



West Deer Township Planning Commission
Meeting Report for January 23, 2020

Project Name: **VRABEL LIGHTING PLAN AND 1-STORY BUILDING AT SPORTS COMPLEX - NO-OFFSEASON - RUSSELLTON**

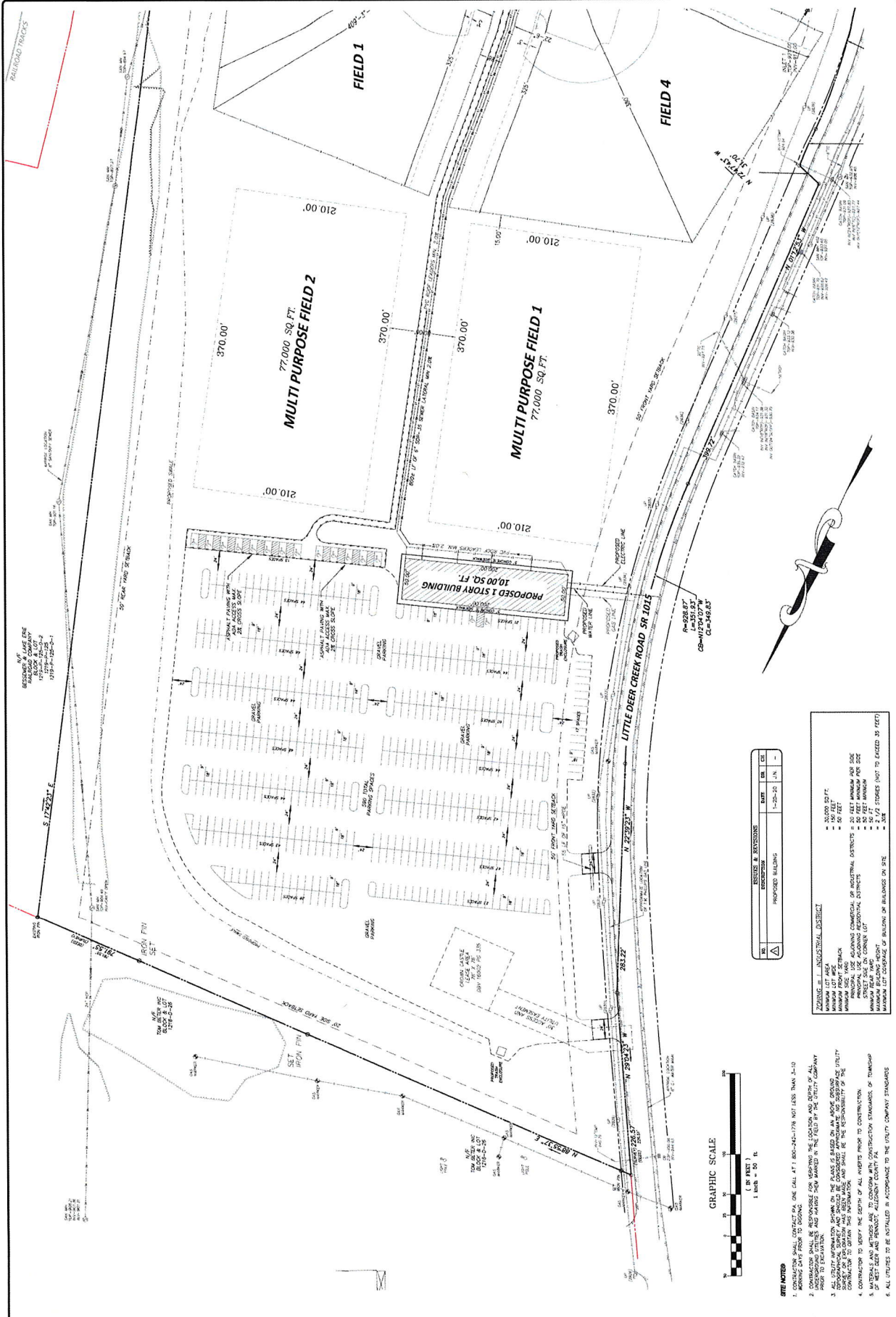
Property Location: 942 Little Deer Creek Valley Rd.
Zoned: Zoned I (Industrial)

Seeking approval for the Lighting Plan of the Parking Lot and 1 Story Building at Sports Complex

First motion by Mr. Butala and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous, of the No Offseason Russellton Sports Complex commercial building and lighting plans with the following conditions:

1. All requirements from Shoup Engineering letter dated January 23, 2020 must be met.
2. Field lighting shall meet all requirements designated by FAA in regards to the adjacent airport.
3. Hours of operation for field lighting shall not exceed 11 PM on Friday and Saturday and 10 PM Sunday through Thursday.
4. The tree selection shall be minimum 1 ½ “caliper trees; tree selection shall not include multi-trunk species.
5. The planting islands shall be defined by curbs and give trees adequate space to reduce root compaction and ensure survival of all plantings.
6. Sightline shall be considered when selecting tree species at entrances and parking aisles.
7. Traffic circulation shall be shown on site plan.
8. ADA access to the building and site shall be shown on the site plan. Handicapped access shall comply with all ADA standards per building code.
9. Adequate numbers of trash containers shall be disturbed over the site. The number of containers proposed in the current plan appears to be insufficient.
10. Overflow parking to be identified on the site plan.

		HAMPTON TECHNICAL ASSOCIATES, INC. ESTABLISHED 1980 REGISTERED LAND SURVEYORS 1030 Rock Hill Road, Suite B Harrisburg, PA 17109 PHONE: (717) 653-1541 FAX: (717) 653-4543 email: thampton@technical.com	CLIENT: BRICKYARD PARK HOLDINGS LLC 13 BREWERY LANE WEST DEER TOWNSHIP ALLEGHENY COUNTY, PA GIBSONIA, PA 15044	TITLE: PROPOSED 1 STORY BUILDING SITE PLAN	DATE REVISED: 6-27-18 HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: AS SHOWN SHEET: S-1 SET PROJECT: 18-6077-2
DRAWN BY: J.N. CHECKED BY: C.S. APPROVED BY: C.S. OLD FILE: 11-9077-678					

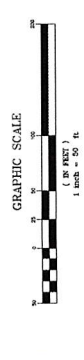


SYMBOL	DESCRIPTION	UNIT	SCALE
(Symbol)	EXISTING BUILDING	IN	AS SHOWN
(Symbol)	PROPOSED BUILDING	IN	AS SHOWN

SYMBOL	DESCRIPTION	UNIT	SCALE
(Symbol)	15' SIDE	FT.	AS SHOWN
(Symbol)	30' SIDE	FT.	AS SHOWN
(Symbol)	50' SIDE	FT.	AS SHOWN
(Symbol)	75' SIDE	FT.	AS SHOWN
(Symbol)	100' SIDE	FT.	AS SHOWN
(Symbol)	150' SIDE	FT.	AS SHOWN
(Symbol)	200' SIDE	FT.	AS SHOWN
(Symbol)	250' SIDE	FT.	AS SHOWN
(Symbol)	300' SIDE	FT.	AS SHOWN
(Symbol)	350' SIDE	FT.	AS SHOWN
(Symbol)	400' SIDE	FT.	AS SHOWN
(Symbol)	450' SIDE	FT.	AS SHOWN
(Symbol)	500' SIDE	FT.	AS SHOWN
(Symbol)	550' SIDE	FT.	AS SHOWN
(Symbol)	600' SIDE	FT.	AS SHOWN
(Symbol)	650' SIDE	FT.	AS SHOWN
(Symbol)	700' SIDE	FT.	AS SHOWN
(Symbol)	750' SIDE	FT.	AS SHOWN
(Symbol)	800' SIDE	FT.	AS SHOWN
(Symbol)	850' SIDE	FT.	AS SHOWN
(Symbol)	900' SIDE	FT.	AS SHOWN
(Symbol)	950' SIDE	FT.	AS SHOWN
(Symbol)	1000' SIDE	FT.	AS SHOWN

SITE NOTES

- CONTRACTOR SHALL CONTACT PA ONE CALL AT 1-800-241-1778 NOT LESS THAN 2-10 DAYS BEFORE CONSTRUCTION TO LOCATE ALL UTILITIES AND MARKERS SHOWN IN THE FIELD BY THE UTILITY COMPANY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING THE LOCATION AND DEPTH OF ALL UTILITIES AND MARKERS SHOWN IN THE FIELD BY THE UTILITY COMPANY.
- ALL UTILITY INFORMATION SHOWN ON THE PLANS IS BASED ON AN ABOVE GROUND UTILITY SURVEY BY THE CONTRACTOR AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS INFORMATION.
- CONTRACTOR TO OBTAIN THE DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- IF BEST PRACTICES ARE REQUIRED BY ALLEGHENY COUNTY PA INSPECTION STANDARDS OF TOWNSHIP.
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE TO THE UTILITY COMPANY STANDARDS.



JHB phone conversation with James Plante, Olympus (717-422-2791)
January, 2020

J. Plante is a public affairs advisor at Olympus. He serves as a liaison with transition from planning to operations specifically dealing with elected officials and communities. I asked about how Olympus approaches questions on construction/drilling/operation noise. He identified Tage Rosenthal, an acoustic contractor, as a resource used by Olympus. Plante explained that when a noise complaint is issued, Rosenthal will do baseline sound assessment and modeling as to what the sound levels might be or are during operation and construction. I pointed out that this explanation seemed to conflate anticipated concerns about noise at a site yet to be developed and actual construction noise. Plante clarified explaining that Tage's will model and will also conduct field surveys if necessary. The site surveys, during construction, for instance, are usually 2-3 day studies. Plante reiterated the expectation that construction/drilling noise will reach a maximum 70-75dB level at the fence line with no sound barrier in place. Plante described the sound as "large engine noise"

Plante provided two examples of noise complaints and how these were handled:

- 1) Complaints when the noise level **is within** the township ordinance.
Upper Burrell – a family situated 1500 – 2000 feet from the operation site "couldn't enjoy sitting outside anymore". The company considered this to be a serious complaint and investigated. The investigation included sound level monitoring. They found that the sound on the family's property reached (70dB) and was from cicadas, not well construction.
Elizabeth Township - a complaint was received about truck noise. The company conducted monitoring (72 hours) and found that noise levels were within the limits of the township ordinance.
- 2) Complaints when the noise level **exceeds** the township ordinance.
Tage will monitor the (complaint) site for 72 hr and the company will take action to bring the noise levels into compliance.

I asked how the company reacted to the Elizabeth Township situation. He replied that doing so can be a "tricky situation". The company's approach is to spend time with the people who complained and try to explain that what they are experiencing is a temporary situation. He acknowledged that some people remain upset. He emphasized that in all instances the company will abide by the local noise ordinances and the company will communicate with the township to "let us know about complaints". He acknowledged that "at the end of the day the company will be held to the ordinance's standard".

Mr. Plante then mentioned that on behalf of Olympus Tage has conducted sound level modeling for the Leto site. Their modeling predicts that the highest sound level at a house would be 58dB. He also mentioned that Olympus is aware of and would consider sound mitigation technology such as walls, etc., if necessary.

In closing, Mr. Plante mentioned that development (construction) of the wells will be sequential but not contiguous.

jhb



Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude: Deg M S
Longitude: Deg M S
Horizontal Datum:
Site Elevation (SE): (nearest foot)
Structure Height : (nearest foot)
Traverseway:
(Additional height is added to certain structures under 77.9(c))
 User can increase the default height adjustment for
 Traverseway, Private Roadway and Waterway
Is structure on airport: No Yes

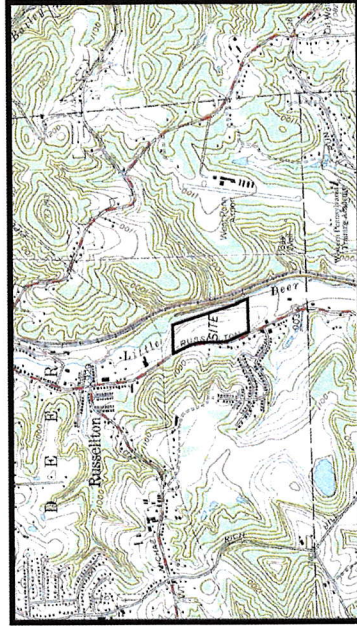
Results

You do not exceed Notice Criteria.

PROPOSED BALLFIELD COMPLEX 1 STORY RESTAURANT

Situated In
WEST DEER TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA
Prepared For
BRICKYARD PARK HOLDINGS LLC
13 DEWEY LANE
GIBSONIA, PA 15044

LOCATION MAP SCALE = 1"=2000'



NO.	ISSUES & REVISIONS	DATE	BY	CHK.
1	PROPOSED BUILDING	11-22-10	JM	

SP.1
LS.1
SITE PLAN
LANDSCAPE PLAN

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
CONSTRUCTION PHASE AND WORKING
DAYS IN DESIGN STAGE - STOP CALL
1-800-242-2776
20102331675



HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING/LAND SURVEYORS
ESTABLISHED 1980

1-2707-1818
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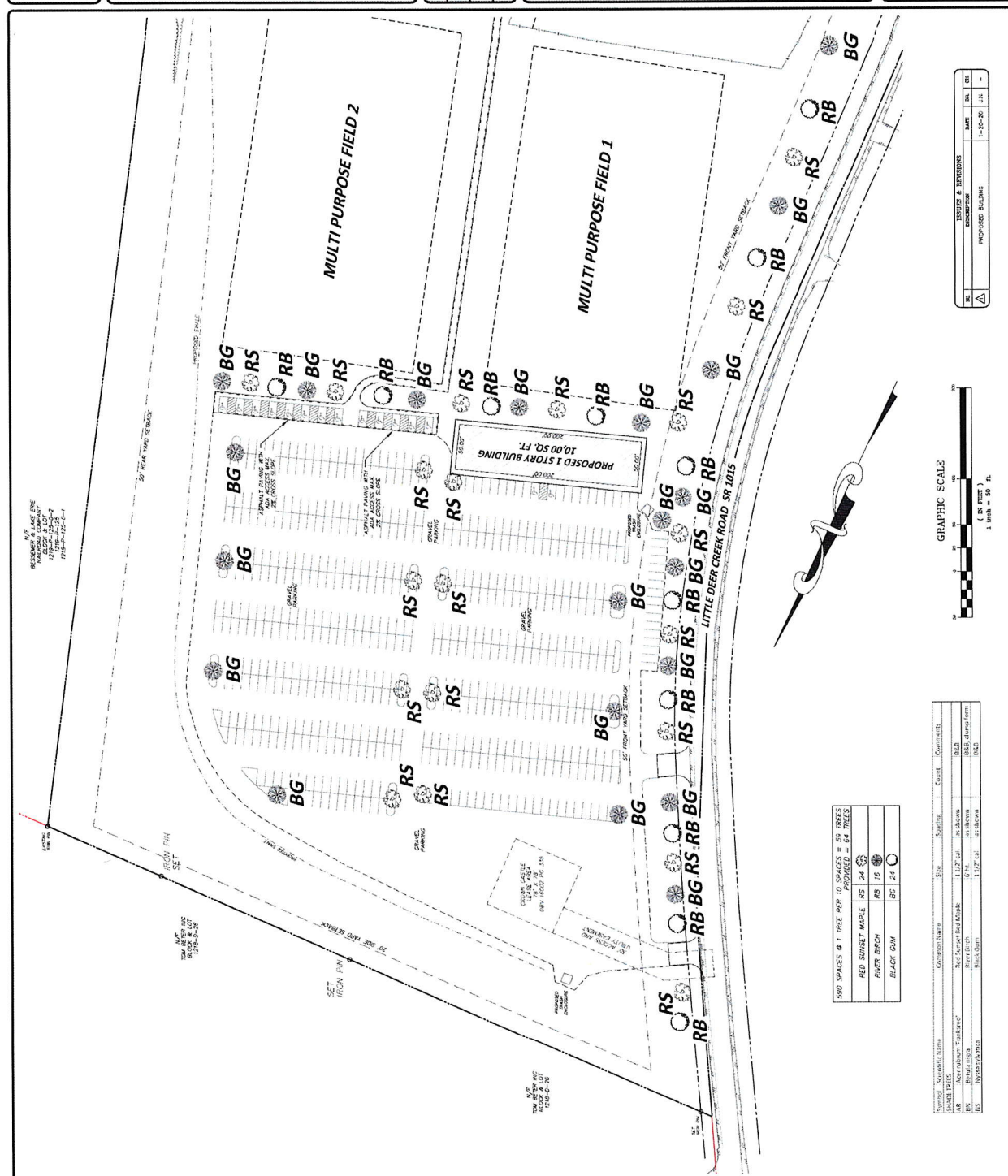
18-077-1818

January 23, 2020

Re: **VRABEL PROPOSED BALLFIELD COMPLEX**
Property located at: 13 Dewey Lane
Gibsonia, PA 15044
Parcel ID #1508-M-26

The following comments were noted.

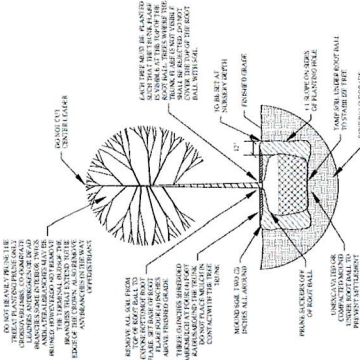
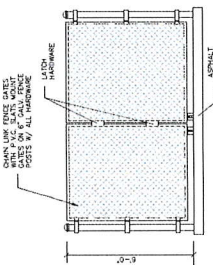
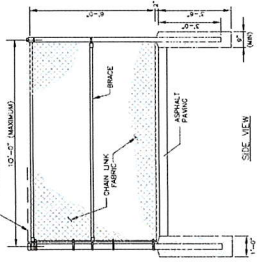
1. How will lines be painted on gravel ?
2. How do you delineate the island with trees and edge of lot with the gravel ? IE curb.
3. Where is the entrance and exit signage ?
4. Where are the light standards locations and fixtures? I see the photometric study but no conclusive outcome.
5. How will the standards be protected in a gravel lot ?
6. E & S drawing needed ? I see a swale indicated.
7. 590 parking Spaces. Will the existing/ new public toilet rooms be large enough to meet Allegheny County requirements for A-5 Assembly – outdoor sports events? (and the building itself? Is the travel distance to the restrooms within the ACHD allowed ?
8. Is the path to the various field locations and to the restrooms ADA compliant ? I don't see an indication of this ?
9. Doesn't Penn Dot need to be involved for the turning radius onto the state road ? Is a traffic study indicated ?
10. Does this need to be looked at for noise issues ?
11. Is the electric service available adequate to cover all the lighting for the fields building and parking ?



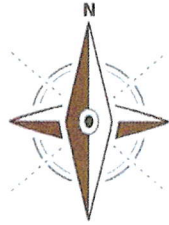
590 SPACES @ 1 TREE PER 10 SPACES = 59 TREES PROVIDED = 64 TREES

RED SUNSET MAPLE	RS	24
PIKEWAY BIRCH	RB	16
READY OSYRIS	RO	24

Species Name	Size	Spacing	Count	Comments
Red Sunset Maple	1.12' Cal.	in 20' rows	24	BED
PikeWay Birch	1.12' Cal.	in 20' rows	16	BED
Ready Osyris	1.12' Cal.	in 20' rows	24	BED



SEE SHEET 1B-9077-1 FOR TREE SPECIFICATIONS



SHOUP ENGINEERING
FOR OVER 50 YEARS

329 Summerfield Drive, Baden PA 15005
Phone: 724-869-9560 Fax: 724-869-7434
shoupeng@comcast.net

Our email has changed. Our new email is info@shoupengineering.com

January 23, 2020

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Brickyard Park Holdings
Revised Land Development Plan (plans revised January 20, 2020)
Lighting Plan (plans dated November 11, 2019)

Dear Mr. Payne,

I have reviewed the above-referenced revised Land Development Plan and Lighting Plan for the above-referenced development located in the I Industrial Zoning District and the following comments should be considered.

Land Development Plan

1. The site plan should note the nature of and approval date of any variances issued by the Zoning Hearing Board regarding the site.
2. Code Section 210-54.H provides for certain architectural standards for buildings in the I Zoning District. The Planning Commission should review with the applicant the type(s) of materials proposed for the new building. Submittal of elevation views of the building is encouraged.
3. The proposed height of the building should be identified on the plans.
4. The proposed use(s) of the building should be identified on the plans.
5. If the proposed sewage flow will exceed 800 gallons per day, sewage facilities planning module documents will need to be submitted to the Township for review and approval.