

April 16, 2019
Ref. No. 16-129 OBC

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

South Fayette Township Land Development Application
of
Hastings Phase 1 – Over The Bar / Office
SFT Application Number PP-01-19 & SP-02-19

Dear Mr. Barrett,

Ch + N General construction, the applicant, , proposes a 8,040 sq. ft. office building, 5,944 sq. ft. restaurant, and related appurtenances off of Mayview Road – S.R. 3005. The properties are respectively identified as Tax Parcel 480-J-6 & 480-J-8. The current landowner of both parcels is “Michael A. Serluco” per the Allegheny County Department of Real Estate Website.

This property is zoned ND, Neighborhood Design District. The proposed uses “Business or professional offices” and “Bar or tavern” are both a Permitted Use in this district.

This application is marked for Final Approval of a “Land Development”.

The application is titled: “**Hastings – Phase 1 – Over The Bar / Office**”, and is not dated.

The submission package contained the following information:

- South Fayette Township Subdivision-Land Development Application, dated 3/13/2019
- South Fayette Township Subdivision-Land Development Application, dated 4/2/2019
- Site Analysis Report, by the Gateway Engineers Inc., not dated.
- Copy of PNDI receipt, dated 3/14/2019, identifying 1 potential impact.
- Copy of letter by Pa Game Commission, dated 6/6/2016 (outdated, was valid for 2 years)
- Traffic Study by Kyle L. Brown, P.E. of the Gateway Engineers Inc., dated 3/18/2019
- PCSM Report, by Jonathan E. Garczewski, P.E., of the Gateway Engineers Inc., dated 3/2019
- Copy of Charter Homes at Hastings Plan, as recorded in PBV 292 Page 157
- Final Land Development Plan set (18 sheets), by Jonathan E. Garczewski, P.E. of the Gateway Engineers Inc., dated 3/18/2019
- Architectural floor plan and elevation plans, by Cornerstone Design Architects, dated 3/13/2019, marked as Preliminary & Progress Print

CHAPTER 240 – ZONING

- § 240-76.19.A The proposed uses “Business or professional offices” and “Bar or tavern” are both a Permitted Use in this district.
- § 240-76.21.A(1) The plans must show the existing access easement to through Lot 218 in relation to the proposed improvements.
- § 240-76.22 Proposed signage is not being reviewed as a part of this application. Proposed signage will require a separate application, review, and approval by the Township’s Code Enforcement Officer.

CHAPTER 163 – GRADING AND EXCAVATING

- § 163-3 A separate application for a grading permit must be provided for review and approval prior to commencing any construction activities on the site.
- § 163-14 The applicant must provide full design information related to the proposed walls as a part of the referenced application for a grading permit.

CHAPTER 215 – SUBDIVISION AND LAND DEVELOPMENT

Article V – Approval for Land Developments

- § 215-36.A(1) This application qualifies as a Land Development.
- § 215-42.E(4) -The 30’ Access And Sanitary Easement shown upon PBV 292 Page 157 does not appear to be shown upon all of the current plans. It is partially shown upon the existing conditions survey. It is currently labeled as “Serpentine Drive”. Is the intent to make this access easement a public or private right of way? If so, this will require additional review.
-The plans do not show proposed storm sewer easements.
-The plans do not show proposed sanitary sewer easements.
- § 215-42.E(6) The required surveyor’s seal does not appear on the existing conditions survey.
- § 215-42.E(9) Copies of applicable Federal, State, and County agencies must be provided. These include but may not be limited to NPDES (§ 215-42.E(22)), HOP, Sewage Module, and Joint Permit.
- § 215-42.E(11) The elevation views of the proposed office building have not been provided and are required for final approval of this application.
- § 215-42.E(16) Please confirm the proposed surface in the parking lot is asphalt.



- § 215-42.E(19) -Detail(s) required in relation to the proposed dumpster enclosure for Lot 217.
Where are the proposed dumpsters and enclosure for Lot 218 to be located?
-Proposed retaining walls are shown upon the plans. Designs for these must be submitted for review and approval at this time, or as part of the grading/building permit process.
- § 215-42.E(23)
&(24) The proposed stormwater management plan will be reviewed under Ordinance No. 7 of 2018.
- § 215-42.E(25) An amenities bond for private improvements may be required.
- § 215-42.E(26) A performance bond may be required if any of the proposed improvements are to be dedicated as public.

Article VII – Required Improvements

- § 215-64.B The sanitary sewer design and connection must be reviewed and approved by MATSF. This item will remain outstanding until written evidence of their approval has been provided to the Township.
- § 215-64.D The location of a proposed hydrant must be reviewed and approved by the Chief of the Volunteer Fire Department.
- § 215-67 Provide additional spot elevations in relation to all the ADA parking spaces, all ADA access lanes, and proposed entrance of the office building to confirm compliance.
- § 215-78.E.1.d Project timetable not included in the narrative.
- § 215-78.E.1.e The Post-Construction drainage areas on page 3 of the narrative are both labeled as #2.
ALSO: The summary chart in Appendix 7 has the flows for watersheds #2 and #3 reversed.
ALSO: The Post Development Drainage Map has both subareas labeled as #3.
ALSO: The drainage areas for inlets #4 and #6 do not appear to match the proposed grading.
- § 215-78.E.1.g Orifice C in the narrative lists the rise/span of 40.8” and 48.0”. What orifice is this? Should it be a weir?
ALSO: What is the 12 ft weir listed as Weir A at elevation 845?
ALSO: The bottom of the Outlet Control Structure detail on sheet C710 calls out a 12” x 3” orifice that is not accounted for in the narrative.
ALSO: The detail shows 2-two inch diameter holes at the top of the weir plate. These should be accounted for in the narrative since they will be submerged under several design storms.
ALSO: The top elevation of OCS#1 should be shown on the detail on sheet C710.



ALSO: All of the underground detention system pipes are shown at elevation 840.50. They should have a minimum slope of 0.5%.

- § 215-78.E.2.b The storm structure elevations should be added to sheet C700.
- § 215-78.E.2.g The percentage of impervious area after construction should be added to sheet C700.
- § 215-78.E.2.h Pipe materials and slopes should be added to sheet C700.
ALSO: What is the size of the pipe between Segment #1 and Segment #2?
- § 215-78.E.2.j The existing inlet along Mayview Rd may need to be replaced to accommodate the new pipe connection from OCS#1.
- § 215-78.E.3.b Provide a profile of Segment #1 and Segment #2 of the detention system.
- § 215-78.E.3.j The emergency spillway calculation in Appendix 11 uses the same discharge curve as the regular routings. Only the weir plate and outlet pipe should be included.
- § 215-78.H It should be noted that the approved PCSM Plan cannot be altered or any facilities removed without approval from the Allegheny County Conservation District or the Township.
- § 215-78.L.2 Provide evidence of an approved erosion and sediment control plan from the Allegheny County Conservation District.
- § 215-78.M.5 Provide approval of an NPDES permit from the Allegheny County Conservation District
- § 215-79.E The location of any roof leaders, sizing and slopes should be added to the plan drawings.
- § 215-82.A All parking and pedestrian areas must be illuminated to a minimum of 1 fc. Sheet C302 depicts “0.0” fc for the entire rear patio.
- § 215-82.D Provide a plat that depicts the truck turning path for the fire departments vehicles.

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) ____.

-A notation should be added to the cover sheet as well as the “Site Plan For Recording” referencing the list of approved modifications/waivers granted and listed on PBV 292 Page 157.

- 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 4/3/2019.
 - b. **PUBLIC WORKS** – no comments to date.
 - c. **POLICE** – no comments to date.
 - d. **FIRE DEPARTMENT** – no comments to date.
 - e. **EAC** – no comments to date.
 - f. **MATSF** – see response dated 3/27/2019.
 - g. **Traffic Engineering Consultant** – 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.

D.J. Housley *Leonard J. White, P.E.*
Donald Housley Jr. Leonard J. 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.

