

March 15, 2018

Ref. No. 18-037

Mr. Ryan T. Eggleston, Township Manager
South Fayette Township
South Fayette Township Municipal Building
515 Millers Run Road
Morgan, Pa 15064

Dear Mr. Benton:

South Fayette Township Minor Subdivision Application
of
The Mitesh Patel Plan
SFT Application Number F-04-18

Mitesh Patel and Jagruti Patel are the owners of a tract of land being Allegheny County Tax Parcel # 405-H-20, as indicated within the title block of the proposed subdivision. The purpose of this plan is to subdivide the one existing parcel into two proposed single family residential lots.

This application is marked for “Preliminary and Final” simultaneous approval. Nothing in the Township’s ordinance prohibits this type of application.

The property is currently zoned R-2 Suburban Residential.

The application is titled: “**The Mitesh Patel Plan**”, and is dated February 14, 2018. The accompanying drawing was prepared by Douglas T. Tait, PLS, of Tait Engineering, Inc., for Mitesh Patel, and dated October 13, 2017.

The submission package also contained the following information:

- South Fayette Township Subdivision-Land Development Application, dated 2/14/2018.
- South Fayette Township Review Referral form, dated 2/21/2018.

CHAPTER 215 – SUBDIVISION AND LAND DEVELOPMENT

ARTICLE III APPROVAL PROCEDURE FOR MINOR SUBDIVISIONS

- § 215-10 This application qualifies as a Minor Subdivision.
- § 215-13.F Availability letters from the sewer authority and water company are required.
- § 215-13.J If applicable, any requested or previously approved zoning variances must be indicated on the subdivision plat. Please use the format shown in General Comment #1.

- § 215-13.K Similar to the comment above, any requested or approved waivers or modifications must be indicated on the subdivision plat. Please use the format shown in General Comment #1.
- § 215-13.L(2) The name and address of the record owner must be added to the plat.
- § 215-13.L(5) A “Proposed 15’ Sanitary Sewer Easement” is shown on Lot 2. It has been explained that this will be a private easement for a private sanitary sewer lateral to service the new Lot 1. Please designate this as a “private 15’ sanitary sewer easement to service lot 1” on the subdivision plan.
ALSO; This easement terminates at Lot 1 and barely contacts the SR 3024 right of way. Are there existing or proposed easements missing from the plat for the public sanitary sewer crossing and existing manhole from under Battle Ridge Road?
ALSO; please consider showing the location of the existing sanitary manhole.
- § 215-13.L(8) The information provided does not reflect how access to utilities will be acquired. It is understood that the MATSF had previously approved a public main sanitary sewer extension under Battleridge Road which has since been constructed. It is therefore necessary to only show the applicability of water service connections. This may be on a separate exhibit drawing. Most likely the other utility information was made available for the sanitary sewer crossing and shown on those drawings. This would be sufficient to satisfy this requirement.
- § 215-13.L(9) The plan must reflect the utility providers that will service the lots. Please provide a list of names and contact information on the plan for recording.
- § 215-13.L(11) A notation must be added to the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by PA DOT under section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945).
- § 215-13.L(15) A notation must be added to the plat that indicates the FEMA classification of the property and the relevant map identification number.
- § 215-16.B In relation to the Board of Commissioners clause, supplement the “Approved by...” clause with the required;
“All conditions of approval have been reviewed, and the plan signed and noted as approved, this _____ day of _____, 20__.”

ARTICLE VII REQUIRED IMPROVEMENTS

- § 215-63 Concrete monuments are required all angle points and points of curve in the boundary of the subdivision. The applicant may request a waiver of this requirement per § 215-63.B. If the applicant should chose to do so, a notation must be added to the plat utilizing the format under General Comment #1.
- § 215-64.A - also see § 215-13.L(8) above - Each lot is required to be serviced by public water. Where are the existing and proposed water lines located? Additional information is required to confirm compliance. Again, this may be shown on a separate drawing.

- § 215-67.A(3) Sidewalks are required along Battle Ridge Road (SR 3024) as it is classified as a Principal Collector Road per Section VI of Appendix A – Roadway Classifications.

CHAPTER 240 – ZONING

- § 240-22.A(1)(c) The proposed use “single family dwelling” is a permitted use in this district.
- § 240-23 The plat indicates both the requirements for “with public sewers” and “without public sewers”. This table must indicate the requirements that you intend to utilize for this subdivision. Further, it is required to have a column for “required” and another column for “provided” to demonstrate compliance with the area and bulk regulations of this section.

GENERAL COMMENTS

1. Several modifications and/or waivers are required to approve this application for subdivision as submitted.
For posterity, if a variance or modification/waiver is granted related to this application, the cover sheet shall contain the following note(s):

“On ___(add date)_____ a variance was granted by the South Fayette Township Zoning Hearing Board to Ordinance ___(provide number)___, Article ___(provide number)___, Section ___(provide number)___, Subsection ___(provide number)___, to allow ___(described variance granted)___.”

“On ___(add date)_____ a ___(select - modification or waiver)___ was granted by the South Fayette Township Board of Commissioners to Ordinance ___(provide number)___, Article ___(provide number)___, Section ___(provide number)___, Subsection ___(provide number)___, to allow ___(described modification or waiver granted)___.
2. Per the Township’s Referral Request System the following participants comments will need to be addressed when received:
 - a. **CODE ENFORCEMENT** – no comments to date.
 - b. **MATSF** – see MATSF comments and exhibits dated March 6, 2018
 - c. **ACDED** – no comments to date.
3. Note #4 references “topographic information...” although no topographic information appears on the plat. Please clarify or remove.
4. Note #5 references the proposed extension of the sanitary sewer system to serve the proposed lots. Note 5 should be amended to match existing conditions at the site.

5. The plat reflects a gravel drive that encroaches onto Lot 2. Is the owner of this drive aware they are in trespass? Will the applicant be proposing an easement or right of way agreement with the adjoiner's to rectify the situation?
6. The surveyor's name appears to be misspelled under the signature line.
7. R. F. Mitall and Associates, Inc. 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.
8. When the plan is revised, a revision date is required to be added to the plan
9. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.

The plan, as submitted, contains multiple items that will need to be addressed prior to final approval and signature by Township Officials. Modifications/Waivers should be discussed, however, conditional approval is recommended based upon the conditions outlined in this letter.

Very truly yours,

Donald R. Housley Sr., P.L.S.

Donald R. Housley, Sr. PLS, Manager
R. F. Mitall and Associates, Inc.

CC:
South Fayette Township Planning Commission
South Fayette Township Board of Commissioners
Mr. Jerry D. Brown, MATSF
R.F. Mitall, P.E., R. F. Mitall and Associates, Inc.
Donald R. Housley Jr., R. F. Mitall and Associates, Inc.
Lenny White, P.E., R. F. Mitall and Associates, Inc.
Douglas T. Tait, P.L.S., Tait Engineering, Inc.