

March 22, 2019  
Ref. No. 19-122

Mr. John Barrett, Manager  
South Fayette Township  
South Fayette Township Municipal Building  
515 Millers Run Road  
Morgan, Pa 15064

Dear Mr. Barrett;

South Fayette Township Minor Subdivision Application  
of  
**J.B. & Associates Plan of Lots**  
SFT Application Number F-01-19

William Duchess & James Duchess, owners of a tract of land being Allegheny County Tax Parcel # 325-K-25. The purpose of this plan is to subdivide this one tract of land into two lots.

This application is marked for “Preliminary & Final” approval. Nothing in the Township’s ordinance prohibits this type of application.

The property is currently zoned R-2 Suburban Residential District.

The application is titled: “J.B. & Associates Plan”, and is marked as received 2/21/2019.

The submission package contained the following information:

- South Fayette Township Subdivision-Land Development Application, dated 2/8/2019.
- Subdivision Plat, prepared by Michael P. Salai, P.L.S., of Wind Ridge Engineering Co., dated 11/2018.
- Copy of Deed Book Volume 14439 Page 307.

## **CHAPTER 215 – SUBDIVISION AND LAND DEVELOPMENT**

- § 215-10 This application qualifies as a Minor Subdivision.
- § 215-13.F Sanitary sewer service and connection must be reviewed and approved by MATSF.
- § 215-13.L(13) Certification clauses will be reviewed by Allegheny County Department of Economic Development. Any comments must be addressed once received.
- § 215-26.F(10) Please expand the provided zoning table to include both “required” and “proposed” columns to confirm compliance.
- § 215-63 Concrete monuments are required all angle points and points of curve in the boundary of the subdivision. We support a waiver to this requirement be granted for this item if the applicant agrees to have all these points marked by iron pins. A notation is already included on the plat. This modification will require approval by the Township Commissioners.

## **CHAPTER 240 – ZONING**

\*No issues related to the Zoning Ordinance appear to be outstanding at this time.

### **GENERAL COMMENTS**

- 1) For posterity, if a variance or modification/waiver is granted related to this application, the cover sheet shall contain the following note(s):

“On \_\_\_(add date)\_\_\_ a variance was granted by the South Fayette Township Zoning Hearing Board to Ordinance \_\_ (provide number) \_\_, Article \_\_ (provide number) \_\_, Section \_\_ (provide number) \_\_, Subsection \_\_ (provide number) \_\_, to allow \_\_ (described variance granted \_\_\_.”

“On \_\_\_(add date)\_\_\_ a \_\_\_(select - modification or waiver)\_\_\_ was granted by the South Fayette Township Board of Commissioners to Ordinance \_\_ (provide number) \_\_, Article \_\_ (provide number) \_\_, Section \_\_ (provide number) \_\_, Subsection \_\_ (provide number) \_\_, to allow \_\_ (described modification or waiver granted \_\_\_.

- 2) Per the Township’s Referral Request System the following participants comments will need to be addressed when received:

- A) **CODE ENFORCEMENT – See response dated 3/22/2019.**
- B) **MATSF – no comments to date.**
- C) **ACDED – no comments to date.**



- 3) Mitall Division of KU Resources Inc. 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.
- 4) When the plan is revised, a revision date is required to be added to the plan
- 5) When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.

Very truly yours,  
Mitall Division of KU Resources Inc.

*DJ Housley*  
Donald R. Housley, Jr.

*Leonard White, P.E.*  
Lenny White, P.E.

CC:  
South Fayette Township Planning Commission  
South Fayette Township Board of Commissioners  
Mr. Jerry D. Brown, MATSF  
Donald R. Housley Sr., P.L.S., Mitall Division of KU Resources Inc.

