



MOON TOWNSHIP

ALLEGHENY, COUNTY - PENNSYLVANIA

June 17, 2024

Peter Watson
Stellar Innovations
2605 Maitland Center Parkway, Suite C
Maitland, FL 32751
VIA Email: MLS@stellaripl.com

Dear Peter Watson:

Thank you for writing to Township of Moon with your request for records pursuant to Pennsylvania's Right-To-Know Law ("RTKL"), 65 P.S. §§ 67.101 *et seq.*

On June 10, 2024, you requested:

"Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

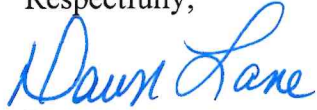
Address: 134-140 SWEETWATER DR, CORAOPOLIS, PA 15108
Parcel: 0928-M-00180-0000-00
Owner: DRB GROUP MID-ATLANTIC LLC

1. Please advise if the below address has any OPEN/PENDING/EZPIERED permits, and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

Your request is granted. The requested records are attached.

If you have additional questions, please contact Dawn Lane. This correspondence will serve to close this record with our office as permitted by law.

Respectfully,

A handwritten signature in blue ink that reads "Dawn Lane". The signature is written in a cursive style with a large initial "D" and "L".

Dawn Lane

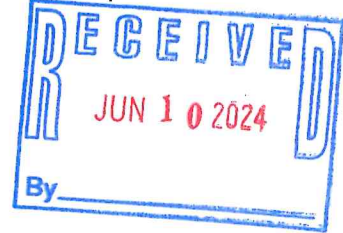
Township of Moon

dlane@moontwp.us

Renee Cameron

From: Praveen Immanuel <praveen.immanuel@stellaripl.com>
Sent: Saturday, June 8, 2024 2:30 PM
To: Right To Know
Cc: MLS
Subject: 134 -140 SWEETWATER DR - RTK Request
Attachments: 134 -140 SWEETWATER DR - RTK Request.pdf; Assessor.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



Hello,

Please find the attached RTK request.

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 134 -140 SWEETWATER DR, CORAOPOLIS, PA 15108
Parcel: 0928-M-00180-0000-00
Owner: DRB GROUP MID-ATLANTIC LLC

1. Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that need attention and any fees due currently.
2. Also advise if there are any open Code Violation or fines due that needs attention currently.
3. Advise if there are any unrecorded liens/fines/special assessments due.

Regards,
Praveen Immanuel
Lien Search Department
Email- praveen.immanuel@stellaripl.com



Technology Driven | Reliable | Unique | Service Excellence | Teamwork

DISCLAIMER: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. (iv) The recipient should check this email and any attachments for the presence of malware. The company accepts no liability for any damage caused by any Malware transmitted by this email.



Standard Right-to-Know Law Request Form

Good communication is vital in the RTKL process. Complete this form thoroughly and retain a copy; it may be required if an appeal is filed. You have 15 business days to appeal after a request is denied or deemed denied.

SUBMITTED TO AGENCY NAME: _____ Moon Township _____ (Attn: AORO)

Date of Request: 06/07/2024 Submitted via: Email U.S. Mail Fax In Person

PERSON MAKING REQUEST:

Name: Peter Watson Company (if applicable): Stellar Innovations

Mailing Address: 2605 Maitland Center Parkway, Suite C

City: Maitland State: FL Zip: 32751 Email: MLS@stellaripl.com

Telephone: (302) 261-9069 Fax: 407- 210-3113

How do you prefer to be contacted if the agency has questions? Telephone Email U.S. Mail

RECORDS REQUESTED: *Be clear and concise. Provide as much specific detail as possible, ideally including subject matter, time frame, and type of record or party names. RTKL requests should seek records, not ask questions. Requesters are not required to explain why the records are sought or the intended use of the records unless otherwise required by law. Use additional pages if necessary.*

Our firm has been requested to research the referenced property for any BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES on record in any city, town, village, or port authority.

Requesting to provide the below information for the property.

Address: 134 -140 SWEETWATER DR, CORAOPOLIS, PA 15108

Parcel: 0928-M-00180-0000-00

Owner: DRB GROUP MID-ATLANTIC LLC

DO YOU WANT COPIES? Yes, printed copies (*default if none are checked*)
 Yes, electronic copies preferred if available
 No, in-person inspection of records preferred (*may request copies later*)

Do you want certified copies? Yes (*may be subject to additional costs*) No
RTKL requests may require payment or prepayment of fees. See the [Official RTKL Fee Schedule](#) for more details.

Please notify me if fees associated with this request will be more than \$100 (or) \$_____.

ITEMS BELOW THIS LINE FOR AGENCY USE ONLY

Tracking: _____ Date Received: _____ Response Due (5 bus. days): _____

30-Day Ext.? Yes No (If Yes, Final Due Date: _____) Actual Response Date: _____

Request was: Granted Partially Granted & Denied Denied Cost to Requester: \$_____

Appropriate third parties notified and given an opportunity to object to the release of requested records.

Parcel ID : 0928-M-00180-0000-00
Property Address : 134 - 140 SWEETWATER DR
CORAPOLIS, PA 15108

Municipality : 925 Moon
Owner Name : DRB GROUP MID-ATLANTIC LLC

School District :	Moon Area	Neighborhood Code :	92501
Tax Code :	Taxable	Owner Code :	CORPORATION
Class :	RESIDENTIAL	Recording Date :	4/15/2024
Use Code :	BUILDERS LOT	Sale Date :	4/4/2024
Homestead* :	No	Sale Price :	\$216,000
Farmstead :	No	Deed Book :	19638
Clean And Green	No	Deed Page :	173
Other Abatement :	No	Lot Area :	13,387 SQFT

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
New owners wishing to receive the abatement must apply.
The deadline to apply is March 1st of each year.
Details may be found on the [County's abatement page](#).

2024 Full Base Year Market Value		2024 County Assessed Value	
Land Value	\$18,000	Land Value	\$18,000
Building Value	\$0	Building Value	\$0
Total Value	\$18,000	Total Value	\$18,000

2023 Full Base Year Market Value		2023 County Assessed Value	
Land Value	\$18,000	Land Value	\$18,000
Building Value	\$0	Building Value	\$0
Total Value	\$18,000	Total Value	\$18,000

Address Information

Owner Mailing : 2099 GAITHER RD STE 600
ROCKVILLE, MD 20850-4018



928-M-180

Positively Life Changing

Dave,

This letter is in response to your email subject : Re: STOP WORK ORDER LOT 108, Rolling Hills.

DRB Group accepts the design and approvals of the engineers whom have provided soils reports to construct the building in reference, Rolling Hills 108.

Please confirm that we may proceed with construction/that stop work order is lifted.

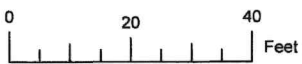
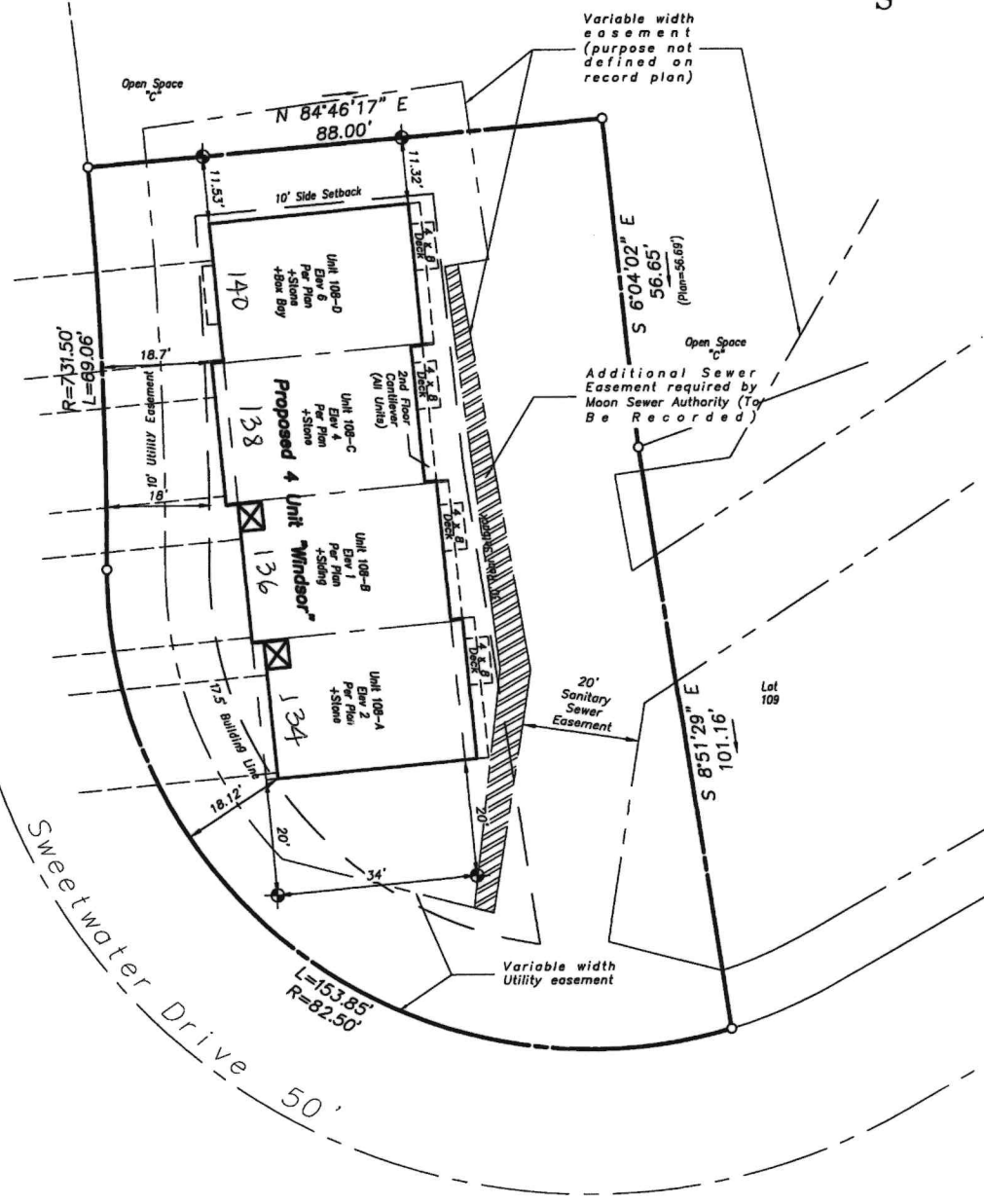
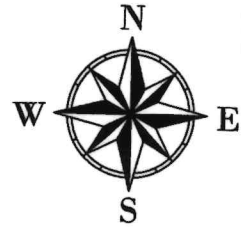
If you have any additional questions or concerns, please feel free to contact me. We will continue to provide engineered pad certifications, engineered building drawings, and engineering letters for any unforeseen circumstances (with your concurrent approval).

Thank you,

 4/22/24
RON CAMPBELL

Vice President of Production

Pittsburgh Division - DRB Homes



Plan of Survey for:

DAN RYAN BUILDERS

Being Lot 108 of the Rolling Hills Townhouses Subdivision Plan
Recorded in Plan Book 308, Page 94
Moon Township, Allegheny County, Pennsylvania

Revisions		
4/15/2022	JSS	Add Easement

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane Harmony, PA 16037
1712 Mount Nebo Road Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Dwg No. 0126-2223796
Scale 1" = 20'
Date 4/7/2022
Drawn By JSS

RH0108

March 3, 2022

Mr. Rick Criscella
Americo Construction
5521 Penn Avenue
Pittsburgh, PA 15206

**RE: Geotechnical Investigation
Rolling Hills Lot 108
Moon Township, PA
ACA Project No. P19148x10**

Dear Mr. Criscella:

ACA Engineering, Inc. (ACA) has performed full time construction materials testing and inspection services at the Rolling Hills Townhome site. Specifically, ACA observed the placement of new engineered fill material on lot 108. New engineered fill material was placed in eight (8) to ten (10) inch lifts, and compacted to 95% of maximum dry density, as determined by a modified proctor test (ASTM 1557). All work was performed in accordance with project specifications. No further action is required.

If you should have any questions, please do not hesitate to contact our office.

Sincerely yours,
ACA ENGINEERING, INC.



Michael Z. McLain, P.E.
Vice President



Electrical Permit

Moon Township

1000 Beaver Grade Rd.
Moon Twp, PA 15108
Phone: 412-262-1700
<http://www.moontwp.com/>

ASSIGNEE	DATE ISSUED	VALUATION	FEE	PERMIT NUMBER
	1/10/2024	0	304.50000	E-24-009

LOCATION: **134 SWEETWATER DR**

Moon Township, PA 15108

BLOCK/LOT: **928-M-180**

ZONE:

OCCUPANT:

OWNER:

Pittsburgh PA 15223

APPLICANT: **Dan Ryan Builders**

4000 Town Center Blvd

Canonsburg PA 15317

412-818-8894

CONTACT NAME: **Danny Demarco**

SUBDIVISION: **ROLLING HILLS
TOWNHOUSES
SUBDIVISION PLAN**

SUBDIVISION LOT: **108 A**

CONTRACTOR: **Dan Ryan Builders**

4000 Town Center Blvd

Canonsburg, PA 15317

412-818-8894

CONTACT NAME: **Danny Demarco**

CHARACTERISTICS OF WORK

RESIDENTIAL/COMMERCIAL: **Residential**

IMPROVEMENT TYPE:

DESCRIPTION OF WORK:

new/sfd/residential

EXISTING USE:

PROPOSED USE:

COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

Effective 2/14/2022- 2018 ICC Codes plus Accessibility requirements established in Chapter 11 of the IBC 2021 as promulgated by PA Uniform Construction Code. More information can be found on the PA Labor and Industry website www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx



Electrical Permit

Moon Township

1000 Beaver Grade Rd.
Moon Twp, PA 15108
Phone: 412-262-1700
<http://www.moontwp.com/>

ASSIGNEE	DATE ISSUED	VALUATION	FEE	PERMIT NUMBER
KCsonka	4/27/2022	0	300.00000	E-22-115

LOCATION: **134 SWEETWATER DR**

Moon Township, PA 15108

BLOCK/LOT: **928-M-180**

ZONE:

OCCUPANT:

OWNER:

Pittsburgh PA 15223

APPLICANT:

SUBDIVISION: **ROLLING HILLS
TOWNHOUSES
SUBDIVISION PLAN**

SUBDIVISION LOT: **108 A**

CONTRACTOR: **Dan Ryan Builders**
4000 Town Center Blvd
Canonsburg, PA 15317
(412) 818-8894

CONTACT NAME: **Danny Demarco**

CONTACT NAME:

CHARACTERISTICS OF WORK

RESIDENTIAL/COMMERCIAL: **Residential**

IMPROVEMENT TYPE:

DESCRIPTION OF WORK:

New SFD

EXISTING USE:

PROPOSED USE:

COMMENTS / CONDITIONS

No comments/conditions.

Code Year:

Effective 2/14/2022- 2018 ICC Codes plus Accessibility requirements established in Chapter 11 of the IBC 2021 as promulgated by PA Uniform Construction Code. More information can be found on the PA Labor and Industry website www.dli.pa.gov/ucc/Pages/UCC-Codes.aspx