

**PROPOSED SEWAGE FACILITIES PLANNING MODULE
(COMPONENT 3)**

**5803 CENTRE AVENUE RESIDENTIAL/RETAIL DEVELOPMENT
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared By:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

CEC Project 183-364

April 22, 2020



Civil & Environmental Consultants, Inc.

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SEWAGE FACILITIES PLANNING MODULE
COMPONENTS 3, 4A, 4C



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF POINT AND NON-POINT SOURCE MANAGEMENT

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
02001-19-019	76778	379960		

This planning module component is used to fulfill the planning requirements of Act 537 for the following types of projects: (1) a subdivision to be served by sewage collection, conveyance or treatment facilities, (2) a tap-in to an existing collection system with flows on a lot of 2 EDU's or more, or (3) the construction of, or modification to, wastewater collection, conveyance or treatment facilities that will require DEP to issue or modify a Clean Streams Law permit. Planning for any project that will require DEP to issue or modify a permit cannot be processed by a delegated agency. Delegated agencies must send their projects to DEP for final planning approval.

This component, along with any other documents specified in the cover letter, must be completed and submitted to the municipality with jurisdiction over the project site for review and approval. All required documentation must be attached for the Sewage Facilities Planning Module to be complete. Refer to the instructions for help in completing this component.

REVIEW FEES: Amendments to the Sewage Facilities Act established fees to be paid by the developer for review of planning modules for land development. These fees may vary depending on the approving agency for the project (DEP or delegated local agency). Please see section R and the instructions for more information on these fees.

NOTE: All projects must complete Sections A through I, and Sections O through R. Complete Sections J, K, L, M and/or N if applicable or marked .

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 5803 Centre Avenue Residential/Retail Development

2. Brief Project Description Project includes a new 6-story, apartment building with a restaurant component. The project will include an underground parking garage, sidewalks, utilities, a stormwater management facility, and extensive interior/exterior landscape improvements.

B. CLIENT (MUNICIPALITY) INFORMATION (See Section B of instructions)

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Asciolla	Julie			
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
1200 Penn Avenue				
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15222		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-8800x8019		jasciolla@pgh2o.com		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

5803 Centre Avenue Residential/Retail Development

Site Location Line 1

5803 Centre Avenue

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15206

Latitude

40°27'28.75"N

Longitude

79°55'54.04"W

Detailed Written Directions to Site: From downtown Pittsburgh, take Route 380 (Bigelow Blvd) approximately 2.5 miles and continue onto North Craig Street. Turn left onto Baum Blvd and travel approximately 1 mile, then turn right on Roup Avenue, and then turn left onto Centre Avenue. Travel 0.15 mile on Centre Avenue to entrance of site on left.

Description of Site : The subject property is currently a vacant +/- 50,000 square foot, two-story warehouse building with one small office that is currently used by the property owner.

Site Contact (Developer/Owner)

Last Name

Dellagio

First Name

Frank

MI

Suffix

Phone

720-543-0375

Ext.

Site Contact Title

Principal

Site Contact Firm (if none, leave blank)

Charles Street Investment Partners

FAX

Email

frank@charlesstreetpartners.com

Mailing Address Line 1

1225 17st Street

Mailing Address Line 2

Suite 512

Mailing Address Last Line -- City

Denver

State

CO

ZIP+4

80202

D. PROJECT CONSULTANT INFORMATION (See Section D of instructions)

Last Name

Simelis

First Name

Anthony

MI

Suffix

Title

Assistant Project Manager

Consulting Firm Name

Civil & Environmental Consultants, Inc.

Mailing Address Line 1

4350 Northern Pike

Mailing Address Line 2

Suite 141

Address Last Line -- City

Monroeville

State

PA

ZIP+4

15146

Country

USA

Email

asimelis@cecinc.com

Area Code + Phone

724-387-6369

Ext.

Area Code + FAX

724-327-5280

E. AVAILABILITY OF DRINKING WATER SUPPLY

The project will be provided with drinking water from the following source: (Check appropriate box)

Individual wells or cisterns.

A proposed public water supply.

An existing public water supply.

If existing public water supply is to be used, provide the name of the water company and attach documentation from the water company stating that it will serve the project.

Name of water company: Pittsburgh Water & Sewer Authority

F. PROJECT NARRATIVE (See Section F of instructions)

A narrative has been prepared as described in Section F of the instructions and is attached.

The applicant may choose to include additional information beyond that required by Section F of the instructions.

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (See Section G of instructions)

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter 93 (relating to wastewater treatment requirements).

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

- New collection system Pump Station Force Main
 Grinder pump(s) Extension to existing collection system Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 78

Connections 2

Name of:

existing collection or conveyance system MH051M013, Center Avenue 15" VCP Combined Sewer
owner Pittsburgh Water & Sewer Authority

existing interceptor Allegheny Deep Tunnel
owner Allegheny County Sanitary Authority (ALCOSAN)

2. WASTEWATER TREATMENT FACILITY

Check all boxes that apply, and provide information on collection, conveyance and treatment facilities and EDU's served. This information will be used to determine consistency with Chapter(s) 91 (relating to general provisions), 92 (relating to national Pollution Discharge Elimination System permitting, monitoring and compliance) and 93 (relating to water quality standards).

a. Check appropriate box and provide requested information concerning the treatment facility

- New facility Existing facility Upgrade of existing facility Expansion of existing facility

Name of existing facility ALCOSAN Woods Run WWTP 379960

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude 40°28'34"N Longitude 80°02'44"W

b. The following certification statement must be completed and signed by the wastewater treatment facility permittee or their representative.

As an authorized representative of the permittee, I confirm that the ALCOSAN
(Name from above) sewage treatment facilities can accept sewage flows from this project without adversely affecting the facility's ability to achieve all applicable technology and water quality based effluent limits (see Section I) and conditions contained in the NPDES permit identified above.

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent SHAWN P. McWILLIAMS, EIT

Agent Signature Shawn P. McWilliams Date 05/05/2020

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 31075 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	713808	2503889	49824	174384	61638	215732
Conveyance						
Treatment						

3. Collection and Conveyance Facilities


The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

- b. Collection System
 Name of Agency, Authority, Municipality The Pittsburgh Water and Sewer Authority
 Name of Responsible Agent Barry King, P.E. / Director of Engineering and Construction
 Agent Signature  Date June 24, 2020

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 31,075 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection						
Conveyance	---	31.2 MGD	8.81 MGD	10.80 MGD	8.95 MGD	10.96 MGD
Treatment	209.3 MGD	250.0 MGD	209.3 MGD	250.0 MGD	219.7 MGD	250.0 MGD

3. Collection and Conveyance Facilities

The questions below are to be answered by the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities. These questions should be answered in coordination with the latest Chapter 94 annual report and the above table. The individual(s) signing below must be legally authorized to make representation for the organization.

YES NO

- a. YES NO This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the module package.

If no, a representative of the sewer authority, municipality, or agency responsible for completing the Chapter 94 report for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not affect that status.

b. Collection System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (See Section J of instructions)

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 05/05/2020

4. Treatment Facility

The questions below are to be answered by a representative of the facility permittee in coordination with the information in the table and the latest Chapter 94 report. The individual signing below must be legally authorized to make representation for the organization.

YES NO *ALCOSAN IS UNDER A CONSENT DECREE TO ADDRESS WET WEATHER OVERFLOWS.

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this inconsistency with Chapter 94 is resolved or unless there is an approved CAP granting an allocation for this project. A letter granting allocations to this project under the CAP must be attached to the planning module.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with both §71.53(d)(3) and Chapter 94 requirements and that this proposal will not impact that status.

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 05/05/2020

K. TREATMENT AND DISPOSAL OPTIONS (See Section K of instructions)

This section is for land development projects that propose construction of wastewater treatment facilities. Please note that, since these projects require permits issued by DEP, these projects may **NOT** receive final planning approval from a delegated local agency. Delegated local agencies must send these projects to DEP for final planning approval.

Check the appropriate box indicating the selected treatment and disposal option.

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.
- 4. A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

L. PERMEABILITY TESTING (See Section L of instructions)

- The information required in Section L of the instructions is attached.

M. PRELIMINARY HYDROGEOLOGIC STUDY (See Section M of instructions)

- The information required in Section M of the instructions is attached.

N. DETAILED HYDROGEOLOGIC STUDY (See Section N of instructions)

The detailed hydrogeologic information required in Section N. of the instructions is attached.

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project sponsor), 4-5 for completion by the non-municipal facility agent and 6 for completion by the municipality)

Yes No

1. Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

If Yes, respond to the following questions, attach the supporting analysis, and an evaluation of the options available to assure long-term proper operation and maintenance of the proposed non-municipal facilities. If No, skip the remainder of Section O.

2. Project Flows 31075 _____ gpd

Yes No

3. Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to purchase the necessary credits and describe the assurance that these credits and offsets will be available for the remaining design life of the non-municipal sewage facility;

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

The questions below are to be answered by the organization/individual responsible for the non-municipal collection and conveyance facilities. The individual(s) signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes sewer extensions or tap-ins, will these actions create a hydraulic overload on any existing collection or conveyance facilities that are part of the system?

If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, a representative of the organization responsible for the collection and conveyance facilities must sign below to indicate that the collection and conveyance facilities have adequate capacity and are able to provide service to the proposed development in accordance with Chapter 71 §71.53(d)(3) and that this proposal will not affect that status.

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

The questions below are to be answered by a representative of the facility permittee. The individual signing below must be legally authorized to make representation for the organization.

Yes No

- a. If this project proposes the use of an existing non-municipal wastewater treatment plant for the disposal of sewage, will this action create a hydraulic or organic overload at that facility?

If yes, this planning module for sewage facilities will not be reviewed by the municipality, delegated local agency and/or DEP until this issue is resolved.

If no, the treatment facility permittee must sign below to indicate that this facility has adequate treatment capacity and is able to provide wastewater treatment services for the proposed development in accordance with §71.53(d)(3) and that this proposal will not impact that status.

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

6. The **SELECTED OPTION** necessary to assure long-term proper operation and maintenance of the proposed non-municipal facilities is clearly identified with documentation attached in the planning module package.

P. PUBLIC NOTIFICATION REQUIREMENT (See Section P of instructions)

This section must be completed to determine if the applicant will be required to publish facts about the project in a newspaper of general circulation to provide a chance for the general public to comment on proposed new land development projects. This notice may be provided by the applicant or the applicant's agent, the municipality or the local agency by publication in a newspaper of general circulation within the municipality affected. Where an applicant or an applicant's agent provides the required notice for publication, the applicant or applicant's agent shall notify the municipality or local agency and the municipality and local agency will be relieved of the obligation to publish. The required content of the publication notice is found in Section P of the instructions.

To complete this section, each of the following questions must be answered with a "yes" or "no". Newspaper publication is required if any of the following are answered "yes".

Yes No

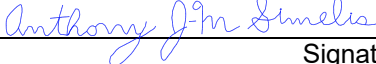
1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess of \$100,000?
4. Will the project lead to a major modification of the existing municipal administrative organizations within the municipal government?
5. Will the project require the establishment of *new* municipal administrative organizations within the municipal government?
6. Will the project result in a subdivision of 50 lots or more? (onlot sewage disposal only)
7. Does the project involve a major change in established growth projections?
8. Does the project involve a different land use pattern than that established in the municipality's Official Sewage Plan?

P. PUBLIC NOTIFICATION REQUIREMENT cont'd. (See Section P of instructions)

9. Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. Will sewage facilities discharge into high quality or exceptional value waters?
- Attached is a copy of:
- the public notice,
 - all comments received as a result of the notice,
 - the municipal response to these comments.
- No comments were received. A copy of the public notice is attached.

Q. FALSE SWEARING STATEMENT (See Section Q of instructions)

I verify that the statements made in this component are true and correct to the best of my knowledge, information and belief. I understand that false statements in this component are made subject to the penalties of 18 PA C.S.A. §4904 relating to unsworn falsification to authorities.

Anthony Simelis, P.E.	
Name (Print)	Signature
Assistant Project Manager	Revised 06/05/2020
Title	Date
4350 Northern Pike, Suite 141, Monroeville, PA 15146	724-387-6369
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$3,900 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.
- I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

$$\#78 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{\$3,900}$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)

- B. An increase in an existing surface discharge will use:

$$\# \text{ _____ Lots (or EDUs) X } \$35.00 = \$ \text{ _____}$$

to a maximum of \$ 1,500 per submittal (non-municipal) or \$ 500 per submittal (municipal)

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

\$ 1,500 per submittal (non-municipal)
\$ 500 per submittal (municipal)



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

Instructions for Completing Planning Agency and/or Health Department Review Component

Section A. Project Name

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

Section B. Review Schedule

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
2. Complete the name, title, and signature block.

Section D. Additional Comments

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

5803 Centre Ave. Residential Development

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by municipal planning agency May 18, 20202. Date review completed by agency May 18, 2020

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i>)?
<input type="checkbox"/>	N/A <input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

SECTION C. AGENCY REVIEW (continued)

- | Yes | No | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Is this proposal consistent with the ordinance?
If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?
If no, describe the inconsistencies _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision? |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the proposed waiver consistent with applicable ordinances?
If no, describe the inconsistencies
_____ |

17. Name, title and signature of planning agency staff member completing this section:
 Name: Martina Battistone
 Title: Senior Environmental Planner
 Signature: *Martina Wolf Battistone*
 Date: May 18, 2020
 Name of Municipal Planning Agency: City of Pittsburgh Dept. of City Planning
 Address 200 Ross Street 4th Floor Pittsburgh, PA 15219
 Telephone Number: (412) 255-2516

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



**SEWAGE FACILITIES PLANNING MODULE
COMPONENT 4C - COUNTY OR JOINT HEALTH DEPARTMENT REVIEW**

Note to Project Sponsor: To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the county or joint county health department for their comments.

SECTION A. PROJECT NAME (See Section A of instructions)

Project Name

5803 Centre Avenue Residential/Retail Development

SECTION B. REVIEW SCHEDULE (See Section B of instructions)

1. Date plan received by county or joint county health department January 16, 2020Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency January 17, 2020

SECTION C. AGENCY REVIEW (See Section C of instructions)

Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?

If no, what are the inconsistencies? _____

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

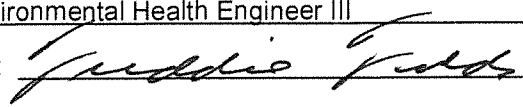
If yes, describe _____

3. Is there any known groundwater degradation in the area of this proposal?

If yes, describe _____

4. The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.

5. Name, title and signature of person completing this section:

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: Date: January 17, 2020Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318Telephone Number: 412-578-8046

SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)

This component does not limit county planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The county planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.

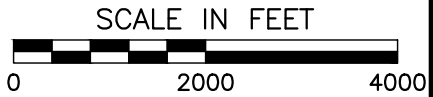
APPENDIX B
SITE LOCATION MAP

Q:\2018\183-364\CADD\DWG\C01-Site Location Map.dwg [C01] 183-364-CV01-Site Location Map.dwg [LAYOUT] LS:(8/15/2019 - asimelis) - LP: 8/15/2019 2:50 PM



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, PITTSBURGH EAST QUADRANGLE, PA DATED: 1993.



Civil & Environmental Consultants, Inc.
 4000 Triangle Lane · Suite 200 · Export, PA 15632
 724-327-5200 · 800-899-3610
 www.cecinc.com

5803 CENTRE AVENUE
 CHARLES STREET INVESTMENT PARTNERS
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA

SITE LOCATION MAP

DRAWN BY:	AJMS	CHECKED BY:	AJMS	APPROVED BY:	JJF	FIGURE NO.:	1
DATE:	AUGUST 15, 2019	DWG SCALE:	1" = 2000'	PROJECT NO:	183-364		

APPENDIX C

PWSA APPROVED DRY WEATHER FLOW CALCULATIONS



PROJECT 5803 Centre Avenue

PROJECT NO. 183-364

PWSA Sewer Flow Calculations

PAGE 1 OF 3

PREPARED BY AJM5 **Revised 04/03/2020**
DATE 01/09/2020

CHECKED BY JJF **Revised 04/03/2020**
DATE 01/10/2020

Manning's Equation For Average Present Flow

$$Q = \frac{1.486}{n} AR^{2/3} S^{1/2}$$

Q = Discharge / Average Present Flow

n = Roughness coefficient
~~0.014~~ ^{0.015} (Vitrified Clay Sewer)

S = slope = ~~0.005~~ ^{0.0048}

d = Flow Depth = 1.46" observed on site (Between proposed sanitary connection points)

D = Diameter = 15"

R = Hydraulic radius (FT) = $\frac{A}{P}$

A = cross-sectional area (SF) partially full = $r^2 (\theta - \sin \theta)$

$$\theta = 2 \cos^{-1} \left(\frac{r-d}{r} \right) = 2 \cos^{-1} \left(\frac{7.5" - 1.46"}{7.5"} \right) = 72.715^\circ = 1.27 \text{ rad}$$

$$A = \frac{(7.5")^2 (1.27 - \sin(1.27))}{2} = 8.8565 \text{ in}^2 = 0.0615 \text{ FT}^2$$



$$P = \text{wetted Perimeter} = r \times \theta = \frac{7.5" \times 1.27 \text{ rad}}{12" / \text{FT}} = 0.79'$$

$$R = \frac{0.0615 \text{ FT}^2}{0.79 \text{ FT}} = 0.078 \text{ FT}$$

$$Q = \frac{1.486}{\cancel{0.014}^{0.015}} (0.0615 \text{ FT}^2) (0.078 \text{ FT})^{2/3} (\cancel{0.005}^{0.0048})^{1/2} = \cancel{0.0843}^{0.0771} \text{ CFS}$$

$$= \cancel{0.0843}^{0.0771} \text{ CFS} \times \frac{448.8 \text{ gpm}}{\text{CFS}}$$

$$= \boxed{\cancel{37.8}^{34.6} \text{ gpm}}$$



Anthony J-M Simelis



PROJECT 5803 Centre Avenue
PWSA Sewer Flow Calculations

PROJECT NO. 183-364
PAGE 2 OF 3

Revised 05/26/2020 Revised 06/05/2020
Revised 04/06/2020 Revised 04/03/2020

Revised 05/26/2020 Revised 06/05/2020
Revised 04/06/2020 Revised 04/03/2020

PREPARED BY AJMS DATE 01/09/2020 CHECKED BY JJF DATE 01/10/2020

Manning's Equation For Full Flow

$$A = \frac{\pi D^2}{4} = \frac{\pi (1.25')^2}{4} = 1.23 \text{ FT}^2$$

$$R = \frac{A}{P}$$

$$P = \pi D = \pi (1.25') = 3.93 \text{ FT}$$

$$R = \frac{1.23 \text{ FT}^2}{3.93 \text{ FT}} = 0.31 \text{ FT}$$

$$Q_{\text{Full Flow}} = \left(\frac{1.486}{0.015} \right) (1.23 \text{ FT}^2) (0.31')^{2/3} \left(\frac{0.0048}{0.005} \right)^{1/2} = 4.2285 \text{ CFS}$$

~~1,898 gpm~~
2,503,889 gpd, per PWSA

Average Present Flow = Dry Flow = ~~378 gpm~~ → ~~54,432 gpd~~

~~34.6~~ ~~49,824~~

Peak Present Flow = Average Present Flow x 3.5 Peak Factor

$$= (\del{54,432} \text{ gpd}) (3.5) = \del{190,512} \text{ gpd}$$

~~49,824~~ ~~174,384~~

Average Projected Flow = ~~Average Present Flow~~ x 1.05

$$= (\del{54,432} \text{ gpd}) (1.05) = \del{57,154} \text{ gpd}$$

~~49,824~~ ~~52,315~~

215,732 - 217,832 232,742 / 3.5 = ~~66,498~~ gpd

~~62,238~~ 61,638

See below for Peak Projected Flow



Anthony J-M Simelis



PROJECT 5803 Centre Avenue

PROJECT NO. 183-364

PWSA Sewer Flow Calculations

PAGE 3 OF 3

Revised 05/26/2020 Revised 06/05/2020
Revised 04/06/2020 Revised 04/03/2020

Revised 05/26/2020 Revised 06/05/2020
Revised 04/06/2020 Revised 04/03/2020

PREPARED BY AJM5 DATE 01/09/2020 CHECKED BY JJF DATE 01/10/2020

$$\text{Peak Projected Flow} = \left(\begin{array}{l} \text{Project Flow +} \\ \text{Peak Present Flow} \end{array} \right) \times 1.05$$

$$= \begin{array}{r} 215,732 \\ 247,832 \\ 232,742 \\ 47,275 \\ 33,075 \\ \hline 31,075 + 174,384 \\ \hline 205,459 \end{array} \times (1.05) = \boxed{215,732}$$

$$\text{Average Design Capacity} = \frac{\text{Full Flow Capacity}}{3.5}$$

$$= \frac{\begin{array}{r} 1,735 \\ 1,898 \text{ gpm} \end{array}}{3.5} = \begin{array}{r} 495.7 \\ 542.3 \text{ gpm} \end{array} = \boxed{713,808}$$

$$\text{Peak Design Capacity} = \text{Full Flow Capacity}$$

$$= \begin{array}{r} 1,735 \\ 1,898 \text{ gpm} \end{array} = \boxed{2,503,889 \text{ gpd, per PWSA}}$$



Anthony J-M Simelis

June 22, 2020

Mr. Anthony Simelis, P.E.
Civil & Environmental Consultants, Inc.
4350 Northern Pike, Suite 141
Monroeville, PA 15146

Subject: Water and Sewer (W/S) Use Approval
Project Name: 5803 Centre Avenue
PWSA Project No.: 20013.14

Dear Mr. Simelis,

Pursuant to your request, we have reviewed the W/S Use Application (Application) for the aforementioned Project. This letter shall serve as confirmation that the Application has been approved. Please see below for the approved flows:

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
<i>Project Flow</i>	31,075	31,075	4.46
<i>Existing Flow</i>	0	0	5.83
<i>Net Flow</i>	31,075	31,075	

Please be advised that the need for sewage planning shall be determined by the Department of Environmental Protection (DEP). After issuance of this letter, the PWSA shall email the Preliminary Determination on the Need for Sewage Planning Letter to the DEP. Typically, the DEP will respond via email with the Final Determination on the Need for Sewage Planning. In the event that sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer.

Our review was based on information provided by the Applicant under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5523 or SConnell@pgh2o.com.

Sincerely,



Shannon Connell
Engineering Co-Op

Enclosure(s)

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
eBuilder – Filing System (via email)



Water and Sewer (W/S) Use Application Form

Instructions The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits. In addition, please refer to the Developer’s Manual for detailed information on application requirements.

Requirements Application Fee Application Form Narrative
 Flow Calculations Site Plan Floor Plan

Project Info Project Name: 5803 Centre Avenue
Address: 5803 Centre Avenue, Pittsburgh, PA 15206

Is the Project located on a lot created prior to May 15, 1972? YES NO

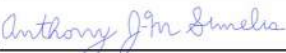
Owner/Developer Name: Charles Street Investment Partners
Address: 1225 7th Street, Suite 512
Denver, Colorado 80202
Email: frank@charlesstreetpartners.com
Phone Number: 720-543-0375

Consultant Firm Name: Civil & Environmental Consultants, Inc.
Address: 4350 Northern Pike, Suite 141
Monroeville, PA 15146
Contact Name: Anthony Simelis, P.E.
Email: asimelis@cecinc.com
Phone Number: 724-610-7134

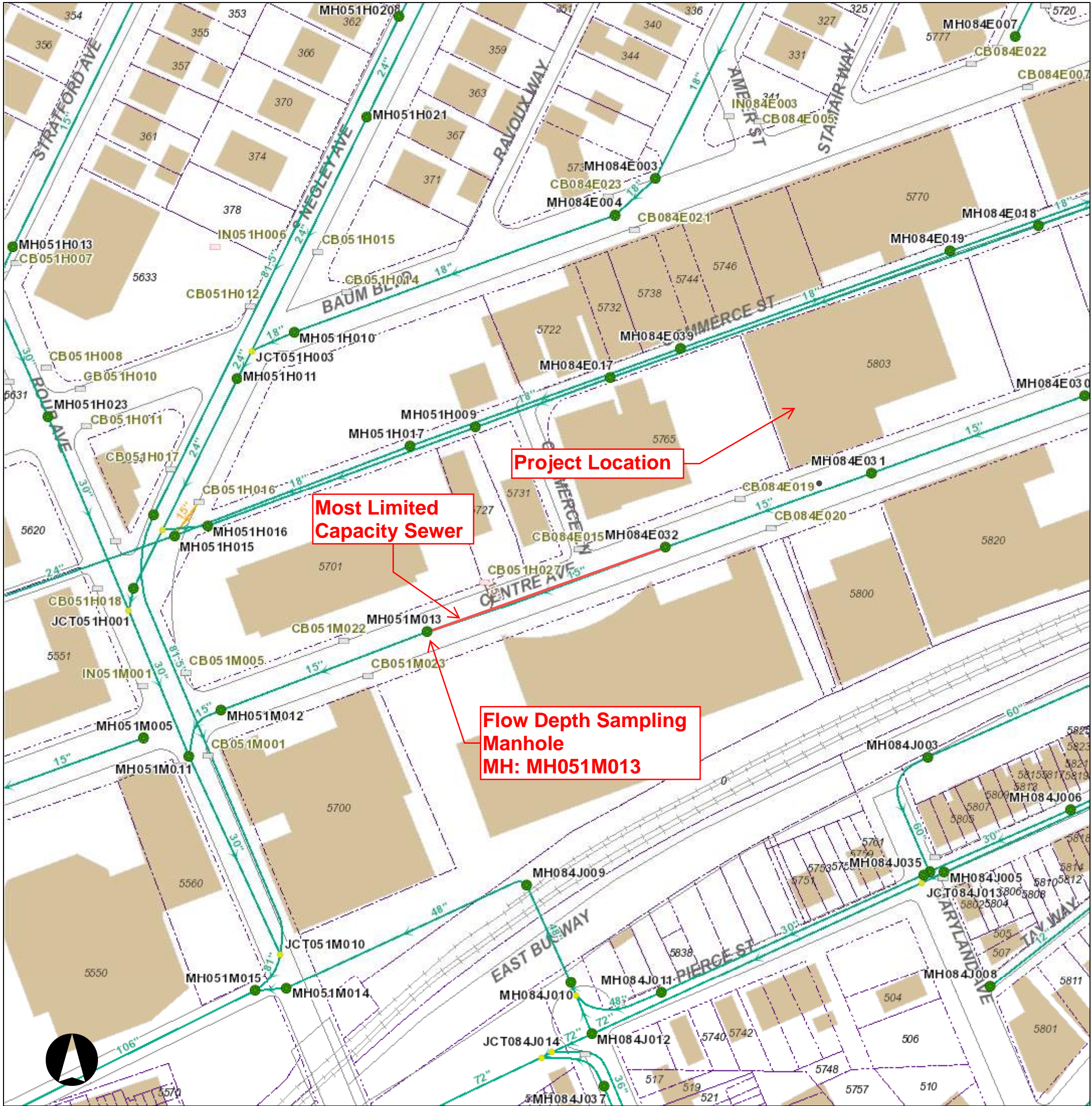
Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	31,075	31,075	4.46
Existing Flow	None, vacant	None, vacant	5.83
Net Flow	31,075	31,075	Not Required

Signature By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

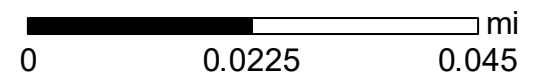
Name, printed: Anthony Simelis, P.E.
Signature: 
Date: Revised 06/05/2020

5803 Centre Ave MLCS



Legend

	WATER		SEWER
	SEWER		SEWER



Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility for any conclusions or interpretations made on the basis of such information. COP and PWSA assume no responsibility for any understanding or representations made by their agents or employees unless such understanding or representations are expressly set forth in a duly authorized written document, and such document expressly provides that responsibility therefore is assumed by the City or the PWSA.

Date: 3/19/2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME: 5803 Centre Ave
PWSA PROJECT NUMBER: 20013.14
PWSA REVIEWER: Shannon Connell
DATE: March 19, 2020

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH084E030	MH084E031	873.13	870.00	237.70	15	VCP	0.015	1.23	3.927	1.32%	4,163,335
MH084E031	MH084E032	870.00	865.23	230.19	15	VCP	0.015	1.23	3.927	2.07%	5,222,756
MH084E032	MH051M013	865.00	863.74	264.55	15	VCP	0.015	1.23	3.927	0.48%	2,503,889
MH051M013	MH051M012	863.74	862.43	230.95	15	VCP	0.015	1.23	3.927	0.57%	2,732,502
MH051M012	MH051M011	862.43	853.30	64.88	15	VCP	0.015	1.23	3.927	14.07%	13,610,176
MH051M011	JCT051M010	853.30	852.91	228.82	30	VCP	0.015	4.91	7.854	0.17%	9,510,771
JCT051M010	MH051M015	852.91	848.20	48.24	81	Concrete	0.013	35.78	21.206	9.76%	1,174,055,161
MH051M015	MH051M017	848.20	847.92	600.58	106	Concrete	0.013	61.28	27.751	0.05%	166,225,458
MH051M017	JCT051M008	847.92	847.57	93.83	120	Concrete	0.013	78.54	31.416	0.37%	654,537,904
JCT051M008	MH051S030	847.57	845.79	267.86	120	Concrete	0.013	78.54	31.416	0.66%	873,630,336
MH051S030	MH051S028	845.79	843.03	374.43	120	Concrete	0.013	78.54	31.416	0.74%	920,112,349
MH051S028	JCT051R012	843.03	841.24	197.86	132	Concrete	0.013	95.03	34.558	0.90%	1,314,315,544

APPENDIX D

WATER SERVICE AVAILABILITY LETTER

August 16, 2019

Anthony Simelis, P. E.
4000 Triangle Lane, Suite 200
Export, PA 15632

RE: Water and Sewer Availability
5803 Centre Avenue

Dear Mr. Simelis:

In response to your inquiry on 8/15/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans and Water and Sewer Use Application must be approved by the Authority, complete with detail showing the type of connection, meter, and backflow device before any work is performed.

Please note that the Authority in no way guarantees that the available lines have the capacity or pressure adequate for your project's needs. It is the responsibility of the project developer, design consultant, and/or architects to determine, at their expense, the adequacy of the existing water system to fulfill their needs.

If you plan to make modifications to the water or sewer system, please submit design drawings to The Pittsburgh Water and Sewer Authority for approval.

Refer to the Pittsburgh Water and Sewer Authority (PWSA) website (www.pgh2o.com) for the complete "Procedure Manual for Developers". All tap in plans and applications must be submitted according to the manual.

If you have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,



Wendy M. Dean
Engineering Tech II

cc: PWSA File



May 5, 2020

Members of the Board

Corey O'Connor
Chair Person

Rep. Harry Readshaw

Sylvia C. Wilson

Shannah Tharp-Gilliam, Ph.D.

Jack Shea

John Weinstein

Brenda L. Smith

Arietta Scott Williams
Executive Director

William H. Inks, CPA
*Director
Finance & Administration*

Jan M. Oliver
*Director
Regional Conveyance*

Douglas A. Jackson, P.E.
*Director
Operations & Maintenance*

Kimberly N. Kennedy, P.E.
*Director
Engineering & Construction*

Michelle M. Buys, P.E.
*Director
Environmental Compliance*

Jeanne K. Clark
*Director
Governmental Affairs*

Joseph Vallarian
*Director
Communications*

Mr. Anthony Simelis, PE
Civil & Environmental Consultants, Inc.
4350 Northern Pike, Suite 141
Monroeville, PA 15146

**Re: 5803 Center Avenue Residential Development
City of Pittsburgh, 8th Ward – Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-22-00**

Dear Mr. Simelis:

We have reviewed the Component 3 Planning Module for the referenced project to be located in 8th Ward of the City of Pittsburgh. The project will generate a peak flow of 47,275 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the A-22-00 Regulator Structure is approximately 31.2 MGD. The monitored peak dry weather flow is approximately 10.8 MGD. Dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. The sewers in this project are to be designed as separated sanitary and storm sewers. If you have any questions regarding this matter, please contact me at 412-732-8053.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

A handwritten signature in blue ink that reads "Shawn P. McWilliams". The signature is fluid and cursive.

Shawn P. McWilliams, EIT
Civil Engineer

Attachment

cc: C. Dean (w/o attachment)
D. Thornton (w/o attachment)
M. Lichte (w/o attachment)
Barry King/ PWSA (w/o attachment)
Thomas Flanagan/ PADEP (w/o attachment)
Fred Fields/ ACHD (w/o attachment)

APPENDIX E
PROJECT NARRATIVE

COMPONENT 3
5803 CENTRE AVENUE RESIDENTIAL/RETAIL DEVELOPMENT
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

SECTION F PROJECT NARRATIVE (REVISED 06/05/2020)

On behalf of Charles Street Investment Partners (CSIP), Civil & Environmental Consultants, Inc. (CEC) is submitting a Sewage Facilities Planning Module for the 5803 Centre Avenue Residential/Retail project. This project narrative is being submitted in accordance with the requirements of Component 3, Section F of the Sewage Facilities Planning Module.

The proposed project is located in East Liberty in the City of Pittsburgh at 5803 Centre Avenue. The site is bounded by Centre Avenue to the south, Commerce Street to the north, Emerald Apartments to the west, and an existing parking field to the east. The project site includes one existing two-story warehouse structure and a parking area. The project area, including the footprint is approximately 0.86 acre. A site location map has been included.

With regard to the proposed sanitary sewage, the flow estimates for the new construction were calculated. Using the PADEP guidelines for apartments and one store on the first floor, the proposed flow that will be generated is approximately 31,075 GPD. Based on the PADEP assumption that one EDU is equal to 400 GPD, there is a total of 78 EDUs that will be generated. There is proposed to be 133 one-bedroom units, 28 two-bedroom units, and one 6,000 sq.ft. store on the first floor. The use of the retail store will be similar to that of a retail clothing store. However, the exact tenant has not been identified yet.

Flow depths were measured by Robinson Pipe Cleaning Company on October 3, 2019, between the hours of 9 am to 10:30 am. The flow depth was measured between the manhole runs where the proposed sanitary connections are intended (between MH-084E030 to MH-084E032). The

COMPONENT 3
5803 CENTRE AVENUE RESIDENTIAL/RETAIL DEVELOPMENT
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

measured flow depth of 1.46” (approximately 5% of the cross-section area of the pipes) was observed between these manholes by Robinson Pipe Cleaning Company on the date listed above.

Hydraulic calculations are based upon the most limiting capacity sewer run (MH051M013 to MH084E032). The maximum carrying capacity for this sewer run is 2,503,889 GPD, per PWSA.

The proposed sanitary sewage flow will discharge into an existing sanitary sewer treatment facility, the Allegheny County Sanitary Authority (ALCOSAN) Wood’s Run treatment plant (ALCOSAN Woods Run WWTP 379960). Proposed sewage flows from the building will be discharged via a new private lateral to an existing public sanitary sewer located along Centre Avenue. The existing system flows downstream to the Allegheny Interceptor and eventually to the ALCOSAN treatment plant.

APPENDIX F

PWSA APPROVED PROPOSED SANITARY SEWER FLOW CALCULATIONS

5803 Centre Avenue

City of Pittsburgh, Allegheny County, Pennsylvania
CEC Project No. 183-364

Prepared by: AJMS
Date: 1/14/2020
Revised: 6/5/2020

Checked by: JJF

Proposed Sewage Flows

Description	Units	Flow Rate/Unit (GPD/Unit)	Total (GPD)
Live/Work (1 Bedroom)	4	150*	600
Micro (1 Bedroom)	34	150*	5100
Studio (1 Bedroom)	20	150*	3000
Studio Balcony (1 Bedroom)	32	150*	4800
B1 Balcony (1 Bedroom)	12	150*	1800
B1 Balcony-Wide (1 Bedroom)	1	150*	150
B2 (1 Bedroom)	4	150*	600
B3 (1 Bedroom)	2	150*	300
B4 (1 Bedroom)	2	150*	300
B5 (1 Bedroom)	2	150*	300
Micro Loft (1 Bedroom)	7	150*	1050
Studio Loft (1 Bedroom)	5	150*	750
Studio Balcony Loft (1 Bedroom)	8	150*	1200
Total 1 Bedroom Units	133	150*	19,950
C1 (2 Bedroom)	8	300*	2,400
C2 (2 Bedroom)	6	300*	1,800
C3 (2 Bedroom)	2	300*	600
C4 (2 Bedroom)	2	300*	600
C5 (2 Bedroom)	2	300*	600
B1 Balcony Loft (2 Bedroom)	3	300*	900
B1 Balcony Loft Wide (2 Bedroom)	1	300*	300
C1 Loft (2 Bedroom)	2	300*	600
C2 Loft (2 Bedroom)	2	300*	600
Total 2 Bedroom Units	28	300*	8,400
Store (Per Public Toilet)	2	400*	800
Store (Per Public Sink)	2	200*	400
Total For 6,000 Sq.Ft. Store	-----	-----	1,200
Building Condensate**	1	1525**	1,525
Total:			31,075
PADEP EDU***			77.6875
Round to:			78

PWSA EDU****	103.6
Round to:	104

Notes:

* Proposed apartment flows per unit in accordance with Pittsburgh Water and Sewer Authority Procedures Manual for Developers, Table 2.1, Revised 2018

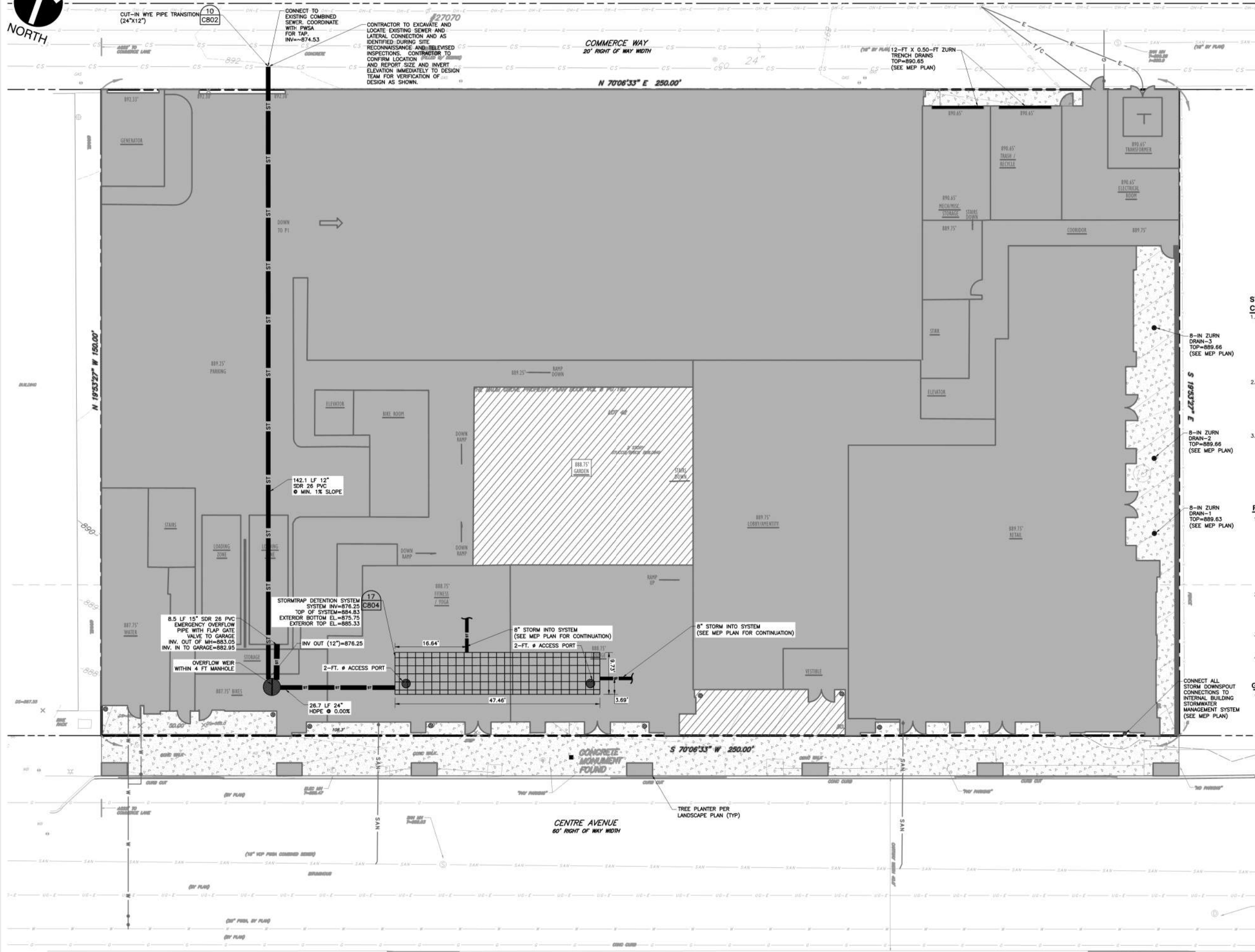
** Building condensate projected flow based on similar projects.

*** In accordance with PADEP Sewage Facilities Planning Module, for community sewer system projects, one EDU is equal to a sewage flow of 400 gpd.

**** In accordance with the Pittsburgh Water and Sewer Authority Procedures Manual for Developers, one EDU is equal to a sewage flow of 300 gpd

APPENDIX G

PLOT PLAN & DESIGN PLAN



- LEGEND:**
- 900 EXISTING CONTOUR
 - FENCE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - GAS LINE
 - WATER LINE
 - UNDERGROUND ELEC. LINE
 - OVERHEAD ELECTRIC
 - SIGN
 - BOLLARD
 - LIGHT STANDARD
 - STORM MANHOLE
 - DITCH BASIN
 - SANITARY MANHOLE
 - CLEAN OUT (CO)
 - WATER BOX (WB)
 - FIRE HYDRANT
 - GAS BOX (GB)
 - GAS METER
 - POWER POLE
 - TELEPHONE MANHOLE
 - ELECTRIC MANHOLE
 - PROPOSED WATER
 - PROPOSED SANITARY
 - PROPOSED COMMUNICATION
 - PROPOSED ELECTRIC
 - PROPOSED STORM
 - PROPOSED STORM IN
 - PROPOSED GAS VALVE
 - PROPOSED WATER VALVE
 - PROPOSED CLEARANCE

STORMWATER MAINTENANCE PROGRAM AND CLEANING SCHEDULE

- INLET CONVEYANCE** - THE INLETS SHALL BE MAINTAINED CONTINUOUSLY AS TO NOT ALLOW SEDIMENT OR DEBRIS FROM PREVENTING THE FLOW OF WATER INTO THEM OR THROUGH THE PIPING SYSTEM. ANY OBSTRUCTIONS TO THE PIPE SHOULD BE REMOVED IMMEDIATELY. INLET CONVEYANCE SHOULD BE INSPECTED ANNUALLY, AND DURING OR IMMEDIATELY AFTER THE CESSATION OF A SIGNIFICANT RAINFALL EVENT (GREATER THAN 2 INCHES IN 24 HOURS) TO CHECK FOR TRASH AND DEBRIS ACCUMULATION (PER ANNUM: ~\$250/YR).
- STORMTRAP UNDERGROUND DETENTION** - DETENTION FACILITY SHOULD BE INSPECTED ANNUALLY AND DURING OR IMMEDIATELY AFTER THE CESSATION OF A SIGNIFICANT RAINFALL EVENT (GREATER THAN 2 INCHES IN 24 HOURS) OR RAPID ICE BUILDUP. ANY SEDIMENT OR TRASH THAT ACCUMULATES IN THE FACILITY SHOULD BE CLEARED PER THE MANUFACTURER'S INSTRUCTIONS (PER ANNUM: ~\$650/YR).
- OUTLET STRUCTURES** - THE PRIMARY OUTLET STRUCTURES SHOULD BE INSPECTED ANNUALLY AND DURING OR IMMEDIATELY AFTER THE CESSATION OF A SIGNIFICANT RAINFALL EVENT (GREATER THAN 2 INCHES IN 24 HOURS) TO MAKE SURE NO OBSTRUCTIONS ARE PREVENTING THE ORIFICE OPENINGS FROM PASSING WATER INTO THE OUTLET PIPE. ANY OBSTRUCTIONS PREVENTING THE PRIMARY SPILLWAY FROM FUNCTIONING PROPERLY SHOULD BE REMOVED IMMEDIATELY (PER ANNUM: ~\$250/YR).

RECYCLING OR DISPOSAL OF MATERIALS

- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
- PROPER TRASH DISPOSAL, RECYCLING OF MATERIALS, PROPER MATERIALS HANDLING, AND SPILL PREVENTION AND CLEAN-UP REDUCE THE POTENTIAL FOR CONSTRUCTION SITE WASTES TO BE MOBILIZED BY STORMWATER RUNOFF AND CONVEYED TO SURFACE WATERS.
- UNDER NO CIRCUMSTANCES MAY EROSION CONTROL BMPs BE USED FOR TEMPORARY STORAGE OR DEMOLITION MATERIALS OF CONSTRUCTION WASTES.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EAS PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.

GEOLOGIC FORMATIONS/SOIL CONDITIONS

- IF DURING CONSTRUCTION GEOLOGIC FORMATIONS ARE ENCOUNTERED, THE CONTRACTOR IS TO CONTACT THE OWNER, THE DESIGN PROFESSIONAL, THE LOCAL CONSERVATION DISTRICT, AND THE PADEP FOR PROPER HANDLING OF THESE MATERIALS.

SURVEYOR'S NOTES:

- THE BASIS OF BEARING IS GRID NORTH BASE ON THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLAN COORDINATES, PA SOUTH ZONE 3782. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASE ON GEOID 2012B AS DETERMINED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. USING SURVEY GRADE GPS MEASUREMENTS AND ORIPR POST PROCESSING.
- THE COMMITMENT PARCEL HAS DIRECT PHYSICAL ACCESS TO CENTRE AVENUE AND COMMERCE WAY.
- THE COMMITMENT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.
- FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED AUGUST 22, 2019.

ONE CALL SERIAL NOS. 20190143879

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

PENNSYLVANIA ACT 38 (1991) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE FOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DIG, DRILL, AUGER, BORE, GRADE, TRENCH, OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROPRIATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ACCEPT ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.



48 EAST THIRD AVE | COLUMBUS OHIO 43201
614.469.7500 | F 614.469.0500 | www.archall.com

Civil & Environmental Consultants, Inc.
4350 NORTHERN PIKE - SUITE 141 - MONROEVILLE, PA 15146
724-327-5200 - 800-999-3610
www.cedcinc.com

DATE: 01/31/2020	DRAWN BY: AJS
SCALE: 1" = 20'	CHECKED BY: JJJ
SEC PROJECT NO: 183-364	APPROVED BY: *JJJ

5803 CENTRE AVE.
5803 CENTRE AVE., PITTSBURGH, PA 15206

DRAWING SET

<input type="checkbox"/>	preliminary
<input type="checkbox"/>	check
<input checked="" type="checkbox"/>	06/30/2020 bid
<input checked="" type="checkbox"/>	06/30/2020 permit
<input type="checkbox"/>	construction

REVISIONS

▲	POH COMMENTS, 06/24/2020
▲	
▲	
▲	

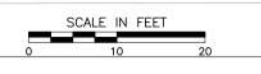
SEAL *HAND SIGNATURE ON FILE



PROJECT NUMBER: 019029
SHEET TITLE: POST CONSTRUCTION STORMWATER
SHEET NUMBER: MANAGEMENT PLAN

C400

CHAPTER 93 DESIGNATION
SITE DRAINS TO THE ALLEGHENY RIVER, CHAPTER 93 DESIGNATED USE OF WWF





FRONT PERSPECTIVE // MATERIAL CHANGE

CSP PITTSBURGH
MASSING STUDIES
JUNE 7, 2019


Charles Street
INVESTMENT PARTNERS

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STREET // BIRDSEYE

CSP PITTSBURGH
MASSING STUDIES
JUNE 7, 2019


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ENTRY // PERSPECTIVE



ENTRY // PERSPECTIVE



OVERVIEW // BIRDSEYE

APPENDIX H

PNDI AND PHMC CLEARANCE LETTERS

1. PROJECT INFORMATION

Project Name: **5803 Centre Avenue**

Date of Review: **8/15/2019 02:17:48 PM**

Project Category: **Development, Additions/maintenance to existing development facilities**

Project Area: **0.99 acres**

County(s): **Allegheny**

Township/Municipality(s): **PITTSBURGH**

ZIP Code: **15206**

Quadrangle Name(s): **PITTSBURGH EAST**

Watersheds HUC 8: **Lower Allegheny**

Watersheds HUC 12: **Allegheny River-Ohio River**

Decimal Degrees: **40.458317, -79.931432**

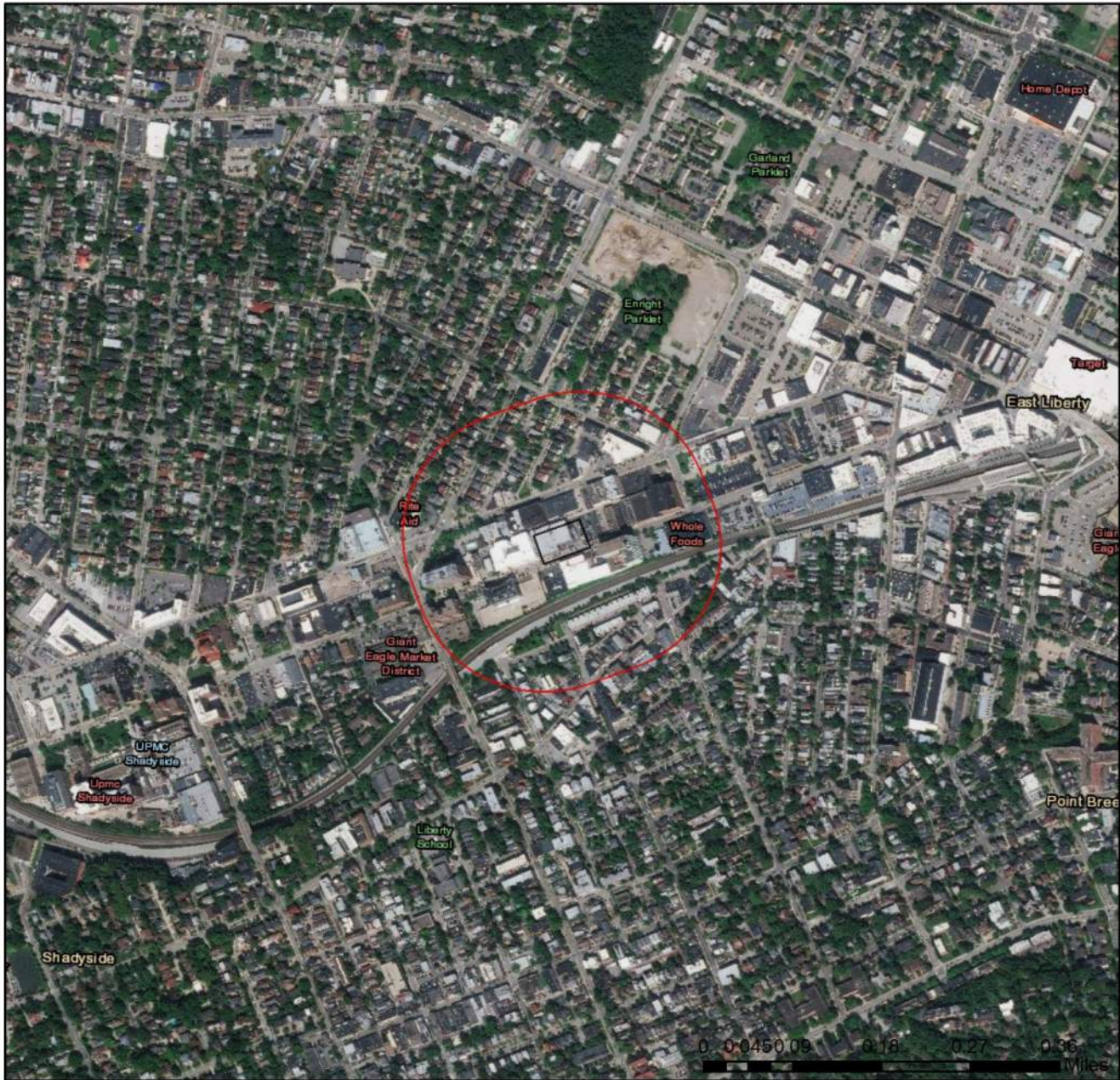
Degrees Minutes Seconds: **40° 27' 29.9396" N, 79° 55' 53.1569" W**

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

5803 Centre Avenue



- Project Boundary
- Buffered Project Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

5803 Centre Avenue



- Project Boundary
- Buffered Project Boundary

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS,



3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE:

No impacts to **federally** listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 et seq. is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
NO Faxes Please

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Anthony Simelis, P.E.
Company/Business Name: Civil & Environmental Consultants, Inc.
Address: 4000 Triangle Lane, Suite 200
City, State, Zip: Export, PA, 15632
Phone: (724) 387-6369 Fax: ()
Email: asimelis@cecinc.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.



applicant/project proponent signature

08/15/2019

date



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

September 20, 2019

Anthony J-M Simelis
CEC
4000 Triangle Lane, Suite 200
Export PA 15632

ER 2019-2164-003-B: DEP, 5803 Centre Avenue Apartments, City of Pittsburgh, Allegheny County, CEC Project 183-364, receipt of HRSF

Dear Mr. Simelis,

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution, and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources - Assessment of Eligibility

Based on the information received and available in our files, it is the opinion of the Pennsylvania State Historic Preservation Officer that the Hiland (Highland) Automobile Company, Key # 210678 is not eligible for listing in the National Register of Historic Places due to a lack of integrity and/or significance. This resource has not been evaluated for archaeological potential.

We concur the scope and level of effort utilized to identify historic properties for this project is appropriate. Our evaluation is based upon the information provided and available in our files for review. If National Register listing for this property is sought in the future, additional documentation of the property's significance and integrity may be required to both verify this evaluation and satisfy the requirements of the National Park Service (36 CFR Part 60). Thus, the outcome of the National Register listing process cannot be assured by this evaluation.

Above Ground Resources – Assessment of Effect

Based on our files and the information provided, it is our opinion that there are no above ground historic properties present. Should new information be brought to your attention regarding historic properties located within the project area of potential effect, please notify the PA SHPO at (717) 783-8947 for reconsideration of the project.

If you need further information in this matter, please contact Cheryl L. Nagle at chnagle@pa.gov or (717) 772-4519.

Sincerely,

Douglas C. McLearn, Chief
Division of Environmental Review

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

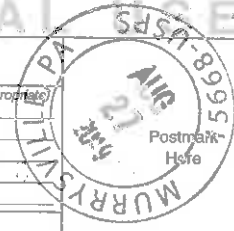
OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$



Postage

\$

Total

\$

Sent

Screen

City

Ms. Tina Webber, Clerk Typist II
 Pennsylvania Historical and Museum Commission
 PA State Historic Preservation Office
 Bureau for Historic Preservation
 400 North Street
 Commonwealth Keystone Building 2nd Floor
 Harrisburg, PA 17120-0093

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7016 1370 0002 1178 3191

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Tina Webber, Clerk Typist II
 Pennsylvania Historical and Museum Commission
 PA State Historic Preservation Office
 Bureau for Historic Preservation
 400 North Street
 Commonwealth Keystone Building 2nd Floor
 Harrisburg, PA 17120-0093



9590 9402 3090 7124 9580 35

2. Article Number (Transfer from service label)

7016 1370 0002 1178 3191

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *H. Naib* Agent
 Addressee

B. Received by (Printed Name)

AUG 29 2019

C. Date of Delivery

AUG 29 2019

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

RECEIVED

SEP 03 2019

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



CERTIFIED NO. 7016 1370 0002 1178 3856

August 16, 2019

Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
400 North Street
Commonwealth Keystone Building 2nd Floor
Harrisburg, Pennsylvania 17120-0093

Subject: 5803 Centre Avenue Apartments
City of Pittsburgh, Allegheny County, Pennsylvania
CEC Project 183-364

On behalf of Charles Street Investment Partners (CSIP), Civil & Environmental Consultants, Inc. (CEC) is submitting a State Historic Preservation Offices (SHPO) review form and attachments for the proposed 5803 Centre Avenue Apartments project. This submission is required as part of the Act 537 Sewage Facilities Planning Module for the project.

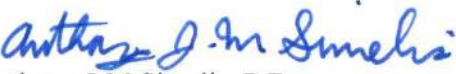
The proposed project is located in East Liberty at 5803 Centre Avenue, Pittsburgh PA 15206. The site is bounded by Centre Avenue to the south, Commerce Street to the north, Emerald Apartments to the west, and an existing parking field to the east. The project site includes one existing two-story warehouse structure and a parking area. The structure was constructed in 1971. CSIP is proposing to demolish this structure and construct a new 150 unit residential/retail development on this site along with associated storm sewers, landscaping, and site utilities. The entire project area, including the footprint is approximately 0.86 acres. A site location map and site plan rendering have been included as attachments to the SHPO review form.

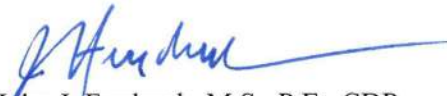
Proposed sewage flows from the new building will be discharged to an existing sanitary sewer. The existing system flows downstream to the Allegheny Interceptor and eventually to the ALCOSAN treatment plant.

Please contact me if you have any questions or need additional information. Thank you for your assistance.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.


Anthony J-M Simelis, P.E.
Assistant Project Manager


John J. Frydrych, M.S., P.E., CDP
Principal

AJMS/JJF:hm

Enclosures

L-183364.Aug16/P

ENCLOSURE 1

SHPO PROJECT REVIEW FORM



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY		Reviewers: ___/___
DATE RECEIVED:	DATE DUE:	
ER NUMBER:	HRSF: _____	

REV: 06/2018

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal? YES NO OR This is additional information for ER Number:

Project Name 5803 Centre Avenue Apartment Development County Allegheny Municipality City of Pittsburgh
 Project Address 5803 Centre Avenue City/State/ Zip Pittsburgh PA 15206

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Anthony Simelis, P.E. Phone (724) 387-6369
 Company Civil & Environmental Consultants, Inc. Fax
 Street/PO Box 4000 Triangle Lane, Suite 200 Email asimelis@cecinc.com
 City/State/Zip Export PA 15632

SECTION C: PROJECT DESCRIPTION

This project is located on: (check all that apply) Federal property State property Municipal property Private property

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)

Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply): Construction Demolition Rehabilitation Disposition

Total acres of project area: 0.86 Total acres of earth disturbance: 0.86

Are there any buildings or structures within the project area? Yes No Approximate age of buildings: 48 Years

Does this project involve properties listed in or eligible for the National Register of Historic Places, or designated as historic by a local government?	Yes <input type="radio"/>	No <input checked="" type="radio"/>	Unsure <input type="radio"/>	Name of historic property or historic districts
---	---------------------------	-------------------------------------	------------------------------	---

Please print and mail completed form and all attachments to:

PHMC
 State Historic Preservation Office
 400 North St.
 Commonwealth Keystone Building, 2nd Floor
 Harrisburg, PA 17120-0093

Attachments – Please include the following information with this form

- Map** – 7.5' USGS quad showing project boundary and Area of Potential Effect
- Description/Scope** – Describe the project, including any ground disturbance and previous land use
- Site Plans/Drawings** – Indicate past and present land use, location and dates of buildings, and proposed improvements
- Photographs** – Attach prints or digital photographs showing the project site, including images of all buildings and structures keyed to a site plan

SHPO DETERMINATION (SHPO USE ONLY)

- There are **NO HISTORIC PROPERTIES** in the Area of Potential Effect The project will have **NO ADVERSE EFFECTS WITH CONDITIONS** (see attached)
- The project will have **NO EFFECT** on historic properties **SHPO REQUESTS ADDITIONAL INFORMATION** (see attached)
- The project will have **NO ADVERSE EFFECTS** on historic properties:

SHPO REVIEWER: _____ DATE: _____

ENCLOSURE 2
BUILDING PHOTOS

5803 CENTRE AVE- CEC PROJECT #183-364

BUILDING PHOTOS:

PREPARED BY AJMS 8/16/19

Figure 1. Front of building on Centre Avenue (Emerald Apartments to the left)



Figure 2. Front of building on Centre Avenue looking north-east



Figure 3. Side of building on Centre Avenue looking north-west



Figure 4. Side of building on Centre Avenue looking north to loading dock



5803 CENTRE AVE- CEC PROJECT #183-364
BUILDING PHOTOS:
PREPARED BY AJMS 8/16/19

Figure 5. Side of building on Commerce Street looking south-west



Figure 6. Side of building on Commerce Street looking south-west



5803 CENTRE AVE- CEC PROJECT #183-364
BUILDING PHOTOS:
PREPARED BY AJMS 8/16/19

Figure 7. Side of building on Commerce Street looking south-east adjacent to Emerald Apartments



ENCLOSURE 3

CV01-SITE LOCATION MAP

Q:\2018\183-364\CADD\DWG\C01-Site Location Map.dwg [C01] 183-364-CV01-Site Location Map.dwg [LAYOUT] LS:(8/15/2019 - asimelis) - LP: 8/15/2019 2:50 PM



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, PITTSBURGH EAST QUADRANGLE, PA DATED: 1993.




Civil & Environmental Consultants, Inc.
 4000 Triangle Lane · Suite 200 · Export, PA 15632
 724-327-5200 · 800-899-3610
 www.cecinc.com

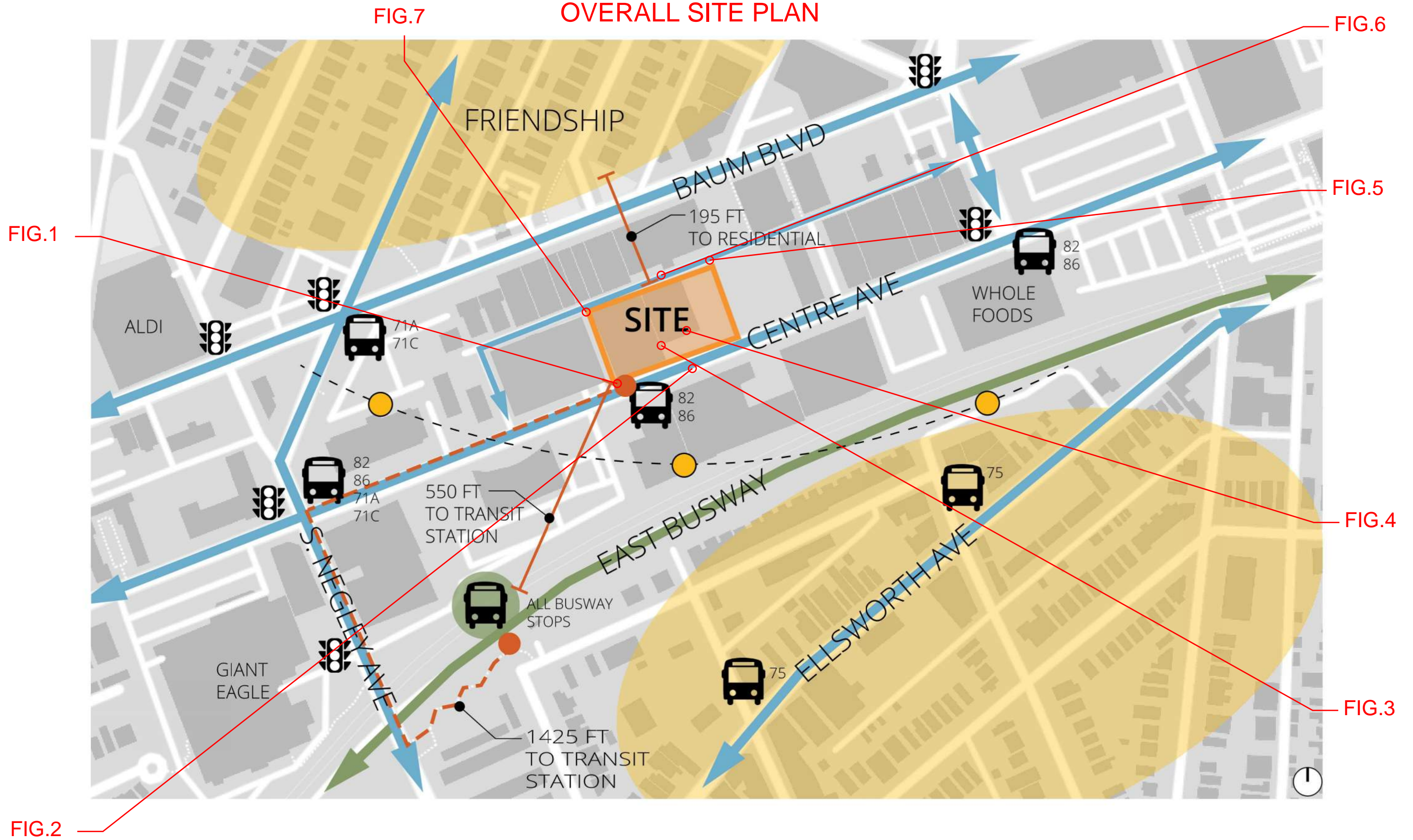
5803 CENTRE AVENUE
 CHARLES STREET INVESTMENT PARTNERS
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA

DRAWN BY:	AJMS	CHECKED BY:	AJMS	APPROVED BY:	JJF	FIGURE NO.:	
DATE:	AUGUST 15, 2019	DWG SCALE:	1" = 2000'	PROJECT NO:	183-364		1

ENCLOSURE 4

5803 CENTRE AVE VIEW 1

OVERALL SITE PLAN



ENCLOSURE 5

5803 CENTRE AVE VIEW 2

5803 Centre Avenue Apartments Project





August 27, 2019

CERTIFIED MAIL NO.: 7016 1370 0002 1178 3191

Ms. Tina Webber, Clerk Typist II
Pennsylvania Historical and Museum Commission
PA State Historic Preservation Office
Bureau for Historic Preservation
400 North Street
Commonwealth Keystone Building 2nd Floor
Harrisburg, Pennsylvania 17120-0093

Dear Ms. Webber:

Subject: 5803 Centre Avenue Apartments
City of Pittsburgh, Allegheny County, Pennsylvania
CEC Project 183-364

On behalf of Charles Street Investment Partners (CSIP), Civil & Environmental Consultants, Inc. (CEC) is submitting a Historic Resource Form (HRF) and attachments for the proposed 5803 Centre Avenue Apartments project. This submission is in response to comments issued by Ms. Tina Webber with the Pennsylvania Historical and Museum Commission (PHMC) and received by CEC on August 23, 2019.

The proposed project is located in East Liberty at 5803 Centre Avenue, Pittsburgh, PA 15206. The site is bounded by Centre Avenue to the south, Commerce Street to the north, Emerald Apartments to the west, and an existing parking field to the east. The project site includes one existing two-story warehouse structure and a parking area. CSIP is proposing to demolish this structure and construct a new 150-unit residential/retail development on this site along with associated storm sewers, landscaping, and site utilities. The entire project area, including the footprint, is approximately 0.86 acre.

Please contact me if you have any questions or need additional information. Thank you for your assistance.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Anthony J-M Simelis, P.E.
Assistant Project Manager

John J. Frydrych, M.S., P.E., CDP
Principal

AJMS:JJF/jg
Attachments

L-183364.Aug27/P

ATTACHMENT 1

STATE HISTORIC PRESERVATION OFFICE (SHPO) RESPONSE COMMENTS

Simelis, Anthony

From: Webber, Tina <twebber@pa.gov>
Sent: Friday, August 23, 2019 12:22 PM
To: Simelis, Anthony
Subject: C_20192164003A.pdf
Attachments: C_20192164003A.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for contacting the Pennsylvania State Historic Preservation Office (SHPO) for project review in accordance with state and federal laws. Our response is attached to this email. A hard copy will not follow in the mail unless requested. If this review requires a response, please mail to the address below; we cannot accept electronic submissions. This message is being sent on behalf of the SHPO review staff. If you have any questions about this review, please contact the appropriate reviewer. A list of reviewers by region and discipline is available at:

<https://www.phmc.pa.gov/Preservation/Environmental-Review/Pages/Contact-Information.aspx>

If you have questions regarding our review for above ground, please contact Cheryl Nagle at chnagle@pa.gov.

*Tina Webber/Clerk Typist II
PHMC/PA State Historic Preservation Office
400 North Street, 2nd Floor/Harrisburg, PA 17120-0093
Phone: (717) 705-4036/Fax: (717) 772-0920
twebber@pa.gov*

Pennsylvania has a new statewide historic preservation plan! [Check it out](#) and learn how we can work together to make sure [#preservationhappenshere](#) in Pennsylvania every day.



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

August 23, 2019

Anthony Simelis, P.E.
Civil & Environmental Consultants, Inc.
4000 Triangle Lane, Suite 200
Export, PA 15632

TO EXPEDITE REVIEW USE
BHP REFERENCE NUMBER

Re: File No. ER 2019-2164-003-A
DEP Act 537 Sewage Facilities Planning Module: 5803 Centre Avenue Apartment
Development, City of Pittsburgh, Allegheny County

Dear Mr. Simelis:

Thank you for submitting information concerning the above referenced project. The Pennsylvania State Historic Preservation Office (PA SHPO) reviews projects in accordance with state and federal laws. Section 106 of the National Historic Preservation Act of 1966, and the implementing regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation, is the primary federal legislation. The Environmental Rights amendment, Article 1, Section 27 of the Pennsylvania Constitution and the Pennsylvania History Code, 37 Pa. Cons. Stat. Section 500 et seq. (1988) is the primary state legislation. These laws include consideration of the project's potential effects on both historic and archaeological resources.

Above Ground Resources

We are unable to proceed with our review until the additional information on the attached sheet is provided.

Archaeological Resources

Based on our files and the information provided, it is our opinion that there are no archaeological resources present. Should new information be brought to your attention regarding historic properties located within the project area of potential effect, please notify the PA SHPO at (717) 783-8947 for reconsideration of the project.

If you need further information in this matter, please contact Cheryl L. Nagle at chnagle@pa.gov or (717) 772-4519.

Sincerely,

Douglas C. McLearn, Chief
Division of Environmental Review

Attachment
DCM/tmw

Date: 8/22/19
ER#: 2019-2164-003-A



Pennsylvania State Historic Preservation Office
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

REQUEST FOR ADDITIONAL INFORMATION

Please submit the following checked items for PHMC-SHPO to proceed with project review:

A. FUNDING/ PERMITTING/ LICENSING/ APPROVAL PROGRAM

- Identify the Federal/State Agency and funding program or permit/license

B. PROJECT DESCRIPTION

- Narrative description of the project and related actions resulting from the project
 Proposed boundary of the project's Area of Potential Effect (APE), including:
- Justification of APE
 - Consideration of visual impacts
- Site or architectural plans of existing conditions
 Preliminary architectural drawings or plans and/or site plans of proposed development
 Provide plans and alignment for portions interior and exterior to current road/railroad/utility ROW. Flag exterior segments.

C. PROJECT LOCATION

- U.S.G.S 7.5 min. series quadrangle with the following information:
- Project location(s) and limits clearly marked using a colored pen
 - Name of the quadrangle
 - Nearest place name.
 - For assistance, see our tutorial:
<https://www.phmc.pa.gov/Preservation/About/Documents/Tutorial-6-Locating-Topo-Maps.pdf>
- Street map
 Street address of property
 Municipality in which project is located (not mailing address location)

D. PROJECT SIZE

- Acreage of project area
 Miles/feet of project area and Right-of-Way (ROW) width
 Extent and nature of ground disturbing activities (i.e. grading, trenching, foundation excavation)

E. PHOTOGRAPHS (No photocopies. Clear, color, high resolution digital images required)

- Exterior of all building(s)/structures, streetscape, and features in project area
 Interior of building(s) illustrating the proposed work areas/features
 Current and/or historic aerial photos (<http://www.pennpilot.psu.edu/>)
 Project potentially affects historically associated farmland. Provide photos of all farm complex buildings.

F. CULTURAL RESOURCE IDENTIFICATION

- Pennsylvania Historic Resource Survey Form(s) for all properties 50 years or older within the APE, available at: <https://www.phmc.pa.gov/Preservation/About/Documents/Historic-Resource-Survey-Form.pdf>

- Instructions can be found here:
https://www.phmc.pa.gov/Preservation/About/Documents/How_to_Complete_PA_HRSF.pdf

- Utilize the context documents found here: <https://www.phmc.pa.gov/Preservation/National-Register/Pages/Contexts-Topic.aspx>

- Agricultural Resources of Pennsylvania, c 1700-1960
 Public Elementary and Secondary Schools in Pennsylvania, 1682-1969
 Other _____

Found here: _____

- Utilize the following previously identified comparative properties:

G. EFFECTS

- How will the project affect building(s) over 50 years old?
 National Register listed/eligible property(s) exist in project area (listed below). How will the project affect the historic property(s)? KEY # _____

• _____

For warehouse to be demolished

ATTACHMENT 2

HISTORIC RESOURCE SURVEY FORM

Historic Resource Survey Form

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
Bureau for Historic Preservation

Key # _____
ER# _____
Date Prepared _____

Name, Location and Ownership *(Items 1-6; see Instructions, page 4)*

HISTORIC NAME _____

CURRENT/Common NAME _____

OWNER NAME/ADDRESS _____

TOTAL NUMBER OF RESOURCES _____

COUNTY _____ MUNICIPALITY _____

USGS QUAD _____

LOCATION _____

STREET ADDRESS _____ ZIP _____

CATEGORY OF PROPERTY Building District Object Site Structure

OWNERSHIP Private Corporate
 Public/Local Public/County Public/State Public/Federal

TAX PARCEL #/YEAR _____

Function *(Items 7-8; see Instructions, pages 4-6)*

Historic Function	Subcategory	Particular Type
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Current Function	Subcategory	Particular Type
_____	_____	Office/Warehouse _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Property Features *(Items 15-17; see Instructions, pages 7-8)*

Setting _____

Ancillary Features

_____	_____	_____
_____	_____	_____
_____	_____	_____

Acreage (round to nearest tenth) _____

Architectural/Property Information *(Items 9-14; see Instructions, pages 6-7)*

ARCHITECTURAL CLASSIFICATION

EXTERIOR MATERIALS and STRUCTURAL SYSTEM

Foundation _____

Walls _____

Roof _____

Other _____

Structural System _____

WIDTH _____ (feet) or _____ (# bays) **DEPTH** _____ (feet) or _____ (# rooms) **STORIES/HEIGHT** _____

Historical Information *(Items 18-21; see Instructions, page 8)*

Year Construction Began _____ Circa **Year Completed** _____ Circa

Date of Major Additions, Alterations _____ Circa _____ Circa _____ Circa

Basis for Dating Documentary Physical

Explain _____

Cultural/Ethnic Affiliation(s) _____

Associated Individual(s) _____

Associated Event(s) _____

Architect(s) _____

Builder(s) _____

Submission Information *(Items 22-23; see Instructions, page 8)*

Previous Survey/Determinations _____

Threats None Neglect Public Development Private Development Other

Explain _____

This submission is related to a non-profit grant application business tax incentive
 NHPA/PA History Code Project Review other

Preparer Information *(Items 24-30; see Instructions, page 9)*

Name & Title _____

Date Surveyed _____ **Project Name** _____

Organization/Company _____

Mailing Address _____

Phone _____ **Email** _____

Key # _____
ER# _____

Site Plan (Item 34)

See page 11 of the Instructions for more information regarding the site plan. Create a sketch of the property, showing the footprint of all buildings, structures, landscape features, streets, etc. Label all resources and streets. Include a North arrow and a scale bar (note if scale is approximate). This sheet may be used to sketch a plan or another map/plan may be substituted.



Key # _____
ER# _____

Floor Plan (Item 35)

See page 11 of the Instructions for more information regarding the floor plan. Provide a floor plan for the primary buildings, showing all additions. Label rooms and note important features. Note the date of additions. Include a North arrow and a scale bar (note if scale is approximate) or indicate width/depth dimensions. This sheet may be used to sketch a floor plan or another map/plan may be substituted.



Key # _____

ER# _____

Physical Description and Integrity (Item 38)

Provide a current description of the overall setting, landscape, and resources of the property. See page 13 of the Instructions for detailed directions. Continue on additional sheets as needed. Suggested outline for organizing this section:

- Introduction [summarize the property, stating type(s) of resource(s) and function(s)]
- Setting [describe geographic location, streetscapes, natural/man-made landscape features, signage, etc.]
- Exterior materials, style, and features [describe the exterior of main buildings/resources]
- Interior materials, style, and features [describe the interior of main buildings/resources]
- Outbuildings/Landscape [describe briefly additional outbuildings/landscape features found on property, substitute Building Complex Form if preferred; See Instructions, page 18]
- Boundaries [explain how/why boundaries chosen, such as historic legal parcel, visual natural features such as tree lines, alley separating modern construction, etc.]
- Integrity [summarize changes to the property and assess how the changes impact its ability to convey significance]

(Text entered directly into form fields will not permit formatting adjustments, such as spell checking or italicizing. Instead, you may wish to cut-and-paste text from another document into the field below; “unprotect” the document for this section; or prepare the “Physical Description and Integrity” narrative as a separate document.)

Key # _____

ER# _____

History and Significance (Item 39)

Provide an overview of the history of the property and its various resources. Do not substitute deeds, chapters from local history books, or newspaper articles. See page 14 of the Instructions for detailed directions. Continue on additional sheets as needed.

Suggested outline for organizing this section:

- History [Summarize the evolution of the property from origin to present]
- Significance [Explain why the property is important]
- Context and Comparisons [Describe briefly similar properties in the area, and explain how this property compares]

(Text entered directly into form fields will not permit formatting adjustments, such as spell checking or italicizing. Instead, you may wish to cut-and-paste text from another document into the field below; “unprotect” the document for this section; or prepare the “History and Significance” narrative as a separate document.)

ATTACHMENT 3
EXISTING WAREHOUSE SITE PLAN



SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO. NCS-896609-PIT, FIRST AMERICAN LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: 03/07/2018. ITEMS 1-2, 4-7, & 10 ARE NOT SURVEY RELATED.

- 3) UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA CONTENT AND ENCROACHMENTS, WHICH AN ACCURATE AND SATISFACTORY LAND TITLE SURVEY WOULD DISCLOSE.
3) POSSIBLE ENCROACHMENT OF BUILDING AS SHOWN ON THE SURVEY.
8) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
9) REDEVELOPMENT AREA PLAN (ALSO KNOWN AS GENERAL NEIGHBORHOOD RENEWAL PLAN) EAST LIBERTY REDEVELOPMENT AREA NO. 10 PROJECT NO. PENNA. R-18 AS SET FORTH IN DEED BOOK VOLUME 3999 PAGE 51.
11) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 8 PAGE 162.
THE COMMITMENT PARCEL IS AFFECTED BY ALL MATTERS OF THE PLAN THE FOLLOWING IS PLOTTABLE:

11a a.) 35' BUILDING LINE - LINE TO WHICH ALL BUILDINGS ARE TO BE ERECTED AS SHOWN ON THE SURVEY.

SCHEDULE C & RECORD DESCRIPTION D.B.V. 4930, PG. 697:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE EIGHTH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NOS. 40 TO 44 IN THE MELLON'S PLAN OF BALM GROVE, OF RECORD IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 8, PAGE 162, BEING TOGETHER BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF CENTRE AVENUE AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS NOS. 39 AND 40 IN SAID PLAN, WHICH POINT IS 550 FEET WESTWARDLY FROM THE NORTHWESTERLY CORNER OF CENTRE AND EUCLID AVENUES; THENCE WESTWARDLY BY LINE OF CENTRE AVENUE A DISTANCE OF 250 FEET TO THE DIVIDING LINE BETWEEN LOT NOS. 44 AND 45 IN SAID PLAN; THENCE ALONG SAID DIVIDING LINE NORTHWARDLY 150 FEET TO THE SOUTHERLY SIDE OF COMMERCE WAY (FORMERLY A 20-FOOT ALLEY); THENCE ALONG SAID SIDE OF COMMERCE WAY 250 FEET EASTWARDLY TO THE DIVIDING LINE BETWEEN LOT NOS. 40 AND 39 IN SAID PLAN; THENCE ALONG SAID DIVIDING LINE SOUTHWARDLY 150 FEET TO CENTRE AVENUE AT THE PLACE OF BEGINNING.

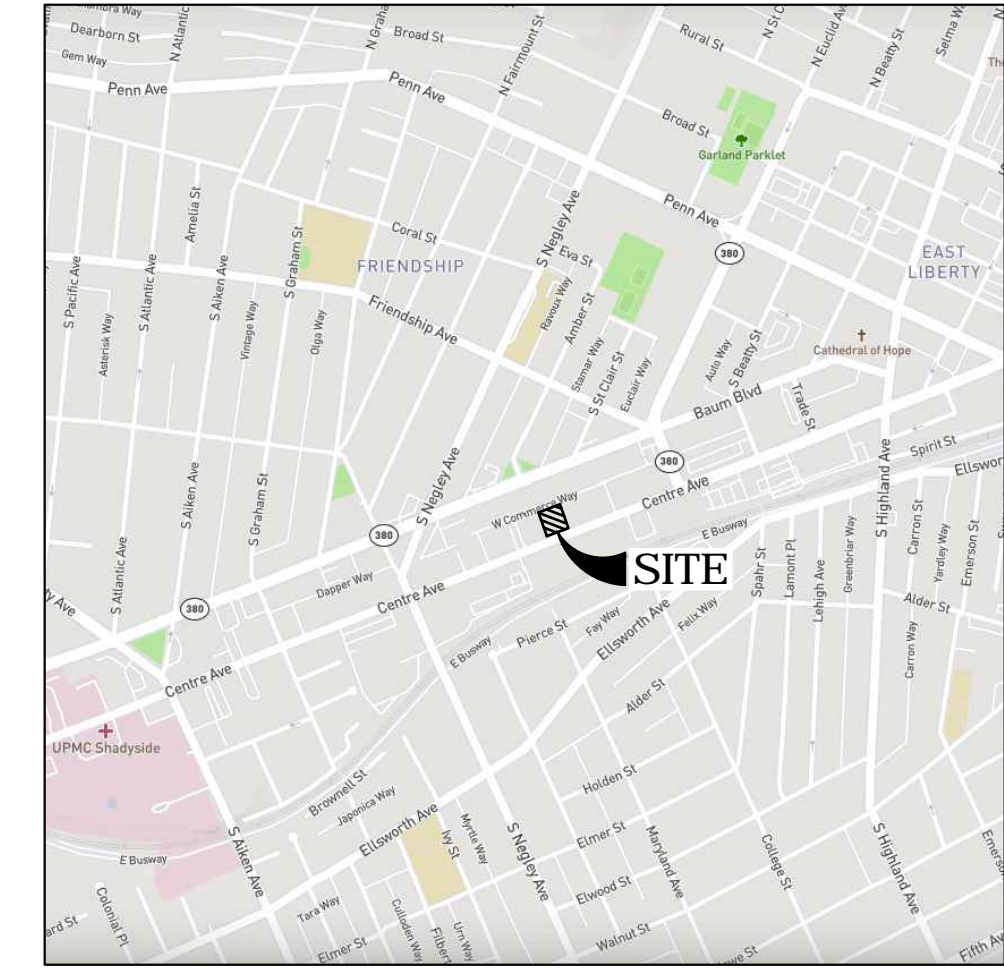
BEING TAX PARCEL 84 E-282

BEING THE SAME PREMISES WHICH AUTOMOTIVE SUPPLY COMPANY, A PENNSYLVANIA CORPORATION, BY DEED DATED 01/26/1971 AND RECORDED 02/01/1971 IN ALLEGHENY COUNTY AT DEED BOOK VOLUME 4930 PAGE 697, GRANTED AND CONVEYED INTO GERALD LOEVNER, TRUSTEE UNDER A TRUST AGREEMENT BETWEEN GERALD LOEVNER, MARK LOEVNER AND ROBERT LOEVNER DATED DECEMBER 21, 1970, IN FEE.

SURVEYOR'S NOTES:

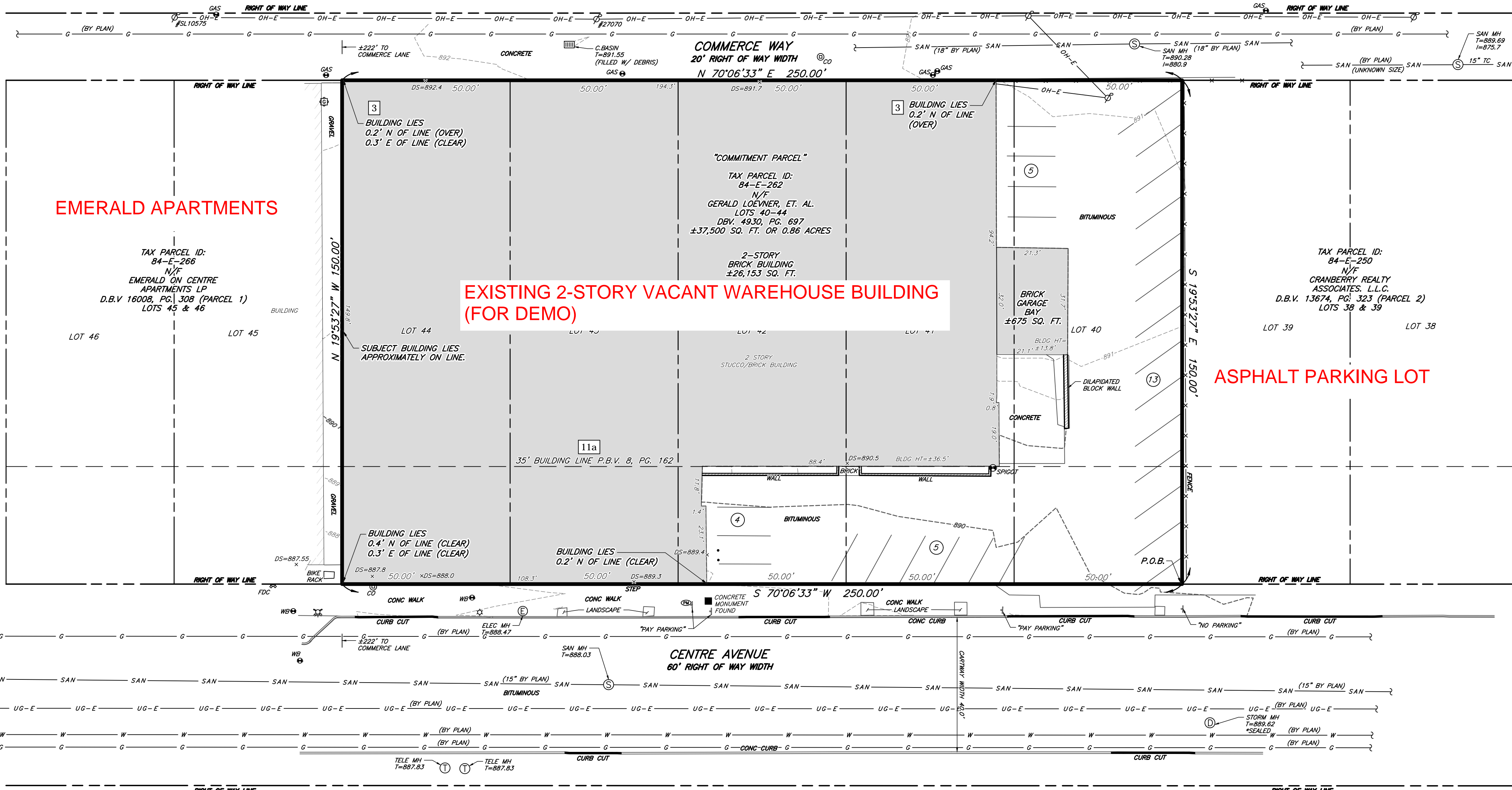
- 1) THE BASIS OF BEARING IS GRID NORTH BASE ON THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLAN COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASE ON GEOID 2012 AS DETERMINED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND GPUS POST PROCESSING.
2) THE COMMITMENT PARCEL HAS DIRECT PHYSICAL ACCESS TO CENTRE AVENUE AND COMMERCE WAY.
3) THE COMMITMENT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

REVISION RECORD table with columns: NO, DATE, DESCRIPTION



VICINITY MAP N.T.S.

PRIZANT DERMATOLOGY AND RETAIL STORES



2016 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

- ITEM 2: 5803 CENTRE AVENUE PITTSBURGH, PA 15206
ITEM 3: THE COMMITMENT PARCEL IS LOCATED IN 'OTHER AREAS' FLOOD ZONE X BASED ON THE FLOOD INSURANCE RATE MAP. MAP NO.: 42003C0381, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014.
OTHER AREAS:
1) ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
ITEM 4: THE GROSS LAND AREA OF THE COMMITMENT PARCEL IS ± 37,500 SQUARE FEET OR 0.86 ACRES
ITEM 6(a): ZONING NOT PROVIDED TO THE SURVEYOR.
ITEM 7(a): THE DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE AS SHOWN ON THE SURVEY.
ITEM 7(b): THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS AS SHOWN ON THE SURVEY.
ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.
ITEM 9: THERE ARE 27 TOTAL PARKING SPACES, 0 OF WHICH ARE HANDICAP SPACES.
ITEM 11: THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE PA ONE CALL TICKET NUMBERS ARE 20192143878 AND 20192143879 DATED AUGUST 2, 2019.
WITH REGARD TO TABLE A, ITEM 11 SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE AS SHOWN ON THE SURVEY.
ITEM 14: THE DISTANCE TO THE NEAREST INTERSECTION STREET IS AS SHOWN ON THE SURVEY.
ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.

GREATER PITTSBURGH ORTHOPEDIC ASSOCIATION

EXISTING LEGEND table listing symbols for property lines, easements, utility lines (gas, water, electric, sewer), and other features like signs and parking meters.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA CERTIFIES TO (a) 5803 CENTRE LLC, A DELAWARE LIMITED LIABILITY COMPANY, (b) FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2019.

VINCENT JOHN PAPERELLA, P.L.S.
LICENSE NO. SU-0529393E
AUGUST 20, 2019



CEC Civil & Environmental Consultants, Inc. logo and contact information. ALTA / NSPS LAND TITLE SURVEY 5803 CENTRE AVENUE. 8TH WARD CITY OF PITTSBURGH ALLEGHENY COUNTY, PA. Made For CHARLES STREET INVESTMENT PARTNERS, LLC. DATE: AUGUST 22, 2019. SCALE: 1" = 20'. DRAWING NO.: 183-364-0009. SHEET 1 OF 1.

01/20/2019 10:27 AM - U:\2019\183-364-0009\Survey\Draw\183-364-0009-0101-ALTA.dwg(SHEET 1) LS(08/23/2019 - emwml) - U:\2019\183-364-0009\Survey\Draw\183-364-0009-0101-ALTA.dwg(SHEET 1) LS(08/23/2019 - emwml) - U:\2019\183-364-0009\Survey\Draw\183-364-0009-0101-ALTA.dwg(SHEET 1) LS(08/23/2019 - emwml)

ATTACHMENT 4

INTERIOR BUILDING LAYOUT FLOOR PLAN WITH PHOTO KEY



SCHEDULE B - SECTION II:

BASED UPON TITLE COMMITMENT FILE NO. NCS-896609-PIT, FIRST AMERICAN LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: 03/07/2018. ITEMS 1-2, 4-7, & 10 ARE NOT SURVEY RELATED.

- 3) UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA CONTENT AND ENCROACHMENTS, WHICH AN ACCURATE AND SATISFACTORY LAND TITLE SURVEY WOULD DISCLOSE.
3) POSSIBLE ENCROACHMENT OF BUILDING AS SHOWN ON THE SURVEY.
8) TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
9) REDEVELOPMENT AREA PLAN (ALSO KNOWN AS GENERAL NEIGHBORHOOD RENEWAL PLAN) EAST LIBERTY REDEVELOPMENT AREA NO. 10 PROJECT NO. PENNA. R-18 AS SET FORTH IN DEED BOOK VOLUME 3999 PAGE 51.
11) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 8 PAGE 162.
11a) 35' BUILDING LINE - LINE TO WHICH ALL BUILDINGS ARE TO BE ERRECTED AS SHOWN ON THE SURVEY.

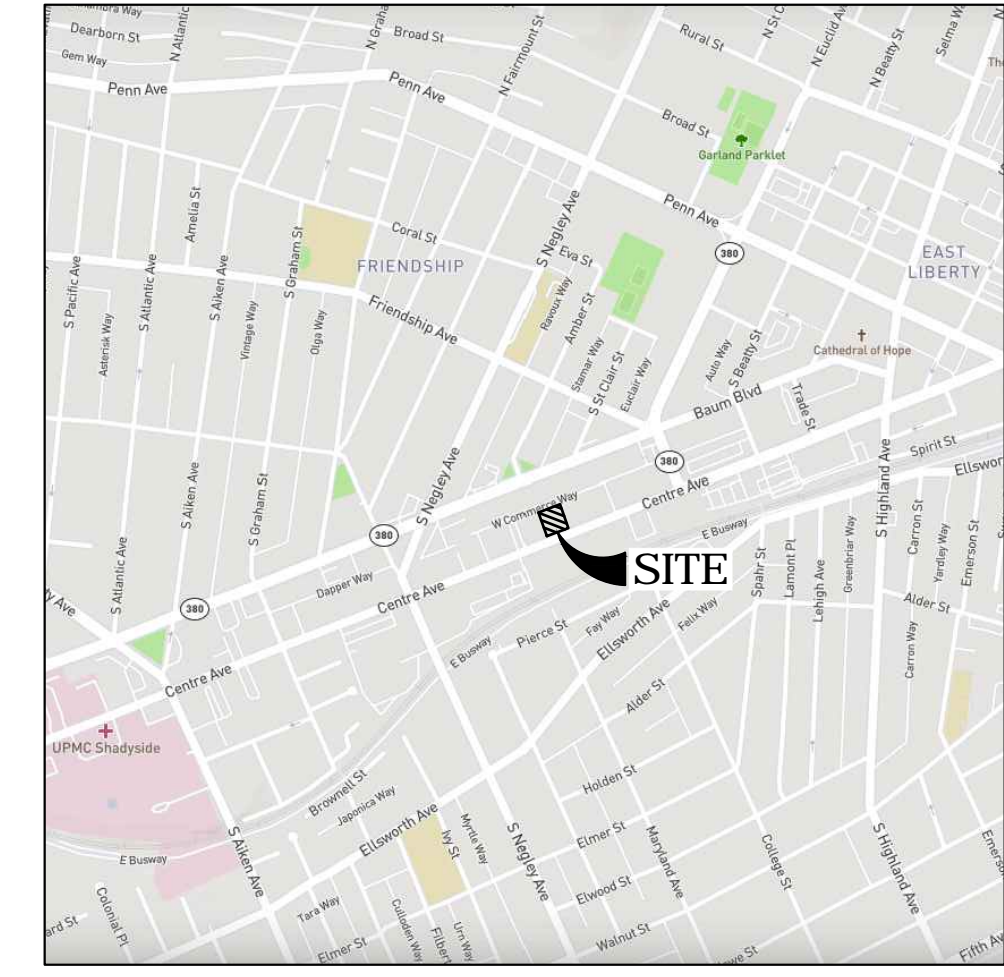
SCHEDULE C & RECORD DESCRIPTION D.B.V. 4930, PG. 697:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE EIGHTH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NOS. 40 TO 44 IN THE MELLON'S PLAN OF BAUM GROVE, OF RECORD IN THE DEPARTMENT OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY IN PLAN BOOK VOLUME 8, PAGE 162, BEING TOGETHER BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT ON THE NORTHERLY SIDE OF CENTRE AVENUE AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOTS NOS. 39 AND 40 IN SAID PLAN, WHICH POINT IS 550 FEET WESTWARDLY FROM THE NORTHWESTERLY CORNER OF CENTRE AND EUCLID AVENUES; THENCE WESTWARDLY BY LINE OF CENTRE AVENUE A DISTANCE OF 250 FEET TO THE DIVIDING LINE BETWEEN LOT NOS. 44 AND 45 IN SAID PLAN; THENCE ALONG SAID DIVIDING LINE NORTHWARDLY 150 FEET TO THE SOUTHERLY SIDE OF COMMERCE WAY (FORMERLY A 20-FOOT ALLEY); THENCE ALONG SAID SIDE OF COMMERCE WAY 250 FEET EASTWARDLY TO THE DIVIDING LINE BETWEEN LOT NOS. 40 AND 39 IN SAID PLAN; THENCE ALONG SAID DIVIDING LINE SOUTHWARDLY 150 FEET TO CENTRE AVENUE AT THE PLACE OF BEGINNING.
BEING TAX PARCEL 84 E-282
BEING THE SAME PREMISES WHICH AUTOMOTIVE SUPPLY COMPANY, A PENNSYLVANIA CORPORATION, BY DEED DATED 01/26/1971 AND RECORDED 02/01/1971 IN ALLEGHENY COUNTY AT DEED BOOK VOLUME 4930 PAGE 697, GRANTED AND CONVEYED INTO GERALD LOEVNER, TRUSTEE UNDER A TRUST AGREEMENT BETWEEN GERALD LOEVNER, MARK LOEVNER AND ROBERT LOEVNER DATED DECEMBER 21, 1970, IN FEE.

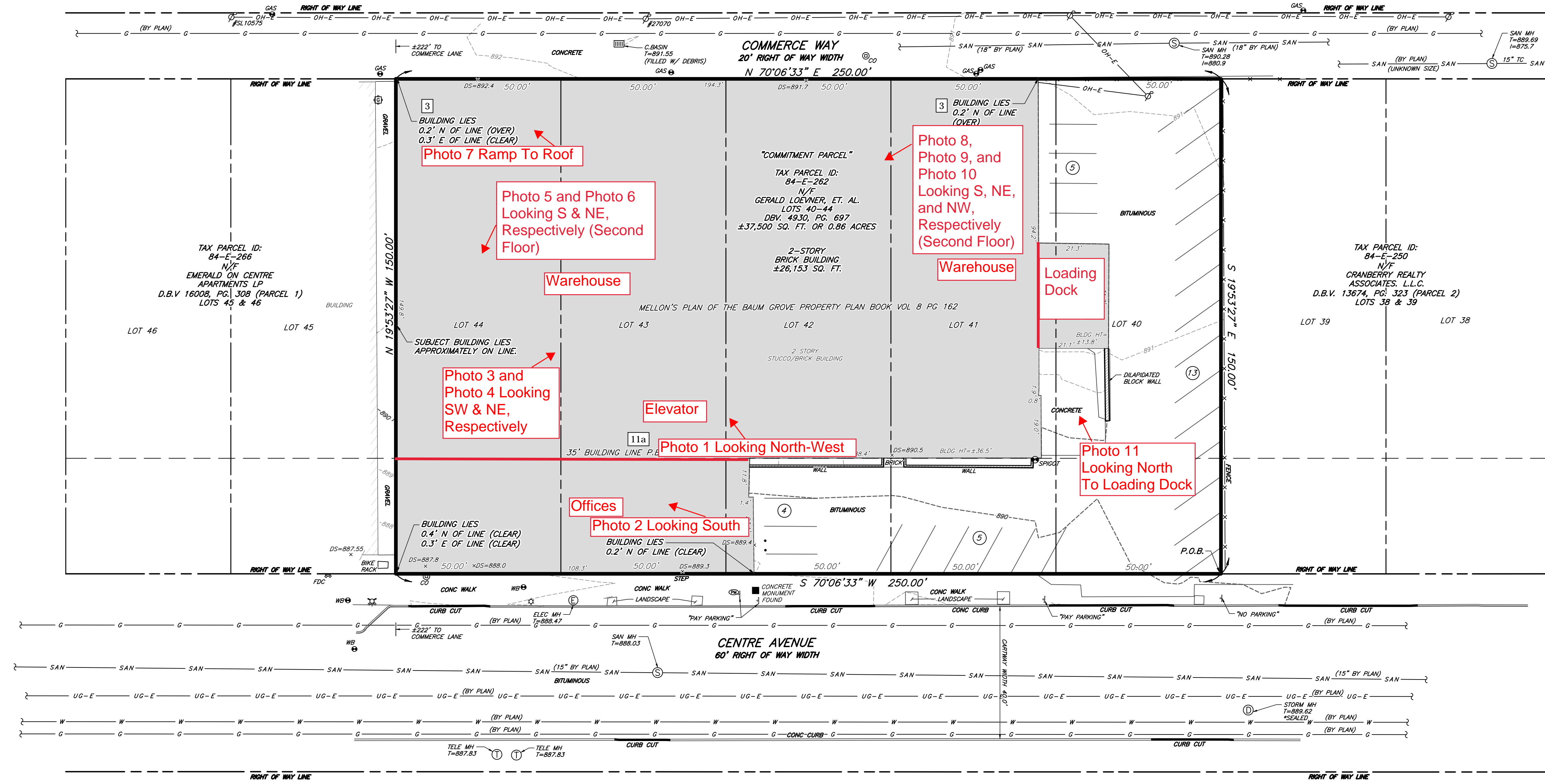
SURVEYOR'S NOTES:

- 1) THE BASIS OF BEARING IS GRID NORTH BASE ON THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLAN COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASE ON GEOID 2012 AS DETERMINED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND GPUS POST PROCESSING.
2) THE COMMITMENT PARCEL HAS DIRECT PHYSICAL ACCESS TO CENTRE AVENUE AND COMMERCE WAY.
3) THE COMMITMENT PARCEL IS CONTIGUOUS ALONG ITS COMMON LINES WITHOUT STRIPS, GAPS, GORES, OR OVERLAPS.

REVISION RECORD table with columns for NO, DATE, and DESCRIPTION.



VICINITY MAP N.T.S.



2016 MINIMUM STANDARD ALTA/NSPS TABLE A ITEMS:

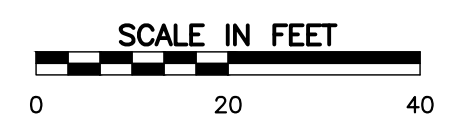
- ITEM 2: 5803 CENTRE AVENUE PITTSBURGH, PA 15206
ITEM 3: THE COMMITMENT PARCEL IS LOCATED IN 'OTHER AREAS' FLOOD ZONE X BASED ON THE FLOOD INSURANCE RATE MAP.
ITEM 4: THE GROSS LAND AREA OF THE COMMITMENT PARCEL IS ± 37,500 SQUARE FEET OR 0.86 ACRES.
ITEM 6(a): ZONING NOT PROVIDED TO THE SURVEYOR.
ITEM 7(a): THE DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE AS SHOWN ON THE SURVEY.
ITEM 7(b): THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS AS SHOWN ON THE SURVEY.
ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE AS SHOWN ON THE SURVEY.
ITEM 9: THERE ARE 27 TOTAL PARKING SPACES, 0 OF WHICH ARE HANDICAP SPACES.
ITEM 11: THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS.
ITEM 13: NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO PUBLIC RECORD ARE AS SHOWN ON THE SURVEY.
ITEM 14: THE DISTANCE TO THE NEAREST INTERSECTION STREET IS AS SHOWN ON THE SURVEY.
ITEM 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AT THE TIME OF THE SURVEY.

EXISTING LEGEND:

Legend table mapping symbols to existing features like property lines, easements, utility lines, and signs.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA CERTIFIES TO (a) 5803 CENTRE LLC, A DELAWARE LIMITED LIABILITY COMPANY, (b) FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2019.



CEC Civil & Environmental Consultants, Inc. logo and contact information. ALTA / NSPS LAND TITLE SURVEY 5803 CENTRE AVENUE. 8TH WARD CITY OF PITTSBURGH ALLEGHENY COUNTY, PA. Made For CHARLES STREET INVESTMENT PARTNERS, LLC. DATE: AUGUST 22, 2019. SCALE: 1" = 20'. DRAWING NO.: 183-364-0009. SHEET 1 OF 1.

01/20/2019 10:51:44 - Survey (Dwg) 183-364-0009-001-ALTA-NSPS-SHEET 11 (S:\08\23\2019 - emw\dwg) - LP: 6/26/2019 8:37 AM

ATTACHMENT 5

BUILDING PHOTOGRAPHS (KEYED TO ATTACHMENT 4)

**INTERIOR BUILDING PHOTOGRAPHS
5803 CENTRE AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA**



**PHOTOGRAPH NO. 1
Looking northwest (first floor).**



**PHOTOGRAPH NO. 2
Looking south (first floor).**

**INTERIOR BUILDING PHOTOGRAPHS
5803 CENTRE AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA**



**PHOTOGRAPH NO. 3
Looking southwest (first floor).**



**PHOTOGRAPH NO. 4
Looking northeast (first floor).**

**INTERIOR BUILDING PHOTOGRAPHS
5803 CENTRE AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA**



**PHOTOGRAPH NO. 5
Looking south (second floor).**



**PHOTOGRAPH NO. 6
Looking northeast (second floor).**

**INTERIOR BUILDING PHOTOGRAPHS
5803 CENTRE AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA**



**PHOTOGRAPH NO. 7
Ramp to roof looking northwest.**



**PHOTOGRAPH NO. 8
Looking south (second floor).**

**INTERIOR BUILDING PHOTOGRAPHS
5803 CENTRE AVENUE
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA**



**PHOTOGRAPH NO. 9
Looking northeast (second floor).**



**PHOTOGRAPH NO. 10
Looking northwest (second floor).**

ATTACHMENT 6
USGS SITE LOCATION MAP

Q:\2018\183-364\CADD\DWG\C01-Site Location Map.dwg [C01] 183-364-CV01-Site Location Map.dwg [LAYOUT] LS:(8/15/2019 - asimelis) - LP: 8/15/2019 2:50 PM



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, PITTSBURGH EAST QUADRANGLE, PA DATED: 1993.



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 www.cecinc.com

5803 CENTRE AVENUE
 CHARLES STREET INVESTMENT PARTNERS
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY, PENNSYLVANIA

SITE LOCATION MAP

DRAWN BY:	AJMS	CHECKED BY:	AJMS	APPROVED BY:	JJF	FIGURE NO.:	1
DATE:	AUGUST 15, 2019	DWG SCALE:	1" = 2000'	PROJECT NO:	183-364		

APPENDIX I
ALTERNATIVE ANALYSIS

COMPONENT 3
5803 CENTRE AVENUE RESIDENTIAL/RETAIL DEVELOPMENT
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

SECTION H ALTERNATIVE SEWAGE FACILITIES ANALYSIS

The sewage disposal system that is proposed for the 5803 Centre Avenue development is a permanent tap into the public sewage conveyance system. The existing warehouse building was previously served via public sewage. Three public sewer lines are in the vicinity of the project. One sewer runs along Centre Avenue and two sewers are located along Commerce Street. A new tap into the public sewer system will be made along Centre Avenue. The sewer connects to the Allegheny Deep Tunnel Interceptor and ultimately flows to the ALCOSAN Wastewater Treatment Plant (ALCOSAN Woods Run WWTP 379960). As part of the proposed development, 78 EDUs will be generated. Stormwater will be directed to a sewer located in Commerce Street sewer. The laterals serving the proposed project will remain private.

The neighboring properties are commercial and multi-residential and they have public sewer lines available.

This method for sewage disposal was chosen due to the municipality requiring a sewer connection when a public sewer is in proximately to the proposed project. In this case, there are multiple public sewers located adjacent to the property.

Connection to the existing municipal sanitary sewer system was the chosen method because the municipal code requires a public sewer connection.