

TOWNSHIP OF SOUTH FAYETTE
APPLICATION FOR SUBDIVISION / LAND DEVELOPMENT

Plan Name:	Willow D. Properties Plan	File No.	CU-02-16
Plan Location:	540 MILLERS RUN RD	Tax I.D. #	GI3744
Project Description	MAKE RENT READY FOR COMMERCIAL TENANT PHOTOGRAPHY STUDIO		

Check Appropriate Box(s)

Land Development Plan:	<input type="checkbox"/>	Subdivision Plan:	<input type="checkbox"/>	Conditional Use Plan:	<input checked="" type="checkbox"/>
------------------------	--------------------------	-------------------	--------------------------	-----------------------	-------------------------------------

Minor Subdivision	<input type="checkbox"/>	Major Subdivision	<input type="checkbox"/>	Open Space Plan	<input type="checkbox"/>
Preliminary Plan Submission	<input type="checkbox"/>	Final Plan Submission	<input type="checkbox"/>		

Zoning District(s)	R4	Property Acreage	< 1	No. Lots/Units	1
--------------------	----	------------------	-----	----------------	---

Applicant's Name:	WILLOW D. PROPERTIES	Phone No.	412-977-7401
Applicant's Address:	519 E MAIN ST CARNEGIE 15106	Fax No.	412-429-4004
Applicant's E-Mail:	SHARRIS@BLESTINVESTMENT.COM		
Engr's Firm/Name:	THOMAS O. GRAY, AIA, LEED	Phone No.	412-298-7170
Engineer's Address:	604 GLEN CONY DR Pk4 15215	Fax No.	
Contact Person:	TOM GRAY	E-Mail Address	TGRAYARCH2@VERIZON.NET

The Following Items are reviewed as part of the South Fayette Township Application Process. Applications Submitted WITHOUT these Elements will NOT be reviewed by the Township.

REQUIRED SUBMISSION ITEMS	Copies	✓ Yes	✓ No	✓ N/A
1) Completed Application Form	1	✓		
2) Copies of Maps and Plans (Plus pdf of drawings)				
• Sets Full Size Plans (24" x 36")	5			✓
• Sets Half Size Plans (11" x 17")	5	✓		
3) Agent Authorization Form	1			✓
4) Application Fee	1	✓		
5) Escrow - Engineer, Solicitor, Inspection	1	✓		
6) Stormwater Management Plan & Calculations	2	✓		
7) Erosion & Sedimentation Control Plan	2			✓
8) Deed, Sales Agreement or Other Ownership - HUD-1	1	✓		

Per Miller Brown
Per Miller Brown

I have familiarized myself with and hereby agree to comply with the subdivision and zoning ordinance of the township as well as to all Township rules, regulations and resolutions. I agree to pay the applicable fee

Signature of Applicant: Willow D. Properties, Manager
 If applicant is not the property owner, Agents Authorization Form must be attached

Date: 12/30/15



SOUTH FAYETTE
T O W N S H I P

A Community Growing Together

Public Hearing Notice
Board of Commissioners
www.southfayettepa.com

The South Fayette Township Board of Commissioners will hold a Public Hearing at 7:00 PM on Wednesday, February 10, 2016 at the Township Building, 515 Millers Run Road, Morgan, PA. The purpose of the hearing is to review the following application(s):

**A REQUEST FOR A
CONDITIONAL USE BY WILLOW
D. PROPERTIES FOR AN
APARTMENT IN COMBINATION
WITH BUSINESS, 540 MILLERS
RUN ROAD, ZONED R-4.**

Anyone requiring additional information and/or needing special accommodations to attend this meeting should contact Mike Benton, Township Engineer at 412-221-8700.



APPTS 1-6

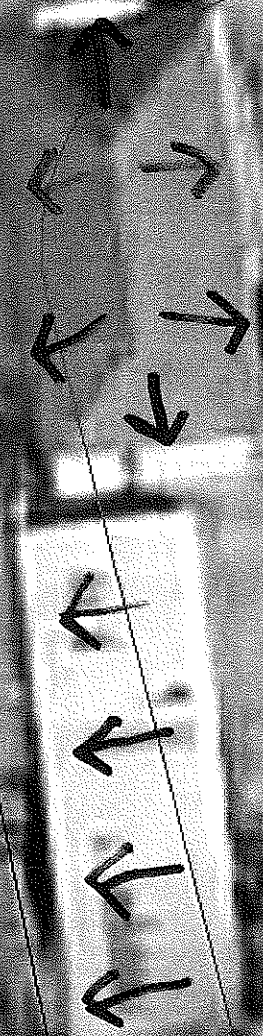
7

542

540

538

536



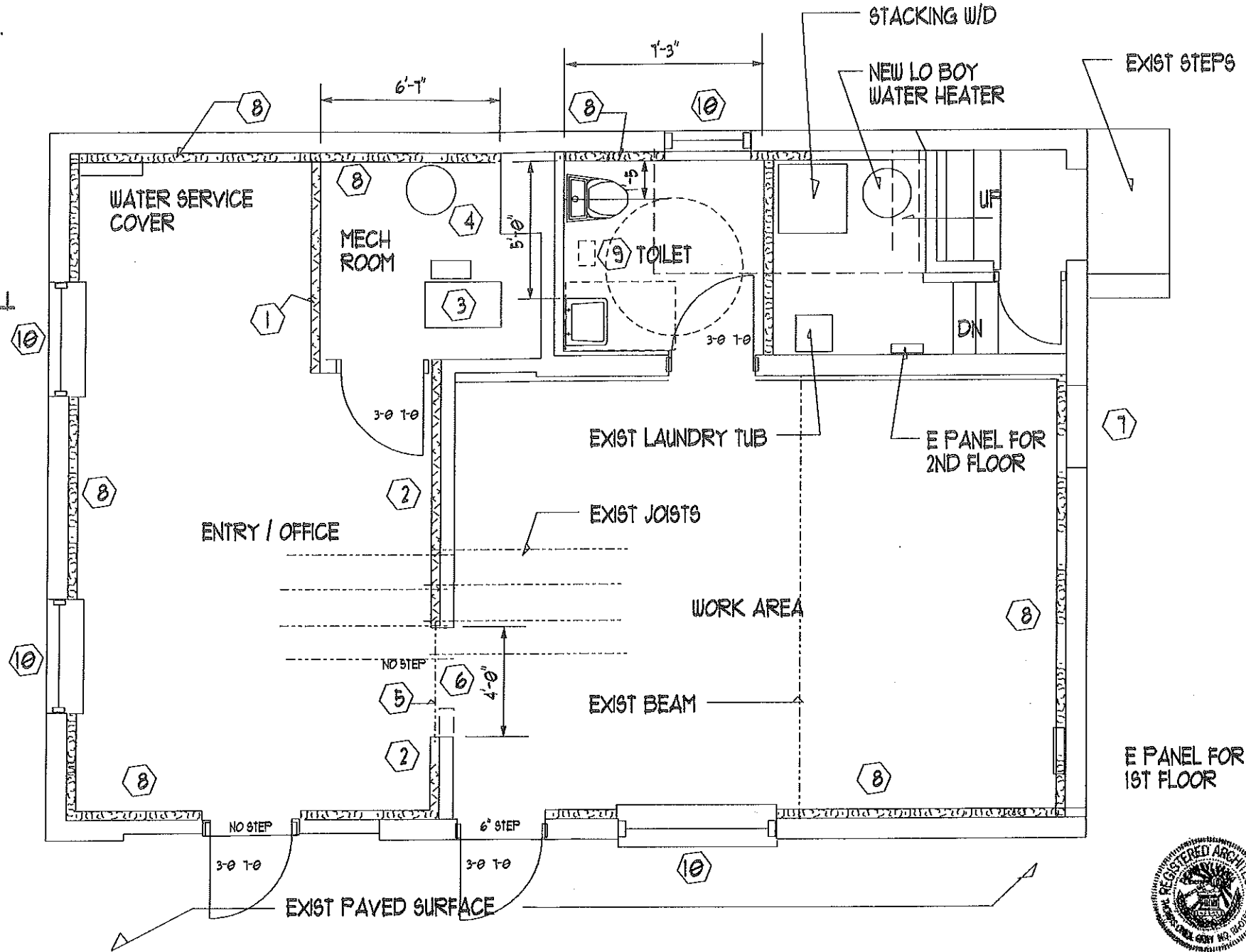
— = COVER

EXISTING & STORM WATER



CONSTRUCTION NOTES

- 1. NEW PARTITION TO DRYWALL CLG.
- 2. NEW 2 X 4 STUD WALL TO UNDERSIDE OF JOISTS
- 3. EXIST FURNACE
- 4. EXIST WATER HEATER
- 5. (2) 2 X 8 HEADER
- 6. DEMO PORTION OF CLAY TILE WALL
- 7. INFILL DOOR OPENING
- 8. FURRING, INSULATION & DRYWALL
- 9. 100 CFM EXHAUST FAN DUCTED TO EXTERIOR
- 10. NEW DBL PANE WINDOW



540 MILLERS RUN ROAD
S. FAYETTE TOWNSHIP

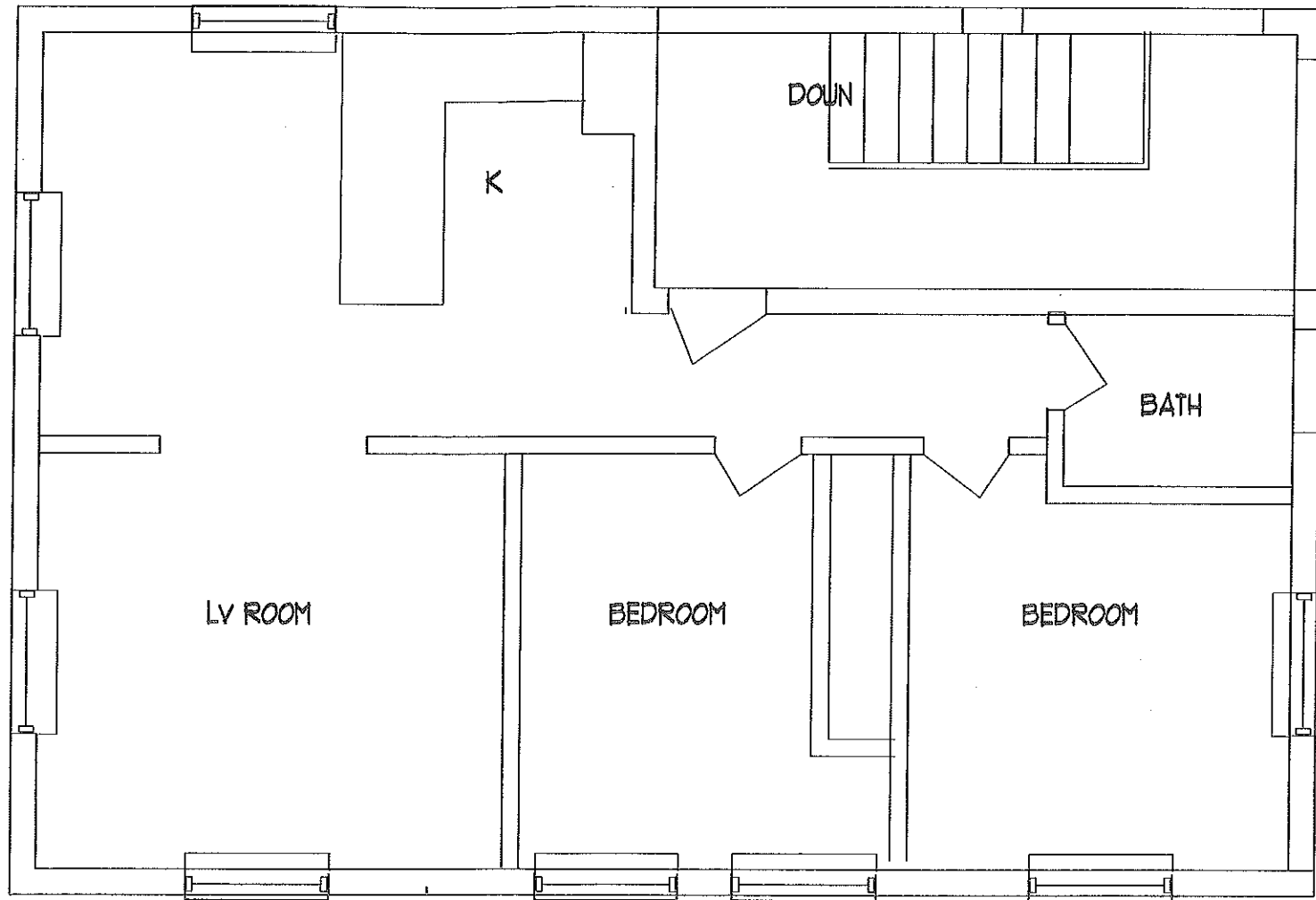
INTERIOR REMODELING

1ST FLOOR PLAN
1/4" = 1'-0"
DECEMBER 18, 2015

A.1

RECEIVED
DEC 31 2015

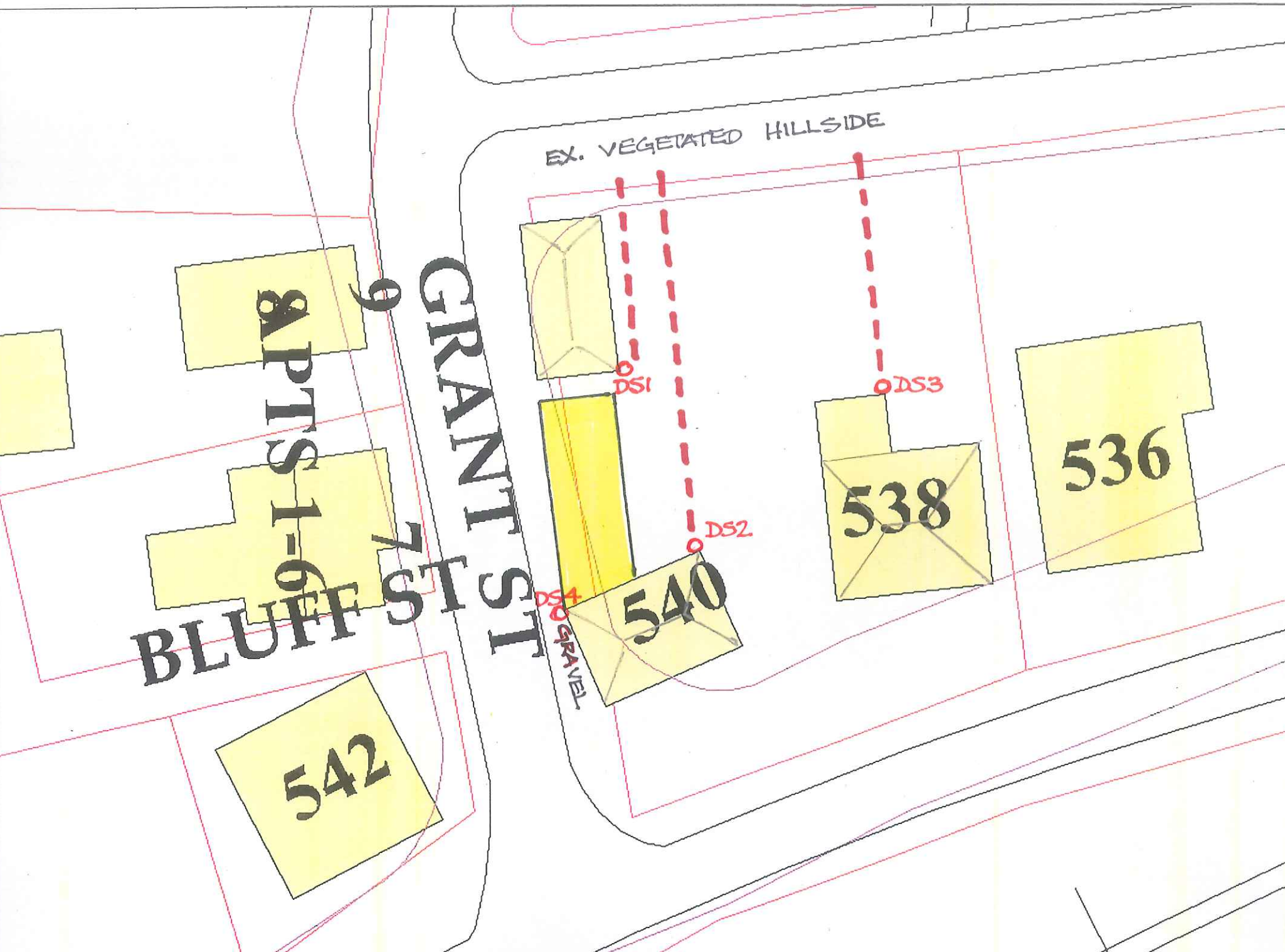
RECEIVED
DEC 31 2015



540 MILLERS RUN ROAD S. FAYETTE TOWNSHIP	INTERIOR REMODELING	2ND FLOOR PLAN 1/4" = 1'-0" DECEMBER 18, 2015	A.2
---	---------------------	---	-----

...Drawings\MillersRun1.dgn 12/20/2015 9:15:58 PM

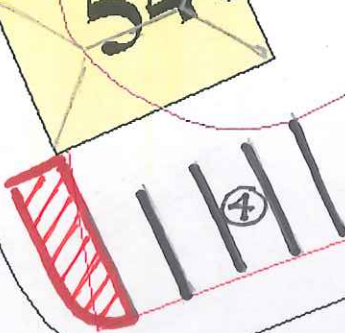
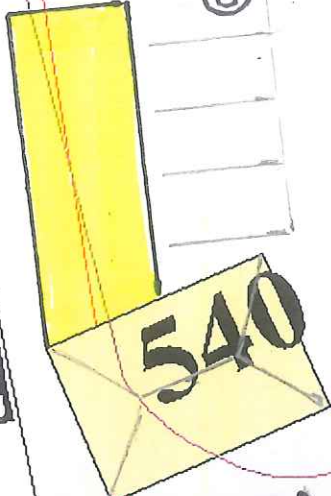
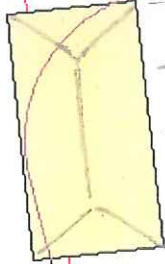
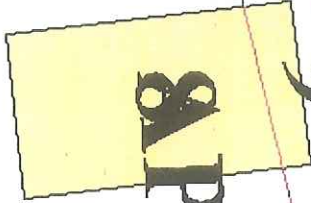
RECEIVED
DEC 31 2015



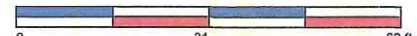
PROPOSED STORMWATER

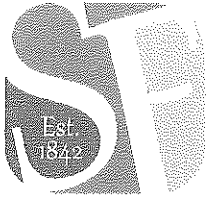


9
GRANT ST
7
BLUFF ST
9
APTS 1-6



PARKING





SOUTH FAYETTE T O W N S H I P

A Community Growing Together

Planning Commission

www.southfayettepa.com

Land Development Recommendation Letter

February 4, 2016

Steve Harris
Willow D. Properties
519 E. Main St.
Carnegie, PA 15106

Reference: CU-02-16, Willow D. Properties Plan, 540 Millers Run Road, Conditional Use Application

Dear Mr. Harris,

At its January 28, 2016 meeting, the South Fayette Planning Commission recommended approval of your Conditional Use application with condition that comments in the Staff Review Letter dated January 22, 2016 and presentations as made at the Planning Commission meeting be addressed to the satisfaction of the Township Engineer, including specifically the following:

- Layout of parking will generally be as shown in the parking sketch by the Township Engineer. Final painting of "no parking" area near corner must be approved by Township.
- Stormwater outlet pipes must be cut off generally flush with the hillside.
- If stormwater issues are determined by the Township Engineer within a 2-year period, the applicant shall implement mitigating action. Mitigation measures may include but not limited to such things as adding storm sump pits or level spreaders to the outflow pipes.

A public hearing and the review of this application is scheduled before the South Fayette Township Board of Commissioners at its next meeting scheduled on February 10, 2016.

If you have any questions and/or comments please feel free to contact me directly.

Sincerely,

Mike Benton, PE
Director of Engineering and Planning