

February 3, 2022
C-15523-0015

Township of North Fayette
400 North Branch Road
Oakdale, PA 15071

ATT: Andrew Hartwell, AICP
Director, Community Development

RE: Nappie's Food Service Phase 5
Site Development Application

Dear Mr. Hartwell,

Attached is a Consolidation Plan and Land Development Application for building and parking expansion at the Nappie's Food Service facility located on a parcel between Old Steubenville Pike and William Penn Highway (SR 0022). The property is situated in the B-2 General Business zoning district.

- 2 ea. Land Development Applications
- Application fee for a simple subdivision,... \$300.00
- Escrow amount for a simple subdivision.... \$500.00
- Application fee for Preliminary Approval... $\$5,000 + (\$30.00 \times 28.78 \text{ acres}) = \$5,863.40$
- Application fee for Final Approval ... $\$5,000 + (\$30.00 \times 28.78 \text{ acres}) = \$5,863.40$
- Escrow amount for the Preliminary and Final review ... $\$10,000 + (\$30.00 \times 28.78 \text{ acres}) = \$10,863.40$
- 4 full-sized sets of site development plans
- 11 half-sized sets of site development plans
- 14 ea. Project Narrative
- 4 ea. copies of Storm Water Management Reports
- 4 ea. copies of Preliminary Geotechnical Reports
- 4 ea. copies of proposed Lighting Plan
- 4 ea. copies of Stream & Wetland Delineation Reports
- 4 ea. Buildable Area Analysis
- 4 ea. 2012 Variance Decision
- 4 ea. Title Documents

Note that the following Permits and reports shall be provided prior to application for Grading Permit for the project.:

- NPDES Permit
- Final Geotechnical investigation

Project Narrative

22-306 Site Conditions Report

1. Existing Characteristics:
 - A. Total site acreage = 28.78 acres
 - B. Zoned B-2
 - C. Existing site was previously developed. Remaining parcel to be developed is characterized as sloped and wooded, typical of the region.
 - D. Adjoining parcels are Zoned B-2. There are several residential lots on the opposite side of Old Steubenville Pike.
 - E. There are no reservations on this parcel.
 - F. There are no flood plains on this parcel.
 - G. A copy of the deed has been attached.

22-307 Phase One Environmental Assessment

Section 22-307 requires that a Phase One Environmental Site Assessment be performed. This is the fifth phase of development on this property, with Phase One investigations performed earlier. Section 22-207.4 allows for waiver to this requirement. This building addition will not disturb any more land than was previously approved for the project in 2012. A Phase One report was prepared at that time.

22-308 Land Development Plans

Land Development Plans have been included with the submission.

22-309 Building Elevation Drawings

The project is for a rear building expansion. The expanded building will use the same materials and color that were previously constructed, and shall not be visible from any adjoining roads or properties.

22-310 Landscape Plan

The required Landscape Plan is included in the Site Plan set.

22-311 Stormwater Management Statement

A Stormwater Management Report has been included in the submission. All items required in 22-311 have been included in the Report.

22-312 Traffic Impact Study

The proposed expansion may generate 20 additional jobs in the future. The peak traffic generated by 20 additional employees is well below 100 additional peak trips. Therefore, no Traffic Impact Study is required, per Section 22-312.

22-312 Structural Analysis

The proposed expansion may generate 20 additional jobs in the future. The business operations shall not change as a result of the expansion. Truck sizes shall remain the same. No structural analysis of the Township roadway system is required.

22-314 Infrastructure Demand Statement

The proposed building expansion will not include new restrooms or plumbing fixtures. No Sewage Planning shall be necessary for 20 additional employees.

22-315 Final Plat

The final plat for consolidation of the parcels has been included in the submission.

22-316 Construction Plans for Public Improvements

No public improvements are proposed with this building expansion.

22-317 Stormwater Management Plan

The required Stormwater Management Plan has been included in the submission.

22-318 Erosion and Sedimentation Control Plan

The required Erosion and Sedimentation Control Plan has been included in the submission. An NPDES Permit shall be obtained. A copy of said Permit shall be forwarded to the Township prior to application for a Grading Permit.

22-319 Covenants and Restrictions

No Covenants and Restrictions are proposed with this development.

22-320 Zoning Hearing Board

Several Variances were granted for earlier phases of the site. A copy has been included with the submission. No further Variances are requested with Phase 5.

Explanation of Bufferyard along 22/30

Section 303.4.d of the Zoning Ordinance stipulates a 100' bufferyard along the right-of-way line for Routes 22/30. 303.4.e, states that existing vegetation in this buffer shall not be disturbed, "except to the extent necessary to provide public streets, public utilities, access drives, essential services or stormwater retention facilities." The sole reason for the bufferyard disturbance in this project is to allow for the construction of a stormwater channel that will collect storm discharge from Route 22/30 and direct it safely around the project. Per Section 303.4.e, this disturbance (highlighted on the proposed Grading Plan) is therefore permitted. Note that the vast majority of the buffer is being honored, except directly beside the essential stormwater channel. Additionally, the area adjacent to the channel that will remain undisturbed is currently heavily wooded.

The following modifications are requested for the project:

1. The Ordinance requires a comprehensive geotechnical investigation be provided as part of the review process. (Section 305). The developer plans to perform the required investigation, including drilling test borings at numerous locations and providing a full analysis to the Township. He requests that this investigation be listed as a condition of any approval however. The site is heavily wooded. In order to get a drill rig through the site and to the required test hole locations, a vast amount of trees must be taken down and roadways graded in. This is a hardship at this time. If the project is approved, the developer understands that no Grading Permit can be issued until the required geotechnical investigation report is prepared, submitted, and approved by the Township. A Preliminary Geotechnical Investigation was performed by ACA Engineering and has been included in this submission.
2. Section 22-307 requires that a Phase One Environmental Site Assessment be performed. This is the fifth phase of development on this property, with Phase One investigations performed earlier. Section 22-207.4 allows for waiver to this requirement. This building addition will not disturb any more land than was previously approved for the project in 2012. A Phase One report was prepared at that time.

If you have any questions, please do not hesitate to contact me at 412-409-2338.

Sincerely,

THE GATEWAY ENGINEERS, INC.



Patrick T. Cooper, I.E., P.L.S.
Project Manager