



April 14, 2022

Gary Hartz  
Planning Director  
South Fayette Township  
515 Millers Run Road  
South Fayette, PA 15064

Project: **Michael J. Francis Sullivan Plan of Lots**  
Location: Cecil-Sturgeon Road  
Description: Subdivision (R-1 District)  
Area: TBD  
ACED File#: 22-105 SU

Dear Mr. Hartz:

We received the above-referenced application on March 30, 2022 for a subdivision of parcel ID#s 486-G-2 in South Fayette, Allegheny County and 140-007-00-00-0026-00 in Cecil Township, Washington County. We have reviewed the application and offer the following comments:

- There is currently only a No Acceptance of Dedication clause for Cecil Township, Washington County. This should be changed so that South Fayette Township, Allegheny County is either referenced in the current clause or has a separate No Acceptance of Dedication clause included.
- The certification that notes the date of delivery has a typographical error. "The fully executed plat" should be stated rather than "the filly executed plat."
- A portion of parcel ID# 486-G-2 (parcel 4 as referenced on the plan) is not consistent with the Department of Real Estate (DRE) records. The shape and size of this parcel is different. The total area of parcel ID#48-G-2 is larger on the plan than total area of 43.5150 acres per DRE. This must be reviewed and adjusted accordingly.
- The plan book volume 286 page 141 appears to refer to the Agile Develop LLC Plan Lots in Brentwood Borough rather than the referenced Cuddy Partners Subdivision Plan in South Fayette Township on sheet 4 of the plan. This must be reviewed and adjusted accordingly.
- On sheet 2 there is a table labeled "Original Area Tabulation" that references total area for lands of Michael J. Francis Sullivan. This table is confusing; what is the purpose of it?

- The zoning information table in reference to South Fayette R-1 district is not consistent per South Fayette Zoning §240-16. On the plan, minimum lot area is in reference to a single-family dwelling without public sewers, while minimum lot width and side yard are in reference to all other principle structures. This must change for consistency throughout the zoning table.
- Per South Fayette Township Subdivision and Land Development Ordinance §215-26.F.2 “the name and address of the developer, and, if the developer is not the landowner, the name and address of the landowner” shall be on the plan. It does not appear that this information is on the plan, so it should be added.

Should you have any questions, please contact Jaclyn Karolski at (412) 350-1049 or at [Jaclyn.Karolski@AlleghenyCounty.US](mailto:Jaclyn.Karolski@AlleghenyCounty.US).

Sincerely,



Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:jmk