



Gibson-Thomas

ENGINEERING

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July 20, 2022

GTE - 16358

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: Charter Homes at Hastings Plan – No. 3R

APPLICATION No.: F-1-2022

MADE BY: The Gateway Engineers, Inc
Attn: David Heath, PE
100 McMorris Rd.
Pittsburgh, PA 15205
(dheath@gatewayengineers.com)

MADE FOR: Charter Homes at Hastings, Inc
Attn: Anthony Faranda-Diedrich
322 North Arch Street
Lancaster, PA 17603
(afarandadiedrich@charterhomes.com)

DATE OF PLAN: 06-22-2022
RECEIVED IN GTE Office: 06-08-2022

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

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

ESTABLISHED 1916

The subdivision plan is noted as being a revision of Parcel A-R in the Charter Homes at Hastings Plan No. 2 as recorded in the Department of Real Estate of Allegheny County in Plan Book Volume 303, Page 98 (Allegheny County Parcel No. 480-R-2) and totals 6.9 acres.

As stated in the LETTER OF TRANSMITTAL (June 13, 2022), the intent of this application is to gain preliminary and final land development approval to consolidate previously proposed open space parcels and absorb them into the adjacent residential lots (354-389). No new residential lots are to be created beyond those previously approved.

The submission package contained the following information:

- Charter Homes at Hastings No. 3R - Subdivision Plan (2 sheets dated 06-22-2022)
- South Fayette Township Application for Subdivision-Land Development (signed 06-08-2022)
- LETTER OF TRANSMITTAL (06-13-2022)
- Property Deed

CHAPTER 240 – ZONING

1. The development property is zoned Neighborhood Design and was granted previous modifications listed on plan Sheet 1 of 2. The listed modifications pertain to Phases 1 & 2 of the development. For clarity, remove the non-relevant modifications and list only the granted modifications applicable to this particular Phase/subdivision plan.
2. §240-76.20(A)(3): With the removal of open space acreage proposed, provide an updated overall development calculation to ensure compliance with this section of the Ordinance.
3. Lots 367, 368, 369, 370, 371, 378, 379, 380, 381, 382, and 383 show rear yard setbacks of 5-foot minimum. These revised lots do not have rear alley access that would allow the 5-foot minimum rear yard setbacks. Without rear alley accesses, the rear yard setbacks should be shown as 20-foot minimum.

CHAPTER 215 – SUBDIVISION & LAND DEVELOPMENT

1. § 215-16-B: On Sheet 1, modify and add this section's 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____."*

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.** – no comments to date
 - g. **South Fayette School District** – no comments to date
 - h. **A.C.D.E.D.** – no comments to date
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. On Sheet 2 of 2, add a scale bar and north arrow.
 6. On sheet 2 of 2, the lot and perimeter bearing and distance text graphics are not adequate for plan recording purposes. The text should be 0.08" height for it to be legible on recordings.
 7. Identify the curved graphic (presumed sidewalk) though the Lots 354 thru 361. If this is to be a sidewalk, a public pedestrian access easement should be identified.
 8. Sheet 2 title box has conflicting/overlying text that should be corrected.
 9. For clarity and comparison purposes, please provide a copy of the current Phase 3 approved plans for review/comparison purposes (non-recording).

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.