



FULLY EXECUTED - CHANGE 1 - REPRINT
Purchase Order No: 4300153683
Original PO Effective Date: **03/10/2009**
PO Change Date: 03/11/2009
PO Issue Date: **03/11/2009**

Your SAP Vendor #: 215048

Please Deliver To:
Real Est NOB
505 North Office Building
Harrisburg PA 17125 US

Supplier Name/Address:
FEDERAL APPRAISAL & CONSULTING LLC
372 ROUTE 22 W STE 1A
WHITEHOUSE STATION NJ 08889-0000 US

Supplier Phone Number: 9085343590

Please Bill To:
Commonwealth of Pennsylvania
DGS
CS Comptroller Office
PO Box 2769
Harrisburg, Pennsylvania 17105-2769

Purchasing Agent

Name: Sonya Schurz
Phone: 717-772-5110
Fax: 717-783-0570

Payment Terms
NET 30

Purchase Order Description:
BRE, Appraisal Mayview State Hosp 030509

This Purchase Order is comprised of: The above-referenced Solicitation, the Suppliers Bid or Proposal, and any documents attached to this Purchase Order or incorporated by reference.

Item	Material/Service Desc	Qty	UOM	Delivery Date	Net Price	Price Unit	Total
1	Appraisal for Mayview State Hospital	23,000.000	Each	06/10/2009	1.00	1	23,000.00

Field Changed: DELIV_DATE

Old Value: 20090622

New Value: 20090610

General Requirements for all Items:

Information:

Total Amount:
SEE LAST PAGE FOR TOTAL OF ALL ITEMS

Currency: USD

Supplier's Signature _____

Printed Name _____

Title _____

Date _____



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Header Text

Reference purchase order number on all correspondence and/or invoice regarding this order; failure to do so could result in delay of response or payment.

Agency Contact:
Lisa Kettering
DGS- Bureau of Real Estate
500 North Office Building
Harrisburg, PA 17125
717-787-1321

Service Contract Start Date: March 20, 2009
Service Contract End Date: June 22, 2009

Contract Provisions - Right to Know Law

- a. The Pennsylvania Right-to-Know Law, 65 P.S. §§ 67.101-3104, applies to this Contract.
- b. Unless the Contractor provides the Commonwealth, in writing, with the name and contact information of another person, the agency shall notify the Contractor using the Contractor information provided by the Contractor in SRM [or #the legal contact information provided in this Contract#] if the agency needs the Contractor's assistance in any matter arising out of the Right to Know Law. The Contractor shall notify the agency in writing of any change in the name or the contact information within a reasonable time prior to the change.
- c. Upon notification to the Contractor that the Commonwealth has received a request for records under the RTKL, the Contractor shall fully assist the Commonwealth in responding to the request. Such assistance shall include providing the Commonwealth within three(3) days, access to, and copies of, any document or information arising out of the Contract in the Contractor's possession that the Commonwealth deems a Public Record (#Requested Information#) and providing such other assistance as the Commonwealth may request in order to comply with the RTKL. If the Contractor is unable to provide the Requested Information within three (3) days for one of the reasons specified in the RTKL, the Contractor must immediately notify the Commonwealth that it will need up to an additional twenty-five (25) days, and must provide in writing the reason the additional time is needed. If the Contractor fails to provide the Requested Information to the Commonwealth within the period specified in this provision, the failure shall be considered an event of default and the Contractor shall pay, indemnify and hold the Commonwealth harmless for any damages, penalties, detriment or harm that the Commonwealth may incur as a result of the Contractor's failure. If the Office of Open Records or the Pennsylvania Courts determine that a record in the possession of the Contractor is a public record, liquidated damages of \$500 per day will be assessed for each calendar day beyond the date the Contractor was required to provide the record.
- d. The Commonwealth's determination as to whether the Requested Information is a public record is dispositive of the question as between the parties. Contractor agrees not to challenge the Commonwealth's decision to deem the Requested Information a Public Record. If the Contractor considers the Requested Information to be a Trade Secret or Confidential Proprietary Information, as those terms are defined by the RTKL, the Contractor will immediately notify the Commonwealth, and will provide a written statement signed by a representative of the Contractor explaining why the requested material is exempt from public disclosure under the RTKL within five (5) days. If, upon review of the Contractor's written statement, the Commonwealth still decides to provide the Requested Information, Contractor will not challenge or in any way hold liable the Commonwealth for such a decision.

Information:

Total Amount:
SEE LAST PAGE FOR TOTAL OF ALL ITEMS

Currency: USD



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e. The Commonwealth will reimburse the Contractor for any costs associated with complying with this provision only to the extent allowed under the fee schedule established by the Office of Open Records or as otherwise provided by the RTKL if the fee schedule is inapplicable.

f. Contractor agrees to abide by any decision to release a record to the public made by the Office of Open Records, or by the Pennsylvania Courts. The Contractor agrees to waive all rights or remedies that may be available to it as a result of the Commonwealth's disclosure of Requested Information pursuant to the RTKL. Contractor's duties relating to the RTKL are continuing duties that survive the expiration of this Contract and shall continue as long as the Contractor has Requested Information in its possession.

No further information for this PO.

Information:

Total Amount:

23,000.00

Currency: USD



ORIGINAL
QUOT - Invitation For Bid
BRE, Appraisal Mayview State Hosp 011209

Page 2 of 6

Supplier Name:
FEDERAL APPRAISAL & CONSULTING LLC

Appraisers in the #General# class of certification.

Agency Contact:
Lisa Kettering
Department of General Services, Bureau of Real Estate
500 North Office Building
Harrisburg, PA 17125
717-787-1321- voice
717-783-7127- fax
lkettering@state.pa.us

Important Bid Information

Document To Be Returned: The following document must be returned with your Invitation To Bid Response 6100009069- STD168. If the completed STD-168 is not attached, your bid will be disqualified.

BIDS MUST BE RETURNED ELECTRONICALLY NO PAPER BIDS WILL BE ACCEPTED.

Please note that you must meet the requirements listed in the Statement Of Work.

You must be a registered vendor in Pennsylvania's SRM Vendor Listing to participate in this bid. For registration information, please visit www.pasupplierportal.state.pa.us or call 877-435-7363.

For bid instructions you may refer to the "SRM Instructions for Bidding in SRM" (attached).

Please note under Attributes (must be completed to complete bid): Remember to type your name and title in the comment space when answering number 28.

You will need to attach a completed STD-168 document to your bid response using the following instructions:

1. Select the My Notes link under the General Data tab.
2. Note: the My Notes link contains an area for you to insert any comments associated with your response. Enter your remarks in the Bidder's Note text box.
3. Select the Browse button in the attachments section of the screen.
4. Locate the completed document you saved to your desktop (Or Other Electronic Folder).
5. Select Open and the document will automatically populate the path field.
6. Select Add. (You can only attach one document at a time).

If you need further assistance, you may contact Pennsylvania SRM Customer Support @ 877-735-7363 or ra-srmhelp@state.pa.us.

Bidder Remarks (Header)

We have attached a detailed qualifications and proposal letter. We appreciate the opportunity to bid on this project.

ATTRIBUTES PAGES TO FOLLOW

Total of Items
on Previous Page



Supplier Name:
FEDERAL APPRAISAL & CONSULTING LLC

***** Attributes Page *****

*** No further information for this bid ***

Mandatory ATTRIB. #01 - 1. Has the Submitter read, and does the Submitter understand, the terms and conditions of this solicitation?

Response: Y

Mandatory ATTRIB. #02 - 2. Is the offer in accordance with the terms and conditions of this solicitation?

Response: Y

Mandatory ATTRIB. #03 - 3. Do all items offered by Submitter conform to the specifications of this solicitation?

Response: Y

Mandatory ATTRIB. #04 - 4. Were the price(s) and amount arrived at independently and without consultation, communication or agreement with any other contractor, submitter or potential submitter?

Response: Y

Mandatory ATTRIB. #05 - 5. Were the price(s), amount, approximate price(s) or the approximate amount disclosed to any firm or person who is a submitter or potential submitter?

Response: N

Mandatory ATTRIB. #06 - 6. Was an attempt made to induce any firm or person to refrain from responding to the solicitation?

Response: N

Mandatory ATTRIB. #07 - 7. Was an attempt made to induce any firm or person to submit an offer higher than the Submitter's offer?

Response: N

Mandatory ATTRIB. #08 - 8. Was an attempt made to induce any firm or person to submit any other form of complementary offer?

Response: N

Mandatory ATTRIB. #09 - 9. Did the Submitter make the offer in good faith?

Response: Y

Mandatory ATTRIB. #10 - 10. Is a governmental agency investigating the Submitter, its affiliates, subsidiaries, officers, directors or employees? If yes, provide explanation in comment field or as an attachment.

Response: N



Supplier Name:
FEDERAL APPRAISAL & CONSULTING LLC

***** Attributes Page *****

Mandatory ATTRIB. #11 - 11. In the last 4 years, was the Submitter or its employees found liable for conspiracy or collusion related to any public contract? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #12 - 12. In the last 4 years, was the Submitter#s affiliates or subsidiaries found liable for conspiracy related to any public contract? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #13 - 13. In the last 4 years, was the Submitter#s affiliates or subsidiaries found liable for collusion related to any public contract? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #14 - 14. In the last 4 years, was the Submitter#s officers or directors found liable for conspiracy related to any public contract? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #15 - 15. In the last 4 years, was the Submitter#s officers or directors found liable for collusion related to any public contract? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #16A - 16. Is the Submitter currently under suspension by the federal government or any state or local government? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #17A - 17. Is the Submitter currently debarred by the federal government or any state or local government? If yes, provide explanation in comment field or as an attachment.

Response: N

Mandatory ATTRIB. #18A - 18. Do offered items meet EPA-established minimum percentage levels for total recycled content and post-consumer recycled content? If no, provide explanation in comment field or as an attachment.

Response: Y

Mandatory ATTRIB. #19 - 19. Does the Submitter have any delinquent obligations to the Commonwealth not being contested on appeal? If yes, provide explanation in comment field or as an attachment.

Response: N



Supplier Name:
FEDERAL APPRAISAL & CONSULTING LLC

***** Attributes Page *****

Mandatory ATTRIB. #20 - 20. Does the Submitter understand that all information submitted and representations made are material and will be relied upon by the Commonwealth in award?

Response: Y

Mandatory ATTRIB. #21 - 21. Does the Submitter understand that any false statement that Submitter does not believe to be true or any writing, sample, specimen, map or other object that Submitter knows to be false shall be punishable under Section 4904 of Title 18 Pa. C. S?

Response: Y

Mandatory ATTRIB. #22 - 22. Does the Submitter authorize a Commonwealth agency to release Submitter#s, tax information to any contracting Commonwealth agency?

Response: Y

Mandatory ATTRIB. #23 - 23. Does the Submitter agree that the offer submitted electronically through the Commonwealth#s system shall be deemed signed by the Submitter.

Response: Y

Mandatory ATTRIB. #24 - 24. Does the Submitter agree that the electronically submitted offer is legally binding and enforceable and that no writing shall be required to make this offer or any resulting contract or purchase order legally binding?

Response: Y

Mandatory ATTRIB. #25 - 25. Does the Submitter agree that the electronic offer, if introduced as evidence on paper, is admissible as a business record originated and maintained in paper form?

Response: Y

Mandatory ATTRIB. #26 - 26. Does the Submitter agree that if a change or error in an offer occurs in a transmission, the Submitter shall immediately notify the Commonwealth of the change or error?

Response: Y

Mandatory ATTRIB. #27 - 27. Does the Submitter acknowledge responsibility for current & complete supplier registration information and that the Commonwealth is not responsible for any delays in payment or communication resulting from inaccuracies provided by the Submitter?

Response: Y

Mandatory ATTRIB. #28 - 28. I have indicated my name and title in the comment space provided and represent that I have full authority to submit this response on behalf of Submitter and to bind Submitter to its contents.

Response: Y - Mark Pomykacz, Managing Partner



Supplier Name:
[FEDERAL APPRAISAL & CONSULTING LLC](#)

***** Attributes Page *****

MBWB 01IFB MBE - DOES SUPPLIER COMMIT TO USE DGS CERTIFIED MBES AS SUBCONTRACTORS OR SUPPLIERS? SUPPLIER MUST SELECT THIS BOX AND ENTER THE SPECIFIC % COMMITMENT. THE COMMITMENT IS BASED ON THE TOTAL CONTRACT VALUE. IF LESS THAN 5%, REFER TO IFB FOR FURTHER INSTRUCTION

Response: 0%

MBWB 01SPR MBE - DOES SUPPLIER COMMIT TO USE DGS CERTIFIED MBES AS SUBCONTRACTORS OR SUPPLIERS? SUPPLIER MUST SELECT THIS BOX AND ENTER THE SPECIFIC % COMMITMENT. THE COMMITMENT IS BASED ON THE TOTAL CONTRACT VALUE. IF LESS THAN 5%, REFER TO SPR FOR FURTHER INSTRUCTION

Response: 0%

MBWB 02IFB WBE - DOES SUPPLIER COMMIT TO USE DGS CERTIFIED WBES AS SUBCONTRACTORS OR SUPPLIERS? SUPPLIER MUST SELECT THIS BOX AND ENTER THE SPECIFIC % COMMITMENT. THE COMMITMENT IS BASED ON THE TOTAL CONTRACT VALUE. IF LESS THAN 3%, REFER TO IFB FOR FURTHER INSTRUCTION

Response: 0%

MBWB 02SPR WBE - DOES SUPPLIER COMMIT TO USE DGS CERTIFIED WBES AS SUBCONTRACTORS OR SUPPLIERS? SUPPLIER MUST SELECT THIS BOX AND ENTER THE SPECIFIC % COMMITMENT. THE COMMITMENT IS BASED ON THE TOTAL CONTRACT VALUE. IF LESS THAN 3%, REFER TO SPR FOR FURTHER INSTRUCTION

Response: 0%

STATEMENT OF WORK
APPRAISAL SERVICES
MAYVIEW STATE HOSPITAL

GENERAL:

The Department of General Services (DGS) has been authorized by the Pennsylvania General Assembly to sell surplus real property known as the Mayview State Hospital, 1601 Mayview Road, Borough of Bridgeville, Allegheny County, PA. Through this Invitation for Bids (IFB), DGS is seeking bids for appraisal services to determine "As Is" Market Value and a Hypothetical Value of the Mayview State Hospital.

PROFESSIONAL LICENSURE REQUIREMENTS:

The appraisal services must be performed by an appraiser who is currently certified by the Pennsylvania State Board of Certified Real Estate Appraisers in the "General" class of certification.

SCOPE-OF-WORK:

The successful bidder ("Contractor") shall be required to develop, prepare and provide two (2) complete original copies of a Narrative Self-Contained Appraisal Report with a focus on Highest and Best Use. The Contractor shall also consider Hypothetical Conditions based on a proposed zoning ordinance change, a copy of which is included as Exhibit "A".

The property to be appraised is owned by the Commonwealth of Pennsylvania and known as the Mayview State Hospital situate in the Borough of Bridgeville, Allegheny County, PA. The property to be considered in the appraisal report consists of 170-acres +/- and buildings containing approximately 1,364,194.00 SF. Included and made a part of this IFB is a Site Map marked as Exhibit "B", Building Index marked as Exhibit "C" and a Boundary Map marked as Exhibit "D". It should be noted that approximately 70-acres have previously been transferred to the jurisdiction of the Department of Transportation for wetlands mitigation as depicted on Exhibit "D" (not of public record), and should not be considered in the appraisal report.

The property is partly encumbered from 2006 through 2011 with an ingress and egress lease agreement. A copy of the lease agreement will be provided to the Contractor.

Building plans shall be made available to the Contractor and obtainable at the Mayview State Hospital site.

DELIVERY OF REPORT:

Contractor shall deliver the completed appraisal report to DGS within 90-calendar days after the Contract is fully executed and delivered to Contractor.

CONTRACT FEE and PAYMENT:

The Contractor shall be paid on a fixed fee basis. Contractor shall not be allowed or paid travel, per diem or other expenses.



**SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY**

ORDINANCE NUMBER 04 OF 2007

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240 OF THE SOUTH FAYETTE TOWNSHIP CODE OF ORDINANCES, BY ESTABLISHING A NEW ZONING DISTRICT B-1 (BUSINESS DISTRICT)” TO: DEFINE TERMS USED IN THE ORDINANCE; TO REGULATE THE LOCATION AND USE OF STRUCTURES AND LAND FOR RESIDENCES, BUSINESS, INDUSTRY AND OTHER PURPOSES; TO REGULATE THE HEIGHT OF STRUCTURES, THE PERCENTAGE OF LOT COVERED BY STRUCTURES, THE SIZE OF LOTS, THE SIZE OF YARDS AND OTHER OPEN SPACES; TO SPECIFY STANDARDS AND CRITERIA FOR CONDITIONAL USES AND USES BY SPECIAL EXCEPTION; TO ESTABLISH REQUIREMENTS FOR OFF-STREET PARKING AND LOADING, SIGNAGE, LANDSCAPING AND OTHER LOT IMPROVEMENTS; TO ESTABLISH STANDARDS FOR OPEN SPACE DESIGN OPTIONS; TO REGULATE NONCONFORMING USES, STRUCTURES AND LOTS; TO ESTABLISH PROVISIONS FOR THE ADMINISTRATION AND ENFORCEMENT OF THE ORDINANCE; TO PRESCRIBE POWERS AND DUTIES OF THE ZONING HEARING BOARD; AND TO ESTABLISH PROCEDURES FOR AMENDING THE ORDINANCE.

WHEREAS, The Board of Commissioners of the Township of South Fayette on November 16, 1998, by Ordinance No. 409, adopted a codification of its Ordinances (hereinafter referred to as the “South Fayette Code”); and

WHEREAS, the South Fayette Code included a revised Zoning Ordinance and Official Zoning Map for the Township which is appended thereto; and

WHEREAS, on August 21, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Resolution Number 9 of 2000, the Township’s Comprehensive Plan Update; and

WHEREAS, on December 11, 2000, the Board of Commissioners of the Township of South Fayette adopted, by Ordinance Number 6-2000, amendments of the Township’s Zoning Ordinance; and

WHEREAS, on June 20, 2005 Board of Commissioner of the Township of South Fayette amended the Zoning Ordinance by adopting Ordinance Number 05–2005 Updating and Amending the Township’s Official Zoning Ordinance in it entirety; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP FO SOUTH FAYETTE AND IT IS HEREBY ORDAINED AND ENACTED AS FOLLOWS:

ARTICLE I

BUSINESS DISTRICT (B-1)

SECTION 100 PURPOSE

The purpose of this District is to provide an area designated for planned commercial development, with a park-like setting utilizing substantial areas of undeveloped land and/or land that is primed for redevelopment, which is visible to major highway routes. Primary uses intended for this district are offices, medical campuses, research and development uses, related personal services and limited commercial activities.

SECTION 101 AUTHORIZED USES

In the B-1, Business District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Business or Professional Offices
- b. Business Services
- c. Commercial School
- d. Essential Services
- e. High Technology Industries
- f. Medical Offices; Medical Clinic
- g. Personal Services
- h. Research and Development, including Pilot Manufacturing
- i. Township Related Facilities
- j. Public Recreation

2. Accessory Uses

- a. Signs, subject to Article XVIII
- b. Off-street Parking and Loading, subject to Article XVII
- c. Fences, subject to Section 1603
- d. Other Accessory Uses customarily incidental to and on the same lot with any permitted use authorized in this District.

B. CONDITIONAL USES

1. Principal Uses

- a. Business Park Development Plan, subject to §1614 and §1503.52
- b. Billboards, subject to §1503.5
- c. Firehouses, subject to §1503.9 and subject to §1503.52
- d. Golf Course; Golf or Country Club, subject to §1503.19 and subject to §1503.52
- e. Hotel, subject to §1503.53
- f. Planned Research or Technology Park, subject to §1503.35 and subject to §1503.52
- g. Public Parking Lot or Public Parking Garage, subject to §1503.33 and subject to §1503.52

- h. Public Buildings, other than Township Related Facilities, subject to §1503.9 and subject to §1503.52
- i. Open Space Design Option, subject to Article XIV and subject to §1503.52
- j. Public Utility Building or Structure, subject to §1503.39 and subject to §1503.52
- k. Schools, Public or Private, subject to §1503.9 and subject to §1503.52
- l. Retirement Community, subject to §1503.40 and subject to §1503.52
- m. Support Services:
 - 1.) Beauty Shop or Barber, subject to §1503.53
 - 2.) Card and Gift Shop, subject to §1503.53
 - 3.) Catering Service, including rental hall, subject to §1503.53
 - 4.) Coffee Shop, delicatessen or sandwich shop providing either sit-down or take-out service primarily for convenience of employees of the Planned Business Park, subject to §1503.53
 - 5.) Commercial Recreation, subject to §1503.10 and subject to §1503.53
 - 6.) Convenience Store, subject to §1503.53
 - 7.) Day Care Center, subject to §1503.15 and subject to §1503.53
 - 8.) Dry Cleaning Pick-up Store, subject to §1503.53
 - 9.) Financial Institution, subject to §1503.53
 - 10.) Newsstand, subject to §1503.53
 - 11.) Restaurant, Carry-Out, Fast Food or Sit Down, subject to §1503.53
 - 12.) Printing Establishment, subject to §1503.53

2. Accessory Uses

- a. Communications Antenna Mounted on an Existing Building or on an Existing Public Utility Storage or Transmission Structure, subject to §1503.12 and subject to §1503.52
- b. Temporary Construction Trailer, Model Home or Sales Office, subject to §1503.49 and subject to §1503.52

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Temporary Use or Structure, other than a Construction Trailer or Sales Office, subject to §1503.42 and subject to §1503.52
- b. Comparable Uses Not Specifically Listed, subject to §1503.13 and subject to §1503.52

2. Accessory Uses

None

SECTION 102 AREA AND BULK REGULATIONS

In the B-1, Business District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV. No individual parcel or lot within the B-1 shall contain more than 1 principal structure or use without be a part of an approved Business Park Master Plan.

A. MINIMUM LOT AREA:

Adjoining any "R" District:	100 feet
All Other Principal Structures:	25 feet plus 25 feet for each story over one.
Accessory Structures:	25 feet

G. SPECIAL YARD REQUIREMENTS: See Section 1603

H. PERMITTED PROJECTIONS INTO REQUIRED YARDS: See Section 1604

I. MAXIMUM HEIGHT:

All Principal Structures:	6 stories but no more than 60 feet
All Accessory Structures:	1 story but no more than 20 feet

J. HEIGHT EXCEPTIONS: See Section 1605

SECTION 103 PARKING AND LOADING See Article XVII

SECTION 104 SIGNS See Article XVIII

SECTION 105 BUFFER AREAS AND LANDSCAPING See Section 1602

SECTION 106 STORAGE See Section 1608

SECTION 107 SPECIAL DISTRICT REGULATIONS See Section 1614

SECTION 108 OTHER APPLICABLE ZONING ORDINANCE CHANGES

The following section is to be added to the end of Article XV of the Twp. Zoning Ordinance, entitled: Express Standards and Criteria for Granting Conditional Uses and Uses by Special Exception

1503.52 Conditional Uses, Other than Support Services within the Business Park Developments; subject to

Uses are ONLY permitted in a B-1 when part of a Business Park Master Plan. Such uses are not permitted on individual lots outside of an approved Business Park Master Plan.

- a. Hotel within Business Park development. The additional supporting services for the hotel such as restaurants, meeting rooms, exercise room and swimming pool may not comprise more than 20% of the total gross floor space of the hotel. Maximum number of rooms permitted equals 150. The building can not be located at the front of the park, nor can it abut an arterial or collector road. The off-street parking requirements shall be in accordance with Section 1702.3.
- b. Research and Development and High Technology Industries shall be limited to those activities that do not involve any products or processes that use or produce any hazardous

- material as classified by the U.S. Environmental Protection Agency (US EPA) or Pennsylvania Department of Environmental Protection (PA DEP).
- c. Open Space Design residential development component may not exceed 25% of the overall acreage of the master plan. All design criteria for the open space component must comply with the R-3 Zoning District Open space design requirements.
 - d. There shall be no outside storage of materials or equipment associated with any business.
 - e. Golf courses, shall not be lighted for night play and shall not include miniature golf courses, putting greens, driving ranges, and similar activities operated as a business, but including a building for a golf shop, locker room, and snack bar as an accessory use to a permitted golf course, provided that no such building is located closer than 100 feet to adjoining property lines. Practice greens and tees may accompany a standard nine-hole or eighteen hole golf course. All maintenance storage areas and equipment storage areas shall be located at least two hundred and fifty (25) feet from any property line and three hundred (300) feet from any building.

1503.53 Business Park Developments, subject to

All Support Service Uses presented in this Section are subject to the following regulations:

- a Support Service Uses are ONLY permitted in a B-1 when part of a Business Park Master Plan. Such uses are not permitted on individual lots outside of an approved Business Park Master Plan.
- b Support Service Uses are limited cumulatively to 10% of the overall square foot of floor space set for permitted uses within an approved Business Park Master Plan. At any time during construction of the approved Business Park Plan, the Support Services can not comprise more than 10% of the actual square footage build-out.
- c Support Service Uses may be located on the ground or first floor of any principal building or in a freestanding principal or accessory building.
- d Off-street parking for the supporting commercial uses shall be provided at the ratio of one (1) parking space for each five hundred (500) square feet of gross floor area. Except for Off-street parking for the restaurant shall be provided in accordance with the requirements of Article XVII of this Ordinance for the use.
- e In any Planned Business Park Development, no more than one each of the following uses is permitted:
 - Beauty Shop or Barber
 - Commercial Recreation
 - Convenience Store
 - Coffee Shop, delicatessen or sandwich shop
 - Day Care Center
 - Dry Cleaning
 - Newsstand
 - Restaurant, Carry-out, No Drive Thru Services
 - Restaurant, Fast Food, No Drive Thru Services
 - Restaurant, Sit Down, No Drive Thru Services
- f Drive Thru facilities are permitted, except as noted. All Drive Thru facilities shall be limited to one-bay.
- g Gas Pump and/or gas fueling facilities shall not be permitted.
- h There shall be no outside storage of materials or equipment associated with any business.

- i All uses in the B-1 that are subject to these criteria shall be located at least five hundred (500) feet from any school or single family dwelling.

The following section is to be added to the end of Article XVI of the Twp. Zoning Ordinance, entitled: Supplemental Regulations

SECTION 1614 BUSINESS PARK MASTER PLAN

Master Plan parcels shall be planned as integral areas and controlled by a master plan for the entire parcel. The Master plan shall be adopted before subdivision of the parcel or resale of any portions of the parcel. The master plan shall be designed and reviewed according to the provisions of the Township's Subdivision and Land Development Regulations. Development of the parcel shall not proceed without approval of the master plan by the Planning Commission and the Board of Commissioners.

Individual Development Sites within in an approved Master Plan. Within a development plan, there may be individual development sites which consist of a single building or cluster of buildings. Such sites may be developed individually after subdivision of the parcel or as part of a comprehensive development of the entire parcel. Both subdivision and development of such sites must conform to the adopted master plan for the parcel and the standards of contained in both the Zoning Ordinance and the Subdivision and Land Development Regulations.

The application for conditional use approval shall include an Illustrative Site Plan for the entire development site indicating the location of the following components (if applicable):

1. Business Park
2. Open Space Design Option
3. Golf Course
4. Retirement Community
5. Open Space
 - a. The Illustrative Site Plan shall also indicate the availability of utilities and layout of streets and proposed lots within each component; however, the Illustrative Site Plan shall not be required to meet the standards prescribed by the Subdivision and Land Development Ordinance for an application for Preliminary Approval, provided there is a sufficient basis to evaluate the feasibility of the proposed development, the inter-relationship among the components and the potential traffic and environmental impacts of the proposed development.
 - b. Once conditional use approval is granted to the Park Master Plan, an application for Preliminary and Final Approval of a Major Subdivision shall be submitted in accordance with the Township Subdivision and Land Development Ordinance to record the lots shown in the Illustrative Site Plan in one (1) or more phases.
 - c. Once conditional use approval is granted to the layout of streets, lots and planned development components in the Business Park, the permitted principal and accessory uses authorized within the approved Planned Development components may be established on the recorded lots within the Approved Business Park only to land development plan approval as required by the Township Subdivision and Land Development Ordinance.

- d. Any substantive change in the layout of streets, lots or planned development components within an approved Planned Business Park shall be subject to submission of a revised conditional use application and conditional use approval of the revised Planned Business Park.
- e. After conditional use approval of the Illustrative Site that includes an Open Space Design Option component, the Open Space Design Option shall be subject to the development standards and approval procedure specified in Article XIV.
- f. The application for conditional use approval shall include a Traffic Impact Study prepared in accordance with the requirements of Township Ordinance #4 of 2001, as now or hereafter amended.
- g. The Board of Commissioners shall determine whether the design of the proposed major street network shall provide safe and efficient flow of traffic through the site, prevent congestion, accommodate peak traffic demands without hazard or great delay and provide accessibility for emergency vehicles.
- h. The Illustrative Site Plan shall be accompanied by evidence that the site can be serviced by public water and sewer systems.
- i. Where two (2) or more planned development components are proposed in a Planned Business Park, the applicant shall demonstrate that adjacent uses are compatible and that appropriate landscaped and other buffers, including earthen mounding, differences in elevation, distances between dissimilar uses or intervening common open spaces, have been provided.
- j. The applicant shall demonstrate that the proposed planned development components are compatible with adjacent land uses outside the Planned Business Park site.
- k. Nonresidential uses within a Business Park site shall maintain a perimeter setback of two hundred (200) feet from any adjacent "R" Residential Zoning District.
- l. Buffer Area "A" as defined by §1602.1 shall be provided in the perimeter setback wherever buildings or parking areas adjoin residential use or "R" Residential Zoning District classification. The Buffer Area shall be installed for a distance along the property line that is equivalent to the length of the building or parking area it is intended to buffer plus an additional one hundred (100) lineal feet beyond the building or parking area in both directions.
- m. A minimum of thirty-five percent (35%) of the gross site area shall be reserved and maintained as public or private open space.
- n. Specific Design Guidelines for a Business Park Master Plan.
 - 1) Site development shall provide visual protection around the entire perimeter of the proposed development.
 - a) Buffer Area "A", as defined in §1602.1 of this Ordinance shall be provided along all property lines on the perimeter of a Business Park Plan adjoining an R-1, R-2, R-3, R-4 District
 - b) Buffer Area "Buffer Area "C", as defined in §1602.1 of this Ordinance shall be provided along all other property lines on the perimeter of an Business Park Plan.
 - c) Buffer Area "C", as defined in §1602.1 of this Ordinance shall be required along all buildings within the Business Park Plan. Where these units are separated by a public or private right-of-way, a Buffer Area shall not be required.
 - d) Buffer Area "A", as defined in §1602.1 of this Ordinance shall be provided on the perimeter of an Business Park Plan fronting an established arterial or collector street as defined herein.

- 2) Under the Business Park Plan, no minimum lot area is prescribed, rather, the following lot area and yard regulations shall apply to any principal structure or any other building; at the time of conditional use application, the applicant shall indicate for each permitted use, including potential accessory uses, the limits of the building envelope within which compliance with these provisions is feasible:
- 3) Minimum separation between buildings, except accessory buildings, at any point shall not be less than the following: Minimum set-backs shall be established using the table below.

Side-Side	25'	35'	45'	55'	65'	75'
Side-Front	50'	55'	60'	65'	70'	75'
Side-Rear	50'	55'	60'	65'	70'	75'
Front-Front	65'	70'	75'	80'	85'	90'
Front-Rear	85'	95'	100'	105'	110'	120'
Rear-Rear	85'	95'	100'	105'	110'	120'

1S – Single Story, - 2S – Two Story, 3S – Three Story, 4S – Four Story, 5S - Five Story, 6S – Six Story

- 4) Architectural Design - It is not the intention of the Township to govern specific architectural design nor to link conditional use approval to any specific architectural design criteria.
 - a) Applicant shall provide drawings illustrating the general character of the intended exterior design of all structures other than single family detached dwellings to be built on lands developed in accordance with this Article.
 - b) Where the Commissioners determine that architectural design as presented by the applicant is an essential means by which the proposed development complies with the objectives of this Article, the Commissioners may require, as a condition of approval, establishment of appropriate means to guarantee general adherence to the intended architectural character.
 - c) All utilities shall be placed underground (except for existing major transmission lines). Public lighting shall be included in all business park planning and shall be color-balanced lighting, such lighting as provided by metal halide lamps. Light levels should provide for a safety and security, should be enhance the building and site design, and should not create glare for neighboring properties or streets. The number, location and appearance of light fixtures should be compatible with building design
 - d) Internal relationships between individual units of the planned bossiness park development shall be designed so as to provide a well landscaped harmonious development, with compatible materials, building elements, and signage throughout the development.

- e) Sidewalks shall be installed to promote pedestrian access to common areas, parking areas, commercial areas. The application shall submit a sidewalk plan along with the Master plan during Conditional Use Application.
- f) The site plan shall be designed to minimize points of access to the public street. Shared driveways shall be utilized where feasible and cross-easements shall be dedicated for common access, where necessary.
- g) Site lighting, if proposed, shall be designed with cut-off luminaires with a maximum cut-off angle of sixty degrees (60°). (See illustration in Appendix B.) The maximum illumination at any property line adjoining property in any "R" Residential Zoning District shall be 0.2 foot-candle.

SECTION 109 EFFECTIVE DATE

This Ordinance shall take effect immediately upon adoption by the Board of Commissioners.

SECTION 110 AUTHORITY

This Ordinance is adopted by virtue of the authority granted to the Township by the Commonwealth of Pennsylvania in the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988 (P.S. 10101 et. seq., as may be amended from time to time).

SECTION 111 INTERPRETATION

In the event of conflicts between the provisions of this Ordinance and any other ordinance or regulation, the more restrictive provisions shall apply.

In their interpretation and application, the provisions of this Ordinance shall be considered minimum requirements adopted for the promotion of the health, safety and general welfare of the public.

In interpreting the language of this Ordinance to determine the extent of the restriction upon the use of property, the language shall be interpreted, where doubt exists as to the intended meaning of the language written and enacted by the Board of Commissioners, in favor of the property owner and against any implied extension of the restriction.

SECTION 112 COMMUNITY DEVELOPMENT OBJECTIVES

Community Development Objectives are set forth in the South Fayette Township 2000 Comprehensive Plan Update adopted by the Board of Commissioners on August 21, 2000. In addition to the specific objectives stated in the 2000 Comprehensive Plan Update, the general community development objectives on which this Ordinance is based are:

- A. To promote the interest of public health, safety, morals and the general welfare;
- B. To secure safety from fire and to provide adequate open spaces for light and air;
- C. To conserve and stabilize property values;
- D. To preserve woodlands, open space, recreational, agricultural and environmental sensitive lands from conflict with urban development;

- E. To facilitate the economic provision of adequate transportation, water, sewage, schools, parks and other public requirements;
- F. To prevent the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers;
- G. To promote stormwater management, soil and water conservation;
- H. To set forth population density controls;
- I. To promote coordinated and practical community development; and
- J. To promote the utilization of renewable energy sources.

SECTION 113 COMPLIANCE

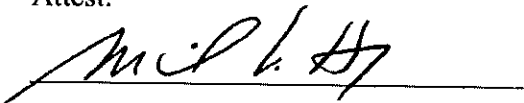
No structure shall be located, erected, constructed, reconstructed, moved, altered, converted or enlarged; nor shall any structure or land be used or designed to be used, except in full compliance with all the provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

SECTION 114 SEVERABILITY

If any of the provisions of this Ordinance or the application of any provision to particular circumstances is held to be invalid, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

ORDAINED AND ENACTED INTO LAW, THIS 19th DAY OF MARCH, 2007.

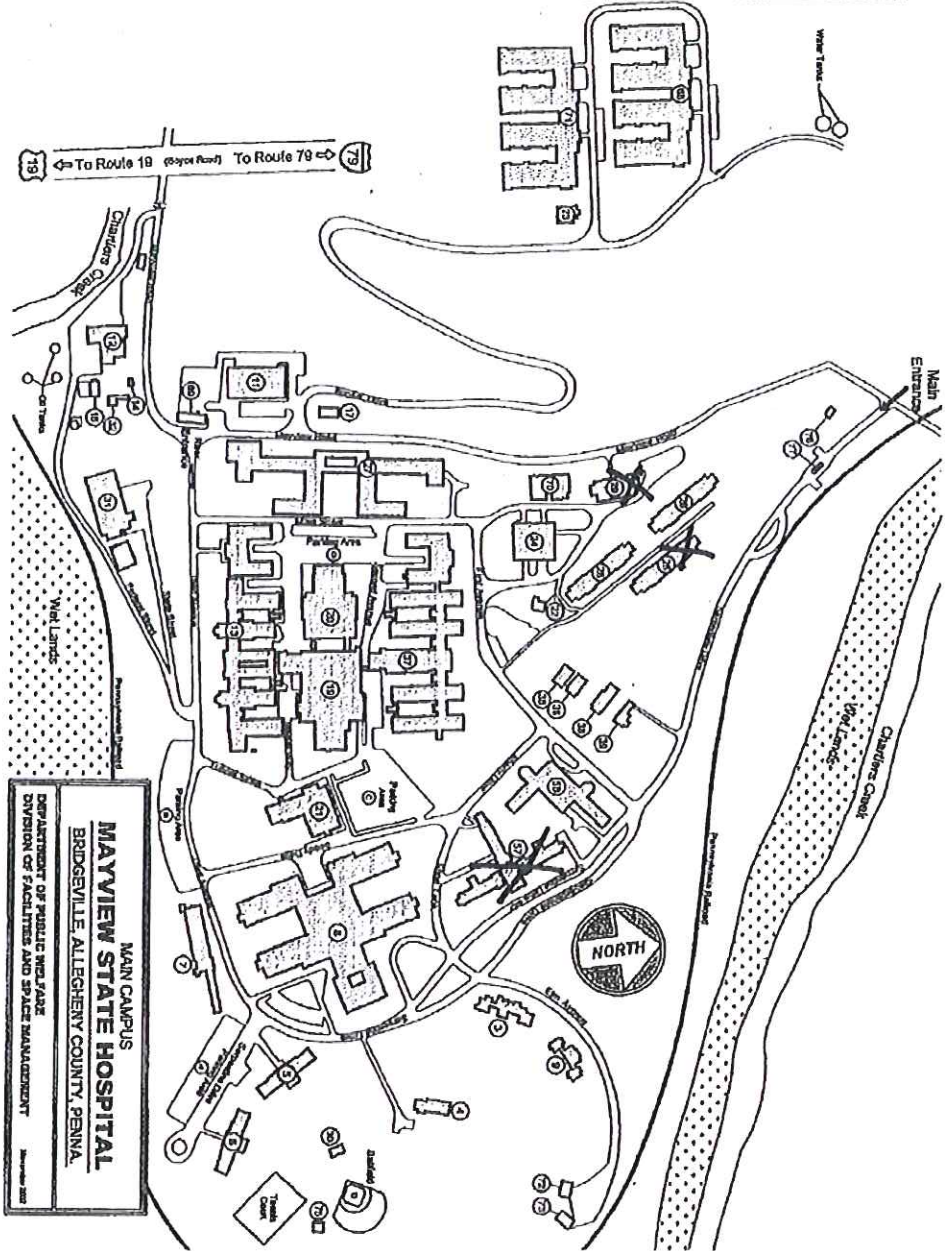
Attest:



TOWNSHIP OF SOUTH FAYETTE

By: 
CINDY COX
BOARD OF COMMISSIONERS

LEGEND	
Blg. No.	Building Name
3	Apartment "B"
4	Volunteer Center
5	"E" Building
6	"D" Building
7	Greenhouse
8	Garage Building
9	Apartment "C"
11	Maintenance Building
12	Boiler Plant
13	South II Building
14	Meater House
15	Electric Sub-Station
17	Root Cellar (Storage Area 1)
19	Dietary Building
20	Downey Center
21	Little Stone Chapel
22	Bowling Alley
23	Bandaging Center
24	Temple Center Carleean
25	Utility Building
26	"F" Building
27	Virginia Dixon Building
28	"G" Building
29	Recreation Field House
30	Stoverson
31	Melzer Value Station
32	House 35
33	House 36
34	House 37
35	House 38 (Family House)
36	House 39
37	William Forrester Building
38	Storage (Lumber)
39	Storage (Lumber)
40	White Barn (Storage Area 2)
41	Temple Center II
42	Equipment Storage Area 3
43	Equipment Storage Area 4
44	Equipment Storage
45	Sewage Metering Station
46	Guard Station
47	



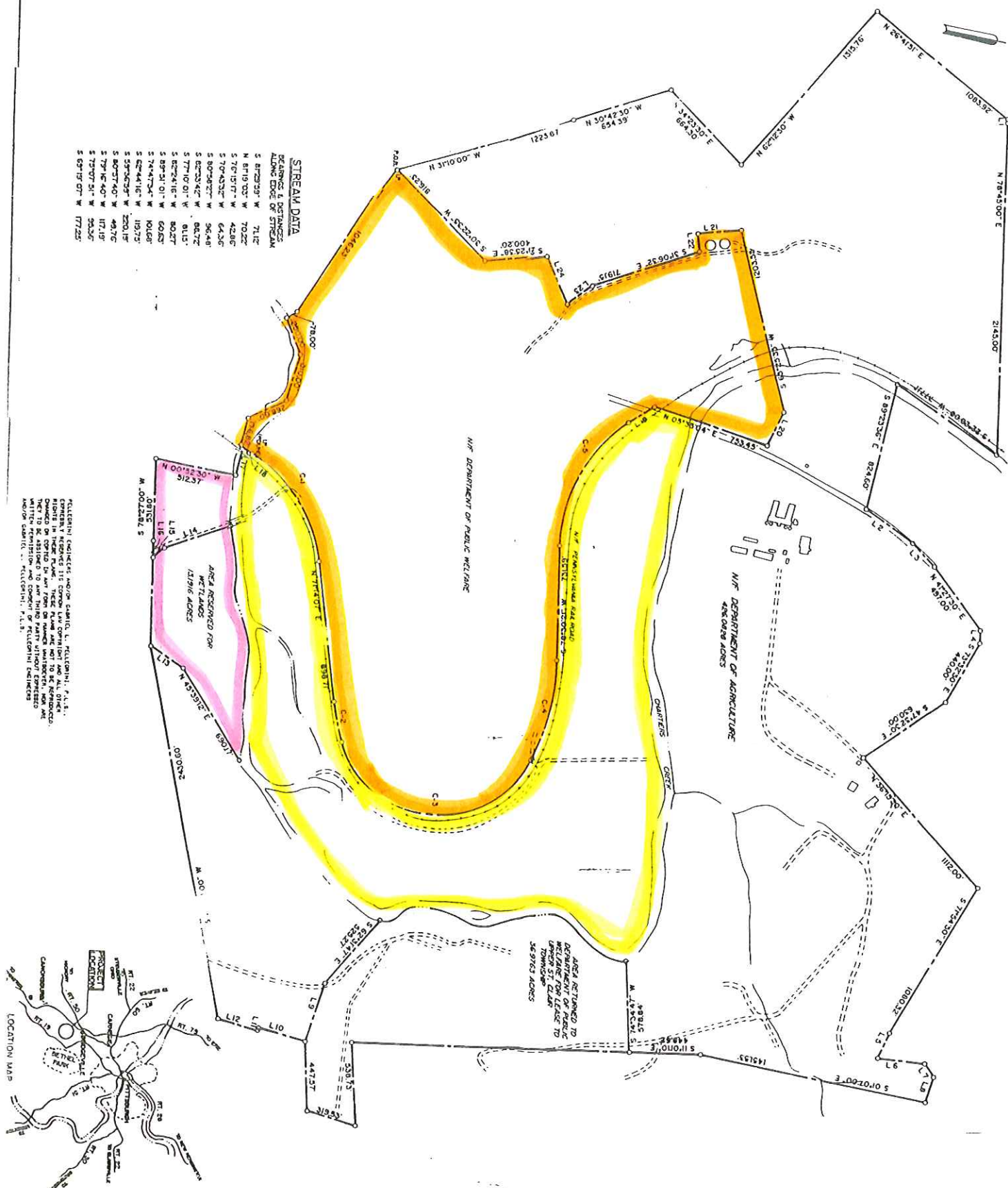
NOTE: The following buildings have been demolished: Building No. 25 ("F" Building), Building No. 29 ("K" Building) and Building No. 57 (Medical Center)

Exhibit "B"

INDEX

<u>Building Number</u>	<u>Building Name</u>	<u>Square Feet</u>
03	Apartment "B"	8,407
04	Volunteer Building	8,057
05	"E" Building	22,706
06	"D" Building	22,706
07	Greenhouse	10,454
08	Bengs Building	243,971
09	Apartment "C"	9,638
11	Maintenance Building	19,013
12	Boiler Plant	7,333
13	South II Building	214,295
14	Water Meter House	129
15	Electric Sub-Station	924
17	Root Cellar	3,800
19	Dietary Building	41,008
20	Downey Center	35,750
21	Little Store	15,658
23	Temple Center Canteen	1,606
24	Utility Building	23,100
26	"H" Building	26,360
27	Virginia Dixon Building	134,100
28	"G" Building	26,360
30	Recreation Field House	450
31	Storeroom	61,362
32	Water Valve Station	874
35	House 35	3,834
36	House 36	3,834
37	North II Building	219,416
38	House 38 (Family House)	5,145
39	House 39	4,881
58	William Forrester Building	58,232
65	Temple Center I	60,709
69	Lumber Storage	2,136
70	Maintenance Storage Area #2	4,600
71	Temple Center II	60,709
72	Maintenance Storage Area #3	975
73	Maintenance Storage Area #4	975
75	Maintenance Storage Area #5	269
76	Sewage Metering Station	330
77	Guard Station	88
Totals:	39	1,364,194 sq. ft.

= 170 acres +/- Commonwealth retained tract.
 = 15 acres +/- transferred jurisdiction to PennDOT - wetlands (01.23.1989)
 = 55 acres +/- transferred jurisdiction to PennDOT - wetlands (10.29.1993)



DEPARTMENT OF AGRICULTURE
COMMONWEALTH OF PENNSYLVANIA
 STATE OF PENNSYLVANIA
 DEPARTMENT OF AGRICULTURE
 COMMONWEALTH OF PENNSYLVANIA
 PROJECT LOCATION
 LOCATION MAP
 PELLEGRIINI ENGINEERS
 P.O. BOX 589
 ALTOONA, PENNSYLVANIA

STREAM DATA

BEARING & DISTANCE ALONG EDGE OF STREAM

S 87°32'37" W	711.2
N 81°19'03" W	70.22
S 76°15'17" W	42.86
S 70°43'32" W	64.26
S 80°38'27" W	96.46
S 62°33'42" W	86.72
S 77°10'01" W	81.15
S 82°14'16" W	80.27
S 89°31'01" W	60.87
S 74°47'34" W	104.87
S 55°26'37" W	119.75
S 80°27'40" W	250.15
S 79°16'40" W	49.76
S 75°07'21" W	17.19
S 69°19'07" W	50.35
S 69°19'07" W	177.22

STREAM DATA

BEARING & DISTANCE ALONG EDGE OF STREAM

S 14°09'33" E	36.76
S 03°31'47" W	70.53
S 17°38'30" W	98.77
S 26°30'05" W	09.01
S 38°00'15" W	98.23
S 20°39'37" W	68.63
S 15°43'02" W	71.78
S 09°24'16" E	80.97
S 27°20'03" E	106.15
S 24°50'40" E	107.91
S 29°13'20" E	99.04
S 32°17'44" E	69.12
S 06°01'13" E	22.32
S 10°03'42" W	29.27
S 11°15'29" W	67.37
S 10°28'16" W	62.04
S 07°14'36" W	64.62
S 07°32'27" E	66.49
S 11°44'40" E	66.61
S 28°09'59" E	90.29
S 49°36'03" E	19.23
S 56°47'58" E	45.66
S 32°08'01" E	37.41
S 17°40'31" E	39.47
S 04°22'4" W	24.02

LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	N 76°41'00" E	22.48
L2	N 23°26'30" E	367.03
L3	N 35°14'30" E	200.00
L4	N 79°27'30" E	80.00
L5	S 77°36'00" E	173.34
L6	N 06°23'30" W	302.29
L7	N 44°48'00" E	102.23
L8	S 85°25'00" E	169.35
L9	S 83°07'23" E	392.56
L10	S 07°44'30" W	507.29
L11	S 74°33'00" E	19.26
L12	S 03°33'00" W	260.50
L13	N 21°32'33" E	232.40
L14	S 32°36'49" E	448.14
L15	S 54°47'36" E	96.92
L16	S 78°27'00" W	106.67
L17	N 88°50'00" W	193.59
L18	N 22°16'47" E	94.04
L19	N 46°06'41" W	196.22
L20	N 76°28'59" W	240.04
L21	S 18°36'59" E	279.72
L22	N 69°28'48" E	116.25
L23	S 48°52'40" E	204.18
L24	S 53°46'20" W	320.74

Exhibit "D"