



Gibson-Thomas

ENGINEERING

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July 17, 2025

GTE - 18348

TO: Mr. John Barrett, Township Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

FROM: Gibson-Thomas Engineering Co., Inc.
Jason F. Paulovich, Engineer's Representative
jason.paulovich@gibson-thomas.com

SUBJECT: Land Development Plan – Engineer's Review 1

APPLICATION No.: SP-01-2025

PLAN NAME: South Fayette Township School District Bus Depot

LOCATION: Access from: Old Oakdale Road
Site address: 4434 Battle Ridge Rd
McDonald, PA 15057
Allegheny County Parcel No. 405-G-7 (113.93 acres – per application)

ZONING DISTRICT: R-2 (Suburban Residential District)

MADE BY: Civil & Environmental Consultants, Inc
Attn: Anthony Simelis, PE
4350 Northern Pike – Suite 141
Monroeville, PA 15146
724-387-6369

MADE FOR: South Fayette Township School District
Attn: Michelle Miller, Superintendent of Schools
3680 Old Oakdale Road
McDonald, PA 15057
412-221-4545 x 413

DATE OF PLAN: 06-06-2025, accepted by Planning Commission 06-26-2025

ESTABLISHED 1916

STATUS: The submitted Subdivision and Final Land Development plans were reviewed for conformance with applicable Township Codes (1998):

- Chapter 163 - Grading and Excavation
- Chapter 215 - Subdivision and Land Development (including 215-78 SWM)
- Chapter 240 – Zoning
- Ordinance 7 of 2018 – Stormwater Management

This application is marked as a *Final – Land Development Plan*, of which "Preliminary and Final" approval may be accomplished concurrently under the provisions of the PA MPC, and the Ordinances of the Township of South Fayette.

The submission package contained the following information:

- South Fayette Township Application for Subdivision/Land Development
- Agent Authorization
- Land Development Plan set
- Geotechnical Report

This project proposes a land development on a portion of a 113-acre property for an access driveway to a proposed school bus parking lot and maintenance building. The proposed driveway, of approximately 1300' length, will access from Old Oakdale Road. The driveway (9% downward slope) leads to, and terminates, at a large pad for a bus and auto parking lot. At approximately 2/3 of the driveway length, a side parking lot is proposed for some cars associated with the depot building. The proposed depot building is of two levels. The project also proposes the construction of a centralized stormwater collection system that has a single discharge into a proposed stormwater management basin. The basin is pipe discharged into an existing stream. There is a proposed extension and connection to the existing public sewer system, and installation of other service utilities. Public water is to be extended from Old Oakdale Road. Based on grading limits and utility installations, the plan reflects an approximately 11.5 acres of land disturbance.

The project proposes two underground fuel tanks for bus service use. One being an 8,000 gallon diesel tank, and the other being a 4,000 gallon gasoline tank. No subdivision is proposed to separate this development from the 101 acres property tract.

GENERAL COMMENTS

1. Per the Township's Review Referral process, the following participants comments (if provided) will need to be addressed when received:
 - a. **CODE ENFORCEMENT** - no comments to date.
 - b. **PUBLIC WORKS** - no comments to date.
 - c. **POLICE** - no comments to date

- d. **FIRE DEPARTMENT** - no comments to date.
 - e. **E.A.C.** – no comments to date.
 - f. **M.A.T.S.F.** – Sewer review comments were issued by KLH Engineers 04-23-2025, regarding draft plans prepared by CEC, Inc.. The current edition of Land Development plans should be submitted to KLH Engineers for their further review of sewage related concerns and satisfactory response actions to their initial review comments.
 - g. **South Fayette School District** – no comments to date.
 - h. **A.C.D.E.D.** – no comments to date.
2. Gibson-Thomas Engineering Co., on behalf of South Fayette Township, reserves the right to re-review ordinances, address and apply other existing ordinances as we deem necessary to assure compliance with any and all drawings, reports, and exhibits when submitted or resubmitted on behalf of the applicant.
 3. When the plan is revised, a new submission date is required to be added to the plan. Revision dates are not preferred on plans for recording.
 4. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.
 5. County/State permits will be required for the proposed diesel and gasoline storage tanks. Copies of the acquired permits should be submitted Township upon receipt.
 6. The application materials note a project acreage of 113.93 acres. The County records indicate an acreage of 100.86 acres. While a subdivision plan is not part of the application, this discrepancy should be remedied and the proper acreage included with the plans and materials.

CHAPTER 163 – GRADING AND EXCAVATION

1. §163-3: A Grading Permit must be obtained from the Township.
2. §163-14-B: Plans for the proposed retaining wall, with Professional Engineer seal, shall be submitted for review and approval.

CHAPTER 211 – TRAFFIC/TRANSPORTATION IMPACT FEE

1. § 211-5: This development is subject to the requirement of Traffic Impact Fees. Based on the fact that the existing bus depot facility located on the adjacent school parcel will be relocated to this site, consideration should be made for waiver of this requirement. The applicant consultant should submit a formal waiver from this item.
2. § 211-8: A Traffic Study needs submitted for purpose of determining the Traffic Impact Fees. Based on the fact that the existing bus depot facility located on the adjacent school parcel will be relocated

to this site, consideration should be made for waiver of this requirement. The applicant consultant should submit a formal waiver from this item.

3. Provide an entrance plan that details bus turning movements in and out each way from the school and the proposed depot entrance. There is concern for potential stacking issues on Old Oakdale Road and concern if the new bus depot driveway entry width and radii are sufficient to prevent interferences in opposing lanes on Old Oakdale Road.

CHAPTER 215 – SUBDIVISION & LAND DEVELOPMENT

1. § 215-39(E): Provide written evidence that the plan has been submitted to the Conservation District.
2. §215-39-K(8): Provide a written statement documenting the proposed modifications requested for the project. Add the respective modification requests to the cover sheet of the plans.
3. § 215-42-E-(6): Provide the Surveyor certification clause on the existing conditions plan, along with a Professional Surveyors seal.
4. § 215-42-E-(9): Provide written evidence of compliance with all other Township, County, State or Federal permits required for the plan, if any.
5. § 215-42-E-(10): Provide certification of service from all applicable utility companies.
6. § 215-42-E-(17): Zoning 240- Attachment 4- Appendix D states a list of suggested plant materials. The Landscape Plan planting schedule lists several that are on the suggested list. The others proposed are acceptable plan materials.
7. § 215-39(K)(23): Obtain Fire Marshall review and approval for any required Fire Hydrant location(s), fire lanes and access, as well as building connection locations and specifications. Available aerial imagery indicates an existing hydrant on Old Oakdale Road, at the existing schools driveway entrance. An additional hydrant on same roadside as the proposed bus depot is suggested to avoid any road shutdown if connecting to the existing hydrant.
8. § 215-45: A Developer's Agreement shall be executed upon approval of Final Plan.
9. § 215-46: A performance bond is required of 110% the cost of completion. Provide a cost estimate of construction for review.
10. § 215-67 A. Sidewalks: Sidewalks are required to be installed along the full frontage of all lots under the following circumstances: (3) On all lots with frontage on arterial or collector streets. The plans do not show proposed sidewalks along the full frontage of the site. If the intent is to not provide frontage sidewalks, the applicant consultant should submit a formal waiver from this item. A fee in lieu of may be considered by the Board of Commissioners for this modification request.

11. § 215-68(C) Street Lights. It is suggested that lighting be installed at the entrance to Old Oakdale Road.
12. § 215-78(F)(2)(a): The Applicant shall execute a SWM O&M Agreement, to ensure continual and perpetual maintenance of the SWM system.

CHAPTER 240 – ZONING

1. Provide a narrative demonstrating compliance with the intended Permitted Principal Use zoning category for the project. It is assumed that the intended use for this project is Essential services. If any Zoning Hearing Board decisions have been made for this project, they should be documented on the cover sheet.

ORDINANCE 7 OF 2018 – STORMWATER MANAGEMENT (including 215-78 SWM)

1. § 7-401-B Add the Municipality signature block and signature line to the Cover sheet of the PCSM Report. The Municipal Engineer will be the approving signature, and the Municipal Ordinances should be reflected as Ordinance 409 of 1998 and Ordinance 7 of 2018.
2. § 7-407: The Applicant is hereby notified that requirements of this section, regarding As-Built survey drawings, will need submitted after construction is completed.
3. § 7-501-F: Within the PCSM Report Section 4.5 Time of Concentration, the minimum used is 5 minutes. The Ordinance states the minimum of 6 minutes.
4. § 7-503-L: Provide Anti-floatation calculations within the PCSM Report documenting the primary outlet structure meets a minimum safety factor of 1.5.
5. § 7-601: The Applicant is hereby notified that requirements of this section, regarding recording of O & M plan and PCSM Facility, are to be recorded as deed covenants.
6. § 7-602: A Stormwater Management Agreement is required to ensure maintenance for the privately owned PCSM facility.
7. § 7-603: A financial guarantee to the Municipality is required by this Section. Please submit a cost estimate for the PCSM Facility for review and approval of same. Inclusion of this item in the overall project bonding is sufficient.

Respectfully,

GIBSON-THOMAS ENGINEERING CO., INC.

Jason F. Paulovich

Jason F. Paulovich, Principal
Engineer's Representative

James A. Day

James A. Day, P.E., P.L.S.
Project Engineer

The plans have been reviewed for conformance to the South Fayette Township adopted ordinances only. Gibson Thomas Engineering reserves the right to provide further and additional comments on the submitted plans upon the request of the Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted.