



Gibson-Thomas

ENGINEERING

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May 11, 2022

GTE - 16293

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: Piazza – Amended Final Development Plan

LOCATION: Millers Run Road/Hickory Grade Road

APPLICATION No.: SP-04-2022

MADE BY: Civil & Environmental Consultants, Inc.
333 Baldwin Road, Pittsburgh, PA 15205
412-275-2977
Eduardo Intriago (eintriago@cecinc.com)

MADE FOR: Piazza Properties, LLC
965 Greentree Road – Suite 400
Pittsburgh, PA 15220
Steve Whittingham (swhittingham@burnsscalo.com)

DATE OF PLAN: 04-18-2022

RECEIVED IN GTE Office: 04-20-2022

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 submission package contained the following information:

- Land Development Drawings Plan Set – Dated April 18, 2022
- South Fayette Township Subdivision - Land Development Application Form SP-04-2022

This plan submission for land development reflects an infill development on previous impervious commercial use land. The following describes the proposed development:

- At the future Building 6 area, the curb and parking layout will be slightly reconfigured.
- At the proposed Building 7 area, of drive-thru restaurant, with associated utilities, drives and parking.
- A grading re-configure of the existing open basin used as a Stormwater Management control.

CHAPTER 163 - GRADING AND EXCAVATION

1. No comments.

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)(13): Provide a Lighting Plan for the proposed parking lots.
4. § 215-78: Stormwater Management is intended with a design of underground piping and above-ground stormwater facility modifications. Provide a full stormwater management report meeting the requirements of this section to confirm Township Ordinance compliance. Additionally, when received, provide the Township with any NPDES permit modifications granted for the incorporation of the additional development area into the modified PCSM facility.
5. § 215-78 The property owner will need to execute a SWM O&M Agreement, to ensure continual and perpetual maintenance of the SWM systems.

240 – ZONING

1. § 240-50 (A): The subject property is zoned C-2 (Highway Commercial District). The proposed use is a Conditional Use, of which a separate submittal has been made to the Township (CU-01-2022).

2. § 240-102(B) DRIVE THROUGH FACILITIES: Please demonstrate compliance with this section by showing typical vehicles stacked - meeting the required demonstration of both 5-vehicle stacking capacity in the drive through lanes, and the 100 - foot minimum lengths prior to interference with parking spaces or interference with the free flow of traffic circulation. This should be demonstrated for all proposed drive throughs on the Buildings 7 site.
3. § 240-115: This section refers to Signs. On the Site Plan, provide information of sign type and class(s) for the entrance point(s) of development and any interior site signage. Separate sign permitting applications will need to be made to the Township Planning/Zoning Departments.

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. Show "Stop" sign locations on plan sheet(s).

6. 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, Trip Generation Analysis, 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.