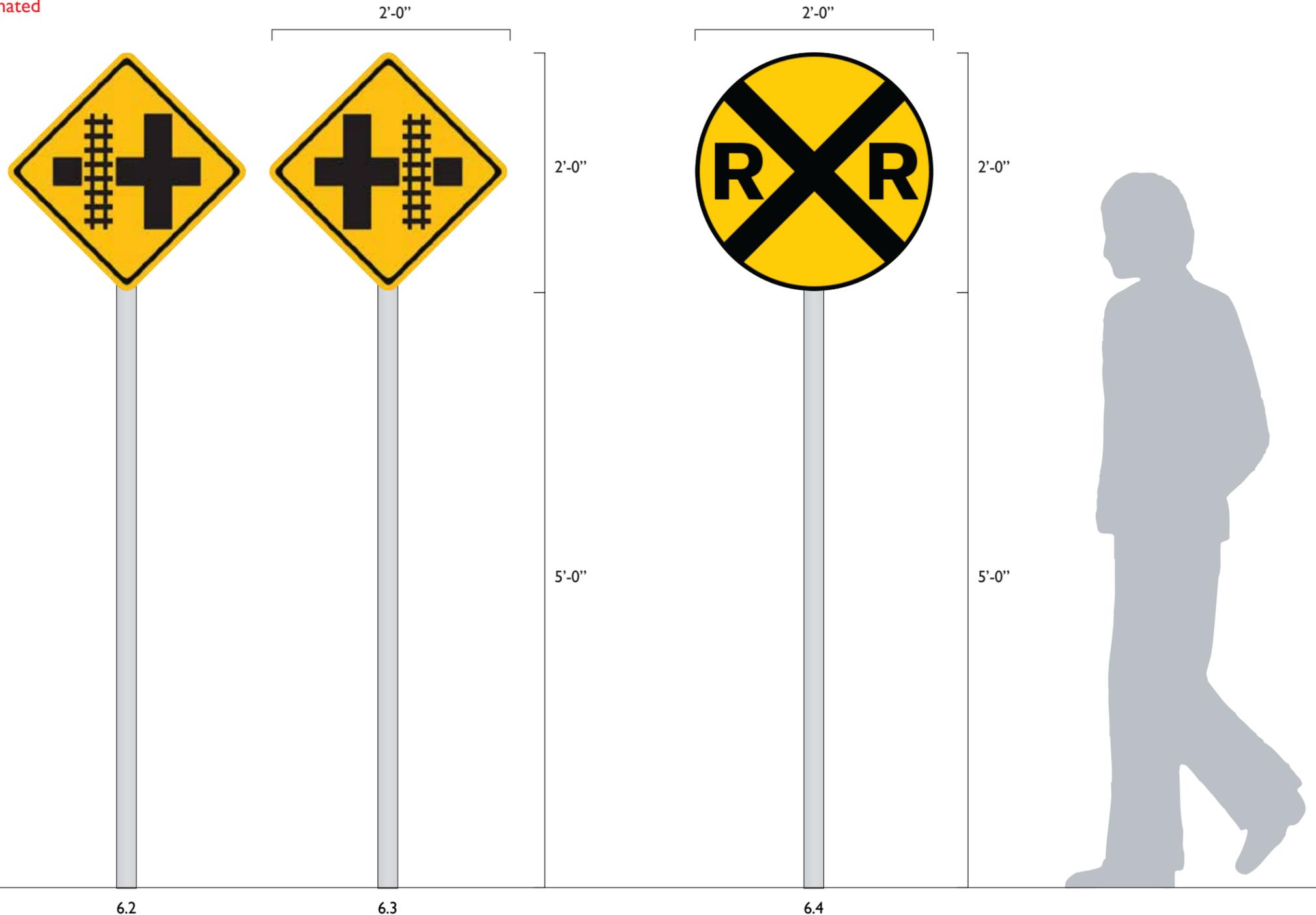


**Sign Type 6.2-6.4 - Railroad Crossing Road Signs**

Square Footage: 4 SF

Sign Face Height: 2'-0"

Non-Illuminated



**Sign Type 6.2-6.4 - Railroad Crossing Road Signs**

Qty: As Needed

**Sign Panels**

-2'-0"x2'-0" .080 aluminum panels with reflective vinyl graphics.

**Sign Post**

Sign post to consist of 2"x2"x7'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

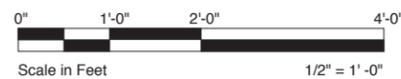
**Specifications**

- Sign Face  
3M Diamond Grade Reflective Sheeting  
Yellow
- Text / Border  
3M Engineer Grade Reflective Sheeting  
Black
- Sign Post  
GG 353 B2  
Akzo Nobel 'Apple Silver'

**General Notes**

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1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
4. The Structural Plans shall be submitted for Client approval and must be signed and sealed by a PA licensed engineer.
5. The Sign Vendor/Manufacturer/Fabricator shall comply with, and shall be responsible for adhering to all State, Federal and local laws, codes, regulations, standards and other guidelines when manufacturing the sign.
6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.



**Sign Type 6.5 - Railroad Crossing Road Paint**

Qty: As Needed

**Stop Sign Panel**

- 24" Stop sign.
- (Type I) Reflective Aluminum (.063", .080")
- Service Temp Range: -40°F to 200°F
- .080 Aluminum is typically used on parking and traffic signs larger than 18".
- Outdoor Durability: 7 to 10 years
- Service Temp Range: -40°F to 200°F

**Railroad Cross Sign Panels**

- (2) 3'-0"x0'-6" .080 aluminum panels with reflective vinyl graphics mounted at 90 degree angle as shown.

**Sign Post**

Sign post to consist of 2"x2"x7'-0" square aluminum sign post. Grind all welds to be flat, flush, and invisible. Paint silver.

**Mounting**

To be determined by Sign Vendor. Sign Vendor responsible for secure attachment of sign to sign post.

Sign Vendor responsible for providing footer as needed for secure installation of signs.

**Specifications**

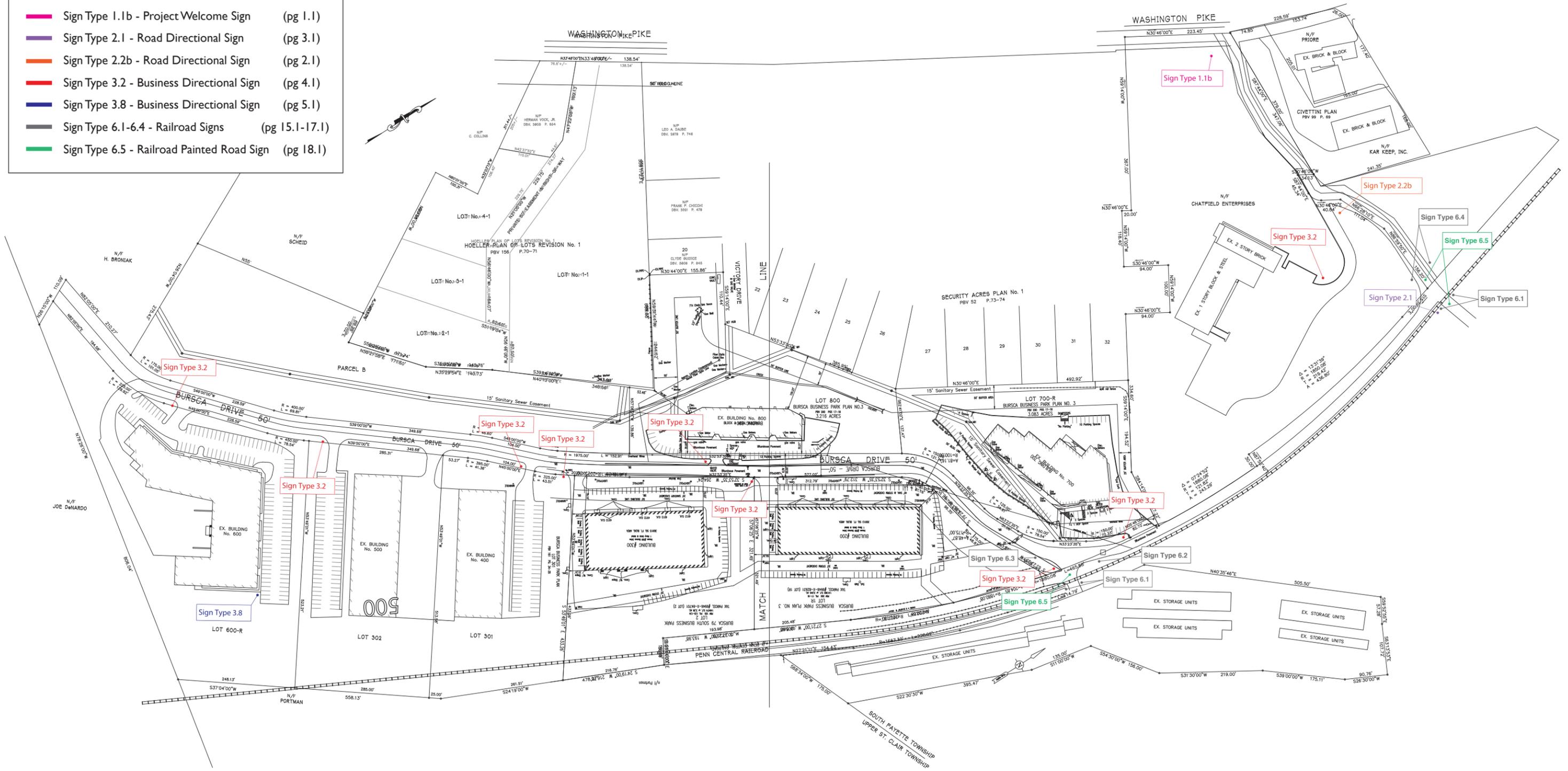
-  Railroad Crossing Graphic
-  3M Engineer Grade Reflective Sheeting
-  White 3290

**General Notes**

THESE DRAWINGS PROVIDE DESIGN INTENT ONLY.

1. Kolano Design to provide Digital artwork upon award of bid.
2. Final fabrication and installation methods are to be determined by the selected Sign Vendor. The Vendor is to provide finish samples and shop drawings to Kolano Design for review and approval prior to fabrication.
3. The Sign Vendor/Manufacturer/Fabricator, and not Kolano Design Inc., shall be responsible for structural design of the sign and the integrity of the structural and other systems.
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6. Sign Vendor shall secure and pay for all necessary permits and government fees, licenses and inspections necessary for the proper execution and completion of the work.

Sign Key		
	Sign Type 1.1b - Project Welcome Sign	(pg 1.1)
	Sign Type 2.1 - Road Directional Sign	(pg 3.1)
	Sign Type 2.2b - Road Directional Sign	(pg 2.1)
	Sign Type 3.2 - Business Directional Sign	(pg 4.1)
	Sign Type 3.8 - Business Directional Sign	(pg 5.1)
	Sign Type 6.1-6.4 - Railroad Signs	(pg 15.1-17.1)
	Sign Type 6.5 - Railroad Painted Road Sign	(pg 18.1)





## **Master Signage Plan Recommendation Letter**

November 4, 2016

Mr. James Scalo  
Bursca 79 South Industrial Park Partners  
750 Holiday Drive # 750  
Pittsburgh, PA 15220

Reference: File # F-11-16, Land Development Application for a Master Signage Plan the BURSCA Business Park off of Washington Pike and as shown upon the submitted site plan

Dear Mr. Scalo,

At its October 27, 2016 meeting, the South Fayette Planning Commission recommended approval of the above described "Master Signage Plan" application with the following conditions:

1. Comments in the following review letter be addressed to the satisfaction of the Township Engineer:
  - R. F. Mitall and Associates, Inc. review letter dated October 13, 2016, and:
2. Presentations as made at the Planning Commission meeting, including:
  - The addition of signs at the R/R road crossings being installed by the owner in coordination with the owner of the railroad right of way, and;
  - The addition of private parking signs being added at the end of the road way in an area not currently designated as a parking area, and;
  - The applicant agreed to adjust signage lighting post construction should the Township staff request alignment or intensity adjustments and/or shielding, and;
  - A final design with all the Township requirements completed including all of the required engineering design will be required for review at the time of sign permit application.

The review of the application is scheduled before the South Fayette Township Board of Commissioners at its next workshop meeting at 7:00 pm on Wednesday November 9, 2016 and voting meeting on Wednesday November 16, 2016. If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

Mike Benton, PE  
Director of Engineering and Planning

cc: Don Housley, R F Mitall and Associates, Inc.; Jon Withrow, Kolano



Plan Name:	R. SNOW PLAN OF LOTS	File No.	F-13-16
Plan Location:		Tax I.D. #	257-M-9
Project Description	LOT LINE CONSOLIDATION PLAN		

**Check Appropriate Box(s)**

Land Development Plan:		Subdivision Plan:	<input checked="" type="checkbox"/>	Conditional Use Plan:	
Minor Subdivision		Major Subdivision		Open Space Plan	
Preliminary Plan Submission	<input checked="" type="checkbox"/>	Final Plan Submission	<input checked="" type="checkbox"/>		
Zoning District(s)	R-4	Property Acreage	1.214	No. Lots/Units	1

Applicant's Name:	ROSS MICHAEL SNOW	Phone No.	518.420.4392
Applicant's Address:	2370 HILLTOP ROAD, PRESTO, PA 15142	Fax No.	
Applicant's E-Mail:	SNOKID2121@YAHOO.COM		
Engr's Firm/Name:	WACHTER-WILLIS CONSULTING, LP	Phone No.	412.974.4409
Engineer's Address:	P.O. Box 1298, ALIQUIPPA, PA 15001	Fax No.	724.375.5137
Contact Person:	DALE WACHTER	E-Mail Address	W-WCONSULTING@COMCAST.NET

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1	<input checked="" type="checkbox"/>		
2) Maps and Plans				
• Plus pdf of drawings	1	<input checked="" type="checkbox"/>		
• Sets Full Size Plans (24" x 36")	5	<input checked="" type="checkbox"/>		
• Sets Half Size Plans (11" x 17")	5	<input checked="" type="checkbox"/>		
3) Agent Authorization Form	1			<input checked="" type="checkbox"/>
4) Application Fee	1			
5) Escrow – Engineer, Solicitor, Inspection	1			
6) Stormwater Management Plan & Calculations (plus pdf)	2			<input checked="" type="checkbox"/>
7) Erosion & Sedimentation Control Plan (plus pdf)	2			<input checked="" type="checkbox"/>
8) Deed, Sales Agreement or Other Ownership	1			

*I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee*

Signature of Applicant:

Date:

*[Handwritten Signature]*

*10/5/16*

If applicant is not the property owner, Agents Authorization Form must be attached



ALL SIGNATURES ARE TO BE MADE WITH BLUE INK

OWNERS CERTIFICATION

I ROSS MICHAEL SNOW, OWNER OF THE LAND SHOWN ON THE "R. SNOW PLAN OF LOTS" HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

ATTEST: NOTARY (SEAL)

NOTARY PUBLIC BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY PERSONALLY APPEARED THE ABOVE NAMED ROSS MICHAEL SNOW AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016. MY COMMISSION EXPIRES THE \_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE "R. SNOW PLAN OF LOTS" IS IN THE NAME OF ROSS MICHAEL SNOW AND IS RECORDED IN DEED BOOK VOLUME 15054, PAGE 145.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

CERTIFICATION OF SURVEYOR

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

SOUTH FAYETTE TOWNSHIP ENGINEER

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF SOUTH FAYETTE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SOUTH FAYETTE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SOUTH FAYETTE TOWNSHIP BOARD COMMISSIONERS

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, AS TOWNSHIP STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, BY RESOLUTION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SECRETARY PRESIDENT OF THE BOARD

THE TOWNSHIP OF SOUTH FAYETTE AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE (AUTHORIZED MUNICIPAL OFFICER)

NOTARY SURVEYOR (Impression Seal) SOUTH FAYETTE TOWNSHIP ENGINEER SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS ALLEGHENY COUNTY DEPT. OF ECONOMIC DEVELOPMENT DEPARTMENT OF REAL ESTATE

DEPARTMENT OF ECONOMIC DEVELOPMENT

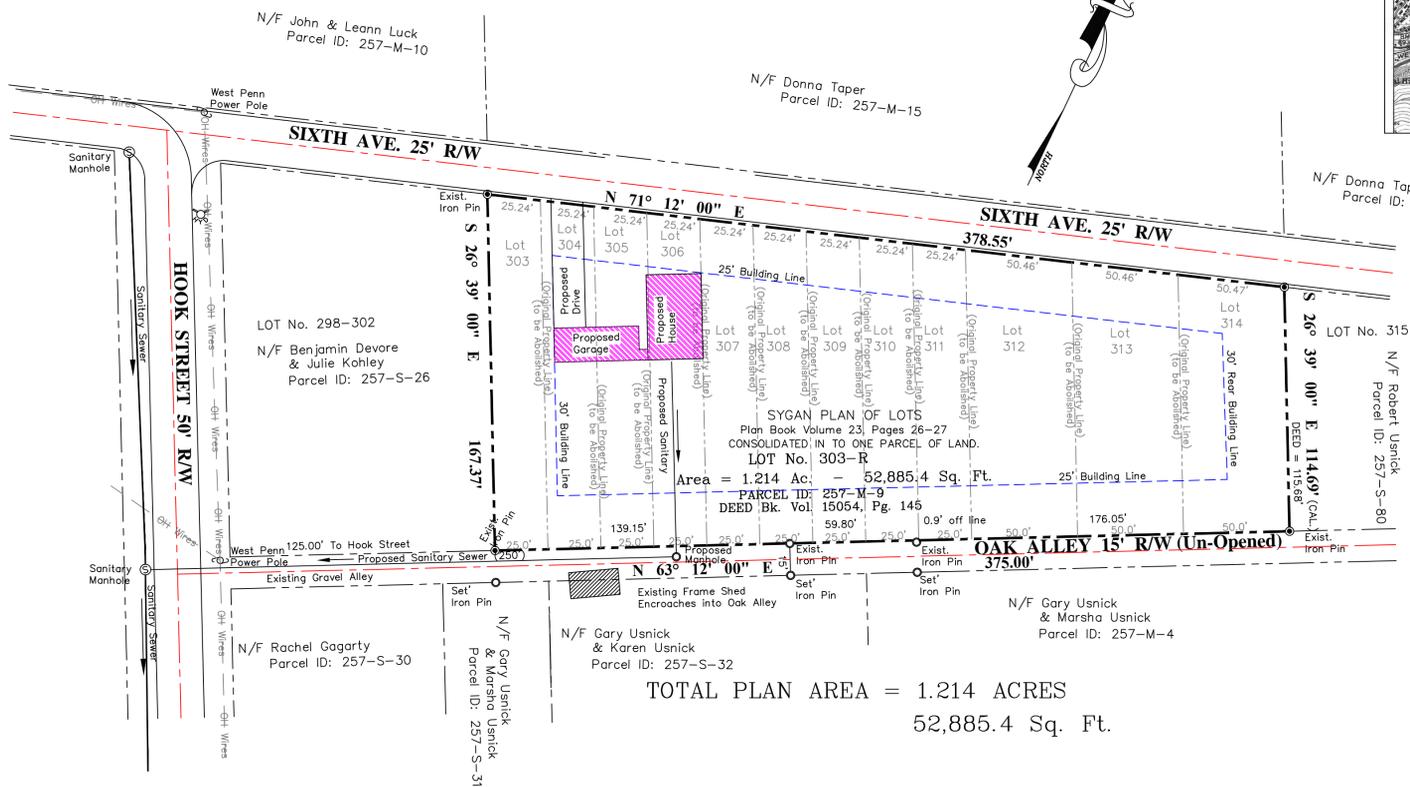
REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DIRECTOR

DEPARTMENT OF REAL ESTATE

RECORDED IN THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_, GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MANAGER, DEPARTMENT OF REAL ESTATE



TOTAL PLAN AREA = 1.214 ACRES 52,885.4 Sq. Ft.

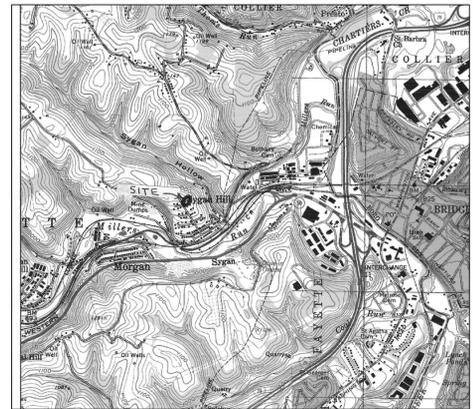
AREA TABULATION

Table with 2 columns: ORIGINAL LOT AREAS BEFORE CONSOLIDATION and AFTER CONSOLIDATION. Lists lot numbers and their respective areas in square feet and acres.

TOTAL PLAN AREA = 1.214 ACRES 52,885.4 Sq. Ft.

ZONED (R-4) NEIGHBORHOOD RESIDENTIAL DISTRICT ZONING DATA TABLE

Zoning data table with 3 columns: MIN. LOT SIZE, MIN. LOT WIDTH, MIN. FRONT YARD SETBACK, MIN. REAR YARD SETBACK, MIN. SIDE YARD SETBACK, MAX. BLDG. HEIGHT (Principal structures), MAX. BLDG. HEIGHT (Accessory structures), MAX. LOT COVERAGE.



LOCATION MAP-CANONSBURG U.S.G.S. QUAD N.T.S.

EXISTING UTILITIES

- 1. PA AMERICAN WATER CO. (412) 344-4400
2. MUNICIPAL AUTHORITY TOWNSHIP OF SOUTH FAYETTE (412) 257-5100
3. WEST PENN POWER-FIRST ENERGY 800-686-0021
4. PEOPLES NATURAL GAS 800-764-0111
5. COLUMBIA GAS OF PENNSYLVANIA 888-460-4332

NOTES:

- 1) NO DEED RESTRICTIONS OR PROTECTIVE COVENANTS APPLY TO THIS PLAN.
2) NO SITE GRADING IS PROPOSED.
3) THE PROPERTY IS SERVICED BY PUBLIC WATER, SEWER AND GAS.
4) BASED ON FEMA MAP 42003C04324H, THE SITE IS NOT LOCATED WITHIN ANY FLOOD HAZARD ZONE.
5) THERE ARE NO ZONING VARIANCES.
6) A WAIVER REQUEST FOR CODE 215-63 & 215-65 HAS BEEN SUBMITTED TO SOUTH FAYETTE TOWNSHIP.
7) ALL PROPOSED AND EXISTING UTILITIES ARE LOCATED IN THE OAK ALLEY RIGHT-OF-WAY.

OWNER'S INFORMATION (Owner is the Applicant)

ROSS MICHAEL SNOW Phone:(518) 420-4392 2370 HILLTOP ROAD PRESTO, PA 15142

SITE INFORMATION

LOT/BLOCK 257-M-9 DEED BOOK VOLUME 15054, PAGE 145

Designed By DEW. Drawn By DEW. Checked By RHW. Date Revision

Table with 2 columns: Date, Revision

PLAN NAME: R. SNOW PLAN OF LOTS CLIENT: ROSS MICHAEL SNOW PLAN: LOT LINE CONSOLIDATION PLAN LOCATION: SOUTH FAYETTE TOWNSHIP ALLEGHENY COUNTY, PA SCALE: 1" = 40' DATE: SEPTEMBER 16, 2016

WACHTER- WILLIS CONSULTING, LP P. O. Box 1298 - Aliquippa, PA 15001 Phone (412) 974-4409 or (412) 994-0094, Fax (724) 375-5173 (EMAIL) W-WCONSULTING@COMCAST.NET

REG # 22376 E

WACHTER- WILLIS CONSULTING, LP SHEET No. 1 OF 1 CAD FILE: 15-062.DWG



**SOUTH FAYETTE**  
**TOWNSHIP**

A Community Growing Together

**Planning Commission**

www.southfayettepa.com

## **Minor Subdivision Application Recommendation Letter**

November 4, 2016

Ross Michael Snow  
2370 Hilltop Road  
Presto, PA 15142

Reference: File # F-13-16 - a Minor Subdivision Application, located at to the South of Sixth Avenue East of its intersection with Hook Street and is to be known and recorded as The R. Snow Plan of Lots as shown upon the submitted subdivision plan.

Dear Mr. Snow,

At its October 27, 2016 meeting, the South Fayette Planning Commission recommended approval of the above described Minor Subdivision Plan application to consolidate twelve previously recorded lots in the Sygan Hill Plan of Lots into a single lot for the purposes of constructing a single family home and for recording with the following conditions:

1. Comments in the following review letter be addressed to the satisfaction of the Township Engineer:
  - a. R. F. Mitall and Associates, Inc. review letter dated October 12, 2016 – reference number 16-229 and,
2. Presentations as made at the Planning Commission meeting, including:
  - a. The applicant provides access using the Sixth Street right of way (easement) as previously recorded as primary access to the new home and,
  - b. The applicant agrees to construct the driveway access through Sixth Street to the road standards as set forth in the Township Ordinance and
  - c. The applicant agrees to add a note onto the plan for recording that indicates “no further subdivision of the property is permitted” and,
  - d. The Planning Commission has recommended that the Township Board of Commissioners approve the following modifications:
    - A waiver of the requirement to set concrete monuments at the exterior corners of the property in favor of allowing the currently existing iron pins at these locations to remain and,
    - A waiver of the requirement that all newly created lots have frontage on a public street.

A review of the application is scheduled before the South Fayette Township Board of Commissioners at its next workshop meeting on Wednesday November 9, 2016 and voting meeting on Wednesday

Planning Commission Recommendation Letter  
Snow Consolidation Plan F- 13-16  
November 4, 2016

November 16, 2016. Please submit one (1) set of any revised plans in hardcopy along with a pdf computer format to my office to review with the Board.

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

Sincerely,



Mike Benton, PE  
Director of Engineering and Planning

cc: Don Housley, P.L.S., R F Mitall and Associates, Inc.  
Dale Wachter, P.L.S., Wachter – Willis Consulting, L.P.



DEP Code No.

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE SUPERVISORS of SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA  
(hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** South Fayette Hotel Associates, LP has proposed the development of a parcel of land identified as  
land developer

South Fayette Fairfield Inn & Suites, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify). \_\_\_\_\_

**WHEREAS**, South Fayette Township finds that the subdivision described in the attached  
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Supervisors of the South Fayette Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, South Fayette  
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # \_\_\_\_\_, adopted, \_\_\_\_\_, 20\_\_\_\_\_.

Municipal Address:

515 Millers Run Road

Morgan, PA 15064

Telephone 412-221-8700

Seal of

Governing Body



**TRANSMITTAL LETTER  
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)

Date \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Chris Wulff

(Name)

Project Manger \_\_\_\_\_ for Larson Design Group

(Title)

(Name)

a subdivision, commercial ,or industrial facility located in South Fayette Township

Allegheny \_\_\_\_\_ County.

(City, Borough, Township)

**Check one**

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

Other (attach additional sheet giving specifics).

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- |                                                                              |                                                                              |                                                                                 |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Resolution of Adoption                   | <input checked="" type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input checked="" type="checkbox"/> 4A Municipal Planning Agency Review         |
| <input type="checkbox"/> Module Completeness Checklist                       | <input type="checkbox"/> 3s Small Flow Treatment Facilities                  | <input type="checkbox"/> 4B County Planning Agency Review                       |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |                                                                              | <input checked="" type="checkbox"/> 4C County or Joint Health Department Review |

\_\_\_\_\_  
 Municipal Secretary (print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name South Fayette Fairfield Inn & Suites

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency 10/10/16  
2. Date review completed by agency 11/3/16

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

- | Yes                                 | No                                  |                                                                                                                                           |
|-------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br>If no, describe the inconsistencies _____                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts _____            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts _____                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?<br>If yes, describe impacts _____      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Is there a municipal zoning ordinance?                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 9. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____                                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained?                                                                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Is there a municipal subdivision and land development ordinance?                                                                      |

**SECTION C. AGENCY REVIEW (continued)**

- | Yes                                 | No                                  |                                                                                                                                                            |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 13. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?<br>If no, describe the inconsistencies _____                               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?<br>If yes, describe _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | If yes, is the proposed waiver consistent with applicable ordinances?<br>If no, describe the inconsistencies _____                                         |

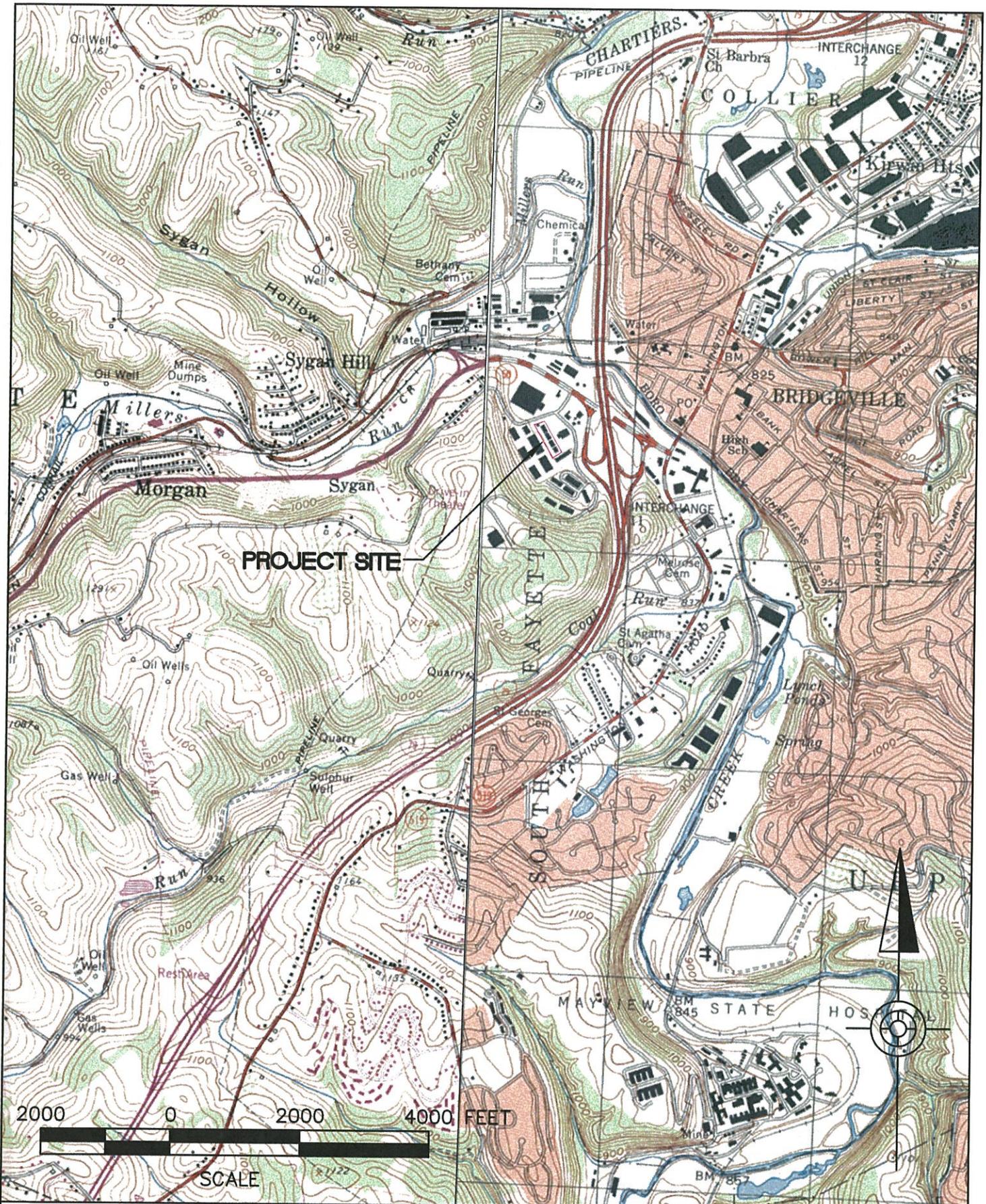
17. Name, title and signature of planning agency staff member completing this section:  
 Name: Mike Benton, P.E.  
 Title: Township Engineer and Zoning Officer  
 Signature: *M Benton*  
 Date: 4/3/16  
 Name of Municipal Planning Agency: Planning Commission  
 Address: 515 Millers Run Rd, South Fayette Twp, PA 15064  
 Telephone Number: 412-221-8700

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



Architects Engineers Surveyors  
 2591 WEXFORD BAYNE ROAD Suite 305  
 SEWICKLEY, PA 15143  
 PHONE 724.591.8562  
 TOLL FREE 877.323.6603  
 FAX 724.779.5044  
 www.larsondesigngroup.com

**PROJECT LOCATION MAP**

**SOUTH FAYETTE  
 FAIRFIELD INN  
 FOR  
 SOUTH FAYETTE HOTEL ASSOCIATES, LP.**

DATE:	07/08/2016
SHEET NO.:	<b>PLM1</b>
PROJECT NO.:	11434-001
SCALE:	AS SHOWN



DEP Code No.

### RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE COMMISSIONERS of THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA (hereinafter "the municipality").

**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Charter Homes at Hastings, Inc. has proposed the development of a parcel of land identified as the "HASTINGS NEIGHBORHOOD DEVELOPMENT", and described in the attached Sewage Facilities Planning Module,

and proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify).

**WHEREAS,** the TOWNSHIP OF SOUTH FAYETTE <sup>municipality</sup> finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the Commissioners of the Township of South Fayette hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I \_\_\_\_\_, Secretary, \_\_\_\_\_  
(Signature)

Township Commissioners, hereby certify that the foregoing is a true copy of the Township of South Fayette Resolution # \_\_\_\_\_, adopted , \_\_\_\_\_ 20\_\_\_\_\_.

Municipal Address:  
  
South Fayette Township  
515 Millers Run Road  
Morgan, Pa 15064  
Telephone (412) 221-8700

Seal of  
Governing Body



**TRANSMITTAL LETTER  
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEP USE ONLY				
DEP CODE #	APS ID #	CLIENT ID #	SITE ID #	AUTH. ID #

TO: Pennsylvania Department of Environmental Protection  
 Southwest District Office  
 400 Waterfront Drive  
 Pittsburgh, Pa 15222-4745

Date \_\_\_\_\_

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by **Gateway Engineers**  
(Name)  
**Site Civil Engineers** **"Hastings Neighborhood Development"**  
(Title) (Name)

located in the Township of South Fayette , Allegheny County.

**Check one**

- (i) The Planning Module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its "Official Sewage Facilities Plan", and is  adopted for submission to the Department of Environmental Protection  transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, OR
- (ii) The Planning Module will not be approved by the municipality as a proposed revision or supplement for new land development to its "Official Sewage Facilities Plan" because the project described therein is unacceptable for the reason(s) checked below.

**Check Boxes**

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the Planning Module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The Planning Module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics)

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the Approving Agency.*

- 2. Individual Onlot Disposal
- 3. Sewage Collection/Treatment
- 4.A. Municipal Planning Agency Review
- Adoption Resolution
- 3s Small Flow Treatment Facility
- 4.B. County Planning Agency Review
- 4.C. Health Department Review

\_\_\_\_\_  
 Municipal Secretary (print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date



DEP Code #

**SEWAGE FACILITIES PLANNING MODULE  
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the existing local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name  
 Hastings Neighborhood Development

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency. 9/29/16
2. Date review completed by agency. 11/3/16

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

**SECTION C. AGENCY REVIEW (continued)**

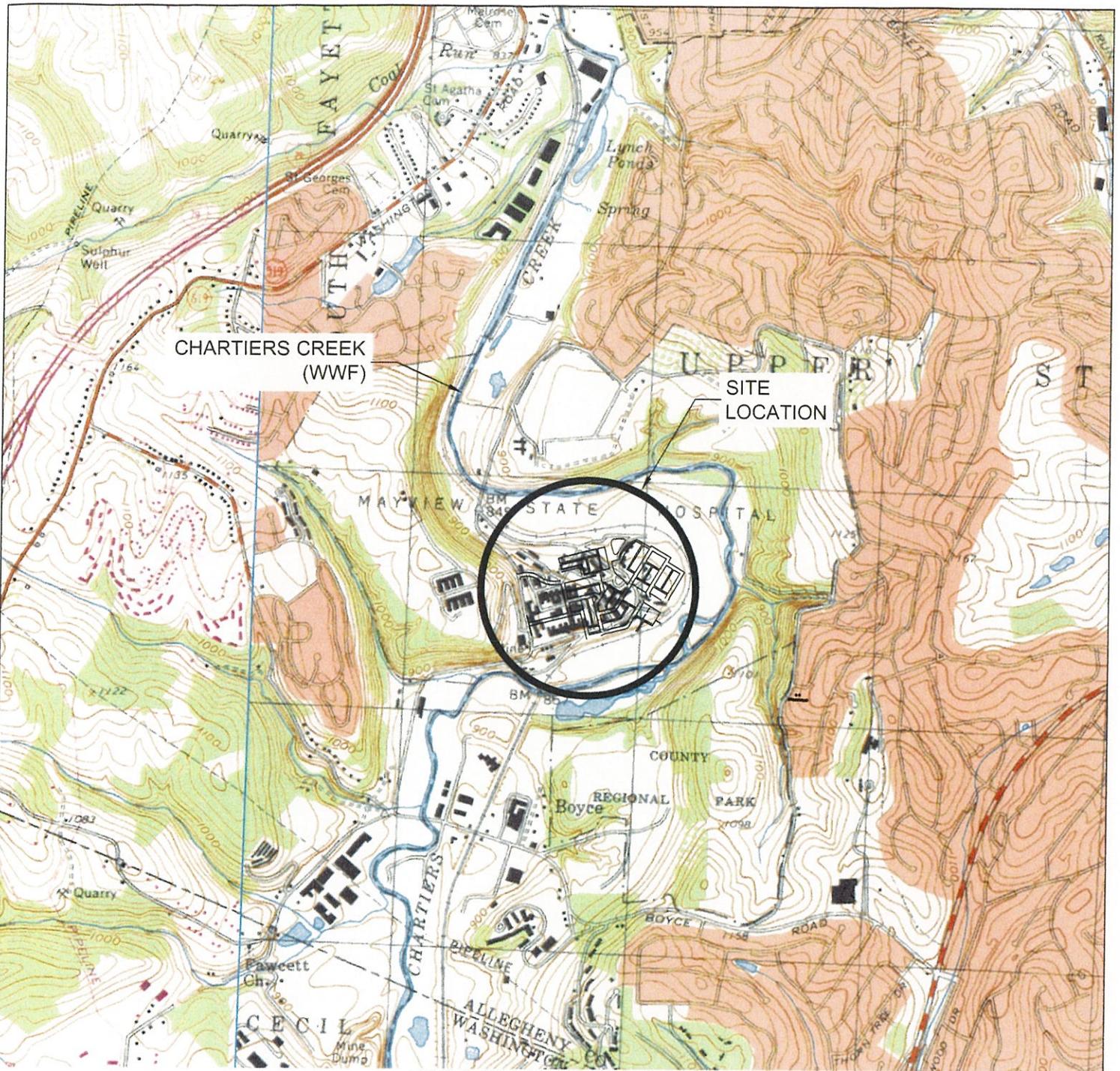
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances?
17. Name, title and signature of planning agency staff member completing this section:		
Name: <u>Mike Benton, P.E.</u>		
Title: <u>Township Engineer and Zoning Officer</u>		
Signature: <u>M Benton</u>		
Date: <u>11/3/16</u>		
Name of Municipal Planning Agency: <u>Planning Commission</u>		
Address: <u>515 Millers Run Rd, South Fayette Twp, PA 15064</u>		
Telephone Number: <u>412-221-8700</u>		

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This Component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are desired, attach additional sheets.

The planning agency must complete this Component within 60 days.

This component and any additional comments are to be returned to the project sponsor.

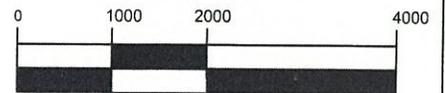


USGS SITE LOCATION MAP  
BRIDGEVILLE QUAD  
SCALE 1"=2,000'



NORTH

GRAPHIC SCALE



( IN FEET )  
1 inch = 2,000 ft.

SITE LOCATION MAP

Project Number: 18927-0016  
Drawing Scale: 1" = 2000'  
Date Issued: MAY 2018  
Index Number: ---  
Drawn By: ---  
Checked By: DMH  
Project Manager: DMH  
**USGS**

**HASTINGS**  
MAYVIEW RD.  
PITTSBURGH, PA 15241

PREPARED FOR:  
**CHARTER HOMES AT HASTINGS, INC.**  
1190 DILLERVILLE RD.  
LANCASTER, PA 17601

Date	No	REVISION RECORD
-	01	-
-	02	-
-	03	-
-	04	-
-	05	-
-	06	-
-	07	-
-	08	-

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**SOUTH FAYETTE TOWNSHIP  
EMERGENCY MANAGEMENT PLAN**

DRAFT

**SOUTH FAYETTE TOWNSHIP**

**ALLEGHENY COUNTY, PENNSYLVANIA**

**TOWNSHIP OF SOUTH FAYETTE RESOLUTION No. \_\_\_\_\_**

WHEREAS, The Commonwealth’s Emergency Management Service Code (35 Pa. C.S.A. Section 7101-7707) also known as P.L. 1332, Commonwealth of Pennsylvania Act 1978-323, directs and authorizes each political subdivision of the Commonwealth to establish a local emergency management agency and develop a comprehensive emergency plan, and

WHEREAS, each emergency management agency shall have the responsibility for emergency management activities involving mitigation, preparedness, response and recovery in order to provide for the health, safety and welfare of the residents of South Fayette Township, and

WHEREAS, the South Fayette Township Emergency Operations Plan has been developed to outline basic operations and procedures to be implemented in the event of an incident either man-made or natural that requires a coordinated response.

NOW AND THEREFORE, be it resolved under Resolution dated \_\_\_\_\_, that the South Fayette Township Commissioners executed the attached plan. Such plan supersedes all previous editions of the South Fayette Township Emergency Operations Plan.

South Fayette Township

\_\_\_\_\_  
President, South Fayette Township  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
South Fayette Township Secretary

# **SOUTH FAYETTE TOWNSHIP**

## **Foreword**

The goals of the South Fayette Township Emergency Management Council are: to reduce the vulnerability of the populace and property of South Fayette Township to injury and loss resulting from natural or man-made disasters; to provide prompt and efficient rescue, care and treatment of persons threatened or victimized by disaster; to provide for rapid and orderly restoration and recovery following disasters; and to effecting the Township.

This plan describes the organizational and general operational concepts and procedures to be implemented in South Fayette Township to maximize the effectiveness of emergency assistance, to minimize the loss of life and property, and to expedite recovery from disaster. It is an all-hazards plan and is applicable to any natural or man-made disaster.

Toward this end the South Fayette Township Emergency Management Council and representatives of each of the following Emergency Services and agencies have cooperated in the development of this plan. The assistance provided by the agencies listed below in preparing this plan is gratefully acknowledged.

American Red Cross, Allegheny County Chapter

Sturgeon Volunteer Fire Department

Oak Ridge Volunteer Fire Department

Fairview Volunteer Fire Department

Cuddy Volunteer Fire Department

Allegheny County Emergency Management Agency

South Fayette Township Police Department

South Fayette Township School District

## SOUTH FAYETTE TOWNSHIP

### Distribution

Copies of the South Fayette Township Emergency Operations Plan are distributed as follows:

AGENCY	NUMBER OF COPIES
South Fayette Township Commissioners	5
South Fayette Township E.M.C.	1
South Fayette Township EOC	2
Oakridge Volunteer Fire Department	1
Fairview Volunteer Fire Department	1
Sturgeon Volunteer Fire Department	1
Cuddy Volunteer Fire Department	1
South Fayette Police Department	1
South Fayette School District	1
South Fayette Township	1
Southbridge Ambulance Service	1
Allegheny County E.M.A.	1

**SOUTH FAYETTE TOWNSHIP**

**Changes and Reviews**

CHANGE NO. AND CHANGE	CHANGE DATE	DATE ENTERED	CHANGE MADE BY (Signature)

**CERTIFICATION OF BIENNIAL REVIEW**

SIGNATURE	DATE

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# 1. BASIC PLAN

## 1.1. PURPOSE

To develop, implement and maintain a comprehensive emergency operations plan that provides guidance for a coordinated effort of preparation, response and recovery activities to meet the threats posed by all natural and man-made hazards within South Fayette Township, in accordance with the Pennsylvania Emergency Management Services Code, 35 Pa. C.S.A., Sections 7101-7707, also referenced as P.L. 1332. To assure coordination and cooperation with county efforts in accordance with the Allegheny County Emergency Operations Plan.

## 1.2. SITUATION

### 1.2.1. *Township Location and Description*

South Fayette Township is located in the southern section of Allegheny County on the border with Washington County. The 2010 census showed a population of 14,416. The Township has many housing development areas spread throughout the Township as well as some rural areas around the outside. The major highways are, State Route 50 that runs East and West, U.S. Route 79 that runs North and South, and Washington Pike that runs from Northeast to Southwest.

### 1.2.2. *Township Capabilities and Resources*

#### **Organization and Facilities.**

South Fayette Township maintains a combination of governmental and volunteer emergency service organizations and facilities that are adequate to cope with normal emergencies. Due to economic, manpower and equipment considerations, these organizations may not be adequate to deal with major disasters. Therefore, effective response to disasters must rely upon the development of plans, organizations, trained personnel and agreements for mutual aid.

#### **Warning System.**

South Fayette Township's main system of warning the public in the township is the Emergency Broadcast System, supplemented with Route Alerting.

### 1.2.3. *Summary of Township Vulnerability to Hazards*

#### **Natural Hazards**

South Fayette Township, by virtue of its terrain and location, is subject to the following natural hazards: floods, winter storms, drought, hurricanes, tornadoes, wind storms, and giardiasis. Flooding and winter storms occur every year. While the remaining natural hazards are unpredictable and occur less frequently, they do present significant problems for emergency response agencies.

#### **Man-Made Disasters.**

Man-made disasters occurring within South Fayette Township are: transportation accidents, fires, hazardous materials accidents, water supply deficiencies, energy emergencies, and mine subsidence. The fastest growing of these hazards in terms of significance to personal safety is hazardous materials accidents.

#### **1.2.4. Enemy Attack**

While perhaps the least likely of the hazards, an enemy attack upon the United States could expose South Fayette Township to affects from conventional or nuclear missiles, chemical and biological agents, and paramilitary action to include sabotage.

### **1.3. CONCEPT OF OPERATIONS**

#### **1.3.1. General**

##### **Obligations of Elected Officials**

The South Fayette Township Board of Commissioners is responsible for the protection and safety of the public in South Fayette Township and will exercise direction and control of its emergency management agency and response activities within the Township. The Board has the authority and responsibility to declare a disaster emergency.

##### **Emergency Management Functions**

Emergency management functional assignments in this plan are based on the concept that they parallel normal day-to-day functions as closely as possible. The same material resources and personnel will be employed as much as possible before seeking outside assistance through the county.

##### **Declaration of Disaster Emergency**

The Board of Commissioners may declare a disaster emergency should the need arise. The effect of a declaration is to activate the response and recovery aspects of the emergency operations plan and to authorize furnishing aid and assistance. The period of the declaration cannot continue or be renewed for a period in excess of seven days without formal renewal. Any declaration must be given prompt and general publicity and filed with Allegheny County Emergency Management Agency and Pennsylvania Emergency Management Agency.

##### **Decision to Implement Protective Actions**

Any decision to implement protective actions will be made by the Emergency Management Coordinator, based upon advice from the County Emergency Management Director and the Township Manager. In a disaster emergency, the municipal government will continue only those functions and services necessary to protect life and property. Emphasis will be to meet basic human needs such as food, shelter and medical care and to resume basic services such as water, electricity and sanitation, as soon as possible. The Emergency Management Plan will be put into place.

### **Assistance**

When all appropriate locally available forces and resources are fully committed by the Township, mutual aid agreements previously developed with neighboring municipalities and volunteer agencies will be executed. Assistance from other municipalities and agencies will be requested through and coordinated by the County EMA.

## **1.3.2. Direction and Coordination**

### **Levels of Government**

Direction of disaster emergency operation services is the responsibility of the lowest level of government affected. When two or more municipalities within the County are affected, the County will exercise responsibility for direction and control.

### **Control of Outside Support Forces**

Support forces furnished from jurisdictions outside the affected area will be assigned on a mission basis, under the operational control of the municipality or county furnishing the force.

### **Township Commissioners and the Emergency Management**

The Township Commissioners will exercise direction and coordination through their Emergency Management organization. The Township Coordinator who is recommended by the Township Commissioners, forwarded through the County Emergency Management Agency (E.M.A.), and appointed by the Governor. The Township EMA staff operates from the Emergency Operations Center.

### **Emergency Operations Center (EOC)**

The Emergency Management Coordinator will mobilize the Emergency Operations Center (EOC) at the South Fayette Township Municipal Building, when an emergency situation requires it. The County EMA will be notified anytime the Township EOC has been activated.

## **1.3.3. Continuity of Government**

### **Lines of Succession**

Board of Commissioners. The line of succession for the South Fayette Township Board of Commissioners is from the President through the Vice President to the members of the board in an order to be determined by the board.

Emergency Management Coordinator. The line of succession for the Emergency Management Coordinator is the Deputy Coordinator.

Departments. All Township Departments report directly to the Township Manager. The line of succession to each department head is according to the Standard Operating Procedure (SOP) established by each department.

### **Relocation of EOC**

If relocation of direction and control is necessary because of a situation placing the primary EOC at risk, the alternate EOC will be at the South Fayette School District. Notify the County EMA upon departure from the primary EOC location and upon arrival at the alternate EOC location.

### **Preservation of Records**

The Township Manager and heads of departments and agencies of the Township will ensure that all documents of both public and private nature recorded by Township officials be protected from unauthorized disclosure, damage or destruction at all times.

## **1.4. ORGANIZATION AND RESPONSIBILITIES**

The emergency responsibilities and functions listed below require actions, which are common to all types of major emergencies or disasters, (i.e. dangerous storms, hazardous materials accidents, nuclear incidents). The Emergency Operations Center staff will prepare, maintain and be guided by this EOP. Individuals assigned to these functions are required to coordinate their actions with the Emergency Management Coordinator who will coordinate the overall action with the County Emergency Management Agency and with other municipalities involved.

### **1.4.1. Responsibilities**

#### **Township Officials**

- a. Establish equipment and staff and EOC.
- b. Ratify mutual aid agreements.
- c. Declare disaster emergencies.

#### **Township Manager, Township Departments, Agencies and Volunteer Groups**

- a. Develop and maintain their own emergency standard operating procedures including notification and recall procedures.
- b. Provide staff support and resources.
- c. Participate in exercises.

#### **Township EMC Staff and Supporting Organizations**

- a. Emergency Management Coordinator (EMC)
  - Coordinates operations of the EMC staff; provides liaison with the County EMA.
  - Declares Limited Disaster Emergencies and Full Disaster Emergencies.
  - Activates the Emergency Management Council
- b. Deputy Emergency Management Coordinator (DEMC)

- Assists the EMC; functions as Operations Officer of the EOC
  - Acts as the Emergency Management Coordinator during his/her absence and/or as assigned by the EMC.
- c. Communications Officer (CO)
- Coordinates and maintains township communications systems and personnel.
- d. Police Chief (PC)
- Coordinates law enforcement resources within the township.
- e. Fire Rescue Officer (FRO)
- Coordinates fire, rescue, and hazardous materials resources and response within the township.
- f. Health/Medical Officer (HMO)
- Coordinates use of medical and health resources within the township and provides information relating to health and medical problems.
- g. Transportation Officer (TO)
- Coordinates use of transportation resources within the township and provides information and advice on transportation matters.
- h. Public Works Officer (PWO)
- Coordinates resources of public works within the Township; provides information on water, sewage, road construction and repair, engineering, building inspection and maintenance.
- i. Public Information Officer (PIO)
- Assists the Commissioners in coordinating public information with the County Public Information Officer.
- j. Recovery Coordination Officer (RCO)

- Coordinates resources of the EMC for services to be provided to victims of a disaster; coordinates volunteer groups and individuals in meeting the needs of victims.

## **1.5. ADMINISTRATION AND LOGISTICS**

### **1.5.1. Administration**

#### **Township Reports and Records**

##### **a. Reports**

South Fayette Township will submit damage assessment reports, situation reports, and requests for assistance to the County EMA.

##### **b. Expenditures and Obligations**

Records of expenditures and obligations in emergency operations must be maintained by the Township agencies and departments employing their own bookkeeping procedures.

##### **c. Log-Type Records**

Narrative and log-type records of response actions will be kept.

#### **Nondiscrimination**

There will be no discrimination on grounds of race, color, religion, nationality, sex, age or economic status in the execution of disaster preparedness or disaster relief and assistance functions.

### **1.5.2. Logistics**

#### **Agreements and Understanding**

Should the township's resources prove to be inadequate during an emergency operation, requests will be made for assistance from other municipalities and county government, and other agencies in accordance with existing or emergency negotiated mutual aid agreements and understandings. Such assistance may take the form of equipment, supplies, personnel, or other available capabilities. All agreements and understandings will be entered into by duly authorized officials and will be formalized in writing whenever possible.

## **1.6. AUTHORITY AND REFERENCES**

### **1.6.1. Authority**

#### **P.L. 1332**

Through the authority of the Pennsylvania Emergency Management Services Code (35 Pa. C.S.A. Section 7101-7707) as amended, also referred to as P.L. 1332, this plan

assigns functions necessary to support a comprehensive emergency management program.

**First Class Township Code (P.L. 1206, No. 331 and P.L. 1955, No. 569)**

Through the Authority of the First Class Township Code of the Commonwealth of Pennsylvania (P.L. 1206, No. 331) reenacted and amended (P.L.O. 1955, No. 569).

**1.6.2. References**

**SARA Title III**

Superfund Amendments and Reauthorization Act (SARA), Title III, October 17, 1986.

**Allegheny County Emergency Operations Plan**

**1.7. DEFINITION OF TERMS**

**1.7.1. Access Control Points (ACP)**

Manned posts established primarily by police augmented as necessary by the National Guard, on roads leading into a disaster area, for the purpose of controlling entry during an emergency.

**1.7.2. Disaster**

A natural or man-made calamitous event that causes human needs and suffering that the victims cannot alleviate without assistance.

**1.7.3. Disaster Emergency**

Those conditions which upon investigation may be found, actually or likely to:

**Affect Safety**

Affect seriously the safety, health or welfare of a substantial number of the citizens of South Fayette Township or preclude the operation of use of essential public facilities.

**Require Outside Assistance**

Be of such magnitude or severity as to render essential supplementation of Township efforts or resources exerted or utilized in alleviating the danger, damage, suffering or hardship faced.

**Have Causes Not Covered by Law**

Have been caused by forces beyond the control of man, by reason of civil disorder, riot or disturbance, or by factors not foreseen and not known to exist when appropriation bills were enacted.

**1.7.4. Emergency Broadcast System (EBS) Announcements**

Official announcements made at the County level for the specific purpose of providing information, instructions or directions from the County Commissioners, or their designated official

representative. Priorities for EBS announcements are specified in law; first priority to the Federal government; second priority to County government; and third priority to State governments.

**1.7.5.            *Emergency Management***

The judicious planning, assignment and coordination of all available resources in an integrated program of prevention, mitigation, preparedness, response and recovery for emergencies of all kind, whether from enemy attack, man-made or natural sources.

**1.7.6.            *Emergency Condition***

A situation where the potential emergency activity has increased to exceed the public safety level and a total mobilization of all resources of the emergency management agency is required on a 24-hour basis to cope with the major emergency or disaster. A situation wherein a potential hazard has reached a dangerous level and could affect the safety of South Fayette Township with very little warning, the EMC with key members of the staff would activate the EOC. This condition recognizes a potentially serious situation and provides a posture of advanced readiness in place until the serious situation has escalated to full emergency or the danger has passed. The Full Emergency Management Plan is placed into active status.

**1.7.7.            *Hazardous Materials (HAZMAT)***

Any substance or material in a quantity or form which may be harmful or injurious to humans, domestic animals, wildlife, economic crops or property when released into the environment. Hazardous materials are classified as chemical, biological, radiological, or explosive.

**1.7.8.            *Local Disaster Emergency***

The condition declared by the local governing body when, in their judgment, the threat or actual occurrence of a disaster requires coordinated local government action to prevent or alleviate the damage, loss, hardship or suffering threatened or caused.

**1.7.9.            *Mass Care Centers***

Fixed facilities suitable for providing emergency lodging for victims of disaster left temporarily homeless and capable of providing all essential social services. Feeding may be done within a mass care center or nearby.

**1.7.10.          *Reception Center***

A predesignated site outside the disaster area through which evacuees needing mass care support will pass to obtain information and directions to mass care centers.

**1.7.11.          *Route Alerting***

Route alerting is accomplished by predesignated teams traveling in vehicles along preassigned routes delivering an alert/warning message. It is a supplement to siren systems.

**1.7.12.          *Traffic Control Points (TCP)***

Manned posts established at critical road junctions for the purpose of controlling or limiting traffic. TCPs are used to control evacuation movement when an emergency situation requires it.

**1.7.13. Unmet Needs**

Capabilities and/or resources required to support emergency operations but neither available nor provided for at the respective levels of government.

**1.7.14. Weather Warning**

Previously expected severe weather is occurring or is about to occur.

**1.7.15. Weather Watch**

Indicates that conditions and ingredients exist to trigger severe weather.

**1.8. TRAINING AND EXERCISES**

**1.8.1. Training**

The South Fayette Township EMC will participate in the Allegheny County training program and/or request formal local training sessions to include the following: PEMA's phase I and II (duties and responsibilities of the EMC and the EMC's work environment), Planning Seminar, EOC Operation and Public Official Training (for municipal officials).

**1.8.2. Exercises**

The above training will be augmented by participating in County exercises including those for review of plans and procedures; exercises in which elected officials and key staff are presented situations as a learning experience; and full scale exercises to evaluate emergency management capability.

**1.9. PLAN REQUIREMENTS, DEVELOPMENT AND ENFORCEABILITY**

**1.9.1. Requirements**

**State Law**

P.L. 1332 requires each county and municipality to prepare, maintain and keep current an emergency operations plan (EOP). Further, the plan must be available for inspection in the EOC, along with applicable emergency management plans, procedures and directives of PEMA and the Commonwealth.

**Township Resolution**

South Fayette Township Resolution dated \_\_\_\_\_, charges the EMC to develop the EOP and coordinate the preparation of supporting standard operating procedures.

**1.9.2. Development and Maintenance Responsibilities**

**EMC Responsibilities**

The EMC will coordinate development and maintenance of the plan. The plan will be updated as necessary and reviewed at least annually. Whenever portions of this plan are implemented in an emergency event or exercise, a review will be conducted to determine necessary changes.

**Enforceability**

This plan is enforceable under the provisions of the Pennsylvania Emergency Management Services Code 35 PA. C.S. Section 7101 – 7707 as amended.

**Execution**

This plan will be executed upon order of the Board of Commissioners or their authorized representative, the Township Management Coordinator.

**Distribution**

Copies of this plan will be distributed to agencies and emergency services in the numbers shown on page 4 in the preface of the plan.

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**SOUTH FAYETTE TOWNSHIP EMERGENCY MANAGEMENT ORGANIZATION CHART**

**SEE TAB \_\_\_\_\_**

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**EMERGENCY OPERATIONS CENTER (EOC)**

**SEE TAB \_\_\_\_**

**DRAFT**

**SOUTH FAYETTE TOWNSHIP ORGANIZATIONAL CHART**

**SEE TAB \_\_\_\_**

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## **2. DIRECTION AND CONTROL**

### **2.1. PURPOSE**

To establish policies and procedures for direction and control of emergency operations within the Township. To explain how the township government will provide direction and control during emergency operations and continuity of operations in response to emergency situations.

### **2.2. SITUATION**

#### **2.2.1. *Emergency Operations Center (EOC)***

The Emergency Operations Center (EOC) is the central point for coordination, communications, and warning and for direction and control of emergency response forces. The EOC has a 24-hour staffing capability.

#### **2.2.2. *Location***

The EOC is located at the South Fayette Township Municipal Building, 515 Millers Run Road, and maintains telephone communications with the County dispatch center.

#### **2.2.3. *Dispatch***

The dispatch of emergency services is controlled from the County Communications Center, 24 hours a day, and 7 days a week.

#### **2.2.4. *Generally Applicable***

The direction and control activities outlined in this Chapter are generally applicable to all emergency situations and will provide adequate direction and control of emergency operations.

### **2.3. CONCEPT OF OPERATIONS**

#### **2.3.1. *Coordination***

All direction and control activities will be coordinated through one central facility, the EOC. It will provide the most efficient response to every potential emergency. Coordination of activities will ensure that all tasks are accomplished with little or no duplication. When more than one municipality is affected by an emergency, the County will be responsible for direction and control.

#### **2.3.2. *Township Commissioners***

The Emergency Management Coordinator shall, under the Direction of the Board of Commissioners, direct all emergency operation. The Deputy Emergency Management Coordinator will act as the Emergency Management Coordinator's Chief of Staff. The EMC will be assisted by a staff comprised of representatives from appropriate services and agencies. Any decision to implement a disaster emergency will be made by the Board of Commissioners or, in their absence, the Emergency Management Coordinator, based upon advice from the County Emergency

Management Director. Any decision to implement an emergency condition will be made by the Emergency Management Coordinator or following the chain of succession in his/her absence.

## **2.4. ORGANIZATION AND ASSIGNMENT OF RESPONSIBILITIES**

The emergency responsibilities and functions listed below require actions which are common to all types of major emergencies or disasters. The Emergency Operations Center (EOC) staff will prepare, maintain and be guided by this Emergency Operations Plan (EOP) and Standard Operating Procedures (SOP) which prescribe implementing procedures and/or action-step checklists. Individuals assigned to these functions are required to coordinate their actions with the Emergency Management Coordinator who will coordinate the overall action with the County Emergency Management Agency and with other municipalities involved.

### **2.4.1. Chain of Succession**

- Emergency Management Coordinator
- Deputy Emergency Management Coordinator
- Public Information Officer
- Communications Officer
- Fire/Rescue Officer
- Chief of Police
- Health/Medical Officer
- Public Works Officer
- Transportation Officer
- Radiological Officer
- Recovery Coordination Officer

### **2.4.2. Emergency Management Coordinator**

- Prepare and maintain an Emergency Operations Plan
- Prepare, maintain and keep current a disaster emergency operations plan for the prevention and minimization of injury and damage caused by a major emergency or disaster, prompt and effective response to a major emergency or disaster and emergency relief and recovery in consonance with the Allegheny County Emergency Operations Plan.
- Coordinate with County EMA

- Initiate and maintain coordination and cooperation with the Allegheny County Emergency Management Agency, and provide prompt information as requested.
- Identify hazards that may affect the municipality in coordination with the County Emergency Management Agency, and based upon its Hazards Vulnerability Analysis, determine what hazards could potentially impact upon the Township.
- Identify resources within the Township that can be used to respond in a major emergency or disaster situation and report “unmet” needs. This should include both public and private resources.
- Develop and Maintain EMC Organization
- Develop and maintain an emergency management organization and a trained staff appropriate for the needs and resources of South Fayette Township. A functional organization chart is outlined in Tab \_\_\_\_\_. The staff is capable of maintaining 24-hour operations.
- Mobilize/Direct/Coordinate staff during emergencies.
- Develop SOPs for staff responsibilities and functions.

**2.4.3.        *Communications Officer (CO)***

- Maintain 24-hour contact capability with staff.
- Ensure communication capability with county EOC.
- Ensure communication capability with field units.
- Coordinate with county Communications Officer.

**2.4.4.        *Police Officer (PO)***

- Provide usual security and law enforcement services.
- Traffic Control and Access Control Points.
- Provide traffic and access control as necessary in and around the affected areas.
- Route and Public alerting warning.
- Be prepared to assist the EMC in providing for public alerting if necessary.
- Coordinate with County Police Services Officer.

**2.4.5.        *Fire and Rescue Officer (FRO)***

- Provide usual Fire, Rescue, and Haz-Mat Services.

- Route and Public alert warning.
- Provide for route and public alerting to the Township population, to include non-English speaking and hearing impaired so that the Township population can be notified of an impending situation and/or instructed to take protective action, if necessary.
- Coordinate with County Fire and Rescue Services Office.

**2.4.6.        *Emergency Medical Officer (EMO)***

Maintain list of special needs.

- Maintain a listing of the hearing-impaired, handicapped and residents with special medical needs. Update every six months and provide copy to County EMA.

Provide emergency medical coverage.

- Provide emergency medical coverage as needed and in coordination with transportation, provide for evacuation of persons with special medical problems or who are physically or mentally impaired.

Provide route and public warning.

- Provide for route and public alerting so that the Township population, to include non-English speaking and hearing impaired, can be notified of an impending situation and/or instructed to take protective action as necessary.
- Coordinate with County Medical/Health Services

**2.4.7.        *Transportation Officer (TO)***

Coordinate transportation needs.

- Coordinate institutional needs for transportation in the event evacuation or relocation becomes necessary. Arrange evacuation transportation for residents without transportation.

Establish pickup points.

- Establish pickup points and maintain list of individuals with transportation needs.
- Maintain transportation resources inventory.
- Coordinate with County Transportation Services.

**2.4.8.        *Radiological Protection Officer (RPO)***

- Maintain procedure guide for nuclear attack.
- Radiological exposure control.

- Administer the County’s radiological exposure control program within the Township.
- Coordinate the training for municipal personnel and emergency workers in use of dosimetry and knowledge of exposure limits and decontamination procedures.
- Coordinate protective actions for the public, through the EMC, with the County EMA.

**2.4.9. Public Works Officer (PWO)**

Coordinate equipment and supplies.

- Coordinate provision of equipment and supplies from public and private sources and maintain resource lists and contacts.

Unmet needs.

- In coordination with the EMC, determine the “unmet” needs for the Township.

Preventive measures and restoration.

- Coordinate or direct the preventive measures and restoration of public utilities and Township facilities.
- Maintain records of expenditures and resources used during a disaster.
- Make situation and damage reports to the EMC and assist in assessment and damage reports by county and state.

**2.4.10. Public Information Officer (PIO)**

- Assist the Commissioners in coordinating public information with the County Public Information Officer

Recovery Coordination Officer

- Establishes, with direction from EMC, a central victim recovery center.
- Coordinates volunteers to assist with recovery efforts.
- Provides information through the EMC regarding recover efforts, resources and needs.
- Disseminates information regarding recovery efforts, resources and programs.
- As directed by the EMC, coordinates local recovery efforts with Federal, County, State and other local agencies.

**2.5. ADMINISTRATION AND LOGISTICS**

**2.5.1. Emergency Administrative Powers**

In accordance with P.L. 1332, proclamation of an emergency may be declared by the governing body of a political subdivision upon finding a disaster has occurred or is imminent. The effect of a declaration of disaster emergency by the political subdivision is to activate the response and recovery aspects of any and all applicable emergency management plans and to authorize the furnishing of aid and assistance there under. Any order or proclamation by the political subdivision declaring, continuing or terminating a disaster emergency shall be given prompt and general publicity and shall be filed promptly through the County to PEMA.

**2.5.2.        *Reports and Records***

Accurate data will be kept on resources obtained through the emergency/disaster proclamation to assure accountability.

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**EOC Floor Plan**

**TAB \_\_\_\_**

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## EOC Activation Checklist

- Activate EOC Staff.
- Set up furniture.
- Distribute stationery supplies to each desk (stored in maintenance room).
- Brief personnel on situation.
- Review operations procedures.
- Notify County EMA.
- Plug in spare battery chargers and flashlight chargers.
- Check/stock food, water and fuel supplies.
- Direct inspection of alternate EOC to ensure readiness when applicable.

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## **3. COMMUNICATIONS**

### **3.1. PURPOSE**

To describe the communications systems and capabilities that are available for emergency operations in the Township and to provide procedures for the establishment and maintenance of essential and effective communications, to include communications with the County and surrounding municipalities during periods of emergency.

### **3.2. SITUATION**

#### **3.2.1. Emergency Communications**

Allegheny County maintains a County-wide communications center dispatching emergency services and is staffed on a 24-hour basis by County dispatcher personnel. Sufficient communications equipment is available to provide service needed in most emergencies. The County Communication Officer will establish Amateur Radio Civil Emergency Service (RACES) operators to support and coordinate communications operations if necessary (See Allegheny County EOP).

#### **3.2.2. Communication Available**

The South Fayette Township EOC has the following types of communications available:

##### **Telephone**

The telephone will be the primary mode of communications between the Township EOC and the County EOC.

##### **Radio**

Fire, police, ambulance and local government all have two-way radio systems that are linked with the County Communications Center.

##### **RACES/ARES**

If required the County Communications Officer will establish communications with the County using Radio Amateur Civil Emergency Services (RACES) and/or Amateur Radio Emergency Services (ARES) personnel.

### **3.3. CONCEPT OF OPERATIONS**

#### **3.3.1. Day-to-Day Operations**

Normal day-to-day operations are conducted from the Allegheny County Communications Center for emergency services communications.

#### **3.3.2. Emergency Operations**

The normal day-to-day radio nets and other communications systems activated during emergency situations will be determined by the severity of the emergency.

### **3.3.3.            *Communications Forms and Logs***

All messages into and out of the EOC should be recorded in order to assure that all required “actions” are accomplished.

## **3.4. ORGANIZATION AND ASSIGNMENT OF RESPONSIBILITIES**

### **3.4.1.            *Communications Officer***

- Staff, equip and operate emergency communications.
- Coordinate emergency communications with County EOC.
- Supervise communications activities.
- Provide communications equipment and supplies.
- Coordinate repair and maintenance operations.

### **3.4.2.            *Emergency Services/Government Departments***

- Coordinate with EOC Communications Officer.
- Maintain communications for field operations.
- Provide alternate communications for reception and mass care centers through use of mobile and portable radio units.
- Perform mobile warning activities, as required.

MESSAGE FORM—INCOMING CALLS

TAB \_\_\_\_

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**MESSAGE FORM—OUTGOING CALLS**

TAB \_\_\_\_

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## **4. WARNING**

### **4.1. PURPOSE**

To prescribe procedures for promptly warning the public of an impending, imminent or potential danger.

### **4.2. SITUATION**

#### **4.2.1. County**

The County emergency warning center is located in the Allegheny County EOC. It is staffed on a 24-hour basis by dispatch personnel.

#### **4.2.2. Township**

The Township 24-hour emergency warning points are located at the Four Volunteer Fire Department Stations. This system is augmented with Route Alerting, throughout the Township.

### **4.3. CONCEPT OF OPERATIONS**

#### **4.3.1. Dissemination of Warnings**

##### **Dissemination of Warning by Allegheny County**

The County emergency management organization is responsible for receipt of warnings disseminated by the Pennsylvania Emergency Management Agency or received from other sources and for intra-county dissemination to municipal emergency management organizations and cooperating agencies.

##### **Dissemination of Warning by South Fayette Township**

The South Fayette Township Emergency Management Council is responsible for receipt of warnings disseminated by the County Emergency Management Agency, or received from other sources and for the sounding of the warning signal on public warning devices. The Township EMC is also responsible to use route alerting to cover the portion of the Township outside the range of the warning devices.

#### **4.3.2. Warning Systems**

##### **Responsibility**

Primary responsibility for WARNING the population of impending, imminent or potential danger rests with the senior elected official of the County and each municipality.

##### **Notification**

Upon receipt of information requiring a warning to be issued to any or all of the population of South Fayette Township, the Township EMA through procedures outlined in this Chapter, will notify the public.

**Siren Warning Signals**

The WARNING SIGNAL is a steady blast or tone for 3 to 5 minutes; this means tune in to your local EBS station and “LISTEN FOR ESSENTIAL EMERGENCY INFORMATION.

**Route Alerting**

As a supplementary alert/notification procedure, route alerting will be conducted “as necessary.” This involves the use of fire, police or other vehicles utilizing sirens and public address or hand-held speakers traveling predetermined routes in the Township not covered by the siren warning system to notify the public to tune to EBS stations.

**EBS**

All activations of the EBS will be coordinated through and conducted by the County EMA.

**Special Populations**

The South Fayette Township EMC will ensure that procedures are developed and maintained to warn the hearing impaired, non-English speaking, schools, nursing homes, major industries, places of public assembly, park, etc. These procedures and warnings are to be coordinated with the County EMA.

**MAP OF TOWNSHIP ROUTE ALERTING**

TAB \_\_\_\_

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## **5. EMERGENCY PUBLIC INFORMATION**

### **5.1. PURPOSE**

To outline procedures for dissemination of official information and instructions, in order to facilitate timely and appropriate public response in an emergency. To assure coordination of information and instructions released to the public.

### **5.2. SITUATION**

Accurate information for the public is extremely important during emergencies so that the public can take appropriate precautionary or protective action. Misinformation or lack of information may cost lives and cause unnecessary property damage.

### **5.3. CONCEPT OF OPERATIONS**

#### **5.3.1. Public Release of Emergency Information**

The release of emergency information and instructions to the news media and the public in event of a major emergency or disaster is the responsibility of the County Emergency Management Agency (EMA)

#### **5.3.2. County EMA Assistance and Information**

The municipal public information officer will assist the elected officials in keeping the County EMA informed of the status of activities and associated detailed information requested. The President of the Township Commissioners is normally the official spokesperson and the Township Manager acts as his liaison.

#### **5.3.3. County Emergency Operations Plan**

The County Emergency Operations Plan (EOP) provides details on the procedures for notification, and actions to be taken by persons living, working or traveling in the County. The major activities are:

- Pre-Emergency Public Information – Instruct the public how to prepare and respond to an emergency through use of emergency information, individual home brochures and by mail and public bulletin board notices.
- Emergency Broadcast Systems (EBS) – Prepared statements over designated local radio and TV stations giving public notification and instructions. See the Allegheny County EOP for examples of EBS announcements.
- County Rumor Control Center – Telephone manned by the County Public Information staff as a primary means for responding to questions from the general public in a major emergency or disaster. The number will be disseminated to the public during emergencies.

## **6. RESOURCE MANAGEMENT**

### **6.1. PURPOSE**

To maintain an inventory of municipal resources and to develop procedures for their timely mobilization and use during an emergency.

### **6.2. SITUATION**

This document contains an extensive resource list. All lists are included in this document as TABs. The following resource lists are included:

- Utility Contacts
- Specialty Services
- Miscellaneous Agencies
- Media Contacts
- Materials Resource List
- Hand Tools
- Fire Department and EMS Resource List
- Equipment Resource List
- Food Stuff Resource List
- Patient Handling
- Township Personnel Roster
- School District Roster
- Allegheny County Emergency Management Coordinators

### **6.3. CONCEPT OF OPERATIONS**

The municipal Emergency Management Coordinator determines the allocation of resources to disaster sites. He confers with the municipal Resource Manager, and EOC staff members who are responsible for analyzing and managing specific resource categories.

### **6.4. ORGANIZATION AND ASSIGNMENT OF RESPONSIBILITIES**

#### **6.4.1. Organization**

The Emergency Management Coordinator is responsible to the Township Commissioners for the judicious planning, use, and maintenance of municipal resources. The term resource encompasses

people, equipment, supplies, and facilities. The Resource Manager coordinates the planning and maintenance of resources for the EMC, and coordinates and maintains an up-to-date resource manual for the municipal EOC. The Resource Manager also coordinates and recommends the use of resources during emergencies. Each EOC staff officer manages the resources that are used to accomplish their tasks and informs the Resource Manager on their status.

#### **6.4.2. Assignment of Responsibilities**

##### **Emergency Management Coordinator**

- Review Request
- Review staff recommendations concerning requests for emergency resources.
- Analyze municipal resources and needs.
- Recommend Allocations.
- Analyze unmet needs recommendations from EOC staff.
- Request unmet needs from County EMA
- Maintain and coordinate the Resource Manual.

##### **EOC Staff Officers**

- Maintain and coordinate their related sections of the municipal Resource Manual.
- Recommend to the Resource Manager actions to be taken in response to mutual aid requests.
- Monitor status of their related resources.

### **6.5. ADMINISTRATION AND LOGISTICS**

#### **6.5.1. Exhaust Resources**

Municipal EMAs will exhaust their resources before requesting assistance from the County EMA.

#### **6.5.2. Request Report**

To request assistance, municipal EMAs report the following to the County EMC:

- Municipality
- Name and title of person making request
- Resource that is needed

- Quantity that is needed
- Location where resource is to be delivered
- Purpose of request

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## **7. DAMAGE ASSESSMENT**

### **7.1. PURPOSE**

To describe the damage assessment process; establish a general organization and outline responsibilities for damage assessment; provide for rapid expansion of assessment capabilities; and delineate the procedures for the assessment of and reporting of a damage to public and private property resulting from a man-made or natural disaster.

### **7.2. SITUATION**

A damage assessment of public and private property is required for each affected political subdivision to determine the extent of the damage. The timely and accurate assessment of damage to public and private property will be of vital concern to local officials following a disaster. This will have a direct bearing upon the manner in which recovery is affected in the Township. The information from the damage assessment provides a basis for:

#### **7.2.1. Necessary Actions**

The following list specifies who is responsible for necessary actions, the establishment of priorities among essential actions and the allocation of local, county and state resources in the disaster area during the recovery effort.

##### **Township Commissioners decide whether to:**

- Proclaim a disaster emergency in the Township.
- Request assistance from the county.
- Implement mutual aid agreements.

##### **County Commissioners decide whether to:**

- Proclaim a disaster emergency in the County.
- Request assistance from state agencies through PEMA.
- Implement mutual aid agreements.

##### **Pennsylvania governor decides whether to:**

- Proclaim a disaster emergency in the state.
- Request assistance from federal agencies.
- Request a Presidential Declaration.

##### **U.S. President decides whether to:**

- Declare an Emergency.

- Declare a Major Disaster.

### **7.3. CONCEPT OF OPERATIONS**

The primary responsibility for damage assessment rests with the County Commissioners and the elected officials of the local government (s) affected by the disaster.

#### **7.3.1. Initial Damage Reporting (Phase I)**

##### **Responsibilities**

Initial damage reporting will be accomplished through the coordinated efforts of the County and the Township Emergency Management Coordinator.

##### **Initial Disaster Situation Report**

The Township Emergency Management Coordinator shall report the type of damages, the number of casualties and evacuees and other related information requested in the County Initial Disaster Situation Report Form. If an area is not accessible, the scope and the severity of the damage will be estimated.

##### **Detailed Damage Information**

More detailed damage information (TAB\_\_\_\_) should be provided as soon as possible. The County EMA will tabulate reports from all municipalities involved and report the totals to PEMA.

##### **Speed and Accuracy**

Speed and accuracy are important because the Initial Disaster Situation Reports from the municipalities are tabulated and totals are used to determine whether state or federal personnel will be sent to the scene and what the next step in the damage assessment process will be.

#### **7.3.2. Damage Assessment (Phase II)**

##### **Conditions**

If the Initial Disaster Situation Report data received by the County and reported to PEMA indicate the possibility of a Small Business Administration or Federal Declaration, then a detailed damage assessment will be conducted.

##### **County Personnel**

The County Emergency Management Coordinator will conduct the assessment assisted by local Damage Assessment Teams.

##### **State Personnel**

The County Emergency Management Coordinator will conduct the assessment assisted by local Damage Assessment Teams. State personnel may be dispatched to assist the County and local staff.

## **Results**

Results of the assessment will be reported by the Township to the County EMA which will compile the totals and forward them to PEMA.

### **7.3.3. Emergency Phases/Action**

#### **Preparedness**

- Train with county damage assessment teams.
- Develop, maintain and review damage assessment plans, procedures and available resources on a continuing basis, but especially during periods of increased threat.
- Develop a list of critical facilities requiring priority repairs if damaged.

#### **Response**

- Activate damage assessment teams with necessary transportation and communications.
- Arrange for early and continuous damage assessment coordination and liaison with the County EMA.
- Provide timely and accurate reports to elected officials and to the County EMA office as necessary using appropriate forms shown at TAB\_\_\_\_.
- Cooperate with county, state and federal damage assessment teams by providing guides, data and team personnel as appropriate.

#### **Recovery**

- Continue damage assessment activities started during the response phase as needed.
- Refine data obtained during initial damage assessment operations.
- Collect documented cost recovery claims, when appropriate from municipal agencies, businesses, industries, institutions, and private citizens.
- Summarize damage report.
- Monitor restoration activities.

## **7.4. ORGANIZATION AND RESPONSIBILITIES**

### **7.4.1. Township Commissioners**

- Have responsibility for the health, safety and welfare of the public.
- Assist the County Commissioners in the collection of the damage assessment data.

### **7.4.2. Township EMC**

- Gather information on the number of casualties, homeless persons, and mass care requirements.
- Prepare initial and update damage reports.
- After approval by the Township Commissioners, forward the report to the County EOC.
- Maintain a record of reports of damage assessments, including photographic, map and sketch documentation.

## **7.5. ADMINISTRATION AND LOGISTICS**

### **7.5.1. Reports**

#### **Initial Reporting**

The Initial Disaster Situation Report should be submitted as soon as possible by the Township Emergency Management Coordinator to the County EOC.

#### **Reports Updates**

Reports will be updated as additional damage information becomes available. Update reports will reflect changes or additions to the original damage reports. Updating should cite initial reference reports showing message number of date and time identification.

#### **Report Information**

Damage reports of property damage in total numbers are required. Total dollar losses in terms of current replacement or repair costs and the uninsured portion of the dollar loss are also needed. The dollar amounts will be the best estimates for the total of each property.

### **7.5.2. Records**

Maintain logs and records of damage assessment activities and reports to include photographic, map and sketch documentation.

**7.5.3. Forms**

Keep current damage reports forms and worksheets on file in the EOC.

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## **8. TASK AND RESPONSIBILITY MATRIX**

### **8.1. PURPOSE**

To provide a matrix assigning tasks and responsibilities for each disaster scenario; to assure coordination of information, instruction and task during an emergency situation; and to provide a step-by-step response matrix to be followed by the EMC during any point of emergency.

### **8.2. EMERGENCY SITUATIONS**

A task and responsibility matrix is provided for each of the following emergency situations:

- Evacuation
- Natural Disasters
- Mass Care
- Radiation
- Extrication
- Hazardous Materials
- Downed Aircraft
- Building Collapse
- Fire
- Police Disaster Procedures
- Police Disaster Area Procedures
- EMS Disaster Procedures

### **8.3. EVACUATION**

#### **8.3.1. Purpose**

To provide for orderly and coordinated evacuation of the population in emergency situations. To establish the responsibilities for decisions relating to evacuation and for implementing an evacuation.

#### **8.3.2. Situation**

##### **State Law**

P.L. 1332 empowers the Governor to direct and compel the evacuation of all or part of the population from any stricken or threatened area within the Commonwealth if the action is necessary for the preservation of life or other disaster mitigation, response or

recovery. Elected county or municipal officials may recommend, but cannot compel evacuation.

### **Causes**

Evacuations may be required due to flooding, industrial or transportation accidents, fires and tornadoes. They are relatively short-lived and involve only a portion of the population at one time. The only situation where most or all of the township would need to evacuate would be in a nuclear attack or general war.

### **Transportation**

#### **A. General Population**

Most of the population can provide their own transportation. Evacuees will be urged to use any available means of private transportation including riding with relatives, friends, neighbors. Some transportation resources will be required for those without a vehicle and where a disaster is disrupting normal transportation.

#### **B. Institutions**

Transportation requirements for schools, nursing homes, and other institutions will be coordinated with the County when such plans are maintained by the County. The municipal EMC will monitor the progress of the evacuation of these facilities and assist the county as necessary.

### **8.3.3. Factors to Consider**

The magnitude, intensity, speed of onset and the type of hazard are all factors to consider in a decision to evacuate or shelter in-place.

### **8.3.4. Site-Specific Warning and Evacuation Plans**

The County Emergency Management Agency has developed site-specific warning and evacuation plans for down dam inundation areas, institutions and industries as appropriate. This information will provide general guidance for incidents for which no specific contingency plan exists.

### **8.3.5. Actions Generally Necessary and Responsible Party**

Actions generally necessary in any evacuation are listed below by emergency phase.

### **8.3.6. Emergency Phases**

#### **A. Preparedness**

- a. Identify areas potentially in need of evacuation (i.e. floodplain, areas near hazardous materials, etc.).
- b. Identify population groups requiring special assistance during evacuation (i.e. education and health facilities, senior citizens, mobility etc.).
- c. Designate pickup points, staging areas, and evacuation routes to include rest areas where evacuees can obtain fuel, water,

medical aid, vehicle maintenance, and information, as appropriate; taking traffic capacities and deteriorating conditions into account in coordination with the county.

- d. Assess transportation needs and resources based on the number of persons needing transportation. Identify unmet needs.

B. Response

- a. Activate Emergency Response Center and call-out list – (EMC).
- b. Determine Area to be Evacuated – (EMC)
- c. Assure Implementation of Evacuation Orders – (EMC)
- d. Map out target areas – (EMC)
- e. Call Needed Help – (EMC & DEMC)
  - Necessary Manpower
  - Needed Vehicles
- f. Establish traffic and access control, as needed – (PO)
  - Obtain police protection for evacuated area.
- g. Assign men or crew to specific areas – (EMC)
  - Evacuate most critical area first
  - Evacuate the elderly and mobility impaired (EMS)
  - As help arrives, evacuate other sectors.
  - Double-check critical areas.
- h. Provide Transportation if necessary – (TO)
  - Refer to Vehicle Resource List
    - Ambulances
    - Buses
    - Private Vehicles
    - Mutual Aid
    - South Fayette School Buses
- i. Activate Refuge Areas – (DEMC)
  - Refer to Patent Handling Resource List
- j. Coordinate with county to keep public informed – (PIO)
- k. Provide for Evacuee Needs – (FRO)

- Food – Refer to Food Stuffs Resource List
- Miscellaneous - Refer to Agencies Resource List and Specialty Service List

l. Notify Support Agencies – (TO)

- Refer to Agencies Resource List

m. Designate reception areas, if necessary – (EMC)

n. Provide for Extended Duration – (EMC)

- Fuel and Supplies – Refer to Materials Resource List
- Counseling and Legal Service – Refer to Specialty Service List
- Permanent Relocation – Refer to Agencies Resource List
- State and Federal Aid – Refer to Agencies Resource List

C. Recovery

- a. Determine when evacuated area is safe to reoccupy – (EMC)
- b. Initiate return to evacuated areas, where possible. – (EMC)
- c. Control Traffic – (PO)

D. Special Considerations

- d. Township Emergency Management Coordinator is responsible for coordinating/managing the evacuation.
- e. Township Commissioners are responsible for authorizing evacuation.
- f. County Emergency Management Agency is responsible for:
  - Implementing Evacuation Order. Implement, upon receipt through PEMA, an evacuation order or recommendation from the Governor issued to protect public safety. The County Board of Commissioners may also recommend an evacuation to ensure the safety and welfare of the public.
  - Coordinate Evacuation. The County Emergency Management Director is responsible for implementing County evacuation plans and for coordinating with local EMCs if more than one municipality is affected.

## **8.4. NATURAL DISASTERS**

### **8.4.1. Purpose**

To provide for orderly and coordinated operations during a natural disaster. To establish the responsibility for decisions relating to the warning of residents, assisting and controlling equipment and coordination of manpower during a natural disaster.

### **8.4.2. Situation**

South Fayette Township, by virtue of its terrain and location, is subject to the following natural hazards; floods, winter storms, drought, hurricanes, tornadoes, wind storms, and giardiasis. Flooding and winter storms occur every year. While the remaining natural hazards are unpredictable and occur less frequently, they do present significant problems for emergency response agencies.

### **8.4.3. Emergency Phases**

#### **A. Preparedness**

- a. Identify potential types of natural disasters common to the South Fayette area. (EMC)
- b. Identify population groups requiring special assistance during a natural disaster, such as education and health facilities, senior citizens, mobility impaired, etc. (EMC)
- c. Designate shelters and safe areas for each type of potential natural disaster. Shelters should be able to accommodate rest areas, fuel, water, medical aid, vehicle maintenance, and information dissemination. (DEMC)

#### **B. Response**

- a. Warn residents of impending disaster
- b. Alert Media – See Media Source List (PRO)
- c. After Incident, Activate Emergency Response Center and Call-out List (EMC)
- d. Send out reconnaissance crews – (EMC)
  - Police Department – (PO)
  - Fire Departments (FRO)
  - Township Public Works - (PWO)
- e. Stabilize the Situation – (EMC)
  - Extinguish Fires – Fire Departments

- Shut off Utilities – Refer to Utilities Resource List (PWO)
  - Cordon off damaged Areas – (PO)
- f. Attend to victims
    - Extricate those trapped – Fire Departments
    - Remove injured to triage area – (EMS)
    - Evacuate Others – Police Department
  - g. Call for needed help or special equipment/mutual aid
    - Refer to Equipment List and Specialty Services List
    - Refer to Agencies Resource List
  - h. Notify necessary agencies
    - Refer to Agencies Resource List
  - i. Begin support function
    - Refer to All Resource Lists

## **8.5. MASS CARE**

### **8.5.1. Purpose**

To provide guidance for furnishing basic human needs to persons affected by emergencies and disasters, including the provision of emergency shelter.

### **8.5.2. Situation**

Addressing sheltering needs for all South Fayette Township during an emergency or disaster having local or widespread impact, and the coordinating of opening shelters through the South Fayette Township Emergency Operations Center (EOC). The initial response activates will focus on meeting the urgent needs of victims on a mass care basis.

### **8.5.3. Red Cross**

The County has designated the Allegheny County Chapter of the American Red Cross to operate mass care centers as needed.

### **8.5.4. Basic Principle for Activation**

The basic principle governing the activation and operation of mass care centers is: Mass care centers should be activated only to meet the needs of evacuees who do not stay with relatives, friends, neighbors or in available commercial facilities.

### **8.5.5. Non-Red Cross Opening**

During an emergency a mass care center might be opened without the approval of the Red Cross Disaster Director. When that happens, it might be desirable to continue its operation. Upon request, the Red Cross may assume the management/funding at that point. Red Cross management must be accepted in order for Red Cross to fund the operation, and any unusual cost incurred prior to Red Cross management is not the responsibility of Red Cross and may/may not be assumed by the Red Cross.

### **8.5.6. Emergency Phases**

- A. Preparedness
  - a. Review mass care centers with the County and the Red Cross. Assist the County and Red Cross in developing agreements and contacts with facilities that may be used in emergencies (EMC)
  - b. Identify possible local shelter locations – (EMC)
- B. Response
  - a. Determine mass care needs (number of homeless). (EMC)
  - b. Report mass care needs to the Allegheny County EMA as soon as possible – (EMC)
  - c. Coordinate with EOC staff and County EMA to ensure communications are established. (EMC)
  - d. Coordinate transportation in accordance with Evacuation Procedures. Ensure routes to mass care centers are clearly marked, and appropriate traffic control systems are established if required. – (TO)

## **8.6. RADIATION – INCIDENT ASSISTANCE**

### **8.6.1. Emergency Phases**

- A. Preparedness
  - a. Identify Potential Sources of Radiation – (EMC)
  - b. Special Needs Evacuation Needs – (EMC)
  - c. Evacuation Routes- (DEMC)
  - d. Assess Transportation Needs – (TO)
- B. Response
  - a. Activate Emergency Response Center and Call out list – (ECO)
  - b. Determine Area Effected
  - c. Contact the Support Agencies.
    - Refer to Agencies Resource List

- Refer to Utility Contacts Lists
  - Refer to Fire Department and EMS Resource List
- d. Evacuate affected area
  - e. Isolate contaminated items and person's
  - f. Assist experts with decontamination
  - g. Notify other pertinent agencies.
    - Aircraft – Refer to Agencies Resource List
    - Coast Guard- Refer to Agencies Resource List
    - Environmental Protection Agency – Refer to Agencies Resource List
    - Explosives – Refer to Agencies Resource List
    - Health Department – Refer to Agencies Resource List
    - Poison Control Center – Refer to Agencies Resource List
    - Center for Disease Control – Refer to Agencies Resource List
    - Coroner – Refer to Agencies Resource List
  - h. Coordinate with County to keep public informed -(PIO)
  - i. Notify the Media (PIO)
    - Refer to Media Contact List
  - j. Notify Utilities – Refer to Utilities Contact List (PWO)
  - k. Begin support function – Refer to Agencies Resource List
  - l. Mutual Aid
    - Refer to Agencies Resource List

## **8.7. EXTRICATION**

### **8.7.1. Emergency Phases**

- A. Preparedness
  - a. Identify Potential Sources of Radiation – (EMC)
  - b. Special Needs Evacuation Needs – (EMC)

- c. Evacuation Routes – (DEMC)
  - d. Assess Transportation Needs – (TO)
- B. Response
- a. Determine incident severity – (EMC)
    - Number of persons trapped
    - Type of entrapment
      - Vehicle wreckage
      - Building collapse
      - Cave-in
  - b. Call Needed Help/Mutual Aid (EMC) – See Refer to Agencies Resource List
    - Set up command post.
    - Set up staging area.
  - c. Stabilize Area – (PO)
    - Eliminate area
    - Cordon off area.
  - d. Call for needed special equipment – Refer to Specialty Services list and Equipment List.
    - Fire Departments – Refer Fire Department and EMS Resource List
    - Heavy Equipment – Refer to Equipment Resource List
    - Jacks – Refer to Hand Tools Resource List
    - Lumber – Refer to Materials Resource List
    - Hand Tools – Refer to Handle Tools Resource List
    - Patient Handling – Refer to Patient Handling Resource List
  - e. Provide Access for Medical Personnel. (P.O)
  - f. Extricate by medical priority (EMS)
  - g. Notify necessary agencies – Refer to Agencies Resource List for all below.

- Aircraft incident assistance
  - Building Departments
  - Coroner of Allegheny County
  - Hazardous Materials Assistance
  - Health Department
  - Radiation
  - Utilities – Refer to Utilities Contacts List
- h. Begin support functions – Refer to Agencies Resource List
  - i. Fuel – Refer to Materials Resource List

## **8.8. HAZARDOUS MATERIAL**

### **8.8.1. Purpose**

To provide for orderly and coordinated operations during a hazardous materials spill and/or emergency. To establish the responsibility for decisions relating to the warning of residents, assisting and controlling equipment and coordination of manpower during a natural disaster.

### **8.8.2. Emergency Phases**

#### **A. Preparedness**

- a. Identify Potential Sources of Radiation – (EMC and RO)
- b. Special Needs Evacuation Needs – (EMC)
- c. Evacuation Routes – (DEMC)
- d. Assess Transportation Needs – (TO)

#### **B. Response**

- a. Determine Product involved. – (EMC)
- b. Consult Manuals and or Chemtrec. – (RO)
- c. Determine severity of the incident – (EMC)
  - The quantity of product involved.
  - The danger of product involved.
- d. Call for needed help – Mutual Aid. – (EMC) – Refer to Agencies Resource List
  - Set-up Command Post.
  - Set-up Staging Area.

- e. Decide what to do – attack or back – (EMC)
- f. Evacuate endangered area (PO)
- g. Remove casualties to treatment area. (EMS)
- h. Call for needed special agents and equipment
  - Notify support Agencies – Refer to Agencies Resource List and Fire Department and EMS Resource List
  - Dirt, Gravel and/or Sand – Refer to Materials Resource List
  - Dump Trucks – Refer to Equipment Resource List
  - Heavy Equipment – Refer to Equipment Resource List
- i. Notify Necessary Agencies – Refer to Agencies Resource List
  - Environment Protection Agencies
  - Coast Guard
  - Explosive
- j. Private Bus carriers – Refer to Equipment Resource List
- k. Radiation Incident Assistance – Refer to Agencies Resource List
- l. Health Departments – Refer to Agencies Resource List
- m. Aircraft Assistance – Refer to Agencies Resource List
- n. Utilities – Refer to Utilities Contact List
- o. Support Agencies – Refer to Agencies Resource List
- p. Care of Displaced Persons – Refer to Specialty Services List
- q. Clean-up Specialties Service Resource List
- r. Fuel, Food and Supplies – Refer to Materials Resource List, Food Stuffs Resource List and Specialties Services Resource List

## **8.9. DOWN AIRCRAFT**

### **8.9.1. Purpose**

To provide for orderly and coordinated operations during an emergency related to a downed aircraft. To establish the responsibility for decisions relating to the warning of residents, assisting and controlling equipment and coordination of manpower in the event of an aircraft crash.

### **8.9.2. Emergency Phases**

A. Preparedness

- a. Identify Potential Sources of Radiation – (EMC)
- b. Special Needs Evacuation Needs – (EMC)
- c. Evacuation Routes – (DEMC)
- d. Assess Transportation Needs – (TO)

B. Response

- a. Determine Size of Incident – (EMC)
  - Size of aircraft
  - Where it came down
  - Number of casualties
- b. Call for needed help – Mutual Aid (EMC) – Refer to Agencies Resource List
  - Set up Command Post
  - Set up Staging Area
- c. Stabilize Situation
  - Extinguish Fires – Fire Departments
  - Rescue passengers and occupants. Fire and EMS
  - Cover spills – Fire Departments
  - Extricate those trapped – Fire and EMS
- d. Call for needed special agents and equipment – Refer to Agencies Resource List
  - For Dirt, Gravel, or Sand – Refer to Materials Resource List
  - Dump Trucks – Refer to Equipment Resource List
  - Heavy Equipment – Refer to Equipment Resource List
  - Patient Handling Equipment – Refer to Patient Handling Resource List
- e. Evacuate Affected Area – (PO)
- f. Call the F.A.A. – Refer to Agencies Resource List

- Seal off the area – (PO)
- DO NOT disturb the wreckage
- g. Call other pertinent agencies – Refer to Agencies Resource List
- h. Radioactive Assistance – Refer to Agencies Resource List
- i. Utilities – Refer to Utilities Contact List
- j. Health Department – Refer to Agencies Resource List
- k. Coroner – Refer to Agencies Resource List
- l. Poison Center – Refer to Agencies Resource List
- m. Center for Disease Control – Refer to Agencies Resource List
- n. Building Department – Refer to Agencies Resource List
- o. Civil Defense – Refer to Agencies Resource List
- p. Begin Support Function – Refer to Agencies Resource List
- q. Food, Fuel and Supplies Refer to Food Stuffs Resource List, Materials Resource List and Agencies Resource List

## **8.10. BUILDING COLLAPSE**

### **8.10.1. Purpose**

To provide for orderly and coordinated operations during a building collapse emergency. To establish the responsibility for decisions relating to the warning of residents, assisting and controlling equipment and coordination of manpower during a building collapse emergency.

### **8.10.2. Emergency Phases**

#### **A. Preparedness**

- a. Identify Potential Sources of Radiation – (EMC)
- b. Special Needs Evacuation Needs (EMC)
- c. Evacuation Routes – (EMC)
- d. Assess Transportation Needs – (TO)

#### **B. Response**

- a. Determine size of incident (EMC)
  - Set-up Command Post
  - Set-up Staging Area
- b. Attempt to find cause of collapse (FO)
- c. Prevent additional injury damage (PO)
  - Cordon off area

- Alleviate cause of collapse
- Shore up remains
- d. Attend to Casualties (EMS)
  - Remove victims to treatment area
  - Extricate victims still trapped
- e. Call for needed help – Refer to Agencies Resource List
- f. Secure necessary materials and supplies
  - Heavy Equipment – Refer to Equipment Resource List
  - Dump Trucks – Refer to Equipment Resource List
  - Hand Tools – Refer to Hand Tools Resource List
  - Lumber – Refer to Materials Resource List
  - Jacks – Refer to Hand Tools Resource List
  - Fire and Rescue Equipment – Refer to Fire Department and EMS Resource List
- g. Notify Necessary Agencies – Refer to Agencies Resource List
- h. Utilities – Refer to Utilities Contact List
- i. Begin Support Functions - Refer to Agencies Resource List

**8.11. FIRE**

**8.11.1. Purpose**

To provide for orderly and coordinated operations during a fire emergency. To establish the responsibility for decisions relating to the warning of residents, assisting and controlling equipment and coordination of manpower during a fire emergency.

**8.11.2. Emergency Phases**

- A. Preparedness
  - a. Identify Potential Sources of Radiation – (EMC)
  - b. Special Needs Evacuation Needs – (EMC)
  - c. Evacuation Routes – (DEMC)
  - d. Assess Transportation Needs – (TO)

B. Response

- a. Determine severity – (EMC)
  - Number of people endangered
  - Area involved in fire
  - Exposures
- b. Call Needed Help – (EMC) Refer to Agencies Resource List
  - Set-up Command Post
  - Set-up Staging Area
- c. Assign Sector Command (EMC)
  - Deploy incoming companies to sector
  - Assign a water supply officer
- d. Perform Rescue and Evacuation (Fire and EMS)
- e. Call for Needed Help (EMC)
  - Fire Department and Mutual Aid – Refer to Fire Department and EMS Contact Resource List
  - Dirt, Sand and Gravel – Refer to Materials Resource List
  - Dump Truck – Refer to Equipment Resource List
  - Heavy Equipment – Refer to Equipment Resource List
- f. Notify Necessary Agencies – Refer to Agencies Resource List
- g. Notify Utilities – Refer to Utilities Contact List
- h. Begin Support Functions – Refer to Agencies Resource List

**8.12. POLICE DISASTER PROCEDURES**

**8.12.1. Emergency Phases**

A. Preparedness

- a. Identify Potential Sources of Police Disaster – (EMS and PO)
- b. Special Concerns Identification – (EMS and PO)

B. Response

- a. Identify Inter-Perimeter (EMC and PO)
  - Location

- Set-up outside immediate danger area
- Command Post is located at Inter –Perimeter
- Use streets and natural barriers for perimeter whenever possible

b. Security (PO)

- Keep out all but emergency and rescue personnel
- Guard against looting
- Maintain order
- Assist in evacuation

c. Traffic Control (PO)

- Maintain route for emergency vehicles
- Route traffic away from area
- Set-up barricades

d. Command (PO)

- Dispatch officers in charge to Command Post
- Call in outside help if needed for vehicles and manpower if needed – Mutual Aid
- Maintain Power communications with Fire and EMS Department

e. Outer Perimeter (PO)

- Location
- Must be outside inner perimeter far enough to create a safe buffer zone
- Use streets for perimeter borders

f. Security (PO)

- Restricted area to all emergency and support personnel
- Initiate foot and mobile patrols if needed
- Assist in evacuation (EMC)

g. Traffic Control (PO)

- Direct all emergency vehicles to staging area until called for by Command Post
- Coordinate evacuation routes
- Set up detours
- Set up checkpoints
- Call for additional personnel
- Maintain constant communication with Command Post and staging area

h. Spectator and Looting Control (PO)

- Isolate disaster area
- Erect street barricades
- Rope off endangered area

i. Maintain vigil on all who enter Restricted Zone

- Maintain list of all person(s) and agencies authorized in area and keep all others out
- Use foot patrols in evacuated and other vulnerable areas
- Maintain fixed posts
- Used vehicle patrol
- Provide lighting for night operations
- Enact a curfew if needed

**8.13. POLICE DISASTER AREA PROCEDURES**

**8.13.1. Emergency Phases**

A. Preparedness

- a. Identify Potential Sources – (EMC and PO)
- b. Special Concern Identification – (EMC and PO)

B. Response

- a. Civil Disturbance
  - Set up Command Post (EMC and PO)

- Establish Communications – radio and phones (PO)
- b. Isolate the Disturbance - (PO)
  - Barricades
  - Ropes
- c. Personnel – Refer to Township Roster and Agencies Resource List
  - Off Duty Call Out
  - Mutual Aid Departments
  - County Police
  - State Police
  - Federal Authorities
  - National Guard
- d. Request Needed Equipment
  - Communications Equipment
  - Crowd Control Equipment
  - Needed Vehicles
- e. Set up Arrest Area
  - Security
  - Identification
  - Transportation
- f. Specialized equipment and personnel – Refer to Agencies Resource List
  - S.W.A.T. Team
  - Homicide Investigation
  - Bomb and Arson Squad
- g. Media Liaison (PRO)
  - Radio, TV and Newspaper – Refer to Media Resource List

h. Hostage Situation

- Mutual Aid – Allegheny County Police
- Isolate area
- Actor(s)
- Scene

i. Set up Command Post

- Communications
- Radio
- Telephone
- Voice

j. Establish Communication with Actor(s)

- Determine physical condition
- Victims
- Actor(s)

k. Begin Negotiations

- Personnel on Duty
- Call off-duty personnel if needed
- S.W.A.T.
- Medical Personnel

l. Resource Index – Refer to Agencies Resource List

m. Barricades – Refer to Specialty Services List

n. Bull Horns – Refer to Specialty Services List

o. Buses – Refer to Equipment Resource List

p. Diesel Fuel and Gasoline – Refer to Materials Resource List

q. Evacuation Centers – Refer to Agencies Resource List

r. Helicopters – Refer to Patient Handling Resource List

s. Floodlights – Refer to Specialty Services List

t. Media – Refer to Media Contact Resource List

u. Rope and tools – Refer to Hand Tool Resource List

## 8.14. E.M.S. DISASTER PROCEDURES

### 8.14.1. Emergency Phases

- A. Preparedness
  - a. Identify Potential Sources of EMS Disasters – (EMC and EMS)
  - b. Special Concern Identification – (EMC and EMS)
- B. Response
  - a. Command Post (EMC and EMS)
    - Determine approximate number of casualties
    - Establish triage area outside immediate disaster area
  - b. Dispatch officer in charge to Command Post (EMC)
    - Triage Team via life flight
    - Call additional ambulance units
  - c. Notify St. Clair Hospital for Disaster Plan Activation (EMC)
    - Tag casualties for treatment priority
    - Triage officer to have a portable radio
  - d. Critical Injury Treatment
    - Assign advance life support units as available
    - Request necessary extrication and patient handling equipment
  - e. Noncritical Injury Treatment
    - Use basic life support units
    - Request Red Cross Disaster Nursing Team if needed
    - Set up Field Hospital if needed
    - Request additional manpower for support operations, such as:
      - Patient Removal
      - Procuring Supplies
      - Lighting
  - f. Set up Information Network for victim accounting (PRO)

- g. Transportation (TO)
  - Use basic life support units where possible
  - Transportation to the hospital designated by triage dispatch based on number of injuries, number of casualties and emergency room capacities
- h. Request buses for mass transportation of minor injuries (TO)
- i. Facilities
  - Do not disturb if possible
  - Notify coroner – Allegheny County
  - Assist in removal if requested
  - Assist in setting up a temporary morgue if requested
- j. Ambulances – Refer to Fire Department and EMS Resource List
- k. American Red Cross – Refer to Agencies Resource List
- l. Buses – Refer to Equipment Resource List
- m. Center for Disease Control – Refer to Agencies Resource List
- n. Allegheny County Civil Defense – Refer to Agencies Resource List
- o. State Regional Civil Defense Office – Refer to Agencies Resource List
- p. Coroner – Refer to Agencies Resource List
- q. Health Department – Refer to Agencies Resource List
- r. Helicopters – Refer to Patient Handling Resource List
- s. Hospitals – Refer to Patient Handling Resource List
- t. Lighting – Refer to Specialty Service List
- u. Media – Refer to Media Contacts Resource List
- v. Morgue – Refer to Agencies Resource List
- w. Nurses – Refer to Agencies Resource List



**SOUTH FAYETTE**  
T O W N S H I P  
A Community Growing Together



**Celebrating 175 Years  
of Local Government**

# 2017 Draft Budget



**Plus 2016 in Review**

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# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## About the Township

- Established 1842
- Population 15,504 (2015 US Census estimate)
- 20.95 square miles
- 70+ miles of roads
- Named for Revolutionary War General Lafayette
- Provides and supports public services and amenities such as:
  - ✓ Road Paving & Repairs
  - ✓ Snow Plowing
  - ✓ Parks & Recreation
  - ✓ Police & Fire
  - ✓ Magazine, Website & Social Media
  - ✓ Engineering, Planning, Building & Code Enforcement
  - ✓ Economic Development
  - ✓ Library
  - ✓ Recycling & Waste Collection





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments Awards & Grants



- **PA Governor's Award for Local Government Excellence**

- Website and social media innovation

- **International MarCom Awards – South Fayette Connect**

- Gold Award for “Government Magazine”
- Honorable Mention for “Magazine Writing”



- **Model School Resource Officer Agency Award - Police**

- Recognition from National Association of School Resource Officers

- **PennDOT Green Light Go! Grant**

- \$381,000 for adaptive traffic lights at 8 intersections

- **Allegheny County Conservation District Grant**

- \$212,000 for Sygan Road water flow improvements





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments



- ✓ Awarded contract for Star City demolition
- ✓ Launched automated recycling program
- ✓ Updated emergency management plan
- ✓ Coordinated ongoing conversion of 1,000+ street lights to LED
- ✓ Completed required state environmental permit applications for relocating Public Works garage
- ✓ Implemented required stormwater procedures
- ✓ Facilitated library refurbishment



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments

### Roads & Traffic

- ✓ Launched \$1 million annual road program
  - Completed improvements on 18 miles of road (25% of all twp. roads)
  - Repaired 143 storm inlets
- ✓ Maintained & plowed 70+ miles of roadway
- ✓ Progressed with Traffic Task Force
  - PennDOT started design for Washington Pike bridge/intersection
  - Newbury developer preparing to make I-79/Washington Pike/Route 50 lane improvements
- ✓ Started Sygan Road culvert replacement





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments



### Communications (10/27/16)

- ✓ Launched South Fayette Connect, the official township magazine
- ✓ Increased online visitors
  - Welcomed 105,000+ visitors to township website
  - Added 820+ Facebook fans and 170+ Twitter followers
- ✓ Addressed 650+ citizen Request Tracker submissions
- ✓ Updating township map & directory (funded by business ads)

### Building & Code Enforcement

- ✓ Utilized Request Tracker system for code issues
- ✓ Brought commercial building inspections in-house
- ✓ Processed 300+ building permits; generated \$252,826 in fees (09/30/16)
- ✓ Processed 24 land development permits; \$38,595 in fees (9/30/16)



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments *Commercial Development*

### Commercial Development

#### ✓ Newly Built Business Space

- Gateway Shops at Newbury Market – First Watch, Five Guys, Noodles & Co., Mt. Lebanon Dermatology of South Fayette, AT&T (more coming)
- The Crossings at South Fayette – Brentwood Bank, Jimmy John's (more coming)
- Kiddie Academy of South Fayette

#### ✓ New Businesses/Entrepreneurs

- Bend the Bridge Yoga, Adore Hair, Morgan's General, Lion's Den, etc.

#### ✓ Construction under way

- Beacon 1, an 80,000-square-foot, 4-story office building at Abele Business Park

#### ✓ Approved plans

- South Fayette Commons shopping center & Fairfield Inn
- Hastings project includes 75,000 square feet of commercial space





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments



### Recreation

- ✓ Launched Community Day, Touch-a-Truck, Movies in the Park
- ✓ Implemented online credit card registration for programs
- ✓ Increased Revenues (Oct. 2016)
  - Raised \$5,500 in sponsorships through SF Connect magazine ad incentives (11/8/16)
  - Increased overall event donations, sponsorships and vendor fees by 294%
  - Increased summer camp attendance by 9.7% and recreation program revenue by 4.6%

### Parks

- ✓ Awarded contracts for, and began building, new athletic fields & park off Seminary Avenue
- ✓ Renovated all baseball and softball infields and created yearly maintenance plan



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments *Community Day*



- ✓ Welcomed an estimated 2,000+ attendees
- ✓ Offered 80+ booths and free activities for children and adults
- ✓ Collected \$12,000+ from sponsorships and vendor fees to offset event costs
- ✓ Raised \$1,000 for SF Community Fund from raffle donations
- ✓ Included participation from local businesses, community groups, nonprofits, food vendors, athletic associations, historical society, senior citizens association and library
- ✓ Enjoyed 9 musical acts featuring SF residents and graduates
- ✓ Partnered with SF School District for buses and shuttles
- ✓ Formed 5-member Community Day Committee, plus organized event volunteers



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments



### Police

- ✓ Responded to 4,296 calls (10/21/2016)
- ✓ Established new community-oriented programs
  - Set up Internet Purchase Exchange Location
  - Installed medication disposal box
  - Collected 1,000 stuffed animals for children through Project Teddy Bear
- ✓ Conducted Civilian Response to Active Shooter Training
- ✓ Updated technology
  - Implemented in-car video camera system (offset by \$5,000 donation)
  - Established integrated wireless network
- ✓ Overhauled parking fee structure
- ✓ Hired 1 new officer
- ✓ Replaced 2 old cruisers with new SUVs



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments



### Public Works (10/21/2016)

- ✓ Answered 3,319 PA One Calls, up 300% from prior year
- ✓ Installed 73 new street name signs
- ✓ Continued upkeep of 6 parks with 380+ acres of land
- ✓ Added equipment
  - Stone chipper for road seal coating
  - 2016 JVC excavator for storm sewer and road repairs
  - 2016 Ford F550 dump truck with snow plow & salt spreader
- ✓ Completely rebuilt 2 trucks in-house, saving \$150,000+



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## 2016 Accomplishments *Bond Refinancing*

- Refinanced \$6.5 million from 2009 bond debt (Oct 2016)
- Generated savings of \$2.3 million
- Reduced payment period by 4 years
- Earned credit rating upgrade to AA

# AA

## STANDARD & POOR'S



Sortable Table Key	S&P
Highest grade credit	AAA
Very high grade credit	AA+ <b>AA</b> , AA-
High grade credit	A+, A, A-
Good credit grade	BBB+, BBB, BBB-
Speculative grade credit	BB+, BB, BB-
Very speculative credit	B+, B, B-
Substantial risks - In default	CCC+, CCC, CCC-, CC, C, D



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Looking Ahead *Challenges*

- Traffic congestion due to increased commercial and residential development
- Lack of park amenities and recreational space
- Increased medical insurance premium costs
- High cost of meeting union pension obligations
- Aged municipal facilities requiring repairs
- Lack of space for township programming and community events at the municipal complex





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Looking Ahead *Star City Site*

- Demolish vacant building by early 2017
- Work with developer, Horizon Properties Group, toward completing \$5 million sale of the 8-acre property
- Redevelopment project to result in at least \$25 million worth of commercial taxable property





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Looking Ahead *Public Works Garage Relocation*

- Submit land development applications to township in Fall 2016 for Treveskyn site
- Start construction late Spring 2017 and end Spring 2018
- Demolish existing Public Works garage Spring 2018





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Looking Ahead *Athletic Fields*

- \$1.7 million project to include 3 new multipurpose sports fields, walking path, fencing & parking
- Complete project Fall 2017
- Self-funded project; no borrowing needed





**SOUTH FAYETTE**  
T O W N S H I P

A Community Growing Together

# Looking Ahead

## *175<sup>th</sup> Anniversary*

### *(1842-2017)*

- Plan activities and create commemorative items
  - Celebration
  - Special Events
  - Signs
  - Merchandise
  - Anniversary Seals
  - Partnerships
  - Historical Education





**SOUTH FAYETTE**  
T O W N S H I P

A Community Growing Together

# Looking Ahead *Annual Road Plan*

**Dedicated Road Improvement  
Funding for 2017**

**\$1 million**





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Looking Ahead *Other Major Goals - 2017*



- Install adaptive traffic light system
- Implement first projects funded by Traffic Impact Fees from developers
- Keep ZIP codes but gain US Post Office permission to use “South Fayette” as ‘city’ name in all township mailing addresses
- Move forward with first phase of new Community Center and explore additional funding sources
- Update the Master Parks Plan to establish vision for parks facilities
- Expand Fairview Park with 70 acres of former Mayview State Hospital site
- Negotiate fair and prudent labor contracts with the police union and the public works union



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Financial Trends 2012-2016 YTD

in '000's	2012	2013	2014	2015	YTD 9/2016
Revenues	8,561	10,197	10,110	10,834	10,146
Growth %	12%	19%	-1%	7%	0%
Expenses	7,440	8,545	9,590	9,443	6,236
% of Revenues	86.9%	83.8%	94.9%	87.2%	61.5%
Fund Balance	1,122	1,652	520	1,392	3,909
% of Revenues	13.1%	16.2%	5.1%	12.8%	38.5%

### 2012 – 2016 Actual Results

- Revenues as of September 2016 have surpassed the 2016 budget target of \$10,061,617 (excluding TAN)
- Expenses for 2016 are expected to be in line with budget target
- Fund Balance is projected to be positive and will be used to continue to build reserves for capital spending and unexpected projects, and to build an appropriate undesignated fund balance (10% to 15% recommended) in accordance with Government Finance Officers Association (GFOA) guidelines
- Tax Anticipation Note (TAN) inflates revenue and expense by \$800k from 2013 through 2015



**SOUTH FAYETTE**  
T O W N S H I P

A Community Growing Together

# 2017 Draft Budget

**General Operating Budget**

**\$10.8 million**

**Property Tax Rate**

**4.48 mills**

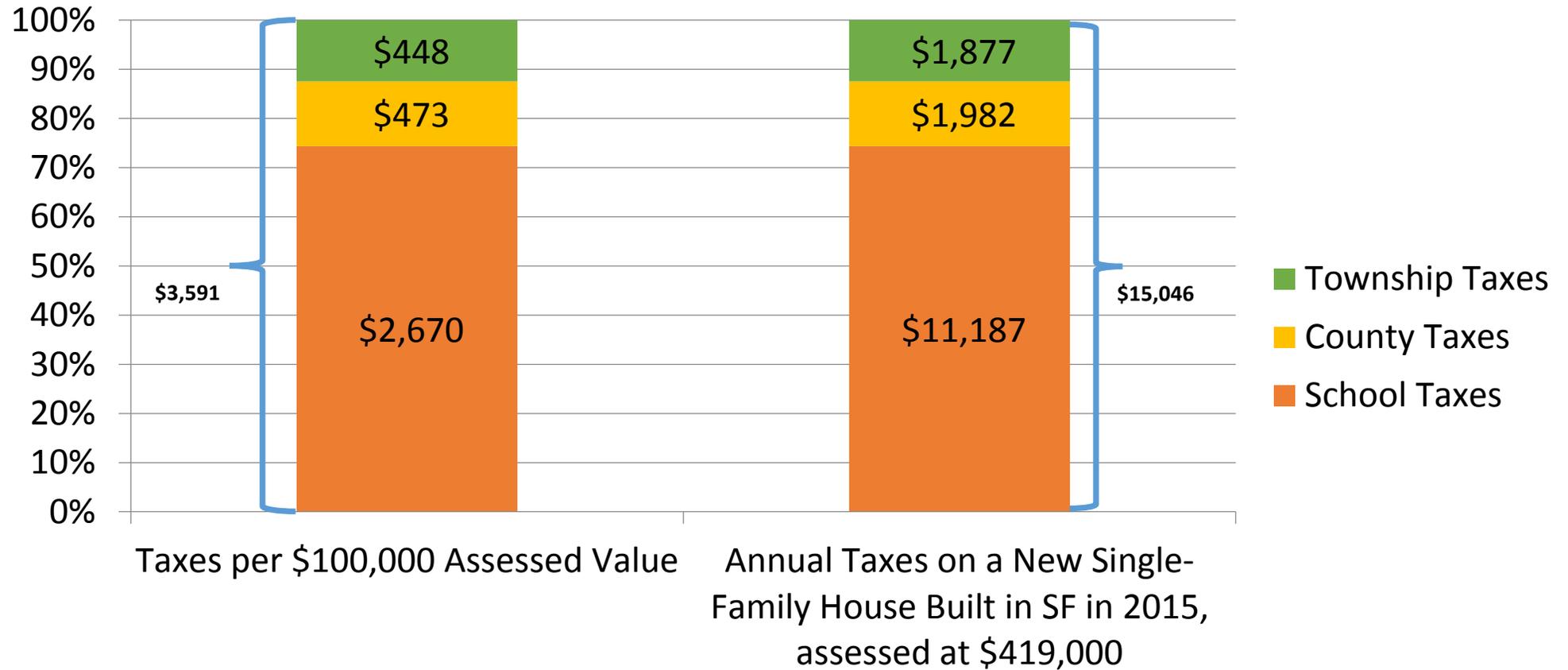




# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Where do my local taxes go?

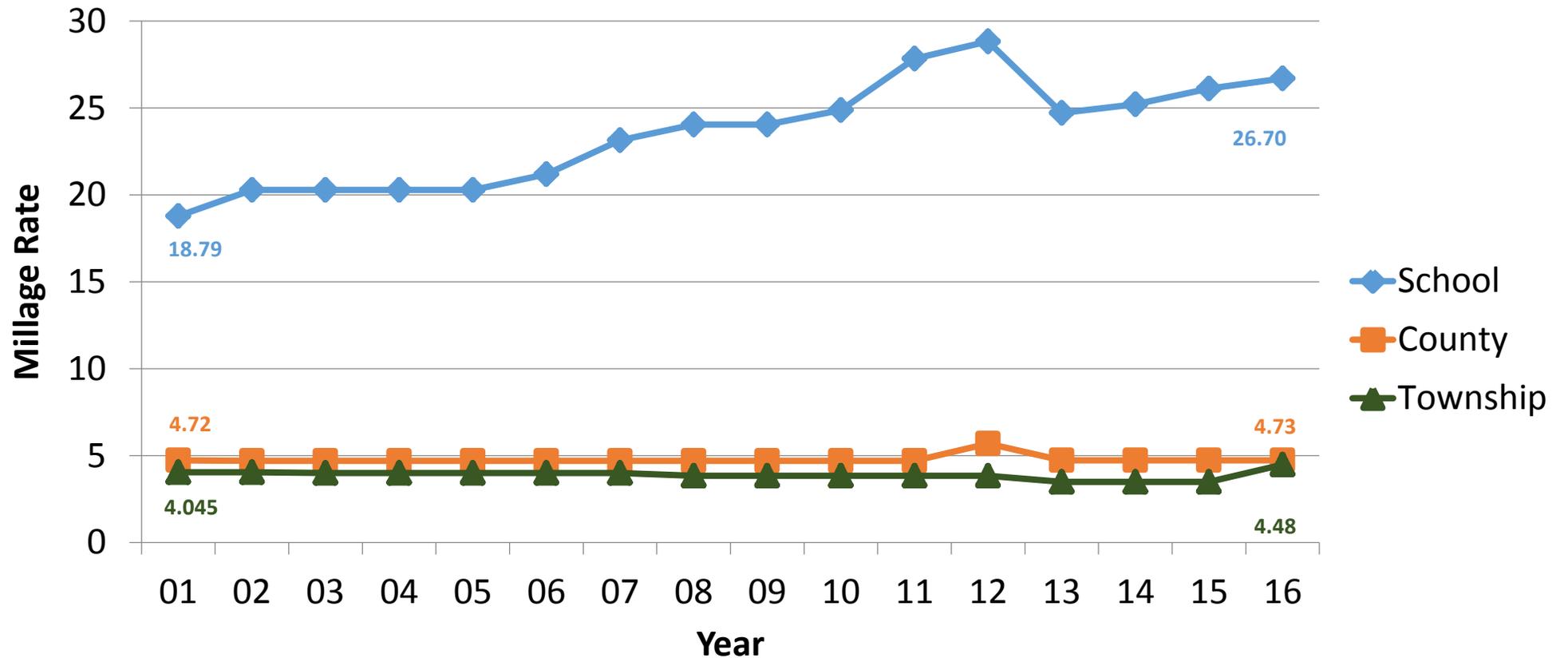




# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## A History of Tax Millage Rates Since 2001





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

# Summary 2017 Budget

	Actual 2012	Actual 2013	Actual 2014	Actual 2015	YTD 9/ 2016	Budget 2016	Budget 2017 v1
<b>Revenues in '000's</b>	8,561	10,197	10,110	10,834	10,146	10,862	10,797
<b>Growth %</b>	11.5%	19.1%	-0.9%	7.2%	0.4%	7.4%	-0.6%
Admin & Plant Expenses	-3,323	-3,987	-4,584	-4,397	-2,864	-5,652	-4,390
Police Expenses	-2,329	-2,492	-2,717	-2,800	-1,467	-2,750	-2,924
Public Works, Parks & Rec Expenses	-1,788	-2,066	-2,289	-2,246	-1,905	-2,460	-3,483
<b>Total Expense</b>	<b>-7,440</b>	<b>-8,545</b>	<b>-9,590</b>	<b>-9,443</b>	<b>-6,236</b>	<b>-10,862</b>	<b>-10,797</b>
<b>% of Revenues</b>	<b>86.9%</b>	<b>83.8%</b>	<b>94.9%</b>	<b>87.2%</b>	<b>61.5%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Fund Balance</b>	<b>1,122</b>	<b>1,652</b>	<b>520</b>	<b>1,392</b>	<b>3,909</b>	<b>0</b>	
<b>% of Revenues</b>	<b>13.1%</b>	<b>16.2%</b>	<b>5.1%</b>	<b>12.8%</b>	<b>38.5%</b>	<b>0.0%</b>	

### Budget 2017 vs. Budget 2016

- Revenue growth of \$735k (excluding TAN) includes additional real estate tax +\$422k, EIT & LST +\$160k, real estate transfer tax +\$60k, pension & fire aid +\$34k, RAD +\$18k, recreation programs +\$14k, permits & fees +\$12k, licenses +\$12k
- Administrative expense decrease of \$1.26 million includes transfer of \$875k paving to PW and removal of \$800k TAN offset by increased costs in healthcare +\$125k, budgetary reserve +\$120k, Commercial Code position +\$92k (offset by revenues), addition of 2 PT receptionists +\$38k, third-party review fees +\$30k (offset by revenue), legal +\$25k, trash +\$20k
- Police expense increase of \$174k due to MMO +\$45k, healthcare +\$43k, 4 new hires step-up salary +\$40k, CBA wage increase +\$45k
- Public Works and Parks & Rec expense increase of \$146k (considering paving reclassification) due to health insurance +\$77k, CBA wage increase +\$56k, addition of 2 PT seasonal employees +\$42k, park operations +\$17k, Community Day funding +\$14k (partial revenue offset), offset by decreases in street light usage costs transferred to FT Fund -\$36k and snow removal -\$20k (General Fund portion only)



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Staffing

Headcount	12/31/2016			Activity			12/31/2017		
	FT	PT	Total	FT	PT	Total	FT	PT	Total
Administration	4	2	6	0	2	2	4	4	8
Engineering	3	0	3	0	0	0	3	0	3
Code	2	0	2	0	0	0	2	0	2
Police	17	0	17	0	0	0	17	0	17
Parks/Public Works	16	10	26	0	2	2	16	12	28
Recreation	1	4	5	0	0	0	1	4	5
<b>Total Township</b>	<b>43</b>	<b>16</b>	<b>59</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>43</b>	<b>20</b>	<b>63</b>

### Headcount - Analysis

- Administration – addition of 2 PT receptionists
- Code – addition of Commercial Code Inspector in 4<sup>th</sup> quarter 2016
- Police – 1 new officer hired in 2016
- Parks – addition of 2 PT seasonal employees for park maintenance
- Public Works – 4 retirements in 2017 => new hires



# Staff Addition Scenarios 2017



## New Full-Time Police Officer

2017 cost with benefits = \$171,000

Would require raising taxes **0.14 mill**

*(\$14 per \$100,000 in assessed property value)*



## New Full-Time Public Works Laborer/Truck Driver

2017 cost with benefits = \$102,000

Would require raising taxes **0.09 mill**

*(\$9 per \$100,000 in assessed property value)*



*\*Does not reflect annual cost increases and retirement costs for future years\**



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Revenues

Revenue Sources in '000's	Actuals					Budget	
	2012	2013	2014	2015	YTD 9/2016	2016	2017
Real Estate Taxes	3,976	4,550	4,186	4,453	5,639	5,329	5,752
Other Taxes	3,401	3,518	3,649	3,996	3,016	3,407	3,627
Bus License, Permit, Franchise	327	346	360	382	319	360	377
State Grants & RAD	248	273	413	324	249	274	291
State Revenues	12	14	14	13	-	14	15
State Aid - Fire & Pension	285	317	276	285	339	302	336
Engineering & Code	184	211	226	318	330	174	169
Public Safety & Violations	49	39	45	115	105	94	108
Winter Maintenance	63	84	66	49	23	35	35
Recreation	7	37	38	78	76	68	82
Tax Anticipation Note (TAN)	-	800	800	800	-	800	-
Other Miscellaneous	9	8	38	20	50	5	5
<b>Total Revenues</b>	<b>8,561</b>	<b>10,197</b>	<b>10,110</b>	<b>10,834</b>	<b>10,146</b>	<b>10,862</b>	<b>10,797</b>

### Revenue Analysis

- Real estate (property) tax revenue increase is projected based upon commercial and residential growth within the township
- Other tax revenue increase is driven by EIT & real estate transfer taxes, based upon residential sales and growth
- Tax Anticipation Note (TAN) removed from Budget 2017 revenue and expense

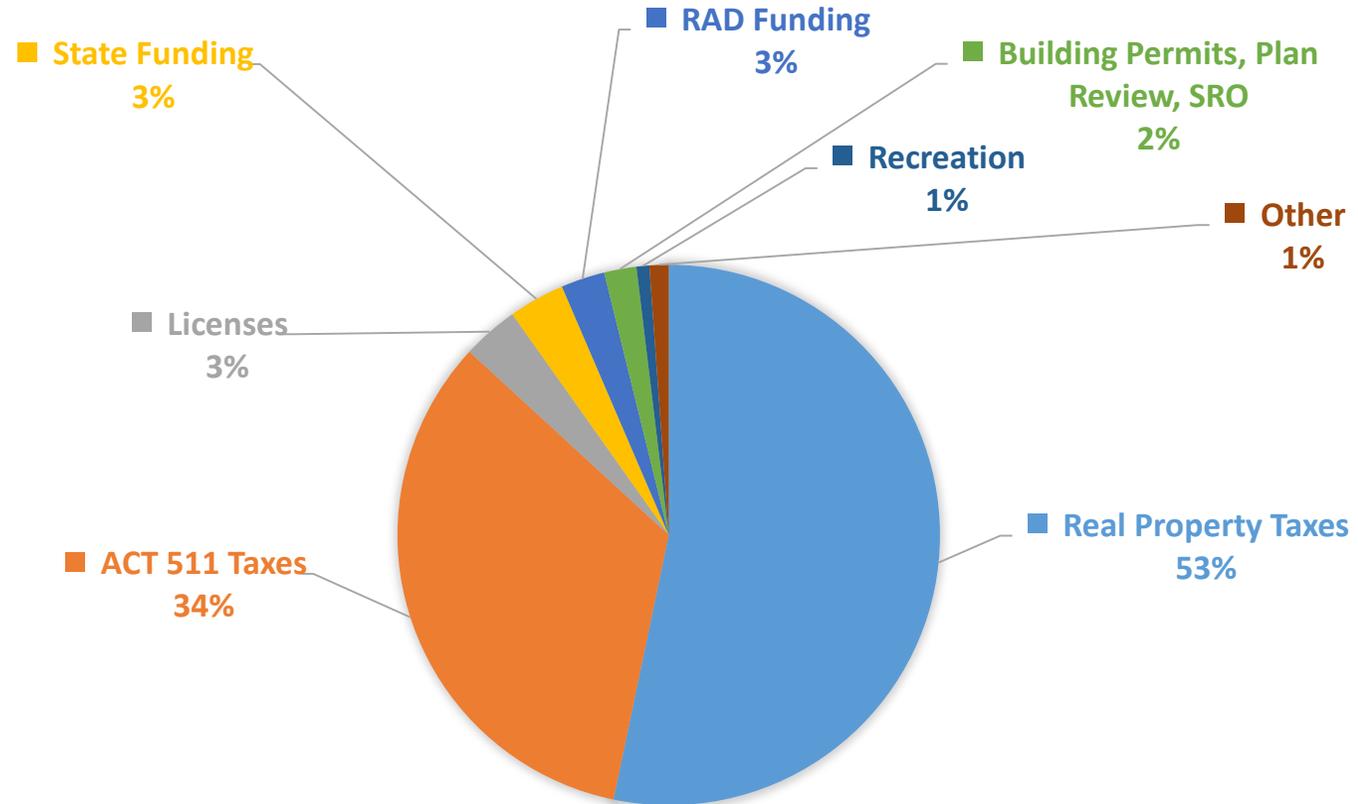


# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Revenue by Category

**\$10,797,105  
PROPOSED  
2017 BUDGET**



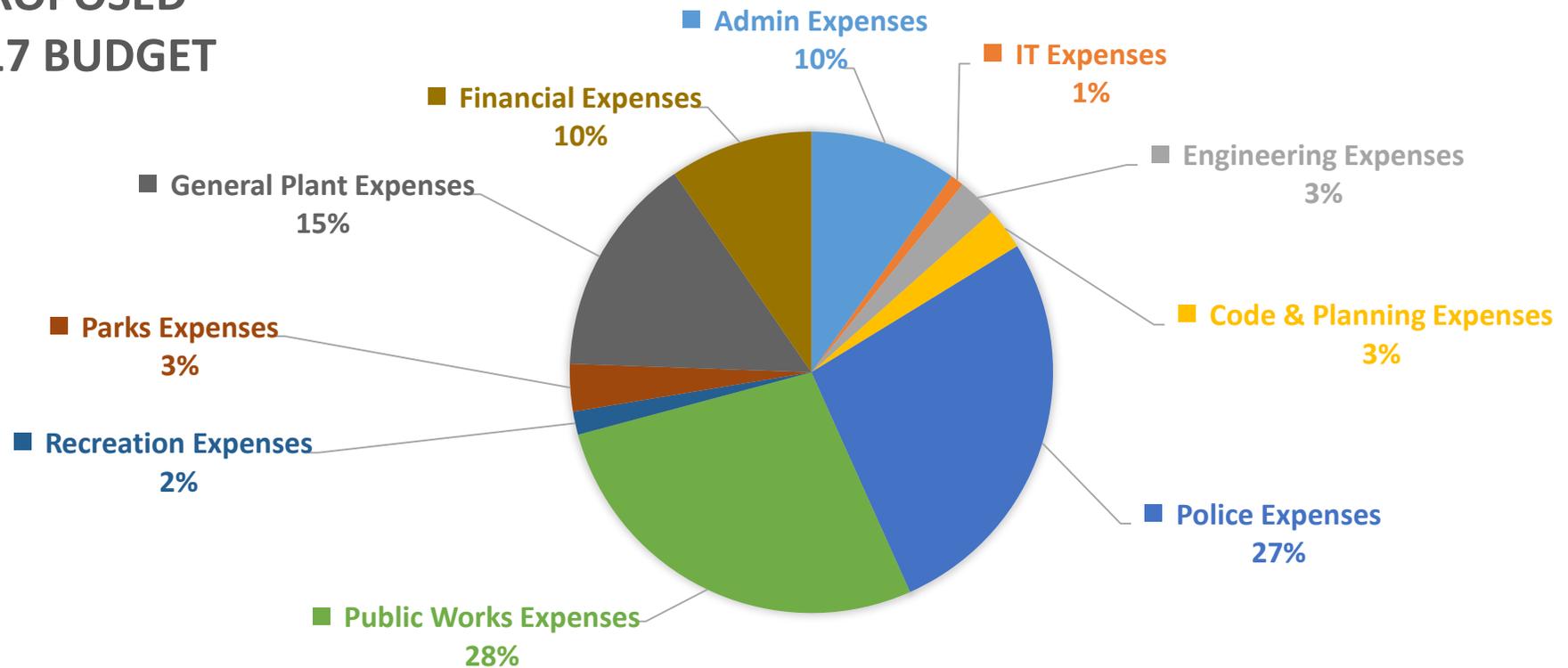


# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Spending by Category

**\$10,797,105**  
**PROPOSED**  
**2017 BUDGET**





# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Administrative Expense

Administrative Expense (in '000's)	Actual 2014	%	Actual 2015	%	YTD 9/2016	%	Budget 2017	%
Personnel Costs	297	35.3%	337	37.6%	281	37.6%	442	38.0%
Employee Benefits	82	9.8%	88	9.8%	59	7.9%	106	9.1%
Materials & Supplies	27	3.2%	30	3.4%	31	4.2%	42	3.6%
Community Development & Magazine	14	1.7%	17	1.9%	17	2.3%	48	4.1%
Audit & Legal	111	13.1%	121	13.5%	82	11.0%	114	9.8%
Taxes	101	11.9%	118	13.2%	77	10.3%	114	9.8%
Information Technology	54	6.4%	54	6.1%	60	8.0%	98	8.4%
Building Maintenance & Utilities	101	12.0%	74	8.2%	81	10.9%	121	10.4%
Insurance	12	1.4%	12	1.4%	8	1.1%	9	0.8%
Training, Travel, & Dues	36	4.3%	37	4.1%	45	6.0%	56	4.8%
Other Expense	7	0.8%	9	1.0%	5	0.7%	11	1.0%
<b>Total Department Expense</b>	<b>843</b>	<b>100%</b>	<b>896</b>	<b>100%</b>	<b>748</b>	<b>100%</b>	<b>1,162</b>	<b>100%</b>

### Expense Analysis

- 2017 personnel costs include addition of 2 PT receptionists
- 2016 actuals reflect conversion of Community Development Director from PT to FT
- Employee Benefits category reflects 15% increase in health insurance costs
- Community Dev includes \$5k for 175<sup>th</sup> Anniversary, \$24k for South Fayette Connect magazine
- IT reflects new infrastructure and security costs
- Utilities include proposed 10% electric rate increases



# Engineering, Planning & Code Expense

Engineer, Plan & Code Dept. Expense (in '000's)	Actual 2014	%	Actual 2015	%	YTD 9/2016	%	Budget 2017	%
<b>Personnel Costs</b>	181	53.1%	196	55.0%	180	56.3%	344	58.3%
Employee Benefits	49	14.4%	51	14.3%	58	18.1%	129	21.8%
Materials & Supplies	1	0.2%	2	0.6%	0	0.1%	2	0.3%
Vehicle Expenses	4	1.2%	6	1.6%	3	0.9%	6	1.0%
Consultants & Projects	68	20.0%	72	20.2%	61	19.2%	67	11.3%
Legal	26	7.7%	18	5.1%	10	3.1%	12	2.0%
Telephone	2	0.7%	2	0.7%	2	0.6%	4	0.6%
Advertising & Printing	4	1.2%	2	0.7%	4	1.2%	3	0.6%
Computer & Map/GIS Expense	3	0.9%	4	1.1%	0	0.0%	4	0.7%
Other Expense	3	0.7%	3	0.7%	1	0.4%	20	3.4%
<b>Total Department Expense</b>	<b>341</b>	<b>100%</b>	<b>357</b>	<b>100%</b>	<b>320</b>	<b>100%</b>	<b>590</b>	<b>100%</b>

### Expense Analysis

- 2017 personnel costs and benefits reflect addition of Commercial Code Inspector 4Q 2016, offset by inspection revenue previously outsourced
- 2016 actuals reflect conversion of Engineer Assistant from PT to FT and transfer of Engineering Administrative Assistant from Admin
- Other expenses include \$14k for emergency demolitions



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Police Expense

Police Dept. Expense (in '000's)	Actual 2014	%	Actual 2015	%	YTD 9/2016	%	Budget 2017	%
Personnel Costs	1,788	65.8%	1,848	66.0%	1,141	77.7%	1,824	62.4%
Employee Benefits	756	27.8%	805	28.7%	216	14.8%	935	32.0%
Materials & Supplies	19	0.7%	23	0.8%	20	1.4%	29	1.0%
Vehicle Expenses	71	2.6%	52	1.9%	35	2.4%	62	2.1%
Uniforms	15	0.6%	19	0.7%	15	1.0%	14	0.5%
Equipment Expenses	20	0.7%	12	0.4%	12	0.8%	15	0.5%
Telephone	11	0.4%	10	0.4%	9	0.6%	14	0.5%
Insurance	6	0.2%	6	0.2%	9	0.6%	11	0.4%
Training, Travel, & Dues	9	0.3%	13	0.5%	4	0.3%	9	0.3%
Computer Expense	7	0.3%	6	0.2%	2	-0.1%	3	0.1%
Other Expense	15	0.6%	5	0.2%	7	0.5%	10	0.3%
<b>Total Department Expense</b>	<b>2,717</b>	<b>100%</b>	<b>2,800</b>	<b>100%</b>	<b>1,467</b>	<b>100%</b>	<b>2,924</b>	<b>100%</b>

### Expense Analysis

- Employee costs represent 95% of total police budget
- Personnel cost decrease driven by 2015 retirement of 3 senior officers, replaced by 3 new hires at step-up salary 95%, and one new hire in 2016 at 85% step-up
- Employee Benefits reflect 15% increase in health insurance costs, \$50k additional pension obligation, total MMO \$590k



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Public Works Expense

Public Works Dept. Expense (in '000's)	Actual 2014	%	Actual 2015	%	YTD 9/2016	%	Budget 2017	%
Personnel Costs	1,033	57.5%	1,015	54.5%	783	49.8%	1,117	37.6%
Employee Benefits	363	20.2%	334	18.0%	255	16.2%	428	14.4%
Materials & Supplies	23	1.3%	24	1.3%	36	2.3%	44	1.5%
Vehicle Expenses	181	10.0%	160	8.6%	145	9.3%	198	6.6%
Uniforms	16	0.9%	17	0.9%	15	0.9%	20	0.7%
Equipment	2	0.1%	-	0.0%	-	0.0%	2	0.1%
Snow & Ice	51	2.8%	41	2.2%	8	0.5%	60	2.0%
Road Maintenance	51	2.9%	186	10.0%	268	17.0%	1,013	34.1%
Traffic Signals, Street Lights & Signs	20	1.1%	27	1.5%	21	1.4%	34	1.1%
Storm Water	52	2.9%	52	2.8%	36	2.3%	50	1.7%
Other Expense	5	0.3%	5	0.3%	3	0.2%	6	0.2%
<b>Total Department Expense</b>	<b>1,798</b>	<b>100%</b>	<b>1,862</b>	<b>100%</b>	<b>1,570</b>	<b>100%</b>	<b>2,971</b>	<b>100%</b>

### Expense Analysis

- Personnel costs increase driven by 4 retirements 4Q 2016 to 4Q 2017 and necessary overlap of positions for training
- Employee benefits reflect 15% increase in health insurance costs
- Vehicle maintenance continues to be a significant cost
- Harsh winters have required increased budget investment in snow removal materials and labor
- \$1,000,000 budget dedicated to completing road improvements and maintenance



## Parks & Rec Expense

Parks & Rec Dept. Expense (in '000's)	Actual 2014	%	Actual 2015	%	YTD 9/2016	%	Budget 2017	%
Personnel Costs	185	37.7%	196	51.2%	141	42.2%	239	46.7%
Employee Benefits	83	16.8%	59	15.5%	48	14.4%	73	14.3%
Materials & Supplies	22	4.4%	26	6.8%	15	4.5%	34	6.5%
Vehicle Expenses	15	3.1%	13	3.3%	2	0.5%	9	1.8%
Events	12	2.5%	26	6.8%	31	9.3%	39	7.6%
Recreation Programs	16	3.2%	29	7.4%	33	9.8%	37	7.2%
Park Improvements	137	27.9%	11	2.9%	39	11.7%	34	6.6%
Portable Toilets & Maintenance	9	1.8%	6	1.6%	4	1.3%	15	2.8%
Utilities	11	2.3%	16	4.2%	13	3.9%	23	4.6%
Other Expense	2	0.3%	2	0.4%	8	2.3%	9	1.8%
<b>Total Department Expense</b>	<b>491</b>	<b>100%</b>	<b>384</b>	<b>100%</b>	<b>335</b>	<b>100%</b>	<b>512</b>	<b>100%</b>

### Expense Analysis

- Personnel costs reflect addition of 2 PT seasonal employees for parks maintenance
- Employee benefits reflect 15% increase in health insurance costs
- Events include South Fayette Community Day, egg hunt, fireworks display, Movies in the Park, Touch-a-Truck and Trunk-or-Treat
- Recreation program expense increase driven by additional program revenues due to multiple program offerings such as new children's programs with sports, art, Lego, and engineering camps as well as adult programming with various bus trips, kettlebell, yoga and other fitness offerings
- Park improvements planned include annual maintenance of fields \$30k and tennis courts power wash & paint \$4k



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Other Expense

Other Expense (in '000's)	Actual 2014	%	Actual 2015	%	YTD 9/2016	%	Budget 2017	%
Fire Department Expense	447	13.1%	449	14.3%	327	18.2%	461	17.5%
Trash Collection	922	27.1%	986	31.4%	807	44.9%	1,142	43.3%
Library	105	3.1%	113	3.6%	88	4.9%	120	4.5%
Debt Principal & Interest	1,348	39.6%	1,346	42.8%	394	21.9%	546	20.7%
Liability Insurance	9	0.3%	10	0.3%	8	0.4%	9	0.3%
Workers Comp & Unemployment	180	5.3%	186	5.9%	134	7.5%	190	7.2%
Transfer to Capital Reserve/Tax Escrow	348	10.2%	-	0.0%	-	0.0%	119	4.5%
Other Expense	41	1.2%	54	1.7%	38	2.1%	50	1.9%
<b>Total Department Expense</b>	<b>3,400</b>	<b>100%</b>	<b>3,144</b>	<b>100%</b>	<b>1,796</b>	<b>100%</b>	<b>2,638</b>	<b>100%</b>

### Expense Analysis

- Fire department \$461k represents 5% increase over 2016 funding of the four township volunteer fire departments, including fire hydrant rental from water company of \$100,000 annually
- Library contribution from the township increased 3% over 2016
- Trash reflects new rates for 2016 contract, +20k over 2016 projections, removed 2 leaf collection days to minimize increase
- Debt for YTD 2016 and budget 2017 excludes TAN loan from previous years due to better cash flow
- Transfer to capital reserve budgeted to fund future years projects and equipment



# SOUTH FAYETTE T O W N S H I P

A Community Growing Together

## Other Funds

- **Capital Reserve** – to fund equipment, vehicle purchases and special projects
- **Community Center Development** – to fund new Community Center
- **Developer's Escrow** – to track monies deposited by developers for projects in progress
- **Hickory Heights** – represents revenues generated from contributions toward road repair collected through each building permit issued from Parkes Farm and Berkshires
- **Park Improvement** – monies from the 2009 Boys Home Development Rights Easement sale to fund park improvements
- **Police Pension** – accounts for pension contributions and related administrative expenses
- **Recreation Fee in Lieu** – for collection and expenditure of fees from developers in lieu of meeting the open space requirement
- **State Highway** – to track the annual appropriation from the state, based upon the number of municipal road miles, population and the amount allocated for state turn back roads (also known as Liquid Fuels Fund)
- **Tax Escrow** – money allocated for real estate tax appeals related to 2013 county-wide assessment
- **Traffic Impact** – to track monies deposited by developers for traffic enhancements



# SOUTH FAYETTE T O W N S H I P

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# Capital Reserve

## Capital Expense Budget

- Expansion of Morgan Park for property acquisition related to Community Center plan
- Park Improvements – resurfacing courts & playground, AEDs, fencing and picnic tables
- Three new police Explorer SUVs
- Public Works garage – partial project funding
- Public Works additions, including Tandem Dump Truck (used), Small Dump Truck (new), Sidecutter (used), Loader (used)
- One-time retirement costs per Public Works CBA
- \$1,000,000 road improvements budgeted in General Fund

Capital Reserve	Expense Budget	
	2017	Dept
Stormwater	20,000	Eng
Code/Const Std Update	50,000	Eng
Digitization of Records	25,000	Admin
Phone System - replace	15,000	Admin
IT Infrastructure	23,200	Admin
Morgan Park Expansion	200,000	Parks
Park Improvements	197,950	Parks
Vehicles - Police	119,400	Police
Surveillance Cameras	12,600	Police
Bicycles & Rack	7,000	Police
New Garage - partial	250,000	PW
Vehicles – Public Works	185,000	PW
Retirements - CBA costs	95,772	PW
Misc. Tools	10,000	PW
<b>Total Capital</b>	<b>1,210,922</b>	



# SOUTH FAYETTE T O W N S H I P

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## Other Funds

Other Funds in '000's	Comm Center	Develop Escrow	Park Improve	Rec in Lieu
Beginning Balance	2,456	293	1,041	32
Developer Payments	4,975	75	-	-
Grants, Rentals and Interest	3,006	-	425	21
Community Center - Phase 1	- 7,400	-	-	-
Public Works Garage	- 1,250	-	-	-
Property Acquisition	- 70	-	- 1,275	-
General Fund Reimbursement	-	- 8	-	-
Engineering Review Fees	-	- 60	-	-
Refunds	-	- 5	-	-
Multipurpose Fields	- 1,701	-	- 190	-
Master Parks Plan	-	-	-	- 45
Fairview VFD Contribution	-	-	-	- 6
<b>Ending Fund Balance 12/31/2017</b>	<b>16</b>	<b>295</b>	<b>1</b>	<b>2</b>

### Other Funds

- Community Center includes sale of property to Horizon
- Community Center Fund also includes PW garage and multipurpose fields construction projects
- \$425k grant from DCNR to help fund Fairview Park expansion
- Property acquisitions are for Public Works garage, Morgan Park and Mayview property for parks improvements
- \$190k for multipurpose fields construction inspection and contingency



# SOUTH FAYETTE T O W N S H I P

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## Other Funds

Other Funds in '000's	Police Pension	State Highway	Tax Escrow	Traffic Impact
<b>Beginning Balance</b>	26	200	208	736
<b>Contributions/Developer Payments</b>	85	471	-	225
<b>Federal Taxes Withheld</b>	- 36	-	-	-
<b>Administrative Fees/Refunds</b>	- 10	-	- 50	-
<b>Transfer to Police Pension</b>	- 50	-	-	-
<b>Public Sidewalk Improvements</b>	-	-	-	-
<b>Street Lighting</b>	-	- 231	-	-
<b>Salt</b>	-	- 240	-	-
<b>Wash Pike Bridge/Road Widening</b>	-	-	-	- 200
<b>Adaptive Traffic Signal Conversion</b>	-	-	-	- 388
<b>Washington Pike/Traffic Task Force</b>	-	-	-	- 20
<b>Ordinance Review &amp; Update</b>	-	-	-	- 20
<b>Projects Design Coordinator</b>	-	-	-	- 80
<b>Traffic Improvement Project</b>	-	-	-	- 250
<b>Ending Fund Balance 12/31/2017</b>	15	200	158	4

### Other Funds

- 2 major Traffic Impact projects planned for 2017 to reduce congestion
- Police Pension includes transfer of contributions to Investment Fund
- Liquid Fuels contributions from state for tax allocation of \$417k and turn back of \$53.2k
- Propose closing Hickory Heights Fund and transfer funds to Capital Reserve



**SOUTH FAYETTE**  
T O W N S H I P  
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# Board of Commissioners

## *2017 Budget*

### *Adoption Schedule*

**Nov 9, 2016, 7 p.m. – Workshop Meeting:** Draft Budget Introduction

**Nov 16, 2016, 6 p.m. – Public Hearing:**  
Draft Budget Presentation and Public Comment

**Nov 16, 2016, 7 p.m. – Voting Meeting:** Discuss & Advertise Draft Budget

**Dec 7, 2016, 7 p.m. – Workshop Meeting:** Discuss Draft Budget

**Dec 14, 2016, 7 p.m. – Voting Meeting:** Adopt Final Budget



**SOUTH FAYETTE**  
T O W N S H I P

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# Questions?

[www.SouthFayettePA.com/budget](http://www.SouthFayettePA.com/budget)

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<b>Budget Summary</b>								
<b>South Fayette Township</b>								
<b>2017</b>								
							<b>@ 9/30/16</b>	
<b>Account</b>		<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>
Revenue		8,561,494.30	10,197,062.01	10,109,557.61	10,834,443.08	10,861,616.94	10,145,927.02	10,797,105.58
Admin Expenses	400, 401, 403, 404, 409	679,828.33	690,681.29	787,884.50	841,617.72	937,023.41	687,690.67	1,064,235.00
IT Expenses	407	1,697.50	50,839.75	54,323.08	54,408.08	94,400.00	59,912.32	97,839.00
Engineering Expenses	408	171,178.12	138,634.16	148,622.58	164,911.07	294,908.20	178,647.61	284,980.00
Code & Planning Expenses	413-414	121,854.19	148,926.40	192,820.70	192,192.16	171,956.29	141,324.83	304,700.00
Police Expenses	410	2,328,855.25	2,491,737.18	2,717,057.40	2,799,844.95	2,749,638.36	1,467,230.80	2,924,074.99
Public Works Expenses	430-439	1,481,406.94	1,674,474.37	1,798,007.33	1,862,187.69	2,045,308.72	1,570,360.38	2,971,150.00
Recreation Expenses	452	100,143.15	122,332.70	106,680.86	126,703.92	133,367.83	124,572.10	168,055.00
Parks Expenses	454	206,235.69	269,048.13	383,884.38	256,940.99	281,162.46	210,310.97	343,840.00
General Plant Expenses	411, 421, 427	1,268,532.92	1,241,687.02	1,369,009.23	1,434,808.42	1,559,713.85	1,134,138.35	1,603,878.55
Financial Expenses	456, 471, 472, 475, 486, 487, 491	1,080,161.74	1,716,693.41	2,031,307.22	1,709,038.28	2,594,137.82	662,260.35	1,034,353.04
Total Fund Balance - General Fund		1,121,600.47	1,652,007.60	519,960.33	1,391,789.80	(0.00)	3,909,478.64	0.00
Total Expenses - General Fund		7,439,893.83	8,545,054.41	9,589,597.28	9,442,653.28	10,861,616.94	6,236,448.38	10,797,105.58
			agrees to 2013 financials	agrees to 2014 financials	agrees to 2015 financials	agrees to 2016 financials	agrees to 9/2016 financials	

<b>Budget Revenue Worksheet</b>								
<b>South Fayette Township</b>								
<b>Budget 2017</b>								
							<b>@ 9/30/16</b>	
		<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>
<b>(301) REAL PROPERTY TAXES</b>								
01-301-100	Current Year	3,457,930.18	3,950,267.04	4,020,000.00	4,136,828.85	5,178,703.25	5,400,000.00	5,551,575.02
01-301-105	Interim Real Estate Taxes	4,291.02	-	2,716.35	31,701.69	20,000.00	26,991.45	25,000.00
01-301-110	Prior Year	178,060.68	183,585.95	37,501.07	52,189.66	30,000.00	71,510.85	50,000.00
01-301-130	Delinquent Taxes	299,972.95	414,346.71	125,603.63	232,758.74	100,000.00	140,639.71	125,000.00
		<b>3,940,254.83</b>	<b>4,548,199.70</b>	<b>4,185,821.05</b>	<b>4,453,478.94</b>	<b>5,328,703.25</b>	<b>5,639,142.01</b>	<b>5,751,575.02</b>
<b>(310) ACT 511 TAXES</b>								
01-310-140	Real Estate Transfer Tax	381,975.48	447,155.12	442,272.38	697,610.56	415,000.00	469,404.97	475,000.00
01-310-155	Earned Income Tax - Current	2,807,825.60	2,795,175.82	2,938,102.01	3,038,490.42	2,750,000.00	2,348,224.26	2,900,000.00
01-310-160	LST (current & delinquent)	199,555.71	264,073.53	256,509.87	247,772.63	230,000.00	186,393.40	240,000.00
01-310-170	Mechanical Devices Tax	11,300.00	11,650.00	11,850.00	12,350.00	12,000.00	11,950.00	12,000.00
		<b>3,400,656.79</b>	<b>3,518,054.47</b>	<b>3,648,734.26</b>	<b>3,996,223.61</b>	<b>3,407,000.00</b>	<b>3,015,972.63</b>	<b>3,627,000.00</b>
<b>(321) LICENSES</b>								
01-321-180	Miscellaneous Permits	5,212.80	5,189.00	1,000.00	2,055.00	1,000.00	9,060.00	5,000.00
01-321-185	Dog Licenses	2,665.00	2,340.00	1,960.00	1,580.00	1,000.00	1,309.50	1,000.00
01-321-190	Transit Shelters	7,874.05	8,167.61	8,122.95	8,087.80	8,000.00	9,034.14	8,000.00
01-321-200	Cable TV Franchise	305,371.84	323,071.67	339,120.74	349,757.11	340,000.00	267,207.73	348,000.00
		<b>321,123.69</b>	<b>338,768.28</b>	<b>350,203.69</b>	<b>361,479.91</b>	<b>350,000.00</b>	<b>286,611.37</b>	<b>362,000.00</b>
<b>(322) NON BUSINESS LICENSES &amp; PERMIT</b>								
01-322-210	Street Opening Permits	5,614.00	7,471.00	9,897.00	20,736.00	10,000.00	32,732.91	15,000.00
<b>(331) FINES</b>								
01-331-220	Vehicle/Ordinance Violations	45,916.06	36,277.75	39,993.18	36,466.83	21,000.00	23,546.93	30,000.00
<b>(341) INTEREST EARNINGS</b>								
01-341-230	Interest Earnings	2,139.17	3,275.91	2,799.88	2,369.66	2,025.00	1,936.27	2,100.00
<b>(342) RENTS AND ROYALTIES</b>								
01-342-200	Rent of SF Property	864.00	864.00	500.00	864.00	864.00	700.00	700.00
<b>(351) FEDERAL GRANTS</b>								
01-351-552	Federal Grants	-	-	117,516.20	-	-	-	-
<b>(354) STATE CAPITAL &amp; OP GRANTS</b>								
01-354-550	State Capital & Operating Grant	17,113.00	21,962.00	8,460.00	12,025.00	10,000.00	12,385.00	9,400.00
<b>(355) STATE SHARED REVENUE</b>								
01-355-240	Public Utility Realty Tax	8,962.40	9,624.07	10,530.21	9,450.00	10,000.00	-	9,000.00
01-355-250	Alcoholic Beverage Tax	3,100.00	4,600.00	3,400.00	4,000.00	4,000.00	-	6,400.00
01-355-265	Foreign Fire Insurance	88,602.71	99,653.12	94,135.71	100,952.34	90,000.00	102,657.33	100,000.00
01-355-267	Pension State Aid Allocation	196,686.03	217,524.08	182,015.96	184,279.23	211,724.82	236,230.89	236,230.56
		<b>297,351.14</b>	<b>331,401.27</b>	<b>290,081.88</b>	<b>298,681.57</b>	<b>315,724.82</b>	<b>338,888.22</b>	<b>351,630.56</b>
<b>(357) LOCAL GOVERNMENT GRANTS</b>								
01-357-601	Allegheny Cty Sales Tax - RAD	231,029.14	251,470.07	286,863.61	312,225.93	264,000.00	236,568.66	282,000.00
<b>(361) GENERAL GOVERNMENT</b>								
01-361-300	Engineering Review Fees	34,284.16	30,048.61	1,185.00	41,464.64	15,000.00	19,618.74	7,500.00
01-361-301	Zoing Apps/Land Development	16,392.32	9,630.00	20,991.40	55,715.21	18,000.00	38,595.55	20,000.00
01-361-310	Sale of Maps, Supplies, Etc	2,458.50	2,849.77	702.00	1,104.25	1,000.00	1,551.75	1,000.00

		<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>@ 9/30/16 2016 YTD</b>	<b>2017 Budget</b>
01-361-330	Lein Letter Fees	7,640.00	8,160.00	9,635.00	11,855.00	10,000.00	8,375.00	10,000.00
		60,774.98	50,688.38	32,513.40	110,139.10	44,000.00	68,141.04	38,500.00
<b>(362) PUBLIC SAFETY</b>								
01-362-360	Sale of Police Reports	2,656.00	2,325.00	4,803.72	3,200.00	2,500.00	2,665.00	2,500.00
01-362-380	Building Permits	117,271.94	153,516.70	183,521.18	194,517.10	120,000.00	252,826.40	65,000.00
01-362-NEW	3rd Party Plan Review	-	-	-	-	-	-	55,000.00
01-362-382	PA Surcharge	(124.00)	320.00	(84.00)	92.00	-	324.00	-
01-362-410	Alarm Permits	360.00	330.00	350.00	610.00	300.00	300.00	300.00
01-362-450	Occupancy & Use Permits	5,990.00	6,815.00	9,920.00	13,389.00	10,000.00	9,100.00	10,000.00
01-362-500	School Resource Officer	-	-	-	75,285.88	70,000.00	78,539.62	75,000.00
		126,153.94	163,306.70	198,510.90	287,093.98	202,800.00	343,755.02	207,800.00
<b>(363) HIGHWAY &amp; STREETS</b>								
01-363-390	PennDot Comp Maint Agreement	19,893.31	19,893.31	-	-	-	-	-
01-363-400	PennDot Winter Maint Agreement	17,486.57	22,414.56	20,876.19	8,067.12	18,149.87	19,121.88	18,000.00
		37,379.88	42,307.87	20,876.19	8,067.12	18,149.87	19,121.88	18,000.00
<b>(364) SANITATION</b>								
01-364-560	Recycling Operations	400.42	654.04	50.00	810.00	-	940.00	-
<b>(367) RECREATION</b>								
01-367-430	Use of Park Facilities	2,010.00	5,000.00	12,694.00	26,275.00	16,500.00	16,412.50	14,950.00
01-367-550	Instructed Classes/Programs	-	-	-	-	30,000.00	34,989.23	35,000.00
01-367-570	Summer Playground Camp	4,280.00	4,566.00	2,430.00	9,451.00	6,000.00	10,305.37	10,500.00
01-367-580	Program Fees	-	25,245.50	19,982.25	37,921.50	3,500.00	-	4,550.00
01-367-590	Donations/Fees - Fireworks	1,084.00	2,015.00	2,400.00	4,450.00	2,000.00	-	-
01-367-591	Donations/Fees - Community Day	-	-	-	-	5,000.00	12,162.50	12,000.00
01-367-592	Donations/Fees - Special Events	-	-	-	-	3,350.00	1,350.00	3,400.00
01-367-593	Donations/Fees - Special Needs Events	-	-	-	-	2,000.00	525.00	2,000.00
		7,374.00	36,826.50	37,506.25	78,097.50	68,350.00	75,744.60	82,400.00
<b>(380) MISCELLANEOUS REVENUE</b>								
01-380-452	Miscellaneous Other	-	1,172.00	30,559.77	14,788.87	-	37,175.94	-
<b>(391) PROCEEDS-FIXED ASSETS SALES</b>								
01-391-460	Sale of Assets	5,710.00	1,050.00	3,837.73	-	2,000.00	8,510.00	2,000.00
<b>(392) INTERFUND OPERATING TRANSFERS</b>								
01-392-850	Transfer from Capital Project	-	-	-	-	-	-	-
01-392-854	Transfer from Rec Fee in Lieu	-	-	-	-	-	-	-
		-	-	-	-	-	-	-
<b>(393) OTHER FINANCING SOURCES</b>								
01-393-510	Winter Road Maintenance	25,459.42	41,697.33	44,758.91	40,895.06	17,000.00	4,054.54	17,000.00
<b>(394) PROCEEDS OF SHORT-TERM DEBITS</b>								
01-394-100	Tax Anticipation Note	-	800,000.00	800,000.00	800,000.00	800,000.00	-	-
<b>(395) PRIOR YEARS REFUNDS</b>								
01-395-480	Prioe Year Refunds	36,179.84	1,614.74	73.71	-	-	-	-
	Total Revenue	8,561,494.30	10,197,062.01	10,109,557.61	10,834,443.08	10,861,616.94	10,145,927.02	10,797,105.58

<b>Budget Expense Worksheet - 400-404 Admin</b>								
<b>South Fayette Township</b>								
<b>Budget 2017</b>								
							<b>@ 9/30/16</b>	
		<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>
<b>(400) LEGISLATIVE BODY</b>								
01-400-113	Salaries - Commissioners	16,250.00	16,250.00	16,249.80	16,249.80	16,250.00	12,187.35	16,250.00
01-400-161	FICA/Medicare	1,243.13	1,243.20	1,242.96	1,242.82	1,250.00	932.32	1,250.00
01-400-220	General Expense	656.81	163.44	730.28	551.97	500.00	1,227.85	1,200.00
01-400-309	Community Relations	867.36	650.00	1,475.00	912.09	1,500.00	1,750.00	6,500.00
01-400-310	COG/RAD Funds	-	-	7,871.55	7,226.53	8,000.00	6,340.58	8,000.00
01-400-341	Advertising	-	-	50.00	-	100.00	150.00	150.00
01-400-420	Dues & Subscriptions	9,984.02	11,367.96	13,146.89	14,313.07	15,750.00	24,947.57	21,250.00
01-400-460	Seminars & Travel Expense	5,011.07	5,764.91	5,461.18	2,409.73	7,000.00	4,261.42	7,000.00
01-400-470	Codification/Ord Updates	1,195.00	1,195.00	1,195.00	1,195.00	1,500.00	1,195.00	1,300.00
01-400-493	SF Clean-up Project	154.00	964.44	1,774.23	499.48	1,500.00	1,525.13	1,500.00
01-400-740	Computer Equipment	-	4,630.95	398.00	-	500.00	794.90	500.00
		35,361.39	42,229.90	49,594.89	44,600.49	53,850.00	55,312.12	64,900.00
<b>(401) EXECUTIVE ADMINISTRATION</b>								
01-401-140	Salaries - Administration	189,341.84	200,117.83	257,299.68	289,172.45	325,042.76	243,229.23	384,600.00
01-401-156	Health Insurance	43,646.21	48,463.20	61,556.19	68,323.25	67,650.00	50,997.98	76,950.00
01-401-158	Life/Disability Insurance	2,382.60	1,964.71	2,736.96	(2,278.86)	3,059.28	1,895.00	3,100.00
01-401-160	Pension	8,887.36	13,594.44	18,201.96	21,671.30	23,506.21	6,377.40	26,040.00
01-401-161	FICA/Medicare	11,505.90	15,185.64	16,589.64	22,000.62	25,600.17	18,411.99	30,200.00
01-401-190	Employee Development	-	891.27	1,202.90	2,440.24	4,600.00	3,110.97	4,600.00
01-401-200	Material & Supplies	4,550.86	4,656.06	4,748.91	6,457.18	7,500.00	6,051.19	9,000.00
01-401-220	Miscellaneous Expense	494.32	82.74	748.46	942.68	750.00	4,457.39	750.00
01-401-221	Community Dev Expense	-	-	3,553.36	8,042.44	10,000.00	2,467.17	16,150.00
01-401-231	Vehicle Gas & Oil	5,560.41	6,000.00	6,000.00	8,196.00	9,600.00	6,146.64	9,600.00
01-401-309	Community Relations/Newsletter	9,450.00	7,500.00	7,500.00	7,500.00	32,000.00	11,105.29	24,000.00
01-401-311	Audit Expense	10,250.00	10,250.00	15,080.00	13,149.50	12,500.00	12,449.50	15,000.00
01-401-319	Bank Service Charges	-	150.00	629.00	-	750.00	-	750.00
01-401-321	Telephone/Internet Expense	3,866.36	5,104.15	6,819.62	7,046.50	10,000.00	5,679.35	10,000.00
01-401-325	Postage	4,588.86	4,087.98	2,564.59	2,534.58	3,750.00	2,341.53	3,750.00
01-401-341	Advertising	3,178.74	2,200.50	4,219.93	3,540.50	5,000.00	1,658.30	5,000.00
01-401-342	Printing	770.00	130.00	125.00	1,494.02	2,000.00	858.00	2,000.00
01-401-351	Insurance & Bonding	13,226.25	15,458.00	12,206.50	12,272.50	13,800.00	8,272.00	9,300.00
01-401-420	Dues & Subscriptions	2,679.01	1,088.80	1,558.80	2,653.59	3,000.00	1,420.28	3,000.00
01-401-450	Contracted Services	16,040.43	15,702.04	16,653.92	17,276.86	14,425.00	14,184.01	22,300.00
01-401-460	Seminars & Travel Expense	4,439.59	7,552.79	8,384.77	10,009.67	15,075.00	8,004.91	16,680.00
01-401-470	Cable TV Station Operations	69.71	114.17	77.42	115.20	200.00	102.32	200.00
01-401-740	Computer Equipment	5,338.22	2,173.63	133.51	2,359.89	5,000.00	810.74	2,500.00
		340,266.67	362,467.95	448,591.12	504,920.11	594,808.42	410,031.19	675,470.00
<b>(403) TAX COLLECTION</b>								
01-403-110	Salaries - Tax Collector	10,000.00	10,000.00	10,384.47	9,999.86	10,000.00	7,307.59	10,000.00
01-403-161	FICA/Medicare	765.01	765.03	794.47	765.16	765.00	559.17	765.00
01-403-220	Miscellaneous Expense	2,908.30	3,107.39	3,868.87	-	200.00	-	-
01-403-318	EIT/LST Commission	59,552.86	58,752.08	62,412.27	60,737.18	59,600.00	47,655.34	62,800.00
01-403-325	Postage	2,910.63	3,478.50	4,701.25	3,235.80	4,000.00	1,773.75	4,000.00

		<u>2012 Actual</u>	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Budget</u>	<u>@ 9/30/16</u> <u>2016 YTD</u>	<u>2017 Budget</u>
01-403-351	Insurance & Bonding	1,173.00	1,173.00	1,348.00	1,348.00	1,500.00	1,348.00	1,500.00
01-403-450	RE Tax Commission - Delinquent	34,642.75	42,227.26	17,019.31	41,746.40	35,000.00	18,545.01	35,000.00
		111,952.55	119,503.26	100,528.64	117,832.40	111,065.00	77,188.86	114,065.00
<b>(404) LAW</b>								
01-404-310	Professional Services	5,580.32	17,561.19	25,211.79	18,109.64	10,000.00	12,525.22	15,000.00
01-404-314	Solicitor Retainer Fee	3,600.00	3,600.00	3,300.00	3,600.00	3,600.00	2,100.00	3,600.00
01-404-316	Legal Services	114,993.75	74,694.00	66,487.98	85,953.19	60,000.00	54,857.18	80,000.00
		124,174.07	95,855.19	94,999.77	107,662.83	73,600.00	69,482.40	98,600.00
<b>(409) GENERAL GOVT BLDGS/PLANT</b>								
01-409-202	PW Bldg - Matl & Supplies	1,373.17	9,870.15	1,292.82	5,560.73	4,000.00	3,832.18	5,000.00
01-409-203	Muni Bldg - Matl & Supplies	3,744.47	2,422.21	2,743.55	5,136.70	3,500.00	2,453.67	3,500.00
01-409-360	Muni Bldg - Utilities	17,229.40	15,839.53	20,816.95	17,357.24	30,000.00	17,069.09	37,000.00
01-409-367	PW Bldg - Utilities	14,371.22	16,379.13	20,521.44	24,623.74	34,000.00	13,660.99	33,500.00
01-409-372	Muni Bldg - Maint & Repairs	14,017.05	6,514.41	25,189.99	1,504.14	12,000.00	24,167.12	12,000.00
01-409-373	PW Bldg - Maint & Repairs	6,431.96	10,862.80	12,245.70	1,347.54	9,000.00	6,378.62	9,000.00
01-409-450	Contracted Cleaning Service	10,906.38	8,736.76	11,359.63	11,071.80	11,200.00	8,114.43	11,200.00
		68,073.65	70,624.99	94,170.08	66,601.89	103,700.00	75,676.10	111,200.00
	Total Admin	679,828.33	690,681.29	787,884.50	841,617.72	937,023.41	687,690.67	1,064,235.00

<b>Budget Expense Worksheet - 407 IT</b>								
<b>South Fayette Township</b>								
<b>Budget 2017</b>								
							<b>@ 9/30/16</b>	
<b>Account</b>	<b>Description</b>	<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>
01-407-120	IT Consultant	1,697.50	25,488.75	29,587.40	26,128.00	59,400.00	42,612.50	45,000.00
01-407-200	IT Material & Supplies	-	-	1,868.75	2,230.35	3,000.00	832.60	3,000.00
01-407-420	IT Renewals	-	9,905.73	8,817.39	9,602.95	12,000.00	12,985.00	10,727.00
01-407-425	IT Managed Services	-	-	-	-	-	-	26,812.00
01-407-430	IT Support	-	-	2,406.25	2,486.31	5,500.00	312.50	-
01-407-440	Website	-	-	4,134.00	4,340.70	4,500.00	-	4,800.00
01-407-740	IT Upgrades	-	15,445.27	7,509.29	9,619.77	10,000.00	3,169.72	7,500.00
		1,697.50	50,839.75	54,323.08	54,408.08	94,400.00	59,912.32	97,839.00

Budget Expense Worksheet - 408 Engineering								
South Fayette Township								
Budget 2017								
Account	Description	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Budget	@ 9/30/16 2016 YTD	2017 Budget
01-408-120	Salaries - Engineering	82,523.69	86,564.99	95,272.40	105,946.80	162,460.94	116,879.60	173,600.00
01-408-130	Traffic Engineer Fees	20,697.05	4,205.00	(921.00)	7,240.17	13,000.00	1,648.50	9,000.00
01-408-156	Health Insurance	17,484.62	17,644.94	17,784.63	19,210.94	57,300.00	37,312.87	54,150.00
01-408-158	Life/Disability Insurance	863.83	987.24	1,022.28	541.68	2,297.36	1,132.11	2,300.00
01-408-160	Pension	6,741.92	7,011.57	7,572.51	7,583.72	13,971.64	3,228.25	14,930.00
01-408-161	FICA/Medicare	5,997.16	6,622.28	7,288.32	8,104.93	12,428.26	8,624.88	13,300.00
01-408-200	Material & Supplies	696.72	624.89	458.93	1,504.22	1,400.00	223.91	750.00
01-408-231	Vehicle Gas & Oil	852.84	755.38	647.80	728.93	800.00	598.91	800.00
01-408-313	Eng/Architect Projects	-	900.28	11,924.99	4,200.00	21,000.00	3,066.78	5,000.00
01-408-321	Telephone Expense	1,028.89	1,032.64	943.40	1,064.08	1,500.00	805.12	1,200.00
01-408-341	Advertising	-	-	1,093.50	1,192.76	1,200.00	2,684.14	2,000.00
01-408-342	Printing	-	84.00	76.98	-	200.00	-	200.00
01-408-351	Vehicle Insurance	896.75	1,071.00	46.87	674.77	250.00	344.37	500.00
01-408-374	Vehicle Maintenance	32.15	64.15	267.99	666.45	500.00	567.47	500.00
01-408-375	Vehicle Tires & Tubes	-	-	-	511.44	-	400.60	-
01-408-420	Dues & Subscriptions	185.00	92.50	85.00	370.00	300.00	-	300.00
01-408-460	Seminars & Travel Expense	698.20	1,549.41	2,105.90	1,436.42	2,300.00	1,098.00	2,450.00
01-408-470	Map/GIS Updates	-	-	2,653.13	3,933.76	3,000.00	32.10	3,000.00
01-408-740	Computer Equipment	32,479.30	9,423.89	298.95	-	1,000.00	-	1,000.00
		171,178.12	138,634.16	148,622.58	164,911.07	294,908.20	178,647.61	284,980.00

<b>Budget Expense Worksheet - 413 Code &amp; 414 Planning</b>								
<b>South Fayette Township</b>								
<b>Budget 2017</b>								
							<b>@ 9/30/16</b>	
<b>413 Code</b>	<b>Description</b>	<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>
01-413-120	Salaries - Code	54,051.70	64,253.84	73,836.01	69,829.59	77,163.78	49,279.20	137,500.00
01-413-156	Health Insurance	16,375.90	16,518.07	16,635.58	17,942.98	18,600.00	14,419.17	44,100.00
01-413-158	Life/Disability Insurance	1,456.19	764.76	788.88	475.36	751.46	534.78	1,505.00
01-413-160	Pension	4,648.46	4,834.38	5,221.14	5,228.86	5,438.02	1,348.20	11,825.00
01-413-161	FICA/Medicare	4,115.07	4,889.51	5,621.61	5,316.09	5,903.03	3,748.06	10,520.00
01-413-200	Material & Supplies	36.57	779.65	316.20	603.59	1,000.00	191.57	1,000.00
01-413-231	Vehicle Gas & Oil	1,813.16	1,930.35	1,894.59	1,160.26	1,600.00	701.46	1,500.00
01-413-312	3rd Party Review Fees	15,449.92	21,350.02	55,004.50	67,908.00	30,000.00	58,325.00	60,000.00
01-413-321	Telephone Expense	1,190.97	1,502.30	1,341.71	1,326.15	1,500.00	1,008.30	2,400.00
01-413-341	Advertising	222.36	717.00	-	-	400.00	1,002.40	400.00
01-413-342	Printing	320.00	345.00	-	-	300.00	-	300.00
01-413-351	Vehicle Insurance	916.75	1,071.00	416.07	573.56	600.00	172.19	250.00
01-413-374	Vehicle Maintenance	863.80	367.67	793.33	1,438.59	1,200.00	222.89	1,200.00
01-413-375	Vehicle Tires & Tubes	-	958.08	-	-	900.00	-	900.00
01-413-420	Dues & Subscriptions	245.00	125.00	125.00	175.00	200.00	227.76	400.00
01-413-450	Emergency Demolition	-	500.00	-	-	7,000.00	-	14,000.00
01-413-460	Seminars & Travel Expense	875.00	424.91	308.94	683.00	1,200.00	-	1,200.00
01-413-470	Codification/Ordinance Updates	-	-	-	-	1,500.00	-	1,500.00
01-413-740	Computer Equipment	-	135.62	-	-	200.00	-	200.00
		102,580.85	121,467.16	162,303.56	172,661.03	155,456.29	131,180.98	290,700.00
<b>414 Planning &amp; Zoning</b>								
01-414-310	Professional Services	1,116.30	3,499.75	149.30	-	1,000.00	-	1,000.00
01-414-315	ZHB Transcripts	-	-	1,303.30	126.15	1,500.00	-	500.00
01-414-316	Legal Services	15,546.62	19,564.31	26,262.30	18,237.51	12,000.00	10,060.00	12,000.00
01-414-341	Advertising	2,610.42	4,395.18	2,802.24	1,167.47	2,000.00	83.85	500.00
		19,273.34	27,459.24	30,517.14	19,531.13	16,500.00	10,143.85	14,000.00

Budget Expense Worksheet - 410 Police								
South Fayette Township								
Budget 2017								
							@ 9/30/16	
410 Police	Description	2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Budget	2016 YTD	2017 Budget
01-410-130	Salaries - Police	1,328,711.65	1,374,095.25	1,511,069.39	1,405,678.72	1,422,685.86	995,477.93	1,522,800.00
01-410-156	Health Insurance	265,531.33	264,450.49	260,084.69	280,623.96	289,700.00	205,979.58	333,350.00
01-410-158	Life/Disability Insurance	14,576.98	16,582.44	17,189.28	8,444.16	12,494.03	8,431.68	12,500.00
01-410-160	Pension	341,968.94	416,626.50	478,774.26	515,763.33	543,923.51	2,050.85	589,150.00
01-410-161	FICA/Medicare	88,582.26	91,588.27	98,571.50	97,486.92	122,834.97	72,799.20	129,700.00
01-410-181	OIC Pay	2,389.52	1,422.96	1,562.40	3,437.28	4,000.00	3,487.68	3,500.00
01-410-182	Longevity Pay	27,465.58	28,618.86	28,210.19	22,627.89	23,000.00	-	24,000.00
01-410-183	Overtime Pay	14,919.15	21,405.29	25,682.38	28,900.07	27,500.00	43,340.81	25,000.00
01-410-185	Education Incentive	2,800.00	2,800.00	2,566.68	2,450.00	3,500.00	3,500.00	4,200.00
01-410-187	Court Time Pay	22,190.02	21,948.41	18,346.72	17,046.53	20,000.00	11,492.61	20,000.00
01-410-188	Holiday Pay	69,427.34	75,219.30	71,909.36	59,850.93	75,000.00	-	65,000.00
01-410-190	Sick Pay	-	27,346.50	29,603.43	210,071.19	30,000.00	10,490.54	30,000.00
01-410-191	Employee Development	-	-	-	-	3,500.00	304.27	1,500.00
01-410-200	Materials & Supplies	3,308.69	3,172.58	3,458.10	3,393.52	5,000.00	3,755.20	8,500.00
01-410-220	General Expense	1,209.78	22.22	4,202.24	7,432.67	3,700.00	1,582.03	2,700.00
01-410-231	Vehicle Gas & Oil	51,360.26	52,227.86	49,788.94	31,193.81	50,000.00	20,516.22	40,000.00
01-410-238	Uniforms	12,944.00	13,064.75	15,333.75	19,256.16	14,675.00	14,548.60	13,900.00
01-410-239	Ammo, Flares & Taser	12,006.35	12,721.00	2,517.46	6,894.45	11,500.00	7,417.91	10,000.00
01-410-242	Detainee Expense	4,000.00	4,000.00	4,000.00	4,000.00	4,200.00	4,200.00	4,500.00
01-410-260	Minor Equipment	2,872.24	2,305.47	6,126.87	3,055.13	3,000.00	2,158.31	-
01-410-309	Community Relations	117.36	292.16	-	670.53	1,700.00	2,062.01	3,200.00
01-410-321	Telephone Expense	9,691.90	9,688.78	10,530.89	10,000.65	12,500.00	8,733.91	13,700.00
01-410-327	Portable Radio Repairs	2,829.54	2,079.86	9,967.22	2,124.35	4,000.00	495.92	4,000.00
01-410-341	Advertising	1,290.04	133.44	734.46	64.40	500.00	-	500.00
01-410-342	Printing	827.50	382.00	-	-	1,000.00	348.54	1,000.00
01-410-351	Vehicle Insurance	9,495.00	10,495.80	3,771.49	3,606.67	5,000.00	2,055.48	2,500.00
01-410-352	Liability Insurance	5,824.00	5,812.00	6,181.00	6,181.00	7,000.00	9,396.00	10,500.00
01-410-372	School Warning Devices	400.89	376.61	530.91	670.54	850.00	486.29	850.00
01-410-374	Vehicle Maintenance	6,864.61	5,735.26	10,380.41	10,460.65	12,000.00	10,645.13	12,000.00
01-410-375	Vehicle Tires & Tubes	7,434.28	6,539.76	6,748.48	6,710.74	7,750.00	2,109.40	7,000.00
01-410-376	Equipment Maintenance & Repairs	-	-	1,200.00	-	500.00	2,228.20	1,000.00
01-410-420	Dues & Subscriptions	705.00	655.00	445.00	725.00	600.00	475.00	1,200.00
01-410-450	Contracted Services	14,239.75	11,138.50	11,466.64	12,417.48	13,525.00	14,453.87	15,825.00
01-410-460	Seminars & Travel Expense	2,646.03	6,742.53	8,586.54	12,413.44	10,000.00	3,802.97	8,000.00
01-410-740	Computer Equipment	225.26	2,047.33	7,412.05	6,192.78	2,500.00	(1,595.34)	2,500.00
01-410-742	Capital Outlay/Vehicles	-	-	10,104.67	-	-	-	-
		2,328,855.25	2,491,737.18	2,717,057.40	2,799,844.95	2,749,638.36	1,467,230.80	2,924,074.99

<b>Budget Expense Worksheet - 430-438 Public Works</b>								
<b>South Fayette Township</b>								
<b>Budget 2017</b>								
							<b>@ 9/30/16</b>	
		<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>
<b>(430) GENERAL SERVICES</b>								
01-430-130	Salaries - Public Works	783,722.46	791,587.58	860,382.01	850,630.86	877,695.67	641,898.10	910,000.00
01-430-140	Salaries - Part-Time	-	33,379.00	32,137.00	23,963.00	42,900.00	39,451.00	48,000.00
01-430-156	Health Insurance	226,821.69	236,800.39	256,775.25	225,280.84	234,087.22	180,106.45	304,900.00
01-430-158	Life/Disability Insurance	11,168.99	9,073.08	10,784.16	5,133.44	8,085.17	5,639.36	9,700.00
01-430-160	Pension	86,413.52	86,075.54	95,695.72	103,956.09	105,358.02	69,388.37	113,100.00
01-430-161	FICA/Medicare	62,105.52	66,949.63	71,300.68	69,729.67	76,573.08	53,940.54	79,450.00
01-430-183	Overtime	35,920.09	65,796.31	69,650.17	71,117.81	80,359.56	47,419.64	80,000.00
01-430-200	Materials & Supplies	6,731.64	8,244.29	12,689.23	22,629.20	30,000.00	30,658.90	30,000.00
01-430-220	General Expense	2,015.43	2,499.89	1,199.54	475.25	-	807.54	500.00
01-430-222	Drugs Testing & Physicals	800.00	1,334.70	2,167.90	1,363.90	2,000.00	376.66	3,600.00
01-430-231	Vehicle Gas & Oil	75,810.36	68,542.72	80,254.04	53,791.28	80,000.00	35,301.33	75,000.00
01-430-238	Uniforms	16,877.59	17,669.61	16,056.76	16,912.68	18,000.00	14,889.02	19,950.00
01-430-321	Telephone Expense	4,446.64	2,831.52	3,756.25	4,175.57	4,500.00	2,676.12	4,200.00
01-430-341	Advertising	350.28	1,076.40	-	-	-	-	-
01-430-351	Vehicle Insurance	14,506.25	16,060.00	18,858.96	22,306.70	25,000.00	24,267.54	27,500.00
01-430-375	Vehicle Tires & Tubes	11,667.76	8,758.75	12,827.11	6,399.14	10,000.00	3,423.65	10,000.00
01-430-384	Equipment Rental & Maintenance	820.29	1,550.00	957.40	-	500.00	-	500.00
01-430-420	Dues & Subscriptions	149.00	169.00	-	-	250.00	-	250.00
01-430-450	Contracted Services	2,723.00	6,688.78	7,008.06	18.00	10,000.00	4,500.00	10,000.00
01-430-460	Seminars & Travel Expense	2,198.86	1,387.58	1,577.93	918.13	2,000.00	663.98	2,000.00
01-430-740	Computer Equipment	125.96	280.21	1,116.64	-	1,000.00	-	1,500.00
01-430-742	Capital Outlay/Vehicles	6,318.90	-	-	-	-	-	-
		<b>1,351,694.23</b>	<b>1,426,754.98</b>	<b>1,555,194.81</b>	<b>1,478,801.56</b>	<b>1,608,308.72</b>	<b>1,155,408.20</b>	<b>1,730,150.00</b>
<b>(431) CLEANING OF STREETS/GUTTERS</b>								
01-431-200	Street Sweeping	1,343.59	4,047.44	2,405.30	16,085.78	7,500.00	5,690.08	7,500.00
<b>(432) SNOW AND ICE REMOVAL</b>								
01-432-200	Snow/Ice Materials Reserve	-	100,396.36	43,101.43	36,123.98	70,000.00	292.58	50,000.00
01-432-245	Snow Plow Maintenance	5,797.98	7,704.71	7,928.93	5,141.80	10,000.00	7,460.78	10,000.00
		<b>5,797.98</b>	<b>108,101.07</b>	<b>51,030.36</b>	<b>41,265.78</b>	<b>80,000.00</b>	<b>7,753.36</b>	<b>60,000.00</b>
<b>(433) TRAFFIC SIGNALS/STREET SIGNS</b>								
01-433-200	Street Sign Materials	8,314.96	9,373.40	8,608.11	11,214.63	10,000.00	8,752.75	15,000.00
01-433-450	Contract Line Painting	-	-	-	1,233.57	3,500.00	1,389.35	3,500.00
01-433-670	Traffic Signal Maintenance	10,923.30	16,657.22	11,196.52	12,157.71	15,000.00	9,472.53	15,000.00
		<b>19,238.26</b>	<b>26,030.62</b>	<b>19,804.63</b>	<b>24,605.91</b>	<b>28,500.00</b>	<b>19,614.63</b>	<b>33,500.00</b>
<b>(434) STREET LIGHTING</b>								
01-434-200	Street Lighting	-	-	-	2,628.26	36,000.00	1,811.84	-
<b>(436) HIGHWAY-STORM SEWERS/DRAINS</b>								
01-436-200	Materials - Stormwater Maintenance	21,265.22	7,543.52	51,772.98	51,959.21	50,000.00	35,776.56	50,000.00
<b>(437) HIGHWAY-TOOLS/MACH REPAIR</b>								

		<u>2012 Actual</u>	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Budget</u>	<u>@ 9/30/16</u> <u>2016 YTD</u>	<u>2017 Budget</u>
01-437-200	Materials - Vehicle Maintenance	44,105.50	43,328.61	68,727.44	77,242.45	80,000.00	82,338.88	85,000.00
<b>(438) HIGHWAY-MAINT/REP-HIGHWAYS</b>								
01-438-200	Annual Road Program	36,746.74	49,571.06	48,433.60	166,813.74	150,000.00	261,966.83	1,000,000.00
01-438-245	Guide Rails	1,215.42	9,097.07	638.21	2,785.00	5,000.00	-	5,000.00
		37,962.16	58,668.13	49,071.81	169,598.74	155,000.00	261,966.83	1,005,000.00
Total PW		1,481,406.94	1,674,474.37	1,798,007.33	1,862,187.69	2,045,308.72	1,570,360.38	2,971,150.00

<b>Budget Expense Worksheet - 454 Parks</b>									
<b>South Fayette Township</b>									
<b>Budget 2017</b>									
							<b>@ 9/30/16</b>		
<b>454 Parks</b>		<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Budget</b>	<b>2016 YTD</b>	<b>2017 Budget</b>	
01-454-130	Salaries - Parks	97,669.20	104,665.60	111,799.20	111,281.60	114,787.30	83,502.40	118,300.00	
01-454-140	Salaries - Part-Time	13,243.00	20,707.50	8,547.00	17,905.00	-	-	33,280.00	
01-454-156	Health Insurance	37,178.60	39,241.92	44,234.84	36,057.64	37,750.75	28,838.18	42,500.00	
01-454-158	Life/Disability Insurance	1,091.31	1,417.44	1,282.44	636.16	1,001.95	715.68	1,010.00	
01-454-160	Pension	12,503.92	12,176.56	13,988.16	12,250.32	15,170.48	11,753.72	16,100.00	
01-454-161	FICA/Medicare	8,805.92	9,526.86	9,715.24	10,331.63	8,895.98	6,704.14	12,200.00	
01-454-183	Overtime	-	783.11	1,891.03	199.96	1,500.00	4,589.50	7,500.00	
01-454-200	Materials & Supplies	7,929.32	12,385.72	15,956.64	23,166.92	25,000.00	12,714.25	30,000.00	
01-454-231	Vehicle Gas & Oil	-	5,086.83	5,970.06	2,214.61	-	-	-	
01-454-260	Minor Equipment	583.88	207.44	229.19	-	2,300.00	2,330.00	2,300.00	
01-454-341	Advertising	330.68	-	-	-	-	1,880.00	-	
01-454-351	Vehicle Insurance	3,534.25	4,069.80	4,202.11	4,162.80	5,000.00	387.42	500.00	
01-454-367	Portable Toilet Rental	6,129.65	8,009.75	6,742.20	5,777.24	7,200.00	3,150.00	8,050.00	
01-454-368	Utilities	6,274.06	10,323.41	10,784.55	15,273.62	15,056.00	12,254.75	22,600.00	
01-454-371	Maintenance & Repairs	3,424.81	2,399.41	1,322.48	104.95	4,000.00	344.85	4,000.00	
01-454-373	Maintenance - Park Buildings	1,372.06	891.10	520.90	185.51	2,500.00	839.57	2,500.00	
01-454-374	Maintenance - Vehicle & Equipment	17.99	8,915.84	4,799.00	5,107.00	8,000.00	1,220.51	8,000.00	
01-454-384	Equipment/Land Rental	2,897.49	6,526.19	5,169.96	1,308.04	3,000.00	-	1,000.00	
01-454-720	Park Improvements	4,999.79	21,713.65	11,439.03	10,977.99	30,000.00	39,086.00	34,000.00	
01-454-721	Recreation Fee in Lieu	(1,750.24)	-	125,290.35	-	-	-	-	
		206,235.69	269,048.13	383,884.38	256,940.99	281,162.46	210,310.97	343,840.00	
<b>Total Parks &amp; Rec</b>		<b>306,378.84</b>	<b>391,380.83</b>	<b>490,565.24</b>	<b>383,644.91</b>	<b>414,530.29</b>	<b>334,883.07</b>	<b>511,895.00</b>	

<b>Budget Expense Worksheet - 452 Recreation</b>									
<b>South Fayette Township</b>									
<b>Budget 2017</b>									
							<b>@ 9/30/16</b>		
<u>452 Recreation</u>		<u>2012 Actual</u>	<u>2013 Actual</u>	<u>2014 Actual</u>	<u>2015 Actual</u>	<u>2016 Budget</u>	<u>2016 YTD</u>	<u>2017 Budget</u>	
01-452-120	Salaries - Recreation	57,984.95	50,037.34	44,640.00	46,892.30	49,920.17	36,648.00	52,000.00	
01-452-140	Salaries - Part-Time	6,240.00	3,275.00	4,661.50	5,718.00	7,069.00	6,638.50	10,920.00	
01-452-156	Health Insurance	17,484.62	18,067.32	16,635.58	6,850.49	7,350.00	5,579.73	8,550.00	
01-452-158	Life/Disability Insurance	703.12	800.40	2,638.92	429.12	675.86	482.76	700.00	
01-452-160	Pension	4,507.22	2,153.31	3,839.04	3,016.62	4,293.13	1,005.17	4,500.00	
01-452-161	FICA/Medicare	4,874.96	4,140.32	3,771.57	4,013.91	4,359.67	3,311.46	4,900.00	
01-452-200	Material & Supplies	(1,790.25)	2,865.09	203.83	1,481.55	300.00	14.99	200.00	
01-452-231	Vehicle Gas & Oil	664.98	-	85.10	-	500.00	61.43	500.00	
01-452-246	Fireworks	-	-	-	10,000.00	10,000.00	10,097.76	10,000.00	
01-452-247	Community Day	-	-	-	(78.55)	5,000.00	15,355.83	19,000.00	
01-452-248	Special Events	5,945.80	10,127.16	10,582.25	14,338.09	4,500.00	5,749.10	7,890.00	
01-452-249	Special Needs Events	77.51	1,772.10	1,859.25	1,964.20	2,000.00	57.80	2,000.00	
01-452-321	Telephone Expense	701.64	377.57	374.46	719.03	750.00	692.95	750.00	
01-452-341	Advertising	-	918.00	963.89	259.96	500.00	831.00	800.00	
01-452-342	Printing/mailings	-	31.70	175.50	-	250.00	50.59	250.00	
01-452-351	Vehicle Insurance	811.25	1,082.20	-	-	-	-	-	
01-452-374	Vehicle Maintenance	525.77	1,489.46	12.83	1,264.94	-	-	-	
01-452-375	Vehicle Tires & Tubes	-	1,538.00	-	-	-	-	-	
01-452-420	Dues & Subscriptions	400.00	-	140.00	35.00	300.00	120.00	300.00	
01-452-450	Contracted Instructors	-	21,913.95	15,857.14	28,543.15	25,000.00	31,333.55	31,500.00	
01-452-451	Program Fees	-	-	-	-	4,000.00	287.35	4,000.00	
01-452-452	Summer Playground Camp	-	-	-	-	800.00	1,336.34	1,600.00	
01-452-460	Seminars & Travel Expense	1,011.58	185.79	240.00	1,256.11	1,800.00	937.80	3,695.00	
01-452-740	Computer Equipment	-	1,557.99	-	-	4,000.00	3,979.99	4,000.00	
		100,143.15	122,332.70	106,680.86	126,703.92	133,367.83	124,572.10	168,055.00	

Budget Expense Worksheet - 411-491 Financial								
South Fayette Township								
Budget 2017								
							@ 9/30/16	
		2012 Actual	2013 Actual	2014 Actual	2015 Actual	2016 Budget	2016 YTD	2017 Budget
<b>(411) FIRE</b>								
01-411-351	Insurance & Bonding	10,022.50	11,138.40	20,983.00	12,890.00	14,000.00	15,687.00	17,500.00
01-411-363	Fire Hydrant Rental	89,589.78	91,692.31	91,342.82	94,031.13	96,000.00	70,649.41	96,000.00
01-411-520	Contributions to VFDS	223,800.00	232,000.00	240,000.00	240,000.00	240,000.00	240,000.00	247,200.00
01-411-525	Emergency Management	763.48	824.96	641.76	648.92	750.00	492.96	750.00
01-411-530	Foreign Fire Insurance	88,602.71	99,653.12	94,135.72	100,952.32	90,000.00	-	100,000.00
		412,778.47	435,308.79	447,103.30	448,522.37	440,750.00	326,829.37	461,450.00
<b>(421) HEALTH SERVICES</b>								
01-421-227	Rodent Control	35.00	35.00	35.00	35.00	50.00	-	50.00
01-421-450	Animal Control	6,070.00	5,125.00	5,100.00	5,160.00	5,400.00	3,825.00	5,400.00
		6,105.00	5,160.00	5,135.00	5,195.00	5,450.00	3,825.00	5,450.00
<b>(427) SOLID WASTE COLL/DISPOSAL</b>								
01-427-220	General Expense	-	-	5,200.00	4,550.00	1,000.00	1,841.50	1,000.00
01-427-450	Contracted Services	849,649.45	801,218.23	911,570.93	976,541.05	1,112,513.85	801,642.48	1,135,978.55
		849,649.45	801,218.23	916,770.93	981,091.05	1,113,513.85	803,483.98	1,136,978.55
<b>(456) LIBRARIES</b>								
01-456-220	Contribution	76,500.00	86,500.00	103,800.00	110,140.00	116,200.00	87,051.24	120,000.00
01-456-351	Insurance & Bonding	1,434.00	1,634.00	1,434.00	1,274.33	1,200.00	999.00	-
01-456-530	Library Expense	-	6,000.00	52.00	1,199.00	-	208.90	-
		77,934.00	94,134.00	105,286.00	112,613.33	117,400.00	88,259.14	120,000.00
<b>(471) DEBT PRINCIPAL</b>								
01-471-802	Principal on 2009 Bond Series	380,000.01	380,160.01	220,000.00	225,000.00	235,000.00	235,000.00	420,000.00
01-471-803	Principal on Tax Anticipation	-	800,000.00	800,000.00	800,000.00	800,000.00	-	-
		380,000.01	1,180,160.01	1,020,000.00	1,025,000.00	1,035,000.00	235,000.00	420,000.00
<b>(472) DEBT INTEREST</b>								
01-472-802	Interest on 2009 Bond Series	167,847.51	167,847.51	327,130.02	320,424.39	312,943.13	158,454.38	125,240.00
<b>(475) FISCAL AGENTS FEES</b>								
01-475-810	Paying Agents Fee	750.00	-	825.00	825.00	900.00	825.00	900.00
<b>(486) INSURANCE</b>								
01-486-904	Excess Liability (Umbrella)	6,584.00	7,055.00	7,056.00	7,578.00	8,500.00	2,557.00	3,000.00
01-486-905	Errors and Omissions Coverage	2,175.00	2,229.00	2,292.00	2,292.00	2,600.00	5,062.00	6,000.00
		8,759.00	9,284.00	9,348.00	9,870.00	11,100.00	7,619.00	9,000.00
<b>(487) EMPLOYEE BENEFITS</b>								
01-487-906	Workers Compensation	145,626.20	142,861.90	175,162.40	170,926.44	180,000.00	119,741.26	180,000.00
01-487-907	Unemployment Compensation	9,039.91	13,619.86	5,031.72	15,221.16	10,000.00	14,104.42	10,000.00
		154,666.11	156,481.76	180,194.12	186,147.60	190,000.00	133,845.68	190,000.00
<b>(491) REFUNDS</b>								
01-491-909	Real Estate Taxes	60,626.09	9,041.35	6,220.38	17,902.28	5,000.00	9,497.49	5,000.00
01-491-913	Other Refunds	-	-	12,937.36	-	-	-	-
01-491-920	Transfer to Sick Pay Fund	29,548.96	-	-	-	-	-	-
01-491-930	Employee Payments	25,030.06	21,444.78	21,384.30	36,255.68	44,172.00	28,759.66	45,372.00
01-491-950	Transfer to Capital (Budgetary Reserve)	175,000.00	78,300.00	-	-	877,622.69	-	118,841.04
01-491-953	Transfer to Tax Escrow	-	-	347,982.04	-	-	-	-
		290,205.11	108,786.13	388,524.08	54,157.96	926,794.69	38,257.15	169,213.04
	Total General Plant	1,268,532.92	1,241,687.02	1,369,009.23	1,434,808.42	1,559,713.85	1,134,138.35	1,603,878.55
	Total Financial	1,080,161.74	1,716,693.41	2,031,307.22	1,709,038.28	2,594,137.82	662,260.35	1,034,353.04

<b>Budget - Capital Reserve Fund</b>		
<b>South Fayette Township</b>		
<b>2017</b>		
<b>Fund Balance @ 01/01/2017</b>	1,740,791	
<b>Revenue:</b>		
Interest	1,200	
Transfer from Hickory Heights	30,090	
2016 Estimated Carry Over	500,000	
<b>Total Revenue</b>	<b>531,290</b>	
<b>Total for Appropriation</b>	<b>2,272,081</b>	
<b>Expenditures:</b>		
		<b>Dept</b>
Stormwater - Implementation	20,000	Eng
Twp Code & Construction Stds Update	50,000	Eng
Digitalization of records	25,000	Admin
Phone System Replacement	15,000	Admin
Server	5,000	IT
Local Twp BU Hardware	6,100	IT
MS Exchange Server	4,600	IT
Project Implementation	7,500	IT
2 police vehicles (Explorer)	87,400	Police
1 cameras, software	5,500	Police
3 MDT in car computer/Toughbook	6,000	Police
surveillance cameras	12,600	Police
E-bike (battery operated) - 2	6,000	Police
E-bike racks	1,000	Police
Explorer replacement	20,500	Police
PW Garage - add'l in Comm Ctr Fund	250,000	PW
Small Dump Truck - New	80,000	PW
Tandem Dump Truck - Used	40,000	PW
Loader - used	35,000	PW
Sidescutter - used	30,000	PW
Miscellaneous tools	10,000	PW
Retirements - CBA personnel costs	95,772	PW
Morgan Park Expansion Acquisition	200,000	Parks
Fencing @ Morgan & Fairview B backstop	10,000	Parks
Fencing @ Morgan & Fairview	35,000	Parks
Playground Surface	31,000	Parks
Tennis courts FP resurface	31,000	Parks
Basketball courts FP resurface	15,000	Parks
Basketball hoops = 4	10,000	Parks
AED's - all parks	14,250	Parks
Picnic Tables - all parks	11,700	Parks
Sun shades - Morgan	20,000	Parks
Bleachers - Multi Purpose fields	20,000	Parks
<b>Total Expenditures</b>	<b>1,210,922</b>	
<b>Fund Balance @ 12/31/2017</b>	<b>1,061,159</b>	

<b>Budget - Police Pension Fund</b>	
<b>South Fayette Township</b>	
<b>2017</b>	
<b>Fund Balance @ 01/01/2017</b>	26,224
<b><u>Revenue:</u></b>	
Contributions	85,000
Interest	-
Total Revenue	85,000
Total for Appropriation	111,225
<b><u>Expenditures:</u></b>	
Pension federal taxes withhold	36,000
Admin Fees	10,000
Transfer to Police Pension Plan	50,000
Total Expenditures	96,000
<b>Fund Balance @ 12/31/2017</b>	15,225

<b>Budget - Other Funds</b>								
<b>South Fayette Township</b>			<b>Close &amp; FT</b>					
<b>2017</b>			<b>to Capital</b>					
	<b>Community Center</b>	<b>Developer's</b>	<b>Hickory</b>	<b>Park</b>	<b>Recreation</b>	<b>State</b>	<b>Tax</b>	<b>Traffic</b>
	<b>Development</b>	<b>Escrow</b>	<b>Heights</b>	<b>Improvement</b>	<b>Fee in Lieu</b>	<b>Highway</b>	<b>Escrow</b>	<b>Impact</b>
<b>Fund Balance @ 01/01/2017</b>	2,455,940	292,895	30,090	1,040,836	31,635	200,078	208,142	736,155
<b>Revenue:</b>								
Interest	6,000							
Developer Payments	4,975,000	75,000						225,000
Grant Money/Naming Rights	3,000,000			425,000				
Tower Rental					21,493			
State Tax Allocation						417,558		
Turn Back						53,200		
<b>Total Revenue</b>	<b>7,981,000</b>	<b>75,000</b>	<b>-</b>	<b>425,000</b>	<b>21,493</b>	<b>470,758</b>	<b>-</b>	<b>225,000</b>
<b>Total for Appropriation</b>	<b>10,436,940</b>	<b>367,895</b>	<b>30,090</b>	<b>1,465,836</b>	<b>53,128</b>	<b>670,836</b>	<b>208,142</b>	<b>961,155</b>
<b>Expenditures:</b>								
New Community Center - Phase 1	7,400,000							
New PW Garage	1,250,000							
Property Acquisition	70,000			1,275,000				
Multi-purpose Fields Development Project	1,700,788			190,000				
General Fund Reimbursement		7,500						
Engineering Review - 3rd Party		60,000						
Refunds		5,000						
Transfer to Capital Reserve			30,090					
Master Parks Plan					45,000			
Fairview VFD Contribution					6,000			
Street Lighting						231,000		
Winter Road Salt						239,758		
Tax Refunds Paid							50,000	
Washington Pike Bridge & Road Widening								200,000
Adaptive Traffic Signal Conversion								387,500
Washington Pike Task Force - Traffic Eng								20,000
Traffic Impact Ord Review & Udate								20,000
Traffic Project(s) Design & Coordinator								80,000
Traffic Improvement Project								250,000
<b>Total Expenditures</b>	<b>10,420,788</b>	<b>72,500</b>	<b>30,090</b>	<b>1,465,000</b>	<b>51,000</b>	<b>470,758</b>	<b>50,000</b>	<b>957,500</b>
<b>Fund Balance @ 12/31/2017</b>	<b>16,152</b>	<b>295,395</b>	<b>-</b>	<b>836</b>	<b>2,128</b>	<b>200,078</b>	<b>158,142</b>	<b>3,655</b>



**SOUTH FAYETTE**  
**T O W N S H I P**  
 A Community Growing Together

**2017**  
**Monthly Meeting**  
**Schedule**

MEETING	TIME	DAY
<b>Parks &amp; Recreation Board</b>	6:00 PM	1 <sup>st</sup> Tuesday*
<b>Municipal Authority Board</b>	4:30 PM	1 <sup>st</sup> Thursday
<b>Library Board</b>	7:00 PM	2 <sup>nd</sup> Tuesday
<b>Board of Commissioners Workshop</b>	7:00 PM	2 <sup>nd</sup> Wednesday**
<b>Environmental Advisory Council (EAC) (as needed)</b>	7:00 PM	3 <sup>rd</sup> Tuesday
<b>Board of Commissioners Voting</b>	7:00 PM	3 <sup>rd</sup> Wednesday**
<b>Zoning Hearing Board</b>	7:00 PM	4 <sup>th</sup> Wednesday***
<b>Planning Commission</b>	7:00 PM	4 <sup>th</sup> Thursday****

\* The Parks and Recreation Board’s July meeting will be held on July 11<sup>th</sup> instead of July 4<sup>th</sup>.

\*\*The Board of Commissioners will hold combined workshop/voting meetings in May, June, July, and August on the second Wednesday of each of those months at 7 p.m.

\*\*The Board of Commissioners will hold the December Meetings on the first (Dec. 6<sup>th</sup>) and second (Dec. 13<sup>th</sup>) Wednesdays.

\*\*\*The Zoning Hearing Board’s November and December meetings will be held the 3<sup>rd</sup> Wednesday, on November 15 and December 20.

\*\*\*\*The Planning Commission will hold a combined November and December meeting on Thursday, December 7.

Unless otherwise advertised, all of the above meetings take place at the South Fayette Township Municipal Building, 515 Millers Run Road, Morgan, PA 15064, except for the Municipal Authority Board, which meets at 900 Presto-Sygan Road, Bridgeville, PA 15017.