



Gibson-Thomas

ENGINEERING

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February 11, 2022

GTE 16069

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: Site Development Plan Engineer's Review

PLAN NAME: South Fayette Taco Bell

LOCATION: 177 Millers Run Road, Bridgeville, PA 15071

APPLICATION No.: SP-01-2022

MADE BY: Centec Engineering, PLLC (Nick Akers)
3757 Robert C. Byrd Drive
Beckley, WV 25801
304-929-2632
nakers@centec-engineering.com

MADE FOR: Charter Central LLC (Scott Bradley)
PO Box 430
Talbot, TN 37877
423-438-0216
sbradley@charterfoods.net

DATE OF PLAN: 11-09-2021
RECEIVED IN GTE Office: 01-12-2022

STATUS: The submitted Site Plan was reviewed for conformance with Township Code (1998) –

- Chapter 163 - Grading and Excavation
- Chapter 215 - Subdivision and Land Development (including 215-78 SWM)
- Chapter 240 – Zoning
- Ordinance 7 of 2018 – Stormwater Management

ESTABLISHED 1916

This application is submitted as a *Final – Land Development Plan*, of which "Preliminary and Final Land Development" approval may be accomplished concurrently under the PA MPC and the Ordinances of the Township of South Fayette.

The subject property is zoned C-2 (Highway Commercial District). The proposed use of **fast food restaurant** is a permitted use, per § 240-50-A-(1)-(uu).

The submission package contained the following information:

- Existing Conditions & Demolition Plan – Dated 11-09-2021
- Civil Site Plan – Dated 11-09-2021
- Civil Site Details Plan – Dated 11-09-2021
- Landscaping Plan – Dated 12-13-2021
- Lighting Plan – No Date
- South Fayette Township Subdivision-Land Development Application Form 01-13-2022
- Agent Authorization (Scott Bradley of Charter Central, LLC)
- Lease Agreement – 08-25-2021

CHAPTER 240 – ZONING

1. Provide a Zoning Table that includes the bulk area requirements of the C-2 zoning district with required and provided tabulations for each item.
2. § 240-112 - On the Civil Site Plan, provide a quantification of required parking spaces and proposed parking spaces.
3. § 240-115 - This section refers to Signs. On the Site Plan, provide additional information of sign class(s) for the proposed new sign depicted near Ramp C. Additionally, state on Site Plan of any proposed building mounted signage(s) and classes.
4. § 240-116- J.-(2) This section refers to Signs. A separate Permit is required for each sign, of which an application for proposed signage is to be submitted to, and issued by, the Township Zoning Officer.

CHAPTER 215 – SUBDIVISION AND LAND DEVELOPMENT

1. § 215-30 A performance bond is required of 110% the cost of completion. Provide a cost estimate of construction for review.
2. § 215-32 A Developer's Agreement shall be executed upon approval of Final Plan.

3. § 215-42(E) - Include all applicable entries outlined in this section, of Final submission.
4. § 215-42(E) (11)- Provide a design view of the front, side, and rear elevations of the proposed structures.
5. § 215-42 Stormwater Management is addressed by an existing approved underground dual-bank R1 infiltration beds SWM system. The system is a shared facility, with drainage easements recorded by Subdivision Plan for South Fayette Commons, at PB 291 – Pg 3. The plan notes that a Reciprocal Easement Agreement must be entered with all other lot owners in this plan, for shared access and utility easements. The Applicant shall submit a copy of this agreement with the Final Plan submission.
6. § 215-78 The 2016 South Fayette Commons plan set, PCSM Plan sheet, shows the existing inlets B,C, D & I equipped with Fabco water quality filters. The approved PCSM Report pages 13-14 outlines specific PCSM maintenance requirements. Accordingly, the property owner of the proposed Lot B (Taco Bell site) will need to execute a SWM O&M Agreement, to ensure continual and perpetual maintenance of this partial portion of privately-owned, PCSM system.

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
 - g. **South Fayette School District** – no comments to date
 - h. **A.C.D.E.D.** – no comments to date
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. Add a Cover Sheet to the plan set, with title indication Preliminary & Final Plan, with index of plan set drawings, One Call Serial # and contacts, a Vicinity Map, and a list of any variances/waivers/conditional uses requested for the development, if any.
6. Add a separate sheet(s) to the plan set, for Erosion & Sedimentation Control Plan, with applicable E&SC details. While an NPDES permit is not required for this project, a submission to the Allegheny County Conservation District is needed to obtain an Erosion & Sediment Control Plan adequacy review letter.
7. Note the disturbed area quantity for the project, with a Limit of Disturbance area boundary shown.
8. At the proposed westerly exit, the "Exit" sign shall also be supplemented with a "Stop" sign.
9. Existing storm manhole J appears it might need the top elevation raised. If so, indicate the new top elevation if needed.
10. On the Existing Conditions Plan and the Civil Site Plan, graphically show the building setback lines.
11. On the Lighting Plan, provide a date of the plan.
12. The Township's designated Traffic Engineering consultant (The Gateway Engineers) is also performing an independent Traffic/Transportation review for this project. Any comments generated from that review will also need addressed as part of this land development review and approval process. This project will be subject to Traffic Impact Fees based on the results of a Trip Generation Analysis.

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 and is not construed to be a Quality Control review of the plan. 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.