



Gibson-Thomas

ENGINEERING

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February 8, 2022

GTE - 16070

TO: Mr. John Barrett, Township 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: Janocha Consolidation Plan – Engineer's Review

PLAN NAME: Janocha Consolidation Plan

APPLICATION No.: S-01-2022

MADE BY: Wind Ridge Engineering Co. (Michael P. Salai)
285 Finch Road, Wind Ridge, PA 15380
724-428-5268 (windridgeeng@windstream.net)

MADE FOR: John & Lynn Janocha
740 Hickory Grade Road
Bridgeville, PA 15017
412-605-2888

DATE OF PLAN: December 2021
RECEIVED IN GTE Office: 01-18-2022, accepted by South Fayette Twp Planning Commission 01/27/2022

STATUS: The submitted Subdivision Plan was reviewed for conformance with Township Code (1998) – Chapters 215 Subdivision & Land Development, and 240- Zoning.

ESTABLISHED 1916

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This application is marked as a *Preliminary & Final – Minor Subdivision Plan*, of which "Preliminary and Final Subdivision" approval may be accomplished concurrently under the provisions of the PA MPC, and the Ordinances of the Township of South Fayette.

The submission package contained the following information:

- Subdivision Plan (dated December 2021)
- South Fayette Township Application for Subdivision/Land Development (signed 01-11-2022)

CHAPTER 215 – SUBDIVISION & LAND DEVELOPMENT

1. § 215-13 (D): Provide signed Agent Authorization Form, obtained from the Township.
2. § 215-13-L-(10): Provide a copy of the U.S.G.S. topographic survey map with the boundaries of the property outlined.
3. § 215-13-L-(11): On Sheet 2/2 Notes, add the required PennDOT Highway Occupancy note.
4. § 215-16-B: On Sheet 2/2, modify and add this section's clause to the Approval by Board of Commissioners clause shown at lower left area of sheet.
5. Article VII
§ 215-63: The Board of Commissioners, upon the recommendation of the Township Engineer, may waive the number of survey monuments required for minor subdivisions. The applicant has requested modification to allow the use of survey iron pins in lieu of survey monuments. The Township Engineer is in favor of this modification request.

CHAPTER 240 – ZONING

1. The area north of SR-50 is zoned I-P (Industrial Park). The portion of the properties south of SR-50 are zoned R-1 (Rural Residential). Provide tabulation data for the I-P zoning requirements.

GENERAL COMMENTS

1. Per the Township's Review Referral process, the following participants comments (if provided) will need to be addressed when received:
 - a. **CODE ENFORCEMENT** - no comments to date
 - b. **PUBLIC WORKS** - no comments to date.
 - c. **POLICE** - no comments to date
 - d. **FIRE DEPARTMENT** - no comments to date.
 - e. **E.A.C.** – no comments to date

- f. **M.A.T.S.F.** – email comments received 01/25/2022
 - g. **South Fayette School District** – no comments to date
 - h. **A.C.D.E.D.** – email comments received 01/26/2022
2. Gibson-Thomas Engineering Co., 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.
 3. When the plan is revised, a new submission date is required to be added to the plan. Revision dates are not preferred on plans for recording.
 4. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.
 5. Provide a copy of prior deed DB 3319- Pg 647, which states the exceptions and reservations affecting this property.
 6. For the Hickory Grade Road additional right-of-way shown graphically, add corresponding note of “Hereby Dedicated To Public Street Purposes”, to clarify intent of the graphics.
 7. The deed for 400-F-10 states a 30’ utility/access easement on its west line, which appears shown graphically (although unlabeled) on the Consolidation Plat. However, it is our understanding that if the 400-F-10 tract is consolidated with 325-L-16, and is of common ownership, there will be no legal use for the access easement. If there is an installed utility in that easement, show such. If no utility exists, then add a note to plan sheet 2/2 that the existing 30’ access easement is being extinguished as part of this plan, if that is the intention.
 8. On Sheet 2/2 Notes, add a note that the #740 address is served by public water and sewer (if that is the case), or otherwise note service type and show any on-lot sewer or water source location on the plan.
 9. On Sheet 2/2 Notes, remove the non-relevant notes of SWM and Sewage Planning Module. These do not apply to a Consolidation Plan.
 10. On Sheet 2/2, the initial uppermost clause should be revised to reflect “our” instead of “his”, and “owners” instead of “company”.
 11. On Sheet 2/2, lower left clause area, entirely remove the clause stating delivery to William Kerr, by Township Manager.

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

The plans have been reviewed for conformance to the South Fayette Township adopted ordinances only. Gibson Thomas Engineering reserves the right to provide further and additional comments on the submitted plans upon the request of the Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted.