LOCAL IMPACT REPORT

NEMACOLIN WOODLANDS CASINO

To be located at the

NEMACOLIN WOODLANDS RESORT AND SPA

Wharton Township, Fayette County, Pennsylvania

Prepared for:

WOODLANDS FAYETTE, LLC

December 2005
Amended March 3, 2006

Prepared by:

mcmillen engineering
CIVIL ENGINEERS / LAND SURVEYORS
115 Wayland Smith Drive, Uniontown, PA 15401
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AMENDMENT NO. 1
MARCH 3, 2006

The purpose of this Amendment is to revise the number of employees proposed to 344 and the number of average daily patrons to 2,328. The following pages have been revised:

The Preliminary Layout Plan and property map have been revised.

The approval by the PA Department of Transportation of the Traffic Impact Study has been included.

The approval by the Fayette County Conservation District of earth disturbance activities is included.

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LOCAL IMPACT REPORT
NEMACOLIN WOODLANDS CASINO
WOODLANDS FAYETTE, LLC

INTRODUCTION

At the request of Woodlands Fayette, LLC, this report is prepared in accordance with section 441.4(a) (21) of the Pennsylvania Control Board Gaming Rules and Regulations to assess the impact of the proposed Casino on the Farmington community and Wharton Township as a whole.

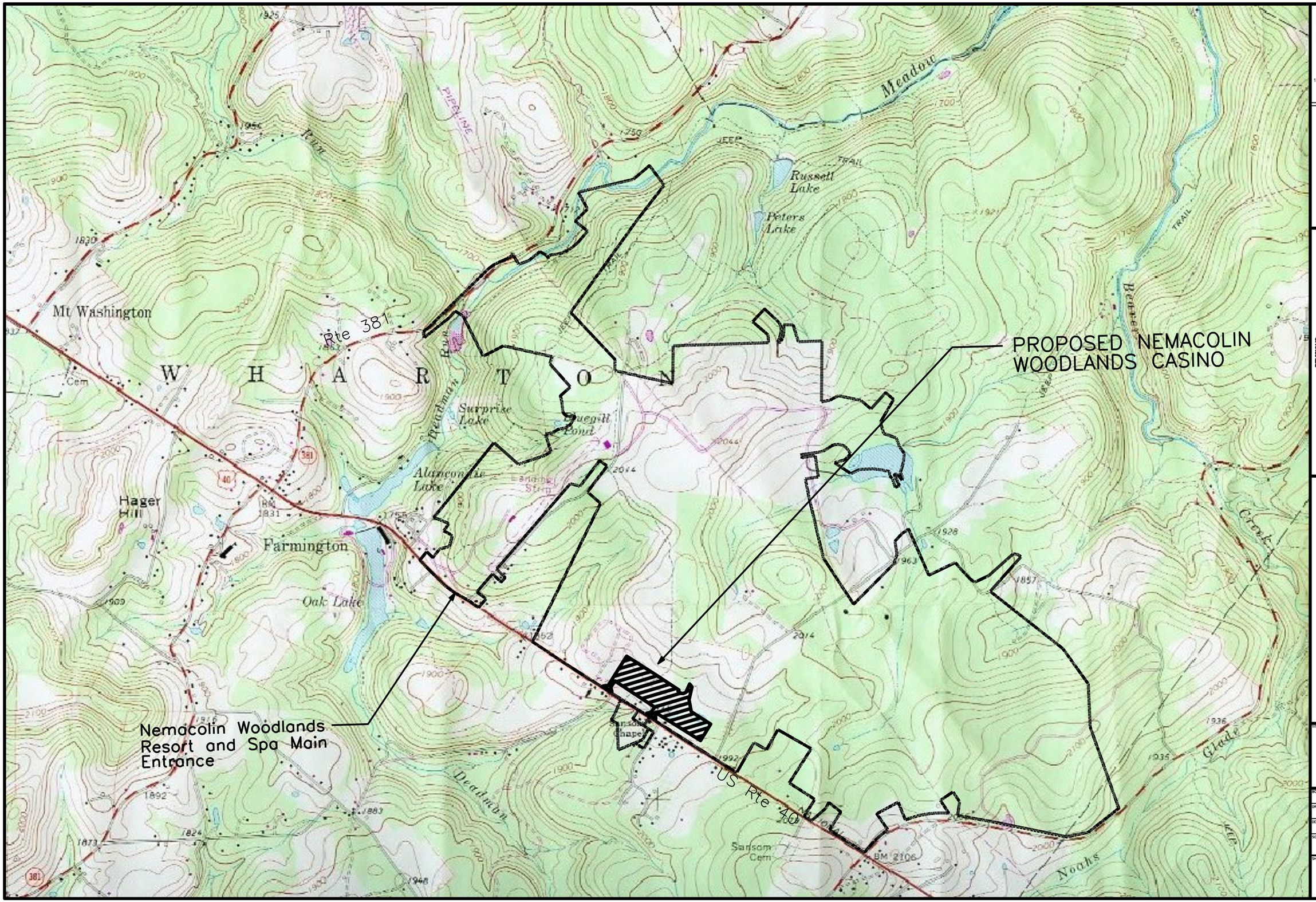
Nemacolin Woodlands Resort and Spa is essentially self-supportive and relies very little on the local community in terms of supplying utilities and services. Provided that recommended improvements are made, the report documents that the project will not have a negative impact upon the local community.

PROJECT OVERVIEW

The proposed Casino project includes renovation and expansion of the existing 48,000 square foot Woodlands World structure to develop a 53,200 square foot casino on twenty (20) acres of land in Wharton Township, Fayette County, Pennsylvania. The project is located on the north side of SR 0040, National Pike, at the junction with Smith School Road, approximately one mile east of the main entrance into Nemacolin Woodlands Resort and Spa on property owned by the NWL Company. The total property of NWL Company consists of 2,800 acres. The project location is shown on the attached Location Map and Property Map. The project layout is shown on the attached Preliminary Layout Plan. The existing structure has all utilities connected to the private systems of NWL Company. Site access is directly to SR 0040 and also to the private NWL Company roadway system.

Project designs are based upon the following:

Weekday daily customers	650
Weekend daily customers	1000
Additional employees	
Day shift	172
Evening shift	172
Casino	
Slot machines	500
Building area Sq. Ft.	53,200



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NEMACOLIN WOODLANDS CASINO
USGS LOCATION MAP

PREPARED FOR

NEMACOLIN WOODLANDS

WHARTON TOWNSHIP, FAYETTE COUNTY
PENNSYLVANIA

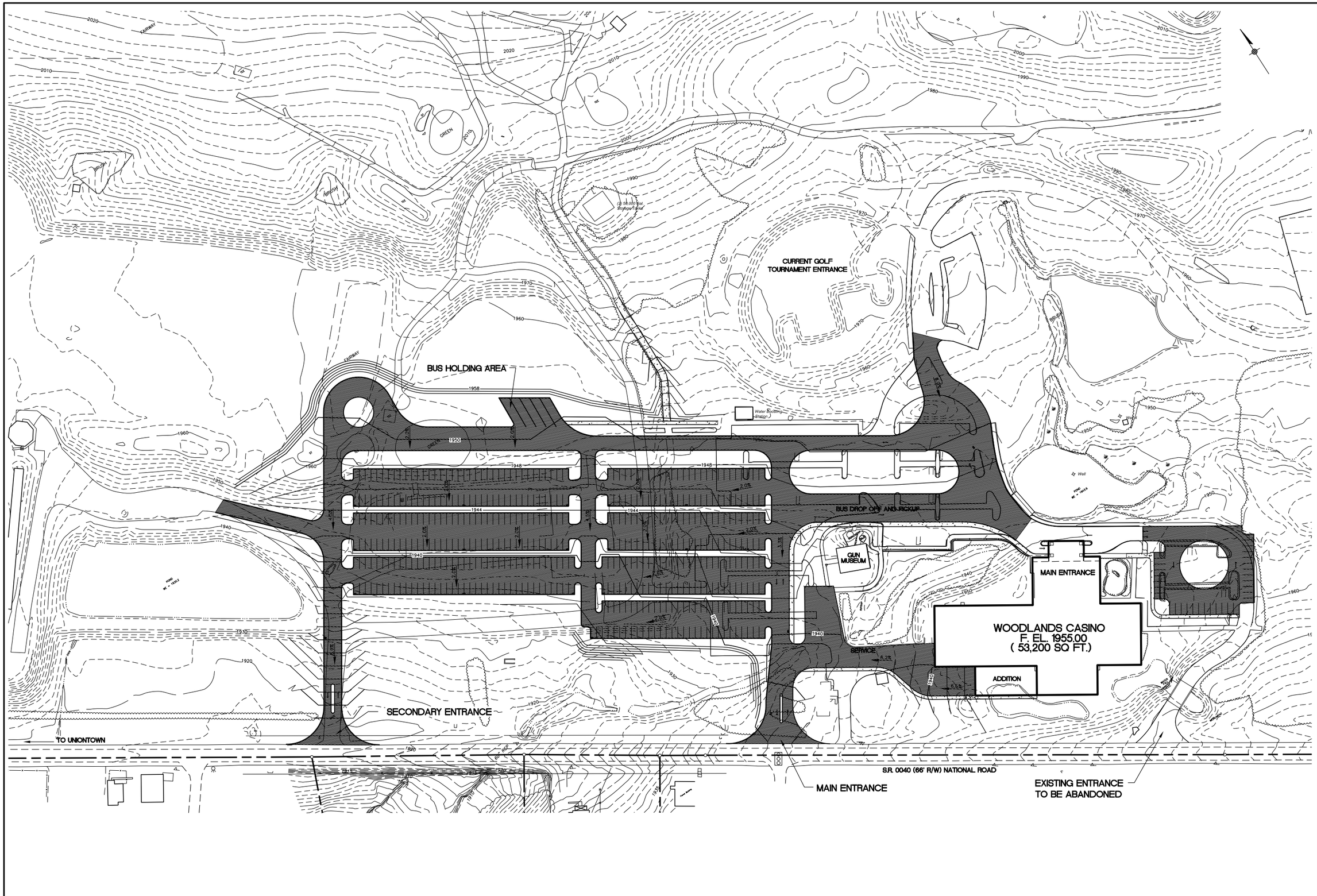
TITLE: USGS MAP

BOOK NO.	JOB NO.
N/A	2005-319

DRAWN	CG	12/9/05	CHECKED TEM 12/9/05
DESIGN	CG	12/9/05	APPROVED TEM 12/9/05

SCALE: 1"=2000'

SHEET NUMBER: 1



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NO.	DESCRIPTION	DATE	BY
1.	LAYOUT	12/20/05	ED

FILE O:\2005-300\2005-319\MISC\2005-319-PRELIMINARY LAYOUT PLAN

NEMACOLIN WOODLANDS RESORT AND SPA
PRELIMINARY LAYOUT PLAN

PREPARED FOR

NWL COMPANY

WHARTON TOWNSHIP, FAYETTE COUNTY
PENNSYLVANIA

TITLE

PRELIMINARY
LAYOUT PLAN

BOOK NO.	**	JOB NO.	2005-319
DRAWN	ED 12/6/05	CHECKED	TR 12/6/05
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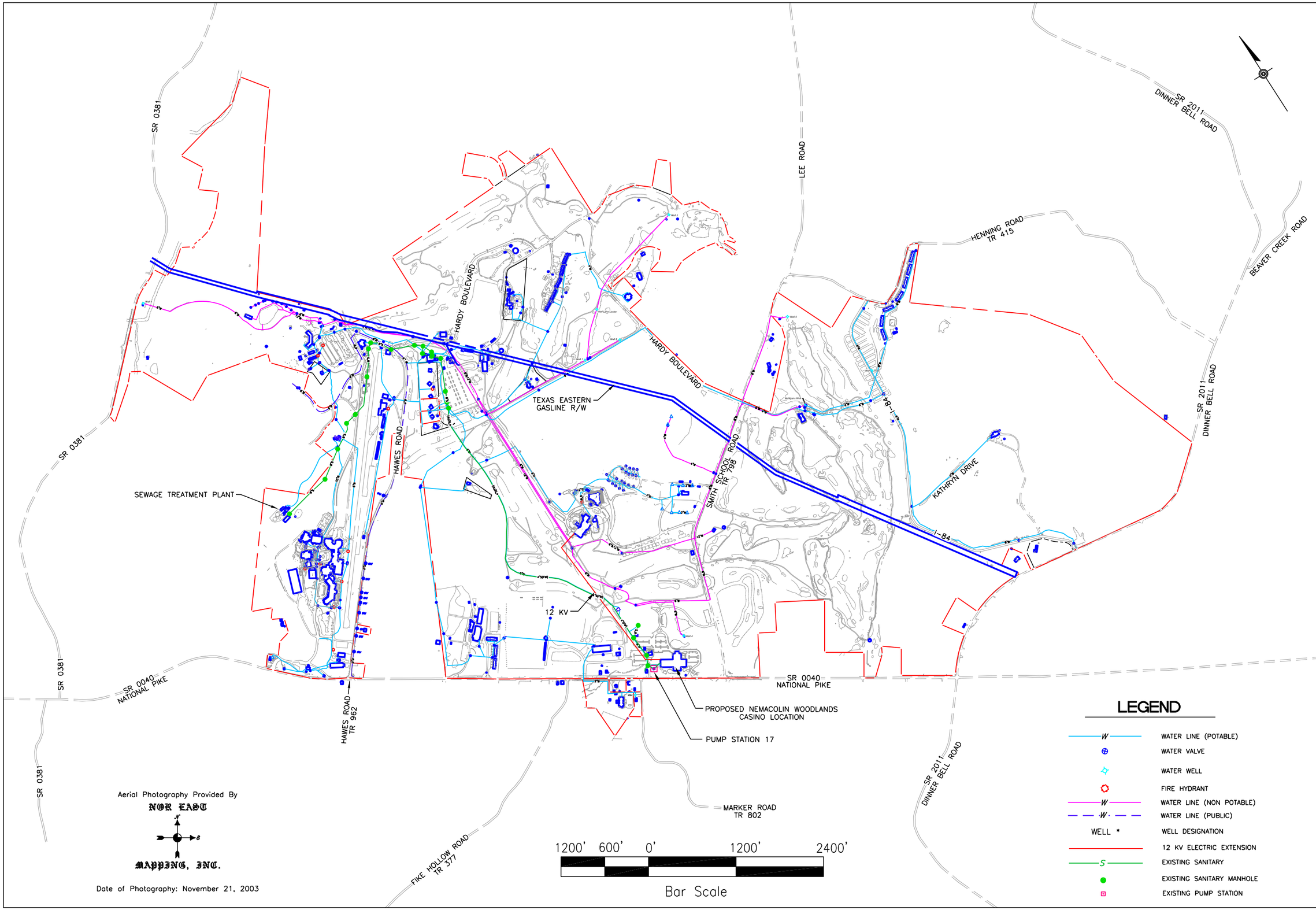
SCALE	N.T.S.		
SHEET NUMBER	1 OF 1		



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NEMACOLIN WOODLANDS RESORT AND SPA

PROPERTY MAP

PREPARED FOR

NWL CORPORATION

WHARTON TOWNSHIP, FAYETTE COUNTY
PENNSYLVANIA

TITLE

PROPERTY MAP

BOOK NO.	JOB NO.
N/A	2003-301

DRAWN		CHECKED	
MDF	11-30-05	TMJR	12-1-05
DESIGN		APPROVED	
MDF	11-30-05	TEM	12-1-05

SCALE

1" = 1200'

SHEET NUMBER

1 OF 1

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
www.state.pa.us
P. O. Box 459
Uniontown, Pennsylvania 15401
March 1, 2006

Fayette County
Wharton Township
SR 0040
Nemacolin Woodlands Resort Casino

Mr. Ron Herrington, E.I.T.
McMillen Engineering
115 Wayland Smith Drive
Uniontown, Pennsylvania 15401

Dear Mr. Herrington:

The Department has completed its final review of the traffic impact study that was submitted for the development referenced above in Wharton Township, Fayette County. The traffic impact study has been approved for the following number of trips:

- **Primary:**
  - **P.M. entering = 148, P.M exiting = 147**
  - **SAT entering = 208, SAT exiting = 201**

The Department will require a re-submittal of the trip generation summary, and the Traffic Impact Study, if any changes are made. A copy of the mitigations that are required to accommodate the approved number of trips has been attached for your reference. The Department would recommend, though not required for approval, that the length of the eastbound left turn lane be increased to approximately 200 feet to help accommodate additional traffic during the 84 Lumber Classic.

The Highway Occupancy Permit application, hydraulics and related plans, may now be submitted for review and approval. If you have any further questions concerning this matter, please feel free to call.

Sincerely,

for Ronald J. Clark, P.E.
Assistant District Executive, Maintenance
Engineering District 12-0

Attachment:
120/RDD:WEB:ESB/emu

IV. DESIGN CONDITIONS

A. Design Year and Assumptions

The future year of 2016 was selected as the design year based upon the PaDOT policy of designing improvements for ten years beyond the proposed development. Additional assumptions include the traffic growth rate, current Transportation Improvement Program (TIP) items, and traffic volumes generated by other developments in the study area or close vicinity.

The traffic growth rate was obtained from the Southwestern Pennsylvania Regional Planning Commission (SPC).

B. Left-Turn Lane Analysis

The need for left turn lanes at each of the study intersections were evaluated based on the criteria proved in the Intersection Channelization Guide, NCHRP Report 279, published by the Transportation Research Board. The proposed site driveway meets the requirements of a left turn lane.

C. Development Scenarios on Proposed Roadway Improvements

The recommended roadway improvements outlined in Section IV D and shown in Figure 3 were developed based on projected full development.

Final roadway improvement details will be determined as part of final development and design.

D. Recommendations

McMillen Engineering recommends the improvements to the corridor as outlined in the analysis and this report. The improvements include:

1. **SR 0040 / Casino (Main) Driveway**
   - Install medium volume signalized driveway with left turn lanes for both Route 40 approaches.

TRAFFIC ASSESSMENT

GENERAL

McMillen Engineering performed a full traffic impact study for the proposed Casino dated December 2005, which study is available for review. The following summarizes the findings of that report. Intersection analysis was performed for the main intersections along the Route 40 Corridor from SR 381 to Dinner Bell Road. The general influence area is based on a 30-mile radius from the site which contains five county areas of population outlined in Table 1.

The objective of the study is to analyze the impact of the proposed development on the existing Route 40 corridor. The study has been conducted in accordance with PennDOT Publications 282 and traffic impact study guidelines established by the Institute of Transportation Engineers (ITE).

BASE TRAFFIC ANALYSIS

Study Area and Site Location

The project scope includes the analysis of the SR 0040 corridor from SR 381 to SR 2011 (Dinner Bell Road). The site is shown on the site Location Map. The study area for the analysis is shown on
Figure 4.

The study area includes the existing seven (7) major intersections of SR 0040 and the proposed driveways at the site.

The existing intersections analyzed for this traffic impact study are as follows:

Route 40/SR 381 S
Route 40/SR 381 N
Route 40/Hawes Road
Route 40/Secondary Driveway
Route 40/Casino (main) Driveway and Marker Road
Route 40/Smith School Road
Route 40/SR 2011 (Dinner Bell Road)

TABLE 1
AREA POPULATION DATA

City / County	2000 Census*
Uniontown	12,422
Fayette	148,644
Westmoreland	369,993
Washington	202,897
Greene	40,672
Somerset	80,023

*2000 census population (critical) used in traffic distribution calculations.

TABLE 2
PROJECTED TRIP GENERATION

NEMACOLIN WOODLANDS RESORT and SPA
CASINO

PROJECTED VEHICLE TRIP GENERATION (1)

				Weekday Peak Hour(3)			Saturday Peak Hour (4)		
Development Component	Size	ITE Code (5)	Average Weekday Daily Traffic (2)	Enter	Exit	Total	Enter	Exit	Total
Casino	500 slots	473		155	140	295	170	150	320
Outdoor Store	54,000sf	815	3000	148	147	295	208	201	409

(1) Trip generation rates based on Institute of Transportation Engineers, Trip Generation Manual 7th edition and Information provided by PADOT 12-0.
(2) Average weekday daily traffic volumes projected to be generated during a typical weekday (total trips entering and exiting)
(3) Trips shown for weekday PM peak hour of generator. The projected trips are applied to the peak hour of adjacent street traffic.
(4) Trips shown for Saturday peak hour of generator. The projected trips are applied to the peak hour of adjacent street traffic.
(5) ITE land use code from Institute of Transportation Engineers, Trip Generation Manual 7th edition

Traffic Analysis

Southwestern Planning Commission (SPC) has projected traffic growth of 1% based upon projected growth of adjacent developments for the surrounding areas. Base trip data was compiled by McMillen Engineering on August 12 – 13, 2005. Manual counters were utilized to obtain movement counts along the SR 0040 corridor. Electronic counts were obtained for through traffic. Computer analysis was performed utilizing the HCS Release 4.1d. The scenarios analyzed in the study are as follows:

1 2006 Weekday Peak PM Hour Base Conditions
2 2006 Saturday Peak Hour Base Conditions
3 2006 Weekday Peak PM with Development Conditions
4 2006 Saturday Peak Hour with Development Conditions
5 2016 Weekday Peak PM Hour Base Conditions
6 2016 Saturday Peak Hour Base Conditions
7 2016 Weekday Peak PM Hour with Development Conditions
8 2016 Saturday Peak Hour with Development Conditions

The analysis considers the Weekday PM Peak and the Saturday Peak hour traffic volumes, turning movement data collection, projections of the future development, intersection capacity analysis and left-turn warrant evaluation and safety considerations.

Figures 4, 5A and 5B outline the transportation plan and the distribution of the generated traffic. The intersections are:

1. SR 0040 / SR 0381 S
2. SR 0040 / SR 0381 N
3. SR 0040 / Hawes Road
4. SR 0040 / Secondary Driveway
5. SR 0040 / Casino (main) Driveway and Marker Road
6. SR 0040 / Smith School Road
7. SR 0040 / SR 2011 (Dinner Bell Road)

EXISTING TRANSPORTATION SYSTEM

SR 0040 runs east and west with the majority of the traffic from the adjacent developments traveling the corridor. Local roads will have minimal trips and minimal affect from the proposed conversion of the existing facility into the casino.

Data was collected for turning movements in the study area during Friday and Saturday peak hours. The study considers the weekday PM from 4:45 to 5:45 and Saturday peak periods from 10:45 to 11:45.

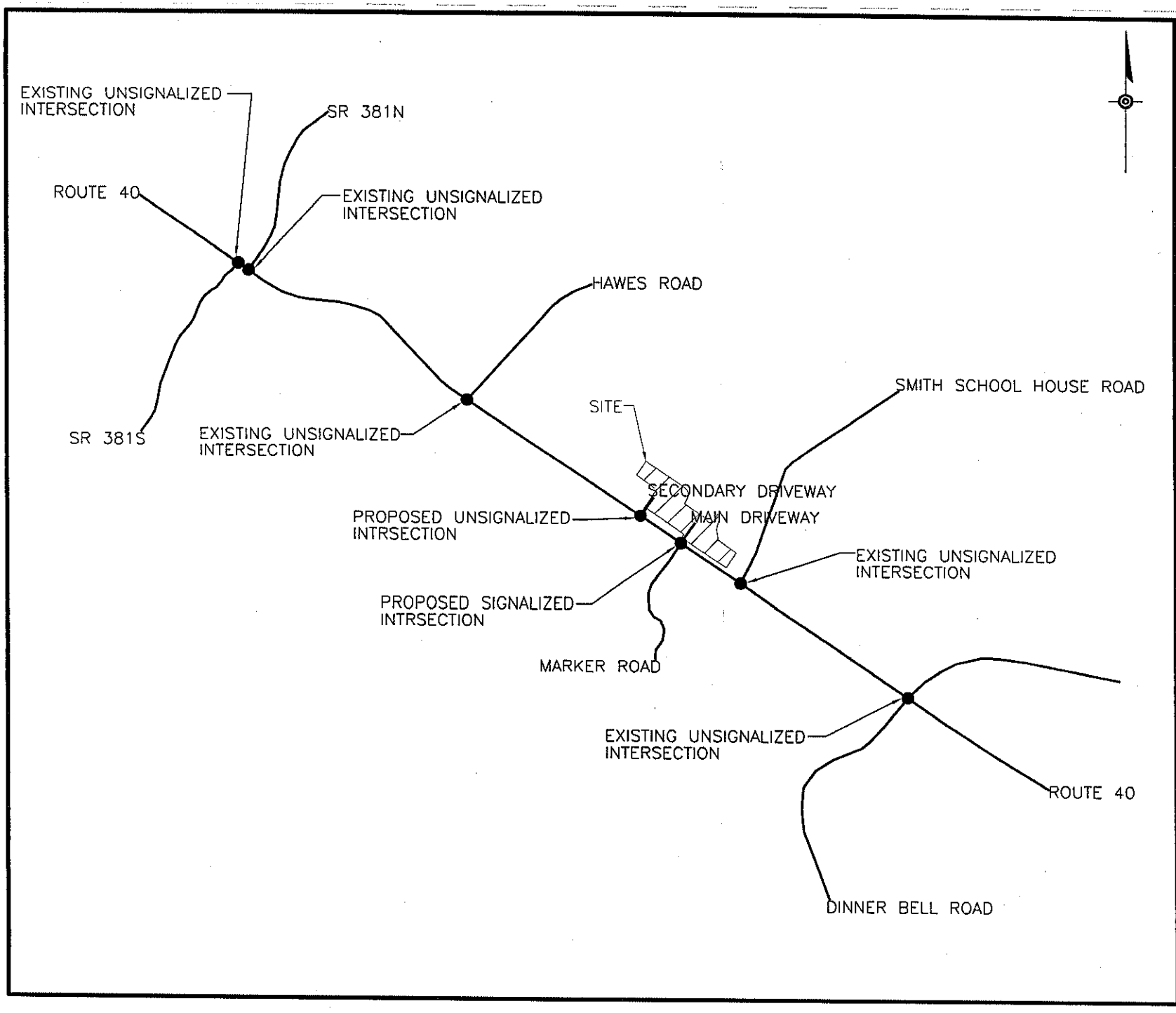
The need for a traffic signal at a particular intersection is based upon criteria in Chapter 201, Engineering and Traffic Studies[2], of the Pennsylvania Code, Title 67, under traffic Signal Warrants, Signalization is based on factors such as traffic volumes, vehicular movements, capacity analysis, speed data, and accident analysis. One or more of the traffic signal warrants must be met to justify a traffic signal.

The Highway Capacity Manual[3] defines capacity analysis as a set of procedures used to estimate the traffic-carrying ability of a facility over a range of defined operational conditions. The operations conditions are described in terms of a letter from "A" to "F" with "A" being the most desirable condition. A description of the various levels of service is outlined in the Highway Capacity Manual.

The level of service at signalized intersections measures the average stop delay time per vehicle and also the volume to capacity ratio as it relates to the specific intersection. The capacity ratio compares the peak hour traffic volumes to the theoretical maximum traffic volumes that the facility can accommodate.

The level of service for an un-signalized intersection measures the delay to turning traffic to find a gap in a major street traffic flow to allow for the successful completion of the desired turning movement. The critical movements at un-signalized intersections are left turns on the main streets and left turns on the side streets.

Capacity analyses were performed for the 2006 and 2016 weekday PM and Saturday Peak periods at the study intersections.



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REVISIONS

NO.	DESCRIPTION	DATE	BY

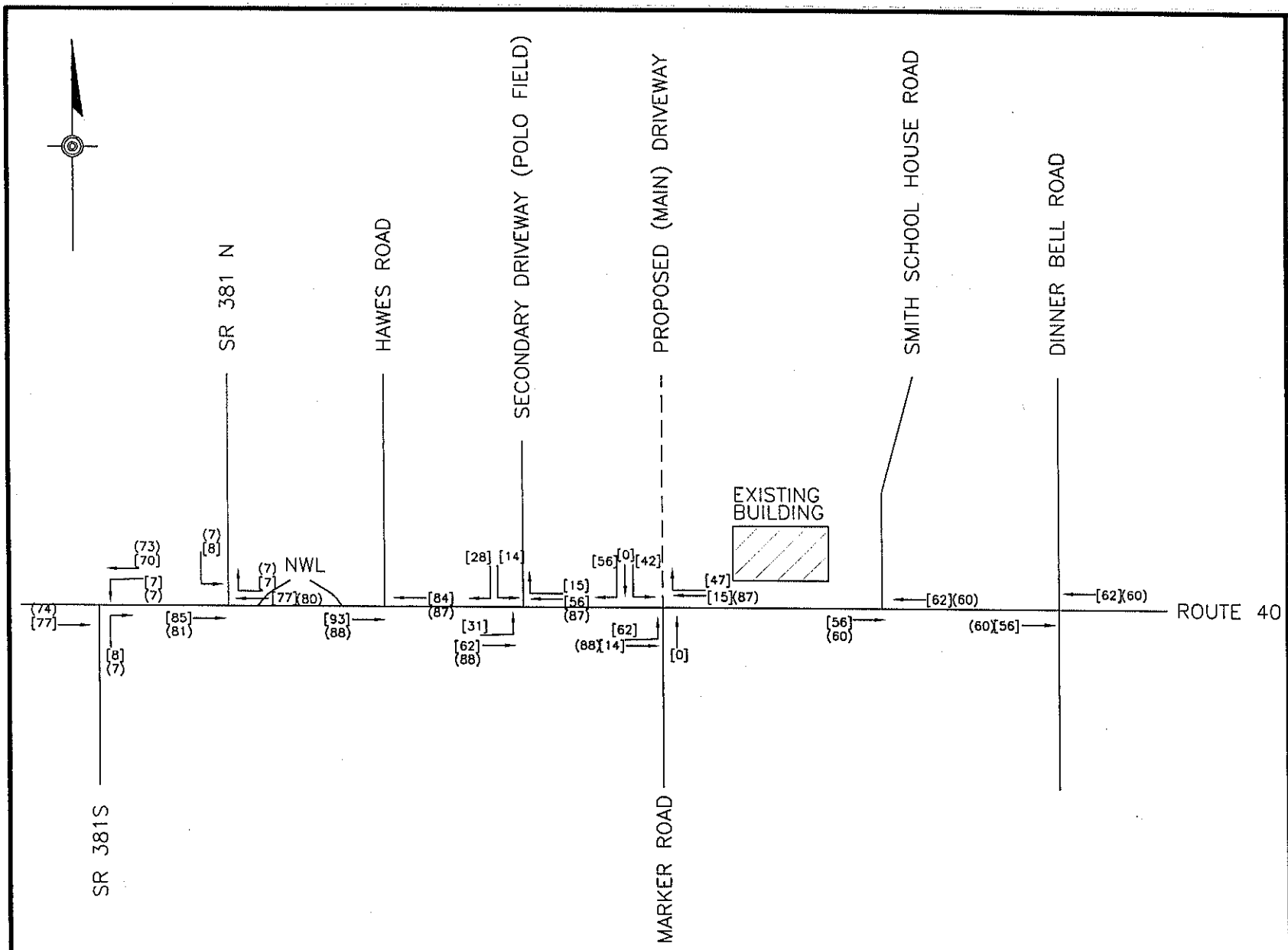
NEMACOLIN WOODLANDS RESORT
OUTDOOR STORE RENOVATION
PREPARED FOR
NWL Co.
WHARTON TOWNSHIP, FAYETTE COUNTY
PENNSYLVANIA

TITLE
TRANSPORTATION PLAN

DRAWING NO.	**	JOB NO.	2005-319
DRAWN RHH	11/23/05	CHECKED TR	11/23/05
DESIGN RHH	11/23/05	APPROVED *	**

SCALE
N.T.S.

SHEET NUMBER
FIGURE 4



[**] PROPOSED DEVELOPMENT GENERATION

(**) CREDIT FROM EXISTING STORE

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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1.			

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NEMACOLIN WOODLANDS RESORT
OUTDOOR STORE
PREPARED FOR
NWL Co.
WHARTON TOWNSHIP, FAYETTE COUNTY
PENNSYLVANIA

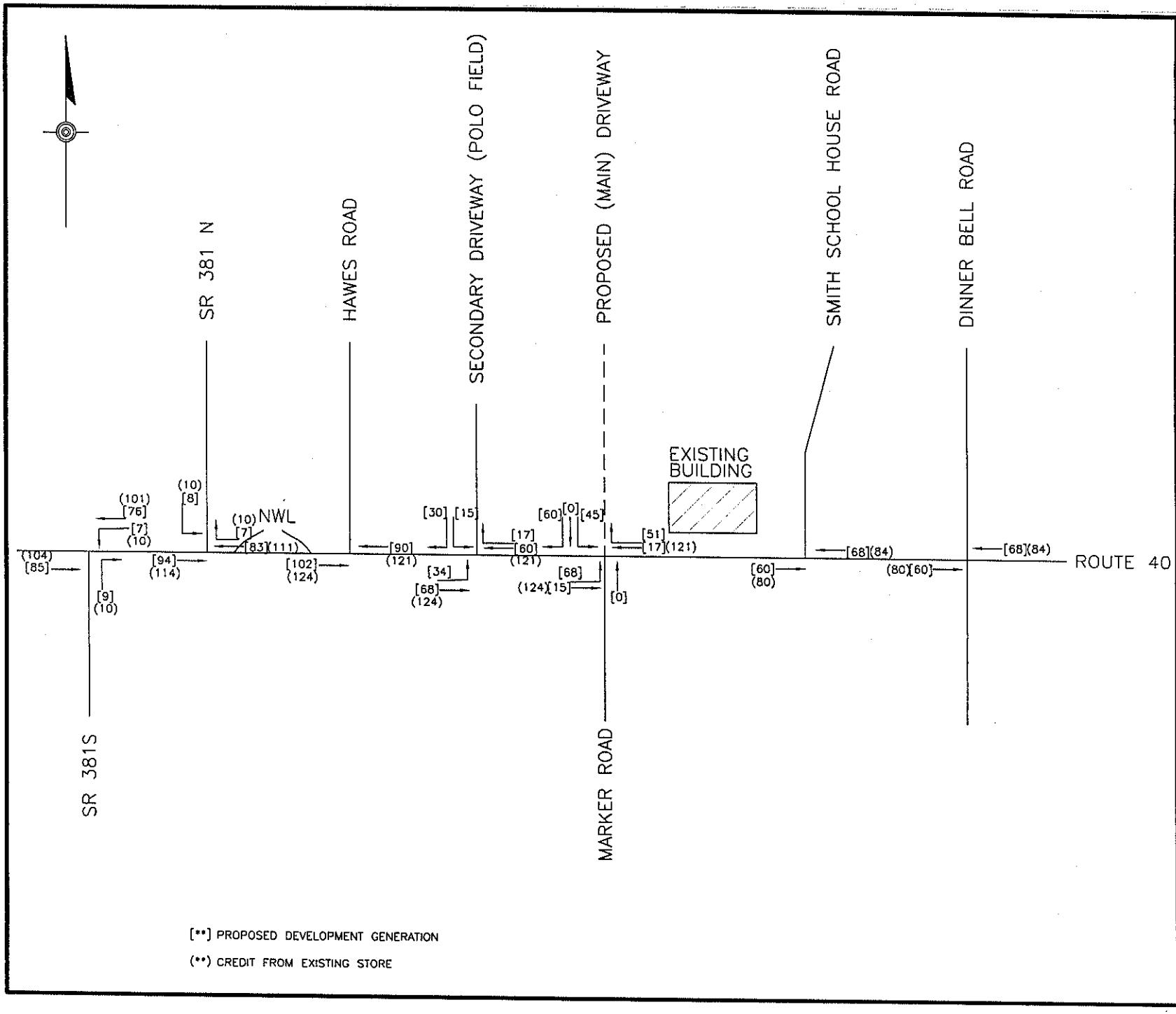
TITLE
WEEKDAY PM DISTRIBUTION MAP

BOOK NO.	JOB NO.
**	2005-319

DRAWN		CHECKED	
RHH	11/23/05	TR	11/23/05
DESIGN		APPROVED	
RHH	11/23/05	*	**

SCALE
N.T.S.

SHEET NUMBER
FIGURE 5A



[**] PROPOSED DEVELOPMENT GENERATION

(**) CREDIT FROM EXISTING STORE

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NO.	DESCRIPTION	DATE	BY

REVISIONS

FILE: G:\2005-300\2005-319\TRAFFIC\MISC\TRAFFIC STUDY

NEMACOLIN WOODLANDS RESORT

OUTDOOR STORE

PREPARED FOR

NWL Co.

WHARTON TOWNSHIP, FAYETTE COUNTY PENNSYLVANIA

TITLE: SATURDAY DISTRIBUTION MAP

BOOK NO.	JOB NO.
**	2005-319

DRAWN		CHECKED	
RHH	11/23/05	TR	11/23/05
DESIGN		APPROVED	
RHH	11/23/05	*	**

SCALE: N.T.S.

SHEET NUMBER: FIGURE 5B

Peak hour factors were calculated for the weekday PM and Saturday peak hours of traffic volume. The peak hours are based upon the peak fifteen minute volumes observed for each of the peak hour periods.

DESIGN CONDITIONS

Design Year and Assumptions

The future year of 2016 was selected as the design year based upon the PADOT policy of designing improvements for ten years beyond the proposed development. Additional assumptions include the traffic growth rate, current Transportation Improvement Program (TIP) items, and traffic volumes generated by other developments in the study area or close vicinity.

The traffic growth rate was obtained from the Southwestern Pennsylvania Regional Planning Commission (SPC).

The total daily traffic flow volume will increase as a result of the new Casino, but the peak traffic flow volume will be essentially the same after development as before development.

The need for left turn lanes at each of the study intersections were evaluated based on the criteria proved in the Intersection Channelization Guide, NCHRP Report 279, published by the Transportation Research Board. The proposed site driveway meets the requirements of a left turn lane.

The recommended roadway improvements were developed based on projected full development.

PROPOSED FACILITES

McMillen Engineering recommends that a medium volume signalized driveway with left turn lanes for both Route 40 approaches be installed at the SR 0040 / Casino main driveway. Adequate signage will be installed along Route 40 and within Nemacolin Woodlands to clearly direct traffic flow.

IMPACT ON LOCAL COMMUNITY

Installation of the proposed facilities will create safer transportation along Route 40 by establishing protected left turning lanes and allowing through traffic to continue without backup. Thus the project, in terms of the traffic flow, will have a positive impact upon the local community.

TRANSIT ACCESS ASSESSMENT

PUBLIC
The Fayette Area Coordinated Transportation (FACT) system currently makes regular seven days a week stops at Nemacolin Woodlands primarily for employee use. The current schedule is.

Weekdays		Sunday	
Arrives	Departs	Arrives	Departs
6:45	7:05	6:48	7:05
7:48	8:05	7:48	8:05
8:48	9:05	8:48	9:05
10:48	11:05	3:48	4:05
12:48	1:05	4:48	5:05
3:48	4:05		
4:48	5:05		
9:55	10:05		

It is anticipated that usage will increase slightly when additional employees are added for the Casino project. Based upon discussions with the Director, an additional stop will be added specifically for the employees of the Casino. Considerable capacity exists in the FACT System. However, if an additional bus is needed the Director will add it to the schedule.

Specific drop off and pick up points are included in the site plan.

PRIVATE
Adequate separate facilities for drop off and pick up of patrons is provided at the Casino. Separate parking for buses is also provided. It is not anticipated that there will be significant private bus trips to the Casino.

IMPACT ON LOCAL COMMUNITY
There will be no adverse impact to the local community because all public and private bus parking facilities will be onsite. The volume of bus traffic and the affect on the roadway system is discussed in the Traffic Assessment portion of this report.

PARKING ASSESSMENT

CURRENT FACILITIES

The current parking facilities will be reconstructed or eliminated by the Casino project.

REQUIRED PARKING

The basis of design for the number of parking spaces is outlined in Article VII of the Zoning Ordinance of Wharton Township, Fayette County, Pennsylvania.

A casino is not listed under the "Type of Use" in the ordinance. However, the following uses and required parking are listed.

Offices	1 per 300 square feet
Retail space	1 per 300 square feet
Service areas	1 per 300 square feet
Restaurants	1 per 2.5 seats
Theaters	1 per 3.5 seats
It is assumed that 1 space is required per 1/3 slot machines.	

PROPOSED FACILITIES *

Parking facilities to be provided assumes 200 employees will park at the employee parking areas and ride the shuttle bus to the Casino, and 150 employees will park at the Casino (75 each shift).
The minimum number of spaces is established as follows:

Slot machines	500 ea x 1/3	=	167
Office space	1965 sq ft x 1/300	=	7
Retail space	722 sq ft x 1/300	=	3
Service space	18,860 sq ft x 1/300	=	63
Restaurants	75 seats x 1/ 2.5	=	30
Lounge	95 seats x 1/3.5	=	27
Employees (1)	2 shifts x 75/shift	=	150
Total spaces required			447

The proposed number of parking spaces is 475. The proposed number of spaces exceeds the required number of spaces.

IMPACT ON LOCAL COMMUNITY

Because all parking is on-site and because the parking proposed is greater than the parking required, there will be no adverse affect on the community due to parking.

* Revised March 3, 2006

ENVIRONMENTAL IMPACTS ASSESSMENT

CULTURAL RESOURCES

In August 2001, McMillen Engineering submitted a Cultural Resources Notice to the Pennsylvania Historical & Museum Commission for the Woodlands World which was constructed at the same location as the proposed Project. The State file number is ER 92-3482-051-I. On September 13, 2001 The Bureau of Historic Preservation provided a letter stating that...

> "*A high probability exists that archaeological resources may occur within the proposed permit area.*" Based upon the current site and development, this letter provides clearance for the development project.

In layman's definition, this statement conveys that the PHMC did not have specific records that archaeological sites existed within the project area, but based upon land slopes, documented knowledge of the surrounding areas, migration studies of transient persons, etc., they believed that there was a probable case that archaeological findings may be encountered at the property during earth excavation activities. There were no archaeological sites or similar artifacts found during development activities.

In 2005, the PHMC adopted a new request form as it relates to cultural resources reviews. This form referred to as the Request to Initiate Consultation..., shall be completed for any new development to verify and clear the site for all cultural resources and previous concerns, once and for all. The probability of complete clearance from archaeological findings by PHMC is very high, since the site has previously received construction clearance in September 2001 and none of the construction activities undertaken uncovered any archaeological concerns.

ENVIRONMENTAL PERMITTING

The Fayette County Conservation District approved a General NPDES (National Pollution Discharge for Erosion & Sedimentation) Permit; PA-S10L025 in November 2001 for the previous Outdoor Store (Woodlands World) development. That permit would be expired and a new permit application shall be prepared for the earth moving activities for the new Project boundaries. The NPDES permit application along with stormwater and erosion & sedimentation design packages for the new Project along with a new Pennsylvania Natural Diversity Index transient species clearance shall be submitted in order to obtain the new General NPDES permit. Suitable design with protection of the natural and environmental resources will produce a successful new permit.

In May 2002, the Pennsylvania Department of Environmental Protection provided a State Water Obstruction & Encroachment Permit (DEP File No. E26-290) for the removal of a culvert and to maintain a 48-inch diameter RCP and two footbridges across an unnamed tributary to Deadman Run, as well as the elimination of and construction of 0.61 acre wetland replacement area. 183 linear feet of the waterway was approved to be effected with the development. All of this construction work and the conditions of the Permit have been and are currently

Fayette County Conservation District
10 Nickman Plaza
Lemont Furnace, PA. 15456
Telephone: (724) 438-4497
Fax: (724) 437-2914
E-mail Address: a_genovese2003@yahoo.com

E & S Plan Approval Letter

To:
McMillen Engineering Inc.
115 Wayland Smith Drive
Uniontown, PA
15401

Date: 2/23/06

Regarding:
E&S Plan

Project:
Outdoor Store Renovation

Municipality:
Wharton Township

Dear Sir or Madame:

The Fayette County Conservation District has reviewed and approved the above referenced plan for Erosion and Sedimentation Pollution Control and found it to be IN COMPLIANCE with the requirements of the Pennsylvania State Clean Streams Act Title 25, Chapter 102.

Please be advised of any comments of modifications noted by the District regarding your proposed construction.

Feel free to contact our office in the event of changes to the plan or additional questions that may arise.

Sincerely,
Alex Genovese
Technician

being met. This permit does not expire (without modification) until December 31, 2007. Conditions of the permit include the annual monitoring of the mitigated wetland area. The mitigation area has to be monitored until the summer of calendar year 2009.

All potential impacts need to be permitted via a Joint Permit (Chapter 105/ Section 404 Federal Permit). The intent of the Nemacolin Woodlands Casino Project as depicted on the Preliminary Development Plan as it relates to environmental impacts and permitting is to:

* Additionally enclose the downstream end of the stream by approximately 120 linear feet and potentially encroach upon undelineated or previously delineated wetlands.
* Prepare a site wetland delineation to determine the extent of wetland involvement (if any) and
* Prepare a hydrology analysis of the walking bridge towards the bus drop off to establish the elevation to assure that the structure would not negatively affect the floodplain.

The Joint Permit would be obtained considering the impact and equivalent mitigation of each environmental impact with the primary design intent to minimize and avoid all environmental impacts.

IMPACT ON LOCAL COMMUNITY

The Water Obstruction Permit (E26-290) issued required the NWL Company to discuss the impact that development of the site and the environmental encroachments would bear upon the environment, neighborhood, species, property and general habitats in the immediate area. Enclosure i.D of the Chapter 105 Joint Permit application was the Projects Impact Report. The report assesses the environmental obstructions and the development of the site/property in-whole as it relates specifically to the following:

- Special Areas (parks, wilderness areas, historical sites, landmarks, game lands, sanctuaries, farmlands, and the general neighborhood community)
- Environmental Communities (aquatic habitat, food chain production, general habitat, threatened species, environmental study areas, water quality and stream flow) and
- Additional Environmental Impacts were investigated for impacts.

The report summarizes as follows... "The NWL Company project shall not adversely impact adjacent land and water resources associated with the construction, modification, or operations..." A condition of the permit issuance is to provide clear cumulative proof that the development shall not have a negative impact on the environment and local neighborhood.

HOUSING ASSESSMENT

CURRENT CONDITIONS

Nemacolin Woodlands recognized years ago that there was not adequate housing in the local community for their expanding work force. Employee housing was constructed and has been expanded as the number of employees and the need has increased. Currently there are a limited number of vacancies.

HOUSING ASSESSMENT

Based upon past experience and the projected number of new employees, Nemacolin has determined that one-hundred new two and three bedroom apartments are needed.

PROPOSED HOUSING

Nemacolin will have one-hundred new apartment units constructed within the community utilizing independent builders. The new units will be ready for occupancy when the new employees are hired.

IMPACT ON LOCAL COMMUNITY

The housing constructed by Nemacolin has resulted in a positive impact in the local community. Without the housing, employees would travel to and from the area and the economic benefit would be minimal. With the housing, tax revenue increases and money spent by the employees as residents of the community increases substantially. Many local businesses benefit from the increased number of local residents and their normal living expenditures.

WATER SUPPLY ASSESSMENT

CURRENT FACILITIES

The proposed site has two water sources. The primary source is the National Pike Water Authority and the secondary source is the private Nemacolin Woodlands well system.

The current water distribution system serving the Woodlands World will remain and be used for the proposed Casino. The current system includes the following.

2- 50,000 gallon Water Storage Tanks with Auto Level Refill Valve. 100,000 gallon total storage capacity.

Pak triple pump, booster pump system
(2) Grundfos CR 32-3-Z 10HP 480V, VFD, 100 gpm @ 174' TDH each
(1) Patterson 8x6 MABS horizontal split case 1700 gpm @ 246 TDH 150 HP 480V
(1) Wessels 132 gallon Hydropneumatic Tank

Total Station Capacity 2,000 gpm

12" Suction line from Water Storage Tanks
8" Discharge line to building

Backup generator to provide emergency power during power outage.

System Control based on pressure switch located at building.

Alarm Horn and light for pump/ power failure, low suction pressure and high temperature.

The daily usage is provided by the National Pike Water system. Peak rates of flow are provided by the Nemacolin water storage tanks.

PROPOSED USAGE *

The anticipated water usage is estimated as follows.

Employees (mix use office & retail)	172/shift x 2 shifts @ 10 gal/each	=	3,440
Patrons (peak day)	2,328 @ 15 gal/patron	=	34,920
Total daily water use			38,360

Considering a sixteen hour operating period and a peak flow factor of four, the peak water usage rate is 160 gallons per minute. The proposed usage is considerably less than the capacity provided.

* Revised March 3, 2006

IMPACT OF LOCAL COMMUNITY
The National Pike Water Authority has adequate excess capacity to provide the required volume of water; therefore there will not be an adverse impact on the local community due to water usage.

SEWAGE COLLECTION AND TREATMENT ASSESSMENT

CURRENT FACILITIES
The current systems serving the Woodlands World will remain and be used for the proposed casino. The current systems include the following.

Collection and Transfer
Suction lift package pump station manufactured by Gorman-Rupp Engineered Systems consisting of:

Triplex Pumping Station with liquid level controls
(3) T3A35-B 15HP, 460V 135 gpm @ 81.5' TDH each.
2 pumps to operate at any one time.
Programmable Logic Controller (PLC) controls station operation for series / parallel operation.
Provisions to isolate any one pump from system without preventing remaining pumps from operating.
Total Station Capacity 135 gpm @ 163' TDH

Discharge is to Nemacolin Sewage Treatment Plant via 4" forcemain.
Backup power is provided by the Woodlands World emergency generator.
Alarm horn and light for pump/power failure, with high level (wetwell) indicator is provided.

SEWAGE TREATMENT SYSTEM
The NWL Company Sewage Treatment Plant is Sequential Batch Reactor (SBR), flow equalization facility most recently upgraded for additional capacity from 140,000 gallons per day to 500,000 gallon per day. The current plant was constructed and permitted in 1998. The design and operations capacity of the facility is 500,000 gallons per day (hydraulically). The facility operates under the NWL Company Sewage Treatment Plant NPDES Permit No. PA0098761 which was last renewed in January 2003 and will expire if not renewed by January 21, 2008.

McMillen Engineering has completed an analysis of the existing plant discharge data relative to the current operating capacity. The purpose of this analysis is to review and analyze the hydraulic and organic loadings of the facilities. Based upon our investigations, McMillen Engineering does not feel that an expansion is warranted. The sewage treatment plant has operated at a maximum average daily flow of approximately 250,000 gallons per day; which is approximately fifty percent of available capacity.

It is the opinion of McMillen Engineering that the treatment facilities are generally in compliance with all rules and regulations for hydraulic and organic loadings as they pertain to the Pennsylvania Department of Environmental Protection's (PADEP's) provisions of the NPDES Permit and that based upon the long-term planning by NWL Company. The conversion of the Woodlands World to the Casino does not warrant expansion of the plant.

Operating and testing needs are determined from the past two years of actual data and are summarized as follows.

Hydraulic Loading

Design & Permit Capacity	500,000 gpd
Average Annual Daily Flow	159,000 gpd
Maximum Average Daily Flow	250,000 gpd
Maximum Flow of DMRs	362,000 gpd

The estimated, maximum average daily hydraulic loading of the facility with the Casino loading shall be 300,000 gallons per day. This leaves greater than 40 percent hydraulic capacity at the sewage treatment facility. The anticipated, estimated daily average sewage flow at the sewage treatment facility shall be 209,000 gallons per day; 58 percent hydraulic capacity available at the plant. *

Organic Loading

In March 2005 and previously in April 2004, there were incidents of organic overloading. The influent loading was higher for each of these two months and McMillen Engineering believes that due to the greater than normal influent to the plant, the operator may not have realized that the plant operations were needed to be adjusted to account for the increased loading, thus organic releases exceeded the sewage treatment plant's permitted effluent volume (15 MG/L, maximum). There were additionally Ammonia Nitrogen violations in October and November 2003 that the operator acknowledged and discovered and corrected a malfunctioning grease trap. The maximum average organic effluent influent loading or discharge concentration is 8.875 MG/L approximately one-half the permitted maximum organic effluent.

PROPOSED USAGE *

The anticipated hydraulic loading of the Casino is estimated conservatively as follows:

NWL employees (mix-use; office and retail staff, etc.)
344 employees (in two shifts) @ 10 gpd/employee = 3,440 gpd

2,328 patrons per day utilizing a per person flow value of 20 gpd/person assuming that each patron is going to be using restaurant and bar facilities as well as possibly retail.

2,328 x 20 gpd/patron	= 46,560 gpd
Total Estimated Sewage Flows for Casino	= 50,000 gpd.

* Revised March 3, 2006

The Woodlands World was originally permitted for 9,700 gallons per day, thus the increase would be 40,300 gallons per day from that already being treated at the plant. However, to be conservative because of not having a metered flow of actual Woodlands World waste flows; we assume that the increase to the sewage treatment plant with the Casino shall be 21,500 gallons per day. *

Based upon these daily flow rates and utilizing a peak flow rate of four, the peak flow rate, assuming a sixteen hour runoff, will be 168 gallons per minute which exceeds the available capacity of gallons per minute.

The additional capacity required will be provided by adding an additional pump in the sewage pumping station. This addition was provided for the original design. *

IMPACT ON LOCAL COMMUNITY
The sewage collection, transfer and treatment systems are private and not used by the community; therefore the increase in usage will not adversely affect the local community. The existing facilities are adequate and do not need expansion.

ELECTRIC POWER SUPPLY ASSESSMENT

CURRENT CAPACITY
The current electrical supply at the Woodland World Store is from Route 40 and is separate from the Nemacolin Woodlands electrical system. The main system is serviced by the Allegheny Power System, which is currently being upgraded partly for the increased demand of the Casino. The Nemacolin main system takes power from the Allegheny Power System and then distributes it throughout the resort. The Casino will be connected to the main Nemacolin system. The capacity at the Woodlands World is adequate for the store, but is not adequate for the Casino. Based upon anticipated equipment loadings, an Additional 700kVA supply is needed for the Casino.

REQUIRED CAPACITY
The current 500 kVA must be increased to 1200 kVA to supply the slot machines and additional equipment.

PROPOSED UPGRADE
To provide adequate capacity for the Casino a new 12 KV line will be extended from the main system at Falling Rock. Allegheny Power is currently upgrading its system from 10 MVA to 20 MVA to coverall area. The upgrade will be complete by July 31, 2006.

IMPACT ON LOCAL COMMUNITY
The general upgrade of the Allegheny Power system will be complete before the Casino project begins.

The Casino will be served from a new extension of the Nemacolin Woodlands system at Falling Rock and not the local community system. Therefore, there will not be an adverse impact on the local community.

* Revised March 3, 2006

GAS SUPPLY ASSESSMENT

CURRENT CAPACITY

The Nemacolin gas distribution system is connected directly to the high pressure Texas Eastern gasline, which has a capacity that greatly exceeds the current or future needs at Nemacolin. The high pressure supply is then reduced to medium pressure for distribution throughout Nemacolin. The pressure is then further reduced at each point of usage.

PROPOSED USAGE

The proposed usage at the Casino is estimated as follows:

Unit heaters	230 MBH	
Boilers	5,750 MBH	
Emergency generator		7,200 CFH
Kitchen equipment		920 CFH
Domestic hot water	555 MBH	
Subtotals	6535 MBH	8,120 CFH
		+ 6,450 CFH
Total site gas required		14,570 CFH

IMPACT ON LOCAL COMMUNITY

Because the Nemacolin Gas system does not connect to the local gas system, there will not be an adverse impact on the local community due to the increased gas usage.

LOCAL POLICE AND EMERGENCY SERVICES CAPABILITIES ASSESSMENT

LOCAL POLICE DEPARTMENT

The current location and operation of the local police for the surrounding community of the Nemacolin Woodlands Resort located in Wharton Township, Fayette County, Pennsylvania is as follows. There are two local police services in this area, which include the Nemacolin Woodlands Security and the Wharton Township Police Department. The Nemacolin Woodlands Security is located within the resort and provides service to the resort only. They currently operate 24 hours a day 7 days a week and run an average of 100 emergency calls a year. Some of these calls are turned over to either Wharton Township Police or Pennsylvania State Police, depending on the situation of the call. The Wharton Township Police Department is located at 114 Elliotsville Road in Farmington and provides service for all of Wharton Township. This service is operated by one police officer who works various hours each day to provide service 40 hours a week. During the times when the officer is not on duty, Pennsylvania State Police will respond to calls in this area. They currently run an average of 280 calls a year in Wharton Township. The current operation of the two local police services and the Pennsylvania State Police provide an adequate level of service to the surrounding community. With the proposed addition of a casino at the Nemacolin Woodlands Resort the call

volume for these services will be increased due to an increase in population and travel throughout the surrounding community. The Nemacolin Woodlands Security and the Wharton Township police stated that they will adjust there operation accordingly to provide adequate service for the increase in calls.

AMBULANCE SERVICE

The current location and operation of the local ambulance service for the surrounding community of the Nemacolin Woodlands Resort located in Wharton Township, Fayette County, Pennsylvania is as follows. The local ambulance service is provided by Fayette EMS, which is located at the Farmington Fire Department at 119 Elliotsville Road in Farmington. Fayette EMS provides advanced life support service 24 hours a day 7 days a week and currently runs an average of 800 calls a year in the Wharton Township area. The current operation of the ambulance service provides an adequate level of service to the surrounding community. With the proposed addition of a casino at the Nemacolin Woodlands Resort, the call volume for this service will be increased due to an increase in population and travel throughout the surrounding community. Fayette EMS will be able to handle this increase in calls since they provide service 24 hours a day 7 days a week.

FIRE DEPARTMENT

The current location and operation of the local fire service for the surrounding community of the Nemacolin Woodlands Resort located in Wharton Township, Fayette County, Pennsylvania is as follows. The local fire service is provided by Farmington Volunteer Fire Company, which is located at 119 Elliotsville Road in Farmington. This service is operated by volunteer firefighters who are on call 24 hours a day 7 days a week, who currently run an average of 190 calls a year in the Farmington area. The current operation of the fire service provides an adequate level of service to the surrounding community. With the proposed addition of a casino at the Nemacolin Woodlands Resort, the call volume for this service will be increased due to an increase in population and travel throughout the surrounding community. Farmington Volunteer Fire Company will be able to handle this increase in calls since they provide service 24 hours a day 7 days a week.

IMPACT ON LOCAL COMMUNITY

The development of a casino at the Nemacolin Woodlands Resort and Spa will have little or no impact on how the local police and emergency services provide for the surrounding community. Even with the increase in population and travel throughout the area, these services will be able to adjust accordingly to provide an adequate level of service to the local community.

LOCAL EMERGENCY SERVICE CONTACTS:

Fayette County 911	Guy Napolillo	work 724-430-1277	
EMA Coordinator	Jim Means	work 724-329-8503	home 724-437-3063
Police Chief	Dave Hromada	work 724-329-8503	cell 724-350-6835
Fire Chief	Brian Vansickle	work 724-329-5513	
Ambulance	Rick Adobato	work 724-437-3748	

CONCLUSION

Nemacolin Woodlands Resort and Spa is essentially self-supportive and relies very little on the local community in terms of supplying utilities and services. All utilities to serve the Casino will be connected to the private Nemacolin utility system, all of which, except for electrical supply have adequate excess capacity available. The electrical supply will be increased by an extension from Falling Rock.

It is proposed that a signalized intersection with turning lanes on Route 40 be constructed at the main entrance to provide safe ingress and egress. Appropriate signage is also proposed.

Provided the project is constructed as outlined herein, it is the opinion of McMillen Engineering, Inc. that the Casino will not have a negative impact on the utilities or services of the local community.

Respectfully submitted,
McMILLEN ENGINEERING INC.

Terry E. McMillen, Sr., P.E., PLS
President