



# 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](mailto:jason.paulovich@gibson-thomas.com)

SUBJECT: Land Development Plan – Engineer's Review 1

APPLICATION No.: SP-02-2025

PLAN NAME: Tractor Supply Newbury

LOCATION: 702 Holland Street  
Bridgeville, PA 15017  
Allegheny County Parcel No. 197-R-30 (3.43 acres)

ZONING DISTRICT: PED (Planned Economic Development District)

MADE BY: KU Resources  
22 S. Linden St.  
Duquesne, PA 15110  
412-469-9331

MADE FOR: MSP Properties of Pennsylvania, LP  
PO Box 2280  
Cranberry Township, PA 16066

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

ESTABLISHED 1916

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Latrobe ■ Harrisburg ■ Indiana ■ Fayette ■ Washington ■ Ft. Myers

STATUS: The submitted 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
- Proof of Allegheny County Planning Commission submission
- Architectural elevations
- Geotechnical Report
- Project Narrative
- Stormwater Management Report
- Utility service availability letters

This project proposes land development on a portion of a 3.4 acres sized property, for a Tractor Supply retail store within the Newbury Market Development. The property was previously rough-graded and the new development requires minimal site grading for its development. Access into the development is from Holland Street and the adjacent western tax parcel 197-R-25 (Top Golf). Utilities are available at the property perimeter and will be extended into the development. Site improvements include new parking lot, sidewalks, site lighting, landscaping and a stormwater management basin facility. Approximately 2.8 acres will be disturbed.

## **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.** – no comments to date.
  - 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.

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

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

## **CHAPTER 211 – TRAFFIC/TRANSPORTATION IMPACT FEE**

1. The Township Traffic Engineer consultant (Gateway Engineers) provided a separate review dated July 10, 2024. Comments from the Gateway Engineers letter should be addressed and considered part of this review.

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

1. § 215-39(E): Provide written evidence that the plan has been submitted to the Allegheny County Conservation District. As the proposed earth disturbance associated with construction activities will exceed the 1.0 acre threshold, an NPDES permit or modification to overall NPDES permit for Newbury will be required.
2. §215-39-K(8): Provide a written statement documenting any 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. § 215-39(K)(23): Obtain Fire Marshall review and approval for any required Fire Hydrant location(s), fire lanes and access, as well as the building connection locations and connection specifications.
7. § 215-45: A Developer's Agreement shall be executed upon approval of Final Plan.
8. § 215-46: A performance bond is required of 110% the cost of completion. Provide a cost estimate of construction for review.
9. § 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. § 240 The project is within the PED District. The overall Newbury Market Development previously attained use approvals for the development parcels in the Master Plan stage. The proposed Tractor Supply use as a 'retail store' is a permitted use as defined in the C-2 zoning.
2. The Zoning Hearing Board previously granted five (5) variances for this application. These variances are outlined on the cover sheet of the plans and include:
  - a. 2025-05-07 Variance from Chapter 240 Article XVII Section 112, Subsection: C: Reduce required number of parking spaces from 87 to 76.
  - b. 2025-05-07 Variance from Chapter 240 Article XVI Section 96, Subsection: C.3.E: Increase allowable fence height in a commercial district from 8' to 16'.
  - c. 2025-05-07 Variance from Chapter 240 Article XVIII Section 119.1, Subsection C.9.B(6) to allow an internally illuminated ground sign.
  - d. 2025-05-07 Variance from Chapter 240 Article XVII Section 119.1, Subsection C.9.A(3) to allow the garden center sign of 81.70 sf where 46 sf is allowed(based on 230 sf of garden canopy structure face).
  - e. 2025-05-07 Variance from Chapter 240 Article XVIII Section 119.1, Subsection C.9.A(2) to allow a 192 sf internally illuminated wall sign in the rear where illumination is not permitted.

## **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. § 7-503-L: Provide Anti-floatation calculations within the PCSM Report documenting the primary outlet structure meets a minimum safety factor of 1.5.

4. § 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.
5. § 7-602: A Stormwater Management Agreement should be executed to ensure maintenance for the privately owned PCSM facility.
6. § 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.

*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.*