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# SEWAGE FACILITIES PLANNING MODULE

for

## 3 CROSSINGS BUILDING I 55 27<sup>th</sup> STREET CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

*Prepared For:*

**Action 2.0, LP  
2545 Railroad Street, Suite 300  
Pittsburgh, PA 15222**

*Prepared By:*

**Langan Engineering and Environmental Services, Inc.  
2400 Ansys Drive, Suite 403  
Canonsburg, Pennsylvania 15317**

**LANGAN**

**June 2023  
Last Updated August 2023  
250181901**

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# **APPENDIX A**

## **Transmittal Letter and Correspondence**

**TRANSMITTAL LETTER  
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #

TO: Approving Agency (DEP or delegated local agency) Date \_\_\_\_\_  
 PA DEP Southwest Regional Office  
 400 Waterfront Drive  
 Pittsburgh, PA 15222-4745

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by \_\_\_\_\_  
(Name)  
 Langan Engineering and Environmental Services, Inc. \_\_\_\_\_ for 3 Crossings Building I (55 27<sup>th</sup> Street)  
(Name)  
 a subdivision, commercial, or industrial facility located in the City of Pittsburgh

Allegheny \_\_\_\_\_ County.  
(City, Borough, Township)

**Check one**

(i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed  revision  supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is  adopted for submission to DEP  transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

(ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

**Check Boxes**

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

*Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.*

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Resolution of Adoption                              | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4A Municipal Planning Agency Review         |
| <input type="checkbox"/> Module Completeness Checklist                       | <input type="checkbox"/> 3s Small Flow Treatment Facilities       | <input type="checkbox"/> 4B County Planning Agency Review            |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage |   | <input type="checkbox"/> 4C County or Joint Health Department Review |

\_\_\_\_\_  
 Municipal Secretary (print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

# **CORRESPONDENCE**

03/10/2023

Joshua Brenize  
Langan Engineering & Environmental Service  
2400 Ansys Dr, Canonsburg PA 15317-0403

**RE: Water and Sewer Availability**  
55 27th St, Pittsburgh PA 15222-4729

Dear Joshua Brenize

In response to your inquiry concerning water and sewer availability for the area referenced above, please be advised that water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority as described below:

Water service available: Yes

Sewer service available: Yes

6" 27th Street  
10" Railroad Street  
12" 28th Street

**48" 27th Street**  
**36" 28th Street**

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans must be approved through a development permit application in accordance with the PWSA Developer's Manual.

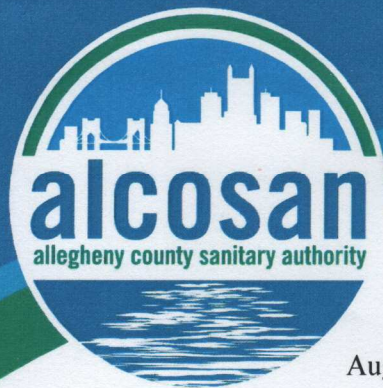
Please note that the Authority in no way guarantees that the available lines have the capacity or pressure adequate for your project's needs. It is the responsibility of the project developer, design consultant and/or architects to determine, at their expense, the adequacy of the existing water system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

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

Sincerely,



Wendy M. Dean  
Engineering Tech II



**Members of the Board**

Sylvia C. Wilson  
*Chair Person*

Shannah Tharp-Gilliam, Ph.D.

Harry Readshaw

Emily Kinkead

Paul Klein

Theresa Kail-Smith

Darrin Kelly

Arletta Scott Williams  
*Executive Director*

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

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

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

Karen Fantoni, CPA, CGMA  
*Director  
Finance*

Michael Lichte, P.E.  
*Director  
Regional Conveyance*

Jeanne K. Clark  
*Director  
Governmental Affairs*

Julie Motley-Williams  
*Director  
Administration*

August 10, 2023

Robert Gehris, P.E.  
Langan Engineering and Environmental Services, Inc.  
2400 Ansys Drive, Suite 403  
Canonsburg, Pennsylvania 15317

**Re: 3 Crossings Building I  
6<sup>th</sup> Ward City of Pittsburgh, Allegheny County, Pennsylvania  
PA DEP Sewage Facilities Planning Module  
ALCOSAN Direct Connection A-19Y**

Dear Mr. Gerhis:

We have reviewed the Component 3 Planning Module for the referenced project to be located at 55 27<sup>th</sup> Street in the 6<sup>th</sup> Ward of the City of Pittsburgh, Allegheny County. The project will generate a peak flow of 43,305 gpd in the ALCOSAN Allegheny Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-19Y Regulator Structure is approximately 0.953 MGD. The monitored peak dry weather flow is approximately 0.254 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny Interceptor does not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN has completed and signed the sections required in the Component 3 module and requests that this letter be made part of the planning module submission. If you have any questions regarding this matter, please contact me at 412-742-1530.

Sincerely,

**ALLEGHENY COUNTY SANITARY AUTHORITY**

Steven Bristol, E.I.T.  
Project Engineer I

Attachment

cc: Christina Dean (w/o attachment)  
Dan Thornton (w/o attachment)  
Michael Lichte (w/o attachment)

Robert Herring/ PWSA (w/o attachment)  
Mahbuba Iasmin/ PADEP (w/o attachment)  
Gina Caliguri/ ACHD (w/o attachment)

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

August 28, 2023

Kevin Katchko, PE  
Langan  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15137

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY  
3 Crossings Building I, City of Pittsburgh 6<sup>th</sup> Ward**

Dear Mr. Katchko:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. The complete Planning Module Component was received on August 21, 2023. The project proposes the following:

Project Description:	Demolition of existing buildings and parking to develop a multi-family residential building.
Sewage Flow:	43,305 GPD
Conveyance:	Proposed private gravity sewer lateral will tie into 36" PWSA combined sewer in 28 <sup>th</sup> Street, then flow to the Allegheny River Interceptor at A-19Y, and the ALCOSAN Woods Run Treatment Plant.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority.



**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
**WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT**  
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318  
PHONE: 412.578.8040 • FAX: 412.578.8053  
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



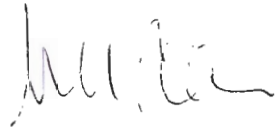


Mr. Kevin Katchko PE  
August 28, 2023  
Page 2

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Drew Grese, Plumbing Program Manager, at 412-578-8055.

The ACHD has no objection to the approval of this project. If you have any questions, please call me at 412-578-8388.

Sincerely,



Gina Caliguri  
Environmental Health Administrator II/Compliance Officer  
Water Pollution Control & Solid Waste Management

Enclosure

cc: Regis Ryan, PA Department of Environmental Protection w/attachment  
Drew Grese, ACHD w/attachment

CORRESPONDENCE INCLUDED FOR REFERENCE

## Kevin Katchko

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**From:** Prendergast, Kyla <kyla.prendergast@pittsburghpa.gov>  
**Sent:** Monday, August 21, 2023 2:31 PM  
**To:** Kevin Katchko  
**Subject:** [External] RE: 55 27th Street SFPM  
**Attachments:** Component\_4A - signed.pdf; Sewer Module Resolution - Blank .docx; Sewer Module Questionnaire for Council Blank.docx; Sewer Module Fiscal Impact Statement - Blank - Copy.docx; TRANSMITTAL\_LETTER\_FOR\_SEWAGE\_FACILITIES\_PLANNING\_MODULE.doc

Hi Kevin,

Please see attached signed Component 4A. Finalized SFPM including the transmittal, questionnaire, fiscal impact, and resolution (all attached) are to be sent to Cameron Crowe (Cameron.Crowe@pittsburghpa.gov) in the Solicitor's Office to begin the process of getting before Council.

Thanks!  
Kyla

[Kyla Prendergast, AICP](#)

Senior Environmental Planner  
City of Pittsburgh, Department of City Planning  
[kyla.prendergast@pittsburghpa.gov](mailto:kyla.prendergast@pittsburghpa.gov)  
She/Her  
[www.pittsburghpa.gov/dcp/](http://www.pittsburghpa.gov/dcp/)

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**From:** Kevin Katchko <kkatchko@langan.com>  
**Sent:** Tuesday, August 8, 2023 9:15 AM  
**To:** Prendergast, Kyla <kyla.prendergast@pittsburghpa.gov>  
**Subject:** 55 27th Street SFPM

Hello Kyla,

We are preparing a Sewage Facilities Planning Module for proposed development at 55 27<sup>th</sup> Street, Pittsburgh. Please find attached, the materials needing your review and approval for the completion of the module. Please sign Component 4A following your review.

The below link contains the items and will expire on 09/05/2023 .

<https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-120132352>

Please let me know if you require any further information or have any questions.

Thank you,

**Kevin Katchko, PE**  
**Senior Staff Engineer**

**LANGAN**

Direct: 724.514.5174

[File Sharing Link](#)

Phone: 724.514.5100 Fax: 724.514.5101

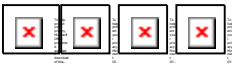
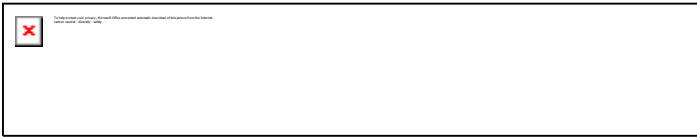
2400 Ansys Drive

Suite 403

Canonsburg, PA 15317-9540

[www.langan.com](http://www.langan.com)

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OHIO ILLINOIS NORTH CAROLINA TENNESSEE FLORIDA TEXAS ARIZONA COLORADO UTAH WASHINGTON CALIFORNIA  
ATHENS CALGARY DUBAI LONDON PANAMA



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CORRESPONDENCE INCLUDED FOR REFERENCE

# **APPENDIX B**

## **Resolution for Plan Revision for New Land Development**

**Fiscal Impact Statement**  
*Updated 1/29/2020 to satisfy City Code §219.07*

<b>Department</b>	Law
<b>Preparer</b>	Cameron Crowe
<b>Standing Committee Representative</b>	Robert Gehris, P.E., (Langan Engineering) 724-514-5165
<b>Type of Legislation</b>	Other

**Description of Legislation**

Action 2.0, LP has proposed the development of certain parcels of land identified as 55 27<sup>th</sup> Street, Pittsburgh, PA 15222, Allegheny County, at lot 25-K-6 and 25-F-149 (recently consolidated to lot 25-K-6 as of July 2023), in the Sixth Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

The City of Pittsburgh must adopt, and applicant must submit, the Planning Module for land development to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan.

<b>Total Cost</b>	\$ 0			
<b>Frequency of Expenditure</b>	<input checked="" type="checkbox"/> One-Time		<input type="checkbox"/> Multi-Year	
<b>Funding Source</b>	<input type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Grant	<input type="checkbox"/> Trust Fund
<b>Is this item budgeted?</b>	<input type="checkbox"/> Yes		<input type="checkbox"/> No	

**JDE Account Information**

N/A

**Additional Operational Costs**

N/A

**Impact on City Revenue**

N/A

**If the resolution authorizes a professional services contract, complete this page:**

<b><i>Method of Procurement</i></b> <i>Select one.</i>	<input type="checkbox"/> RFP	<input type="checkbox"/> Signed Waiver from OMB	<input type="checkbox"/> Amendment to Existing Contract <i>Do not fill out the rest of the form.</i>
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**Name of Vendor and Award Justification**

List the name of the awarded vendor and its qualifications.

**Other Respondents**

List the other respondents. If there were none, clearly state that.

**Selection Criteria**

Describe the selection or scoring criteria.

**Selection Committee Representation**

List the department(s) or bureau(s) represented on the committee. Do not list individual names.

**Waiver Justification**

If a waiver was granted, explain the justification.

**EORC Synopsis**

Insert synopsis that was presented.

<b><i>Date Presented at EORC:</i></b> Insert date.	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
--	-----------------------------------	---------------------------------------

*Per §219.07 of the City Code, you **must** include an electronic copy of the solicitation or your signed waiver with your submission to the Office of Management and Budget.*

**Attachments**

- *Please attach any additional documents and/or exhibits.*

**City of Pittsburgh**  
**Sewer Facilities Planning Module Questionnaire**

**PROJECT NAME: 3 Crossings Building I (55 27<sup>th</sup> Street)**

1) What was the previous permitted use for this property?

Commercial Garage and Surface Parking

2) What is the proposed use for the property?

Multi-unit Residential

3) How is green stormwater mitigation being integrated into the proposed project?

Vegetated bioretention areas are proposed along Railroad Street sidewalks to manage site runoff. Underground detention vaults and water quality units are proposed for additional stormwater management.

4) Will the development result in a net positive or net negative change in stormwater flow?

It is anticipated that the proposed development will result in a net negative change in stormwater flow.

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for 55 27<sup>th</sup> Street, Pittsburgh, PA 15222, at no cost to the City.

**WHEREAS**, SECTION 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act," as amended, and the rules and regulations of the Pennsylvania Department of Environmental Protection (the "Department") adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, requires the City of Pittsburgh to adopt an Official Sewage Facilities Plan (the "Official Plan") providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new development conforms to a comprehensive program of pollution control and water quality management; and

**WHEREAS**, Action 2.0, LP has proposed development of a multi-family building located at 55 27<sup>th</sup> Street, Pittsburgh, PA 15222, Allegheny County, at block and lot 25-K-6 (previously parcels 25-K-6 and 25-F-149), in the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that the project be served by 3 sewer tap-ins to the City of Pittsburgh sewage systems; and

**WHEREAS**, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, the City of Pittsburgh Planning Department and the Allegheny County Health Department have reviewed the respective components of the attached Planning Module regarding each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

**WHEREAS**, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.



**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:**

**SECTION 1.** The City of Pittsburgh hereby adopts as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan the above-referenced Planning Module for land development, at no cost to the City, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed 55 27<sup>th</sup> Street, Pittsburgh, PA 15222, Allegheny County, at block and lot 25-K-6 (previously parcels 25-K-6 and 25-F-149), in the Sixth Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.

# **APPENDIX C**

## **Component 3, Narrative Description of Project, Supporting Documentation**



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 #

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 3 Crossings Building I (55 27<sup>th</sup> Street)

2. Brief Project Description Demolition of existing parking lot and unregulated underground storage tanks. Construction of multi-story residential building. The proposed development includes the installation of stormwater management BMPs, utility service connections, hardscape & landscaped areas.

**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
Prendergast	Kyla			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross St. Suite #4			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2676				

**C. SITE INFORMATION** (See Section C of instructions)

**Site (Land Development or Project) Name**

3 Crossings Building I (55 27<sup>th</sup> Street)

Site Location Line 1

55 27<sup>th</sup> Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15222

Latitude

40.457466

Longitude

-79.977788

Detailed Written Directions to Site From State Route PA 28, take exit 2 for 31<sup>st</sup> St Bridge, turn right onto 31<sup>st</sup> St Bridge/William Raymond Promenade Memorial Bridge, Turn right onto Penn Ave, turn right onto 27<sup>th</sup> St, continue for 0.1 miles and the site will be on the right between Spruce Way and Railroad St

Description of Site The existing site contains buildings and parking lots to be demolished and replaced with a multifamily building.

**Site Contact (Developer/Owner)**

Last Name

Yasko

First Name

Christopher

MI

Suffix

Phone

412-395-3462

Ext.

Site Contact Title

Director

FAX

Site Contact Firm (if none, leave blank)

Action 2.0, LP

Email

CYasko@oxforddevelopment.com

Mailing Address Line 1

2545 Railroad Street, Suite 300

Mailing Address Line 2

Mailing Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15222

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

Last Name

Ceriani

First Name

Paul

MI

Suffix

Title

Associate

Consulting Firm Name

Langan Engineering & Environmental Services

Mailing Address Line 1

2400 Ansys Drive

Mailing Address Line 2

Suite 403

Address Last Line -- City

Canonsburg

State

PA

ZIP+4

15317

Country

USA

Email

pceriani@langan.com

Area Code + Phone

724-514-5167

Ext.

Area Code + FAX

724-514-5101

**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: PWSA

**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 110

Connections 3 (1 Sanitary, 2 Storm)

Name of:

existing collection or conveyance system 28<sup>th</sup> St, 36" Brick combined sewer

owner The Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Allegheny River Interceptor

owner Allegheny County Sanitary Authority

**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 Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PA 0025984

Location of discharge point for a new facility. Latitude 40.476720 Longitude -80.042911

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 Steven Bristol, EIT

Agent Signature Steven Bristol Date 8/10/2023

(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](http://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](http://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 43,305 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	10280005	35980017	391000	1369500	423699	1482947
Conveyance		953,000	132,000	254,000	221,000	344,000
Treatment	250,000,000	250,000,000	194,200,000	250,000,000	248,000,000	295,000,000

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 PWSA

Name of Responsible Agent Robert Herring

Agent Signature Robert Herring Date 8/2/2023

Robert Herring  
2023.08.02  
09:06:57 -04'00'



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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Steven Bristol, EIT

Agent Signature Steven Bristol

Date 08/10/2023

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

- 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 Steven Bristol, EIT

Agent Signature Steven Bristol

Date 08/10/2023

**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 sponser), 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 \_\_\_\_\_ 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.

Robert Gehris, P.E.



Name (Print)

Signature

Project Engineer

6/30/2023

Title

Date

2400 Ansys Drive, Suite 403 Canonsburg, PA 15317

724-514-5165

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 \$5400 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.

$$\#108 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 5400$$

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:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

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

$$\# \quad \text{Lots (or EDUs)} \times \$35.00 = \$$$

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:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

# **NARRATIVE DESCRIPTION OF PROJECT**

## SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative  
3 Crossings Building I  
55 27<sup>th</sup> Street  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250181901**

The project site is located in the 6<sup>th</sup> Ward, City of Pittsburgh, Pennsylvania on the block between 27<sup>th</sup> St, 28<sup>th</sup> St, Spruce Way and Railroad St in the RIV-IMU, Riverfront Industrial Mixed-Use District. Action 2.0, LP, is proposing to construct a new multi-family residential development. The proposed development includes an approximately 197,000 GSF multi-family residential building, parking field, landscaped and hardscaped areas, and storm water management facilities. The project site is approximately 1.33 acres and is composed of Allegheny County Tax parcels 25-K-6 and 25-F-149.

The project proposes use of a proposed, private gravity sewer lateral for the proposed building that will tie into the existing 36-inch combined sewer owned by PWSA and located in 28th Street. This existing 36-inch combined sewer eventually connects to an Interceptor along the Allegheny River. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility.

The existing site has a combined sanitary sewage flow of 1.3 EDUs. Following the proposed development, the building will have an estimated combined sanitary sewage flow of 110 EDUs. The proposed increase in combined sanitary sewage flow because of the proposed improvements is 108 EDUs. A reference for the approximate sewage flow for the proposed development can be found within Appendix C. The proposed lateral will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

The existing site has a water demand of 1. EDUs. Following the proposed development, the building will have an estimated water demand of 110 EDUs. The proposed increase in water demand as a result of the proposed improvements is 108 EDUs. The existing municipal system is expected to adequately meet proposed demands.

Section J of Component 3 was completed using the calculation methodology and procedures outlined by the PWSA's Developer's Manual, revised February 25th, 2022. Method #2 for flow monitoring from the Developer's Manual was implemented to monitor the Present Flows at MLCS (Most Limited Capacity Sewer) as determined by the PWSA. Data was taken over a period of 30 days to provide the maximum monthly dry weather average flows and peak flows in gallons per day. Results of the flow monitoring can be found in Appendix C under the Flow Monitoring Graphs reference. Pipe capacity information provided by the PWSA was used in conjunction with Manning's Equation to estimate the Peak Design Capacity, and a Peak Factor of 3.5 was used to estimate the Present Average Dry Flow and Average Design Capacity. The Projected Peak Flow was calculated by multiplying the sum of the Present Peak Flow and the Anticipated Flow

Contribution for the project by a factor of 1.05 to estimate the projected flow in 5 years. The Projected Average Flow was calculated by once again dividing the Projected Peak Flow by the Peak Factor of 3.5. Based on these calculations, it has been determined that the anticipated flow contribution for the proposed project will not create undue stress on the existing PWSA system's capacity.



**ANTICIPATED SEWAGE  
FLOW REFERENCE**

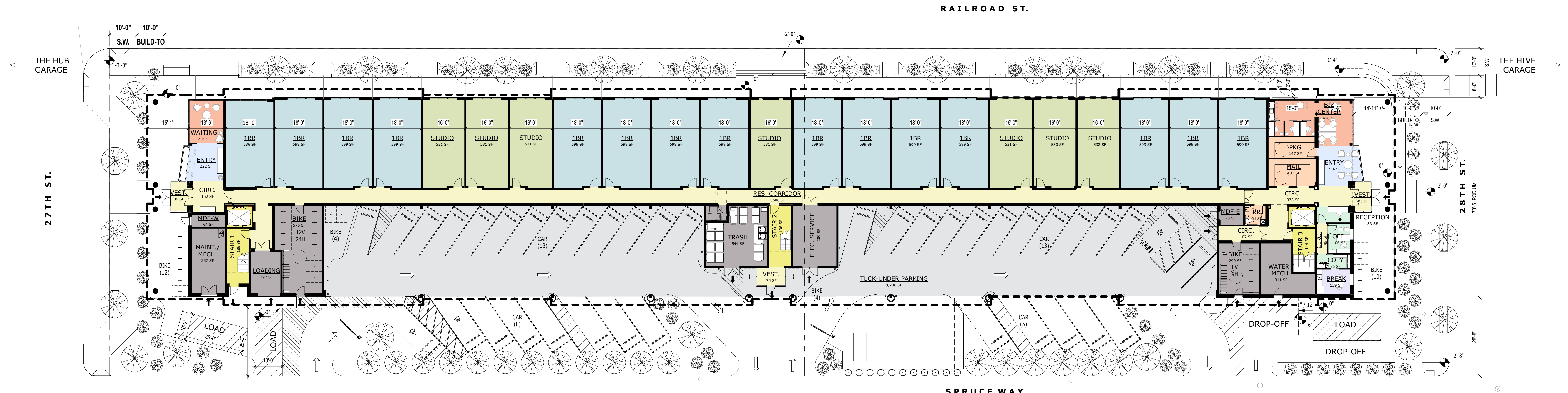
Date: 6/29/2023  
 Langan Project Number: 250181901  
 Calc by: KTK  
 Check by: RSG

<b>Building I - Multiunit Residential Development</b>			
<b>PROPOSED SEWAGE FLOW ESTIMATION (FOR DEP PERMITTING)</b>			
<b>Unit Description</b>	<b>Number of Units</b>	<b>Anticipated Average Rate (GPD/Occupant)<sup>1</sup></b>	<b>Anticipated Average Sewage Flow (GPD)</b>
Studio	47	150	7,050
1 Bedroom Unit	145	150	21,750
2 Bedroom Unit	50	300	15,000
Office (3 Employees)	3	10	30
<b>Proposed GPD (Sanitary Load) =</b>			<b>43,830</b>
<b>Existing GPD (Sanitary Load)=</b>			<b>525</b>
<b>Net GPD (Sanitary Load)=</b>			<b>43,305</b>
<b>Total Proposed EDUs<sup>2</sup> (Sanitary Load)=</b>			<b>110</b>
<b>Net Proposed EDUs<sup>2</sup> (Sanitary Load)=</b>			<b>108</b>

Notes:

1 – Rate is based on the flow estimate defined in Table 1 of the PWSA developers manual (equivalent to estimates defined in Appendix A of the PA DEP Small Flow Treatment Facilities Manual)

2– EDUs are based on 400 GPD/EDU.



**2 GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

**PROPOSED**

**PROPOSED podium:**  
0 - ZBR  
15 - 1BR  
7 - STUDIO  
**22 units**

**242 UNITS PROPOSED**

**OFF-STREET PARKING:**  
242 UNITS @ 1 EA.  
RV - 50% REDUCTION = 121 SPACES  
BIKE REDUCTION = 30% = 36  
36 LESS FOR BIKE PARKING  
**85 CAR SPACES REQUIRED**

39 PROVIDED ON SITE  
46 CAR SPACES REQ. OFF SITE

**ACCESSIBLE SPACES:**  
- 76 TO 100 REQ. SPACES  
- 4 ADA RESERVED - 4 PROVIDED  
- 1 OF WHICH = VAN - PROVIDED

**REQUIRED BIKE PARKING:**  
1 PER 3 UNITS (242) = 81 MIN. BIKE SPACES  
60% MIN. OF WHICH "PROTECTED" = 49 PROVIDED  
20 VERTICAL RACKS, 33 HORIZONTAL  
REMAINING 28 OUTDOOR RACKS REQ.  
30 PROVIDED

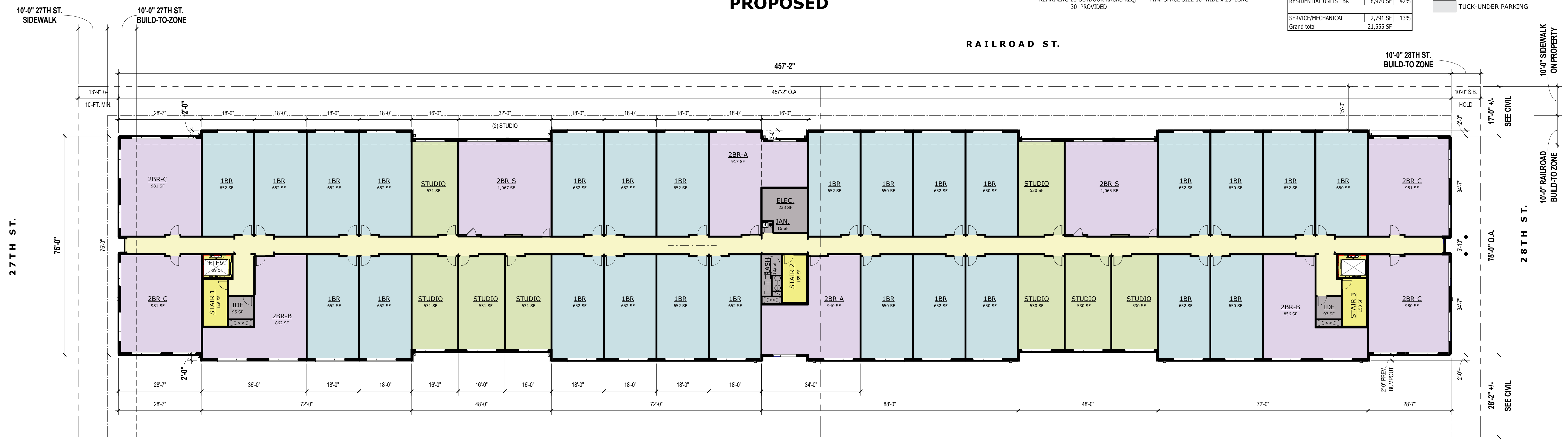
RESIDENTIAL AREAS - GRADE			
Name	Area	Count	BR
STUDIO	3,717 SF	7	0
1BR	8,970 SF	15	15
Grand total	12,687 SF	22	15

PARKING LANDSCAPING:			
39 PARKING SPACES	25 SF / SPACE = 975 SF REQUIRED	+2,900 SF PROVIDED	
- 1 TREE / 5 SPACES = 8 MIN. REQ.			

OFF-STREET LOADING SPACES:			
UP TO 200,000 GSF BUILDINGS = 2 MIN. SPACES	ACTUAL = 197,700 GSF	PROVIDED = 3	
MIN. SPACE SIZE 10' WIDE x 25' LONG			

AREA DEPT. - GRADE			
Area Department	Area	%	
BREAK RM	139 SF	1%	
CIRCULATION	3,438 SF	16%	
CIRCULATION (VERTICAL)	692 SF	3%	
COMMON AREA	394 SF	2%	
COMMON/AMMENITY SPACE	692 SF	3%	
ENTRY AREA	457 SF	2%	
OFFICE AREA	265 SF	1%	
RESIDENTIAL UNITS OBR	3,717 SF	17%	
RESIDENTIAL UNITS 1BR	8,970 SF	42%	
SERVICE/MECHANICAL	2,791 SF	13%	
Grand total	21,555 SF		

- LEGEND**
- BREAK RM
  - CIRCULATION
  - CIRCULATION (VERTICAL)
  - COMMON AREA
  - COMMON/AMMENITY SPACE
  - ENTRY AREA
  - OFFICE AREA
  - RESIDENTIAL UNITS OBR
  - RESIDENTIAL UNITS 1BR
  - SERVICE/MECHANICAL
  - TUCK-UNDER PARKING



**1 TYPICAL UPPER FLOOR**  
SCALE: 1/16" = 1'-0"

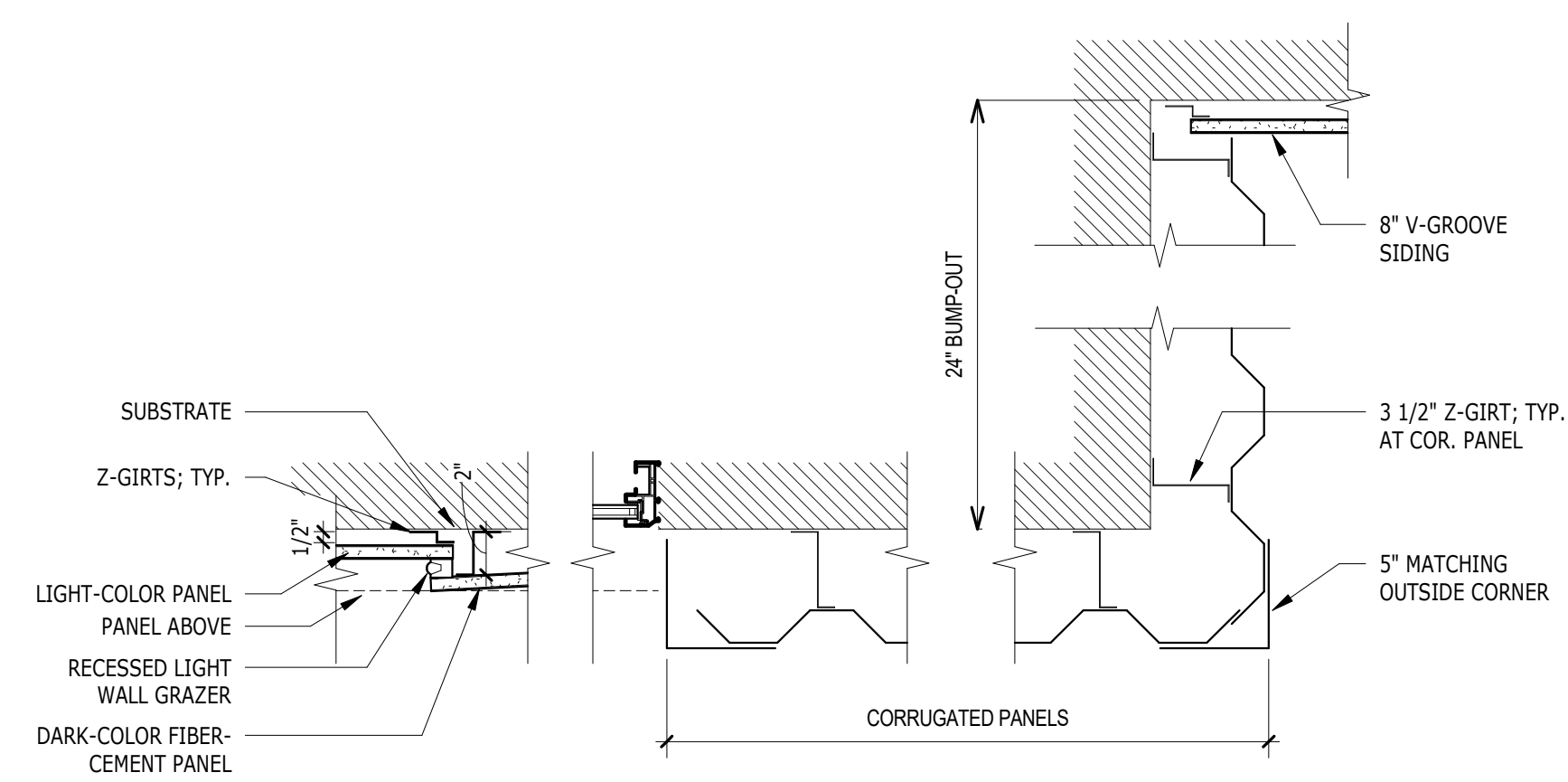
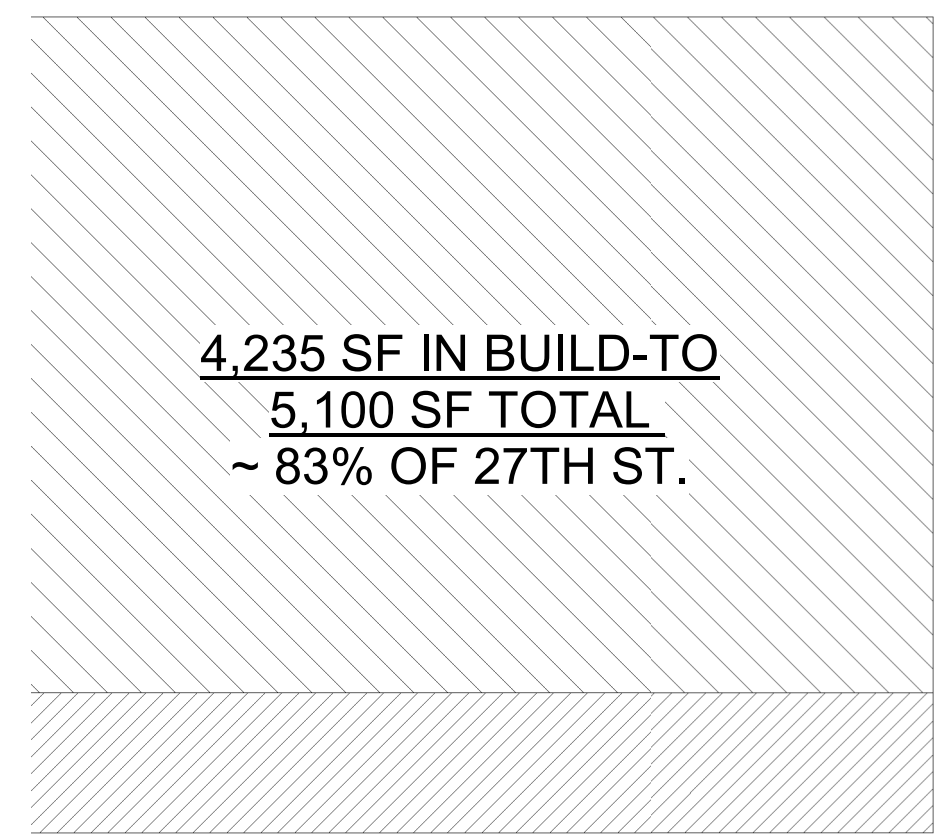
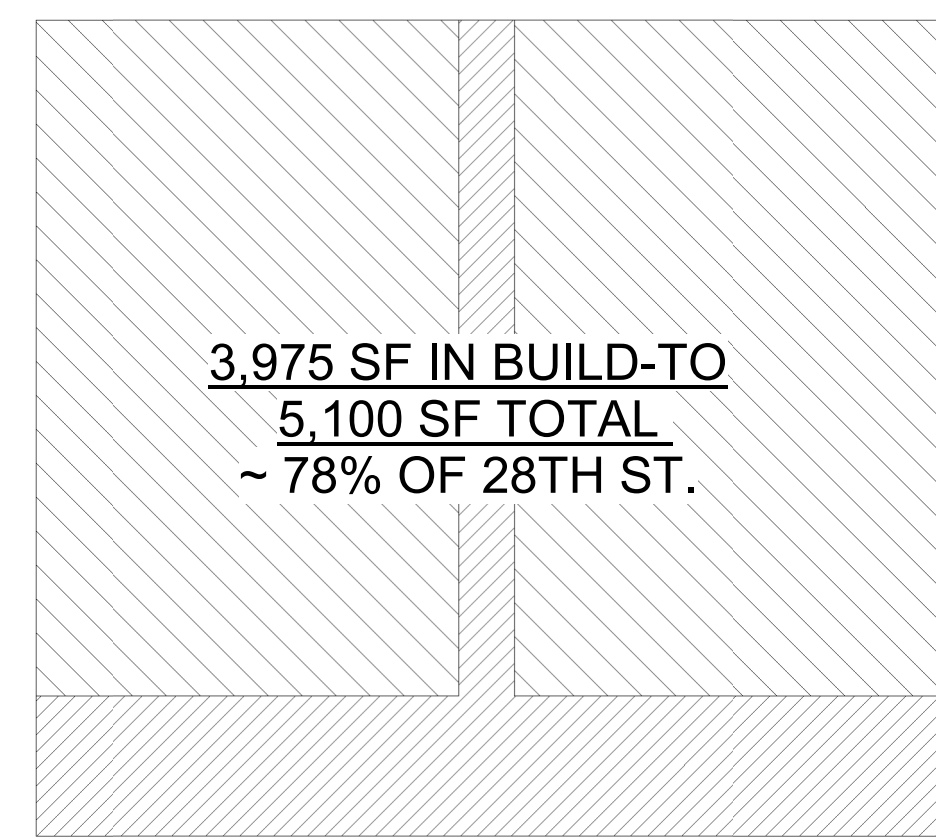
**PROPOSED**

**PROPOSED per Floor:**  
10 - ZBR  
26 - 1BR  
8 - STUDIO  
**44 units per Floor**

AREA PER FLOOR - REV		
Name	Area	Percentage
CIRCULATION	3,202 SF	9%
CIRCULATION (VERTICAL)	629 SF	2%
RESIDENTIAL UNITS OBR	4,243 SF	12%
RESIDENTIAL UNITS 1BR	15,934 SF	48%
RESIDENTIAL UNITS 2BR	9,632 SF	27%
SERVICE/MECHANICAL	563 SF	2%
Grand total	35,203 SF	

RES. AREAS per FL REV			
Bedrooms	Area	Count	
0	4,243 SF	8	
1	16,934 SF	26	
2	9,632 SF	10	
Grand total	30,809 SF	44	

- LEGEND**
- CIRCULATION
  - CIRCULATION (VERTICAL)
  - RESIDENTIAL UNITS OBR
  - RESIDENTIAL UNITS 1BR
  - RESIDENTIAL UNITS 2BR
  - SERVICE/MECHANICAL



**EXTERIOR MATERIAL LEGEND**

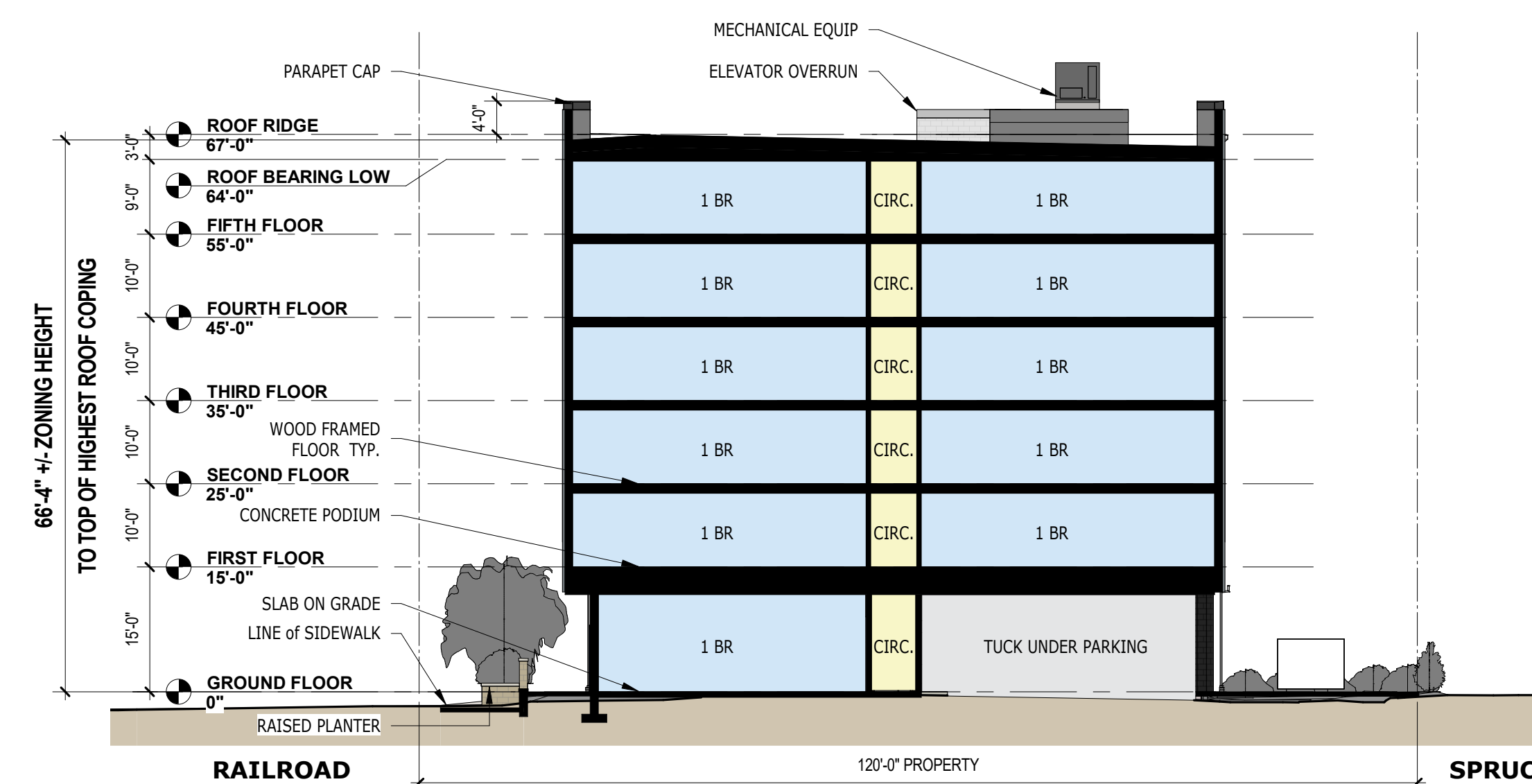
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- FIBER CEMENT PANEL - PURPLE
- FIBER CEMENT PANEL - GREEN
- FIBER CEMENT PANEL - GREY
- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT SIDING 8" V-GROOVE
- CORRUGATED METAL PANEL PAC-CLAD 0.72 PANEL 0.32 ALUMINUM PVDF
- GROUND-FACE MASONRY VENEER
- LANDSCAPE WALLS SPLIT-FACE MASONRY
- SPLIT-FACE MASONRY VENEER (PARKING AREA ONLY)
- 12" DIAM. BACKLIT LIGHT FIXTURE



SIDE ELEVATION (28TH) - COLORED  
SCALE: 1/16" = 1'-0"



SIDE ELEVATION (27TH) - COLORED  
SCALE: 1/16" = 1'-0"



31,700 SF IN BUILD-TO-ZONE  
31,700 SF TOTAL  
100% OF RAILROAD ST.



FRONT ELEVATION (WEST) - COLORED  
SCALE: 1/16" = 1'-0"



REAR ELEVATION (EAST) - COLORED  
SCALE: 1/16" = 1'-0"

**Existing and Proposed Sanitary Pipe Calculations**  
**55 27th Street Building I Development**  
**28th St 36-IN PWSA Combined Sewer**  
**Dry Flow Comparison Calculations**

<b>Given Information</b>	
Pipe Location:	28th St
Pipe Type:	Brick
Pipe Diameter (IN) <sup>(1)</sup> :	36
Slope <sup>(2)</sup> :	1.05%
Manning's n Value:	0.016

<b>Solve for Present Average Dry Flow</b>	
<b>Flow (GPD):</b>	<b>391,000</b>

<b>Solve for Present Peak Flow</b>	
Peak Factor:	3.5
<b>Flow (GPD)<sup>(3)</sup>:</b>	<b>1,368,500</b>

<b>Solve for Peak Design Capacity (Present)</b>	
Flow (CFS):	55.680
<b>Flow (GPD):</b>	<b>35,980,017</b>

<b>Solve for Average Design Capacity (Present)</b>	
Peak Factor:	3.5
<b>Flow (GPD):</b>	<b>10,280,005</b>

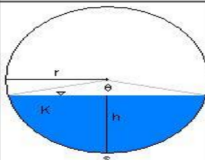
<b>Solve for Projected Peak Flow in 5 Years</b>	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD) <sup>(4)</sup> :	43,830
<b>Flow (GPD):</b>	<b>1,482,947</b>

<b>Solve for Average Flow in 5 years</b>	
<b>Flow (GPD):</b>	<b>423,699</b>

<b>Summary</b>	
Anticipated Peak Flow Contribution (GPD) <sup>(4)</sup> :	43,830
Present Average Flow (GPD):	391,000
Present Peak Flow (GPD):	1,368,500
Average Design Capacity (GPD):	10,280,005
Peak Design Capacity (GPD):	35,980,017
<b>Average Projected Flow (GPD)</b>	<b>423,699</b>
<b>Peak Projected Flow (GPD)</b>	<b>1,482,947</b>

$$V = \frac{k}{n} R^{2/3} S^{1/2} \quad k = 1.4859 \text{ ft}^{1/3} / \text{s} \quad Q = VA$$

1. Sewer slope referenced from PWSA output data provided April 21, 2023
2. Sewer diameter measured during flow monitoring gage installation
3. Present flow based on peak hourly dry flow as monitored at PWSA Manhole MH025F004 for 30 days between May 25, 2023 through June 23, 2023 (Peak hourly dry flow occurred on 06/18/2023 between 2pm-3pm)
4. Flow estimation calculation based on floor plans by LGA-Partners

step	solve for	if flow depth < radius
		
1	circular segment height	$h = d$
2	central angle	$\theta = 2 \arccos \left( \frac{r-h}{r} \right)$
3	circular segment area	$K = \frac{r^2 (\theta - \sin \theta)}{2}$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$P_w = s$
7	hydraulic radius	$R_h = \frac{A}{P_w}$



Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME: 55 27th Street  
 PWSA PROJECT NUMBER: DEV-258-0423  
 PWSA REVIEWER: Midori Bridges  
 DATE: April 21, 2023

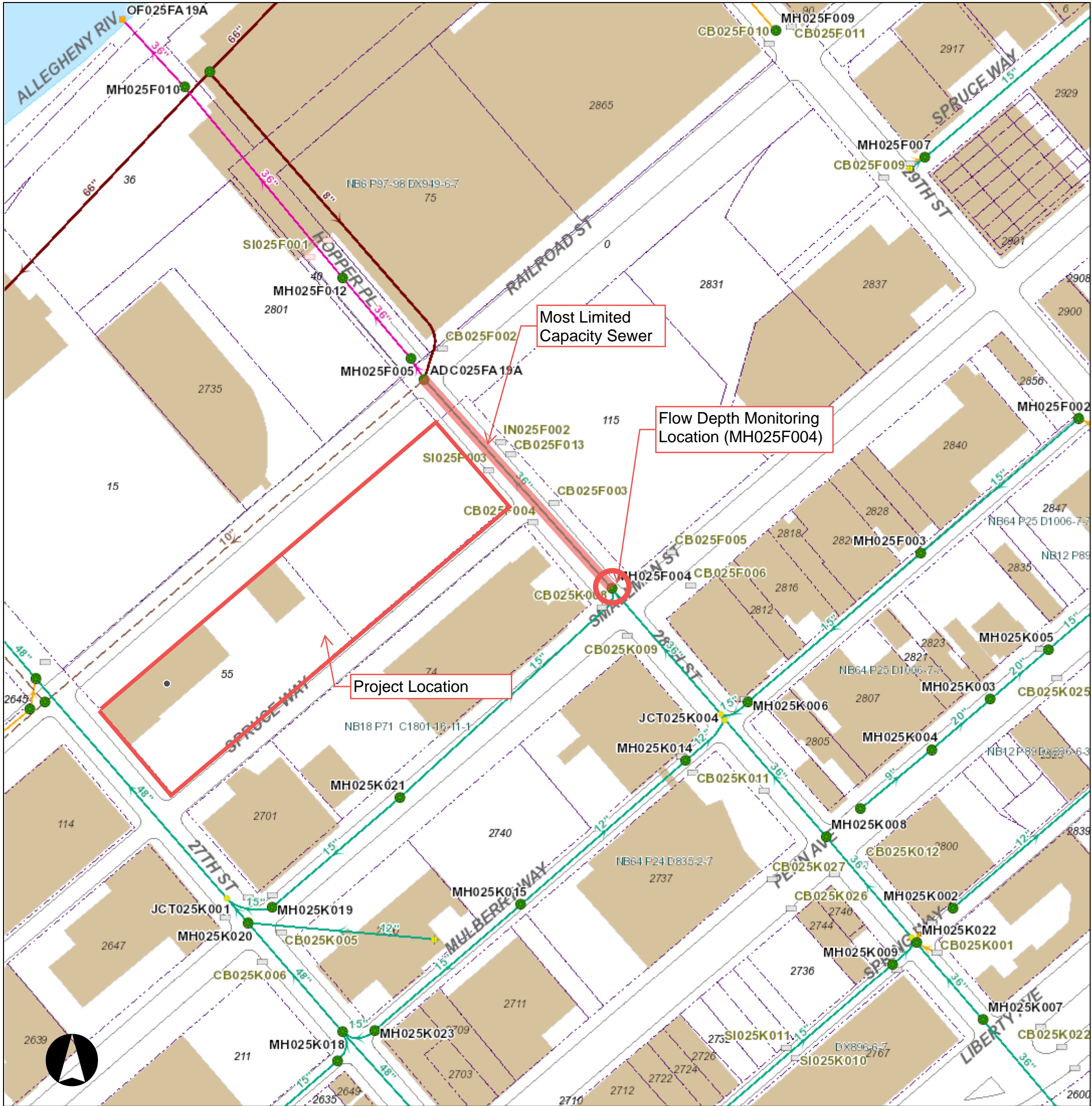
LEGEND:

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
MH025F004	ADC025FA19A	719.77	716.55	305.73	36	Brick	0.016	7.07	9.425	1.05%	36,042,142

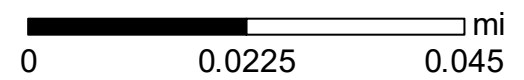
Material	n
PVC	0.010
DIP	0.012
Concrete	0.013
VCP	0.015
Brick	0.016

# 55 27th St. MLCS



## Legend

	Meter		Water Manhole		Private Inlet
	Curb Box		Rising Main		Outfall
	Water System Pump		Supply Main		End Cap
	Hydrant		Transmission Main		Sewer Pump Station
	System Valve		Distribution Main		Combined Sewer
	Dividing Pressure Valve		Hydrant Branch		Sanitary Sewer
	Coupling		Private Main		Storm Sewer
	Tee		Water Service Line		Regulated Combined Sewer
	Cross				Overflow Sewer
	Reducer	<b>SEWER</b>			Interceptor
	End Cap		Manhole		Sewer Force Main
	Wash Out		Junction		Private Sewer
			Inlet		Undefined Sewer
			Green Infrastructure Underground Facilities		

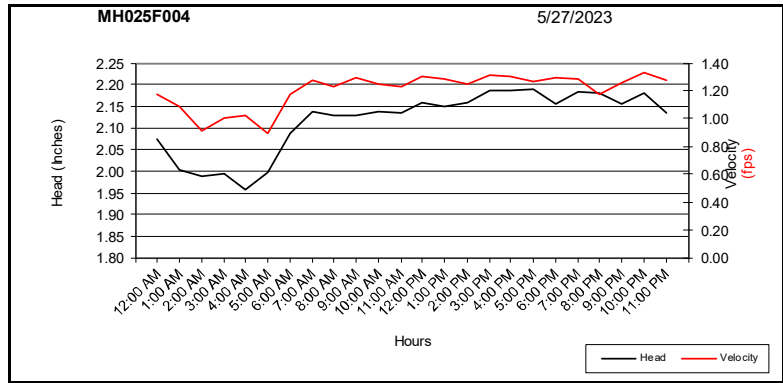
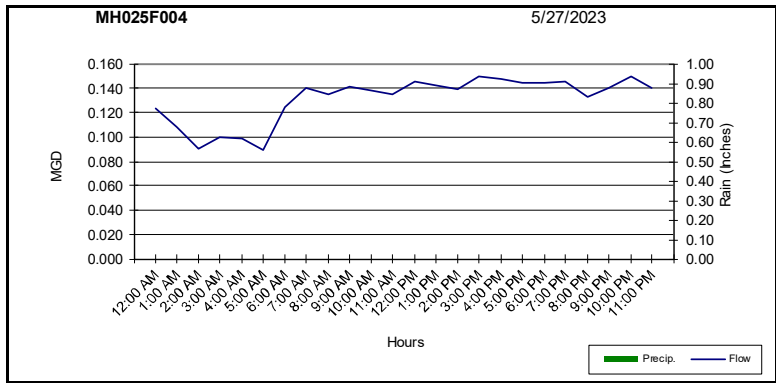
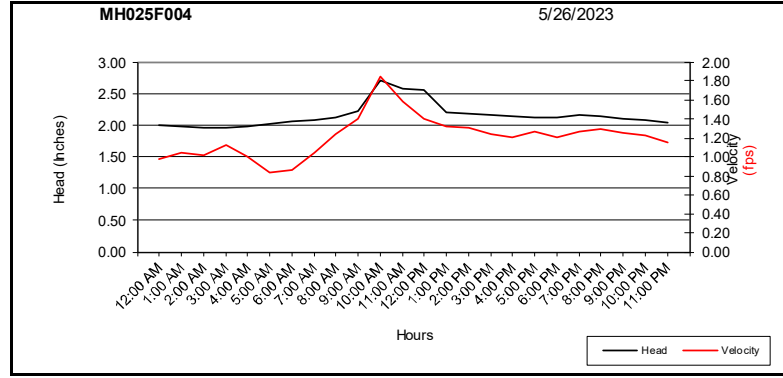
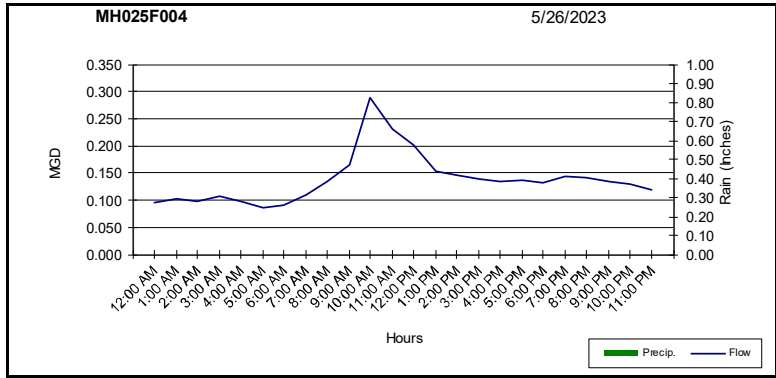
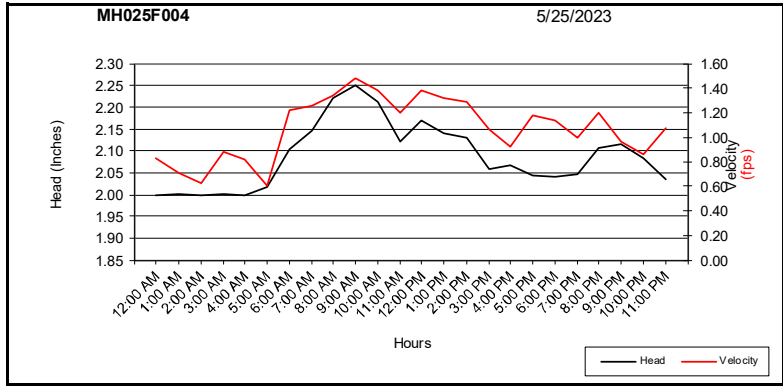
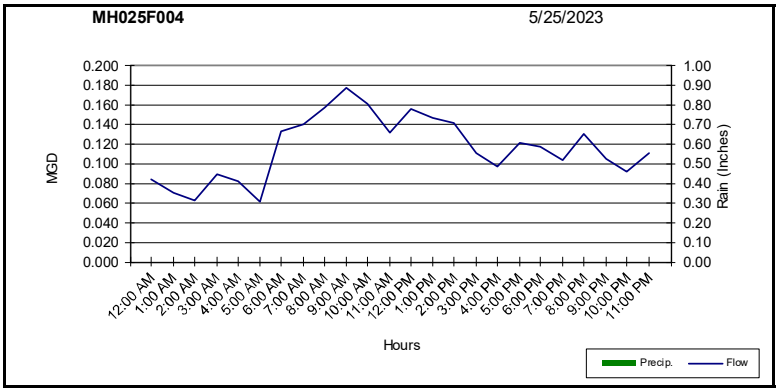


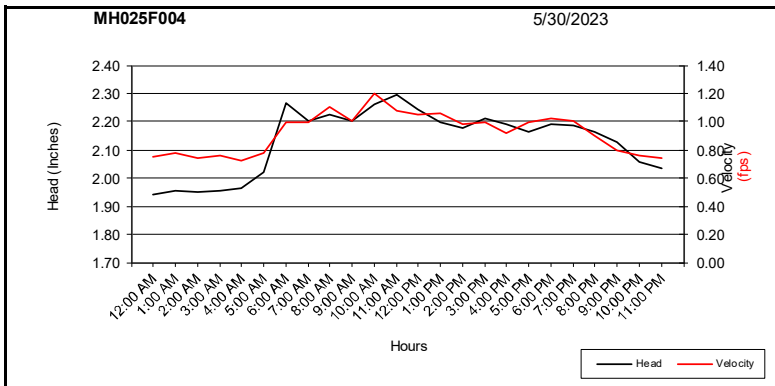
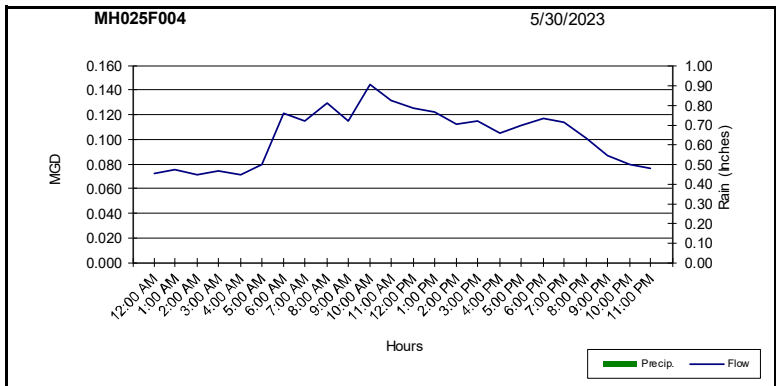
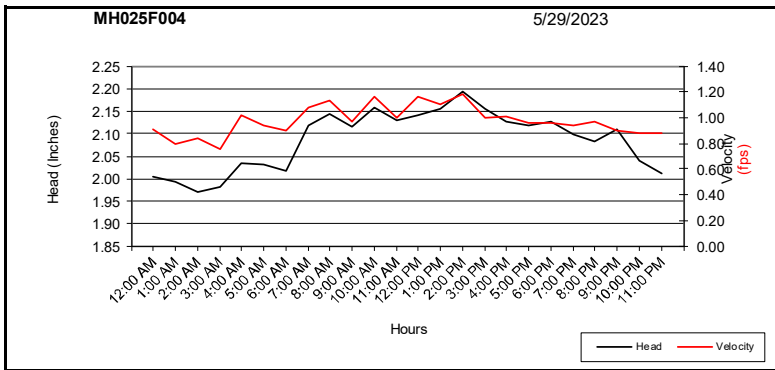
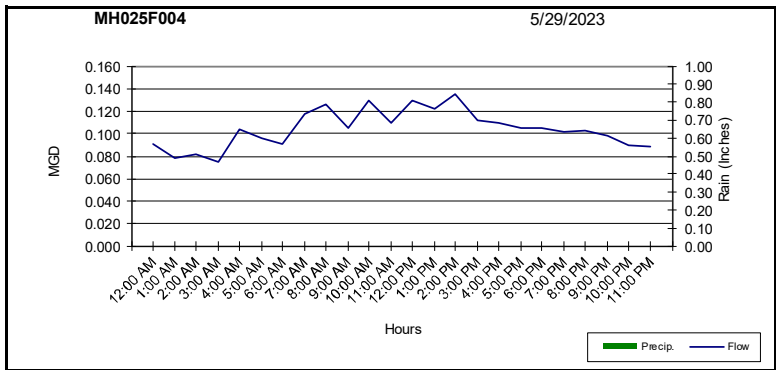
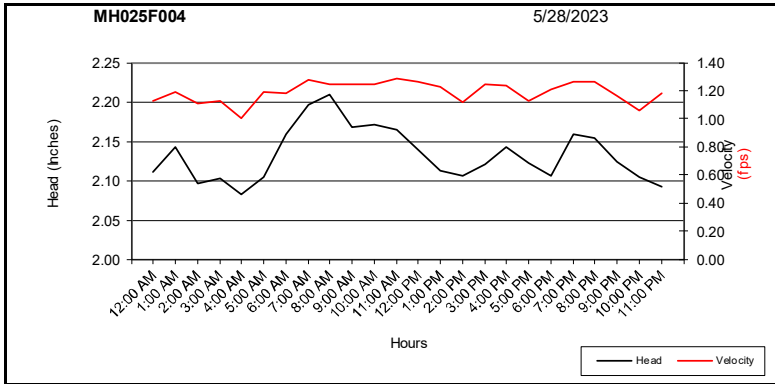
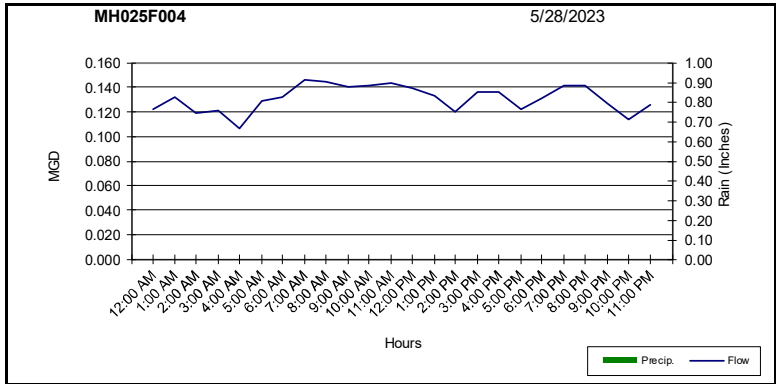
Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility for any conclusions or interpretations 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.

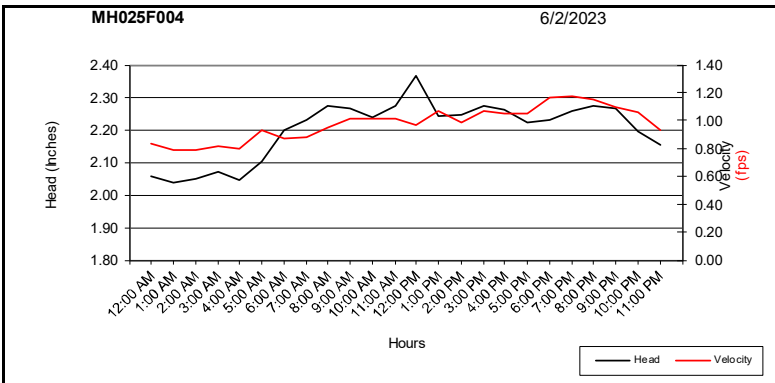
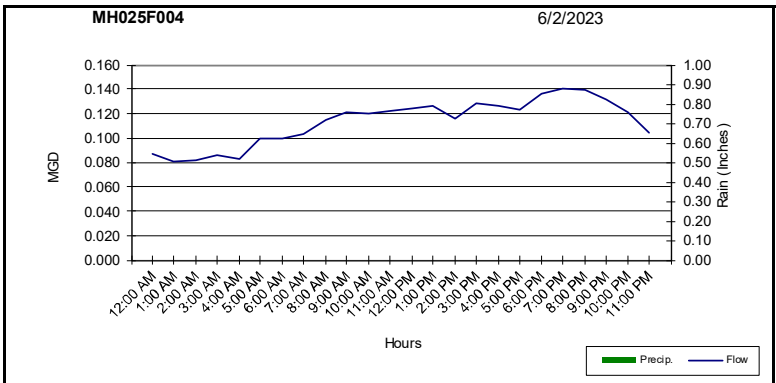
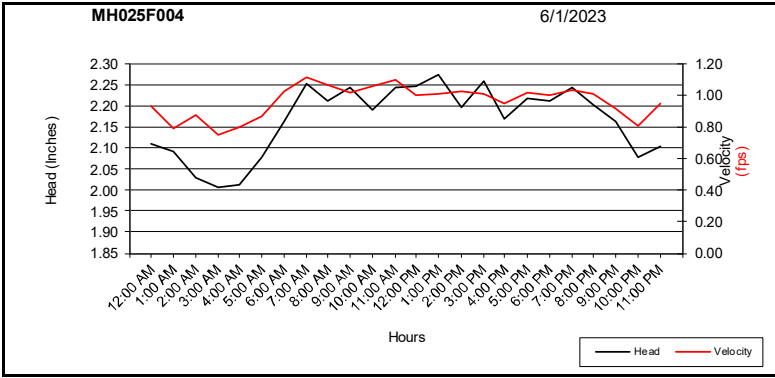
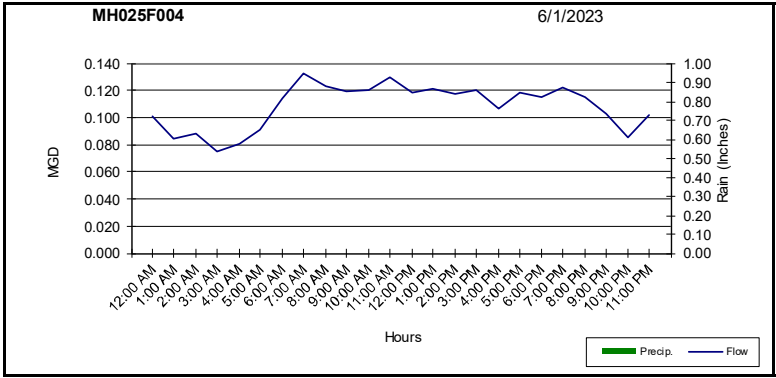
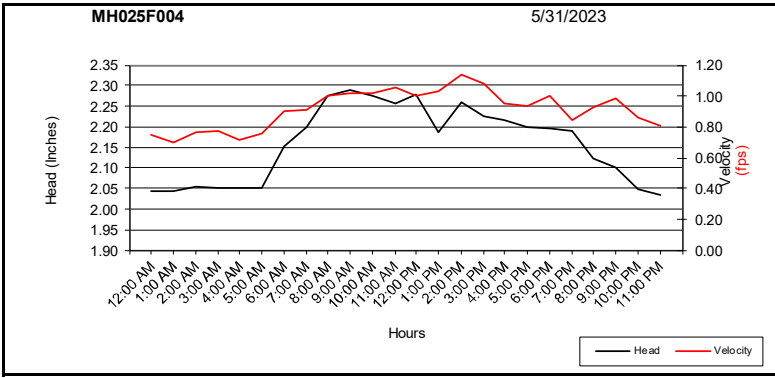
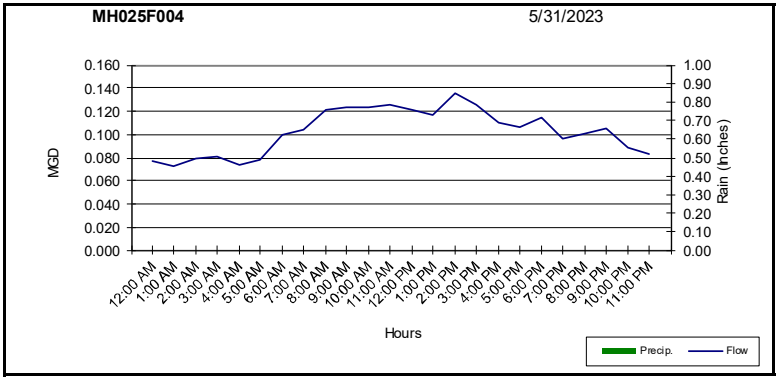
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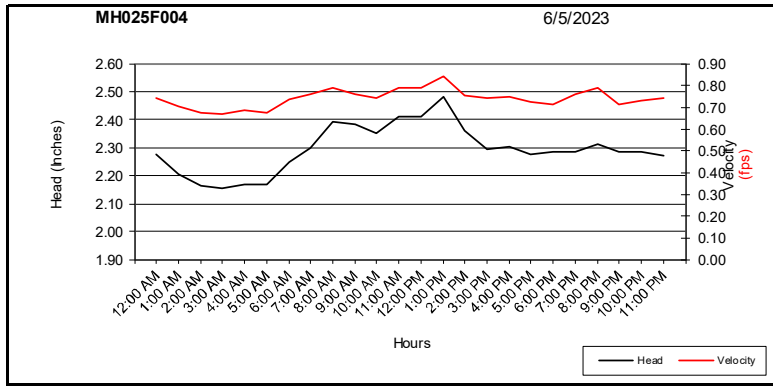
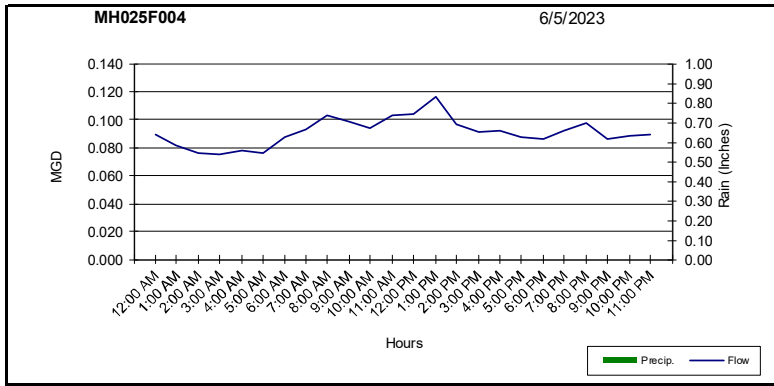
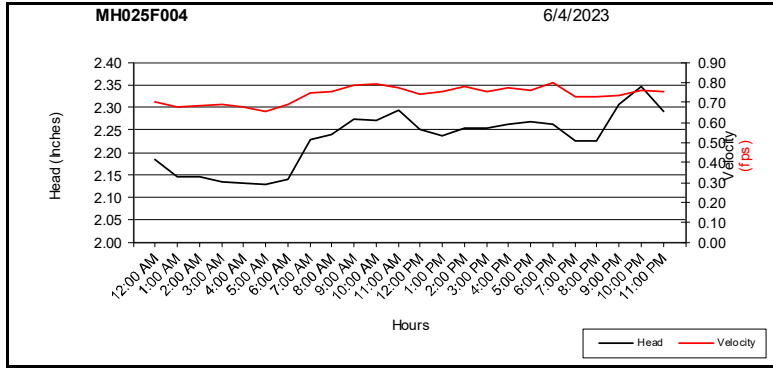
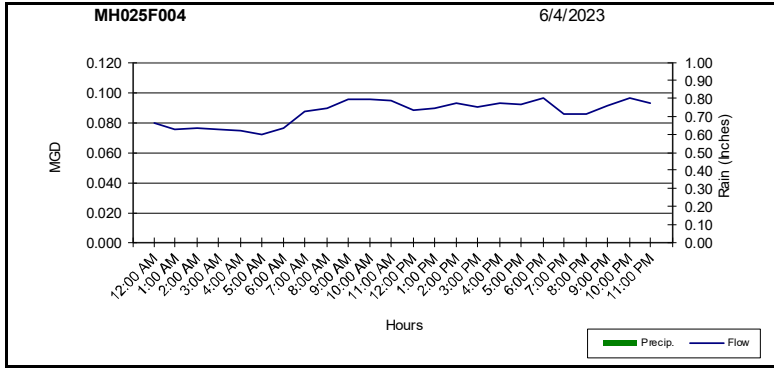
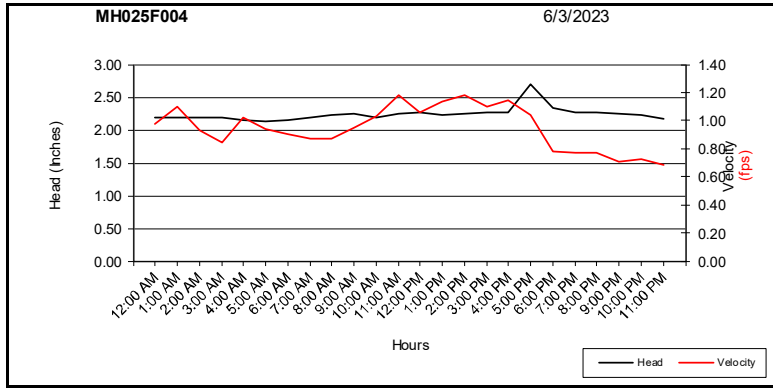
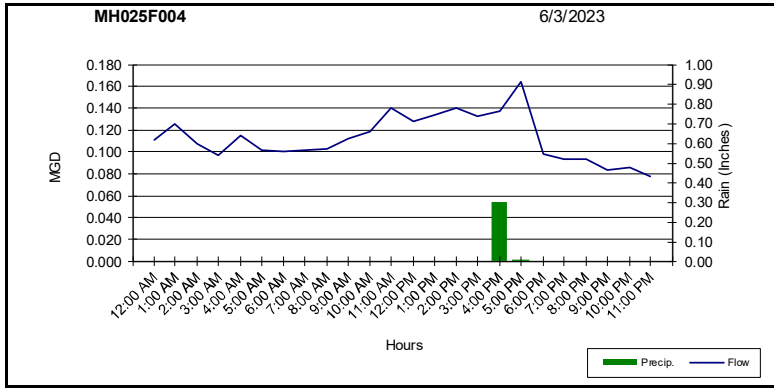
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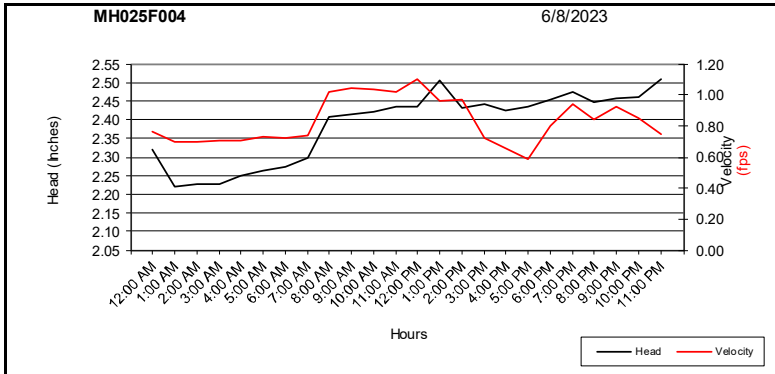
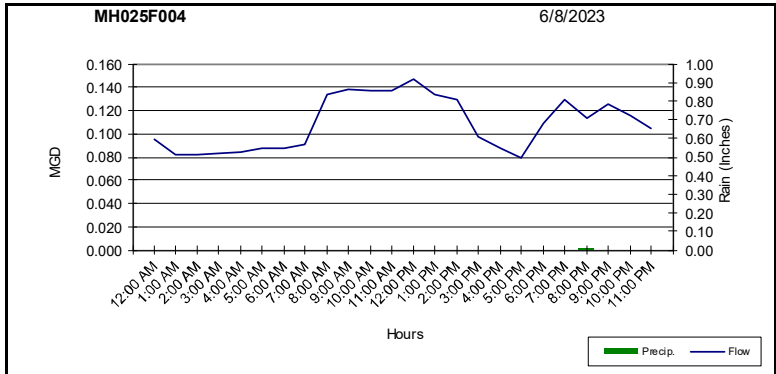
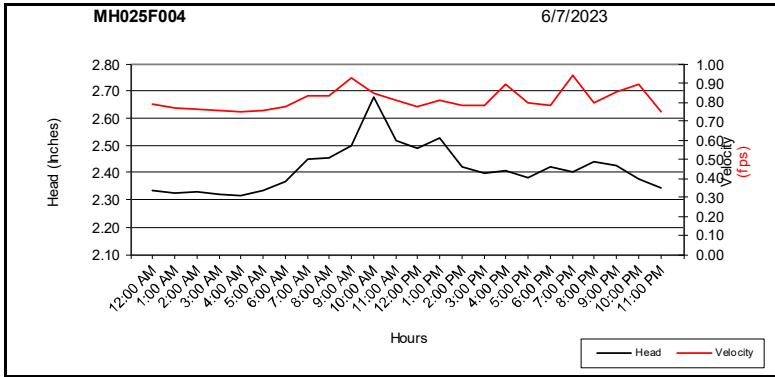
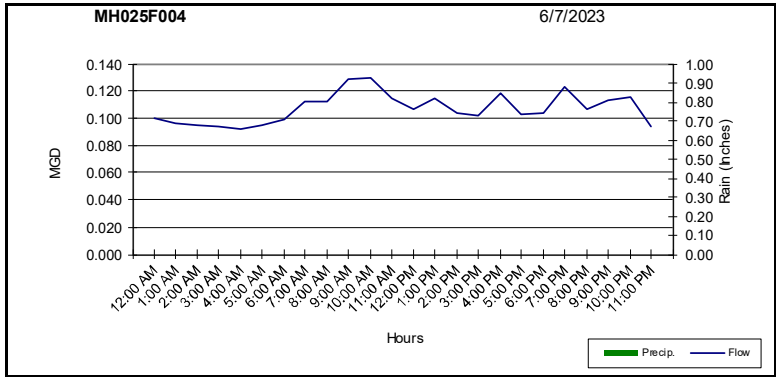
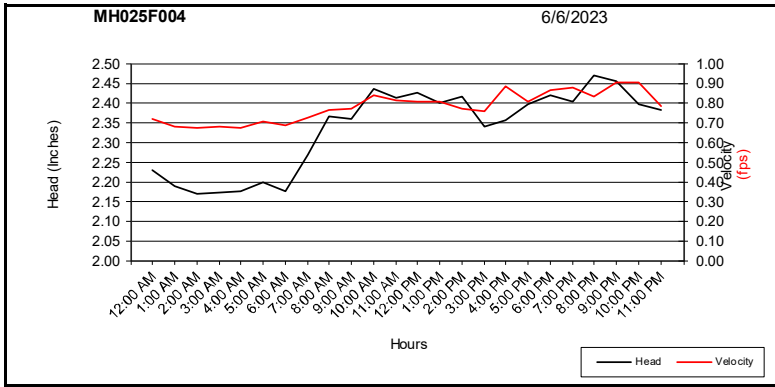
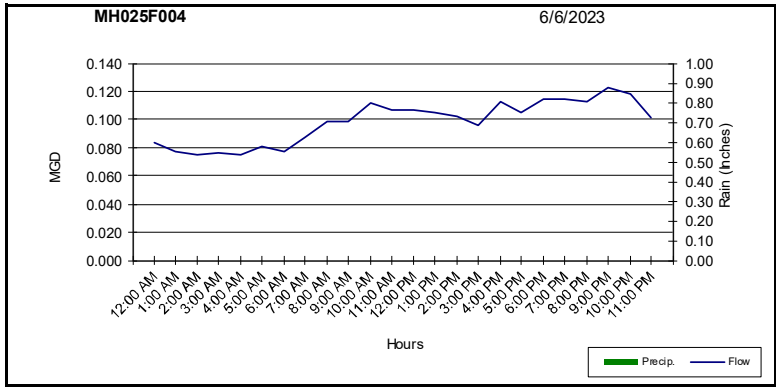


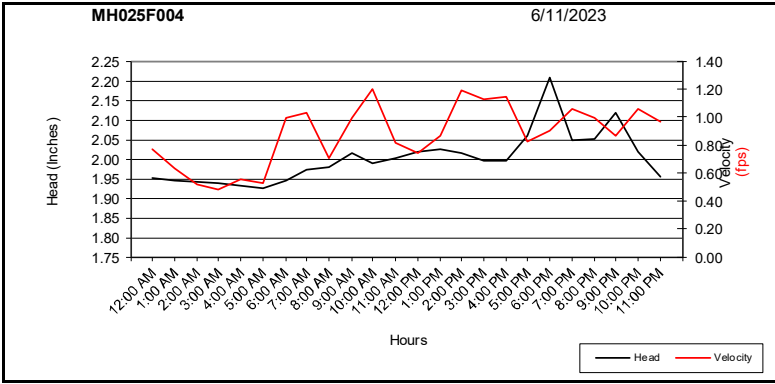
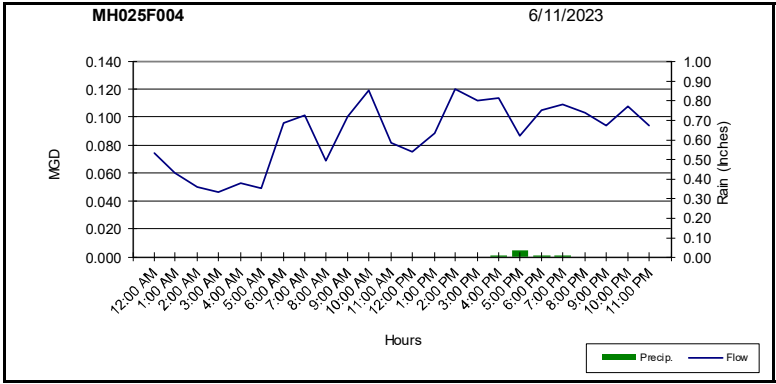
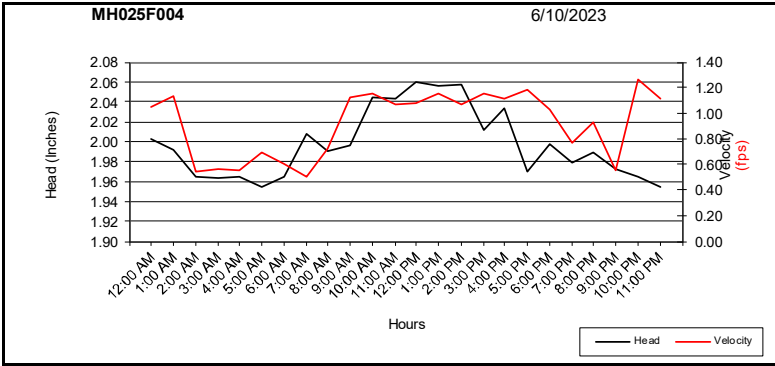
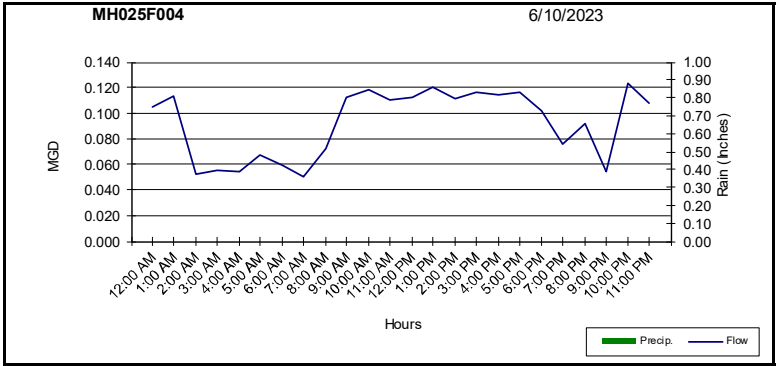
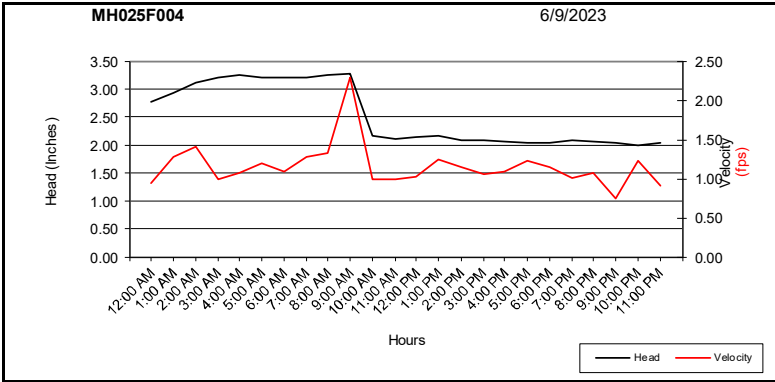
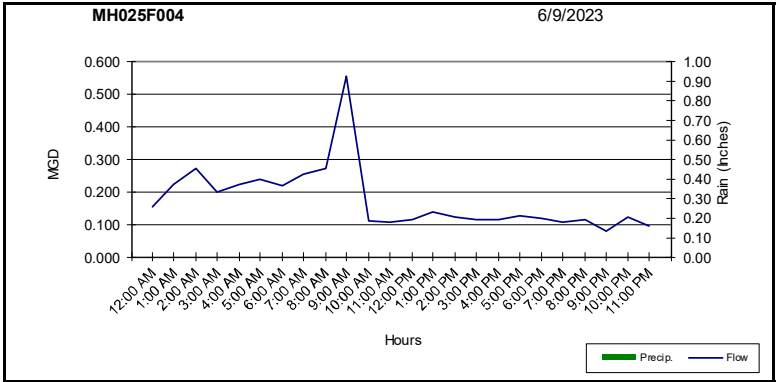


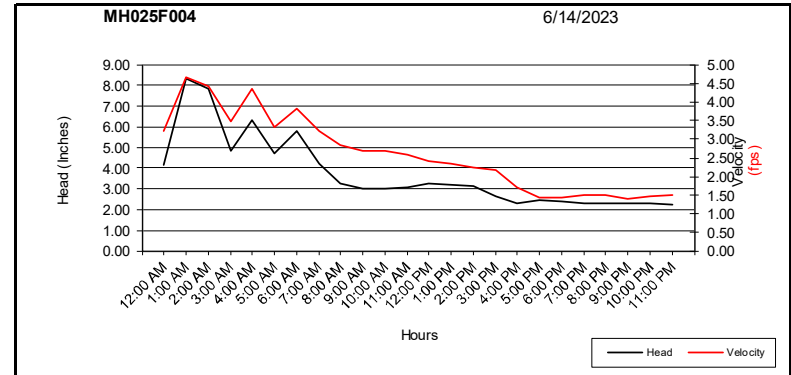
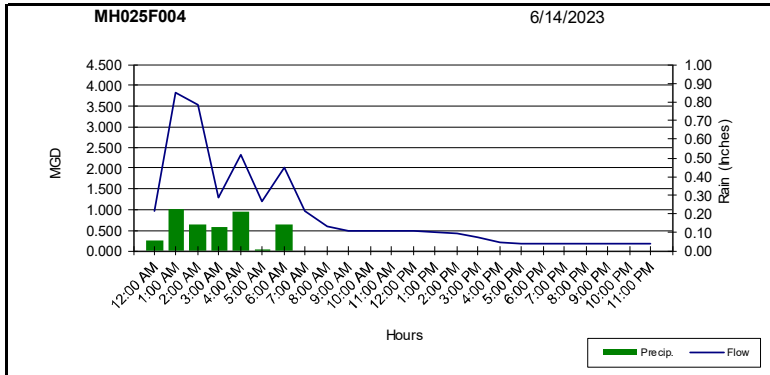
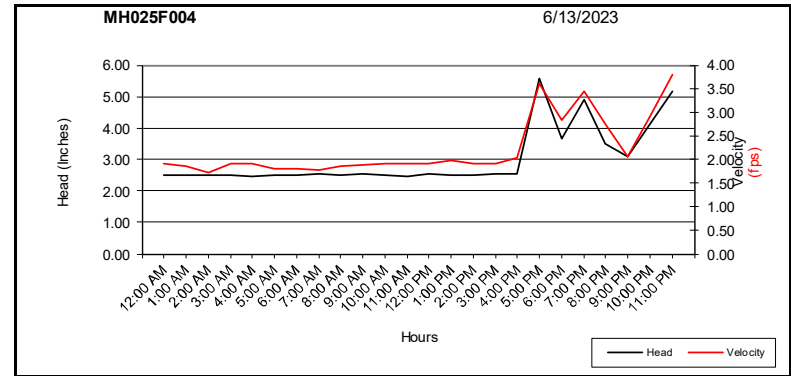
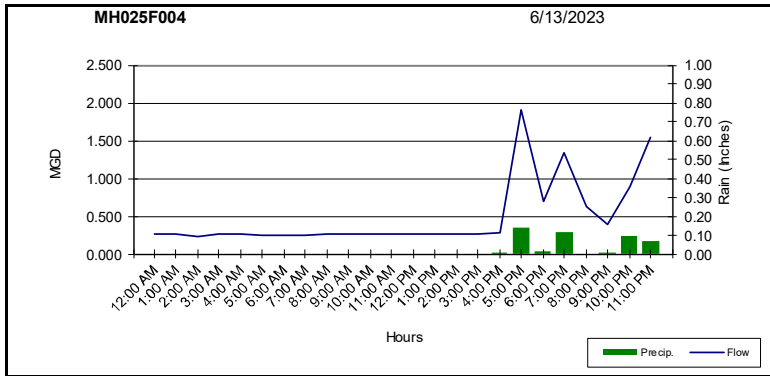
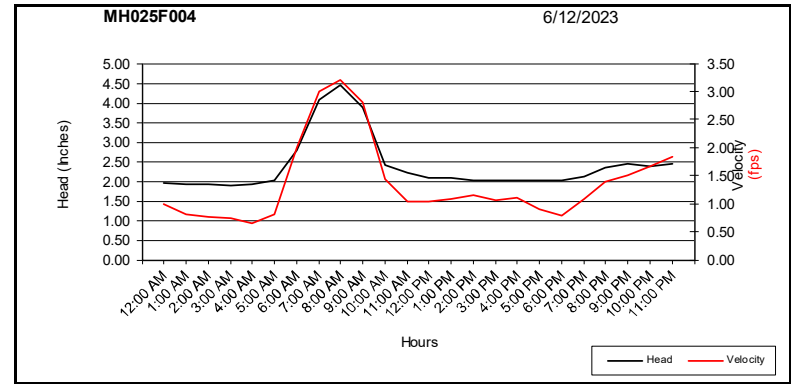
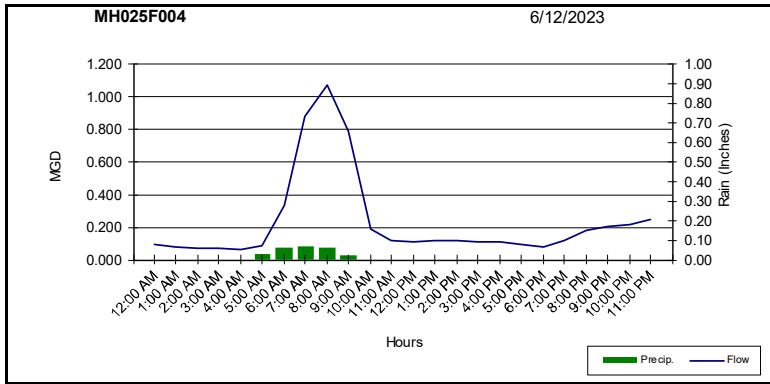


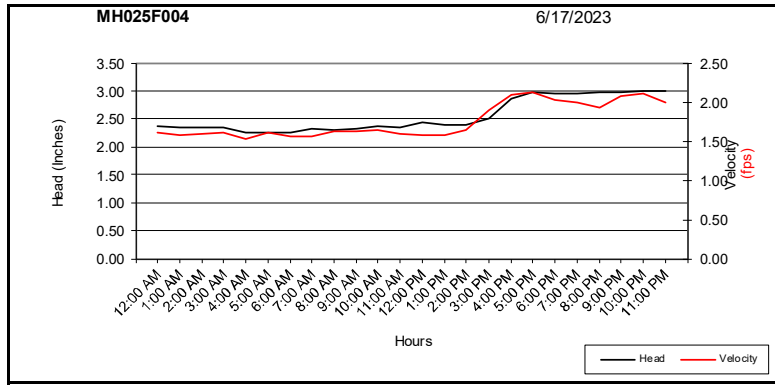
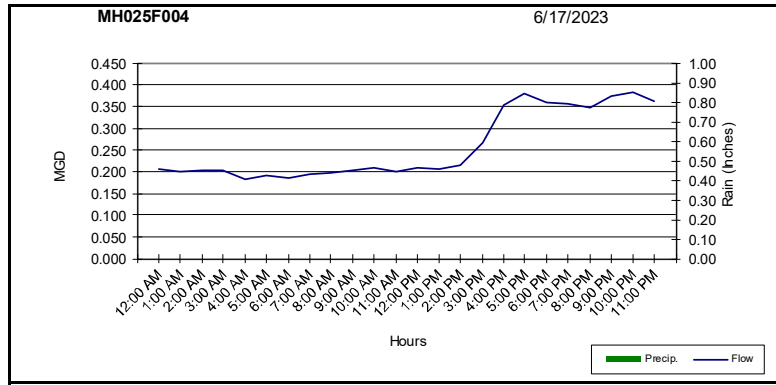
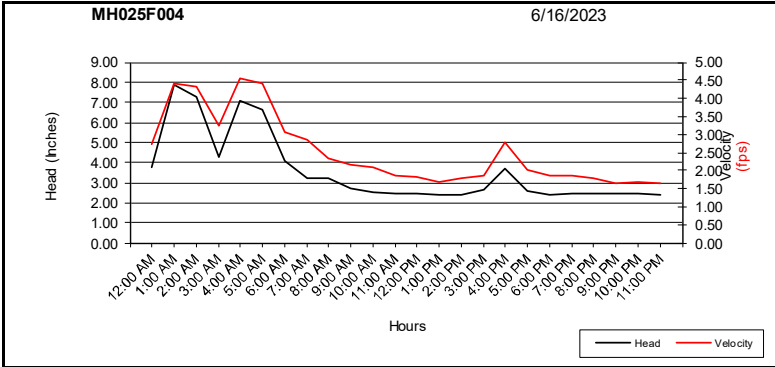
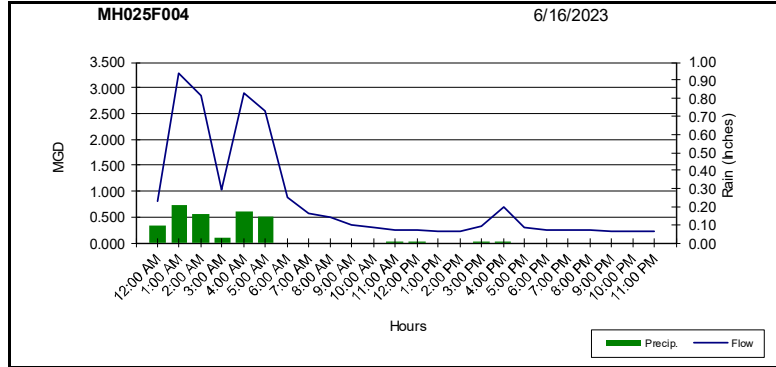
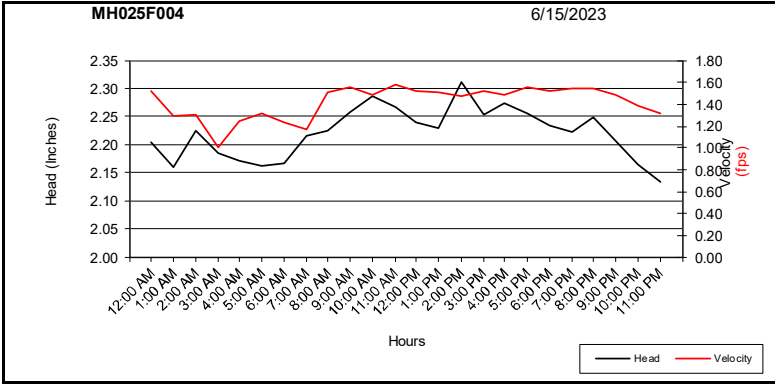
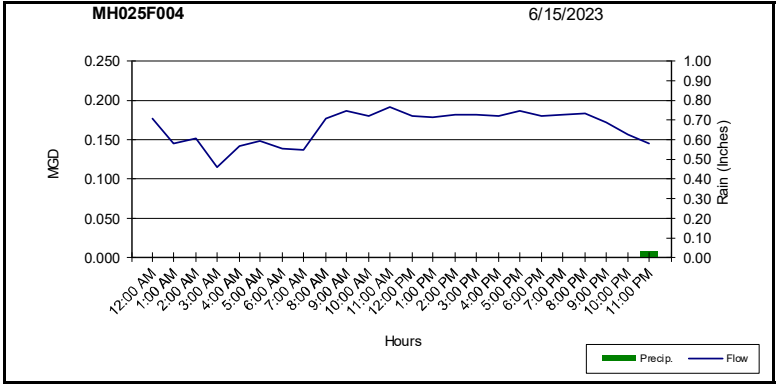




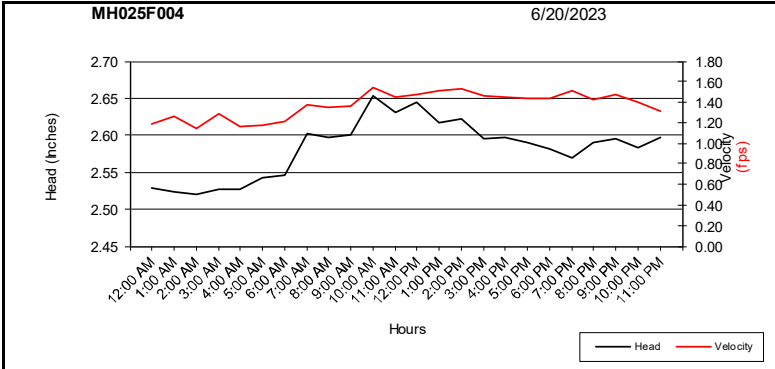
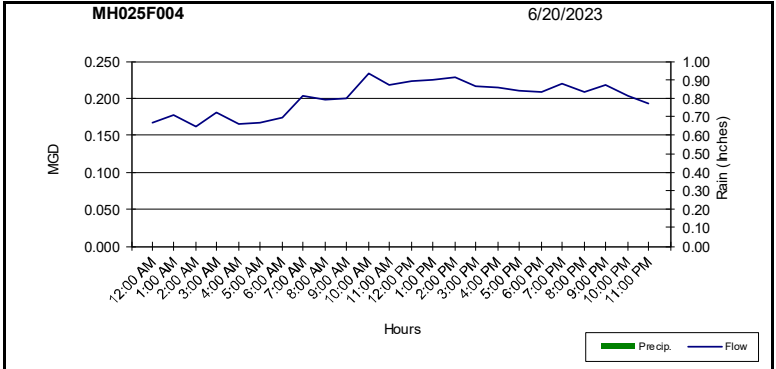
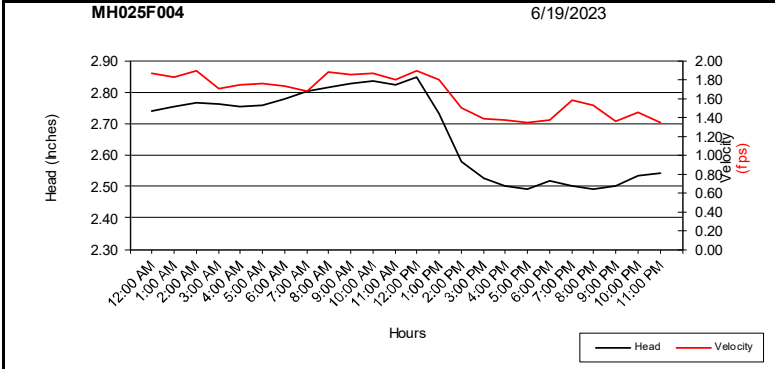
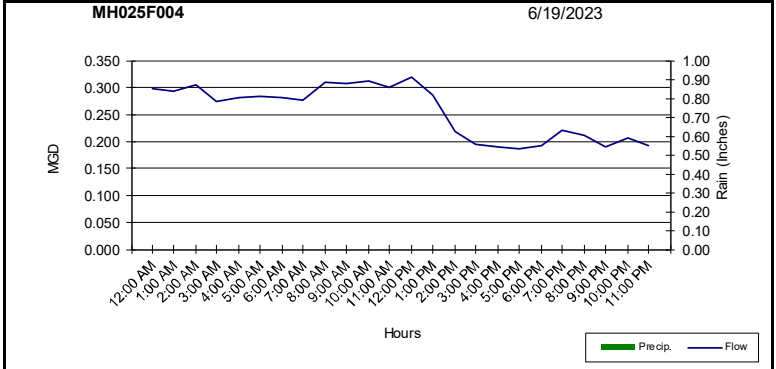
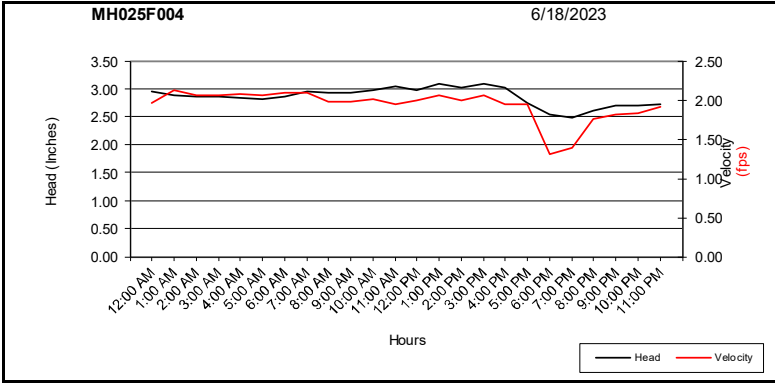
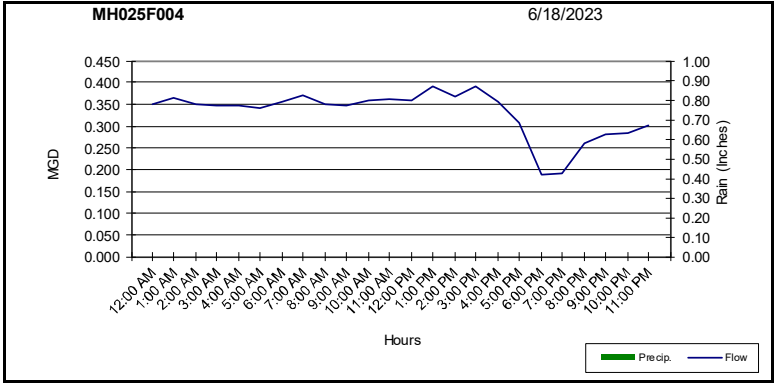


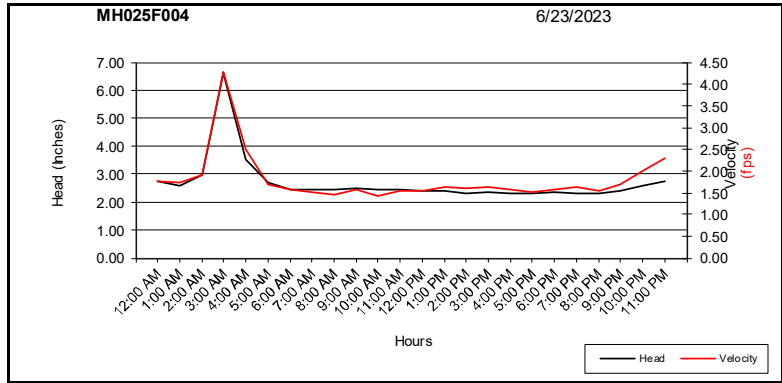
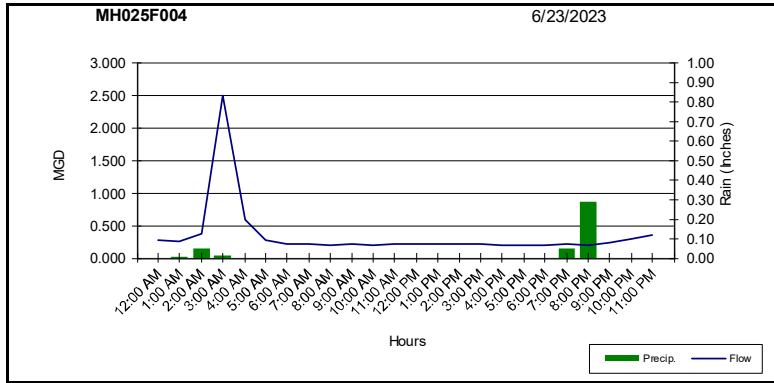
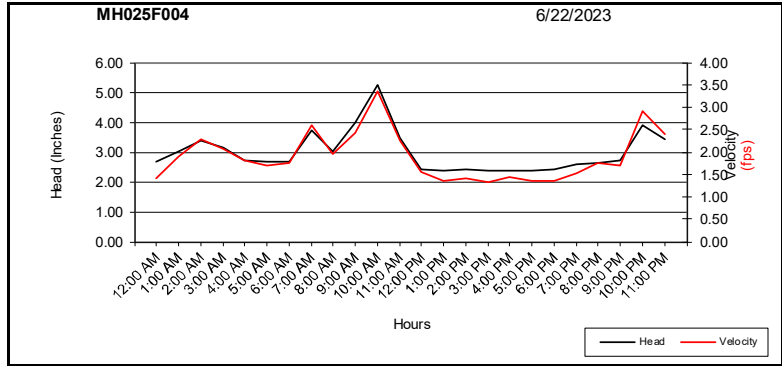
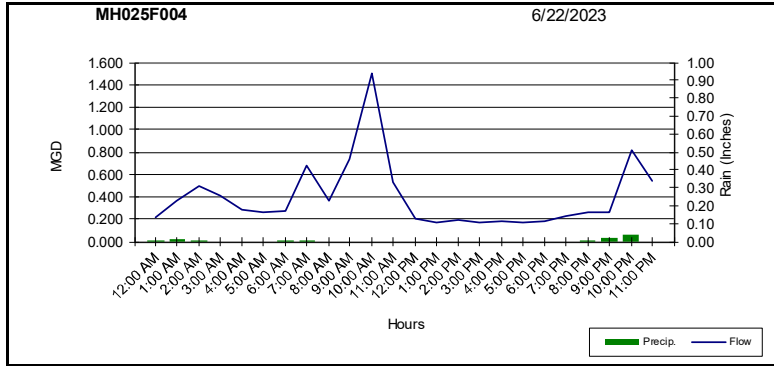
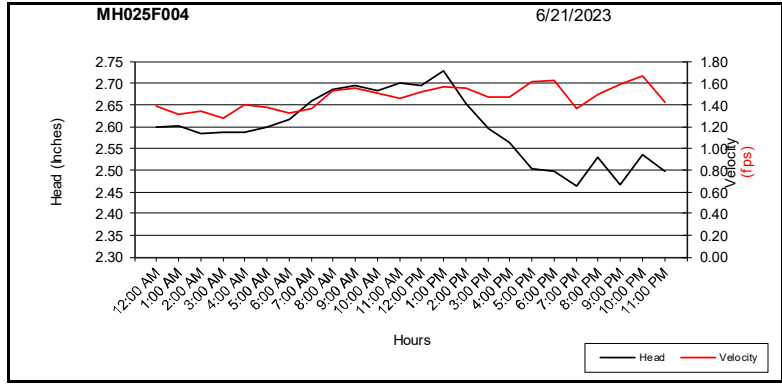
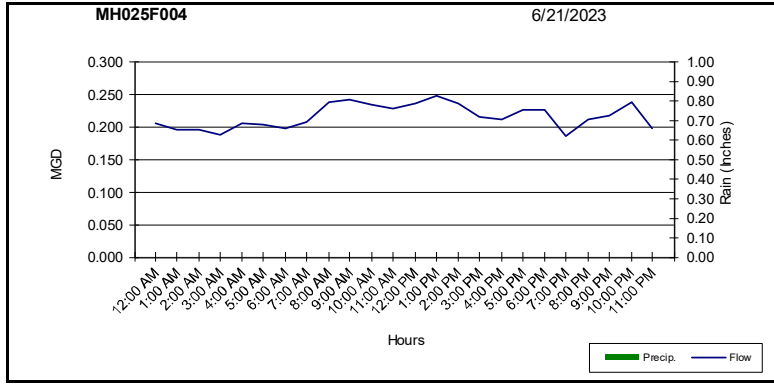












# **APPENDIX D**

## **Alternative Sewage Facilities Analysis**

## SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis  
3 Crossings Building I  
55 27<sup>th</sup> Street  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250181901**

The project site is located in the 6<sup>th</sup> Ward, City of Pittsburgh, Pennsylvania on the block between 27<sup>th</sup> St, 28<sup>th</sup> St, Spruce Way and Railroad St in the RIV-IMU, Riverfront Industrial Mixed-Use District. Action 2.0, LP, is proposing to construct a new multi-family residential development. The proposed development includes an approximately 197,000 GSF multi-family residential building, parking field, landscaped and hardscaped areas, and storm water management facilities. The project site is approximately 1.33 acres and is composed of Allegheny County Tax parcels 25-K-6 and 25-F-149..

The site is generally bound by Railroad Street to the north, 28<sup>th</sup> Street to the east, Spruce Way to the south, and 27<sup>th</sup> Street building to the west. The site is currently a paved parking lot with a few buildings.

The project proposes use of a proposed, private gravity sewer lateral for the proposed building that will tie into the existing 36-inch combined sewer owned by PWSA and located in 28th Street. This existing 36-inch combined sewer eventually connects to an Interceptor along the Allegheny River. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility. This method will provide for disposal of the net total combined daily flow of 43,305 gallons per day (108 EDUs). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The use of a proposed, private lateral will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a stream discharge is the Allegheny River, approximately 0.29 miles south of the site. A package wastewater treatment plant with discharge to the Allegheny River is not feasible due to the size and cost of the site.

# **APPENDIX E**

## **Public Notice**



Technical Excellence  
Practical Experience  
Client Responsiveness

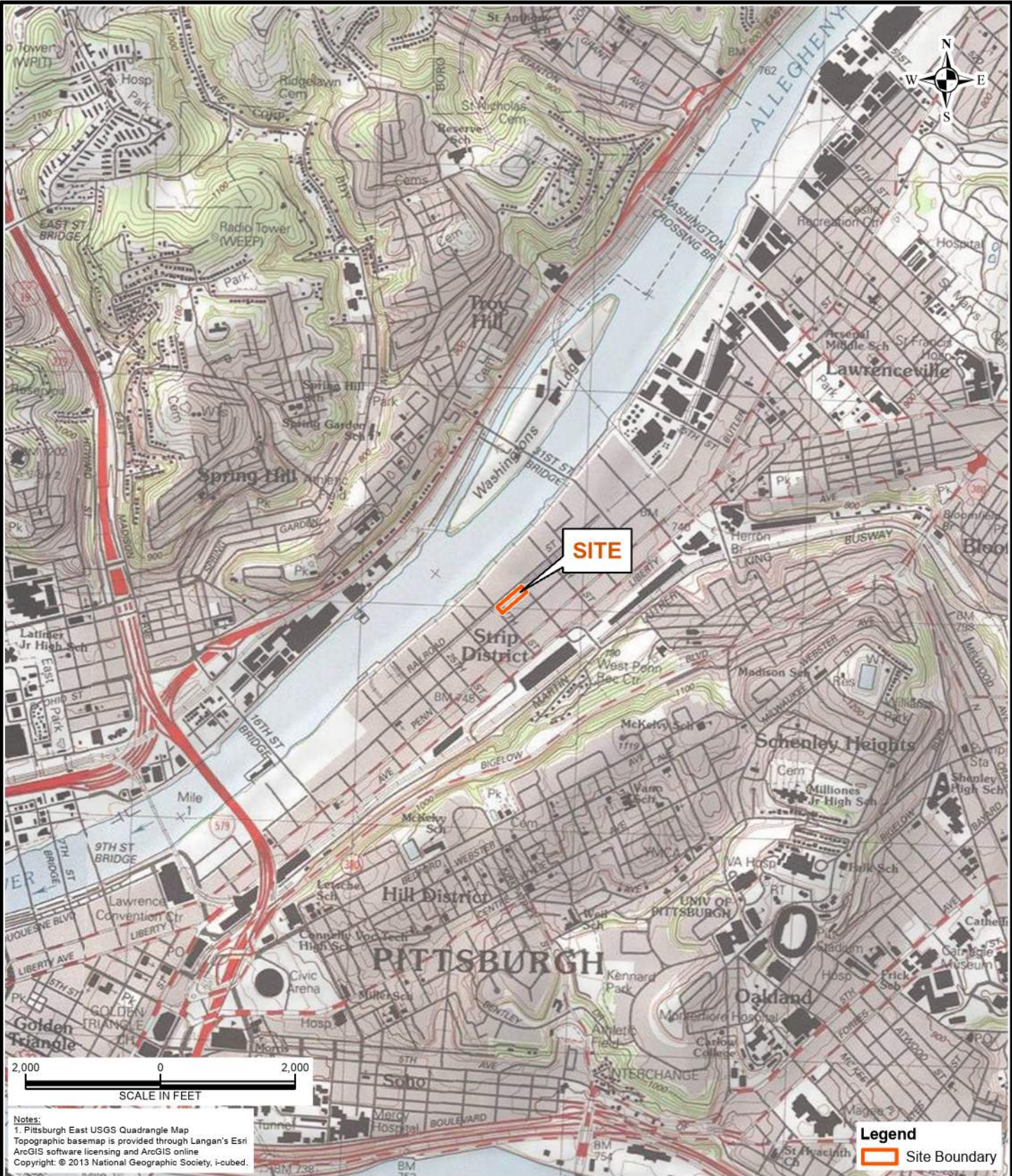
**SECTION P  
SEWAGE FACILITIES PLANNING  
MODULE COMPONENT 3**

**Re: Public Notice  
55 27<sup>th</sup> Street  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250181901**

A public notification is NOT required for this project since the project proposed flow estimate of 43,305 gallons per day is less than the 50,000 gallons per day threshold required for public notification, as stated in Section P of Component 3 (Appendix C).

# **APPENDIX F**

## **USGS Map and Plot Plans**



Notes:  
 1. Pittsburgh East USGS Quadrangle Map  
 Topographic basemap is provided through Langan's Esri  
 ArcGIS software licensing and ArcGIS online  
 Copyright: © 2013 National Geographic Society, i-cubed.

# LANGAN

Langan Engineering and  
 Environmental Services, Inc.  
 2400 Ansys Drive, Suite 403  
 Canonsburg, PA 15317-9540

T: 724.514.5100 F: 724.514.5101  
 www.langan.com

## Project 3 CROSSINGS 2.0 - BUILDING I

55 27TH STREET  
 PITTSBURGH

ALLEGHENY COUNTY PENNSYLVANIA

Figure Title

## SITE LOCATION MAP

Project No.  
 250181901

Date  
 1/9/2023

Scale  
 1" = 2,000 feet

Drawn By  
 BLA

Figure

1



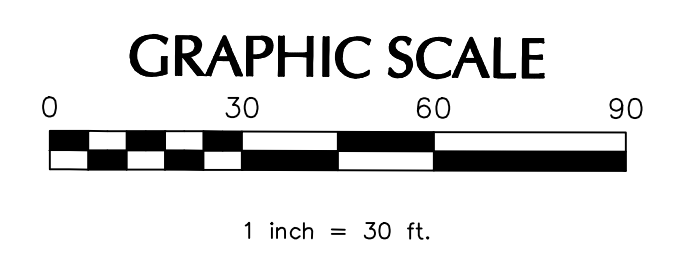


**NOTES:**

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD83 (2011), NORTH ZONE.
2. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
3. TOPOGRAPHIC INFORMATION SHOWN HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING DECEMBER 2022.
4. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
5. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
6. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
7. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS
8. THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.

**LEGEND** (NOT SHOWN TO SCALE)

<ul style="list-style-type: none"> <li>● AIR CONDITIONING UNIT</li> <li>○ BOLLARD</li> <li>○ BORING HOLE</li> <li>○ COLUMN</li> <li>○ DOOR</li> <li>○ DOUBLE DOOR</li> <li>○ FLAG POLE</li> <li>○ MAILBOX</li> <li>○ MONITORING WELL</li> <li>○ PARKING METER</li> <li>○ SIGN</li> <li>○ SHRUB</li> <li>○ TEST PIT</li> <li>○ TREE</li> <li>○ WETLAND FLAG</li> <li>○ GROUND LIGHT</li> <li>○ CABLE BOX HAND HOLE</li> <li>○ CATCH BASIN</li> <li>○ CLEANOUT</li> <li>○ ELECTRIC BOX</li> <li>○ ELECTRIC METER</li> <li>○ FILLER VALVE</li> <li>○ FIRE HYDRANT</li> <li>○ FLARED END SECTION</li> <li>○ COMMUNICATION BOX</li> <li>○ FUEL PUMP</li> <li>○ GAS METER</li> </ul>	<ul style="list-style-type: none"> <li>○ GAS VALVE</li> <li>○ GUY WIRE</li> <li>○ GUY WIRE</li> <li>○ HAND HOLE</li> <li>○ LIGHT POLE</li> <li>○ MANHOLE (TYPE AS LABELED)</li> <li>○ POST INDICATOR VALVE</li> <li>○ POWER POLE</li> <li>○ ROOF DRAIN</li> <li>○ STANDPIPE</li> <li>○ TELEPHONE BOOTH</li> <li>○ TRAFFIC SIGNAL BOX</li> <li>○ PEDESTRIAN PUSH BUTTON</li> <li>○ TRAFFIC SIGNAL</li> <li>○ TRAFFIC SIGNAL ARM</li> <li>○ TRAFFIC SIGNAL POLE</li> <li>○ UNDERGROUND VAULT</li> <li>○ VALVE UNKNOWN</li> <li>○ WATER METER</li> <li>○ WATER VALVE</li> <li>○ SPOT ELEVATION</li> <li>○ METAL GUARD RAIL</li> <li>○ WOOD GUARD RAIL</li> <li>○ STOCKADE FENCE</li> <li>○ CHAINLINK FENCE</li> <li>○ IRON FENCE</li> <li>○ TREE LINE</li> </ul>	<ul style="list-style-type: none"> <li>— OVERHEAD WIRE</li> <li>— WETLAND LINE</li> <li>— EASEMENT LINE</li> <li>— PROPERTY LINE</li> <li>— RIGHT-OF-WAY LINE</li> <li>— CONTOUR LINE</li> <li>— FM SANITARY FORCE MAIN</li> <li>— CATV CABLE TV MARK OUT LINE</li> <li>— D DRAINAGE MARK OUT LINE</li> <li>— E ELECTRIC MARK OUT LINE</li> <li>— C COMMUNICATION MARK OUT LINE</li> <li>— G GAS MARK OUT LINE</li> <li>— S SANITARY SEWER MARK OUT LINE</li> <li>— W WATER MARK OUT LINE</li> <li>— ST STEAM MARK OUT LINE</li> <li>— UNK UNKNOWN MARK OUT LINE</li> <li>— R* REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING</li> </ul>
--	---	--



SHAUN E. HIGGINS  
 PROFESSIONAL SURVEYOR  
 PA LIC. NO. 051088-E

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 2400 Ansys Drive, Suite 403  
 Canonsburg, PA 15317  
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project  
**3 CROSSINGS BUILDING SURVEY**  
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**BOUNDARY AND TOPOGRAPHIC SURVEY**

Project No.	250020052	<b>VL-101</b>
Date	01/16/2023	
Drawn By	HS	
Checked By	AM	
Sheet 1 of 1		

Date	Description	No.
Revisions		

**OWNERS ADOPTION**

KNOW ALL BY THESE PRESENTS, that Action 2.0 LP, a Pennsylvania limited partnership, does hereby adopt this Consolidation Plan of Lots of its property, situate in the 6th Ward, City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF WE hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Attest: Action 2.0 LP

Secretary \_\_\_\_\_ President \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 before me a Notary Public in and for said County and State personally appeared \_\_\_\_\_ of Action 2.0 LP, who being duly sworn, deposeth and saith that, he/she was personally present at the execution of the adoption of this Consolidation Plat and saw the common and corporate seal of the said corporation duly affixed and that the above Consolidation Plat was duly signed and sealed by and as for the act and deed of said Action 2.0 LP, for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said Consolidation as President of said corporation, in attestation of the due execution and delivery of said Consolidation is this deponent's own and proper and respective handwriting.

IN WITNESS WHEREOF, I hereunto set my hand and official seal,  
Sworn to and subscribed before me the day and date above written,

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ (seal)

Notary of Public

**MORTGAGE CLAUSE**

Employee Real Estate Construction Trust Fund, Mortgagee of the property contained in the Three Crossings Building I - Consolidation Plat consents to the recording of said plan and all other matters appearing on the plan.

Employee Real Estate Construction Trust Fund  
By: AmeriServe Trust and Financial Services Company, as Trustee  
By: \_\_\_\_\_  
Name and Title

**SURVEYOR CERTIFICATION**

I certify that, to the best of my knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.

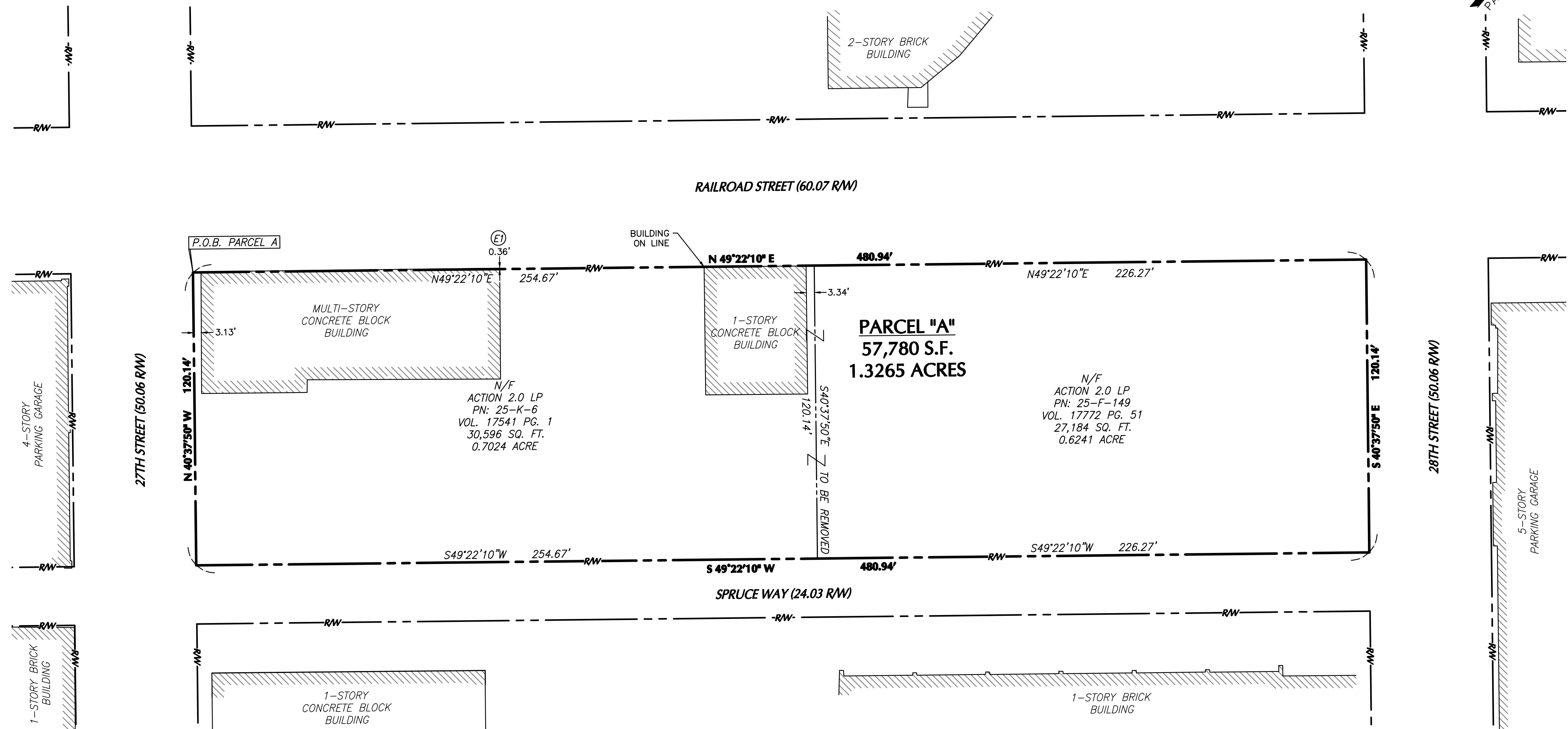
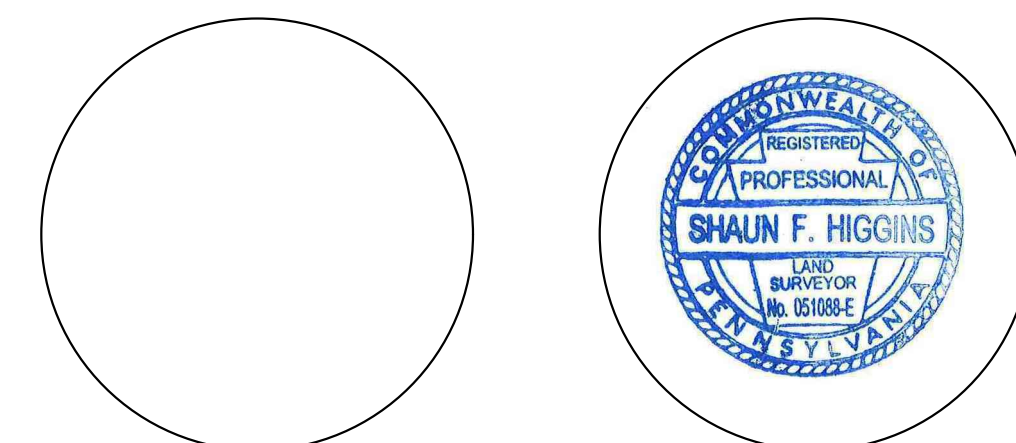
Date 04-12-2023  
Shaun F. Higgins, P.L.S.  
Registration No. SU-051088-E

DEPARTMENT OF REAL ESTATE  
Recorded in the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume \_\_\_\_\_ Page(s) \_\_\_\_\_

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

MANAGER, DEPARTMENT OF REAL ESTATE

(seal)  
(Department of Real Estate) (Professional Land Surveyor)



**CREATING PARCEL "A"  
OF LOTS 25-F-149 AND 25-K-6  
SITUATED IN THE CITY OF PITTSBURGH,  
COUNTY OF ALLEGHENY,  
STATE OF PENNSYLVANIA**

**AREA SUMMARY**

ID	SQ. FT.	ACRES
25-F-149	27,184	0.6241
25-K-6	30,596	0.7024
PARCEL "A"	57,780	1.3265

**ENCROACHMENTS**

(E) BUILDING ENCROACHES ONTO RIGHT OF WAY AS SHOWN

**BASIS OF BEARINGS**

MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, ZONE SOUTH, NAD 83 PER GPS OBSERVATIONS.

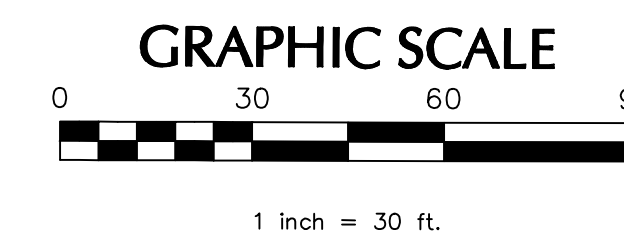
**LANGAN**

Langan Engineering and Environmental Services, Inc.  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15317  
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project  
**THREE CROSSINGS BUILDING I**  
CITY OF PITTSBURGH, 6TH WARD  
ALLEGHENY COUNTY PENNSYLVANIA

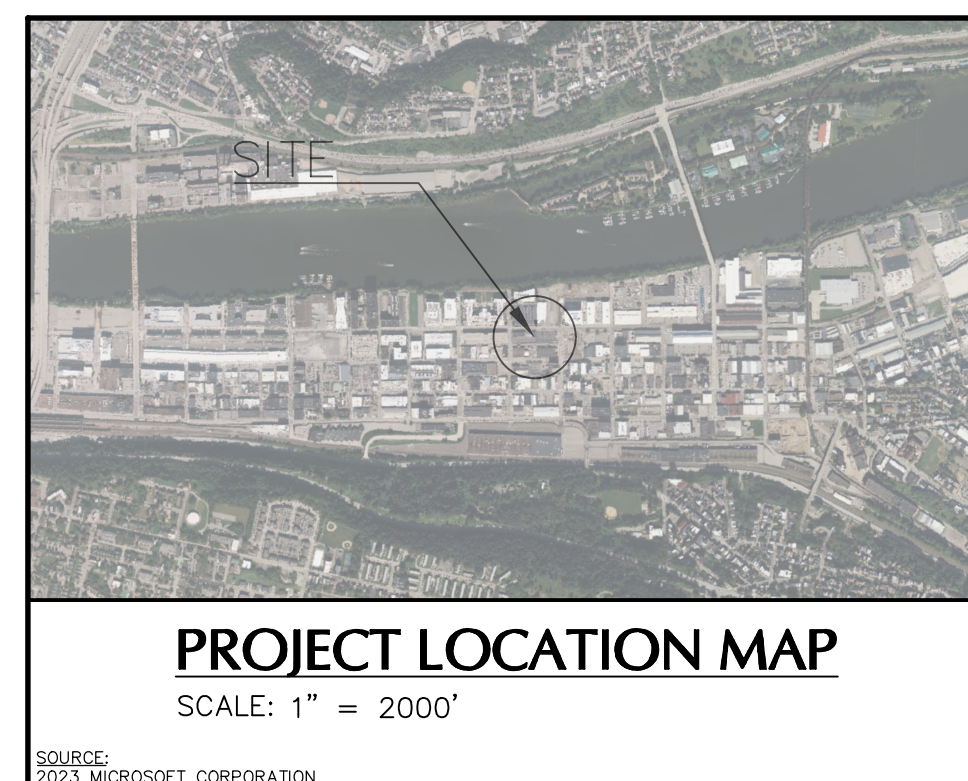
Drawing Title  
**CONSOLIDATION PLAT**

Project No. 250020052  
Date 02/23/2023  
Scale 1" = 30'  
Drawn By TJD Checked By BLR  
Submission Date 02/23/2023  
Drawing No. VB101  
Sheet 1 of 1

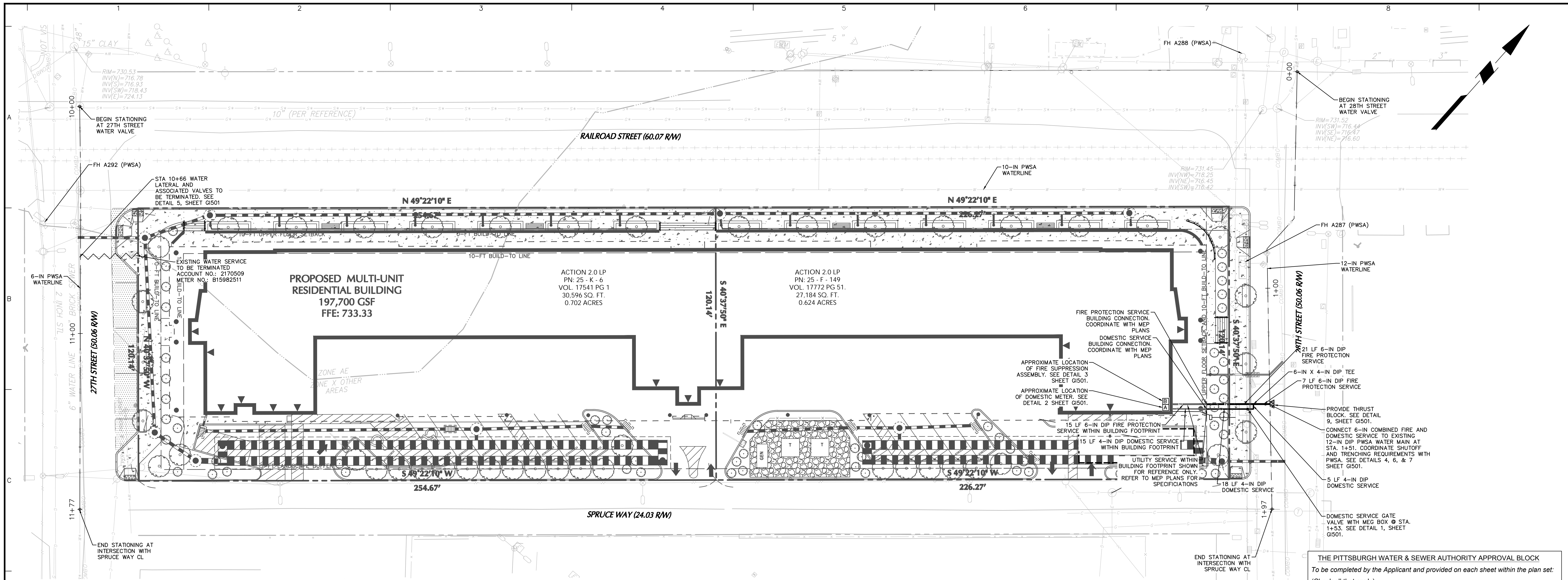


**BOUNDARY LEGEND**

- SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN".
- ⊗ SET MAG NAIL
- ⊙ FOUND MONUMENTATION AS SHOWN
- CENTERLINE
- RIGHT OF WAY
- PN PARCEL NUMBER
- REC. RECORD
- AC. ACRES
- VOL. VOLUME
- PG. PAGE
- CALC. CALCULATED
- OBS. OBSERVED
- SQ. FT. SQUARE FEET
- CSR. CITY SURVEY RECORD
- AFN AUDITOR'S FILE NUMBER



LANEAN SUBMISSION DATE: FEBRUARY 23, 2023 PROJECT No. 250020052



### LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY LINE	---	---
COMBINED LINE	---	---
SANITARY STRUCTURE	⊙	•
STORM LINE	---	---
STORM STRUCTURE	⊙	•
WATER LINE	---	---
FIRE LINE	---	---
WATER STRUCTURE	⊙	•
FIRE HYDRANT	⊙	•
GAS LINE	---	---
GAS STRUCTURE	⊙	•
ELECTRIC LINE	---	---
ELECTRIC STRUCTURE	⊙	•
TELECOMM LINE	---	---
TELECOMM STRUCTURE	⊙	•

### HYDRANT FLOW TEST RESULTS

To be completed by the Applicant and provided once within the plan set, if applicable:

DATE OF TEST: MARCH 30, 2022

HYDRANT PERMIT NUMBER: HYD-385-0323

PERFORMED BY: LANGAN & PWSA

#### PRESSURE HYDRANT

HYDRANT NUMBER: A290

LOCATION: 28TH ST @ SMALLMAN ST

STATIC PRESSURE, PSI: 104

RESIDUAL PRESSURE, PSI: 98

#### FLOW HYDRANT

HYDRANT NUMBER: A287

LOCATION: 28TH ST @ RAILROAD ST

FLOW OBSERVED, GPM: 1525

#### CALCULATIONS \*

PROJECTED FLOW AT 20 PSI, GPM 6341 GPM

\* Per NFPA 291 (Section 4.4.6), the residual pressure needs to achieve a 10% drop from the static pressure to calculate accurate flow projections. Please note that multiple flow hydrants may need to be simultaneously flowed to achieve the 10% drop at the pressure hydrant. In these instances, the flow observed needs to be reported for each flow hydrant.

### SPRINKLER SYSTEM DESIGN INFORMATION

To be completed by the Applicant and provided once within the plan set, if applicable:

ADDRESS(ES): 55 27th St, Pittsburgh PA 15222

DESIGNED BY: BURO HAPPOLD

#### TYPE OF SYSTEM (Check one)

13D  13

13R  OTHER: \_\_\_\_\_

#### SYSTEM CONFIGURATION (Check one)

STAND-ALONE SPRINKLER SYSTEM

MULTI-PURPOSE SPRINKLER SYSTEM

#### HOSE DEMANDS (N/A for 13d systems)

INSIDE HOSE DEMAND, GPM: 1,000

OUTSIDE HOSE DEMAND, GPM: 500

#### FIRE PUMP (Check one)

NO, NOT NEEDED

YES, LOWEST PERMISSIBLE SUCTION PRESSURE = 35 PSI \*

\* For fire pump installations, the hydrant flow test shall be required to achieve a 10% drop from the static pressure to the residual pressure.

### PEAK OPERATING WATER DEMANDS

To be completed by the Applicant and provided once within the plan set, if applicable:

METER INFORMATION				DOMESTIC SYSTEM		FIRE SYSTEM	
QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
1	2-IN	POSITIVE DISPLACEMENT	DOMESTIC	165	65	N/A	N/A
1	3/4"x3/4"	POSITIVE DISPLACEMENT	FIRE	N/A	N/A	1,000	100

METER SIZE: 1/2", 3/4"x3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"

METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE

METER USE: DOMESTIC, FIRE, COMBINATION

### PEAK DAILY SANITARY FLOW DEMANDS

To be completed by the Applicant and provided once within the plan set, if applicable:

PROJECT FLOW, GPD	46,450
EXISTING FLOW, GPD	525
NET FLOW, GPD	45,925
DEP SFPM APPROVAL DATE (If required)	

### THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant and provided on each sheet within the plan set. (Check all that apply)

- NEW WATER CONNECTION(S)
- NEW SEWER CONNECTION(S)
- REUSE EXISTING WATER CONNECTION(S)
- REUSE EXISTING SEWER CONNECTION(S)
- TERMINATE EXISTING WATER CONNECTION(S)
- TERMINATE EXISTING SEWER CONNECTION(S)
- PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA: (Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

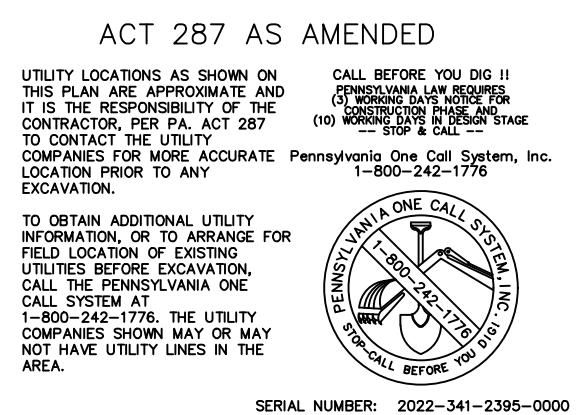
(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER: DEV-258-0423

TAP C RECORD NUMBER: \_\_\_\_\_

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.



Date	Description	No.
07/20/2023	PWSA COMMENTS	2
06/09/2023	CCTV INSPECTION AND PWSA COMMENTS	1
Date	Description	No.
Revisions		

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## LANGAN

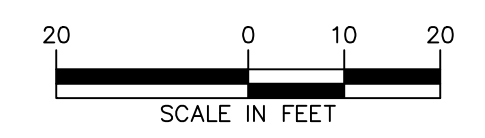
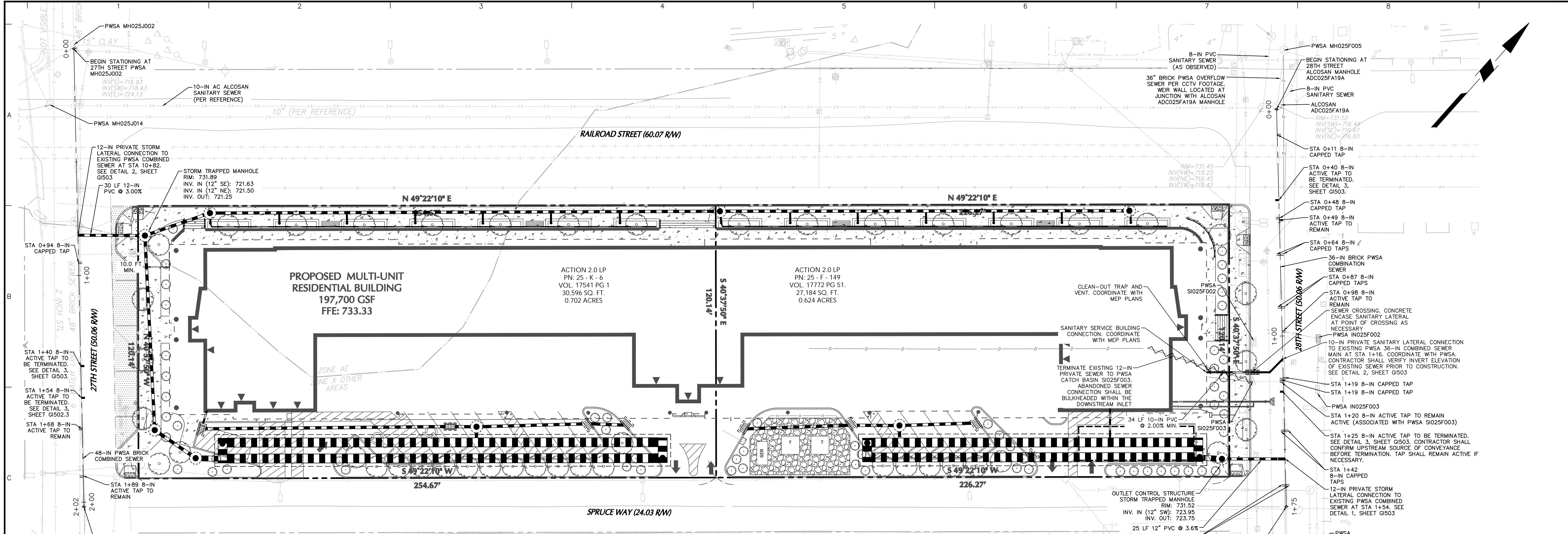
Langan Engineering and Environmental Services, Inc.  
2400 Ansys Drive, Suite 403  
Canonsburg, PA 15317  
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project: OXFORD/3 CROSSINGS BUILDING I  
PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title: PWSA WATER TAP-IN PLAN

Project No.: 250181901  
Date: MAY 19, 2023  
Drawn By: KTK  
Checked By: RSG

Drawing No.: GI101



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SANITARY LINE	---	---
COMBINED LINE	--- COMB ---	---
SANITARY STRUCTURE	(S)	(S)
STORM LINE	---	---
STORM STRUCTURE	(D)	(D)
WATER LINE	---	---
FIRE LINE	---	---
WATER STRUCTURE	(W)	(W)
FIRE HYDRANT	(H)	(H)
GAS LINE	---	---
GAS STRUCTURE	(G)	(G)
ELECTRIC LINE	---	---
ELECTRIC STRUCTURE	(E)	(E)
TELECOMM LINE	---	---
TELECOMM STRUCTURE	(T)	(T)

- THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK  
 To be completed by the Applicant and provided on each sheet within the plan set:  
 (Check all that apply)
- NEW WATER CONNECTION(S)
  - NEW SEWER CONNECTION(S)
  - REUSE EXISTING WATER CONNECTION(S)
  - REUSE EXISTING SEWER CONNECTION(S)
  - TERMINATE EXISTING WATER CONNECTION(S)
  - TERMINATE EXISTING SEWER CONNECTION(S)
  - PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:  
 (Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER DEV-258-0423

TAP C RECORD NUMBER

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR PA, ACT 287 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

CALL BEFORE YOU DIG II (PITTSBURGH) IS RESPONSIBLE FOR PROVIDING UTILITY LOCATIONS TO THE CONTRACTOR FOR PA, ACT 287. TO OBTAIN ADDITIONAL UTILITY INFORMATION, OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOW MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG II (PITTSBURGH) IS RESPONSIBLE FOR PROVIDING UTILITY LOCATIONS TO THE CONTRACTOR FOR PA, ACT 287. TO OBTAIN ADDITIONAL UTILITY INFORMATION, OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOW MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

1-800-242-1776

1-800-242-1776

Date	Description	No.
07/20/2023	PWSA COMMENTS	2
06/09/2023	CCTV INSPECTION AND PWSA COMMENTS	1
Date	Description	No.
Revisions		

Signature \_\_\_\_\_ Date \_\_\_\_\_

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 2400 Ansys Drive, Suite 403  
 Canonsburg, PA 15317  
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project  
**OXFORD/3 CROSSINGS BUILDING I**  
 PITTSBURGH ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title  
**PWSA SEWER TAP-IN PLAN**

Project No. **250181901**  
 Date **MAY 19, 2023**  
 Drawn By **KTK**  
 Checked By **RSC**  
 Drawing No. **G1102**

# **APPENDIX G**

## **Cultural Resource Notice**



Technical Excellence  
Practical Experience  
Client Responsiveness

**SECTION G  
SEWAGE FACILITIES PLANNING  
MODULE COMPONENT 3**

**Re: Cultural Resources Notice (CRN)  
55 27<sup>th</sup> Street  
City of Pittsburgh, Allegheny County, Pennsylvania  
Langan Project No.: 250181901**

As the project area is less than 10 acres and does not contain any existing historical buildings, a Project Review Form – to initiate consultation for request for review by the State Historic and Preservation Office (SHPO), Environmental Review Division – will not be submitted to the Pennsylvania Historical & Museum Commission (PHMC).

# **APPENDIX H**

## **PNDI**

## 1. PROJECT INFORMATION

Project Name: **Oxford Building I**

Date of Review: **1/16/2023 01:02:22 PM**

Project Category: **Development, Residential, Subdivision containing more than 2 lots and/or 2 single-family units**

Project Area: **2.48 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Lower Allegheny**

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

Decimal Degrees: **40.457565, -79.977735**

Degrees Minutes Seconds: **40° 27' 27.2333" N, 79° 58' 39.8447" W**

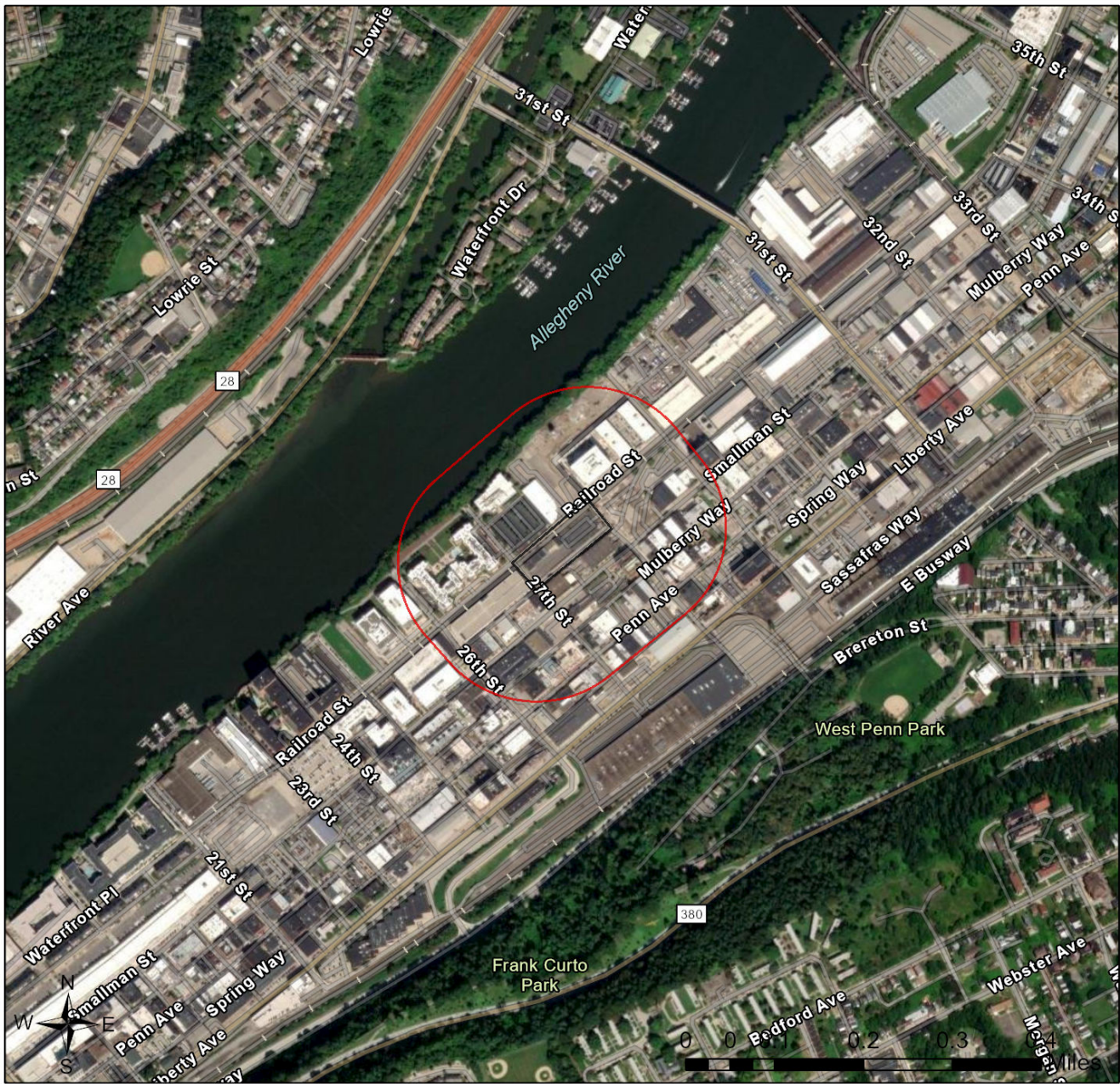
## 2. SEARCH RESULTS



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	<b>Potential Impact</b>	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>
U.S. Fish and Wildlife Service	<b>Potential Impact</b>	<b>FURTHER REVIEW IS REQUIRED, See Agency Response</b>

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.



# Oxford Building I

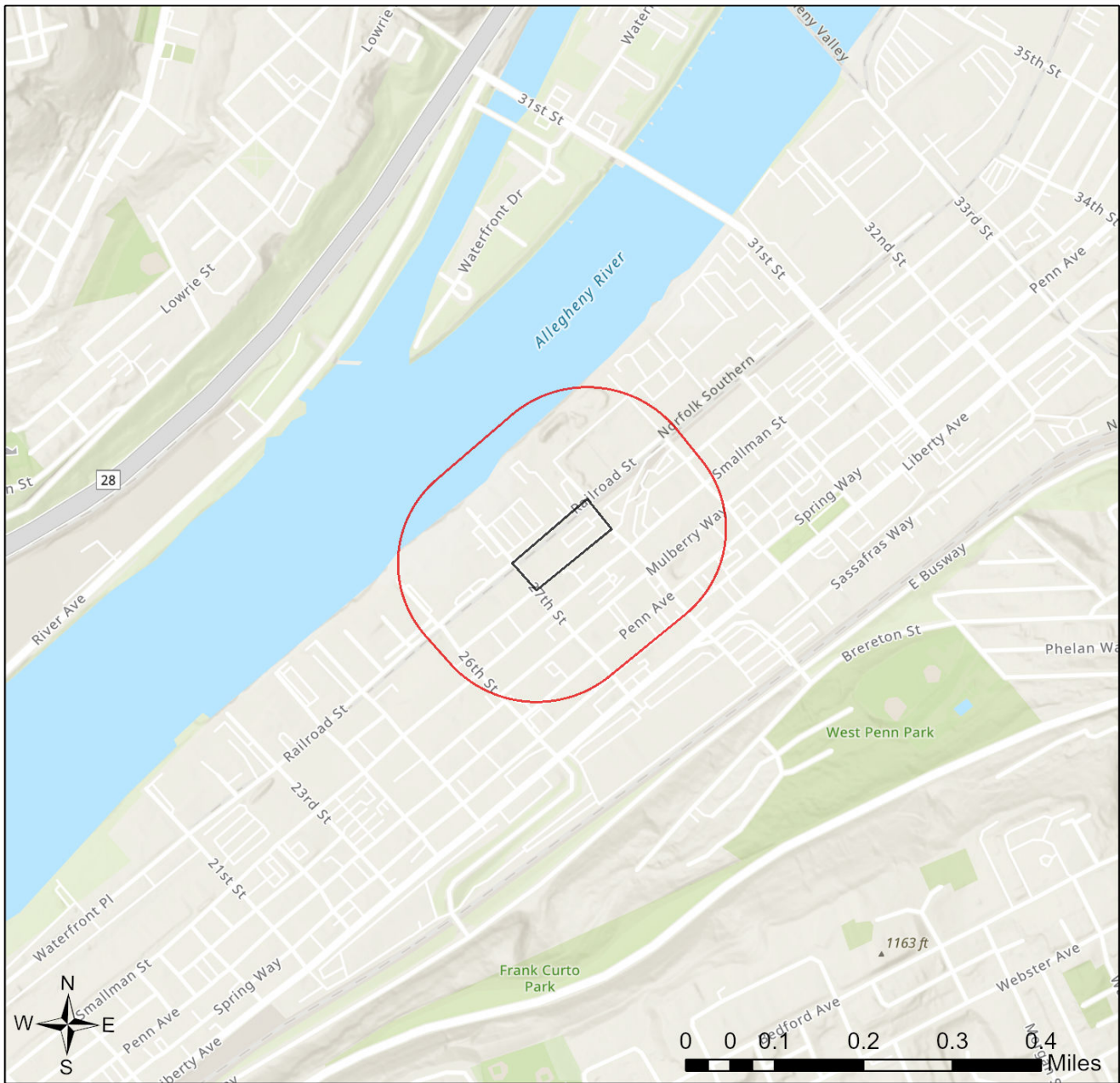




-  Buffered Project Boundary
-  Project Boundary

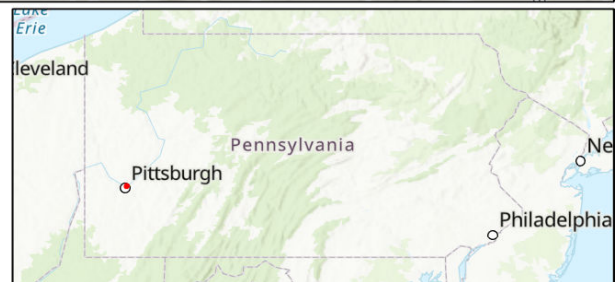


Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

### Oxford Building I



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

## RESPONSE TO QUESTION(S) ASKED

**Q1:** The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

**Your answer is:** No forests, woodlots or trees will be affected by the project.

**Q2:** Is tree removal, tree cutting or forest clearing of 40 acres or more necessary to implement all aspects of this project?

**Your answer is:** No

### 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:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

**PFBC Species:** (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Obliquaria reflexa	Threehorn Wartyback	Special Concern Species*
Sensitive Species**		Endangered

#### U.S. Fish and Wildlife Service

##### RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

\* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

\*\* Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

## WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload\* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

\*If information was requested by USFWS, applicants must email, or mail, project information to [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov) to initiate a review. USFWS will not accept uploaded project materials.

### Check-list of Minimum Materials to be submitted:

\_\_\_ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

\_\_\_ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

**In addition to the materials listed above, USFWS REQUIRES the following**

\_\_\_ **SIGNED** copy of a Final Project Environmental Review Receipt

**The inclusion of the following information may expedite the review process.**

\_\_\_ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

\_\_\_ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

## 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](http://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](mailto:RA-HeritageReview@pa.gov)

### PA Fish and Boat Commission

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

### U.S. Fish and Wildlife Service

Pennsylvania Field Office  
Endangered Species Section  
110 Radnor Rd; Suite 101  
State College, PA 16801  
Email: [IR1\\_ESPenn@fws.gov](mailto:IR1_ESPenn@fws.gov)  
NO Faxes Please

### PA Game Commission

Bureau of Wildlife Management  
Division of Environmental Review  
2001 Elmerton Avenue, Harrisburg, PA 17110-9797  
Email: [RA-PGC\\_PNDI@pa.gov](mailto:RA-PGC_PNDI@pa.gov)  
NO Faxes Please

## 7. PROJECT CONTACT INFORMATION

Name: ROBERT GEHRIS  
Company/Business Name: LANGAN ENGINEERING & ENVIRONMENTAL SERVICES  
Address: 2400 ANSYS DRIVE, STE 403  
City, State, Zip: CANONSBURG, PA 15317  
Phone: ( 724 ) 515-5100 Fax: ( )  
Email: RGEHRIS@LANGAN.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

01/19/2023

date

U.S. FISH AND WILDLIFE SERVICE
110 Radnor Road, Suite 101, State College, PA 16801

This responds to your inquiry about a PNDI Internet Database search that resulted in a potential conflict with a federally listed, proposed or candidate species.

PROJECT LOCATION INFORMATION

County: Allegheny
Township: Pittsburgh

MISC INFORMATION

Date received by FWS: 1/27/2023
ACTIVE ARCHIVE

USFWS COMMENTS [checked] EMAILED [ ] MAILED

Email: tyanalitis@langan.com

To: Tristian Yanalitis

Affiliation: Langan Civil and Environmental Engineering

SPECIFIC PROJECT: Oxford Building I

FISH AND WILDLIFE SERVICE COMMENT(s):

X NOT LIKELY TO ADVERSELY AFFECT

The federally listed clubshell, northern riffleshell, rayed bean occurs or may occur in or near the project area. However, based on our review of the information provided, including the project description and location (no instream work, project is within existing disturbed area

no adverse effects to this species are likely to occur. If there is any change in the location, scale, scope, layout or design of the project, further consultation or coordination with the Service will be necessary.

The above determination is valid for two years from the date of this letter. In addition, this response relates only to federally listed, proposed, and candidate species under our jurisdiction, based on an office review of the proposed project's location and anticipated impacts. No field inspection of the project area has been conducted by this office. Please reference the above PNDI # and USFWS Project # in any future correspondence regarding this project.

This review was conducted by the biologist listed below. He/she can be contacted at 814-206-(Extension).

- Melinda Turner (x7449) [ ]
Richard Novak (x7477) [ ]
Nicole Ranalli (x7455) [checked]
Sze Wing Yu (x7461) [ ]
Jennifer Kagel (x7451) [ ]
Pamela Shellenberger (x7459) [ ]

ROBERT ANDERSON Digitally signed by ROBERT ANDERSON Date: 2023.04.28 14:44:53 -04'00'

SIGNATURE: \_\_\_\_\_

Supervisor, Pennsylvania Field Office



February 3, 2023

**IN REPLY REFER TO**

SIR# 57369

Langan Civil and Environmental Engineering  
Tristian Yanalitis  
2400 Ansys Drive  
Pittsburgh , Pennsylvania 15317

**RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species  
PNDI Search No. 776570\_1  
Oxford Building I  
Pittsburgh City: ALLEGHENY County**

Dear Tristian Yanalitis:

This responds to your inquiry about a Pennsylvania Natural Diversity Inventory (PNDI) Internet Database search “potential conflict” or a threatened and endangered species impact review. These projects are screened for potential conflicts with rare, candidate, threatened or endangered species under Pennsylvania Fish and Boat Commission jurisdiction (fish, reptiles, amphibians, aquatic invertebrates only) using the Pennsylvania Natural Diversity Inventory (PNDI) database and our own files. These species of special concern are listed under the Endangered Species Act of 1973, the Wild Resource Conservation Act, and the Pennsylvania Fish and Boat Code (Chapter 75), or the Wildlife Code.

An element occurrence of a rare, candidate, threatened, or endangered species under our jurisdiction is known from the vicinity of the proposed project. However, given the nature of the proposed project, the immediate location, or the current status of the nearby element occurrence(s), no adverse impacts are expected to the species of special concern.

This response represents the most up-to-date summary of the PNDI data and our files and is valid for two (2) years from the date of this letter. An absence of recorded species information does not necessarily imply species absence. Our data files and the PNDI system are continuously being updated with species occurrence information. Should project plans change or additional information on listed or proposed species become available, this determination may be reconsidered, and consultation shall be re-initiated.

**If you have any questions regarding this review, please contact Nevin Welte at 814-470-6151 or [c-nwelte@pa.gov](mailto:c-nwelte@pa.gov) and refer to the SIR # 57369.** Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

A handwritten signature in black ink that reads "Christopher A. Urban". The signature is written in a cursive style with a large initial "C".

Christopher A. Urban, Chief  
Natural Diversity Section

CAU//NTW/dn



# **APPENDIX I**

## **Component 4A**



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**INSTRUCTIONS FOR COMPLETING COMPONENT 4A  
MUNICIPAL PLANNING AGENCY REVIEW**

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*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.

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

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**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.

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  
 3 Crossings Building I

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

1. Date plan received by municipal planning agency 8/8/2023  
 2. Date review completed by agency 8/21/2023

**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"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>In Review</u>
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies <u>In Review</u>
<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: <u>Kyla Prendergast</u>		
Title: <u>Senior Environmental Planner</u>		
Signature: <u><i>Kyla Prendergast</i></u>		
Date: <u>8/21/2023</u>		
Name of Municipal Planning Agency: <u>Department of City Planning</u>		
Address <u>100 Ross Street, Suite 202, Pittsburgh, PA 15219</u>		
Telephone Number: <u>412-255-2676</u>		

**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.

# **APPENDIX J**

## **Component 4C**



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## INSTRUCTIONS FOR COMPLETING COMPONENT 4C COUNTY OR JOINT HEALTH DEPARTMENT REVIEW

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

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### **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.

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

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#### **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.

**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

3 Crossings Building I

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

1. Date plan received by county or joint county health department 8/23/2023

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 8/28/2023

**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 \_\_\_\_\_

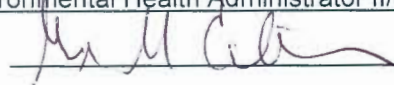
3. Is there any known groundwater degradation in the area of this proposal?  
 If yes, describe \_\_\_\_\_

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

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

Name: Gina Caliguri

Title: Environmental Health Administrator II/Compliance Officer

Signature: 

Date: 8/28/2023

Name of County Health Department: Allegheny County Health Department

Address: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224

Telephone Number: 412-578-8388

**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 K**

## **Completeness Checklist**



## Checklist



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

## Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

### Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

### Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

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Signature of Municipal Official

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Date submittal determined complete