

Ellwood Specialty Steel Company
Wilmington Township – Lawrence County, PA

Project Narrative for Land Development
2020 Building Additions
04.28.20

Overview:

Ellwood Specialty Steel (ESS) is proposing to construct building additions on their manufacturing site at 499 Honey Bee Lane, Wilmington Township, Lawrence County, PA. ESS owns one parcel for an overall area of 40.92 acres. A zoning change has been requested and the property has been rezoned in 2019. In addition, a zoning ordinance amendment was passed by the Wilmington Township Board of Supervisors on June 3, 2019. ESS currently has two manufacturing buildings on site with existing bituminous/gravel areas surrounding the existing buildings. A portion of the New Castle North, PA U.S.G.S. Quadrangle is shown on the plan drawings.

The Lawrence County Planning Commission and the Wilmington Township Planning Commission reviewed a Preliminary Plan for this site last year in 2019. At that time, a 340' x 170' additional building, along with other structures, were proposed. The stormwater management plan for those improvements were recommended for approval by the Wilmington Township Engineer, letter attached, dated May 15, 2019, for reference. ESS pulled their Land Development Application from Wilmington Township last year.

ESS is now proposing a building structure that is smaller in size and will be attached to their southern bar shop building. The project is broken into two phases. Phase 1 includes: (1) a bar shop building addition that is 60' x 180', totaling 10,800 sq.ft. that will extend on the eastern side of the existing southern bar shop building; (2) a lean-to structure on the north side of the expanded bar shop addition that is 42' x 180', totaling 7,560.00 sq.ft.; (3) concrete pads for building egress and loading areas; (4) a bituminous area for truck access and loading; (5) gravel areas for material storage; (6) a bathroom building addition on the south face of the expanded bar shop addition; (7) restored gravel areas to pre-development conditions; and (8) stormwater management and conveyance. Phase 2 includes two building additions expanding their current office building. It is unknown when and if the office building additions will occur. The sizes are defined on the plan. Therefore, stormwater management will be considered and implemented in Phase 1 for all new impervious areas in Phase 1, Phase 2 and future possible additions.

The overall stormwater management plan previously approved did not significantly change. The same Best Management Practices (BMPs) are proposed and the amount of NEW impervious area is relatively the same as in the last submission. The stormwater conveyance was revised to show a new layout and new pipe sizing. The HydroCAD routing has been updated for the new drainage areas and conveyance layout.

A Resource Delineation was completed by Wallace and Pancher, Inc. The delineation identifies several wetland areas and an un-named tributary to the Neshannock Creek. The un-named tributary has a Chapter 93 water quality designated and existing use of Trout Stocked Fisheries (TSF). The watershed has an impairment (source of agriculture) with the cause being siltation. The project is located in the upper portions of the watershed and is surrounded by a large wetland area. There are no agricultural activities proposed on the property and any earth disturbance will be controlled effectively with erosion and sediment pollution control measures to eliminate siltation/sediments.

The impervious areas are minimized as much as possible by constructing new impervious surfaces over existing gravel areas and compacting the site improvements in one general area on the property near the existing manufacturing buildings. The new improvements will not expand within the northern vacant portion of the property. In addition, lawn and landscape restoration areas will be created to promote runoff infiltration.

Water will be supplied by a public water system currently on site. The existing building water service will be extended to serve the new bathrooms in the bar shop addition. A sewage holding tank will be installed and permitting will be secured upon completion of the sewage holding tank agreement. An NPDES Permit will be required and submitted for review.

Access to the building addition will be through the same access points currently for truck traffic. There are no additional access points proposed along Honey Bee Lane. Wall pack lighting will be provided and attached to the exterior building, similar to the current conditions at ESS. The location of the wall packs will be included on the electrical plans submitted with the building permit application. A general lighting plan is not included in this application since no new light poles are proposed for the material storage area or bituminous area.

There are no new employees proposed with the building addition. ESS currently has 52 employee parking spaces and one handicap parking space. No additional parking areas are proposed for this land development application. General landscaping is shown on the Site Plans and PCSM Plans. No signs are proposed for this building addition.

R.A.R. engineering group, inc.

1135 butler avenue, new castle, pennsylvania 16101



May 15, 2019

Wilmington Township Supervisors
669 Wilson Mill Road
New Castle, PA 16105

Re: Review #2 of the *Final Land Development Plan* for the
Ellwood Specialty Steel Building Additions Phases 1 and 2
499 Honeybee Lane, Wilmington Township, Lawrence County, PA

To whom it may concern,

On behalf of Wilmington Township, we have completed our review for the above referenced project for post-construction stormwater management and zoning consistencies. This review covers the design methodology, calculations, and project drawings used for the proposed building additions and is based on Wilmington Township's various ordinances, as well as, standard engineering practices within the Commonwealth. No roads or utilities are being proposed for Township Ordination from this project. Survey information (i.e., metes & bounds, closure) and erosion and sediment pollution control measures have not been checked as part of this review and is assumed to be accurate and correct.

Essentially, this project involves the construction of a new 57,800 square foot building addition, construction of several small lien-to structures, concrete pads, and office additions, construction of a new bituminous parking and truck loading area, installation of temporary erosion and sediment pollution control measures, and construction of a permanent vegetated swale and raingarden, including subsurface conveyance facilities, for post-construction stormwater management of the building addition. There is a total of 122,924± square feet of proposed new impervious area associated with the addition. The project site consists of four (3) lots that are currently being consolidated into one (1) 40.92 acre parcel of land housing two (2) existing manufacturing buildings with associated bituminous/gravel parking areas that are located off Honeybee Lane within the Township.

Based on our technical review of the submitted *Final Land Development Plan*, we recommend for the Township to **approve** the proposed **Ellwood Specialty Steel Building Additions Phases 1 and 2** for stormwater consistency. Please note that the Township should not grant any formal approvals until the applicant pays all required project review fees.

If your office has any questions or require additional clarification regarding this review, please feel free to contact me. As per our past practice, a copy of this review letter has not been forwarded to the applicant's engineer.

Sincerely,

Ben J. Rizzo
Engineering Representative