



Gibson-Thomas ENGINEERING

Pittsburgh Office
9951 Old Perry Highway
Wexford, PA 15090
Phone: **724-935-8188**
Fax: **724-935-8189**
www.gibson-thomas.com

Updated: June 2, 2022
May 6, 2022

GTE - 16304

MEMO 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: South Fayette Civic Center Plan of Lots Third Revised – Engineer's Review
Millers Run Road

PLAN NAME: South Fayette Civic Center Plan of Lots Third Revised

APPLICATION No.: S-05-2022

MADE BY: Civil & Environmental Consultants, Inc.
700 Cherrington Parkway
Moon Township, PA 15108
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: 04-22-2022, 05-23-2022 (Response to comments/revised plan)
RECEIVED IN GTE Office: 04-26-2022

ZONING DISTRICT: C-2

PROPERTY ACREAGE: 9.15 acres

STATUS: The submitted Lot Line Revision Plan Application was reviewed for conformance with South Fayette Township Code (1998) –Chapter 215 Subdivision & Land Development, and Chapter 240- Zoning.

ESTABLISHED 1916

The Project is summarized as:

- Consolidation of a land tract at the northeastern corner with the main tract.
- Designation of Lot 4 at this northeast area. This is essentially a lot line revision, due to the southerly relocation of the original lot line. The affected properties are of same ownership. No new lot is created and no sewage facilities planning is warranted as part of this application.
- Road dedication at Hickory Grade Road (near SR 50 intersection)

The submission package contained the following information:

- South Fayette Township Application for Subdivision / Land Development - dated 04-26-2022
- Subdivision Plan (Sheets 1 & 2) dated 04-07-2022

CHAPTER 215 – SUBDIVISION AND LAND DEVELOPMENT

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

CEC Response 05/23/2022: We've added note 5 containing Ownership references to the deeds. The parcels are currently owned by Piazza Properties, LLC. The same ownership reference has also been added as a N/F on the plan.

GTE 06/02/2022: Comment adequately addressed.

- 2) §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 enlarged and labels added for clarity.

GTE 06/02/2022: Comment adequately addressed.

- 3) § 215-13- (L) (11): Sheet 2 should have the PaDOT HOP clause added, in addition to the note on Sheet 1.

CEC Response 05/23/2022: The PADOT HOP clause has been added to sheet 2.

GTE 06/02/2022: Comment adequately addressed.

CHAPTER 240 – ZONING

- § 240-16 The proposed changes do not negatively affect the area requirements of C-2 requirements.

CEC Response 05/23/2022: Acknowledged.

GTE 06/02/2022: Comment adequately addressed.

GENERAL COMMENTS

1. Per the Township's Referral Request System, the following participants comments (if any) 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. **M.A.T.S.F.** – no comments to date
- f. **A.C.D.E.D.** – comments received 05-04-2022. No comments to address.

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

GTE 06/02/2022: 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: Acknowledged.

GTE 06/02/2022: Comment adequately addressed.

3. When the plan is revised, a new submission date is required to be added to the plan.

CEC Response 05/23/2022: Acknowledged.

GTE 06/02/2022: Comment adequately addressed.

4. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.

CEC Response 05/23/2022: Acknowledged.

GTE 06/02/2022: 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

The plans have been reviewed for conformance to the South Fayette Township adopted ordinances only. 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.