

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

July 17, 2025

Gary Hartz
Planning Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

Project: **New District Maintenance and Bus Depot Facility**
Location: Battle Ridge Road
Description: Site (R-2)
Area: 100.86 acres
ACED File#: 25-175 SP

Dear Mr. Hartz,

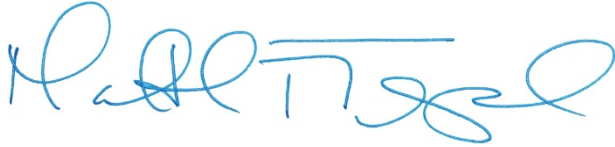
We received the above-referenced application on June 17, 2025, for the development of parcel ID #405-G-7 into a bus depot on Battle Ridge Road in South Fayette Township. We reviewed the application, and we offer the following comments:

- The total area of the lot should be added, as required by §215.26.F.7 of the Township Subdivision and Land Development Ordinance (SALDO).
- The wetland buffer zone setbacks should be indicated, as required by §215.84.1.E of the Township SALDO.
- Battle Ridge Road is a state road and must be labeled as such. Additionally, the following PennDOT HOP notice must be on the plan.

A highway occupancy permit is required pursuant to § 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.
- Our calculations indicate 186 parking spots total, which would require 6 accessible parking spots. It appears that the accessible parking standards are not met, has a variance been approved?
- A sight triangle should be shown on the plan, as required by §215.74.G.(2) of the Township SALDO.
- If the plan is recorded, then all required clauses must be added, the language can be found in Appendix 3 of the Allegheny County SALDO.

Should you have any questions, please contact Zoe Papernick at (412) 350-1361 or at zoe.papernick@alleghenycounty.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew T. Trepal". The signature is fluid and cursive, with a horizontal line above the "T" in "Trepal".

Matthew T. Trepal, AICP
Manager, Planning Division

MTT:zmp