

July 10, 2025  
C-18997-0042

Mr. Gary Hartz  
Planning Director/Zoning Officer  
South Fayette Township  
100 Township Drive  
South Fayette, PA 15017

TRANSMITTED via EMAIL

**Re: Proposed Tractor Supply Development – Traffic Review**

Dear Mr. Hartz:

The Gateway Engineers, Inc. (Gateway) has reviewed the Land Development Plans for the proposed Tractor Supply development within the Newbury development. Gateway's review was specific to traffic and access for the development. We have the following comments:

1. Truck turning templates should be provided showing how delivery vehicles / tractor trailers will access, navigate, and exit the site. The templates should not only evaluate how large vehicles will access the site from the existing parking lot for Topgolf but should also show how they will access the site from Kensington Street. It appears that existing landscape islands and minimal curb radii may make it difficult or infeasible for tractor trailers to access the site.
2. With the construction of the proposed Tractor Supply, several existing parking spaces for Topgolf will be eliminated to facilitate the construction of the proposed accesses to the site. Does the removal of those spaces (approximately 16 spaces) cause any issues with zoning compliance for required parking for Topgolf? Is approval from Topgolf required for the elimination of these spaces?
3. Is there an existing access easement agreement in place that permits legal access from Kensington Street through the Topgolf property to access the site?
4. It appears as though the stub from the parking lot to Holland Street is curbed / closed. Will this access physically connect to Holland Street and extend into the site? If not, why is this connection not being made?



This concludes Gateway's review of the site plans (relative to traffic and circulation) for the proposed Tractor Supply development adjacent to the existing Topgolf within the Newbury development in South Fayette Township.

If you should have any questions, please call me at 412-409-2393.

Sincerely,  
THE GATEWAY ENGINEERS, INC.

Michael J. Haberman, P.E.  
Township Traffic Engineer