



SOUTH FAYETTE
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Planning Commission

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Planning Commission Recommendation Letter
for:
Applications # PP-03-19 & SP-08-19
Preliminary and Final Land Development Approval
of the
“South Fayette American Natural”

June 3, 2020

Andrea Feinstein

VIA E-MAIL @ afeinstein@cleopatradesources.com

Reference: File # PP-03-19 & SP-08-19, Preliminary and Final approval recommendation of a 4800 square foot combination 8 pump gas station and convenience store building with the required appurtenant parking, storm water management facilities land development to be known as the “**South Fayette American Natural**”, located at 3049 Washington Pike – S.R. 3003 on the southeast corner of Washington Pike and Daniell Drive also being known as tax Parcel ID number 322-E-11 in the Allegheny County Department of Real Estate Assessment Division system. This property is zoned C-2 - Highway Commercial District.

Dear Andrea Feinstein

At its May 28, 2020 meeting, the South Fayette Planning Commission recommended Preliminary and Final Land Development approval of the above referenced application File # PP-03-19 & SP-08-19, subject to the following:

- Comments in the following review letters be addressed to the satisfaction of the Township Engineer:
 - Mitall Division of KU Resources, Inc. review letter dated May 24, 2020, and
- Presentations as made at the Planning Commission meeting, including:
 - Verification of the number of parking spaces being numbered in actual count as is shown on the recommended land development plan
 - Verification that the proposed wye connection of the storm system identified as structure 20 on the current plan being replaced with a “nyloplast” clean out structure and which is now identified as structure 21
 - As required by § 240-98.J(4), the location of the proposed tree planting clusters are recommended by the planning commission

- Issuance of the PA DOT Highway Occupancy Permit for access off Washington Pike and a copy being provided to the Township
- The following modifications and/or waivers are recommended for approval, provided they are noted upon the cover sheet of the land development plans in a format as set forth in the aforementioned KU compliance review letter including:
 - ***The planning commission recommended a modification/waiver to SALDO § 215-63. Survey monuments which are required to be placed at all angles, points of curve, and points of tangent in the boundary of the property.***

A modification/waiver is being requested to allow for the placement of iron pins in lieu of the required concrete monuments around the perimeter of the property. This modification shall allow for existing iron pins to be maintained as they exist at the time of approval and new iron pins to be placed at all other corners.

NOTE: As a condition of approval of the modification/waiver, the iron pins must be established or set in place, noted as existing upon the plan and thereby certified by a professional land surveyor prior to the Township issuance of a building permit. In lieu thereof, a financial escrow shall be required to assure their placement.

The review of this application is scheduled before the South Fayette Township Board of Commissioners at its next regularly scheduled meeting on Wednesday June 10, 2020. Please submit one (1) set of any revised plans in hardcopy and in a pdf computer format, to the South Fayette Township offices by Noon on Monday June 8, 2020 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., Township Consulting Engineers

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

Donald R. Housley, P.L.S., Representative

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, SFT Manager
Andrew Blenko, PE, Township Engineer
Robert Garvin, SFT Township Solicitor
John Smith, Acting Township Solicitor
Michael Haberman, PE, SFT Traffic Engineering Consultant, The Gateway Engineers
Jerry Brown, Managing Director, Municipal Authority of the Township of South Fayette
Leonard J White, PE, KU Resources, Inc.
Donald R Housley, Jr. KU Resource, Inc.
Lynette King, Planning and Zoning - South Fayette Township
Adele M. Beaves, PE, Civil and Environmental Consultants, Inc.
Andrew R. Gullone, PE, Civil and Environmental Consultants, Inc.