



# Gibson-Thomas ENGINEERING

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Updated: May 31, 2022  
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](mailto: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](mailto:ddunmire@cecinc.com))

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

DATE OF PLAN: 03-07-2022, 05-23-2022  
RECEIVED IN GTE Office: 03-31-2022, 05-23-2022

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)
- Response to comments (05-23-2022) and revised plans (05-23-2022)

### **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.

*CEC Response 05/23/2022: The Zoning Tables have been revised to show all area and bulk regulations since the intended use is not known at this time.*

GTE 05/31/2022: Comment adequately addressed.

### **CHAPTER 215 – SUBDIVISION & LAND DEVELOPMENT:**

1. §215-13(C): Provide written evidence of Ownership or Proprietary interest in the property.

*CEC Response 05/23/2022: A copy of the purchase and sale agreement has been provided.*

GTE 05/31/2022: Comment adequately addressed.

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.

*CEC Response 05/23/2022: CEC previously coordinated water and sewer service with the Municipal Authority Township of South Fayette and determined that extensions to the existing facilities may be required in the future. At this time the applicant is only subdividing the property due to the expressway right of way taking in order to evaluate the developable areas. The applicant will continue to coordinate with MATSF as the lots develop.*

GTE 05/31/2022: Comment adequately addressed.

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.

*CEC Response 05/23/2022: Non-building disclaimer has been added to Sheet 1. As part of the response, CEC has also provided the signed PADEP non-building waiver for completion by the Township.*

GTE 05/31/2022: Comment adequately addressed.

- 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.

*CEC Response 05/23/2022: The location map has been revised to depict the boundaries of the site.*

GTE 05/31/2022: Comment adequately addressed.

- 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\_\_\_\_.”

*CEC Response 05/23/2022: The clause has been revised on sheet 1.*

GTE 05/31/2022: Comment adequately addressed.

- 6. § 215-42(E)(1) On Cover Sheet (sheet 1 of 4), the Owner Information is incomplete.

*CEC Response 05/23/2022: The owner information has been added to the plan.*

GTE 05/31/2022: Comment 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.** – 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.

*CEC Response 05/23/2022: All comments received to date have been addressed.*

GTE 05/31/2022: Comment 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.

*CEC Response 05/23/2022: No comment necessary.*

GTE 05/31/2022: Comment 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.

*CEC Response 05/23/2022: The date on the plan has been updated.*

GTE 05/31/2022: Comment adequately addressed.

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.

*CEC Response 05/23/2022: Response letters have been completed and will be included with the revised plans.*

GTE 05/31/2022: Comment adequately addressed.

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.

*CEC Response 05/23/2022: Non-building disclaimer added to Sheet 1. As development of the lots takes place, the applicant will apply for a PADEP Sewage Facilities Planning Module.*

GTE 05/31/2022: Comment adequately addressed.

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.

*CEC Response 05/23/2022: The property boundaries as well as the Township/County boundaries are shown on the subdivision plan. CEC's scope of work did not include topography or planimetric surveys; therefore, an existing conditions plan cannot be provided.*

GTE 05/31/2022: Comment adequately addressed.

7. Approval of the Subdivision Plan will be contingent on the corresponding Cecil Township subdivision plan approval.

*CEC Response 05/23/2022: Acknowledged.*

GTE 05/31/2022: Comment adequately addressed.

*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