



**SOUTH FAYETTE**  
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**Planning Commission**

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**Planning Commission Recommendation Letter  
of the  
Preliminary and Final Minor Subdivision Application  
of the  
J. B. & Associates Plan of Lots**

March 31, 2019

William Duchess  
4578 Battleridge Road  
Oakdale, PA 15071  
[billd@superiorwallspa.com](mailto:billd@superiorwallspa.com)

Reference: File # F-01-19, Preliminary and Final Subdivision Application of the “**J. B. & Associates Plan of Lots**”, a minor subdivision application in an R-2 Residential Zoning District, identified as Tax Parcel 325-K-25 and located at 2116 Old Oakdale Road Cuddy, PA 15031 as currently owned by J B Associates, LLC per the Allegheny County Department of Real Estate

Dear Mr. Duchess,

At its March 28, 2019 meeting, the South Fayette Planning Commission recommended preliminary and final approval of your application for “J B & Associates Plan of Lots” with the following conditions:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
  - Mitall Division of KU Resources, Inc. review letter dated March 22, 2019, and which shall include;
  - Resolution of comments from the MATSF dated March 25, 2019, and
  - Resolution of comments from the Allegheny County Department of Economic Development when received
- Presentations as made at the Planning Commission meeting, including:
  - The planning commission recommended a **waiver** to § 215-63.A which requires concrete monuments to be set at the intersection of all angles in the boundary of the subdivision in favor of allowing existing iron pin property corners to remain in place and/or be placed as shown upon the plan for recording provided this is documented upon the drawing by a note as described under general comment # 1 in the above described review letter of the Mitall Division of KU Resources, Inc. dated February 28, 2019 and bonded per a

File # F-01-19  
J B Associates Plan of Lots  
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developers agreement until installed and certified in writing by a Professional Land Surveyor as having been set.

The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next regularly scheduled meeting on Wednesday April 10, 2019 at 7PM. **Please submit two (2) sets of any revised plans in hardcopy together with a pdf digital computer format, to the South Fayette Township offices by Noon on Monday April 8, 2019 to allow an updated review prior to the Board of Commissioners meeting.**

If you have any questions and/or comments please feel free to contact me directly.

Sincerely,  
Mitall Division of KU Resources, Inc., Consulting Engineer

*Donald R. Housley Sr., P.L.S.*

Donald R. Housley, P.L.S.

cc: South Fayette Township Board of Commissioners  
South Fayette Township Planning Commission  
John Barrett, SFT Manager  
Jerry Brown, Managing Director, Municipal Authority of the Township of South Fayette  
Michael P. Salai, P.E., P.L.S., Wind Ridge Engineering Co. [windridgeeng@windstream.net](mailto:windridgeeng@windstream.net)