

February 24, 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 (*previously submitted*)
- 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 (*previously submitted*)
- 11 half-sized sets of site development plans (*previously submitted*)
- 14 ea. Project Narrative
- 4 ea. copies of Storm Water Management Reports (*previously submitted*)
- 4 ea. copies of proposed Lighting Plan (*previously submitted*)
- 4 ea. copies of Stream & Wetland Delineation Reports (*previously submitted*)
- 4 ea. Buildable Area Analysis (*previously submitted*)
- 4 ea. 2012 Variance Decision (*previously submitted*)
- 4 ea. Title Documents (*previously submitted*)
- 4 ea. Bond Estimate for site work
- 4 ea. Phase One Reports from initial development
- 4 ea. Building Elevations
- 4 ea. Trip Generation Reports
- 4 full-sized copies of the revised Landscape Plan
- 11 half-sized copies of the revised Landscape Plan

Note that the Final Geotechnical investigation is on-going and shall be forwarded to the Township upon completion. The applicant understands that the Planning Commission will not consider the plan until the report has been submitted, and with a minimum of 14 days prior to the Planning Commission meeting. The applicant also understands that the application will not be considered complete until all requested information, including the Final Geotechnical report have been submitted and that the 90-day review period will not commence until the Township issues a letter stating that the application is complete.

Note also that the NPDES Permit will be forwarded to the Township upon completion.

Below are responses to your comments in a letter dated February 11, 2023:

**Preliminary Application Material**

1. §22-204.1.D(5) — Phase One Environmental Site Assessment — It is noted in the narrative that an assessment was previously completed. The previously completed assessment must be provided with the application.

***Response: Attached are four copies of the initial Phase One Report that was prepared for the entire site.***

2. §22—204.1.D(9) — Traffic Impact Study — A study is required where the permitted or conditional use is expected to generate an average of 100 or more trips during the adjacent roadways' peak hours of usage. The narrative states that this threshold is not anticipated to be met. A trip generation report must be provided to demonstrate this (§22-312.1).

***Response: Attached are four copies of the required Trip Generation Report.***

3. §22-204.1.D(10) — Traffic Impact Fee Study — A traffic impact fee study (i.e., a traffic impact fee calculation assessment) must be provided. This is needed regardless of whether a traffic impact study is required.

***Response: The Traffic Impact Fee Study has been included in the Trip Generation Report.***

4. §22-204.1.D(12) — Infrastructure Demand Statement — An infrastructure demand statement containing information specified in §22-314 must be provided.

***Response: The Infrastructure Demand Statement has been modified to include more detailed data.***

5. §22-204.1.D(13) — Building Elevation Drawings — Drawings containing information specified in §22-309.1 must be provided.

***Response: Attached are four copies of the Building Elevations.***

Final Application Material

1. §22-204.1.E(5) — Comprehensive Slope Stability Investigation — A Comprehensive Geotechnical Investigation must be completed and a written report provided as part of the application to be reviewed by the Township Engineer. We note that the applicant has requested to complete this investigation later, and to provide the report to the Township post approval. While we understand the reasoning provided to justify the request, providing the report post approval does not allow the Planning Commission an opportunity to consider the recommendations of the Township Engineer in making their decision as required by §22- 304.2.E., therefore, the report must be as part of the application and cannot be deferred.

***Response: The requested information shall be forwarded to the Township upon completion.***

2. §22-204.1.E(7) — Building Elevation Drawings — Drawings containing information specified in §22-309.1 must be provided.

***Response: Attached are four copies of the Building Elevations.***

3. §22-204.1.E(8) — Final Landscape Plan — A tree survey or tree preservation plan must be provided (see Ord. 477, §307.A.2.f & §308.B).

***Response: Tree Preservation information has been added to the Landscape Plan.***

4. §22-204.1.E(9) — Completion Security — A statement of intent regarding construction of improvements and posting of financial security must be provided (see §22-207.2.A & §22-208).

***Response: Attached are four copies of the bond estimate.***

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

Sincerely,

THE GATEWAY ENGINEERS, INC.



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

## **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. Attached is a copy of the Phase One Report that was prepared for this site prior to construction of the facility.

### **22-308 Land Development Plans**

Land Development Plans have been included with the submission.

### **22-309 Building Elevation Drawings**

Attached are copies of the building elevations.

### **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**

A Trip Generation Report has been included in this submission.

## 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

### *Current demand summary:*

29 drivers leave the site with loaded trucks at 5 :00 A.M. and return between 1:00 P.M. to 4:00 P.M.

6:00 A.M to 4:00 P.M. 45 workers (Office & Warehouse)

4:00 P.M. to 12:00 A.M. 15 workers (Office & Warehouse)

12:00 A.M. to 5:00 A.M. 8 workers loading trucks

Total workers on site in a 24-hour day = 97

Per DEP, each employee generates 10 gal/day (gpd)

**97 x 10 = 970 gpd**

### *Proposed demand summary – 2-27:*

30 drivers leave the site with loaded trucks at 5 :00 A.M. and return between 1:00 P.M. to 4:00 P.M.

6:00 A.M to 4:00 P.M. 55 workers (Office & Warehouse)

4:00 P.M. to 12:00 A.M. 22 workers (Office & Warehouse)

12:00 A.M. to 5:00 A.M. 10 workers loading trucks

Total workers on site in a 24-hour day = 117

Per DEP, each employee generates 10 gal/day (gpd)

**97 x 10 = 1170 gpd**

**Expected increase in sewage flows in 2027 = 1170-970 = 200 gpd, which is about 0.5 edu's.**

### A. Pre-development Data for Overall Township Demand

Estimated gallons of sanitary sewage created per average day = 970 gpd

Estimated gallons of potable water consumed/ utilized per average day = 970 gpd

Estimated number of school age children = 0 0

Estimated total residents and/or employees = 0

### B. Post-development Data for Overall Township Demand

Estimated gallons of sanitary sewage created per average day = 1170 gpd

Estimated gallons of potable water consumed/ utilized per average day = 1170 gpd

Estimated number of school age children = 0 0

Estimated total residents and/or employees = 0

## 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.