



September 19, 2023

Gary Hartz  
Planning Director  
South Fayette Township  
515 Millers Run Road  
South Fayette, PA 15064

Projects: **Second Revision to the Kosky Plan of Lots & Lafayette 180 Planned Shopping Center**  
Location: 180 Millers Run Road  
Description: Subdivision / Land Development (C-2 District)  
Area: 7.83 acres (4.7 acres to be developed)  
ACED File#: 23-246 SU & 23-247 SP

Dear Mr. Hartz:

We received the above-referenced applications on August 18, 2023 one for the minor subdivision of parcels 256-L-1, 256-L-2, and 256-L-9 into two lots in South Fayette Township and the second for the development of one of the resulting lots. We have reviewed the applications and offer the following comment:

**Minor Subdivision:**

The parcels have different owners, and in order to record the plans all owners must sign them. Currently only the owners of parcel 256-L-2, CE-S.F. LP, are included in the plans, but parcel 256-L-1 is owned by Anthoni Mals Peterson and parcel 256-L-9 is owned by John Jr & Madeline Kosky. This means that the plans must have the following:

- Owner and Notary Clauses for each of the owners. Be advised the language of the clauses changes depending on the kind of owners and each of the parcels is owned by a different type. The recommended language can be found in Appendix 3 of the Allegheny County SALDO available online.
- Either three distinct Title Clauses with the owners, mortgage, and deed information for each parcel, or one Title Clause with the owners, mortgage, and deed information for all three parcels with signature lines for each of the owners and their corresponding witnesses.

- A Deed Required Notification Clause with signature lines for each of the owners and their corresponding witnesses. This is to ensure that the owners are aware that recording a plan of subdivision alone does not change the ownership of the property, and a deed must also be recorded in order to transfer the title of the property from one landowner to another. Attached is our handout with the required language for this clause.
- All three owners' information must be included under "Property Owner" in Sheet 2.

The owner's name used in the Clauses must be the same as the one in the deed, currently the owner's name in the deed for parcel 256-L-2 is "CE-S.F. **One**, LP" not CE-S.F. LP as shown in the plans. This should be corrected.

Section 215-13.L(5) of the South Fayette Township's SALDO requires plans to show "building or setback lines and lines of existing and proposed streets and rights-of-way, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way". Currently the plan does not include the easements within parcel 256-L-9 described in DBV 17543 Page 340. These easements should be described with their own bearings, distances, and area in both acres and square feet.

All lots and parcels in the lot consolidation must be completely described, and no distances, bearings, or curve data can be missing. Lot lines to be extinguished must be described with distances and bearings. Currently none of the lot lines to be extinguished have distances or bearings.

### **Land Development:**

The row of parking spaces along Newbury Drive, and the two rows of back-to-back spaces on the southeast corner of the lot all have parking count numbers that do not match the amount drawn on the plans. This should be corrected.

Section 240-111.C of the South Fayette Township's Zoning Ordinance requires all handicapped parking spaces to measure 12 feet by 18 feet. The handicapped parking spaces shown in the plans do not meet this requirement. In the drawing all the spaces and aisles are nine feet wide, and the details only show that the spaces should be a minimum of eight feet wide. This should be corrected.

Section 240-113 of the South Fayette Township's Zoning Ordinance requires development to provide a loading berth of "at least 65 feet in length and 12 feet in width with an overhead clearance of 14 feet". No such space is provided on the plans.

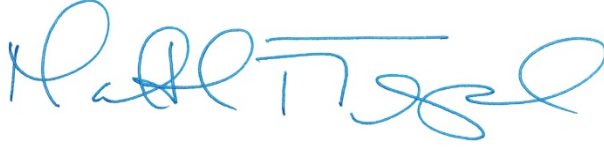
The side yard shown in the Zoning Requirements table is incorrect, it states the minimum is 50 feet, but this is only the requirement if the lot is adjoining an R District which is not the case with this project. The minimum side yard required by section 240-51.F(1) is 20 feet. This should be corrected.

The 50 foot setback lines drawn on the plans do not follow the contour of the new Lot1 lines and continue in to Lot 2 as if both lots were consolidated. This should be corrected.

23-246 SU & 23-247 SP  
South Fayette Twp

Should you have any questions, please contact Natalia Cains Febles at 412-350-4356 or by e-mail at [Natalia.CainsFebles@AlleghenyCounty.US](mailto:Natalia.CainsFebles@AlleghenyCounty.US).

Sincerely,

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

Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:NCF