



Gibson-Thomas ENGINEERING

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May 6, 2022

GTE - 16254

TO: Mr. John Barrett, Township 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: Subdivision Plan – Engineer's Review

PLAN NAME: Michael J. Francis Sullivan Plan of Lots

APPLICATION No.: S-03-2022

MADE BY: Civil & Environmental Consultants, Inc.
333 Baldwin Road
Pittsburgh, PA 15205
Dennis Dunmire (ddunmire@cecinc.com)

MADE FOR: Burns & Scalo Equalities, LLC
965 Greentree Rd.
Pittsburgh, PA 15220
Steve Whittingham (swhittingham@burnsscalo.com)

DATE OF PLAN: 03-07-2022
RECEIVED IN GTE Office: 03-31-2022

STATUS: The submitted Subdivision Plan was reviewed for conformance with Township Code (1998) – Chapters 215 Subdivision & Land Development, and 240- Zoning.

This application is for the proposed subdivision of a 133.09 acre parcel (Allegheny County Parcel No. 486-G-2) that spans both South Fayette Township (Allegheny County) and Cecil Township (Washington County), Pennsylvania. The proposed subdivision intends the creation of six (6) individual parcels from the parent parcel.

ESTABLISHED 1916

This application is marked as a *Major Subdivision Plan*, of which "Preliminary and Final Subdivision" approval may be accomplished concurrently under the provisions of the PA MPC, and the Ordinances of the Township of South Fayette.

The submission package contained the following information:

- Subdivision Plan – Sheets 1-4 (dated 03-07-2022)
- South Fayette Township Application for Subdivision-Land Development (signed 03-28-2022)

CHAPTER 240 – ZONING:

1. The zoning information table on sheet 2 of 4 needs revised. The table is a mix of R-1 (Rural Residential District) area and bulk regulation requirements for single family uses and principal structures. If intended uses for each intended parcel are not know at this time, include all area and bulk regulations in the table.

CHAPTER 215 – SUBDIVISION & LAND DEVELOPMENT:

1. §215-13(C): Provide written evidence of Ownership or Proprietary interest in the property.
2. §215-13(F): Provide written evidence from the water company and the Municipal Authority that indicates whether service is available to the proposed plan, if applicable.
3. §215-13(L)(8): Provide intended method of sanitary sewer disposal to each of the intended lots. It is unclear if any of these intended parcels has access to public sewers and there is no indication that any lots are to be designated as 'non-building' at this time.
4. §215-13(L)(10): The provided location map is illegible and difficult to read. Please provide a copy of the U.S.G.S. topographic survey map with the boundaries of the site identified and outlined on the map.
5. § 215-16(B): On Cover Sheet (sheet 1 of 4), modify and add this sections clause to the Approval by Board of Commissioners clause.: *“All conditions of approval have been reviewed, and the plan signed and noted as approved, this _____ day of _____, 20____.”*
6. § 215-42(E)(1) On Cover Sheet (sheet 1 of 4), the Owner Information is incomplete.

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.** – comments received dated 04-18-2022.
 - g. **South Fayette School District** – no comments to date
 - h. **A.C.D.E.D.** – comments received dated 04-14-2022.
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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, so they can be reviewed if any affect the Consolidation Plan, and if related plan notes may be warranted.
 5. The Note on Cover Sheet regarding Non-Building is incorrect for this subdivision. A PADEP Sewage Facilities Planning Module, or documented exemption, is required for creation of new lots. If public sewer service is not proposed for the parcels, then documented on-site deep pit soil testing verified by the County SEO should be performed to validate the suitability of each intended parcel for on-lot sanitary sewer systems. Otherwise, individual requests for DEP Planning Waivers and Non-Building Declarations documents should be completed and executed for each intended parcel.
 6. While not required for recording purposes, an existing conditions plan showing the existing property boundaries with respect to Township/County boundaries would be helpful.
 7. Approval of the Subdivision Plan will be contingent on the corresponding Cecil Township subdivision plan approval.

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