



Gibson-Thomas ENGINEERING

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February 19, 2026

GTE 18662

MEMO TO: Mr. John Barrett, Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

FROM: Gibson-Thomas Engineering Co., Inc.
Brandon S. Wiltrout, PE, Planning Commission Representative
brandon.wiltrout@gibson-thomas.com

SUBJECT: Minor Subdivision Plan – **Review #1**

PLAN NAME: Second Revision to the Kosky Plan of Lots

APPLICATION NO.: S-01-2026

LOCATION: Newbury Drive
Bridgeville, PA 15017

ZONING: C-2 Highway Commercial

MADE BY: Civil & Environmental Consultants, Inc.
700 Cherrington Parkway
Moon Township, PA 15108
(412) 429-2324

MADE FOR: Craig Cozza
295 Myoma Road
Mars, PA 16046
(412) 381-7602

DATE OF PLAN: August 14, 2023 (Revised 10/17/2023)

RECEIVED IN
GTE OFFICE: January 20, 2026

SUBMITTED
MATERIAL:

- Subdivision Plan (3 Sheets)
- Township Subdivision Application

ESTABLISHED 1916

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

General Comments

1. 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.
2. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.
3. This project involves the consolidation of three tax parcels, 256-L-1, 256-L-2, and 256-L-9, into two lots within the Township. Parcel No. 256-L-2 is currently developed with a 1-story stone and aluminum sided building that is to be razed with the accompanying Land Development plan. The original lot sizes of Parcel Nos. 256-L-1, 256-L-2, and 256-L-9 are 0.247 acres, 1.045 acres, and 6.545 acres, respectively. Following the proposed consolidation, Lot 1 will consist of Parcels 256-L-1, 256-L-2, and a portion of 256-L-9 and will be 4.439 acres. Lot 2 will consist of the remainder of Parcel 256-L-9 and will be 3.398 acres. This plan is a subdivision and consolidation plan of revised Parcel A-1 of the first revision to the Kosky Plan of Lots recorded in P.B.V. 274, pg. 44; Lot 2 of the Schneider Plan recorded in P.B.V. 130, pg. 133; and Tax Parcel 256-L-1 recorded in D.B.V. 10562, pg. 390.
4. The Applicant shall address any third-party review and comments prior to final approval.
5. The Applicant shall revise the application to pertain solely to the subdivision plan, including the project description and the engineering firm.
6. The Applicant shall revise the owner information in all instances to match the ownership listed on the deed, as CF-S.F. One, LP. Whenever 'Property Owner' is referenced, all owners of the affected parcels shall be listed.
7. The Applicant shall provide the recorded deed volume and page for each parcel.

Chapter 215 - Subdivision/Land Development Comments

1. § 215-10 – This project is being reviewed as a minor subdivision.
2. § 215-13.C – The Applicant shall provide written evidence of ownership or proprietary interest. According to the Tax Maps, the properties are not under common ownership. If the Parcels are not under common ownership, an ownership clause is needed for each owner.
3. § 215-13.J – The Applicant shall provide written evidence of any zoning variances granted which are applicable to the property as listed on the Land Development plans.
4. § 215-13.L.5 – The Applicant shall provide the setback lines for all Parcels. Corner lots shall provide front yards on each street frontage. The remaining two yards shall constitute side yards as per § 240.99.A.

5. § 215-13.L.13 – The Applicant shall provide the Deed Required Notification Clause, with signature lines for each owner of the involved parcels.
6. § 215-16 – Upon approval of a final plat by the Board of Commissioners, the developer shall record such plat in the Office of the Allegheny County Recorder of Deeds either within 90 days of such final approval, or within 90 days after the date of delivery of an approved plat signed by the Board of Commissioners following completion of any conditions imposed for such approval in accordance with the terms of the development agreement, whichever is later.
7. § 215-63.A – Concrete monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision, including all points of curve and points of tangent.

Sincerely,

GIBSON-THOMAS ENGINEERING CO., INC.



Brandon S. Wilttrout, PE
Project Manager

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 South Fayette Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. The Applicant shall acknowledge that any and all comments from this letter and any successive letters must be addressed before final approval.