



Gibson-Thomas

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February 22, 2022

GTE 16166

MEMO TO: Mr. John Barrett, Manager
South Fayette Township
515 Millers Run Road
South Fayette, PA 15064

FROM: Gibson-Thomas Engineering Co., Inc.
Jason F. Paulovich, Engineer's Representative
jason.paulovich@gibson-thomas.com

SUBJECT: Hastings Phase 1 – Lot 179
Land Development Plan Re-Approval

PLAN NAME: #1446 Hastings Crescent Homestore & #1438 Hastings Crescent Crossroads

APPLICATION No.: N/A

MADE BY: The Gateway Engineers, Inc
100 McMorris Road
Pittsburgh, PA 15205
412-921-9960

MADE FOR: Charter Homes at Hastings
322 Arch Street
Lancaster, PA 17603
717-560-1400

DATE OF PLAN: January 25, 2022 (Building Permit applications)
RECEIVED IN GTE Office: January February 22, 2022

STATUS: The submitted revised Site Plan sheet of Hastings Phase 1 - Lot 179 was reviewed for conformance with Township Code (1998) –240- Zoning.

ESTABLISHED 1916

Latrobe ■ Harrisburg ■ Indiana ■ Fayette ■ Washington ■ Ft. Myers

Original Hastings Phase 1 - Lot 179

The Hastings Phase 1 - Lot 179 re-approval application was submitted due to a deviation from the original approved land development plans for the overall Phase 1 - Lot 179 site layout concept.

The original site plan concept proposed a single 6,000 sf two-story structure with 1st floor retail (3,000 sf) and second floor (3,000 sf) residential units.

Additionally the parking lot was planned as a shared parking with Lot 180, with Lot 180 proposed as a 6,000 sf Restaurant use.

This approved Phase 1 plan of Lot 179/180 shared parking lot proposed 73 stalls overall.

Re-designed Hastings Phase 1 - Lot 179

The re-designed Hastings Phase 1 - Lot 179 is now of two separate buildings, both of two floors. One building is identified as "Homestore", having 2,501 sf residential, and 1,284 sf retail.

The other building is identified as "Crossroads", having 1,236 sf residential, and 612 sf retail. The total for the two buildings is approximately 3,737 sf residential and 1,896 sf retail, for a 5,633 total sf.

The parking lot is still of a shared parking arrangement with Lot 180, with Lot 180 now proposed as a 6,536 sf Veterinarian Center.

The proposed shared Lot 179/180 parking spaces is now 43 stalls overall.

CHAPTER 240 – ZONING

The proposed parking design of the new concept appears to meet the minimum zoning requirements, based on the proposed building uses.

We calculate 42 stalls needed, and 43 are proposed.

Residential: 3,737 sf total....assumed 600 sf/unit = 6 units @ (2 spaces/unit) = 12 spaces

Retail: 1,896 sf @ (1 space / 250 sf) = 8 spaces

Veterinarian Center (other use)...6,536 sf @ (1 space / 300 sf) = 22 spaces

Minimum parking needed: 42 spaces

Parking provided: 43 spaces

While the proposed parking stall counts meet the Ordinance requirements, the overall parking needs should be investigated and evaluated based on the proposed uses of the area, to ensure adequate parking for the intended patrons and residents of the area.

Respectfully,

GIBSON-THOMAS ENGINEERING CO., INC.

Jason F. Paulovich

Jason F. Paulovich
Engineer's Representative

James A. Day

James A. Day, P.E., P.L.S.
Project Engineer