SOUTH FAYETTE TOWNSHIP

A Community Growing Together

JANUARY 14, 2026 – 7:00 PM

BOARD OF COMMISSIONERS MEETING AGENDA

1. SWEARING IN OF RE-ELECTED COMMISSIONER REBECCA SRAY
2. SWEARING IN OF NEW POLICE OFFICER SAM GRECO
3. CALL TO ORDER
4. ROLL CALL
5. PLEDGE OF ALLEGIANCE
6. PUBLIC COMMENT * - AGENDA ITEMS ONLY
7. PRESENTATION FROM THE WARRIOR CANINE CONNECTION
8. CORRESPONDENCE

A. SOUTH FAYETTE LIBRARY REPORT

Documents:

SFT Library Report - December 2025.Pdf

B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

Documents:

2026-01 ORVFD Township Report.pdf

C. SOUTHBRIDGE EMS REPORT

Documents:

S. Fayette EMS Report December 2025.Pdf

9. CONSENT CALENDAR ITEMS

   A. APPROVAL OF MINUTES

      Documents:

      December 9, 2025.Pdf
      January 5, 2026 Reorganization Meeting.pdf

   B. PAYMENT OF BILLS

      Documents:

      Unpaid Bills.pdf
      Check Detail.pdf

   C. FINANCIAL REPORTS

      Documents:

      Budget Vs. Actuals 2025.Pdf
      Statement Of Financial Position.pdf

   D. BANK ACCOUNT BALANCES

      Documents:

      Bank Balances.pdf

10. LIAISON REPORTS

   A. PUBLIC SAFETY

   B. PUBLIC INFRASTRUCTURE AND SERVICE

   C. FINANCE AND ADMINISTRATION

   D. INTERGOVERNMENTAL RELATIONS

   E. COMMUNITY AND ECONOMIC DEVELOPMENT

11. OLD/UNFINISHED BUSINESS

   A. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2026-01 (FORMERLY 2025-04), AMENDING AND RESTATING CHAPTER 220 ARTICLE VIII, LOCAL REVITALIZATION TAX ASSISTANCE (LERTA)

      Documents:

      Ordinance 2026-01, LERTA.pdf

LERTA Proposed_V5 FINAL 01072025.Pdf

12. NEW BUSINESS

A. DISCUSS AND CONSIDER S-08-2025 MCCRACKEN-POPP, PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION, 110-114 BOXWOOD DRIVE, ZONED R-3.

Documents:

Application S-08-2025.Pdf
Agent Authorization.pdf
Subdivision.pdf
GTE Review Letter (2) 12-11-25.Pdf
GTE Review Letter 11-18-25.Pdf
Allgheny County Review Letter 11-19-25.Pdf
Review Referral S-08-2025 McCracken-Popp Minor Subdivison MATSF.pdf
Deed - McCracken (1).Pdf
Deed - McCracken (2).Pdf
Deed -Popp.pdf
PC Approval Recommendation Letter - McCracken-Popp Subdivision (12-22-2025) S-08-2025.Pdf

B. DISCUSS AND CONSIDER SP-06-2025 ALPINE POINT LOT 4, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION, PARCEL 482-G-3, ZONED B-1.

Documents:

Application SP-06-2025.Pdf
25-055 Gateway Alpine AR Rpt.pdf
Agent Authorization.pdf
Project Narrative.pdf
LD Plans (Reduced).Pdf
GTE Review Letter 12-16-2025.Pdf
GTE Review Letter 12-10-2025.Pdf
Allegheny County Review Letter 12-9-2025.Pdf
MATSF Review.doc
2025-12-17 LD Comment Response 1R.pdf
Preliminary Elevations.pdf
STEEP SLOPE EXHIBIT.pdf
Recorded Subdivision.pdf
PC Approval Recommendation Letter - Alpine Point Lot 4 Preliminary And Final Land Development (12-22-2025) SP-06-2025.Pdf

C. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2026-02, ACCEPTING ROCCO LANE IN THE ESTATES OF LION RIDGE

Documents:

Ordinance 2026-02, Dedication Of Rocco Lane.pdf
Ordinance 2026-01, Dedication Of Rocco Lane - Exhibit A.pdf

D. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2026-03, ESTABLISHING EMERGENCY SERVICE COST REIMBURSEMENT OF HAZARDOUS MATERIALS

Documents:

Ordinance 2026-03, Emergency Service Reimbursement Of Hazardous Materials.pdf

E. DISCUSS AND CONSIDER RESOLUTION 2026-1, SEWAGE PLANNING MODULE FOR THE SOUTH FAYETTE TOWNSHIP SCHOOL DISTRICT'S NEW PRIMARY SCHOOL

Documents:

Resolution 2026-1, DEP Sewage Facilities Planning Module.pdf

F. DISCUSS AND CONSIDER A MOTION TO ACCEPT PROPOSAL FROM FIELDTURF FOR INSTALLATION OF ARTIFICIAL TURF ON MULTIPURPOSE ATHLETIC FIELDS IN FAIRVIEW PARK FOR AN AMOUNT NOT TO EXCEED $3,014,067.41

Documents:

Fairview Park Multipurpose Field-KPN Proposal.pdf

G. DISCUSS AND CONSIDER 1ST AND FINAL PAY APP TO JOHN KOSKY CONTRACTING FOR THE DEMOLITION OF 51 SOUTH FAYETTE STREET IN THE AMOUNT OF $11,129, LEAVING A ZERO BALANCE

Documents:

Pay App 1 And Final - 51 South Fayette Street.pdf

H. DISCUSS AND CONSIDER MOTION TO EXECUTE FIRST ADDENDUM TO TF SOUTH FAYETTE/BASS PRO DEVELOPER'S AGREEMENT ATTENDANT TO ESCROW AND FINANCIAL SECURITY ADJUSTMENTS SUBJECT TO SAME BEING FINALIZED BY TF SOUTH FAYETTE AND SOUTH FAYETTE TOWNSHIP'S PROFESSIONALS

Documents:

First Amendment-BASSPRO.pdf

I. DISCUSS AND CONSIDER A MOTION TO ACCEPT THE CO-DEVELOPMENT AGREEMENT AMONG NEWBURY MARKET PROPERTY OWNERS

Documents:

TFSF - Co-Development Agreement.pdf

J. DISCUSS AND CONSIDER A MOTION TO ACCEPT THE SIXTH AMENDMENT TO THE NEWBURY DEVELOPMENT AGREEMENT

Documents:

TF South Fayette LLC - Sixth Amendment To Development Agreement.pdf

K. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR THE 2026 PAVING PROGRAM

Documents:

2026 Paving Program.pdf

L. DISCUSS AND CONSIDER APPOINTING DAN CALI AND STEVE DOBIS TO THE SOUTH FAYETTE ATHLETIC ASSOCIATION BOARD

13. DEPARTMENT REPORTS

A. MANAGER'S REPORT

Documents:

January 2026 Managers Report.pdf

B. ASSISTANT MANAGER'S REPORT

Documents:

January Meeting Updates.pdf

C. BUILDING PERMITS REPORT

Documents:

Building Permit Details Report December 2025.Pdf
Building Permit Report December 24-2025.Pdf

D. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Documents:

January 2026 Monthly Communications And Community Development Report.pdf
Q4 And Year End 2025 Communications Report.pdf

E. ENGINEERS REPORT

Documents:

Monthly Engineers Report - South Fayette - January 8 2026.Pdf

F. FACILITIES REPORT

Documents:

Dec 2025_VA.pdf

G. PARKS & RECREATION REPORT

Documents:

December Monthly Report.pdf

a. 2025 ANNUAL REPORT - PARKS AND RECREATION

Documents:

2025 Annual Report Parks And Recreation.pdf

H. POLICE REPORT

Documents:

Police Report.pdf

I. PUBLIC WORKS REPORT

Documents:

Public Works - December 2025.Pdf
Updated Salt Amount For Dec Report.pdf

J. REQUEST TRACKER REPORT

Documents:

Request Tracker Items Submitted December 8, 2025 Through January 8, 2026.Pdf

14. SOLICITOR'S REPORT

15. PUBLIC COMMENT*

16. BOARD DISCUSSION

17. ADJOURNMENT & EXECUTIVE SESSION

* The Board will hear comments from residents and/or taxpayers. The time limit of comments will not exceed three (3) minutes.The Board will not respond to questions during this session, but will only hear public comment.

If you are viewing a printed version of this agenda, you may access the backup documentation at www.southfayettepa.com/agendacenter.

SOUTH FAYETTE TOWNSHIP

LIBRARY

DECEMBER 2025

Prepared by
Ben Hornfeck
Library Director

NEWS & NOTES

MILLERS RUN REHABILITATION PROJECT

- Working on draft of Transitional Operations Plan to maintain library services throughout the renovation.

LIBRARY BOARD - Updates from December 16 Meeting

- Jim Falis was appointed to a 3-year term beginning February 2026.
- Approved 2026 Operating Budget.
- Interviewed an additional candidate for Capital Campaign Management services.
- South Fayette Township Library received $9,507 as matching funds for the Love Your Library annual campaign.

Next Meeting Tuesday, January 20

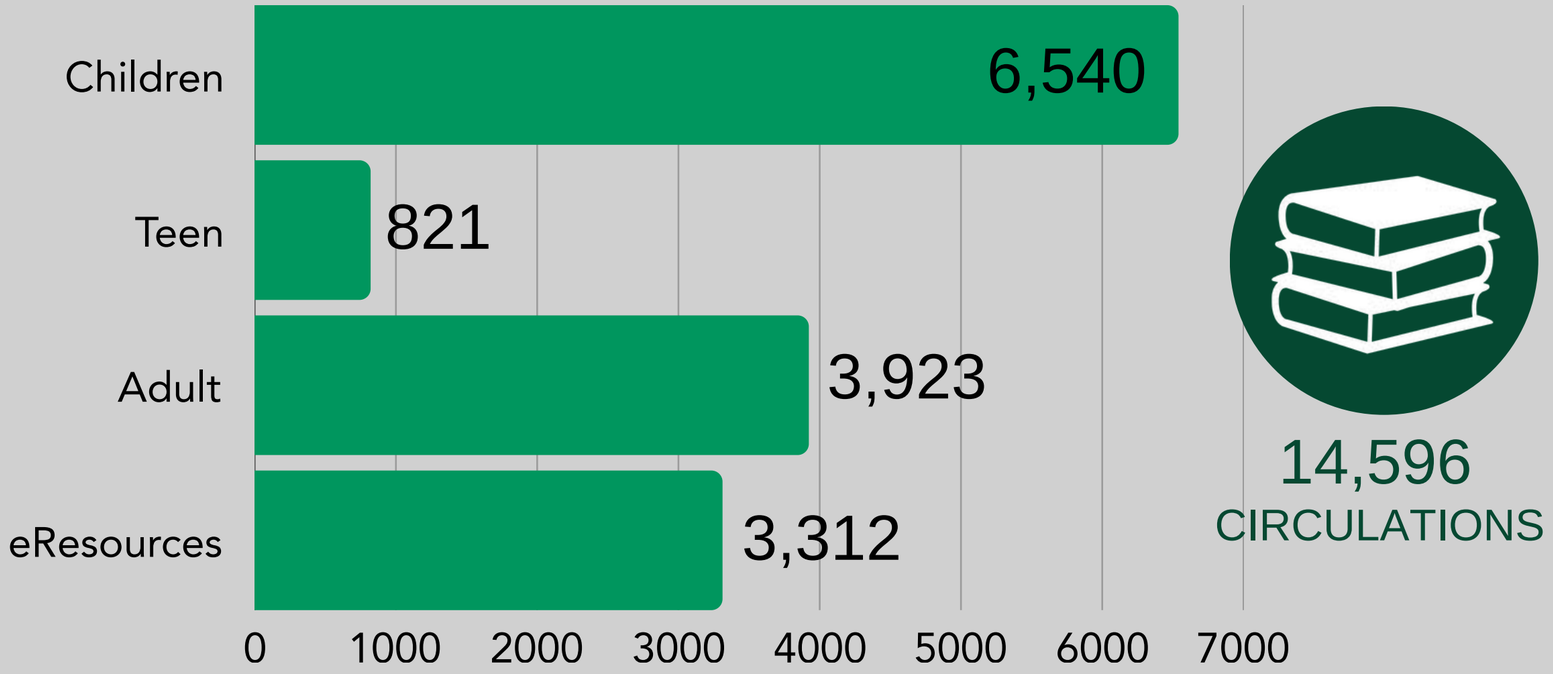
ABOVE: *Two participants at a Sculpture Making Workshop, featuring holiday magnets, hosted in partnership with Getitfromnature Arts for ages 8 and up.*

COVER: *Children at the weekly Preschool STEAM program. The pictured session featured Hibernation STEM.*

STORYTIME WITH THE GRINCH

Students at South Fayette Elementary Extended Day Services playing holiday BINGO.

MONTHLY CIRCULATION

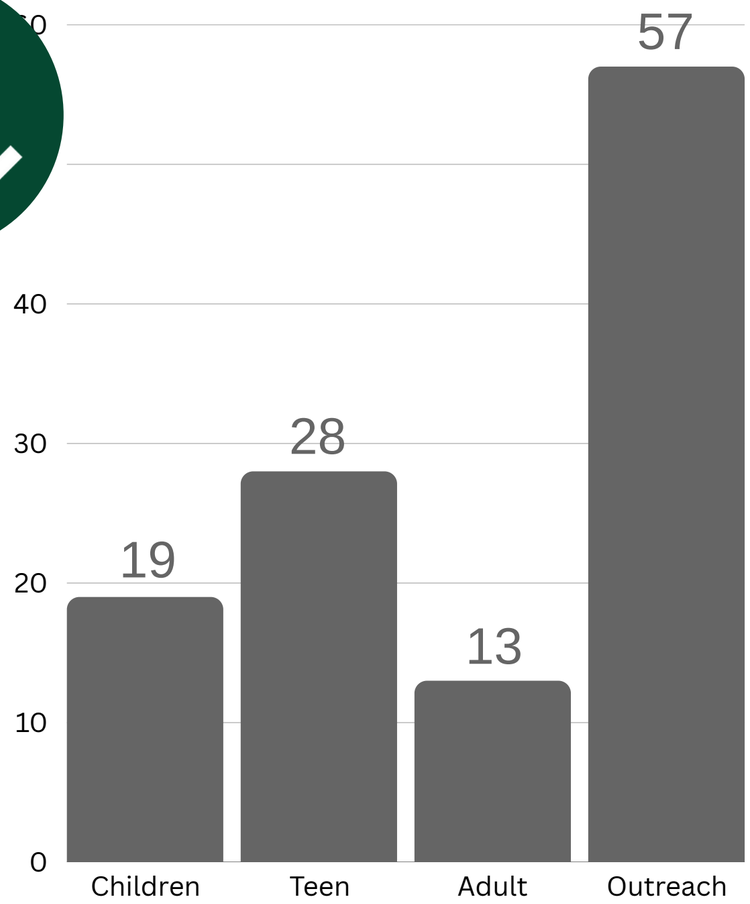


14,596
CIRCULATIONS

MONTHLY PROGRAMMING

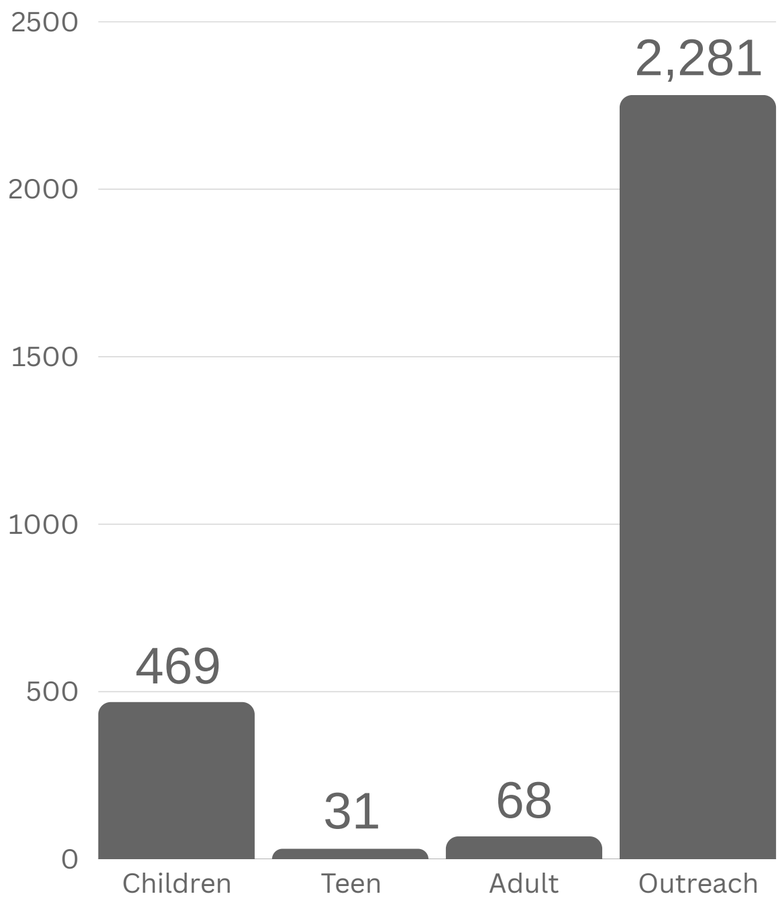
NUMBER OF PROGRAMS

117



NUMBER OF ATTENDEES

2,849



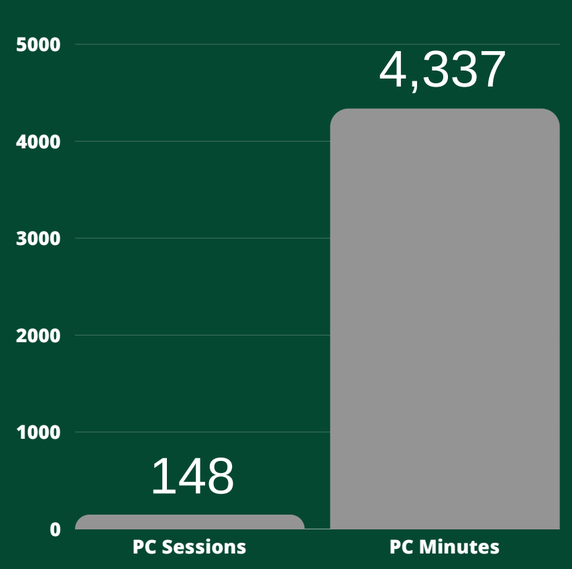
3,472 LIBRARY VISITS

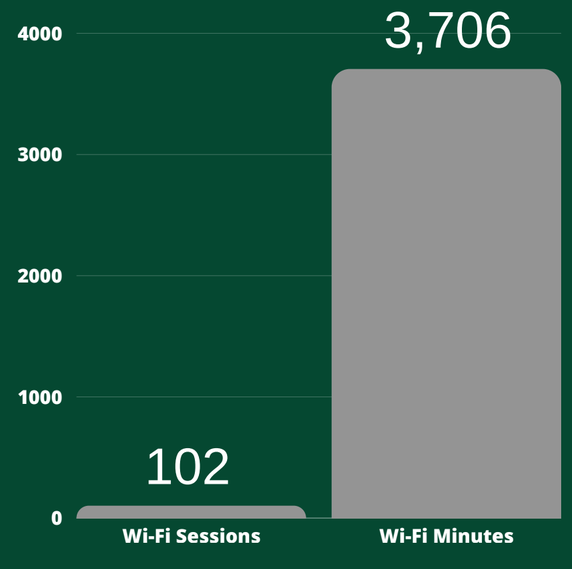
Library tent at the 2025 Joy-Thru Fairview.

TEEN VOLUNTEERS

20 Sessions
44.25 Total Hours

Computer Access





WINTER PROGRAMS for Children

ABOVE: Child at the December Christmas Cookie Decorating Family Program.

RIGHT: Child with Gingerbread Friends at the weekly PreK Storytime & Crafts Program.

Beginners Chess

Mondays @ 4:30 PM

Pre-K Storytime & Crafts

Tuesdays @ 10:15 AM & 1:00 PM

Preschool STEAM

Wednesdays @ 10:15 AM & 1:00 PM

Toddler Discoveries

Thursdays @ 10:15 AM

Math Ninjas

Thursdays @ 4:30 PM

Kids in Motion

Fridays @ 10:15 AM

LEGO Club

2nd Saturdays @ 1:30 PM

Kids Art Club

4th Saturdays @ 1:30 PM

Science Night - Light & Shadows

February 2 @ 6:00 PM

WINTER PROGRAMS for Teens

Middle Grade Crafting Table
1st Mondays @ 5:30 PM

Middle Grade Audiobook Cafe
2nd Mondays @ 5:30 PM

Middle Grade Hangouts
3rd Mondays @ 5:30 PM

Teens Papers, Pens, and Projects
1st Wednesdays @ 5:30 PM

Teen Hygge Hangout
2nd Wednesdays @ 5:30 PM

Teen Cafe
3rd Wednesdays @ 5:30 PM

Homeschoolers Try Stuff
2nd Mondays @ 2:00 PM

Intro to Tabletop Games
Fridays in January @ 3:30 PM

Volunteer Power Hours
3rd Saturdays @ 2:00 PM

Teen After Hours
January 23rd @ 6:30 PM
Indoor Snowball Battle!

Teen working on a 'Graham Cracker' House at the December Teen Craft & Create program.

PLUS: Teen Unseen Bags each month!

WINTER PROGRAMS for Adults

Evening Craft Crew
Wednesday, January 28 @ 6:30 PM

Jigsaw Puzzle Swap
Saturday, January 31 @ 10:00 AM

Murder, Mystery & Mayhem Book Club
2nd Mondays @ 10:30 AM

Evening Book Group
3rd Mondays @ 7:00 PM

Cookbook Club
4th Mondays @ 7:00 PM

Between the Pages Book Group
1st Wednesdays @ 11:00 AM

Scrabble
Mondays @ 1:00 PM

Bunco
1st Mondays @ 2:00 PM

Focus Group
1st Mondays @ 7:00 PM

Game Day
4th Mondays @ 2:00 PM

Movie Matinees
2nd & 4th Fridays @ 2:00 PM

Participants at Grammy Pammy's Christmas Cookie Decorating Class on Monday, December 8.

SOUTH FAYETTE TOWNSHIP

LIBRARY

HOURS

Monday-Thursday: 10:00am-7:00pm
Friday-Saturday: 10:00am-5:00pm
Sunday: Closed

CONTACT

412-257-8660
southfayettelibrary.org

OAK RIDGE
VOLUNTEER FIRE DEPARTMENT

JANUARY 2026 MONTHLY REPORT

	DEC	2025
FIRE	1	16
OVERPRESSURE	0	1
RESCUE	3	34
HAZARDOUS CONDITION	2	33
SERVICE CALL	1	14
GOOD INTENT	3	42
FALSE ALARM	2	26
SEVERE WEATHER	0	3
SPECIAL TYPE	0	0
TOTAL	12	169

December time spent on responses: 6 hours 6 minutes
December total personnel hours spent on responses: 43 hours 27 minutes

2025 time spent on responses: 95 hours 6 minutes
2025 total personnel hours spent on responses: 637 hours 37 minutes
2025 average personnel per response: 6.1

We responded to twelve (12) calls this month including three motor vehicle accidents, a natural gas leak and a natural gas odor, a fuel spill, and a fire alarm in our primary response area. We also provided mutual assistance to South Fayette Township (Cuddy) VFD for a structure fire and a motor vehicle accident, Sturgeon VFD for a fire alarm, and Fairview VFD for a possible structure fire and a natural gas odor.

Additional Activities

The volunteers at Oak Ridge VFD dedicate numerous additional hours beyond responding to calls for service. Weekly training exercises, equipment checks, various cleaning and maintenance activities, additional training opportunities, as well as numerous other activities occur on a regular basis.

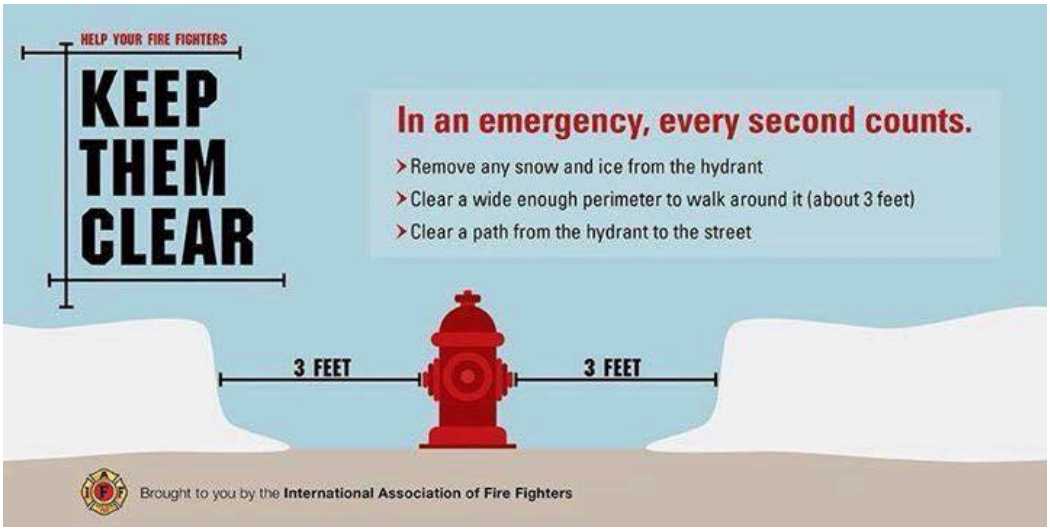
Type of Activity	Dec 2025	Total
Administration	7	261
Cleaning/Maintenance	0	46
Community/Public Event	0	11
Fundraising	58	542
Grant Writing	0	3
Meetings	1	34
Planning	0	64
Training	3	63
Other	0	6
Total Activities	**69**	**1030**

December total personnel hours spent on additional activities: 388 hours 40 minutes

2025 total personnel hours spent on additional activities: 3,106 hours 22 minutes

Additional Comments:

We're asking residents to do their part to protect themselves and their neighbors in the event of a fire. Please make sure your nearest fire hydrant is clear of snow and other obstructions.



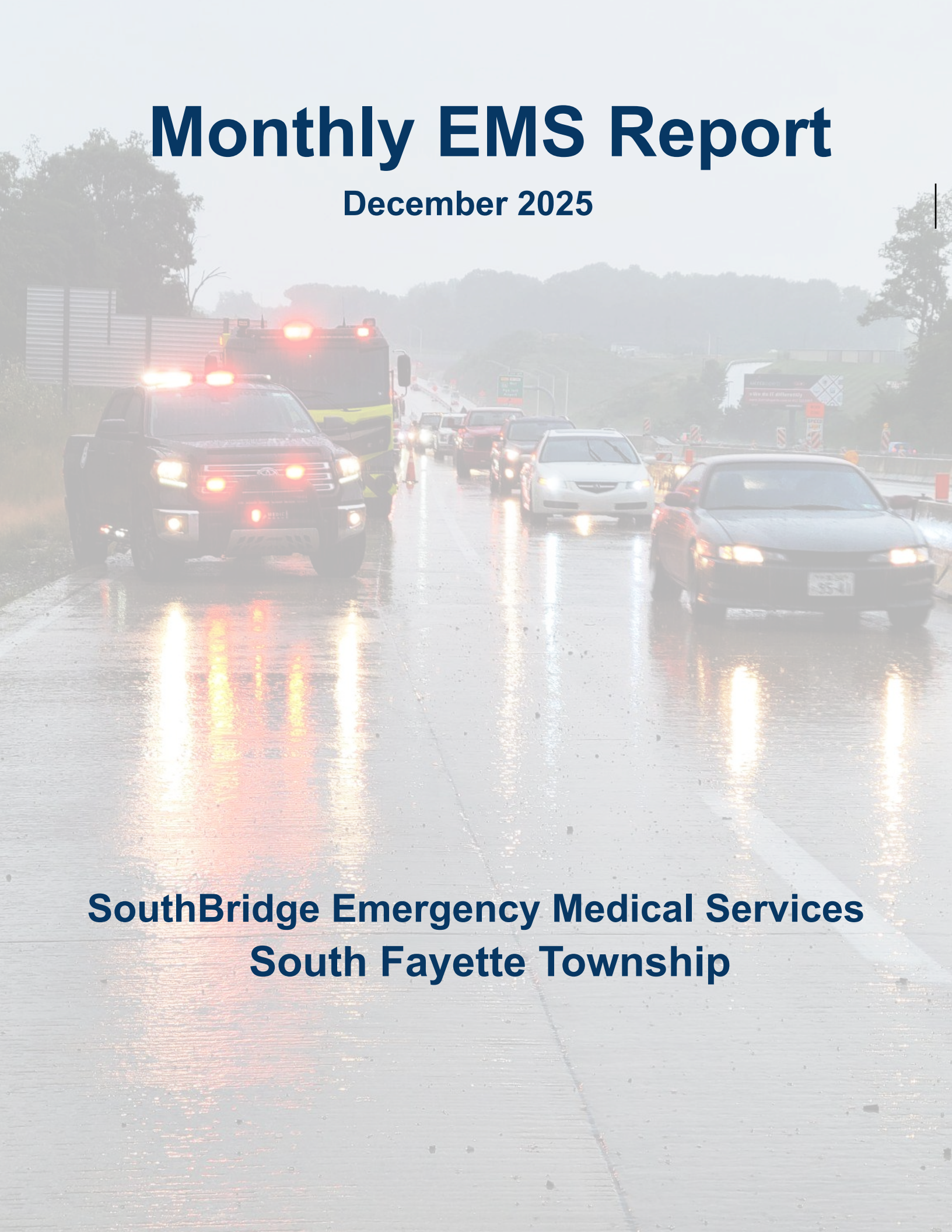
Did you know that dedicated volunteers provide fire protection across South Fayette Township? ALL Firefighters of South Fayette Township are VOLUNTEERS!

As we begin 2026 consider making your resolution count! Joining your local fire department is a rewarding resolution that allows you to give back to your community and learn important life safety skills.

Visit https://www.oakridgevfd.com/join today to learn more about becoming a Firefighter!

Monthly EMS Report

December 2025

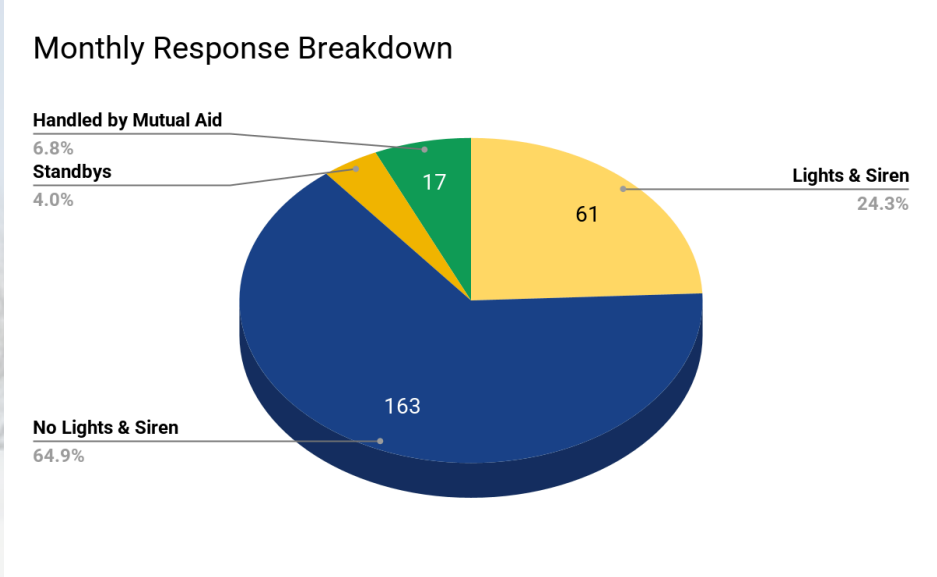


SouthBridge Emergency Medical Services
South Fayette Township

South Fayette Township Statistics

December 2025

Total Responses for the Month 251



Response Type	
Lights & Siren	61
No Lights & Siren	163
Standbys	10
Handled by Mutual Aid	17

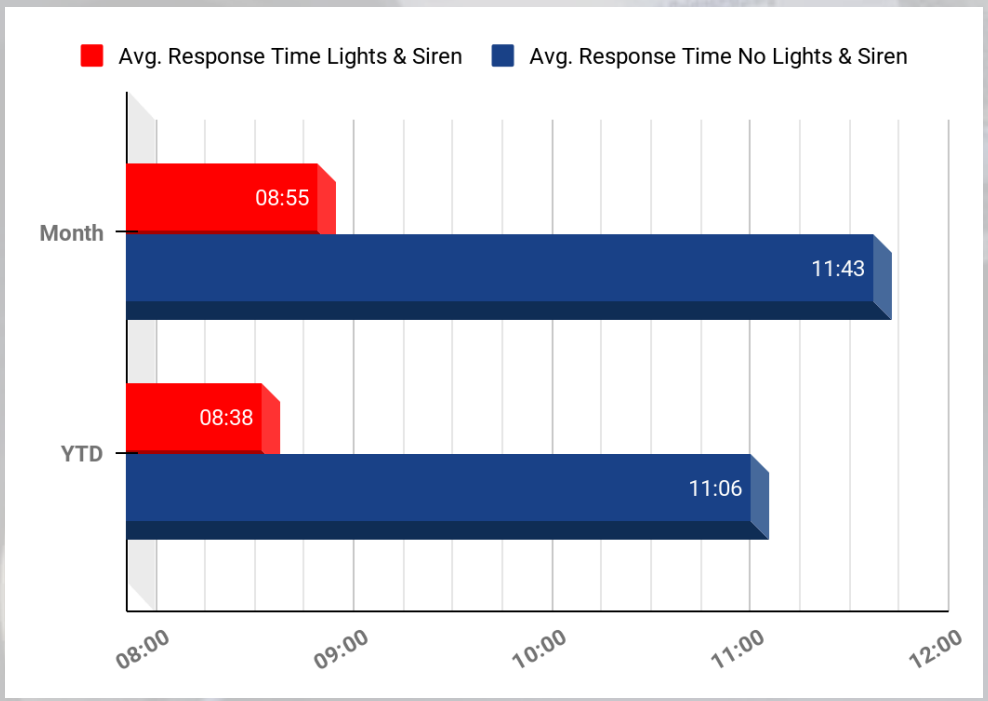
Response Times

Month

Lights and Siren Avg.
08:55
No Lights and Siren Avg.
11:43

Year To Date

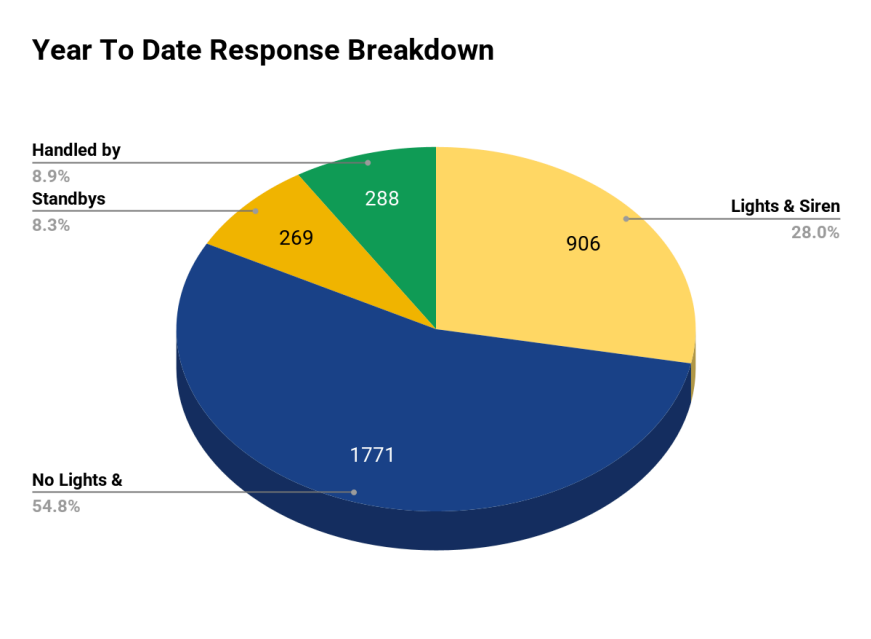
Lights and Siren Avg.
08:38
No Lights and Siren Avg.
11:06



South Fayette Township Statistics

Year To Date 2025

Total Responses for the Year 3234



Response Type	
Lights & Siren	906
No Lights & Siren	1771
Standbys	269
Handled by Mutual Aid	288

SOUTH FAYETTE TOWNSHIP
A Community Growing Together

Board of Commissioners Regular Meeting Minutes December 9, 2025

1. PUBLIC HEARING

A. ORDINANCE 2025-04, AMENDING AND RESTATING CHAPTER 220 ARTICLE VIII, LOCAL REVITALIZATION TAX ASSISTANCE (LERTA)

B. RESOLUTION 2025-22, ENTERING INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH COLLIER TOWNSHIP FOR A BOUNDARY LINE ADJUSTMENT IN EACH MUNICIPALITY

2. The meeting was called to order by Commissioner Lazzini at 7:14 PM at 100 Township Drive, South Fayette, PA 15017.

Commissioner Lazzini congratulated the South Fayette High School Girls Soccer team for winning the PIAA State 3A Championship.

3. PRESENT: HONDRU, ORAVECZ, POSTUFKA, LAZZINI, SRAY

ALSO PRESENT: Township Solicitor: Chris Seymour; Township Manager: John M. Barrett; Township Executive Assistant: Arianna Lower

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT*

Dan Cali, 2041 Clearfork Road – I serve on the Board of the South Fayette Athletic Association (SFAA) and wanted to address the bylaws on tonight's agenda. We met with all of the associations to discuss the bylaws. They welcomed the $10 fee. The bylaws will also change the size of the Athletic Association's board from seven members to five. Since this change will result in not every association being represented on the board, we have created a subcommittee that will discuss situations and then present them to the board. The creation of the subcommittee will not require a change in the bylaws.

6. CORRESPONDENCE

A. SOUTH FAYETTE LIBRARY REPORT

B. OAK RIDGE VOLUNTEER FIRE DEPARTMENT REPORT

C. SOUTHBRIDGE EMS REPORT

Mr. Barrett reviewed the correspondence.

7. CONSENT CALENDAR ITEMS

A. APPROVAL OF MINUTES

It was moved by POSTUFKA and seconded by HONDRU to approve the minutes from the November 9, 2025, regular meeting. All members present voted AYE to the motion.

B. PAYMENT OF THE BILLS

Mr. Barrett reviewed the most expensive items on the list.

It was moved by ORAVECZ and seconded by HONDRU to pay the September 2025 bills. All members present voted AYE to the motion.

C. FINANCIAL REPORTS

It was moved by ORAVECZ and seconded by POSTUFKA to accept the financials. All members present voted AYE to the motion.

D. BANK ACCOUNT BALANCES

It was moved by HONDRU and seconded by POSTUFKA to accept the bank balances. All members present voted AYE to the motion.

7. LIAISON REPORTS

A. PUBLIC SAFETY – Commissioner Lazzini – We are working with the fire departments to implement the First Due program.

B. PUBLIC INFRASTRUCTURE AND SERVICE – Commissioner Sray – No report.

C. FINANCE AND ADMINISTRATION – Commissioner Oravecz – SHACOG completed the amendment of their bylaws. They have also elected a new president and new vice presidents.

D. INTERGOVERNMENTAL RELATIONS – Commissioner Postufka – No report.

E. COMMUNITY AND ECONOMIC DEVELOPMENT – Commissioner Hondru – The Newbury Market projects are moving forward. BassPro Shops should begin in the spring. The Wembley Club broke ground and began construction.

8. OLD/UNFINISHED BUSINESS

A. DISCUSS AND CONSIDER SP-03-2025 SOUTH FAYETTE COMMONS, PRELIMINARY AND FINAL LAND DEVELOPMENT APPLICATION, PARCEL 256-S-9.

Jason Paulovich, Gibson Thomas Engineering – The applicant's attorney requests to be tabled.

It was moved by POSTUFKA and seconded by HONDRU to TABLE SP-03-2025 South Fayette Commons, Preliminary and Final Land Development Application, Parcel 256-S-9. All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER S-05-2025 SOUTH FAYETTE COMMONS, PRELIMINARY AND FINAL MINOR SUBDIVISION APPLICATION, PARCEL 256-S-9, ZONED C-2.

Mr. Paulovich – The applicant’s attorney requests to be tabled.

It was moved by POSTUFKA and seconded by HONDRU to TABLE S-05-2025 South Fayette Commons, Preliminary and Final Minor Subdivision Application, Parcel 256-S-9, Zoned C-2. All members present voted AYE to the motion.

9. NEW BUSINESS

A. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2025-04, AMENDING AND RESTATING CHAPTER 220 ARTICLE VIII, LOCAL REVITALIZATION TAX ASSISTANCE (LERTA)

Commissioner Lazzini – Based on the discussion during the public hearing, we should table adopting this ordinance and double-check the map.

It was moved by HONDRU and seconded by POSTUFKA to TABLE, adopting Ordinance 2025-04, amending and restating Chapter 220 Article VIII, Local Revitalization Tax Assistance (LERTA). All members present voted AYE to the motion.

B. DISCUSS AND CONSIDER ADOPTING ORDINANCE 2025-05, ADOPTING THE BYLAWS OF THE SOUTH FAYETTE ATHLETIC ASSOCIATION

It was moved by POSTUFKA and seconded by SRAY to approve adopting Ordinance 2025-05, adopting the bylaws of the South Fayette Athletic Association. All members present voted AYE to the motion.

C. DISCUSS AND CONSIDER A REDUCTION OF BOND FOR APEX NEWBURY NORTH, LLC FOR THE REDUCTION FOR THE NORTHERN PHASE OF $89,280.06, LEAVING A BALANCE OF $694,270.61

Mr. Paulovich – We verified the work done, and these numbers are accurate.

It was moved by ORAVECZ and seconded by SRAY to approve a reduction of bond for Apex Newbury North, LLC for the reduction for the Northern Phase of $89,280.06, leaving a balance of $694,270.61. All members present voted AYE to the motion.

D. DISCUSS AND CONSIDER A REDUCTION OF BOND FOR THE ESTATES OF LION'S RIDGE IN THE AMOUNT OF $63,149.45, LEAVING A BALANCE OF $0

Mr. Paulovich – All items are completed.

It was moved by ORAVECZ and seconded by POSTUFKA to approve a reduction of bond for The Estates of Lion's Ridge in the amount of $63,149.45, leaving a balance of $0. All members present voted AYE to the motion.

E. DISCUSS AND CONSIDER 1ST AND FINAL PAY APP TO MINNIEFIELD DEMOLITION SERVICES, LLC FOR THE DEMOLITION OF 18 MORGAN STREET IN THE AMOUNT OF $15,000, LEAVING A ZERO BALANCE

Mr. Paulovich – All work has been completed.

It was moved by HONDRU and seconded by ORAVECZ to approve the 1st and final pay app to Minniefield Demolition Services, LLC, for the demolition of 18 Morgan Street in the amount of $15,000, leaving a zero balance. All members present voted AYE to the motion.

F. DISCUSS AND CONSIDER A MOTION TO ADVERTISE AN ORDINANCE AMENDING THE PED AND R-1 ZONING DISTRICTS, AMENDING THE TOWNSHIP'S OFFICIAL ZONING MAP, CHANGING THE ZONING STATUS OF A RESIDENTIAL AREA, AND ADDING SUPPLEMENTAL REGULATIONS FOR DATA CENTERS

It was moved by HONDRU and seconded by ORAVECZ to approve a motion to advertise an ordinance amending the PED and R-1 Zoning Districts, amending the Township's official zoning map, changing the zoning status of a residential area, and adding supplemental regulations for Data Centers. All members present voted AYE to the motion.

G. DISCUSS AND CONSIDER ADVERTISING AN ORDINANCE ACCEPTING ROCCO LANE IN THE ESTATES OF LION RIDGE

Mr. Paulovich – We completed the inspection and recommend acceptance.

It was moved by ORAVECZ and seconded by SRAY to approve advertising an ordinance accepting Rocco Lane in the Estates of Lion Ridge. All members present voted AYE to the motion.

H. DISCUSS AND CONSIDER ADVERTISING AN ORDINANCE ESTABLISHING EMERGENCY SERVICE COST REIMBURSEMENT OF HAZARDOUS MATERIALS

Mr. Barrett – This would allow our emergency services to bill insurance if they are required to clean up a hazardous spill on a call.

It was moved by POSTUFKA and seconded by HONDRU to approve advertising an ordinance establishing emergency service cost reimbursement of hazardous materials. All members present voted AYE to the motion.

I. DISCUSS AND CONSIDER RESOLUTION 2025-25, ADOPTING THE 2026 OPERATING BUDGET AS WELL AS OTHER FUNDS

It was moved by ORAVECZ and seconded by SRAY to approve Resolution 2025-25, adopting the 2026 operating budget as well as other funds. All members present voted AYE to the motion.

J. DISCUSS AND CONSIDER RESOLUTION 2025-26, SETTING THE 2026 MILLAGE RATE AT 5.98

Mr. Barrett – There is no change to the millage rate.

It was moved by POSTUFKA and seconded by ORAVECZ to approve Resolution 2025-26, setting the 2026 millage rate at 5.98. All members present voted AYE to the motion.

K. DISCUSS AND CONSIDER RESOLUTION 2025-27, SETTING THE 2026 ACT 511 TAXATION RATES, INCLUDING EARNED INCOME TAX AND REAL ESTATE TRANSFER TAX

Mr. Barrett – There is no change to the Act 511 taxation rates.

It was moved by HONDRU and seconded by SRAY to approve Resolution 2025-27, setting the 2026 Act 511 taxation rates, including earned income tax and real estate transfer tax. All members present voted AYE to the motion.

L. DISCUSS AND CONSIDER RESOLUTION 2025-28, SETTING THE 2026 NON-UNION PENSION RATE

It was moved by HONDRU and seconded by POSTUFKA to approve Resolution 2025-28, setting the 2026 non-union pension rate. All members present voted AYE to the motion.

M. DISCUSS AND CONSIDER A MOTION TO ADVERTISE FOR A FIRE ADMINISTRATOR POSITION

Mr. Barrett – This would be a new position. The Fire Services Advisory Committee worked on creating this job description.

It was moved by SRAY and seconded by ORAVECZ to approve a motion to advertise for a Fire Administrator position. All members present voted AYE to the motion.

N. DISCUSS AND CONSIDER ADVERTISING THE REORGANIZATION MEETING FOR MONDAY, JANUARY 5TH, AT 7PM

It was moved by POSTUFKA and seconded by HONDRU to approve advertising the reorganization meeting for Monday, January 5th, at 7pm. All members present voted AYE to the motion.

O. DISCUSS AND CONSIDER A MOTION TO APPROVE ADVERTISING THE 2026 MEETING CALENDAR

It was moved by POSTUFKA and seconded by ORAVECZ to approve advertising the 2026 meeting calendar. All members present voted AYE to the motion.

P. DISCUSS AND CONSIDER MOTION TO PROMOTE TODD PETRILLO TO THE POSITION OF PUBLIC WORKS FOREMAN, EFFECTIVE JANUARY 1, 2026

It was moved by POSTUFKA and seconded by HONDRU to approve a motion to promote Todd Petrillo to the position of Public Works Foreman, effective January 1, 2026. All members present voted AYE to the motion.

11. DEPARTMENT REPORTS - COMPLETE DEPARTMENT REPORTS ARE INCLUDED AS ATTACHMENTS ON THE AGENDA

A. MANAGER'S REPORT

Mr. Barrett – We will be looking to schedule a meeting with the Board and the Library Board to discuss the 515 Millers Run Road Project. The goal is to review the design documents and properly prepare for construction. We would also discuss interim plans for the library during construction.

B. ASSISTANT MANAGER'S REPORT

Mr. Barrett – Pat Catena has been working with Jordan Tax Service to ensure a smooth transition. He has also been assisting in the demolition of 51 South Fayette Street to ensure the electricity is terminated with West Penn Power.

C. BUILDING PERMITS REPORT

Mr. Barrett – It has been a slow month for building and permitting.

D. COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

Mr. Barrett – Andrea Iglar assisted with and provided social media coverage for Joy-Thru Fairview on December 5.

E. ENGINEER'S REPORT

Mr. Paulovich – The demolition of 51 South Fayette Street is complete. We are also working with the building architects for 515 Millers Run Road to meet the deadline for the 90% completion drawings. We are working on reviewing the plans for the Alpine Point Land Development with the Planning Commission.

F. FACILITIES REPORT

Vitali Alexandrov, Facilities Director – I worked with Pat on the 2026 budget. I prepared and submitted two grant applications, DCED Multimodal and LSA grant, for the Public Works Building Rehabilitation Project and the Alpine Road Bridge Replacement Project. I am also working on completing the 2026 Paving Program for approval at next month's meeting.

G. PARKS & RECREATION REPORT

Mr. Barrett – Paula Willis held Joy-Thru Fairview on December 5 and it was well attended with 523 cars and over 2,000 participants.

H. POLICE REPORT

John Leininger, Lieutenant – We had 437 calls for service and 114 traffic stops this month. Chief John Phoennik will participate in Coffee with the Chief on December 10 at the Sturgeon VFD. Our department is now accepting applications for the 2026 Citizen Police Academy. New officer, Sam Greco, started on December 1 and will be introduced to the board at the January meeting.

Our officers assisted with traffic control for Joy-Thru Fairview to ensure cars would not line up before the start and continued moving until the start of the event.

I. PUBLIC WORKS REPORT

Dan Dernosek, Director of Public Works – Our guys are working through the winter maintenance since we've had a few snowstorms. We completed several PA One calls, sign installations, and regular maintenance on the trucks.

The Parks Department worked on creating some displays for Joy-Thru Fairview and setting up the lights. They removed a storm drain box near the new ballfields at Fairview Park. We should have electric service to the new building at Fairview Park soon.

We promoted Todd Petrillo to Foreman.

J. REQUEST TRACKER

Mr. Barrett – We have a lot of trash and recycling complaints this month.

12. SOLICITOR'S REPORT – No report.

13. PUBLIC COMMENT* - None.

14. BOARD DISCUSSION

15. ADJOURNMENT

It was moved by ORAVECZ and seconded by HONDRU to adjourn at 7:51 PM. All members present voted AYE to the motion.

_____ _____

John M. Barrett, Township Manager Chuck Lazzini, President

_____ _____

Date Date

SOUTH FAYETTE TOWNSHIP
A Community Growing Together

Board of Commissioners Reorganization Meeting Minutes January 5, 2026

1. SWEARING IN OF NEWLY ELECTED COMMISSIONERS

REBECCA SRAY

Commissioner Lazzini – Due to illness, Commissioner Sray will be sworn in at the January 14, 2026, Regular Meeting.

2. The meeting was called to order by Commissioner Lazzini at 7:01 PM at 100 Township Drive, South Fayette, PA 15017.

3. PRESENT: HONDRU, ORAVECZ, POSTUFKA, LAZZINI
ABSENT: SRAY

ALSO PRESENT: Township Solicitor: Christine Seymour; Township Manager: John M. Barrett; Township Executive Assistant: Arianna Lower

4. PLEDGE OF ALLEGIANCE

5. NOMINATION AND ELECTION OF PRESIDENT:

It was moved by ORAVECZ and seconded by HONDRU to nominate LAZZINI for president. All members present voted AYE to the motion.

It was moved by HONDRU and seconded by ORAVECZ to close the nominations. All members present voted AYE to the motion.

All members present voted AYE to elect LAZZINI as president.

VICE-PRESIDENT:

It was moved by HONDRU and seconded by ORAVECZ to nominate POSTUFKA for vice president. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by HONDRU to close the nominations. All members present voted AYE to the motion.

All members present voted AYE to elect POSTUFKA as vice president.

6. APPOINTMENT OF:

A. Solicitor

It was moved by POSTUFKA and seconded by ORAVECZ to appoint Dodaro, Dalfonso, Matta & Cambest, P.C. All members present voted AYE to the motion.

B. Township Manager
C. Township Secretary
D. Right-to-Know Officer

It was moved by HONDRU and seconded by ORAVECZ to appoint John M. Barrett as the Township Manager, Township Secretary, and the Right-to-Know Officer. All members present voted AYE to the motion.

E. Township Engineer

It was moved by POSTUFKA and seconded by ORAVECZ to appoint Gibson-Thomas Engineering as the Township Engineer. All members present voted AYE to the motion.

F. Township Traffic Engineer/Alternate Traffic Engineer

It was moved by HONDRU and seconded by ORAVECZ to appoint Gateway Engineers as the Traffic Engineer. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by POSTUFKA to appoint Gibson-Thomas Engineering as the alternate Traffic Engineer. All members present voted AYE to the motion.

G. Township Zoning Officer

It was moved by HONDRU and seconded by ORAVECZ to appoint Gary Hartz as the Township Zoning Officer. All members present voted AYE to the motion.

H. Township Code Enforcement Officer

It was moved by POSTUFKA and seconded by ORAVECZ to appoint Mike Blocher as the Township Code Enforcement Officer. All members present voted AYE to the motion.

I. Township Building Inspector

It was moved by HONDRU and seconded by POSTUFKA to appoint Joe Niedermeyer as Township Building Inspector. All members present voted AYE to the motion.

J. Township Floodplain Administrator

It was moved by POSTUFKA and seconded by ORAVECZ to appoint Gibson-Thomas Engineering as the Township Floodplain Administrator. All members present voted AYE to the motion.

K. Township Treasurer

It was moved by HONDRU and seconded by ORAVECZ to appoint Pat Catena as the Township Treasurer. All members present voted AYE to the motion.

7. APPOINTMENT OF TAX COLLECTORS:

* Earned Income Tax (Current per Act 32)
* Earned Income Tax (Delinquent)
* Real Estate Tax (Delinquent)
* Local Services Tax

It was moved by HONDRU and seconded by ORAVECZ to appoint Jordan Tax Service as the Earned Income Tax (Current per Act 32), Earned Income Tax (Delinquent), Real Estate Tax (Delinquent), and Local Services Tax Collector. All members present voted AYE to the motion.

8. Liaison Appointments

*Public Safety (Police, Fire, and Ambulance)
*Public Infrastructure and Service (Streets and Refuse)
*Finance and Administration (Pension and Personnel)
*Intergovernmental Relations (Authority, Library, School)
*Community and Economic Development (Recreation, Planning, ZHB, and Athletic Associations)

It was moved by ORAVECZ and seconded by HONDRU to appoint POSTUFKA as the Public Safety Liaison. All members present voted AYE to the motion.

It was moved by HONDRU and seconded by POSTUFKA to appoint SRAY as the Public Infrastructure and Service Liaison. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by HONDRU to appoint LAZZINI as the Finance and Administration Liaison. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by POSTUFKA to appoint HONDRU as the Intergovernmental Relations Liaison. All members present voted AYE to the motion.

It was moved by HONDRU and seconded by POSTUFKA to appoint ORAVECZ as the Community and Economic Development Liaison. All members present voted AYE to the motion.

9. Special Appointments

*SHACOG Representatives/Alternate
*ALOM Delegate/Alternate
*Act 32 (EIT Tax Collection) Representative/Alternate
*Legal Committee
*Official Publication for Legal and Other Advertisements
*Official Depository

It was moved by POSTUFKA and seconded by HONDRU to appoint LAZZINI as the SHACOG representative. All members present voted AYE to the motion.

It was moved by POSTUFKA and seconded by HONDRU to appoint SRAY as the alternate SHACOG representative. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by HONDRU to appoint LAZZINI as the ALOM Delegate. All members voted AYE to the motion.

It was moved by ORAVECZ and seconded by HONDRU to appoint POSTUFKA as the alternate ALOM Delegate. All members voted AYE to the motion.

It was moved by POSTUFKA and seconded by HONDRU to appoint ORAVECZ as the Act 32 (EIT Tax Collection) Representative. All members present voted AYE to the motion.

It was moved by POSTUFKA and seconded by HONDRU to appoint John M. Barrett as the alternate Act 32 (EIT Tax Collection) Representative. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by HONDRU to designate the Observer-Reporter as the official publication for legal and other advertisements. All members present voted AYE to the motion.

It was moved by ORAVECZ and seconded by POSTUFKA to designate Washington Financial Bank as the official depository. All members present voted AYE to the motion.

10. DISCUSS AND CONSIDER RENEWING TOWNSHIP TREASURER'S BOND IN THE AMOUNT OF $250,000.00 WITH OLD REPUBLIC SURETY COMPANY

It was moved by POSTUFKA and seconded by ORAVECZ to renew the Township Treasurer's Bond in the amount of $250,000.00 with Old Republic Surety Company. All members present voted AYE to the motion.

11. DISCUSS AND CONSIDER APPOINTING JOSEPH GAGLIARDINO TO THE ZONING HEARING BOARD FOR A THREE-YEAR TERM

It was moved by HONDRU and seconded by ORAVECZ to appoint Joseph Gagliardino to the Zoning Hearing Board for a three-year term. All members present voted AYE to the motion.

12. DISCUSS AND CONSIDER APPOINTING KATIE YAKICH TO THE ZONING HEARING BOARD FOR A THREE-YEAR TERM

It was moved by POSTUFKA and seconded by ORAVECZ to appoint Katie Yakich to the Zoning Hearing Board for a three-year term. All members present voted AYE to the motion.

13. DISCUSS AND CONSIDER APPOINTING MARK SIPOS TO THE BOARD OF STANDARDS FOR A THREE-YEAR TERM

It was moved by POSTUFKA and seconded by HONDRU to appoint Mark Sipos to the Board of Standards for a three-year term. All members present voted AYE to the motion.

14. DISCUSS AND CONSIDER APPOINTING BRYAN MURACO TO THE MUNICIPAL AUTHORITY BOARD FOR A FIVE-YEAR TERM

It was moved by HONDRU and seconded by ORAVECZ to appoint Bryan Muraco to the Municipal Authority Board for a five-year term. All members present voted AYE to the motion.

15. PUBLIC COMMENT

16. ADJOURNMENT

It was moved by ORAVECZ and seconded POSTUFKA to adjourn at 7:11 PM. All members present voted AYE to the motion.

_____	_____
John M. Barrett, Township Manager	Chuck Lazzini, President
_____	_____
Date	Date

Vendor	Invoice #	Date	Due Date	Aging	Approval Status	Payment Status	Open Balance
Access Info Holdings, LLC	11955596	12/31/2025	12/31/2025	13	Approving	Unpaid	365.76
All Traffic Solutions	Q-100696	1/1/2026	1/1/2026	12	Approving	Unpaid	3,000.00
Allegheny Co Southwest TCC	ACSW20260046	1/1/2026	1/1/2026	12	Approving	Unpaid	1,611.52
Allegheny League of Municipalities	2026-152	1/1/2026	1/1/2026	12	Approved	Unpaid	475.00
APWA	913750	1/2/2026	1/2/2026	11	Approving	Unpaid	884.00
BluePearl - Pittsburgh North	581651	12/23/2025	12/23/2025	21	Approving	Unpaid	3,062.88
Buildingstars	3552457	1/1/2026	1/1/2026	12	Approving	Unpaid	950.00
Campbell Durrant, P.C.	84661	1/9/2026	1/9/2026	4	Approving	Unpaid	468.00
Chartiers Valley Dist Flood Control Authority	1/1/2026	1/1/2026	1/1/2026	12	Approving	Unpaid	4,692.00
Civic Vanguard Inc	12172515	1/1/2026	1/1/2026	12	Approving	Unpaid	2,120.00
CivicPlus	354938	1/1/2026	1/1/2026	12	Approving	Unpaid	25,989.51
Collier Foundation Systems Inc	25-470	12/22/2025	12/22/2025	22	Approving	Unpaid	1,170.00
ComDoc	IN7103655	1/7/2026	1/7/2026	6	Approving	Unpaid	163.96
Dernosek, Daniel A.	1/12/2026	1/12/2026	1/12/2026	1	Approving	Unpaid	640.38
Eagle Feather Reporting	120925	12/9/2025	12/9/2025	35	Approving	Unpaid	272.20
Eastern Fastener Supply Co	1141368	12/29/2025	12/29/2025	15	Approving	Unpaid	613.62
FM Brass & Hose Distributor	37881	1/5/2026	1/5/2026	8	Approving	Unpaid	25.84
Ford Office Technologies	40965666	1/5/2026	1/5/2026	8	Approving	Unpaid	1,131.87
Gateway Engineers, Inc	371633	12/18/2025	12/18/2025	26	Approved	Unpaid	2,567.25
Gateway Engineers, Inc	371634	12/18/2025	12/18/2025	26	Approved	Unpaid	1,623.25
Gexpro	S144055907.001	12/9/2025	12/9/2025	35	Approved	Unpaid	910.50
Gibson Thomas Engineering	95236	11/30/2025	11/30/2025	44	Approved	Unpaid	18,170.00
Gibson Thomas Engineering	94943	11/17/2025	11/17/2025	57	Approved	Unpaid	8,970.40
Gibson Thomas Engineering	95447	12/12/2025	12/12/2025	32	Approved	Unpaid	8,322.50
Gibson Thomas Engineering	94935	11/17/2025	11/17/2025	57	Approved	Unpaid	4,279.00
Gibson Thomas Engineering	95454	12/12/2025	12/12/2025	32	Approved	Unpaid	4,095.00
Gibson Thomas Engineering	95465	12/12/2025	12/12/2025	32	Approved	Unpaid	3,385.60
Gibson Thomas Engineering	95457	12/12/2025	12/12/2025	32	Approved	Unpaid	2,840.00
Gibson Thomas Engineering	95471	12/12/2025	12/12/2025	32	Approved	Unpaid	1,580.50
Gibson Thomas Engineering	95619	12/21/2025	12/21/2025	23	Approved	Unpaid	1,500.00
Gibson Thomas Engineering	94927	11/17/2025	11/17/2025	57	Approved	Unpaid	1,380.00
Gibson Thomas Engineering	94930	11/17/2025	11/17/2025	57	Approved	Unpaid	1,290.00
Gibson Thomas Engineering	95458	12/12/2025	12/12/2025	32	Approved	Unpaid	1,209.30
Gibson Thomas Engineering	95452	12/12/2025	12/12/2025	32	Approved	Unpaid	1,122.50
Gibson Thomas Engineering	94936	11/17/2025	11/17/2025	57	Approved	Unpaid	550.00
Grainger	9751588220	12/22/2025	12/22/2025	22	Approving	Unpaid	99.49
Havtech Service Division, LLC	155010611	12/1/2025	12/1/2025	43	Approving	Unpaid	8,396.50
Heidelberg Materials Northeast LLC	4788233	12/11/2025	12/11/2025	33	Approving	Unpaid	841.11
Jackson Welding Supply	R25120749	12/31/2025	12/31/2025	13	Approving	Unpaid	60.65
James M. Cox Company, Inc	1021128	12/18/2025	12/18/2025	26	Approving	Unpaid	5,317.35
Jordan Tax Service, Inc	12-C-#229	12/23/2025	12/23/2025	21	Approved	Unpaid	400.56
Joseph E O'Neill	1/6/2026	1/6/2026	1/6/2026	7	Approving	Unpaid	250.00
Kolano Design	16381	12/11/2025	12/11/2025	33	Approved	Unpaid	2,970.00
Lauttamus Communications	25-02754	1/2/2026	1/2/2026	11	Approving	Unpaid	1,723.00
Lauttamus Communications	25-02673	12/30/2025	12/30/2025	14	Approving	Unpaid	202.76
Mark Snyder	TSJ3GV	10/31/2025	10/31/2025	74	Approving	Unpaid	100.00
Markl Supply Company Inc.	00150301-0	12/24/2025	12/24/2025	20	Approving	Unpaid	3,457.20
McGill, Power, Bell & Asc, LLP	12/31/2025	12/31/2025	12/31/2025	13	Approving	Unpaid	1,096.50
MEIT	9000-0030(02/26)	1/13/2026	1/13/2026	1	Approving	Unpaid	121,912.53
Minerd & Sons, Inc	186790	12/22/2025	12/22/2025	22	Approving	Unpaid	577.15
Minerd & Sons, Inc	187090	1/2/2026	1/2/2026	11	Approving	Unpaid	110.00
Mr. John	INV-169535	1/7/2026	1/7/2026	6	Approving	Unpaid	168.00
Mr. John	INV-169530	1/7/2026	1/7/2026	6	Approving	Unpaid	168.00
Mr. John	INV-169529	1/7/2026	1/7/2026	6	Approving	Unpaid	168.00
Mr. John	INV-169374	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169367	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169370	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169373	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169371	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169368	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169375	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169366	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169372	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
Mr. John	INV-169369	1/6/2026	1/6/2026	7	Approving	Unpaid	160.00
MS Consultants, Inc.	64-12A70-00-9	12/10/2025	12/10/2025	34	Approved	Unpaid	34,230.00
Nationwide Insurance	10128929	1/1/2026	1/1/2026	12	Approving	Unpaid	1,267.59
North Fayette Twp. Police Dept.	Jan-26	1/9/2026	1/9/2026	4	Approving	Unpaid	500.00
Observer-Reporter	22961	12/29/2025	12/29/2025	15	Approving	Unpaid	455.35
Observer-Reporter	22959	1/6/2026	1/6/2026	7	Approving	Unpaid	157.60
Observer-Reporter	22960	1/6/2026	1/6/2026	7	Approving	Unpaid	157.60
Observer-Reporter	22962	12/29/2025	12/29/2025	15	Approving	Unpaid	133.78
Pennsylvania Municipal League	11/18/2025-2026	1/1/2026	1/1/2026	12	Approved	Unpaid	5,874.56
PetCure Oncology at Pittsburgh Veterinary Specialty and Emergency Cen	PIT025295_2312	12/23/2025	12/23/2025	21	Approving	Unpaid	500.00
Pittsburgh Veterinary Dermatology	629026	12/31/2025	12/31/2025	13	Approving	Unpaid	634.00
Pittsburgh Veterinary Dermatology	628483	12/9/2025	12/9/2025	35	Approving	Unpaid	234.00
Presto Automotive Service, Inc	1/6/2026	1/6/2026	1/6/2026	7	Approving	Unpaid	37.65
Presto Automotive Service, Inc	1/7/2026	1/7/2026	1/7/2026	6	Approving	Unpaid	37.65
Quest Diagnostics	9218993510	12/26/2025	12/26/2025	18	Approving	Unpaid	144.95
Republic Services Inc.	0264-003216066	12/31/2025	12/31/2025	13	Approving	Unpaid	1,365.96
RingCentral Inc.	CD_001316777	1/2/2026	1/2/2026	11	Approving	Unpaid	1,785.99
Sara Osborne	1/11/2026	1/11/2026	1/11/2026	2	Approving	Unpaid	396.00

Sarasnicks Hardware	287176	12/10/2025	12/10/2025	34	Approving	Unpaid	561.00
Sarasnicks Hardware	287250	12/23/2025	12/23/2025	21	Approving	Unpaid	177.92
Sarasnicks Hardware	287365	12/10/2025	12/10/2025	34	Approving	Unpaid	98.79
Sarasnicks Hardware	287318	12/4/2025	12/4/2025	40	Approving	Unpaid	47.88
Sarasnicks Hardware	287747	12/26/2025	12/26/2025	18	Approving	Unpaid	41.62
Sarasnicks Hardware	287251	12/19/2025	12/19/2025	25	Approving	Unpaid	35.98
Sarasnicks Hardware	287199	12/4/2025	12/4/2025	40	Approving	Unpaid	33.98
Sarasnicks Hardware	287753	12/29/2025	12/29/2025	15	Approving	Unpaid	30.49
Sarasnicks Hardware	287531	12/23/2025	12/23/2025	21	Approving	Unpaid	28.99
Sarasnicks Hardware	287215	12/9/2025	12/9/2025	35	Approving	Unpaid	25.98
Sarasnicks Hardware	287615	12/29/2025	12/29/2025	15	Approving	Unpaid	19.99
Sarasnicks Hardware	287636	12/19/2025	12/19/2025	25	Approving	Unpaid	19.67
Sarasnicks Hardware	287502	12/26/2025	12/26/2025	18	Approving	Unpaid	16.47
Sarasnicks Hardware	287162	12/5/2025	12/5/2025	39	Approving	Unpaid	16.14
Sarasnicks Hardware	287521	12/22/2025	12/22/2025	22	Approving	Unpaid	13.96
Sarasnicks Hardware	287160	12/4/2025	12/4/2025	40	Approving	Unpaid	12.72
Scott Electric	5376745	12/3/2025	12/3/2025	41	Approved	Unpaid	1,641.05
SHACOG	2026 Dues	1/2/2026	1/2/2026	11	Approved	Unpaid	13,729.92
SHACOG	2025 Tax	1/2/2026	1/2/2026	11	Approved	Unpaid	3,115.23
South Fayette Muni Solar LLC	14	12/22/2025	12/22/2025	22	Approving	Unpaid	162.64
South West Regional Chamber of Commerce	16176	1/8/2026	1/8/2026	5	Approving	Unpaid	335.00
Stephenson Equipment, Inc	P0793818	12/31/2025	12/31/2025	13	Approving	Unpaid	1,284.73
Stephenson Equipment, Inc	P0798518	1/2/2026	1/2/2026	11	Approving	Unpaid	650.32
Stephenson Equipment, Inc	P0793918	12/31/2025	12/31/2025	13	Approving	Unpaid	180.76
Sunbelt Rentals, Inc.	178398890-0001	12/31/2025	12/31/2025	13	Approving	Unpaid	144.00
Terminal Supply Co	80225-00	1/5/2026	1/5/2026	8	Approving	Unpaid	101.86
Thomas Signs LLC	INV-251218	1/9/2026	1/14/2026	-1	Approving	Unpaid	610.25
Thomson Reuters - West	853063472	1/1/2026	1/1/2026	12	Approving	Unpaid	661.53
Thomson Reuters - West	852803271	11/1/2025	11/1/2025	73	Approving	Unpaid	630.03
T-Mobile For Business	991150799-1/13/26	12/21/2025	12/21/2025	23	Approving	Unpaid	157.00
Toshiba Business Solutions	6263799	1/3/2026	1/3/2026	10	Approving	Unpaid	355.00
Tractor Supply Credit Plan	100662659	12/30/2025	12/30/2025	14	Approving	Unpaid	129.50
Traffic Systems and Services	SR-32462	1/7/2026	1/7/2026	6	Approving	Unpaid	559.45
Traffic Systems and Services	SR-32461	1/7/2026	1/7/2026	6	Approving	Unpaid	405.00
Vector Security Inc.	77123453	1/1/2026	1/1/2026	12	Approving	Unpaid	64.95
Wagner Tire & Supply Inc.	516978	1/6/2026	1/6/2026	7	Approving	Unpaid	968.00
Waste Management	0810472-0068-8	12/26/2025	12/26/2025	18	Approving	Unpaid	1,003.61
Waste Management	0811494-0068-1	12/26/2025	12/26/2025	18	Approving	Unpaid	480.94
Waste Management	0810471-0068-0	12/26/2025	12/26/2025	18	Approving	Unpaid	465.44
Waste Management	0810474-0068-4	12/26/2025	12/26/2025	18	Approving	Unpaid	465.44
Western PA Municipal Managers	2026 SFT	1/6/2026	1/6/2026	7	Approving	Unpaid	40.00
Woltz & Wind Ford	147906	1/6/2026	1/6/2026	7	Approving	Unpaid	527.40
Woltz & Wind Ford	147777	1/5/2026	1/5/2026	8	Approving	Unpaid	29.05
WPA Teamsters/Emp Pension	176976	12/1/2025	12/1/2025	43	Approving	Unpaid	18,482.25
WPA Teamsters/Emp Pension	177066	12/1/2025	12/1/2025	43	Approving	Unpaid	3,696.45
Xtreme Car & Truck - TME Inc	44280	1/8/2026	1/8/2026	5	Approving	Unpaid	50.00
Zep Sales & Service	9012211093	12/23/2025	12/23/2025	21	Approving	Unpaid	504.10
							361,776.30

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
Access Info Holdings, LLC					
12/15/2025		Access Info Holdings, LLC	Inv 11898994	-365.76	
				-365.76	
Action Supply Products, Inc					
12/29/2025		Action Supply Products, Inc	Inv 400591349	-1,007.50	
				-1,007.50	
Aflac					
12/17/2025		Aflac	AFLAC COLUMBUS AC PREAUTHORIZED ACH DEBIT AFLAC COLUMBUS ACHPMT 251217 111615633	-419.02	C
			AFLAC COLUMBUS AC PREAUTHORIZED ACH DEBIT AFLAC COLUMBUS ACHPMT 251217 111615633	-419.02	
AmTrust North America, Inc.					
12/02/2025		AmTrust North America, Inc.	AMTRUST NA PA PREAUTHORIZED ACH DEBIT AMTRUST NA PAYMENT 251202 41457725	-13,240.00	C
			AMTRUST NA PA PREAUTHORIZED ACH DEBIT AMTRUST NA PAYMENT 251202 41457725	13,240.00	
Animal Control Services					
12/15/2025		Animal Control Services	Inv 11/25/2025	-475.00	
				-475.00	
12/29/2025		Animal Control Services	Inv 12/15/2025	-475.00	
				-475.00	
Arthur J. Gallagher Risk Mgmt					
12/15/2025		Arthur J. Gallagher Risk Mgmt	Inv 5888749	-175.00	
				-175.00	
Ayoob, Thomas & Assoc LLC					
12/15/2025		Ayoob, Thomas &	Inv 29256	-1,960.00	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
		Assoc LLC			
				-1,960.00	
Bill.com					
12/12/2025		Bill.com	BILL.COM LLC BI PREAUTHORIZED ACH DEBIT BILL.COM LLC BILLING BILL.COM 02B4OALYDLFZOGN STMT XXXXXXX9270SOUTH FAYETTE TOWNSHIP	-482.01	C
			BILL.COM LLC BI PREAUTHORIZED ACH DEBIT BILL.COM LLC BILLING BILL.COM 02B4OALYDLFZOGN STMT XXXXXXX9270SOUTH FAYETTE TOWNSHIP	482.01	
Black, Heather					
12/15/2025		Black, Heather	Inv 11/18/2025	-297.60	
				-297.60	
BluePearl - Pittsburgh North					
12/15/2025		BluePearl - Pittsburgh North	Inv 574454	-1,783.17	
				-1,783.17	
Bob Sumerel Tire Company					
12/29/2025		Bob Sumerel Tire Company	Inv 2430007246	-516.00	
				-516.00	
Bridgeville Animal Hospital					
12/15/2025		Bridgeville Animal Hospital	Inv 194387	-19.95	
				-19.95	
12/29/2025		Bridgeville Animal Hospital	Inv 192075	-137.00	
				-137.00	
Buildingstars					
12/15/2025		Buildingstars	Inv 3545684	-950.00	
				-950.00	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
Campbell Durrant, P.C.					
12/15/2025		Campbell Durrant, P.C.	Inv 84420	-190.50	
				-190.50	
Campbell, James E., Jr					
12/15/2025		Campbell, James E., Jr	Inv 11/25/2025	-247.49	
				-247.49	
Cardillo, Michael A.					
12/15/2025		Cardillo, Michael A.	Inv 11/14/2025	-229.99	
				-229.99	
Coleman Mitchell Heating & Air					
12/15/2025		Coleman Mitchell Heating & Air	Inv 25973	-595.00	
				-595.00	
Collier Foundation Systems Inc					
12/15/2025		Collier Foundation Systems Inc	Inv 25-407	-1,637.56	
				-1,637.56	
Columbia Gas					
12/22/2025		Columbia Gas	Columbia Gas - Millers Run bldg	-4,890.85	C
			Columbia Gas - Millers Run bldg	4,890.85	
12/22/2025		Columbia Gas	Columbia Gas - PW bldg	-2,093.39	C
			Columbia Gas - PW bldg	2,093.39	
Comcast					
12/11/2025		Comcast	Comcast - 1214 Oakridge Rd	-94.18	C
			Comcast - 1214 Oakridge Rd	94.18	
12/12/2025		Comcast	Comcast - 129 Greenwood Dr	-321.95	C
			Comcast - 129 Greenwood Dr	321.95	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
ComDoc					
12/15/2025		ComDoc	Inv IN7064836	-183.64	
				-183.64	
Crackerjack Tours					
12/15/2025		Crackerjack Tours	Multiple invoices (details on stub)	-4,386.00	
				-4,386.00	
Culverts, Inc					
12/29/2025		Culverts, Inc	Inv IN00202812	-435.00	
				-435.00	
D & C Supply Co, Inc					
12/15/2025		D & C Supply Co, Inc	Multiple invoices (details on stub)	-1,064.30	
				-1,064.30	
12/15/2025		D & C Supply Co, Inc	Inv 013607	-372.30	
				-372.30	
Document Solutions Inc					
12/15/2025		Document Solutions Inc	Inv 775754	-149.94	
				-149.94	
12/29/2025		Document Solutions Inc	Inv 782753	-150.89	
				-150.89	
Dodaro, Dalfonso, Matta & Cambest P.C.					
12/29/2025		Dodaro, Dalfonso, Matta & Cambest P.C.	Inv 13000	-8,394.40	
				-8,394.40	
Eastern Fastener Supply Co					
12/15/2025		Eastern Fastener Supply Co	Acct S0299 - Multiple invoices	-865.41	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
				-865.41	
Fairfield Landscaping					
12/15/2025		Fairfield Landscaping	Inv 205564	-85.00	
				-85.00	
FairyTale Princess Visits					
12/04/2025	40193	FairyTale Princess Visits		-250.00	C
				-250.00	
12/04/2025	40194	FairyTale Princess Visits		-1,575.00	C
				-1,575.00	
Fire Fighter Sales & Service Co., Inc					
12/30/2025		Fire Fighter Sales & Service Co., Inc	Inv FP0067712	-617.00	
				-617.00	
FirstEnergy					
12/01/2025		FirstEnergy	WPP - 100 Twp Dr	-6,373.06	C
			WPP - 100 Twp Dr	6,373.06	
12/08/2025		FirstEnergy	FirstEnergy OP PREAUTHORIZED ACH DEBIT FirstEnergy OPCO-ACH 251208	-16,731.07	C
			FirstEnergy OP PREAUTHORIZED ACH DEBIT FirstEnergy OPCO-ACH 251208	16,731.07	
FM Brass & Hose Distributor					
12/15/2025		FM Brass & Hose Distributor	Multiple invoices	-1,495.79	
				-1,495.79	
Ford Office Technologies					
12/15/2025		Ford Office Technologies	Inv 40739922	-1,052.29	
				-1,052.29	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
Funk Harry L					
12/29/2025		Funk Harry L	Inv 104	-250.00	
				-250.00	
Gateway Engineers, Inc					
12/15/2025		Gateway Engineers, Inc	Multiple invoices	-13,919.00	
				-13,919.00	
12/29/2025		Gateway Engineers, Inc	Inv 371632	-43.75	
				-43.75	
GFOA-PA					
12/15/2025		GFOA-PA	Inv 1654901-848475	-75.00	
				-75.00	
Gibson Thomas Engineering					
12/15/2025		Gibson Thomas Engineering	Multiple invoices (details on stub)	-14,907.30	
				-14,907.30	
12/15/2025		Gibson Thomas Engineering	Multiple invoices (details on stub)	-24,802.80	
				-24,802.80	
12/29/2025		Gibson Thomas Engineering	Multiple invoices (details on stub)	-4,768.20	
				-4,768.20	
Greer, James E.					
12/22/2025		Greer, James E.	Inv 12/15/2025	-667.12	
				-667.12	
Greer, James R.					
12/22/2025		Greer, James R.	Inv 12/15/2025	-600.00	
				-600.00	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
Griffith Inc					
12/15/2025		Griffith Inc	Inv 736087501	-248.19	
				-248.19	
Havtech Service Division, LLC					
12/15/2025		Havtech Service Division, LLC	Inv 155009220	-11,269.00	
				-11,269.00	
12/29/2025		Havtech Service Division, LLC	Inv 155006855	-1,671.94	
				-1,671.94	
Heidelberg Materials Northeast LLC					
12/15/2025		Heidelberg Materials Northeast LLC	Inv 4782675	-1,552.12	
				-1,552.12	
Herbert, Rowland & Grubic, Inc.					
12/15/2025		Herbert, Rowland & Grubic, Inc.	Multiple invoices	-1,732.25	
				-1,732.25	
12/29/2025		Herbert, Rowland & Grubic, Inc.	Multiple invoices	-1,948.10	
				-1,948.10	
Highmark HSA					
12/03/2025		Highmark HSA	PPE 11/30/25 Highmark HSA	-1,316.24	C
			PPE 11/30/25 Highmark HSA	-1,316.24	
12/17/2025		Highmark HSA	PPE 12/14/25 Highmark HSA	-1,316.24	C
			PPE 12/14/25 Highmark HSA	-1,316.24	
12/31/2025		Highmark HSA	PPE 12/28/25 Highmark HSA	-1,316.24	C
			PPE 12/28/25 Highmark HSA	-1,316.24	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
HireRight, LLC					
12/15/2025		HireRight, LLC	Acct 0100439066 - Inv P1298852	-306.60	
				-306.60	
Home Depot Credit Services					
12/19/2025	9668	Home Depot Credit Services	Home Depot Dec 25 stmt	-841.83	C
			concrete	248.08	
			water line repair	77.30	
			electric supplies	42.05	
			heaters - electric supplies	221.48	
			heaters - electric supplies	80.85	
			park supplies	172.07	
Horizon Information Services					
12/15/2025		Horizon Information Services	Inv 26414	-180.00	
				-180.00	
12/29/2025		Horizon Information Services	Inv 26599	-2,745.00	
				-2,745.00	
HTM Designs					
12/15/2025		HTM Designs	Inv 1232025	-95.00	
				-95.00	
Hubbard, James L.					
12/22/2025		Hubbard, James L.	Inv 12/15/2025	-1,500.00	
				-1,500.00	
ICMA					
12/15/2025		ICMA	Inv 2026 - 984286	-1,200.00	
				-1,200.00	
Iglar, Andrea					
12/15/2025		Iglar, Andrea	Inv 12/08/2025	-56.70	
				-56.70	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
IM Entertainment Resources Inc					
12/04/2025	40192	IM Entertainment Resources Inc		-300.00	C
				-300.00	
Jackson Welding Supply					
12/15/2025		Jackson Welding Supply	Inv 25110743	-60.65	
				-60.65	
12/29/2025		Jackson Welding Supply	Inv JI 75941	-208.90	
				-208.90	
James M. Cox Company, Inc					
12/15/2025		James M. Cox Company, Inc	Inv 1020598	-714.40	
				-714.40	
12/15/2025		James M. Cox Company, Inc	Inv 1013975	-800.00	
				-800.00	
Jason C David					
12/15/2025		Jason C David	Inv 11/24/2025	-194.99	
				-194.99	
JENLOR Integration LLC					
12/15/2025		JENLOR Integration LLC	Multiple invoices	-17,091.49	
				-17,091.49	
Joan C Batson					
12/15/2025		Joan C Batson	Inv 11/18/2025	-240.00	
				-240.00	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
John Bacha					
12/04/2025	40190	John Bacha		-400.00	C
				-400.00	
Jordan Tax Service, Inc					
12/15/2025		Jordan Tax Service, Inc	Multiple invoices (details on stub)	-12,150.89	
				-12,150.89	
12/29/2025		Jordan Tax Service, Inc	Inv 12-C- 25 -2	-1,779.25	
				-1,779.25	
Kirkpatrick, Robert D.					
12/22/2025		Kirkpatrick, Robert D.	Inv 12/15/2025	-900.00	
				-900.00	
Knickerbocker Russell Co, Inc					
12/15/2025		Knickerbocker Russell Co, Inc	Multiple invoices (details on stub)	-1,556.12	
				-1,556.12	
12/15/2025		Knickerbocker Russell Co, Inc	Inv 1339232	-115.00	
				-115.00	
Kolano Design					
12/15/2025		Kolano Design	Inv 16337	-5,790.00	
				-5,790.00	
Korey N Loeffler					
12/15/2025		Korey N Loeffler	Inv 12/08/2025	-180.98	
				-180.98	
Lara Haase - BooglepLex Circus Entertainment					
12/04/2025	40188	Lara Haase - BooglepLex Circus Entertainment		-1,200.00	C

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
				-1,200.00	
Lauttamus Communications					
12/15/2025		Lauttamus Communications	Inv 25-02388	-214.98	
				-214.98	
Madison National Life					
12/15/2025		Madison National Life	Inv 1734966	-3,856.90	
				-3,856.90	
12/22/2025		Madison National Life	Inv 1742598	-3,855.04	
				-3,855.04	
Markl Supply Company Inc.					
12/29/2025		Markl Supply Company Inc.	Inv 00150147-0	-1,424.00	
				-1,424.00	
Mary Kay Adams					
12/15/2025		Mary Kay Adams	Inv 13247	-60.00	
				-60.00	
MATSF					
12/24/2025		MATSF	MATSF - 129 Greenwood Dr	-573.25	C
			MATSF - 129 Greenwood Dr	573.25	
12/24/2025		MATSF	MATSF - Station St	-37.33	C
			MATSF - Station St	37.33	
12/24/2025		MATSF	MATSF - Seminary Ave	-19.79	C
			MATSF - Seminary Ave	19.79	
12/24/2025		MATSF	MATSF - Morgan Park	-27.76	C
			MATSF - Morgan Park	27.76	
12/24/2025		MATSF	MATSF - 2121 Ridge Rd	-22.98	C
			MATSF - 2121 Ridge Rd	22.98	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
12/24/2025		MATSF	MATSF - Millers Run office bldg	-86.78	C
			MATSF - Millers Run office bldg	86.78	
12/24/2025		MATSF	MATSF - PW garage	-163.34	C
			MATSF - PW garage	163.34	
12/24/2025		MATSF	MATSF - 100 Twp Dr	-94.75	C
			MATSF - 100 Twp Dr	94.75	
McGill, Power, Bell & Asc, LLP					
12/29/2025		McGill, Power, Bell & Asc, LLP	Inv 101178	-3,081.00	
				-3,081.00	
MEIT					
12/29/2025		MEIT	Inv 9000-0030(01/26)	-116,711.01	
				-116,711.01	
Mele & Mele & Sons, Inc.					
12/09/2025		Mele & Mele & Sons, Inc.	Inv 2025 pay app 1	-202,076.96	
				-202,076.96	
Middle Department Inspection					
12/15/2025		Middle Department Inspection	Inv 221641	-125.00	
				-125.00	
Miller, Barry E. Jr					
12/15/2025		Miller, Barry E. Jr	Inv 12/03/2025	-234.99	
				-234.99	
MissionSquare - ID 108789					
12/08/2025		MissionSquare - ID 108789	Acct 108789 - Inv 11/30/2025	-4,233.88	
				-4,233.88	
12/22/2025		MissionSquare - ID	Acct 108789 - Inv 12/14/2025	-4,464.65	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
		108789			
				-4,464.65	
12/30/2025		MissionSquare - ID 108789	Acct 108789 - Inv 12/28/2025	-4,464.65	
				-4,464.65	
MissionSquare - ID 108794					
12/08/2025		MissionSquare - ID 108794	Acct 108794 - Inv 11/30/2025	-691.35	
				-691.35	
12/22/2025		MissionSquare - ID 108794	Acct 108794 - Inv 12/14/2025	-691.35	
				-691.35	
12/30/2025		MissionSquare - ID 108794	Acct 108794 - Inv 12/28/2025	-691.35	
				-691.35	
MissionSquare - ID 307395					
12/08/2025		MissionSquare - ID 307395	Acct 307395 - Inv 11/30/2025	-11,951.43	
				-11,951.43	
12/22/2025		MissionSquare - ID 307395	Acct 307395 - Inv 12/14/2025	-12,003.72	
				-12,003.72	
12/30/2025		MissionSquare - ID 307395	Acct 307395 - Inv 12/28/2025	-11,155.56	
				-11,155.56	
MissionSquare - ID 706165					
12/08/2025		MissionSquare - ID 706165	Acct 706165 - Inv 11/30/2025	-2,150.60	
				-2,150.60	
12/22/2025		MissionSquare - ID 706165	Acct 706165 - Inv 12/14/2025	-2,150.60	
				-2,150.60	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
12/30/2025		MissionSquare - ID 706165	Acct 706165 - Inv 12/28/2025	-2,150.60	
				-2,150.60	
Motorola Solutions, Inc.					
12/15/2025		Motorola Solutions, Inc.	Inv 8282208988	-67,604.32	
				-67,604.32	
12/15/2025		Motorola Solutions, Inc.	Multiple invoices	-6,318.28	
				-6,318.28	
Mr. John					
12/15/2025		Mr. John	Multiple invoices	-760.00	
				-760.00	
12/29/2025		Mr. John	Multiple invoices	-640.00	
				-640.00	
MS Consultants, Inc.					
12/15/2025		MS Consultants, Inc.	Inv 64-12A70-00-7	-28,560.00	
				-28,560.00	
Murphy Family Inc.					
12/29/2025		Murphy Family Inc.	Inv WCT122568	-355.35	
				-355.35	
Na Laochra and Pittsburgh Gaelic Athletic Association					
12/15/2025		Na Laochra and Pittsburgh Gaelic Athletic Association	Inv 11971	-500.00	
				-500.00	
Neenah Foundry Company					
12/15/2025		Neenah Foundry Company	Inv 204054	-866.00	
				-866.00	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
12/29/2025		Neenah Foundry Company	Inv 203096	-693.00	
				-693.00	
North Eastern Uniforms and Equipment Inc.					
12/15/2025		North Eastern Uniforms and Equipment Inc.	Inv 70857	-363.42	
				-363.42	
12/29/2025		North Eastern Uniforms and Equipment Inc.	Multiple invoices	-1,969.85	
				-1,969.85	
Northeast Paving Company					
12/15/2025		Northeast Paving Company	Multiple invoices (details on stub)	-2,433.84	
				-2,433.84	
12/29/2025		Northeast Paving Company	Inv 68010269-6270-25	-173.90	
				-173.90	
Observer-Reporter					
12/15/2025		Observer-Reporter	Multiple invoices (details on stub)	-1,239.38	
				-1,239.38	
12/29/2025		Observer-Reporter	Inv 22756	-252.88	
				-252.88	
Optimum Water Solutions, Inc.					
12/15/2025		Optimum Water Solutions, Inc.	Inv 2325101	-70.00	
				-70.00	
12/29/2025		Optimum Water Solutions, Inc.	Inv 2329775	-70.00	
				-70.00	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
PA Dept of Labor & Industry - E					
12/15/2025		PA Dept of Labor & Industry - E	Inv 0735750	-90.17	
				-90.17	
PA Municipal, Inc.					
12/15/2025		PA Municipal, Inc.	Multiple invoices	-2,429.25	
				-2,429.25	
Parkway West Career & Tech Center					
12/29/2025		Parkway West Career & Tech Center	Inv 2600000114	-900.00	
				-900.00	
Pennsylvania American Water					
12/01/2025		Pennsylvania American Water	PA Water - PW bldg	-225.62	C
			PA Water - PW bldg	225.62	
12/02/2025		Pennsylvania American Water	PA Water - Millers Run office bldg	-134.22	C
			PA Water - Millers Run office bldg	134.22	
12/02/2025		Pennsylvania American Water	PA Water - Meade St	-34.59	C
			PA Water - Meade St	34.59	
12/03/2025		Pennsylvania American Water	PA Water - 100 Twp Dr	-535.97	C
			PA Water - 100 Twp Dr	535.97	
12/03/2025		Pennsylvania American Water	PA Water - Station St	-44.67	C
			PA Water - Station St	44.67	
12/03/2025		Pennsylvania American Water	PA Water - 129 Greenwood Dr	-632.16	C
			PA Water - 129 Greenwood Dr	632.16	
12/16/2025		Pennsylvania American Water	PA Water - Seminary Ave	-28.19	C

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
			PA Water - Seminary Ave	28.19	
12/16/2025		Pennsylvania American Water	PA Water - 2121 Ridge Rd	-31.99	C
			PA Water - 2121 Ridge Rd	31.99	
12/18/2025		Pennsylvania American Water	PA Water - fire hydrants	-10,992.46	C
			PA Water - fire hydrants	10,992.46	
12/30/2025		Pennsylvania American Water	PA Water - PW bldg	-167.19	C
			PA Water - PW bldg	167.19	
12/30/2025		Pennsylvania American Water	PA Water - Millers Run muni bldg	-56.75	C
			PA Water - Millers Run muni bldg	56.75	
12/31/2025		Pennsylvania American Water	PA Water - 100 Twp Dr	-509.91	C
			PA Water - 100 Twp Dr	509.91	
Pennsylvania One Call System					
12/15/2025		Pennsylvania One Call System	Inv 0001129528	-116.15	
				-116.15	
Peoples Natural Gas Company					
12/02/2025		Peoples Natural Gas Company	Peoples Gas - 100 Twp Dr	-606.75	C
			Peoples Gas - 100 Twp Dr	606.75	
12/31/2025		Peoples Natural Gas Company	Peoples Gas - 100 Twp Dr	-410.78	C
			Peoples Gas - 100 Twp Dr	410.78	
Petrillo, Todd G.					
12/15/2025		Petrillo, Todd G.	Inv 11/24/2025	-194.99	
				-194.99	
Pittsburgh Veterinary Dermatology					

South Fayette Township

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December 2025

DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
12/15/2025		Pittsburgh Veterinary Dermatology	Inv 628152	-526.00	
				-526.00	
Point Spring & Driveshaft					
12/29/2025		Point Spring & Driveshaft	Multiple invoices (details on stub)	-2,616.28	
				-2,616.28	
Portman Farms					
12/15/2025		Portman Farms	Multiple invoices	-149.40	
				-149.40	
Presto Automotive Service, Inc					
12/15/2025		Presto Automotive Service, Inc	Multiple invoices	-112.95	
				-112.95	
12/29/2025		Presto Automotive Service, Inc	Inv 12/18/2025	-37.65	
				-37.65	
Quest Diagnostics					
12/15/2025		Quest Diagnostics	Inv 9218402342	-401.70	
				-401.70	
Republic Services Inc.					
12/08/2025		Republic Services Inc.	Inv 0264-003191528	-1,446.11	
				-1,446.11	
12/08/2025		Republic Services Inc.	Inv 0264-003201381	-696.93	
				-696.93	
12/29/2025		Republic Services Inc.	Inv 0264-003206409	-776.50	
				-776.50	
RingCentral Inc.					
12/15/2025		RingCentral Inc.	Inv CD 001286881	-1,831.27	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
				-1,831.27	
S&D Calibration Services					
12/15/2025		S&D Calibration Services	Inv 16466	-192.00	
				-192.00	
Sara Osborne					
12/05/2025		Sara Osborne	Inv # 11/30/2025	-396.00	
				-396.00	
12/17/2025		Sara Osborne	Inv 12/14/2025	-399.96	
				-399.96	
12/30/2025		Sara Osborne	Inv 12/28/2025	-396.00	
				-396.00	
Sarasnicks Hardware					
12/15/2025		Sarasnicks Hardware	Multiple invoices (details on stub)	-738.45	
				-738.45	
Saunoras, Matthew					
12/29/2025		Saunoras, Matthew	Inv 12/10/2025	-121.27	
				-121.27	
Scott Electric					
12/15/2025		Scott Electric	Multiple invoices	-3,472.55	
				-3,472.55	
Selva, John					
12/15/2025		Selva, John	Inv 11/24/2025	-250.00	
				-250.00	
SHACOG					
12/15/2025		SHACOG	Inv 11/12/2025	-85.00	
				-85.00	

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December 2025

DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
12/29/2025		SHACOG	Inv 12/05/2025	-800.00	
				-800.00	
Sirkus Dayz					
12/04/2025	40189	Sirkus Dayz		-1,375.00	C
				-1,375.00	
South Fayette Muni Solar LLC					
12/15/2025		South Fayette Muni Solar LLC	Inv 13	-323.94	
				-323.94	
South Fayette Twp					
12/09/2025		South Fayette Twp	2025 fund balance transfer from GF to CR	- 2,500,000.00	C
			2025 fund balance transfer from GF to CR	2,500,000.00	
South Fayette Vol Fire Dept					
12/22/2025		South Fayette Vol Fire Dept	Inv 2025Commissioner	-3,249.96	
				-3,249.96	
SpeedPro Pittsburgh South					
12/15/2025		SpeedPro Pittsburgh South	Inv INV-32147	-261.00	
				-261.00	
Sray Rebecca					
12/15/2025		Sray Rebecca	Inv 12/01/2025	-298.32	
				-298.32	
Station Auto Parts, Inc.					
12/15/2025		Station Auto Parts, Inc.	Multiple invoices	-1,183.44	
				-1,183.44	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
Stephenson Equipment, Inc					
12/15/2025		Stephenson Equipment, Inc	Inv P0674318	-330.53	
				-330.53	
Sturgeon Vol Fire Dept					
12/15/2025		Sturgeon Vol Fire Dept	Inv 11/17/2025	-620.00	
				-620.00	
Sunbelt Rentals, Inc.					
12/15/2025		Sunbelt Rentals, Inc.	Inv 177092381-0001	-258.82	
				-258.82	
12/29/2025		Sunbelt Rentals, Inc.	Inv 177681011-0001	-273.22	
				-273.22	
T-Mobile For Business					
12/15/2025		T-Mobile For Business	Inv 991150799-12/20/25	-165.00	
				-165.00	
Teamsters Local Union No 205					
12/08/2025		Teamsters Local Union No 205	Inv 11/30/2025	-1,636.00	
				-1,636.00	
Terminal Supply Co					
12/15/2025		Terminal Supply Co	Inv 72733-00	-193.46	
				-193.46	
Thomas Signs LLC					
12/29/2025		Thomas Signs LLC	Inv INV-251003	-56.25	
				-56.25	
Thompson, Daniel M					

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
12/04/2025	40191	Thompson, Daniel M		-250.00	C
				-250.00	
Thomson Reuters - West					
12/15/2025		Thomson Reuters - West	Inv 852924451	-661.53	
				-661.53	
Tifco Industries					
12/15/2025		Tifco Industries	Inv 72142194	-645.21	
				-645.21	
Toshiba Business Solutions					
12/15/2025		Toshiba Business Solutions	Inv 3063622	-26,763.89	
				-26,763.89	
12/15/2025		Toshiba Business Solutions	Inv 6246899	-355.00	
				-355.00	
Traffic Systems and Services					
12/15/2025		Traffic Systems and Services	Inv CR-3574	-2,467.00	
				-2,467.00	
12/29/2025		Traffic Systems and Services	Inv SR-32423	-1,027.50	
				-1,027.50	
Trenton J Delaney					
12/15/2025		Trenton J Delaney	Inv 12/08/2025	-99.99	
				-99.99	
Tropeck, Ryan					
12/15/2025		Tropeck, Ryan	Inv 12/08/2025	-249.13	
				-249.13	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
UPMC HSA					
12/05/2025		UPMC HSA	PPE 11/30/25 UPMC HSA	-175.00	C
			PPE 11/30/25 UPMC HSA	-175.00	
12/19/2025		UPMC HSA	PPE 12/14/25 UPMC HSA	-175.00	C
			PPE 12/14/25 UPMC HSA	-175.00	
Vector Security Inc.					
12/15/2025		Vector Security Inc.	Inv 76967690	-64.95	
				-64.95	
Vending Solutions Inc.					
12/15/2025		Vending Solutions Inc.	Inv 9898	-213.00	
				-213.00	
Vermont Systems					
12/29/2025		Vermont Systems	Inv VS018588	-700.00	
				-700.00	
Vrabel Plumbing Company, LLC					
12/29/2025		Vrabel Plumbing Company, LLC	Inv 22614	-1,400.00	
				-1,400.00	
VSI (Vermont)-South Fayette					
12/18/2025		VSI (Vermont)-South Fayette	Instructed Classes/Programs Fee Refund - 13275	-120.00	C
			Instructed Classes/Programs Fee Refund - 13275	-120.00	
Wells Fargo Financial Leasing Inc					
12/15/2025		Wells Fargo Financial Leasing Inc	Acct 603-0201274-000 - Multiple invoices (details on stub)	-132.52	
				-132.52	
12/29/2025		Wells Fargo Financial Leasing Inc	Acct 603-0201274-000 - Inv 5036903287	-66.26	
				-66.26	

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December 2025

DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
West Penn Power					
12/01/2025		West Penn Power	WPP - 129 Greenwood Dr	-295.05	C
			WPP - 129 Greenwood Dr	295.05	
12/01/2025		West Penn Power	FirstEnergy OP PREAUTHORIZED ACH DEBIT FirstEnergy OPCO-ACH 251201	-169.10	C
			FirstEnergy OP PREAUTHORIZED ACH DEBIT FirstEnergy OPCO-ACH 251201	169.10	
12/02/2025		West Penn Power	WPP - Rt 50 signal (569 account)	-38.05	C
			WPP - Rt 50 signal (569 account)	38.05	
12/02/2025		West Penn Power	WPP - Rt 50 signal (619 account)	-215.41	C
			WPP - Rt 50 signal (619 account)	215.41	
12/16/2025		West Penn Power	WPP Dec 25 Master Invoice	-4,647.95	C
			WPP Master Dec 25 inv - Parks	1,866.19	
			WPP Master Dec 25 inv - school warning lights	45.01	
			WPP Master Dec 25 inv - Millers Run bldg	587.14	
			WPP Master Dec 25 inv - PW bldg, outdoor lights	917.72	
			WPP Master Dec 25 inv - traffic signals	1,231.89	
12/17/2025		West Penn Power	WPP - 175 Triple Tree Ln	-44.14	C
			WPP - 175 Triple Tree Ln	44.14	
12/26/2025		West Penn Power	WPP - Rt 50 blk lt traffic	-64.23	C
			WPP - Rt 50 blk lt traffic	64.23	
12/26/2025		West Penn Power	FirstEnergy OP PREAUTHORIZED ACH DEBIT FirstEnergy OPCO-ACH 251226	-169.10	C
			FirstEnergy OP PREAUTHORIZED ACH DEBIT FirstEnergy OPCO-ACH 251226	169.10	
12/29/2025		West Penn Power	WPP - Twp Dr	-10,685.41	C
			WPP - Twp Dr	10,685.41	
12/31/2025		West Penn Power	WPP - 129 Greenwood Dr	-770.79	C
			WPP - 129 Greenwood Dr	770.79	
West Penn Tech					
12/29/2025		West Penn Tech	Multiple invoices (details on stub)	-112.96	
				-112.96	

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DATE	NUM	NAME	MEMO/DESCRIPTION	AMOUNT	CLR
Wex Bank					
12/05/2025		Wex Bank	Nov 25 fuel purchases	-9,106.35	C
			Nov 25 fuel purchases	176.72	
			Nov 25 fuel purchases	3,871.07	
			Nov 25 fuel purchases	175.29	
			Nov 25 fuel purchases	4,524.10	
			Nov 25 fuel purchases	75.14	
			Nov 25 fuel purchases	284.03	
Woehler Landscape Supply					
12/15/2025		Woehler Landscape Supply	Inv 12092501	-147.84	
				-147.84	
Woltz & Wind Ford					
12/15/2025		Woltz & Wind Ford	Multiple invoices	-1,328.91	
				-1,328.91	
12/29/2025	40195	Woltz & Wind Ford		-22,807.13	C
				-22,807.13	
12/29/2025		Woltz & Wind Ford	Multiple invoices	-1,328.61	
				-1,328.61	
Wood Waste Recycling, LLC					
12/15/2025		Wood Waste Recycling, LLC	Multiple invoices (details on stub)	-732.00	
				-732.00	
WPA Teamsters/Emp Pension					
12/08/2025		WPA Teamsters/Emp Pension	Multiple invoices	-17,742.96	
				-17,742.96	

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
Income												
301 Real Property Taxes									$0.00	$0.00	$0.00	0.00%
301.100 Current Year RE Tax	9,962,547.32	10,047,924.00	85,376.68	0.85 %					$9,962,547.32	$10,047,924.00	$85,376.68	0.85 %
301.105 Interim RE Taxes		0.00	0.00						$0.00	$0.00	$0.00	0.00%
301.110 Prior Year RE Tax		22,500.00	22,500.00	100.00 %					$0.00	$22,500.00	$22,500.00	100.00 %
301.130 Delinquent Taxes (Solic/Tax Collection)	97,670.15	220,000.00	122,329.85	55.60 %					$97,670.15	$220,000.00	$122,329.85	55.60 %
Total 301 Real Property Taxes	**10,060,217.47**	**10,290,424.00**	**230,206.53**	**2.24 %**					**$10,060,217.47**	**$10,290,424.00**	**$230,206.53**	**2.24 %**
310 Act 511 Taxes									$0.00	$0.00	$0.00	0.00%
310.140 Real Estate Transfer Tax	792,122.30	940,000.00	147,877.70	15.73 %					$792,122.30	$940,000.00	$147,877.70	15.73 %
310.155 Earned Income Tax - Current	5,260,084.67	5,275,000.00	14,915.33	0.28 %					$5,260,084.67	$5,275,000.00	$14,915.33	0.28 %
310.160 LST (Current & Delinquent)	390,595.79	325,000.00	-65,595.79	-20.18 %					$390,595.79	$325,000.00	$ -65,595.79	-20.18 %
310.170 Mechanical Devices Tax	9,450.00	10,000.00	550.00	5.50 %					$9,450.00	$10,000.00	$550.00	5.50 %
Total 310 Act 511 Taxes	**6,452,252.76**	**6,550,000.00**	**97,747.24**	**1.49 %**					**$6,452,252.76**	**$6,550,000.00**	**$97,747.24**	**1.49 %**
321 Licenses									$0.00	$0.00	$0.00	0.00%
321.180 Miscellaneous Permits	4,400.00	3,500.00	-900.00	-25.71 %					$4,400.00	$3,500.00	$ -900.00	-25.71 %
321.185 Dog Licenses		0.00	0.00						$0.00	$0.00	$0.00	0.00%
321.190 Transit Shelters	6,400.00	6,400.00	0.00	0.00 %					$6,400.00	$6,400.00	$0.00	0.00 %
321.200 Cable TV Franchise	287,120.45	350,000.00	62,879.55	17.97 %					$287,120.45	$350,000.00	$62,879.55	17.97 %
Total 321 Licenses	**297,920.45**	**359,900.00**	**61,979.55**	**17.22 %**					**$297,920.45**	**$359,900.00**	**$61,979.55**	**17.22 %**
322 Non Business Licenses & Permit									$0.00	$0.00	$0.00	0.00%
322.210 Street Opening Permits	7,856.25	45,000.00	37,143.75	82.54 %					$7,856.25	$45,000.00	$37,143.75	82.54 %
Total 322 Non Business Licenses & Permit	**7,856.25**	**45,000.00**	**37,143.75**	**82.54 %**					**$7,856.25**	**$45,000.00**	**$37,143.75**	**82.54 %**
331 Fines									$0.00	$0.00	$0.00	0.00%
331.220 Vehicle/Ordinance Violations	25,301.25	25,000.00	-301.25	-1.21 %					$25,301.25	$25,000.00	$ -301.25	-1.21 %
Total 331 Fines	**25,301.25**	**25,000.00**	**-301.25**	**-1.21 %**					**$25,301.25**	**$25,000.00**	**$ -301.25**	**-1.21 %**
341 Interest Earning									$0.00	$0.00	$0.00	0.00%
341.230 Interest Earning	182,766.40	150,000.00	-32,766.40	-21.84 %	121,296.07	100,000.00	-21,296.07	-21.30 %	$304,062.47	$250,000.00	$ -54,062.47	-21.62 %
Total 341 Interest Earning	**182,766.40**	**150,000.00**	**-32,766.40**	**-21.84 %**	**121,296.07**	**100,000.00**	**-21,296.07**	**-21.30 %**	**$304,062.47**	**$250,000.00**	**$ -54,062.47**	**-21.62 %**
342 Rents and Royalties									$0.00	$0.00	$0.00	0.00%
342.200 Rents of SF Property	6,000.00	6,000.00	0.00	0.00 %					$6,000.00	$6,000.00	$0.00	0.00 %
Total 342 Rents and Royalties	**6,000.00**	**6,000.00**	**0.00**	**0.00 %**					**$6,000.00**	**$6,000.00**	**$0.00**	**0.00 %**
354 State Capital & OP Grants									$0.00	$0.00	$0.00	0.00%
354.550 State Capital & OP Grants	46,746.00		-46,746.00		167,000.00	3,500,000.00	3,333,000.00	95.23 %	$213,746.00	$3,500,000.00	$3,286,254.00	93.89 %
Total 354 State Capital & OP Grants	**46,746.00**		**-46,746.00**		**167,000.00**	**3,500,000.00**	**3,333,000.00**	**95.23 %**	**$213,746.00**	**$3,500,000.00**	**$3,286,254.00**	**93.89 %**
355 State Shared Revenue									$0.00	$0.00	$0.00	0.00%
355.240 Public Utility Realty Tax	13,785.21	15,000.00	1,214.79	8.10 %					$13,785.21	$15,000.00	$1,214.79	8.10 %
355.250 Alcoholic Beverage Tax	6,400.00	7,500.00	1,100.00	14.67 %					$6,400.00	$7,500.00	$1,100.00	14.67 %
355.265 Foreign Fire Insurance	141,531.34	130,000.00	-11,531.34	-8.87 %					$141,531.34	$130,000.00	$ -11,531.34	-8.87 %
355.267 Pension State Aid Allocation	539,919.18	525,000.00	-14,919.18	-2.84 %					$539,919.18	$525,000.00	$ -14,919.18	-2.84 %
355.269 Act 13 Impact Fees					7,434.64		-7,434.64		$7,434.64	$0.00	$ -7,434.64	0.00%
Total 355 State Shared Revenue	**701,635.73**	**677,500.00**	**-24,135.73**	**-3.56 %**	**7,434.64**		**-7,434.64**		**$709,070.37**	**$677,500.00**	**$ -31,570.37**	**-4.66 %**
357 Local Government Grants									$0.00	$0.00	$0.00	0.00%
357.601 Allegheny CO Sales Tax - RAD	592,362.62	550,000.00	-42,362.62	-7.70 %					$592,362.62	$550,000.00	$ -42,362.62	-7.70 %
Total 357 Local Government Grants	**592,362.62**	**550,000.00**	**-42,362.62**	**-7.70 %**					**$592,362.62**	**$550,000.00**	**$ -42,362.62**	**-7.70 %**
361 General Government									$0.00	$0.00	$0.00	0.00%
361.301 Zoning Apps/Land Development F	47,617.33	37,000.00	-10,617.33	-28.70 %					$47,617.33	$37,000.00	$ -10,617.33	-28.70 %
361.310 Sale of Maps, Supplies, Etc		0.00	0.00						$0.00	$0.00	$0.00	0.00%
361.330 Lien Letters Fees	12,990.00	15,000.00	2,010.00	13.40 %					$12,990.00	$15,000.00	$2,010.00	13.40 %
Total 361 General Government	**60,607.33**	**52,000.00**	**-8,607.33**	**-16.55 %**					**$60,607.33**	**$52,000.00**	**$ -8,607.33**	**-16.55 %**
362 Public Safety									$0.00	$0.00	$0.00	0.00%
362.360 Sale of Police Reports	4,040.00	5,240.00	1,200.00	22.90 %					$4,040.00	$5,240.00	$1,200.00	22.90 %
362.380 Building Permits	194,834.63	275,000.00	80,165.37	29.15 %					$194,834.63	$275,000.00	$80,165.37	29.15 %
362.381 3rd Party Plan Review	53,835.55	75,000.00	21,164.45	28.22 %					$53,835.55	$75,000.00	$21,164.45	28.22 %
362.410 Alarm Permits	5,030.00	1,500.00	-3,530.00	-235.33 %					$5,030.00	$1,500.00	$ -3,530.00	-235.33 %
362.450 Occupancy & Use Permits	13,245.00	16,000.00	2,755.00	17.22 %					$13,245.00	$16,000.00	$2,755.00	17.22 %
362.505 Police Overtime Billings	58,831.55	60,000.00	1,168.45	1.95 %					$58,831.55	$60,000.00	$1,168.45	1.95 %
Total 362 Public Safety	**329,816.73**	**432,740.00**	**102,923.27**	**23.78 %**					**$329,816.73**	**$432,740.00**	**$102,923.27**	**23.78 %**
363 Highway & Streets									$0.00	$0.00	$0.00	0.00%
363.100 Winter Road Maintenance	32,591.55	9,844.00	-22,747.55	-231.08 %					$32,591.55	$9,844.00	$ -22,747.55	-231.08 %
363.400 PennDot Winter Maint. Agreement	46,240.43	57,674.00	11,433.57	19.82 %					$46,240.43	$57,674.00	$11,433.57	19.82 %
Total 363 Highway & Streets	**78,831.98**	**67,518.00**	**-11,313.98**	**-16.76 %**					**$78,831.98**	**$67,518.00**	**$ -11,313.98**	**-16.76 %**
364 Sanitation									$0.00	$0.00	$0.00	0.00%
364.560 Recycling Operations	12,735.16	20,000.00	7,264.84	36.32 %					$12,735.16	$20,000.00	$7,264.84	36.32 %
Total 364 Sanitation	**12,735.16**	**20,000.00**	**7,264.84**	**36.32 %**					**$12,735.16**	**$20,000.00**	**$7,264.84**	**36.32 %**
367 Recreation - Revenue									$0.00	$0.00	$0.00	0.00%
367.430 Use of Park Facilities	38,430.00	37,500.00	-930.00	-2.48 %					$38,430.00	$37,500.00	$ -930.00	-2.48 %
367.550 Instructed Classes/Programs	39,005.70	32,500.00	-6,505.70	-20.02 %					$39,005.70	$32,500.00	$ -6,505.70	-20.02 %
367.570 Summer Activities	31,636.00	33,500.00	1,864.00	5.56 %					$31,636.00	$33,500.00	$1,864.00	5.56 %
367.580 Program Fees	5,477.00	1,500.00	-3,977.00	-265.13 %					$5,477.00	$1,500.00	$ -3,977.00	-265.13 %
367.591 Donations/Fees - Community Day	39,801.98	40,000.00	198.02	0.50 %					$39,801.98	$40,000.00	$198.02	0.50 %
367.592 Donations/Fees - Special Events	33,163.73	33,000.00	-163.73	-0.50 %					$33,163.73	$33,000.00	$ -163.73	-0.50 %
367.593 Donations/Fees - Special Needs	13,450.00	13,000.00	-450.00	-3.46 %					$13,450.00	$13,000.00	$ -450.00	-3.46 %
367.594 Splash Pad Concession Stand	14,525.66	5,000.00	-9,525.66	-190.51 %					$14,525.66	$5,000.00	$ -9,525.66	-190.51 %
Total 367 Recreation - Revenue	**215,490.07**	**196,000.00**	**-19,490.07**	**-9.94 %**					**$215,490.07**	**$196,000.00**	**$ -19,490.07**	**-9.94 %**
380 Miscellaneous Revenue									$0.00	$0.00	$0.00	0.00%
380.452 Miscellaneous - Other	35,588.57	25,000.00	-10,588.57	-42.35 %					$35,588.57	$25,000.00	$ -10,588.57	-42.35 %
Total 380 Miscellaneous Revenue	**35,588.57**	**25,000.00**	**-10,588.57**	**-42.35 %**					**$35,588.57**	**$25,000.00**	**$ -10,588.57**	**-42.35 %**
390 Other Financing Sources									$0.00	$0.00	$0.00	0.00%
390.100 Insurance Proceeds	244,857.73		-244,857.73						$244,857.73	$0.00	$ -244,857.73	0.00%
Total 390 Other Financing Sources	**244,857.73**		**-244,857.73**						**$244,857.73**	**$0.00**	**$ -244,857.73**	**0.00%**
391 Proceeds - Fixed Asset Sales									$0.00	$0.00	$0.00	0.00%
391.460 Sale of Assets	22,050.00	22,000.00	-50.00	-0.23 %					$22,050.00	$22,000.00	$ -50.00	-0.23 %
Total 391 Proceeds - Fixed Asset Sales	**22,050.00**	**22,000.00**	**-50.00**	**-0.23 %**					**$22,050.00**	**$22,000.00**	**$ -50.00**	**-0.23 %**
392 Interfund Operating Transfer In									$0.00	$0.00	$0.00	0.00%
392.801 Transfers from General Fund	15,000.00		-15,000.00		2,500,000.00	2,000,000.00	-500,000.00	-25.00 %	$2,515,000.00	$2,000,000.00	$ -515,000.00	-25.75 %

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
392.802 Transfers from Bond					11,164,549.92	10,500,000.00	-664,549.92	-6.33 %	$11,164,549.92	$10,500,000.00	$ -664,549.92	-6.33 %
392.835 Transfers from Liquid Fuels						500,000.00	500,000.00	100.00 %	$0.00	$500,000.00	$500,000.00	100.00 %
392.854 Transfer From Recr Fee In Lieu	5,932.85		-5,932.85						$5,932.85	$0.00	$ -5,932.85	0.00%
392.856 Transfers from ARPA					0.20		-0.20		$0.20	$0.00	$ -0.20	0.00%
Total 392 Interfund Operating Transfer In	**20,932.85**		**-20,932.85**		**13,664,550.12**	**13,000,000.00**	**-664,550.12**	**-5.11 %**	**$13,685,482.97**	**$13,000,000.00**	**$ -685,482.97**	**-5.27 %**
Total Income	**$19,393,969.35**	**$19,469,082.00**	**$75,112.65**	**0.39 %**	**$13,960,280.83**	**$16,600,000.00**	**$2,639,719.17**	**15.90 %**	**$33,354,250.18**	**$36,069,082.00**	**$2,714,831.82**	**7.53 %**
GROSS PROFIT	**$19,393,969.35**	**$19,469,082.00**	**$75,112.65**	**0.39 %**	**$13,960,280.83**	**$16,600,000.00**	**$2,639,719.17**	**15.90 %**	**$33,354,250.18**	**$36,069,082.00**	**$2,714,831.82**	**7.53 %**
Expenses												
400 Legislative Body									$0.00	$0.00	$0.00	0.00%
400.100 Legislative Body - 100									$0.00	$0.00	$0.00	0.00%
400.113 Salaries - Commissioners	19,228.93	3,250.00	-15,978.93	-491.66 %					$19,228.93	$3,250.00	$ -15,978.93	-491.66 %
400.161 FICA/Medicare	227.92	250.00	22.08	8.83 %					$227.92	$250.00	$22.08	8.83 %
Total 400.100 Legislative Body - 100	**19,456.85**	**3,500.00**	**-15,956.85**	**-455.91 %**					**$19,456.85**	**$3,500.00**	**$ -15,956.85**	**-455.91 %**
400.200 Legislative Body - 200									$0.00	$0.00	$0.00	0.00%
400.220 General Expense	110.93	1,000.00	889.07	88.91 %					$110.93	$1,000.00	$889.07	88.91 %
Total 400.200 Legislative Body - 200	**110.93**	**1,000.00**	**889.07**	**88.91 %**					**$110.93**	**$1,000.00**	**$889.07**	**88.91 %**
400.300 Legislative Body - 300									$0.00	$0.00	$0.00	0.00%
400.309 Community Relations	1,345.00	1,500.00	155.00	10.33 %					$1,345.00	$1,500.00	$155.00	10.33 %
Total 400.300 Legislative Body - 300	**1,345.00**	**1,500.00**	**155.00**	**10.33 %**					**$1,345.00**	**$1,500.00**	**$155.00**	**10.33 %**
400.400 Legislative Body - 400									$0.00	$0.00	$0.00	0.00%
400.310 COG / RAD Funds		37,500.00	37,500.00	100.00 %					$0.00	$37,500.00	$37,500.00	100.00 %
400.420 Dues & Subscriptions	26,292.48	36,500.00	10,207.52	27.97 %					$26,292.48	$36,500.00	$10,207.52	27.97 %
400.460 Seminars & Travel Expense	8,054.08	2,500.00	-5,554.08	-222.16 %					$8,054.08	$2,500.00	$ -5,554.08	-222.16 %
Total 400.400 Legislative Body - 400	**34,346.56**	**76,500.00**	**42,153.44**	**55.10 %**					**$34,346.56**	**$76,500.00**	**$42,153.44**	**55.10 %**
400.700 Legislative Body - 700									$0.00	$0.00	$0.00	0.00%
400.740 Computer Upgrades		1,000.00	1,000.00	100.00 %					$0.00	$1,000.00	$1,000.00	100.00 %
Total 400.700 Legislative Body - 700		**1,000.00**	**1,000.00**	**100.00 %**					**$0.00**	**$1,000.00**	**$1,000.00**	**100.00 %**
Total 400 Legislative Body	**55,259.34**	**83,500.00**	**28,240.66**	**33.82 %**					**$55,259.34**	**$83,500.00**	**$28,240.66**	**33.82 %**
401 Executive Administration									$0.00	$0.00	$0.00	0.00%
401.100 Executive Administration - 100									$0.00	$0.00	$0.00	0.00%
401.140 Salaries - Administration	806,406.91	951,600.00	145,193.09	15.26 %					$806,406.91	$951,600.00	$145,193.09	15.26 %
401.156 Health Insurance	172,611.52	219,000.00	46,388.48	21.18 %					$172,611.52	$219,000.00	$46,388.48	21.18 %
401.158 Life/Disability Insurance	7,106.17	7,000.00	-106.17	-1.52 %					$7,106.17	$7,000.00	$ -106.17	-1.52 %
401.160 Pension	68,560.44	90,500.00	21,939.56	24.24 %					$68,560.44	$90,500.00	$21,939.56	24.24 %
401.161 FICA/Medicare	59,550.27	69,232.00	9,681.73	13.98 %					$59,550.27	$69,232.00	$9,681.73	13.98 %
401.183 Overtime	748.69	0.00	-748.69						$748.69	$0.00	$ -748.69	0.00%
401.190 Employee Development	1,687.66	5,500.00	3,812.34	69.32 %					$1,687.66	$5,500.00	$3,812.34	69.32 %
Total 401.100 Executive Administration - 100	**1,116,671.66**	**1,342,832.00**	**226,160.34**	**16.84 %**					**$1,116,671.66**	**$1,342,832.00**	**$226,160.34**	**16.84 %**
401.200 Executive Administration - 200									$0.00	$0.00	$0.00	0.00%
401.201 Material & Supplies	1,782.84	4,000.00	2,217.16	55.43 %					$1,782.84	$4,000.00	$2,217.16	55.43 %
401.220 Misc Expense	1,548.92	4,000.00	2,451.08	61.28 %					$1,548.92	$4,000.00	$2,451.08	61.28 %
401.221 Community Develop Expenses	10,308.29	12,000.00	1,691.71	14.10 %					$10,308.29	$12,000.00	$1,691.71	14.10 %
401.231 Vehicle Gas & Oil	2,591.81	5,000.00	2,408.19	48.16 %					$2,591.81	$5,000.00	$2,408.19	48.16 %
Total 401.200 Executive Administration - 200	**16,231.86**	**25,000.00**	**8,768.14**	**35.07 %**					**$16,231.86**	**$25,000.00**	**$8,768.14**	**35.07 %**
401.300 Executive Administration - 300									$0.00	$0.00	$0.00	0.00%
401.309 Community Relations/Newsletter	49,386.95	61,000.00	11,613.05	19.04 %					$49,386.95	$61,000.00	$11,613.05	19.04 %
401.310 Community (Contracted Services)	2,114.00	16,000.00	13,886.00	86.79 %					$2,114.00	$16,000.00	$13,886.00	86.79 %
401.311 Audit Fees	34,521.75	35,000.00	478.25	1.37 %					$34,521.75	$35,000.00	$478.25	1.37 %
401.321 Telephone/Internet Expense	5,673.96	32,500.00	26,826.04	82.54 %					$5,673.96	$32,500.00	$26,826.04	82.54 %
401.325 Postage, Envelops, Fees	378.60	750.00	371.40	49.52 %					$378.60	$750.00	$371.40	49.52 %
401.341 Advertising	11,627.93	13,000.00	1,372.07	10.55 %					$11,627.93	$13,000.00	$1,372.07	10.55 %
401.351 Insurance & Bonding	3,469.00	1,300.00	-2,169.00	-166.85 %					$3,469.00	$1,300.00	$ -2,169.00	-166.85 %
401.374 Vehicle Maint/inspection	924.74	1,700.00	775.26	45.60 %					$924.74	$1,700.00	$775.26	45.60 %
401.375 Tires & Tubes		500.00	500.00	100.00 %					$0.00	$500.00	$500.00	100.00 %
Total 401.300 Executive Administration - 300	**108,096.93**	**161,750.00**	**53,653.07**	**33.17 %**					**$108,096.93**	**$161,750.00**	**$53,653.07**	**33.17 %**
401.400 Executive Administration - 400									$0.00	$0.00	$0.00	0.00%
401.420 Dues and Subscriptions	5,676.27	12,500.00	6,823.73	54.59 %					$5,676.27	$12,500.00	$6,823.73	54.59 %
401.450 Contracted Srvcs (Maintenance AGR)	54,645.90	65,000.00	10,354.10	15.93 %	0.00	0.00			$54,645.90	$65,000.00	$10,354.10	15.93 %
401.460 Seminars & Travel Expense	836.47	5,000.00	4,163.53	83.27 %					$836.47	$5,000.00	$4,163.53	83.27 %
401.470 Cable TV Station Operations	302.18	5,000.00	4,697.82	93.96 %					$302.18	$5,000.00	$4,697.82	93.96 %
Total 401.400 Executive Administration - 400	**61,460.82**	**87,500.00**	**26,039.18**	**29.76 %**	**0.00**	**0.00**			**$61,460.82**	**$87,500.00**	**$26,039.18**	**29.76 %**
401.999 Receipts & Coding Needed-Department CC Expense	216,470.56		-216,470.56						$216,470.56	$0.00	$ -216,470.56	0.00%
Total 401 Executive Administration	**1,518,931.83**	**1,617,082.00**	**98,150.17**	**6.07 %**	**0.00**	**0.00**			**$1,518,931.83**	**$1,617,082.00**	**$98,150.17**	**6.07 %**
403 Tax Collection									$0.00	$0.00	$0.00	0.00%
403.100 Tax Collection - 100									$0.00	$0.00	$0.00	0.00%
403.110 Salaries- Tax Collectors	6,538.37	11,000.00	4,461.63	40.56 %					$6,538.37	$11,000.00	$4,461.63	40.56 %
403.161 FICA/Medicare	500.31	850.00	349.69	41.14 %					$500.31	$850.00	$349.69	41.14 %
Total 403.100 Tax Collection - 100	**7,038.68**	**11,850.00**	**4,811.32**	**40.60 %**					**$7,038.68**	**$11,850.00**	**$4,811.32**	**40.60 %**
403.200 Tax Collection - 200									$0.00	$0.00	$0.00	0.00%
403.220 Misc Expense		545.00	545.00	100.00 %					$0.00	$545.00	$545.00	100.00 %
Total 403.200 Tax Collection - 200		**545.00**	**545.00**	**100.00 %**					**$0.00**	**$545.00**	**$545.00**	**100.00 %**
403.300 Tax Collection - 300									$0.00	$0.00	$0.00	0.00%
403.318 EIT/LST Commission	6,689.67	105,000.00	98,310.33	93.63 %					$6,689.67	$105,000.00	$98,310.33	93.63 %
403.325 Postage, Envelope, Filing Fee	17,130.43	25,000.00	7,869.57	31.48 %					$17,130.43	$25,000.00	$7,869.57	31.48 %
403.351 Insurance & Bonding	3,552.28	7,500.00	3,947.72	52.64 %					$3,552.28	$7,500.00	$3,947.72	52.64 %
Total 403.300 Tax Collection - 300	**27,372.38**	**137,500.00**	**110,127.62**	**80.09 %**					**$27,372.38**	**$137,500.00**	**$110,127.62**	**80.09 %**
403.400 Tax Collection- 400									$0.00	$0.00	$0.00	0.00%
403.450 Re Tax Commission	18,420.23	25,000.00	6,579.77	26.32 %					$18,420.23	$25,000.00	$6,579.77	26.32 %
Total 403.400 Tax Collection- 400	**18,420.23**	**25,000.00**	**6,579.77**	**26.32 %**					**$18,420.23**	**$25,000.00**	**$6,579.77**	**26.32 %**
Total 403 Tax Collection	**52,831.29**	**174,895.00**	**122,063.71**	**69.79 %**					**$52,831.29**	**$174,895.00**	**$122,063.71**	**69.79 %**
404 Law									$0.00	$0.00	$0.00	0.00%
404.300 Law- 300									$0.00	$0.00	$0.00	0.00%
404.310 Professional Services	11,686.30	30,000.00	18,313.70	61.05 %					$11,686.30	$30,000.00	$18,313.70	61.05 %
404.316 Legal Services	43,825.99	60,000.00	16,174.01	26.96 %					$43,825.99	$60,000.00	$16,174.01	26.96 %
Total 404.300 Law- 300	**55,512.29**	**90,000.00**	**34,487.71**	**38.32 %**					**$55,512.29**	**$90,000.00**	**$34,487.71**	**38.32 %**

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
Total 404 Law	**55,512.29**	**90,000.00**	**34,487.71**	**38.32 %**					**$55,512.29**	**$90,000.00**	**$34,487.71**	**38.32 %**
407 Information Technology									$0.00	$0.00	$0.00	0.00%
407.200 Information Technology- 200									$0.00	$0.00	$0.00	0.00%
407.201 IT Material & Supplies	433.67	1,000.00	566.33	56.63 %					$433.67	$1,000.00	$566.33	56.63 %
Total 407.200 Information Technology- 200	**433.67**	**1,000.00**	**566.33**	**56.63 %**					**$433.67**	**$1,000.00**	**$566.33**	**56.63 %**
407.400 Information Technology- 400									$0.00	$0.00	$0.00	0.00%
407.420 License Renewal	12,699.78	12,500.00	-199.78	-1.60 %					$12,699.78	$12,500.00	$ -199.78	-1.60 %
407.425 IT Managed Services	111,534.60	78,500.00	-33,034.60	-42.08 %					$111,534.60	$78,500.00	$ -33,034.60	-42.08 %
407.430 Community Wide Internet/Surveillance Cameras	35,376.28	60,000.00	24,623.72	41.04 %					$35,376.28	$60,000.00	$24,623.72	41.04 %
407.440 Website	25,791.10	25,000.00	-791.10	-3.16 %					$25,791.10	$25,000.00	$ -791.10	-3.16 %
407.740 IT Upgrades	3,056.49	3,500.00	443.51	12.67 %					$3,056.49	$3,500.00	$443.51	12.67 %
Total 407.400 Information Technology- 400	**188,458.25**	**179,500.00**	**-8,958.25**	**-4.99 %**					**$188,458.25**	**$179,500.00**	**$ -8,958.25**	**-4.99 %**
Total 407 Information Technology	**188,891.92**	**180,500.00**	**-8,391.92**	**-4.65 %**					**$188,891.92**	**$180,500.00**	**$ -8,391.92**	**-4.65 %**
408 Engineering									$0.00	$0.00	$0.00	0.00%
408.100 Engineering- 100									$0.00	$0.00	$0.00	0.00%
408.120 Salaries/engineering	95,218.47	120,000.00	24,781.53	20.65 %					$95,218.47	$120,000.00	$24,781.53	20.65 %
408.130 Traffic Engineer	1,081.25	7,500.00	6,418.75	85.58 %					$1,081.25	$7,500.00	$6,418.75	85.58 %
408.156 Health Insurance	33,109.78	45,000.00	11,890.22	26.42 %					$33,109.78	$45,000.00	$11,890.22	26.42 %
408.158 Life/disability Insurance	1,383.88	2,100.00	716.12	34.10 %					$1,383.88	$2,100.00	$716.12	34.10 %
408.160 Pension	9,942.32	12,000.00	2,057.68	17.15 %					$9,942.32	$12,000.00	$2,057.68	17.15 %
408.161 FICA/Medicare	7,287.01	9,180.00	1,892.99	20.62 %					$7,287.01	$9,180.00	$1,892.99	20.62 %
408.183 Overtime	179.43		-179.43						$179.43	$0.00	$ -179.43	0.00%
Total 408.100 Engineering- 100	**148,202.14**	**195,780.00**	**47,577.86**	**24.30 %**					**$148,202.14**	**$195,780.00**	**$47,577.86**	**24.30 %**
408.200 Engineering- 200									$0.00	$0.00	$0.00	0.00%
408.201 Material & Supplies	167.14	500.00	332.86	66.57 %					$167.14	$500.00	$332.86	66.57 %
408.231 Vehicle Gas & Oil	300.06	750.00	449.94	59.99 %					$300.06	$750.00	$449.94	59.99 %
Total 408.200 Engineering- 200	**467.20**	**1,250.00**	**782.80**	**62.62 %**					**$467.20**	**$1,250.00**	**$782.80**	**62.62 %**
408.300 Engineering- 300									$0.00	$0.00	$0.00	0.00%
408.313 Eng/archit Projects	91,662.32	30,000.00	-61,662.32	-205.54 %					$91,662.32	$30,000.00	$ -61,662.32	-205.54 %
408.321 Telephone Expense	5,867.57	6,000.00	132.43	2.21 %					$5,867.57	$6,000.00	$132.43	2.21 %
408.341 Advertising	354.90	400.00	45.10	11.28 %					$354.90	$400.00	$45.10	11.28 %
408.374 Vehicle Maintenance		500.00	500.00	100.00 %					$0.00	$500.00	$500.00	100.00 %
Total 408.300 Engineering- 300	**97,884.79**	**36,900.00**	**-60,984.79**	**-165.27 %**					**$97,884.79**	**$36,900.00**	**$ -60,984.79**	**-165.27 %**
408.400 Engineering- 400									$0.00	$0.00	$0.00	0.00%
408.420 Dues & Subscriptions	318.88	1,000.00	681.12	68.11 %					$318.88	$1,000.00	$681.12	68.11 %
408.460 Seminars & Travel Expense		2,000.00	2,000.00	100.00 %					$0.00	$2,000.00	$2,000.00	100.00 %
408.470 Map/GIS Updates	10,362.44	15,000.00	4,637.56	30.92 %					$10,362.44	$15,000.00	$4,637.56	30.92 %
Total 408.400 Engineering- 400	**10,681.32**	**18,000.00**	**7,318.68**	**40.66 %**					**$10,681.32**	**$18,000.00**	**$7,318.68**	**40.66 %**
Total 408 Engineering	**257,235.45**	**251,930.00**	**-5,305.45**	**-2.11 %**					**$257,235.45**	**$251,930.00**	**$ -5,305.45**	**-2.11 %**
409 General Government Buildings/plant									$0.00	$0.00	$0.00	0.00%
409.200 General Government Buildings/plant- 200									$0.00	$0.00	$0.00	0.00%
409.202 Material & Supplies - Pw Bldg	3,452.78	8,500.00	5,047.22	59.38 %					$3,452.78	$8,500.00	$5,047.22	59.38 %
409.203 Material & Supplies - Muni Bldg	3,793.74	8,500.00	4,706.26	55.37 %					$3,793.74	$8,500.00	$4,706.26	55.37 %
409.204 Material & Supplies - Muni Bldg - Twp Dr	27,915.04	30,000.00	2,084.96	6.95 %					$27,915.04	$30,000.00	$2,084.96	6.95 %
Total 409.200 General Government Buildings/plant- 200	**35,161.56**	**47,000.00**	**11,838.44**	**25.19 %**					**$35,161.56**	**$47,000.00**	**$11,838.44**	**25.19 %**
409.300 General Government Buildings/plant- 300									$0.00	$0.00	$0.00	0.00%
409.360 Utilities - Muni Bldg	68,577.14	50,000.00	-18,577.14	-37.15 %					$68,577.14	$50,000.00	$ -18,577.14	-37.15 %
409.361 Utilities - Muni Bldg Twp Dr	128,766.01	140,000.00	11,233.99	8.02 %					$128,766.01	$140,000.00	$11,233.99	8.02 %
409.367 Utilities - Pw Bldg	29,943.11	40,000.00	10,056.89	25.14 %					$29,943.11	$40,000.00	$10,056.89	25.14 %
409.371 Maint & Repairs - Muni Bldg Twp Dr	195,879.96	7,500.00	-188,379.96	-2,511.73 %					$195,879.96	$7,500.00	$ -188,379.96	-2,511.73 %
409.372 Maint & Repairs - Muni Bldg	3,282.79	20,000.00	16,717.21	83.59 %					$3,282.79	$20,000.00	$16,717.21	83.59 %
409.373 Maint & Repairs - Pw Bldg	650.00	10,000.00	9,350.00	93.50 %					$650.00	$10,000.00	$9,350.00	93.50 %
Total 409.300 General Government Buildings/plant- 300	**427,099.01**	**267,500.00**	**-159,599.01**	**-59.66 %**					**$427,099.01**	**$267,500.00**	**$ -159,599.01**	**-59.66 %**
409.400 General Government Buildings/plant- 400									$0.00	$0.00	$0.00	0.00%
409.450 Cleaning Service - Contracted	1,860.00	18,000.00	16,140.00	89.67 %					$1,860.00	$18,000.00	$16,140.00	89.67 %
409.451 Cleaning Service - Muni Bldg Twp Dr	24,090.79	38,500.00	14,409.21	37.43 %					$24,090.79	$38,500.00	$14,409.21	37.43 %
Total 409.400 General Government Buildings/plant- 400	**25,950.79**	**56,500.00**	**30,549.21**	**54.07 %**					**$25,950.79**	**$56,500.00**	**$30,549.21**	**54.07 %**
Total 409 General Government Buildings/plant	**488,211.36**	**371,000.00**	**-117,211.36**	**-31.59 %**					**$488,211.36**	**$371,000.00**	**$ -117,211.36**	**-31.59 %**
410 Police									$0.00	$0.00	$0.00	0.00%
410.100 Police- 100									$0.00	$0.00	$0.00	0.00%
410.130 Salaries - Police	2,532,296.63	2,533,000.00	703.37	0.03 %					$2,532,296.63	$2,533,000.00	$703.37	0.03 %
410.156 Health Insurance	554,407.52	597,000.00	42,592.48	7.13 %					$554,407.52	$597,000.00	$42,592.48	7.13 %
410.158 Life/disability Insurance	22,227.00	25,500.00	3,273.00	12.84 %					$22,227.00	$25,500.00	$3,273.00	12.84 %
410.160 Pension	445,993.90	455,300.00	9,306.10	2.04 %					$445,993.90	$455,300.00	$9,306.10	2.04 %
410.161 FICA/Medicare	206,293.44	205,960.00	-333.44	-0.16 %					$206,293.44	$205,960.00	$ -333.44	-0.16 %
410.181 OIC Pay	3,667.30	5,000.00	1,332.70	26.65 %					$3,667.30	$5,000.00	$1,332.70	26.65 %
410.182 Longevity Pay	50,292.90	50,300.00	7.10	0.01 %					$50,292.90	$50,300.00	$7.10	0.01 %
410.183 Overtime Pay	93,334.57	85,000.00	-8,334.57	-9.81 %					$93,334.57	$85,000.00	$ -8,334.57	-9.81 %
410.185 Education Incentive	22,228.42	13,000.00	-9,228.42	-70.99 %					$22,228.42	$13,000.00	$ -9,228.42	-70.99 %
410.187 Court Time Pay	14,673.70	20,000.00	5,326.30	26.63 %					$14,673.70	$20,000.00	$5,326.30	26.63 %
410.188 Holiday Pay	106,690.55	130,000.00	23,309.45	17.93 %					$106,690.55	$130,000.00	$23,309.45	17.93 %
410.190 Sick Pay	113,791.36	120,400.00	6,608.64	5.49 %					$113,791.36	$120,400.00	$6,608.64	5.49 %
410.191 Employee Development	59.17	1,500.00	1,440.83	96.06 %					$59.17	$1,500.00	$1,440.83	96.06 %
Total 410.100 Police- 100	**4,165,956.46**	**4,241,960.00**	**76,003.54**	**1.79 %**					**$4,165,956.46**	**$4,241,960.00**	**$76,003.54**	**1.79 %**
410.200 Police- 200									$0.00	$0.00	$0.00	0.00%
410.201 Material & Supplies	6,848.29	8,000.00	1,151.71	14.40 %					$6,848.29	$8,000.00	$1,151.71	14.40 %
410.220 General Expense	6,623.57	8,000.00	1,376.43	17.21 %					$6,623.57	$8,000.00	$1,376.43	17.21 %
410.228 Canine	12,653.45	25,000.00	12,346.55	49.39 %					$12,653.45	$25,000.00	$12,346.55	49.39 %
410.231 Vehicle Gas & Oil	54,934.65	77,500.00	22,565.35	29.12 %					$54,934.65	$77,500.00	$22,565.35	29.12 %
410.238 Uniforms	27,151.49	45,000.00	17,848.51	39.66 %					$27,151.49	$45,000.00	$17,848.51	39.66 %
410.239 Ammo, Flares, Photos	11,389.31	35,000.00	23,610.69	67.46 %					$11,389.31	$35,000.00	$23,610.69	67.46 %
410.260 Minor Equipment	1,705.78	5,000.00	3,294.22	65.88 %					$1,705.78	$5,000.00	$3,294.22	65.88 %
Total 410.200 Police- 200	**121,306.54**	**203,500.00**	**82,193.46**	**40.39 %**					**$121,306.54**	**$203,500.00**	**$82,193.46**	**40.39 %**
410.300 Police- 300									$0.00	$0.00	$0.00	0.00%
410.309 Community Relations	8,673.65	9,000.00	326.35	3.63 %					$8,673.65	$9,000.00	$326.35	3.63 %

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
410.321 Telephone/internet Expense	25,805.17	26,000.00	194.83	0.75 %					$25,805.17	$26,000.00	$194.83	0.75 %
410.341 Advertising		3,000.00	3,000.00	100.00 %					$0.00	$3,000.00	$3,000.00	100.00 %
410.342 Printing	350.00	1,000.00	650.00	65.00 %					$350.00	$1,000.00	$650.00	65.00 %
410.372 School Warning Devices	508.95	750.00	241.05	32.14 %					$508.95	$750.00	$241.05	32.14 %
410.374 Vehicle Maint/inspection	14,765.01	13,000.00	-1,765.01	-13.58 %					$14,765.01	$13,000.00	$ -1,765.01	-13.58 %
410.375 Tires & Tubes	9,957.83	12,500.00	2,542.17	20.34 %					$9,957.83	$12,500.00	$2,542.17	20.34 %
410.376 Equip Maint & Repairs	1,864.14	4,000.00	2,135.86	53.40 %					$1,864.14	$4,000.00	$2,135.86	53.40 %
Total 410.300 Police- 300	**61,924.75**	**69,250.00**	**7,325.25**	**10.58 %**					**$61,924.75**	**$69,250.00**	**$7,325.25**	**10.58 %**
410.400 Police- 400									$0.00	$0.00	$0.00	0.00%
410.420 Dues & Subscriptions	838.92	1,750.00	911.08	52.06 %					$838.92	$1,750.00	$911.08	52.06 %
410.450 Contracted Srvcs/certifications	67,031.98	80,000.00	12,968.02	16.21 %					$67,031.98	$80,000.00	$12,968.02	16.21 %
410.460 Seminars & Travel Expenses	11,462.98	15,000.00	3,537.02	23.58 %					$11,462.98	$15,000.00	$3,537.02	23.58 %
410.480 Citizen Police Academy	1,387.28	10,000.00	8,612.72	86.13 %					$1,387.28	$10,000.00	$8,612.72	86.13 %
Total 410.400 Police- 400	**80,721.16**	**106,750.00**	**26,028.84**	**24.38 %**					**$80,721.16**	**$106,750.00**	**$26,028.84**	**24.38 %**
410.700 Police- 700									$0.00	$0.00	$0.00	0.00%
410.740 Computer Equipment	14,132.79	15,000.00	867.21	5.78 %					$14,132.79	$15,000.00	$867.21	5.78 %
410.741 Vehicles	106,586.39	85,000.00	-21,586.39	-25.40 %					$106,586.39	$85,000.00	$ -21,586.39	-25.40 %
Total 410.700 Police- 700	**120,719.18**	**100,000.00**	**-20,719.18**	**-20.72 %**					**$120,719.18**	**$100,000.00**	**$ -20,719.18**	**-20.72 %**
410.999 Receipts & Coding Needed-Department CC Expense	1,100.80		-1,100.80						$1,100.80	$0.00	$ -1,100.80	0.00%
Total 410 Police	**4,551,728.89**	**4,721,460.00**	**169,731.11**	**3.59 %**					**$4,551,728.89**	**$4,721,460.00**	**$169,731.11**	**3.59 %**
411 Fire & EMS									$0.00	$0.00	$0.00	0.00%
411.300 Fire & EMS- 300									$0.00	$0.00	$0.00	0.00%
411.351 Insurance & Bonding	37,930.63	17,500.00	-20,430.63	-116.75 %					$37,930.63	$17,500.00	$ -20,430.63	-116.75 %
411.363 Fire Hydrant Rental	131,853.28	136,000.00	4,146.72	3.05 %					$131,853.28	$136,000.00	$4,146.72	3.05 %
Total 411.300 Fire & EMS- 300	**169,783.91**	**153,500.00**	**-16,283.91**	**-10.61 %**					**$169,783.91**	**$153,500.00**	**$ -16,283.91**	**-10.61 %**
411.500 Fire & EMS-500									$0.00	$0.00	$0.00	0.00%
411.520 Contributions to VFDS	363,600.00	346,000.00	-17,600.00	-5.09 %					$363,600.00	$346,000.00	$ -17,600.00	-5.09 %
411.522 Contributions to EMS	69,000.00	69,000.00	0.00	0.00 %					$69,000.00	$69,000.00	$0.00	0.00 %
411.525 Emergency Management	1,449.39	1,200.00	-249.39	-20.78 %					$1,449.39	$1,200.00	$ -249.39	-20.78 %
411.530 Foreign Insurance	141,531.34	130,000.00	-11,531.34	-8.87 %					$141,531.34	$130,000.00	$ -11,531.34	-8.87 %
Total 411.500 Fire & EMS-500	**575,580.73**	**546,200.00**	**-29,380.73**	**-5.38 %**					**$575,580.73**	**$546,200.00**	**$ -29,380.73**	**-5.38 %**
Total 411 Fire & EMS	**745,364.64**	**699,700.00**	**-45,664.64**	**-6.53 %**					**$745,364.64**	**$699,700.00**	**$ -45,664.64**	**-6.53 %**
413 Code Enforcement/Planning									$0.00	$0.00	$0.00	0.00%
413.100 Code Enforcement/Planning-100									$0.00	$0.00	$0.00	0.00%
413.120 Salaries-Code Enforcement/Planning	108,691.05	160,000.00	51,308.95	32.07 %					$108,691.05	$160,000.00	$51,308.95	32.07 %
413.156 Health Insurance	35,833.63	62,000.00	26,166.37	42.20 %					$35,833.63	$62,000.00	$26,166.37	42.20 %
413.158 Life/Disability Insurance	1,012.83	2,000.00	987.17	49.36 %					$1,012.83	$2,000.00	$987.17	49.36 %
413.160 Pension	9,486.66	16,000.00	6,513.34	40.71 %					$9,486.66	$16,000.00	$6,513.34	40.71 %
413.161 FICA/Medicare	8,253.41	12,240.00	3,986.59	32.57 %					$8,253.41	$12,240.00	$3,986.59	32.57 %
Total 413.100 Code Enforcement/Planning-100	**163,277.58**	**252,240.00**	**88,962.42**	**35.27 %**					**$163,277.58**	**$252,240.00**	**$88,962.42**	**35.27 %**
413.200 Code Enforcement/Planning- 200									$0.00	$0.00	$0.00	0.00%
413.201 Material & Supplies	1,869.81	1,750.00	-119.81	-6.85 %					$1,869.81	$1,750.00	$ -119.81	-6.85 %
413.231 Vehicle Gas & Oil	1,893.61	3,000.00	1,106.39	36.88 %					$1,893.61	$3,000.00	$1,106.39	36.88 %
Total 413.200 Code Enforcement/Planning- 200	**3,763.42**	**4,750.00**	**986.58**	**20.77 %**					**$3,763.42**	**$4,750.00**	**$986.58**	**20.77 %**
413.300 Code Enforcement/Planning- 300									$0.00	$0.00	$0.00	0.00%
413.312 Consulting Services	27,171.00	75,000.00	47,829.00	63.77 %					$27,171.00	$75,000.00	$47,829.00	63.77 %
413.317 PA Surcharge - UCC	1,219.50	2,000.00	780.50	39.03 %					$1,219.50	$2,000.00	$780.50	39.03 %
413.321 Telephone Expense	770.00	1,250.00	480.00	38.40 %					$770.00	$1,250.00	$480.00	38.40 %
413.374 Vehicle Maint/inspection	1,870.70	2,500.00	629.30	25.17 %					$1,870.70	$2,500.00	$629.30	25.17 %
Total 413.300 Code Enforcement/Planning- 300	**31,031.20**	**80,750.00**	**49,718.80**	**61.57 %**					**$31,031.20**	**$80,750.00**	**$49,718.80**	**61.57 %**
413.400 Code Enforcement/Planning- 400									$0.00	$0.00	$0.00	0.00%
413.420 Dues & Subscriptions		750.00	750.00	100.00 %					$0.00	$750.00	$750.00	100.00 %
413.450 Emergency Demolition	61,268.00	15,000.00	-46,268.00	-308.45 %					$61,268.00	$15,000.00	$ -46,268.00	-308.45 %
413.460 Seminars & Travel Expense		300.00	300.00	100.00 %					$0.00	$300.00	$300.00	100.00 %
413.470 Codification/ORD Updates	4,130.00	10,000.00	5,870.00	58.70 %					$4,130.00	$10,000.00	$5,870.00	58.70 %
Total 413.400 Code Enforcement/Planning- 400	**65,398.00**	**26,050.00**	**-39,348.00**	**-151.05 %**					**$65,398.00**	**$26,050.00**	**$ -39,348.00**	**-151.05 %**
Total 413 Code Enforcement/Planning	**263,470.20**	**363,790.00**	**100,319.80**	**27.58 %**					**$263,470.20**	**$363,790.00**	**$100,319.80**	**27.58 %**
414 Planning and Zoning									$0.00	$0.00	$0.00	0.00%
414.300 Planning and Zoning- 300									$0.00	$0.00	$0.00	0.00%
414.315 ZHB Transcript	1,602.55	3,000.00	1,397.45	46.58 %					$1,602.55	$3,000.00	$1,397.45	46.58 %
414.316 Legal Services	16,690.00	27,500.00	10,810.00	39.31 %					$16,690.00	$27,500.00	$10,810.00	39.31 %
414.341 Advertising	2,202.44	3,500.00	1,297.56	37.07 %					$2,202.44	$3,500.00	$1,297.56	37.07 %
Total 414.300 Planning and Zoning- 300	**20,494.99**	**34,000.00**	**13,505.01**	**39.72 %**					**$20,494.99**	**$34,000.00**	**$13,505.01**	**39.72 %**
Total 414 Planning and Zoning	**20,494.99**	**34,000.00**	**13,505.01**	**39.72 %**					**$20,494.99**	**$34,000.00**	**$13,505.01**	**39.72 %**
421 Animal Control									$0.00	$0.00	$0.00	0.00%
421.400 Animal Control- 400									$0.00	$0.00	$0.00	0.00%
421.450 Contract Service - Animal Control	5,700.00	6,000.00	300.00	5.00 %					$5,700.00	$6,000.00	$300.00	5.00 %
Total 421.400 Animal Control- 400	**5,700.00**	**6,000.00**	**300.00**	**5.00 %**					**$5,700.00**	**$6,000.00**	**$300.00**	**5.00 %**
Total 421 Animal Control	**5,700.00**	**6,000.00**	**300.00**	**5.00 %**					**$5,700.00**	**$6,000.00**	**$300.00**	**5.00 %**
427 Solid Waste/trash & Recycling Disposal									$0.00	$0.00	$0.00	0.00%
427.200 Solid Waste/trash & Recycling Disposal- 200									$0.00	$0.00	$0.00	0.00%
427.220 General Expense	42,551.57	30,000.00	-12,551.57	-41.84 %					$42,551.57	$30,000.00	$ -12,551.57	-41.84 %
Total 427.200 Solid Waste/trash & Recycling Disposal- 200	**42,551.57**	**30,000.00**	**-12,551.57**	**-41.84 %**					**$42,551.57**	**$30,000.00**	**$ -12,551.57**	**-41.84 %**
427.400 Solid Waste/trash & Recycling Disposal- 400									$0.00	$0.00	$0.00	0.00%
427.450 Contracted Services	1,858,674.76	2,217,324.00	358,649.24	16.17 %					$1,858,674.76	$2,217,324.00	$358,649.24	16.17 %
Total 427.400 Solid Waste/trash & Recycling Disposal- 400	**1,858,674.76**	**2,217,324.00**	**358,649.24**	**16.17 %**					**$1,858,674.76**	**$2,217,324.00**	**$358,649.24**	**16.17 %**
Total 427 Solid Waste/trash & Recycling Disposal	**1,901,226.33**	**2,247,324.00**	**346,097.67**	**15.40 %**					**$1,901,226.33**	**$2,247,324.00**	**$346,097.67**	**15.40 %**
430 Public Works									$0.00	$0.00	$0.00	0.00%
430.100 Public Works- 100									$0.00	$0.00	$0.00	0.00%
430.130 Salaries - Public Works	1,475,572.30	1,491,000.00	15,427.70	1.03 %					$1,475,572.30	$1,491,000.00	$15,427.70	1.03 %
430.140 PT Wages - PW	17,304.00	45,500.00	28,196.00	61.97 %					$17,304.00	$45,500.00	$28,196.00	61.97 %
430.156 Health Insurance	445,163.43	504,000.00	58,836.57	11.67 %					$445,163.43	$504,000.00	$58,836.57	11.67 %
430.158 Life/disability Insurance	12,976.33	14,000.00	1,023.67	7.31 %					$12,976.33	$14,000.00	$1,023.67	7.31 %
430.160 Pension	224,687.15	230,500.00	5,812.85	2.52 %					$224,687.15	$230,500.00	$5,812.85	2.52 %
430.161 FICA/Medicare	122,083.48	117,542.00	-4,541.48	-3.86 %					$122,083.48	$117,542.00	$ -4,541.48	-3.86 %

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
430.183 Overtime	124,578.72	99,000.00	-25,578.72	-25.84 %					$124,578.72	$99,000.00	$ -25,578.72	-25.84 %
430.184 PTO Buyback	31,675.00	28,000.00	-3,675.00	-13.13 %					$31,675.00	$28,000.00	$ -3,675.00	-13.13 %
Total 430.100 Public Works- 100	**2,454,040.41**	**2,529,542.00**	**75,501.59**	**2.98 %**					**$2,454,040.41**	**$2,529,542.00**	**$75,501.59**	**2.98 %**
430.200 Public Works- 200									$0.00	$0.00	$0.00	0.00%
430.201 Material & Supplies	37,381.14	32,000.00	-5,381.14	-16.82 %					$37,381.14	$32,000.00	$ -5,381.14	-16.82 %
430.220 General Expense	1,429.11	1,500.00	70.89	4.73 %					$1,429.11	$1,500.00	$70.89	4.73 %
430.222 Drug Testing & Physicals	1,227.25	1,500.00	272.75	18.18 %					$1,227.25	$1,500.00	$272.75	18.18 %
430.231 Vehicle Gas & Oil	79,460.74	107,500.00	28,039.26	26.08 %					$79,460.74	$107,500.00	$28,039.26	26.08 %
430.238 Uniforms	30,845.19	36,000.00	5,154.81	14.32 %					$30,845.19	$36,000.00	$5,154.81	14.32 %
Total 430.200 Public Works- 200	**150,343.43**	**178,500.00**	**28,156.57**	**15.77 %**					**$150,343.43**	**$178,500.00**	**$28,156.57**	**15.77 %**
430.300 Public Works- 300									$0.00	$0.00	$0.00	0.00%
430.321 Telephone Expense	8,134.79	5,000.00	-3,134.79	-62.70 %					$8,134.79	$5,000.00	$ -3,134.79	-62.70 %
430.375 Tires & Tubes	13,063.08	11,000.00	-2,063.08	-18.76 %					$13,063.08	$11,000.00	$ -2,063.08	-18.76 %
430.384 Equip Rental/maintenance	10,092.41	10,000.00	-92.41	-0.92 %					$10,092.41	$10,000.00	$ -92.41	-0.92 %
430.392 Minor Purchases	8,536.55	9,500.00	963.45	10.14 %					$8,536.55	$9,500.00	$963.45	10.14 %
Total 430.300 Public Works- 300	**39,826.83**	**35,500.00**	**-4,326.83**	**-12.19 %**					**$39,826.83**	**$35,500.00**	**$ -4,326.83**	**-12.19 %**
430.400 Public Works- 400									$0.00	$0.00	$0.00	0.00%
430.420 Dues & Subscriptions	2,998.80		-2,998.80						$2,998.80	$0.00	$ -2,998.80	0.00%
430.450 Contracted Services	6,312.91	6,500.00	187.09	2.88 %					$6,312.91	$6,500.00	$187.09	2.88 %
430.460 Seminars & Travel Expense	3,917.62	7,500.00	3,582.38	47.77 %					$3,917.62	$7,500.00	$3,582.38	47.77 %
Total 430.400 Public Works- 400	**13,229.33**	**14,000.00**	**770.67**	**5.50 %**					**$13,229.33**	**$14,000.00**	**$770.67**	**5.50 %**
430.700 Public Works- 700									$0.00	$0.00	$0.00	0.00%
430.740 Computer Equipment	9,021.39	14,000.00	4,978.61	35.56 %					$9,021.39	$14,000.00	$4,978.61	35.56 %
430.744 Map GIS Updates	11,895.00	17,500.00	5,605.00	32.03 %					$11,895.00	$17,500.00	$5,605.00	32.03 %
430.746 DPW Engineering		50,000.00	50,000.00	100.00 %					$0.00	$50,000.00	$50,000.00	100.00 %
Total 430.700 Public Works- 700	**20,916.39**	**81,500.00**	**60,583.61**	**74.34 %**					**$20,916.39**	**$81,500.00**	**$60,583.61**	**74.34 %**
430.999 Receipts & Coding Needed-Department CC Expense	2,731.56		-2,731.56						$2,731.56	$0.00	$ -2,731.56	0.00%
Total 430 Public Works	**2,681,087.95**	**2,839,042.00**	**157,954.05**	**5.56 %**					**$2,681,087.95**	**$2,839,042.00**	**$157,954.05**	**5.56 %**
431 Streets and Roads									$0.00	$0.00	$0.00	0.00%
431.200 Street Sweeping		15,000.00	15,000.00	100.00 %					$0.00	$15,000.00	$15,000.00	100.00 %
432.245 Snow Plow Maintenance	3,092.76	4,500.00	1,407.24	31.27 %					$3,092.76	$4,500.00	$1,407.24	31.27 %
433.200 Street Sign Materials	13,204.53	12,000.00	-1,204.53	-10.04 %					$13,204.53	$12,000.00	$ -1,204.53	-10.04 %
433.450 Contract Line Painting		5,000.00	5,000.00	100.00 %					$0.00	$5,000.00	$5,000.00	100.00 %
433.670 Traffic Signal Maintenance	47,910.91	35,000.00	-12,910.91	-36.89 %					$47,910.91	$35,000.00	$ -12,910.91	-36.89 %
436.200 Stormwater Maintenance Materials	76,822.55	75,000.00	-1,822.55	-2.43 %					$76,822.55	$75,000.00	$ -1,822.55	-2.43 %
437.200 Vehicle Maintenance Materials	92,762.64	75,000.00	-17,762.64	-23.68 %					$92,762.64	$75,000.00	$ -17,762.64	-23.68 %
438.200 Roads & Bridges Materials	202,394.06	200,000.00	-2,394.06	-1.20 %					$202,394.06	$200,000.00	$ -2,394.06	-1.20 %
438.245 Guide Rails		15,000.00	15,000.00	100.00 %					$0.00	$15,000.00	$15,000.00	100.00 %
Total 431 Streets and Roads	**436,187.45**	**436,500.00**	**312.55**	**0.07 %**					**$436,187.45**	**$436,500.00**	**$312.55**	**0.07 %**
452 Recreation									$0.00	$0.00	$0.00	0.00%
452.100 Recreation- 100									$0.00	$0.00	$0.00	0.00%
452.120 Salaries - Recreation	136,190.52	138,000.00	1,809.48	1.31 %					$136,190.52	$138,000.00	$1,809.48	1.31 %
452.140 PT Wages - Recreation	50,470.22	57,000.00	6,529.78	11.46 %					$50,470.22	$57,000.00	$6,529.78	11.46 %
452.156 Health Insurance	38,783.32	42,500.00	3,716.68	8.75 %					$38,783.32	$42,500.00	$3,716.68	8.75 %
452.158 Life/Disability Insurance	1,788.15	2,000.00	211.85	10.59 %					$1,788.15	$2,000.00	$211.85	10.59 %
452.160 Pension	13,612.56	13,800.00	187.44	1.36 %					$13,612.56	$13,800.00	$187.44	1.36 %
452.161 FICA/Medicare	14,845.30	14,917.00	71.70	0.48 %					$14,845.30	$14,917.00	$71.70	0.48 %
452.183 Recreation Overtime	2,095.06	2,250.00	154.94	6.89 %					$2,095.06	$2,250.00	$154.94	6.89 %
Total 452.100 Recreation- 100	**257,785.13**	**270,467.00**	**12,681.87**	**4.69 %**					**$257,785.13**	**$270,467.00**	**$12,681.87**	**4.69 %**
452.200 Recreation- 200									$0.00	$0.00	$0.00	0.00%
452.201 Material & Supplies	3,177.50	2,000.00	-1,177.50	-58.88 %					$3,177.50	$2,000.00	$ -1,177.50	-58.88 %
452.231 Vehicle Gas & Oil	512.23	9,500.00	8,987.77	94.61 %					$512.23	$9,500.00	$8,987.77	94.61 %
452.246 Fireworks	14,750.00	14,750.00	0.00	0.00 %					$14,750.00	$14,750.00	$0.00	0.00 %
452.247 Community Day	51,581.12	57,000.00	5,418.88	9.51 %					$51,581.12	$57,000.00	$5,418.88	9.51 %
452.248 Special Events	46,528.62	45,000.00	-1,528.62	-3.40 %					$46,528.62	$45,000.00	$ -1,528.62	-3.40 %
452.249 Special Needs Events	13,990.91	15,000.00	1,009.09	6.73 %					$13,990.91	$15,000.00	$1,009.09	6.73 %
Total 452.200 Recreation- 200	**130,540.38**	**143,250.00**	**12,709.62**	**8.87 %**					**$130,540.38**	**$143,250.00**	**$12,709.62**	**8.87 %**
452.300 Recreation- 300									$0.00	$0.00	$0.00	0.00%
452.321 Telephone Expense	3,940.59	3,000.00	-940.59	-31.35 %					$3,940.59	$3,000.00	$ -940.59	-31.35 %
452.341 Advertising	504.00	1,000.00	496.00	49.60 %					$504.00	$1,000.00	$496.00	49.60 %
452.342 Printing		250.00	250.00	100.00 %					$0.00	$250.00	$250.00	100.00 %
Total 452.300 Recreation- 300	**4,444.59**	**4,250.00**	**-194.59**	**-4.58 %**					**$4,444.59**	**$4,250.00**	**$ -194.59**	**-4.58 %**
452.400 Recreation- 400									$0.00	$0.00	$0.00	0.00%
452.420 Dues & Subscriptions	3,784.43	4,500.00	715.57	15.90 %					$3,784.43	$4,500.00	$715.57	15.90 %
452.450 Contracted Instructors	29,914.51	33,000.00	3,085.49	9.35 %					$29,914.51	$33,000.00	$3,085.49	9.35 %
452.451 Program Fees	6,886.09	8,000.00	1,113.91	13.92 %					$6,886.09	$8,000.00	$1,113.91	13.92 %
452.452 Summer Playground Camp	5,457.26	6,000.00	542.74	9.05 %					$5,457.26	$6,000.00	$542.74	9.05 %
452.460 Seminars & Travel Expense	2,034.74	3,000.00	965.26	32.18 %					$2,034.74	$3,000.00	$965.26	32.18 %
Total 452.400 Recreation- 400	**48,077.03**	**54,500.00**	**6,422.97**	**11.79 %**					**$48,077.03**	**$54,500.00**	**$6,422.97**	**11.79 %**
452.700 Recreation- 700									$0.00	$0.00	$0.00	0.00%
452.740 Computer Equipment	16,087.00	17,500.00	1,413.00	8.07 %					$16,087.00	$17,500.00	$1,413.00	8.07 %
Total 452.700 Recreation- 700	**16,087.00**	**17,500.00**	**1,413.00**	**8.07 %**					**$16,087.00**	**$17,500.00**	**$1,413.00**	**8.07 %**
452.999 Receipts & Coding Needed-Department CC Expense	1,593.51		-1,593.51						$1,593.51	$0.00	$ -1,593.51	0.00%
Total 452 Recreation	**458,527.64**	**489,967.00**	**31,439.36**	**6.42 %**					**$458,527.64**	**$489,967.00**	**$31,439.36**	**6.42 %**
452.800 Recreation- 800									$0.00	$0.00	$0.00	0.00%
452.801 Splash Pad Concession Stand	12,843.86	5,000.00	-7,843.86	-156.88 %					$12,843.86	$5,000.00	$ -7,843.86	-156.88 %
Total 452.800 Recreation- 800	**12,843.86**	**5,000.00**	**-7,843.86**	**-156.88 %**					**$12,843.86**	**$5,000.00**	**$ -7,843.86**	**-156.88 %**
454 Parks									$0.00	$0.00	$0.00	0.00%
454.100 Parks- 100									$0.00	$0.00	$0.00	0.00%
454.130 Salaries - Parks	191,187.44	284,650.00	93,462.56	32.83 %					$191,187.44	$284,650.00	$93,462.56	32.83 %
454.140 PT Wages - Parks	35,582.00	37,500.00	1,918.00	5.11 %					$35,582.00	$37,500.00	$1,918.00	5.11 %
454.156 Health Insurance	85,316.13	100,000.00	14,683.87	14.68 %					$85,316.13	$100,000.00	$14,683.87	14.68 %
454.158 Life/disability Insurance	2,261.42	3,000.00	738.58	24.62 %					$2,261.42	$3,000.00	$738.58	24.62 %
454.160 Pension	39,182.37	72,020.00	32,837.63	45.60 %					$39,182.37	$72,020.00	$32,837.63	45.60 %
454.161 FICA/Medicare	18,604.11	24,644.00	6,039.89	24.51 %					$18,604.11	$24,644.00	$6,039.89	24.51 %
454.183 Overtime	20,428.24	20,000.00	-428.24	-2.14 %					$20,428.24	$20,000.00	$ -428.24	-2.14 %

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
Total 454.100 Parks- 100	**392,561.71**	**541,814.00**	**149,252.29**	**27.55 %**					**$392,561.71**	**$541,814.00**	**$149,252.29**	**27.55 %**
454.200 Parks- 200									$0.00	$0.00	$0.00	0.00%
454.201 Material & Supplies	50,713.39	57,000.00	6,286.61	11.03 %					$50,713.39	$57,000.00	$6,286.61	11.03 %
454.231 Vehicle Gas & Oil	10,235.23	10,000.00	-235.23	-2.35 %					$10,235.23	$10,000.00	$ -235.23	-2.35 %
454.260 Minor Equipment	6,219.72	8,500.00	2,280.28	26.83 %					$6,219.72	$8,500.00	$2,280.28	26.83 %
Total 454.200 Parks- 200	**67,168.34**	**75,500.00**	**8,331.66**	**11.04 %**					**$67,168.34**	**$75,500.00**	**$8,331.66**	**11.04 %**
454.300 Parks- 300									$0.00	$0.00	$0.00	0.00%
454.367 Portable Toilet Rental	33,500.00	17,000.00	-16,500.00	-97.06 %					$33,500.00	$17,000.00	$ -16,500.00	-97.06 %
454.368 Utilities	52,257.75	47,500.00	-4,757.75	-10.02 %					$52,257.75	$47,500.00	$ -4,757.75	-10.02 %
454.371 Maintenance & Repairs	11,524.49	12,500.00	975.51	7.80 %					$11,524.49	$12,500.00	$975.51	7.80 %
454.372 Field Maintenance	35,455.17	47,000.00	11,544.83	24.56 %					$35,455.17	$47,000.00	$11,544.83	24.56 %
454.373 Maint - Parks BLDG	4,740.17	3,500.00	-1,240.17	-35.43 %					$4,740.17	$3,500.00	$ -1,240.17	-35.43 %
454.374 Repairs - Vehicles & Equipment	13,287.18	15,000.00	1,712.82	11.42 %					$13,287.18	$15,000.00	$1,712.82	11.42 %
454.375 Splash Pad Maintenance	10,119.37	15,000.00	4,880.63	32.54 %					$10,119.37	$15,000.00	$4,880.63	32.54 %
454.384 Equipment/Land Rental	5,833.35	27,500.00	21,666.65	78.79 %					$5,833.35	$27,500.00	$21,666.65	78.79 %
Total 454.300 Parks- 300	**166,717.48**	**185,000.00**	**18,282.52**	**9.88 %**					**$166,717.48**	**$185,000.00**	**$18,282.52**	**9.88 %**
454.700 Parks- 700									$0.00	$0.00	$0.00	0.00%
454.720 Park Improvements	4,048.71	15,000.00	10,951.29	73.01 %					$4,048.71	$15,000.00	$10,951.29	73.01 %
454.740 Park Engineering	40,192.20	50,000.00	9,807.80	19.62 %					$40,192.20	$50,000.00	$9,807.80	19.62 %
Total 454.700 Parks- 700	**44,240.91**	**65,000.00**	**20,759.09**	**31.94 %**					**$44,240.91**	**$65,000.00**	**$20,759.09**	**31.94 %**
Total 454 Parks	**670,688.44**	**867,314.00**	**196,625.56**	**22.67 %**					**$670,688.44**	**$867,314.00**	**$196,625.56**	**22.67 %**
456 Libraries									$0.00	$0.00	$0.00	0.00%
456.200 Libraries- 200									$0.00	$0.00	$0.00	0.00%
456.220 Contribution	177,000.00	177,000.00	0.00	0.00 %					$177,000.00	$177,000.00	$0.00	0.00 %
Total 456.200 Libraries- 200	**177,000.00**	**177,000.00**	**0.00**	**0.00 %**					**$177,000.00**	**$177,000.00**	**$0.00**	**0.00 %**
Total 456 Libraries	**177,000.00**	**177,000.00**	**0.00**	**0.00 %**					**$177,000.00**	**$177,000.00**	**$0.00**	**0.00 %**
470 Debt Service									$0.00	$0.00	$0.00	0.00%
470.700 Debt Service - Interest									$0.00	$0.00	$0.00	0.00%
472.802 Interest on 2021 Bond Series	900,637.50	900,638.00	0.50	0.00 %					$900,637.50	$900,638.00	$0.50	0.00 %
Total 470.700 Debt Service - Interest	**900,637.50**	**900,638.00**	**0.50**	**0.00 %**					**$900,637.50**	**$900,638.00**	**$0.50**	**0.00 %**
470.800 Debt Service - Principal									$0.00	$0.00	$0.00	0.00%
471.802 Principal on 2021 Bond Series	590,000.00	590,000.00	0.00	0.00 %					$590,000.00	$590,000.00	$0.00	0.00 %
Total 470.800 Debt Service - Principal	**590,000.00**	**590,000.00**	**0.00**	**0.00 %**					**$590,000.00**	**$590,000.00**	**$0.00**	**0.00 %**
470.900 Debt Service - Fiscal Agent Fees									$0.00	$0.00	$0.00	0.00%
475.810 Paying Agents Fee	825.00		-825.00						$825.00	$0.00	$ -825.00	0.00%
Total 470.900 Debt Service - Fiscal Agent Fees	**825.00**		**-825.00**						**$825.00**	**$0.00**	**$ -825.00**	**0.00%**
Total 470 Debt Service	**1,491,462.50**	**1,490,638.00**	**-824.50**	**-0.06 %**					**$1,491,462.50**	**$1,490,638.00**	**$ -824.50**	**-0.06 %**
485 Capital									$0.00	$0.00	$0.00	0.00%
485.400 Capital- 400									$0.00	$0.00	$0.00	0.00%
485.401 Capital - Municipal Building					440.00		-440.00		$440.00	$0.00	$ -440.00	0.00%
485.402 Capital - Community Center					49,641.55		-49,641.55		$49,641.55	$0.00	$ -49,641.55	0.00%
485.403 Capital - Millers Run Rehab					205,171.70	3,500,000.00	3,294,828.30	94.14 %	$205,171.70	$3,500,000.00	$3,294,828.30	94.14 %
485.409 Capital - Admin									$0.00	$0.00	$0.00	0.00%
485.409.01 Digitize Plans					26,763.89	50,000.00	23,236.11	46.47 %	$26,763.89	$50,000.00	$23,236.11	46.47 %
485.409.02 TV Station Technology					15,298.00	10,000.00	-5,298.00	-52.98 %	$15,298.00	$10,000.00	$ -5,298.00	-52.98 %
485.409.03 Refund Arbitrage						350,000.00	350,000.00	100.00 %	$0.00	$350,000.00	$350,000.00	100.00 %
Total 485.409 Capital - Admin					**42,061.89**	**410,000.00**	**367,938.11**	**89.74 %**	**$42,061.89**	**$410,000.00**	**$367,938.11**	**89.74 %**
485.410 Capital - Police									$0.00	$0.00	$0.00	0.00%
485.410.01 Police - Tactical Gear						25,000.00	25,000.00	100.00 %	$0.00	$25,000.00	$25,000.00	100.00 %
485.410.04 Police - Equipment Upgrades						20,000.00	20,000.00	100.00 %	$0.00	$20,000.00	$20,000.00	100.00 %
485.410.05 Police - IT Upgrades					91,625.32	20,000.00	-71,625.32	-358.13 %	$91,625.32	$20,000.00	$ -71,625.32	-358.13 %
485.410.06 Police - Rifles					11,949.95	5,000.00	-6,949.95	-139.00 %	$11,949.95	$5,000.00	$ -6,949.95	-139.00 %
485.410.07 Police - LPR & Surveillance Cameras (Traffic)						30,000.00	30,000.00	100.00 %	$0.00	$30,000.00	$30,000.00	100.00 %
485.410.08 Police - L5M LPR Cameras (Vehicles)						25,000.00	25,000.00	100.00 %	$0.00	$25,000.00	$25,000.00	100.00 %
Total 485.410 Capital - Police					**103,575.27**	**125,000.00**	**21,424.73**	**17.14 %**	**$103,575.27**	**$125,000.00**	**$21,424.73**	**17.14 %**
485.430 Capital - Public Works									$0.00	$0.00	$0.00	0.00%
485.430.01 Public Works - Equipment Replacement					22,827.10	30,000.00	7,172.90	23.91 %	$22,827.10	$30,000.00	$7,172.90	23.91 %
485.430.02 Public Works - Mayview Site Improvements					107,480.94	85,000.00	-22,480.94	-26.45 %	$107,480.94	$85,000.00	$ -22,480.94	-26.45 %
485.430.03 Public Works - Vehicle Replacement					265,270.00	320,000.00	54,730.00	17.10 %	$265,270.00	$320,000.00	$54,730.00	17.10 %
485.430.04 Public Works - DPW Salt Facility Boys Home & Fairview					70,087.85	20,000.00	-50,087.85	-250.44 %	$70,087.85	$20,000.00	$ -50,087.85	-250.44 %
485.430.05 Public Works - Equipment & Machinery Replacement					42,636.00	45,000.00	2,364.00	5.25 %	$42,636.00	$45,000.00	$2,364.00	5.25 %
485.430.06 Public Works - Garage Rehab						2,500,000.00	2,500,000.00	100.00 %	$0.00	$2,500,000.00	$2,500,000.00	100.00 %
Total 485.430 Capital - Public Works					**508,301.89**	**3,000,000.00**	**2,491,698.11**	**83.06 %**	**$508,301.89**	**$3,000,000.00**	**$2,491,698.11**	**83.06 %**
485.437 Capital - Stormwater					65,649.70	75,000.00	9,350.30	12.47 %	$65,649.70	$75,000.00	$9,350.30	12.47 %
485.438 Capital - Roads									$0.00	$0.00	$0.00	0.00%
485.438.01 Roads - Annual Improvement Program					1,538,376.08	1,200,000.00	-338,376.08	-28.20 %	$1,538,376.08	$1,200,000.00	$ -338,376.08	-28.20 %
Total 485.438 Capital - Roads					**1,538,376.08**	**1,200,000.00**	**-338,376.08**	**-28.20 %**	**$1,538,376.08**	**$1,200,000.00**	**$ -338,376.08**	**-28.20 %**
485.439 Capital - Transportation Improvements					6,048.25		-6,048.25		$6,048.25	$0.00	$ -6,048.25	0.00%
485.439.01 Transportation - W.Pike/Twin Ponds Signal						350,000.00	350,000.00	100.00 %	$0.00	$350,000.00	$350,000.00	100.00 %
485.439.02 Transportation - Signal Maintenance						25,000.00	25,000.00	100.00 %	$0.00	$25,000.00	$25,000.00	100.00 %
485.439.03 Mohawk Road Redesign					363,532.70	350,000.00	-13,532.70	-3.87 %	$363,532.70	$350,000.00	$ -13,532.70	-3.87 %
Total 485.439 Capital - Transportation Improvements					**369,580.95**	**725,000.00**	**355,419.05**	**49.02 %**	**$369,580.95**	**$725,000.00**	**$355,419.05**	**49.02 %**
485.454 Capital - Parks & Recreations					-43.23		43.23		$ -43.23	$0.00	$43.23	0.00%
485.454.01 Parks - Fairview Park Trail Network					214,950.77	300,000.00	85,049.23	28.35 %	$214,950.77	$300,000.00	$85,049.23	28.35 %
485.454.03 Parks - Fairview Ph 3 Ballfields					1,800,163.75	1,500,000.00	-300,163.75	-20.01 %	$1,800,163.75	$1,500,000.00	$ -300,163.75	-20.01 %
485.454.04 Parks - Park and Facility Signage						20,000.00	20,000.00	100.00 %	$0.00	$20,000.00	$20,000.00	100.00 %
485.454.05 Parks - Park Planning and Design					10,955.76	50,000.00	39,044.24	78.09 %	$10,955.76	$50,000.00	$39,044.24	78.09 %
485.454.06 Parks - Fishing Dock					3,337.50	60,000.00	56,662.50	94.44 %	$3,337.50	$60,000.00	$56,662.50	94.44 %
485.454.07 Parks - Active Transportation Plan					45,320.66	5,000.00	-40,320.66	-806.41 %	$45,320.66	$5,000.00	$ -40,320.66	-806.41 %
485.454.08 Parks - Fairview Park Multipurpose Field Turf					26,941.00	300,000.00	273,059.00	91.02 %	$26,941.00	$300,000.00	$273,059.00	91.02 %
485.454.10 Parks - Fairview Tennis Court Resurfacing					34,480.00	17,000.00	-17,480.00	-102.82 %	$34,480.00	$17,000.00	$ -17,480.00	-102.82 %
Total 485.454 Capital - Parks & Recreations					**2,136,106.21**	**2,252,000.00**	**115,893.79**	**5.15 %**	**$2,136,106.21**	**$2,252,000.00**	**$115,893.79**	**5.15 %**
Total 485.400 Capital- 400					**5,018,905.24**	**11,287,000.00**	**6,268,094.76**	**55.53 %**	**$5,018,905.24**	**$11,287,000.00**	**$6,268,094.76**	**55.53 %**

South Fayette Township

Budget vs. Actuals: 2025 Budget by Fund

January - December 2025

	001 GENERAL FUND				030 CAPITAL RESERVE				TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING	ACTUAL	BUDGET	REMAINING	% REMAINING
Total 485 Capital					**5,018,905.24**	**11,287,000.00**	**6,268,094.76**	**55.53 %**	**$5,018,905.24**	**$11,287,000.00**	**$6,268,094.76**	**55.53 %**
486 Insurances									$0.00	$0.00	$0.00	0.00%
486.901 Cyber Liability	10,790.00	9,900.00	-890.00	-8.99 %					$10,790.00	$9,900.00	$ -890.00	-8.99 %
486.902 Commercial Package	67,084.00	29,192.00	-37,892.00	-129.80 %					$67,084.00	$29,192.00	$ -37,892.00	-129.80 %
486.903 Automobile	61,694.00	42,325.00	-19,369.00	-45.76 %					$61,694.00	$42,325.00	$ -19,369.00	-45.76 %
486.904 Excess Liability - Umbrella	4,953.00	3,980.00	-973.00	-24.45 %					$4,953.00	$3,980.00	$ -973.00	-24.45 %
486.905 Errors & Omissions Ins		13,000.00	13,000.00	100.00 %					$0.00	$13,000.00	$13,000.00	100.00 %
487.906 Workers Compensation	131,282.00	127,457.00	-3,825.00	-3.00 %					$131,282.00	$127,457.00	$ -3,825.00	-3.00 %
487.907 Unemployment Compensation		525.00	525.00	100.00 %					$0.00	$525.00	$525.00	100.00 %
Total 486 Insurances	**275,803.00**	**226,379.00**	**-49,424.00**	**-21.83 %**					**$275,803.00**	**$226,379.00**	**$ -49,424.00**	**-21.83 %**
490 Other Finance Uses									$0.00	$0.00	$0.00	0.00%
491.908 VFD Tax Rebates	11,852.52	12,142.00	289.48	2.38 %					$11,852.52	$12,142.00	$289.48	2.38 %
491.909 Real Estate Tax Refunds	13,011.96	100,000.00	86,988.04	86.99 %					$13,011.96	$100,000.00	$86,988.04	86.99 %
491.930 Employee Payments	11,149.44	14,500.00	3,350.56	23.11 %					$11,149.44	$14,500.00	$3,350.56	23.11 %
491.953 Transfer to Tax Escrow	15,000.00		-15,000.00						$15,000.00	$0.00	$ -15,000.00	0.00%
491.955 Transfers to Developers Escrow	0.00		0.00						$0.00	$0.00	$0.00	0.00%
Total 490 Other Finance Uses	**51,013.92**	**126,642.00**	**75,628.08**	**59.72 %**					**$51,013.92**	**$126,642.00**	**$75,628.08**	**59.72 %**
492 Interfund Operating Transfers Out									$0.00	$0.00	$0.00	0.00%
492.804 Transfers to Traffic Impact	12,443.64		-12,443.64						$12,443.64	$0.00	$ -12,443.64	0.00%
492.850 Transfers to Capital Reserve	2,500,000.20	1,969,419.00	-530,581.20	-26.94 %					$2,500,000.20	$1,969,419.00	$ -530,581.20	-26.94 %
Total 492 Interfund Operating Transfers Out	**2,512,443.84**	**1,969,419.00**	**-543,024.84**	**-27.57 %**					**$2,512,443.84**	**$1,969,419.00**	**$ -543,024.84**	**-27.57 %**
Total Expenses	**$18,871,917.13**	**$19,469,082.00**	**$597,164.87**	**3.07 %**	**$5,018,905.24**	**$11,287,000.00**	**$6,268,094.76**	**55.53 %**	**$23,890,822.37**	**$30,756,082.00**	**$6,865,259.63**	**22.32 %**
NET OPERATING INCOME	$522,052.22	$0.00	$ -522,052.22	0.00%	$8,941,375.59	$5,313,000.00	$ -3,628,375.59	-68.29 %	$9,463,427.81	$5,313,000.00	$ -4,150,427.81	-78.12 %
NET INCOME	$522,052.22	$0.00	$ -522,052.22	0.00%	$8,941,375.59	$5,313,000.00	$ -3,628,375.59	-68.29 %	$9,463,427.81	$5,313,000.00	$ -4,150,427.81	-78.12 %

South Fayette Township

Statement of Financial Position

As of December 31, 2025

	001 GENERAL FUND	004 TRAFFIC IMPACT	030 CAPITAL RESERVE	030-BOND	031 REC IN LIEU	035 LIQUID FUELS	TOTAL
ASSETS							
Current Assets							
Bank Accounts							
100.000 Cash							$0.00
100.002 General Fund - WF 4305	2,153,817.88	5,736.64					$2,159,554.52
100.006 Traffic Impact - WF 4266		2,345,882.69					$2,345,882.69
100.032 Capital Reserve - WF 4282	15,000.00		10,595,817.55				$10,610,817.55
100.034 Rec in Lieu - WF 4389					176,335.33		$176,335.33
100.037 Liquid Fuels - WF 4295	0.00					703,871.88	$703,871.88
100.041 Charles Schwab - Money Market 9725	-106.46			106.46			$0.00
Total 100.000 Cash	**2,168,711.42**	**2,351,619.33**	**10,595,817.55**	**106.46**	**176,335.33**	**703,871.88**	**$15,996,461.97**
104.000 PLGIT - PCARD	226,522.51						$226,522.51
1072 Bill.com Money Out Clearing	-5,478.12	0.00	0.00	0.00	0.00	0.00	$ -5,478.12
110.000 Petty Cash	600.00						$600.00
115.000 Escrows							$0.00
115.001 PLGIT Washington Pike	42,517.96						$42,517.96
115.003 Tax Escrow WF 5090	3,682.07						$3,682.07
Total 115.000 Escrows	**46,200.03**						**$46,200.03**
Total Bank Accounts	**$2,436,555.84**	**$2,351,619.33**	**$10,595,817.55**	**$106.46**	**$176,335.33**	**$703,871.88**	**$16,264,306.39**
Accounts Receivable							
120.000 Grant Receivable			485,179.00				$485,179.00
140.060 EIT Receivable	968,329.00						$968,329.00
142.010 RE Taxes Receivable	396,086.00						$396,086.00
142.020 Other Taxes Receivable	97,269.00						$97,269.00
145.000 Accounts Receivable (A/R)	75,188.00						$75,188.00
Total Accounts Receivable	**$1,536,872.00**	**$0.00**	**$485,179.00**	**$0.00**	**$0.00**	**$0.00**	**$2,022,051.00**
Total Current Assets	**$3,973,427.84**	**$2,351,619.33**	**$11,080,996.55**	**$106.46**	**$176,335.33**	**$703,871.88**	**$18,286,357.39**
TOTAL ASSETS	**$3,973,427.84**	**$2,351,619.33**	**$11,080,996.55**	**$106.46**	**$176,335.33**	**$703,871.88**	**$18,286,357.39**
LIABILITIES AND EQUITY							
Liabilities							
Current Liabilities							
Accounts Payable							
200.000 Accounts Payable (A/P)	64,427.18	4,190.50	927,677.70	0.00	0.00	10,431.00	$1,006,726.38
200.200 Accounts Payable (A/P)			-807,241.00			12,120.00	$ -795,121.00
Total 200.000 Accounts Payable (A/P)	**64,427.18**	**4,190.50**	**120,436.70**	**0.00**	**0.00**	**22,551.00**	**$211,605.38**
201.100 Salaries Payable	251,777.00						$251,777.00
Total Accounts Payable	**$316,204.18**	**$4,190.50**	**$120,436.70**	**$0.00**	**$0.00**	**$22,551.00**	**$463,382.38**
Credit Cards							
202.001 Bank of Montreal - PLGIT Purchase Card	221,896.43						$221,896.43
Total Credit Cards	**$221,896.43**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$221,896.43**
Other Current Liabilities							
201.101 Compensated Absences (due at year-end)	112,407.00						$112,407.00
211.001 Social Security w/held	0.02						$0.02
225.001 HSA	-1,400.00						$ -1,400.00
226.001 Aflac DL	213.42						$213.42
227.001 457 - 457 Roth	-0.20						$ -0.20
227.002 IRA Roth	-270.00						$ -270.00
240.000 Arbitrage Rebate Liability			230,739.00				$230,739.00
250.000 Washington Pike Escrow Liability	40,955.00		0.00				$40,955.00
250.200 Security Deposits	24,955.00						$24,955.00
250.230 Deferred Grant Income			5,000.00				$5,000.00
252.200 Deferred Grant Revenues							$0.00
252.202 Deferred T-Mobile Grant Revenues	25,000.00						$25,000.00
Total 252.200 Deferred Grant Revenues	**25,000.00**						**$25,000.00**
252.300 Delinquent Tax Equity	299,396.00						$299,396.00
280.000 Escrow Deposit - Solar Panels			-214,800.00				$ -214,800.00
Total Other Current Liabilities	**$501,256.24**	**$0.00**	**$20,939.00**	**$0.00**	**$0.00**	**$0.00**	**$522,195.24**
Total Current Liabilities	**$1,039,356.85**	**$4,190.50**	**$141,375.70**	**$0.00**	**$0.00**	**$22,551.00**	**$1,207,474.05**
Total Liabilities	**$1,039,356.85**	**$4,190.50**	**$141,375.70**	**$0.00**	**$0.00**	**$22,551.00**	**$1,207,474.05**

South Fayette Township

Statement of Financial Position

As of December 31, 2025

	001 GENERAL FUND	004 TRAFFIC IMPACT	030 CAPITAL RESERVE	030-BOND	031 REC IN LIEU	035 LIQUID FUELS	TOTAL
Equity							
279.300 Fund Balance	1,210,390.47	1,238,774.75	-13,373,040.10	-16,827,195.78	-154,097.71	545,261.91	$ -27,359,906.46
279.301 Opening Balance Equity	3,725,998.34	1,001,967.85	10,038,515.30	30,000,790.00	232,545.16	390,650.82	$45,390,467.47
279.302 Prior Year Expense	0.08		284,249.50				$284,249.58
279.305 Audit Journal Entries	662,288.81						$662,288.81
279.909 Prior Year Tax Refunds	-138,031.91						$ -138,031.91
Net Income	518,829.49	106,686.23	8,944,491.86	-11,173,487.76	97,887.88	-254,591.85	$ -1,760,184.15
Total Equity	**$5,979,475.28**	**$2,347,428.83**	**$5,894,216.56**	**$2,000,106.46**	**$176,335.33**	**$681,320.88**	**$17,078,883.34**
TOTAL LIABILITIES AND EQUITY	**$7,018,832.13**	**$2,351,619.33**	**$6,035,592.26**	**$2,000,106.46**	**$176,335.33**	**$703,871.88**	**$18,286,357.39**

Washington Financial Bank

Deposit Accounts Balances Summary

Report Created: 01/13/2026 11:40:25 AM (ET)

Account: All Accounts

Date Range: 12/31/2025

Account Sort: Account number

As of Date	Account Number/Description	Ledger Balance	Accessible Balance	One Day Float	Two Day Float	Current	Available Balance
Checking Accounts							
12/31/2025	*4282 CAPITAL RESERVE	$10,610,817.55	$10,610,817.55	$0.00	$0.00		
12/31/2025	*4266 TRAFFIC IMPACT	$2,345,882.69	$2,345,882.69	$0.00	$0.00		
12/31/2025	*4305 GENERAL	$2,182,999.84	$2,182,999.84	$0.00	$0.00		
12/31/2025	*4295 FUEL TAX	$703,871.88	$703,871.88	$0.00	$0.00		
12/31/2025	*5113 DEVELOPER ESCROW	$472,339.57	$472,339.57	$0.00	$0.00		
12/31/2025	*4389 REC FEE IN LIEU	$176,335.33	$176,335.33	$0.00	$0.00		
12/31/2025	*5126 ZPOLICE PENSION	$103,008.10	$103,008.10	$0.00	$0.00		
12/31/2025	*5090 TAX ESCROW	$3,682.07	$3,682.07	$0.00	$0.00		

ORDINANCE NO. 01 OF 2026 OF SOUTH FAYETTE TOWNSHIP

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, amending and restating Chapter 220, Taxation, Article VIII, Local Revitalization Tax Assistance, Sections 220-60 through 220-71, providing for the temporary exemption from real property taxation for specified time periods for certain increases in assessed valuation of improvements; including construction or reconstruction, made upon industrial, commercial, or business property in deteriorated areas in the Township of South Fayette; amending the requirements and the procedures for securing such exemption; and authorizing an intergovernmental cooperation agreement to implement the exemption authorized by this Ordinance.

WHEREAS, the Local Economic Revitalization Tax Assistance Act, as codified at 72 Pa. C.S.A. §4722 et sea., otherwise known as "LERTA", authorizes local taxing authorities to exempt from real estate taxation, for specified periods, improvements to certain deteriorated industrial, commercial, and other business property; and

WHEREAS, the Township of South Fayette has enacted Ordinance No. 1 of 2018, on January 17, 2018, as amended; and,

WHEREAS, the Board of Commissioners of the Township of South Fayette has held a public hearing to discuss the feasibility of the implementation of several changes to the existing program of temporary tax exemption from real estate taxation for improvements to certain deteriorated property located within deteriorated areas of the Township of South Fayette which are part of the PED Zoning District; and

WHEREAS, the Township Board of Supervisors wishes to amend certain sections of Chapter 220, Taxation, Article VIII, Local Revitalization Tax Assistance, as follows: firstly, to simplify the exemption and abatement schedule to be consistent across all LERTA zones, to remove the LERTA commercial zone from the program, and to update Exhibit B and the boundaries of the LERTA parcels, including adding new parcels to the Deteriorated PED; and

WHEREAS, the Board of Commissioners of the Township of South Fayette finds that amending such a program to Deteriorated Areas within a PED Zoning District will contribute to the general welfare of the community by providing for expanded commercial and business development within the Township and the Deteriorated PED Zoning District, and support the vision and goals outlined in the Township's 2023 Comprehensive Plan to promote economic development throughout the community; and

WHEREAS, it is the intention of the Board of Commissioners of the Township of South Fayette by this Ordinance to amend and restate the prior LERTA Ordinance and map to include those areas in the LERTA that the Board of Commissioners have determined to exist in a limited PED Zoning district as set forth on Exhibit "B".

NOW, therefore, be it ordained and enacted by the Board of Commissioners of the Township of South Fayette, and it is hereby enacted pursuant to the authority granted by the Local Economic Revitalization Tax Assistance Act, and the Intergovernmental Cooperation Act, Pa. Cons. Stat. Ann. tit. 53, §2301 et seq., as follows:

SECTION 1: UPDATED BOUNDARIES.

Within Section 220-61, this amendment shall repeal and replace the map associated with Exhibit B with a new map highlighting the LERTA boundaries and parcels, attached to this ordinance, as Exhibit A.

1. Deteriorated Areas

After holding a Public Hearing, the Board of Commissioners of the Township of South Fayette does hereby concur with the updated recommendations made and now confirms and finds that the areas listed in Exhibit "B" hereto in the Township of South Fayette respectively constitute a Deteriorated Area for purposes of this Ordinance.

SECTION 2: UPDATED EXEMPTION SCHEDULE.

Section 220-63 shall be repealed and amended in its entirety to read as follows:

The exemption from Township real estate taxes granted to any Property Owner undertaking a project covered by this Ordinance shall be in accordance with the following conditions and schedule for all LERTA Districts:

Industrial, Business, and Deteriorated PED Properties:

1. The exemption shall be limited to a period of five (5) years. The five (5) year exemption period will commence the year after completion of the improvements.
2. The exemption is only applicable for proposed nonresidential developments. Residential developments are not eligible for the exemption.
3. The tax exemption in the initial year described in subparagraph (a) shall be one hundred percent (100%) of the Township's real estate taxation upon the assessed valuation attributable to the construction or reconstruction for the first year. In each succeeding year of the exemption period, the exemption shall decline by twenty percent (20%). In the fifth and final year, the exemption shall be twenty percent (20%) of the Township real estate taxation upon the assessed valuation attributable to the construction or reconstruction. In the sixth year and all succeeding years, the exemption shall end and the entire property (land and building) shall be fully taxable.
4. There is no exemption granted on the assessed valuation attributable to land. There is no exemption granted if the improvements are not completed by the end of the third calendar year following the year the initial building permit was issued.
5. There is no exemption granted, and any existing exemption shall be revoked, if and for so long as there exists any tax delinquency with respect to the property or any other property owned in the Township by the property owner.

SECTION 3: FUTURE LERTA DISTRICTS

Section 220-66 shall be removed in its entirety.

SECTION 4: REPEALER.

That any and all previous Ordinance(s) which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.

SECTION 5: SEVERABILITY.

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 6: EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

ORDAINED AND ENACTED into law this **14 day of January 2026**.

ATTEST:

_____
Township Secretary

SOUTH FAYETTE TOWNSHIP

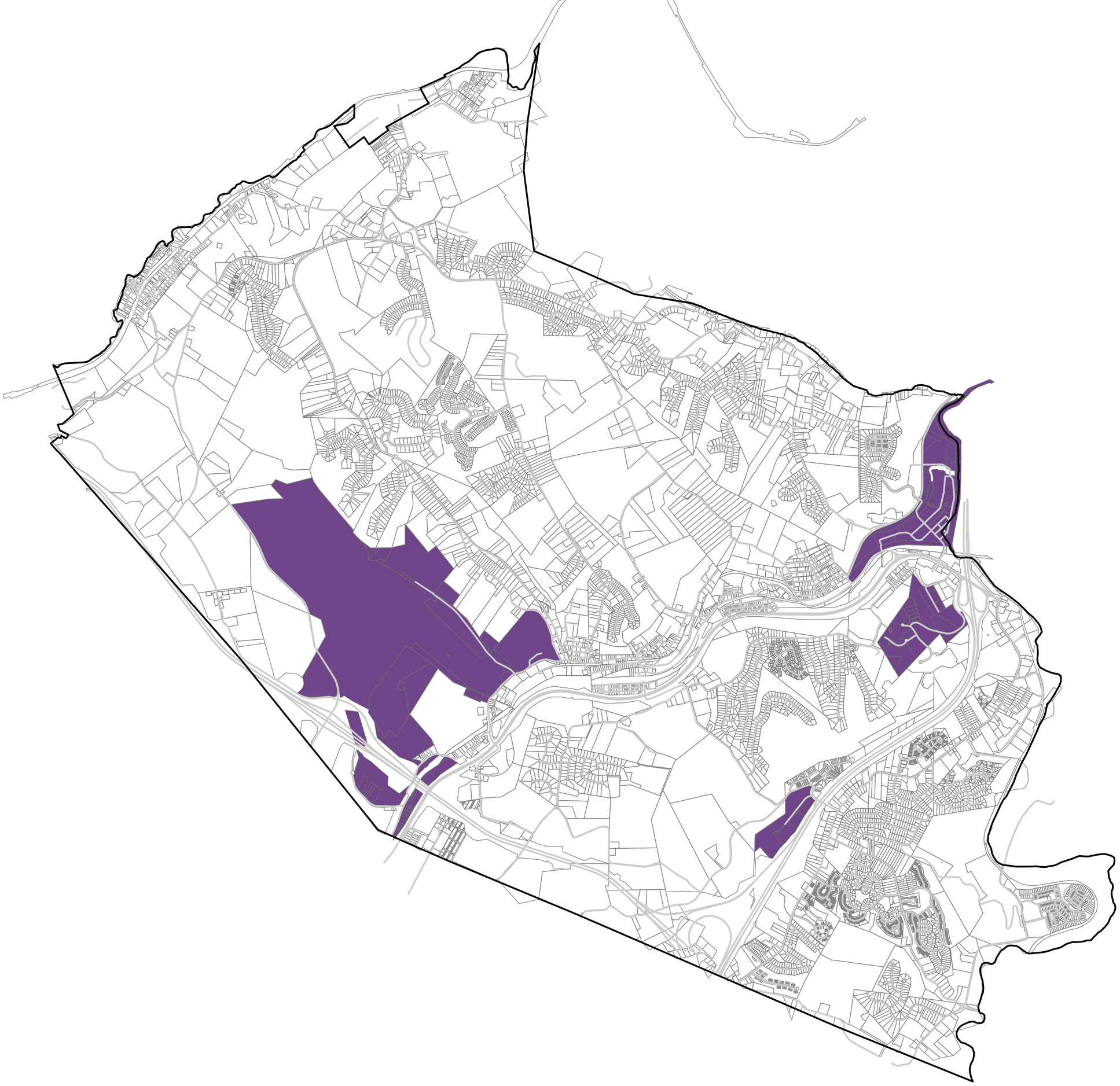
BY: _____
President, Board of Commissioners

APPROVED AS TO FORM:

_____
Solicitor

PROPOSED LERTA DISTRICTS

SOUTH FAYETTE TOWNSHIP
LERTA UPDATE



Legend

- South Fayette
- Roads

Proposed LERTA Parcels

- LERTA Parcel
- All other parcels

N

0 1 2 Miles

1/7/2026

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HRG

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Subdivision-Land Development Application

www.southfayettepa.com

Plan Name:	McCRACKEN-POPP SUBDIVISION	File No.	S-08-2025
Plan Location:	110-114 BOXWOOD DRIVE	Tax I.D. #	
Project Description	SUBDIVIDE LOT 110 INTO ADJOINING PROPERTY OWNERS PER CURRENT DEED.		

Check Appropriate Box(es)

Land Development Plan		Subdivision Plan	✓	Conditional Use Plan	
Minor Subdivision	✓	Major Subdivision		Open Space Plan	
Preliminary Plan Submission		Final Plan Submission			

Zoning District(s)	R-3	Property Acreage	2.1701	No. Lots/Units	2

Applicant's Name:	Michael James Popp (Jim) *	Phone No.	2/125965193
Applicant's Address:	David & Emily McCracken	Fax No.	
Applicant's E-Mail:	emccracken27@gmail.com		
Engineer Firm/Name	J R GALES & ASSOCIATES, INC.	Phone No.	412-885-8885
Engineer's Address:	2204 BROWNSVILLE ROAD PGH. PA 15227	Fax No.	412-885-1320
Contact Person:	BOB GALES	E-Mail Address	JRGALES@COMCAST.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) ACED Subdivision/Land Development Application	1	✓		
3) Maps and Plans • Plus PDF of drawings	1	✓		
• Sets Full-Size Plans (24" x 36")	5	✓		
• Sets Half-Size Plans (11" x 17")	5	✓		
4) Agent Authorization Form	1	✓		
5) Application Fee	1	✓		
6) Escrow – Engineer, Solicitor, Inspection	1	✓		
7) Stormwater Management Plan & Calculations (plus PDF)	2			✓
8) Erosion & Sedimentation Control Plan (plus PDF)	2			✓
9) Deed, Sales Agreement or Other Ownership	1	✓		

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(s).

Signature of Applicant: David S McCracken Michael James Popp **Date:** 10/22/2025

Emily M McCracken Diane Popp

If applicant is not the property owner, an Agent Authorization Form must be attached.

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Agent Authorization Form

www.southfayettepa.com

Name of Property Owners: DAVID S & EMILY P. McCRACKEN / MICHAEL J. & DIANE R POPP

Property Tax Map Number: 398-R-40 & 41 398-S-14

Property/Project(s): McCracken-Popp Subdivision

☐ **This application/phase only** ☐ **All related applications and phases**

The above named property owner hereby appoints: Bob Gales

as its agent and authorizes said agent to apply for and process the above mentioned development plan/variance on his/her behalf. Agent is further authorized to sign all necessary documentations for such purposes, including acceptance of conditions imposed by the Board of Commissioners upon arrival of the plan. This authorization shall remain in full force and effect until written notice of revocation is delivered to the South Fayette Township Manager.

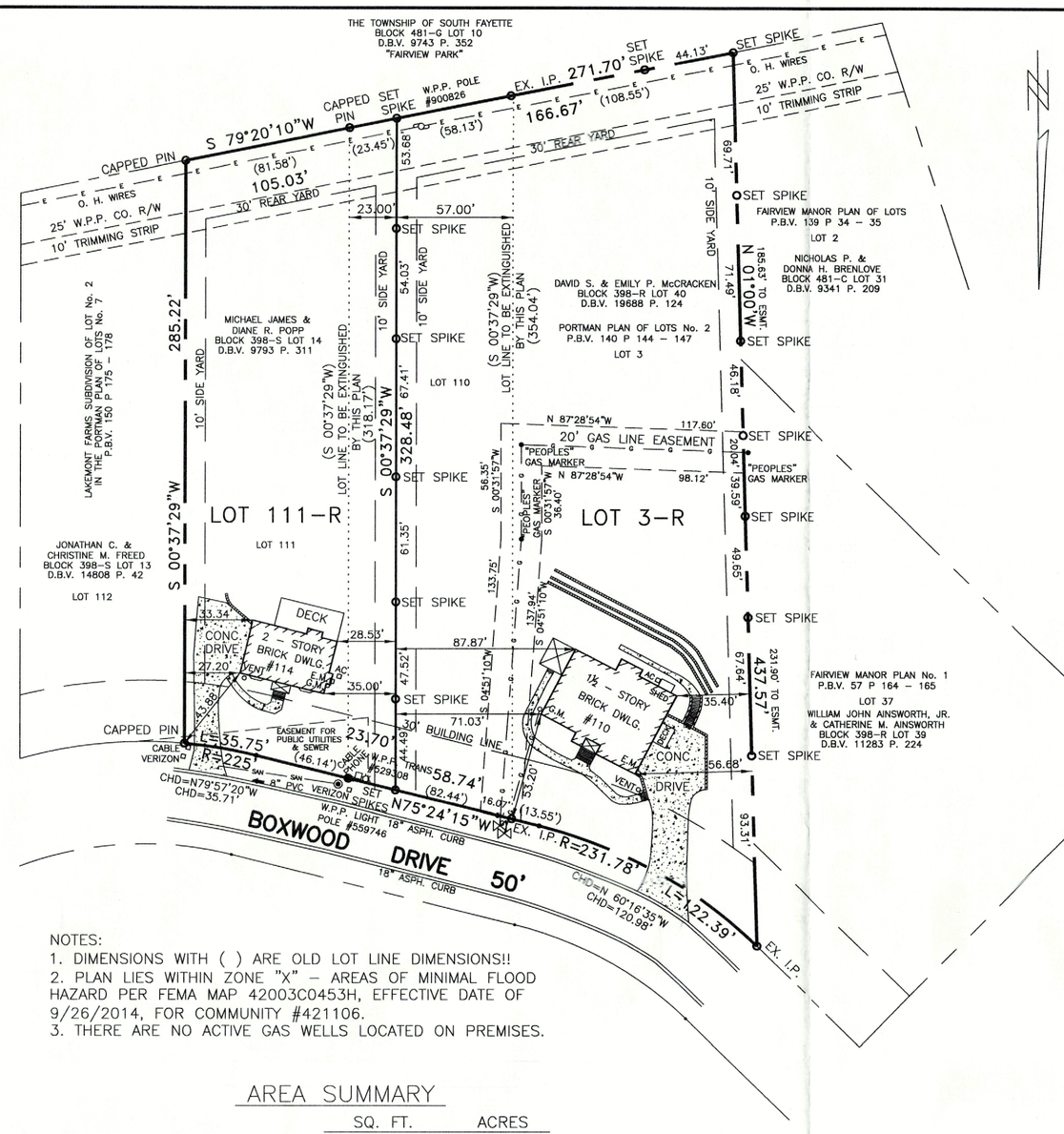
SIGNED AND SEALED, intending to be legally bound on this date of:

October 22, 2025

Owner(s) Signature: _____ (SEAL)

Emily P McCracken / David S McCracken

Michael James Popp / Diane R Popp



NOTES:
1. DIMENSIONS WITH ( ) ARE OLD LOT LINE DIMENSIONS!!
2. PLAN LIES WITHIN ZONE "X" – AREAS OF MINIMAL FLOOD HAZARD PER FEMA MAP 42003C0453H, EFFECTIVE DATE OF 9/26/2014, FOR COMMUNITY #421106.
3. THERE ARE NO ACTIVE GAS WELLS LOCATED ON PREMISES.

AREA SUMMARY

	SQ. FT.	ACRES
ORIGINAL LOT 3	43,588	1.0006
PLUS PART OF LOT 110	19,452	0.4466
LOT 3-R	63,040	1.4472
ORIGINAL LOT 111	24,053	0.5522
PLUS PART OF LOT 110	7,436	0.1707
LOT 111-R	31,489	0.6927
PLAN TOTAL	94,530	2.1701
ORIGINAL LOT 110	26,889	0.6173

Reviewed by the Allegheny County Department of Economic Development this _____ day of _____, 20_____.

(SEAL)

_____
Deputy Director

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

Recorded in the Recorders Office for the recording of deeds, plans etc., in said County in Plan Book Volume _____ Page _____.

Given under my hand and seal this _____ day of _____, 20_____.

(SEAL)

_____
Recorder

SURVEYOR'S CERTIFICATION

I, John Robert Gales, a Registered Professional Surveyor, of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, alleys and highways as surveyed and plotted by me for the owners or agents.

_____ (SEAL) _____
Date John Robert Gales, P.L.S.
Reg. No. 8203-E

DEPARTMENT OF ECONOMIC DEVELOPMENT

SOUTH FAYETTE TOWNSHIP

TOWNSHIP ENGINEER

SURVEYOR EMBOSSED

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JOHN ROBERT GALES
LAND SURVEYOR
No. 8203-E

DEPARTMENT OF REAL ESTATE

SEAL

POPP INDIVIDUAL OWNERS ADOPTION AND DEDICATION

We, Michael J. and Diane R. Popp, owners of Lot 111 and a part of Lot 110 shown on the McCracken – Popp Subdivision hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of South Fayette. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this _____ day of _____, 20_____.

ATTEST:

_____ _____
Notary Public Michael J. Popp

_____
Diane R. Popp

ACKNOWLEDGMENT OF INDIVIDUAL OWNERS ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named Michael J. and Diane R. Popp and acknowledged the foregoing adoption and dedication to be their act.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____, 20_____.

My Commission Expires the _____ day of _____, 20_____.

_____ _____
(SEAL) Notary Public

We, Michael J. and Diane R. Popp, owners of Lot 111 and part of Lot 110as shown on the McCracken – Popp

CERTIFICATION OF TITLE WITH NO MORTGAGE

We, Michael J. and Diane R. Popp, owners of Lot 111 and part of Lot 110 as shown on the McCracken – Popp Subdivision do hereby certify that the title of this property is in the name of Michael J. and Diane R. Popp as recorded in Deed Book Volume 9793, Page 311 and Deed Book Volume 20166, Page 173.
We further certify that there is no mortgage, lien or encumbrance against this property.

_____ _____
Witness Michael J. Popp

_____
Diane R. Popp

DEED REQUIRED NOTIFICATION CLAUSE

We, the undersigned, hereby certify that we understand the following:
1. That recording a plan does not transfer title of property between landowners.
2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

_____ _____
Witness Michael J. Popp

_____
Diane R. Popp

ZONED R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT
SINGLE FAMILY DWELLING WITH PUBLIC SEWERS
AREA AND BULK REGULATIONS:

A. MINIMUM LOT AREA: 10,500 SQUARE FEET

B. MINIMUM LOT WIDTH: 80 FEET

C. MAXIMUM LOT COVERAGE: 35%

D. MINIMUM FRONT YARD: 30 FEET

E. MINIMUM REAR YARD: 35 FEET

F. MINIMUM SIDE YARD: 10 FEET EACH SIDE

G. SPECIAL YARD REQUIREMENTS: SEE SS 240-99.

H. PERMITTED PROJECTIONS INTO REQUIRED YARDS: SEE SS 240-100.

I. MAXIMUM HEIGHT:
(1) ALL PRINCIPAL STRUCTURES: 2½ STORIES BUT NO MORE THAN 35 FEET.
(2) ALL ACCESSORY STRUCTURES: ONE STORY BUT NO MORE THAN 20 FEET.

J. HEIGHT EXCEPTIONS: SEE SS 240-101.

MODIFICATION NOTE:

ON _____ A MODIFICATION WAS GRANTED BY THE SOUTH THE SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO ORDINANCE 215, ARTICLE VII, SUBSECTION 63, PART A, TO ALLOW IRON PINS SET IN LIEU OF CONCRETE MONUMENTS.

I HEREBY CERTIFY IRON PINS HAVE BEEN SET AT ALL PROPERTY CORNERS AS PER APPROVED MODIFICATION BY SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO ALLOW IRON PINS SET IN LIEU OF CONCRETE MONUMENTS.

_____ _____
Date John Robert Gales, P.L.S.
Registration No. 8203-E

UTILITIES

WEST PENN POWER
800 CABIN HILL DRIVE
ROOM B100N
GREENSBURG, PA 15601
CONTACT: ROBERT PAINTER
EMAIL: RPAINTER@FIRSTENERGYCORP.COM

PENNSYLVANIA AMERICAN WATER
300 GALLEY ROAD, P.O. BOX 1290
WASHINGTON, PA 15317
CONTACT: MATT MACEK
EMAIL: MATTHEW. MACEK@AMWATER.COM

COLUMBIA GAS TRANSMISSION LLC
1700 MACCORKLE AVENUE SE 8TH FLOOR
CHARLESTON, WV 25314
CONTACT: MONITORING CENTER PERSONNEL

WINDSTREAM
1450 CENTER POINT ROAD
HIAWATHA, IA 52233
CONTACT: LOCATE DESK PERSONNEL
EMAIL: LOCATE.DESK@WINDSTREAM.COM

VERIZON PENNSYLVANIA, LLC
1026 HAY STREET
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: deborah.d.delia@verizon.net

SOUTH FAYETTE TOWNSHIP
515 MILLERS RUN ROAD
MORGAN, PA 15064
CONTACT: LYNETTE KING
EMAIL: lking@sftwp.com

SOUTH FAYETTE TOWNSHIP
MUNICIPAL AUTHORITY
900 PRESTO SYGAN ROAD
BRIDGEVILLE, PA 15017
CONTACT: JERRY BROWN
EMAIL: jbrown@sftwp.com

SHELL APPALACHIA
150 NORTH DAIRY ASHFORD ROAD
HOUSTON, TX 77079
CONTACT: ROBERT PETTIFER
EMAIL: robert.pettifer@SHELL.COM

OWNER/DEVELOPER
MICHAEL J. & DIANE R. POPP
114 BOXWOOD DRIVE
BRIDGEVILLE, PA 15017-1202
BLOCK 398-S LOT 14

OWNER/DEVELOPER
DAVID S. & EMILY P. McCRACKEN
& MICHAEL J. & DIANE R. POPP
110 & 114 BOXWOOD DRIVE
BRIDGEVILLE, PA 15017-1202
BLOCK 398-R LOT 41

OWNER/DEVELOPER
DAVID S. & EMILY P. McCRACKEN
110 BOXWOOD DRIVE
BRIDGEVILLE, PA 15017-1202
1-937-581-7851
BLOCK 398-R LOT 40

McCRACKEN INDIVIDUAL OWNERS ADOPTION AND DEDICATION

We, David S. and Emily P. McCracken, owners of Lot 3 and a part of Lot 110 shown on the McCracken – Popp Subdivision hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of South Fayette. This the Township of South Fayette. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this _____ day of _____, 20_____.

ATTEST:

_____ _____
Notary Public David S. McCracken

_____
Emily P. McCracken

ACKNOWLEDGMENT OF INDIVIDUAL OWNERS ADOPTION AND DEDICATION

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named David S. and Emily P. McCracken and acknowledged the foregoing adoption and dedication to be their act.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ day of _____, 20_____.

My Commission Expires the _____ day of _____, 20_____.

_____ _____
(SEAL) Notary Public

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

We, David S. and Emily P. McCracken, owners of Lot 3 and part of Lot 110 as shown on the McCracken – Popp Subdivision do hereby certify that the title of this property is in the name of David S. and Emily P. McCracken as recorded in Deed Book Volume 19688, Page 124 and Deed Book Volume 20166, Page 173.

_____ _____
Witness David S. McCracken

_____
Emily P. McCracken

Washington Financial Bank, mortgagee of Lot 3 contained in the McCracken – Popp Subdivision consents to the recording of said plan and to the dedications and all other matters appearing on the plan

_____ _____
Witness Name, title and mortgagee

_____
Date

DEED REQUIRED NOTIFICATION CLAUSE

We, the undersigned, hereby certify that we understand the following:
1. That recording a plan does not transfer title of property between landowners.
2. That a deed must be recorded in order to transfer the title of property from one landowner to another landowner.
3. That the plan and deed must be recorded in the same year in order for the revaluation of the property to be completed and tax bills to be adjusted accordingly by the following year.

_____ _____
Witness David S. McCracken

_____
Emily P. McCracken

MUNICIPAL DECLARATIONS

The Board of Commissioners of the Township of South Fayette, hereby gives public notice that in approving this plan for recording purposes only, the Township of South Fayette assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any such service ordinarily installed in Township streets or roads.

Approved by the Board of Commissioners, of the Township of South Fayette this _____ day of _____, 20_____.

_____ (SEAL) _____
Secretary President of the Board of Commissioners

Approved by the Board of Commissioners, of the Township of South Fayette this _____ day of _____, 20_____.

_____ _____
Secretary President of Board

Reviewed by the Township of South Fayette Planning Commission this _____ day of _____, 20_____.

_____ _____
Secretary (SEAL) Chairman

All conditions of approval have been reviewed, and the plan signed and noted as approved this _____, day of _____, 20_____.

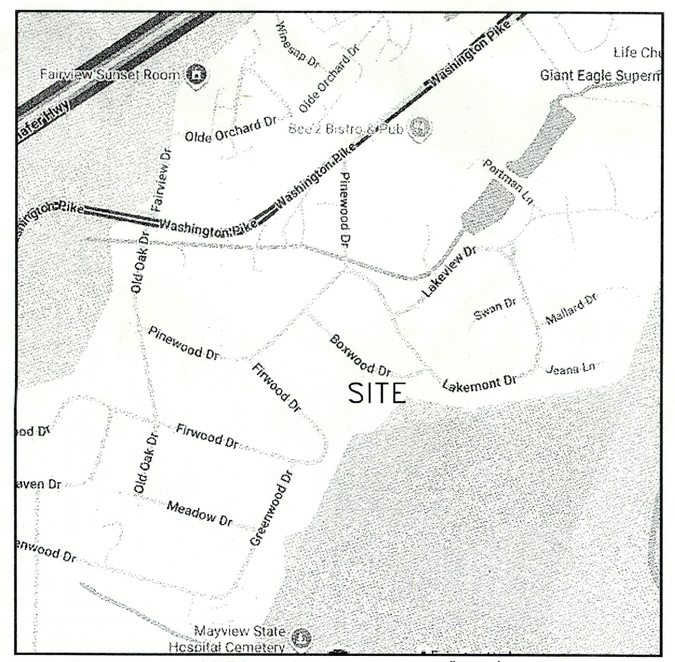
This plat was delivered to _____ by the Township of South Fayette this _____ day of _____, 20_____.

_____
Township manager

MUNICIPAL ENGINEERS CERTIFICATION

I,_____, a Registered Professional Engineer for the Township of South Fayette do hereby certify that this Subdivision Plan meets all the engineering requirements of the Township Subdivision and Zoning Ordinance, except as departures have been authorized by the approval authority.

_____ _____ _____
Date Reg. No.



LOCATION MAP 1"=500'

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NEW SUBMISSION DATE

McCRACKEN – POPP SUBDIVISION

THIS PLAN BEING A RESUBDIVISION OF LOT 3 IN THE PORTMAN PLAN OF LOTS No. 2 AS RECORDED IN P.B.V. 140, P. 144 – 147 AND LOTS 110 111 IN THE LAKEMONT FARMS SUBDIVISION OF LOT No. 2 IN THE PORTMAN PLAN OF LOTS No. 7 AS RECORDED IN P.B.V. 150, P. 175 – 178

SITUATE IN

SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PA

MADE FOR

McCRACKEN – POPP

SCALE: 1" = 50' DATE: OCTOBER 17, 2025

PREPARED BY
J.R. GALES & ASSOCIATES, INC.
2704 BROWNSVILLE ROAD
PITTSBURGH, PA 15227
PHONE (412) 885-8885 FAX (412) 885-1320

Gibson-Thomas ENGINEERING

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

December 11, 2025

GTE 18560

MEMO TO: Mr. John Barrett, Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

FROM: Gibson-Thomas Engineering Co., Inc.
Brandon S. Wiltrout, PE, Planning Commission Representative
brandon.wiltrout@gibson-thomas.com

SUBJECT: Minor Subdivision Plan – **Review #2**

PLAN NAME: McCracken-Popp Subdivision

LOCATION: Boxwood Drive
Bridgeville, PA 15017

ZONING: R-3 Medium Density Residential

MADE BY: J. R. Gales & Associates, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227
(412) 885-8885

MADE FOR:

David & Emily McCracken	(Jointly Owned, Vacant)	Michael & Diane Popp
Parcel No. 398-R-40	Parcel No. 398-R-41	Parcel No. 398-S-14
110 Boxwood Drive	112 Boxwood Drive	114 Boxwood Drive
Bridgeville, PA 15017	Bridgeville, PA 15017	Bridgeville, PA 15017

DATE OF PLAN: December 11, 2025

RECEIVED IN GTE OFFICE: December 11, 2025

SUBMITTED MATERIAL:

- Response to GTE Review #1
- Subdivision Plan (1 Sheet)
- USGS Location Map

General Comments

1. 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.

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

3. This project involves the proposed subdivision of Parcel No. 398-R-41, which is currently vacant and undeveloped, within the Township. The parcel is jointly owned by the adjacent property owners of Parcel Nos. 398-R-40 and 398-S-14 and will be divided and consolidated into these two neighboring parcels. As a result, Parcel No. 398-R-41 will be eliminated. The original lot sizes of Parcel Nos. 398-R-40 and 398-S-14 are 1.00 acre and 0.55 acre, respectively. Following the proposed subdivision, the new lot sizes will be 1.44 acres and 0.69 acres, respectively.

Chapter 215 - Subdivision/Land Development Comments

1. § 215-5 – This project is being reviewed as a Minor Subdivision.

2. § 215-13.K – Should the requested modification from the Ordinance be granted, the applicant shall fill in the date of approval prior to recording of the Subdivision Plan.

3. § 215-13.L.5 – The Applicant shall provide a signature of the surveyor who prepared the plans. Upon final approval of Subdivision Plan the applicant shall furnish fully signed plans.

4. § 215-13.L.6 – The Applicant shall provide the location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. The Applicant shall reference a first floor elevation for the proposed structures shown on the plans.

   Applicant Response: The first floor elevations have been shown.
   Status: This review comment is satisfactorily addressed.

5. § 215-13.L.10 – The Applicant shall provide a copy of the U.S.G.S. topographic survey map with the boundaries of the project site outlined on the map.

   Applicant Response: See the enclosed USGS map.
   Status: This review comment is satisfactorily addressed.

Chapter 240 - Zoning Comments

1. § 240-30.E.1 – The Applicant shall revise the rear yard setback on the plan sheet. The tabulated data displays the correct value of 35 feet, but the rear yard setback shown is only 30 feet.

   Applicant Response: The rear yard has been revised.
   Status: This review comment is satisfactorily addressed.

2. § 240-30.I – The Applicant shall revise the maximum height data tabulated on the plan sheet in accordance with this section as the given values are incorrect.

   Applicant Response: See the revised values.
   Status: This review comment is satisfactorily addressed.

Sincerely,
GIBSON-THOMAS ENGINEERING CO., INC.

Brandon S. Wiltrout, PE
Project Manager

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 South Fayette Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. The Applicant shall acknowledge that any and all comments from this letter and any successive letters must be addressed before final approval.

Gibson-Thomas ENGINEERING

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

November 18, 2025

GTE 18560

MEMO TO: Mr. John Barrett, Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

FROM: Gibson-Thomas Engineering Co., Inc.
Brandon S. Wiltrout, PE, Planning Commission Representative
brandon.wiltrout@gibson-thomas.com

SUBJECT: Minor Subdivision Plan – **Review #1**

PLAN NAME: McCracken-Popp Subdivision

LOCATION: Boxwood Drive
Bridgeville, PA 15017

ZONING: R-3 Medium Density Residential

MADE BY: J. R. Gales & Associates, Inc.
2704 Brownsville Road
Pittsburgh, PA 15227
(412) 885-8885

MADE FOR:

David & Emily McCracken	(Jointly Owned, Vacant)	Michael & Diane Popp
Parcel No. 398-R-40	Parcel No. 398-R-41	Parcel No. 398-S-14
110 Boxwood Drive	112 Boxwood Drive	114 Boxwood Drive
Bridgeville, PA 15017	Bridgeville, PA 15017	Bridgeville, PA 15017

DATE OF PLAN: October 17, 2025

RECEIVED IN GTE OFFICE: November 3, 2025

SUBMITTED MATERIAL:

- Subdivision Plan (1 Sheet)
- Township Subdivision Application

General Comments

1. 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.

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

3. This project involves the proposed subdivision of Parcel No. 398-R-41, which is currently vacant and undeveloped, within the Township. The parcel is jointly owned by the adjacent property owners of Parcel Nos. 398-R-40 and 398-S-14 and will be divided and consolidated into these two neighboring parcels. As a result, Parcel No. 398-R-41 will be eliminated. The original lot sizes of Parcel Nos. 398-R-40 and 398-S-14 are 1.00 acre and 0.55 acre, respectively. Following the proposed subdivision, the new lot sizes will be 1.44 acres and 0.69 acres, respectively.

Chapter 215 - Subdivision/Land Development Comments

1. § 215-5 – This project is being reviewed as a Minor Subdivision.

2. § 215-13.K – Should the requested modification from the Ordinance be granted, the applicant shall fill in the date of approval prior to recording of the Subdivision Plan.

3. § 215-13.L.5 – The Applicant shall provide a signature of the surveyor who prepared the plans. Upon final approval of Subdivision Plan the applicant shall furnish fully signed plans.

4. § 215-13.L.6 – The Applicant shall provide the location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. The Applicant shall reference a first floor elevation for the proposed structures shown on the plans.

5. § 215-13.L.10 – The Applicant shall provide a copy of the U.S.G.S. topographic survey map with the boundaries of the project site outlined on the map.

Chapter 240 - Zoning Comments

1. § 240-30.E.1 – The Applicant shall revise the rear yard setback on the plan sheet. The tabulated data displays the correct value of 35 feet, but the rear yard setback shown is only 30 feet.

2. § 240-30.I – The Applicant shall revise the maximum height data tabulated on the plan sheet in accordance with this section as the given values are incorrect.

Sincerely,

GIBSON-THOMAS ENGINEERING CO., INC.

Brandon S. Wiltrout, PE
Project Manager

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 South Fayette Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. The Applicant shall acknowledge that any and all comments from this letter and any successive letters must be addressed before final approval.

COUNTY OF ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

November 19, 2025

Gary Hartz
Planning Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

Project:	**McCracken-Popp Subdivision**
Location:	110, 112, 114 Boxwood Drive
Description:	Lot consolidation (R-3)
Area:	2.1701 acres
ACED File#:	25-301 SU

Dear Mr. Hartz,

We received the above-referenced application on November 6, 2025 for the consolidation of parcels 398-S-14, 398-R-40, and 398-R-41 into two lots in South Fayette Township. We have reviewed the application and offer the following comments:

- The plan must state that Lot 110 is parcel 398-R-41 and include its information (owners, deed, and plat), ideally in the drawing the same way it is shown for the other two parcels.
- The landowner's name in the clauses must be cited exactly as it appears in the deed to the property; this includes middle names. Currently the name "Michael J. Popp" on the plans is inconsistent with the name in one of the deeds "Michael James Popp", this needs to be corrected. Since it is cited differently in both deeds then the simplest solution is to cite it as: "Michael James Popp aka Michael J. Popp" everywhere on the plans.
- The "All conditions of approval…" Clause should be eliminated since it duplicates the information already provided in the Approval Clause.

Should you have any questions, please contact Natalia Cains Febles at 412-350-4356 or by e-mail at Natalia.CainsFebles@AlleghenyCounty.US.

Sincerely,

Matthew T. Trepal, AICP
Manager, Planning Division

MTT:NCF

SOUTH FAYETTE TOWNSHIP
A Community Growing Together

Review Referral

www.southfayettepa.com

Plan Name: **McCracken-Popp Subdivision**	Plan File Number: **S-08-2025**
Location: **110-114 Boxwood Drive**	Application Type: **Minor Subdivision**
Zoning: **R-3**	Applicant: **Michael & Diane Popp and David & Emily McCracken**

The Township of South Fayette requests your review and comment on the above referenced subdivision plan.

	Code Enf.	Public Works	Works Police	Fire Dept.	EAC	SFSD	MATSF	ACED		Engr Cons.	Trfc Engr.
Reports: Environmental											
Geotechnical											
Traffic											
Plans:											
Other:											

Please forward your comments to South Fayette Township, 100 Township Drive, South Fayette, PA, 15017 or by calling (412) 221-8700.

_____ 11/3/2025__
Gary Hartz, Planning Director — Date

Agency Comments: MATSF- No Comments.

Nick Goettman — 11-5-25
_____ _____
Agency Signature — Date

Doc-14036

Allegheny County
Jessica Garofolo
Division of Real Estate
Pittsburgh, PA 15219

*** Electronically Filed Document ***

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

Document Number: 2024-14036
Recorded As: ERX-DEED
Recorded On: May 31, 2024
Recorded At: 03:36:32 pm
Number of Pages: 5
Book-Vl/Pg: Bk-DE Vl-19688 Pg-124
Recording Fee: $181.75
Parties:
SCHNEIDER MARK
MCCRACKEN DAVID S
Receipt Number: 4363965
Processed By: Laura Snyder

Department of Real Estate Stamp

NOTE-

0398R00040000000

Realty Transfer Stamp

Consideration Amt: $525000.00
Tax Code : SOUTH FAYETTE TP
Tax Amount: $10500.00
Ward :
99-NO WARD
Stamp Num: T11639
Blk/Lot: 0398R00040000000
Affidavit: No
Exempt: No

Commonwealth of Pennsylvania	$5250.00
Munic-South Fayette Twp	$2625.00
School District-South Fayette	$2625.00
Munic-Penalty	$0
Munic-Interest	$0
School-Penalty	$0
School-Interest	$0

I hereby certify that the within and foregoing was recorded in the Division of Real Estate's Office in Allegheny County, PA

DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT

Jessica Garofolo

Jessica Garofolo, Director
Sara Innamorato, County Executive

Doc-14036

587179

DRE Certified
31-May-2024 12:04P\Int By: T G

This Deed

Made the 31st day of May, 2024

Between

MARK SCHNEIDER and NANCY SCHNEIDER, husband and wife

(hereinafter called the Grantors)

AND

DAVID S. McCRACKEN and EMILY P. McCRACKEN, both unmarried as Joint Tenants with the Right of Survivorship and not as Tenants in Common

(hereinafter called the Grantees)

Witnesseth, that the said Grantors in consideration of **FIVE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 Dollars ($525,000.00)** paid to the Grantors by the Grantees, receipt of which is hereby acknowledged, do grant, bargain, sell and convey to the said Grantees, their heirs and assigns

ALL THAT CERTAIN lot or piece of ground situate in the Township of South Fayette, Allegheny County, Commonwealth of Pennsylvania, being Lot No. 3 in the Portman Plan of Lots No. 2 as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 140, Pages 144-147.

HAVING erected thereon a dwelling.
BLOCK AND LOT 398-R-40

BEING the same premises which Richard A. Kasmer and Carol A. Kasmer, husband and wife, by Deed dated 09/12/2019 and recorded 09/16/2019 in the Department of Real Estate Office of Allegheny County in Deed Book Volume 17768, Page 350 granted and conveyed unto Mark Schneider and Nancy Schneider, husband and wife.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever to the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of the said grantor, including but not limited to at law, as well as in equity, of, in and to the same.

UNDER AND SUBJECT to easements, rights of way, exceptions, reservations, restrictions, prior conveyances, and leases of oil, gas, coal or other mineral interests, etc., as set forth or referred to in said recited deed or prior instruments of record.

NOTICE THE UNDERSIGNED GRANTEE, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGES DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10 P.L. 874, NO. 156 § 1.

WITNESS OR ATTEST:

Witness

David S. McCracken {SEAL}

Witness

Emily P. McCracken {SEAL}

NOTICE—THIS DOCUMENT **MAY NOT/DOES NOT** SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL **MAY HAVE/HAVE** THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

with the appurtenances: To have and to hold the same to and for the use of the said Grantees, their heirs and assigns forever; and the Grantors, for themselves and their heirs, executors, administrators and assigns, hereby covenant and agree that they will **Warrant Specially** the property hereby conveyed .

IN WITNESS WHEREOF, The said Grantors have hereunto set their hands and seals as of the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF:

Witness

Mark Schneider {SEAL}

Witness

Nancy Schneider {SEAL}

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF ALLEGHENY : ss

On this the 31st day of May, 2024, before me, a Notary Public, the undersigned Officer, personally appeared MARK SCHNEIDER and NANCY SCHNEIDER husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 12/6/27

Commonwealth of Pennsylvania - Notary Seal
Cathy A. Lavello, Notary Public
Washington County
My commission expires December 6, 2027
Commission number 1092910
Member, Pennsylvania Association of Notaries

Doc-14036

Certificate of Residence

I do hereby certify that the Tax Bill Address of the within named grantee is:

Washington Financial Bank

77 South Main Street

Washington, PA 15301

I do hereby certify that the Owner Mailing Address of the within grantee is:

David S. McCracken and
Emily P. McCracken

110 Boxwood Drive

Bridgeville, PA 15017

Witness the due execution hereof this 31st day of May, 2024.

Grantee/Agent for Grantee – (Signature)

FROM:

MARK SCHNEIDER and NANCY SCHNEDER, husband and wife

TO

DAVID S. McCRACKEN and EMILY P. McCRACKEN, both unmarried

AFTER RECORDED MAIL TO:
Washington Settlement Services, Inc.
190 North Main Street, Suite 106
Washington, PA 15301
McCracken 24-046

Doc-23695

Allegheny County
Jessica Garofolo
Division of Real Estate
Pittsburgh, PA 15219

*** Electronically Filed Document ***

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Department of Real Estate Stamp

NOTE-

0398R00041000000

Document Number: 2025-23695
Recorded As: ERX-DEED
Recorded On: September 04, 2025
Recorded At: 01:20:17 pm
Number of Pages: 5
Book-Vl/Pg: Bk-DE Vl-20166 Pg-173
Recording Fee: $181.75
Parties:
ALDOSARI NOUF
MCCRACKEN DAVID S
Receipt Number: 4504754
Processed By: Laura Snyder

Realty Transfer Stamp

Consideration Amt:	$95000.00
Tax Code :	SOUTH FAYETTE TP
Tax Amount:	$1900.00
Ward :	99-NO WARD
Stamp Num:	T19474
Blk/Lot:	0398R00041000000
Affidavit:	No
Exempt:	No

Commonwealth of Pennsylvania	$950.00
Munic-South Fayette Twp	$475.00
School District-South Fayette	$475.00
Munic-Penalty	$0
Munic-Interest	$0
School-Penalty	$0
School-Interest	$0

I hereby certify that the within and foregoing was recorded in the Division of Real Estate's Office in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Jessica Garofolo

Jessica Garofolo, Director
Sara Innamorato, County Executive

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, IS FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10 P.L. 874, NO. 156 § 1.

WITNESS OR ATTEST:

Witness

David S. McCracken {SEAL}

Witness

Emily P. McCracken {SEAL}

Witness

Michael J. Popp {SEAL}

Witness

Diane R. Popp {SEAL}

NOTICE—THIS DOCUMENT **MAY NOT/DOES NOT** SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL **MAY HAVE/HAVE** THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGES MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Doc-23695

Certificate of Residence

I do hereby certify that the Tax Bill Address of the within named grantee is:

David S. McCracken and Emily P. McCracken
Michael J. Popp and Diane R. Popp

110 Boxwood Drive

Bridgeville, PA 15017

I do hereby certify that the Owner Mailing Address of the within grantee is:

David S. McCracken and Emily P. McCracken
Michael J. Popp and Diane R. Popp

110 Boxwood Drive

Bridgeville, PA 15017

Witness the due execution hereof this 21st day of August, 2025

Grantee/Agent for Grantee – (Signature)

FROM:

NOUF ALDOSARI, unmarried

TO

DAVID S. McCRACKEN and EMILY P. McCRACKEN, husband and wife and
MICHAEL J. POPP and DIANE R. POPP, husband and wife

AFTER RECORDED MAIL TO:
Washington Settlement Services, Inc.
190 North Main Street, Suite 106
Washington, PA 15301
McCracken 25-076

9946-X-077-CO

DEED

THIS DEED is made on May 31, 1996.

BETWEEN:

Marvin R. Lewis Jr. and Peggy J. Lewis, husband and wife,

(hereinafter singularly or collectively referred to as "Grantor"),

AND:

Michael James Popp and Diane R. Popp, husband and wife,

(hereinafter singularly or collectively referred to as "Grantee").

WITNESSETH: that the said Grantor, for and in consideration of the sum of Two Hundred Nine Thousand and No/100---------- DOLLARS AND 00 CENTS
($) 209,000.00

paid to the grantor by the grantee, receipt whereof is hereby acknowledged, does grant, bargain, sell and convey to the Grantee, their/its heirs, successors and assigns the property described in EXHIBIT A attached hereto and incorporated herein by reference.

TOGETHER WITH the Appurtenances. TO HAVE AND TO HOLD the same to and for the use of the said Grantee, their/its heirs, successors and assigns, forever, and the Grantor, for their/its heirs, successors and assigns covenants and agrees to WARRANT GENERALLY the property herein conveyed.

NOTICE: THIS DOCUMENT MAY NOT / DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE / HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE OR RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

(This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

WITNESS the hand and seal of the Grantor.

WITNESS:

Geraldine M. Hurst

Geraldine M. Hurst

Marvin R. Lewis Jr. (Seal)

Peggy J. Lewis (Seal)

POOR ORIGINAL

NOTICE THE UNDERSIGNED, IN EXECUTION OF THE AFORESAID TO THIS NOTICE AND THE POSSESSION AND ENJOYMENT OF THE DEED. ARE FULLY COGNIZANT OF THE FACT UNDERSIGNED MAY FOR ALL TIME LOSE THE RIGHT OR REMEDY AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE SUBJECT FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INTENDED HEREIN TO COMPLY WITH THE PROVISIONS HOUSE SUBDIVISION AND LAND DEVELOPMENT ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 §.

WITNESS OR ATTEST:

Diane K. Lewis to both

Michael Peter Popp

Diane K. Popp

Commonwealth of Pennsylvania
County of Allegheny

On this 31st day of May, 1996 before me, the undersigned officer, personally appeared

Marvin R. Lewis Jr. and Peggy J. Lewis, husband and wife

known to me (or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Janice A Wilson
Notary Public

My commission expires:

Notarial Seal
Janice A. Wilson, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 19, 1999
Member, Pennsylvania Association of Notaries

DB09793PG312

EXHIBIT "A" LEGAL DESCRIPTION

ALL that certain lot or piece of ground situate in the Township of South Fayette, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 111 in the Lakemont Farms Subdivision of Lot No. 2 in the Portman Plan of Lots No. 7 which subdivision is recorded in the Recorder's Office of Allegheny County in Plan Book Volume 150, pages 175-178.

HAVING erected thereon a dwelling known and numbered as 114 Boxwood Drive, Bridgeville, PA.

UNDER and SUBJECT to rights, reservations, exceptions and restrictions as set forth in prior instruments of record.

BEING designated as Block and Lot 9946-X-84428 in the Allegheny County Deed Registry Office.

BEING the same property which George H. Yonker and Pamela L. Yonker, husband and wife, by deed dated April 23, 1993 and recorded in the Recorder's Office of Allegheny County in Deed Book Volume 8955, page 59, granted and conveyed unto Marvin R. Lewis, Jr. and Peggy J. Lewis, husband and wife, the Grantors herein.

M A074685
DEED TRANSFER TAX
County of Allegheny

Township 104 0.50%
South Fayette
Date 09/30/1996
Block/Lot 9946 X 84428
Amt $209000
Rec'd $1045.00
Check # NCB 633

Michael A. Della Vecchia
County Agent
BY _____

S A074685
DEED TRANSFER TAX
County of Allegheny

S. D. 034 0.50%
South Fayette
Date 09/30/1996
Block/Lot 9946 X 84428
Amt $209000
Rec'd $1045.00
Check # NCB 633

Michael A. Della Vecchia
County Agent
BY _____

09-30-96 13:47BERESNAK 103880
PA TRF TAX $2090.00
1No
CHECK REC'$2090.00

CERTIFICATE OF RESIDENCE

I, the undersigned officer do hereby certify that the precise residence: c/o National City Mortgage Company, P.O. Box 1024, Dayton, OH 45401-1024. For assessment purposes only: 114 Boxwood Drive, Bridgeville, PA 15017.

Diane L Hart

DEED

From	Recorded	Number
Marvin R. Lewis Jr. and Peggy J. Lewis, husband and wife		
To		
Michael James Popp and Diane R. Popp	Volume 1	Page

Mail to:

Mr. and Mrs. Michael James Popp
114 Boxwood Drive
Bridgeville, Pa 15017

PAPERNICK & GEFSKY, P.C.
ATTN. MARK

D 21550 NCB-33

96 OCT 2 AM 8:48

SEP 30 96 14376 4

SEP 30 2 18 PM '96

I hereby CERTIFY that this document is recorded in a Deed Volume in the Recorder's Office of Allegheny County, Pennsylvania

RECORDER OF DEEDS
ALLEGHENY COUNTY, PA

Michael A. Della Vecchia
MICHAEL A. DELLA VECCHIA
RECORDER OF DEEDS

DB 09793 PG 314

SOUTH FAYETTE TOWNSHIP
A Community Growing Together

Planning Commission

www.southfayettepa.com

Planning Commission Approval Recommendation Letter
for:
Application # S-08-2025

'McCracken-Popp Subdivision'

Preliminary & Final Minor Subdivision Plan

December 22, 2025

Mr. & Mrs. David & Emily McCracken
110 Boxwood Drive
Bridgeville, PA 15017

&

Mr. & Mrs. Michael & Diane Popp
114 Boxwood Drive
Bridgeville, PA 15017

Reference: File # S-08-2025, Preliminary & Final Minor Subdivision Plan application for a proposed subdivision involving three (3) parcels along Boxwood Drive known as Allegheny County Parcel No. 398-R-40 (McCracken – primary), 398-R-41 (McCracken/Popp jointly-owned – vacant), and 398-S-14 (Popp – primary). Parcel 398-R-41 will be eliminated as part of this subdivision and the area will be added onto the respective parcels for 398-R-40 & 398-S-14. The properties are in the R-3 (Medium Density Residential) zoning district.

Dear Mr.& Mrs. McCracken & Mr. & Mrs. Popp:

At the December 18, 2025 meeting, the South Fayette Township Planning Commission recommended approval of your application for Preliminary & Final Minor Subdivision, subject to the following:

1) Resolution of comments in the following review letter be addressed to the satisfaction of the Township Engineer:

   - Gibson-Thomas Engineering Co., Inc. review letter dated **December 11, 2025**
   - Allegheny County DCED review letter dated **November 19, 2025**

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

Respectfully,
Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich

Jason F. Paulovich, Principal
Engineer's Representative

jason.paulovich@gibson-thomas.com

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, Township Manager
Gary Hartz, Township Planning Director
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gary J. Matta
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Chris Seymour
Chelsey Fajbik, Gibson-Thomas Engineering Co., Inc.
Nick Goettman, Municipal Authority of the Township of South Fayette
Peggy Patterson, Executive Assistant - South Fayette Township
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department - SFT
J.R. Gales & Associates

SOUTH FAYETTE TOWNSHIP
A Community Growing Together

Subdivision-Land Development Application

www.southfayettepa.com

Plan Name:	Alpine Point Lot 4	File No.	SP-06-2025
Plan Location:	Alpine Point Business Park Lot 4	Tax I.D. #	482-G-3
Project Description	Construction of a 76,000 SF flex building and associated site improvements.		

Check Appropriate Box(es)

Land Development Plan	X	Subdivision Plan		Conditional Use Plan	

Minor Subdivision		Major Subdivision		Open Space Plan	
Preliminary Plan Submission		Final Plan Submission		X	

Zoning District(s)	B-1	Property Acreage	13.3 ac	No. Lots/Units	1

Applicant's Name:	Alpine Flex 4, LLC	Phone No.	412-257-9004
Applicant's Address:	651 Holiday Dr, Ste 225, Pitt, PA 15220	Fax No.	
Applicant's E-Mail:	John R Deklewa <jdeklewa@buildwithrdc.com>		
Engineer Firm/Name	Gateway Engineers, Inc.	Phone No.	412-409-2395
Engineer's Address:	100 McMorris Rd, Pitt, PA 15205	Fax No.	
Contact Person:	Ryan Enoch	E-Mail Address	renoch@gatewayengineers.com

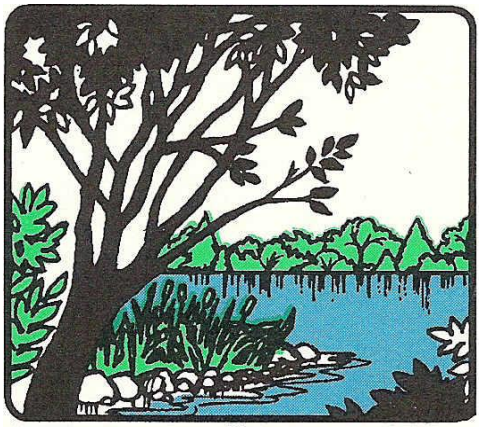
The following items are reviewed as part of the South Fayette Township application process. Applications submitted WITHOUT these elements will NOT be reviewed by the township.

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

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(s).

Signature of Applicant: _____ **Date:** 11/4/25

If applicant is not the property owner, an Agent Authorization Form must be attached.



Ecotune

ENVIRONMENTAL CONSULTANTS

215 EXECUTIVE DRIVE, SUITE 204
CRANBERRY TOWNSHIP, PA 16066
VOICE (724) 779-9010
FAX (724) 779-9011

Wetland Delineation and Watercourse Assessment Report
Alpine Point Development Site
South Fayette Township, Allegheny County, PA

Prepared For:
Alpine Flex 2, LLC
651 Holiday Drive, Suite 225
Pittsburgh, PA 15220

July 2025

1.0 PROJECT LOCATION AND DESCRIPTION

Alpine Flex 2, LLC retained Ecotune Environmental to conduct an aquatic resource investigation of approximately 16.5 acres of land located along the north and southwest side of Energy Drive in South Fayette Township, Allegheny County, PA.

The Site consists of land dominated by a mix of previously graded land, gravel road and undisturbed forest habitat.

The Site is depicted in Figure 1 (Location Map, Canonsburg, PA, USGS Map), Figure 2 (2024 Google Aerial Image), Figure 3 (Existing Conditions Plan), Figures 4 and 4A (USDA Soils Map and Legend), and Figure 5 (National Wetland Inventory Map).

This Report identifies and delineates all jurisdictional watercourses and wetlands within the limits of the Site.

2.0 WETLAND DELINEATION METHODOLOGY

The methodology used to determine the existence and extent of jurisdictional wetlands is set forth in the 1987 Corps of Engineers Wetland Delineation Manual. This manual has been supplemented by a number of regional supplements to more accurately delineate wetland in the United States. Because of its location, the Site was delineated using the *U. S. Army Corps of Engineers. 2012 Regional Supplement to the Corps of Engineers Wetland delineation Manual: Eastern Mountain and Piedmont Region.*

No recent development or earthmoving has occurred within the Site. Therefore, the Routine Onsite Determination Method was invoked due to the undisturbed nature of the Site (the soils, hydrology and/or vegetation have not been recently or significantly disturbed).

Identified wetlands were classified using the Cowardin Classification system and were delineated using the three parameter approach, inclusive of vegetation, hydrology and soil evaluation. According to the three parameter approach, all three criteria must be evaluated and must meet specific standards in order for an area to be considered a wetland. These three criteria are as follows:

1. Hydrophytic Vegetation Indicators: Hydrophytic vegetation in the Region is now identified by using one of four indicators. The indicators are as follows:

- **Indicator 1 – Rapid Test for Hydrophytic Vegetation** – all dominant species across all strata are rated OBL or FACW, or a combination of these two categories based on a visual estimation,
- **Indicator 2 – Dominance Test** – More than 50% of the dominant plant species (using the 50/20 rule) across all strata are rated OBL, FACW, or FAC,
- **Indicator 3 – Prevalence Test** – the Prevalence Index is 3.0 or less, or
- **Indicator 4 – Morphological Adaptations** – the plant community passes either the Dominance Test or the Prevalence Test after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands.

If the plant community passes any one of the four hydrophytic vegetation indicator tests, the vegetation is considered to be hydrophytic.

2. Hydric Soil Indicators: Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur or carbon compounds in a saturated, anaerobic environment. Hydric soil indicators are presented in three groups:

- **All Soils** - used in any soil regardless of texture,
- **Sandy Soils** - used in soil layers with USDA textures of loamy fine sand or courser, and
- **Loamy or Clayey Soils** - used with soil layers of very fine sand or finer.

If one or more of the hydric soil indicators is present, then the soil is hydric.

3. Wetland Hydrology Indicators

Wetland hydrology indicators are used in conjunction with indicators of hydric soil and hydrophytic vegetation to determine if an area is wetland under the Corps Manual. Hydrology indicators are often the most transitory of the wetland indicators.

Wetland hydrology indicators are presented in four groups:

- **Group A** - based on direct observation of surface water or groundwater during a visit.
- **Group B** - consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently.
- **Group C** - consists of other evidence that the soil is saturated or was saturated recently.

- **Group D** - consists of landscape, vegetation and soil features that indicate contemporary rather than historical wet conditions.

Within each group, indicators are categorized into one of two groups – primary and secondary indicators, based on their reliability within the region.

3.0 WETLAND DELINEATION RESULTS

Wetland Determination Data Forms were completed for each habitat type located within the Site and can be seen in Appendix A of this report. Data Forms sampling locations are indicated on Figure 3.

At no point within the limits of the Site were all three required wetland parameters met, therefore, no wetlands exist within the limits of the Site.

4.0 WATERCOURSE DETERMINATION

One watercourse (R001) is located within the Site boundaries.

Watercourse 1 (R001) is an ephemeral watercourse that originates in the northwestern portion of the Site and flows northwest out of the Site limits. R001 is an unnamed tributary of Coal Run.

Relevant photographs of the Site are contained in Appendix B and are keyed to Figure 3.

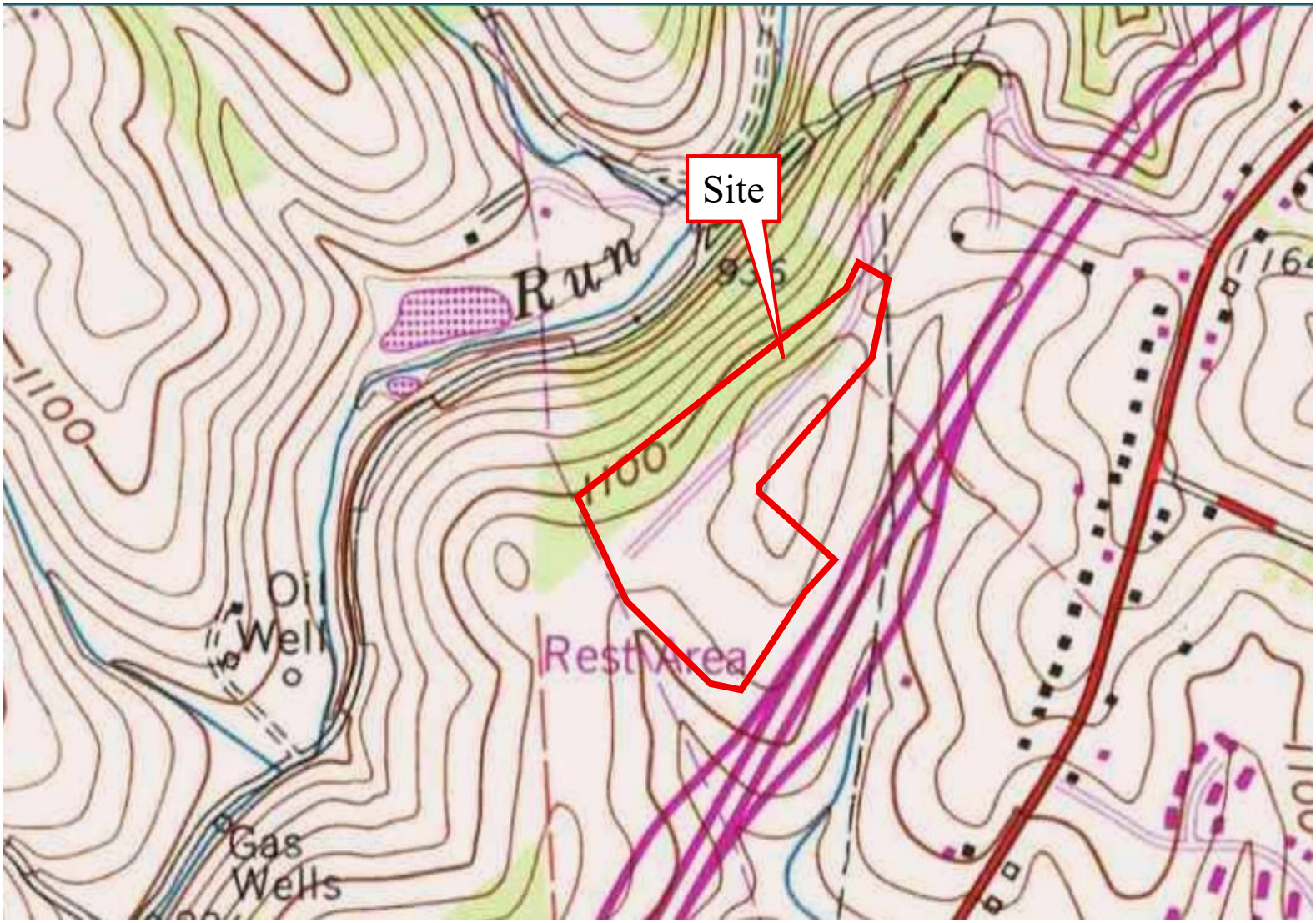


Figure 1 – Alpine Point Development Site Location Map
Canonsburg, PA USGS Map

Ecotune
ENVIRONMENTAL CONSULTANTS
215 EXECUTIVE DRIVE, SUITE 204
CRANBERRY TOWNSHIP, PA 16066
VOICE (724) 779-9010
FAX (724) 779-9011

Figure 2 – Alpine Point Development Site
Aerial Location Map (2024 Google Earth)

Ecotune
ENVIRONMENTAL CONSULTANTS
215 EXECUTIVE DRIVE, SUITE 204
CRANBERRY TOWNSHIP, PA 16066
VOICE (724) 779-9010
FAX (724) 779-9011

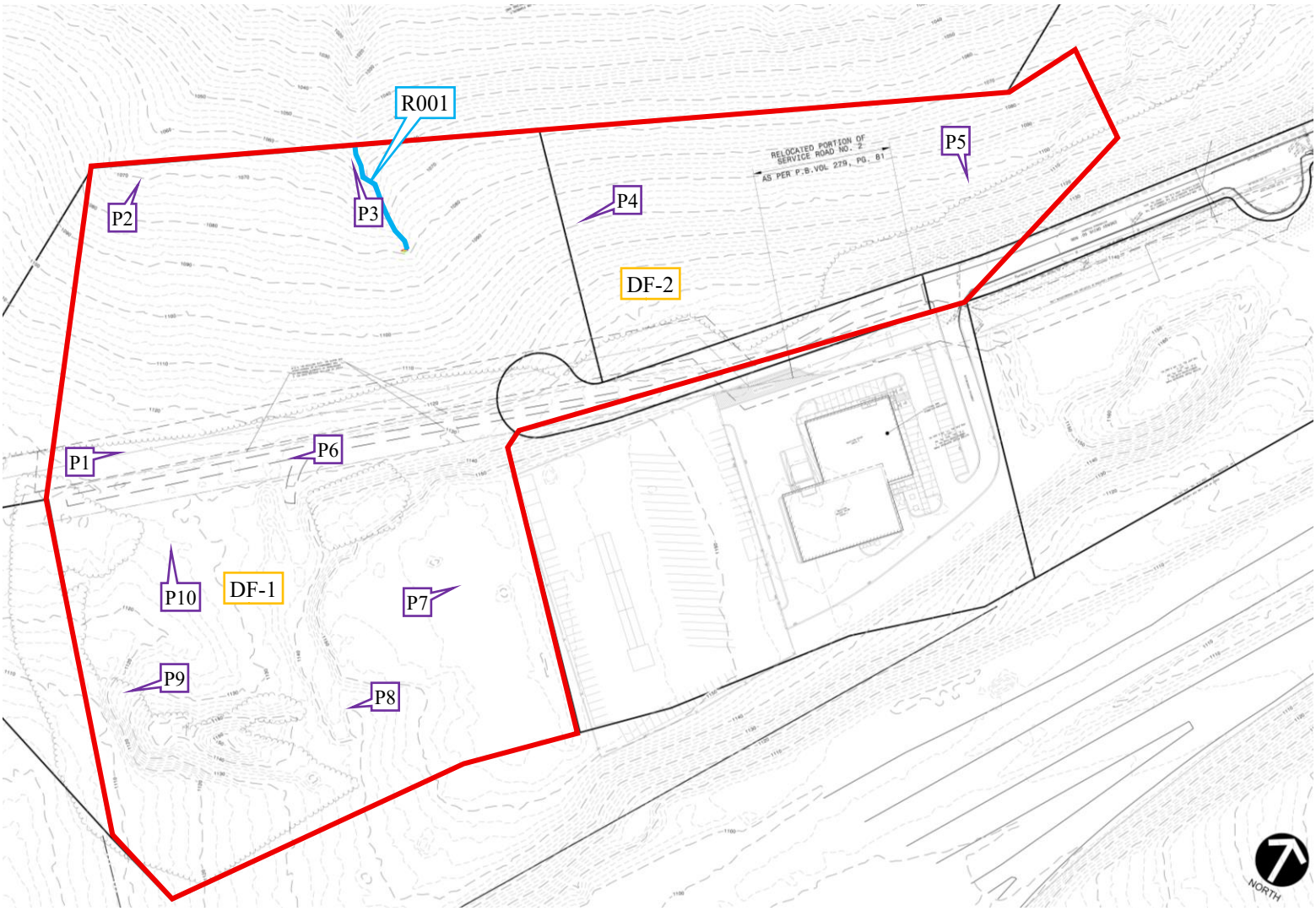


Figure 3 – Alpine Point Development Site - Existing Conditions Plan

Ecotune
ENVIRONMENTAL CONSULTANTS
215 EXECUTIVE DRIVE, SUITE 204
CRANBERRY TOWNSHIP, PA 16066
VOICE (724) 779-9010
FAX (724) 779-9011

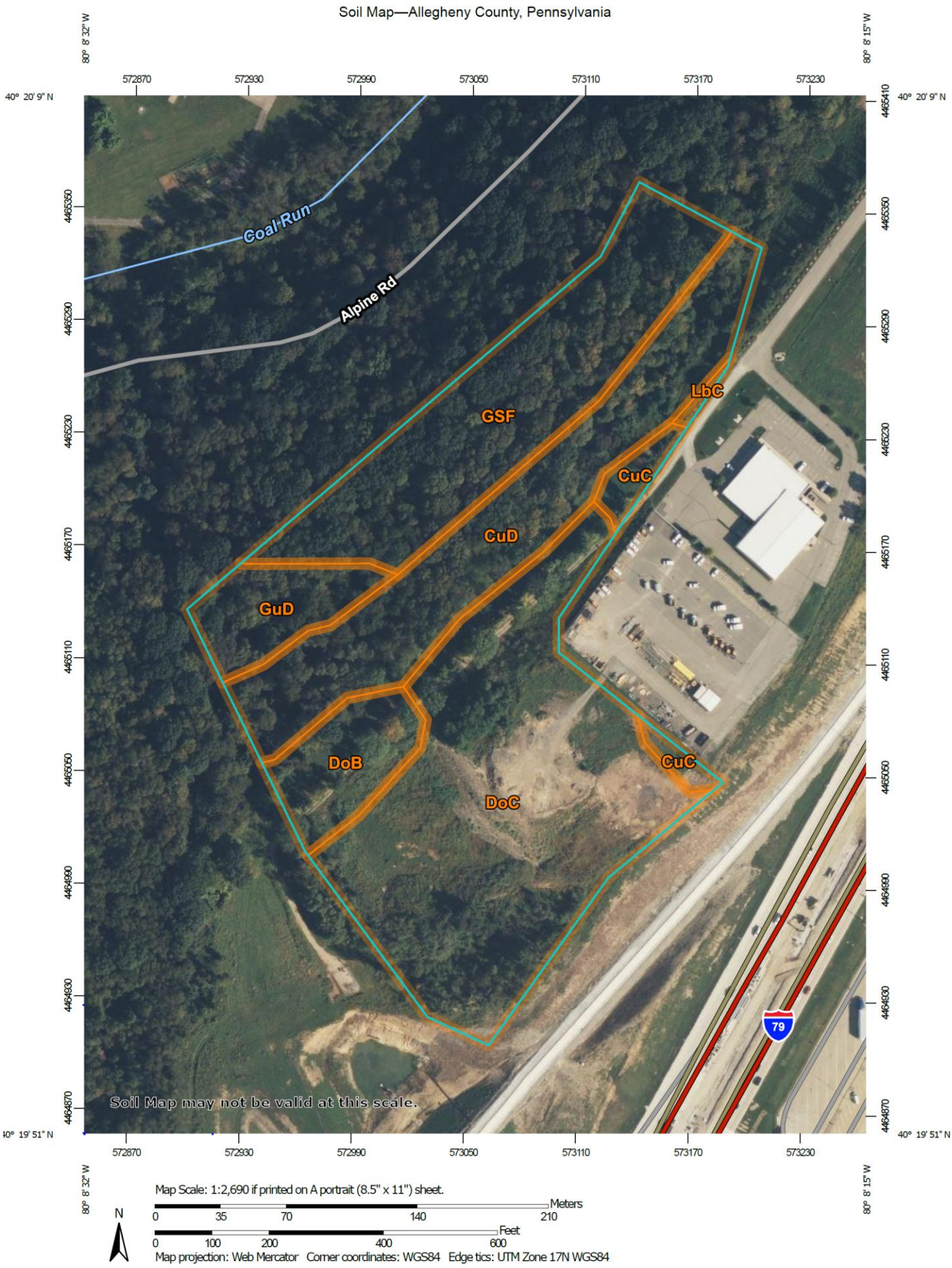


Figure 4 – Alpine Point Development Site
Soils Map
USDA Soil Survey

Map Unit Legend

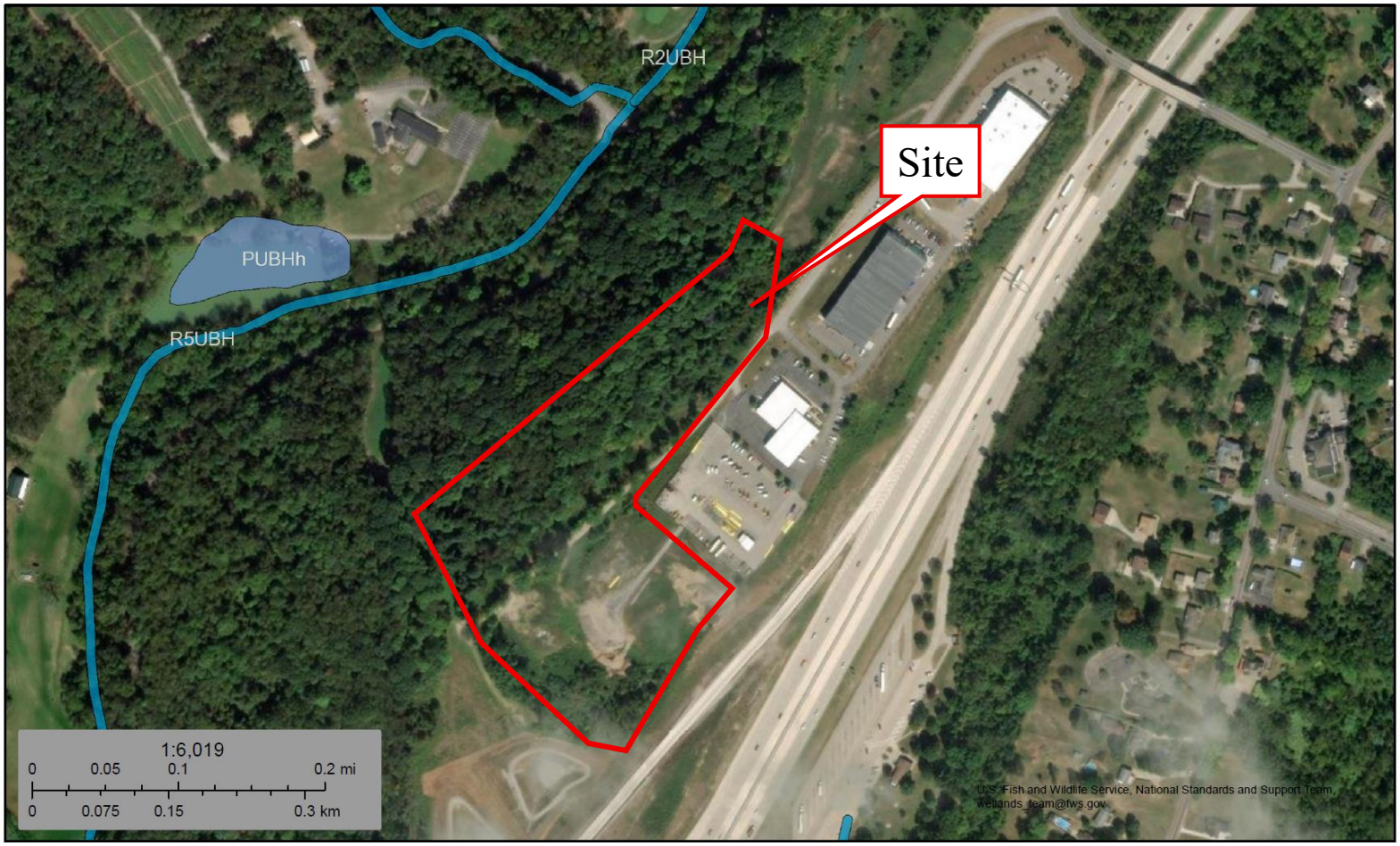
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuC	Culleoka channery silt loam, 8 to 15 percent slopes	0.4	2.4%
CuD	Culleoka channery silt loam, 15 to 25 percent slopes	3.6	21.9%
DoB	Dormont silt loam, 3 to 8 percent slopes	1.0	6.2%
DoC	Dormont silt loam, 8 to 15 percent slopes	6.8	40.6%
GSF	Gilpin, Weikert, Culleoka channery silt loams and 25 to 80 percent slopes	3.8	22.8%
GuD	Guernsey silt loam, 15 to 25 percent slopes	1.0	5.8%
LbC	Library silt loam, 8 to 15 percent slopes	0.1	0.3%
Totals for Area of Interest		**16.6**	**100.0%**

Figure 4A – Alpine Point Development Site
Soils Legend
USDA Soil Survey

Ecotune
ENVIRONMENTAL CONSULTANTS
215 EXECUTIVE DRIVE, SUITE 204
CRANBERRY TOWNSHIP, PA 16066
VOICE (724) 779-9010
FAX (724) 779-9011

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



July 28, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Figure 5 – Alpine Point Development Site
NWI Map

Ecotune
ENVIRONMENTAL CONSULTANTS
215 EXECUTIVE DRIVE, SUITE 204
CRANBERRY TOWNSHIP, PA 16066
VOICE (724) 779-9010
FAX (724) 779-9011

APPENDIX A
WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont

Project/Site: Alpine Point Development Site City/County: Allegheny Sampling Date: 7-3-2025

Applicant/Owner: Alpine Flex 2, LLC State: PA Sampling Point: DF-1

Investigator(s): ECOTUNE- HT Section, Township, Range: South Fayette Township

Landform (hillslope, terrace, etc.) Flat Local relief (concave, convex, none): None

Slope (%): 8% to 15% Lat: 40.3325° Long: -80.1404° Datum:

Soil Map Unit Name: DoC NWI Classification: Not Mapped

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ____
Water Table Present?	Yes ___	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) - Use scientific names of plants.

Sampling Point DF- 1 _____

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
50/20=	= Total Cover		

Sapling/Shrub Stratum (Plot size: 15')			
1. Rosa multiflora	15	X	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
50/20= 7.5/3	15 = Total Cover		

Herb Stratum (Plot size: 5')			
1. Solidago altissima	55	X	FACU
2. Cirsium vulgare	20	X	UPL
3. Dipsacus fullonum	15		FACU
4. Dactylis glomerata	5		FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
50/20 = 47.5/19	95 = Total Cover		

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
6.			
50/20 =	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	X 2 = _____
FAC species _____	X 3 = _____
FACU species _____	X 4 = _____
UPL species _____	X 5 = _____
Column Totals: _____	(A) _____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is > 50%

___ 3 - Prevalence Test is ≤ 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DF-1 _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/4	100					Mineral	Rocky

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1) **(LRR N, MLRA 147, 148)**
- ___ Sandy Gleyed Matrix (s4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of Hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** **X**

Remarks:

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont

Project/Site: Alpine Point Development Site City/County: Allegheny Sampling Date: 7-3-2025

Applicant/Owner: Alpine Flex 2, LLC State: PA Sampling Point: DF-2

Investigator(s): ECOTUNE- HT Section, Township, Range: South Fayette Township

Landform (hillslope, terrace, etc.) Hillslope Local relief (concave, convex, none): None

Slope (%): 15% to 25% Lat: 40.3345° Long: -80.1392° Datum:

Soil Map Unit Name: CuD NWI Classification: Not Mapped

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ____
Water Table Present?	Yes ___	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) - Use scientific names of plants.

Sampling Point DF- 2 _____

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Prunus serotina	40	X	FACU
2. Acer rubrum	15	X	FAC
3. Quercus velutina	20	X	UPL
4.			
5.			
6.			
7.			
8.			
50/20= 37.5/15	75	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15')			
1. Berberis thunbergii	20	X	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
50/20= 10/4	20	= Total Cover	

Herb Stratum (Plot size: 5')			
1. Allium canadense	15	X	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
50/20 = 7.5/3	15	= Total Cover	

Woody Vine Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
6.			
50/20 =		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 20 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		X 2 =	
FAC species		X 3 =	
FACU species		X 4 =	
UPL species		X 5 =	
Column Totals:		(A)	(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is > 50%

___ 3 - Prevalence Test is ≤ 3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: DF-2 _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 4/3	90					Mineral	
	10YR 4/4	10						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1) **(LRR N, MLRA 147, 148)**
- ___ Sandy Gleyed Matrix (s4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of Hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** **X**

Remarks:

APPENDIX B
SITE PHOTOGRAPHS

All Photographs Taken On July 3rd, 2025

P1- Photo location 1, facing northeast

P2- Photo location 2, facing north

P3- R001 downstream, facing northwest

P4- Photo location 4, facing southwest

P5- Photo location 5, facing south

P6- Photo location 6, facing west

P7- Photo location 7, facing northeast

P8- Photo location 8, facing southwest

P9- Photo location 9, facing southwest

P10- Photo location 10, facing northwest

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Agent Authorization Form

www.southfayettepa.com

Name of Property Owners: Alpine Flex 4, LLC

Property Tax Map Number: 428-G-3

Property/Project(s): Alpine Point Lot 4

☒ **This application/phase only** ☐ **All related applications and phases**

The above named property owner hereby appoints: The Gateway Engineers, Inc.

as its agent and authorizes said agent to apply for and process the above mentioned development plan/variance on his/her behalf. Agent is further authorized to sign all necessary documentations for such purposes, including acceptance of conditions imposed by the Board of Commissioners upon arrival of the plan. This authorization shall remain in full force and effect until written notice of revocation is delivered to the South Fayette Township Manager.

SIGNED AND SEALED, intending to be legally bound on this date of:

12-9-25

Owner(s) Signature: _____ (SEAL)

John R. DeKlewa, Member

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

100 McMorris Road
Pittsburgh, PA 15205
412-921-4030
GatewayEngineers.com

November 10, 2025
C-16698-0023

South Fayette Township
South Fayette Township Municipal Building
515 Millers Run Road
Morgan, PA 15064

ATTN: Gary Hartz
Planning Director / Zoning Officer

RE: Alpine Point Lot 4 Site Plan

Dear Mr. Hartz,

On behalf of Alpine Flex 4, LLC., attached please find applications, site plans, and supplemental information for the proposed 76,000 square foot flex building on Lot 4 for Alpine Point Development. The proposal is in accordance with the approved Masterplan for Alpine Point. Please review and notify us with any comments.

Sincerely,

THE GATEWAY ENGINEERS, INC.

Ryan Enoch, PE
Project Manager

Cc: John Deklewa

Project Narrative / Site Analysis / Impact Report

Alpine Point is a light industrial park which was previously approved by South Fayette Township. There are four lots in the plan. Three of the lots were previously developed. The applicant plans to develop a 76,000 square foot flex building on Lot 4. Lot 4 is approximately 13.3 acres and is currently undeveloped.

The use and size of the building comply with the previously approved masterplan.

Stormwater management (rate) is being controlled by two infiltration basins which will manage the peak runoff rate, volume, and water quality from the site. The PCSM Plan and supporting calculations were submitted to the Township in September of 2025 as part of the grading permit application. An NPDES Permit has been applied for and is currently under review.

Planning Modules were approved for the entire park as part of the masterplan submission. Coordination with the Municipal Authority of South Fayette Township is ongoing. Sanitary flow will need to be pumped to the existing gravity line on Energy Drive.

Traffic for the Park was studied and approved with the masterplan. The proposed use fits in with the approved uses in the original study.

There is one stream on Lot 4. It is located on the west side of the property and will not be disturbed by the development. There are no wetlands on Lot 4.

All utilities were designed and installed in the park. Sewer, water, storm water, electric, communications, and gas are available along Energy Drive.

Since the park plan was approved, a gas transmission line was designed and installed along the Energy Drive and through Lot 4. A 50’ wide easement was taken. No significant grading, nor improvements can be constructed near the line.

100 MCMORRIS ROAD, PITTSBURGH, PA 15205 | 412-921-4030 | GATEWAYENGINEERS.COM

LAND DEVELOPMENT
ALPINE POINT LOT 4 FLEX BUILDING

ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

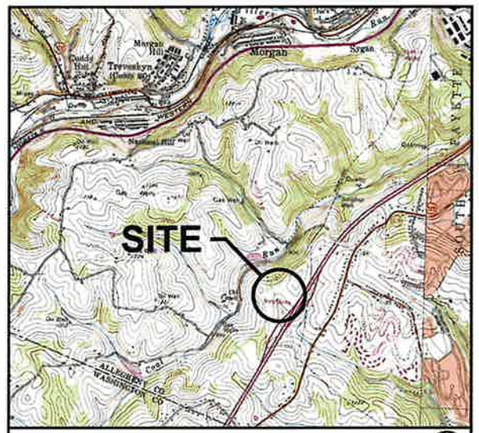
PREPARED FOR:

ALPINE FLEX 4, LLC.

FOSTER PLAZA 5
651 HOLIDAY DRIVE, SUITE 225
PITTBSURGH, PA

CONSULTANTS

LIST OF UTILITIES
ELECTRIC SERVICE WEST PENN POWER 360 WASHINGTON ROAD WASHINGTON, PA 15301 CONTACT: BARB LUTKA PHONE: 724-942-5212
GAS SERVICE PEOPLES GAS COMPANY 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 CONTACT: BETH REICHERTER PHONE: 412-258-4479
GAS SERVICE COLUMBIA GAS OF PENNSYLVANIA 4000 ENERGY DRIVE BRIDGEVILLE, PA 15017 CONTACT: DOMINIC TARELLA PHONE: 724-462-3479
COMMUNICATION SERVICE COMCAST CABLE 1530 CHARTIERS AVENUE PITTSBURGH, PA 15204 CONTACT: CRAIG TACY PHONE: 412-875-1388
COMMUNICATION SERVICE VERIZON PENNSYLVANIA 1300 CUDDY LANE CUDDY, PA 15031 CONTACT: TIM WESTOVER PHONE: 412-914-2228
WATER SERVICE PA-AMERICAN WATER COMPANY 300 GALLEY ROAD MCMURRAY, PA 15317 CONTACT: DAVE WARD PHONE: 724-873-1650
SEWER SERVICE SOUTH FAYETTE TOWNSHIP MUNICIPAL AUTHORITY 900 PRESTO SYGAN ROAD BRIDGEVILLE, PA 15017 CONTACT: JERRY BROWN PHONE: 412-257-5100

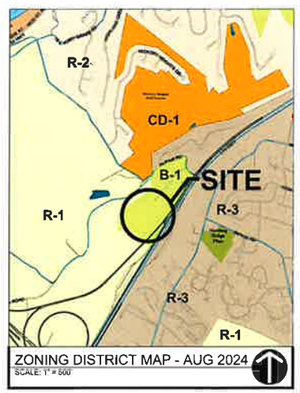


SITE LOCATION MAP - BRIDGEVILLE & CANONSBURG QUADS
SCALE: 1"=2000'

SHEET INDEX	
NO.	TITLE
–	CS COVER SHEET
C050	EXISTING CONDITIONS
C100	SITE PLAN
C101	SITE PLAN ENLARGEMENT
C200	GRADING PLAN
C201	GRADING PLAN ENLARGEMENT
C300	UTILITY PLAN
C400	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C401A	INITIAL EROSION AND SEDIMENT CONTROL PLAN
C401	EROSION AND SEDIMENT CONTROL PLAN
C402	EROSION AND SEDIMENT CONTROL DETAILS
C403	EROSION AND SEDIMENT CONTROL DETAILS
C404	EROSION AND SEDIMENT CONTROL DETAILS
C500	STORMWATER PROFILES
C501	STORMWATER PROFILES
C600	CONSTRUCTION DETAILS
C601	CONSTRUCTION DETAILS
C602	CONSTRUCTION DETAILS
C603	CONSTRUCTION DETAILS
C700	PCSM PLAN
C701	PCSM PLAN
C702	PCSM DETAILS
C703	PCSM DETAILS
C704	PCSM DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS
L102	LIGHTING PLAN

ZONING REQUIREMENTS		
SITE ZONING: B-1 BUSINESS USE: BUSINESS OFFICE		
TOWNSHIP STANDARD	REQUIRED	PROVIDED
BUILDING HEIGHT	6 STORIES MAX, 60' MAX	N/A*
BUILDING COVERAGE	70% MAX	13%
LOT AREA	NO MIN	13.3188 ACRES
GROSS OPEN SPACE AREA PER APPROVED MASTER PLAN	35% MIN	60%
SETBACKS		
FRONT YARD	50'	455.48'
REAR YARD	40'	137.66'
SIDE YARD	25'	85.26'
LOT WIDTH	NO MIN.	601.34'
PARKING		
TOTAL -1 STALL PER 300 GFA, OFFICE: 22,850 SF (76) -1 STALL PER 2,000 GFA, WAREHOUSE: 53,200 (27)	103	103
ADA ACCESSIBLE	5	5
PERMIT REQUIREMENTS: N.P.D.E.S. PERMIT - ALLEGHENY COUNTY CONSERVATION DISTRICT.		

*TO BE PROVIDED UNDER SEPERATE COVER



ZONING DISTRICT MAP - AUG 2024
SCALE: 1" = 500'

FLOOD MAP - FIRM #42003C0434H
SCALE: 1" = 1000'

NOTE:

1. THESE PLANS AS SUBMITTED ARE INTENDED TO COMPLY WITH ALL REGULATIONS, STANDARDS, AND ORDINANCES OF THE SOUTH FAYETTE TOWNSHIP. ANY DEVIATION FROM THOSE REGULATIONS, STANDARDS AND ORDINANCES IS UNINTENTIONAL AND AS SUCH, IN THE EVENT THAT A CONFLICT IS DISCOVERED, IT IS UNDERSTOOD AND AGREED THAT THE SOUTH FAYETTE TOWNSHIP'S REGULATIONS, STANDARDS AND ORDINANCES WILL APPLY.

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

_____ _____ _____ _____
DATE NAME REGISTRATION NO.

I, _____, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF SOUTH FAYETTE DO HEREBY CERTIFY THAT THIS SITE PLAN MEETS ALL THE ENGINEERING REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

_____ _____ _____ _____
DATE NAME REGISTRATION NO.

REVIEWED BY THE TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION, THIS _____ DAY OF _____, 2021.

_____ _____ (SEAL) _____
SECRETARY CHAIRPERSON

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, BY RESOLUTION, THIS _____ DAY OF _____, _____. ALL CONDITIONS OF APPROVAL HAVE BEEN REVIEWED, AND THE PLAN SIGNED AND NOTED AS APPROVED, THIS _____ DAY OF _____ _____, 20__.

_____ _____ _____
SECRETARY PRESIDENT

ENGINEER | TOWNSHIP OF SOUTH FAYETTE TOWNSHIP ENGINEER | TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION | TOWNSHIP OF SOUTH FAYETTE BOARD OF COMMISSIONERS

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GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE086511

REVISION RECORD

No.	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP
PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTBSURGH, PA

CS COVER SHEET

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

N:\Gateway Engineering\Projects\16000\16698 eddytown-0025 lot 4 due diligence\Dwg\02-Sheet\CS - COVER SHEET.dwg
Plot Date=11/10/2025 2:17 PM Adam R. Gramke, PE/LEED Green Associate=11/10/2025 1:31 PM

Plot Date=11/10/2025 2:17 PM Plot Style=24.ctb

LEGEND

BIT	- BITUMINOUS	COCo	- COLUMBIA GAS COMPANY
CONC	- CONCRETE	EGCo	- EQUITABLE GAS CO. (now PNGCO)
TC	- TOP OF CURB	VZPa	- VERIZON PENNSYLVANIA
G	- GUTTER	BTCo	- BELL TELEPHONE CO. (now VZPa)
TW	- TOP OF WALL	APCo	- ALLEGHENY POWER COMPANY
BW	- BOTTOM OF WALL	WPPCo	- WEST PENN POWER COMPANY
TS	- TOP OF SLOPE	PPCo	- PENN POWER COMPANY
BS	- BOTTOM OF SLOPE	DLCo	- DUQUESNE LIGHT COMPANY
SAN	- SANITARY	PNGCo	- PEOPLES NATURAL GAS COMPANY
ST	- STORM	ALCOSAN	- ALLEGHENY COUNTY SANITARY AUTHORITY
MH	- MANHOLE	PWSA	- PITTSBURGH WATER AND SEWER AUTHORITY
TOP	- TOP OF CASTING	PAWC	- PENNSYLVANIA AMERICAN WATER COMPANY
BOT	- BOTTOM	DPW	- DEPARTMENT OF PUBLIC WORKS
FL	- FLOW LINE	PACT	- PITTSBURGH ALLEGHENY COUNTY THERMAL
CO	- CLEAN OUT	RCP	- REINFORCED CONCRETE PIPE
WV	- WATER VALVE	CMP	- CORRUGATED METAL PIPE
WM	- WATER METER	CPP	- CORRUGATED PLASTIC PIPE
WB	- WATER BOX	TCP	- TERRA COTTA PIPE
FH	- FIRE HYDRANT	PVC	- POLYVINYL CHLORIDE PIPE
GV	- GAS VALVE	VCP	- VITRIFIED CLAY PIPE
GM	- GAS METER	DIP	- DUCTILE IRON PIPE
GMK	- GAS MARKER	CIP	- CAST IRON PIPE
EB	- ELECTRIC BOX	SLCPP	- SMOOTH LINED CORRUGATED PLASTIC PIPE
EM	- ELECTRIC METER	HDPE	- HIGH DENSITY POLYETHOLINE PIPE
TRANS	- TRANSFORMER	—ETC—	- ELECTRIC TELEPHONE COMMUNICATIONS
GW	- GUY WIRE	—G—	- GAS LINE
VLT	- VAULT	—W—	- WATER LINE
LS	- LIGHT STANDARD	—T—	- SUBSURFACE TELEPHONE LINE
YL	- YARD LIGHT	—E—	- SUBSURFACE ELECTRIC LINE
MB	- MAILBOX	—OH—	- OVERHEAD WIRES
PM	- PARKING METER	—CATV—	- CABLE TV
DS	- DOOR SILL	x 808.8	- EXISTING SPOT ELEVATION
GP	- GATE POST	808	- EXISTING CONTOURS
RR	- RAILROAD	INLET	- EXISTING INLET
SOL	- SOLLARD		- EXISTING MANHOLE
WW	- WINDOW WELL		- EXISTING SEWER PIPE
RD	- ROOF DRAIN		
VP	- VENT PIPE		
TR	- TRAFFIC		
HC	- HANDICAP		
LH	- LAMP HOLE		
COMB	- COMBINATION SEWER		
w/	- WITH		

NOTE
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR, HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ALL EXISTING SUBSURFACE UTILITY INFORMATION PRESENTED ON THE CONTRACT DRAWINGS IS CHARACTERIZED AS UTILITY QUALITY LEVEL C OR D PER "CI/ASCE 38-02 - STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" UNLESS SPECIFICALLY NOTED OTHERWISE.

EXISTING ACCESS ROAD

50' REQUIRED SUBSTITUTE R/W #1 FOR EQUITRANS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP

50' REQUIRED SUBSTITUTE R/W #1 FOR EQUITRANS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP

RIGHT OF WAY FOR SERVICE ROAD NO. 2 DEPARTMENT OF HIGHWAYS OF THE S. OF PENNSYLVANIA PER COMMONWEALTH OF PENNSYLVANIA FOR ROUTE NO. 1018 SECTION B-8

50' UTILITY EASEMENT FOR EQUITRANS, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP TO REMAIN

FIELD LOCATED STREAM R001 UNT TO COAL RUN (WWF)

ASSUMED 50-FT FLOODWAY (TYP.)

811 Know what's below. Call before you dig.
1-800-242-1776
Serial No. 20252463999

NORTH

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER Ryan Matthew Eberle No. PE086311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

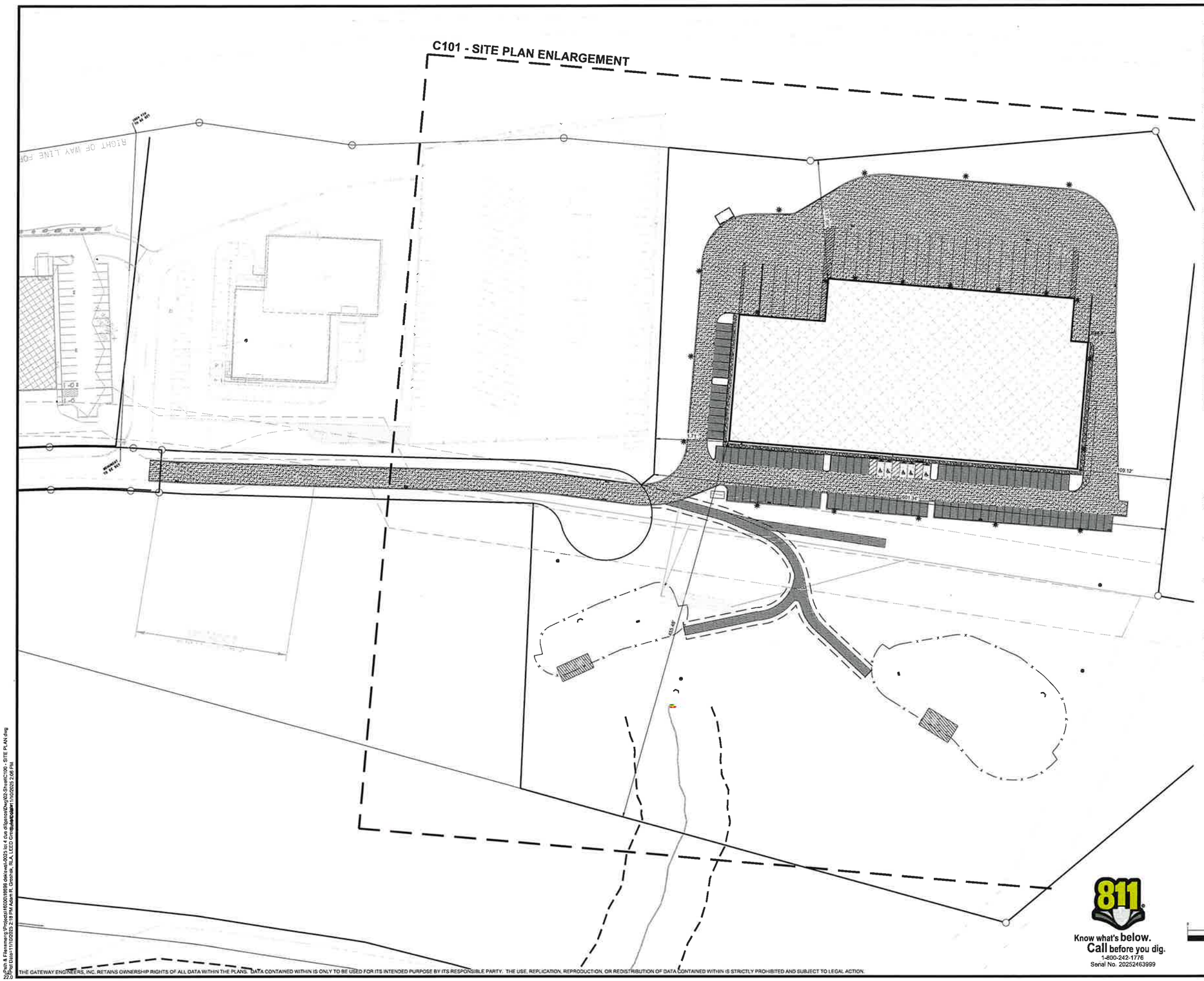
EXISTING CONDITIONS

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C050

Plot Date=11/10/2025 2:17 PM Plot Size 24x36

N:\Projects\16900\16698 dwk\work\0025 lot 4 due diligence\Dwg\02-Sheets\C050 - EXISTING CONDITIONS.dwg
Plotted Date=11/10/2025 2:17 PM Adam R. Groshek, RLA, LEED Green Associate



SITE LEGEND

	3 C600	PROPOSED 48" STORM MANHOLE
	0 C600	PROPOSED 48" SANITARY MANHOLE
	0 C600	PROPOSED CLEANOUT
	1 C600	PROPOSED TYPE 'M' INLET
	0 C600	PROPOSED 2'x2' INLET
	0 C600	PROPOSED YARD DRAIN
	0 C600	PROPOSED HEADWALL/ ENDWALL
	0 C600	PROPOSED HYDRANT
	0 C600	PROPOSED LIGHT STANDARD
	2 C602	PROPOSED ADA SYMBOL
	4 C602	PROPOSED CONCRETE WHEEL STOP
	8 C602	PROPOSED BOLLARD
	0 C600	PROPOSED WALL
	8 C601	PROPOSED DEPRESSED CURB
	2 C601	PROPOSED CONCRETE SIDEWALK
	3 C601	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	1 C601	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	10 C601	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	4 C601	PROPOSED PAVEMENT PATCH
	5 C600	PROPOSED GUIDERAIL
		PROPOSED UTILITY POLE
103		PROPOSED PARKING COUNT
		PROPOSED SIGN

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
5. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
6. CONTRACTOR TO WORK AROUND EXISTING UTILITIES. IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
8. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
9. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
10. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 3 FEET O.C., UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, TYPE I COLOR WHITE
11. WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

811 Know what's below. Call before you dig. 1-800-242-1776 Serial No. 20252463999

NORTH

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft

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GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

REGISTERED PROFESSIONAL ENGINEER No. PE088311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING

ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

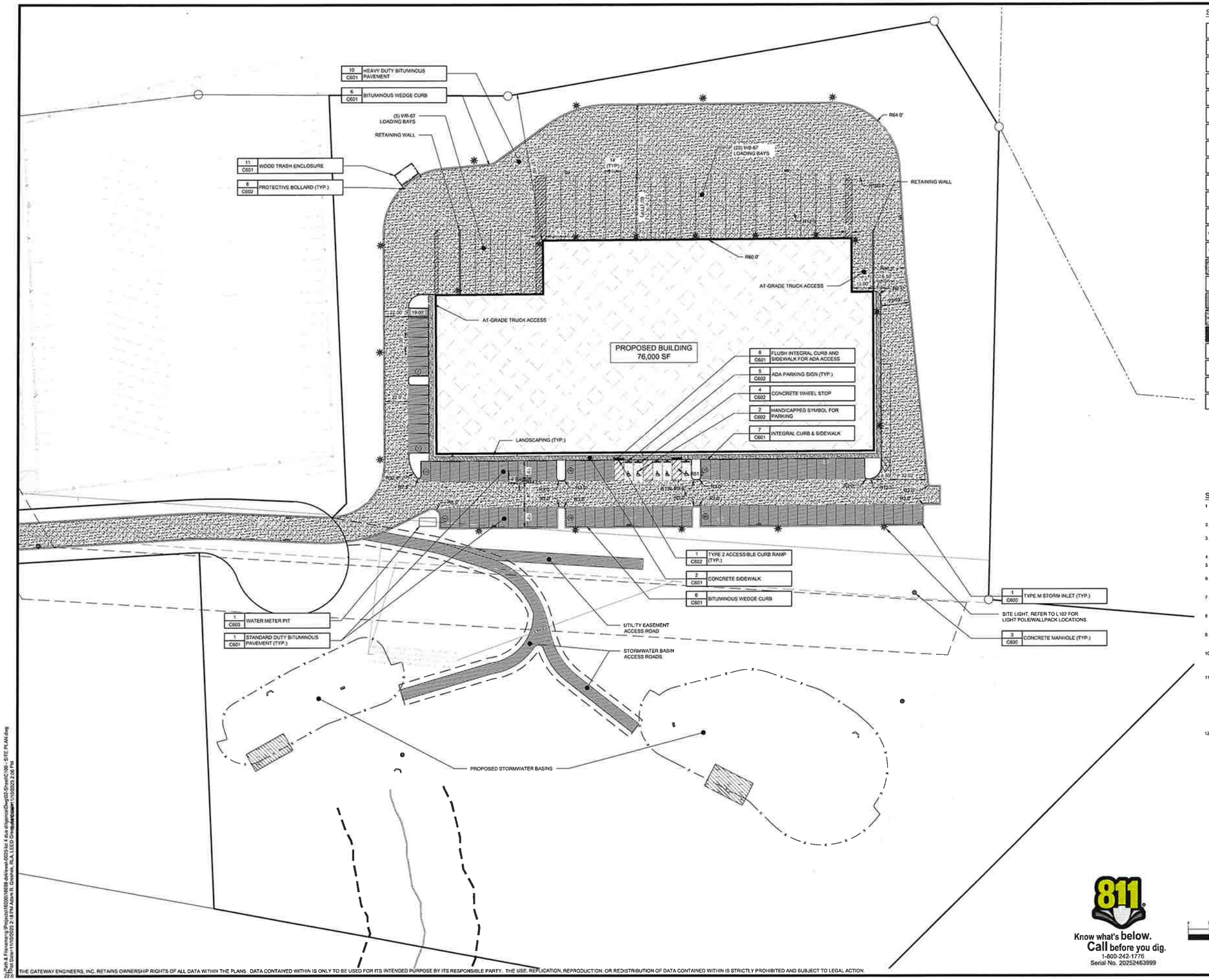
PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

SITE PLAN

Project Number: 16698-0025
Drawing Scale: 1"=50'
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

C100

22 | Path & Filename:\Projects\16500\16698 ddel\revit\2025 lot 4 due dil\plans\Dwg\02-Sheet\C100 - SITE PLAN.dwg
Plot Date=11/10/2025 2:18 PM Adam R. Gresnick, RLA, LEED Gre
Plot Date=11/10/2025 2:06 PM
Plot Date=11/10/2025 2:18 PM Plot Size:24x36



SITE LEGEND

	3 C600	PROPOSED 48" STORM MANHOLE
	0 C000	PROPOSED 48" SANITARY MANHOLE
	0 C000	PROPOSED CLEANOUT
	1 C600	PROPOSED TYPE 'M' INLET
	0 C000	PROPOSED 2'x2' INLET
	0 C000	PROPOSED YARD DRAIN
	0 C000	PROPOSED HEADWALL/ ENDWALL
	0 C000	PROPOSED HYDRANT
	0 L102	PROPOSED LIGHT STANDARD
	2 C602	PROPOSED ADA SYMBOL
	4 C602	PROPOSED CONCRETE WHEEL STOP
	8 C602	PROPOSED BOLLARD
	0 C000	PROPOSED WALL
	8 C604	PROPOSED DEPRESSED CURB
	2 C601	PROPOSED CONCRETE SIDEWALK
	3 C601	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	1 C601	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	10 C001	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	4 C601	PROPOSED PAVEMENT PATCH
	5 C600	PROPOSED GUIDERAIL
		PROPOSED UTILITY POLE
103		PROPOSED PARKING COUNT
		PROPOSED SIGN

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8. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
9. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
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811 Know what's below. Call before you dig. 1-800-242-1776 Serial No. 20252463999

NORTH

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 Inch = 40 ft.

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PITTSBURGH, PA | ATTORNEY@GATEWAYENGINEERS.COM | ☎ (412) 364-5167 FAX (412) 364-5168

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REGISTERED PROFESSIONAL ENGINEER No. PE086311

REVISION RECORD

No	Date
01	
02	
03	
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06	
07	
08	

ALPINE POINT LOT 4 FLEX BUILDING

ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

SITE PLAN ENLARGEMENT

Project Number: 16698-0025
Drawing Scale: 1"=40'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JDE
Checked By: RME
Project Manager: RME

C101

Plot Date=11/10/2025 2:18 PM Plot Size 24x36

Z:\Work & Filenaming\Projects\16500\16698 drw\work\0025 lot 4 due diligence\Dwg\03-Sheets\C100 - SITE PLAN.dwg
Plot Date=11/10/2025 2:18 PM Adam R. Cestnik, RLA, LEED Green Associate

C201 - GRADING PLAN ENLARGEMENT

PROPOSED BUILDING
FFE: 1140.50

GRADING LEGEND

x 0000.00	PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATONS

TC	TOP CURB
BC	BOTTOM CURB
TC/GC	TOP CURB/ BOTTOM CURB
TW	TOP WALL
BW	BOTTOM WALL
HP	HIGH POINT
LP	LOW POINT

GRADING PLAN NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC., THE CURRENT REQUIREMENTS OF THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY _____ DATED _____ PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
3. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
5. BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
7. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
8. SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
9. THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFFSITE TO A PA DEP APPROVED WASTE SITE, OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
11. AN AS-BUILT DRAWING OF THE STORMWATER DETENTION FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.

Know what's **below.**
Call before you dig.
1-800-242-1776
Serial No. 20252463999

NORTH

GRAPHIC SCALE

0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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PITTSBURGH, PA | (412) 364-5005

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ENGINEER
No. PE086311

REVISION RECORD

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ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

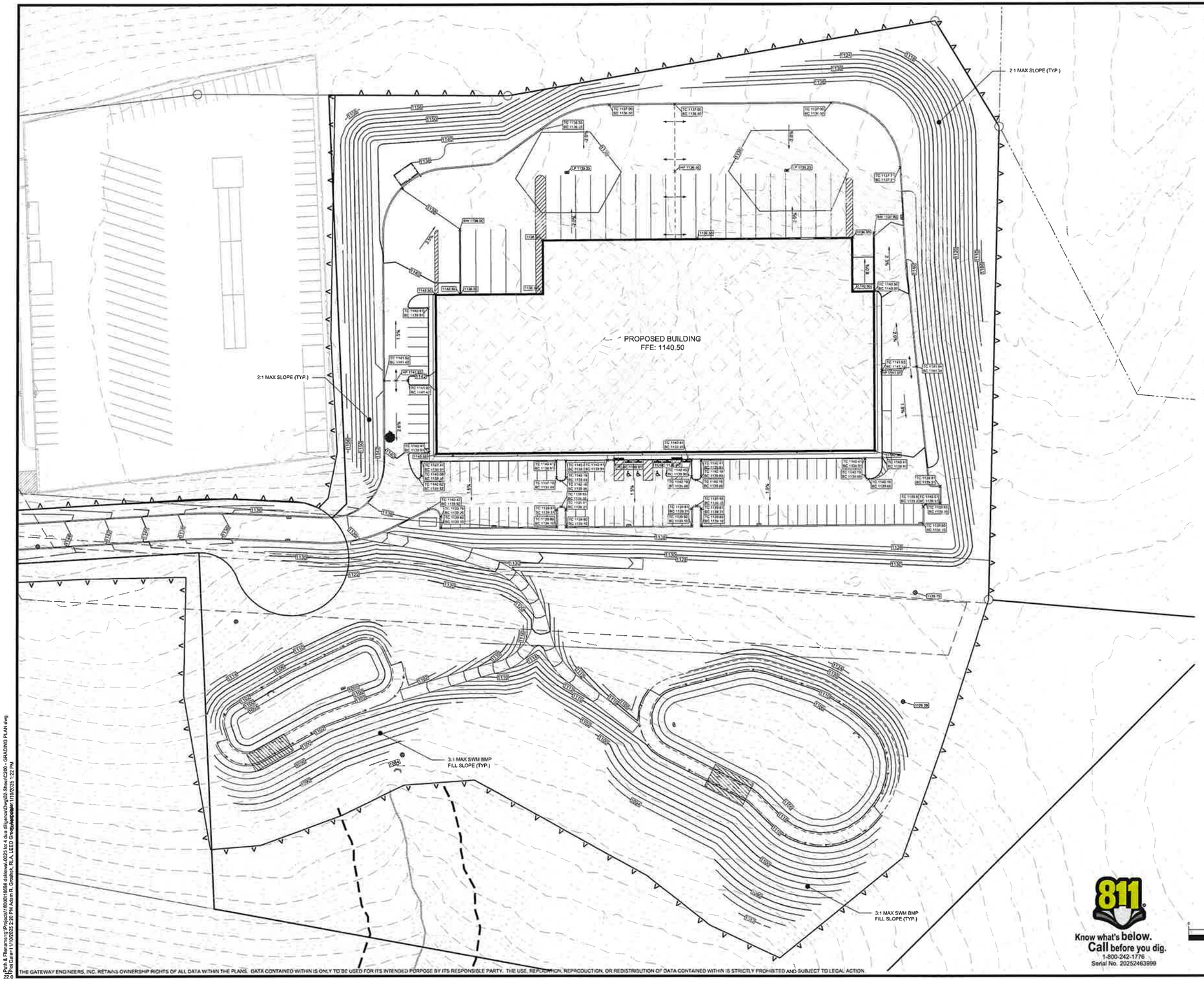
GRADING PLAN

Project Number: 16698-0025
Drawing Scale: 1"=50'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C200

Plot Date=11/10/2025 2:19 PM Plot Size 24x36

Path & Filename:g:\Projects\16600\16698 dev\work\0025 lot 4 dev diligence\Dwg\02-Sheet\C200 - GRADING PLAN.dwg
Plot Date=11/10/2025 2:19 PM Adam R. Gerlitsk, RLA, LEED Green Associate



GRADING LEGEND

00.00	PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATONS

TC	TOP CURB
BC	BOTTOM CURB
TC/BC	TOP CURB/ BOTTOM CURB
TW	TOP WALL
BW	BOTTOM WALL
HP	HIGH POINT
LP	LOW POINT

GRADING PLAN NOTES:

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC., THE CURRENT REQUIREMENTS OF THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL, AND STATE LAWS.
2. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY _____ DATED _____ PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
3. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54) FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
5. BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES
6. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE
7. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
8. SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
9. THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFFSITE TO A PA DEP APPROVED WASTE SITE, OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
11. AN AS-BUILT DRAWING OF THE STORMWATER DETENTION FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.

Know what's below. Call before you dig. 1-800-242-1776 Serial No. 20252463999

NORTH

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
pittsburgh@gatewayengineers.com | 412.259.2370 | 1000 Cliff Mine Road, Suite 375, Pittsburgh, PA 15275

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN MATTHEW ENGINEER No. PE080311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING

ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

GRADING PLAN ENLARGEMENT

Project Number: 16698-0025
Drawing Scale: 1"=40'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C201

Plot Date=11/10/2025 2:20 PM Plot Size 24x36

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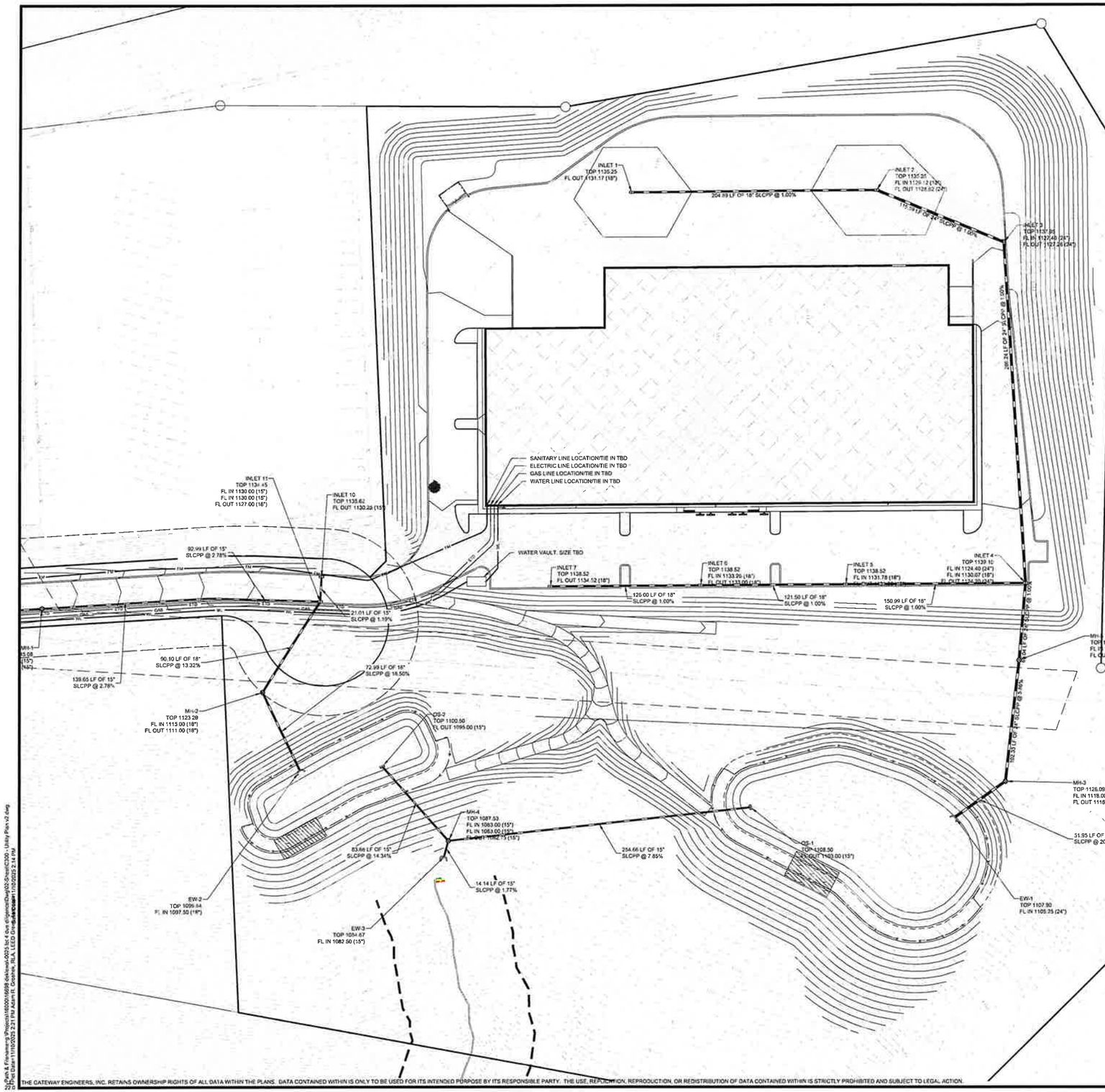
Plot Date=11/10/2025 2:20 PM Adam R. Gnatek, RLA, LEED Green Associate



UTILITY LEGEND

SAN	PROPOSED SANITARY LINE
SSFL SAF SAN SAL	PROPOSED SANITARY LATERAL
	PROPOSED STORM LINE
WL	PROPOSED WATER LINE
WL	PROPOSED WATER LATERAL
DAT	PROPOSED DATA LINE
ELE	PROPOSED ELECTRIC LINE
ETD	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
TEL	PROPOSED TELEPHONE LINE
OHE	PROPOSED OVERHEAD ELECTRIC
OH	PROPOSED OVERHEAD LINE
GAS	PROPOSED GAS LINE
	PROPOSED UTILITY POLE
	PROPOSED FIRE HYDRANT
GV	PROPOSED GAS VALVE
WV	PROPOSED WATER VALVE
	PROPOSED TEE

UTILITY ABBREVIATIONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
RD	ROOF DRAIN
HW	HEADWALL
EW	ENDWALL

UTILITY PLAN NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
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3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
6. UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
7. ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
8. THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS
10. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
11. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
13. CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
14. CONDUIT LOCATIONS TO SITE LIGHT POLES TO BE COORDINATED WITH THE SITE ELECTRICAL PLAN.
15. THE ALLEGHENY COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED FOR INSPECTION OF ALL PRIVATE SANITARY SEWERS, WATER LINES, AND STORM SEWER LINES WHERE THEY CONNECT TO A PUBLIC SEWER SYSTEM. ALL WATER AND SEWER LINES MUST BE INSTALLED BY A REGISTERED PLUMBER.
16. THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM
17. THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1 FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER

811 Know what's below. Call before you dig. 1-800-242-1776 Serial No. 20252463999

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GATEWAY ENGINEERS
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www.gatewayengineers.com | 412.281.1797 | 400 Holiday Dr., Suite 105 | Pittsburgh, PA 15220

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE090311

REVISION RECORD

No	Date
01	"
02	"
03	"
04	"
05	"
06	"
07	"
08	"

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

UTILITY PLAN

Project Number: 16698-0025
Drawing Scale: 1"=40'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C300

Plot Date=11/10/2025 2:21 PM Plot Size 24x36
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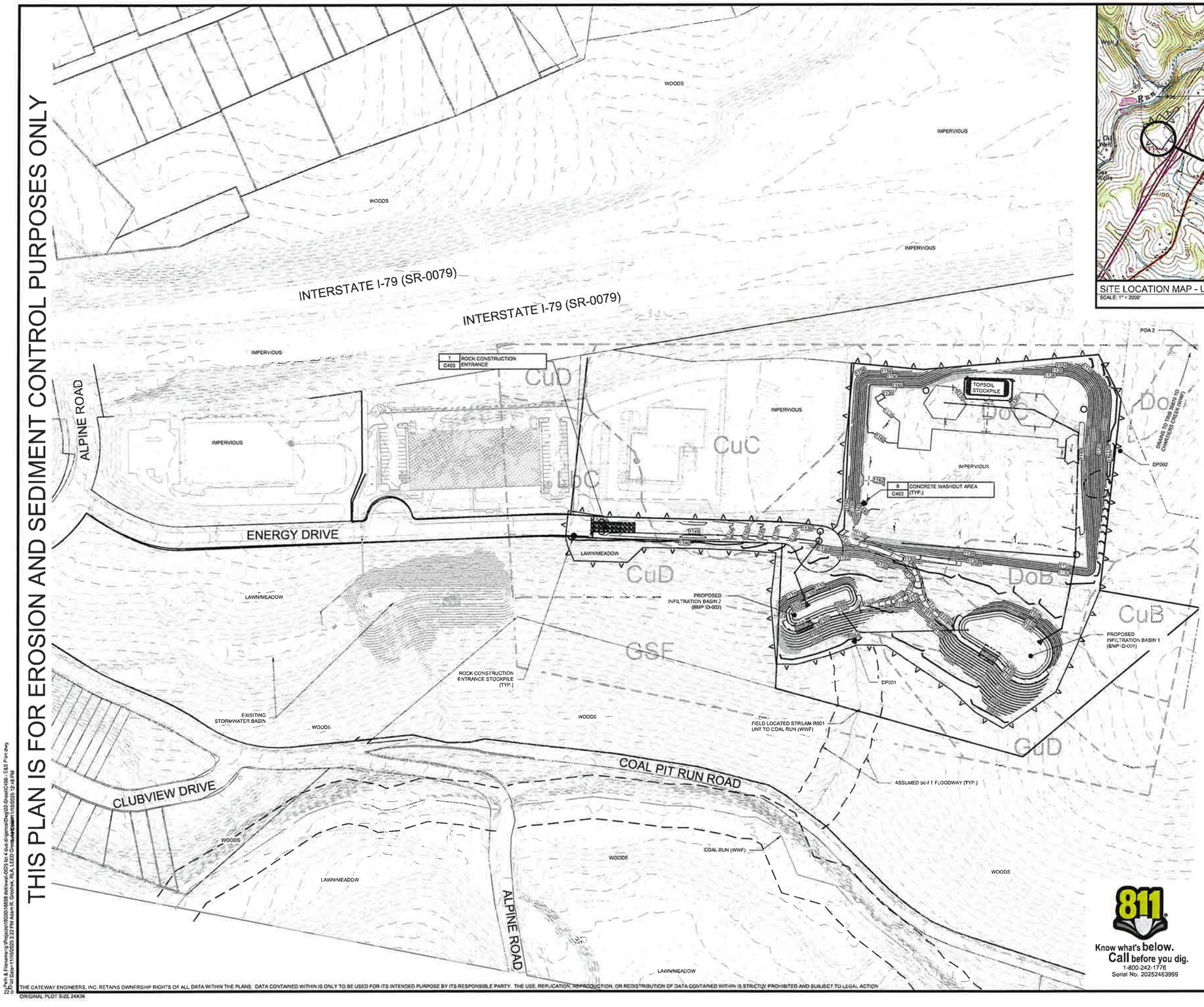
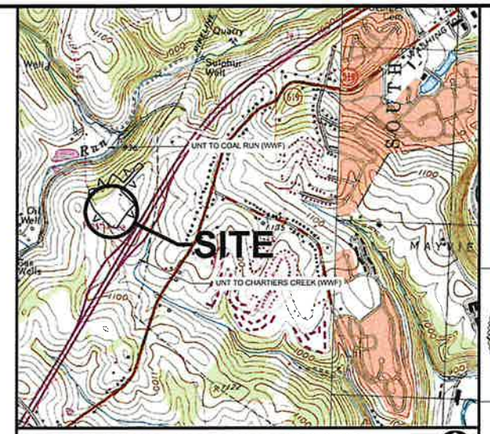
Plot Date=11/10/2025 2:21 PM Adam R. Goshke, RLA, LEED Green Associate

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY





SITE LOCATION MAP - USGS CANONSBURG QUAD
SCALE: 1" = 2000'

EROSION AND SEDIMENT CONTROL LEGEND

4 C403	EROSION CONTROL BLANKET
1 C403	ROCK CONSTRUCTION ENTRANCE
3 C403	ROCK RIP RAP APRON
6 C403	INLET PROTECTION
	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE
	COMPOST FILTER SOCK
	ORANGE CONSTRUCTION FENCING

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
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10. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY CONSTRUCTION ENGINEERING CONSULTANTS DATED AUGUST 8TH, 2025 PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY

PROJECT AREAS

TOTAL PERMIT AREA = 12.1 ACRES
DISTURBED AREA = 12.1 ACRES

NORTH

GRAPHIC SCALE

0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

811 Know what's below. Call before you dig.
1-800-242-1776
Serial No. 20252463999

REVISION RECORD

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GATEWAY ENGINEERS
A FULL SERVICE CIVIL ENGINEERING FIRM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER Kevin Matt Sarbock No. PE086311

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

OVERALL OVERALL EROSION AND SEDIMENT CONTROL PLAN

Project Number: 16698-0025
Drawing Scale: 1" = 100'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C400

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ORIGINAL PLOT SIZE 24X36

Path & Filename: g:\Projects\16600\16698 dev\revit\-0025 lot 4 dev drgs\revit\Drwg\03-Sheet\C400 - E&S Plan.dwg
Plot Date= 11/18/2025 2:22 PM Adam R. Goodwin, RLA, LEED Green Associate
22

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

EROSION AND SEDIMENT CONTROL LEGEND

	4 C403	EROSION CONTROL BLANKET
	1 C403	ROCK CONSTRUCTION ENTRANCE
	5 C403	ROCK RIP RAP APRON
	6 C403	INLET PROTECTION
		SOIL BOUNDARIES
		LIMITS OF DISTURBANCE
		COMPOST FILTER SOCK
		ORANGE CONSTRUCTION FENCING

EROSION AND SEDIMENT CONTROL NOTES:

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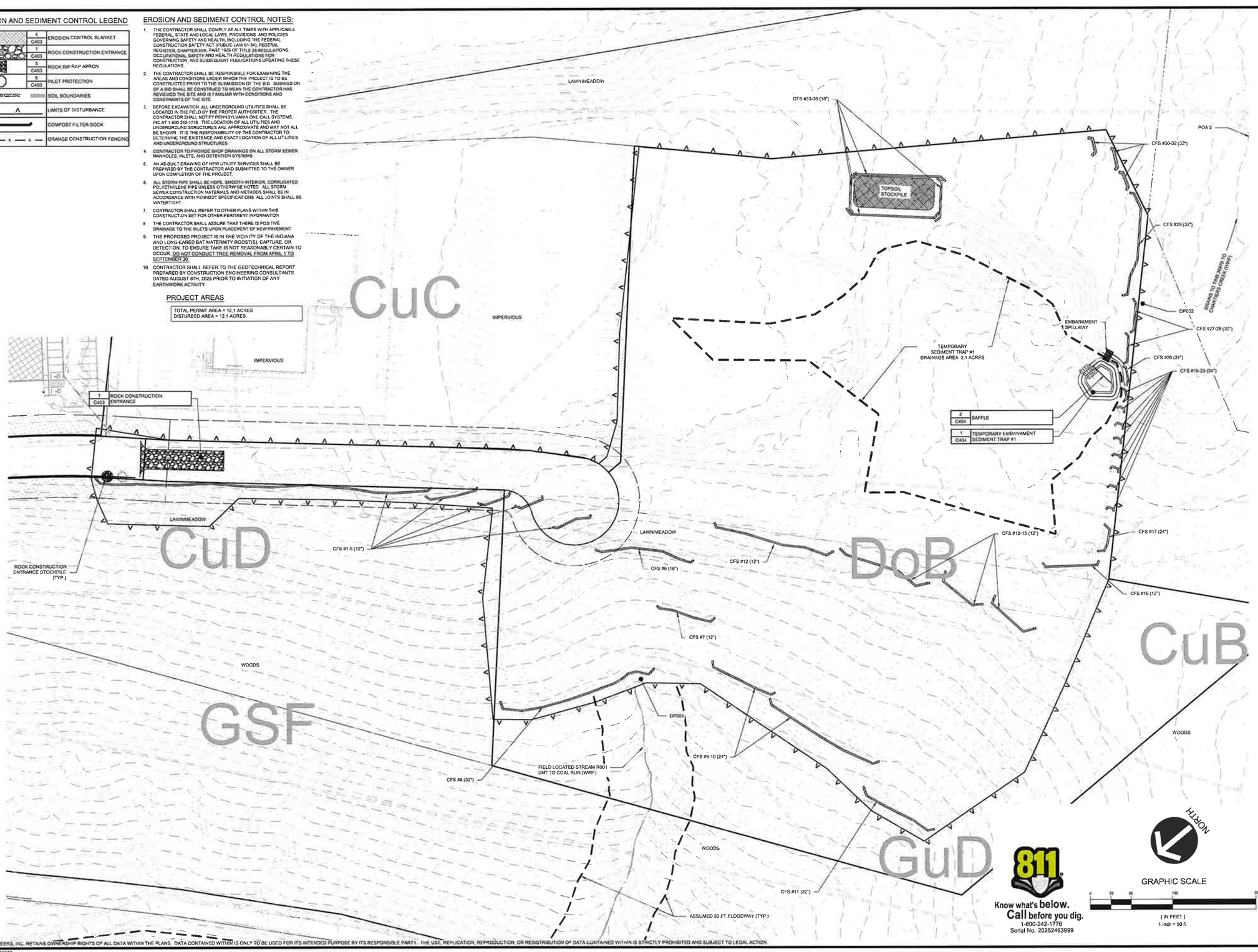
10. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY CONSTRUCTION ENGINEERING CONSULTANTS DATED AUGUST 8TH, 2025 PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.

PROJECT AREAS

TOTAL PERMIT AREA = 12.1 ACRES
DISTURBED AREA = 12.1 ACRES



Know what's below. Call before you dig. 1-800-242-1776 Serial No. 20252463999

NORTH

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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ORIGINAL PLOT SIZE 24X36

C:\Users\Adam.Groshek\Gateway Engineers\RLA - Documents\Projects\16698\16698 dwg\02-Sheet\C400 - INITIAL E&S Plan.dwg
Plot Date=11/05/2025 2:22 PM Adam.R.Groshek; RLA, LEED G

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ENGINEER
No. PE086311

REVISION RECORD

No	Date
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ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

INITIAL EROSION AND SEDIMENT CONTROL PLAN

Project Number: 16698-0025
Drawing Scale: 1" = 50'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C401A

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

EROSION AND SEDIMENT CONTROL LEGEND

	4 C403	EROSION CONTROL BLANKET
	1 C403	ROCK CONSTRUCTION ENTRANCE
	5 C403	ROCK RIP RAP APRON
	7 C403	INLET PROTECTION
		SOIL BOUNDARIES
		LIMITS OF DISTURBANCE
		COMPOST FILTER SOCK
		ORANGE CONSTRUCTION FENCING

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PROJECT AREAS

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DISTURBED AREA = 12.1 ACRES

Know what's below. Call before you dig.
1-800-242-1776
Serial No. 20252463999

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

REGISTERED PROFESSIONAL ENGINEER No. PE086311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
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PITTSBURGH, PA

EROSION AND SEDIMENT CONTROL PLAN

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C401

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ORIGINAL PLOT SIZE 24X36

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STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE PROJECT SITE ONTO PUBLIC ROADS.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMP'S WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES – 6 TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL, IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. REFER TO GEOTECHNICAL REPORT AND CROSS SECTIONS.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMP'S.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP'S MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMP'S SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO $10,000 FOR DAY IN CIVIL PENALTIES, UP TO $10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO $25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
34. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
35. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES.
36. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
37. SEDIMENT BASINS SHALL BE PROTECTED FROM UNAUTHORIZED ACTS BY THIRD PARTIES.
38. ANY DAMAGE THAT OCCURS IN WHOLE OR IN PART AS A RESULT OF BASIN OR TRAP DISCHARGE SHALL BE IMMEDIATELY REPAIRED BY THE PERMITTEE IN A PERMANENT MANNER SATISFACTORY TO THE MUNICIPALITY, LOCAL CONSERVATION DISTRICT, AND THE OWNER OF THE DAMAGED PROPERTY.
39. UPON REQUEST, THE APPLICANT OR HIS CONTRACTOR SHALL PROVIDE AN AS-BUILT (RECORD DRAWING) FOR ANY SEDIMENT BASIN OR TRAP TO THE MUNICIPAL INSPECTOR, LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
40. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
41. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 10" LAYERED LIFTS AT 90% DENSITY.
42. SPREAD TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE FOR MORE THAN 4 DAYS. IN THE ABSENCE OF A SOIL TEST, LIME SHOULD BE ADDED AT A RATE OF 275 LBS /1000 S.F. LIKEWISE, THE FERTILIZER RATES SHOULD BE INCREASED TO 1250 LBS / AC. OF 8-16-16 AND 2000 LBS / AC. OF 5-10-10

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C402	STANDARD E&S NOTES

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE:

THE NPDES PERMIT COVERS THE MOVING, DEPOSITING, STOCKPILING, OR STORING OF SOIL, ROCK OR EARTH MATERIALS'. IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE CONTRACTOR RESPONSIBLE FOR EARTHMOVING OPERATIONS.

ENVIRONMENTAL DUE DILIGENCE MEANS PERFORMING INVESTIGATIVE TECHNIQUES FOR THE IMPORTED MATERIAL. THIS INCLUDES, BUT IS NOT LIMITED TO: VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, AND ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) POLICY 'MANAGEMENT OF FILL'. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEP MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA CODE, CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM 'USED ASPHALT' DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

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C402	CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE

CONSTRUCTION STAGING AND SEQUENCE

THE LOT 4 PERMITTING PROJECT WILL CONSIST OF PAD GRADING AND STORMWATER MANAGEMENT FACILITIES TO ACCOMODATE A FUTURE FLEX BUILDING TO INCLUDE IMPERVIOUS PARKING AND UTILITY INSTALLATION. ALL E&S BMP'S SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED E&S/PCSM PLAN AND THE DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL DATED MARCH, 2012 OR LATEST VERSION.

CONSTRUCTION STAGING

- NOTE FOR ALL DISTURBED AREAS: AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.
- ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE LIMITS OF DISTURBANCE AS NOTED ON THE DRAWING. AS THE DRAINAGE AREA TO EACH OF THE EROSION CONTROL FACILITIES ESTABLISHES A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE THE PARTICULAR CONTROL MEASURES.
- WHEN CLEANING EXCESS SEDIMENT FROM THE E&S CONTROL FACILITIES, PLACE SEDIMENTS IN GRASS AREAS WHICH DO NOT RECEIVE CONCENTRATED STORM FLOWS AND ARE CONTROLLED BY BMPS (WITHIN LIMITS OF DISTURBANCE). THEN SEED OVER AREA USING SEEDING SPECIFICATIONS.
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED PER THE PERMANENT OR TEMPORARY SEEDING SPECIFICATIONS DEPENDING ON THE SITUATION. DISTURBED AREAS ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS. DISTURBED AREAS LEFT IDLE FOR MORE THAN 4 DAYS SHOULD BE TEMPORARILY SEEDED AND MULCHED. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED. FOR AN EARTH DISTURBANCE TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

CONSTRUCTION SEQUENCE

A GENERALIZED CONSTRUCTION SEQUENCE IS PROVIDED BELOW. THE CONSTRUCTION SEQUENCE IS INTENDED TO PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT POLLUTION CONTROL. ALL NECESSARY PARTS FOR PROPER AND COMPLETE EXECUTION OF WORK PERTAINING TO THIS PLAN, WHETHER SPECIFICALLY MENTIONED OR NOT, ARE TO BE PERFORMED BY THE CONTRACTOR. IT IS NOT INTENDED THAT THE DRAWINGS AND THIS REPORT SHOW EVERY DETAILED PIECE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION. THE CONTRACTOR MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OF CONTROLS OR DIFFERING CONDITIONS ENCOUNTERED.

- CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
- ALL DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS.
- THE PROJECT AREA OUTFALLS INTO LINTONS RUN, WHICH IS CLASSIFIED AS A WARM WATER FISHES (WWF).
- CONTRACTOR SHALL CONTACT THE TOWNSHIP OF SOUTH FAYETTE AND THE ALLEGHENY COUNTY CONSERVATION DISTRICT TO SETUP A PRE-CONSTRUCTION MEETING AT THE PROJECT SITE SEVEN (7) DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. THE INITIAL PCSM RECORDING MUST BE COMPLETE PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
- THE PERMITTEE MUST SUBMIT A COMPLETE ANNUAL REPORT (FORM 3800-PM-BCW0405E) TO THE DISTRICT BY DECEMBER 7 OF EACH YEAR AFTER THE FIRST FULL YEAR OF PERMIT COVERAGE (REFER TO REPORTING REQUIREMENTS IN PART A, SECTION III, MONITORING REPORTING AND RECORDKEEPING, SUBSECTION D OF THE GENERAL PERMIT CONDITIONS FOR ADDITIONAL INFORMATION).

1. STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS.
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AND RIP RAP STOCKPILE OFF ENERGY DRIVE SHOWN ON SHEET C401 AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. CONSTRUCTION VEHICLES ARE ONLY PERMITTED TO ENTER AND EXIT THE SITE THROUGH THE ROCK CONSTRUCTION ENTRANCE.
3. INSTALL COMPOST FILTER SOCKS IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS, AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
4. INSTALL TEMPORARY SEDIMENT TRAP #1
   - 4.1. CLEAR AND GRUB AREA.
   - 4.2. REMOVE ALL TREE ROOTS, ROCKS, AND BOULDERS.
   - 4.3. FILL ALL STUMP HOLES, CREVICES, AND SIMILAR AREAS WITH IMPERMEABLE MATERIALS.
   - 4.4. EXCAVATE BOTTOM OF TRAP TO DESIRED ELEVATION.
   - 4.5. CONSTRUCT SURROUNDING EMBANKMENTS.
   - 4.6. INSTALL EMBANKMENT SPILLWAY.
   - 4.7. INSTALL CLEANOUT MARKER.
   - 4.8. SPREAD TOPSOIL.
   - 4.9. APPLY EROSION CONTROL BLANKETS.
   - 4.10. SEED AND MULCH DISTURBED AREAS.
5. STRIP TOPSOIL AND STOCKPILE IN THE LOCATION SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCKS BELOW THE TOPSOIL STOCKPILE AREA. THE TOPSOIL STOCKPILE MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
6. INSTALL COMPOST FILTER SOCK AND ORANGE CONSTRUCTION FENCE AROUND THE STORMWATER MANAGEMENT FACILITY AND ENSURE CONTRACTOR DOES NOT DISTURB AREA.
7. BEGIN INITIAL GRADING OPERATIONS. DURING GRADING OPERATIONS, ENSURE POSITIVE DRAINAGE TO THE PROPOSED EROSION AND SEDIMENT CONTROL BMPS.
8. AS SLOPES ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING IN REGULAR 15' VERTICAL INCREMENTS. AS SOON AS THE PROPOSED SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH TO PROMOTE EARLY STABILIZATION.
9. IN CONJUNCTION WITH THE GRADING OPERATIONS, CONTRACTOR SHALL BEGIN INSTALLATION OF STORM SEWERS AS SHOWN ON THE PLAN AND ACCORDING TO THE TYPICAL UTILITY TRENCHING DETAIL PROVIDED. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW. AS EACH INLET IS CONSTRUCTED, IMMEDIATELY INSTALL INLET PROTECTION. ANY SEDIMENT THAT ENTERS INLETS DURING CONSTRUCTION IS TO BE REMOVED WITHIN 24 HOURS.
10. REMOVE TEMPORARY SEDIMENT TRAP #1 ONCE THE PAD NEARS FINISHED GRADE. AFTER SEDIMENT TRAP IS REMOVED RE-ESTABLISH COMPOST FILTER SOCK AND COMPLETE CONSTRUCTION OF SLOPE.
11. REPLACE TOPSOIL ON NON-PAVED AREAS UTILIZING STOCKPILED MATERIALS FOR SEEDING, SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE. NO MORE THAN 15,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
12. CONSTRUCT INFILTRATION BASIN: **CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE STORMWATER MANAGEMENT FACILITY, INCLUDING THE PERMANENT OUTLET STRUCTURES, OUTFALL PROTECTION, UNDERDRAIN, SOIL MEDIA, EMERGENCY SPILLWAYS, AND GRADING. NOTIFY THE ENGINEER 7 DAYS PRIOR TO START OF WORK.)**
    - 12.1. BEGIN GRADING THE FACILITY AS SHOWN ON THE PLANS AND DETAILS. USE LIGHT TRACKED VEHICLES OR A LONG ARM EXCAVATOR TO AVOID COMPACTION. CONSTRUCTION VEHICLES SHOULD NOT BE PARKED OR EVEN DRIVEN ON BASIN BOTTOM.
    - 12.2. PLACE SOIL MEDIA ON BASIN BOTTOM. **DO NOT COMPACT.**
    - 12.3. PRIOR TO CONSTRUCTION OF EMBANKMENT, INSTALL OUTLET STRUCTURES, UNDERDRAIN, AND OUTLET PIPES. CORE DRILL AND MORTAR NEW PIPE CONNECTION.
    - 12.4. SEED BOTTOM AND SIDE SLOPES IN ACCORDANCE WITH SEEDING SPECIFICATIONS.
13. NOTE: THE PERMITTEE MUST PROVIDE THE COMPLETED SCM CONSTRUCTION CERTIFICATION FORM (3800-FM-BCW0271J) WITHIN 30 DAYS OF THE FACILITY BEING CONSTRUCTED. THE FORM MUST BE SIGNED BY THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES (REFER TO PART A, SECTION III, MONITORING REPORTING AND RECORDKEEPING, SUBSECTION C, IN THE GENERAL PERMIT CONDITIONS FOR ADDITIONAL INFORMATION).
14. RESEED ALL DISTURBED AREAS OF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
15. REMOVE ROCK CONSTRUCTION ENTRANCE AS SITE STABILIZATION IS COMPLETED.
16. WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE COMPOST FILTER SOCK AND INLET PROTECTION AND IMPLEMENT THE PCSM PLAN.

PCSM CONSTRUCTION SEQUENCE

1. AFTER THE SITE HAS BEEN STABILIZED, IMPLEMENT THE PCSM PLAN.
2. CONSTRUCT INFILTRATION BASIN FACILITIES 1, AND 2 ACCORDING TO THE FOLLOWING GENERAL SEQUENCE **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE CONSTRUCTION OF THE BASIN, SPECIFICALLY VERIFICATION OF SEDIMENT REMOVAL, AND THE INSTALLATION OF PERMANENT ORIFICES AND TRASH RACKS)**. BASIN CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON.
   - A. ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
   - B BEGIN EXCAVATION TO THE DESIRED BOTTOM OF POND ELEVATION. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
   - C PRIOR TO EMBANKMENT CONSTRUCTION, INSTALL THE PERMANENT OUTLET CONTROL STRUCTURE, CONCRETE BASE, OUTLET PIPE, ANTI-SEEP COLLARS, AND ASSOCIATED OUTLET PROTECTION. INSTALLATION OF THE OUTFALL AND RIPRAP APRON ARE COVERED UNDER A CHAPTER 105 GENERAL PERMIT (GP-4-1) AND ALL CONDITIONS OF THIS PERMIT MUST BE MET.
   - D. INSTALL TRASH RACK AND ANTI-VORTEX DEVICES ON THE PERMANENT OUTLET CONTROL STRUCTURE.
   - E. CONSTRUCT SURROUNDING EMBANKMENT.
   - F. INSTALL EMERGENCY SPILLWAY.
   - G. I. AS SOON AS THE EMBANKMENT AND CUT SLOPES ARE BROUGHT TO FINAL GRADE, APPLY EROSION CONTROL BLANKETS AND SEED AND MULCH DISTURBED AREAS.
3. INSPECT AND REPAIR AS NEEDED THE RIPRAP OUTLET APRONS AT BASIN INFLOWS AND OUTFALLS, IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLAN.
4. SEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.

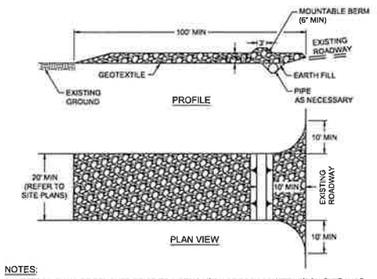
3	
C402	CONSTRUCTION SEQUENCE

TEMPORARY SEEDING SPECIFICATIONS:

LIMESTONE RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 80 PERCENT CALCIUM CARBONATES (ADJUST PH LEVELS TO 6.5 TO 7.0). APPLY AT A RATE OF 4160 LBS / 1000 S.Y., UNLESS OTHERWISE INDICATED BY SOIL TESTS.

COMMERCIAL FERTILIZER IN ABSENCE OF A SOIL TEST, USE 100 LBS / 1000 S.Y. OF 10-10-10 MIXED. INTO SEED BED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.

MULCH CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED O



NOTES:

1. TOPSOIL SHALL BE REMOVED PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE.
2. EXTEND ROCK OVER WIDTH OF ENTRANCE.
3. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
4. MOUNTABLE BERM SHOULD BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED. PIPE TO BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
5. REFER TO SITE PLANS FOR SIZE AND LOCATION. WHERE APPLICABLE, REFER TO HOP PLANS FOR SIZE AND LOCATION ON STATE ROADWAYS.

MAINTENANCE:

1. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.
2. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50' INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO THE ROADWAY DITCHES, CULVERTS, OR OTHER DRAINAGE WAYS IS NOT ACCEPTABLE.

1	ROCK CONSTRUCTION
C403	ENTRANCE

SITE SOIL TYPES:

SYMBOL	DESCRIPTION	SLOPE	LIMITATIONS
CuB	CULLEOKA CHANNERY SILT	3-8%	CU: SHRINK-SWELL, CORROSIVE TO CONCRETE, STEEL; EASILY ERODIBLE, CLAY PAN (LOW PERMEABILITY), LONG SLOPES, HIGH WATER TABLE, HYDRO-CHYDRIC INCLUSIONS, LOW STRENGTH, LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK SWELL POTENTIAL, SINKHOLE, WETNESS (MEDIUM)
CuC	LOAM	8-15%	
CuD		15-25%	
DoB	DORMONT SILT LOAM	3-8%	DO: SHRINK-SWELL, CORROSIVE TO CONCRETE, STEEL; EASILY ERODIBLE, CLAY PAN (LOW PERMEABILITY), LONG SLOPES, HIGH WATER TABLE, HYDRO-CHYDRIC INCLUSIONS, LOW STRENGTH, LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK SWELL POTENTIAL, SINKHOLE, WETNESS (MEDIUM)
DoC		8-15%	
DoD		15-25%	
GuF	GILPIN, WEIKERT, CULLEOKA CHANNERY SILT LOAMS	25-60%	GU: SHRINK-SWELL, CORROSIVE TO CONCRETE, STEEL; EASILY ERODIBLE, CLAY PAN (LOW PERMEABILITY), SHALLOW TO BEDROCK, LONG SLOPES, HIGH WATER TABLE, HYDRO-CHYDRIC INCLUSIONS, LOW STRENGTH, LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK SWELL POTENTIAL, SINKHOLE, WETNESS (MEDIUM)
GuD	GUERNSEY SILT LOAM	15-25%	
LbC	LIBRARY SILT LOAM	8-15%	LB: SHRINK-SWELL, CORROSIVE TO CONCRETE, STEEL; EASILY ERODIBLE, CLAY PAN (LOW PERMEABILITY), SEASONALLY SATURATED ZONE (MEANDIAN) HIGH WATER TABLE, HYDRO-CHYDRIC INCLUSIONS, LOW STRENGTH, LANDSLIDE PRONE, SLOW PERCOLATION, POOR SOURCE OF TOPSOIL, FROST ACTION, SHRINK SWELL POTENTIAL, SINKHOLE, WETNESS (MEDIUM)

REMEDIAL ACTIONS FOR SOIL LIMITATIONS ENCOUNTERED IN THE FIELD:

SOILS SUSCEPTIBLE TO CUTBANKS CAVE:
* MINIMIZE THE AMOUNT OF SOIL DISTURBANCE.
* PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL.
* PROVIDE EXTRA CONCRETE AND STEEL THICKNESS

SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING:
* PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES
* USE CLAY EMBANKMENT CORES
* UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.
* KEEP EXCAVATIONS AS SHALLOW AS PRACTICAL.
* CONSTRUCT DURING DRY WEATHER.

SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL:
* LIMIT TIME OF EXPOSURE
* USE EROSION CONTROL BLANKETS AND INSTALL ES BMPS PRIOR TO DISTURBANCE.
* SELECTION OF SEED MIXTURES WITH RAPIDLY GERMINATING SPECIES
* SODDING
* USE OF SPECIAL STABILIZATION PRODUCTS (E.G. CELLULAR GRIDS, INTERLOCKING CONCRETE BLOCKS ..)

SOILS SUSCEPTIBLE TO SLIPS & LANDSLIDES:
* PREVENT SATURATION OF SLOPES.
* PROVIDE ANCHORING OR RETAINING SYSTEMS.
* PROVIDE BENCHING TO CATCH FALLING DEBRIS.
* SEE GEOTECHNICAL NOTE BELOW

SOILS THAT ARE POOR SOURCES OF TOPSOIL:
* PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL AMENDMENTS AND PROPER MOISTURE CONTENT FOR PROPOSED VEGETATIVE COVER.
* IMPORT TOPSOIL AS NEEDED

SOILS WITH LOW STRENGTH
* PREVENT SATURATION OF SLOPES
* PREVENT REMOVAL OF LATERAL SUPPORT.
* IMPORT ROAD FILL MATERIAL.
* SEE GEOTECHNICAL NOTE BELOW

SOILS WITH SLOW PERCOLATION RATES
* PROVIDE INFILTRATION TESTING TO DETERMINE PROPER PERCOLATION RATES
* UTILIZE SOIL AMENDMENTS

SOILS THAT ARE HYDRIC/WETNESS
* PERFORM INVESTIGATION OF ON-SITE SOILS; DELINEATE ALL EXISTING WETLANDS AND STREAMS
* PROTECT SENSITIVE AREAS
* UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.

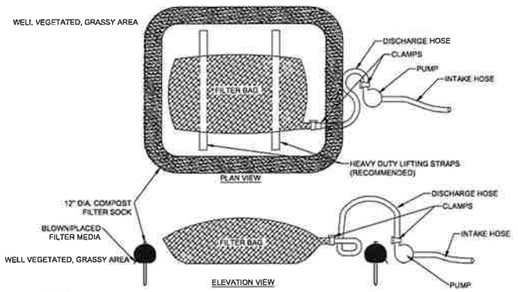
SOILS WITH FROST ACTION
* MINIMIZE SOIL DISTURBANCE
* PROVIDE EFFECTIVE DRAINAGE
* CONTROL DEPTH OF FROST PENETRATION.
* REPLACE AND/OR MODIFY FROST-SUSCEPTIBLE SOILS

DROUGHTY SOILS
* MINIMIZE SOIL COMPACTION
* UTILIZE SOIL AMENDMENTS

SOILS SUBJECT TO SHRINK / SWELL OR POTENTIAL SINKHOLES:
* CONTACT GEOTECHNICAL ENGINEER IF ENCOUNTERED

NOTE
A GEOTECHNICAL ENGINEER WILL REVIEW THE SOIL CAPABILITY OF THE SITE AND MAKE RECOMMENDATIONS TO THE OWNER. SOILS HAVING UNSTABLE COMPOSITION, SLIP AND LANDSLIDE POTENTIAL ARE NOT TO BE PLACED AS FILL MATERIAL AT AREAS HAVING 2 X 1 SLOPES OR NEAR PROXIMITY TO SUCH SLOPES. LOADING PLANES OF SUCH PLACED FILLS SHALL BEAR ON SUITABLE SOILS KEYED INTO VIRGIN SOILS. REFER TO CUT/FILL DETAILS ON PLANS. ALL CUT SITUATIONS THAT EXPOSE SUCH SOILS TO UNSUPPORTED BEARING BASE REQUIRE THOSE SOILS TO BE EXCAVATED AND REPLACED WITH SUITABLE SOILS THAT DO NOT HAVE THE MENTIONED CHARACTERISTICS

2	SOILS
C403	



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%, FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

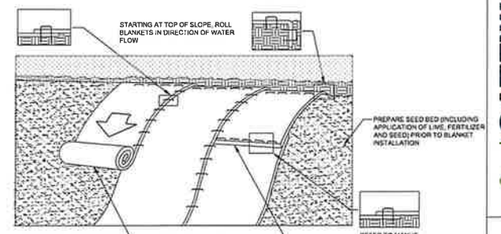
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG DETAIL

3	PUMPED WATER FILTER BAG
C403	DETAIL



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

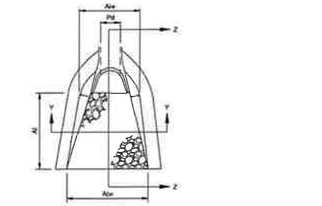
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

4	EROSION CONTROL
C403	BLANKET



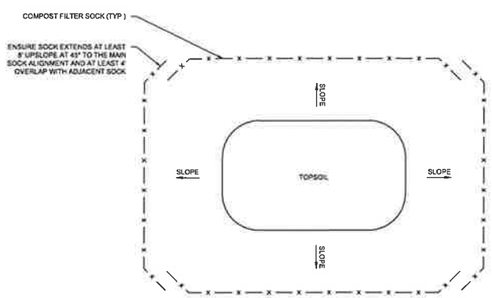
OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R$_{--}$	RIPRAP THICK Ri (IN)	APRON LENGTH Ai (FT)	APRON INITIAL WIDTH Aiw (FT)	APRON TERMINAL WIDTH Atw (FT)
EW-1	24	5	27	27.00	6.00	17.00
EW-2	18	4	18	6.00	4.50	7.00
EW-3	15	4	18	10.00	3.75	8.00

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

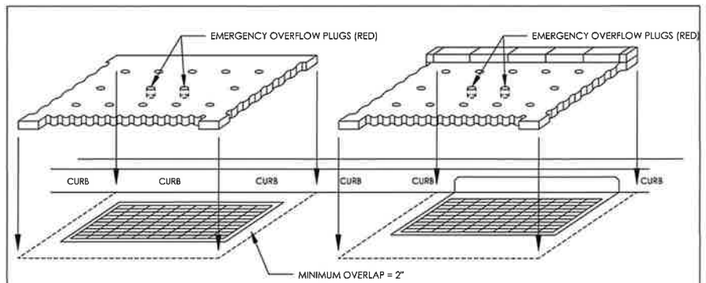
5	RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL
C403	



NOTES:

1. TOPSOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION PER SITE PHASING. ADDITIONAL COORDINATION WITH THE ALLEGHENY COUNTY CONSERVATION DISTRICT MAY BE REQUIRED FOR APPROVAL OF STOCKPILE LOCATIONS.
2. THE AREA DOWNSLOPE FROM THE COMPOST FILTER SOCK MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED, UNLESS DOWNSLOPE PERIMETER BMPS ARE PROVIDED.
3. ENSURE DOWNSLOPE COVERAGE ON ALL SIDES OF TOPSOIL STOCKPILE.
4. COMPOST FILTER SOCK SIZE SHALL BE PROVIDED IN ACCORDANCE WITH FIGURE 4.2

6	TOPSOIL STOCKPILE DETAIL
C403	



BLACKHAWK INLET FILTER SYSTEM

NOTES:

-PRIOR TO INSTALLATION, INLET GRATE SURFACE AND SURROUNDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT SHALL BE INSTALLED WITH A MINIMUM 2" OVERLAP FROM EDGE OF GRATE TO EDGE OF MAT WITH STRAIGHT EDGE FLUSH TO CURB FACE. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.

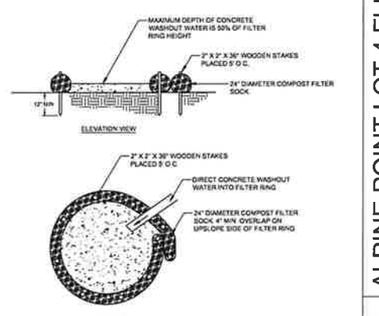
- PREINSTALLED RED EMERGENCY OVERFLOW PLUGS CAN BE REMOVED IN THE EVENT OF FLOODING TO ALLOW FOR RAPID DEWATERING. AFTER DEWATERING, THE INLET FILTER MAT SHALL BE LIFTED AND THOROUGHLY CLEANED OR REPLACED AND THE AND THE EMERGENCY OVERFLOW PLUGS SHALL BE REINSTALLED. IF GRATE IS AT LOWEST POINT OF STREET, REMOVAL OF ONE PLUG WILL ALLOW FOR EXPECTED DEWATERING AT ALL TIMES.

-INLET FILTER MATS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. AS NEEDED, INLET FILTER MATS SHALL BE LIFTED AND RINSED OR REPLACED. WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR THE INLET FILTER MAT BECOMES COMPRESSED DUE TO HEAVY TRAFFIC, REPLACEMENT IS REQUIRED.

-A SUPPLY OF SPARE INLET FILTER MATS SHALL BE MAINTAINED ON SITE. ALL NECESSARY REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED MATS ACCORDING TO THE PLAN NOTES.

-CONTRACTOR MAY USE THE PRODUCT SHOWN OR AN APPROVED EQUAL, SUBJECT TO ENGINEER'S APPROVAL.

7	INLET FILTER SYSTEM
C403	



1. INSTALL ON FLAT GRADE FOR OPTIMAL PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE LINER SHALL BE PLACED AT THE LOCATION PRIOR TO THE INSTALLING THE SOCKS.

8	COMPOST FILTER SOCK
C403	CONCRETE WASHOUT

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ORIGINAL PLOT SIZE 24X36

GATEWAY ENGINEERS
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER Kevin Matthew Bunch No. PE086311

REVISION RECORD

No	Date
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06	-
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08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

EROSION AND SEDIMENT CONTROL DETAILS

Project Number: 16698-0025
Drawing Scale: N.T.S.
Date Issued: AUG, 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C403

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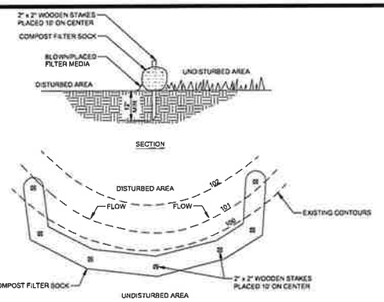


NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THIS PLAN

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

TABLE 4.1
COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

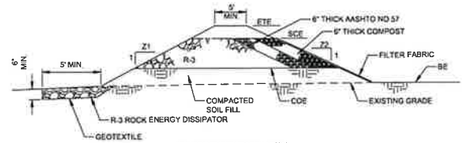
MATERIAL TYPE	3 mil HDPE	5 mil HDPE	5 mil HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPP)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	3/8"
TENSILE STRENGTH		25 PSI	25 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIG. STRENGTH (ASTM G-155)	23% AT 1000 HR.	23% AT 1000 HR.		100% AT 1000 HR	100% AT 1000 HR.
MINIMAL FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND FUSION-WELDED JUNCTURES 3/4" x 3/4" MAX. APERTURE SIZE				
OUTER FILTRATION MESH	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH) 3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS					

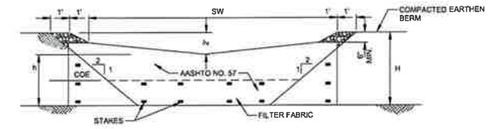
TABLE 4.2
COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THRU 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmho/cm) MAXIMUM

SOCK NO.	DIA. IN.	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)	ALLOWABLE SLOPE LENGTH (FT)
1	12"	Below Access Drive	12.9%	31	121
2	12"	Below Access Drive	7.7%	13	196
3	12"	Below Access Drive	208.0%	70	104
4	12"	Below Access Drive	308.0%	98	116
5	12"	Below Access Drive	408.0%	206	218
6	18"	Below Access Drive	50.0%	52	65
7	12"	Below Access Road West	50.0%	60	65
8	32"	Below West Basin	25.9%	54	69
9	24"	Below Access Road East	30.0%	82	107
10	24"	Below East Basin	25.5%	94	98
11	32"	Below East Basin	19.5%	92	128
12	12"	Below Pad	35.0%	80	185
13	12"	Below Pad	13.0%	70	220
14	12"	Below Pad	50.0%	20	35
15	12"	Below Pad	45.0%	22	48
16	12"	Below Pad	26.0%	38	52
17	24"	Below Pad	33.0%	30	48
18	24"	Below Pad	12.0%	17	232
19	24"	Below Pad	47.0%	30	45
20	24"	Below Pad	50.0%	32	35
21	24"	Below Pad	50.0%	34	50
22	24"	Below Pad	50.0%	40	50
23	24"	Below Pad	50.0%	40	50
24	24"	Below Pad	50.0%	44	50
25	24"	Below Pad	50.0%	48	50
26	32"	Below Pad	50.0%	48	65
27	32"	Below Pad	48.0%	58	68
28	32"	Below Pad	45.0%	65	76
29	32"	Below Pad	41.0%	63	86
30	32"	Below Pad	47.0%	55	70
31	32"	Below Pad	40.0%	58	76
32	18"	Below Pad	32.0%	62	70
33	18"	Below topsoil stockpile	50.0%	50	50
34	18"	Below topsoil stockpile	50.0%	50	50
35	18"	Below topsoil stockpile	50.0%	50	50
36	18"	Below topsoil stockpile	50.0%	50	50

1	COMPOST FILTER SOCK
C404	





TRAP NO.	Z1 (FT)	Z2 (FT)	H (FT)	h (FT)	EMBANK TOP ELEV. ETE (FT)	SPILLWAY CREST ELEV. SCE (FT)	CLEAN OUT ELEV. COE (FT)	BOTTOM ELEV. BE (FT)	SPILLWAY WIDTH SW (FT)
1	2	2	5	3.7	1112.00	1110.70	1108.70	1107	5.0

NOTES:

EMBANKMENT OUTLET SHALL BE COMPOSED ENTIRELY OF ROCK ABOVE CLEAN OUT ELEVATION (COE); MAIN BODY R-3 OR LARGER – R-4 TO BE USED FOR DRAINAGE AREAS GREATER THAN 3.0 ACRES, INSIDE FACE AASHTO # 57 STONE OR SMALLER. A 6 IN. THICK LAYER OF COMPOST, COMPOST SOCK, OR CLEAN SAND SHALL BE INSTALLED ON TOP OF THE AASHTO #57 STONE AND SECURELY ANCHORED IN HQ WATERSHEDS. 24 IN. DIAMETER COMPOST SOCK(S) SHALL BE USED IN PLACE OF FILTER FABRIC AND AASHTO #57 STONE IN EV WATERSHEDS.

FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 9 IN., THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 6 IN.
UPON COMPLETION, THE EMBANKMENT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE E&S PLAN DRAWINGS.

ALL SEDIMENT TRAPS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

ACCESS FOR SEDIMENT REMOVAL AND OTHER REQUIRED MAINTENANCE ACTIVITIES SHALL BE PROVIDED.

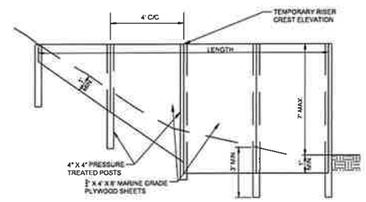
A CLEAN OUT STAKE SHALL BE PLACED NEAR THE CENTER OF EACH TRAP. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS. DISPOSE OF MATERIALS REMOVED FROM THE TRAP IN THE MANNER DESCRIBED IN THE E&S PLAN.

CHECK EMBANKMENTS, SPILLWAYS, AND OUTLETS FOR EROSION, PIPING AND SETTLEMENT. CLOGGED OR DAMAGED SPILLWAYS AND/OR EMBANKMENTS SHALL BE IMMEDIATELY RESTORED TO THE DESIGN SPECIFICATIONS.

DISPLACED RIPRAP WITHIN THE SPILLWAY OR OUTLET PROTECTION SHALL BE REPLACED IMMEDIATELY.

ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS INSIDE THE TRAP SHALL BE STABILIZED BEFORE CONVERSION TO A STORMWATER MANAGEMENT FACILITY. TO ASSIST IN REMOVING SEDIMENT, WHICH MAY BE SATURATED, A DEVICE SUCH AS IS SHOWN IN STANDARD CONSTRUCTION DETAIL #7-18 MAY BE USED TO DEWATER THE SEDIMENT PRIOR TO ITS REMOVAL.

2	EMBANKMENT SEDIMENT TRAP
C404	



NOTES:

1. IN POOLS WITH DEPTHS EXCEEDING 7', THE TOP OF THE PLYWOOD BAFFLE DOES NOT NEED TO EXTEND TO THE TEMPORARY RISER CREST.
2. BAFFLES AND POSTS TO BE REMOVED WHEN TEMPORARY FACILITIES ARE REMOVED, OR WHEN FACILITY IS CONVERTED TO PERMANENT CONDITION.

TRAP NO	BAFFLE LENGTH (FT)	BAFFLE HEIGHT (FT)	SPILLWAY CREST ELEV (FT)	POND BOTTOM ELEVATION (FT)
1	30	4.0	1110.00	1107.00

3	STANDARD CONSTRUCTION DETAIL #9 SEDIMENT FLOW BAFFLE
C404	

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ORIGINAL PLOT SIZE 24X36

Plan & Fineworks Projects\16000\16698.dek\work\0025 bld 4 dot dig\acad\Dwg\02-Sheet\C400 - E&S Plan.dwg
Plot Date: 11/10/2025 2:34 PM Adam M. Gosnell, RLA, LEED Green Associate 11/10/2025 12:46 PM

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REGISTERED PROFESSIONAL ENGINEER No. PE086311 COMMONWEALTH OF PENNSYLVANIA

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

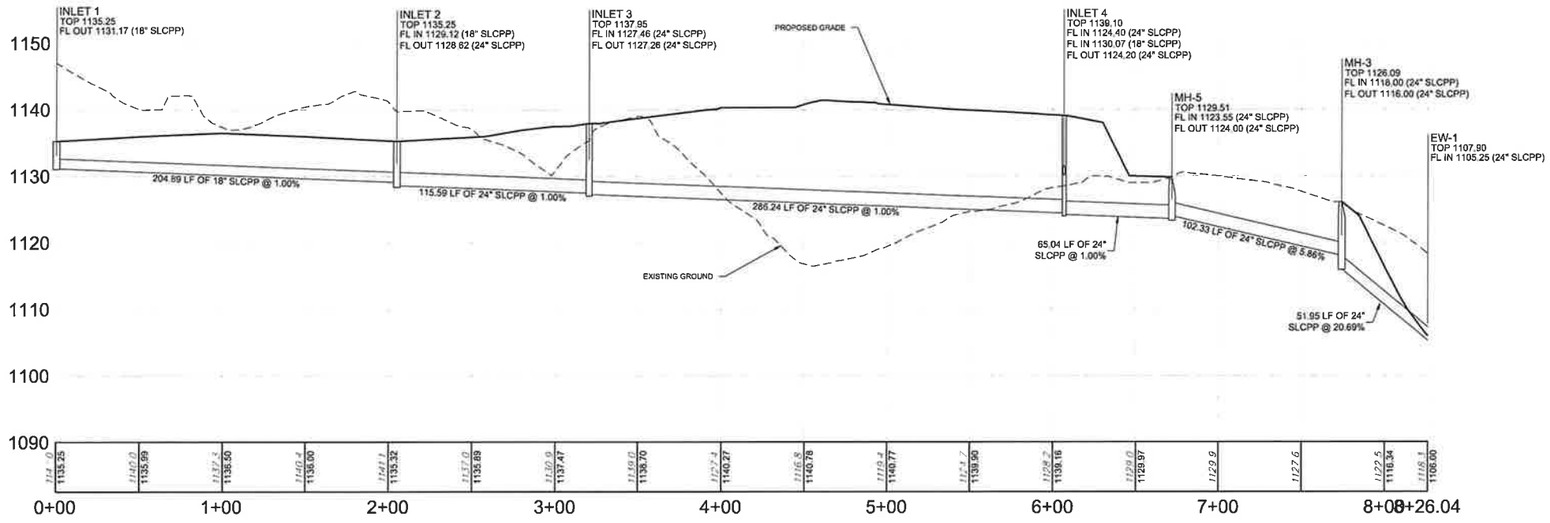
ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

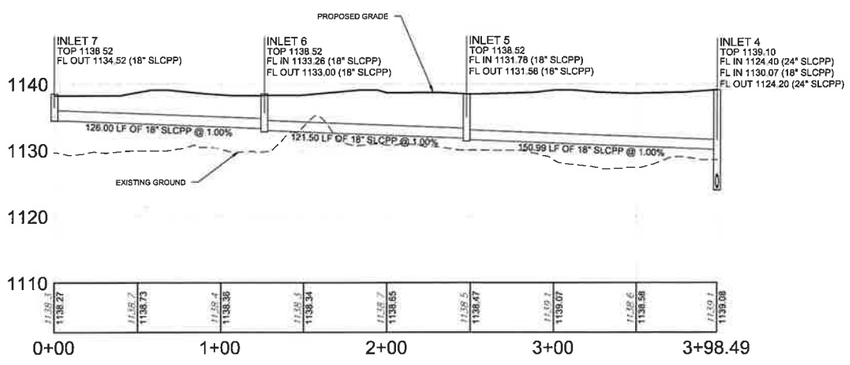
EROSION AND SEDIMENT CONTROL DETAILS

Project Number: 16698-0025
Drawing Scale: N.T.S.
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

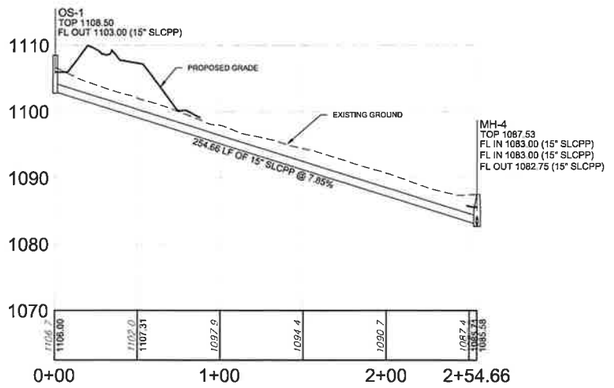
C404



IN-1 to EW-1 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



IN-7 TO IN-4 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



OS-1 TO MH-4 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

PROFILE STRUCTURE ABBREVIATONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
HW	HEADWALL
EW	ENDWALL

PROFILE NOTES:

1. THE LENGTHS (LF) SHOWN ON THIS PLAN ARE CENTERLINE STRUCTURE TO CENTERLINE STRUCTURE AND DO NOT ACCOUNT FOR SLOPES OR DEFINE ACTUAL LENGTHS OF PIPE.
2. SELECTION OF APPROPRIATELY SIZED STORM AND SANITARY STRUCTURES, PRIOR TO ORDERING MATERIALS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL CHARGES BY THE CONTRACTOR WILL BE CONSIDERED BY THE OWNER FOR SUBSTITUTION OF STRUCTURES.
3. SELECTION AND SIZING OF ROUND OR VERTICAL OVAL OPENINGS IN STORM AND SANITARY STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR PRE-CASTER. FIELD MODIFICATIONS TO ROUND OPENINGS FOR STORM STRUCTURES TO ACCOMMODATE PIPING AT SLOPES GREATER THAN 20% WILL BE ALLOWED WITH OWNER APPROVAL. ALL STORM STRUCTURES SHALL BE MADE WATERTIGHT USING NON-SHRINK GROUT AND/OR DRY BENTONITE UPON COMPLETION OF APPROVED MODIFICATIONS.
4. CONCRETE STORM ANCHORS SHALL BE INSTALLED ON STORM PIPES 20% OR STEEPER PER THE DETAIL ON SHEET C800.
5. THERE SHALL BE A MINIMUM OF FIVE HORIZONTAL FEET SEPARATION BETWEEN ALL SANITARY SEWERS AND STORM SEWERS.

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Serial No. 20252463999

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE086311

REVISION RECORD

No	Date
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07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

STORMWATER PROFILES

Project Number: 16598-0025
Drawing Scale: AS NOTED
Date Issued: NOV 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

C500

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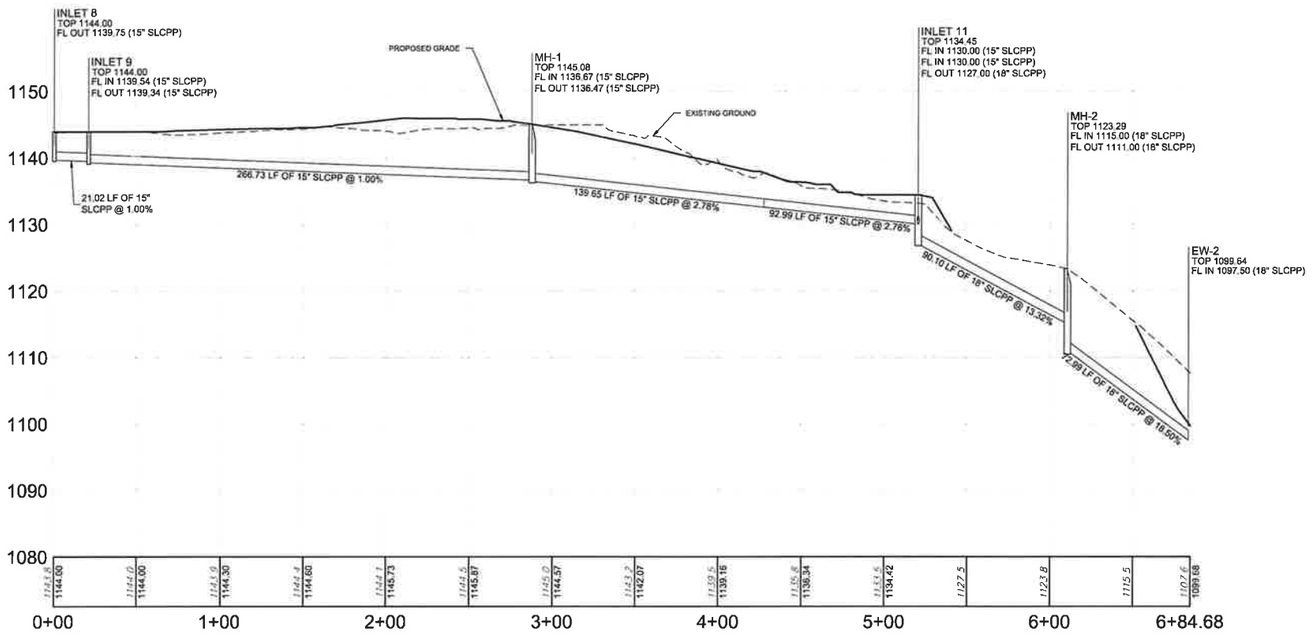
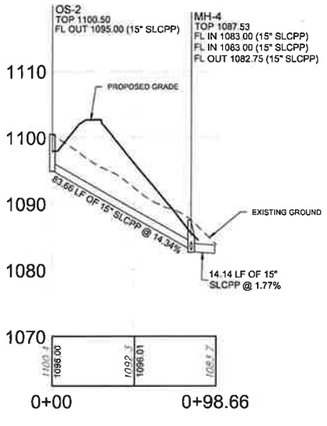
11/10/2025 2:24 PM Adam R. Cistrone, RLA, LEED Green Associate



IN-8 to EW-2 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'



OS-2 to EW-3 PROFILE
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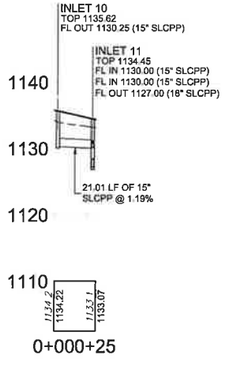
VERTICAL SCALE: 1" = 10'



IN-10 TO IN-11 PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

PROFILE NOTES:

1. THE LENGTHS (LF) SHOWN ON THIS PLAN ARE CENTERLINE STRUCTURE TO CENTERLINE STRUCTURE, AND DO NOT ACCOUNT FOR SLOPES OR DEFINE ACTUAL LENGTHS OF PIPE.

PROFILE STRUCTURE ABBREVIATONS

STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
HW	HEADWALL
EW	ENDWALL

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REVISION RECORD

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01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

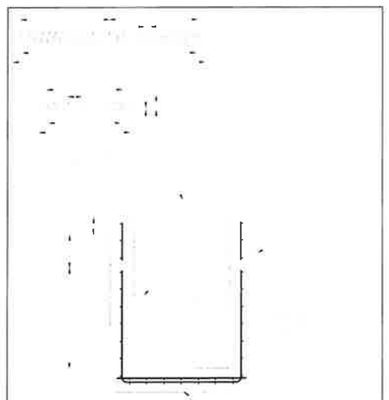
PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

STORMWATER PROFILES

Project Number: 16698-0025
Drawing Scale: AS NOTED
Date Issued: NOV 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C501

Plot Date: 11/10/2025 2:23 PM Adam M. Cosmek, PE,LA, LEED Green Associate

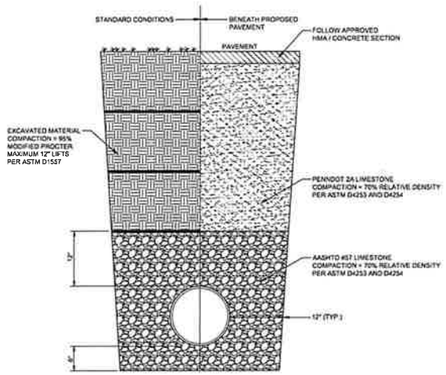


REVISIONS

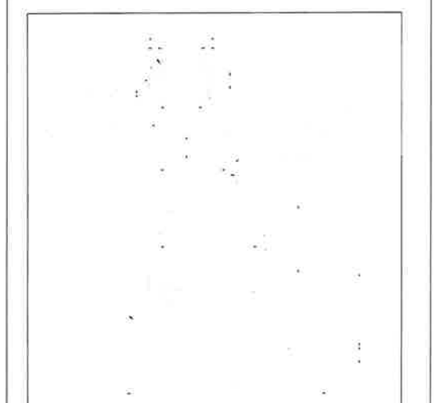
STORM INLET

SOUTH FAYETTE TOWNSHIP STANDARD DETAILS — FIG. SF-9

1	STORM INLET (TYPE M)
C600	



2	UNDERGROUND PIPE OR
C600	CONDUIT BACKFILL

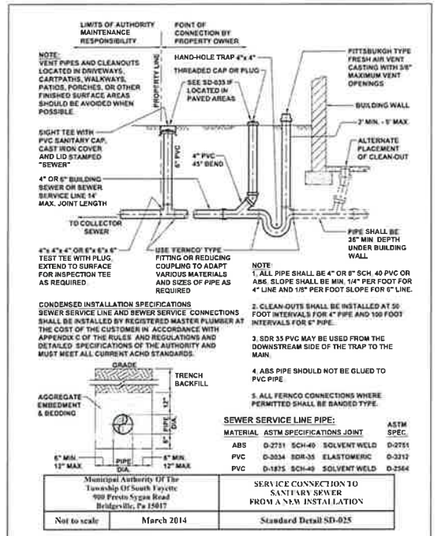


REVISIONS

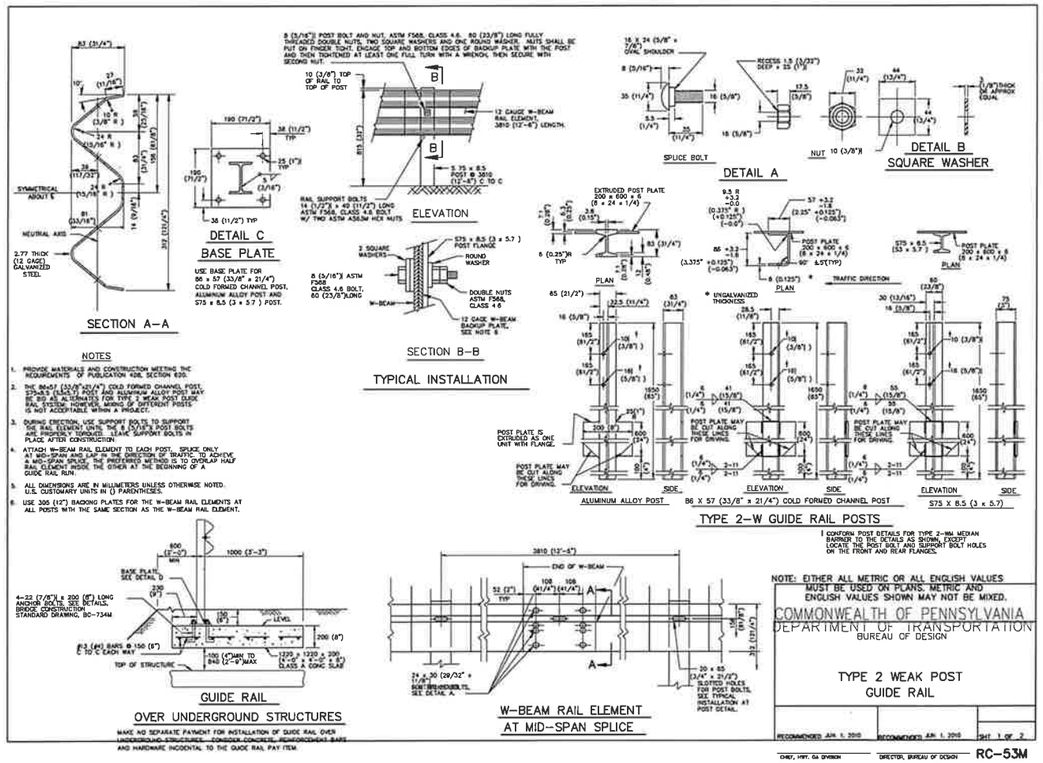
PRE-CAST CONCRETE MANHOLE FOR PIPES UNDER 48" IN DIAMETER

SOUTH FAYETTE TOWNSHIP STANDARD DETAILS — FIG. SF-10

3	PRE-CAST CONCRETE MANHOLE
C600	(STORM) FOR PIPES UNDER 48"
	DIAMETER



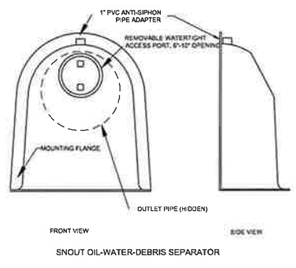
4	SERVICE CONNECTION TO
C600	SANITARY SEWER



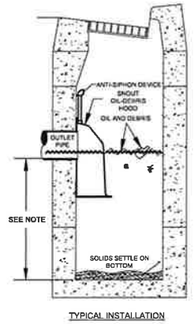
5	TYPE 2 WEAK POST GUIDE RAIL
C600	

NOTES:

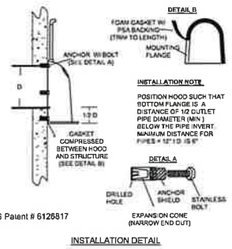
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY (OR APPROVED EQUAL)
BEST MANAGEMENT PRODUCTS, INC.
33 MT. ARCHER RD
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8005 OR (866) 354-7555
WEB SITE: www.bestmp.com
OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 8 120" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL. PIPE SHALL BE TRIMMED FLUSH TO WALL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS



SNOUT OIL-WATER-DEBRIS SEPARATOR CONFIGURATION DETAIL



TYPICAL INSTALLATION



US Patent # 6126817

INSTALLATION DETAIL

6	WATER QUALITY INLET SNOUT
C600	(INLETS 3-6)

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REGISTERED PROFESSIONAL ENGINEER — Raymond E. Meschik — No. PE086311 — COMMONWEALTH OF PENNSYLVANIA

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06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

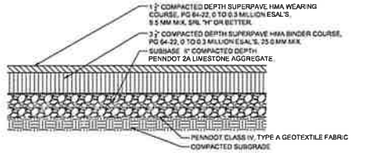
CONSTRUCTION DETAILS

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

C600

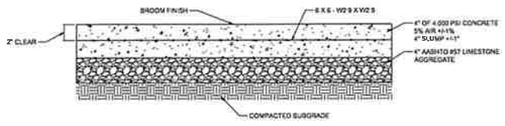
Plot Date=11/10/2025 2:25 PM Plot Size 24x36

2)Path & Filename:\\Projects\16600\16698 deliverest\0025 Set 4 due dil\pricing\Dwg\02-Sheet\C600 - Construction Details.dwg
3)Plot Date=11/10/2025 2:25 PM Adam R. Gosselink, RLA, LEED Green Associate



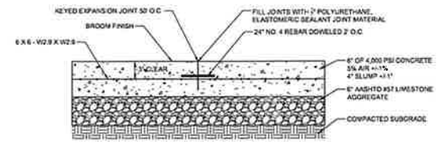
NOTES:
1. THE CONTRACTOR SHALL SEAL THE GUTTER LINE WITH PG 64-22 ASPHALT CEMENT BY OVERLAPPING 3" ONTO THE WEDGE CURB AND EXTENDING 8" ONTO THE CARTWAY IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AFTER THE COMPLETION OF THE FINAL WEARING COURSE.
2. SUBGRADE DRAINS MAY BE REQUIRED WHERE UNDERGROUND WATER IS ENCOUNTERED
3. SUBGRADE SHALL BE COMPACTED TO VISUAL NON-MOVEMENT PRIOR TO PLACEMENT OF FABRIC AND SUBBASE.
4. SUBBASE SHALL BE COMPACTED TO 70% RELATIVE DENSITY PER ASTM D4253 AND ASTM D4254
5. CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO PENNDOT PUBLICATION 408 UNLESS OTHERWISE INDICATED.

1	STANDARD DUTY ASPHALT PAVEMENT
C601	(SUPERPAVE)



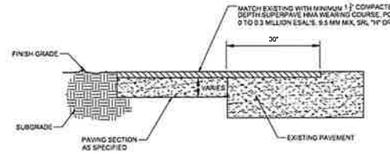
NOTES:
1. CONTRACTOR SHALL PLACE CONTROL JOINTS AT INTERVALS EQUAL TO THE PAVEMENT WIDTH NOT TO EXCEED 12'.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 30' MAXIMUM INTERVALS.
3. CURING SHALL BE BY ABSORPTIVE COVER, MOISTURE-RETAINING COVER, OR APPROVED CURING COMPOUND. CONTRACTOR SHALL SUBMIT PROPOSED CURING METHOD TO OWNER FOR APPROVAL PRIOR TO CONCRETE INSTALLATION
4. APPLY WATER BASED 40% SILANE PENETRATING SEALER AFTER A MINIMUM OF 28 DAYS PER MANUFACTURERS RECOMMENDATIONS
5. PROVIDE MINIMUM CROSS-SLOPE OF 1.5% TO MAXIMUM CROSS SLOPE OF 2%.

2	4" THICK CONCRETE PAVEMENT
C601	

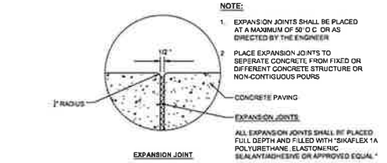


NOTES:
1. CONTRACTOR SHALL PLACE CONTROL JOINTS AT INTERVALS EQUAL TO THE PAVEMENT WIDTH NOT TO EXCEED 12'.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 30' MAXIMUM INTERVALS.
3. CURING SHALL BE BY ABSORPTIVE COVER, MOISTURE-RETAINING COVER, OR APPROVED CURING COMPOUND. CONTRACTOR SHALL SUBMIT PROPOSED CURING METHOD TO OWNER FOR APPROVAL PRIOR TO CONCRETE INSTALLATION
4. APPLY WATER BASED 40% SILANE PENETRATING SEALER AFTER A MINIMUM OF 28 DAYS PER MANUFACTURERS RECOMMENDATIONS.
5. USE DOWELS FOR NON-CONSECUTIVE POURS.
6. PROVIDE MINIMUM CROSS SLOPE OF 1.5% TO MAXIMUM CROSS SLOPE OF 2.0%.

3	6" THICK CONCRETE PAVEMENT
C601	



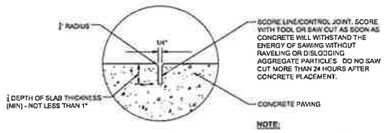
4	PAVEMENT PATCH
C601	



NOTE:
1. EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'0 C OR AS DIRECTED BY THE ENGINEER.
2. PLACE EXPANSION JOINTS TO SEPERATE CONCRETE FROM FIXED OR DIFFERENT CONCRETE STRUCTURE OR NON-CONTIGUOUS POURS

ALL EXPANSION JOINTS SHALL BE PLACED FULL DEPTH AND FILLED WITH "SIKAFLEX 1A POLYURETHANE, ELASTOMERIC SEALANT/ADHESIVE OR APPROVED EQUAL."

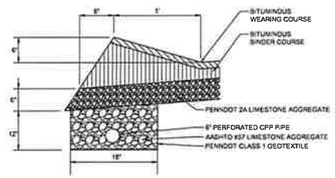
EXPANSION JOINT



NOTE:
CONTROL JOINTS SHALL BE A MAXIMUM OF 5' O C

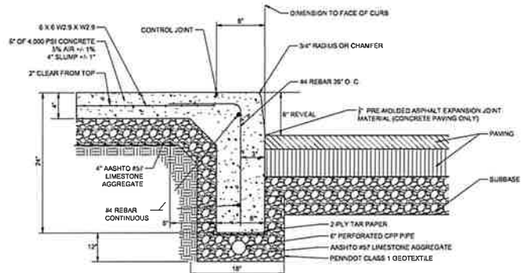
LINE/ CONTROL JOINT

5	CONCRETE EXPANSION/SCORE
C601	LINE/ CONTROL



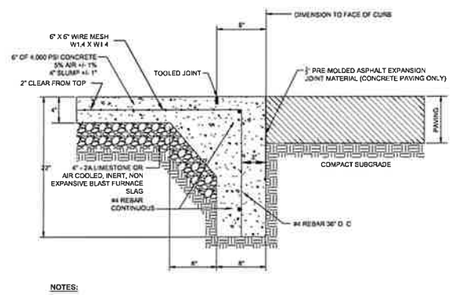
NOTES:
1. THE CONTRACTOR SHALL SEAL THE GUTTER LINE WITH PG 64-22 ASPHALT CEMENT BY OVERLAPPING 3" ONTO THE WEDGE CURB AND EXTENDING 8" ONTO THE CARTWAY IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AFTER THE COMPLETION OF THE FINAL WEARING COURSE
2. SUBGRADE DRAINS MAY BE REQUIRED BY WHERE UNDERGROUND WATER IS ENCOUNTERED
3. CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO PENNDOT PUBLICATION 408 UNLESS OTHERWISE INDICATED
4. PLACE BITUMINOUS WEDGE CURB DRAIN AS DIRECTED BY OWNER

6	
C601	BITUMINOUS WEDGE CURB



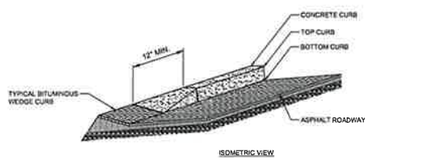
NOTES:
1. ALL CURBS AND WALKS SHALL BE MONOLITHIC POURS. SCORE JOINTS IN VERTICAL CURB SURFACE TO ALIGN WITH WALKWAY JOINTS.
2. CONTRACTOR SHALL PLACE CONTROL JOINTS AT INTERVALS EQUAL TO THE PAVEMENT WIDTH NOT TO EXCEED 12'.
3. PLACE CONCRETE CURB DRAIN AS DIRECTED BY OWNER.

7	INTEGRAL CONCRETE CURB AND
C601	SIDEWALK

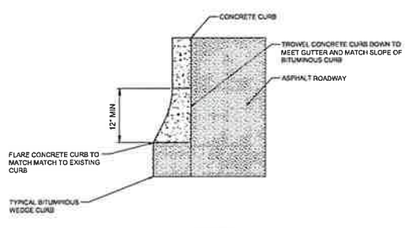


NOTES:
1. ALL CURBS AND WALKS SHALL BE MONOLITHIC POURS. SCORE JOINTS IN VERTICAL CURB SURFACE TO ALIGN WITH WALKWAY JOINTS.
2. CONTRACTOR SHALL PLACE A TOOLED JOINT AS PER SITE PLAN.
3. THE CONCRETE SHALL BE TREATED WITH A TWO-COAT APPLICATION OF SEALTIGHT CS- 309-35 OR APPROVED EQUAL. AFTER 7 DAYS, THE CONCRETE SHALL BE TREATED WITH SEALTIGHT OR APPROVED EQUAL. THE TEMPERATURE FOR APPLICATION TO THE CONCRETE SURFACE MUST BE 40°F AND RISING

8	FLUSH INTEGRAL CURB AND
C601	SIDEWALK FOR ADA ACCESS

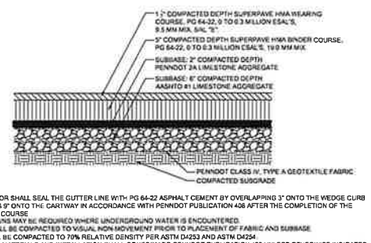


ISOMETRIC VIEW



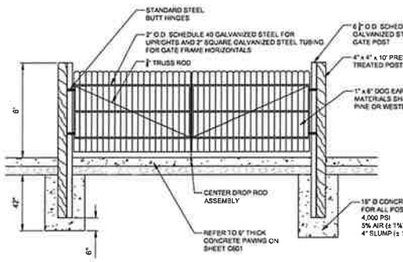
PLAN VIEW

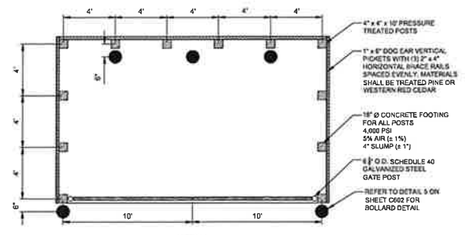
9	TRANSITION FROM CONCRETE CURB
C601	TO BITUMINOUS WEDGE CURB



NOTES:
1. THE CONTRACTOR SHALL SEAL THE GUTTER LINE WITH PG 64-22 ASPHALT CEMENT BY OVERLAPPING 3" ONTO THE WEDGE CURB AND EXTENDING 8" ONTO THE CARTWAY IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AFTER THE COMPLETION OF THE FINAL WEARING COURSE
2. SUBGRADE DRAINS MAY BE REQUIRED BY WHERE UNDERGROUND WATER IS ENCOUNTERED.
3. SUBGRADE SHALL BE COMPACTED TO VISUAL NON-MOVEMENT PRIOR TO PLACEMENT OF FABRIC AND SUBBASE.
4. SUBBASE SHALL BE COMPACTED TO 70% RELATIVE DENSITY PER ASTM D4253 AND ASTM D4254.
5. CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO PENNDOT PUBLICATION 408 UNLESS OTHERWISE INDICATED

10	HEAVY DUTY ASPHALT PAVEMENT
C601	(SUPERPAVE)





PLAN

NOTE:
1 DETAIL ADAPTED FROM NORTH AMERICAN FENCING CORPORATION (724-274-4100)

11	WOOD TRASH ENCLOSURE
C601	

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GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE088311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

CONSTRUCTION DETAILS

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

C601

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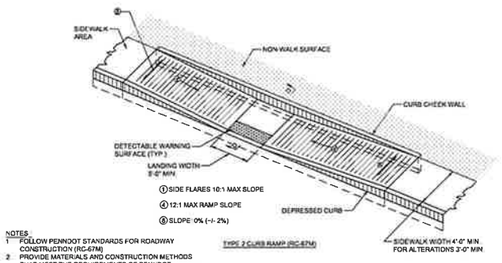
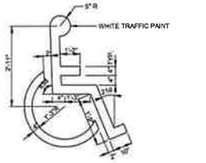


NOTES:
1 FOLLOW PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION (RC-67M)
2 PROVIDE MATERIALS AND CONSTRUCTION METHODS THAT MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408 (MOST CURRENT EDITION), SECTIONS 330, 409 620, 694 AND 995

TYPE 2 CURB RAMP (RC-67M)

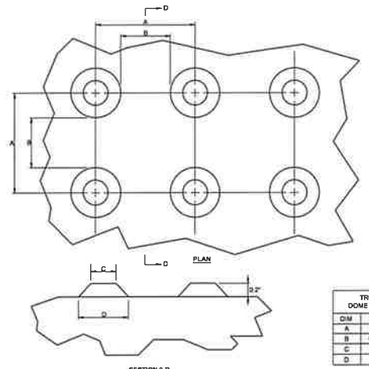
TYPE 2 CURB RAMPS SECTION D-D (RC-67M)

1	TYPE 2 CURB RAMP (RC-67M)
C602	



NOTE:
1 REFER TO SITE PLAN FOR ADDITIONAL INFORMATION

2	ACCESSIBILITY SYMBOL FOR PARKING
C602	

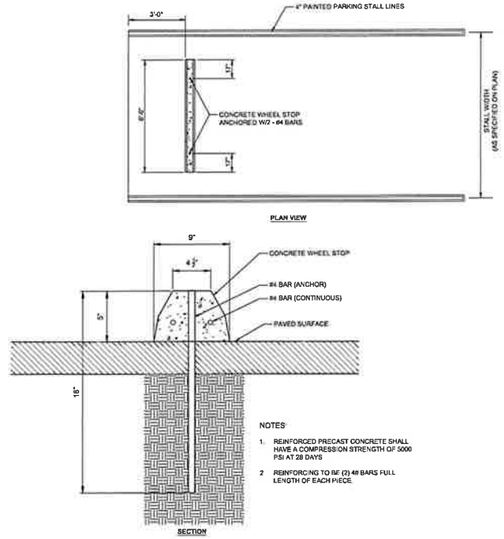


TRUNCATED DOME DIMENSIONS		
DIM	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.3"
C	[illegible]	2.3"
D	6.9"	1.4"

⑥ THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION

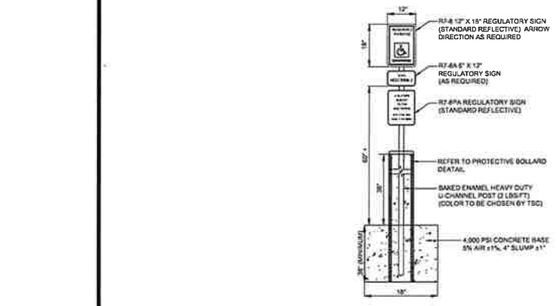
NOTES:
1 FOLLOW PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION (RC-67M)
2. PROVIDE MATERIALS AND CONSTRUCTION METHODS THAT MEET THE REQUIREMENTS OF PENNDOT PUBLICATION 408 (MOST CURRENT EDITION), SECTIONS 350, 409, 630, 694 AND 695

3	DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAILS
C602	

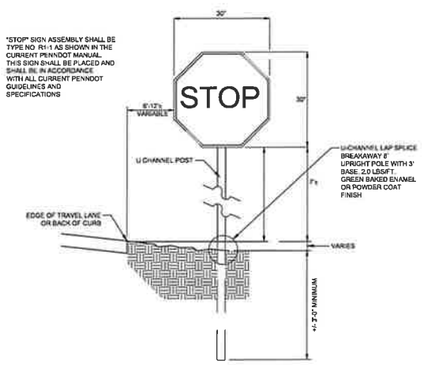


NOTES:
1. REINFORCED PRECAST CONCRETE SHALL HAVE A COMPRESS ON STRENGTH OF 5000 PSI AT 28 DAYS
2 REINFORCING TO BE (2) #4 BARS FULL LENGTH OF EACH PIECE

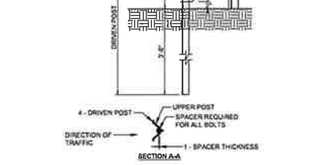
4	CONCRETE WHEEL STOP
C602	



5	ACCESSIBILE PARKING SIGN
C602	



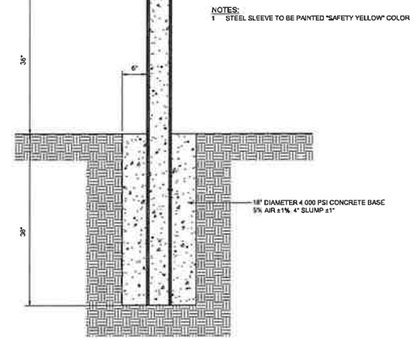
6	'STOP' SIGN
C602	



GENERAL NOTES:

1. THE SPACER THICKNESS SHALL BE NO LESS THAN THE GAP BETWEEN THE POSTS WHEN POSITIONED IN THE UNBOLTED CONFIGURATION
2. THE EXTERIOR BOLT, SPACER, WASHER AND NUT SHALL BE INSTALLED IN A PRE-PUNCHED HOLE WITHIN THE FIRST 2" OF THE END OF THE LAPPED POST SECTION
3 THE INTERIOR BOLT, SPACER, WASHER AND NUT SHALL BE INSTALLED IN A PRE-PUNCHED HOLE WITHIN THE FIRST 2" OF THE EXTERIOR BOLTS. THE MAXIMUM SPACING BETWEEN THE INTERIOR BOLTS SHALL BE 1'-6", IF THE LENGTH OF THE POST LAP IS INCREASED SUCH THAT THIS 1'-6" MAXIMUM IS EXCEEDED, THE ADDITIONAL INTERIOR BOLTS SHALL BE INSTALLED SUCH THAT THE MAXIMUM SPACE BETWEEN A PAIR OF INTERIOR BOLTS DOES NOT EXCEED THE 1'-6" LIMIT.
4 THE DRIVEN POST SHALL ALWAYS BE MOUNTED IN FRONT OF THE UPPER POST WITH RESPECT TO ADJACENT ONCOMING TRAFFIC, REGARDLESS OF THE DIRECTION THE SIGN IS FACING
5 THE BOLTS SHOWN SHALL BE 1" X 2" GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A 449, OR SAE J429, GT 8 OR GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A 325

7	U CHANNEL POST
C602	



8	PROTECTIVE BOLLARD
C602	

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GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM

REVISION RECORD

No.	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

CONSTRUCTION DETAILS

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C602

Plot Date=11/10/2025 2:23 PM Plot Size 24x36

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Plot Date=11/10/2025 2:23 PM Adam R. Gdaniec, RLA, LEED Green Associate
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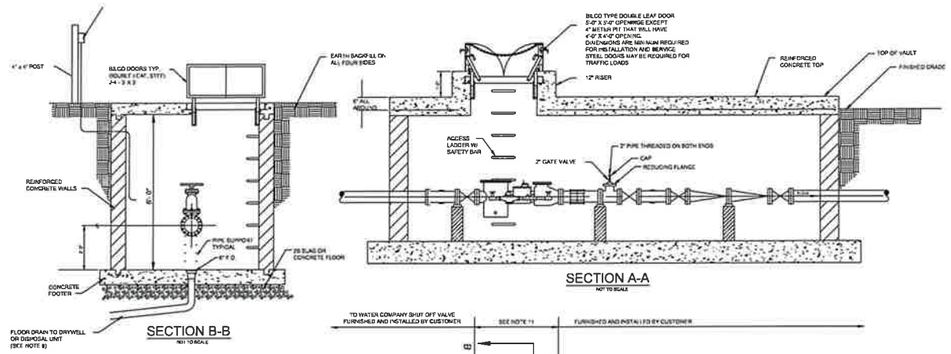


NOTE:

VAULT DESIGN TO BE BY REGISTERED PROFESSIONAL ENGINEER. IF TRAFFIC LOADS ARE EXPECTED, DESIGN FOR AASHTO H20 LOADING. DESIGN MUST PROVIDE FOR ALL EXPECTED FIELD CONDITIONS INCLUDING SAFE WORKING ENVIRONMENT FOR WATER COMPANY PERSONNEL.

PENNSYLVANIA AMERICAN WATER COMPANY MAY REQUIRE IN THE VAULT, TELEPHONE AND/OR POWER (120 VAC, 15 AMP) FOR "AMR" INSTALLATION OR SUMP PUMP FOR DRAINAGE.

IF PIT IS PROVIDED WITH ELECTRICAL SUPPLY, PLEASE SUPPLY OUTSIDE DISCONNECT AND PROVISIONS FOR SUMP PUMP (FUTURE)

PRE-CAST VAULTS ARE AVAILABLE AND CUSTOMERS SHOULD VERIFY DESIGN BY THEIR ENGINEER.

VAULT AND METER INSTALLATION IS PENNSYLVANIA AMERICAN WATER COMPANY STANDARD FOR OPTIMUM PERFORMANCE AND DESIGN FOR INSTALLATION AND SERVICING. ALTERNATE DESIGNS MAY BE REQUIRED. PLEASE CONTACT PENNSYLVANIA AMERICAN WATER COMPANY PERSONNEL FOR REVIEW AND APPROVAL.

NOTES

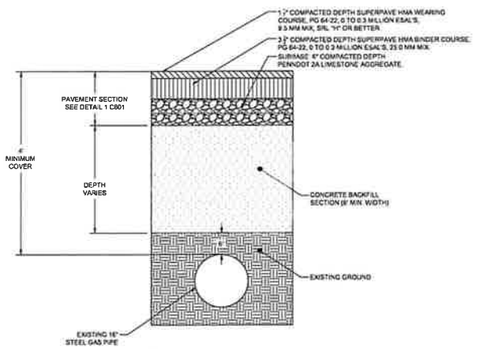
1. CUSTOMER TO CONSTRUCT METERING VAULT AS SHOWN TO MINIMUM DIMENSIONS AND GENERAL CONFIGURATION.
2. PIPE SUPPORTS, TIE RODS, AND HDPE AND THRUST BRACING AT FITTINGS AND VALVES SHALL BE PROVIDED SUFFICIENT, TO ALLOW PIPING TO STAND WITH REMOVAL OF METERS. FRICTION CLAMPS ARE NOT PERMITTED FOR RESTRAINT OF PIPING SYSTEM.
3. THE CONNECTION TO THE EXISTING WATER MAIN AND VALVE WILL BE INSTALLED BY PENNSYLVANIA AMERICAN WATER COMPANY.
4. DOUBLE CHECK BACKFLOW PREVENTION DEVICE IS REQUIRED AS SHOWN AND/OR BACKFLOW PREVENTION DEVICE OF REDUCED PRESSURE PRINCIPAL DESIGN MAY BE REQUIRED. THE TYPE OF DEVICE IS TO BE INSTALLED ON THE SERVICE LINE, INSIDE AND AT THE POINT WHERE IT ENTERS THE BUILDING (TYPE AND MANUFACTURER OF BACKFLOW DEVICE MAY AFFECT DIMENSIONS.)
5. 2" VALVES AND UNDER ARE I.P.S. 4" VALVES AND OVER ARE FLANGED - 125 PS CLASS FLANGE W/125 PSI DRILLING
6. IT WILL BE NECESSARY FOR THE CUSTOMER TO INSTALL PROPER DRAINAGE OR OTHER MECHANICAL MEANS TO KEEP VAULT DEWATERED.
7. WATER SERVICE WILL NOT BE PROVIDED UNTIL VAULT IS COMPLETED AS DETAILED. WATER COMPANY TO REVIEW FINAL DESIGN OF VAULT BY CUSTOMER FOR DIMENSIONS AND OVERALL CONFIGURATION.
8. GATE VALVES AND PIPING MUST BE SAME SIZE AS METER.
9. ALL VALVES AND BACKFLOW PREVENTORS TO BE MAINTAINED BY CUSTOMER.
10. BILCO TYPE DOOR TO BE CENTERED OVER METER ASSEMBLY AND ACCESS LADDER.
11. METER ASSEMBLY WILL NOT BE INSTALLED UNTIL ALL PIPING IS COMPLETED IN THE VAULT. A FILLER PIECE SHOULD BE INSTALLED TO ASSURE PROPER ALIGNMENT OF FLANGES. METER ASSEMBLY FURNISHED AND INSTALLED BY PENNSYLVANIA-AMERICAN WATER COMPANY.
12. MUST BE SUFFICIENT TO CLEAR BREAK-IN PIPING WORCESTER COUPLING RING.
13. TIE RODS TO BE EMBEDDED IN CONCRETE OR BOLTED TO STEEL PLATES ON EXTERIOR WALLS. WATER COMPANY TO INSPECT BEFORE BACKFILLING.
14. THE WATER METER PIT WILL NEED TO BE REVISED IF FIRE HYDRANTS ARE REQUIRED.

NEPTUNE PROTECTUS III

LAYING LENGTHS

METER SIZE	W1	W2	A	B	C	D	E	F	G	H	J	TOTAL
4"	30"	74"	17"	13"	9"	33"	8"	SEE NOTE 13	13"	31 1/8	18"	16'-0"
6"	36"	80"	17"	19"	10 1/2"	43"	9"	SEE NOTE 13	19"	44 1/2"	18"	18'-6"
8"	36"	80"	17"	19"	11 1/2"	53"	12"	SEE NOTE 13	19"	53 3/4"	18"	22'-6"
10"	36"	80"	17"	22"	13 1/2"	68	15"	SEE NOTE 13	22"	66 3/8"	18"	27'-6"

1 C603	WATER METER PIT



NOTES:

1. ALL WORK NEAR TRANSMISSION LINE MUST BE COORDINATED WITH EQUITRANS

2 C603	GAS LINE CROSSING

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REGISTERED PROFESSIONAL ENGINEER No. PE086311

REVISION RECORD

No.	Date
01	"
02	"
03	"
04	"
05	"
06	"
07	"
08	"

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA.

CONSTRUCTION DETAILS

Project Number: 16698-0025
Drawing Scale: Viewport/Scale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

C603

Plot Date/Time: 11/10/2025 2:23 PM Plot Size 24x36

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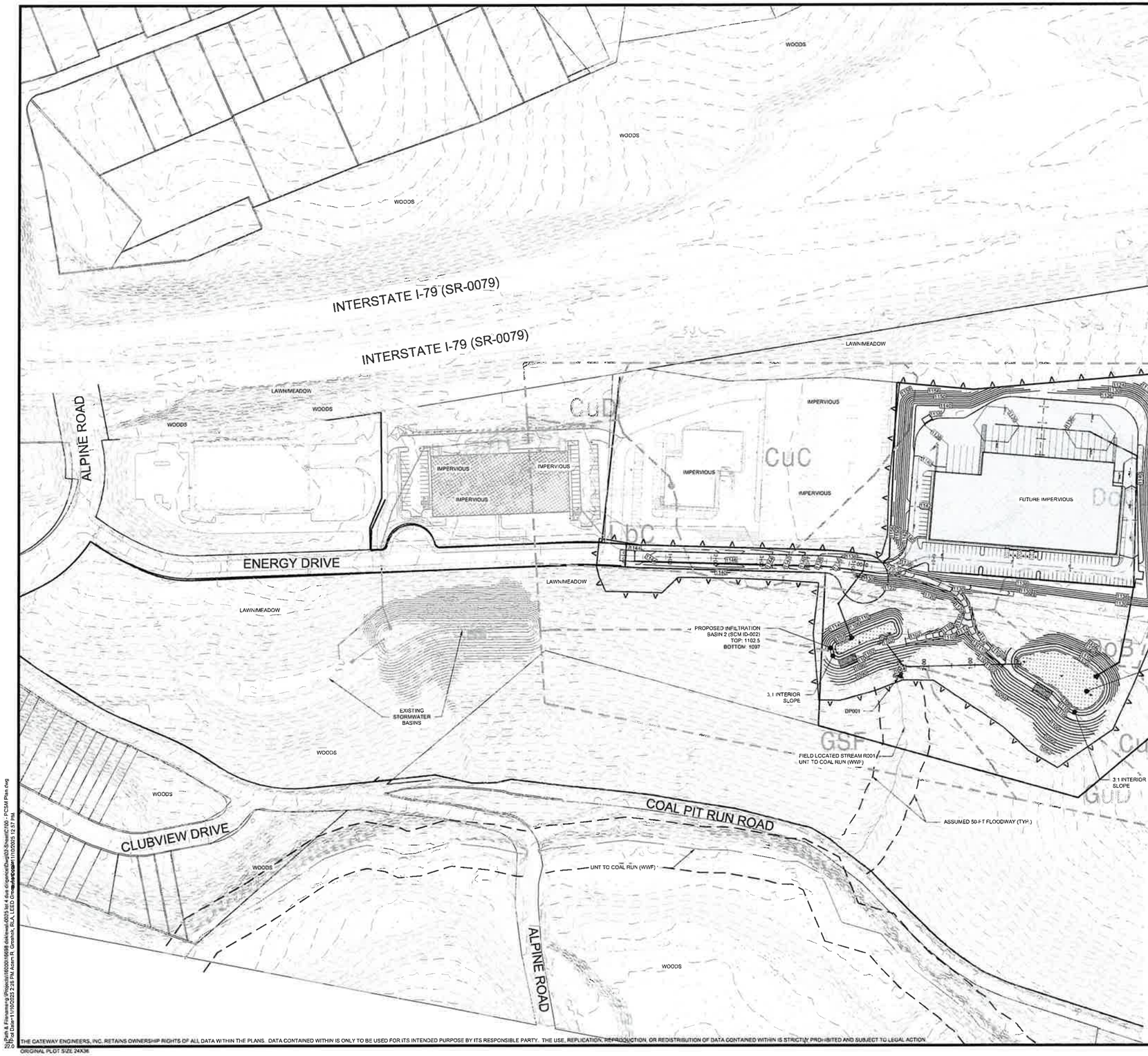

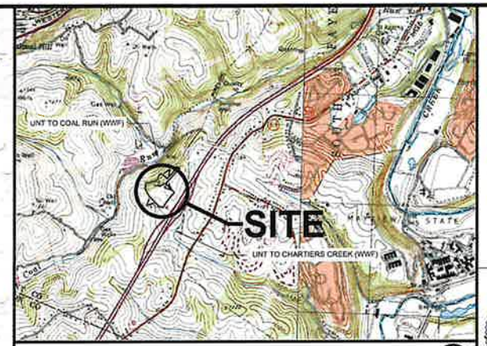

SITE LOCATION MAP
SCALE: 1" = 2000'

PCSM LEGEND

	PROPOSED STORM LINE
9 C702	PROPOSED 48" STORM MANHOLE
7 C702	PROPOSED TYPE 'M' INLET
3 C702	PROPOSED HEADWALL/ENDWALL
10 C702	PROPOSED FENCE
	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE / PERMIT BOUNDARY
	MODIFIED SOIL MIXTURE AREA
	PROPOSED IMPERVIOUS SURFACE

POST CONSTRUCTION STORMWATER MANAGEMENT NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT. PROVIDE SURVEYOR WITH ONE WEEK NOTICE ALONG WITH A 48 HOUR CONFIRMATION TO SURVEY FACILITIES.
6. ALL STORM PIPE SHALL BE SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE (SLCPP) UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.
9. THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE PCSM PLAN AND IS THE RESPONSIBILITY OF THE OWNER(S)
10. ALL PCSM FACILITIES MUST BE INSPECTED AS THEY ARE INSTALLED AND CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER OR DESIGNEE. CONTRACTOR SHALL NOTIFY GATEWAY ENGINEERS ONE WEEK IN ADVANCE OF THE INSTALLATION OF THE PROPOSED INFILTRATION BASIN OUTLET STRUCTURES
11. RECORD DRAWINGS AS WELL AS A COPY OF THE LEGAL INSTRUMENT REGISTERING THE PCSM FACILITIES WILL BE REQUIRED PRIOR TO OCCUPANCY OR RELEASE OF THE SURETY BOND AS WELL AS TERMINATING THE PERMIT.
12. STORMWATER BMPS ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE MUNICIPALITY AND THE ALLEGHENY COUNTY CONSERVATION DISTRICT.
13. REFER TO POST CONSTRUCTION STORMWATER MANAGEMENT REPORT BY THE GATEWAY ENGINEERS, INC. DATED AUGUST 2025 FOR ADDITIONAL INFORMATION ON PCSM PLANS.
14. CONTRACTOR SHALL ENSURE NO SEDIMENT ENTERS THE INFILTRATION BASINS. ALL FLOW PIPED INTO INFILTRATION BASINS SHALL BE FREE OF SEDIMENTS AND/OR TREATED WITH INLET PROTECTION PRIOR TO ENTERING THE PIPES

PROJECT AREAS

TOTAL PERMIT AREA = 12.1 ACRES
DISTURBED AREA = 12.1 ACRES

811 Know what's below. Call before you dig.
1-800-242-1776
Serial No. 20252463999

NORTH

GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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ORIGINAL PLOT SIZE 24X36

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Plotted: 11/10/2025 12:57 PM By: Adam R. Grosick, RLA, LEED Green Associate

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
400 Rouser Road | Suite 200 | Moon Township, PA 15108 | 412-262-2972
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE084311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

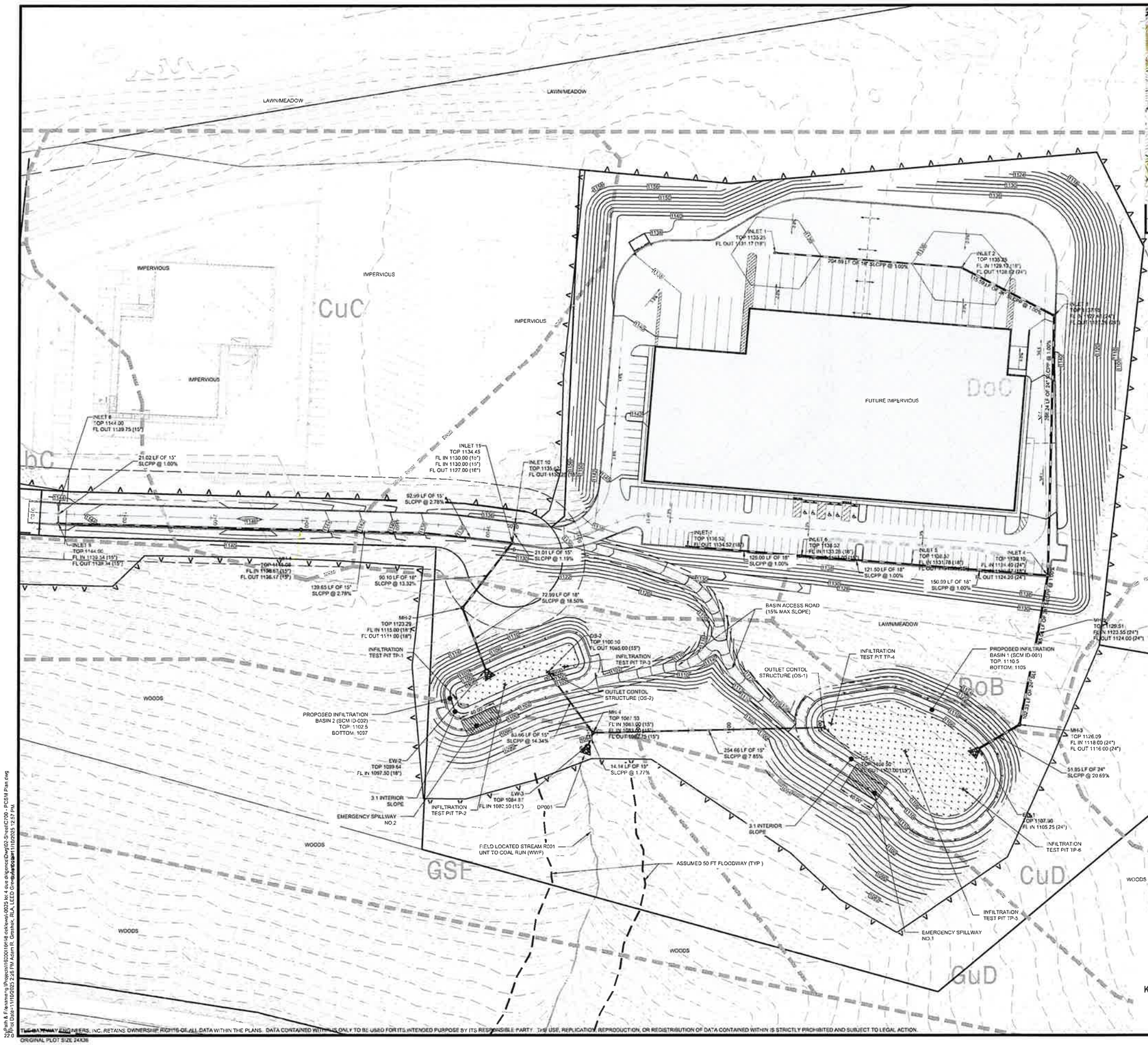
ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

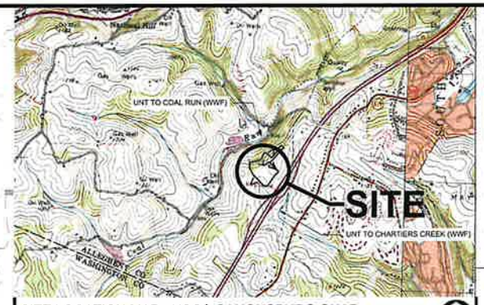
PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

OVERALL PCSM PLAN

Project Number: 16698-0025
Drawing Scale: 1" = 100'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RMB

C700





SITE LOCATION MAP - USGS **CANONSBURG QUAD**

SCALE: 1" = 2000'

SCALE: 1" = 2000'

PCSM LEGEND

	PROPOSED STORM LINE
9 C702	PROPOSED 48" STORM MANHOLE
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PROJECT AREAS

TOTAL PERMIT AREA = 12.1 ACRES
DISTURBED AREA = 12.1 ACRES

SOUTH FAYETTE TOWNSHIP
MUNICIPAL OFFICIAL OR DESIGNATED PLAN REVIEWER:

(_____), ON THIS DATE (_____),
HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. 215-78., EXCEPT WHERE WAIVERS HAVE BEEN GRANTED AS NOTED ON THE PLAN. THE REVIEW IS BASED ON A SURVEY AND PLAN PREPARED BY OTHERS AND ASSUMES THAT ALL INFORMATION IS CORRECT AND VALID AS SUBMITTED.

811 Know what's **below.** **Call** before you dig.
1-800-242-1776
Serial No. 20252463999

NORTH

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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ORIGINAL PLOT SIZE 24X36

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Plot Date:11/6/2025 2:57 PM Admin R. Demlak, RLA, LEED Green Associate

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
PROFESSIONAL ENGINEER
ENGINEER No. PE086311

REVISION RECORD

No	Date
01	*
02	*
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05	*
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07	*
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ALPINE POINT LOT 4 FLEX BUILDING

ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

PCSM PLAN

Project Number: 16498-0025
Drawing Scale: 1" = 50'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

C701

CONSTRUCTION STAGING AND SEQUENCE

THE LOT 4 PERMITTING PROJECT WILL CONSIST OF PAD GRADING AND STORMWATER MANAGEMENT FACILITIES TO ACCOMODATE A FUTURE FLEX BUILDING TO INCLUDE IMPERVIOUS PARKING AND UTILITY INSTALLATION. ALL E&S BMP'S SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED E&S/PCSM PLAN AND THE DEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL DATED MARCH, 2012 OR LATEST VERSION.

CONSTRUCTION STAGING

- NOTE FOR ALL DISTURBED AREAS: AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED.
- ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE LIMITS OF DISTURBANCE AS NOTED ON THE DRAWING. AS THE DRAINAGE AREA TO EACH OF THE EROSION CONTROL FACILITIES ESTABLISHES A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE THE PARTICULAR CONTROL MEASURES.
- WHEN CLEANING EXCESS SEDIMENT FROM THE E&S CONTROL FACILITIES, PLACE SEDIMENTS IN GRASS AREAS WHICH DO NOT RECEIVE CONCENTRATED STORM FLOWS AND ARE CONTROLLED BY BMP'S (WITHIN LIMITS OF DISTURBANCE). THEN SEED OVER AREA USING SEEDING SPECIFICATIONS.
- UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEEDED PER THE PERMANENT OR TEMPORARY SEEDING SPECIFICATIONS DEPENDING ON THE SITUATION. DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS. DISTURBED AREAS LEFT IDLE FOR MORE THAN 4 DAYS SHOULD BE TEMPORARILY SEEDED AND MULCHED. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL THE PERMANENT STABILIZATION IS COMPLETED. FOR AN EARTH DISTURBANCE TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION

CONSTRUCTION SEQUENCE

A GENERALIZED CONSTRUCTION SEQUENCE IS PROVIDED BELOW. THE CONSTRUCTION SEQUENCE IS INTENDED TO PROVIDE A GENERAL COURSE OF ACTION IN ORDER TO CONFORM TO THE APPLICABLE REGULATORY AGENCY REQUIREMENTS FOR TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT POLLUTION CONTROL. ALL NECESSARY PARTS FOR PROPER AND COMPLETE EXECUTION OF WORK PERTAINING TO THIS PLAN, WHETHER SPECIFICALLY MENTIONED OR NOT, ARE TO BE PERFORMED BY THE CONTRACTOR. IT IS NOT INTENDED THAT THE DRAWINGS AND THIS REPORT SHOW EVERY DETAILED PIECE OF MATERIAL OR EQUIPMENT. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS LISTED IN THIS SECTION. THE CONTRACTOR MAY BE REQUIRED TO ALTER CONTROLS BASED ON EFFECTIVENESS OF CONTROLS OR DIFFERING CONDITIONS ENCOUNTERED.

- CESSATION OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
- ALL DISTURBED AREAS WHICH ARE AT FINAL GRADE AND WILL NOT BE FURTHER DISTURBED SHALL BE SEEDED PER THE PERMANENT SEEDING SPECIFICATIONS.
- THE PROJECT AREA OUTFALLS INTO LINTONS RUN, WHICH IS CLASSIFIED AS A WARM WATER FISHES (WWF)
- CONTRACTOR SHALL CONTACT THE TOWNSHIP OF SOUTH FAYETTE AND THE ALLEGHENY COUNTY CONSERVATION DISTRICT TO SETUP A PRE-CONSTRUCTION MEETING AT THE PROJECT SITE SEVEN (7) DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. THE INITIAL PCSM RECORDING MUST BE COMPLETE PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING
- THE PERMITTEE MUST SUBMIT A COMPLETE ANNUAL REPORT (FORM 3800-PM-BCW0405E) TO THE DISTRICT BY DECEMBER 7 OF EACH YEAR AFTER THE FIRST FULL YEAR OF PERMIT COVERAGE (REFER TO REPORTING REQUIREMENTS IN PART A, SECTION III, MONITORING REPORTING AND RECORDKEEPING, SUBSECTION D OF THE GENERAL PERMIT CONDITIONS FOR ADDITIONAL INFORMATION).

1. STAKE OUT LIMIT OF DISTURBANCE FOR GRADING OPERATIONS
2. INSTALL THE ROCK CONSTRUCTION ENTRANCE AND RIP RAP STOCKPILE OFF ENERGY DRIVE SHOWN ON SHEET C401 AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL. CONSTRUCTION VEHICLES ARE ONLY PERMITTED TO ENTER AND EXIT THE SITE THROUGH THE ROCK CONSTRUCTION ENTRANCE.
3. INSTALL COMPOST FILTER SOCKS IN THE LOCATIONS SHOWN ON THE PLAN DRAWINGS, AND IN ACCORDANCE WITH THE CONSTRUCTION DETAIL.
4. STRIP TOPSOIL AND STOCKPILE IN THE LOCATION SHOWN ON THE PLAN. IMMEDIATELY INSTALL COMPOST FILTER SOCKS BELOW THE TOPSOIL STOCKPILE AREA. THE TOPSOIL STOCKPILE MUST BE SEEDED IMMEDIATELY PER THE TEMPORARY SEEDING SPECIFICATIONS.
5. INSTALL COMPOST FILTER SOCK AND ORANGE CONSTRUCTION FENCE AROUND THE STORMWATER MANAGEMENT FACILITY AND ENSURE CONTRACTOR DOES NOT DISTURB AREA.
6. BEGIN INITIAL GRADING OPERATIONS. DURING GRADING OPERATIONS, ENSURE POSITIVE DRAINAGE TO THE PROPOSED EROSION AND SEDIMENT CONTROL BMP'S.
7. AS SLOPES ARE BROUGHT TO FINAL GRADE, INSTALL EROSION CONTROL BLANKETING IN REGULAR 18" VERTICAL INCREMENTS. AS SOON AS THE PROPOSED SLOPES ARE BROUGHT TO FINAL GRADE, IMMEDIATELY SEED AND MULCH TO PROMOTE EARLY STABILIZATION
8. IN CONJUNCTION WITH THE GRADING OPERATIONS, CONTRACTOR SHALL BEGIN INSTALLATION OF STORM SEWERS AS SHOWN ON THE PLAN AND ACCORDING TO THE TYPICAL UTILITY TRENCHING DETAIL PROVIDED. REFER TO THE UTILITY LINE INSTALLATION REQUIREMENTS BELOW AS EACH INLET IS CONSTRUCTED, IMMEDIATELY INSTALL INLET PROTECTION ANY SEDIMENT THAT ENTERS INLETS DURING CONSTRUCTION IS TO BE REMOVED WITHIN 24 HOURS.
9. REPLACE TOPSOIL ON NON-PAVED AREAS UTILIZING STOCKPILED MATERIALS FOR SEEDING. SEED AND MULCH ALL DISTURBED AREAS, USING THE SPECIFIED SEEDING REQUIREMENTS. ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED IF REMAINING IDLE, OR ANTICIPATED TO REMAIN IDLE, NO MORE THAN 10,000 SQUARE FEET OF DISTURBED AREA MAY REACH FINAL GRADE BEFORE INITIATING SEEDING AND MULCHING OPERATIONS.
10. CONSTRUCT INFILTRATION BASIN. **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE INSTALLATION OF THE STORMWATER MANAGEMENT FACILITY, INCLUDING THE PERMANENT OUTLET STRUCTURES, OUTFALL PROTECTION, UNDERDRAIN, SOIL MEDIA, EMERGENCY SPILLWAYS, AND GRADING. NOTIFY THE ENGINEER 7 DAYS PRIOR TO START OF WORK.)**
    - 10.1. BEGIN GRADING THE FACILITY AS SHOWN ON THE PLANS AND DETAILS. USE LIGHT TRACKED VEHICLES OR A LONG ARM EXCAVATOR TO AVOID COMPACTION. CONSTRUCTION VEHICLES SHOULD NOT BE PARKED OR EVEN DRIVEN ON BASIN BOTTOM.
    - 10.2. PLACE SOIL MEDIA ON BASIN BOTTOM. DO NOT COMPACT.
    - 10.3 PRIOR TO CONSTRUCTION OF EMBANKMENT, INSTALL OUTLET STRUCTURES, UNDERDRAIN, AND OUTLET PIPES. CORE DRILL AND MORTAR NEW PIPE CONNECTION.
    - 10.4. SEED BOTTOM AND SIDE SLOPES IN ACCORDANCE WITH SEEDING SPECIFICATIONS.
11. NOTE: THE PERMITTEE MUST PROVIDE THE COMPLETED SCM CONSTRUCTION CERTIFICATION FORM (3800-FM-BCW0271J) WITHIN 30 DAYS OF THE FACILITY BEING CONSTRUCTED. THE FORM MUST BE SIGNED BY THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES (REFER TO PART A, SECTION III, MONITORING REPORTING AND RECORDKEEPING, SUBSECTION C, IN THE GENERAL PERMIT CONDITIONS FOR ADDITIONAL INFORMATION)
12. RESEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.
13. REMOVE ROCK CONSTRUCTION ENTRANCE AS SITE STABILIZATION IS COMPLETED.
14. WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED, REMOVE COMPOST FILTER SOCK AND INLET PROTECTION AND IMPLEMENT THE PCSM PLAN.

PCSM CONSTRUCTION SEQUENCE

1. AFTER THE SITE HAS BEEN STABILIZED, IMPLEMENT THE PCSM PLAN.
2. CONSTRUCT INFILTRATION BASIN FACILITIES 1, AND 2 ACCORDING TO THE FOLLOWING GENERAL SEQUENCE **(CRITICAL STAGE: A LICENSED PROFESSIONAL OR DESIGNEE SHALL BE ON-SITE TO OVERSEE THE CONSTRUCTION OF THE BASIN, SPECIFICALLY VERIFICATION OF SEDIMENT REMOVAL, AND THE INSTALLATION OF PERMANENT ORIFICES AND TRASH RACKS)**. BASIN CONVERSION SHOULD BE RESTRICTED TO THE GROWING SEASON.
    - A. ENSURE AREA IS FREE OF ALL TREE ROOTS, ROCKS AND BOULDERS.
    - B. BEGIN EXCAVATION TO THE DESIRED BOTTOM OF POND ELEVATION. VERIFY SOIL FROM THE EXCAVATION OF THE BASIN FOR SUITABILITY AS EMBANKMENT MATERIAL. GEOTECHNICAL ENGINEER SHOULD VERIFY SOIL CAPABILITIES. EMBANKMENT SHOULD BE CONSTRUCTED PER GEOTECHNICAL RECOMMENDATIONS.
    - C. PRIOR TO EMBANKMENT CONSTRUCTION, INSTALL THE PERMANENT OUTLET CONTROL STRUCTURE, CONCRETE BASE, OUTLET PIPE, ANTI-SEEP COLLARS, AND ASSOCIATED OUTLET PROTECTION. INSTALLATION OF THE OUTFALL AND RIPRAP APRON ARE COVERED UNDER A CHAPTER 105 GENERAL PERMIT (GP-4-1) AND ALL CONDITIONS OF THIS PERMIT MUST BE MET.
    - D. INSTALL TRASH RACK AND ANTI-VORTEX DEVICES ON THE PERMANENT OUTLET CONTROL STRUCTURE.
    - E. CONSTRUCT SURROUNDING EMBANKMENT.
    - F. INSTALL EMERGENCY SPILLWAY.
    - G. I. AS SOON AS THE EMBANKMENT AND CUT SLOPES ARE BROUGHT TO FINAL GRADE, APPLY EROSION CONTROL BLANKETS AND SEED AND MULCH DISTURBED AREAS.
3. INSPECT AND REPAIR AS NEEDED THE RIPRAP OUTLET APRONS AT BASIN INFLOWS AND OUTFALLS, IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLAN.
4. SEED ALL DISTURBED AREAS IF MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER IS NOT ESTABLISHED AFTER 30 DAYS.

1	CONSTRUCTION SEQUENCE
C702	

RECYCLING/DISPOSAL OF WASTE

UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL WASTE MATERIALS SHALL BE THE RESPONSIBILITY OF THE EARTHMOVING CONTRACTOR. CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, SILT REMOVED FROM EROSION CONTROL FACILITIES, EXCESS BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, AND OBSOLETE EROSION CONTROL MATERIALS (SILT FENCE, SILT SACKS, ETC.)

SILT REMOVED FROM SEDIMENT CONTROL FACILITIES SHALL BE SPREAD ON THE TOPSOIL STOCKPILE, OR IN LAWN OR LANDSCAPE AREAS. OBSOLETE EROSION CONTROL MATERIALS AND EXCESS BUILDING MATERIALS MUST BE DISPOSED OF AT A DEP APPROVED SITE.

2	RECYCLING / DISPOSAL OF WASTES
C702	

STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE SCHEDULE

ALPINE FLEX 4, LLC. IS RESPONSIBLE FOR THE SHORT AND LONG TERM OWNERSHIP, OPERATIONS, AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THIS PROJECT UNTIL THE NPDES PERMIT IS TERMINATED WHEREIN RESPONSIBILITY IS TRANSFERRED TO THE FUTURE HOA. THE STORMWATER MANAGEMENT SYSTEM, WHICH INCLUDES INLETS, MANHOLES, CLEANOUTS, STORM SEWER PIPES, INFILTRATION BASINS, DETENTION BASINS, OUTLET CONTROL STRUCTURE, AND RIPRAP APRONS, SHOULD BE INSPECTED TWO TIMES PER YEAR ON OR BEFORE MARCH 1ST AND OCTOBER 1ST, PERIODICALLY, AND AFTER HEAVY RAINFALL EVENTS. THE STORMWATER MANAGEMENT SYSTEM IS A PRIVATELY OWNED SYSTEM, AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM THESE INSPECTIONS, MAKE ALL NECESSARY REPAIRS, AND KEEP A RECORD OF THE FINDINGS AND RESULTS OF THE INSPECTIONS AVAILABLE FOR REVIEW BY THE TOWNSHIP. THE FOLLOWING MAINTENANCE SHALL BE PERFORMED AS SOON AS PRACTICAL FOLLOWING AN INSPECTION:

INLETS/MANHOLES – THE INLET AND MANHOLES SHALL BE INSPECTED AND CLEANED AT A MINIMUM OF FOUR TIMES PER YEAR AND INSPECTED MONTHLY. ALL SEDIMENT, DEBRIS/TRASH SHALL BE PROPERLY HANDLED AND DISPOSED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND REGULATIONS. INSPECT INLETS AND MANHOLES TO MAKE SURE NO SEDIMENT OR DEBRIS BUILD-UP HAS OCCURRED THAT MIGHT RESTRICT THE FLOW OF WATER INTO THE STORM SEWER PIPING.

CLEANOUTS - THE STRUCTURES SHALL BE MAINTAINED SO AS NOT TO ALLOW ANY SEDIMENT OR DEBRIS TO PREVENT THE FLOW OF WATER THROUGH THE STRUCTURES. ANY OBSTRUCTIONS TO THE PIPE SHOULD BE REMOVED.

STORM SEWER PIPES - ALL STORM SEWER PIPING SHOULD BE INSPECTED TO MAKE SURE NO SEDIMENT OR DEBRIS BUILD-UP HAS OCCURRED THAT MIGHT RESTRICT THE FLOW OF WATER THROUGH THEM. IF BUILD-UP HAS OCCURRED, THE PIPES SHOULD BE FLUSHED AND CLEANED.

INFILTRATION/DETENTION BASIN – THE FACILITY SHOULD BE INSPECTED AT LEAST 2 TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH. DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM SYSTEM. VEGETATION SHOULD BE INSPECTED EVERY 3 WEEKS DURING THE 1ST GROWING SEASON. INVASIVE UNDESIRABLE SPECIES SHOULD BE CAREFULLY REMOVED. DISTURBED AREAS NEED TO BE IMMEDIATELY STABILIZED AND REVEGETATED. GRASS WITHIN THE VEGETATED AREA MAY BE MOWED TWICE PER YEAR TO A HEIGHT NO LOWER THAN 6 INCHES (OR CUT BACK EVERY YEAR) BUT NOT MORE FREQUENTLY. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. VEGETATED AREAS SHOULD BE INSPECTED ANNUALLY FOR EROSION. VEGETATIVE COVER SHOULD BE MAINTAINED AT A MINIMUM OF 95 PERCENT. IF VEGETATIVE COVER HAS BEEN REDUCED BY 10 PERCENT, VEGETATION SHOULD BE REESTABLISHED.

OUTLET CONTROL STRUCTURE - THE OUTLET CONTROL STRUCTURE SHOULD BE INSPECTED TO MAKE SURE NO OBSTRUCTIONS ARE PREVENTING THE ORIFICE OPENING(S) FROM PASSING WATER INTO THE OUTLET PIPE. ANY OBSTRUCTION PREVENTING THE PRIMARY SPILLWAY FROM FUNCTIONING PROPERLY MUST BE REMOVED.

RIPRAP APRONS – INSPECT FOR SEDIMENT ACCUMULATION AND/OR APRON WASHOUT. RESHAPE AS NECESSARY AND REPLACE WITH LARGER SIZE RIPRAP IF NECESSARY.

RESPONSIBLE PARTY: ALPINE FLEX 4, LLC.

STORMWATER MANAGEMENT BMP OPERATIONS AND MAINTENANCE PLAN

1. THE OWNER SHALL INSPECT THE BASIN AND OUTLET STRUCTURE TWICE A YEAR OR IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL EVENT FOR DEBRIS AND REMOVE ANY AND ALL OBSTRUCTIONS. A WRITTEN LOG OF THE INSPECTIONS SHOULD BE KEPT BY THE OWNER INDICATING THE DATE OF INSPECTION, WEATHER CONDITIONS, THE GENERAL CONDITION OF THE BASIN AND OUTLET STRUCTURE, ANY PROBLEMS OBSERVED, AND ACTIONS TAKEN TO CORRECT ANY ABNORMALITIES. IF THE POND IS FOUND NOT TO BE FUNCTIONING ADEQUATELY, REQUIRED MODIFICATIONS/IMPROVEMENTS MUST BE PERFORMED IMMEDIATELY.
2. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDS SURROUNDING THE BASIN INCLUDING, BUT NOT BE LIMITED TO, CUTTING GRASS WITHIN THE BASIN WHEN DRY, AND REMOVAL OF UNDESIRABLE VEGETATION AND SEDIMENT BUILD-UP.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING THE OUTLET STRUCTURE AT LEAST TWICE A YEAR, SPRING AND FALL, AND IMMEDIATELY FOLLOWING A SIGNIFICANT RAINFALL EVENT TO REMOVE DEBRIS AND OBSTRUCTIONS AS NEEDED. VEGETATION SURROUNDING THE OUTLET STRUCTURES SHOULD CONTINUALLY BE MAINTAINED AND KEPT TO A MINIMUM TO ENSURE PROPER OPERATING CONDITION.
4. THE OUTLET STRUCTURE SHOULD BE INSPECTED FOR SIGNS OF SETTLEMENT, CRACKING OR SPALLING OF CONCRETE AND JOINT OPENINGS, LEAKAGE, RUSTING OF METAL WORK, AND UNDERMINING.
5. THE EMERGENCY SPILLWAY SHOULD BE INSPECTED FOR SIGNS OF EROSION, SILTING, AND CONDITION OF THE PROTECTIVE LINING.
6. THE BASINS SHOULD BE INSPECTED BI-ANNUALLY FOR SIGNS OF SLOUGH AT THE TOE OF OUTSLOPES, SLIDING, WET SPOTS, EROSION, CRACKING, SUDDEN SUBSIDENCE, EVIDENCE OF RODENT ACTIVITY, AND SEEPAGE. IF ANY SIGNS OF THESE DEFECTS OCCUR, AN ENGINEER WITH EXPERIENCE IN DAM CONSTRUCTION SHOULD BE CONSULTED FOR REPAIRS OR MAINTENANCE.
7. INLETS AND THE STORM SEWER CONVEYANCE SYSTEM SHALL BE INSPECTED FOR SEDIMENT AND DEBRIS BUILDUP, OR OBSTRUCTIONS PREVENTING THE FLOW OF WATER. IF BUILDUP IS FOUND, THE SYSTEM SHOULD BE FLUSHED AND CLEANED.
8. THE OWNER SHALL MAINTAIN FENCING ON THE PROPERTY SURROUNDING THE BASIN, IF REQUIRED.
9. THE OWNER SHALL ENSURE ANY UNSIGHTLY DEBRIS FLOATING IN THE BASIN, SUCH AS PAPER, TRASH, ETC. ARE QUICKLY REMOVED.

3	PCSM INSPECTION AND MAINTENANCE
C702	

PERMANENT SEEDING SPECIFICATIONS:

TOPSOIL: 4" MIN. TOPSOIL SHALL BE REQUIRED ON ALL DISTURBED AREAS AFTER SITE HAS BEEN RECLAIMED/RESTORED

LIMESTONE: RAW, GROUND AGRICULTURAL LIMESTONE CONTAINING MORE THAN 90 PERCENT CALCIUM CARBONATES (ADJUST PH LEVELS TO 6.5 TO 7.0) APPLY AT A RATE OF 2,450 LBS./1000 S.F., UNLESS OTHERWISE INDICATED BY SOIL TESTS.

COMMERCIAL FERTILIZER: IN ABSENCE OF A SOIL TEST, USE 210 LBS./1000 S.F. OF 10-10-20 MIXED INTO SEED BED PRIOR TO SEEDING, OR IN A TANK WITH SEED WHEN HYDROSEEDING.

INOCULANT: INOCULANT FOR TREATING LEGUMINOUS SEEDS SHALL BE A STANDARD COMMERCIAL PRODUCT CONSISTING OF A SUITABLE CARRIER CONTAINING A CULTURE OF NITROGEN FIXING BACTERIA SPECIFIC FOR SEEDS TO BE INOCULATED. INOCULANT SHALL NOT BE USED LATER THAN DATE INDICATED ON THE CONTAINER.

MULCH: CLEAN OAT OR WHEAT STRAW SHALL BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT 1947. APPLY AT A RATE OF 3 TONS/AC (138 LBS/1000 S.F.). PRECAUTION SHALL BE TAKEN TO STABILIZE THE MULCH UNTIL THE VEGETATIVE COVER IS ESTABLISHED.

SEED MIXTURE: SEED MIXTURE SHALL BEAR A GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE COMPOSED OF THE FOLLOWING VARIETIES AND MIXED IN THE PROPORTIONS SPECIFIED.

PERMANENT SEEDING MIXTURE (PENNDOT FORMULA 3)	PROPORTION BY WEIGHT	MINIMUM PURITY	MINIMUM GERMINATION
PERENNIAL RYEGRASS MIXTURE (LOLIUM PERENNE) - A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.	20%	98%	90%
CREEPING RED FESCUE OR CHEWINGS FESCUE	30%	98%	85%
KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS) - A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL BLUEGRASS COMPONENT	50%	98%	80%

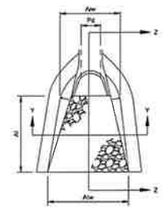
SEEDING RATE: PERMANENT SEED NG SHALL BE APPLIED AT A RATE OF 2½ POUNDS PER 1,000 SQUARE FEET

PREPARATION OF SEEDING: HYDROSEEDING WITH TACIFIER MAY BE USED IN LIEU OF MULCH

GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISHED GRADE. PLACE TOPSOIL OVER SPECIFIED AREAS TO A DEPTH SUFFICIENTLY GREATER THAN SIX (6) OR EIGHT (8) INCHES SO THAT AFTER SETTLEMENT AND LIGHT ROLLING, THE COMPLETE WORK WILL CONFORM TO LINES, GRADES AND ELEVATIONS SHOWN.

FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL BY ROTOTILLING OR OTHER METHOD TO A MINIMUM DEPTH OF FOUR (4) INCHES. THE ENTIRE SURFACE SHALL THEN BE REGRADED AND ROLLED. AREAS TO BE SEEDED SHALL THEN BE LOOSENED TO A DEPTH OF TWO (2) INCHES. SEEDING SHALL BE DONE IN TWO SEPARATE OPERATIONS. THE SECOND SEEDING SHALL BE DONE IMMEDIATELY AFTER THE FIRST AND AT RIGHT ANGLES TO THE FIRST SEEDING AND LIGHTLY HARROWED INTO THE SOIL. MULCH SEEDED AREAS IMMEDIATELY AFTER SEEDING.

4	SEEDING SPECIFICATIONS (PERMANENT)
C702	



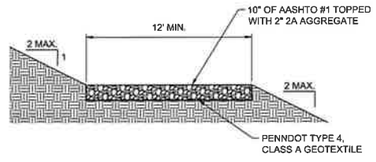
OUTLET NO	PIPE DIA Pd (IN)	RIPRAP SIZE R-	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Aw (FT)	APRON TERMINAL WIDTH Abot (FT)
EW-1	24	5	27	27.00	6.00	17.00
EW-2	18	4	18	6.00	4.50	7.00
EW-3	15	4	18	10.00	3.75	8.00

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

5	RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL
C702	

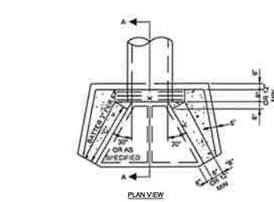


6	ACCESS ROAD TYPICAL SECTION
C702	

NOTES:

1. WEEP HOLES ARE REQUIRED
2. ALL INLETS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS SET FORTH IN PENN D.O.T. PUBLICATION 408 AND 72 FOR PRECAST AND POURED IN PLACE INLETS
3. CONCRETE INVERTS TO BE POURED TO FOLLOW LINE TO MAKE INLETS SELF CLEANING. REFER TO PRECAST CONCRETE MANHOLE DETAIL FOR ADDITIONAL INFORMATION.
4. ALL GRATES SHALL BE BICYCLE SAFE
5. ALL INLETS 6' OR DEEPER SHALL HAVE STEPS: POLYPROPYLENE PLASTIC COATED (ASTM D-2146 TYPE II CR 49108) 1/2" GRADE 60 DEFORMED STEEL BAR (ASTM A-615)

7	STORM INLET (TYPE M)
C702	

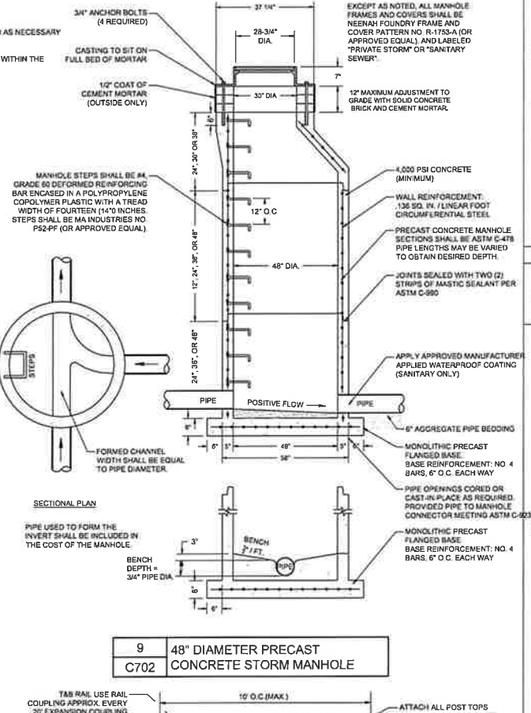


PIPE DIAMETER	A	B	C	D	E	F
15"	2'-6"	9"	2'-0"	13"	1'-0"	9"
18"	2'-6"	9"	2'-0"	13"	2'-0"	9"
24"	3'-3"	9"	2'-0"	13"	2'-6"	9"
30"	4'-0"	12"	2'-6"	13"	3'-0"	12"
36"	4'-6"	12"	2'-6"	13"	3'-6"	12"
42"	5'-3"	15"	4'-3"	18"	4'-0"	15"
48"	5'-9"	15"	4'-9"	21"	4'-6"	15"
54"	6'-3"	15"	5'-3"	24"	5'-0"	15"
60"	7'-0"	15"	5'-9"	2'-3"	5'-6"	18"
66"	7'-6"	15"	7'-0"	2'-6"	6'-0"	18"
72"	8'-0"	18"	7'-0"	2'-6"	6'-6"	18"
84"	9'-0"	18"	8'-3"	2'-9"	7'-6"	18"

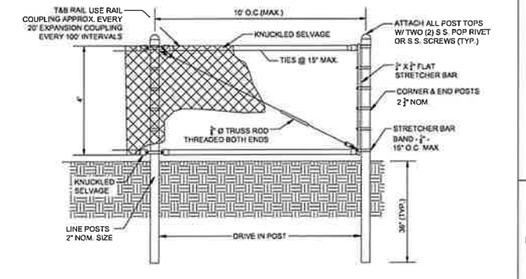
NOTE

SHOP DRAWINGS FOR ALL PRECAST HEADWALLS/ENDWALLS OR CONCRETE END SECTION MUST BE SUBMITTED FOR APPROVAL.

8	HEADWALL/ENDWALL
C702	



9	48" DIAMETER PRECAST CONCRETE STORM MANHOLE
C702	


TAB RAIL USE RAIL COUPLING APPROX. EVERY 20' EXPANSION COUPLING EVERY 100' INTERVALS
10' O.C.(MAX.)
KNUCKLED SELVAGE
TIES @ 15" MAX.
ATTACH ALL POST TOPS W/ TWO (2) S.S. POP RIVET OR S.S. SCREWS (TYP.)
¾" x ¾" FLAT STRETCHER BAR
COR

SITE SOIL TYPES:

SYMBOL	DESCRIPTION	SLOPE	LIMITATIONS
CuB CuC CuD	CULLEOKA CHANNERY SILT LOAM	3-8% 8-15% 15-25%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE IS SEASONAL HIGH WATER TABLE, HYDRAULIC CONDUCTIVITY IS MODERATELY HIGH, SHRINK-SWELL POTENTIAL IS LOW, SLOPE STABILITY IS LOW, SOIL STRENGTH IS LOW, FROST ACTION POTENTIAL IS HIGH, SOURCE OF TOPSOIL IS POOR, PIPING IS POOR, PERCOLATION IS MODERATELY SLOW
DoB DoC DoD	DORMONT SILT LOAM	3-8% 8-15% 15-25%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE IS SEASONAL HIGH WATER TABLE, HYDRAULIC CONDUCTIVITY IS MODERATELY HIGH, SHRINK-SWELL POTENTIAL IS MODERATE, SOIL STRENGTH IS LOW, SLOPE STABILITY IS LOW, SOURCE OF TOPSOIL IS POOR, PIPING IS POOR, PERCOLATION IS MODERATELY SLOW, FROST ACTION POTENTIAL IS HIGH
GSF	GILPIN, WEIKERT, CULLEOKA CHANNERY SILT LOAMS	25-60%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE IS SEASONAL HIGH WATER TABLE, HYDRAULIC CONDUCTIVITY IS MODERATELY HIGH, SHRINK-SWELL POTENTIAL IS MODERATE, SOIL STRENGTH IS LOW, SLOPE STABILITY IS LOW, SOURCE OF TOPSOIL IS POOR, PIPING IS POOR, PERCOLATION IS MODERATELY SLOW, FROST ACTION POTENTIAL IS HIGH
GuD	GUERNSEY SILT LOAM	15-25%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE IS SEASONAL HIGH WATER TABLE, HYDRAULIC CONDUCTIVITY IS MODERATELY HIGH, SHRINK-SWELL POTENTIAL IS MODERATE, SOIL STRENGTH IS LOW, SLOPE STABILITY IS LOW, SOURCE OF TOPSOIL IS POOR, PIPING IS POOR, PERCOLATION IS MODERATELY SLOW, FROST ACTION POTENTIAL IS HIGH
LbC	LIBRARY SILT LOAM	8-15%	CUTBANKS CAVE, CORROSIVE TO CONCRETE/STEEL, EASILY ERODIBLE, DEPTH TO SATURATED ZONE IS SEASONAL HIGH WATER TABLE, HYDRAULIC CONDUCTIVITY IS MODERATELY HIGH, SHRINK-SWELL POTENTIAL IS MODERATE, SOIL STRENGTH IS LOW, SLOPE STABILITY IS LOW, SOURCE OF TOPSOIL IS POOR, PIPING IS POOR, PERCOLATION IS MODERATELY SLOW, FROST ACTION POTENTIAL IS HIGH

REMEDIAL ACTIONS FOR SOIL LIMITATIONS ENCOUNTERED IN THE FIELD

SOILS SUSCEPTIBLE TO CUTBANKS CAVE
* PREVENT SATURATION OF SLOPES.
* PROVIDE ANCHORING OR RETAINING SYSTEMS.
* PROVIDE BENCHING TO CATCH FALLING DEBRIS.
* PROVIDE TRENCH BOXES FOR UTILITY INSTALLATION.

SOILS CORROSIVE TO CONCRETE/STEEL:
* MINIMIZE THE AMOUNT OF SOIL DISTURBANCE.
* PROVIDE PROTECTIVE COATING TO CONCRETE AND STEEL.
* PROVIDE EXTRA CONCRETE AND STEEL THICKNESS.

SOILS SUSCEPTIBLE TO HIGH WATER TABLES AND/OR PIPING AND SEEPING:
* PROVIDE PUMPED WATER SEDIMENT REMOVAL FACILITIES.
* USE CLAY EMBANKMENT CORES.
* UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.
* KEEP EXCAVATIONS AS SHALLOW AS PRACTICAL.
* CONSTRUCT DURING DRY WEATHER.

SOILS SUSCEPTIBLE TO MODERATE OR HIGH EROSION POTENTIAL:
* LIMIT TIME OF EXPOSURE.
* USE EROSION CONTROL BLANKETS AND INSTALL ES &WPS PRIOR TO DISTURBANCE.
* SELECTION OF SEED MATURES WITH RAPICLY GERMINATING SPECIES.
* SODDING
* USE OF SPECIAL STABILIZATION PRODUCTS (E.G. CELLULAR GRIDS, INTERLOCKING CONCRETE BLOCKS...)

SOILS SUSCEPTIBLE TO SLIPS & LANDSLIDES:
* PREVENT SATURATION OF SLOPES.
* PROVIDE ANCHORING OR RETAINING SYSTEMS.
* PROVIDE BENCHING TO CATCH FALLING DEBRIS.
* SEE GEOTECHNICAL NOTE BELOW

SOILS THAT ARE POOR SOURCES OF TOPSOIL:
* PERFORM SOIL TESTS TO DETERMINE PROPER APPLICATION OF SOIL AMENDMENTS AND PROPER MOISTURE CONTENT FOR PROPOSED VEGETATIVE COVER
* IMPORT TOPSOIL AS NEEDED

SOILS WITH LOW STRENGTH
* PREVENT SATURATION OF SLOPES.
* PREVENT REMOVAL OF LATERAL SUPPORT.
* IMPORT ROAD FILL MATERIAL.
* SEE GEOTECHNICAL NOTE BELOW.

SOILS WITH SLOW PERCOLATION RATES.
* PROVIDE INFILTRATION TESTING TO DETERMINE PROPER PERCOLATION RATES.
* UTILIZE SOIL AMENDMENTS.

SOILS THAT ARE HYDRIC/WETNESS:
* PERFORM INVESTIGATION OF ON-SITE SOILS, DELINEATE ALL EXISTING WETLANDS AND STREAMS
* PROTECT SENSITIVE AREAS.
* UTILIZE ANTI-SEEP COLLARS OR GRAVEL PACKS.

SOILS WITH FROST ACTION
* MINIMIZE SOIL DISTURBANCE.
* PROVIDE EFFECTIVE DRAINAGE.
* CONTROL DEPTH OF FROST PENETRATION
* REPLACE AND/OR MODIFY FROST-SUSCEPTIBLE SOILS

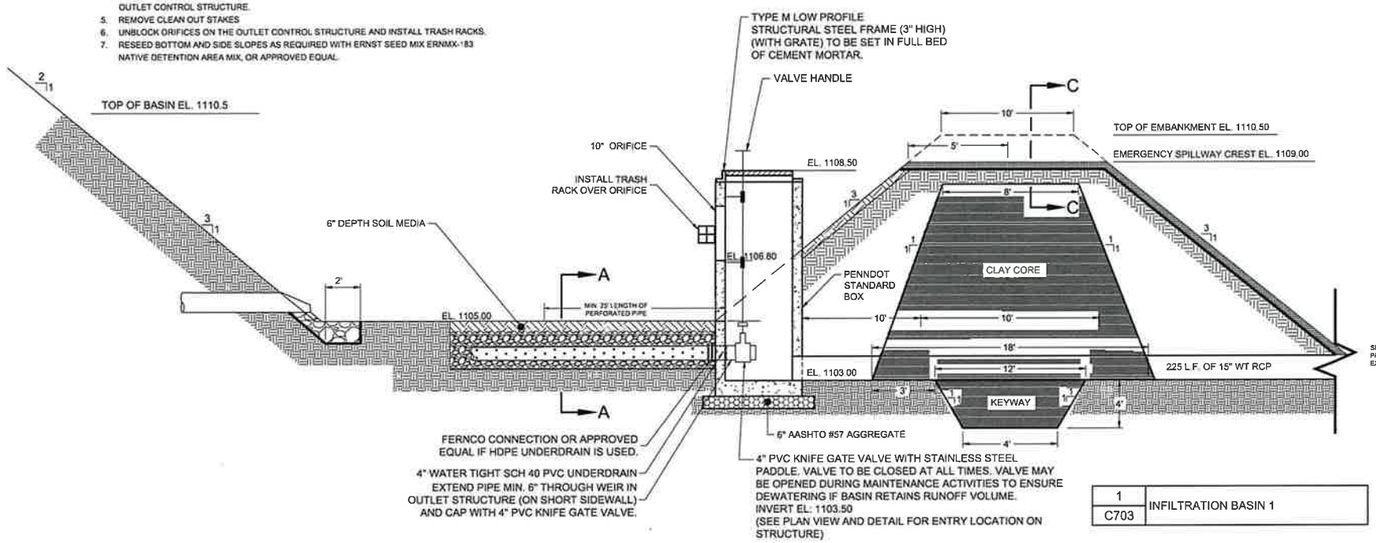
DROUGHTY SOILS
* MINIMIZE SOIL COMPACTION
* UTILIZE SOIL AMENDMENTS

SOILS SUBJECT TO SHRINK / SWELL OR POTENTIAL SINKHOLES
* CONTACT GEOTECHNICAL ENGINEER IF ENCOUNTERED.

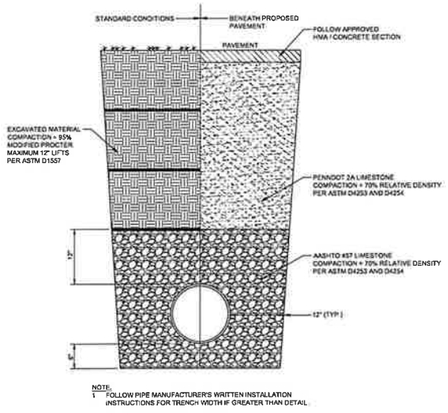
NOTE
A GEOTECHNICAL ENGINEER WILL REVIEW THE SOIL CAPABILITY OF THE SITE AND MAKE RECOMMENDATIONS TO THE OWNER. SOILS HAVING UNSTABLE COMPOSITION, SLIP AND LANDSLIDE POTENTIAL ARE NOT TO BE PLACED AS FILL MATERIAL AT AREAS HAVING 2 x SLOPES OR NEAR PROXIMITY TO SUCH SLOPES. LOADING PLANES OF SUCH PLACED FILLS SHALL BEAR ON SUITABLE SOILS KEYED INTO VIRGIN SOILS. REFER TO CUT/FILL DETAILS ON PLANS. ALL CUT SITUATIONS THAT EXPOSE SUCH SOILS TO UNSUPPORTED BEARING BASE REQUIRES THOSE SOILS TO BE EXCAVATED AND REPLACED WITH SUITABLE SOILS THAT DO NOT HAVE THE MENTIONED CHARACTERISTICS.

3	SOILS
C703	

NOTES:
1. INTERIOR AND EXTERIOR MANHOLE STEPS ON THE SAME WALL REQUIRED IN ALL STRUCTURES OVER 5' DEEP.
2. DEWATER USING PUMPED WATER FILTER BAG.
3. REMOVE ALL ACCUMULATED SEDIMENT FROM THE FOREBAY AND BASIN.
4. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE AND SEAL OPENING IN PERMANENT OUTLET CONTROL STRUCTURE.
5. REMOVE CLEAN OUT STAKES
6. UNBLOCK ORIFICES ON THE OUTLET CONTROL STRUCTURE AND INSTALL TRASH RACKS.
7. RESEED BOTTOM AND SIDE SLOPES AS REQUIRED WITH ERNST SEED MIX ERNMX-183 NATIVE DETENTION AREA MIX, OR APPROVED EQUAL.

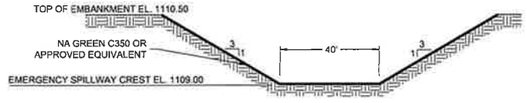


1	INFILTRATION BASIN 1
C703	

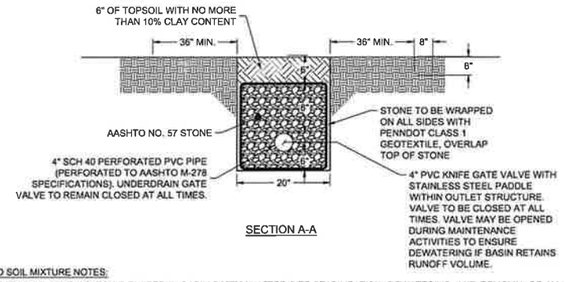


NOTE:
1 FOLLOW PIPE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS FOR TRENCH WIDTH IF GREATER THAN DETAIL

4	UNDERGROUND PIPE OR CONDUIT BACKFILL
C703	

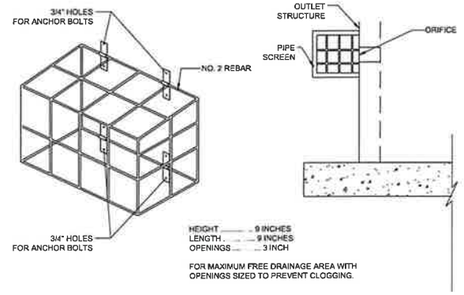


SECTION C-C



SECTION A-A

MODIFIED SOIL MIXTURE NOTES:
1. MODIFIED SOIL MIXTURE TO BE PLACED IN BASIN BOTTOM AFTER SITE STABILIZATION, DEWATERING, AND REMOVAL OF ALL SEDIMENT AND DEBRIS DURING PCSM CONVERSION PHASE.
2. MODIFIED SOIL MIXTURE SHOULD CONSIST OF ON-SITE SOILS EXCAVATED FROM A DEPTH OF 20" OR LESS FROM EXISTING GROUND SURFACE.
3. IF ON-SITE SOILS CONTAINS LESS THAN 5% ORGANIC CONTENT, IT SHOULD BE AMENDED WITH COMPOST AT A RATIO OF 3:1 (SOIL:COMPOST).
4. COMPOST CAN BE SUBSTITUTED WITH MULCH OR SAND.
5. NO VEHICULAR TRAFFIC IS PERMITTED IN THE AREA OF THE SOIL AMENDMENT AREA TO MINIMIZE THE POSSIBILITY OF COMPACTION.
6. THE MODIFIED SOIL MIXTURE SHALL BE INSPECTED BIANNUALLY TO VERIFY EFFECTIVENESS.
7. ALL CONSTRUCTION SHOULD BE COMPLETED AND STABILIZED BEFORE INSTALLATION OF THE SOIL AMENDMENT.



2	ORIFICE REBAR TRASH RACK - N.T.S.
C703	

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ORIGINAL PLOT SIZE 24X36

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11/10/2025 12:37 PM

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REVISION RECORD

No.	01	02	03	04	05	06	07	08
Date								

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

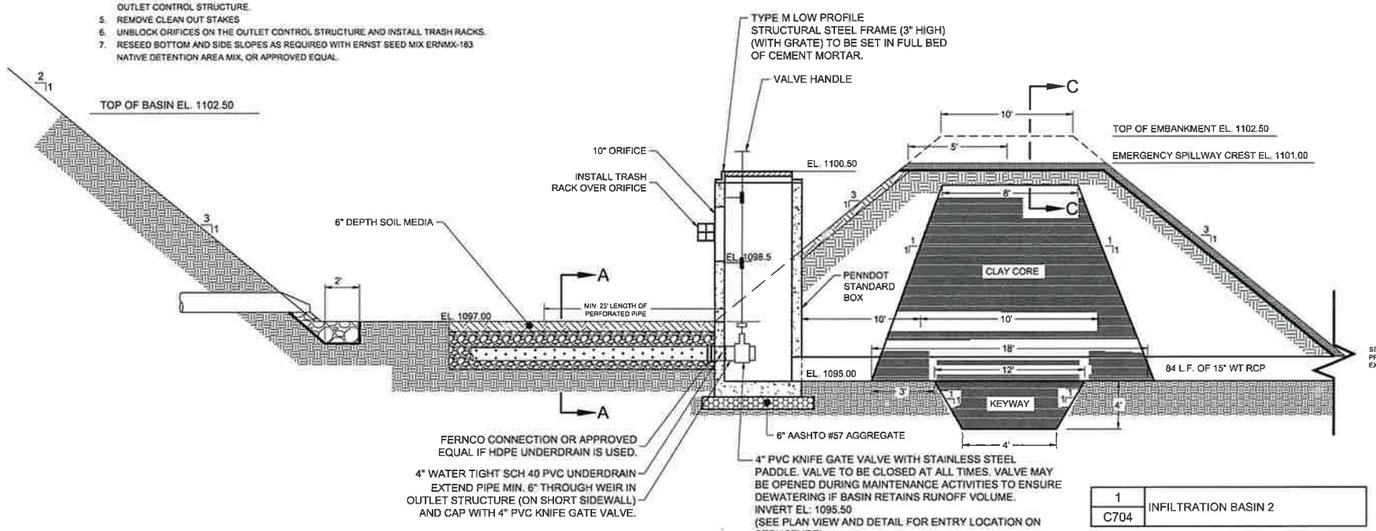
PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

PCSM DETAILS

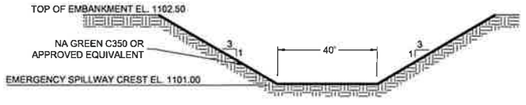
Project Number: 16998-0025
Drawing Scale: Viewport/Scale
Date Issued: AUG. 2025
Index Number: ---
Drawn By: JCE
Checked By: RME
Project Manager: RME

C703

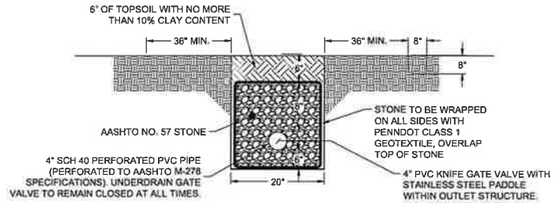
NOTES:
1. INTERIOR AND EXTERIOR MANHOLE STEPS ON THE SAME WALL REQUIRED IN ALL STRUCTURES OVER 5' DEEP.
2. DEWATER USING PUMPED WATER FILTER BAG.
3. REMOVE ALL ACCUMULATED SEDIMENT FROM THE FOREBAY AND BASIN.
4. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE AND SEAL OPENING IN PERMANENT OUTLET CONTROL STRUCTURE.
5. REMOVE CLEAN OUT STAKES
6. UNBLOCK ORIFICES ON THE OUTLET CONTROL STRUCTURE AND INSTALL TRASH RACKS.
7. RESEED BOTTOM AND SIDE SLOPES AS REQUIRED WITH ERNST SEED MIX ERNMX-183 NATIVE DETENTION AREA MIX, OR APPROVED EQUAL.



1 C704	INFILTRATION BASIN 2

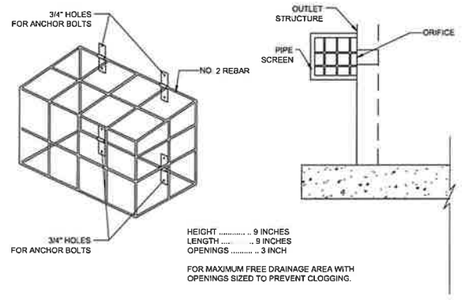


SECTION C-C



SECTION A-A

MODIFIED SOIL MIXTURE NOTES:
1. MODIFIED SOIL MIXTURE TO BE PLACED IN BASIN BOTTOM AFTER SITE STABILIZATION, DEWATERING, AND REMOVAL OF ALL SEDIMENT AND DEBRIS DURING PCSM CONVERSION PHASE.
2. MODIFIED SOIL MIXTURE SHOULD CONSIST OF ON-SITE SOILS EXCAVATED FROM A DEPTH OF 20" OR LESS FROM EXISTING GROUND SURFACE.
3. IF ON-SITE SOILS CONTAINS LESS THAN 5% ORGANIC CONTENT, IT SHOULD BE AMENDED WITH COMPOST AT A RATIO OF 3:1 (SOIL:COMPOST).
4. COMPOST CAN BE SUBSTITUTED WITH MULCH OR SAND.
5. NO VEHICULAR TRAFFIC IS PERMITTED IN THE AREA OF THE SOIL AMENDMENT AREA TO MINIMIZE THE POSSIBILITY OF COMPACTION.
6. THE MODIFIED SOIL MIXTURE SHALL BE INSPECTED BIANNUALLY TO VERIFY EFFECTIVENESS.
7. ALL CONSTRUCTION SHOULD BE COMPLETED AND STABILIZED BEFORE INSTALLATION OF THE SOIL AMENDMENT.



2 C704	ORIFICE REBAR TRASH RACK - N.T.S.

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ORIGINAL PLOT SIZE 24X36

N:\Path & Filenaming\Projects\16000\16698 dekiwell\0025 lot 4 due diligence\Dwg\02-Sheet\C700 - PCSM Plan.dwg
Plot Date: 11/6/2025 2:27 PM Adam R. Cerchio, RLA, LEED GI

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER No. PE036311

REVISION RECORD

No.	01	02	03	04	05	06	07	08
Date								

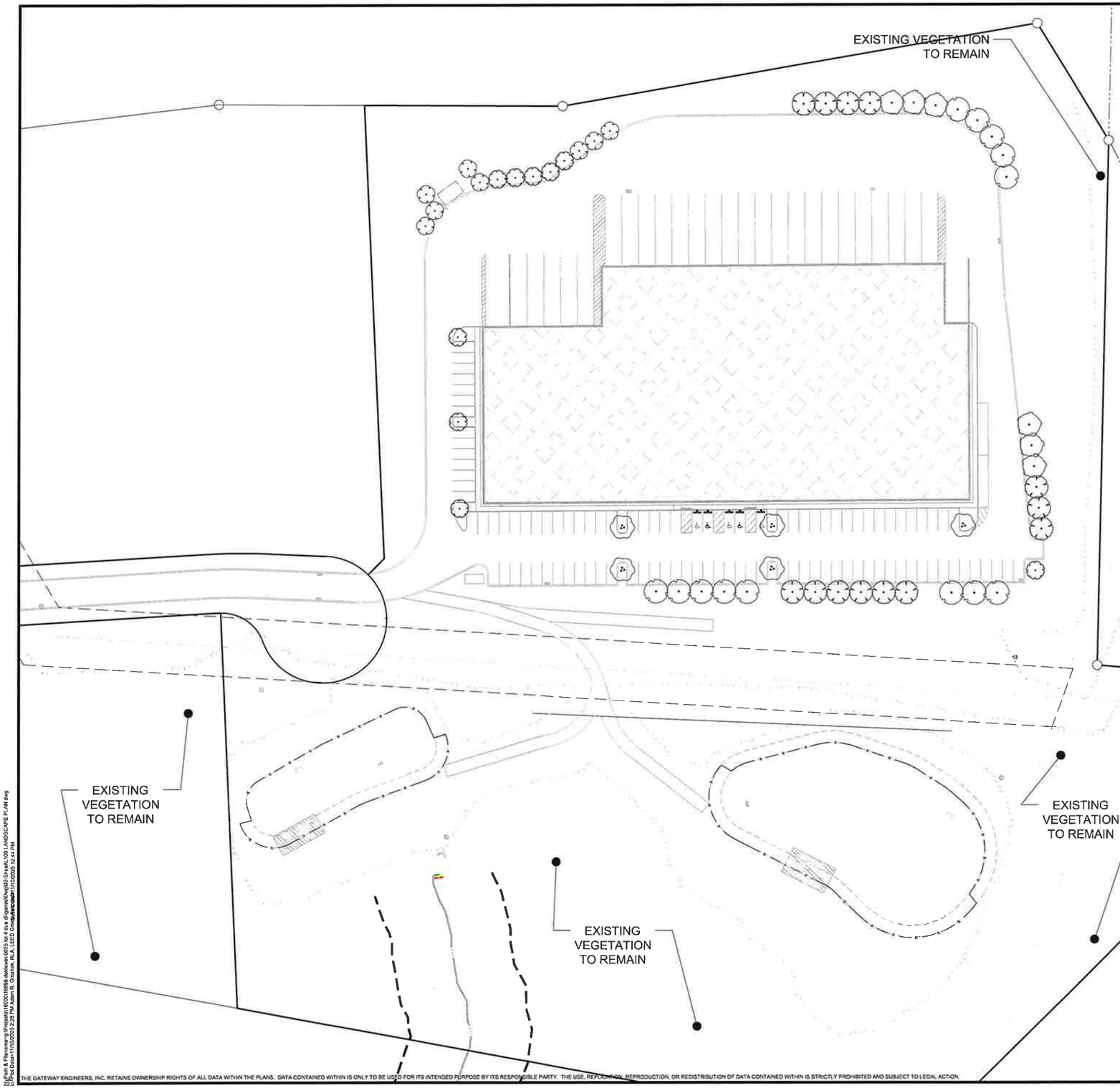
ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

PCSM DETAILS

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

C704



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONDITION	SIZE
TREES				
	5	Betula nigra / River Birch Multi-Trunk	B&B	2"
	13	Carpinus betulus / European Hornbeam	B&B	2"
	9	Cercis canadensis / Eastern Redbud	B&B	2"
	8	Cornus florida / Flowering Dogwood	B&B	2"
	13	Tilia cordata / Littleleaf Linden	B&B	2"
	6	Ulmus americana 'Princeton' / Princeton American Elm	B&B	2" CAL.

SOUTH FAYETTE TOWNSHIP LANDSCAPE REQUIREMENTS:

1. **§240-98 J.(3)(b) PARKING AREA BUFFER AREA**
   In parking areas containing 100 or more spaces, one tree for every 20 parking spaces shall be provided within the interior of the paved parking area. A minimum of 5% of the parking area shall be landscaped and the required trees shall be located within that landscaped area.

   PARKING SPACES: 103 — PARKING AREA: 18,150 SF
   TREE REQUIREMENT: 5 Trees — AREA REQUIREMENT: 908 SF
   TREES PROVIDED: 8 Trees — *AREA PROVIDED: 1,525 SF*

2. **§240-98 J.(4) BUFFER AREAS AND LANDSCAPING**
   In any nonresidential development, deciduous trees shall be planted in accordance with the following schedule. These trees shall be in addition to the trees provided in any required buffer area or parking area.

   BUILDING FOOTPRINT — REQUIREMENT
   Over 75,000 ft² — A minimum of 45 trees plus 1 tree for each 5,000 square feet of building footprint over 75,000 square feet.

   The trees shall be planted in clusters on the site and shall be distributed throughout the site to enhance the open space on the site.

   75,000 ft² BUILDING: 46 TREES REQUIRED
   46 TREES PROVIDED

3. **§240-98 J.(6)**
   All trees which are required to be planted as per the regulations of this Subsection J shall be a minimum of two inches in diameter at a point one foot above the ground at the time of planting measured along the trunk of the planted tree, which tree shall be planted in accordance with accepted conservation practices.
   PROVIDED

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. PRIOR TO THE INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/ OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION OR LAND DISTURBANCE.
5. NO CHANGES TO THE LANDSCAPE DESIGN SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
6. ALL PLANTS INDICATED ON PLANS SHALL BE GROWN IN CLIMATES SIMILAR TO PROJECT AREA.
7. PLANT COUNTS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS REQUIRED TO FULFILL THE INTENT OF THE DRAWINGS. ANY DISCREPANCIES IN THE NUMBER OF PLANTS SHOWN ON THE DRAWING AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO SUBMITTING A BID OR BEGINNING INSTALLATION.
8. ALL PLANT MATERIAL SHALL CONFORM TO OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DO NOT INSTALL DAMAGED, WILTING OR UNHEALTHY PLANTS.
9. IN THE EVENT THAT A PROPOSED PLANT CANNOT BE ACQUIRED, SUBSTITUTION FOR GENUS, SIZE OR SPECIES SPECIFIED SHALL ONLY BE SUBSTITUTED WITH AN EQUIVALENT PLANT WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING.
10. PLANTING MAY ONLY OCCUR DURING THE FOLLOWING PERIODS: MARCH 15 – JUNE 15 AND SEPTEMBER 15 – NOVEMBER 15. EXCEPTIONS WILL BE MADE BUT MUST BE APPROVED IN WRITING PRIOR TO ANY INSTALLATION. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING.
11. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE SHRUB BEDS AND MULCH AREAS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. HERBICIDE IS TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. PROPOSED HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO APPLICATION.
12. TOPSOIL SHALL MEET ASTMD 5268, HAVE A PH RANGE OF 5.5-7, CONTAIN A MINIMUM OF 4% ORGANIC MATERIAL AND BE FREE OF ANY STONES OVER 1" IN ANY DIRECTION AND FREE OF DEBRIS AND NON-ORGANIC MATERIAL. A SOIL SAMPLE SHALL BE TAKEN BY THE CONTRACTOR PRIOR TO PLANTING AND SENT TO A SOIL TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE. IF REQUIRED, SOIL AMENDMENT TYPES AND QUANTITIES TO BE SUBMITTED FOR REVIEW.
13. PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, THE CONTRACTOR SHALL CONFIRM ADEQUATE DRAINAGE IN ALL PITS AND PLANT BEDS. NOTIFY THE LANDSCAPE ARCHITECT IF BEDROCK IS ENCOUNTERED OR IF PROPER DRAINAGE CANNOT BE ACHIEVED.
14. PLANT TREES AND SHRUBS AFTER FINISH GRADES ARE ESTABLISHED AND BEFORE PLANTING LAWNS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
15. PLANTING MIXES: PLANTING MIX FOR BACKFILLING PLANT PITS OF DECIDUOUS TREES AND SHRUBS SHALL BE IN THE PROPORTION OF FOUR PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME OF PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. PLANTING MIX FOR BACKFILLING PLANT PITS OF NEEDLED EVERGREEN PLANTS SHALL BE IN THE PROPORTION OF TWO PARTS BY VOLUME OF TOPSOIL AND ONE PART BY VOLUME PEAT MOSS PLUS ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD. ALL AMENDMENTS SHALL BE THOROUGHLY MIXED.
16. REFER TO EROSION AND SEDIMENTATION CONTROL PLAN FOR LIMITS OF DISTURBANCE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH PERMANENT SEED MIX UNLESS OTHERWISE NOTED ON PLANS PRIOR TO INSTALLATION OF SOD OR SEED, ALL LAWN AREAS SHALL RECEIVE TOPSOIL TO A DEPTH OF 4" AFTER LIGHT ROLLING. DO NOT COMPACT. THE AREAS SHALL BE DISKED AND RAKED SMOOTH TO A UNIFORM GRADE AS SHOWN ON THE GRADING PLAN.
17. A 3" THICK DOUBLE SHREDDED HARDWOOD MULCH BED SHALL BE PROVIDED IN ALL AREAS CONTAINING TREES, SHRUBS AND UNDER BUILDING OVERHANGS.
18. PLANT IDENTIFICATION TAGS SHALL BE LEFT ON UNTIL INSTALLED PLANTINGS ARE INSPECTED BY THE LANDSCAPE ARCHITECT. ALL TAGS SHALL BE REMOVED AFTER APPROVAL.
19. WARRANTY PERIOD FOR TREES AND SHRUBS IS ONE YEAR. WARRANTY PERIOD FOR GROUNDCOVER, LAWNS, GRASSES AND PERENNIALS IS 6 MONTHS. WARRANTY PERIOD FOR REPLACEMENTS SHALL BE EQUAL TO THE ORIGINAL WARRANTY PERIOD.
20. A SATISFACTORY LAWN IS DEFINED AS A HEALTHY, UNIFORM, CLOSE STAND OF GRASS FREE OF WEEDS AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER 10 SQUARE FEET WITH NO BARE SPOTS EXCEEDING A 3"X3" SQUARE.
21. REFER TO LANDSCAPE DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO INSTALLATION OF LANDSCAPE INCLUDING BUT NOT LIMITED TO MULCHING, STAKING AND SETTING/ SPACING OF PLANTS

Know what's below. Call before you dig.
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Serial No. 20252463999

LANDSCAPE LEGEND

PROPOSED LIMITS OF SEEDING
PROPOSED MULCH EDGE

NORTH
GRAPHIC SCALE

0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

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REVISION RECORD

No.	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

LANDSCAPE PLAN

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

L100

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Plot Date=11/10/2025 12:44 PM
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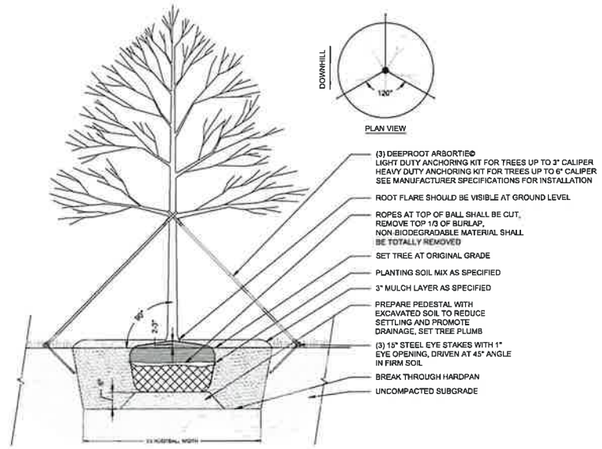
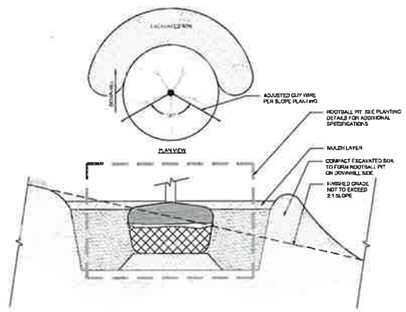


01	SHADE TREE PLANTING
L101	



02	ROOTBALL ON SLOPE
L101	

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REGISTERED PROFESSIONAL
RYAN MATTHEW EMERICK
ENGINEER
No. PE088311
COMMONWEALTH OF PENNSYLVANIA

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
06	-
07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

LANDSCAPE DETAILS

Project Number: 16698-0025
Drawing Scale: Viewport\Scale
Date Issued: AUG. 2025
Index Number: –
Drawn By: JCE
Checked By: RME
Project Manager: RME

L101

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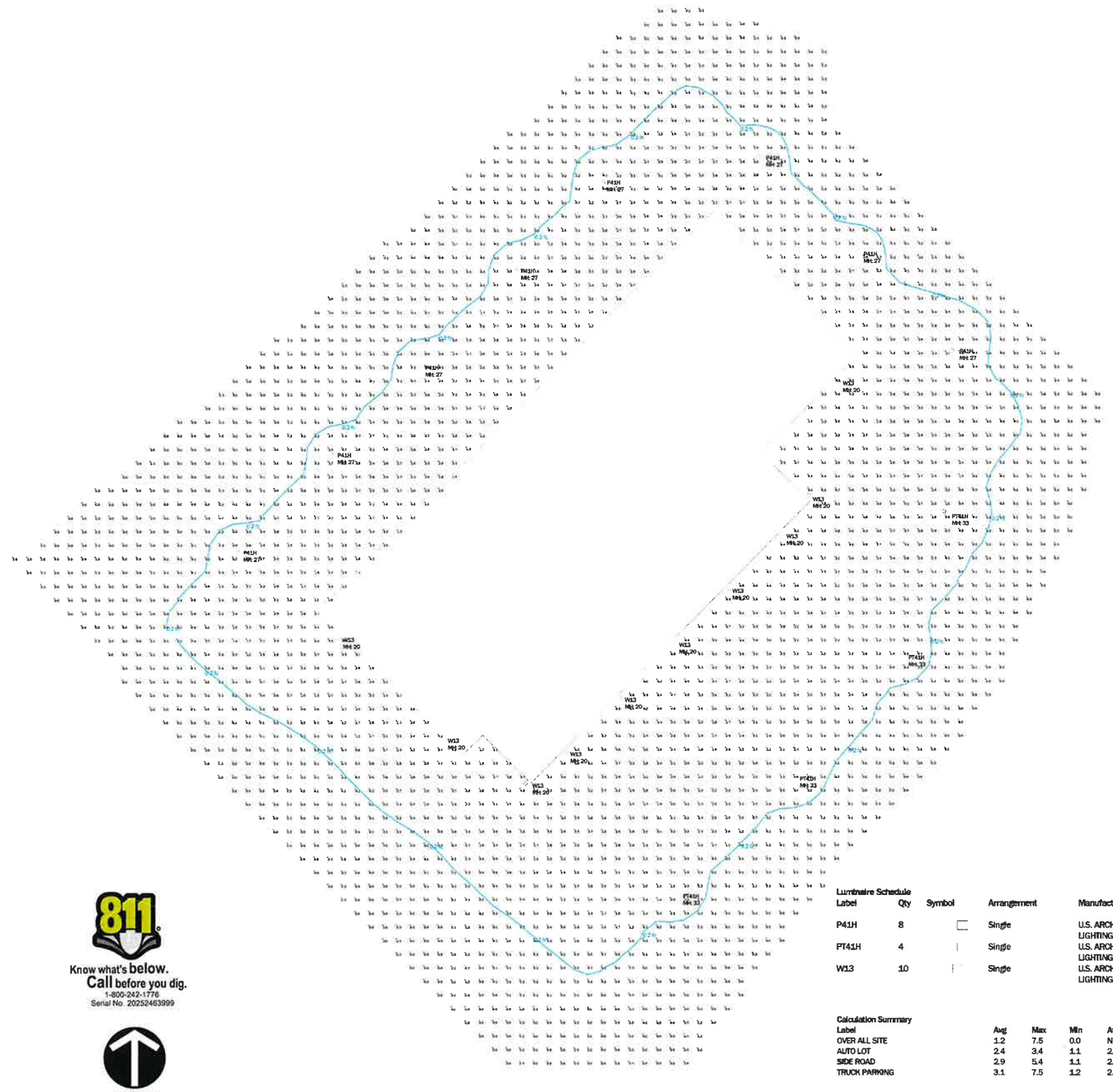
Plot Date=11/10/2025 2:28 PM Plot Size 24x36



Know what's below.
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Serial No. 20252463999

NORTH
GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Luminaire Schedule

Label	Qty	Symbol	Arrangement	Manufacturer	Description	LLF	Arrangement Watts	Notes
P41H	8		Single	U.S. ARCHITECTURAL LIGHTING	VLI-PLED-IV-FT-80LED-875mA-40K-UNV-1-XX-HSPLED	0.850	221.5	MOUNTED ON POLE AS INDICATED ON PLANS
PT41H	4		Single	U.S. ARCHITECTURAL LIGHTING	VLI-PLED-IV-FT-80LED-1225mA-40K-UNV-1-XX-HSPLED	0.850	317.9	MOUNTED ON POLE AS INDICATED ON PLANS
W13	10		Single	U.S. ARCHITECTURAL LIGHTING	VLI-PLED-III-W-40LED-1225mA-40K-UNV-WM-XX	0.850	158.9	WALL MOUNTED AT HEIGHT PER PLANS

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
OVER ALL SITE	1.2	7.5	0.0	N.A.	N.A.
AUTO LOT	2.4	3.4	1.1	2.2	3.1
SIDE ROAD	2.9	5.4	1.1	2.6	4.9
TRUCK PARKING	3.1	7.5	1.2	2.6	6.3

NOTES:
1. All light levels are at grade
2. Lumen output is based on anticipated lumen output at half of the rated life of the LEDs.
3. Mounting height shown per location is from grade to fixture aperture
4. Light levels are calculated based on direct fixture contribution only. We are not responsible for reflected light
5. Results are based on information provided to L& M. Changes to location, fixture, wattage will affect final results

L&M
LAFACE & MCGOVERN

LaFace & McGovern Assoc. Inc
Zane Leeper - Tech Support & Applications
5330 Enterprise Blvd
Bethel Park Pa 15102
412-854-3200
E-mail : zleeper@laface-mcgovern.com

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By\Plot Date=11/18/2025 2:28 PM Adam R. Gostisek, RLA, LEED Green Associate
Plot Date=11/18/2025 2:28 PM Plot Size 24x36

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COMMONWEALTH OF PENNSYLVANIA
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PROFESSIONAL
ENGINEER
No. PE086311

REVISION RECORD

No	Date
01	-
02	-
03	-
04	-
05	-
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07	-
08	-

ALPINE POINT LOT 4 FLEX BUILDING
ENERGY DRIVE
SOUTH FAYETTE TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

LIGHTING PLAN

Project Number: 16698-0025
Drawing Scale: ViewportScale
Date Issued: AUG. 2025
Index Number: --
Drawn By: JDE
Checked By: RME
Project Manager: RME

L102

Gibson-Thomas ENGINEERING

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

December 16, 2025

GTE 18573

MEMO TO:	Mr. John Barrett, Manager South Fayette Township 100 Township Drive South Fayette, PA 15017
FROM:	Gibson-Thomas Engineering Co., Inc. Brandon S. Wiltrout, PE, Planning Commission Representative brandon.wiltrout@gibson-thomas.com
SUBJECT:	Land Development Plan – **Final Review #1**
PLAN NAME:	Alpine Point Lot 4
APPLICATION NO.:	SP-06-2025
LOCATION:	Parcel No. 428-G-3 Energy Drive Bridgeville, PA 15017
ZONING:	B-1 Business
MADE BY:	The Gateway Engineers, Inc. 100 McMorris Road Pittsburgh, PA 15220 (412) 857-5325
MADE FOR:	Alpine Flex 4, LLC Suite 225 651 Holiday Drive Pittsburgh, PA 15220
DATE OF PLAN:	August 2025
RECEIVED IN GTE OFFICE:	November 12, 2025

SUBMITTED MATERIAL:

- County SALD Application
- Township SALD Application
- LD Plan Set (27 Sheets)
- Letter of Transmittal
- Recorded Subdivision Plan
- PCSM Report
- Wetland Delineation Report
- Project Narrative

General Comments

1. Gibson-Thomas Engineering Co., on behalf of South Fayette Township, reserves the right to rereview 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.

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

3. This project involves a commercial development on Parcel No. 428-G-3 within the Township. As part of the associated work, a 76,000 SF building will be constructed with associated parking and utilities. The parcel is part of a partially developed business park, with the proposed development area presently vacant. The lot size is 13.3 acres with approximately 12.10 acres of disturbance.

4. The Applicant shall address any third-party review and comments prior to final approval. This includes the Review Referral submitted by MATSF on November 26, 2025.

5. Approval of this land development submission is contingent upon approval of the Alpine Point Lot 4 Grading Plan Review #3 dated December 12, 2025.

Chapter 215 – Subdivision and Land Development Comments

1. The Applicant shall expand the Utility Plan to show the proposed connections to the existing utilities.

2. § 215-39.K.5 – The Applicant shall provide the zoning classification of the abutting properties.

3. § 215-39.K.14 – The Applicant shall provide a designation of areas with slopes in excess of 40% and slopes in excess of 25% but not more than 40%

4. § 215-39.K.22 – The Applicant shall provide the location and size of all existing sanitary sewers and the location and size of all proposed sanitary sewers.

5. § 215-39.K.23 – The Applicant shall provide the location and size of all existing and proposed waterlines, valves and hydrants.

6. § 215-42.C – The Applicant shall provide an executed agent authorization form supplied by the Township.

7. § 215-42.E – The Applicant shall provide the following to the Land Development plan sheets:

    I. Indication of “Final Land Development Plan”,

    II. All lot lines and other boundary lines; with accurate dimensions, bearing or deflection angles, and radii, arcs and central angles of curves; and the area of each lot,

    III. Lot and block numbers assigned to the property by the County Assessment Office, including lot and block numbers of immediately abutting property,

IV. Certification of service from all applicable utility companies,

V. A design view of the front, side and rear elevations of the proposed structures,

8. § 215-45 – All land developments shall be further subject to the requirements for a development agreement as specified in § 215-32 of this chapter.

9. § 215-46 – All land developments shall be further subject to the requirement for an amenities bond as specified in § 215-31 of this chapter.

10. § 215-50 – If the amenities bond required by § 215-46 and/or the development agreement required by § 215-45 have not been submitted to the Township within 90 days of the date of the meeting at which the Board of Commissioners granted final approval to the land development plan, final approval shall expire automatically, unless final approval is reinstated in accordance with § 215-51 of this chapter.

11. § 215-52.B – At the Township Engineer's discretion, an inspector may be required to be present at the site on a continual basis while work is in progress. The cost of providing a full-time or part-time inspector shall be charged to the developer in accordance with § 215-90C of this chapter.

12. § 215-53.B – When the developer has completed the required private improvements in an approved land development plan, the developer shall make a request, in writing, to the Township Code Enforcement Officer for a final inspection as a prerequisite to the certificate of completion required by § 215-60 of this chapter.

13. § 215-54 – Upon completion of the public and/or private improvements in a plan, as-built plans and profiles of the public and/or private improvements, as constructed, shall be filed with the Township Manager by the developer within 10 days of the mailing of the notice of completion. A sepia and print of each as-built drawing shall be submitted. As-built plans and profiles shall be marked "as-built" and shall contain the final grade of all sanitary and storm sewers and appurtenances.

14. § 215-60 – If, upon final inspection of the site by the Township Engineer and the Township Code Enforcement Officer, the installation of all private improvements has been satisfactorily completed in accordance with the provisions of this chapter, all applicable provisions of the Township Zoning Ordinance, and the terms of the approved plan, the Township Code Enforcement Officer shall issue a certificate of completion which bears the signatures of the Township Engineer and the Township Code Enforcement Officer. The certificate of completion shall be prerequisite to the issuance of the permanent certificate of use and occupancy required by the Township Zoning Ordinance.

15. § 215-61 – Issuance of the certificate of completion of private improvements required by § 215-60 shall indicate approval by the Township of private improvements for which an amenities bond has been posted. Final release of the amenities bond shall not occur until the certificate of completion is issued and shall only indicate compliance with the specifications shown on the approved plan. Such approval and release of the amenities bond shall not imply approval by the Township of the method of construction or the structural integrity of the private improvements, nor shall there be any liability associated with or responsibility for maintenance of those private improvements by the Township. A maintenance bond shall not be required to be posted for private improvements as a condition of release of the amenities bond.

16. § 215-62 – Following issuance of the certificate of completion and release of the amenities bond, the landowner shall be responsible for maintaining all private improvements in good condition and repair to the satisfaction of the Township. All private improvements shown on the approved land development plan shall be maintained in the location shown on the approved plan and in conformance with the specifications shown on the approved plan, unless a revised plan is subsequently approved by the Township. Failure to continue to maintain private improvements in an approved plan or any deviation from the terms of the approved plan without prior approval of the Township shall constitute a violation of this chapter and, if requirements of the Township Zoning Ordinance, are involved, a violation of the Township Zoning Ordinance, as well, and shall be subject to the applicable enforcement provisions of that ordinance.

17. § 215-64.C – The developer shall be responsible for contracting with private utility companies and for providing any easements required by those utility companies to guarantee that each lot shall be served by telephone, gas and/or electricity and cable TV. Easements for sanitary sewers, water lines and stormwater management facilities shall be required to have a minimum width of 20 feet as per § 215-76.

18. § 215-84.A – Manholes shall be vacuum tested and all sanitary sewer lines shall be lamped and air tested by the developer in the presence of the Municipal Authority's inspector. Air tests shall be conducted in accordance with the specifications established by currently accepted engineering standards.

Chapter 240 – Zoning Comments

1. § 240-113.A.1 – Each loading berth shall be at least 65 feet in length and 12 feet in width with an overhead clearance of 14 feet. As per § 240-113.B, 2 berths on site shall be of this requirement.

2. § 240-113.A.4 – Loading berths shall be screened by a six foot hedge, wall or opaque fence on all sides which face residential use or R Residential Zoning District classification.

Sincerely,
GIBSON-THOMAS ENGINEERING CO., INC.

Brandon S. Wiltrout, PE
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 South Fayette Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. The Applicant shall acknowledge that any and all comments from this letter and any successive letters must be addressed before final approval.

Gibson-Thomas ENGINEERING

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

December 10, 2025

GTE 18573

MEMO TO:	Mr. John Barrett, Manager South Fayette Township 100 Township Drive South Fayette, PA 15017
FROM:	Gibson-Thomas Engineering Co., Inc. Brandon S. Wiltrout, PE, Planning Commission Representative brandon.wiltrout@gibson-thomas.com
SUBJECT:	Land Development Plan – **Preliminary Review #1**
PLAN NAME:	Alpine Point Lot 4
LOCATION:	Parcel No. 428-G-3 Energy Drive Bridgeville, PA 15017
ZONING:	B-1 Business
MADE BY:	The Gateway Engineers, Inc. 100 McMorris Road Pittsburgh, PA 15220 (412) 857-5325
MADE FOR:	Alpine Flex 4, LLC Suite 225 651 Holiday Drive Pittsburgh, PA 15220
DATE OF PLAN:	August 2025
RECEIVED IN GTE OFFICE:	November 12, 2025

SUBMITTED MATERIAL:

- County SALD Application
- Township SALD Application
- LD Plan Set (27 Sheets)
- Letter of Transmittal
- Recorded Subdivision Plan
- PCSM Report
- Wetland Delineation Report
- Project Narrative

General Comments

1. Gibson-Thomas Engineering Co., on behalf of South Fayette Township, reserves the right to rereview 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.

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

3. This project involves a commercial development on Parcel No. 428-G-3 within the Township. As part of the associated work, a 76,000 SF building will be constructed with associated parking and utilities. The parcel is part of a partially developed business park, with the proposed development area presently vacant. The lot size is 13.3 acres with approximately 12.10 acres of disturbance.

4. The Applicant shall address any third-party review and comments prior to final approval. This includes the Review Referral submitted by MATSF on November 26, 2025 and NPDES permit issuance from ACCD.

5. Approval of this preliminary land development submission is contingent upon approval of the Alpine Point Lot 4 Grading Plan Review #2 dated November 20, 2025.

Chapter 215 – Subdivision and Land Development Comments

1. § 215-39.D – The Applicant shall provide an executed agent authorization form supplied by the Township.

2. § 215-39.K.3 – The Applicant shall provide the following to the plan sheets: indication of preliminary submission, and parcel number. This review includes comments only for the preliminary submission, as the final application requirements depend on prior approval of the preliminary application in accordance with § 215-42.D.

3. § 215-39.K.4 – The Applicant shall provide an overview of the subject property, including the property lines. All distances shall be in feet and 0.01 of a foot and all bearings shall be given to the nearest second.

4. § 215-39.K.5 – The Applicant shall provide the zoning classification of the abutting properties.

5. § 215-39.K.11 – The Applicant shall provide the location and dimensions of proposed buildings and structures, all accessory structures and fences, if any, including front, side and rear yard setbacks, height of buildings, and floor plans of buildings.

6. § 215-39.K.14 – The Applicant shall provide a designation of areas with slopes in excess of 40% and slopes in excess of 25% but not more than 40%

7. § 215-39.K.22 – The Applicant shall provide the location and size of all existing sanitary sewers and the location and size of all proposed sanitary sewers.

8. § 215-39.K.23 – The Applicant shall provide the location and size of all existing and proposed waterlines, valves and hydrants.

9. § 215-39.K.25 – The Applicant shall provide the location, type and approximate size of existing utilities to serve the development and written verification from each utility that service will be provided to the development. The Applicant shall expand the Utility Plan to show the proposed connections to the existing utilities.

10. § 215-45 – All land developments shall be further subject to the requirements for a development agreement as specified in § 215-32 of this chapter. Documentation shall be executed prior to issuance of final plan approval.

11. § 215-46 – All land developments shall be further subject to the requirement for an amenities bond as specified in § 215-31 of this chapter. Documentation shall be executed prior to issuance of final plan approval.

12. § 215-64.C – The developer shall be responsible for contracting with private utility companies and for providing any easements required by those utility companies to guarantee that each lot shall be served by telephone, gas and/or electricity and cable TV. Easements for sanitary sewers, water lines and stormwater management facilities shall be required to have a minimum width of 20 feet as per § 215-76.

Chapter 240 – Zoning Comments

1. § 240-113.A.1 – Each loading berth shall be at least 65 feet in length and 12 feet in width with an overhead clearance of 14 feet. As per § 240-113.B, 2 berths on site shall be of this requirement.

2. § 240-113.A.4 – Loading berths shall be screened by a six foot hedge, wall or opaque fence on all sides which face residential use or R Residential Zoning District classification.

Sincerely,
GIBSON-THOMAS ENGINEERING CO., INC.

Brandon S. Wiltrout, PE
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 South Fayette Township. The review has been based on surveys and drawings prepared by others and assumes this information is correct and valid as submitted. The Applicant shall acknowledge that any and all comments from this letter and any successive letters must be addressed before final approval.

COUNTY OF ALLEGHENY
SARA INNAMORATO
COUNTY EXECUTIVE

December 9, 2025

Gary Hartz
Planning Manager
South Fayette Township
100 Township Drive
South Fayette, PA 15017

Project:	**Alpine Point Lot 4 Flex Building**
Location:	Energy Drive
Description:	Land Development (B-1)
Area:	13.3 acres
ACED File#:	25-320 SP

Dear Mr. Hartz,

We received the above-referenced application on November 19 for a land development of parcel #482-G-3 into a Flex building on Energy Drive in South Fayette Township. We reviewed the application, and we offer the following comments:

- The parcel ID should be listed on the plan, as required by §215-13.I.2 of the Township SALDO.
- It should be confirmed that the cartway width meets the minimum requirement of 16 feet, as required by §215.65.B.6 of the township SALDO.

Should you have any questions, please contact Zoe Papernick at (412) 350-1361 or at zoe.papernick@alleghenycounty.us.
Sincerely,

Matthew T. Trepal, AICP
Manager, Planning Division

MTT:zmp

LAUREN CONNELLY, DIRECTOR
ALLEGHENY COUNTY ECONOMIC DEVELOPMENT
KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500• PITTSBURGH, PA 15219
PHONE (412) 350-1000 • WWW.ALLEGHENYCOUNTY.US/ECONDEV

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Review Referral

www.southfayettepa.com

Plan Name: **Alpine Point Lot 4**	Plan File Number: **SP-06-2025**
Location: **428-G-3**	Application Type: **Land Development**
Zoning: **B-1**	Applicant: **Alpine Flex 4, LLC**

The Township of South Fayette requests your review and comment on the above referenced development plan.

	Code Enf.	Public Works	Works Police	Fire Dept.	EAC	SFSD	MATSF	ACED		Engr Cons.	Trfc Engr.
Reports: Environmental											
Geotechnical											
Traffic											
Plans:											
Other:											

Please forward your comments to South Fayette Township, 100 Township Drive, South Fayette, PA, 15017 or by calling (412) 221-8700.

Gary Hartz, Planning Director

11/11/2025
Date

Agency Comments: MATSF --The sewer connection will need to be addressed, as it is not shown on the current plans. The tap fee must also be calculated based on the building's projected water usage, and this fee is required to be paid prior to the start of construction.

Nick Goettman

Agency Signature

11-26-25

Date

GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING COMPANY

100 McMorris Road
Pittsburgh, PA 15205
412-921-4030
GatewayEngineers.com

December 17, 2025
C-16698-R025

Attn: Brandon S. Wiltrout, PE
Project Engineer

Subject: Alpine Point Lot 4
Parcel No. 482-G-3
Energy Drive, Bridgeville, PA 15017
Final Review #1 Response

Dear Mr. Wiltrout:

On behalf of Alpine Flex 4, LLC., The Gateway Engineers, Inc., is submitting this letter in response to your comment letter dated December 16, 2025. For ease of review, we have provided the following responses (shown in bold) to the review comments (shown in normal text).

General Comments

1. Gibson-Thomas Engineering Co., on behalf of South Fayette Township, reserves the right to rereview 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.
Response: Acknowledged.

2. When resubmitting the revised plan, a review response letter addressing the comments contained herein is required.
Response: Acknowledged.

3. This project involves a commercial development on Parcel No. 428-G-3 within the Township. As part of the associated work, a 76,000 SF building will be constructed with associated parking and utilities. The parcel is part of a partially developed business park, with the proposed development area presently vacant. The lot size is 13.3 acres with approximately 12.10 acres of disturbance.
Response: Acknowledged. The parcel number is 482-G-3

4. The Applicant shall address any third-party review and comments prior to final approval. This includes the Review Referral submitted by MATSF on November 26, 2025 and NPDES permit issuance from ACCD.
Response: Acknowledged. Coordination with MATSF and ACCD is ongoing.

5. Approval of this preliminary land development submission is contingent upon approval of the Alpine Point Lot 4 Grading Plan Review #3 dated December 12, 2025.
Response: Acknowledged. All comments were satisfactorily addressed per GTE Review #3 dated December 12, 2025.

Chapter 215 - Subdivision and Land Development Comments

1. The Applicant shall expand the Utility Plan to show the proposed connections to the existing utilities.
Response: An additional Utility Plan sheet has been included in the set to show the proposed connections to the existing utilities.

2. § 215-39.K.5 – The Applicant shall provide the zoning classification of the abutting properties
Response: The zoning classifications of the abutting properties have been added to the plans.

3. § 215-39.K.14 – The Applicant shall provide a designation of areas with slopes in excess of 40% and slopes in excess of 25% but not more than 40.
Response: Please refer to the slope map included with this response.

4. § 215-39.K.22 – The Applicant shall provide the location and size of all existing sanitary sewers and the location and size of all proposed sanitary sewers.
Response: The locations and size of the existing and proposed sanitary lines have been added to the plans. The buildings sewer will be collected on lot via gravity and conveyed to a grinder pump. A force main is proposed to run along Energy Drive to connect to the existing MASFT manhole

5. § 215-39.K.23 – The Applicant shall provide the location and size of all existing and proposed waterlines, valves and hydrants.
Response: The proposed waterline is shown on sheets C300 and C301. The proposed hydrant has been added to the plans.

6. § 215-42.C – The Applicant shall provide an executed agent authorization form supplied by the Township.
Response: The executed agent authorization form was submitted to the Township on 12/10/25.

7. §215-42.E – The Applicant shall provide the following to the Land Development plan sheets:
    - Indication of "Final Land Development Plan"

      Response: "Final Land Development Plan" has been added to the Cover Sheet.

- All lot lines and other boundary lines; with accurate dimensions, bearing or deflection angles, and radii, arcs and central angles of curves; and the area of each lot.

  Response: This information has been added to the plans.

- Lot and block numbers assigned to the property by the County Assessment Office, including lot and block numbers of immediately abutting property

  Response: The lot and block numbers have been added to the plans.

- Certification of service from all applicable utility companies.

  Response: Utilities are available on Energy Drive. Coordination with providers is ongoing, certifications will be submitted upon receipt.

- A design view of the front, side and rear elevations of the proposed structures

  Response: Please refer to the building elevations included with this submission.

8. §215-45 – All land developments shall be further subject to the requirements for a development agreement as specified in § 215-32 of this chapter.

   Response: Acknowledged.

9. §215-46 – All land developments shall be further subject to the requirement for an amenities bond as specified in § 215-31 of this chapter.

   Response: Acknowledged.

10. §215-50 – If the amenities bond required by § 215-46 and/or the development agreement required by § 215-45 have not been submitted to the Township within 90 days of the date of the meeting at which the Board of Commissioners granted final approval to the land development plan, final approval shall expire automatically, unless final approval is reinstated in accordance with § 215-51 of this chapter.

    Response: Acknowledged.

11. §215-52.B – At the Township Engineer's discretion, an inspector may be required to be present at the site on a continual basis while work is in progress. The cost of providing a full-time or part-time inspector shall be charged to the developer in accordance with § 215-90C of this chapter.

    Response: Acknowledged.

12. § 215-53.B – When the developer has completed the required private improvements in an approved land development plan, the developer shall make a request, in writing, to the Township Code Enforcement Officer for a final inspection as a prerequisite to the certificate of completion required by § 215-60 of this chapter.

    Response: Acknowledged.

13. § 215-54 – Upon completion of the public and/or private improvements in a plan, as-built plans and profiles of the public and/or private improvements, as constructed, shall be filed with the Township Manager by the developer within 10 days of the mailing of the notice of completion. A sepia and print of each as-built drawing shall be submitted. As-built plans and profiles shall be marked "as-built" and shall contain the final grade of all sanitary and storm sewers and appurtenances.

    Response: Acknowledged.

14. § 215-60 – If, upon final inspection of the site by the Township Engineer and the Township Code Enforcement Officer, the installation of all private improvements has been satisfactorily completed in accordance with the provisions of this chapter, all applicable provisions of the Township Zoning Ordinance, and the terms of the approved plan, the Township Code Enforcement Officer shall issue a certificate of completion which bears the signatures of the Township Engineer and the Township Code Enforcement Officer. The certificate of completion shall be prerequisite to the issuance of the permanent certificate of use and occupancy required by the Township Zoning Ordinance.

    Response: Acknowledged.

15. §215-61 – Issuance of the certificate of completion of private improvements required by § 215-60 shall indicate approval by the Township of private improvements for which an amenities bond has been posted. Final release of the amenities bond shall not occur until the certificate of completion is issued and shall only indicate compliance with the specifications shown on the approved plan. Such approval and release of the amenities bond shall not imply approval by the Township of the method of construction or the structural integrity of the private improvements, nor shall there be any liability associated with or responsibility for maintenance of those private improvements by the Township. A maintenance bond shall not be required to be posted for private improvements as a condition of release of the amenities bond.

    Response: Acknowledged.

16. § 215-62 – Following issuance of the certificate of completion and release of the amenities bond, the landowner shall be responsible for maintaining all private improvements in good condition and repair to the satisfaction of the Township. All private improvements shown on the approved land development plan shall be maintained in the location shown on the approved plan and in conformance with the specifications shown on the approved plan, unless a revised plan is subsequently approved by the Township. Failure to continue to maintain private improvements in an approved plan or any deviation from the terms of the approved plan without prior approval of the Township shall constitute a violation of this chapter and, if requirements of the Township Zoning Ordinance, are involved, a violation of the Township Zoning Ordinance, as well, and shall be subject to the applicable enforcement provisions of that ordinance.

    Response: Acknowledged.

17. § 215-64.C – The developer shall be responsible for contracting with private utility companies and for providing any easements required by those utility companies to guarantee that each lot shall be served by telephone, gas and/or electricity and cable TV. Easements for sanitary sewers, water lines and stormwater management facilities shall be required to have a minimum width of 20 feet as per § 215-76.

    Response: Acknowledged.

18. § 215-84.A – Manholes shall be vacuum tested and all sanitary sewer lines shall be lamped and air tested by the developer in the presence of the Municipal Authority's inspector. Air tests shall be conducted in accordance with the specifications established by currently accepted engineering standards.

    Response: Acknowledged.

Chapter 240 - Zoning Comments

1. § 240-113.A.1 – Each loading berth shall be at least 65 feet in length and 12 feet in width with an overhead clearance of 14 feet. As per § 240-113.B, 2 berths on site shall be of this requirement.
   Response: The proposed loading berths are 65 feet in length and 15 feet wide.

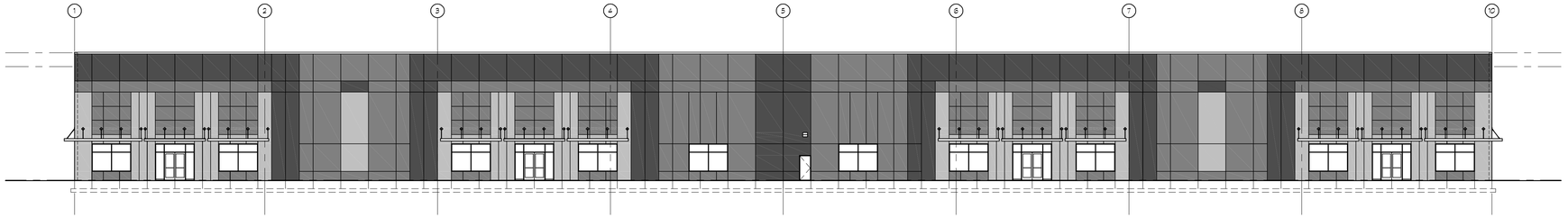
2. § 240-113.A.4 – Loading berths shall be screened by a six foot hedge, wall or opaque fence on all sides which face residential use or R Residential Zoning District classification.
   Response: The loading berths are now screened by a six-foot high evergreen hedge.

If you have any questions, please do not hesitate to contact me at (412) 409-2395.
Sincerely,

THE GATEWAY ENGINEERS, INC.

Ryan M. Enoch, P.E.
Project Manager

G:\Projects\16000\16698 Deklewa\-0025 Lot 4 Due Diligence\Docs\Correspondence\Govt Agencies\South Fayette



1 A2.1 NORTH ELEVATION
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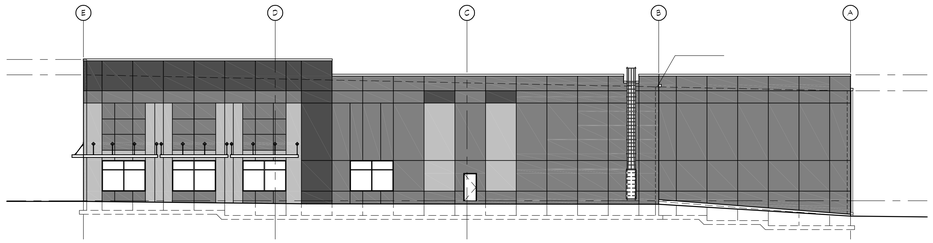

2 A2.1 WEST ELEVATION
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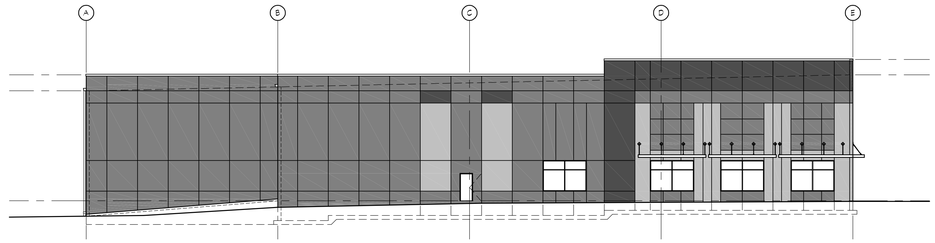

3 A2.1 EAST ELEVATION
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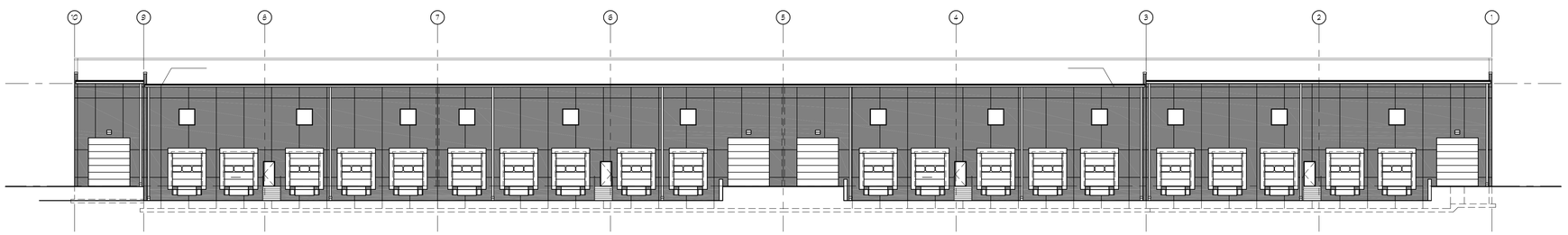

4 A2.1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

REVISIONS:

ZILKA AND ASSOCIATES, INC.
ARCHITECTURE · PLANNING · INTERIOR DESIGN
2305 Beech Street Cheswick, PA. 15024
724-274-9110 jzilka@zilkaassociates.com

PROJECT:
Proposed Warehouse / Offices
ALPINE POINT - LOT 4
4000 Energy Drive, South Fayette Township
Allegheny County, Bridgeville, Pennsylvania 15017

OWNER:
RDC DESIGN BUILD, INC.
ALPINE FLEX 2, LLC
Foster Plaza 5, 651 Holiday Drive, Suite 225
Pittsburgh, Pennsylvania 15220

SCALE:	AS SHOWN
DATE:	12-08-2025
DRAWN BY:	PPAZ, PJK

DWG. TITLE:
OVERALL BUILDING ELEVATONS

DRAWING NO.
A2.1
___ OF ___

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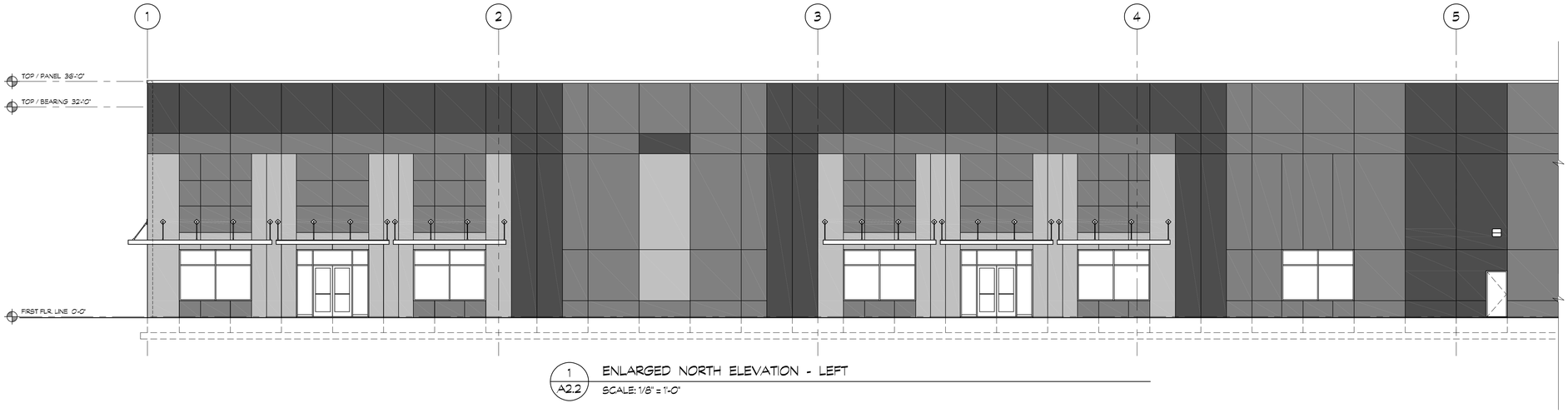

1 A2.2 ENLARGED NORTH ELEVATION - LEFT

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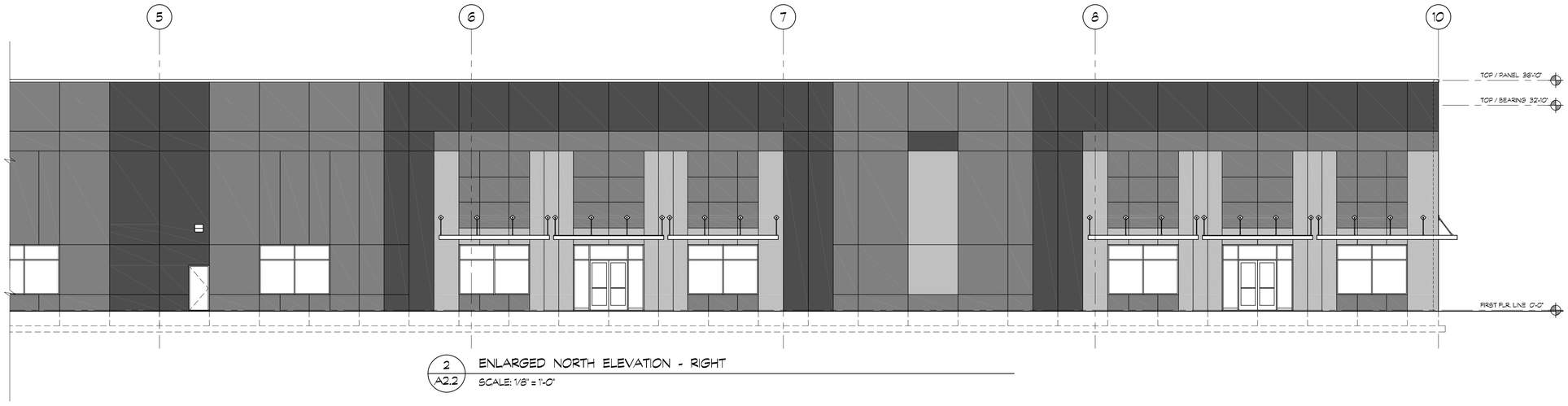

2 A2.2 ENLARGED NORTH ELEVATION - RIGHT

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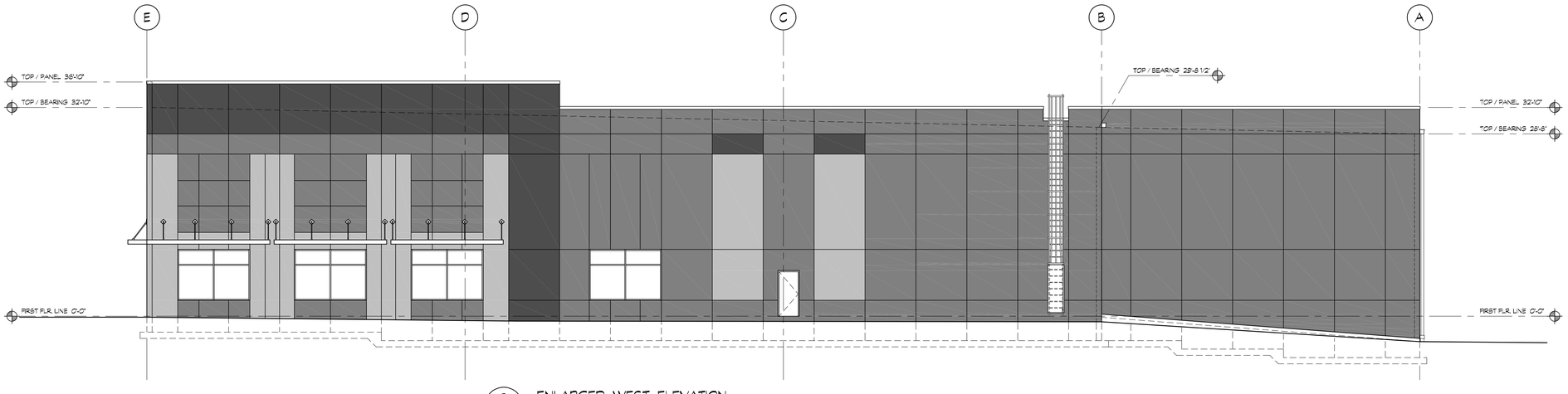

3 A2.2 ENLARGED WEST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS:

ZILKA AND ASSOCIATES, INC.
ARCHITECTURE · PLANNING · INTERIOR DESIGN
1305 Beech Street Cheswick, PA. 15024
724-274-9110 pzilka@zilkaassociates.com

PROJECT:
Proposed Warehouse / Offices
ALPINE POINT - LOT 4
4000 Energy Drive, South Fayette Township
Allegheny County, Bridgeville, Pennsylvania 15017

OWNER:
RDC DESIGN BUILD, INC.
ALPINE FLEX 2, LLC
Foster Plaza 5, 651 Holiday Drive, Suite 225
Pittsburgh, Pennsylvania 15220

SCALE: AS SHOWN
DATE: 12-08-2025
DRAWN BY: PPAZ, PJK

DWG. TITLE:
ENLARGED BUILDING ELEVATONS

DRAWING NO.
A2.2
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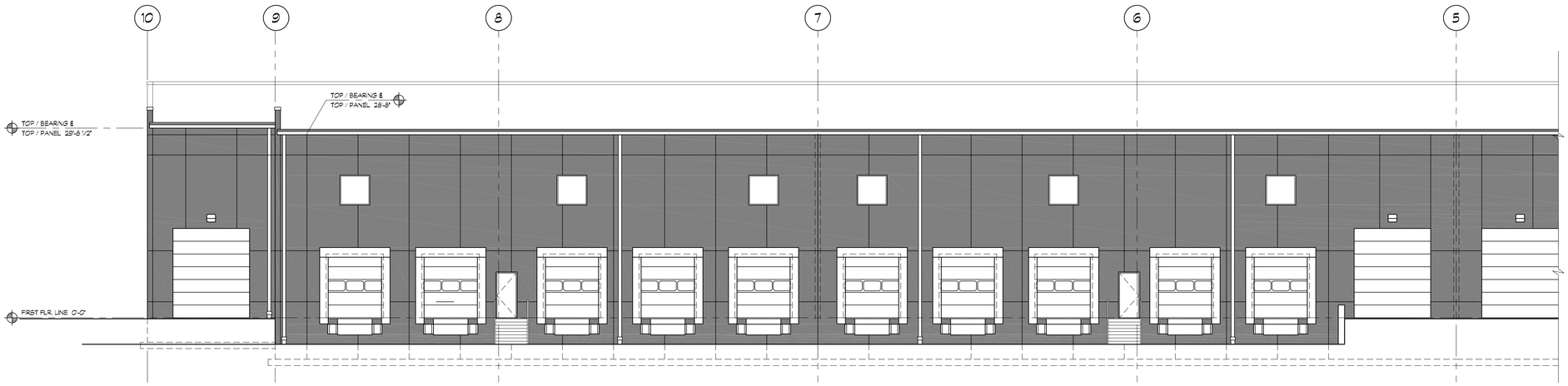

1 A2.3 ENLARGED SOUTH ELEVATION - LEFT

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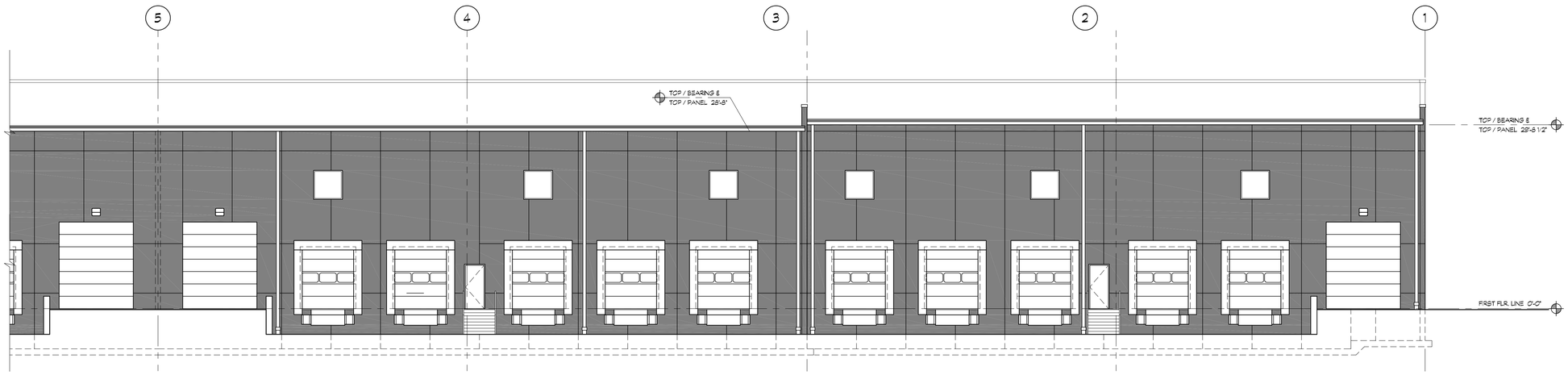

2 A2.3 ENLARGED SOUTH ELEVATION - RIGHT

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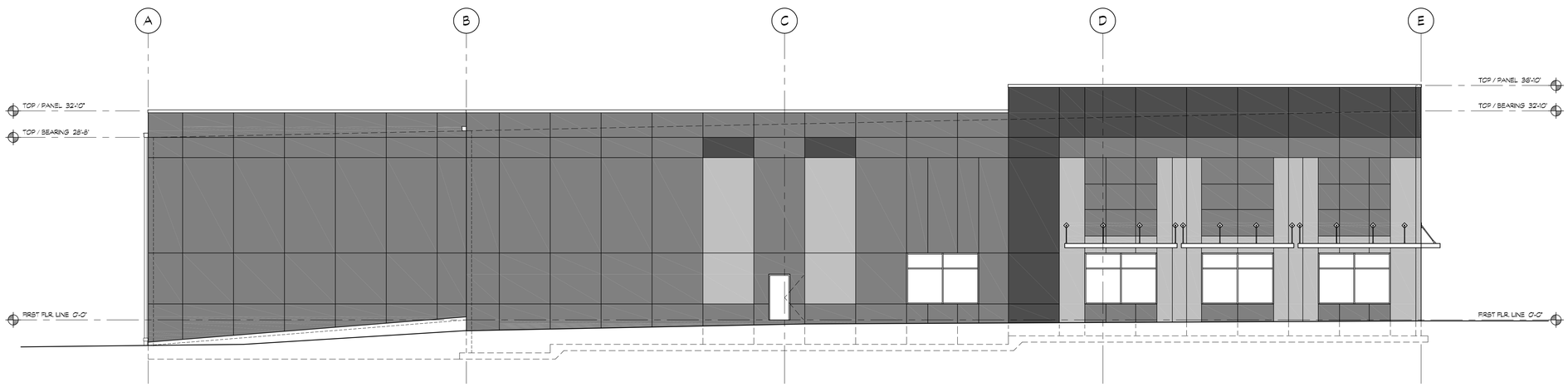

3 A2.3 ENLARGED EAST ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS:

ZILKA AND ASSOCIATES, INC.
ARCHITECTURE · PLANNING · INTERIOR DESIGN
2305 Beech Street Cheswick, PA. 15024
724-274-9110 pat@zilkaassociates.com

PROJECT:
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ALPINE POINT - LOT 4
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OWNER:
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Foster Plaza 5, 651 Holiday Drive, Suite 225
Pittsburgh, Pennsylvania 15220

SCALE: AS SHOWN
DATE: 12-08-2025
DRAWN BY: PPAZ, PJK

DWG. TITLE:
ENLARGED BUILDING ELEVATONS

DRAWING NO.
A2.3
___ OF ___

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NOW OR FORMERLY
PENNSYLVANIA TURNPIKE
COMMISSION
ZONE B-1 - BUSINESS

NOW OR FORMERLY
COLUMBIA GAS OF
PENNSYLVANIA INC
482-G-1
ZONE B-1 - BUSINESS

NOW OR FORMERLY
ALPINE PARTNERS II LP
482-G-3
ZONE B-1 - BUSINESS
13.9 ACRES

NOW OR FORMERLY
ALPINE PARTNERS II LP
482-G-4
ZONE B-1 - BUSINESS

NOW OR FORMERLY
PENNSYLVANIA TURNPIKE/
COMMISSION
ZONE R-Y - RURAL
RESIDENTIAL

NOW OR FORMERLY
BIANGHIN PATRICK L
482-L-2
ZONE R-1 - RURAL
RESIDENTIAL

NOW OR FORMERLY
DEKLEWA CHRISTOPHER J &
DANIELLE M (W)
482-K-1
ZONE R-1 - RURAL
RESIDENTIAL

NOW OR FORMERLY
ALPINE HUNTING & FIS
CLUB
482-B-3
ZONE R-1 - R
RESIDENT

NOW OR FORMERLY
ALPINE HUNTING & FISHING
CLUB
482-B-3
ZONE R-1 - RURAL
RESIDENTIAL

76,000 SF BUILDING
FFE: 1140.5

40' SETBACK LINE

EXISTING SLOPES 25-40%

EXISTING SLOPES 40% AND GREATER

Know what's below.
Call before you dig.
1-800-242-1776
Serial No. 20252463999

NORTH

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

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GATEWAY ENGINEERS
A FULL-SERVICE CIVIL ENGINEERING FIRM
WWW.GATEWAYENGINEERS.COM | PITTSBURGH & BUTLER PA | 412-263-2575

REVISION RECORD

No	Date
01	2025-09-08
02	2025-09-23
03	2025-10-13
04	2025-11-10
05	2025-11-25
06	2025-12-17
07	-
08	-

NPDES SUBMISSION
SOUTH FAYETTE TWP GRADING PERMIT SUBMISSION
NPDES INCOMPLETENESS RESPONSE
SOUTH FAYETTE TWP LD SUBMISSION
SOUTH FAYETTE TWP GRADING PERMIT RESPONSE
SOUTH FAYETTE TWP LD RESPONSE
-
-

ALPINE POINT LOT 4 FLEX BUILDING

ENERGY DRIVE
FINDLAY TOWNSHIP

PREPARED FOR:
ALPINE FLEX 4, LLC.
651 HOLIDAY DRIVE, SUITE 225
PITTSBURGH, PA

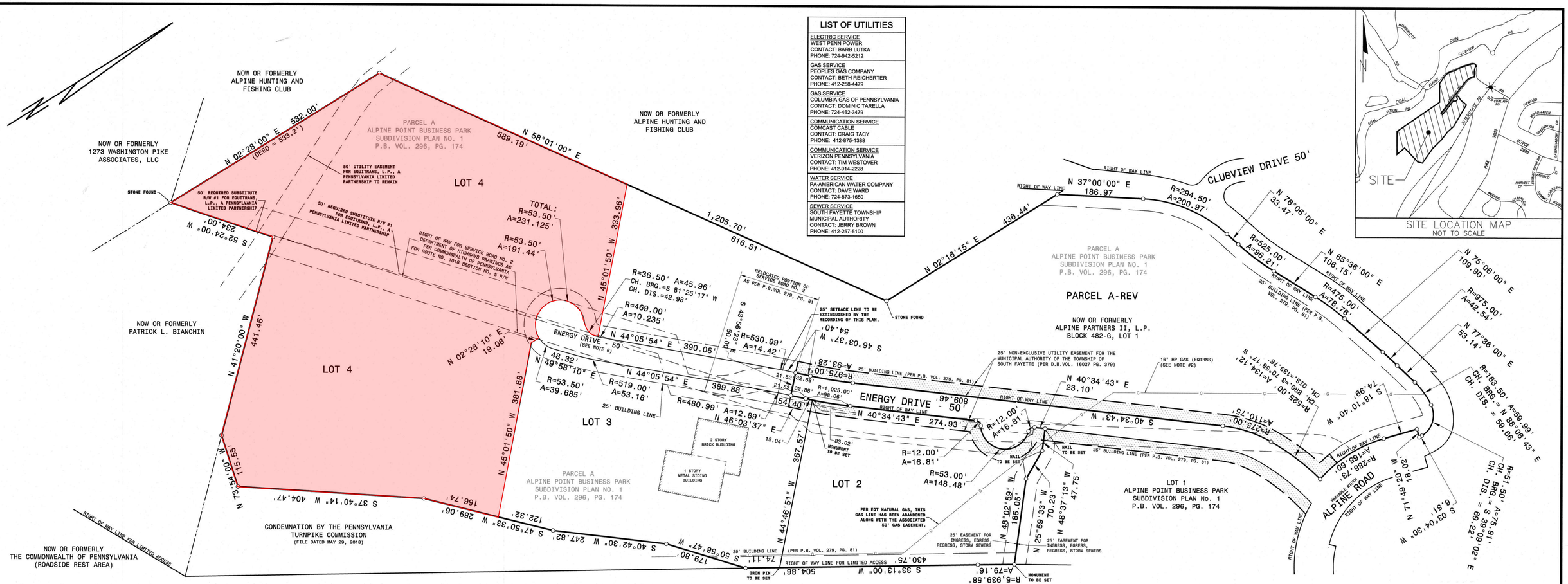
STEEP SLOPE EXHIBIT

Project Number: 16698-0025
Drawing Scale: 1" = 50'
Date Issued: AUG. 2025
Index Number: --
Drawn By: JCE
Checked By: RME
Project Manager: RME

EX-1

I:\Path & Filename=C:\Projects\16000\16698 Dalrymal\Dwg\02-Sheet\SLOPE EXHIBIT.dwg
Plot Date=12/17/2025 5:01 PM Ryan M. Enoch, P.E.
Save Date=12/15/2025 4:47 PM
22.0

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



LIST OF UTILITIES

ELECTRIC SERVICE	WEST PENN POWER CONTACT: BARB LUTKA PHONE: 724-942-5212
GAS SERVICE	PEOPLES GAS COMPANY CONTACT: BETH REICHERTER PHONE: 412-258-4479
GAS SERVICE	COLUMBIA GAS OF PENNSYLVANIA CONTACT: DOMINIC TARELLA PHONE: 724-462-3479
COMMUNICATION SERVICE	COMCAST CABLE CONTACT: CRAIG TACY PHONE: 412-875-1388
COMMUNICATION SERVICE	VERIZON PENNSYLVANIA CONTACT: TIM WESTOVER PHONE: 412-914-2228
WATER SERVICE	PA-AMERICAN WATER COMPANY CONTACT: DAVE WARD PHONE: 724-873-1650
SEWER SERVICE	SOUTH FAYETTE TOWNSHIP MUNICIPAL AUTHORITY CONTACT: JERRY BROWN PHONE: 412-257-5100

The Alpine Partners II, L.P., owner of the land shown on the Alpine Point Business Park Subdivision Plan No. 2 hereby adopt this plan as its plan of consolidation and irrevocably dedicates all streets and other property identified for dedication on the plan to the Township of South Fayette. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this WE set Our hand and seal this 17 day of January 2019.

ATTEST:

Witness — Signature of general partner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named John R Deklewa, a partner in the firm of Alpine Partners II, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 17 day of January 2019.

My commission expires the 13th day of August 2021

Notary Public

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Ashley M. Murphy, Notary Public Scott Twp., Allegheny County My Commission Expires Aug. 13, 2021 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, John R. Deklewa, hereby certify that the title to the property contained in the Alpine Point Business Park Subdivision Plan No. 2 is in the name of Alpine Partners, II, L.P. and is recorded in Deed Book Volume 14693, Page 464.

Witness — John R. Deklewa – Owner

Ameriserv Financial Bank, mortgagee of the property contained in the Alpine Point Business Park Subdivision Plan No. 2, consent to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Name, title, and mortgagee Wayne A. Kessler SVP of Ameriserv Financial Bank

I certify that, to the best of my information, knowledge, and belief the survey and plan shown hereon are correct and accurate to the standards required.

January 4, 2019 — Date

Kevin P. Hannegan, P.L.S. Reg. No. SU-048536-E

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of South Fayette, except as departures have been authorized by the appropriate officials of the municipality.

1/30/2019 — Date

Name

PE081256 — Registration Number

Reviewed by the Planning Commissioners of the South Fayette, this 25 day of October 2018

Secretary — Chairperson

Approved by the Board of Commissioners of the Township of South Fayette by resolution, this 14 day of November 2018.

Secretary — Chairperson/President

Conditions met, this 14 day of February 2019.

Witness — Municipal Official

The Board of Commissioners of the Township of South Fayette gives notice that, in approving this plan for recording, the Township of South Fayette assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary or Manager — Head of Governing Body

Conditions met, this 14 day of February 2019.

Secretary — Board of Supervisors

The Township of South Fayette agrees not to issue building permits until the a planning module for land development has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date — Authorized Municipal Official

Reviewed by the Allegheny County Department of Economic Development on this 21st day of February 2019.

(Seal) 18-330 2409 — Director

Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume 300 Pages(s) 39

Given under my hand and seal this 1 day of March 2019.

Manager, Department of Real Estate

LEGEND
EQTRNS – EQUITRANS L.P.
G – GAS LINE

OWNER:
ALPINE PARTNERS II, L.P.
1273 WASHINGTON PIKE
BRIDGEVILLE, PA 15017
412-257-9000

GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR KEVIN PATRICK HANNEGAN NO. SU048536E

SURVEYOR IMPRESSION SEAL

ENGINEER — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER LEONARD J. WHITE PE081256

SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS — TOWNSHIP OF SOUTH FAYETTE A FIRST CLASS TWP. SEAL CONSTITUTED 1911 ALLEGHENY COUNTY, PA

SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION — TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION SEAL ALLEGHENY COUNTY, PA

ALLEGHENY COUNTY DEPT. OF ECONOMIC DEVELOPMENT — ALLEGHENY COUNTY ECONOMIC DEVELOPMENT

REAL ESTATE MANAGER — DEPARTMENT OF REAL ESTATE ALLEGHENY COUNTY, PA

ZONING REQUIREMENTS

SITE ZONING: B-1 BUSINESS
USE: BUSINESS OFFICE

TOWNSHIP STANDARD	REQUIRED
BUILDING HEIGHT	6 STORIES MAX, 60' MAX
BUILDING COVERAGE	70% MAX
LOT AREA	NO MIN
GROSS OPEN SPACE AREA PER APPROVED MASTER PLAN	35% MIN
SETBACKS	
FRONT YARD	50'
FRONT YARD	50'
REAR YARD	40'
SIDE YARD	25'
LOT WIDTH	NO MIN
PERMIT REQUIREMENTS: N.P.D.E.S. PERMIT - ALLEGHENY COUNTY CONSERVATION DISTRICT. SEWAGE FACILITIES PLANNING MODULE FOR ACT 537 PLAN REVISION.	

MASTER PLAN ZONING REQUIREMENTS

SITE ZONING: BUSINESS PARK MASTER PLAN
USE: BUSINESS OFFICE

TOWNSHIP STANDARD	REQUIRED	PROVIDED
LOT AREA	NO MIN	160,427 SF
GROSS OPEN SPACE AREA	35% MIN	35%
BUFFER ADJOINING RESIDENTIAL DISTRICTS	35' MIN	36' (PROVIDED WITHIN ROW)
SETBACKS BETWEEN BUILDINGS (1-STORY, FT)		
SIDE-SIDE	25	25' MIN.
SIDE-FRONT	50	N/A
SIDE-REAR	50	N/A
FRONT-FRONT	65	N/A
FRONT-REAR	85	N/A
REAR-REAR	85	N/A

EXISTING PLAN AREA:
PARCEL A = 1,731,213 SQ. FT. or 39.743 ACRES

PROPOSED PLAN AREAS:

PARCEL A-REV	=	576,325 SQ. FT.	or 13.231 ACRES
LOT 2	=	160,427 SQ. FT.	or 3.683 ACRES
LOT 3	=	232,350 SQ. FT.	or 5.334 ACRES
LOT 4	=	580,168 SQ. FT.	or 13.319 ACRES
ENERGY DRIVE	=	33,303 SQ. FT.	or 0.764 ACRES
TOTAL AREA	=	1,582,573 SQ. FT.	or 36.331 ACRES

Notes:

1. The underground utilities shown hereon have not been physically located by the surveyor, however, the information was obtained from existing plans and surface facilities. The Gateway Engineers, Inc. makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Gateway Engineers, Inc. does not warrant that the underground utilities shown are in the exact location indicated although they are shown as accurately as possible from the information available.
2. Equitrans L.P. maintains a 50.00' right of way for the 16" high pressure gas pipeline. Part of this 50.00' right of way has be vacated and rerouted per the condemnation by the Pennsylvania Turnpike Commission (file dated may 29, 2018)
3. A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the State Highway Law before driveway access to a state highway is permitted.
4. The subject property lies in Zone X which is determined to be outside the 500 year floodplain as depicted on Flood Insurance Rate Map Number 42003C0434 E, however, this map was not printed.
5. This application does not alleviate or remove any terms and conditions related to prior approvals of this development.
6. The future extension of Energy Drive as shown on this plat will be considered a private right of way and will not be dedicated to South Fayette Township until an application that satisfies the requirements of South Fayette Township has been submitted and approved.
7. No building permits will be issued for lots 2, 3, or 4 unless and until a full and complete land developments plan has been approved and properly bonded by the Township of South Fayette for the proposed addition to Energy Drive as shown hereon and which shall include the related public road improvements, sewers and utilities.
8. This plan does not alleviate or remove any terms and conditions related to prior approvals of this development.

Doc Bk 83 | Vol 300 | Pg 39 | #ofPgs 1
Mar 01, 2019

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

ALPINE POINT BUSINESS PARK SUBDIVISION PLAN No. 2

BEING A SUBDIVISION OF PARCEL A IN THE ALPINE POINT BUSINESS PARK SUBDIVISION PLAN NO. 1 AS RECORDED IN THE ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE IN PLAN BOOK VOLUME 296, PAGE 174

SITUATE IN
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PA

MADE FOR

ALPINE PARTNERS II, L.P.

PM: PTC | DB: CLR | CB: KPH | SCALE:1" = 100'
Date: JANUARY 4, 2019
Job Number C-16698-0019
DWG No: 403,718

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Path & Filename: G:\Projects\16000\16698 Deklewa\-0019 Due Diligence VSD\Dwg\02-Sheet\16698-0019 VSD.dwg
Plotted: 1/4/2019 4:35 PM By: Christopher L. Richardson
Save Date: 1/4/2019 3:59 PM
18.01

SOUTH FAYETTE TOWNSHIP
A Community Growing Together

Planning Commission

www.southfayettepa.com

Planning Commission Approval Recommendation Letter
for:
Application # SP-06-2025

'Alpine Point Lot 4'

Preliminary & Final Land Development Plan Application

December 22, 2025

Alpine Flex 4, LLC
651 Holiday Drive, Suite 225
Pittsburgh, PA 15220

Reference: File # SP-06-2025, Preliminary & Final Land Development Plan application for a proposed 76,000 s.f. flex building and associated site improvements. The property is a 13.3 acre parcel known as Allegheny County Parcel No. 482-G-3. The property is located in the B-1 (Business) zoning district.

Dear Alpine Flex 4, LLC:

At the December 18, 2025 meeting, the South Fayette Township Planning Commission recommended approval of your application for Preliminary & Final Land Development, subject to the following:

1) Resolution of comments in the following review letter be addressed to the satisfaction of the Township Engineer:

   - Gibson-Thomas Engineering Co., Inc. review letter dated **December 16, 2025**
   - Allegheny County DCED review letter dated **December 9, 2025**

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

Respectfully,
Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich

Jason F. Paulovich, Principal
Engineer's Representative

jason.paulovich@gibson-thomas.com

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, Township Manager
Gary Hartz, Township Planning Director
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Gary J. Matta
Township Solicitor (Dodara, Matta, & Cambest, P.C.) – Chris Seymour
Chelsey Fajbik, Gibson-Thomas Engineering Co., Inc.
Nick Goettman, Municipal Authority of the Township of South Fayette
Peggy Patterson, Executive Assistant - South Fayette Township
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department - SFT
Ryan Enoch, Gateway Engineers

TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 02 OF 2026

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET KNOWN AS ROCCO LANE IN THE ESTATES OF LION RIDGE PLAN OF LOTS SITUATE IN THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

WHEREAS, the Township of South Fayette has heretofore accepted for recording purposes a certain Plan of Subdivision known as The Estates of Lion Ridge Plan of Lots, as recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume Plan Book Volume 259, Page 124; and

WHEREAS, the Township of South Fayette desires to accept the dedication of Rocco Lane together with all public improvements constructed in said street, all as more fully set forth in the descriptions and survey attached hereto and marked as Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE AND IT IS HEREBY ORDAINED AND ENACTED AS FOLLOWS:

1. The dedication of Rocco Lane, as more fully shown in the Plans of Subdivision known as The Estates of Lion Ridge Plan of Lots, as recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 259, Page 124, and as shown in the Plans, attached hereto, marked as Exhibit "A", and made a part hereof, together with all public improvements constructed within said street be and are hereby accepted.

2. The proper officials of South Fayette Township are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

3. In the event any provision of this Ordinance or its application to any person, corporation and/or other entity under any circumstances shall be held to be unconstitutional, illegal, or invalid, then the remainder of this Ordinance shall not be affected thereby. In lieu of each clause or provision of this Ordinance, which is deemed to be illegal, invalid, or unenforceable, there shall be added, as part of this Ordinance, a clause or provision as similar in terms to the unenforceable provision as may be possible and as may be legal, valid, and enforceable.

4. In the event any Ordinance or part thereof conflicts with the provisions of this Ordinance, the same shall be and is hereby repealed insofar as the same effects this Ordinance.

5. This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED INTO LAW this 14 day of January 2026.

ATTEST:	TOWNSHIP OF SOUTH FAYETTE:
_____	_____
John Barrett Township Manager/ Secretary	Chuck Lazzini, President Board of Commissioners

N/F JAMES CAMPBELL 15431/90

N/F JAMES CAMPBELL 15431/95

N/F WILLIAM DUCHESS 11926/145

N/F BRIAN NELLIS 15188/58

S 45°24'34" E 763.31'

S 46°35'00" E 1078.22'

IPF

135.18'

DRAINAGE EASEMENT SHALL ALSO BE RESERVED FOR FUTURE SANITARY SEWER EXTENSION IF REQUIRED BY THE MUNICIPAL AUTHORITY.

50' DRAINAGE EASEMENT FROM CL OF STREAM

259.57'

271.53'

S 49°22'28" W

OPEN SPACE 1
255,919 sf
5.875 Ac.

1831.42'

287.15'

135.00'

UNNAMED TRIBUTARY TO MILLERS RUN

50' DRAINAGE EASEMENT FROM CL OF STREAM

DRAINAGE EASEMENT SHALL ALSO BE RESERVED FOR FUTURE SANITARY SEWER EXTENSION IF REQUIRED BY THE MUNICIPAL AUTHORITY.

IPS

318.77'

177.40'

172.34'

S 46°06'34" E 172.34'

172.34'

30' RY (TYP.)

25' DRAINAGE EASEMENT FROM CL OF STREAM

CURVE	RADIUS	ARC LENGTH
C1	500.00'	44.44'
C2	75.00'	104.36'
C3	35.00'	35.21'
C4	100.00'	81.52'
C5	25.00'	20.15'
C6	25.00'	30.98'

NON-RADIAL LOT LINES

CHORD	CHORD LENGTH	CHORD BEARING
Ch1	58.39'	N 75°07'14" W
Ch2	28.83'	N 07°07'10" W
Ch3	140.38'	S 35°23'41" E
Ch4	46.08'	S 39°39'32" E
Ch5	60.49'	N 22°05'51" W
Ch6	63.13'	N 15°55'23" E

WOODLAND CONSERVATION EASEMENT

791.83'

S 53°20'00" W

432.00'

20' STORM SEWER & DRAINAGE EASEMENT

OPEN SPACE 1A

PINNACLE POINTE PLAN - PHASE No. 1 P.B. 286 Pg. 22

S 53°20'01" W

S 53°20'00" W

S 53°20'00" W

S 53°20'00" W

S 53°20'00" W

N/F PATRICK LEVISE Sr. 16128/255

N 45°07'14" E 358.58'

615.61'

644.93'

736.49'

770.21'

781.31'

757.70'

1093.72'

115.00'

S 36°40'00" E

125.00'

240.00'

160.00'

N 53°20'00" E

S 53°20'00" W

78.27'

PARCEL A
STORMWATER MANAGEMENT
38,400 sf
0.882 Ac.

S 35°26'24" E 110.29'

C1

S 30°20'50" E 211.80'

240.00'

99.77'

30.24'

N 36°40'00" W 140.23'

25' POND & OIL WELL ACCESS & STORM SEWER EASEMENT

NOTE: LOT 1 SUBJECT TO RIGHTS OF NEW CENTURY ENERGY TO OPERATE & MAINTAIN THE EXISTING OIL WELL.

LOT 8
196,729 sf
4.516 Ac.

LOT 7
116,278 sf
2.669 Ac.

LOT 6
121,228 sf
2.783 Ac.

LOT 5
128,371 sf
2.947 Ac.

LOT 4
132,448 sf
3.041 Ac.

LOT 3
200,941 sf
4.613 Ac.

LOT 2
270,345 sf
6.208 Ac.

LOT 1
255,677 sf
5.870 Ac.

25' STORM & SANITARY SEWER EASEMENT

S 45°28'38" E 359.12'

S 35°33'33" E 340.00'

S 10°01'26" E 282.80'

S 89°26'26" E

35'BL

145.38'

Ch1 R=40.00' Δ=94.95'

Ch2 R=40.00' Δ=94.95'

S 32°11'03" E 127.93'

S 32°11'03" E 204.58'

Ch3 A=140.45' R=1253.24' A=186.53'

Ch4 A=46.08' R=1273.24' A=189.51'

124.29'

157.68'

29.75'

10' ROADWAY & UTILITY EASEMENT

S 40°42'44" E 290.16'

165.87'

290.16'

28.88'

STORM SEWER EASEMENT

20' SANITARY SEWER EASEMENT

S 35°26'24" E 142.82'

Ch5 R=95.00' A=6.75'

Ch6 R=170.00' A=126.08'

33.63'

Mon

Clear Sight Triangle

Clear Sight Triangle

Oil Well

R=95.00' A=104.52' N

99.18'

S 49°22'28" W 1144.90'

LOT 108

LOT 107

N 28°19'44" W 162.37'

N 31°59'59" W 210.63'

185.04'

25.59'

Mon

747.25'

OLD OAKDALE ROAD R/W PER FOUR SRAYS PLAN

OLD OAKDALE ROAD (Variable Width)

ROCCO LANE
(VARIABLE R/W)

±30'

℄

N 36°39'59" W 359.30'

285.67'

20' SANITARY SEWER EASEMENT

N 35°40'43" W 31.96'

S 53°20'01" W 200.00'

305.55'

N 34°49'02" W 273.59'

N/F JAMES NADEJA 10242/612

N/F JAMES NADEJA 10242/612

NADEJA PLAN of LOTS P.B. 208 Pg. 45

N/F DALE HEINEMAN 11283/576

N/F EMILY BRADY 10242/622

N/F MATTHEW NADEJA 13314/509

DEERFIELD RIDGE DRIVE

DEERFIELD RIDGE PLAN P.B. 273 Pg. 102

NOTE TO BUYERS OF LOTS 2 thru 8.

NO ON STREET PARKING SHALL BE PERMITTED IN THE AREA BETWEEN ROCCO LANE AND OLD OAKDALE ROAD PAVEMENTS.

0 60 120 180

© WIND RIDGE ENGINEERING CO. - 2017

COMMONWEALTH OF PENNSYLVANIA
MICHAEL P. SALAI
LICENSED PROFESSIONAL LAND SURVEYOR
SU-2000-H

WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE PA. 15380
724-428-5268
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

THE ESTATES OF LION RIDGE PLAN of LOTS

(RESUBDIVISION OF LOT 1)
(FOUR SRAYS PLAN of LOTS-P.B. 259 Pg. 124)
SITUATE
SOUTH FAYETTE TOWNSHIP-ALLEGHENY COUNTY, PA
PREPARED FOR
BPM LAND ASSOCIATES, LLC

SCALE:	1"=60'
DATE:	Jan. 2017
F.B.:	63
DWG. BY:	DMT
CAD FILE:	\LIONS RIDGE\16-40Rec.DWG
JOB No.:	16-40

REVISIONS:
REV. PER TWP ENGINEER 3-6-2017
REV. PER TWP ENGINEER 3-13-2017
REV. PER TWP ENGINEER 4-8-2017

SHEET
1 / 2

BPM LAND ASSOCIATES, LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ESTATES OF LION RIDGE PLAN OF LOTS HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF SOUTH FAYETTE. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 7th DAY OF December 2017.

ATTEST:

Holly A. Kopko
NOTARY PUBLIC

BPM LAND ASSOCIATES, LLC
ALEX E. PARIS, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED ALEX E. PARIS, A MANAGING MEMBER BPM LAND ASSOCIATES, LLC, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF December, 2017.

MY COMMISSION EXPIRES THE 4th DAY OF October, 2020.

SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Holly A. Kopko, Notary Public
Smith Twp., Washington County
My Commission Expires Oct. 4, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Holly A. Kopko
NOTARY PUBLIC

WE, BPM LAND ASSOCIATES, LLC, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ESTATES OF LION RIDGE PLAN OF LOTS IS IN THE NAME OF BPM LAND ASSOCIATES, LLC AND IS RECORDED IN DEED BOOK VOLUME 16309, PAGE 568. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE OR ENCUMBRANCE ON THIS PROPERTY.

Holly A. Kopko
WITNESS

BPM LAND ASSOCIATES, LLC
ALEX E. PARIS, MANAGING MEMBER

I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HERE ON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

11-29-17
DATE

MICHAEL P. SALAI, P.E., P.L.S.
No. 31857-E

I, CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF SOUTH FAYETTE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

1/04/2018
DATE

MICHAEL BENTON, P.E.
LEONARD J. WHITE P.E.
PE081256
REGISTRATION NUMBER

(SEAL)

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF SOUTH FAYETTE ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY

CHAIRMAN

THE SOUTH FAYETTE MUNICIPAL AUTHORITY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

1/16/18
DATE

AUTHORIZED MUNICIPAL OFFICIAL

REVIEWED BY THE SOUTH FAYETTE TOWNSHIP PLANNING COMMISSON THIS 23 DAY OF March, 2017.

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE BY RESOLUTON, THIS 19 DAY OF April, 2017.

SECRETARY

CHAIRMAN

REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS 29 DAY OF January, 2017.

17-066
2078

DIRECTOR

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 295, PAGE(S) 123

GIVEN UNDER MY HAND AND SEAL THIS 31 DAY OF January 2017 2018

Manager, Department of Real Estate

Doc Bk Vol 295 Pg 123
42 PLN Jan 31 2018

PRESENT ZONING – R-2 (SUBURBAN RESIDENTIAL) (WITH SEWERS)

	REQUIRED	PROVIDED
LOT SIZE	20,000 SF MIN.	116,278 SF MIN.
LOT WIDTH	95' MIN.	95' MIN.
LOT COVERAGE	25% MAX.	25% MAX.
FRONT YARD	35'	35'
SIDE YARD	25' TOTAL, 10' MIN.	25' TOTAL, 10' MIN.
REAR YARD	30'	30'
Max. Bldg Height	2 1/2 Stories or 35'	2 1/2 Stories or 35'

OWNER & DEVELOPER:
BPM LAND ASSOCIATES, LLC
CONTACT: ALEX E. PARIS
ALEX E. PARIS CONTRACTING COMPANY INC.
1595 SMITH TWP. ROAD
ATLASBURG PA 15004
(724) 947-2235

TOTAL AREA: 40.703 Ac. = 1,773,036 sf

TAX ID: 325-B-6

TITLE REFERENCE: D.B. 16309 Pg. 568

TOTAL No. of LOTS: 8 SINGLE FAMILY LOTS and 1 OPEN SPACE PARCEL and 1 STORMWATER MANAGEMENT PARCEL

AREA IN R/W: 1.300 Ac. = 56,610 sf

OPEN SPACE AREA: 5.875 Ac. = 255,919 sf

AVE. LOT SIZE: 4.081 Ac = 177,752 sf.

ON _____, 2017 MODIFICATIONS ARE GRANTED BY THE SOUTH FAYETTE TOWNSHIP BOARD OF COMMISSIONERS TO THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE #215, AS FOLLOWS:

ARTICLE VII, SECTION 63 SUBSECTION A

TO ALLOW THE EXISTING IRON PINS MARKING PROPERTY CORNERS TO REMAIN IN PLACE IN LIEU OF CONCRETE MONUMENTS AND TWO CONCRETE MONUMENTS TO BE SET ALONG OLD OAKDALE ROAD AS SHOWN ON THE PLAN.

ARTICLE VII, SECTION 66 SUBSECTION B
TO ALLOW THE EXISTING DRIVEWAY ACCESSING LOT 1 TO REMAIN AS THE SOLE POINT OF ACCESS TO LOT 1.

CONSTRUCTION STANDARDS AND APPURTENANCES

SECTION 5.1 SUBSECTION 2(3) – TO REDUCE THE MINIMUM RADIUS OF A HORIZONTAL CURVE OF A PUBLIC STREET TO 75 FEET IN CONFORMANCE WITH A 15MPH DESIGN SPEED.

SECTION 5.1 SUBSECTION 2(4) – TO ALLOW THE MINIMUM K-VALUE FOR SAG CURVES TO BE 9.6.

SECTION 5.1 SUBSECTION 3 AND FIGURE SF-2 – TO REDUCE THE MINIMUM CARTWAY WIDTH OF A PUBLIC STREET TO 20 FEET, 10 FEET PER LANE AND THE RIGHT OF WAY TO BE 40 FEET WITH THE REMAINING REQUIRED RIGHT OF WAY TO BE CONSTITUTED BY EASEMENT. NO ON STREET PARKING SHALL BE ALLOWED ON THE OLD OAKDALE SIDE OF ROCCO DRIVE AND PROPER "NO PARKING" SIGNS SHALL BE INSTALLED ALONG THE ROADWAY.

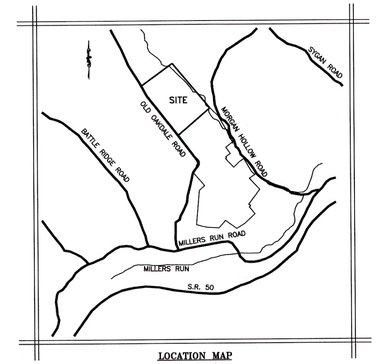
SECTION 5.1 SUBSECTION 5 AND FIGURE SF-7 – TO ALLOW A CUL-DE-SAC PAVEMENT RADIUS OF 30 FEET AND A CUL-DE-SAC RIGHT OF WAY RADIUS OF 40 FEET WITH THE REMAINING REQUIRED RIGHT OF WAY TO BE CONSTITUTED BY EASEMENT.

NOTES:

1. NO PORTION OF THIS SITE LIES WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON FEMA MAP 42003C0431H REVISED SEPTEMBER 26, 2014.
2. NO WETLANDS ARE PRESENT WITHIN THE PROJECT AREA ACCORDING TO REPORT PREPARED BY ECOTUNE (JUNE 2016).
3. ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO A HOMEOWNERS ASSOCIATION.
4. NOTHING IS ALLOWED TO BE BUILT WITHIN THE OPEN SPACE AREA.
5. NO PLANTINGS OR BUILDINGS ARE PERMITTED WITHIN CLEAR SIGHT TRIANGLES.

THIS PLAT WAS DELIVERED TO BPM LAND ASSOCIATES LLC, BY THE TOWNSHIP OF SOUTH FAYETTE THIS 17 DAY OF January 2018.

TOWNSHIP MANAGER



LOCATION MAP
1"=2000'

SOUTH FAYETTE TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LEONARD J. WHITE ENGINEER PE081256

SOUTH FAYETTE TOWNSHIP PLANNING COMMISSION
TOWNSHIP OF SOUTH FAYETTE PLANNING COMMISSION SEAL ALLEGHENY COUNTY, PA

SOUTH FAYETTE TOWNSHIP COMMISSIONERS
TOWNSHIP OF SOUTH FAYETTE A FIRST CLASS TWP. SEAL CONSTITUTED 1911 ALLEGHENY COUNTY, PA

ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT
ALLEGHENY COUNTY ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY DEPARTMENT OF REAL ESTATE
DEPARTMENT OF REAL ESTATE ALLEGHENY COUNTY

PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA PROFESSIONAL MICHAEL P. SALAI LAND SURVEYOR SU-31857-E

© WIND RIDGE ENGINEERING CO. - 2017

EMBOSSED SEAL

WIND RIDGE ENGINEERING CO.
285 FINCH ROAD
WIND RIDGE, PA. 15380
724-428-5268
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

THE ESTATES OF LION RIDGE PLAN of LOTS

(RESUBDIVISION OF LOT 1)
(FOUR SRAYS PLAN of LOTS-P.B. 259 Pg. 124)
SITUATE
SOUTH FAYETTE TOWNSHIP-ALLEGHENY COUNTY, PA
PREPARED FOR
BPM LAND ASSOCIATES, LLC

SCALE: 1"=60'
DATE: Jan. 2017
F.B.: 63
DWG. BY: DMT
CAD FILE: \LIONS RIDGE\16-40Rec.DWG
JOB No.: 16-40

REVISIONS:
REV. PER TWP ENGINEER 3-6-2017
REV. PER TWP ENGINEER 3-13-2017
REV. PER TWP ENGINEER 4-8-2017

SHEET
2 / 2

SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 03 OF 2026

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ESTABLISHING EMERGENCY SERVICE COST REIMBURSEMENT OF HAZARDOUS MATERIALS IN THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

WHEREAS, the Township of SOUTH FAYETTE is called upon to clean up, dispose of, or abate, or cause to be cleaned up, disposed and abated, the effects of any hazardous materials or substances spilled or deposited upon property within the Township of SOUTH FAYETTE; and

WHEREAS, the cost for the intentional, negligent or accidental spill of hazardous materials and its cleanup should not be borne by the residents of the Township of SOUTH FAYETTE.

NOW, THEREFORE, be it ordained and enacted by the Board of Commissioners of the Township of SOUTH FAYETTE, and it is hereby ordained and enacted as follows:

Section 1. This Ordinance shall be known and may be cited as the "Emergency Service Cost Reimbursement Ordinance."

Section 2. Definitions. For the purposes of this Part, the following terms shall be defined in accordance with this Section:

Fire Company – The designated fire protection agency for the Township and/or any other volunteer fire department authorized to provide service in the Township.

Hazardous Materials – Any substances or materials in a quantity or form which poses an unreasonable and imminent risk to the life, health or safety of persons or

property or to the ecological balance of the environment, and shall include, but not be limited to, such substances as explosives, radioactive materials, petroleum products or gases, poisons, etiologic (biologic) agents, flammable, corrosives or materials listed in the hazardous substances list of the Pennsylvania Department of Labor and Industry. This definition shall also conform to the corresponding definition contained in the Hazardous Material Emergency Planning and Response Act, 35 P.S. §6022.103, as amended.

Section 3. Authorization of Township.

The Township, through its emergency services, is authorized to clean up, dispose or abate, or cause to be cleaned up, disposed, or abated the effects of any hazardous materials or substance spilled or deposited upon or into properties or facilities with the municipal boundaries of the Township or have a direct identifiable effect on persons or property within the municipal boundaries of the Township including, but not limited to, traffic control, evacuation, relocation, substance monitoring, establishment of medical care facilities and other costs incurred in the mitigation of the emergency situation.

Section 4. Emergency Service Costs Subject to Reimbursement.

Any person who intentionally, negligently, accidentally or otherwise causes a hazardous material or substance spill, deposit, or any other act or omission necessitating the providing of emergency services by the Township or by the Fire Company within the boundaries of the Township shall be liable for all reasonable costs incurred by the Township and/or the Fire Company as a result of such spill, deposit, or other act or omission. The remedy provided by this Part shall be in addition to any other remedies provided by law.

Section 5. Emergency Service Costs Defined.

For the purpose of this Part, reasonable costs incurred by the Township and/or the Fire Company for emergency services shall include, but not be limited to, the following: actual labor costs of Township and Fire Company personnel including, but not limited to, workers'

compensation benefits, insurance, fringe benefits, wages and administrative overhead; cost of equipment operation; cost of repair or replacement of damaged equipment; cost of special fire extinguishing agents; costs of materials and/or supplies; and any costs of any contracted labor and materials.

Section 6. Procedure for Reimbursement.

For purposes of this Part, the charges for use of the Township's or the Fire Company's emergency services equipment, materials and personnel shall be billed by the entity incurring the costs. Payment of said charges shall be remitted within thirty (30) days of receipt of the entity's bill or invoice. If such charges are not paid within thirty (30) days, the billing entity may initiate an appropriate action in any tribunal of competent jurisdiction for the collection of any amounts due hereunder, plus attorney's fees, interest and costs.

Section 7. That any Ordinance, or part of any Ordinance, conflicting with this Ordinance be and the same is hereby repealed insofar as the same affects this Ordinance.

Section 8. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, invalidity, or illegality shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Township of SOUTH FAYETTE that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ORDAINED AND ENACTED into law this 14 day of January, 2026.

ATTEST: TOWNSHIP OF SOUTH FAYETTE

_____ _____

John M Barrett
Township Secretary

Chuck Lazzini, President
Board of Commissioners

TOWNSHIP OF SOUTH FAYETTE
ALLEGHENY COUNTY. PENNSYLVANIA

RESOLUTION NO. 1 OF 2026

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

Resolution submitting revision to the Sewage Facilities Planning Module for the South Fayette Township School District's New Primary School.

RESOLVED AND ENACTED this 14 day of January 2026 by the Board of Commissioners of the Township of South Fayette, in this lawful session regularly assembled.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

_____
John M. Barrett
Township Secretary

By:_____
Chuck Lazzini
Chairman Board of Commissioners

3850-FM-BCW0356 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of South Fayette Township (TOWNSHIP) (BOROUGH) (CITY), Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS South Fayette Township School District (land developer) has proposed the development of a parcel of land identified as Primary School (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☒ sewer tap-ins, ☒ sewer extension, ☐ new treatment facility, ☐ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, South Fayette Township (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of South Fayette Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____ (Signature), Secretary, _____

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

South Fayette Township
100 Township Drive,
South Fayette, PA 15017
Telephone 412-221-4542

Seal of Governing Body

3850-FM-BCW0355 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency)
Thomas Flanagan
400 Waterfront Drive
Pittsburgh, PA 15222

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by Maria Wilkinson *(Name)*

Project Consultant *(Title)* for Primary School *(Name)*

a subdivision, commercial ,or industrial facility located in South Fayette Township

Allegheny *(City, Borough, Township)* County.

Check one

☑ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☑ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☑ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 *Pa. Code* Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 *Pa. Code* Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

☑ Resolution of Adoption
☐ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☐ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☑ 4A Municipal Planning Agency Review
☐ 4B County Planning Agency Review
☐ 4C County or Joint Health Department Review

Municipal Secretary (print) *Signature* *Date*

COOP PRICING PROPOSAL

FieldTurf
A Tarkett Sports Company

SOUTH FAYETTE TOWNSHIP

January 12, 2026

FieldTurf USA, Inc. is pleased to present the following proposal. FieldTurf pricing is based on the Keystone Purchasing Network (KPN) contract. KPN provides predetermined preferential pricing through approved vendors. Since the products have already been bid at the national level, individual schools do not have to duplicate the bidding process per KPN Contract # 202401-01.

KPN KEYSTONE PURCHASING NETWORK

Click on the following KPN hyperlink for contract due diligence documentation:

KPN Contract # 202401-01

FIELD NAME	Fairview Park Multipurpose Field
TURF SYSTEM	XT-57 2.25”
SQUARE FOOTAGE	174,150 SF
FIELD MARKINGS	Football, Soccer, Unified Lacrosse, Mini Soccer
TOTAL PRICE	$2,537,937.33

PRODUCT DETAILS

FieldTurf, the worldwide leader in artificial turf, is pleased to offer the FieldTurf XT-57 2.25” system, with the following product characteristics:

- **Pile Height:** 2.25 Inches
- **Infill Weight:** 3 lb. sand & 3 lb. ambient rubber per sq. ft.
- **Pile Weight:** 33 oz/yd^2
- **Total System Weight:** 920 oz/yd

COOP PRICING PROPOSAL

FieldTurf has taken the necessary steps to ensure that your project will run smoothly and that the quality promised will be the quality delivered.

SCHEDULE:

Start Date: Upon receipt of NPDES Permit and Written Notice to Proceed (NTP): Not Later Than April 13, 2026
Substantial Completion (Fields Ready for Occupancy): Not Later than August 14, 2026

The schedule is exclusive of delays to the project beyond the control of FieldTurf, including, but not limited to, delay in receipt of required Permits and the NTP, weather whereby the subgrade is unsuitable to receive the work, unforeseen conditions such as subgrade remediation, uncharted/unknown underground utility relocation, and changes to the project scope.

PRICE INCLUDES:

a) Costs breakdown attached
b) An 8-year 3rd party pre-paid insured warranty on the FieldTurf artificial grass

PRICE DOES NOT INCLUDE:

a) This proposal is based upon schematic design drawings prepared by ELA Sport, dated January 9, 2026. Modifications to the scope and quantities of work defined by the Drawings will result in a change to the Contract Sum (Add or Deduct). Modifications to the contract sum shall be made utilizing the unit prices contained in this Proposal, as applicable.
b) Stormwater management and drainage facilities are based upon Preliminary Stormwater Management Drawings prepared by Gibson-Thomas Engineering, dated/last revised October 31, 2025. Changes to the scope and quantities of work defined by these Drawings resulting from changes during the NPDES and other review processes as well as those requested by the Owner will result in a change to the Contract Sum (Add or Deduct). Modifications to the contract sum shall be made utilizing the unit prices contained in this Proposal, as applicable.
c) Liquidated Damages.
d) Damaged to, or relocation of, underground utilities not shown on the ELA Sport Drawings or those provided by Gibson-Thomas Engineers as of the date of this Proposal. Underground utilities include, but are not limited to, storm sewers, sanitary sewers, potable waterlines, irrigation lines, underdrain systems, electric, fiber optic, gas, CATV, telephone, or empty conduits.
e) The design of, or related permitting, for stormwater management facilities as shown on the ELA Spirt or Gibson-Thomas Engineers Drawings.
f) Site security except temporary construction fencing as included in the Proposal.
g) Repair or replacement of existing site paving as necessary for construction access to the project site, material deliveries, and laydown, storage, and staging operations.
h) Replacement or remediation of unsuitable soils. Once subgrade has been reached, FieldTurf will proof-roll the field area subgrade under the observation of the Engineer to verify the structural stability of the subgrade. Replacement, or remediation through cement stabilization, shall be made in accordance with the unit pricing provided in the Proposal.
i) Design services beyond those included for preparation of Final Construction Drawings as included in the Proposal. The Proposal includes professional representation by ELA Sport when

required through the construction phase including construction coordination meetings on not more than a bi-weekly basis.

j) Site borings, test pits, geotechnical services, or third party construction material testing or observations.

k) Construction/building permit and inspection fees.

l) Asphalt paving.

m) Sales tax, union labor, and other labor law levies. The project is based upon prevailing wage and all wages will be paid in accordance with the Wage Rate Determination as provided by the Owner. Certified payroll will be provided when requested by the Owner.

n) Performance and Payment Bonds – excluded as requested by Owner.

o) Installation of manholes, junction boxes, gabions, concrete rip rap, storm drainage not related to the field construction, grate inlets and reinforced concrete pipe.

The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The parties recognize that the effects of global economic instability are currently unpredictable and could lead to limitations in labor availability and delays in the supply and delivery of materials, equipment or products. In addition, as these contingencies have not been factored into this proposal; materials, equipment and/or products to be used in performing the work may become subject to a price increase. Accordingly, it is acknowledged that the seller/FieldTurf shall (a) not be subject to any damages for any delay due to events beyond its control and, (b) be allowed an equitable adjustment of the time and/or of the price of this proposal or any contractual document resulting therefrom. FieldTurf shall endeavor to notify you as soon as possible of any such events and/or contingencies. Please note that the seller/FieldTurf shall use its best efforts to ensure that it fulfills its commitments and will strive to minimize any negative impacts as they may arise. Thank you for your kind understanding

Please feel free to reach out to any member of our project team with questions about our offer:

Michael Glorioso
Project Manager
(443) 569-2372
Michael.Glorioso@FieldTurf.com

Connor Schlegel
Regional Sales Manager
(610) 301-2462
Connor Schlegel@FieldTurf.com

Thank you again for your interest in FieldTurf, we look forward to working with you.

The present proposal serves to provide an overview of the terms and conditions governing the business relationship between the parties for the completion of the above-referenced transaction. The parties hereby undertake to subsequently formalize their agreement by signing a more detailed agreement and/or purchase order ("Contract") and as such the amount listed herein shall be an estimate which will be formalized in said Contract.

By its signature(s) below, the customer acknowledges having read and accepted this proposal and undertakes to be bound by it.

Per: _____
Darren Gill, Executive Vice-President
FieldTurf North America / Tarkett Sports

_____
Owner Signature

_____
Printed Name and Title

COOP PRICING PROPOSAL

FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE. Calhoun, GA 30701

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: Eric.Fisher@smartbuycooperative.com.

FINAL PROPOSAL

1/12/2026

South Fayette Township
100 Townhip Drive
South Fayette, PA 15017
(412) 221-8700

ITEMIZED SCOPE

Fairview Park - Base Scope
(2) Synthetic Turf Athletic Fields Construction (D/B)

Site Subcontractor: **Vasco**

BASE SCOPE					
Item	**Description**	**Quantity**	**Units**	**Unit Price**	**Total**
0	**Design and Construction Drawings**				
0.1	Topographic Survey[1]	1	LS	0.00	$0.00
0.2	Stormwater Management and NPDES Permitting, Inc. NOT[1]	1	LS	0.00	$0.00
0.3	Land Development/Municipal Approvals/Utility Design[1]	1	LS	0.00	$0.00
0.4	ELA Sport Final Design and Construction Drawings	1	LS	39,105.00	$39,105.00
0.5	ELA Sport Bi-Weekly Construction Administration	1	LS	6,517.50	$6,517.50
	[1]Services to be performed by Owner's Engineering Consultant				
	Subtotal Design and Construction Drawings (0):				**$45,622.50**
A	**Mobilization, PM, Construction Survey**				
A.1	Contractor Mobilization (Including Subcontractors)	1	LS	30,250.00	$30,250.00
A.2	Project Management, Construction Admin., Superintendent	1	LS	3,025.00	$3,025.00
A.3	Construction Survey and Layout	1	LS	9,075.00	$9,075.00
	Subtotal Mobilization, PM, Construction Survey:				**$42,350.00**
B	**Demolition and Site Preparation**				
B.1	Stabilized Construction Entrance (90' L X 20' W X 8" AASHTO No.1/Geotextile)	45	CY	164.03	$7,381.24
B.2	12" Compost Filter Sock	970	LF	6.05	$5,868.50
B.2.1	Straw Waddle Upslope Diversion	490	LF	6.05	$2,964.50
B.3	Inlet Sediment Protection (Rock Filters)	9	EA	266.20	$2,395.80
B.4	Inlet Sediment Protection (Silt Sacks/Roadways)	6	EA	181.50	$1,089.00
B.5	Compost Filter Sock Type - Concrete Wash-Out Station	1	EA	586.85	$586.85
B.6	Remove H Style Goal Post and Conc. Footers	2	EA	2,359.50	$4,719.00
B.7	Remove 4" Perforated Field Underdrain and Dispose[1]	1,320	LF	5.87	$7,746.42
B.8	Remove HMS Paving and Base - Dispose (Assume 10" Section) - 69 SY	19	CY	26.14	$496.58
B.9	Remove 1.5" PVC Electrical Conduit and Pull Boxes (No Power in Conduit)	650	LF	6.11	$3,971.83
B.10	Remove Quazite Box (See Also Item G.4 for Replacement Box)	1	EA	453.75	$453.75
B.11	Remove/Dispose 10 SY Riprap at Culvert to Be Removed	1	LS	423.50	$423.50
B.12	Remove 12" CPP Culvert	39	LF	9.68	$377.52
B.13	4' H Polypropylene Temporary Construction Fence	378	LF	4.45	$1,683.16
	[1] Remove underdrain as part of bulk excavation, separate pipe material from soil and dispose of all piping materials off-site.				
	Subtotal Demolition and Site Preparation (B):				**$40,157.65**
C	**Bulk Earthwork**				
C.1	Strip Topsoil to Stockpile for Perimeter Restoration	875	CY	2.82	$2,469.54
C.2	Strip Topsoil to Off-Site Export (Priced to Stockpile on Park Property)	3,301	CY	2.82	$9,316.49
C.3	Cut to Fill (Includes BMP-4 Excavation and All Trench Spoils - Balance On-Site)	6,240	CY	27.21	$169,808.50
C.4	Cut to Export	0	CY	0.00	$0.00
C.5	Rough Finished Grade/Shape Perimeter Swales and Embankments	5,434	SY	3.57	$19,396.66
C.6	Shape, Fine Grade, and Compact Athletic Field Area Subgrade	174,150	SF	0.15	$25,286.58
C.7	Scarify Field Area Subgrade per SWM/NPDES Requirements	161,060	SF	0.07	$11,692.96
C.8	Slope Erosion and Sediment Control Fabric (NAG S-75)	1,480	SY	2.05	$3,038.81
C.9	Spead Topsoil, Rock Pick, Fine Grade, Seed/Mulch to L.O.D	5,250	SY	9.50	$49,867.13
	Subtotal Bulk Earthwork (C):				**$290,876.66**

D	**Site Concrete and Asphalt (HMA) Paving**				
D.1	New HMA Walkways (See Item J)	0	SY	0.00	$0.00
				Subtotal Site Concrete and Paving (D):	**$0.00**
E	**Athletic Field Underdrain and Storm Sewer**				
	Field Underdrain				
E.1	12" Perf. HDPE-SL Field Underdrain (Full Stone Trench Backfill w/ Geotextile)	1,012	LF	38.95	$39,417.30
E.2	18" Perf. HDPE-SL Field Underdrain (Full Stone Trench Backfill w/Geotextile)	222	LF	55.15	$12,243.70
E.3	24" Perf. HDPE-SL Field Underdrain (Full Stone Trench Backfill w/Geotextile)	78	LF	113.16	$8,826.42
E.4	24" Perf. HDPE-SL Field Underdrain (No Trench/Within BMP-4 Stone Backfill)	30	LF	113.16	$3,394.78
E.5	Type 'M Inlet with Solid Top (JB-1 through JB-3/ 3' D - 4' D Max)	3	EA	4,791.60	$14,374.80
E.6	8" Vented Clean-Out with Concrete Collar	4	EA	393.25	$1,573.00
	Site Storm Sewers				
E.7	15" HDPE-SL Storm Sewer (AD-1 through AD-3)	183	LF	38.50	$7,044.61
E.8	18" HDPE-SL Storm Sewer (AD-3 through JB-1)	210	LF	76.84	$16,137.36
E.9	15" Dia. Nyloplast Drain Basin with Grate	5	EA	2,219.58	$11,097.90
E.10	Concrete Encase (10' X 1.0' Encasement) at Sanitary Sewer Crossing	10	LF	245.05	$2,450.51
E.11	Raise/Adjust Existing Inlet Top (+/- 6")	1	EA	616.55	$616.55
E.12	Type 'M Inlet (4' Deep)	1	EA	3,766.56	$3,766.56
E.13	Precast Storm Sewer Manhole	1	EA	4,753.04	$4,753.04
E.14	15" HDPE-SL (New Inlet - Manhole - Ex. Inlet)	136	LF	38.50	$5,235.34
E.15	Connect New 15" to Existing Inlet Box	1	EA	2,802.50	$2,802.50
				Subtotal Athletic Field Underdrain and Storm Sewer (E):	**$133,734.35**
F	**Stormwater Detention Facility/BMP-4 and Connect to Site Storm System**				
F.1	Excavate to BMP-4 Subgrade - Include Qty. in C.3	0	CY	See C.3	$0.00
F.2	Incorporate as Fill (Cut/Fill Balance) - Include Qty. in C.3	0	CY	See C.3	$0.00
F.3	Stormwater Detention Facility - Inclusive of F.3.1 - F.3.8	13,090	SF	13.31	$201,567.66
F.3.1	Shape and Compact BMP-4 Area Subgrade	13,090	SF	0.15	$1,947.56
F.3.2	Scarify BMP-4 Subgrade per SWM/NPDES Requirements	13,090	SF	0.07	$950.33
F.3.3	4 Oz. Class B Geotextile Fabric (Bottom, Sides, Ends)	1,820	SY	1.63	$2,972.97
F.3.4	24" Perf. HDPE-SL BMP-4 Drain Pipe (Geotextile Wrapped/Stone Backfill)	370	LF	125.17	$46,314.57
F.3.5	Type 'M Inlet with Solid Top (JB-4 - 8.07' Deep) Open Bottom/Aggregate)	1	EA	4,791.60	$4,791.60
F.3.6	Type 'M Inlet with Solid Top (JB-5 - 5.17' Deep)	1	EA	3,823.60	$3,823.60
F.3.7	Open Graded Aggregate - AASHTO #57	1,502	CY	88.78	$133,344.11
F.3.8	24" HDPE-SL Storm Sewer (From JB-5 to OCS to Existing MH)	41	LF	107.27	$4,397.93
F.3.9	Connect New 24" Storm from OCS to Existing Storm Manhole	1	LS	3,025.00	$3,025.00
F.4	Outlet Control Structure (Type M inlet with Weir Plate/Orifice)	1	EA	6,292.00	$6,292.00
	*[1] Costs in this Section are based upon Drawings provided by Gibson-Thomas Engineering, last revised 10-31-25. Costs in this section are **subject to change** based upon final Conservation District/NPDES review and approvals.*				
				Subtotal Stormwater Detention/BMP-4 and Connect to Site Storm System (F):	**$207,859.66**
G	**Synthetic Turf Subdrainage, Base, and Field Construction**				
G.1	12" X 12" Concrete Turf Curb	2,239	LF	67.80	$151,795.92
G.2	2" X 4" PT Wood Turf Nailer Board	2,239	LF	6.66	$14,900.55
G.3	4 oz. Geotextile Subgrade Fabric	17,934	SY	2.37	$42,532.27
G.4	15" X 18" SSI Com. Box with Turf Cover	1	EA	2,565.20	$2,565.20
G.5	5" #57 OGS Limestone Dynamic Drainage Base	2,688	CY	133.46	$358,748.54
G.6	1" #8 Limestone Finishing Aggregate	538	CY	133.46	$71,803.09
G.7	Laser Grade Finishing Aggregate	174,150	SF	0.15	$25,286.58
				Subtotal Synthetic Turf Subdrainage, Base, and Field Construction (G):	**$667,632.15**

H	**Synthetic Turf Carpet System**				
H.1	FieldTurf Synthetic Turf Carpet System (XTHD-57)	174,150	SF	5.35	$931,702.50
H.2	Field Markings	1	LS	Included	$0.00
H.3	Center Logos	2	EA	15,000.00	$30,000.00
H.4	Sideline Logos	2	EA	10,000.00	$20,000.00
H.5	Gmax Test (2)	2	EA	1,481.25	$2,962.50
	Subtotal Synthetic Turf Carpet System (H):				**$984,665.00**
I	**Athletic Field Chainlink Fence and Athletic Equipment**				
I.1	Chain Link Fence - See Alternates	0	LF	NIC	$0.00
I.2	8' Offset Ground Sleeve Football Goal Post - 30' Uprights	4	EA	18,603.75	$74,415.00
I.3	Replace 1.5" Conduit and Pull Boxes for Scoreboard Power	575	LF	36.30	$20,872.50
	Subtotal Athletic Field Chainlink Fence and Athletic Equipment (I):				**$95,287.50**
J	**Asphalt Paving for ADA Access**				
J.1	Site Prep for Paving - Fine Grade, Compact	324	SY	2.42	$784.08
J.2	Replace Quazite Box/Adjust to Finished Pavement Grade	1	EA	2,238.50	$2,238.50
J.3	HMA Walkways (Geotextile/6" Base/3" Binder/1.5" Top)	324	SY	82.50	$26,729.29
	Subtotal Asphalt Paving for ADA Access (J):				**$29,751.87**
	Subtotal Design/Build Construction Cost (A - J):				**$2,537,937.33**
	Performance and Payment Bond:				NIC
	Total Design/Build Budget Base Scope Contract Cost:				**$2,537,937.33**
					$14.57
ALLOWANCES AND CONTINGENCIES					
K	**Underground Utility Replacement Allowances**	**Quantity**	**Units**	**Unit Price**	**Total**
K.1	2" PVC (Private) Water Line (Remove and Replace)				
K.1.1	Minimum Quantity and Charge	10	LF	211.75	$2,117.50
K.1.2	Each Additional Unit Charge - Remove and Replace	1	LF	42.35	$42.35
K.1.3	Maximum Estimated Replacement within Project Area Disturbance	450	LF	47.06	$21,175.00
K.2	Scoreboard Fiber Optic and Power Conduit (Remove and Replace)				
K.2.1	Minimum Quantity and Charge	10	LF	363.00	$3,630.00
K.2.2	Each Additional Unit Charge - Remove and Replace	1	LF	94.74	$94.74
K.2.3	Maximum Estimated Replacement within Project Area Disturbance	200	LF	108.16	$21,631.17
SUPPLEMENTAL UNIT PRICES					
UP.1	Remove Unsuitable Subgrade Soils, Export On-Site, Import and Place	**Quantity**	**Units**	**Unit Price**	**Total**
UP.1.1	Minimum Quantity and Charge	10	CY	363.00	$3,630.00
UP.1.2	Each Additional Unit Charge, Remove, Export, Replace with New Material	1	CY	217.80	$217.80
UP.2	Cement Stabilization	**Quantity**	**Units**	**Unit Price**	**Total**
UP.2.1	Minimum Quantity and Charge	10,000	SF	2.72	$27,225.00
UP.2.2	Each Additional Unit Charge	1	SF	2.12	$2.12

ALTERNATES					
Item	**Description**	**Quantity**	**Units**	**Unit Price**	**Total**
A.1	**Athletic Field Ball Barrier Net System**				
A.1.1	11' H Storm Guard Dynema Netting System Above 4' H Chainlink Fence	1,078	LF	85.73	$76,375.00
A.1.1.1	4" Dia. X 15' H (19' Total) Net Poles/Footer Integral with Curb/Chainlink Fence	54	EA	1,361.25	$73,507.50
A.1.2	15' H Storm Guard Dynema Netting System in Turf Area Between Fields	102	LF	139.92	$14,271.67
A.1.2.1	4" Dia X 15' H (19' Total) Net Poles/Footer In Turf Area Between Fields	6	EA	1,361.25	$8,167.50
				Subtotal Ball Barrier Net System (A.1):	$172,321.67
				Performance and Payment Bond:	NIC
				Total Alternate A.1 - Athletic Field Ball Barrier Net System:	**$172,321.67**
A.2	**Athletic Field Chainlink Fence and Gates**				
A.2.1	4' H VC Chainlink Fence - Integral with Curb (Core Drill)	2,178	LF	48.68	$106,021.34
A.2.2	4' H X 4' W Single Leaf VC Chainlink Swing Gate	10	EA	1,512.50	$15,125.00
A.2.3	4' H X 12' W Cantilever VC Chainlink Slide Gate	2	EA	6,352.50	$12,705.00
				Subtotal Chainlink Fence and Gates (A.2):	$133,851.34
				Performance and Payment Bond:	NIC
				Total Alternate A.2 - Athletic Field Chainlink Fence and Gates:	**$133,851.34**
A.3	**Asphalt Paving/Walkways**				
A.3.1	Strip Topsoil to On-Site Export/Excavate to HMA Subgrade/Prepare Subgrade	1,198	SY	6.05	$7,247.90
A.3.2	Deduct/Reduce Base Scope Lawn Restoration	-1,198	SY	9.50	-$11,379.20
A.3.3	HMA Walkways (Geotextile/6" Base/3" Binder/1.5" Top)	1,198	SY	82.50	$98,832.36
				Subtotal Asphalt Paving/Walkways (A.3):	$94,701.06
				Performance and Payment Bond:	NIC
				Total Alternate A.3 - Asphalt Paving/Walkways:	**$94,701.06**
A.4	**Concrete Stair and Concrete Paving**				
A.4.1	4" - 4,000 PSI Conc. Walkways	175	SY	154.09	$26,966.36
A.4.2	8 W X 44 - 15" Treads Conc. Stair with (2) Cheekwalls (28 Total Treads)	28	Treads	1,675.55	$38,773.00
A.4.3	Strip Topsoil/Excavate To Subgrade for Concrete Stair - Export	33	CY	6.05	$199.65
A.4.4	ADA Compliant Steel or Aluminum Handrail System - PC Black	88	LF	105.88	$9,317.00
				Subtotal Concrete Stair and Concrete Paving (A.4):	$75,256.01
				Performance and Payment Bond:	NIC
				Total Alternate A.4 - Concrete Stair and Concrete Paving:	**$75,256.01**
				Total Alternates (A.1 - A.5):	**$476,130.08**

COOP PRICING PROPOSAL

FieldTurf® A Tarkett Sports Company

CONDITIONS

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.

b) FieldTurf's preferred payment terms are as follows: (i) 50% of the Price upon Customer's execution of contract; (ii) 40% of the Price upon shipment of materials from FieldTurf's manufacturing facility; and (iii) Remaining balance of ten percent (10%) upon substantial completion of the field, which shall be achieved when Customer is able to use the field for its intended purpose, even if punchlist items remain and the Certificate of Completion has not been executed by Customer.

c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.

d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and force majeure

e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.

f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.

g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punch list items.

h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.

i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.

j) All colors are to be chosen from FieldTurf's standard colors.

PAY ESTIMATE # 1 and Final

Date: 1/7/2026

South Fayette Township
51 South Fayette Street - Demolition Project
Contract 5/2025

John Kosky Contracting
P.O. Box 136
Cuddy, PA 15031

Description	CONTRACT AMOUNT			THIS PERIOD		TOTAL TO DATE	
	Quantity	Unit	Amount	Quantity	Amount	Quantity	Amount
BASE BID							
Demolition of Structure(s) at 51 South Fayette Street	1	LS	$ 11,129.00	$ 11,129.00	1	$ 11,129.00	1	$ 11,129.00
TOTAL CONTRACT AMOUNT			$ 11,129.00		$ 11,129.00		$ 11,129.00
SUMMARY OF CHANGE ORDERS							
REVISED CONTRACT AMOUNT			$ 11,129.00		$ 11,129.00		$ 11,129.00

Total Complete to Date	$ 11,129.00	Recommended By: Gibson-Thomas Engineering Co., Inc.	Date 1/7/2026
Retainage	0% $ -		
Total Earned Less Retainage	$ 11,129.00	Approved By: South Fayette Township	Date
Less Previous Payments			Jan 7, 2026
Current Payment Due	**$ 11,129.00**	Accepted By: John Kosky Contracting	Date

FIRST AMENDMENT TO
LAND DEVELOPMENT AGREEMENT

Bass Pro Shops

TF South Fayette, LLC

THIS FIRST AMENDMENT TO LAND DEVELOPMENT AGREEMENT, made and entered into, in duplicate, this 14 day of January, 2026,

BY AND BETWEEN:

THE TOWNSHIP OF SOUTH FAYETTE (hereinafter referred to as the **"Township"),** a First-Class Township and political subdivision of the Commonwealth of Pennsylvania situated in Allegheny County, Pennsylvania, with its principal office located at 100 Township Drive, Bridgeville, Pennsylvania 15017

AND

TF SOUTH FAYETTE, LLC, a company organized and existing under the laws of the Commonwealth of Pennsylvania, having a mailing address of 8486 State Route 819, Greensburg, Pennsylvania 15601, its agents, successors, and assigns (hereinafter referred to as the **"Developer"**).

WITNESSETH

WHEREAS, the Township and Developer wish to enter into a Developer's Agreement for the development of a Bass Pro Shops retail store within the Newbury Market project, and have agreed upon the Terms and Conditions with regard to the same;

WHEREAS, the Developer advised the Township that the subject Developer's Agreement will be assigned prior to the commencement of construction;

WHEREAS, in light of the unique circumstances presented, the Township and Developer have agreed upon an interim modification of certain terms and conditions of the Developer's Agreement;

WHEREAS, the Township and Developer now seek to memorialize the interim terms and conditions that will apply until the assignment of the Developer's Agreement through the

foregoing First Amendment to Land Development Agreement;

NOW, THEREFORE, intending to be legally bound, the parties agree as follows, incorporating the above recitals by reference:

1. Recitals.

The foregoing Recitals are acknowledged to be true and correct and are incorporated herein by reference.

2. Conditions Precedent.

Prior to commencing any site work on the Project, and as a condition precedent to the issuance and maintenance in good standing of any permits for same, Developer agrees to the following conditions set forth below.

3. Integration

All terms and conditions of the original Land Development Agreement between the Developer, TF South Fayette, and the Township are hereby incorporated by reference as if fully set forth herein, except to the extent modified by the following.

4. Amendments

The following amendments to the Land Development Agreement shall apply.

(a) Section 10 - Performance Financial Security.

Within thirty (30) days of assignment of the subject Land Development Agreement and prior to commencement of any earth disturbance and/or construction activities or the issuance of any Township permits for the Project, ***the assignee*** Developer shall deliver to the Township, and the Township agrees to accept, financial security, which shall guarantee completion of all the Improvements, as defined above, whether or not such Improvements are to be dedicated to public use, and which shall assure full performance of all terms, covenants and conditions of this Agreement by the Developer, its successors and assigns (the "Posted Security"). The Posted Security shall be in accordance with Township ordinances and the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.*, as amended, (the "MPC") and shall be from a source and in a form reasonably acceptable to the Township Solicitor.

The Improvements secured by the Posted Security, and the amount of the Posted Security, are agreed by the Township and the Developer in the amount of **$3,293,356.92** as set forth in Exhibit

"E". The amount of such financial security is equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the Developer.

Annually, the Township shall reasonably adjust the amount of the Posted Security in accordance with applicable provisions of the MPC. The Township Board of Commissioners may approve partial release of the Posted Security from time to time in accordance with the provisions of the MPC. The Township shall, within forty-five (45) days of receipt of a written request for a reduction of the Posted Security, consider and act upon such request. Any disagreements with respect to the adjustment of the amount of the Posted Security contemplated hereunder shall be resolved in accordance with the provisions of Article V of the MPC. In no event shall the final 10% of the Posted Security be released until Developer has complied with all of the terms set forth below required to terminate the Posted Security. All work on the Improvements shall be completed by Developer within two (2) years from the date of this agreement being executed by Township and Developer, unless extended and agreed to in writing by mutual agreement of the parties.

In the event the Improvements are not completed within two (2) years of the date when the Posted Security was pledged, Developer shall, at the written request of the Township, increase the value of the Posted Security by an additional 10% for each one year period beyond the first anniversary date, so long as the total value of the Posted Security shall not exceed 110% of the cost of completing the Improvements, using commercially reasonable standards, on or about the expiration of the one (1) year period beyond the first anniversary date.

(b) Section 19 - Escrow for Professional Consultant Inspection/Review Fees.

In order to address initial inspection, engineering, and other professional consultant fees, until the time of assignment, Developer shall post with the Township a cash escrow in the amount of Ten Thousand ($10,000.00) Dollars.

To secure its obligation to reimburse the Township for inspection, engineering, and other professional consultant fees, within thirty (30) days of assignment of the subject Land Development Agreement, the assignee Developer shall, prior to and as a condition of issuance of permits to perform any work on the development, post with the Township cash escrow, at approximately 2% of the Estimated Costs set forth in Exhibit "E" hereof, so long as 2% of the Estimated Costs represents a minimum of $5,000 but does not exceed a maximum of $20,000, to

guarantee all such fees/expenses. ***The total amount of the initial escrow due shall be offset by any remaining escrow deposited by Original Developer, TF South Fayette.***

It is contemplated that the Township will satisfy outstanding invoices from the escrow account, and Developer agrees that the Township may draw upon the escrow account to satisfy outstanding invoices in accordance with this Agreement. In the event that the balance in the escrow account becomes depleted to a balance of $500.00 or less, and Developer fails within ten (10) days of receipt of a written request to replenish the escrow account to the same amount posted at the inception of the escrow account or a lesser amount estimated by the Township as reasonably necessary to secure anticipated remaining inspections or other contemplated fees through completion of the Development, the Township may, at its option, suspend or revoke all grading, building and other permits applicable to work on the Project until said replenished security for said fees has been provided unless payment of such fee is under dispute as provided herein.

After final completion and fulfillment of all of Developer's obligations hereunder in accordance with this Agreement, and after the Township's acceptance of all Improvements, any balance in the cash escrow account, and any interest thereon, shall be refunded to Developer within thirty (30) days.

5. Assignment

The Developer agrees to abide by all terms and conditions of Paragraph 25 – Successors and Assigns of the subject Land Development Agreement with regard to the assignment of the Land Development Agreement and First Amendment thereto.

6. Commencement of Construction

No construction activities, earth disturbance and/or issuance of any Township permits for the subject Project shall commence until all terms and conditions of the Land Development Agreement and the within First Amendment are met to the Township’s satisfaction.

7. Entire Agreement and Modification of Agreement

The Land Development Agreement and First Amendment to Land Development Agreement constitute the entire understanding of the parties hereto, and there are no other agreements, written or oral, relating to the subject matter hereof, except as specifically incorporated or referenced herein.

The Land Development Agreement and/or the First Amendment thereto may not be amended or modified except in writing signed by all parties.

8. Counterparts.

Execution of this First Amendment to Land Development Agreement by an officer of Developer shall constitute an admission that the officer was appropriately authorized by the Board of Directors or other governing body of Developer to execute this Agreement on its behalf.

This Agreement may be signed in one or more counterparts, each of which for all purposes shall be deemed to be an original.

IN WITNESS WHEREOF, the Developer has caused this Agreement to be duly executed and its seal affixed and duly attested by its proper corporate officers, and the said Township has caused this Agreement to be duly executed and its seal to be affixed and duly attested by its proper officers on the day and year written above.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

_____
John Barrett
Township Manager/Secretary

_____
Chuck Lazzini
President, Board of Commissioners

ATTEST:

TF SOUTH FAYETTE, LLC

_____
Name: _____
Title: _____

_____
Name: _____
Title: _____

CO-DEVELOPMENT AGREEMENT

THIS CO-DEVELOPMENT AGREEMENT (this "***Agreement***") is entered into on January 14, 2026, by and between TF SOUTH FAYETTE, LLC, a Pennsylvania limited liability company (the "***Developer***"), LAFAYETTE CROSSING III LLC, a Pennsylvania limited liability company ("***Crossing III***"), LAFAYETTE CROSSING IV LLC, a Pennsylvania limited liability company ("***Crossing IV***"), ARENA CLUB PITTSBURGH PROPERTIES LP, a Pennsylvania limited partnership ("***Arena Club***"), NEWBURY POWER CENTER A-1, LP, a Pennsylvania limited partnership ("***Power Center***"), NEWBURY OFFICE LLC ("***Office***"), a Pennsylvania limited liability company, NEWBURY PARTNERS LLC, a Pennsylvania limited liability company ("***Main Street***") (Crossing III, Crossing IV, Arena Club, Power Center, Office and Main Street, each a "***Co-Developer***" and, collectively, the "***Co-Developers***") and the TOWNSHIP OF SOUTH FAYETTE ("***Township***"). The Developer, Township and the Co-Developers are sometimes referred to herein individually as a "***Party***" and, collectively, as the "***Parties***".

RECITALS

A. The Township and the Developer, as successor developer to Newbury Development Associates, LP ("***NDALP***"), are parties to that certain Development Agreement dated August 13, 2008 (the "***Original Development Agreement***"), as amended by that certain Amendment to Original Development Agreement dated April 12, 2010 (the "***First Amendment to Development Agreement***"), as amended by that certain Second Amendment to Development Agreement dated November 17, 2015, (the "***Second Amendment to Development Agreement***"), as amended by that certain Third Amendment to Development Agreement dated September 13, 2017 which was then amended and restated on November 15, 2017 (the "***Third Amendment to Development Agreement***"), as amended by that certain Fourth Amendment to Development Agreement dated February 17, 2021 (the "***Fourth Amendment to Development Agreement***"), and as amended by that certain Fifth Amendment to Development Agreement dated December 29, 2023 (the "***Fifth Amendment to Development Agreement***" and, together with the First Amendment to Development Agreement, the Second Amendment to Development Agreement, the Third Amendment to Development Agreement, and the Fourth Amendment to Development Agreement, collectively, the "***Development Agreement***", a true and correct copy of which is attached hereto as Exhibit A).

B. Pursuant to the Development Agreement, the Developer is permitted, subject to the processes and procedures of the Township's development protocols contained in its Ordinances (as defined in the Development Agreement), to develop commercial and residential development at Newbury Market and Newbury Ridge (as defined in the Development Agreement).

C. The Developer, among other parties, is a party to (and the "Declarant" under) that certain Master Declaration for Common Area Maintenance, Easements, Covenants, Conditions and Restrictions for Newbury Market recorded in the Recorder's Office on August 5, 2016, at Deed Book Volume 16489, Page 79, as amended by that certain First Amendment to the Master Declaration for Common Area Maintenance, Easements, Covenants, Conditions and Restrictions for Newbury Market recorded in the Recorder's Office on August 10, 2017, at Deed Book Volume 16901, Page 1, as further amended by that certain Second Amendment to the Master Declaration

for Common Area Maintenance, Easements, Covenants, Conditions and Restrictions for Newbury Market recorded in the Recorder's Office on April 17, 2018, at Deed Book Volume 17176, Page 343, and as further amended by that certain Third Amendment to the Master Declaration for Common Area Maintenance, Easements, Covenants, Conditions and Restrictions for Newbury Market recorded in the Recorder's Office on March 4, 2021, at Deed Book Volume 18352, Page 383 (as the same may be further amended, collectively, the "***Master Declaration***").

D. The Township, NDALP, Power Center, Main Street's predecessor and Thistle Financial, LLC, a Pennsylvania limited liability company, among other interested parties, entered into a Term Sheet dated August 27, 2019 (the "***Term Sheet***", a true and correct copy of the Term Sheet is attached hereto as Exhibit B), that addressed certain matters pertaining to the Development Agreement and Newbury Market.

E. Pursuant to the terms of the Term Sheet, prior to the Effective Date, the Developer substantially completed off-site road improvements at or near the intersection of State Route 50 and Washington Pike and the intersection of State Route 50 and Interstate 79 south-bound exit ramps subject to a Pennsylvania Department of Transportation Highway Occupancy Permit # 11042081 (the "***HOP***"). As such, prior to the Effective Date, that certain Highway Occupancy Permit Bond issued by the International Fidelity Insurance Company in the name of the Township (the "***HOP Bond***") was reduced to a principal bonded amount of Six Hundred Seventy-One Thousand Eight Hundred Seventy-Nine and 00/100 Dollars ($671,879.00) from the prior amount of One Million Fifty Thousand and 00/100 Dollars ($1,050,000.00).

F. Pursuant to the terms of the Development Agreement, the Developer is required to, *inter alia*, fund any remaining road infrastructure improvements subject to the HOP and HOP Bond, primarily comprised of traffic signals and associated road improvements at the intersections of Presto Sygan Road with Millers Run Road, Newbury Highland / Newbury Market Drive, and Thoms Run Road (the "***Remaining Phase I Off-Site Improvements***").

G. Pursuant to the terms of the Development Agreement and the Traffic Impact Study for the Proposed Revisions to the "Newbury" Mixed-Use Development dated March 2011 (the "***TIS***"), approved by the Pennsylvania Department of Transportation via letter dated June 20, 2014, the Developer is required to, *inter alia*, fund any remaining road infrastructure improvements associated with Phase II of the Newbury development as outlined in the TIS, primarily comprised of construction of a 100' left-turn lane at the southbound approach of Thoms Run Road at its intersection with Forsythe / Prestley Road and upgraded traffic signals at the intersection of Thoms Run Road and Forsythe / Prestley Road (the "***Remaining Phase II Off-Site Improvements***").

H. Pursuant to the Joint Permit E02-1760 / E02-1574, as may be amended from time to time, the Developer is required to, *inter alia*, purchase wetland and stream credits in the amount of Three Hundred Seventy-Six Thousand, Four Hundred and 00/100 Dollars ($376,400.00) to fulfill mitigation requirements stemming from wetland and stream impacts associated with the Newbury Market development (the "***Initial Wetland & Stream Credits***"), amend the Joint Permit to account for the impact to new wetland areas that have emerged at the Newbury Market development and purchase corresponding wetland credits in the amount of Six Thousand, Two Hundred Fifty and 00/100 Dollars ($6,250.00) (the "Additional Wetland Credits"), and amend the

Joint Permit to account for the planned impact to 5.03 acres of land area within the jurisdictional floodway that will be graded and paved as parking lots and pay a corresponding floodway impact fee in the amount of Forty-Two Thousand, Nine Hundred and 00/100 Dollars ($42,900.00) as part of the Joint Permit Amendment application process (the "Floodway Impact Fee", and together with the Initial Wetland & Stream Credits and the Additional Wetland Credits, the "***Joint Permit Obligations***"). Pursuant to the NPDES Permit Number PAC020078 and the terms of the Development Agreement, the Developer and Co-Developers are required to, *inter alia*, amend the NPDES Permit for compliance with current stormwater requirements and construct post-construction stormwater management infrastructure and/or stormwater best management practices (the "***Stormwater Obligations***"). A master plan drawing depicting a current approximation of the future build-out of Newbury Market and the Stormwater Obligations associated therewith, including a summation of the calculated volume of managed stormwater required for each Property (as defined hereinafter), is attached hereto as Exhibit C. As part of prior approvals pre-requisite to the Development Agreement, the Developer obtained a Sanitary Sewer Planning Module approval for wastewater flows of up to 88,800 gallons per day for the Newbury Market development. Therefore, if the actual wastewater flow from the Newbury Market development shall exceed 88,800 gallons per day, the Developer shall be required to obtain supplemental approval for the incremental increase in wastewater flows above 88,800 gallons per day (the "***Potential Planning Module Obligation***").

I. Pursuant to the terms and conditions contained in the Term Sheet, Power Center and Main Street have previously fulfilled any obligations it may have with respect to the Remaining Phase I Off-Site Improvements related to the development of Newbury Market.

J. The Parties hold leasehold and/or fee simple rights with respect to the following parcels of land identified in the Allegheny County Department of Real Estate (individually, a "***Property***" and, collectively, the "***Properties***") as follows:

Party	**Interest**	**Parcel ID**	**Acreage**
Developer	Fee Simple	256-C-1	1.673
Developer	Fee Simple	256-G-30	3.2153
Developer	Leasehold	256-C-5	15.6905
Arena Club	Fee Simple	256-K-20	4.1585
Crossing III	Fee Simple	256-L-32	2.8950
Crossing IV	Fee Simple	197-R-30	3.4325
Power Center	Fee Simple	256-G-10	6.4814
Power Center	Leasehold	256-G-40	0.3445
Main Street	Fee Simple	256-L-34	4.6207
Office	Fee Simple	256-K-10	6.2396
		Total	48.7510

K. The Co-Developers seek to develop themselves, or cause to be developed through the delegation of rights hereunder to another party (such as, without limitation, a future tenant or a future purchaser).

L. The Parties desire to enter into this Co-Development Agreement to document and clarify the Parties' respective rights and obligations with respect to the development of the Property.

NOW, THEREFORE, in consideration of the terms set forth in this Agreement, and intending to be legally bound hereby, the Parties agree as follows, incorporating the above recitals by reference:

1. Purpose of this Agreement. The Developer is endeavoring to develop or coordinate the development of approximately 48 +/- acres of real estate located within Newbury Market. The Co-Developers are the owners and/or lessees of the Properties, which are located within Newbury Market, and are endeavoring to develop or coordinate the development of the Properties.

2. Consideration. The Developer and Co-Developers mutually agree the responsibilities of the Parties set forth in Sections 3 and 4 herein constitutes sufficient consideration by and among all of the Parties to one another for purposes of this Agreement.

3. Responsibilities of the Developer.

(a) The Developer shall retain all of its obligations, at its sole cost and expense: (i) under the Development Agreement, with respect to any and all portions of Newbury Market; and (ii) under the following, with respect to the Property: (A) Sections 4.C., 17.F., 17.G., 17.H., 17.I., 17.J. and 17.K. of the Original Development Agreement; (B) the First Amendment to Development Agreement; (C) the Second Amendment to Development Agreement; (D) the Third Amendment to Development Agreement; (E) the Fourth Amendment to Development Agreement; and (F) the Fifth Amendment to Development Agreement.

(b) Without limiting the responsibilities set forth in Section 3(a), the Developer hereby covenants to the Co-Developers that: (i) the Co-Developers and/or their assigns and/or tenants may develop the Properties in accordance with the terms of the Development Agreement; (ii) the Developer shall, with reasonable promptness following a Co-Developer's request, sign an agent authorization form (or functional equivalent) that expressly permits the applicable Co-Developer or its assigns to directly apply for and obtain all necessary permits, licenses, authorizations, certificates of occupancy, entitlements and governmental approvals that relate to the ownership, operation, development, use, lease or license of the affected Property, including, but not limited to, any of the foregoing that pertain to land use or environmental matters related to the Property (collectively, "***Permits***") for developing and/or constructing improvements upon the applicable Property; (iii) the Developer and/or its assigns and/or tenants together with the applicable Co-Developers shall be responsible for the obligations set forth in Exhibit D at a rate calculated of the ratable acreage of their interests in the Properties or the ratable share of required stormwater detention volume calculated for the Properties, as more particularly described in Exhibit D; (iv) the Co-Developers and/or their assigns and/or tenants shall obtain the benefits of the HOP Bond in respect of such future development of the Properties to the extent the scope of the HOP is applicable to such future development of the Properties; (v) the Developer shall cooperate with the Co-Developers (to the extent the Developer's cooperation is required therefor) to obtain any approvals necessary under the Development Agreement in respect of plans and specifications for development activity at the Properties; and (vi) the Developer shall cooperate

with the Co-Developers in respect of transferring or amending any Permits to ensure that the Co-Developers and/or their assigns and/or tenants are able to derive the benefit of such Permits without the payment of any transfer or similar fee.

4. Responsibilities of the Co-Developers. The Co-Developer shall, at their sole cost and expense, (a) cause the development of the Properties to comply with Sections 1, 2, 3, 4 (other than 4.C.), 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17.A., 17.B., 17.C., 17.D., 17.E., and 17.L. of the Original Development Agreement and (b) review, negotiate, execute, and deliver any O&M Agreement required pursuant to the terms of the Development Agreement.

5. Marquee Sign.

(a) The Parties acknowledge that the large pylon sign at Newbury Market visible from Interstate 79 and State Route 50 (the "Marquee Sign") is intended to identify the overall Newbury Market commercial development as well as notable individual businesses located in the development for the motoring public traveling along Interstate 79 and State Route 50. The following principles shall inform decisions about which tenants / businesses operating in the development shall be allocated a panel, either temporarily or permanently, on the Marquee Sign: i) the uppermost four large panels are intended only for anchor tenants operating in the development, expected to be large-format businesses open to the general public with facilities of 60,000 square feet or more; ii) the lower nine panels are intended for top-brand, mid-sized tenants (approximately 15,000 square feet or larger) operating in the development; and iii) as the commercial development progresses with the build-out of remaining undeveloped land parcels, any of the lower nine panels (but none of the uppermost four large panels reserved for anchor tenants) may be temporarily allocated to smaller tenants, since blank panels on the Marquee Sign are of little benefit to the Newbury Market commercial development.

(b) The Developer shall have the right to allocate any and all panels on the Marquee Sign, in keeping with the principles outlined above in Section 5(a), at the reasonable discretion of the Developer. Any Co-Developer may submit a request to the Developer for allocation of a panel on the Marquee Sign, either temporarily or permanently, for a tenant and/or business occupying the requesting Co-Developer's parcel in the Newbury Market commercial development. Upon receipt of such a request, the Developer shall seek input regarding the request from all Co-Developers, with the understanding that should the majority of the Co-Developers support the requested sign panel allocation, the Developer shall allocate a sign panel on the Marquee Sign per the given request.

(c) In the event a dispute arises with respect to allocation of any panels on the Marquee Sign, the Developer and Co-Developers agree to utilize a third party arbitration process with the costs of arbitration to be split ratably amongst the parties to the dispute. Selection of the arbitrator must be made within seven (7) days of any such written demand for arbitration and, to the extent the parties are unable to select such an arbitrator within such time period, the Township will independently select the arbitrator to facilitate the arbitration process. All parties agree they will make best efforts to avoid any such disputes requiring arbitration in accordance with the general requirements of good faith and cooperation in paragraph 10 in line with the principles set forth herein at paragraph 5(a) related to the panel allocations for the Marquee Sign.

(d) Any Party to whom a sign panel on the Marquee Sign has been allocated, whether Developer or Co-Developer, shall be responsible for all costs and expenses associated with the design, fabrication, installation, maintenance and removal of the sign panel from the Marquee Sign.

6. Costs and Expenses. Unless otherwise expressly required by this Agreement, the Developer, and the Co-Developers shall each, respectively, bear the costs and expenses of performing their respective duties pursuant to this Agreement, including, without limitation, all duties of cooperation under Sections 2 and 3 of this Agreement which shall be at the cooperating Party's sole cost and expense. Accordingly, the Parties shall provide and utilize such personnel and such equipment and facilities, and such capital as may be necessary to such performance, except only as may be otherwise expressly set forth in this Agreement.

7. Payment for Shared Obligations.

(a) Remaining Phase I Off-Site Improvements, Remaining Phase II Off-Site Improvements, Joint Permit Obligations & Potential Planning Module Obligations. The Developer and/or its assigns shall complete the Remaining Phase I Off-Site Improvements, Remaining Phase II Off-Site Improvements, Joint Permit Obligations & Potential Planning Module Obligations (collectively, the "***Shared Obligations***"), including the payment of third-party costs required for the completion thereof. After the completion of the Shared Obligations, or substantial portions thereof, Developer shall invoice the applicable Co-Developers for reimbursement of each Co-Developer's ratable share of the expended third-party costs associated with the Shared Obligations, per the allocations outlined in Exhibit D (the "***Reimbursement Requests***"). With each Reimbursement Request, Developer shall include full documentation of all expended third-party costs related to said Reimbursement Request. The Co-Developers shall pay each Reimbursement Request within sixty (60) days of receipt of the Reimbursement Request.

(b) Stormwater Obligations. The Developer and/or its assigns and each Co-Developer shall complete the Stormwater Obligations located on, under or within their respective Property, including the payment of third-party costs required for the completion thereof, during the normal course of development of each Property. After the completion of the Stormwater Obligations on each Property, or substantial portions thereof, the party that paid for the completed Stormwater Obligation shall invoice the other Co-Developers / Developer for reimbursement of each Co-Developer's / Developer's ratable share of the expended third-party costs associated with the completed Stormwater Obligations, per the allocations outlined in Exhibit D (the "***Stormwater Reimbursement Requests***"). With each Stormwater Reimbursement Request, the party requesting reimbursement shall include full documentation of all expended third-party costs related to said Stormwater Reimbursement Request. The Co-Developers / Developer shall pay each Stormwater Reimbursement Request within sixty (60) days of receipt of the Stormwater Reimbursement Request.

(c) Late Payments. Any Reimbursement Request and/or Stormwater Reimbursement Request that is not paid in full within sixty (60) days of issuance shall accrue interest at the rate of ten (10) percent (10%) on any unpaid balance until paid in full with interest.

8. Representations and Warranties.

(a) The Developer's Representations and Warranties. The Developer hereby represents and warrants to the Co-Developers that:

(i) There are no pending lawsuits or, to the Developer's knowledge, threatened lawsuits, with respect to the Development Agreement.

(ii) The execution, delivery and performance of this Agreement by the Developer has been duly authorized and no consent of any other person or entity to such execution, delivery and performance is required to render this document a valid and binding instrument enforceable in accordance with its terms.

(iii) The entering into this Agreement does not constitute a violation or breach by the Developer of (A) any Permit, contract, agreement, understanding or instrument to which it is a party or by which the Property is subject or bound, (B) any judgment, order, writ, injunction or decree issued against or imposed upon the Developer, or (C) any applicable law, order, rule or regulation of any governmental or quasi-governmental authority.

(iv) The most recent site plan for Newbury Market (the [Bass Pro Site Plan]) was approved by the Township on September 19, 2024 and the most recent subdivision plan for Newbury Market (the Newbury Plan of Lots – 21st Revision) was approved by the Township on September 19, 2024, each of which is attached hereto as Exhibit E. Such approvals remain in effect, as may be further amended from time-to-time, subject to the processes and procedures of the Township Ordinances.

(b) The Co-Developers' Representations and Warranties. Each Co-Developer hereby represents and warrants to the Developer that:

(i) The execution, delivery and performance of this Agreement by the Co-Developer has been duly authorized and no consent of any other person or entity to such execution, delivery and performance is required to render this document a valid and binding instrument enforceable in accordance with its terms.

(ii) The entering into this Agreement does not constitute a violation or breach by the Co-Developer of (A) any Permit, contract, agreement, understanding or instrument to which it is a party or by which the Property is subject or bound, (B) any judgment, order, writ, injunction or decree issued against or imposed upon the Co-Developer, or (C) any applicable law, order, rule or regulation of any governmental or quasi-governmental authority.

9. Termination and Suspension of Agreement. This Agreement may be terminated: (a) by the mutual written consent of the Parties; or this Agreement may be suspended in the event that a breaching party has previously received (b) a Final Notice of Default (defined below), as

permitted and defined in Section 13, by a non-breaching Party. The Party's Suspension shall remain in effect, so long as the breaching Party's default(s) identified in the Final Notice of Default remains ongoing and non-cured. Any default with respect to the payment for Shared Obligation described in Section 7 of this Agreement shall be cured upon the defaulting Party's payment of the amount owed together with interest at the annual rate of ten percent (10%) on the amount, accruing from and after sixty (60) days from the date of the Reimbursement Request. Developer shall assign this Agreement to any other party which wishes to assume the rights and obligations under the Development Agreement.

10. Good Faith; Cooperation. Each of the Parties shall act in good faith in performing and carrying out its respective duties and obligations required by this Agreement. The Parties shall cooperate with one another and shall not obstruct or impede one another in the performance of such duties and obligations. The Parties shall meet and confer with one another concerning the development of the Property as reasonably required by the circumstances. Between such meetings, the Parties shall generally be available to consult and advise the counterparties concerning the development of the Property and matters related thereto, in person or by phone, at reasonable hours of the day during the normal work week.

11. Insurance Coverages; Indemnification. The Parties shall purchase and maintain throughout the term of this Agreement, or during the term of this Agreement as indicated below, the insurance coverages required pursuant to the terms set forth in Section 2 and Section 3, respectively, and otherwise in amounts that are commercially reasonable for projects of the size and scope of the development of the Properties. The Parties shall hereby indemnify, defend and hold harmless each other, their members, partners, officers, directors, employees, shareholders and their successors and assigns against and with respect to any claim, liability, obligation, loss, damage, assessment, judgment, action, suit, proceeding, cost or expense (including, without limitation, reasonable attorneys' fees and costs and expenses reasonably incurred in investigating, preparing, defending against or prosecuting any litigation) of any kind or character arising out of or in any manner incident to each other's performance under this Agreement; *provided, however*, that neither Party shall be obligated to indemnify the other Party for such other Party's intentionally tortuous, criminal or fraudulent acts. One Party must notify the other Party within a reasonable time, but not later than 30 days after receiving notice of the claim, after being informed that a claim covered under this Section has been asserted against it. Notwithstanding anything contained herein to the contrary, no Party shall be liable for any special, indirect, incidental, exemplary, consequential or punitive damages, suffered by any other Party, except in the case of fraud or to the extent of any actual damages that arise from third party claims which characterize such damages as special, indirect, incidental, exemplary, consequential and/or punitive.

12. Confidentiality. The Parties agree that the terms set forth in this Agreement shall remain confidential and shall not be revealed or disclosed to any person or entity, except: (a) with the written consent of the Parties to this Agreement; (b) as may be disclosed to the Parties' respective attorneys, accountants and other representatives that are involved in the consummation of the transactions contemplated by this Agreement; (c) the Parties' respective investors, equity holders, and/or lenders; (d) as may be required by applicable law; (e) as may be necessary in connection with obtaining necessary governmental approvals; and (f) in connection with any litigation between the Parties.

13. Events of Default, Remedies, and Cures. Any breach of this Agreement by the Developer or Co-Developer(s) (an "***Event of Default***") shall be considered a violation of the Township's SALDO. If an Event of Default occurs, then any of the non-breaching Parties, in addition to all other remedies provided by law or this Agreement, may provide a written notice of default to the breaching Party (the "***Initial Notice of Default***"). If the Event of Default has not been cured within thirty (30) days of the issuance of the Initial Notice of Default, then the non-breaching Party that issued the Initial Notice of Default is permitted to issue a notice of suspension to the breaching Party of the non-cured default (the "***Notice of Suspension***").

In the event of an issuance of a Notice of Suspension, the non-breaching Party is permitted to (a) pursue any and all remedies available in law or equity to compel payment and/or performance by the breaching Party; and (b) notify the Township of the continuing Event of Default and Notice of Suspension. In addition to the non-breaching Party's remedies for any existing Event(s) of Default and upon an issuance of a Notice of Suspension, the Township is authorized and permitted to initiate enforcement proceedings, including actions at law and in equity, authorized by the ordinances of the Township. The breaching Party agrees to be responsible for the costs and attorney's fees associated with any Township enforcement actions. The breaching Party further agrees to indemnify the non-breaching Parties and to hold such Parties harmless in connection with any applicable Township enforcement proceedings.

In the event a breaching Party fails to cure and remedy an Event of Default and Notice of Suspension within six (6) months following the transmission of a Notice of Suspension, a non-breaching Party is permitted to issue a final notice of default ("Final Notice of Default") to the breaching Party. Upon the issuance of a Final Notice of Default, the suspension shall remain in effect until such time as the breaching Party has cured the default described in the Final Notice of Default.

14. General and Miscellaneous.

(a) Exhibits. The Exhibits referred to in and attached to this Agreement shall constitute a part of this Agreement and are incorporated herein by this reference.

(b) Integration. Unless otherwise expressly stated herein this Agreement including the attached exhibits, contain the entire Agreement of the parties regarding the development of the Properties in accordance with the requirements set forth in the Development Agreement, and all other and prior agreements and understandings of the Parties regarding the development of the Properties in accordance with the requirements set forth in the Development Agreement are merged and integrated herein.

(c) Notices. All notices, approvals, requests, and other communications required or permitted by this Agreement shall be made in writing and shall be delivered personally, by registered or certified first class mail with postage fully prepaid, by overnight express mail, by a nationally recognized private delivery service such as Federal Express or United Parcel Service, or electronically (email) with proof of delivery, properly addressed and deliverable to the Parties as follows:

If to the Developer:

TF South Fayette, LLC
c/o Thistle Financial Group, LLC
8486 State Route 819
Greensburg, PA 15650
Attn: Robert L. Rogers
Email: rrogers@thistlefinancial.com

With a copy to:

Eric Newhouse
1225 Newbury Highland
Bridgeville, PA 15017
Email: enewhouse@eqa-lc.com

and

Clark Hill PLC
301 Grant Street, 14th Floor
One Oxford Centre
Pittsburgh, PA 15219
Attn: William C. Price
Email: wprice@clarkhill.com

and

Clark Hill PLC
301 Grant Street, 14th Floor
One Oxford Centre
Pittsburgh, PA 15219
Attn: Jeffrey J. Conn
Email: jconn@clarkhill.com

If to Crossing III:

Lafayette Crossing III LLC
295 Myoma Road
Mars, PA 16046
Attn: Craig J. Cozza
Email: ccozza@cozzaenterprises.com

With a copy to:

Metz Lewis Brodman Must O'Keefe LLC
444 Liberty Avenue, Suite 2100
Pittsburgh, PA 15222
Attn: Jonathan P. Altman
Email: jaltman@metzlewis.com

If to Crossing IV:

Lafayette Crossing IV LLC
295 Myoma Road
Mars, PA 16046

Attn: Craig J. Cozza
Email: ccozza@cozzaenterprises.com

With a copy to: Metz Lewis Brodman Must O'Keefe LLC
444 Liberty Avenue, Suite 2100
Pittsburgh, PA 15222
Attn: Jonathan P. Altman
Email: jaltman@metzlewis.com

If to Township: Township of South Fayette
100 Township Drive
South Fayette, PA 15017
Attn: John Barrett, Township Manager
Email: jbarrett@sftwp.com

With a copy to: _____
_____
_____
Attn: _____
Email: _____

If to Arena Club: Arena Club Pittsburgh Properties, LP
c/o David Barr
8345 Woodberry Blvd.
Chagrin Falls, OH 44023
Email: dave@wembleyclub.com

With a copy to: _____
_____
_____
Attn: _____
Email: _____

If to Power Center: Newbury Power Center A-1, LP
c/o Newbury Power Center A-1 Management Company, LLC, its general partner
2214 Liberty Avenue
Pittsburgh, PA 15222
Attn: Brett A. Malky
Email: bmalky@eqa-lc.com

With a copy to: Houston Harbaugh, P.C.
Three Gateway Center
401 Liberty Avenue, 22nd Floor
Pittsburgh, PA 15222-1005
Attn: David J. Fasulo, Esquire

Email: fasulodj@hh-law.com

If to Main Street: Newbury Partners LLC
327 Mansfield Blvd.
Carnegie, PA 15106
Attn: Blaise Larkin
Email: bvl@madisonrealtygroup.com

With a copy to: _____
_____
_____
Attn: _____
Email: _____

If to Office: Newbury Office LLC
One Bigelow Square, Suite 630
Pittsburgh, PA 15219
Attn: Bill Hunt
Email: bhunt@elmhurstgroup.com

With a copy to: _____
_____
_____
Attn: _____
Email: _____

Delivery shall be deemed to have occurred on the date of personal delivery or on the third (3rd) day after mailing or dispatch by couriers.

(d) Amendments. This Agreement may only be amended by the written agreement of the Parties, duly signed and executed by the Parties, and may not be amended orally or by any course of dealing, act, or omission.

(e) Waivers. To the fullest extent permitted by law, no Party shall be deemed to have waived any right or privilege hereunder except by written statement or agreement duly signed by such Party. No wavier by any Party of any such right or privilege express or implied, shall constitute or be deemed a waiver of any other right or privilege, of such Party contained herein. No forbearance of any Party to enforce any right or privilege hereunder or to insist upon the strict compliance of any covenant of the other Party, or to exercise or enforce any right, term or remedy hereunder shall constitute a waiver or otherwise restrict or limit the subsequent assertion and enforcement of such covenant, right, privilege or remedy.

(f) Time of Essence. Time is of the essence with respect to each Party's respective performance hereunder.

(g) Applicable Law. This Agreement shall be construed and the performance of the Parties shall be governed by and according to the laws of the Commonwealth of Pennsylvania.

(h) Injunctive Relief. A breach of any of the terms set forth in this Agreement by one Party hereto will result in irreparable and continuing damage to the other Party hereto for which there will be no adequate remedy at law; therefore, the non-breaching Party shall be entitled to enforce its rights hereunder through injunctive relief and/or a decree for specific performance and/or such other relief as may be appropriate (including monetary damages) without any requirement to post a bond, provided any such action be brought within one hundred eighty days of the non-breaching Party obtaining actual knowledge of such alleged breach.

(i) Business Days. If any date provided for in this Agreement shall occur, or any period of time shall end, on a Saturday, Sunday or legal holiday, the applicable date shall be, instead, the next business day following such Saturday, Sunday or legal holiday.

(j) Severance. If any provision of this Agreement or its application to any Party or circumstance shall be determined by any court of competent jurisdiction to be invalid or unenforceable, to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances other than those as to which it is determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be and remain valid and shall be enforced to the fullest extent permitted by law, unless this shall materially and adversely affect either of the Parties.

(k) Force Majeure. A delay in any performance of any duty or obligation hereunder by either of the Parties, caused by strikes, floods, natural disasters, Acts of God or other force majeure events outside of such Party's control shall not constitute a breach of this Agreement or default by such Party, and the time for such performance shall be extended by the length of the delay caused by such event.

(l) Binding Effect. This Agreement shall bind and inure to the benefit of the Parties and their respective heirs, successors, and assigns.

(m) Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one Agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart. A signature that is reproduced by electronic signature shall be deemed to be as valid as the original signature.

(n) Captions. The headings or captions to the various sections and subsections of this Agreement are to be used for the convenience of the Parties only and shall not modify or affect the scope or purpose of the content of such sections or sub-sections.

(o) Third-Party Communication and Delivery of Documents. Each Party agrees to copy the other Party to this Agreement of its engagement in all communications with governmental entities with respect to the subject matter of this Agreement that may transpire

during the development process in order to facilitate permit applications, approvals, due diligence requests, and/or resolve pending issues.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto affix their signatures below through their duly authorized representatives as of the date first above written.

DEVELOPER:

TF SOUTH FAYETTE, LLC,
a Pennsylvania limited liability company

By: _____
Name: _____
Title: _____

LAFAYETTE CROSSING III LLC:

LAFAYETTE CROSSING III LLC,
a Pennsylvania limited liability company

By: _____
Name: _____
Title: _____

LAFAYETTE CROSSING IV LLC:

LAFAYETTE CROSSING IV LLC,
a Pennsylvania limited liability company

By: _____
Name: _____
Title: _____

ARENA CLUB PITTSBURGH PROPERTIES LP:

ARENA CLUB PITTSBURGH PROPERTIES LP,
a Pennsylvania limited partnership

By: _____, LLC,
its General Partner

By: _____
Name: _____
Title: _____

POWER CENTER:

NEWBURY POWER CENTER A-1, LP,
a Pennsylvania limited partnership

By: NEWBURY POWER CENTER A-1
MANAGEMENT COMPANY, LLC,
its General Partner

By: _____
Name: _____
Title: _____

NEWBURY PARTNERS LLC:

NEWBURY PARTNERS, LLC,
a Pennsylvania limited liability company

By: _____
Name: _____
Title: _____

NEWBURY OFFICE LLC:

NEWBURY OFFICE, LLC,
a Pennsylvania limited liability company

By: _____
Name: _____
Title: _____

TOWNSHIP:

TOWNSHIP OF SOUTH FAYETTE

By: _____
Name: _____
Title: _____

EXHIBIT A
DEVELOPMENT AGREEMENT

[See attached.]

EXHIBIT B
TERM SHEET

[See attached.]

EXHIBIT C
MASTER PLAN OF STORMWATER OBLIGATIONS

[See attached.]

EXHIBIT D

DEVELOPER / CO-DEVELOPER SHARED OBLIGATIONS AND COST ALLOCATIONS

	Description of Obligation	Responsible Parties	Responsible Parties' Land Area (acres)	Responsible Parties' Ratable Share of Applicable Obligation Costs
Remaining Phase I Off-Site Improvements	* Traffic Signal at Presto Sygan & Newbury Drive Intersection *	Developer, or its assignee of the Development Agreement	7.6322	50.1%
		Arena Club	4.1585	27.3%
		Crossing IV	3.4325	22.5%
		subtotal	15.2232	100.0%
	Traffic Signal at Presto Sygan & Thoms Run Intersection	Developer, or its assignee of the Development Agreement	7.6322	50.1%
		Arena Club	4.1585	27.3%
		Crossing IV	3.4325	22.5%
		subtotal	15.2232	100.0%
	* Traffic Signal at Presto Sygan & Millers Run Intersection *	Developer, or its assignee of the Development Agreement	12.9465	58.6%
		Crossing III	2.895	13.1%
		Office	6.2396	28.3%
		subtotal	22.0811	100.0%
Remaining Phase II Off-Site Improvements	Remaining Phase II Off-Site Improvements	Developer, or its assignee of the Development Agreement	12.9465	38.6%
		Crossing III	2.895	8.6%
		Power Center	6.8259	20.4%
		Main Street	4.6207	13.8%
		Office	6.2396	18.6%
		subtotal	33.5277	100.0%
Joint Permit & Planning Module	Joint Permit Obligations & Potential Planning Module Obligation	Developer, or its assignee of the Development Agreement	20.5788	42.2%
		Arena Club	4.1585	8.5%
		Crossing III	2.895	5.9%
		Crossing IV	3.4325	7.0%
		Power Center	6.8259	14.0%
		Main Street	4.6207	9.5%
		Office	6.2396	12.8%
		subtotal	48.751	100.0%
Stormwater Obligations	**Description of Obligation**	**Responsible Parties**	**Responsible Parties' Stormwater Volume (cubic feet)**	**Responsible Parties' Ratable Share of Applicable Obligation Costs**
	Stormwater Obligations	Developer, or its assignee of the Development Agreement	75,157	65.0%
		Arena Club	4,517	3.9%
		Crossing III	3,396	2.9%
		Crossing IV	10,170	8.8%
		Power Center	8,998	7.8%
		Main Street	2,981	2.6%
		Office	10,442	9.0%
		subtotal	115,661	100.0%

* Note: Pursuant to the Term Sheet, South Fayette Township is pursuing funding to pay for these obligations.

EXHIBIT E
BASS PRO SITE PLAN
AND
NEWBURY PLAN OF LOTS – 21ST REVISION

[See attached.]

SIXTH AMENDMENT TO
DEVELOPMENT AGREEMENT
Newbury Market & Ridge Plans

THIS SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT (this "**Sixth Amendment**"), made and entered into as of January 14, 2026,

BY AND BETWEEN:

THE TOWNSHIP OF SOUTH FAYETTE (hereinafter referred to as the "**Township**"), a First-Class Township and political subdivision of the Commonwealth of Pennsylvania situated in Allegheny County, Pennsylvania, with its principal office located at 100 Township Drive, South Fayette, PA 15017.

AND

TF SOUTH FAYETTE, LLC, a Pennsylvania limited liability company (individually referred to as "**TF South Fayette**"), successor developer to **NEWBURY DEVELOPMENT ASSOCIATES, LP**, a limited partnership organized and existing under the laws of the Commonwealth of Pennsylvania (individually referred to as "**Newbury Development**"), having a mailing address of c/o EQA Landmark Communities, LP, 2214 Liberty Avenue, Pittsburgh, PA 15222, and/or its affiliates (hereinafter referred to as the "**Developer**"). The Township and the Developer are sometimes collectively referred to herein as "**Parties**".

WITNESSETH:

WHEREAS, the Township and TF South Fayette, as successor developer to Newbury Development, entered into a Development Agreement dated August 13, 2008 (the "**Original Agreement**"), as amended by an Amendment to Original Development Agreement dated April 12, 2010 (the "**First Amendment**"), as amended by a Second Amendment to Development Agreement dated November 17, 2015, (the "**Second Amendment**"), as amended by a Third Amendment dated September 13, 2017, as amended and restated on November 15, 2017 (the "**Third Amendment**"), as amended by a Fourth Amendment to Development Agreement dated February 17, 2021 (the "**Fourth Amendment**"), and as amended by a Fifth Amendment to Development Agreement dated December 29, 2023 (the "**Fifth Amendment**"), (the Fifth Amendment, Fourth Amendment, Third Amendment, Second Amendment, and First Amendment together with the Original Agreement are collectively, the "**Development Agreement**");

WHEREAS, pursuant to the Development Agreement, the Developer is permitted, subject to the processes and procedures of the Township's development protocols contained in its Ordinances, to develop commercial and residential development at the Newbury site;

WHEREAS, pursuant to the terms of the Development Agreement, TF South Fayette, as successor developer to Newbury Development, is required to, inter alia, i) fund any remaining road infrastructure improvements subject to a Pennsylvania Department of Transportation Highway Occupancy Permit # 11042081, primarily comprised of traffic signals at the

intersections of Presto Sygan Road with Millers Run Road, Newbury Highland / Newbury Market Drive, and Thoms Run Road (the "**Remaining Off-Site Improvements**"); and ii) maintain at the Developer's sole expense the Highway Occupancy Permit Bond issued by the International Fidelity Insurance Company in the name of the Township as financial security for the completion of the Remaining Off-Site Improvements;

WHEREAS, the Parties now desire to further amend the Development Agreement by this Sixth Amendment to specifically address the remaining outstanding items related to the Development Agreement and other matters as set forth herein.

NOW, THEREFORE, intending to be legally bound, the Parties agree as follows, incorporating the above recitals by reference:

1. **Extension of Deadlines.** The Township hereby extends the deadlines for the expiration of the financial security, as described in Section 8 of the Original Agreement, as amended by Section 3 of the Second Amendment, as further amended by Section 4 of the Third Amendment, as further amended by Section 5 of the Fourth Amendment, and as further amended by Section 1 of the Fifth Amendment, to December 31, 2027. In the event that the Remaining Off -Site Improvements are not completed as of such date, TF South Fayette shall be required to extend the financial security for an additional period to be determined by the parties to be sufficient to complete the Remaining Off-Site Improvements.

2. **Miscellaneous**

(a) **Incorporation of Recitals**. The foregoing Recitals are incorporated by reference herein.

(b) **Defined Terms**. All capitalized terms not otherwise defined herein shall be deemed to have the meanings ascribed to them in the Development Agreement.

(c) **Modification of Agreement**. The Parties agree that the only terms of the Development Agreement that have been modified are the terms as contained in this Sixth Amendment. Except as specifically provided herein, all of the terms, provisions, covenants and conditions of the Development Agreement and this Sixth Amendment are hereby ratified and confirmed and shall continue to be in full force and effect. In the event of any conflict in the language between the terms of the Development Agreement and this Sixth Amendment, the terms of this Sixth Amendment shall control.

(d) **Integration / No Further Modification**. The Parties agree that this Sixth Amendment, in addition to the Original Agreement, the First Amendment, the Second Amendment, the Third Amendment, and the Fourth Amendment represent a fully integrated document, and that there are no other understandings or promises between the Parties that are not contained herein. No term or provision hereof may be amended, changed, waived, discharged or terminated orally, but only by an instrument signed by the Party against whom enforcement is sought.

(e) **Separability**. If any clause or provision of this Sixth Amendment is illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the remainder of this Sixth Amendment shall not be affected thereby. In lieu of each clause or provision of this

Sixth Amendment which is deemed to be illegal, invalid or unenforceable, there shall be added, as part of this Sixth Amendment, a clause or provision as similar in terms to the unenforceable term as may be possible and as may be legal, valid and enforceable.

(f) **Authority**. The individuals executing this Sixth Amendment hereby represent and warrant that all necessary corporate action to approve this Sixth Amendment has occurred, and that they are empowered and duly authorized to execute this Sixth Amendment on behalf of the parties they represent.

(g) **Successors and Assigns**. This agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the parties hereto. The obligations contained in this Sixth Amendment, along with those set forth in the Development Agreement shall not be assigned by the Developer without the prior written consent of the Township. Any Township approved assignment of the Development Agreement shall require the assignee to agree in writing to accept all of the Developer's obligations under the agreements and for all financial security required by the Development Agreement.

(h) **Enforcement of Development Agreement**. Any violation of the Development Agreement by the Developer, or its successors and assigns, shall be considered a violation of the SALDO. In addition to (a) the specific remedies set forth herein for violation of the Development Agreement and (b) all other remedies provided by law including but not limited to those remedies provided for in the MPC, all such violations shall be cause for the Township's initiation of enforcement proceedings including actions at law or in equity, authorized by the ordinances of the Township and the MPC. The Developer also agrees to be responsible for the cost of attorneys' fees associated with any enforcement action.

(i) **Limited Application**. This Sixth Amendment shall only be effective as to the rights, duties and obligations of the Parties hereto and shall not be binding upon or inure to the benefit of any other land owner not a party to this Sixth Amendment.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGE TO SIXTH AMENDMENT FOLLOWS]

IN WITNESS HEREOF, the parties have executed this Sixth Amendment as of the date set forth above.

ATTEST:

_____

TOWNSHIP OF SOUTH FAYETTE

By:_____
Name:_____
Title:_____

ATTEST:

_____

TF SOUTH FAYETTE, LLC,
a Pennsylvania limited liability company

By:_____
Name:_____
Title:_____

2026 Paving Program – Board Project Summary

The 2026 Paving Program: The program focuses on extending pavement life, improving ride quality, and drainage.

Program Overview

The work includes pavement milling, asphalt base repairs, resurfacing, curb installation, inlet/manhole grade adjustments, and limited guide rail replacement at various locations throughout the township.

Proposed Scope of Work

- Roto-milling approximately 3 inches of existing pavement over an estimated 33,000 square yards (SY)
- Asphalt base repairs on streets as needed, estimated at approximately 3,000 SY
- Grade adjustment of up to 46 inlets/manholes (final quantities to be confirmed in the field)
- Installation of approximately 11,000 linear feet (LF) of 6" x 18" bituminous wedge curb
- Placement of approximately 5,100 tons of 19mm Superpave binder course
- Installation of approximately 200 tons of fine-graded 9.5mm Superpave scratch binder
- Installation of approximately 33,000 SY of Superpave fine-graded, fiber-reinforced wearing surface
- Includes approximately 2,050 SY of full-depth asphalt installed on subbase prepared by others
- Replacement of approximately 1,500 LF of guide rail

Streets and Facilities Included

Street / Area	From	To
Lawnshadow Drive	Woodhaven Dr	Boyce Rd
Hickory Grade Rd	SR 576	County Line
Pine Creek Drive	Hickory Grade Rd	Terminus (East)
Hickory Grade Rd	Alpine Rd	Parks Farm
Old Oak Rd	Pinewood	Meadow
Parks Parking Lots	Fairview	Fairview
Melrose Ct	Washington Pike	End
Cemetery Hill	Robinson Run	Water St

2026 Rejuvenation Program

The 2026 Rejuvenation Program includes roadway segments that were paved in 2024. These streets are being considered for pavement rejuvenation treatments to preserve surface condition, extend pavement life, and protect the Township's recent capital investment.

STREET NAME	FROM:	TO:
Scotch Hill Road	Marshall Road	Township Line
Pinch Road	Township Line	Dutch Hill Road
Firwood Drive	166 Firwood Drive	Woodhaven Lane (S)
Old Pond Road	Hickory Grade Road	Abele Road
Abele Road	Terminus (W)	Terminus (E)
Emerson Lane	Abele Road	Terminus (E)
Villani Drive	Abele Road	Terminus (W)
Forbes Street	Hickory Grade Road	Terminus (N)
Christine Court	Lindsay Lane	Parkes Farm Drive
Hunting Ridge Road	Boyce Road	Meeting House Road
Greenwood Drive	Woodhaven Lane	Firwood Drive
Woodhaven Drive	Geenwood Drive	Greenwood Drive
Meadow Drive	Greenwood Drive	Terminus (W)

2026 Cape Seal Program

The 2026 Cape Seal Program includes the application of a Cape Seal surface treatment at various locations throughout the Municipality of South Fayette Township. The program will consist of approximately 17,000 square yards (SY) of surface treatment, as required, to preserve existing pavement and extend roadway service life. The project also includes all necessary traffic control measures, resident notifications, and post-construction cleanup to ensure safe and efficient completion of the work.

Lawnview Circle
Clubview Dr
Stockbridge Ct.

Managers' Report
January 12, 2026
Submitted by John M. Barrett

This report summarizes activity from our December meeting. New Year's Eve brought plenty of snow and ice. Our Public Works crews did an exceptional job responding to the weather and keeping our local roadways safe. In addition to snow, 2026 also required that we hold a Reorganization Meeting, which we held on January 5. Staff have been busy with closing out projects and our financials, and other year-end obligations. This includes grant closeouts and final payment requests for the Panhandle Trail. We are also working hard to substantially complete the Fairview Baseball Field project by the end of March to satisfy the terms of our grant contract. In addition, we have finalized our revisions to the LERTA ordinance and map and will bring that to the Board for adoption this month. We are also advancing amendments to our PED Zoning District and will be reviewing them with the Planning Commission later this month. Below you will find additional information on these projects as well as details on other relevant topics.

PED and Zoning Amendments. Last month, the board authorized the advertisement of an ordinance that would amend our zoning ordinance and map by establishing regulations for Data Centers, requiring additional frontage for new residential construction within the R-1 zoning district. Additionally, the ordinance will change the zoning of several small parcels in Sturgeon. The PED District was also slightly expanded, which will require the adoption of a new Zoning Map. The action taken by the board begins a rather lengthy review process, which includes review by the Planning Commission and Allegheny County Economic Development and requires a public hearing before the Board of Commissioners. The ordinance and map have been included on the January Planning Commission agenda and have been sent to ACED for review. We can anticipate receiving feedback from the County by the end of February. From there, we will hold a public hearing before our March public meeting. Once the hearing is closed, the Board will be able to formally adopt the ordinance and revised zoning map. This effort to expand our Planned Economic Development zoning district was identified as a priority by the board and is supported in the Township's Comprehensive Plan.

2026 Road Program. The 2026 Road Program is being coordinated almost entirely in-house this year. Our consulting engineers have assisted the Township with quality assurance and quality control of the project and will be prepared to assist with construction inspection as needed.

This year's program includes traditional mill and pave operations, as well as two other alternatives to traditional paving in the form of rejuvenation and cape sealing. Roads have been carefully selected to receive one of these treatments, and we believe this approach will stretch our paving dollars and further extend the life cycle of our roads. We have also brought the advertisement, production of bid specifications, bid tabulation, pre-bid meeting and other administrative tasks in-house, further reducing our costs and maximizing the level of funding available for actual road improvements.

South Fayette Activity Center update. Our plans to comprehensively renovate and expand the facility at 515 Millers Run Road continue to advance. Later this month, we hope to advertise the project for competitive bidding. Prior to that, the Township and Library will have the opportunity to review the construction drawings that will turn the conceptual design into a new facility. Upon receipt of the 90% complete drawings from our architects and other design professionals, we will have the opportunity to review and refine them before finalizing the project. The 90% submittal will also include renderings and an updated Opinion of Probable Cost. With that in mind, we are planning to convene a joint board meeting with the Library Board to discuss the project, including costs, build out, construction timeline, as well as interim plans for the Library during construction. Once the project has been publicly bid, we will schedule a formal bid opening approximately thirty days following and then present the board with a bid tabulation and recommendation for bid award. This will likely be presented to the board at the March meeting, with construction following later this Spring. Construction duration has been estimated at 10-12 months, which would have the building online and operational in the Spring/early summer of next year.

Public Works facility upgrades. In addition to the Library expansion, the board has identified that scheduled improvements to the Public Works facility are a priority for the Township to pursue. To that end, we have taken the first step towards completing this project by selecting an architect to lead us through conceptual design for the facility. Our plan is to improve the building envelope to make the facility more energy efficient, replace the roof, incorporate a small addition to allow for greater storage and operating area, and improve the curb appeal of the facility. Indovina Associates has been selected to lead this project on our behalf, and we anticipate kicking this project off with a stakeholder meeting later this month. The building will have to remain operable for our public works department during construction. Once more information is available about this effort, the board will be updated.

Warrior Canine Connection. This non-profit organization provides veterans with access to trained service dogs to help with recovery from the stress of combat. The service dog program helps combat veterans reconnect with families, communities and life. A local South Fayette resident serves as a trainer for the organization. At our January meeting, representatives from the Warrior Canine Connection will be on hand to discuss the program in more detail and introduce the board to a few service dogs.

LSA Grant Award – Chartiers Valley Flood Control Authority. The board has been made aware of the sliding streambank that has been negatively impacting a section of Chartiers Creek near the entrance to Top Golf. The Chartiers Valley Flood Control Authority applied for an LSA grant to cover the expense of streambank stabilization. I am pleased to report that this grant application was approved for over $400k of funding to support this project. I will attend the upcoming meeting of the CVFCA and report back to the board with a project implementation schedule.

If anyone would like clarification or further discussion on any item in this report, please do not hesitate to contact me directly.

John M. Barrett
Township Manager

January Meeting Updates

- Working with our solicitor on some outstanding issues with some professional contract issues.
- Discussing a possible tax bond reduction for our former tax collector to see what is feasible since the township now has Jordan doing tax collections.
- Closely working with Jordan on tax year 2024 to go through various issues and various scenarios that will need to be addressed over the next few months.
- Assisting Jordan with subdivision issues from 2022 to current with properties within the Township to ensure 2026 tax bills are correct
- Working with DPW on getting a low-hanging cable wire hung higher on Blythe Road so Waste Management Trucks can make pick-ups. As a temporary solution, our DPW has propped up the cable.
- Continue to work through outstanding issues with Cintas.
- Sent out statements for various escrow accounts and followed up on outstanding balances.
- Received certified values for 2026, and taxable property went up from $1,703,337,060 to $1,722,528,240, a $19,191,180 increase YOY, even with assessment reductions due to the CLR reduction.
- Made some additional updates to the MOU between the Township and 4 VFDs for the Fire Services Coordinator position.
- Reconciling revenue and expenses for the budget year 2025, which should be completed this week.
- Worked with PUC to have a $5000 fine levied against the township, forgiven for an incident earlier this year.

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

South Fayette Township
Building Permits Report

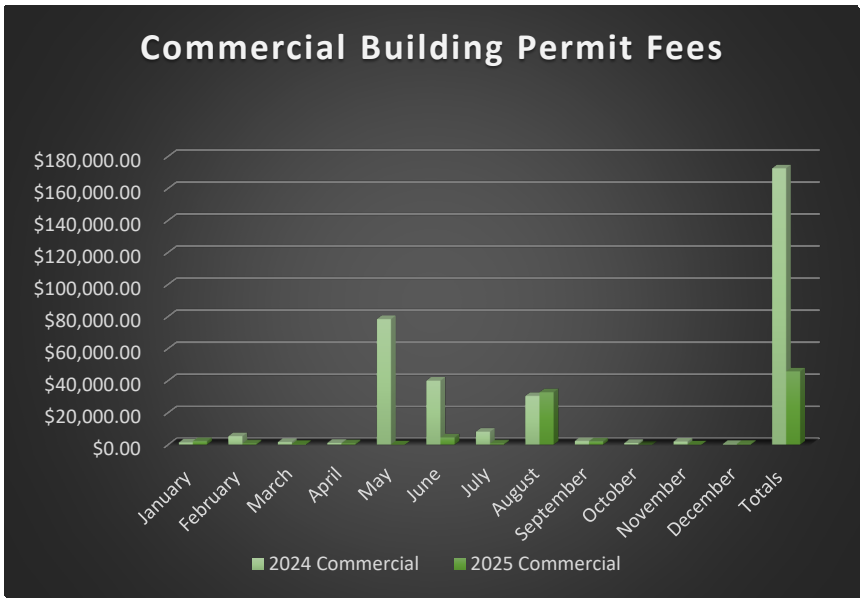
2025-12-01 To 2025-12-31

Permit No	Date	Tax ID	Owner Name	Property Address	Category/Type	Estimated Cost	Fee	Memo
2025-333	12/01/2025	324-L-154	BRIAN J & JENNIFER L (W) KILGUS	471 HICKORY GRADE RD	SINGLE FAMILY ACCESSORY	$12,300.00	$35.00	FENCE
2025-334	12/04/2025	489-M-44	WALTER KELLER	4402 WALNUT RIDGE CIR	SINGLE FAMILY ACCESSORY		$100.00	GRADING
2025-335	12/04/2025	489-M-44	WALTER KELLER	4402 WALNUT RIDGE CIR	SINGLE FAMILY ACCESSORY	$15,000.00	$537.00	RETAINING WALL
2025-336	12/04/2025	407-K-5	MICHAEL AND CONNIE IORIO	406 ANDERSON AV	SINGLE FAMILY ACCESSORY	$8,154.00	$100.00	DECK - 10 X 10
2025-337	12/04/2025	398-R-11	JONATHAN & JANET (W) SPINK	136 PINEWOOD DR	SINGLE FAMILY ADDITION	$100,000.00	$148.04	2ND STORY ADDITION
2025-338	12/05/2025	489-A-19	JOHNATHON & KRISTYN M (W) BILLINGS	1373 SANDSTONE DR	SINGLE FAMILY ACCESSORY	$17,000.00	$100.00	DECK LESS THAN 30"
2025-339	12/05/2025	405-A-102	MARONDA HOMES LLC	1003 STONEGATE DR	SINGLE FAMILY NEW CONSTRUCTION	$526,186.50	$1,635.48	NEW HOME - TRUEMAN
2025-340	12/05/2025	490-S-226	FOXLANE HOMES OF STONEGATE	2012 FIELD STONE DR	SINGLE FAMILY NEW CONSTRUCTION	$275,500.00	$1,525.86	NEW HOME - CHESTNUT HILL
2025-341	12/08/2025	480-P-142	CHARTER HOMES	4020 WINDSFIELD WAY	TOWNHOUSE NEW CONSTRUCTION	$175,000.00	$717.21	TOWNHOUSE - 42.12.1E
2025-342	12/08/2025	480-P-140	CHARTER HOMES	4022 WINDSFIELD WAY	TOWNHOUSE NEW CONSTRUCTION	$174,000.00	$751.23	TOWNHOUSE - 42.12.2
2025-343	12/08/2025	480-P-138	CHARTER HOMES	4024 WINDSFIELD WAY	TOWNHOUSE NEW CONSTRUCTION	$170,000.00	$751.23	TONWHOUSE - 42.12.2
2025-344	12/08/2025	480-P-136	CHARTER HOMES	4026 WINDSFIELD WAY	TOWNHOUSE NEW CONSTRUCTION	$176,000.00	$717.21	TOWNHOUSE - 42.12.1E
2025-345	12/11/2025	404-C-1	FAYETTE TOWNSHIP SCHOOL DISTRI SOUTH	1200 LT WILL WAY	COMMERCIAL ACCESSORY	$150,000.00	$0.00	FIRE ALARM - SCHOOL ADDITION
2025-346	12/16/2025	402-C-7	BRANDON DESMET	1132 MOHAWK RD	SINGLE FAMILY ACCESSORY	$40,000.00	$100.00	DETACHED GARAGE
2025-347	12/16/2025	258-M-7	NATIKA PROCTOR	102 LOCUST LA	SINGLE FAMILY ACCESSORY	$10,000.00	$40.00	SHED

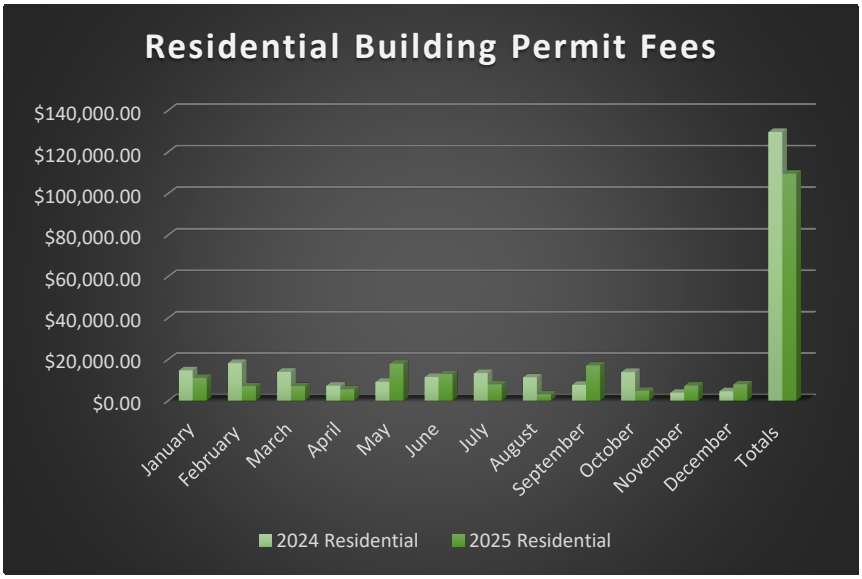
Permit No	Date	Tax ID	Owner Name	Property Address	Category/Type	Estimated Cost	Fee	Memo
2025-348	12/16/2025	328-M-8	WILLIAM & ANNMARIE (W) DUCHESS	4578 BATTLE RIDGE RD	SINGLE FAMILY ACCESSORY	$50,000.00	$100.00	GARAGE
2025-349	12/30/2025	572-G-16	HARRY YOOS	929 BOYCE RD	SINGLE FAMILY NEW CONSTRUCTION	$390,000.00	$610.02	NEW HOME
2025-350	12/22/2025	480-P-60-402 E	CHARTER HOMES AT HASTINGS	1421 HASTINGS CRESCENT	COMMERCIAL ACCESSORY	$25,000.00	$545.50	MAILBOX STRUCTURE
						$2,314,140.50	**$8,513.78**	

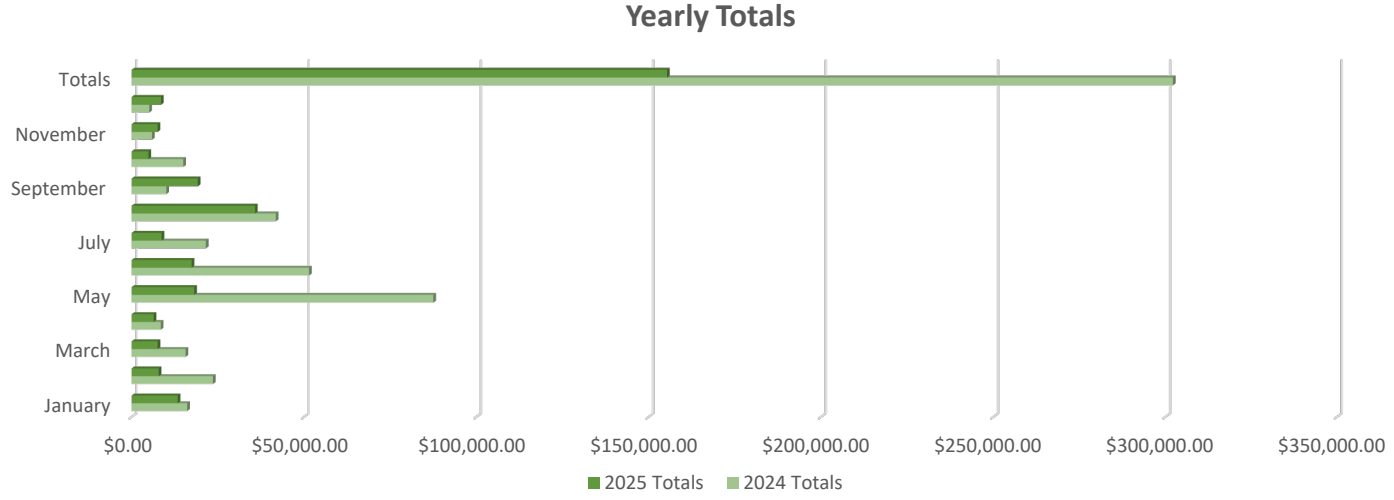
South Fayette Township
Building Permit Fees

Month	2024 Commercial	2025 Commercial
January	$1,408.25	$2,316.25
February	$5,351.80	$809.00
March	$1,673.20	$503.00
April	$1,174.74	$850.00
May	$78,359.48	$250.00
June	$39,978.54	$4,552.50
July	$8,131.00	$762.00
August	$30,481.66	$32,734.88
September	$2,364.76	$2,120.20
October	$1,107.80	$75.00
November	$2,007.40	$250.00
December	$518.00	$545.50
Totals	**$172,556.63**	**$45,768.33**



Month	2024 Residential	2025 Residential
January	$14,700.00	$11,062.70
February	$18,232.00	$7,041.89
March	$13,968.25	$7,043.31
April	$7,277.25	$5,535.84
May	$9,164.75	$17,910.66
June	$11,472.99	$12,863.94
July	$13,382.25	$7,925.92
August	$11,349.00	$3,069.23
September	$7,696.40	$17,068.09
October	$13,872.00	$4,794.13
November	$3,906.00	$7,271.20
December	$4,602.75	$7,968.28
Totals	**$129,623.64**	**$109,555.19**





Roots Natural Kitchen
Ribbon Cutting
Gateway Shops, South Fayette

COMMUNICATIONS & COMMUNITY DEVELOPMENT REPORT

January 2026

Prepared by
Andrea Iglar, Director

SOUTH FAYETTE TOWNSHIP

SOUTH FAYETTE CONNECT

Magazine

WINTER 2026

Volume 11, Issue 1

- Scheduled to publish early February
- Projected 15 ads representing $10,000 in revenue

Preliminary Topic Highlights

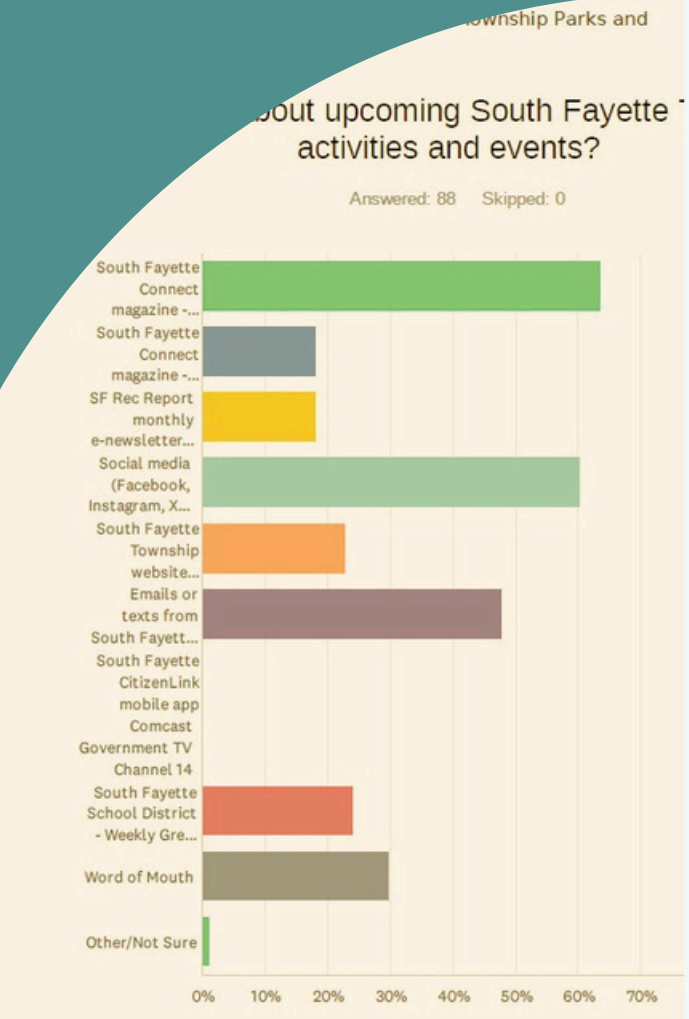
- 2026 Budget
- Building and Development Year in Review
- Thanks for Giving article
- Chief's Corner: Snow plowing safety
- Meet Mike Blocher
- Ask Abbey: Sidewalk snow clearing
- SF School District - 2 pages
- Business: Roots Natural Kitchen, Rolling Hills Landscapes
- Misc township and community news
- Haunted Harvest, Accessible Hunt and Joy-Thru Fairview photos
- Upcoming community events and recreation programs
- Library programs
- 2026 TV & Electronics Recycling flyer

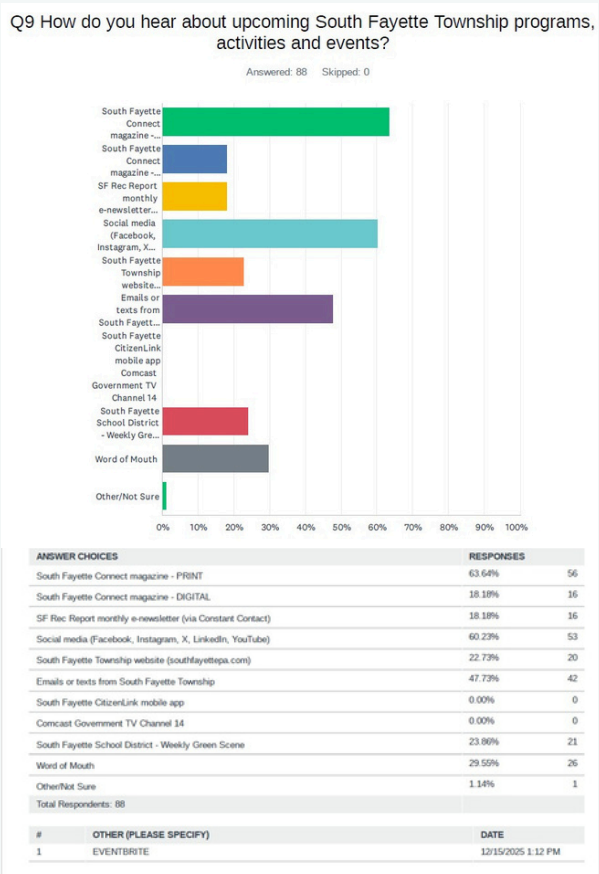
SOUTH FAYETTE CONNECT

Magazine

Recreation Program Participant Survey Dec. 2025

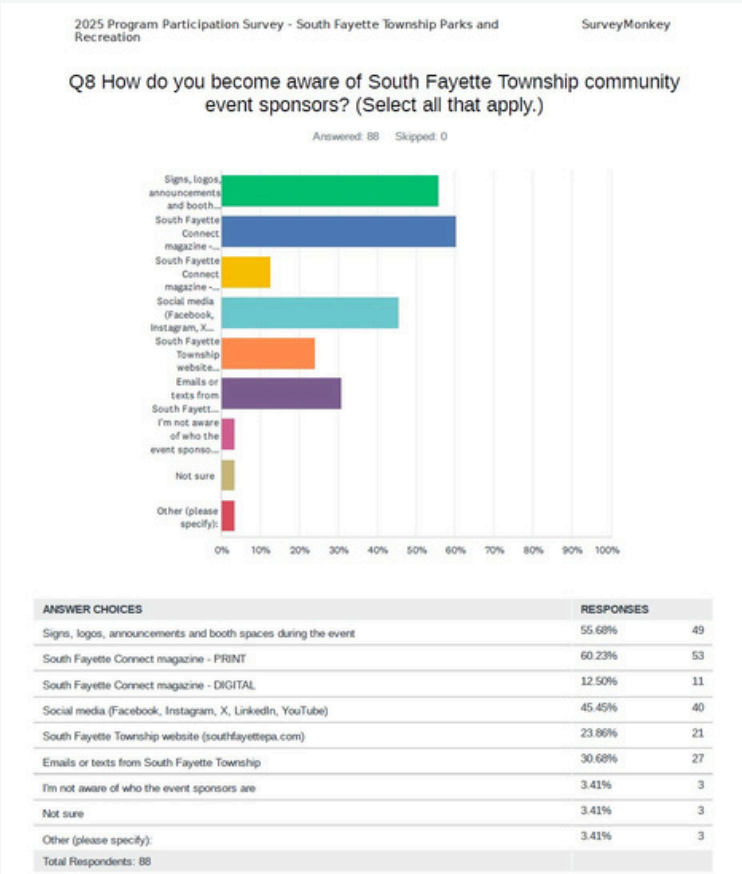
- How do you hear about upcoming township programs, activities and events?
  - #1: South Fayette Connect - Print
  - #2: Social media
  - #3: Emails/texts from website notifications
- How do you become aware of township community event sponsors?
  - #1: South Fayette Connect - Print
  - #2: Signs/materials at event
  - #3: Social media





ANSWER CHOICES	RESPONSES	
South Fayette Connect magazine - PRINT	63.64%	56
South Fayette Connect magazine - DIGITAL	18.18%	16
SF Rec Report monthly e-newsletter (via Constant Contact)	18.18%	16
Social media (Facebook, Instagram, X, LinkedIn, YouTube)	60.23%	53
South Fayette Township website (southfayettepa.com)	22.73%	20
Emails or texts from South Fayette Township	47.73%	42
South Fayette CitizenLink mobile app	0.00%	0
Comcast Government TV Channel 14	0.00%	0
South Fayette School District - Weekly Green Scene	23.86%	21
Word of Mouth	29.55%	26
Other/Not Sure	1.14%	1
Total Respondents: 88		

#	OTHER (PLEASE SPECIFY)	DATE
1	EVENTBRITE	12/15/2025 1:12 PM



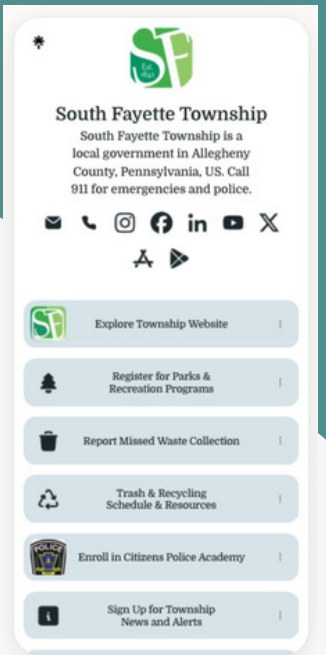
ANSWER CHOICES	RESPONSES	
Signs, logos, announcements and booth spaces during the event	55.68%	49
South Fayette Connect magazine - PRINT	60.23%	53
South Fayette Connect magazine - DIGITAL	12.50%	11
Social media (Facebook, Instagram, X, LinkedIn, YouTube)	45.45%	40
South Fayette Township website (southfayettepa.com)	23.86%	21
Emails or texts from South Fayette Township	30.68%	27
I'm not aware of who the event sponsors are	3.41%	3
Not sure	3.41%	3
Other (please specify):	3.41%	3
Total Respondents: 88		

Solar Picnic Table
Morgan Park
Donated by Rotary Club

ADMINISTRATIVE

- Accepted to LGA intern program for Communications Dept summer intern
- Completed extensive end-of-year task list related to website, WM, social media, magazine, budget, sponsor-advertiser program and more
- Signage planning, preparation and coordination
- Advertised Fire Services Coordinator job position
- Updated website after BOC Reorganization
- Set up Linktree for Instagram and other uses (lists multiple popular links under a single link)

Linktree



COMMUNITY & BUSINESS DEVELOPMENT

- Partnering with Dollar Bank SF branch on Jan. 30 networking event
- Attended and covered South West Regional Chamber of Commerce ribbon cutting event for Roots Natural Kitchen
- Securing sponsor-advertiser packages for 2026
- Collecting and scanning historical township materials

PARKS & RECREATION

- Edited PRPS award application
- Edited January SF Rec Report e-newsletter
- Advertising recreation programs and events

PROFESSIONAL DEVELOPMENT

- Serving as Competitions Director on the national board of the National Association of Government Communicators

JOIN US

COFFEE & DONUTS

BUSINESS NETWORKING EVENT

FRIDAY, JANUARY 30, 2026

10:30 AM

HAMPTON INN

150 OLD POND ROAD
SOUTH FAYETTE, PA 15017

CONNECT, COLLABORATE & BUILD COMMUNITY

Join Dollar Bank South Fayette for a relaxed morning of networking with local and regional professionals and business owners. Enjoy complimentary coffee and donuts, and engage in meaningful conversation, to strengthen community connections and spark new opportunities.

HOSTED BY

DollarBank

IN PARTNERSHIP WITH

South Fayette Township
A Community Growing Together

QUESTIONS & RSVPS

412-257-2780
casaldijc@dollarbank.com

SOUTH FAYETTE TOWNSHIP

Questions? 412-221-8700
sfadmin@sftwp.com

TV & ELECTRONICS RECYCLING

FREE*

OPEN TO HOUSEHOLDS AND SMALL BUSINESSES

Televisions
(all types & sizes)

Computers & Laptops

Monitors (LCD & CRT)

Computer mice, keyboards, speakers, cords, wires

Printers, Copiers, Fax Machines & Scanners

Gaming Consoles & Systems

Telephones & Radios

Microwaves

SATURDAYS MAY 2 & SEPT 12, 2026
10 AM - 2 PM
ORIGINAL FARMERS MARKET

151 Parks Road
South Fayette, PA 15057

Turn onto Parks Rd at lighted intersection of Millers Run Rd / Route 50 / Parks Rd in Gladden area.

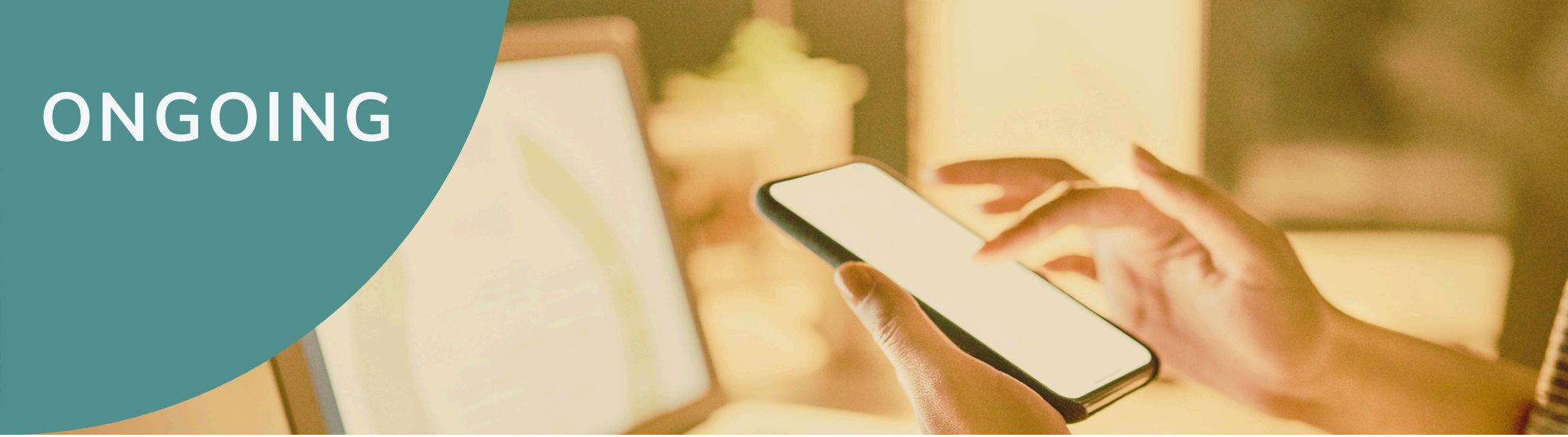
PROHIBITED

- Smoke Detectors
- Loose Batteries
- Medical Equipment/Waste
- Curling Irons / Shavers / Personal Hygiene Items
- Paper
- Loose Software
- VCR Tapes/Discs
- Pianos/Organs
- Vacuum/Carpet Cleaners
- General Rubbish

*Items containing Freon / refrigerant are $25 each

Equipment and appliances with a cord are accepted.

ONGOING



Social Media

- Facebook
- Instagram
- LinkedIn
- X
- YouTube

Website & Mobile App

- SouthFayettePA.com
- South Fayette CitizenLink

TV & Public Meetings

- Comcast Cable Channel 14
- Public Meeting Recordings - TV & YouTube

Magazine

- South Fayette Connect

Other

- Interdepartmental Communications Support
- Media / Reporter Relations
- Business & Community Relations
- Sponsor-Advertiser Program
- Departmental Administration
- Customer Service
- Military Banner Program Administration

OCTOBER 1 - DECEMBER 31, 2025

Q4 & YEAR END 2025 COMMUNICATIONS REPORT

South Fayette Township

Report by:
Andrea Iglar
Director of Communications & Community Development

SOUTH FAYETTE CONNECT

WWW.SOUTHFAYETTEPA.COM/MAGAZINE

REVENUES: SPONSOR-ADVERTISER PROGRAM

Table includes monetary sponsorships of $250 & above whose ad was published in the listed issue

2025 Issue	Winter	Spring	Summer	Fall	2025 Total	Historical Year-End
Number of ads published	12	15	20	26	73	Yearly total number of ads published: 2025=73 2024 = 72 2023 = 68; 2022 = 56 2021 = 39 (COVID); 2020 = 30 (COVID)
Revenue per issue	$7,500	$20,500	$19,500	$18,900		Average revenue per issue: 2025=$16,600 2024 = $15,463; 2023 = $15,338 2022 = $11,325; 2021 = $5,375
Cumulative Annual Revenue	*$7,500*	*$28,000*	*$47,500*	*$66,400*	*$66,400*	Yearly revenue totals 2025=$66,400 2024 = $61,850 2023 = $61,350 2022 = $45,300 2021 = $21,500 (COVID); 2020 = $21,500 (COVID) 2019 = $34,250; 2018 = $33,750 2017 = $26,500; 2016 = $5,500
Total cumulative revenue since program launch (all-time)	*$339,500*	*$360,000*	*$379,500*	*$398,400*		Cumulative total at year-end since program launch 2025=$398,400 2024 = $332,000 2023 = $249,650 2022 = $188,300 2021 = $143,000 2020 = $121,500 2019 = $100,000 2018 = $65,750 2017 = $32,000 2016 = $5,500

DIGITAL READS

Issuu.com

Including Full Publications, Individual Articles & Visual Stories

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year-End
Digital reads of all issues	5,808	5,673	5,518	5,013	22,012 (67%=individual articles)	Average reads per quarter 2025=5,503 2024 = 6,407 2023 = 6,917 2022 = 4,181 2021 = 3,444 2020 = 1,365 2019 = 413
Cumulative Annual Reads	*5,808*	*11,481*	*16,999*	*22,012*		Cumulative annual reads 2025=22,012 (67% articles) 2024 = 25,627 (60% articles) 2023 = 27,669 2022 = 16,722 2021 = 13,776 2020 = 5,462 2019 = 1,651

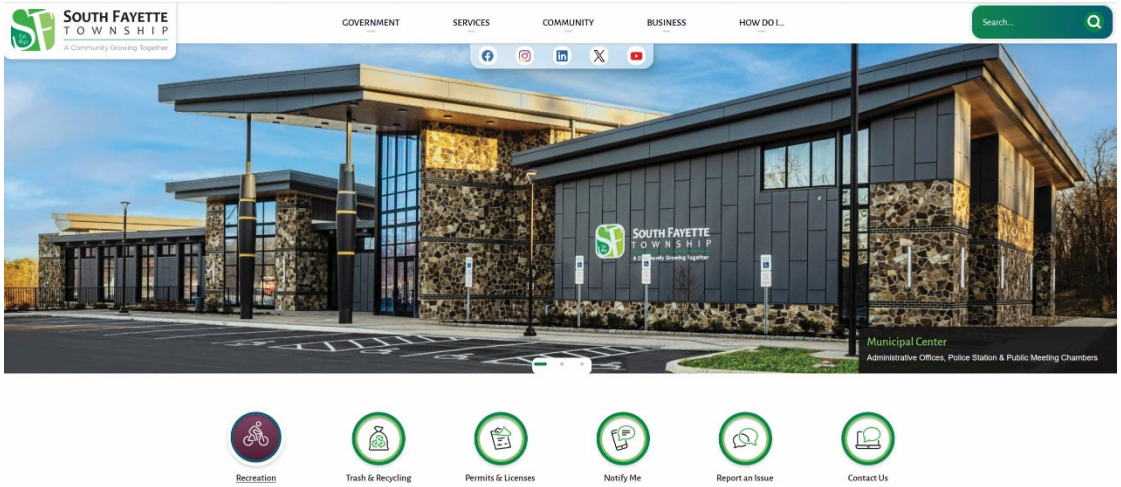
Magazine Webpage + Subpage Visits: SouthFayettePA.com/Magazine

2024	Q1	Q2	Q3	Q4	Historical Year-End
Magazine Webpage Visits	144	121	147	222	2025=634; 2024 = 502; 2023 = 398

WEBSITE

WWW.SOUTHFAYETTEPA.COM

GOOGLE ANALYTICS



WEBSITE USER ACCESS: QUARTERLY

Equipment Used

- 43% Mobile; 79% Desktop; 0.4% Tablet

Acquisition

- 71% Direct Entry; 25% Organic Search; 2% Organic Social

Peak Hours Used

- 7 AM; 3 PM; 11 AM, 9 AM

WEBSITE USERS, PAGEVIEWS & VISITS: QUARTERLY

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year End
Users / Visitors *People who visited website*	35,969	235,432	144,237	80,253	495,891	Cumulative users / visitors per year 2025 = 495,891 2024 = 105,927 2023 = 101,050
Page Views / Hits *Pages viewed in total*	91,130	297,769	204,665	117,494	711,058	Cumulative page views / hits per year 2025 = 711,058 2024 = 312,330 2023 = 262,871
Sessions / Visits *Total site visits, including multiple visits by same person*	49,150	258,450	159,456	90,346	557,402	Cumulative sessions/visits per year 2025 = 557,402 2024 = 157,434 2023 = 143,331 2022 = 393,725 2021 = 253,221 2020 = 238,147 2019 = 150,280 2018 = 119,750 2017 = 121,138 2016 = 125,891
Total cumulative visits since site launch	*1,606,092*	*1,864,542*	*2,023,998*	*2,114,344*		2024 Year End = 1,668,950

AVERAGE NUMBER OF WEBSITE VISITS (SESSIONS) PER DAY

Q1	Q2	Q3	Q4	2025 Average/Day	Historical Year End
546	2,840	1,733	982	1,527	2025 = 1,527 2024 = 431 2023 = 393 2022 = 1,079 2021 = 694 2020 = 652 2019 = 412 2018 = 328 2017 = 332 2016 = 345

TOP PAGEVIEWS - QUARTERLY

1. Newsflash
2. Home
3. Calendar
4. Waste Collection Schedule
5. Trash & Recycling
6. Search
7. Jobs
8. Joy-Thru Fairview
9. Real Estate Taxes
10. Staff Directory
11. Police
12. Agenda Center

TOP SITE SEARCH TERMS WITHIN WEBSITE - QUARTERLY

1. Halloween / Trick-or-Treat
2. Jobs / Employment
3. Bark Park
4. Joy-Thru Fairview
5. Zoning Map
6. Budget
7. Kevin Biber
8. What is bulk collection? / Bulk Waste
9. Code
10. Police
11. Public Works
12. Right to Know

TOP OUTLINKS CLICKED FROM WEBSITE – QUARTERLY

1. Eventbrite (Community Event Registrations)
2. RecTrac – Recreation Registration Site
3. Allegheny County
4. Municipal Authority of Township of SF
5. Jordan Tax Service
6. eCode 360 (Township Code)
7. WM - Waste Management
8. Facebook
9. SF Baseball & Softball Association
10. PA Voter Services
11. South Fayette VFD
12. Evolution E-Cycling

TOP PAGEVIEWS – YEAR END 2025

1. Newsflash
2. Home
3. Calendar
4. Trash & Recycling
5. Waste Collection Schedule
6. Search
7. Jobs
8. Job Application
9. Real Estate Taxes
10. Fairview Park
11. Splash Pad
12. Staff Directory

TOP SITE SEARCH TERMS WITHIN WEBSITE – YEAR END 2025

1. Jobs / Employment
2. Splash Pad
3. What is bulk collection? / Bulk Waste
4. Zoning Map / Zoning
5. Bark Park / Dog Park
6. Halloween Trick-or-Treat
7. Dye Test
8. Taxes
9. Calendar
10. Budget
11. Public Works
12. Right to Know

TOP OUTLINKS CLICKED FROM WEBSITE – YEAR END 2025

1. RecTrac – Recreation Registration Site
2. Allegheny County
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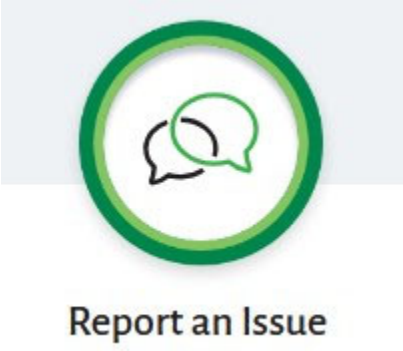
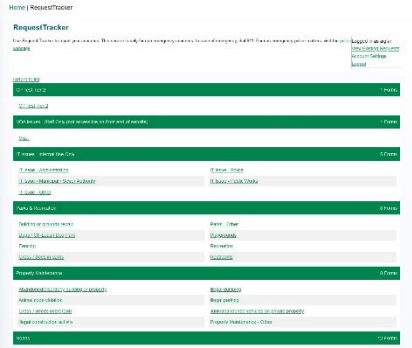
5. Facebook
6. eCode 360 (Township Code)
7. WM - Waste Management
8. Jordan Tax Service
9. Google Maps
10. SF Baseball & Softball Association
11. YouTube
12. Issuu.com – South Fayette Connect
13. Evolution E-Cycling





CITIZEN REQUEST TRACKER

SYSTEM INCLUDES LONG-TERM AND SHORT-TERM ISSUES.

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year-End	
Submitted or Entered	125	159	144	127	555	2025 - 555 2024 - 525; 2023 - 573 2022 - 633; 2021 - 659	2020 - 520; 2019 - 683 2018 - 516; 2017 - 537
Closed	93	128	119	160	500	2025 - 500 2024 - 481; 2023 - 553 2022 - 597; 2021 - 664	2020 - 458; 2019 - 608 2018 - 548; 2017 - 533
Avg. Requests per day submitted	1.4	1.8	1.6	1.4	1.5	2025 - 1.5 2024 - 1.4; 2023 - 1.6 2022 - 1.7; 2021 - 1.8	2020 - 1.4; 2019 - 1.7 2018 - 1.4; 2017 - 1.5

SUBMISSION CATEGORIES

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year-End	
Parks & Recreation	1	0	0	2	3	2024 - 4 2023 - 2	2022 - 8 2021 - 4
Property Maintenance	6	21	15	4	46	2024 - 43 2023 - 42	2022 - 45 2021 - 78
Roads	23	27	18	25	93	2024 - 53 2023 -57	2022 - 76 2021 - 70
Speeding	3	4	1	2	10	2024 - 16 2023 -12	2022 - 6 2021 - 11
Stormwater/Environmental	0	7	0	0	7	2024 - 10 2023 - 8	2022 - 7 2021 - 11
Street Lights	8	4	3	11	26	2024 -17 2023 - 17	2022 - 22 2021 - 8
Trash & Recycling	75	88	101	83	347	2024 - 365 2023 - 432	2022 - 465 2021 - 471
Internal Only	9	8	6	0	23	2024 - 22 2023 - 3	2022 - 4 2021 - 6

MOBILE APP

APPLE: APP STORE - QUARTERLY

- 1.4 sessions per active device (daily average)
- 2% conversion rate (people who saw the app in the App Store and downloaded it)
- Downloads by Device: 82.4% iPhone; 17.6% iPad

DOWNLOADS

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year-End
Apple Store *New downloads*	15	14	11	17	57	Total new downloads per year 2024 - 189 2023 -58 2022 - 105 2021 - 563
Apple Store *Cumulative downloads since Jan. 2021 launch*	*781*	*795*	*806*	*823*		Cumulative downloads at year end 2025 - 823 2024 - 911 2023 - 722 2022 - 668
Google Play *Total net active devices*	*	*	*	*	*	Net active devices 2023 - 109 2022 - 107 2021 - 155

**No data available*

FACEBOOK

@SOUTHFAYETTETOWNSHIP

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year End
New Page Followers *(Net total end of quarter)*	220 *(8,700)*	569 *(9,180)*	486 *(9,602)*	*374* *(9,976)*	1,649 *(9,976)*	2025 - 1,649 *(9,976)* 2024 - 1,773 *(8,480)*; 2023 - 664 *(6,870)* 2022 - 700 *(6,287)*; 2021 - 698
Facebook Page Reach *(Number of accounts who saw content)* Facebook Views *(Number of times content played or displayed)*	72,766	125,886	120,817	753,681 Views (Reach metric discontinued)		2025 - 319,469 Reach (metric discontinued 8/1/25) + Q4 753,681 Views 2024 - 408,742; 2023 - 241,038 2022 - 279,201; 2021 - 240,299
Private Messenger - Customer Service	17	31	23	24	95	2025 - 95 2024 - 162; 2023 - 50 2022 - 53; 2021 - 67
Content Interactions *(Reactions, comments, shares & other engagement)*	4,112	6,282	6,162	5,767	22,323	2025 - 22,323
Link Clicks *(Clicks, taps, swipes)*	3,102	3,915	6,367	3,263	16,647	2025 - 16,647

MOST SEEN POSTS (REACH) - QUARTERLY

Title/Topic	Users Reached
Joy-Thru Fairview light drive-thru available until Jan. 6	62,056
Artificial turf being installed on new ball fields at Fairview Park	37,454
Rotary Club donates solar picnic tables to Morgan Park	19,656
Fire Services Coordinator job posting	25,749
Santa on fire trucks schedule	12,996

MOST LINK CLICKS – QUARTERLY

Title/Topic	Link Clicks
PennDOT to replace bridges at Millers Run & Presto-Sygan roads	428
Fire Services Coordinator job posting	376
South Fayette Connect: Sturgeon Neighborhood Spotlight article	321
South Fayette Connect: HR Seeds Consulting business article	114
Website Link: Who treats your road for snow	84

MOST INTERACTIONS/ENGAGEMENTS (REACTIONS, COMMENTS, SHARES) - QUARTERLY

Title/Topic	Engagements / Interactions
Joy-Thru Fairview light drive-thru available until Jan. 6	555
Artificial turf being installed on new ball fields at Fairview Park	303
Happy Halloween from K9 O'Neil	209
Merry Woofmas from K9 O'Neil	195
Rotary Club donates solar picnic tables to Morgan Park	180

MOST LINK CLICKS – YEAR END 2025

Title/Topic	Link Clicks
PennDOT to replace bridges at Millers Run & Presto-Sygan roads	428
Panhandle Trail paving closures	409
Fire Services Coordinator job posting	376
Public Works laborer job posting	372
Wembley Club website link with groundbreaking invitation	362

MOST INTERACTIONS/ENGAGEMENTS (REACTIONS, COMMENTS, SHARES) – YEAR END 2025

Title/Topic	Engagements / Interactions
Dale Kirkpatrick retires	571
Joy-Thru Fairview light drive-thru available until Jan. 6	555
Artificial turf being installed on new ball fields at Fairview Park	303
Joy-Thru event video reel	263
Happy Halloween from K9 O'Neil	209

INSTAGRAM
@SOUTHFAYETTEPA

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year End
New Page Followers	125	148	195			2024 - 419 2023 - 404 2022 - 346 2021 - 183 2020 - 481 May-Dec 2019 - 693
Total Net Followers	2,414	2,490	2,639			2024 - 2,289 2023 - 1,924 2022 - 1,605
Total Reach *(Number of accounts who saw content)*	3,140	6,715	8,815			2024 - 18,237 2023 - 9,472 2022 - 12,308 2021 - 5,178 2020 - 2,118

MOST SEEN POSTS OR STORIES (REACH) - QUARTERLY

Title/Topic	Unique Users Reached
Photo Post: Artificial turf being installed on new ball fields at Fairview Park	2,027
Photo Post: SWR Chamber Holiday Luncheon	1,240
Reel: Litter pickup challenge video	1,136
Photo Post: 2026 WM collection calendar	995
Photo Post: Joy-Thru lights drive-thru available until Jan. 6	993

MOST INTERACTIONS/ENGAGEMENTS (REACTIONS, LIKES, COMMENTS & SHARES) - QUARTERLY

Title/Topic	Engagements / Interactions
Reel: Joy-Thru Fairview highlights	236
Reel: Haunted Harvest highlights	149
Photo Post: Artificial turf being installed on new ball fields at Fairview Park	83
Photo Post: Joy-Thru lights drive-thru available until Jan. 6	83
Photo Post: Haunted Harvest booth winners	82

MOST SEEN POSTS OR STORIES (REACH) – YEAR END 2025

Title/Topic	Unique Users Reached
Video Reel: Wembley groundbreaking recap	2,282
Photo Post: Artificial turf being installed on new ball fields at Fairview Park	2,027
Photo Post: Apraxia Awareness Day / Delaney Vecchio at BOC meeting	1,794
Photo Post: Splash pad set to open	1,194
Photo Post: Fairview Park ballfield construction plans	1,668

MOST INTERACTIONS/ENGAGEMENTS (REACTIONS, LIKES, COMMENTS & SHARES) – YEAR END 2025

Title/Topic	Engagements / Interactions
Reel: Joy-Thru event highlights	263
Photo Post: Splash pad set to open	177
Reel: Haunted Harvest highlights	149
Reel: Wembley Club groundbreaking	124
Photo Post: Fairview Park ballfield construction plans	109

X

@SOUTHFAYETTETWP

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year End
Net Followers	1,398	1,391	1,403	1,406	1,406 Net Followers	2025 - 1,406 net followers 2024 - 1,397 net followers New Followers: 2023 - 76 2022 - 116 2021 - 75 2020 - 99 2019 - 192 2018 - 211 2017- 203 2016 - 392

LINKEDIN

@SOUTHFAYETTETOWNSHIP

2025	Q1	Q2	Q3	Q4	2025 Total	Historical Year End
Total Net Followers	587	599	616	645		2025 = 645 2024 = 553
New Followers during quarter	35	15	11	36	97	2025 = 97 2024 = 89
Page Views	138	123	55	138	454	2025 = 454 2024 = 570
Unique Visitors	70	59	27	58	214	2025 = 214 2024 = 297
Reactions	100	54	91	97	342	2025 = 342 2024 = 518
Comments	5	6	5	10	26	2025 = 26 2024 = 28
Impressions	4,822	3,152	4,072	5,102	17,148	2025 = 17,148 2024 = 20,993

YouTube @SOUTHFAYETTEPA

99 subscribers
(+12 since previous quarter)

Total all-time views: 15,868

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

MONTHLY REPORT

ENGINEER

Submitted By:

Jason F. Paulovich – Engineer's Representative

January 8, 2026

CURRENT SOUTH FAYETTE TOWNSHIP PROJECTS & STATUS:

1. **2026 Paving Contract**
   Status: Prepared mapping, parking/paving plans, and coordination with Public Works and Township staff.

2. **2026 South Fayette MS4 Program**
   Status: GTE working with Township staff on ongoing MS4 compliance.

3. **Bridge & Culvert Structural Inspections**
   Status: GTE structural engineers to perform 2-year cycle of Township-owned bridges & culverts. GTE coordinating potential grants for bridge replacement projects.

4. **Fairview Park – Nature Trail**
   Status: GTE working with Township staff on Fairview Park Nature Trail design & permitting.

5. **Fairview Park TASA Grant Trail**
   Status: GTE preparing design and permit plans.

6. **Fairview Park – Baseball Turf Fields Project**
   Status: GTE inspecting construction activities.

7. **Fairview Park – Multi-Purpose Turf Fields Project**
   Status: GTE preparing design revisions with FieldTurf for submittal of ACCD NPDES permit modifications.

8. **51 South Fayette Street Demolition**
   Status: Contractor completed demolition. GTE coordinating contract closeout process.

9. **Panhandle Trail Paving**
   Status: Restoration work to be completed. GTE coordinating contract closeout process.

10. **515 Millers Run Road – Site Civil**
    Status: GTE completed civil site plans and coordination with building architects for site and building improvements. Plans and specifications for site improvements submitted to architects 12/5/2025 for upcoming bid.

CURRENT DEVELOPER REVIEW PROJECTS & STATUS:

1. **Stonegate Phases 1/2/3/4/5 Residential Land Development**
   Status: Developer's agreement process is being finalized with Developer and Solicitor for Phases 3/4/5. GTE inspecting Phases 1&2 and clearing and E&SC on Phases 3/4/5.

2. **Apex Newbury Apartments Final Land Development Plans (SP-03-2022)**
   Status: GTE inspecting construction activities.

3. **Lafayette 180 Conditional Use (CU-01-2023)**
   Status: Board of Commissioners approved Conditional Use application at 12/13/2023 meeting.

4. **Lafayette 180 Subdivision Plan (S-05-2023)**
   Status: Board of Commissioners approved subdivision application at 11/08/2023 meeting.

5. **Lafayette 180 Planned Shopping Center Preliminary & Final Land Development (SP-05-2023)**
   Status: Board of Commissioners approved Land Development application at 12/13/2023 meeting. Developer submitted building permit application for 3rd Party review.

6. **Mayview Road Townhomes Land Development (F-03-2023)**
   Status: GTE to conduct construction inspection of development.

7. **Hastings Phase 4 Land Development (F-01-2024)**
   Status: Board of Commissioners approved at 05/08/2024 meeting. Project under construction. GTE inspecting construction activities.

8. **Bass Pro Shops (SP-03-2024)**
   Status: Board of Commissioners approved application at the 09/18/2024 meeting. Developer's agreement is being finalized with Township Solicitor and Developer.

9. **Bass Pro Shops Subdivision Plan (S-07-2024)**
   Status: Board of Commissioners approved the application at the 09/18/2024 meeting.

10. **South Fayette School District – Intermediate School Addition (SP-04-2024)**
    Status: GTE conducting site inspections.

11. **The Wembley Club Land Development (SP-05-2024)**
    Status: GTE performing site inspections.

12. **South Fayette Township School District Bus Depot (SP-01-2025)**
    Status: Board of Commissioners approved application at the 08/19/2025 meeting. GTE working with Township Solicitor and staff on Developer's Agreement.

13. **Tractor Supply Newbury (SP-02-2025)**
    Status: GTE reviewed plans for 07/24/2025 Planning Commission meeting. Application approved by the Board of Commissioners at the 09/10/2025 meeting.

14. **South Fayette Commons Subdivision (S-05-2025)**
    Status: Planning Commission recommended approval at 10/23/2025 meeting. Applicant requested to be tabled at the 12/10/2025 Board of Commissioners meeting.

15. **Dunkin Donuts -South Fayette Commons (SP-01-2025)**
    Status: Planning Commission recommended approval at 10/23/2025 meeting. Applicant requested to be tabled at the 12/10/2025 Board of Commissioners meeting.

16. **South Fayette Township School District Primary School Land Development (SP-05-2025)**
    Status: Board of Commissioners approved application at the 10/08/2025 meeting. GTE working with Township Solicitor and staff on Developer's Agreement.

17. **GSL Contractor Storage Building Land Development (SP-04-2025)**
    Status: Board of Commissioners approved application at the 10/08/2025 meeting.

18. **Alpine Pointe – Lot 4 Final Land Development (SP-06-2025)**
    Status: GTE reviewed plans for 12/18/2025 Planning Commission meeting. Planning Commission recommended approval at the 12/18/2025 meeting.

19. **McCracken-Popp Subdivision (S-08-2025)**
    Status: GTE reviewed plans for the 12/18/2025 Planning Commission meeting. Planning Commission recommended approval at the 12/18/2025 meeting.

20. **South Fayette Township School District Subdivision – Consolidation Plan (S-09-2025)**
    GTE reviewed plans for acceptance at the 12/18/2025 Planning Commission meeting. The application will be on the agenda for the 01/22/2026 Planning Commission meeting.

Respectfully Submitted,
GIBSON- THOMAS ENGINEERING, Co., INC.

Jason F. Paulovich

Jason F. Paulovich, Principal
Engineer's Representative

Emailed: jbarrett@sftwp.com; ghartz@sftwp.com; ascheerer@sftwp.com; alower@sftwp.com; ppatterson@sftwp.com

FACILITIES MONTHLY REPORT

DECEMBER-2025

Prepared by Vitali Alexandrov Director of Facilities

MISSION STATEMENT

"TO PROVIDE SAFE, EFFICIENT, AND WELL-MAINTAINED FACILITIES THAT SUPPORT THE MISSION OF OUR ORGANIZATION. THROUGH PROACTIVE MAINTENANCE, RESPONSIVE SERVICE, AND SUSTAINABLE PRACTICES, WE ENSURE THAT ALL BUILDINGS AND SYSTEMS OPERATE RELIABLY, PROMOTE OCCUPANT WELL-BEING, AND MAXIMIZE THE VALUE OF OUR PHYSICAL ASSETS."

OBJECTIVES AND GOALS

LANDSCAPING OBJECTIVES

- Restore and maintain green areas for aesthetic and environmental quality
- Ensure regular mowing, pruning, and seasonal plant care
- Improve drainage
- Remove debris and dead vegetation for safety and appearance
- Monitor contractor performance and adherence to schedule

ELECTRICAL SYSTEM

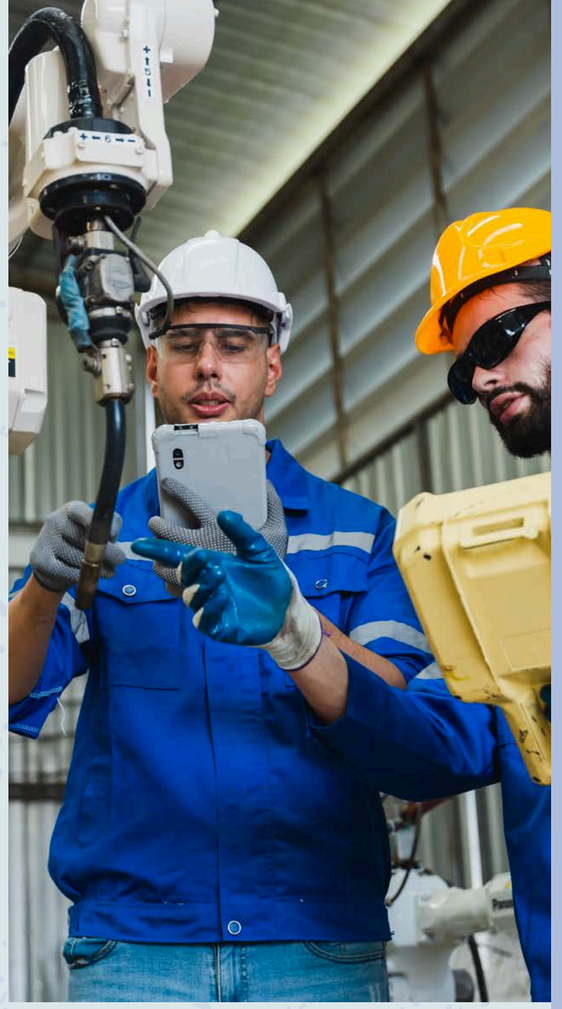
- Collaborating with the building design team to analyze the existing emergency generator capacity and design a system that ensures reliable electrical power supply to the entire building during outages

EXTERIOR LIGHTING GOALS

- Ensure consistent lighting coverage
- Perform regular maintenance checks

HVAC SYSTEM EFFICIENCY

- Reduce Energy Consumption
- Optimize system performance to lower electricity and fuel use.
- Improve Indoor Air Quality
- Ensure proper ventilation and filtration to enhance occupant health and comfort.
- Minimize Operational Costs
- Decrease maintenance and utility expenses through preventive maintenance and smart controls.
- Extend Equipment Lifespan
- Maintain systems regularly to avoid premature failure and costly replacements.
- Enhance System Reliability
- Reduce downtime and service interruptions through consistent performance monitoring.
- Support Sustainability Goals
- Lower carbon footprint by using energy-efficient equipment and practices.



Director of Utilities – Monthly Report
Reporting Period: 12/ 2025

2026 Paving Program
Staff continued planning and coordination efforts for the 2026 Paving Program, including finalizing specs, reviewing quantities, and preparing program documentation. The program is structured to address roadway needs through a balanced approach that includes full paving, pavement rejuvenation, and Cape Seal surface treatments. Coordination with engineering consultants and internal departments is ongoing to ensure readiness for bidding and construction.

Building Maintenance
Routine building maintenance activities continued throughout the reporting period. Staff coordinated preventive maintenance, addressed minor repairs, and monitored building systems to ensure reliable operation and occupant comfort. Ongoing attention was given to HVAC performance and general facility upkeep to support efficient and uninterrupted operations.

Vendor and Contractor Coordination
The Utilities Department coordinated with multiple vendors, contractors, and consultants on active and upcoming projects. This included scheduling work, reviewing service activities, responding to contractor inquiries, and ensuring compliance with Township standards and contract requirements. Coordination efforts supported timely project delivery and effective communication across departments.

Field Work Activities
Field work was performed to support roadway, utility, and facility-related activities. Staff conducted site visits, verified existing conditions, reviewed contractor work in progress, and documented field observations to inform project decisions and future planning.

MS4 Pond Inspections and Reporting
As part of the Township's MS4 compliance requirements, staff conducted stormwater management facility and detention pond inspections. Inspection findings were documented, and required reports were prepared to support regulatory compliance and ongoing stormwater system maintenance planning.

ELECTRICAL

Scheduled Repairs

Over the next two weeks, the contractor will be replacing several relays to enhance lighting in the parking lot and main level corridor. This upgrade is designed to improve visibility and safety, ensuring a well-lit environment for both pedestrians and vehicles. The replacement process will be carefully planned to minimize disruptions while significantly improving the functionality of the lighting system.

UPDATES- The electrical contractor continues to address and rectify the issue with the parking lot lighting to restore full operation.

SOLAR POWER ANNUAL REPORT

Overview

This report summarizes the total solar energy production for the calendar year 2025 based on inverter statistics recorded on December 1, 2025. The data was verified by comparing lifetime production totals and year-to-date readings displayed on the inverter.

Production Analysis

Total Production from January 1, through December 31, 2025:
127,204 kWh

Energy Produced in December 2025 (December 1–31):

Total Solar Energy Produced in Calendar Year 2025:

61,269 kWh

Summary

The solar power system generated a total of 61,269 kilowatt-hours (kWh) of electricity during the 2025 calendar year. This total reflects energy production from January 1 through December 31, 2025, and was calculated using verified inverter readings and month-end adjustments.

Conclusion

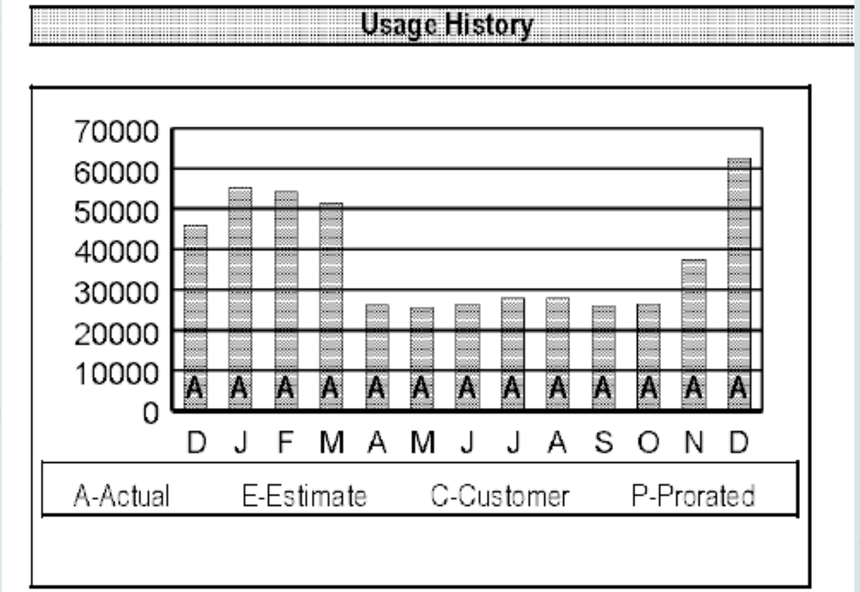
The 2025 annual solar generation data confirms consistent system performance throughout the year and provides an accurate baseline for year-over-year energy production tracking and reporting.

SOLAR POWER ANNUAL REPORT

Summary Conclusion

The solar energy system produced approximately 62,000 kWh in 2025, closely aligning with the facility's highest annual electricity usage of 62,470 kWh and exceeding average annual consumption of 37,280 kWh. This level of generation is sufficient to offset approximately one month of peak electrical demand or nearly two months of average electricity usage.

At an estimated electricity rate of $**0.16225** per kWh, the system's **2025 production** of **61,269 kWh** resulted in approximately **$ 9,940.00** in annual energy cost savings. Overall, the solar installation continues to provide measurable financial benefits while supporting long-term energy efficiency.



Comparisons	Last Year	This Year
Average Daily Use (KWH)	1434	1952
Average Daily Temperature	42	37
Days in Billing Period	32	32
Last 12 Months Use (KWH)		447,362
Average Monthly Use (KWH)		37,280

HVAC SYSTEM EFFICIENCY

Scheduled Maintenance

The HVAC system's efficiency was a key topic at the recent Energy Star Conference hosted by Havtech. During the event, innovative strategies and technologies were discussed to optimize building-wide energy use. A meeting with Havtech has been scheduled to review the system settings for the entire building. This collaboration aims to ensure that the HVAC system operates at peak efficiency, reducing costs and saving energy while maintaining a comfortable indoor environment for all occupants.

UPDATES Havtech also completed the quarterly inspection of the DOAS system in December, and no issues were found. We are currently in our second year of a maintenance contract with Havtech.

GRANTS

Prepared and submitted two grants applications

1. DCED Multimodal and LSA grant applications to support the Public Works Building rehabilitation project
2. Alpine Road Bridge replacement project

NO UPDATES

2026 PAVING PROGRAM.

The Township’s 2026 Roadway Program consists of three coordinated initiatives: the Paving Program, the Rejuvenation Program, and the Cape Seal Program. Together, these programs are designed to preserve roadway infrastructure, extend pavement service life, improve ride quality and drainage, and protect the Township’s recent and ongoing capital investments in a cost-effective manner.

1. 2026 Paving Program

The Paving Program focuses on full-depth pavement preservation and rehabilitation for selected streets and facilities with more advanced pavement deterioration.

Scope of Work

Roto-milling approximately 3 inches of existing pavement over ~33,000 square yards (SY)

Asphalt base repairs as needed (~3,000 SY)

Grade adjustment of up to 46 inlets/manholes (final quantities to be confirmed in the field)

Installation of approximately 11,000 linear feet (LF) of 6" x 18" bituminous wedge curb

Placement of approximately 5,100 tons of 19mm Superpave binder course

Installation of approximately 200 tons of 9.5mm Superpave scratch binder

Installation of approximately 33,000 SY of Superpave fine-graded, fiber-reinforced wearing surface

Includes approximately 2,050 SY of full-depth asphalt installed on subbase prepared by others

Replacement of approximately 1,500 LF of guide rail

Streets and Facilities Included

Lawnshadow Drive (Woodhaven Dr to Boyce Rd)

Hickory Grade Road (SR 576 to County Line)

Pine Creek Drive (Hickory Grade Rd to Terminus – East)

Hickory Grade Road (Alpine Rd to Parks Farm)

Old Oak Road (Pinewood to Meadow)

Parks Parking Lots (Fairview area)

Melrose Court (Washington Pike to End)

Cemetery Hill (Robinson Run to Water St)

2026 PAVING PROGRAM.

2026 Cape Seal Program

Purpose

The Cape Seal Program provides a preventive maintenance treatment for roadways with moderate wear by combining asphalt emulsion and aggregate to improve surface durability, skid resistance, and overall pavement performance.

Scope

- Application of Cape Seal surface treatment at various locations throughout South Fayette Township
- Approximately 17,000 square yards (SY) of surface treatment, as required
- Includes all necessary traffic control measures, resident notifications, and post-construction cleanup

Lawnview Circle
Clubview Dr
Stockbridge Ct.

Overall Benefit

The combined 2026 Roadway Programs represent a balanced, multi-tiered approach to roadway maintenance and preservation. By applying the appropriate treatment to each roadway based on condition, the Township will enhance safety and ride quality, extend pavement service life, and reduce long-term maintenance costs.

2026 PAVING PROGRAM.

2026 Rejuvenation Program

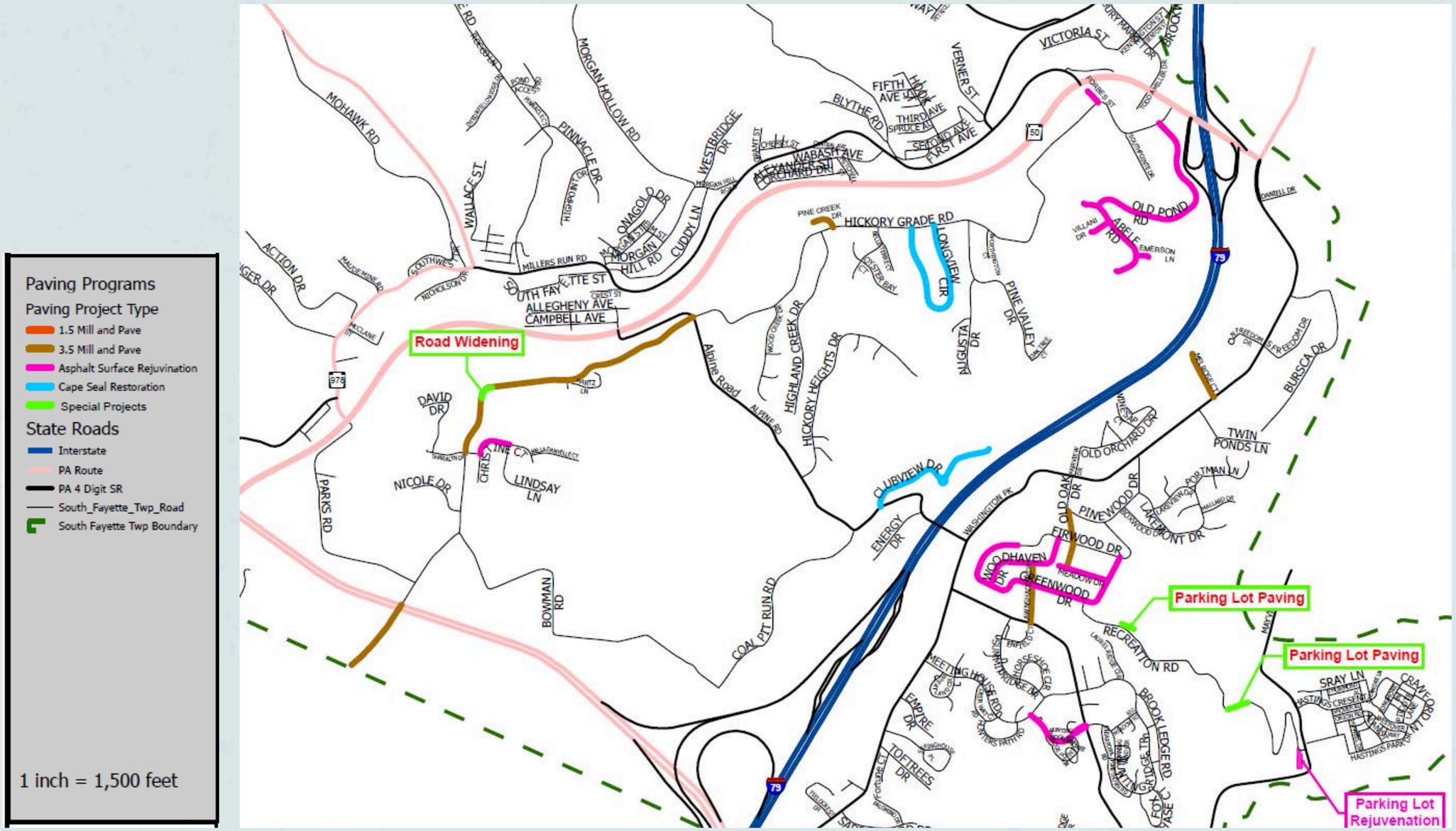
The Rejuvenation Program targets roadways that were paved in 2024 and remain in good structural condition. Pavement rejuvenation treatments are intended to seal the surface, restore flexibility, and extend pavement life while protecting the Township's recent investment.

Scope

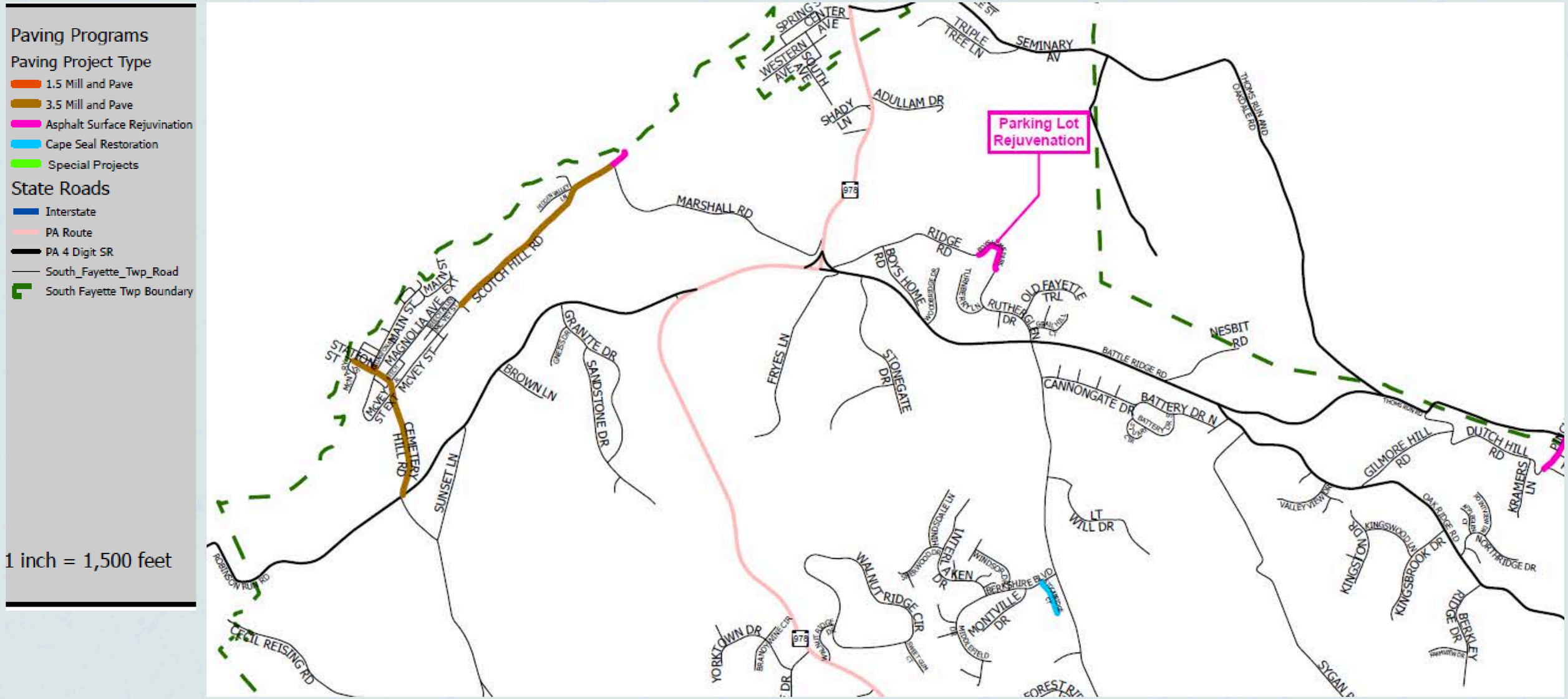
- Application of pavement rejuvenation treatments on selected streets paved in 2024
- Work includes necessary traffic control, resident notification, and cleanup

STREET NAME	FROM:	TO:	Length (FT)	Width (FT)	Roadway Area (SY)
Scotch Hill Road	Marshall Road	Township Line	302	25.0	897
Pinch Road	Township Line	Dutch Hill Road	511	19.5	1,188
Firwood Drive	166 Firwood Drive	Woodhaven Lane (S)	1281	26.3	4,004
Old Pond Road	Hickory Grade Road	Abele Road	3510	26.9	11,242
Abele Road	Terminus (W)	Terminus (E)	1900	31.2	7,045
Emerson Lane	Abele Road	Terminus (E)	280	36.5	1,216
Villani Drive	Abele Road	Terminus (W)	995	14.2	1,682
Forbes Street	Hickory Grade Road	Terminus (N)	269	17.9	572
Christine Court	Lindsay Lane	Parkes Farm Drive	667	26.9	2,135
Hunting Ridge Road	Boyce Road	Meeting House Road	1378	31.5	5,166
Greenwood Drive	Woodhaven Lane	Firwood Drive	2868	25.5	8,702
Woodhaven Drive	Geenwood Drive	Greenwood Drive	1713	25.5	5,201
Meadow Drive	Greenwood Drive	Terminus (W)	887	25.5	2,693
Boys Home Park - Parking Lot					1,119
Mayview Park - Parking Lot					3,563
303 Battery Drive North (ADD)	To be determined in field		160	22.6	430
Hickory Grade Road (ADD)	Highland Creek Drive	To be determined in field			835
Totals:			16,721		57,690

2026 PAVING PROGRAM MAP.



2026 PAVING PROGRAM MAP.



DECEMBER 2025

PARKS & RECREATION MONTHLY REPORT

Prepared by:
Paula Willis
PARKS & REC DIRECTOR

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03. Parks

05. Active Transportation

06. Grants

07. Programming

08. Events

09. Financials

10. Misc.

11. Correspondance

12. Other Marketing

FAIRVIEW PARK

Fairview Trail Network

- MAIN TRAIL - SPC/PennDOT
  - Environmental Documents- 95% complete
  - R/W Exhibit - 80%
  - Plans Submission & Safety Review - 95%
  - Permit info to D11 - 60%
  - Final Bid Docs - 2/2026 - 40%
  - Advertise - 3/2026 (16 weeks to NTP)
  - Construction - 7/2026 (4 month period)
- Nature Trails
  - Working with graphic designer for signage

Fairview Phase 3 - Ballfields

- Concrete
- Working to close out DCNR

Multipurpose Fields - Turf

- Reviewing lining options with all associations
- Contract on Jan BOC meeting
- Permit to ACCD week on Jan 13
- Early March - Break Ground
- Early August - Completion

SFAA

- Jan. 27 - Spring Scheduling meeting & Q1 SFAA meeting
- SFA will make new field line recommendations to the P&R Board

SPORT SPOTLIGHT

South Fayette Athletic Association (SFAA) members who use township parks and facilities

SPRING 2026 SEASONS

South Fayette Youth Lacrosse - Spring 2026 registration NOW OPEN!
Early registration deadline: December 15, 2025; **End of Registration**: January 15, 2026
Cost Range: $125 - $275 + fees + uniforms
Age Range: Boys & Girls - Grades K - 8
Typical season: March through end of May
Registration and details

South Fayette Soccer Association - Spring 2026 registration NOW OPEN!
Registration Details:
In-House (Boys & Girls - U6 to U12)
- Opens: November 17th, 2025
- Closes: February 15th, 2026

Travel (Boys & Girls - U10 to U14)
- Opens: November 17th, 2025
- Closes: January 12th, 2026

High- School Aged Programs (NEW - 8th to 12th grade)
- Opens: November 17th, 2025
- Closes: January 12th, 2026

Cost Range: Varies
Visit website for more details

South Fayette Baseball & Softball - Spring 2026 registration COMING SOON!
Registration opens: December 5, 2025; **Registration ends:** January 31, 2025
Cost Range: $40-$150 depending on ages
Age Range: Boys & girls - Ages 4 -16
Typical season: March through end of May
Visit website for more details

South Fayette Baseball & Softball Association

The South Fayette Baseball and Softball Association (SFBSA) announces the start of a brand new board term this November. We extend our deepest gratitude to the departing members of the previous board for their dedicated service and hard work: Dan Cali, Jason Cannon, Stephanie Orlando, Brando Kaercher, Tom Crawford and Marc Valentino.

We especially recognize Dan Cali as the recipient of the annual Brian Neel Volunteer Award for his tireless efforts to make the SFBSA a successful and respected association.

We welcome these new board members:
Ashley Fryer (Concessions Manager)
Jamie Scarmazzi (Secretary)
Brandon Whitfield (Fields Manager)
Dan Riggio (Baseball Commissioner)
John Maggio (Vice President)
Scott R. Crimone (President)

The community should look forward to exciting news and information coming out soon via our website and Facebook page.

Learn more about SF Baseball and Softball

South Fayette Soccer Association

South Fayette Soccer Association (SFSA) U12 Division 4 - Girls team, is truly special. Many of these athletes have been playing together since age six, forming the first travel team at U10 and maintaining a remarkably consistent roster over the years. They regularly compete against some of the top and largest schools in Western PA.

Dedicated, hard-working, and fiercely competitive, this team shines on and off the field. Featured here is their undefeated run at the Peters Soccer Tournament, where they captured the championship with a 3–1 win!

Top(left to right): Aarya Ahmed, Charlotte Hall, Eliana Vasquez, Adelina MacKenzie, Victoria Dobis, Payton Jackson.
Bottom(left to right): Madeline Kelly, Gia Crimone, Katie Blakemore, Maura Schmitz, Maura Fink, Kenzie Slencak

Learn more about SF Soccer Association

PARKS & ATHLETICS

ACTIVE TRANSPORTATION & TRAILS

Mayview Road - SFTWP & USC Connection

- GTE got feedback from Penndot on mid-block permit - addressing
- GTE received new contact at PennDot to discuss what pedestrian enhancement will be allowed across bridge

Mayview Road Trailhead

- Pending DCNR grant

Panhandle Trail

- Signage and mile markers in production
- Paving parking lot part of 2026 paving plan

GRANTS

Grant	$	Project	Due/Submitted	Status
Active Allegheny	$40,000	Design work for pedestrian enhance on Mayview Rd from OTB to USC	11/8/2024	APPROVED
DCNR	$320,00	Trailhead on Mayview Rd w/ Pavilion, restrooms, and parking	4/3/2025	SUBMITTED
People, Parks and Community Foundation	$30,000	Fairview Trail Network	5/30/25	DENIED
DCED MTF	$150000	Mayview Trailhead	7/31/25	DENIED
Grant for the Arts	$85,000	Portable Stage	7/28/25	SUBMITTED

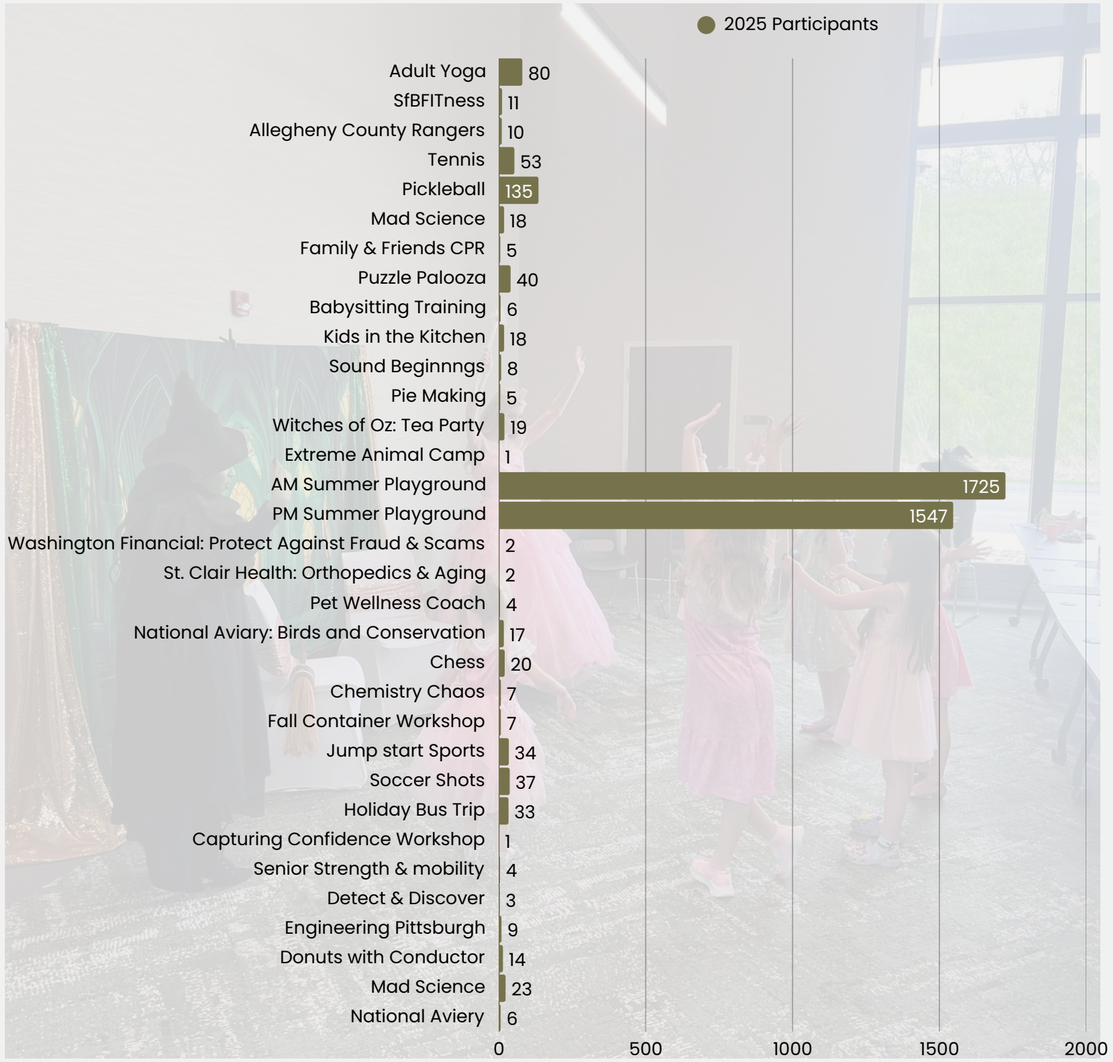
PROGRAMMING

Donuts with the Polar Train Conductor

- Sunday 12/7 @ South Fayette Municipal Ct
- 14 families in attendance

Holiday Bus Trip: Oglebay Dinner Show & Lights Tour

- Tuesday 12/9
- 32 attendees
- Great time!



EVENTS

Nov. 14

- **Thanks For Giving**
  - Topgolf, Lunch, Networking
  - 80+ in attendance

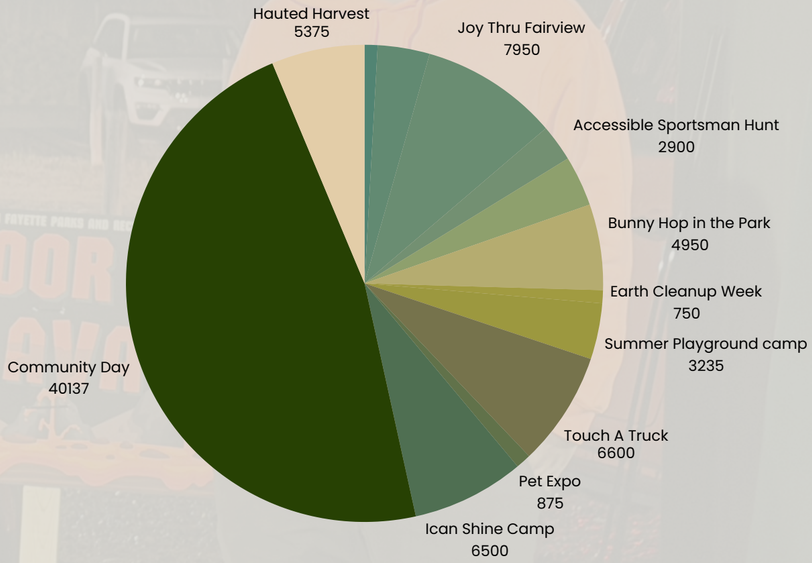
Dec.. 5

- **Joy Thru Fairview**
  - Friday, Dec 5: 6 pm- 9 pm
  - NEW changes - cars will NOT be lined up prior. Police will ensure cars continue to move on until the start of event
  - Partnered w/ Sf Student Government for their Stuff-a-bus Fundraiser
  - 523 cars = 2000+ attendance

SPONSORSHIPS & VEDNOR FEES

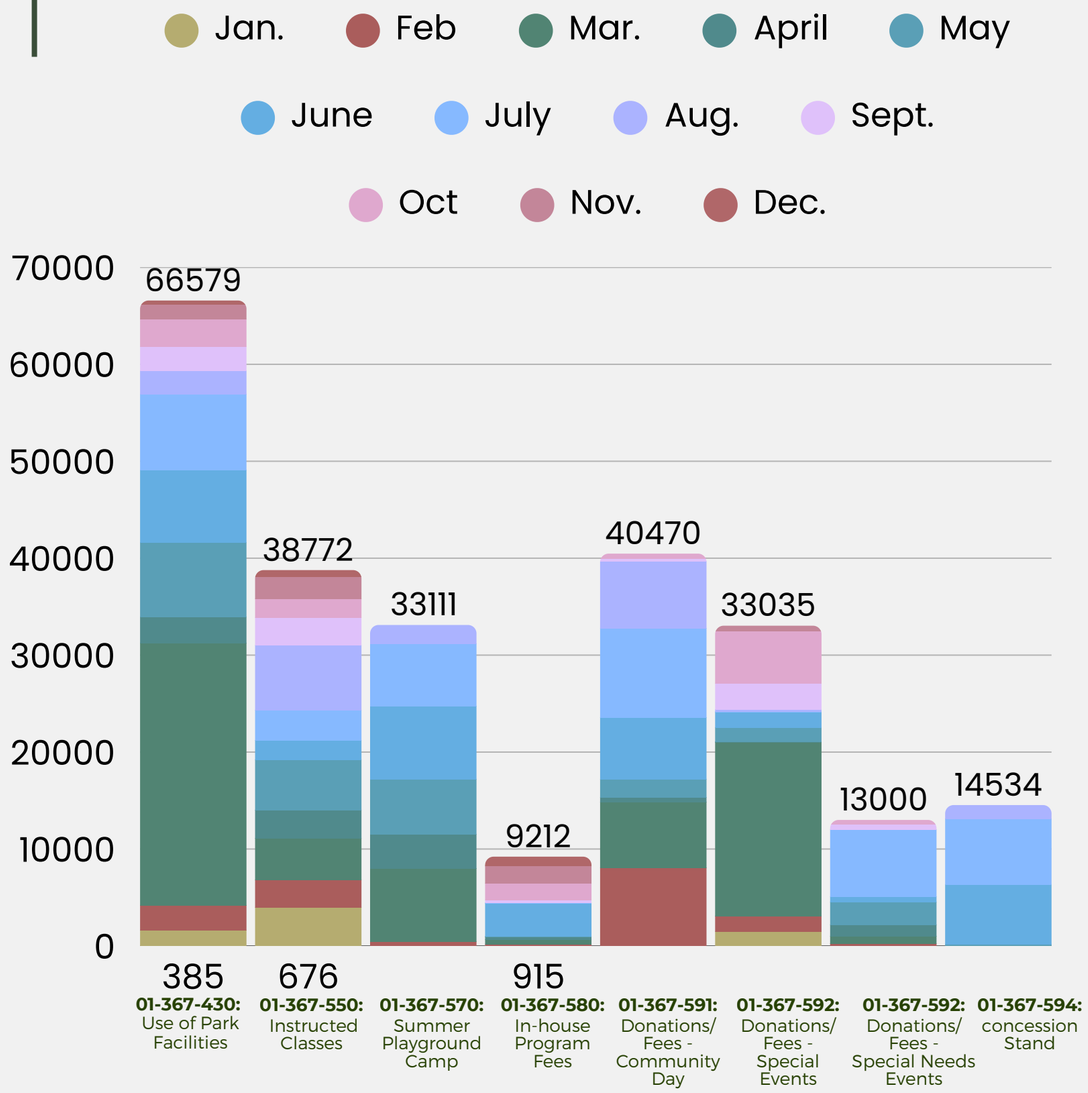
Committed as of Dec. 8

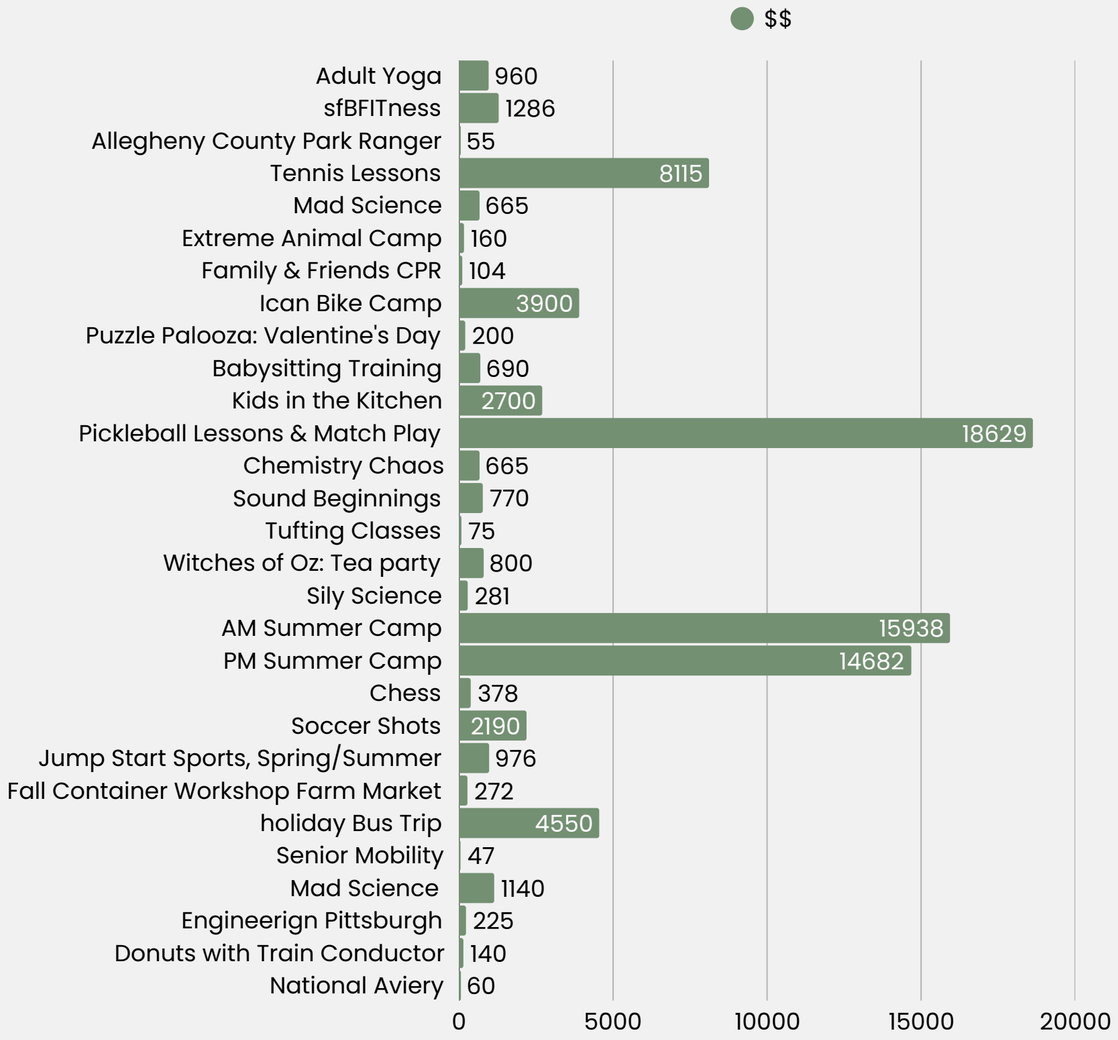
TOTAL - $85,147.50



DECEMBER 2025

FINANCIALS





OTHER

Marketing

- SF Rec Report
- Winter programs
- Speaker Series
- Babysitting
- CPR
- Summer Playground Camp

PRPS

- South Fayette - Hosting Winter Workshop in Jan. 2026
- Submitted Agency of the Year award application

Misc.

- Managing township building room rentals
- Millers Run Rd Renovations
- Exploring other rec softwares

How-To Videos

BRIDGEVILLE COMMUNITY FOOD BANK
BETHANY PRESBYTERIAN CHURCH
740 WASHINGTON AVENUE
BRIDGEVILLE, PA 15017

South Fayette Parks and Rec, Dept.
Attn: Paula and Ian
100 Township Drive
South Fayette, PA 15017

Dear Paula and Ian and our Rec Dept friends-

I, the volunteers, and especially our recipient families are very grateful for your recent collection at the Haunted Harvest event. We are richly blessed from your continued generosity. The $49 you collected will help with our holiday distributions.

During our November 15th Thanksgiving 2025 distribution, we assisted 122 families. Nine new families came to us for help. Over the past few months, we have gained an international flavor to the food bank. Several refugee families from Turkey, Costa Rica, Mexico, Viet Nam, and Kurdistan have come to us for help. Google translate is our friend. The Locking Arms ministry also served alongside us praying with many families.

The Bridgeville Community Food Bank is an all-volunteer mission to the needy families within the Chartiers Valley and South Fayette school districts. We operate with what donations come in.

The Bridgeville Community Food Bank has an IRS status of 501-C-3 with an EIN of 47-5239601.

Thanks again and have a great Thanksgiving.

Have Peace,

Tim Anderson, Coordinator
Bridgeville Community Food Bank

"FOR I WAS HUNGRY AND YOU GAVE ME SOMETHING TO EAT..."
MATTHEW 25:35

8:16 5G 39

South Fayette Community Page
Rachel Lovas · 8m ·

I know there's still about an hour left of the drive-thru lights at Fairview, but wanted to thank the volunteers and South Fayette Township for an AMAZING display this year! It keeps getting better every year and this year was no doubt the best (the snow was a paid actor that added to the ambiance too) between the displays, Santa's nice conversation, and the general flow of traffic! Thank you so much to all involved!

7 1

Newest

[redacted] 3m · Rising contributor

Reply

Comment as Paula Simmo...

CORRESPONDENCE

DECEMBER 2025

PARKS & REC

FREE COMMUNITY EVENTS | 2026

THURS APR 02	BUNNY HOP IN THE PARK FAIRVIEW PARK, 12 PM - 4 PM	
EARTH CLEANUP WEEK TOWNSHIP-WIDE, ALL WEEK		WEEK OF APR 20
THURS MAY 14	PAWS IN THE PARK - PET EXPO FAIRVIEW PARK, 4:30 PM - 7:30 PM	
FAIRVIEW FLICKS FAIRVIEW PARK, MOVIE STARTS AT DUSK		FRI JUN 12
WED JUN 17	SUMMER KICKOFF CONCERT FAIRVIEW PARK, 7 PM	
JULY 4TH FIREWORKS FAIRVIEW PARK, 9:30 PM		SAT JUL 4
SUN JUL 12	TOUCH-A-TRUCK FAIRVIEW PARK, 11 AM - 3 PM	
FAIRVIEW FLICKS FAIRVIEW PARK, MOVIE STARTS AT DUSK		FRI JUL 17
FRI AUG 14	FAIRVIEW FLICKS FAIRVIEW PARK, MOVIE STARTS AT DUSK	
SOUTH FAYETTE COMMUNITY DAY FAIRVIEW PARK, 11 AM - 5 PM		SAT AUG 22
FRI SEPT 18	FAIRVIEW FLICKS FAIRVIEW PARK, MOVIE STARTS AT DUSK	
FAIRVIIEW FLICKS FAIRVIEW PARK, MOVIE STARTS AT DUSK		FRI OCT 2
OCT TBA	ACCESSIBLE HUNT LOCATIONS TBA	
HAUNTED HARVEST ORIGINAL FARMERS MARKET, 5 PM - 8 PM		WED OCT 28
FRI DEC 4	JOY-THRU FAIRVIEW FAIRVIEW PARK, 6 PM - 9 PM	

STAY CONNECTED WITH COMMUNITY EVENTS
SOUTHFAYETTEPA.COM/NOTIFYME

South Fayette Parks & Recreation
412-221-8700 x 222 / imcneill@sftwp.com

RECREATION PROGRAMS

SOUTHFAYETTEPA.COM/RECREATION

BRIDGES: ENGINEERING PITTSBURGH & BEYOND

Tuesday Nov. 18 @ 4:45 PM - 6:45 PM
Grades 1-3; $25
South Fayette Municipal Ctr.

DETECT & DISCOVER WITH DNA!

Wednesday Nov. 19 @ 4:45 PM - 6:45 PM
Grades 4-6; $25
South Fayette Municipal Ctr.

SENIOR STRENGTH & MOBILITY

Thursdays @ 3 PM - 3:30 PM; Ages 60+
South Fayette Municipal Ctr.; $5 drop-in; multiple-class package discounts

SOUND BEGINNINGS: SAND & SEA

Wednesdays, Jan. 14 - Feb.18
10 AM - 10:30 AM
Ages 4 & under; $110
South Fayette Municipal Ctr.

ADULT YOGA

Mondays @ 6 PM; Adults age 18+
Sturgeon Vol. Fire Dept. Social Hall; $12 per class

MAD SCIENCE: READY, STEM, GO!

Thursdays Jan. 15 - Feb. 19
6 PM - 7 PM, Grades 1-5, $95
South Fayette Senior Ctr.

PUZZLE PALOOZA

Tuesday, Dec. 16 @ 6:30 PM; All ages
South Fayette Municipal Ctr.; $5 per team of 2 to 6

KIDS IN THE KITCHEN

Tuesdays, Jan. 6 - Jan. 27; Ages 6-11, $150
4:15 PM - 5:45 PM, South Fayette Senior Ctr.

DONUTS WITH POLAR TRAIN CONDUCTOR

Sunday, Dec. 7 @ 12 PM - 1 PM, ; Ages 3 & up, $10
South Fayette Municipal Ctr.

BABYSITTER TRAINING

Saturday Feb. 7
10 AM - 6:30 PM
Ages 11-15, $210
South Fayette Municipal Ctr.

PAGE TO STAGE WITH GEMINI CHILDREN'S THEATER

Tuesdays, Jan. 13 - Mar. 17@ 5 PM - 6:15 PM; Ages 7-10
$225/resident or $235/non-resident
South Fayette Municipal Ctr.

ADULT WINTER SPEAKER SERIES

6 PM; Free; South Fayette Municipal Ctr.

- Wed. Feb. 4, UPMC Lung Health
- Wed. Feb. 25, History of Invasive Species in Allegheny County
- Tues. Mar. 10, Clearview Federal Credit Union Financial Empowerment

SOUTH FAYETTE TOWNSHIP
A Community Growing Together
2026 WINTER SPEAKER SERIES
Radon & Lung Health
Wed., Feb. 4, 6pm-7pm
UPMC | HILLMAN CANCER CENTER
History of Invasive Species in Allegheny County Wed. Feb. 25, 6pm-7pm
RANGER
Allegheny County PARKS
Identity Theft, Frauds, and Scams
Wed., Mar. 18, 6pm-7pm
Clearview
FREE ADMISSION
SOUTH FAYETTE MUNICIPAL CTR.
100 TOWNSHIP DR. SOUTH FAYETTE PA , 15017
PRE RESGISTRAION ENCOURAGED AT
SOUTH FAYETTEPA.COM/RECREATION

SQUARE ONE MEDICAL
SOUTH FAYETTE TOWNSHIP
A Community Growing Together
FEBRUARY IS HEART HEALTH MONTH
CPR & FIRST AID POWER HOUR
Not a certification class
BRUSH UP ON LIFE-SAVING SKILLS!
Thurs. February 26, 2026
6:30 PM - 7:30 PM
South Fayette Municipal Ctr.
100 Township Drive
South Fayette Twp, PA 15017
Topics Covered
Adult Hands-Only CPR
Child/Infant CPR
Choking
AED Demo
Families Welcome, Ages 10+
REGISTER NOW
412-221-8700 ext. 222
southfayettepa.com/recreation

Summer Playground Camp 2026

REGISTRATION OPENS MARCH 9!

JUNE 8 – AUGUST 7

$11 PER AM OR PM SESSION

FLEXIBLE SCHEDULING!

NEW EARLY CARE & EXTENDED DAY HOURS

$5 - Early Care
$11 - AM or PM session
$22 - All Day session
$5 - Extended Day
*non-residents rate varies

MONDAY - FRIDAY
EARLY CARE: 8 AM -9 AM
AM SESSION: 9 AM-1:30 AM
PM SESSION: 12:30 PM-3 PM
ALL-DAY SESSION: 9 AM-3 PM
EXTENDED DAY: 3 PM -4:30 PM

SPECIAL GUESTS!

SPLASH PAD FUN!

GAMES & FRIENDS!

MULTI-CHILD DISCOUNT CODE: FAMILY2026

SouthFayettePA.com /Recreation

AGES 5 - 12
Each week at various township parks

Questions? Ian McNeill: imcneill@sftwp.com 412-221-8700 x 222

BABYSITTER TRAINING

PROVIDED BY AMERICAN RED CROSS

SATURDAY, FEB. 7, 2025
10 AM - 6:30 PM
AGES 11 - 15

South Fayette Township Municipal Center
100 Township Drive, South Fayette PA 15017

American Red Cross Babysitters Training

TRAINING INCLUDES :

- Diapering
- Bottling
- Feeding
- Holding
- Emergency Response
- CPR
- First Aid
- AED

$210

SouthFayettePA.com/recreation

imcneill@sftwp.com / 412-221-8700 ext. 222

Est.
1842

2025 Annual Report

Date:
January 2026

Parks and Recreation Department

Prepared by
Paula Willis, Director

2026 Highlights

4.2

Overall Recreation Experience

Weighted average score out of 5

Recreation Financials

46%

Cost Recovery (28% National Average)

Revenue - $214,901 ↑ 18% 2024

Facility rentlas, Programs fees, Sponsorships

Expense - $463,334 ↑ 9% 2024

FT & PT Rec Staff, programs, events

Launched monthly Rec Report e-newsletter

3,011

Subscribers

Participants served

Through programs and community events *(estimated)*

20,325

Opened Concession Stand at Splash Pad

6,330

items sold

Township Parks & Trails

Pavilion Rentals

197

↑ 15% 2024

Hours on Multipurpose Fields

3,162

425 hrs. - Non-SFAA organizations or teams
25 hrs. - South Fayette School Cross-Country

Revenue from field rentals

$6,752.50

Transferred from general fund to Rec-in-Lieu for future field updates

Lynda Albert
This is the absolute best place for any size dog. The trails are always well kept and the dogs enjoy running through the woods and leaping over the trees for a great workout . I have been coming for over 2 years now and Mia loves it.

51w Reply

Melissa Gordon Wright
Bark Park provides a happy and healthy environment for dogs and dog owners to socialize and exercise! It's a unique dog park and that is what makes it a wonderful addition to our community. Most dog parks have a tendency to feel unpredictable and unsafe, but Bark Park is very much the opposite!

51w Like Reply Edited

Fairview Park

01.

Phase 3 - Ballfields

Majority of construction complete. Potential opening/use: Fall 2026

02.

Fairview Trails

Majority of design complete. Main Trail, along Recreation Rd, timeline: July - November 2026

03.

Multipurpose Fields

Design complete. Project timeline: March - August 2026

04.

Tennis Court Resurfacing

Completed at Fairview Park

Other Parks & Trails

Morgan

- Laser-graded infields

Panhandle Trail

- Paved 1.8 miles, from Sturgeon to Mill St./Scotch Hill Rd.

Boys Home

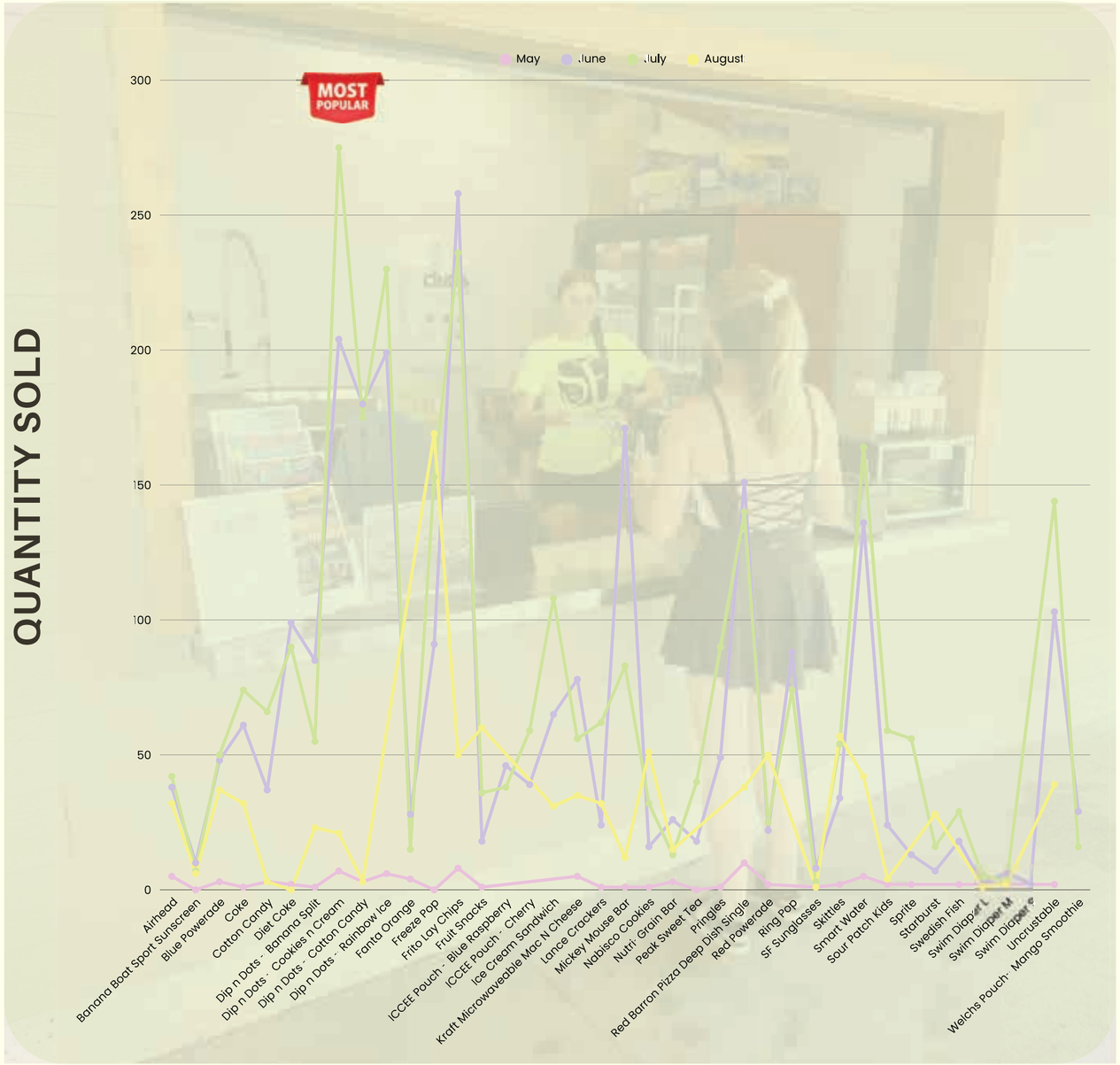
- Increased field maintenance (seeding, pesticide/herbicide, fertilizers)

Preservation

- Increased field maintenance (seeding, pesticide/herbicide, fertilizers)

2025 Annual Parks and Rec Review

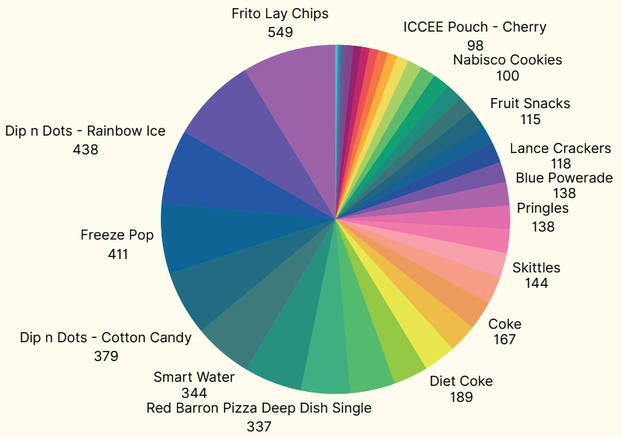
Concession Stand

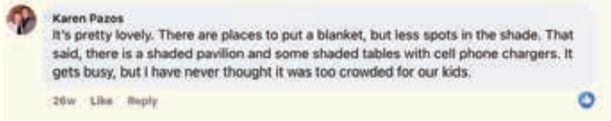


$14,530 Revenue

6,330 items sold

2,727 transactions





Karen Pazos

It's pretty lovely. There are places to put a blanket, but less spots in the shade. That said, there is a shaded pavilion and some shaded tables with cell phone chargers. It gets busy, but I have never thought it was too crowded for our kids.

26w Like Reply

Desire Lee Top contributor

We love the splash pad! We were just there yesterday evening with our almost 3 yr old. There are spots to lay a blanket down and they have some chairs available now as well. Shade is limited as stated above but plenty of room under the pavilion. I know they have some ice cream treats, mac n cheese, pizza and snacky stuff at the concession stand.

25w Like Reply

Splash Pad & Concessions

Mayview Pavilion Rental Revenue

$8,410 ↑ 295% 2024

45 rentals in 2025
69% resident rentals

Concession Stand Revenue

$14,530

Total 2025 Revenue

$22,940

Concession Inventory & Operational expenses

$10,887

Park Attendant Wages

$10,816 ↓ 61% 2024

2024 American Pool Contract - $27,500

Splash Pad Maintenance Expense

$7,969 ↓ 20% 2024

Total 2025 Expense

$29,672

$7,731 cost savings from 2024 to 2025

Net Expense - $6,732

2025 Annual Parks and Rec Review

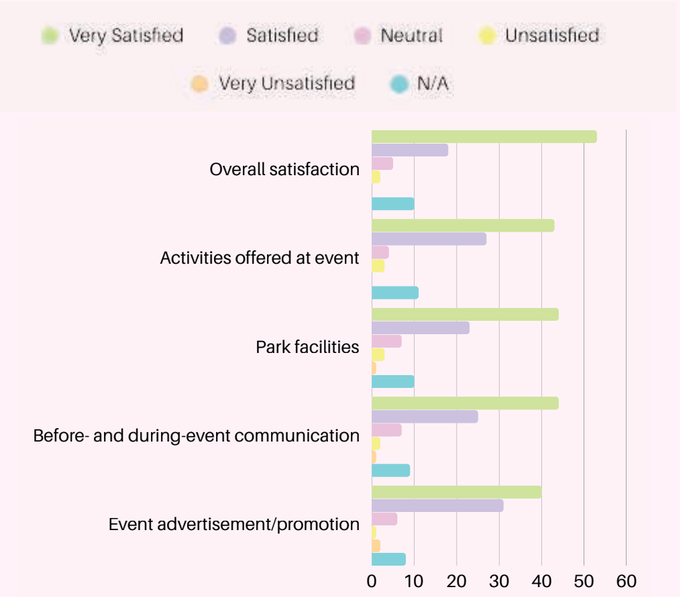
SCAN ME!

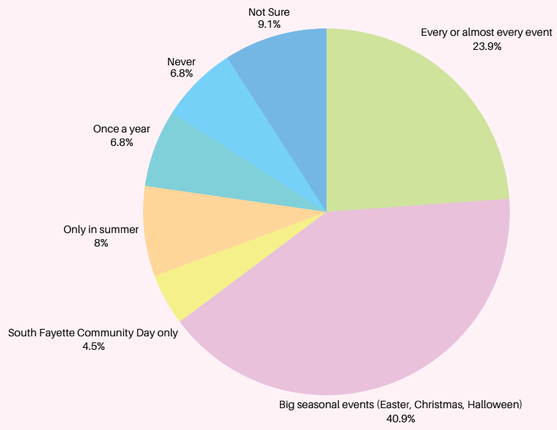
Community Day

Community Events

- **15 events**
  - 2 new events: Pet Expo & Haunted Harvest
- **14,330 estimated event attendees**
- **125+ volunteers served 438 hrs**
  - Volunteers included:
    - Residents (Youth & Adults)
    - Scout troops
    - South Fayette School District student organizations
    - Local businesses & organizations
- **81 % very satisfied or satisfied**
  - **Overall event satisfaction of attendees**

Overall, how satisfied are you or your household with South Fayette Township community events?





SF Community Day was the best that we have attended. We have attended other township community days but SF was the best!

These are great. We really enjoyed the harvest trick or treat especially!

SCAN ME!

Joy Thru Fairview

Event Sponsorships

Sponsorship & Vendor Fees

$86,264

↑ 9% 2024

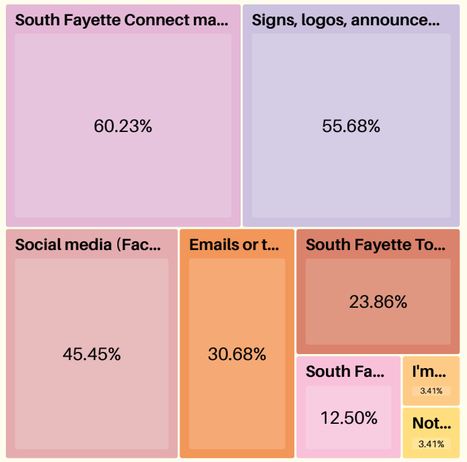
86% event cost recovery

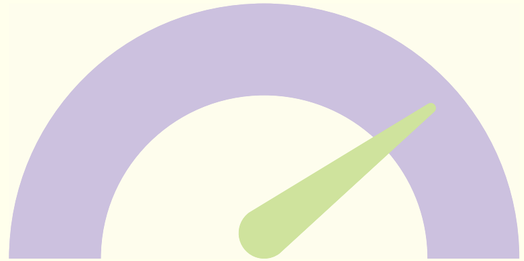
Individual Sponsors

72

↑ 9% 2024

How do you become aware of South Fayette Township community event sponsors?





77

Weighted average from 1 to 100

How likely are you or your household to support local businesses that provide sponsorship to South Fayette Township community events and programs?

Summer Playground Camp

SCAN ME!

Pittsburgh Zoo visits camp!

Individual Campers

205

144 families served

Total Daily Attendance

3,018

Overall Experience

97%

Far Above Average & Above Average

THANK YOU SO MUCH TO EVERYONE INVOLVED IN THE PLANNING AND FACILITATION OF CAMP! JOSIE HAD SUCH AN EXCELLENT SUMMER, AND I LOVED KNOWING SHE WAS BEING ENGAGED, ENRICHED, AND SOCIALIZED WITH SO MANY GREAT KIDDOS IN A SAFE ENVIRONMENT. WE CAN'T WAIT FOR NEXT SUMMER!

THE COUNSELORS WERE ALL VERY NICE AND FRIENDLY!

MY SON HAD AN ABSOLUTE BLAST AT SUMMER CAMP! HE'S REALLY BUMMED THAT TOMORROW IS THE LAST DAY. HE MADE SO MANY WONDERFUL FRIENDS AND COULDN'T WAIT TO GO EACH DAY. THE COUNSELORS ARE ALL SO KIND AND SUPPORTIVE, WHICH MADE THE EXPERIENCE EVEN BETTER!

2025 Annual Parks and Rec Review

Program Review

NEW

Beat the Heat w/ the Police
Chess Club
Container Workshop w/ Bedners
Kids in the Kitchen
Character Encounters
Outdoor Youth Basketball
Sound Beginnings

SCAN ME!

ICan Bike Camp

Recreation Program Participants

3,979

↑ 37% 2024

Progam Satisfaction

68%

Far Above Average & Above Average

Programs & sessions offered

88

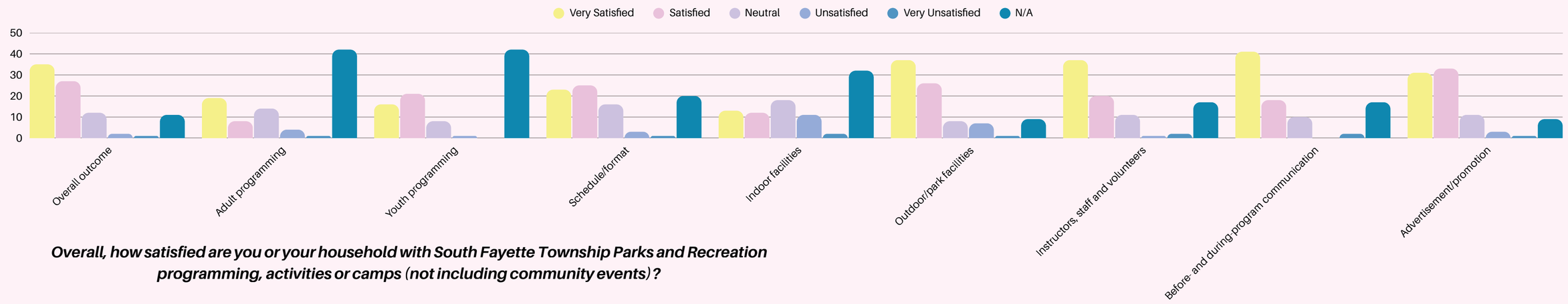
Rec programming revenue

(*Incl. program & camp fees)

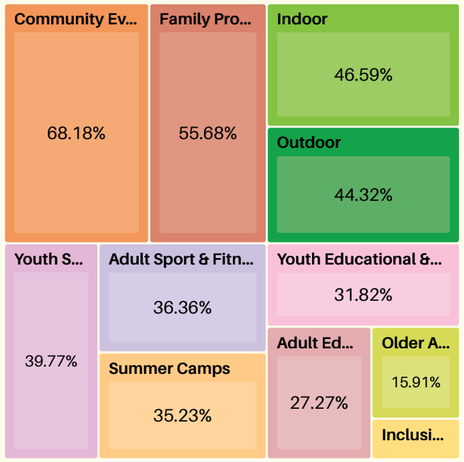
$74,115

98% program cost recovery
(*Incl. program expense, instructor rates, camp supplies & camp counselor wages)

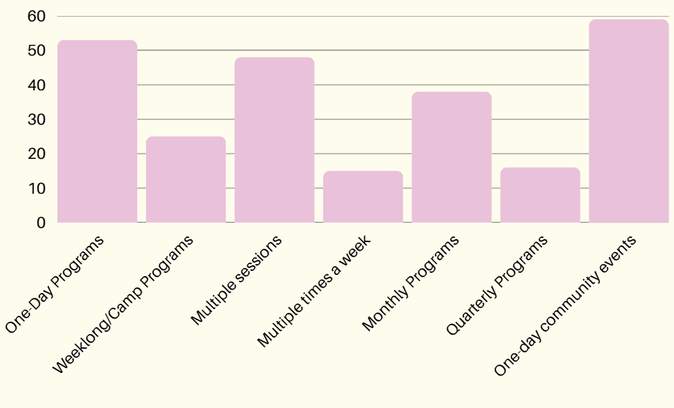
Program Satisfaction Survey



Overall, how satisfied are you or your household with South Fayette Township Parks and Recreation programming, activities or camps (not including community events)?



For continued or future programming, what types of recreation programs would you and members of your household be most interested in? (Check all that apply.)



For continued or future programming, what types of recreation programs would you and members of your household be most interested in?

We belong to the USC rec center as SF does not have any sort of community center

I'd like something like the Upper St. Clair Recreation Center

I would love to see a gardening class, self-defense, or CPR.

I'd love to see more programs for younger kids (5 and under)

Looking into 2026

More Programming

- More bus trips for seniors
- Under 5 programming
- Free teen programs

Summer Camp

- Adding before-camp care: 8 AM - 9 AM
- Adding after-care: 3 PM - 4:30 PM
- Raising prices by $1 per session

Fairview Multipurpose Fields

- Expected construction March -August

Fairview Park Trail Network

- MainTrail: Along Recreation Road - Expected construction July - November
- Nature Trails: Q3 or Q4

Mayview Pavilion

- Memorial Day - Labor Day: Morning, Afternoon, Evening rental blocks

South Fayette Township
Police Department

Monthly/Annual Report
December 2025

SOUTH FAYETTE TOWNSHIP

A Community Growing Together

To:	Board of Commissioners
From:	John R Phoennik, Chief of Police
Re:	December/Annual 2025 Report
Date:	January 5, 2026

- Ellie, our bloodhound, had her eight-year anniversary with our department in December. During this past year, Ellie was requested to assist our department and various other departments 11 times. O'Neil was called out for assistance 9 times.
- Sgt Monyak responded to 14 calls with the SHACOG CIRT Team this year.
- Officer Schultz responded to (3) SHACOG Crash Team accidents this year.
- In 2025 our officers were dispatched to 6,694 calls for service, a 1.1% increase in calls from last year. Officers issued 452 traffic citations and 1,000 written warnings, which is a 1.6% decrease in traffic stops from last year. Officers issued 16 non-traffic citations compared to 25 in 2024.

  ***Attached are the department's 2025 "Use of Force", "Assist", & "Vehicle Pursuit" reports.**

John R Phoennik, Chief of Police

Police Department
100 Township Drive | First Floor | South Fayette, PA 15017
Ph: 412-221-2170 | Fx: 412-221-6703
SouthFayettePA.com

PERSONNEL		
	2024	**2025**
Number of Officers	22	23
Hours Worked	2,890	2,860
Township Overtime	30.5	17.5
Outside Overtime	12	12
Court Hours	10	17
Training Hours	71	29
Vacation Hours	420	516
Personal Hours	152	156
Sick Time Hours	100	108
Comp. Hours Used	76	48
Bereavement Hours	12	0
Disability	56	184

TRAINING			
Date	**Officer**	**Training**	**Hrs.**
December	ALL	"Aircraft Accidents", "Asset Forfeitures", "1st Amendment Assemblies", "UOF-Notifications to Supervisors", "Handcuffing & Restraints", "Hostage & Barricade Incidents", "Officer Involved Shootings & Deaths", "Policy Manuals", "Recruitment & Selection", "UOF-Policy" **Lexipol DTB**	23
12/3	Buchanan	Car Seat Tech Recertification	6
Total			**29**

VEHICLE USE & EXPENSES				
Unit	**Mileage**	**Miles Driven**	**Fuel Usage**	**Avg. Miles Per Gallon**
9-1	127,480	800	88.0	9.1
9-2	114,010	30	10.0	0.0
9-3	10,860	0	0.0	0.0
9-4	83,370	830	88.5	9.4
9-5	7,560	1,095	149.5	7.3
9-6	129,240	25	0.0	0.0
9-7	67,900	2,150	257.0	8.4
9-8	104,610	180	15.5	11.6
9-9	----	----	----	----
9-10	----	----	----	----
9-11	65,090	690	79.0	8.7
9-12	26,460	325	23.0	14.1
9-13	48,715	1,610	184.5	8.7
9-14	68,120	940	95.0	9.9
9-15	103,740	570	46.0	12.4
9-16	47,400	415	40.5	10.3
9-17	45,840	1,750	179.0	9.8
9-18	27,400	1,350	131.0	10.3
9-19	3,830	60	6.5	9.2
UTV	0	0	0	0
TOTAL		**12,820**	**1,393.0**	**8.7**

VEHICLE MAINTENANCE			
Unit	**Mileage**	**Maintenance**	**Costs**
9-1	126,710	Alternator kit, transmitter, tire sensors replaced	740.31
9-2			
9-3			
9-4			
9-5			
9-6			
9-7			
9-8			
9-9			
9-10			
9-11	65,000 65,000	Preventative Maintenance (oil change, fluid check, rotate tires) 4 new tires (stock)	0.00 stock
9-12			
9-13			
9-14	67,830	Preventative Maintenance (oil change, fluid check, rotate tires) (4) new tires Inspection/Emissions	0.00 stock 37.65
9-15	103,740 103,740	Preventative Maintenance (oil change, fluid check, rotate tires) (4) new tires	0.00 stock
9-16	47,090 47,090 47,090	Preventative Maintenance (oil change, fluid check, rotate tires) (3) Air filters for stock (4) new tires	0.00 123.90 stock
9-17			
9-18	27,400	Preventative Maintenance (oil change, fluid check, rotate tires)	0.00
9-19			

PATROL OPERATIONS		
Complaint	**2024**	**2025**
911 Hang Up	2	0
Alarm Activated	50	35
Animal Bite	1	0
Animal Complaint	13	10
Assist other Agency	13	7
Assist Motorist	0	7
Assault	0	1
Child Abuse	3	2
Check Welfare	15	13
Criminal Mischief	1	2
Custody Dispute	0	1
Death	6	2
DUI	0	2
Disorderly Conduct	1	1
Dispute	0	4
Disturbance	3	8
Domestic	9	13
Fire Call	14	10
Firearm Violation	0	1
Found Property	2	2
Fraud	1	2
General Complaint	4	7
Harassment	4	4
Juvenile Complaint	6	2
Mental Patient	3	10
Miscellaneous	2	2
Parking Complaint	5	9
PFA Service	3	1
Retail Theft	0	1
Request for Ambulance	177	180
Road Hazard	13	30
Service Call	21	27
Township Ordinance	4	0
Suspicious Activity	24	20
Theft Offenses	4	4
Traffic Accident	21	35
Traffic Complaint	32	0
Trespassing	1	1
TOTAL	**466**	**457**

PART 1 OFFENSES					
	Offenses Reported	Offenses Unfounded	Actual Offenses	Offenses Cleared	Juveniles Cleared
Criminal Homicide	0	0	0	0	0
Rape	0	0	0	0	0
Robbery	0	0	0	0	0
Aggravated Assault	0	0	0	0	0
Burglary	0	0	0	0	0
Theft	4	0	3	1	0
Motor Vehicle Theft	0	0	0	0	0
Arson	0	0	0	0	0
TOTAL	**4**	**0**	**3**	**1**	**0**

PART II OFFENSES					
	Offenses Reported	Offenses Unfounded	Actual Offenses	Offenses Cleared	Juveniles Cleared
Forgery	0	0	0	0	0
Fraud	2	0	2	0	0
Embezzlement	0	0	0	0	0
Stolen Property	0	0	0	0	0
Vandalism	2	0	2	0	0
Weapons	0	0	0	0	0
Prostitution	0	0	0	0	0
Sex Offenses	0	0	0	0	0
Drug Sale, Possession	0	0	0	0	0
Gambling	0	0	0	0	0
Offenses Against Family	0	0	0	0	0
DUI	0	0	0	0	0
Liquor Laws	0	0	0	0	0
Drunkenness	0	0	0	0	0
Disorderly Conduct	1	0	1	1	0
Vagrancy	0	0	0	0	0
All Other Offenses	0	0	0	0	0
TOTAL	**5**	**0**	**5**	**1**	**0**

PERSONS CHARGED			
Offense	**Arrested**	**Summoned**	**Total Persons Charged**
PART I OFFENSES			
Criminal Homicide	0	0	0
Rape	0	0	0
Robbery	0	0	0
Aggravated Assault	0	0	0
Burglary	0	0	0
Theft	1	1	1
Motor Vehicle Theft	0	0	0
Arson	0	0	0
Total Part I Offenses	**1**	**1**	**1**

PARKING & NON-TRAFFIC		
	2024	2025
Parking Tickets	1	0
Non-Traffic Citations	1	5
TOTAL	2	5

TRAFFIC ENFORCEMENT		
	2024	2025
Traffic Citations	2	22
Written Warnings	3	54
TOTAL	5	76

TRAFFIC UNIT		
	2024	2025
Traffic Citations	4	0
Written Warnings	22	0
TOTAL	26	0

Total Warnings & Citations Including Traffic Unit	31	76

K-9 AND C.I.R.T. REPORT	
Date	
12/4	Sgt Monyak attended tactical training in Mt Lebanon with the SHACOG CIRT Team.
12/12	Sgt Monyak attended the SHACOG CIRT yearly review in Upper St Clair.
12/15	Sgt Monyak responded to Brentwood with the CIRT Team for a warrant service.
12/17	Sgt Monyak responded to Baldwin Boro with the CIRT Team for a warrant service.

INVESTIGATIONS	
Cases Assigned	**December 2025**
Adult	12
Juvenile	2
TOTAL	**14**
Cases Closed	
Adult	6
Juvenile	2
TOTAL	**8**
Investigations Arrests	
Adult	2
Juvenile	1
TOTAL	**3**

COMMUNITY CONCERNS
5 streetlights have been reported out to First Energy for the month of December of which 0 have been repaired. All other streetlights are in working order. Nuisance Vehicles – 0 owners notified to move nuisance vehicle, 0 notices sent registered mail, 0 citations issued, and 0 vehicles moved as of these actions.

OVERDOSE REPORT
In the month of December, officers responded to 0 overdoses within the township. Narcan was used 0 times, and 0 deaths were reported.

COMMUNITY PRESENTATIONS AND MEETINGS			
Date	**Group**	**Officer**	**Topic**
12/4	SHACOG Chiefs (Pleasant Hills)	Phoennik	Monthly
12/10	Coffee with the Chief (Sturgeon VFD)	Phoennik	Quarterly
12/11	Hunting Ridge C.S.A.	Kotar	Monthly
12/17	Safety Committee	Phoennik/Korbe	Safety

REVENUE SUMMARY		
Type	**2024**	**2025**
District Court	912.58	1,666.75
Parking Tickets	15.00	0.00
Reports	145.00	310.00
Alarm Devices	20.00	25.00
Soliciting Permits	0.00	0.00
County Reimbursement	390.71	250.83
K-9 Fundraising	0.00	60.00
TOTAL	**1,483.29**	**2,312.58**

SOUTH FAYETTE TOWNSHIP POLICE DEPARTMENT
INTEROFFICE MEMORANDUM

TO: SOUTH FAYETTE ADMINISTRATION
FROM: CHIEF PHOENNIK JRP
SUBJECT: 2025 ANNUAL "USE OF FORCE" REPORT
DATE: 1/5/26

South Fayette Township Police Officers were involved in a total of six (6) "Use of Force" incidents in the calendar year of 2025. Two (2) of the incidents involved physical force against a combative person having psychiatric issues and five (5) incidents were due to a person who was resisting and/or intoxicated and needed restrained by officers.

After investigation of these "Use of Force" incidents, I find that the involved officers strictly adhered to all South Fayette Police Lexipol policies and procedures (300.1 – Use of Force) and by their actions possibly prevented any injuries to officers, the public and actors. The continued annual review of the department's "Use of Force" policy, along with the continued training of firearm, o/c, baton, and taser recertification is all the training that officers require currently.

Professionally,
John R Phoennik
John R Phoennik

SOUTH FAYETTE TOWNSHIP POLICE DEPARTMENT
INTEROFFICE MEMORANDUM

TO: SOUTH FAYETTE ADMINISTRATION
FROM: CHIEF PHOENNIK JRP
SUBJECT: 2025 ANNUAL "REQUEST FOR ASSISTANCE" REPORT
DATE: 1/5/26

The South Fayette Township Police Department had one hundred fifty-seven (157) requests for assistance from various law enforcement agencies throughout the area in 2025.

South Fayette Police supervisors are doing an adequate job of monitoring officers who are detailed to assist these other agencies, such as those that are dependant upon zone assignments, and how long each officer is absent from the township before returning.

Professionally,
John R Phoennik
Chief John R Phoennik

SOUTH FAYETTE TOWNSHIP POLICE DEPARTMENT
INTEROFFICE MEMORANDUM

TO: SOUTH FAYETTE ADMINISTRATION

FROM: CHIEF PHOENNIK JRP

SUBJECT: 2025 ANNUAL "VEHICLE PURSUIT" REPORT

DATE: 1/5 /26

South Fayette Police Officers were involved in zero (0) vehicle pursuits in the 2025 calendar year.

No South Fayette policies or procedures have been violated. Annually, several officers will continue to be sent to Defensive Driving training.

Professionally,

John R Phoennik

Chief John R Phoennik

SOUTH FAYETTE TOWNSHIP

PUBLIC WORKS

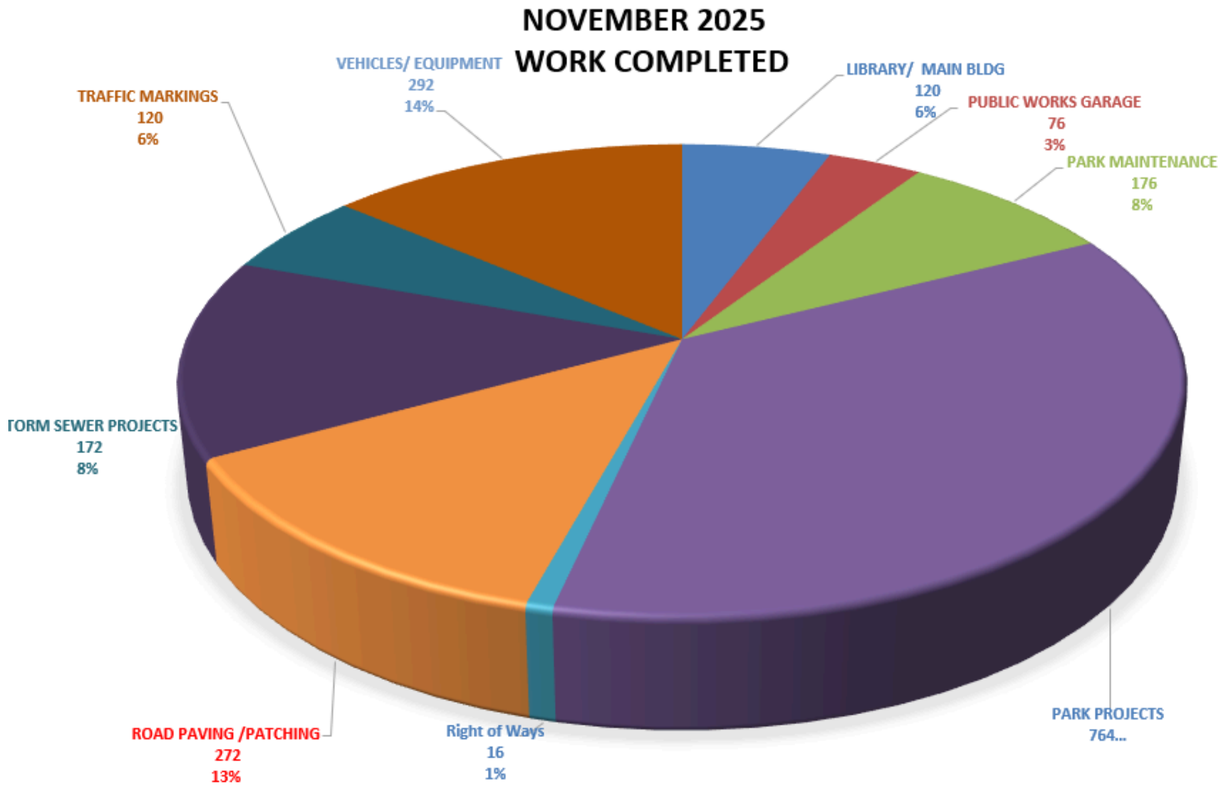
MONTHLY REPORT

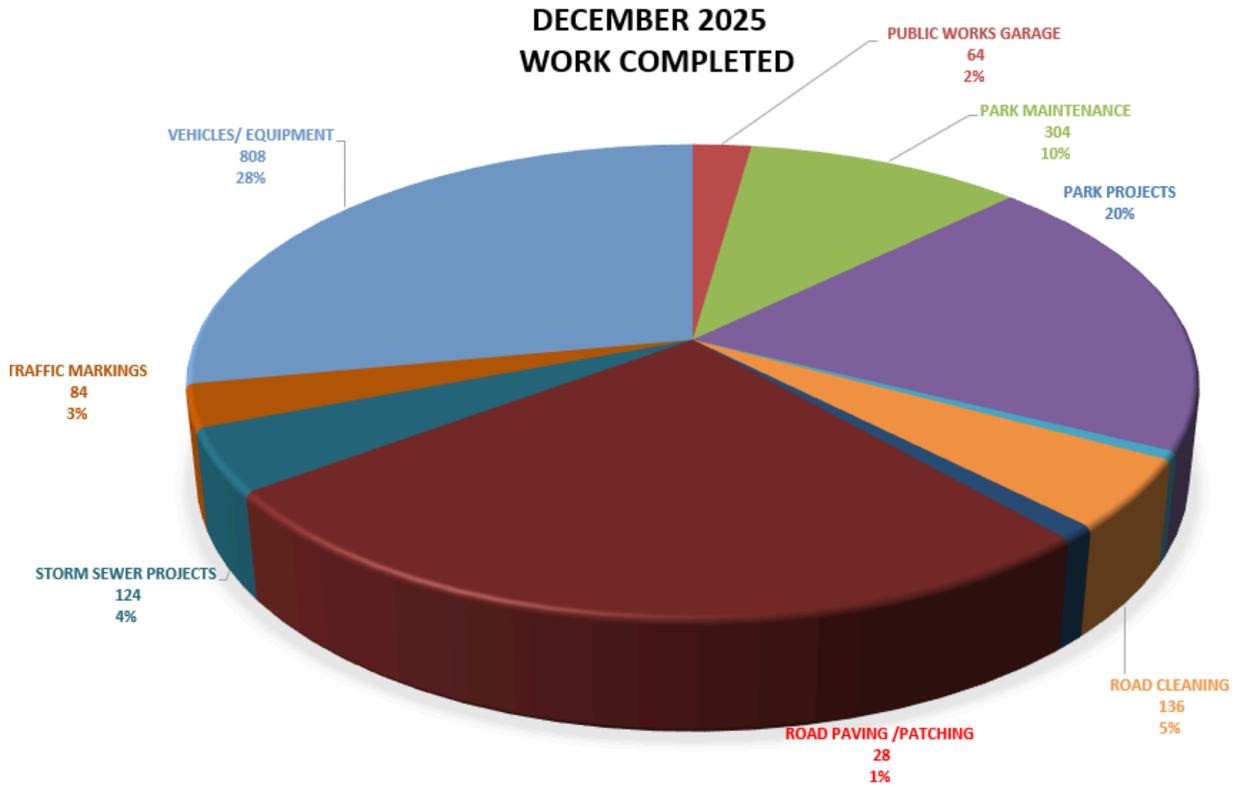
DECEMBER 2025

DAN DERNOSEK
DIRECTOR

PUBLIC WORKS

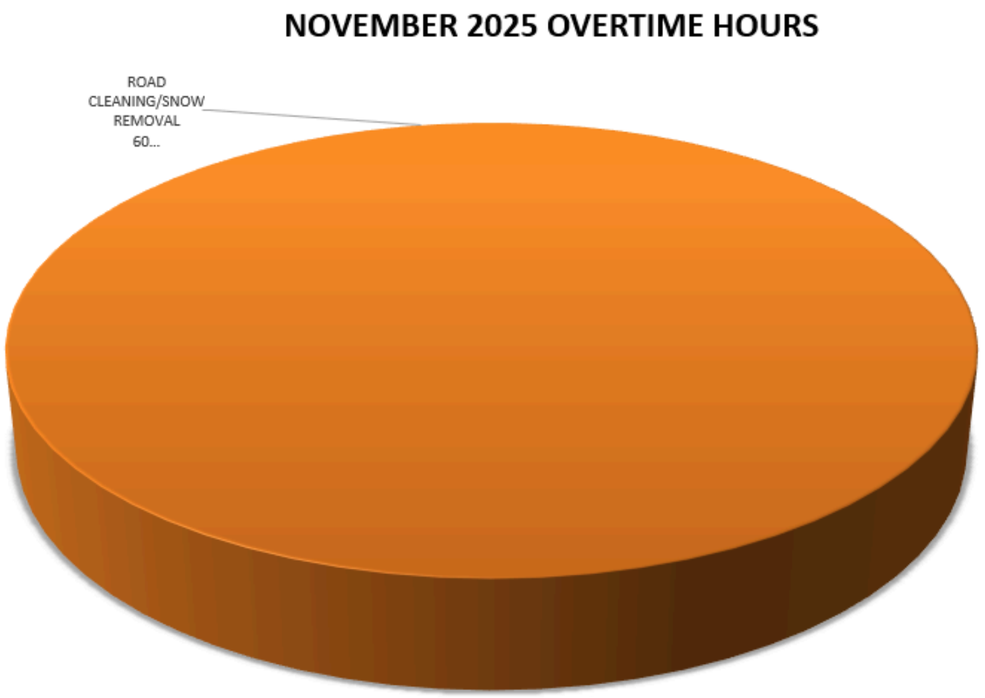
Work Breakdown

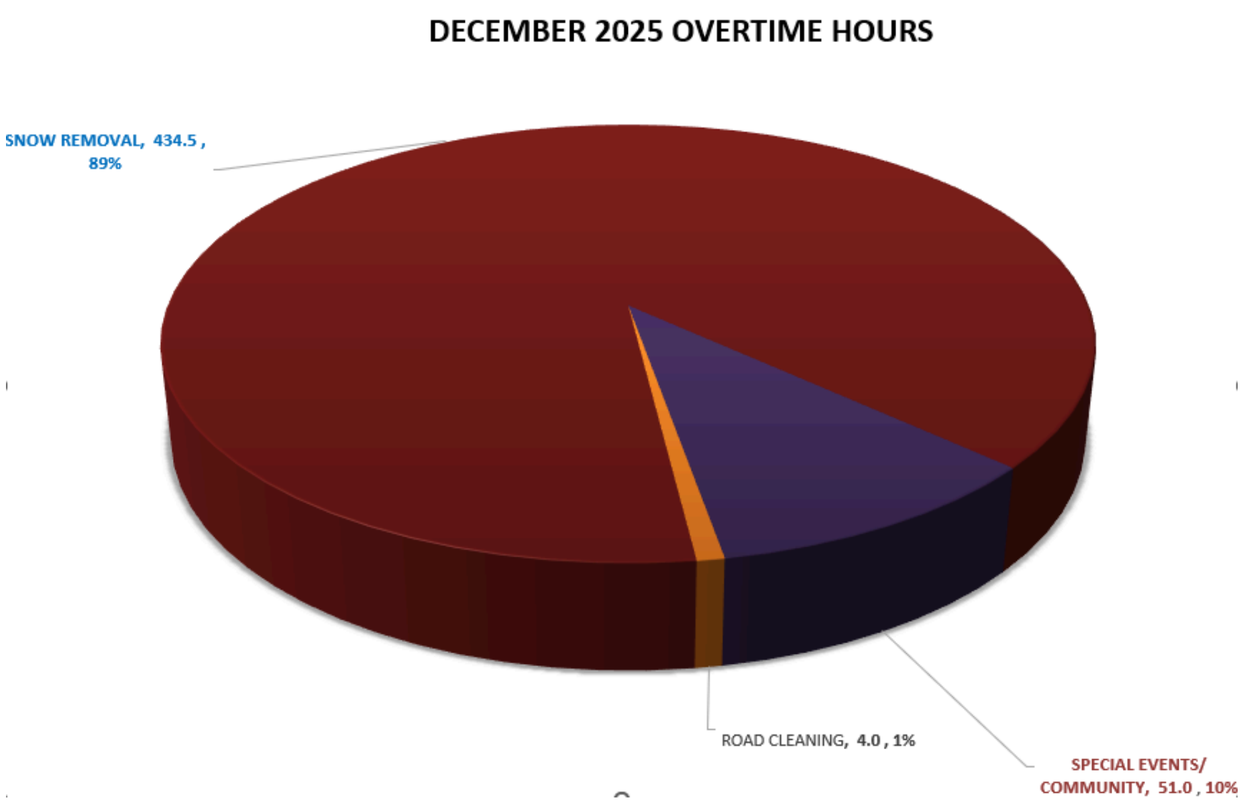




PUBLIC WORKS

OVERTIME Breakdown





SALT USE WINTER MAINTENACE
DECEMBER 2025

Material Summary

12/01/2025 - 12/31/2025

Material	Amount	Unit Cost	Total Cost
Truck 10 (6.55)	11.50	$573.13	$6,591.00
TRUCK 11(7.86)	18.50	$687.75	$12,723.38
Truck 14 (7.86)	9.75	$687.75	$6,705.56
Truck 15 (5.24)	17.75	$458.50	$8,138.38
Truck 18 (2.62)	11.75	$229.25	$2,693.69
Truck 22 (10.48)	14.00	$917.00	$12,838.00
Truck 24 (5.89)	13.00	$515.38	$6,699.94
Truck 25 (5.90)	12.25	$516.25	$6,324.06
Truck 29 (5.90)	12.50	$516.25	$6,453.13
Truck 3 (6.55)	16.00	$573.13	$9,170.08
Truck 30 (2.62)	10.50	$229.25	$2,407.13
Truck 32 (9.17)	62.25	$802.38	$49,948.16
Truck 34 (7.86)	16.75	$687.75	$11,519.81
Truck 4 (5.9)	11.75	$516.25	$6,065.94
Truck 5 (9.17)	14.25	$802.38	$11,433.92
Truck 8 (7.86)	16.75	$687.75	$11,519.81
Truck 9 (10.48)	17.00	$917.00	$15,589.00
	286.25		**$186,820.96**

SIGNS AND TRAFFIC MARKING

80

PA ONE CALLS

When contractors and residents call 811 before digging, Public Works marks the location of stormwater sewers and pipes to avoid damage to these township-owned facilities.

12

SIGN INSTALLATIONS

Public Works installs and repairs stop signs, road name signs and other traffic and street signs.

811 Know what's below. Call before you dig.

PUBLIC WORKS
Mechanics

December 2025
Mechanic's Report

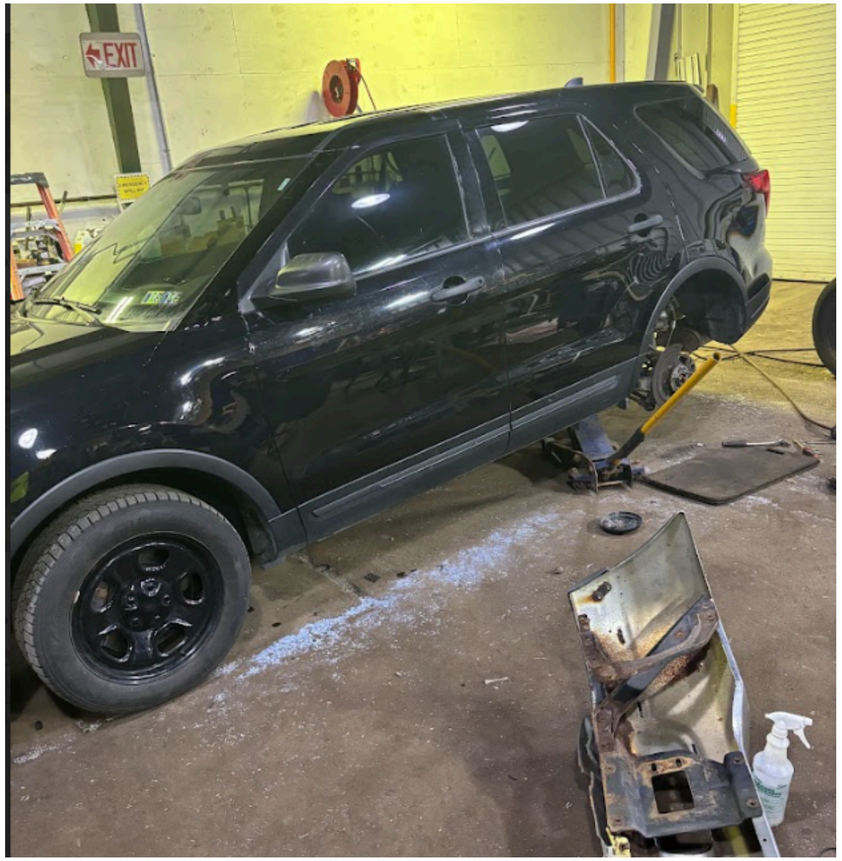
Vehicle Inspections

Truck 29 – State inspection, replace water in fuel sensor and wiring pigtail
Police 9-14 – State inspection, emissions test, mount and balance 4 tires

Maintenance and Repair

Truck 30 – Replace plow internal wiring harness and control module
Police 9-11 – Oil change, mount and balance 4 tires
Police 9-18 – Oil change, rotate tires
Police 9-1 – Replace alternator and serpentine belt, replace 2 tire pressure sensors and recalibrate
Police 9-16 – Oil change, replace air filter, mount and balance 4 tires
Truck 18 – Install extra leaf springs in rear spring pack, install salt box and spinner
Truck 5 – Install new rear leaf springs and U-bolts
Truck 4 – Replace rear wheel studs and lug nuts, replace both left rear wheels
Truck 24 – Replace right rear outside wheel and tire, remove and repair plow frame, replace spinner disc
2015 Explorer/ Code Enforcement – Mount and balance 4 tires
Police 9-15 – Oil change, mount and balance 4 tires, check siren box for correct operation
Truck 11 – Repair drivers side floor board
Truck 9 – Replace power steering fluid and filter
Police 9-7 – Replace and recalibrate one tire pressure sensor

Parks Dept. Expedition inspection



Repairing a plow frame on a truck

Joy Thru Fairview

New catch basin on Recreation Drive in Fairview Park

Material Summary

12/01/2025 - 12/31/2025

Material	Amount	Unit Cost	Total Cost
Truck 10 (6.55)	11.50	$573.13	$6,591.00
TRUCK 11(7.86)	18.50	$687.75	$12,723.38
Truck 14 (7.86)	9.75	$687.75	$6,705.56
Truck 15 (5.24)	17.75	$458.50	$8,138.38
Truck 18 (2.62)	11.75	$229.25	$2,693.69
Truck 22 (10.48)	14.00	$917.00	$12,838.00
Truck 24 (5.89)	13.00	$515.38	$6,699.94
Truck 25 (5.90)	12.25	$516.25	$6,324.06
Truck 29 (5.90)	12.50	$516.25	$6,453.13
Truck 3 (6.55)	16.00	$573.13	$9,170.08
Truck 30 (2.62)	10.50	$229.25	$2,407.13
Truck 32 (9.17)	12.75	$802.38	$10,230.35
Truck 34 (7.86)	16.75	$687.75	$11,519.81
Truck 4 (5.9)	11.75	$516.25	$6,065.94
Truck 5 (9.17)	14.25	$802.38	$11,433.92
Truck 8 (7.86)	16.75	$687.75	$11,519.81
Truck 9 (10.48)	17.00	$917.00	$15,589.00
	236.75		**$147,103.15**

Total Records: 17

Request Tracker - Submitted Items December 8, 2025, through January 8, 2026						
Request Type	**Request Source**	**Status**	**Date Submitted**	**Date Closed**	**Date Last Modified**	**Street**
Property Maintenance						
Property Maintenance - Other	Online Form	Closed	12/8/2025 8:26	12/8/2025 13:46	12/8/2025 13:46	Deerfield Ridge Dr
Roads						
Animal carcass on road	Online Form	Assigned	12/25/2025 15:09		12/25/2025 15:09	Berkshires Blvd.
Curb damage	Online Form	Assigned	12/29/2025 13:56		12/29/2025 13:56	Northridge Dr
Ice on road	Online Form	Assigned	1/1/2026 12:33		1/1/2026 12:33	Palomino Dr
Snow removal issue	Online Form	Assigned	1/1/2026 16:49		1/1/2026 16:49	sheffield ct
Snow removal issue	Online Form	Assigned	1/1/2026 17:24		1/1/2026 17:24	sheffield ct
Snow removal issue	Online Form	Assigned	1/5/2026 9:39		1/5/2026 9:39	Hastings Crescent
Street Lights						
Light not on at night	Phone call	Assigned	12/9/2025 14:37		12/11/2025 13:56	Apple Blossom Drive
Light not on at night	Online Form	Assigned	12/13/2025 10:18		12/15/2025 15:55	PO Box 165
Light not working	Online Form	Assigned	12/26/2025 21:10		12/29/2025 14:44	south fayette
Damaged pole	Phone call	Assigned	12/30/2025 11:08		12/30/2025 14:45	Firwood Drive
Trash & Recycling						
Recycling not picked up	Online Form	Closed	12/11/2025 12:48	12/12/2025 8:19	12/12/2025 8:19	Hastings crescent
Recycling not picked up	Online Form	Closed	12/13/2025 12:02	12/18/2025 14:29	12/18/2025 14:29	Forbes Street
Trash not picked up	Online Form	Closed	12/16/2025 20:21	12/18/2025 14:31	12/18/2025 14:31	Dutch hill road
Trash not picked up	Online Form	Closed	12/18/2025 12:32	12/18/2025 14:30	12/18/2025 14:30	Sundance Drive
Trash not picked up	Online Form	Closed	12/19/2025 15:24	12/23/2025 12:16	12/23/2025 12:16	Battle Ridge Road
Trash not picked up	Online Form	Closed	12/19/2025 22:06	12/22/2025 6:43	12/22/2025 6:43	Stonegate drive
Trash not picked up	Online Form	Closed	12/19/2025 22:16	12/23/2025 12:16	12/23/2025 12:16	Stonegate drive
Trash / Recycling - Other	Online Form	Closed	12/26/2025 11:00	12/29/2025 8:51	12/29/2025 8:51	boyce rd
Trash not picked up	Online Form	Closed	12/26/2025 13:25	12/26/2025 13:53	12/26/2025 13:53	Pinewood Drive
Trash not picked up	Online Form	Closed	12/27/2025 12:28	12/30/2025 14:04	12/30/2025 14:04	Walnut Ridge Circle
Trash not picked up	Online Form	Closed	12/27/2025 18:32	12/30/2025 13:02	12/30/2025 13:02	Pinewood Drive
Trash not picked up	Online Form	Closed	12/27/2025 18:50	12/29/2025 10:44	12/29/2025 10:44	Battle Ridge road
Trash not picked up	Online Form	Closed	12/28/2025 12:23	12/29/2025 10:44	12/29/2025 10:44	Woodlawn ave.
Trash not picked up	Online Form	Closed	12/28/2025 15:28	12/29/2025 10:43	12/29/2025 10:43	McNary St
Trash not picked up	Online Form	Closed	12/29/2025 12:41	1/5/2026 9:15	1/5/2026 9:15	Battle Ridge Road

Trash / Recycling - Other	Online Form	Closed	1/3/2026 11:07	1/7/2026 16:30	1/7/2026 16:30	Middlefield Dr
Automated Trash Collection Issue	Online Form	Closed	1/3/2026 12:18	1/7/2026 16:30	1/7/2026 16:30	Oakridge Rd
Trash not picked up	Online Form	Closed	1/3/2026 13:27	1/7/2026 16:30	1/7/2026 16:30	Old Fayette Traill
Trash not picked up	Online Form	Closed	1/3/2026 14:24	1/7/2026 16:30	1/7/2026 16:30	Marbleseed Lane
Trash not picked up	Online Form	Closed	1/4/2026 16:06	1/7/2026 16:31	1/7/2026 16:31	Millers run rd
Trash not picked up	Online Form	Closed	1/5/2026 9:54	1/7/2026 16:31	1/7/2026 16:31	Campbell ave, cuddy
Trash not picked up	Online Form	Closed	1/5/2026 12:31	1/7/2026 16:31	1/7/2026 16:31	Battle Ridge Road
Trash not picked up	Online Form	Assigned	1/6/2026 8:20		1/6/2026 8:20	Ridge Point Cir
Trash not picked up	Online Form	Assigned	1/6/2026 8:24		1/6/2026 8:24	Ridge Point Cir
Trash not picked up	Online Form	Assigned	1/8/2026 9:20		1/8/2026 14:40	Ridge point Circle
Trash not picked up	Online Form	Closed	12/8/2025 9:31	12/10/2025 9:18	12/10/2025 9:18	Washington Pike
Trash not picked up	Online Form	Closed	12/9/2025 7:24	12/10/2025 9:18	12/10/2025 9:18	Nesbitt
Trash not picked up	Online Form	Closed	12/10/2025 15:03	12/19/2025 10:24	12/19/2025 10:24	Washington Pike
Trash not picked up	Online Form	Closed	12/12/2025 13:54	12/15/2025 12:23	12/15/2025 12:23	Nesbit Road
Trash not picked up	Online Form	Closed	12/14/2025 18:34	12/18/2025 14:29	12/18/2025 14:29	Battle Ridge Road
Trash not picked up	Online Form	Closed	12/15/2025 16:32	12/19/2025 11:09	12/19/2025 11:09	Interlaken