

May 12, 2022
C-18997-0030

Mr. John M. Barrett
Township Manager
South Fayette Township
515 Millers Run Road
South Fayette, PA 15064

TRANSMITTED via EMAIL

Re: Proposed Apex Newbury Apartment Development, South Fayette Township – Traffic Review

Dear Mr. Barrett:

The Gateway Engineers, Inc. (Gateway) has reviewed the *Transportation Impact Study for the Proposed Apex Newbury Apartments* dated February 28, 2022, prepared by David E. Wooster and Associates, Inc. (Wooster). The following is a summary of the results presented in the study followed by Gateway's comments:

Summary of TIS:

- The TIS was prepared consistent with industry standards and methodologies. Gateway concurs with the methodologies utilized and with the results presented in the TIS.
- The proposed development will consist of a total of 416 apartment units. The property is bisected by Oakridge Road (SR 3029). The northern parcel will include two (2) buildings containing a total of 139 apartment units. The southern parcel will include four (4) buildings containing a total of 277 apartment units.
- The development is projected to generate a total of 1,894 daily trips (947 in / 947 out); 160 AM peak hour trips (37 in / 123 out); and 163 PM peak hour trips (100 in / 63 out).
- The Newbury properties were excluded from the Transportation Service Area in the Transportation Impact Fee Ordinance; therefore, Transportation Impact Fees cannot be assessed on the proposed development.

- The study shows that impacts to the study intersections will not be significant. The Levels-of-Service (LOS) during both the AM and PM peak hours are currently acceptable (LOS C or better) and are projected to continue to be acceptable under proposed conditions with increases in average delay per vehicle of less than 2.0 seconds.
- PennDOT previously completed its review of the TIS and issued an approval letter on April 18, 2022. A copy of this letter is attached to this correspondence for reference.

Comments:

1. The sight plan included with the TIS shows only two (2) accesses to the Oakridge Road: one to access the northern parcel and one to access the southern parcel. The submitted site plans include a third access to the parking lot on the northern parcel. Sight distance measurements should be conducted at this third access to ensure adequate sight distance is available.
2. Because Oakridge Road is a State-owned roadway (SR 3029), Highway Occupancy Permits will be required for each of the proposed accesses. Copies of the HOP plans should be submitted to the Township when submitted to PennDOT, and copies of the Permits should be provided to the Township upon receipt

This concludes Gateway's review of the proposed Apex Newbury Apartment development TIS. In general, we concur with the results, findings, and conclusions of the TIS as presented; however, responses to the comments above should be provided before final approval of the TIS is recommended.

If you should have any questions, please call me at 412-409-2393.

Sincerely,
THE GATEWAY ENGINEERS, INC.



Michael J. Haberman, P.E.
Township Traffic Engineer

Enclosure: Copy of PennDOT TIS Approval Letter

Cc: Gary Hartz, South Fayette Township
Jason Paulovich, Gibson-Thomas Engineers



pennsylvania
DEPARTMENT OF TRANSPORTATION

Date: 04/18/2022
Subject: Highway Occupancy Permit Application No. 267906, Cycle No.1 - Returned For Revisions
To: Alpha Capital Partners, LLC.
Beacon 1, 44 Abele Road, Suite 304
Bridgeville, PA 15017
From: PennDOT Engineering District 11-0
45 Thoms Run Road
Bridgeville, PA 15017

Dear Applicant,

PennDOT has completed its review of the Transportation Impact Study (TIS) for the project noted above. The TIS is approved as submitted.

This approval is for the TIS only, and is based on the presented land use, trip generation, Design Horizon Year, and proposed mitigation. Any modifications to these parameters will require a revision of the TIS. Please proceed with the remaining Highway Occupancy Permit process, being sure to conform to all Department regulations and policies as outlined in Chapter 441 and Publication 282.

If you have any questions regarding this matter, you may contact Michael W. Simmons, P.E., District Permit Manager, at (412) 429-4879.