

## Newbury Market – Cigars International Project Narrative

KU Resources, on behalf of CI Hamburg Superstore Lounge, LLC, (CIH) has submitted drawings, reports and other information relating to a Site Plan revision for the construction of a proposed 9,377 SF(excluding mechanical yard) Cigars International Retail 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. As part of the project, an approximate 4.609 acre parcel will be subdivided into a 1.177 acre lot (Parcel H-1A) and a 3.432 acre lot (Parcel H-1B). Parcel H-1A will be sold to CIH from the property owner, TS South Fayette, LLC. 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.

Thirty six parking spaces have been provided, however, 38 parking spots are required. It is understood that cross parking agreements will exist for this project and future Phase 3 developments.

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 constructed Brokwell Street. 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 site's past industrial uses, the previously approved stormwater management for the site includes management areas on the residential portion of the property as well as the 84 lumber and Topgolf areas, that effectively over-detain stormwater on those parcels to account for the remainder of the Market area. Note that retail was previously proposed in this location circa 2015.

Following is a enumeration of outstanding Checklist items:

- #1 – Please see attached.
- #2 – Fees and escrow deposit have been provided to the township.
- #3 – Please see attached redacted Purchase Agreement
- #4 – Please see attached.
- #5 – not applicable
- #6 – not applicable
- #7 – Above and attached.
- #8 – See above
- #9 – Not applicable
- #10 – Listed on Title Sheet
- #11 – Refer to Newbury Plan of Lots – 20<sup>th</sup> Revision.

- #12 – Please see attached
- #13 – Please see attached
- #14 – Please see attached previously approved master plan
- #15 – Please see attached Site Plan C-201
- #16 – Please see attached Grading Plan C-401
- #17 – Please see attached Utility Plan C-601
- #18 – Not applicable
- #19 – Not applicable
- #20 – Refer to approved permit.
- #21 – Actively under NPDES Permit provided herein.
- #22 – See attached SWM Report, Hydrograph Routing, & C-503.
- #23 – To be provided
- #24 – Please see attached Lighting Plan C-901
- #25 – Please see attached Landscaping Plan C-801
- #26 – Please see attached Construction Detail Plans C-701-C-704
- #27 – To be provided
- #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. The Penndot approval letter is attached.
- #32 – A wetland delineation was completed in 2007. Note that a Joint Permit was approved in 2009 and renewed in 2018.
- #33 – See attached Geotechnical Report.
- #34 – A Joint Permit and PennDOT HOP have been previously approved and can be provided upon request.