

Newbury Market –Tractor Supply Project Narrative

KU Resources, on behalf of MSP Properties of Pennsylvania, LP has submitted drawings, reports and other information relating to a Site Plan revision for the construction of a proposed 21,702 SF (single-level) Tractor Supply store within the Newbury Market development in South Fayette Township. In addition to the proposed store, there will also be, sidewalks, parking, lighting, landscaping, utilities, and other site appurtenances. The site is zoned PED, Planned Economic Development, and the subtype is a Planned Commercial Development. Conditional use for the Newbury Market has been previously granted. Traffic impacts and other related impacts have previously been considered and approved.

87 parking spaces have been provided and 76 parking spots are required. A Variance for this discrepancy has been requested as of June, 2025.

The Newbury Market site was previously rough graded, and many of the utilities have already been installed. The site will be accessed from the previously extended Holland Street, adjacent to the MATSF property. Other previously installed physical improvements such as curbs and utilities are proposed to be modified as needed. An active NPDES permit (PAC020078) exists for Newbury Market. Due to the changing regulations imposed on sites with NPDES coverage, the stormwater design for this project proposes over detaining and treating stormwater runoff to assist in efforts to meet updated regulations required for future NPDES permit renewals for the overall Newbury Site.

Following is a enumeration of outstanding Checklist items:

#1 – Please see attached.

#2 – Fees and escrow deposit have been provided to the township under separate cover from the applicant.

#3 – Please see attached documents.

#4 – Please see attached.

#5 – Please see attached

#6 – not applicable

#7 – not applicable

#8 – See above

#9 – Not applicable

#10 – Listed on Title Sheet

#11 – TTL

#12 – C-101

#13 – n/a. something may need to be recorded to update easements on Newbury.

#14 – Newbury master plan has been previously approved and is available upon request.

#15 –C-201

#16 –C-401

#17 – C-601

#18 – Not applicable

#19 – Not applicable

#20 – C-301-304

#21 – Modification Pending.

#22 – Report Pending. Design completed.

#23 – C-402

#24 – pending

#25 –C-801

#26 –C-701-C-704

#27 – Please see attached

#28/29 – As available or others pending.

#30 – Planning Module was approved in 2008. Refer to MATSF sewer availability letter for more information.

#31 – Traffic impact study was approved in July 2008. Letter not attached.

#32 –n/a

#33 – See attached Geotechnical Report.

#34 – n/a