



Gibson-Thomas ENGINEERING

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February 19, 2026

GTE 18663

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: Final Land Development – **Review #1**

PLAN NAME: Lafayette 180

LOCATION: Parcel Nos. 256-L-1, 256-L-2, 256-L-9
Millers Run Road & Newbury Drive
Bridgeville, PA 15017

ZONING: C-2 Highway Commercial

MADE BY: The Gateway Engineers, Inc. (Contact: Joseph Galbraith)
100 McMorris Road
Pittsburgh, PA 15205
(855) 634-9284

MADE FOR: Craig Cozza
295 Myoma Road
Mars, PA 16046
(412) 417-9700

DATE OF PLAN: August 2025 (Revised January 14, 2026)

RECEIVED IN
GTE OFFICE: January 20, 2026

SUBMITTED
MATERIAL:

- Land Development Plan (26 Sheets)
- Applications (Township/County)
- Deeds
- Agent Authorization Form
- Elevation Renderings
- Geotechnical Review
- NPDES Approval
- Sales Agreement
- Traffic Study
- TIS Addendum
- Utility Availability Letters
- Reports (SWM, E&S, Wetlands)

ESTABLISHED 1916

9951 Old Perry Highway | Wexford, PA 15090

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 proposes a shopping center with parking lot and associated utilities within the Township. The parcel is currently developed with access to public sewer, water, gas, and electricity. The stormwater management system will include a series of pipe networks and underground tanks that will discharge into the existing storm system. The total disturbed area for the project is 5.48 acres.
4. The Applicant shall address any third-party review and comments prior to final approval.
5. The Approval of this Land Development Plan is contingent on the approval of the accompanying Subdivision Plan (S-01-2026). Any changes made to the Subdivision Plan shall be reflected on the Land Development plan.
6. The following variances were previously granted for this project:
 - I. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to Section 240-51.a(1) to allow the lot area of 4.4 acres departure from the required 5.0 acres for a planned shopping center.
 - II. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-111.j(2) reducing the setback on Millers Run Road side yard parking setback from 20 feet to 1 foot.
 - III. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-111.j(2) reducing the front yard parking setback from 20 feet to 8 feet, as it is related to Newbury Drive.
 - IV. On July 26, 2023, a variance has been granted by the South Fayette Township Zoning Hearing Board to section 240-51.c to allow exceedance of maximum impervious surface area from the required 70 percent to 84 percent.

Traffic Impact Study Comments

1. The previous Traffic Impact Study prepared for this project was approved by PennDOT 12/28/2023. The approval letter states that any modification to the previously reviewed materials will warrant a revised TIS. Please provide PennDOT documentation that they have reviewed the TIS addendum for this modified project and provide any comments related to the review and the corresponding approval letter.
2. The TIS addendum states that the site will now contain the following land uses/sizes: Retail Plaza (46,046 SF), Warehouse (4,000 SF), and General Office Building (8,374 SF). The site plan calls for the following land uses/sizes: Retail Building (58,420 SF) broken into the following parts, Retail Plaza (54,420 SF) and Storage Area (4,000 SF). It is recommended that the revised trip generation calculations reflect the land uses listed on the submitted Site Plan. This would result in using the entire 58,420 SF as Shopping Center and the following trip estimates:

	IN	OUT	TOTAL
ADT	1910	1909	3879
AM Peak Hour	58	35	93
PM Peak Hour	136	142	278
SAT Peak Hour	149	138	287

The trip estimate for the revised site plan shows a minimal increase versus the original site plan so the original TIS does not need to be reevaluated. However, the above PM Peak Hour trip generation should be used to calculate the Traffic Impact Fee for the site.

3. It is recommended that a 'post development' review of traffic conditions be required following the development construction and an agreed upon percentage of occupancy. This post-development traffic review would observe movements from vehicles entering and exiting the proposed development onto Newbury Drive in both directions. There is concern with the existing observed stacking of vehicles on Newbury Drive and the potential traffic conflicts that could occur post-development in this area. Details of this post-development review should be incorporated into the Developer's Agreement for the project.
4. § 211-14: This project is located in the Township's South Transportation Service Area (TSA) and is subject to traffic impact fees of \$1,418 per new PM Peak Hour Trip. Based on information provided, the 142 PM Peak Hour trips will require an impact fee amount of \$201,356.00.

Chapter 160 – Floodplain Management Comments

1. § 160-402.A.2 – Within any floodway area, no new construction or development shall be allowed, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.

Chapter 210 – Streets and Sidewalks Comments

1. § 210-2.A – The Applicant shall obtain a street opening permit for the proposed electric line crossing Newbury Drive. The excavation shall follow the specifications outlined in this Chapter. Provide details of traffic control relating to the street opening installation.

Chapter 215 – Subdivision/Land Development Comments

1. § 215-42.E.1 – The Applicant shall adjust the cover sheet to reflect “Final Land Development Plan”.
2. § 215-42.E.14 – The Applicant shall provide any proposed pavement markings to the plans. A crosswalk shall be added to the driveway crossing on Newbury Drive.
3. § 215-42.E.24 – The Applicant shall provide the location of width of all storm drainage easements.
4. § 215-52.B – At the Township Engineer's discretion, an inspector may be required to be present at the site on a continual basis while work is in progress. The cost of providing a full-time or part-time inspector shall be charged to the developer in accordance with § 215-90C of this chapter.
5. § 215-54 – Upon completion of the public and/or private improvements in a plan, as-built plans and profiles of the public and/or private improvements, as constructed, shall be filed with the Township Manager by the developer within 10 days of the mailing of the notice of completion. A sepia and print of each as-built drawing shall be submitted. As-built plans and profiles shall be marked "as-built" and shall contain the final grade of all sanitary and storm sewers and appurtenances.
6. § 215-62 – Following issuance of the certificate of completion and release of the amenities bond, the landowner shall be responsible for maintaining all private improvements in good condition and repair to the satisfaction of the Township.
7. § 215-64.C – The Applicant shall provide any easements required by the utility companies.
8. § 215-64.D – The location and type of fire hydrants shall be subject to the review and approval by the Chief of the Volunteer Fire Department.
9. § 215-76 – Easements for sanitary sewers, water lines and stormwater management facilities shall be required to have a minimum width of 20 feet. Where a subdivision or land development is or will be traversed by a watercourse, there shall be provided a stormwater easement or drainage right-of-way of a width sufficient for the purpose, but not less than 20 feet.
10. § 215-77.C – For double frontage lots, vehicular access shall be limited to only one street. The Applicant shall request a modification to this section.
11. It is recommended that the overhead electric line on the Westerly property boundary be relocated outside of the dumpster area, placed subsurface, or provide documentation to ensure that the line will not be disturbed as the dumpster is emptied.

12. § 215-82.B – The Applicant shall expand the landscaping plan to specify the ground cover of all areas not currently hatched, i.e. mulch or lawn.
13. § 215-84.A – Manholes shall be vacuum tested and all sanitary sewer lines shall be lapped and air tested by the developer in the presence of the Municipal Authority's inspector. Air tests shall be conducted in accordance with the specifications established by currently accepted engineering standards.
14. § 215-84.1 – It has been noted that wetlands are present on site as per Sheet C400 but are not identified on the National Wetlands Inventory. No NWI impacts will be observed as approved by the ACCD.

Chapter 215-78 - Stormwater Management Comments

1. There are details provided for several different manhole sizes. The Applicant shall specify the installation size for each manhole on the profiles.
2. The Applicant shall ensure the Inlet Drainage Map and corresponding analysis accurately represents the location and names of structures as listed on the site plan. Provide calculations for all pipes on site to ensure all structures have appropriate capacity and do not surcharge.
3. It is recommended that Inlet 16 be relocated to the other side of the landscaped island, outside of the dumpster pad area to protect water quality.
4. § 215-78.D.1.c.2 – The Applicant shall provide the following signature block: "(Municipal official or designated plan reviewer (Subsection D(3)(a)), on this date (Signature date), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Municipal Ordinance No. (_____, except where waivers have been granted as noted on the plan. The review is based on a survey and plan prepared by others and assumes that all information is correct and valid as submitted."
5. § 215-78.D.1.c.3.f – The Applicant shall provide the expected project time schedule to the site plan.
6. § 215-78.D.1.c.3.j – The Applicant shall clearly label POA-1 on the site plan. It appears DP 001 and DP 002 are flowing into different storm sewer systems. In accordance with § 215-78.E.1.h, it is recommended that DP 001 and DP 002 be analyzed as separate points of analysis as that is where runoff exits the property.
7. § 215-78.D.1.c.3.n – The Applicant shall provide the flow path and segments used to determine time of concentrations for each watershed on the drainage area maps.
8. § 215-78.E.2.d – The minimum pipe slope shall be 1.0% grade or maintain velocity of two feet per square.
9. § 215-78.F.2.a – Prior to final approval of the SWM site plan, the property owner shall sign and record an operation and maintenance (O&M) agreement (see Appendix B[16]) covering all stormwater control facilities which are to be privately owned.

Chapter 240 - Zoning Comments

1. § 240-51.I – The Applicant shall provide the proposed structure height on the elevation renderings to ensure compliance with this section.
2. § 240-95.A.36.j – A minimum of 20% of the gross site area shall be reserved and maintained as public or private open space. Provide documentation if a variance was obtained for this section. Ensure all variances pertaining to this project are listed on the cover sheet.
3. § 240-98.J.3.c – In a planned shopping center, the area in the front yard between the street right-of-way and the parking area shall be landscaped with an earthen mound that is a minimum of three feet in height and a mix of landscaping materials from the list of suggested plant materials in Appendix D[3], including ground cover, trees and shrubs. The location of these landscaping materials shall not obstruct visibility for traffic entering or leaving the site and shall comply with the clear sight triangle requirements of § 240-99D. Provide documentation if a variance was obtained for this section. Ensure all variances pertaining to this project are listed on the cover sheet.
4. § 240-99.A – Corner lots shall provide front yards on each street frontage. The remaining two yards shall constitute side yards.
5. § 240-111.B.4 – Fire lanes shall be provided in accordance with the requirements of the Township Fire Code and the volunteer fire departments.
6. § 240-111.L – If applicable, one shopping cart return area shall be provided for each 10,000 square feet of gross floor area in retail stores that provide shopping carts.
7. § 240-111.M – The Applicant shall ensure the luminaire schedule matches the light placement on the site plan and follows the following standards: The lighting system shall furnish an average minimum of 1.0 footcandle during hours of operation and shall be designed with cutoff luminaires that have a cutoff angle of 60° or less. (See Illustration in Appendix B.[1]) There shall be no spillover of illumination at any property line in excess of 0.2 footcandle.
8. § 240-112 – The Applicant has satisfied the shopping center parking requirements for the usable area, excluding the storage space. It is noted that the site includes 54,420 square feet of usable area and an additional 4,000 square feet designated as storage. Discuss how the mix of uses stated in this plan package may vary based on the building use (i.e. restaurant, office or shopping use).
9. § 240-119.C.1.b – In the C-2 District, the aggregate surface area of all wall signs for each business shall not exceed one square foot for each lineal foot of width of the front wall of the building or portion of the building occupied by the business or a maximum of 100 square feet, whichever is less.
10. § 240-119.C.2 – The Applicant shall provide a rendering of the proposed ground sign for the shopping center in accordance with this section.

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.