



# Gibson-Thomas ENGINEERING

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**Revised: August 15, 2025**  
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](mailto: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, response to comments and revised plans received 08-05-2025

**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.** – comment letter received dated 07-17-2025

*CEC 08/05/2025: Acknowledged. All comment letters will be addressed as they are received.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. The plans have been updated to include a new submission date, in accordance with Township standards. We do not anticipate submitted plans to be recorded.*

*GTE 08/15/2025: Comment adequately addressed.*

4. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.

*CEC 08/05/2025: Acknowledged. This formal response letter addressing all comments is provided.*

*GTE 08/15/2025: Comment adequately addressed.*

5. County/State permits will be required for the proposed diesel and gasoline storage tanks. Copies of the acquired permits should be submitted to the Township upon receipt.

*CEC 08/05/2025: Acknowledged. All required County and State permits for the proposed diesel and gasoline storage tanks will be obtained. Copies of the approved permits will be submitted to the Township upon receipt. CEC is currently working with Steel City Fueling of Pittsburgh on the fueling tanks and pumps.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: The property deed specifies the parcel as containing 4,963,123.85 square feet, or 113.938 acres. This acreage has been used in the project plans. The 100.86-acre figure shown in the County records appears to reflect non-updated tax mapping data rather than the current deeded property boundary.*

*GTE 08/15/2025: Comment adequately addressed.*

## **CHAPTER 163 – GRADING AND EXCAVATION**

1. §163-3: A Grading Permit must be obtained from the Township.

*CEC 08/05/2025: Acknowledged. A Grading Permit application will be submitted to the Township in accordance with this section prior to commencement of earthwork activities.*

*GTE 08/15/2025: Comment adequately addressed.*

2. §163-14-B: Plans for the proposed retaining wall, with Professional Engineer seal, shall be submitted for review and approval.

*CEC 08/05/2025: Acknowledged. Plans and calculations for the proposed retaining wall, sealed by a Professional Engineer, will be submitted to the Township for review and approval in accordance with this section.*

*GTE 08/15/2025: Comment adequately addressed.*

## **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.

*CEC 08/05/2025: A formal waiver request letter has been submitted to the Township, requesting relief from the Traffic Impact Fee requirement under Section 211-5. This request is based on the fact that the proposed bus depot is a relocation of the existing South Fayette School District bus facility from an adjacent parcel, rather than the addition of a new use generating new traffic impacts. We respectfully request consideration of this waiver due to the nature of the project as a relocation of an existing operation.*

*GTE 08/15/2025: Comment adequately addressed. The Board of Commissioners will act on this request at the August 19, 2025 meeting.*

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.

*CEC 08/05/2025: A formal waiver request has been submitted to the Township requesting relief from the Traffic Study requirement under Section 211-8. As detailed in the submitted waiver letter, the proposed development consists of relocating the existing South Fayette School District bus depot from the adjacent parcel to the new site. Since this relocation does not create a net increase in trip generation, density, or intensity of use, we respectfully request that the requirement for a transportation study be waived.*

*GTE 08/15/2025: Comment adequately addressed. The Board of Commissioners will act on this request at the August 19, 2025 meeting.*

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.

*CEC 08/05/2025: An entrance plan showing detailed bus turning movements into and out of the proposed bus depot has been prepared as Sheet C201 and is being submitted to the Township with this resubmission. The plan includes turn path analyses for both directions of travel on Old Oakdale Road to confirm that the proposed driveway width and radii are sufficient to accommodate bus movements without encroachment into opposing lanes. The plan also evaluates potential stacking scenarios to ensure that queuing will not adversely impact Old Oakdale Road.*

*GTE 08/15/2025: Comment adequately addressed.*

## **CHAPTER 215 – SUBDIVISION & LAND DEVELOPMENT**

1. § 215-39(E): Provide written evidence that the plan has been submitted to the Conservation District.

*CEC 08/05/2025: Written evidence of the plan submission to the Allegheny County Conservation District is attached to this resubmission, along with a copy of their preliminary review comments issued as part of the National Pollution Discharge Elimination System (NPDES) permit application process.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. A written statement documenting the requested waivers for the project is included with this resubmission. The requested waivers have also been added to the cover sheet of the plans in accordance with this section.*

*GTE 08/15/2025: Comment adequately addressed.*

3. § 215-42-E-(6): Provide the Surveyor certification clause on the existing conditions plan, along with a Professional Surveyors seal.

*CEC 08/05/2025: The Surveyor's certification clause has been added to the Existing Conditions Plan as required by this section. The seal and certification of the licensed Professional Surveyor are included as a separate attachment referenced as the Plan of Boundary and Topography and are provided with this resubmission for your record.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. The only additional permit required for this project is the General NPDES Permit for stormwater discharges associated with construction activities. The NPDES permit application has been submitted to the Allegheny County Conservation District (ACCD). Written evidence of this submission, along with the preliminary review comments from ACCD, is included with this resubmission. A copy of the final NPDES permit approval will be provided to the Township upon receipt.*

*GTE 08/15/2025: Comment adequately addressed.*

5. § 215-42-E-(10): Provide certification of service from all applicable utility companies.

*CEC 08/05/2025: Acknowledged. Certifications of service from all applicable utility providers are included with this resubmission.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. 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. No further action is therefore required.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. The plans currently include a fire hydrant near the building to provide on-site fire protection coverage. In addition, an extra hydrant will be added near the proposed water meter vault along Old Oakdale Road to provide supplemental access from the public right-of-way and to provide operational flexibility during a possible emergency response. The final hydrant locations, possible fire lanes, and building connections will be coordinated with the Township Fire Marshal, who will review and confirm all fire protection design items.*

*GTE 08/15/2025: Comment adequately addressed.*

8. § 215-45: A Developer's Agreement shall be executed upon approval of Final Plan.

*CEC 08/05/2025: Acknowledged. A Developer's Agreement will be executed with the Township upon approval of the Final Plan.*

*GTE 08/15/2025: Comment adequately addressed.*

9. § 215-46: A performance bond is required of 110% the cost of completion. Provide a cost estimate of construction for review.

*CEC 08/05/2025: Acknowledged. A construction cost estimate will be prepared and submitted to the Township for review. Upon approval of the cost estimate, a performance bond in the amount of 110% of the approved construction cost will be provided. We assume this will be part of the Developer's Agreement.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: A formal waiver request has been submitted to the Township requesting relief from the requirement to install frontage sidewalks along Old Oakdale Road, in accordance with this section. The proposed bus depot is a relocation of the existing South Fayette School District bus operations and is not intended for public pedestrian access. Given the rural character of this section of Old Oakdale Road, the lack of existing sidewalks in the vicinity, and the nature of the facility, the installation of sidewalks along the full site frontage is not practical. We respectfully request that this requirement be waived, and we are open to further discussion with the Township and the Board of Commissioners regarding the potential for a fee-in-lieu of sidewalk installation, if deemed appropriate.*

*GTE 08/15/2025: Comment adequately addressed. The Board of Commissioners will act on this request at the August 19, 2025 meeting.*

11. § 215-68(C) Street Lights. It is suggested that lighting be installed at the entrance to Old Oakdale Road.

*CEC 08/05/2025: Acknowledged. An additional site lighting fixture comparable to fixture S01 has been added at the entrance to Old Oakdale Road. This fixture is included in the updated lighting plans, and it is being added to enhance illumination levels at the site entrance, improving overall photometric coverage along the entrance and adjacent roadway frontage.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. The Applicant will execute a Stormwater Management Operations and Maintenance Agreement to ensure the continual and perpetual maintenance of the stormwater management infrastructure.*

*GTE 08/15/2025: Comment adequately addressed.*

## **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.

*CEC 08/05/2025: The proposed project is consistent with the Permitted Principal Use category of Essential Services, as defined by the Township Zoning Ordinance. The project involves the construction and operation of a bus depot facility, which is necessary to support public school transportation services. This use falls under the definition of Essential Services, as it provides a critical public function. No Zoning Hearing Board approval is required for this use. A detailed narrative demonstrating compliance with the Permitted Principal Use has been prepared and is included with this resubmission.*

*GTE 08/15/2025: Comment adequately addressed.*

## **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.

*CEC 08/05/2025: Acknowledged. The Municipality signature block and signature line have been added to the cover sheet of the PCSM Report. The Municipal Engineer will be the approving signature. The applicable ordinances have been noted on the cover sheet as Ordinance 409 of 1998 and Ordinance 7 of 2018.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. The Applicant is aware that, upon completion of construction, As-Built survey drawings will be prepared and submitted in accordance with the requirements of this section.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. Section 4.5 of the PCSM Report has been revised to reflect a minimum Time of Concentration of 6 minutes, in accordance with this section of the Ordinance. All related calculations throughout the report have been updated to incorporate this revision.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. Anti-floatation calculations demonstrating that the primary outlet structure meets the minimum safety factor of 1.5 have been prepared and added to Appendix V of the PCSM Report.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. The Applicant is aware that, in accordance with this section, the approved Operations and Maintenance Plan and PCSM facility documentation will be recorded as deed covenants upon project completion.*

*GTE 08/15/2025: Comment adequately addressed.*

6. § 7-602: A Stormwater Management Agreement is required to ensure maintenance for the privately owned PCSM facility.

*CEC 08/05/2025: Acknowledged. A Stormwater Management Agreement will be executed to ensure the perpetual maintenance of the privately owned PCSM facility, in accordance with this section.*

*GTE 08/15/2025: Comment adequately addressed.*

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.

*CEC 08/05/2025: Acknowledged. A financial guarantee will be provided to the Municipality in accordance with this section. A cost estimate for the PCSM facility is being prepared and will be submitted for review and approval. This item will be included in the overall project bonding.*

*GTE 08/15/2025: Comment adequately addressed.*

*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.*