

Memorandum

To: Board of Commissioners



Date: February 3, 2026

From: Ryan Fonzi, Assistant Township Manager

CC: Harry Faulk, Township Manager
Robert Robinson, P.E., Senior Project Engineer; Kody Grabiak, Engineering Technician
Tom Bonidie, Community Development Director

RE: SP-01-2024, Lincoln Corner Plaza II Revisions, SR 30, C-1 Zoning

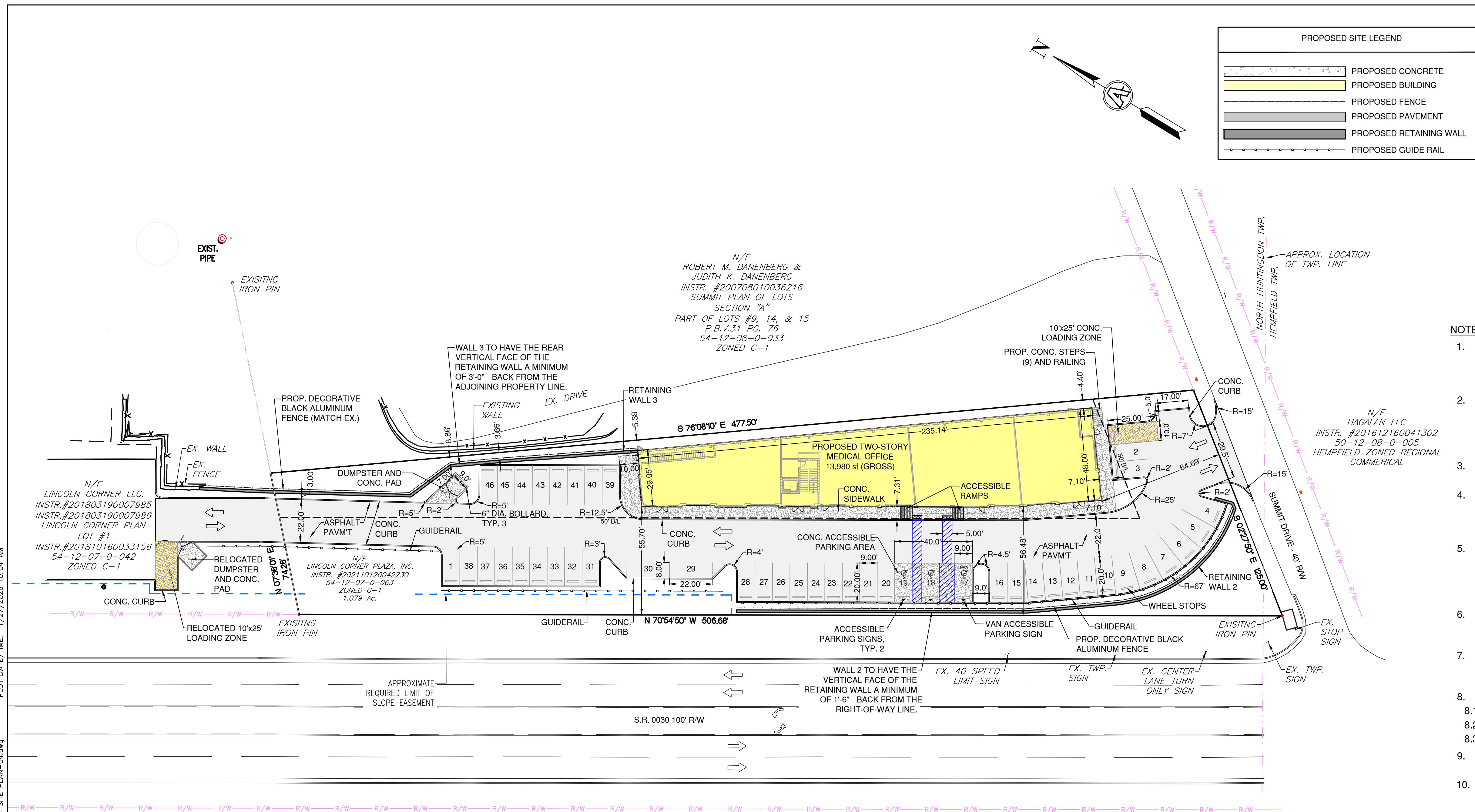
This plan was previously approved in July of 2025 with conditions and six modifications. All the conditions were satisfied and the applicant, Lincoln Corner Plaza, Inc., was permitted to start construction. Then in November of 2025, the applicant's engineer informed the Township that the owner wanted to make some additional changes to the site.

Last July, Lincoln Corner Plaza, Inc. was approved to build a 9,308-sf one-story office building. With the current change request, they are proposing to build a two-story building within the same footprint, and the square footage will increase to 13,980 sf. Since the rear wall of the building will act as a retaining wall, the height of that wall will increase when the building is expanded to two-stories.

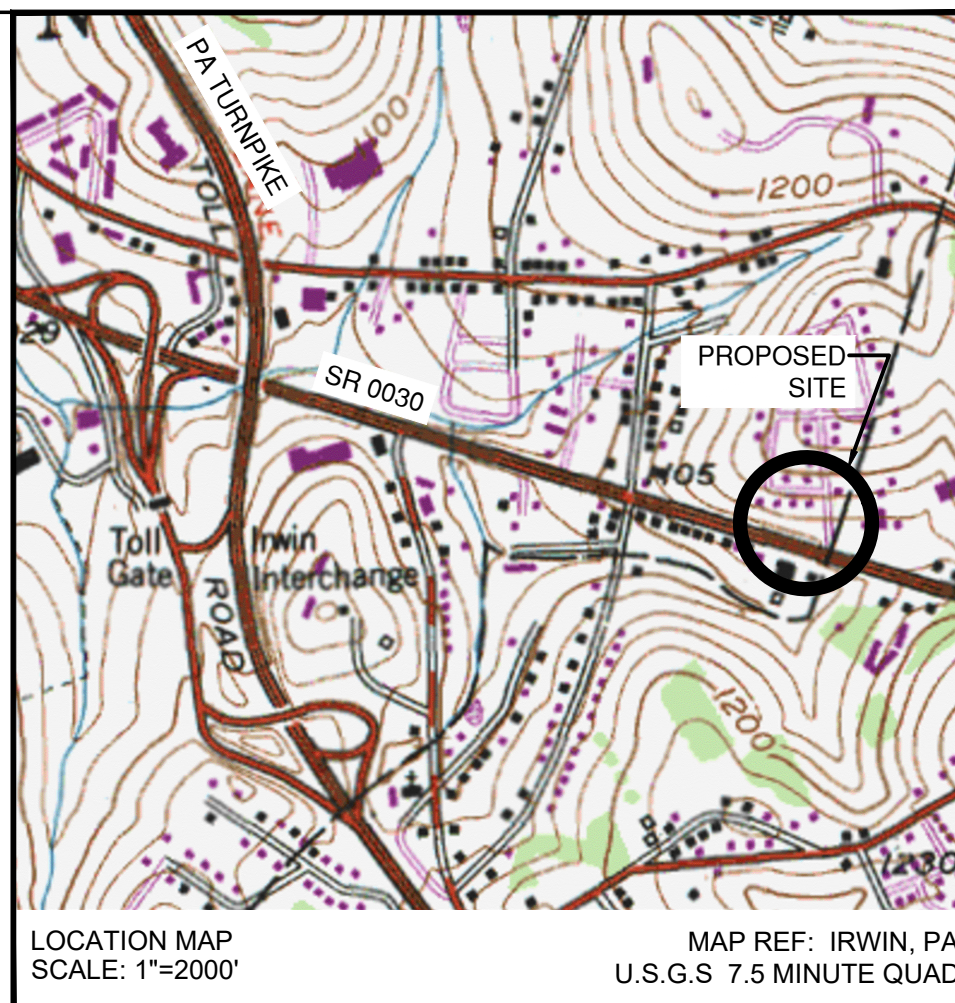
The impervious area of the site is not changing; therefore, the stormwater management plan will not be affected. Two other minor details are the relocation of parking space #1 from the eastern side of the building to the far southwestern corner of the parking lot. The other minor item is the removal of a small retaining wall on the northeast corner of the site. Everything else will stay consistent with the last approval.

This project has changed many times over the last two years. I've asked the applicant and his engineer to attend the Work Session to answer any questions the Board may have regarding these changes. These requests were reviewed by the Township's consulting engineer and were deemed acceptable per Township ordinances. I just wanted to memorialize these changes so that all parties are on the same page moving forward through construction.

Attachment



SITE ZONING DISTRICT - COMMERCIAL (C-1)		
DESCRIPTION	REQUIRED	PROVIDED
MIN FRONT YARD SETBACK (FROM STREET RIGHT-OF-WAY)	50 FT	55.7' AND 64.7'
MIN REAR YARD SETBACK	0. TWO FRONT YARDS BOUND THE SITE	N/A
MIN SIDE YARD SETBACK	C-1 ADJACENT TO C-1 = 0'	4.40'
MAX. BLDG. COVERAGE	50%	19.9% (BASED ON 9,362 sf 1st FLOOR FOOTPRINT)
BUILDING HEIGHT MAX.	8-STORY	2-STORY
PLANTING CRITERIA: PLANTING REQUIREMENTS: HIGH LEVEL=TREES 6" MIN HEIGHT AT PLANTING, 2" CALIPER LOW LEVEL=PLANTINGS GREATER THAN 2" AND LESS THAN 6" AT PLANTING	<ul style="list-style-type: none"> • 10% OF TOTAL SITE AREA (DISTURBED) 57,963 sf X 0.10= 5,796 sf • 5% OF TOTAL PAVED AREA OF PARKING LOT 22,810 sf X 0.05= 1,140 sf • TOTAL REQUIRED PLANTING AREA=6,846 sf • HIGH LEVEL PLANTING $\frac{57,963 \text{ SF OF TOTAL}}{7}$ • LOW LEVEL PLANTING $\frac{22,810 \text{ SF OF TOTAL}}{35}$ 	<p>SITE GREEN SPACE=14,243 SF (GRASS, MEADOW, LANDSCAPED AREA WITHIN PROPERTY). PROVIDED SITE GREEN SPACE IS 2.1 TIMES THE REQUIRED PLANTING AREA.</p> <p>7</p> <p>40</p>
PARKING	(1) SPACE / 2 EMPLOYEES PLUS (4) SPACES PER DOCTOR. ANTICIPATED 5 DOCTORS (20 SPACES) + 15 SUPPORT STAFF (8 SPACES) + 5 ADMIN. STAFF (5 SPACES) = 33 SPACES TOTAL	46
ACCESSIBLE PARKING	TOTAL NUMBER OF PARKING SPACES BETWEEN 26-50 SPACES REQUIRES 2 HCP SPACES (1 VAN, AND 1 REGULAR)	(1 VAN, AND 2 REGULAR)



- NOTES:**
1. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A DEVELOPMENT CONSISTING OF PROFESSIONAL MEDICAL OFFICES. PROFESSIONAL OFFICE IS A PERMITTED USE FOR THIS PARCEL.
 2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NUMBER 42129C0383F (03/17/2011), THE DEVELOPMENT SITE AREA IS DETERMINED TO BE OUTSIDE ANY FLOOD ZONE.
 3. UTILITIES AVAILABLE: ELECTRIC, GAS, TELEPHONE, CABLE, WATER, AND SANITARY SEWERS.
 4. ACCORDING TO eMAPPA AND AND PENNSYLVANIA MINE MAP ATLAS, A VERY SMALL PORTION NORTHWEST CORNER OF THE PROPERTY IS LOCATED IN AN AREA THAT WAS PREVIOUSLY MINED AT A DEPTH OF 200'.
 5. ACCORDING TO THE WESTMORELAND COUNTY SOIL SURVEY SOIL DESIGNATIONS, THERE ARE NO POOR SOILS ON-SITE AS DEFINED BY THE NORTH HUNTINGDON TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE #1011, SECTION 202.
 6. ALL STORM SEWERS SHALL BE HDPE SMOOTH WALL PLASTIC PIPE (SWPP) UNLESS OTHERWISE NOTED ON PLAN.
 7. THE STORM SEWER SYSTEM AND THE DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 8. BENCHMARK POINT #1000:
 - 8.1. ELEV.-833.19
 - 8.2. HORIZONTAL REF: NAD83
 - 8.3. VERTICAL REF: NAVD88
 9. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP, THERE ARE NO WETLANDS ON THIS SITE.
 10. EASEMENT NOTE: EASEMENTS REQUIRED FOR ALL STORMWATER FACILITIES AND ACCESS TO THEM AS SHOWN ON THIS PLAN. THESE EASEMENTS SHALL BE CENTERED ON THE INFRASTRUCTURE AS INSTALLED IN THE FIELD. IN ADDITION TO THE EASEMENTS SHOWN AN AREA 10' OUTSIDE OF THE EASEMENT MAY BE UTILIZED AS A WORKING EASEMENT FOR EQUIPMENT AND/OR GRADING AS REQUIRED FOR MAINTENANCE OF A FACILITY.
 11. NO CULTURAL FEATURES OR SURFACE WATER FEATURES EXIST ON THE SITE.
 12. WORK WITHIN THE PENNDOT RIGHT-OF-WAY AND LEGAL LIMIT OF SLOPE WILL REQUIRE A PENNDOT HIGHWAY OCCUPANCY PERMIT (HOP) AND CAN'T BE COMPLETED PRIOR TO APPROVAL OF PENNDOT HOP'S. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 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.
 13. THIS PLAN PROVIDES 46 TOTAL PARKING SPACES.
 14. CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.
 15. GROSS BUILDING SF IS 13,980 SF. USING ITE TRAFFIC MANUAL VERSION 10, SECTION 720 FOR MEDICAL OFFICE BUILDINGS, THE ADT IS 36.0 TRIPS / 1000 SF OR AN ADT OF 503.

LINCOLN CORNER PLAZA II		LINCOLN CORNER PLAZA II NORTH HUNTINGDON TOWNSHIP WESTMORELAND CO., PA				1700 ANMOORE ROAD BRIDGEPORT, WV 26330 WWW.ASCENTCONSULTINGENGINEERS.COM		12 GRS 01-02-26 TWO-STORY BLDG. 9 GRS 08-07-25 TOWNSHIP COMMENTS 8 GRS 07-11-25 TOWNSHIP COMMENTS 7 GRS 06-09-25 ONE-STORY BUILDING, MOVE WALL 2, ADJ. WALL 3 6 GRS 03-05-25 ELIMINATE CONNECTION ROAD, UPDATE BUILDING NO. BY DATE DESCRIPTION		REVISION BLOCK	
SHEET No. 4		SITE PLAN		DATE: 11-28-23 DRAWN BY: GRS DRAWING SCALE: AS SHOWN CHECKED BY: JAP PROJECT NUMBER: 3504							