

April 8, 2019
Ref. No. 16-129

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
for
Charter Homes At Hastings Plan Highway Right Of Way Revision
SFT Application Number F-03-19

Charter Homes At Hastings Inc., Michael A. Serluco, Chartiers Bend Retirement Community LLC, and the Township of South Fayette, owners of several tracts of land being Allegheny County Tax Parcels 571-B-8, 480-P-58, 571-B-2, 480-P-56, & 480-J-6. The purpose of this plan is to subdivide portions of these lands to create parcels intended to be dedicated to PennDOT for the widening of Maview Road – S.R. 3005.

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

The property on the West side of Mayview Road is currently zoned CD-1 Conservation District. The remaining properties located on the East side of Mayview Road are currently zoned ND Neighborhood Design District.

The application is titled: “Hastings Highway Right of Way Revision”, and is dated 3/21/2019.

The submission package contained the following information:

- South Fayette Township Subdivision-Land Development Application, dated 3/21/2019.
- Subdivision Plat, prepared by Kevin P. Hannegan, P.L.S., of the Gateway Engineers Inc., dated 2/28/2019.

CHAPTER 215 – SUBDIVISION AND LAND DEVELOPMENT

- § 215-10 This application qualifies as a Minor Subdivision.
- § 215-13.L(7) Areas must be shown to the nearest thousandth of an acre.
- § 215-13.L(13) Certification clauses will be reviewed by Allegheny County Department of Economic Development. Any comments must be addressed once received.
- § 215-63 Concrete monuments are required all angle points and points of curve in the boundary of the subdivision. A waiver has been requested for this item. The related notation is already included on the plat. This waiver will require approval by the Township Commissioners.

CHAPTER 240 – ZONING

- 1) The plan does not indicate the zoning of the parcels, nor a table that lists the area and bulk requirements of each district. This information must be added to the plat.
- 2) A note must be added to the plat stating the approval of this plat does not alter any conditions or requirements established during prior approvals of preceding applications.

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 – no comments to date.**
- 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.
Leonard 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.

