



April 13, 2020 (Rev. June 3, 2020)

Mr. Andy Blenko
Director of Engineering & Planning
South Fayette Township
515 Millers Run Road
Morgan, PA 15064

Dear Mr. Blenko:

Subject: Waiver Requested
The Piazza Planned Shopping Center
South Fayette Township, Allegheny County, Pennsylvania
CEC Project 191-730

On behalf of Piazza Properties, LLC, Civil & Environmental Consultants, Inc. (CEC) requests the following waivers from the requirements of the South Fayette Ordinance for the above-referenced project.

1. Ordinance Section 215.67.A(3), states “In all subdivision and land developments, sidewalks shall be required to be installed along the full frontage of all lots under the following circumstances: (3) on all lots with frontage on arterial or collector streets, as defined by this chapter;”

The applicant requests a waiver from the requirement to install sidewalks along both the Miller’s Run Road frontage and the Hickory Grade Road frontage. There is no sidewalk on either adjacent property along Miller’s Run Road or Hickory Grade Road to tie into.

2. Ordinance Sections 215.63.(A), (B), and (C) state:
 - (A) Concrete monuments shall be set at the intersection of all lines forming angles in the boundary of the subdivision, including all points of curve and points of tangent.
 - (B) In minor subdivisions, the Board of Commissioners, upon recommendation of the Township Engineer, may waive the requirement for the number of monuments.
 - (C) The installation and certification shall be made by a registered surveyor prior to final approval of the subdivision. In lieu of such prior installation, the applicant shall furnish a cash deposit in the form of a certified check to guarantee the proper installation of the required monuments and bench marks. The refundable deposit shall be in an amount established from time to time by resolution of the Board of Commissioners.

The applicant requests a modification to allow the use of steel rebar as property corners, and to install the property corners after construction is complete, instead of prior to the approval of the subdivision.

3. Stormwater Ordinance Section 502.D – Design and Construction Standards – Collection and Conveyance Facilities states: “No Public stormwater pipe shall be less than 15-inches in diameter that conveys surface runoff. The minimum pipe slope shall be 1.0% grade or maintain velocity of 2 ft/s. For public storm sewer systems, only pipes related to construction of stormwater BMPs may be less than 15 inches in diameter.

The applicant requests a modification to allow the minimum pipe slope to be 0.25% slope instead of 1.0% slope. The four pipe runs of 48” pipe immediately upstream of the existing detention basin are designed to provide stormwater detention volume in conjunction with the basin. These pipes have been designed to be 0.25% slope, in order to maximize their storage capacity. All of the stormwater pipes proposed for the development will be privately-owned and maintained.

4. Ordinance Section 240.98.B(1)(a) – Buffer Areas and Landscaping – Buffer Areas Required states: “Buffer Area A shall be required along all property lines where any development in the C-2, PED, I-P, OR I-1 District adjoins property in an R-1, R-2, R-3, or R-4 District.

The applicant requests a modification to allow the use of existing vegetation and topographic difference in lieu of the required Buffer Area A. Buffer Area A consists of two rows of staggered evergreen plants with a depth of 35’ from the property line. There is approximately 85’ of mature vegetation along the Planned Shopping Center/R-2 property line. Also, the R-2 parcel is approximately 60’ higher in elevation than the proposed site. Therefore, the existing mature vegetation and elevation difference will provide a sufficient buffer and landscape area along the Planned Shopping Center/R-2 parcel line.

5. Ordinance Section 5.1.6(4) – Parking Lot Pavement Design states: “the pavement structure will be designed to provide the following minimum thickness, unless agreed to by the Twp. Engineer.
 - Stone Subbase: 8” of 2A Crushed Stone atop of Geotextile Material;
 - Asphalt Base Course: 3” of BCBC or ID-2 Binder;
 - Wearing Course: 1.5” of ID-2.”

The applicant requests a modification to allow the use of the following pavement thicknesses:

Light Duty –

- **Stone Subbase: 6” of 2A Crushed Stone atop of Geotextile Material;**
- **Asphalt Base Course: 2.5” of Base Course;**
- **Wearing Course: 1.5” of Wearing Course.**

Heavy Duty –

- **Stone Subbase: 8” of 2A Crushed Stone atop of Geotextile Material;**
- **Asphalt Base Course: 3.5” of Base Course;**
- **Wearing Course: 1.5” of Wearing Course.**

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6. Ordinance Section 215-78.3(d) – Stormwater Management – Design and construction standards, stormwater detention facilities states: “The water depth of a storage facility which is not fenced shall be limited to two feet unless approved by the municipality. Otherwise, appropriate fencing at least four feet in height shall be required.”

The applicant requests a modification to allow the use of guiderail in lieu of a 4’ fence around the stormwater management pond. The existing pond is surrounded by a guiderail barrier with a portion of the pond being located within the road right-of-way. It is the applicant’s intent to leave the existing guiderail along Hickory Grade Road and connect into it with new guiderail once the improvements have been made.

If you have any questions or require additional information, please give me a call.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Dennis S. Dunmire, R.L.A.
Project Manager



Andrew R. Gullone, CFM, CPESC, P.E.
Project Manager

Cc: Mr. Jim Scalo, Piazza Properties, LLC

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