



# Gibson-Thomas

ENGINEERING

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May 10, 2022

GTE - 16292

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](mailto:jason.paulovich@gibson-thomas.com)

SUBJECT: Land Development Plan - Engineer's Review

PLAN NAME: Apex Newbury Apartments Land Development Drawings

LOCATION: Oak Ridge Road

APPLICATION NO.: SP-03-2022

MADE BY: Hampton Technical Associates  
Etna Technical Center  
35 Wilson St. – Suite 201  
Pittsburgh, PA 15225  
412-781-9660  
Mark B. Schmidt ([marks@hampton-tech.net](mailto:marks@hampton-tech.net))

MADE FOR: Apex Newbury, LLC  
44 Abele Road – Suite 304  
Bridgeville, PA 15017  
412-968-8478  
JP Morgan ([jp.morgan@thetaservicesgroup.com](mailto:jp.morgan@thetaservicesgroup.com))

DATE OF PLAN: 04-18-2022

RECEIVED IN GTE OFFICE: 04-20-2022

ESTABLISHED 1916

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

STATUS: The submitted Land Development plans were reviewed for conformance with applicable Township Codes (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

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 submission package contained the following information:

- Apex Newbury Apartments Land Development Drawings Plan Set – Dated 04-27-2022 (HTA)
- Decision of the Zoning Hearing Board (Z-03-2022) dated 04-08-2022
- Geotechnical Report – Newbury Village 06-04-2021 (Intertek PSI)
- Geotechnical Report - Northern Sites 04-06-2022 (Intertek PSI)
- PCSM Report 04-27-2022 (Hampton Technical Associates)
- Stream & Wetland Delineation Report October 2021 (Gailey Environmental, LLC)
- Architectural Elevation Views 04-18-2022 (Rockit Architecture)
- South Fayette Township Subdivision - Land Development Application Form SP-03-2022

## **CHAPTER 240 – ZONING**

1. The subject property is zoned PED District (Planned Economic Development District). Once Conditional Use approval is granted, the proposed use of **Mid-Rise Apartments** is a permitted use, per § 240-57(A)(1)(f)(1)(f). A separate application has been made by the Applicant for a Conditional Use. (CU-02-2022).
2. Per the Decision of the Zoning Hearing Board (Z-03-2022), Variances were granted for Article XIV § 240-88 (B) (7 & 9). (7) allows building length to be 694' -4" length, (9) allows parking to be at 35' from property line. The site plan complies with those granted variance conditions.
3. The Cover Sheet reflects incorrect 'Article XVI', which was incorrectly noted in the Decisions of the Zoning Hearing Board. The correction should be made to reference 'Article XIV'. Additionally, the granted variance date should be April 8, 2022, not February 23, 2022.
4. § 240-115 - This section refers to Signs. On the Site Plan, provide information of sign location(s), types and class(es) for the entrance point(s) of development. Sign permitting will of separate application through the Township Zoning/Planning Department.

5. On Sheet CS101, the Perimeter Setback Line along Oak Ridge Road appears incorrect and implies that the northernmost 5-story building, and adjacent 5-story building encroach into this perimeter setback. The perimeter setback line should be removed along Oak Ridge Road.

## **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)(14): Show proposed gradients for parking and drive isles.
4. § 215-78(F)(2)(a): The Applicant will need to execute a SWM O&M Agreement, to ensure continual and perpetual maintenance of the SWM systems.
5. The included Project Narrative (submitted with the Conditional Use application) notes two (2) requested SALDO Modifications. One modification pertains to partial impacts to regulated steep slopes (§ 215-73.C(5)(a), and the other modification request is for elimination of required frontal sidewalks on road frontages (§ 215-67-A).

The partial impacts to steep slopes can be mitigated by geotechnical analysis showing calculations for adequate slope stability.

The elimination of frontal sidewalks is a reasonable request since there is no local sidewalk connectivity or practical use for these sidewalks. The Project Narrative has a section within that provides background information and support for the modification requests.

These modifications will need to be individually acted upon by the Planning Commission (recommendation) and the Board of Commissioners.

**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.** – comments received dated 05/02/2022.
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. When received, provide the Township a copy of the approved NPDES permit, approved PaDOT HOP Permit(s), approved PaDEP Sewage Facilities Planning Module, and any other 3<sup>rd</sup> Party permits or authorizations related to the project.
6. Show “Stop” sign locations on plan sheet(s).
7. Identify any proposed dumpster locations and screening types.
8. Submit retaining wall details and calculations for all walls greater of 4’ height. Any MSE walls should reflect limits of geo-grid on plan views.
9. Sheet G-001, in Section: Layout General Notes (10), the note incorrectly references Shaler Township.

10. Sheet CG-102, Impacts to the existing stream for wall installation will require ACCD/PADEP Chapter 105 Authorization in the form of a Chapter 105 waiver or PADEP/U.S. Army Corps of Engineers Joint Permit.
11. The existing stream limits identified on Sheets CG-102 and CU-112 (near proposed wall) differ. Please revise to provide consistency.
12. Regarding the proposed gate on CS-102, provide information on how access is intended. Will the gate open for vehicles that approach the gate from the North?
13. Provide intended vehicular circulation arrows for all portions of the development. If any through ways or aisles are intended for one-way traffic, please note accordingly.
14. The provided geotechnical reports for the property contain specific design and construction standards for the property. The reports will need to be followed during all aspects of design/construction and the recommended geotechnical inspection of grading activities will need to be followed.
15. The geotechnical reports indicate shallow bedrock in much of the development area. Is any intended blasting planned during the construction of this project?
16. The Township's Traffic Engineering Consultant (The Gateway Engineers) will be conducting a separate Traffic review of the proposed development. The Traffic review will determine compliance relating to traffic, the Traffic Impact Study, impact fees, and other related items associated with the proposed development. While separate from this review, the items contained within the Traffic review will need to be addressed as part of the Land Development approval process.

*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.*