



March 26, 2020

Mr. Dan Harold  
333 Baldwin Rd  
Pittsburgh, PA 15205

RE: The Piazza

Dear Mr. Harold,

This letter is to inform you of the availability of natural gas service from Columbia Gas of Pennsylvania, Inc. (CPA) for the above-referenced buildings. CPA has existing natural gas facilities located along Hickory Grade Rd in South Fayette Township. Please be advised that while gas service is located close to the site, this letter should not be interpreted as a commitment to serve until a more thorough engineering review and design are completed for the natural gas system to serve this building.

Please keep me updated on the timing and construction progress for this building so we may coordinate the installation of the natural gas facilities to meet your development timeline. I look forward to working with you to assist in securing natural gas service to this new building.

Best regards,

*Jc Danhires*

Jc Danhires.  
Sr. Development Manager  
724-610-8378  
JDanhires@NiSource.com



April 13, 2020

Civil & Environmental Consultants, Inc.  
RE: Piazza Development, South Fayette Twp Location

Dear Dan,

West Penn Power can provide electric service to the proposed site at Millers Run Rd. in South Fayette Twp., Allegheny Co., as long as you comply with our Rules and Regulations which are filed with the Pennsylvania Public Utility Commission. A copy of these rules is available at your local West Penn Power office. You may review them during our regular business hours.

A part of our Rules and Regulations states that you may have to pay for a service extension to your proposed new connection. An extension of electric service to your connection may result in a substantial cost to you if the extension exceeds certain maximum limits. Please consult with our office to discuss possible costs and to review plans to extend service to the above location.

Before electric service is connected to your proposed new connection, an electrical inspection is required. This safety inspection assures you that the wiring meets the requirements of both West Penn Power and the National Electric Code. Please contact our office if you need a list of qualified electrical inspectors in your area. These inspectors do not work for West Penn Power and charge a fee for their work. The inspectors can tell you how much they charge to perform an inspection.

If you have any questions or wish to discuss the plans for providing electric service to this location, please call me at 724-743-2021.

Sincerely,

Scott Curcio  
Distribution Tech III



April 13, 2020

Daniel R. Harold  
Civil & Environmental Consultants, Inc.  
333 Baldwin Rd.  
Pittsburgh, PA 15205

Project: Piazza Development, Millers Run Road at Hickory Grade Road, South Fayette Township, Allegheny County, PA

In reference to the above-mentioned project, Verizon will supply the necessary communication service if we receive the proper information and payments listed below.

1. One full set of development plans.
2. Mailing addresses for each building when they become available to start to establish the 911 database.
3. Documentation granting all required Right-Of-Way easements at no cost to Verizon.
4. Delivery of a prepayment in aid of construction in an amount equal to 60% of Verizon's construction costs. The prepayment is subject to a partial or full refund based on the volume of Verizon services purchased (as defined by Verizon) as of the tenth anniversary of the completion of construction.

For planning purposes, the average cost to provide new facilities is typically \$1,000-\$3,000 per line. The actual cost will depend on such factors as lot size, the proximity of existing feeder facilities, the existing feeder capacity, terrain and other environmental conditions (e.g., railroads, waterways). Please contact Verizon if you require a more precise estimate of construction costs for your project. Please be aware that since customers have a variety of choices for telecommunications service (e.g., cable, wireless, voice over Internet); it is likely that, even after ten years, your prepayment may not be fully refunded.

Should you need any additional information, please do not hesitate to contact the engineer, Keith Fowler on 724-229-0695.

Sincerely,

A handwritten signature in black ink that reads "Mike Foy". The signature is written in a cursive, flowing style.

Program Manager

2/25/2019



**MUNICIPAL AUTHORITY**  
**TOWNSHIP OF SOUTH FAYETTE**

**C. Kenneth Chambon, Chairman**  
**Charles L. Rothermel, Vice-Chairman**  
**Robert Zedreck, Secretary**  
**Glenn Davis, Treasurer**  
**John Alan Kosky, Assistant Secretary/Treasurer**

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Bridgeville PA 15017  
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[www.matsf.net](http://www.matsf.net)

March 13, 2020

Mr. Daniel R. Harold, R.L.A.  
Civil and Environmental Consultants  
333 Baldwin Road  
Pittsburgh, PA 15205

**Subject: Sanitary Sewer Availability  
Piazza Development (Former Star City vicinity)**

Dear Mr. Harold:

I am in receipt of your correspondence dated March 31, 2020 requesting confirmation of sanitary sewer availability for the proposed Piazza Development to be located on the former Star City property located along Hickory Grade Road and Route 50. Please accept this correspondence confirming the presence of a public sanitary sewers at this location. You have previously provided a schematic of the preliminary proposed building layout and a meeting was held with various CEC and Burns and Scalo representatives in March to discuss various options for sanitary sewer extension(s). Further, it is my understanding the CEC is currently working on preparing PaDEP Planning Module Components for the proposed redevelopment.

Sanitary sewer availability is conditioned on final approval of PaDEP Planning Modules. Further, MATSF is currently under the auspices of a PaDEP Corrective Action Plan and Tap Allocation Plan (along with all other municipalities/authorities tributary to the ALCOSAN regional treatment facility that require planning module approvals). MATSF is continuing to work with PaDEP and ALCOSAN tributary communities towards a renewed set of Consent Orders. During the interim period between Consent Orders, so long as MATSF is in compliance with stipulations of our Corrective Action Plan, additional connections to the system have been approved by PaDEP. There has been no denial of sewer tap-ins by PaDEP to the MATSF system for more than 20 years, nor is any denial anticipated. Keep in mind, however, that MATSF can not guarantee taps until the Planning Module process is complete along with taps being allocated and the associated connection fee(s) paid to MATSF.

Hopefully, this correspondence adequately serves the purpose of documenting the current status of sewage service availability for the referenced property.

Please don't hesitate to contact me should you have any questions.

Sincerely,

**THE MUNICIPAL AUTHORITY OF  
THE TOWNSHIP OF SOUTH FAYETTE**

**Jerry D. Brown**  
**Managing Director**

Cc: South Fayette Township



PENNSYLVANIA  
AMERICAN WATER

April 14, 2020

Re: Water Availability  
100 Hickory Grade Road at Millers Run Road  
South Fayette Township, Bridgeville, PA  
Piazza Development - CEC Project 191-730  
Site of old Star City Theater

To Whom it May Concern:

This letter is to advise that Pennsylvania American Water, McMurray Operations, has an existing connection available to provide service to the above referenced location. Water service would be provided under our Rules and Regulations as approved by the Pennsylvania Public Utility Commission. There is an existing meter vault on the premises available to you. We can locate and mark the location of the valve box in blue paint when needed. You will need to fill out a water service application, and a demand sheet showing the peak demand for this project. Your plumber will then need to arrange for an onsite meeting to discuss more details.

Please contact me for any questions or additional information. You can email the application and demand sheet to my attention.

Sincerely,

David J. Ward  
Field Operations Superintendent  
300 Galley Road  
McMurray, PA 15317  
724-873-3662  
david.j.ward@amwater.com