



Gibson-Thomas

ENGINEERING

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Revised: April 11, 2022
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, revised plans and response to comments received (03-30-2022)

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

The below response to comments (03/30/2022), and follow-up GTE responses (04/11/2022) are based on the resubmitted plans and materials received by Centec Engineering in response to the 02/11/2022 GTE review letter.

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.

Centec Response 03/30/2022: The Zoning Table has been included on the Cover Sheet for the Project.

GTE 04/11/2022: This comment has been adequately addressed.

2. § 240-112 - On the Civil Site Plan, provide a quantification of required parking spaces and proposed parking spaces.

Centec Response 03/30/2022: Quantification of the required parking spaces and proposed parking spaces has been included on the Cover Sheet and C1.2.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: The Site Plan has been revised showing the sign class(es) for the various proposed signs for the site.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: The Developer handles the signage permitting and has been notified of to complete this work in accordance with South Fayette Township Code.

GTE 04/11/2022: The signage permits can be applied for following the Land Development approval process with the Township Staff. This comment has been adequately addressed.

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.

Centec Response 03/30/2022: A Cost Estimate has been provided for review in preparation of the Performance Bond.

GTE 04/11/2022: This comment has been adequately addressed.

2. § 215-32 A Developer's Agreement shall be executed upon approval of Final Plan.

Centec Response 03/30/2022: This has been noted and provided to the Developer. The Landlord/Property Owner has had discussions with the Township and will come from them at a later date.

GTE 04/11/2022: This comment has been adequately addressed.

3. § 215-42(E) - Include all applicable entries outlined in this section, of Final submission.

Centec Response 03/30/2022: All applicable entries appear to be included in the latest revision of the Final Development Plan Set.

GTE 04/11/2022: This comment has been adequately addressed.

4. § 215-42(E) (11)- Provide a design view of the front, side, and rear elevations of the proposed structures.

Centec Response 03/30/2022: A design view of the front, side, and rear elevations of the proposed structure have been included.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: The Reciprocal Easement Agreement and requirements has been provided to the Developer and the Landlord will handle this side.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: The signed SWM O&M Agreement has been discussed with the Township and the Property Owner and will be handled according to those discussions.

GTE 04/11/2022: This comment has been 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
 - g. **South Fayette School District** – no comments to date
 - h. **A.C.D.E.D.** – no comments to date

Centec Response 03/30/2022: Comments by MATSF have been received, reviewed, and incorporated into the Final Plan set resubmission.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: Noted

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: A new submission date has been included on the revised drawings.

GTE 04/11/2022: This comment has been adequately addressed.

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

Centec Response 03/30/2022: Response letter provided.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: Cover Sheet has been included with this resubmission with the required information.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: A separate E&S Control Plan has been included. This will be a modification to the existing NPDES Permit for the Development and is in the process of being completed.

GTE 04/11/2022: This comment has been adequately addressed.

7. Note the disturbed area quantity for the project, with a Limit of Disturbance area boundary shown.

Centec Response 03/30/2022: Limits of Disturbance has been included on the drawings showing 0.54 AC disturbed.

GTE 04/11/2022: This comment has been adequately addressed.

8. At the proposed westerly exit, the "Exit" sign shall also be supplemented with a "Stop" sign.

Centec Response 03/30/2022: A Stop sign has been added.

GTE 04/11/2022: This comment has been adequately addressed.

9. Existing storm manhole J appears it might need the top elevation raised. If so, indicate the new top elevation if needed.

Centec Response 03/30/2022: Storm Manhole J will need slightly raised and is indicated on Sheet C1.5.

GTE 04/11/2022: This comment has been adequately addressed.

10. On the Existing Conditions Plan and the Civil Site Plan, graphically show the building setback lines.

Centec Response 03/30/2022: Building setback lines have been included on the Civil Site Plan.

GTE 04/11/2022: This comment has been adequately addressed.

11. On the Lighting Plan, provide a date of the plan.

Centec Response 03/30/2022: A date has been provided on the Lighting Plan.

GTE 04/11/2022: This comment has been adequately addressed.

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.

Centec Response 03/30/2022: The Gateway Engineers have issued comments regarding the Traffic/Transportation review for this project. Those comments are being addressed with a separate response letter.

GTE 04/11/2022: As of the date of this letter, a formal response to the Gateway Engineer's 02/18/2022 review letter has not been received. A formal response letter and potential plan revisions must be submitted and meet the satisfaction of the Traffic Engineer. This comment remains open.

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.