



# Gibson-Thomas

ENGINEERING

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Revised: February 22, 2022  
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](mailto: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](mailto: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,  
revised plans submitted 02/17/2022

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

ESTABLISHED 1916

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.

*WRE Response 02/17/2022: The Owner is representing his own application. Thus no agent form is required.*

**GTE (02/22/2022): Comment adequately addressed.**

2. § 215-13-L-(10): Provide a copy of the U.S.G.S. topographic survey map with the boundaries of the property outlined.

*WRE Response 02/17/2022: Allegheny County does not accept a USGS map as a location map on plans. A separate quad is attached for your use.*

**GTE (02/22/2022): Comment adequately addressed.**

3. § 215-13-L-(11): On Sheet 2/2 Notes, add the required PennDOT Highway Occupancy note.

*WRE Response 02/17/2022: SR 50 is a limited access highway and access is not permitted. Thus a HOP note is not required.*

**GTE (02/22/2022): The PennDOT Highway Occupancy note needs added to the plan, regardless of the limited access status of SR 50.**

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.

*WRE Response 02/17/2022: The Board of Commissioners approval clause has been modified as requested.*

**GTE (02/22/2022): Comment adequately addressed.**

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.

*WRE Response 02/17/2022: No action required.*

**GTE (02/22/2022): Comment adequately addressed.**

## **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.

*WRE Response 02/17/2022: The I-P zoning requirements for the area north of SR 50 have been added To sheet 2.*

**GTE (02/22/2022): Comment adequately addressed.**

## **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.

*WRE Response 02/17/2022: A new submission date has been placed on the plan.*

**GTE (02/22/2022): Comment adequately addressed.**

4. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.

*WRE Response 02/17/2022: The review response letter is submitted herewith.*

**GTE (02/22/2022): Comment adequately addressed.**

5. Provide a copy of prior deed DB 3319- Pg 647, which states the exceptions and reservations affecting this property.

*WRE Response 02/17/2022: All prior reservations and exceptions have been shown on the plan.*

**GTE (02/22/2022): Comment adequately addressed.**

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.

*WRE Response 02/17/2022: The Hickory Grade Road required right-of-way has been noted as "Hereby Dedicated to Public Street Purposes".*

**GTE (02/22/2022): Comment adequately addressed.**

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.

*WRE Response 02/17/2022: The existing 30' utility/access easement from Hickory Grade Road is noted to be extinguished by recording of this plan.*

**GTE (02/22/2022): Comment adequately addressed.**

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.

*WRE Response 02/17/2022: A note that the #740 address is served by public water and on lot sewer has been added to the plan.*

**GTE (02/22/2022): Comment adequately addressed.**

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.

*WRE Response 02/17/2022: The notes concerning SWM and a Sewage Planning Module have been removed from Sheet 2.*

**GTE (02/22/2022): Comment adequately addressed.**

10. On Sheet 2/2, the initial uppermost clause should be revised to reflect “our” instead of “his”, and “owners” instead of “company”.

*WRE Response 02/17/2022: The uppermost clause was previously corrected and additional signature spaces added for variations of Ms. Janocha’s name per ACED direction.*

**GTE (02/22/2022): Comment adequately addressed.**

11. On Sheet 2/2, lower left clause area, entirely remove the clause stating delivery to William Kerr, by Township Manager.

*WRE Response 02/17/2022: The delivery clause was previously corrected to Mr. Janocha.*

**GTE (02/22/2022): Comment adequately addressed.**

*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.*