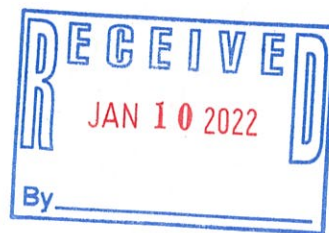




NEWBURY



January 10, 2022

John Barrett
Township Manager
Township of South Fayette
515 Millers Run Road
Morgan, PA 15064

RE: Township LERTA for the BJ's Gas Station at Newbury Market

Dear John:

I am writing on behalf of BJ's Wholesale Club, Inc. to provide The Township of South Fayette with notification that BJ's Wholesale Club, Inc. completed construction of the BJ's Gas Station on December 30, 2021. Attached for your reference is the Certificate of Occupancy from the Township for this building, which indicates a final inspection on the above stated date.

Following is information about the property, as requested per Township Ordinance No. 06 of 2007:

1. Property owner – BJ's Wholesale Club, Inc.
25 Research Drive, RT. A6
Westborough, MA 01581
2. Lot and block number of the property – 256-L-30
3. Construction completion date – December 30, 2021
4. There were no major modifications for the plan of construction as previously submitted.
5. Final adjusted actual costs of construction - \$707,800

Also attached for your reference is the Township LERTA application form that was submitted at the time that BJ's Wholesale Club, Inc. secured a building permit for the Gas Station.

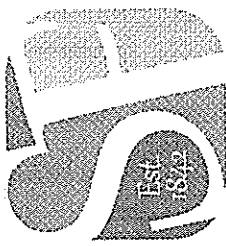
If you have any questions, please do not hesitate to contact me at (412) 779-4850.

Sincerely,

Eric Newhouse
Project Manager

Cc: Board of Property Assessment, Appeals and Review of Allegheny County

Newbury Market
1225 Newbury Highland
Bridgeville, PA 15017
Phone: 412-779-4850



SOUTH FAYETTE TOWNSHIP

A Community Growing Together

CERTIFICATE OF OCCUPANCY

This Certifies that BJ'S GAS STATION


Located at 4000 VICTORIA ST., BRIDGEVILLE PA 15017

Use Group M-MERCANTILE Construction Type VB Zoning District _____

Owner BJ'S WHOLESALE CLUB INC
4000 VICTORIA ST
BRIDGEVILLE, PA 15017

CERTIFICATE NO. 2021-225
ISSUED 12/30/2021

Construction code Edition 2015 IBC
Date of Final Inspection 12/30/2021


BUILDING CODE OFFICIAL, SOUTH FAYETTE TOWNSHIP



LERTA Tax Exemption

Application

www.southfayettepa.com

ORIGINAL APPLICATION FOR ABATEMENT TO BE FILED AT TOWNSHIP OFFICE WITHIN NINETY (90) DAYS AFTER ISSUANCE OF A BUILDING PERMIT. The filing of an application for tax exemption under South Fayette Township regulations does not relieve the taxpayer from payment of land real estate taxes, when due. There is no exemption for any tax imposed on land. Applicant recognizes that delinquencies on any property owned will result in the removal of any and all LERTA tax exemptions. **South Fayette School District and Allegheny County programs must be applied for and coordinated directly with those organizations.** See Township Code, Chapter 220, Article VIII for additional information.

LOT AND BLOCK	256-L-30		
PROPERTY LOCATION/ ADDRESS	Newbury Market 4000 Victoria Street Bridgeville, PA 15017		
APPLICANT'S NAME	BJ's Wholesale Club, Inc.	PHONE: 744-512-7921	
APPLICANT ADDRESS	25 Research Drive, RT. A6 Westborough, MA 01581	FAX: none	
APPLICANT'S TAX BILLING ADDRESS	25 Research Drive, RT. A6 Westborough, MA 01581	EMAIL: jchisholm@bjs.com	
PROPERTY ACREAGE	9.6	PROPERTY DIMENSIONS	Gas Canopy = 24' x 169'
CURRENT ASSESSED VALUE	\$546,000.00	CURRENT YEAR TOWNSHIP TAXES	\$2,582.58 - Tax Year 2021
BUILDING PERMIT #	2021-225	DATE ISSUED	06/30/2021
DATE CONSTRUCTION TO START: <u>07/15/2021</u> FINISH: <u>11/30/2021</u>			
APPLICATION FOR:		CONSTRUCTION COST: <u>\$707,800.00</u>	
<input type="checkbox"/> PROPERTY IMPROVEMENT(S) – Repair, alterations or additions to an existing structure. <input checked="" type="checkbox"/> NEW CONSTRUCTION – Erection of a building; BJ's Wholesale Club gas station			
ATTACHMENTS:	REQUIRED	OPTIONAL	
	<input checked="" type="checkbox"/> Summary/Plans of Improvement(s)	<input checked="" type="checkbox"/> Building Permit	
	<input checked="" type="checkbox"/> Cost Estimate of Improvement(s)	<input type="checkbox"/> Other _____	
HAVE YOU RECEIVED COUNTY APPROVAL <input type="checkbox"/> YES <input type="checkbox"/> NO		County LERTA application	
Pending		under review.	
I hereby certify that the statements made in this application are true and correct the best of my knowledge, information and belief.			
Applicant Signature: <u>John Chisholm</u>		Date: <u>7-27-2021</u>	

For Township Use Only

Date Received _____ Received by _____

Abatement Schedule

District	1 st Year	2 nd Year	3 rd Year	4 th Year	5 th Year	6 th Year	Notes
Industrial	100%	80%	60%	40%	20%	0%	
Commercial	80%	60%	40%	20%	10%	0%	
Business	100%	80%	60%	40%	20%	0%	

Official Signatures

Township			
	Signature	Title	Date
Treasurer			
	Signature	Title	Date

NO.	REVISION DESCRIPTION	DATE	APPROVED
1	REVISED PER CLIENT COMMENTS	11-05-2020	TOM
2	REVISED PER CLIENT COMMENTS	11-05-2020	TOM
3	REVISED PER CLIENT COMMENTS	11-05-2020	TOM
4	REVISED PER CLIENT COMMENTS	11-05-2020	TOM

DATE: 9/14/2020
 DRAWN BY:
 CHECKED BY:
 APPROVED BY:
 PROJECT: NEWBURY MARKET
 401 DEPOT STREET
 LANCASTER, PA 17602

PROJECT:
 NEWBURY MARKET
 401 DEPOT STREET
 LANCASTER, PA 17602

PROPOSED FOR:
 TRITHE FINANCIAL GROUP, LLC
 401 DEPOT STREET
 LANCASTER, PA 17602

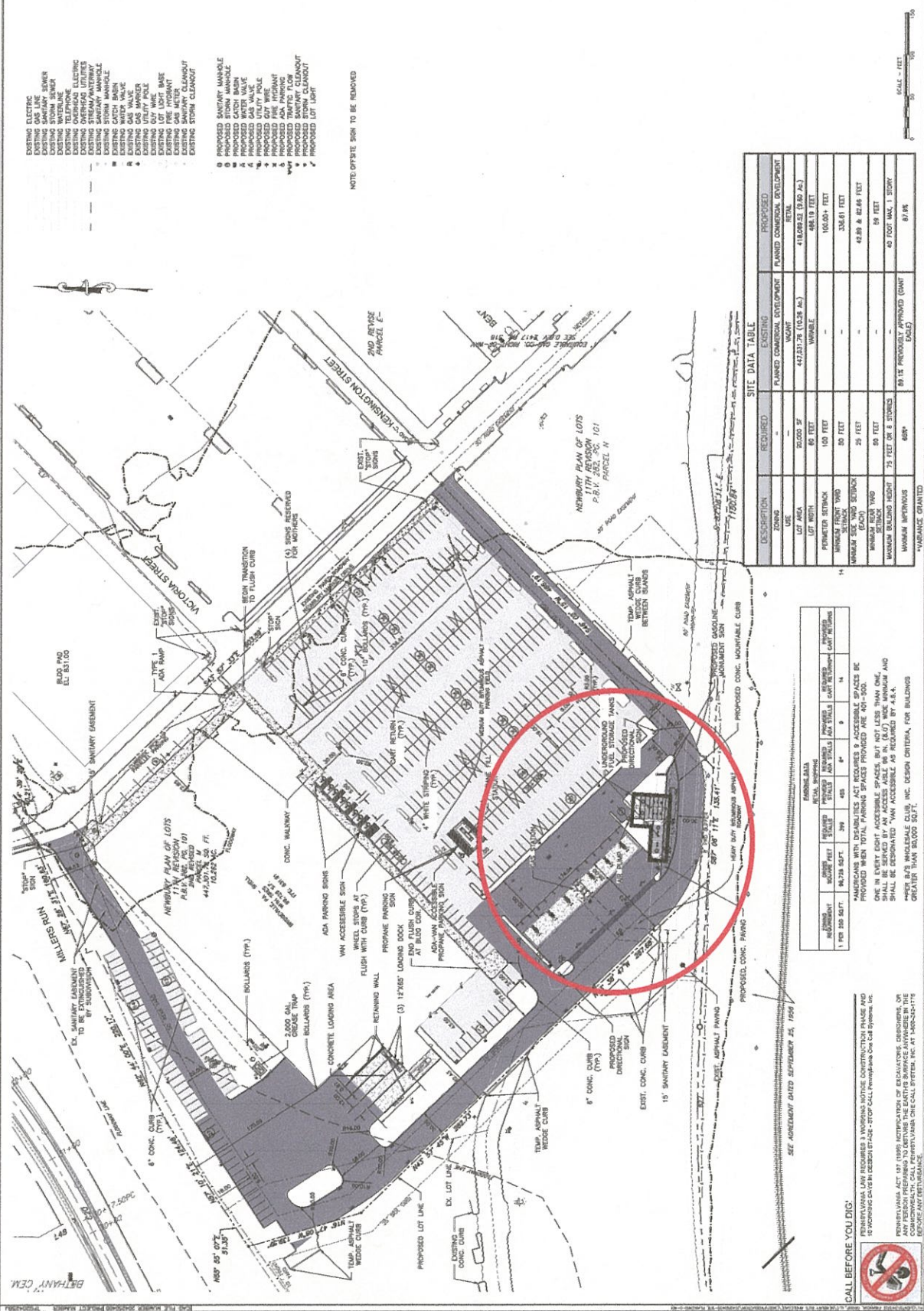
PROPOSED BY:
 B2B Resources, Inc.
 1000 N. MARKET STREET
 LANCASTER, PA 17602
 717.489.3336
 www.b2bresources.com

PROPOSED FOR:
 TRITHE FINANCIAL GROUP, LLC
 401 DEPOT STREET
 LANCASTER, PA 17602

PROJECT:
 NEWBURY MARKET
 401 DEPOT STREET
 LANCASTER, PA 17602

SITE PLAN

SHEET NO. C-401



- EXISTING ELECTRIC
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING ROOF LEAK
- EXISTING TELEPHONE
- EXISTING WATERLINE
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY CLEANOUT
- EXISTING STORM CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED GUY WIRE
- PROPOSED JACK PILING
- PROPOSED JACK PILING
- PROPOSED TRAFFIC FLOW
- PROPOSED TRAFFIC FLOW
- PROPOSED STORM CLEANOUT
- PROPOSED LOT LIGHT

NOTE: OFFICE SIGN TO BE REMOVED

DESCRIPTION	REQUIRED	EXISTING	PLANNED COMPOUND DEVELOPMENT	PROPOSED
ZONING	-	MO-1	442.000 SF	418.000 SF (10.00 A-1)
LOT AREA	64,000 SF	64,000 SF	64,000 SF	64,000 SF
FRONT SETBACK	150 FEET	-	-	100.00 FEET
REAR SETBACK	50 FEET	-	-	338.81 FEET
MINIMUM SIDE YARD SETBACK	50 FEET	-	-	48.89 & 82.66 FEET
MINIMUM SIDE YARD SETBACK	50 FEET	-	-	59 FEET
MINIMUM SETBACK	75 FEET OR 8 STORIES	-	-	45 FOOT MAX. 1 STORY
MINIMUM INTERIOR	600*	-	-	81.9%

SITE DATA TABLE

STAIRS	WALKWAYS	PLAZAS	SEATING	TRAILS	ART WALLS	ART WALLS	ART WALLS	ART WALLS	ART WALLS
1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT	1 PER 100 SQ FT

SEE AGREEMENT DATED SEPTEMBER 25, 2009

CALL BEFORE YOU DIG!

PROHIBITED: ANY WORK SHALL BE STOPPED IMMEDIATELY UPON ENCOUNTERING ANY UNIDENTIFIED UTILITY OR STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SCALE - FEET
 0 50 100

**GAS STATION
FOR
BJ's Wholesale Club #388
S. Fayette (Bridgeville), PA
"SCHEDULE OF VALUES"
Dated: Jan 13, 2021**

Contractor: Pine Run Construction **Date:** May 5, 2021

SITE WORK

Erosion Control	\$ _____
Ledge & Rock Removal	\$ _____
Water	\$ _____
Sewer	\$ _____
Site Drainage	\$ _____
Storm Drainage	\$ _____
Pavement	\$ _____
Pavement Striping	\$ _____
Curbing	\$ _____
Irrigation Systems	\$ _____
Landscaping	\$ _____

BUILDING / FACILITY

General Conditions	\$ 29,800
Earthwork	\$ 167,600
Unsuitable Soil Management/Removal	\$ _____
Shoring	\$ 67,900
Dewatering	\$ 7,700
Canopy Footings	\$ 35,500
Kiosk Footings	\$ 28,300
UST Installation	\$ 50,700
Canopy/Kiosk Drainage	\$ 9,400
Product Piping	\$ 57,200
Fire Suppression	\$ 1,900
Electrical	\$ 65,700
Electric Service	\$ 5,500
Generator Installation	\$ 5,800
Air Compressor Installation	\$ 2,600
Tank Top Installation	\$ 4,900
Concrete Mats	\$ 138,700
Install MPD's	\$ 19,900
Float UST's	\$ _____
Crane	\$ 8,700
Misc. (Describe)	\$ _____

TOTAL \$ 707,800

SOUTH FAYETTE TOWNSHIP

BUILDING

PERMIT ISSUED

Original APPLICATION and (Copies of Plans and Specifications, upon strict compliance with which the execution of said work is authorized) will be found duly filed in the South Fayette Township Municipal Building.

PERMIT EXPIRES 180 DAYS FROM ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 180 DAYS

Permit Number: 2021-225 Permit Date: 06/30/2021

Address: 4000 VICTORIA ST, BRIDGEVILLE, PA 15017

Permit Issued For: ACCESSORY

Use Group: COMMERCIAL

Applicable Code: 2015 IBC

Permit Notes: BJ'S GAS STATION

Joe Madaromayor

Municipal Official: _____

This Placard (which is PART OF THE PERMIT) MUST BE POSTED IN A CONSPICUOUS PLACE on the work site, plainly visible from the principle street, and well secured if exposed to weather during the entire operation authorized

#00006336

Your special attention is called to the following: This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. The department must be notified and inspection made of prior construction work as requested. Requests for inspections shall be made by calling 24 hours in advance to South Fayette Township at (412) 221-8700. Rough and Final Electrical inspections done by a certified Electrical Inspector and Allegheny County Health Department Plumbing inspections must be conducted prior to South Fayette rough and final inspections

Permit Number: 2021-225 Permit Date: _____