

alcosan



July 2, 2019

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Katie Phillips, EIT
PVE
Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143

**Re: 7502 Thomas Boulevard – City of Pittsburgh
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-42-00**

Dear Ms. Phillips:

We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh. The project will generate a peak flow of 16,350 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN A-42-00 Regulator is 28.9 MGD. The estimated peak dry weather flow is approximately 6.6 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by the 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 412-732-8004.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Michael D. Lichte, P.E.
Manager of Planning

Attachment

cc: Tina Dean (w/o attachment)
D. Thornton (w/o attachment)
S. McWilliams (w/o attachment)
Barry King, PWSA (w/o attachment)
T. Flanagan/PaDEP (w/o attachment)
M. Schectr/ACHD (w/o attachment)



A-42

Civil Engineering • Energy • Environmental • Land Development • Landscape Architecture • Municipal • Structure Design • Survey

HAND DELIVERY

July 1, 2019
161670

Mr. Michael Lichte, P.E., Manager of Planning
Allegheny County Sanitary Authority (ALCOSAN)
3300 Preble Avenue
Pittsburgh, PA 15233-1092

RECEIVED
7/2/19

RE: Sewage Facilities Planning Module for
7502 Thomas Blvd.
City of Pittsburgh, Allegheny County

Mr. Lichte:

Please find enclosed the Planning Module Component 3 prepared for the above referenced project for you to review. If the information provided is acceptable, please include your flow data in Section J and sign in the appropriate locations.

ICON Development, the applicant and property owner, is proposing to develop a mixed-used development on the buildings located at 7502 Thomas Blvd. Pittsburgh, PA 15208. The project will be developed in two phases. Phase one will include the renovation of the existing main building (Building "A" on the plans) located on 7502 Thomas Blvd. The renovations to this building will include expanding the third floor the full depth of the building and adding an additional fourth floor. Building "A's" primary use will be office space. Phase one will also include the construction of all the utility services and stormwater infrastructure to accommodate all phases of the project as described in more detail below.

Phase two will include the renovation of existing Buildings "B" and "C" on 7502 Thomas Blvd. Building "B" is approximately one and one-half stories and connected to Building "A" by an elevated enclosed bridge. The anticipated primary use will be restaurant. Building "C" is a small one-story building that will be renovated into café/public meeting space.

The proposed development at 7502 Thomas Blvd. will generate approximately an additional 16,350 gallons per day into the system equivalent 40.8 EDUs. It is to be treated by the ALCOSAN treatment facility. This estimate was passed upon the PaDEP standard for average daily flows and for Equivalent Domestic Units of 1 EDU = 400 gallons per day for the proposed residential development.

Once we receive the signed and completed Component 3 and the completed Municipal and County reviews (Components 4A & 4C), we will make the appropriate number of copies and mail the entire Planning Module package to the City of Pittsburgh along with the required Resolution for Adoption by Council.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
PVE, LLC


Katie Phillips, EIT

New York

48 Springside Avenue
Poughkeepsie, NY 12603
845.454.2544

Manhattan

708 West 39th Street
Suite 500
New York, NY 10018
646.602.4999

West Virginia

1700 MacCorkle Avenue, S.E.
Charleston, WV 25314
304.340.4821

Ohio

1156 E. State Street
Salem, OH 44460
330.332.5200

Texas

10550 Richmond Avenue
Suite 160
Houston, TX 77042
713.375.1400 ext. 456

DEP Sewage Planning Module		Date: 6/28/2019	
Section J. Chapter 94 Consistency Determination		Calculation Review	
		By: M. Smuts	
PROJECT NAME: 7502 Thomas Boulevard			
PROJECT FLOW: 16,350 gpd			
Formulas			
Manning Equation:		Q, flow, cfs	
$Q = (1.49/n) * A * R^{(2/3)} * S^{(1/2)}$		n, roughness coefficient	
$\Theta = 2 \arccos((r-d/r))$		S, slope from PWSA records (ft/ft)	
$A = r^2(\Theta - \sin \Theta)/2$		D, sewer diameter, ft	
$P_w = r * \Theta$		d, depth of flow measured, ft, (SUBMITTED WITH REPORT)	
$R_H = A/P_w$		Θ , central angle, radians	
		A, cross sectional area, ft ²	
		P_w , wetted perimeter, ft	
		R_H , hydraulic radius, ft	
SEWER PROPERTIES		Peaking Factor	
n=	0.015	D=	5.50 ft
S=	0.0063	Material:	Brick
DESIGN PEAK FLOW (FLOWING FULL)		AVERAGE DESIGN FLOW	
$Q_{FULL} =$	149,494,421 gpd	(Average flow is design peak flow divided by peaking factor)	
D=	5.500 ft	$Q_{FULL, avg} =$ 42,695,549 gpd	
r =	2.750 ft		
$\Theta =$	6.28 rad		
A=	23.76 ft ²		
$P_w =$	17.28 ft		
$R_H =$	1.375 ft		
Q=	231.62 cfs		
PRESENT AVERAGE FLOW		PRESENT PEAK FLOW	
$Q_{AVG} =$	31,000,972 gpd	(Peak flow is peaking factor times the present average flow)	
d=	1.700 ft	$Q_{peak} =$ 108,503,402 gpd	
		*Flow Depth	

July 1, 2019

Ms. Katie Phillips
PVE, LLC
2000 Georgetown Drive
Pittsburgh, PA 1520

**RE: 7502 Thomas Boulevard
7502 Thomas Boulevard - 15208**

Dear Ms. Phillips:

The Pittsburgh Water and Sewer Authority (PWSA) has reviewed your submitted PA DEP Sewage Facilities Planning Module Component 3.

PWSA has approved your submittal and signed Section J and is returning to you for processing to ALCOSAN for final signature. Contact Leslie Stevens at the City of Pittsburgh Law Department at (412-255-2005) to prepare the required City Resolution that Council will need to approve for this project.

Once you receive City Council Resolution, you must submit the complete package to the DEP for final review and approval. You must include all documentation including the approved City of Pittsburgh Council Resolution and any review fees.

Once PWSA receives a copy of the approved Sewage Facilities Planning Module from the DEP, PWSA will process the tap in plan. PWSA is not permitted to issue final approval or a PWSA Permit for connection to the water and/or sewer mains until approval from DEP is granted.

If you have any questions specific to PWSA feel free to contact me. For any general questions regarding the Planning Module you must contact the DEP.


Sincerely,




Matthew Smuts
Associate Project Manager

CC (via email): Thomas Flanagan – DEP
Kate Mechler – PWSA
Julie Ascioia - PWSA
Leslie Stevens – City of Pittsburgh Law Department
Michael Lichte - ALCOSAN
PWSA File



To: Barry King, P.E. 

From: Matthew Smuts 

Date: 6/28/19

Subject: DEP Sewage Facilities Planning Module – Component 3

Chapter 94 Consistency Determination

Hydraulic Calculation Review

7502 Thomas Boulevard

Dear Barry,

Pursuant to your request, we have reviewed the DEP Sewage Facilities Planning Module – Component 3 as submitted by PVE (Applicant) for the 7502 Thomas Boulevard (Project) located at 7502 Thomas Boulevard. In accordance with Title 25 of the Pennsylvania Code, the Pittsburgh Water and Sewer Authority (PWSA) is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review was conducted to understand how the proposed Project will impact available capacity and whether the proposed flows will result in a hydraulic overload within the next five (5) years. Please note that a hydraulic overload shall require denial of the Sewage Planning Module and formulation of a Corrective Action Plan to resolve the anticipated capacity issues.

Based on the foregoing, we have determined that the proposed Project will not create a hydraulic overload within the next five years within any existing PWSA collection or conveyance facility. Upon your approval, please sign the enclosed “Section J - Chapter 94 Consistency Determination” from the DEP Sewage Facilities Planning Module – Component 3, as indicated.

Our review was based on information provided by the Applicant under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly.

Yours truly,



Matthew Smuts
Associate Project Manager

Enclosures



SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

7502 THOMAS BLVD.

SITUATE IN:
CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR:

CB/ICON LP
5877 Commerce Street, Suite 109
Pittsburgh, PA 15206
161670

June 24, 2019

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 - Supplement to Section G.7 – Threatened Species (PNDI)
 - Supplement to Section H – Alternative Sewage Facilities Analysis
 - Supplement to Section J – Flow Table Footnotes and Dry Weather Flow Calculation
 - Supplement to Section J – Sewage Flow Path Map
 - Component 4A - Municipal Planning Agency Review
 - Component 4C - County or Joint Health Department Review

Code No.



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

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 7502 Thomas Blvd.

2. Brief Project Description Mixed Use Redevelopment

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

Municipality Name	County	City	Boro	Twp
Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Julie	Asciolla			Business & Development Relations Manager

Additional Individual Last Name	First Name	MI	Suffix	Title
---------------------------------	------------	----	--------	-------

Municipality Mailing Address Line 1	Mailing Address Line 2
-------------------------------------	------------------------

Address Last Line -- City	State	ZIP+4
Penn Liberty Plaza 1	PA	15222

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412.255.8800 x8019		jasciolla@pgh2o.com

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

7502 Thomas Blvd.

Site Location Line 1
7502 Thomas Blvd

Site Location Line 2

Site Location Last Line -- City
Pittsburgh

State
PA

ZIP+4
15208

Latitude
40°26'155.35"N

Longitude
79°53'43.78"W

Detailed Written Directions to Site Starting at the City of Pittsburgh, take Interstate 376 E to Monroeville. Follow I-376 E to S. Braddock Ave. Take exit 77 from I-376 toward Edgewood, keep left follow signs for Braddock Ave and merge onto S. Braddock Ave. Follow S Braddock Ave. to Thomas Blvd, approximately 1.5 miles.

Description of Site Existing warehouse/industrial buildings and adjacent parking lots.

Site Contact (Developer/Owner)

Last Name

First Name

MI

Suffix

Phone

Ext.

Lardo

Jason

412-450-8019

Site Contact Title

Site Contact Firm (if none, leave blank)

Developer

C/B Icon Development

FAX

Email

jason@icondevelopment.co

Mailing Address Line 1

Mailing Address Line 2

5877 Commerce Street

Mailing Address Last Line -- City

State

ZIP+4

Pittsburgh

PA

15206

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

Last Name

First Name

MI

Suffix

Phillips

Katie

Title

Consulting Firm Name

EIT

PVE, LLC

Mailing Address Line 1

Mailing Address Line 2

2000 Georgetowne Drive

Suite 101

Address Last Line -- City

State

ZIP+4

Country

Sewickley

PA

15143

USA

Email

Area Code + Phone

Ext.

Area Code + FAX

kphillips@pve-llc.com

724-444-1100

724-444-1104

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 40.8
 - Connections 2
 - Name of:
 - existing collection or conveyance system Thomas Blvd.
 - owner Pittsburgh Water and Sewer Authority
 - existing 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 ALCOSAN Treatment Facility
NPDES Permit Number for existing facility PA 0025984
Clean Streams Law Permit Number _____
Location of discharge point for a new facility. Latitude _____ Longitude _____

- 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 Michael D Licht
Agent Signature [Signature] Date 7/2/19

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 16350 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	42,916,801	150,208,804	31,161,621	109,065,676	32,736,870	114,536,127
Conveyance		289	6.1mgd	6.6mgd	6.2mgd	6.7mgd
Treatment		250mgd	194.8	250mgd	194.8	250mgd

3. Collection and Conveyance Facilities

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

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

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

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

- b. Collection System

Name of Agency, Authority, Municipality Pittsburgh Water and Sewer Authority

Name of Responsible Agent Barry King, Director of Engineering

Agent Signature [Signature]

Date 7/1/19

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN
Name of Responsible Agent M. D. Lichte
Agent Signature [Signature]
Date 7/2/19

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 M. D. Lichte
Agent Signature [Signature]
Date 7/2/19

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 16350 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.

Katie Phillips	<i>K. Phillips</i>
Name (Print)	Signature
EIT	06/24/2019
Title	Date
2000 Georgetowne Drive, Suite 101, Sewickley, PA 15143	724-444-1100
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 \$2,040 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.

$$\#40.8 \text{ Lots (or EDUs)} \times \$50.00 = \$ 2040$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

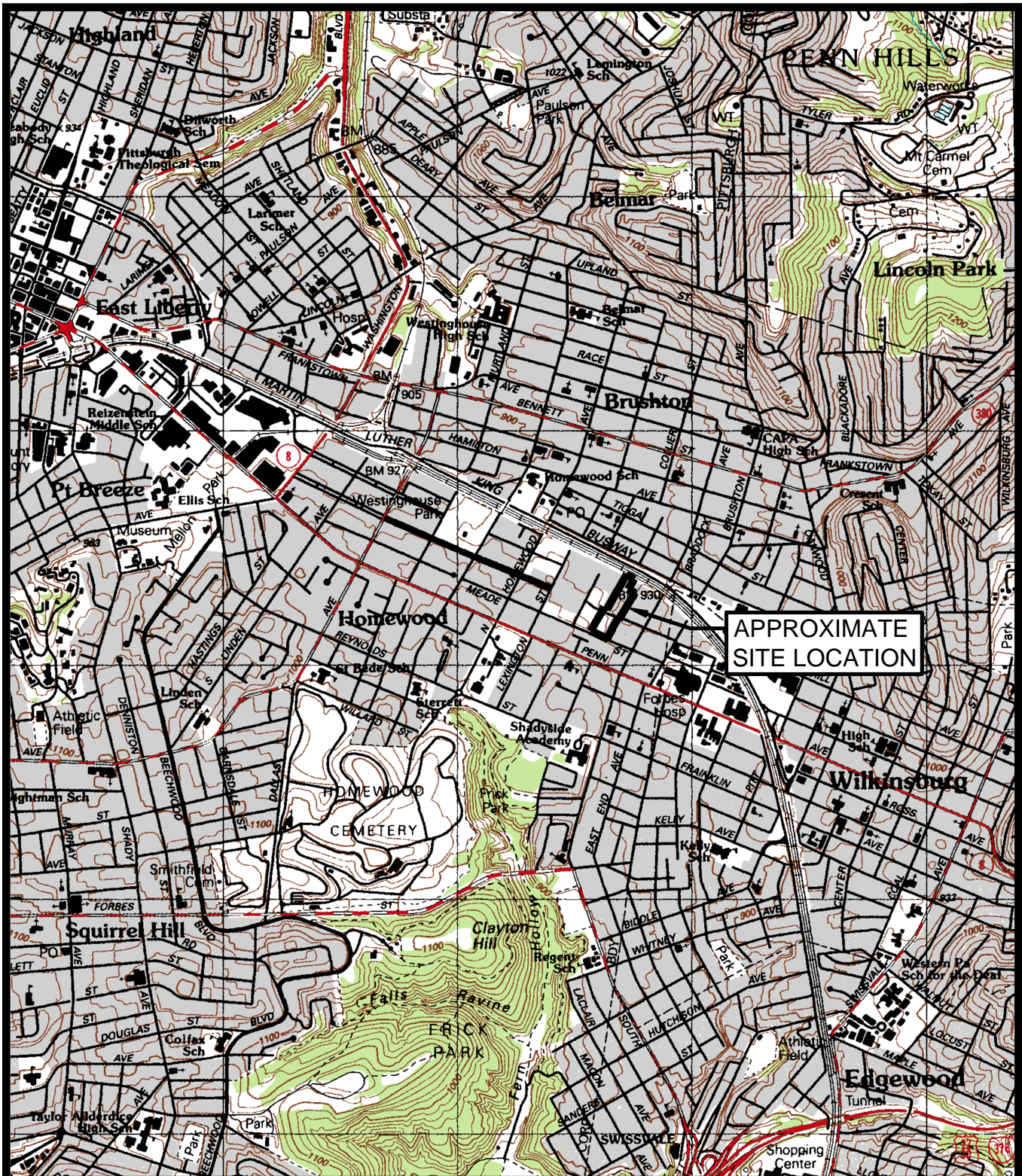
- The number of lots created or number of EDUs whichever is higher.
- For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
- For non-single family residential projects, EDUs are calculated using projected population figures

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

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

COMPONENT 3
APPENDIX

SITE LOCATION MAP



SITE LOCATION MAP

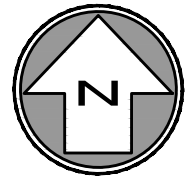
7502 & 7510 THOMAS BLVD.

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA



Waterfront Corporate Park III, Suite 101 P: 724-444-1100
 2000 Georgetown Drive F: 724-444-1104
 Sewickley, PA 15143 www.pve-llc.com

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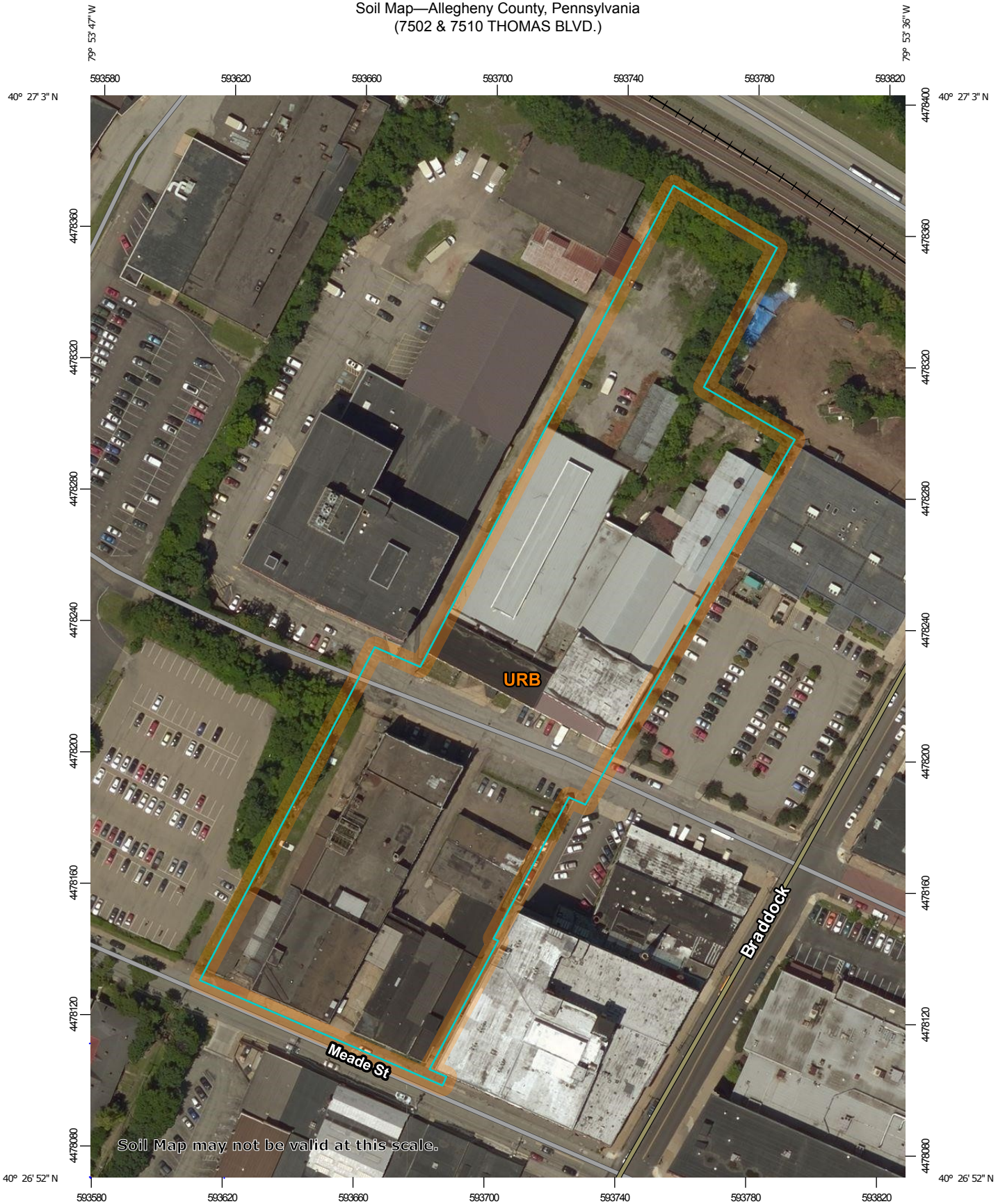


DATE:	03-11-2019
SCALE:	1"=2000'
PROJECT NUMBER:	161670

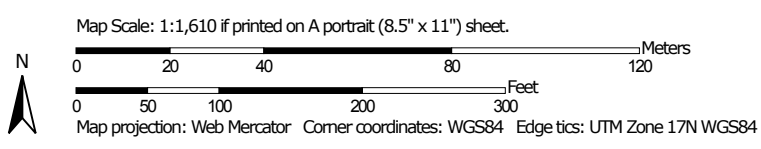
FIGURE 1

SOILS MAP

Soil Map—Allegheny County, Pennsylvania
(7502 & 7510 THOMAS BLVD.)




Soil Map may not be valid at this scale.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Allegheny County, Pennsylvania

Survey Area Data: Version 14, Sep 18, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 5, 2014—Aug 28, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
URB	Urban land-Rainsboro complex, gently sloping	4.5	100.0%
Totals for Area of Interest		4.5	100.0%

**WATER AVAILABILITY LETTER
FROM PITTSBURGH WATER AND SEWER
AUTHORITY (PWSA)**



PITTSBURGH WATER AND SEWER AUTHORITY

WATER AND SEWER AVAILABILITY LETTER REQUEST FORM

All persons planning to perform construction, demolition, or renovation work that will involve water and/or sewer services are recommended to complete this form and submit to PWSA.

This request form is required for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

- 1. New water and/or sewer tap(s) for all approved/recorded subdivisions.
2. Change of Use and/or increase in water and/or sewer flows for residential development(s), commercial, industrial and institutional developments (i.e. total project sanitary flow is greater than 799 gallons per day).
3. New water and/or sewer tap(s) for all residential, commercial, industrial, and institutional developments.

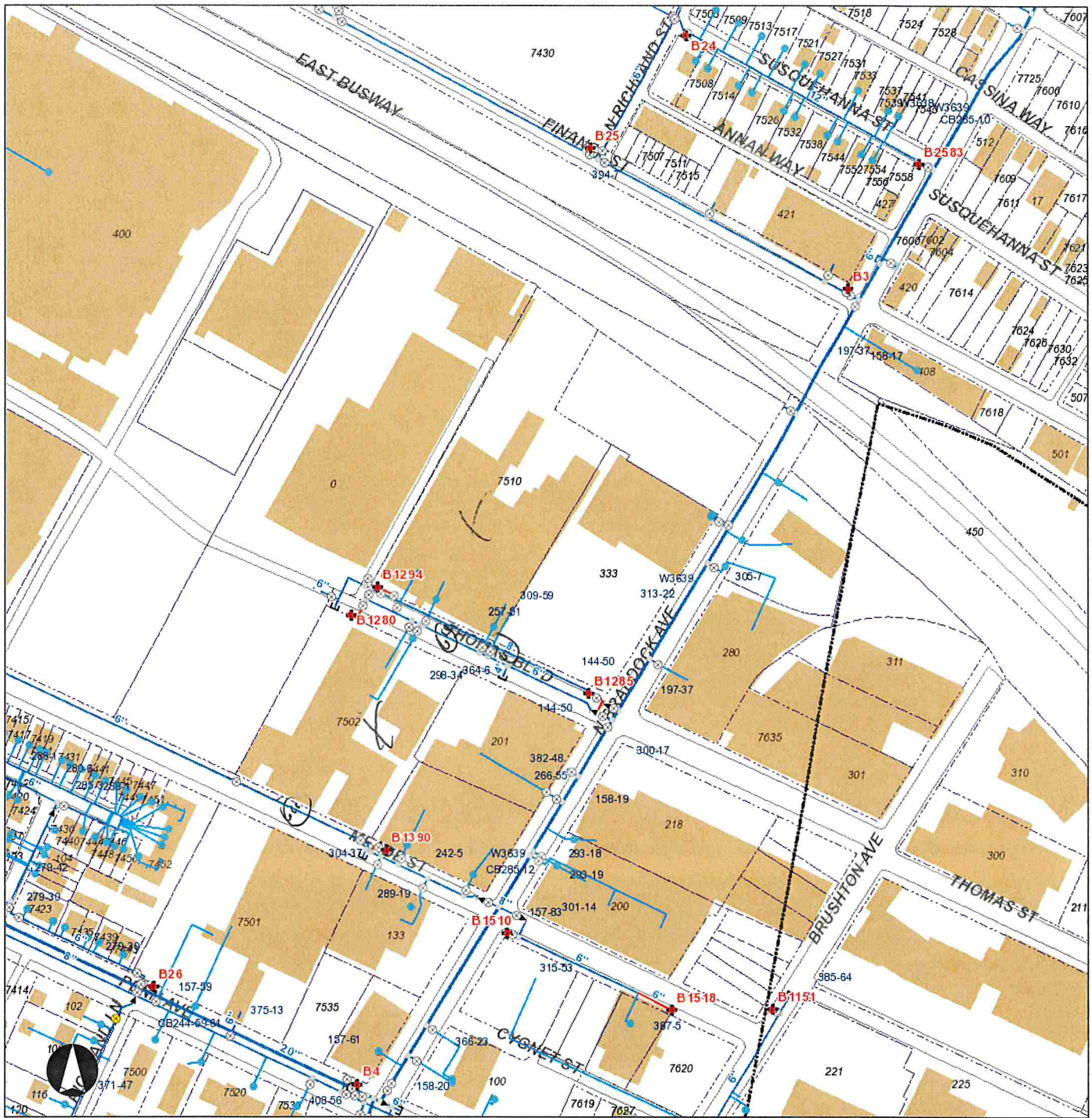
Information to be submitted by the Applicant:
Property Owner Name: Thomas Icon, LP; CB/Icon, LP;
Address of Property: 7510 Thomas Blvd.; 7502 Thomas Blvd.
Proposed Use of Site: Mixed Use
Closest street intersection to the property: Thomas Blvd. and Richland Drive
Requestor Name: Katie Phillips
Date of Request: 2/20/2019
Requestor Address: 2000 Georgetowne Drive, Suite 101, Sewickley, PA 15143
Requestor Phone Number: 724-444-1100

Please submit the completed form to: Pittsburgh Water and Sewer Authority, 1200 Penn Avenue, Pittsburgh, PA 15222, Attn: Permits (permitinfo@pgh2o.com)

PWSA Use Only:
PWSA Water Service Available: [X] Yes [] No
Water Size / Location: 8" x 6" Thomas Blvd / 6" Meade
PWSA Sewer Service Available: [X] Yes [] No
Sewer Size / Location: 15" Meade / 6" Thomas
Applicant must contact separate agency for water and/or sewer service: [] Yes [X] No
Name of separate agency:
PWSA Approval Authority: Signature and Date: Julie Ascioia 3-6-19
Name (printed): Julie Ascioia
Title: Business + Development Relations Manager

Disclaimer: The information provided by PWSA does not guarantee capacity of the PWSA-owned water and/or sewer lines to satisfy the needs of the proposed development.

7502-7510 Thomas Blvd Water



Legend

- | | | |
|-------------------------|--------------------|--------------------------|
| Meter | Water Manhole | Outfall |
| Pump | Rising Main | End Cap |
| Hydrant | Supply Main | Sewer Pump Station |
| Hydrant- Out of Service | Transmission Main | Combined Sewer |
| System Valve | Distribution Main | Sanitary Sewer |
| Dividing Pressure Valve | Hydrant Branch | Storm Sewer |
| Cap | Private Main | Regulated Combined Sewer |
| Tee or Cross | Water Service Line | Overflow Sewer |
| Reducer | Manhole | Interceptor |
| Coupling | Junction | Sewer Force Main |
| Wash Out | Inlet | Private Sewer |
| | Private Inlet | Undefined Sewer |

0 155 310 Feet



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

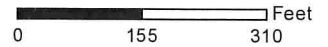
Date: 3/6/2019

7502-7510 Thomas Blvd Sewer



Legend

- | | | | |
|--|-------------------------|--|--------------------------|
| | Water Manhole | | Outfall |
| | Meter | | End Cap |
| | Pump | | Sewer Pump Station |
| | Hydrant | | Rising Main |
| | Hydrant- Out of Service | | Supply Main |
| | System Valve | | Transmission Main |
| | Dividing Pressure Valve | | Distribution Main |
| | Cap | | Hydrant Branch |
| | Tee or Cross | | Private Main |
| | Reducer | | Water Service Line |
| | Coupling | | Combined Sewer |
| | Wash Out | | Sanitary Sewer |
| | Manhole | | Storm Sewer |
| | Junction | | Regulated Combined Sewer |
| | Inlet | | Overflow Sewer |
| | Private Inlet | | Interceptor |
| | Undefined Sewer | | Sewer Force Main |
| | | | Private Sewer |



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

Date: 3/6/2019

March 6, 2019

Katie Phillips
2000 Georgetowne Drive, Suite 101
Sewickley, PA 15143

**RE: Water and Sewer Availability
7502-7510 Thomas Boulevard - 15206**

In response to your inquiry on 2/20/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

Refer to the Pittsburgh Water and Sewer Authority (PWSA) website (www.pgh2o.com) for the complete "Procedure Manual for Developers". All tap in plans and applications must be submitted according to the manual. PWSA highly encourages a pre-development meeting for all developments.

If you have any questions, please feel free to contact me at (412) 255-8800 x8019. Thank you.

Sincerely,

Julie Ascioffa
Business and Development Relations Manager

cc: PWSA File

SECTION F
PROJECT NARRATIVE

Section F – Project Narrative

7502 THOMAS BLVD.

Proposed Method of Sewage Service:

ICON Development, the applicant and property owner, is proposing to develop a mixed-used development on the buildings located at 7502 Thomas Blvd. Pittsburgh, PA 15208. The nearest road intersection to the project is at the northwest corner of Thomas Blvd. and N. Braddock Avenue. The project will be developed in two phases. Phase one will include the renovation of the existing main building (Building “A” on the plans) located on 7502 Thomas Blvd.. The renovations to this building will include expanding the third floor the full depth of the building and adding an additional fourth floor. Building “A’s” primary use will be office space. Phase one will also include the construction of all the utility services and stormwater infrastructure to accommodate all phases of the project as described in more detail below.

Phase two will include the renovation of existing Buildings “B” and “C” on 7502 Thomas Blvd. Building “B” is approximately one and one-half stories and connected to Building “A” by an elevated enclosed bridge. The anticipated primary use will be restaurant. Building “C” is a small one-story building that will be renovated into café/public meeting space.

The proposed development at 7502 Thomas Blvd. will generate approximately an additional 16,350 gallons per day into the system equivalent 40.8 EDUs. It is to be treated by the ALCOSAN treatment facility. This estimate was passed upon the PaDEP standard for average daily flows and for Equivalent Domestic Units of 1 EDU = 400 gallons per day for the proposed residential development.

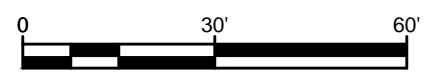
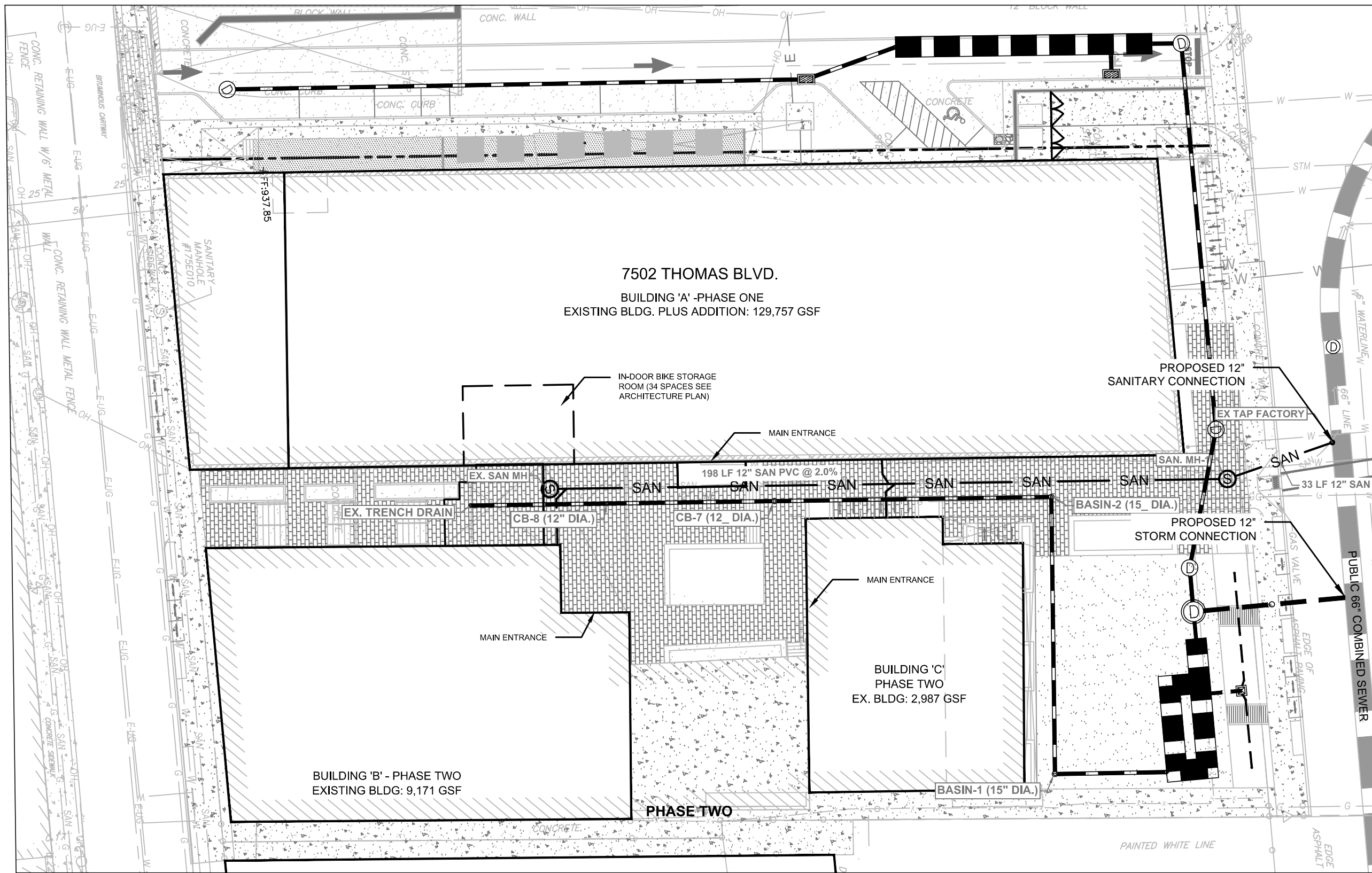
The proposed development at 7502 Thomas Blvd. will be serviced by a gravity operated collection system which will be owned and operated by the Pittsburgh Water and Sewer Authority to an existing ALCOSAN interceptor. From this point sewage is then conveyed to the ALCOSAN sewage treatment plant.

The project is to be constructed at 7502 Thomas Blvd., Pittsburgh, PA 15208. The total property boundary is approximately 1.55 acres of which approximately 1.0+/- acres will be disturbed.

Justification of Anticipated Flows:

Land Use	Area	Occupant Load Factor	Flow/Units	Total Flow
Office – Building A	96,873 s.f.	100 s.f./employee	10 GPD/employee	9,690 GPD
Restaurant -Building B	9,171 s.f.	10GPD seat + 2GPD per seat for bar/cocktail lounges	150 seats (assumed 3 turnovers)	5,400 GPD
Restaurant – Building C	2,987 s.f.	10GPD seat + 2GPD per seat for bar/cocktail lounges	35 seats (assumed 3 turnovers)	1,260 GPD
TOTAL FLOWS FOR PROPOSED DEVELOPMENT				16,350 GPD 40.8 EDU

**PLOT PLANS FOR
SEWAGE FACILITY PLANNING
PURPOSES**



Know what's below.
Call before you dig.

SFPM PLOT PLAN

C/B ICON DEVELOPMENT
Pittsburgh, PA 15208

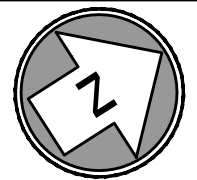
This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE-LLC.

DATE	DESCRIPTION

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com



Civil Engineering | Land Development | Planning
Landscape Architecture | Structures | Environmental



DATE:	06-24-2019
SCALE:	1"=30'
PROJECT NUMBER:	161670

FIGURE 4

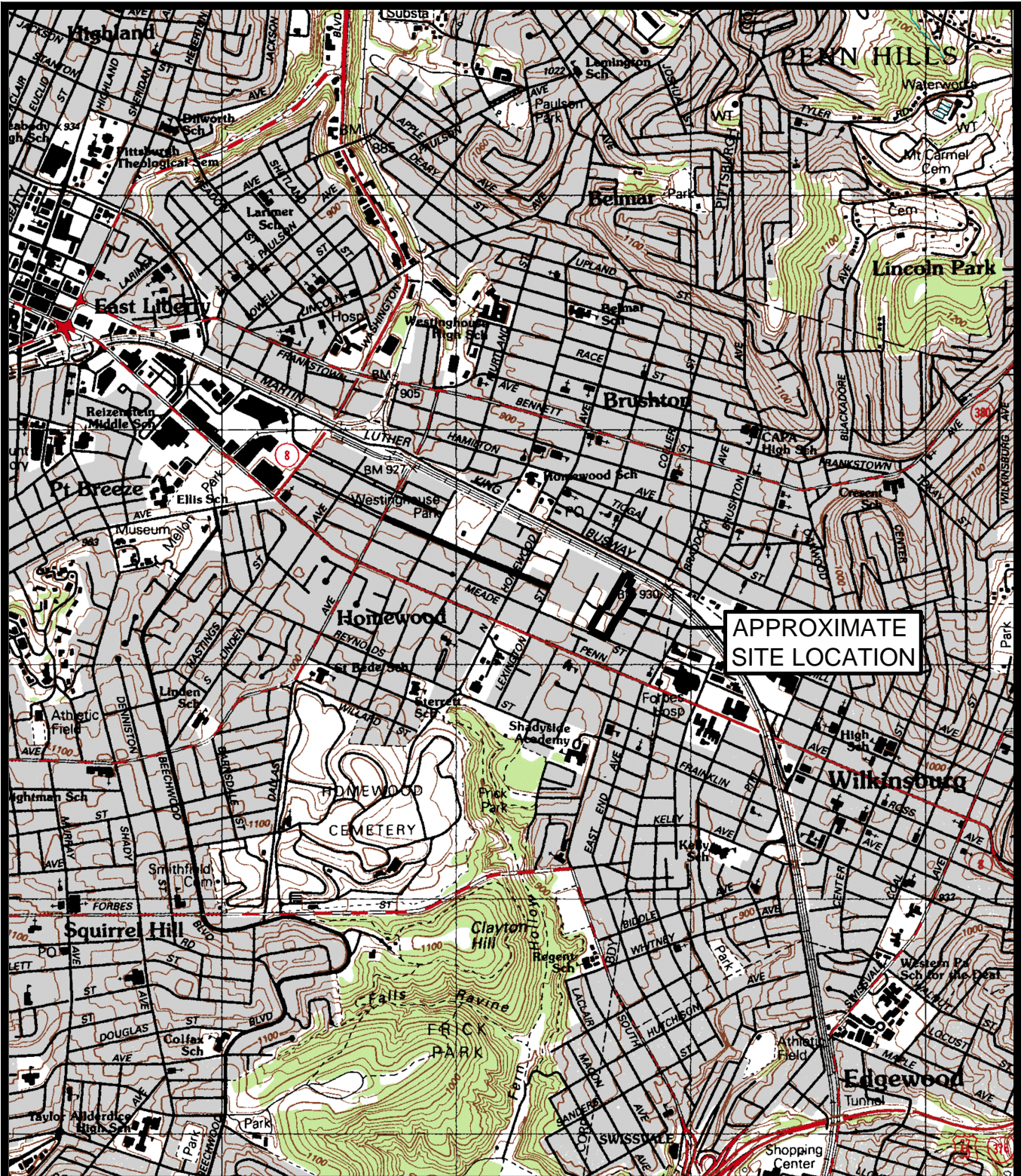
WETLAND PROTECTION

Section 3.G – Wetland Protection

7502 THOMAS BLVD.

No wetlands are known to exist in the area to be developed for this project

PHMC DOCUMENTS



SITE LOCATION MAP

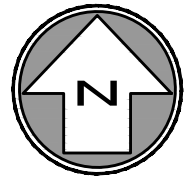
7502 & 7510 THOMAS BLVD.

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PA



Waterfront Corporate Park III, Suite 101 P: 724-444-1100
 2000 Georgetown Drive F: 724-444-1104
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning
 Landscape Architecture | Structures | Environmental



DATE:	03-11-2019
SCALE:	1"=2000'
PROJECT NUMBER:	161670

FIGURE 1

Project Narrative

7502 THOMAS BLVD. REDEVELOPMENT

ICON Development, the applicant and property owner, is proposing to develop a mixed-used development on the properties located at 7502 Thomas Blvd. Pittsburgh, PA 15208. The nearest road intersection to the project is at the northwest corner of Thomas Blvd. and N. Braddock Avenue. The project will be developed in two phases. Phase one will include the renovation of the existing main building (Building "A" on the plans) located on 7502 Thomas Blvd.. The renovations to this building will include expanding the third floor the full depth of the building and adding an additional fourth floor. Building "A's" primary use will be office space. Phase one will also include the construction of new parking lots on both 7502 and 7510 Thomas Blvd. Phase one will also include the construction of all the utility services and stormwater infrastructure to accommodate all phases of the project as described in more detail below.

Phase two will include the renovation of existing Buildings "B" and "C" on 7502 Thomas Blvd. Building "B" is approximately one and one-half stories and connected to Building "A" by an elevated enclosed bridge. The anticipated primary use will be restaurant. Building "C" is a small one-story building that will be renovated into café/public meeting space.

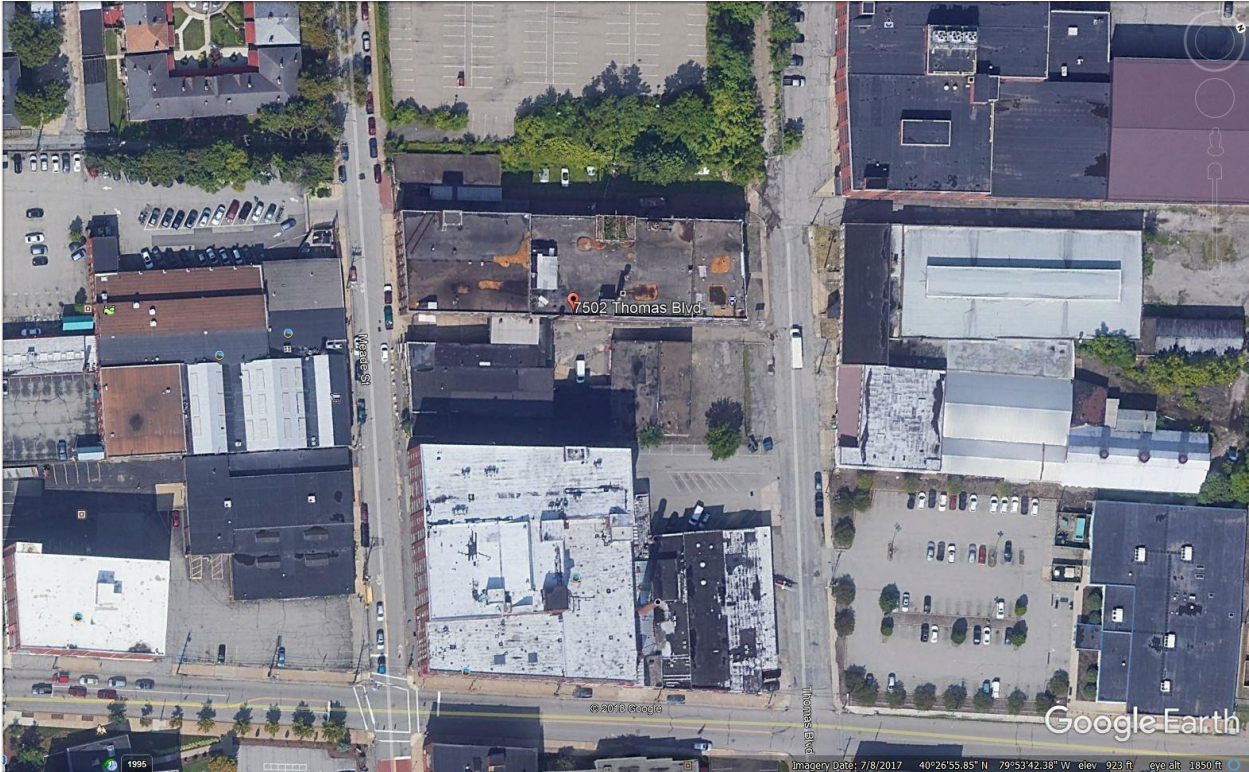


Figure 1: Development Aerial

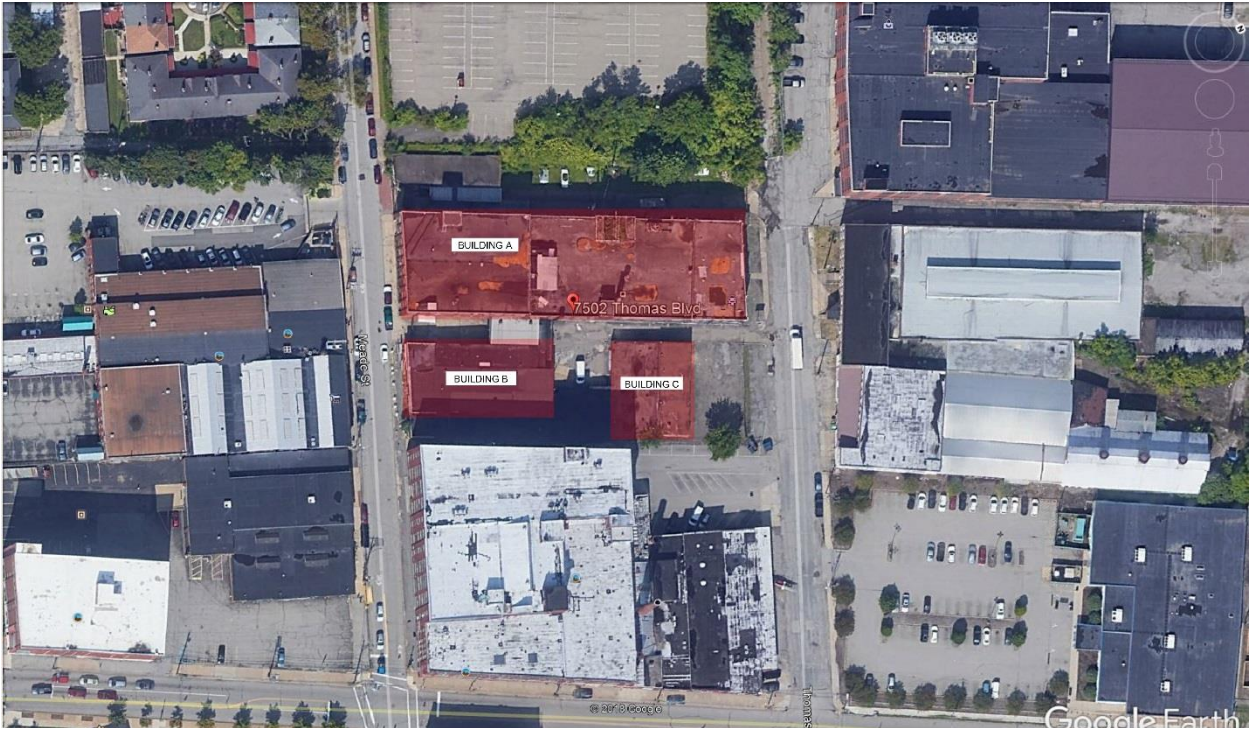


Figure 2: Development Aerial – Building Designation



Figure 3: Street View – Meade Street



Figure 4: Street View – Thomas Blvd.

THREATENED SPECIES (PNDI)

1. PROJECT INFORMATION

Project Name: **7502 & 7510 Thomas Blvd.**

Date of Review: **2/22/2019 07:18:00 AM**

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

Project Area: **5.27 acres**

County(s): **Allegheny**

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

ZIP Code: **15208**

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

Watersheds HUC 8: **Lower Allegheny; Lower Monongahela**

Watersheds HUC 12: **Allegheny River-Ohio River; Streets Run-Monongahela River**

Decimal Degrees: **40.449527, -79.894823**

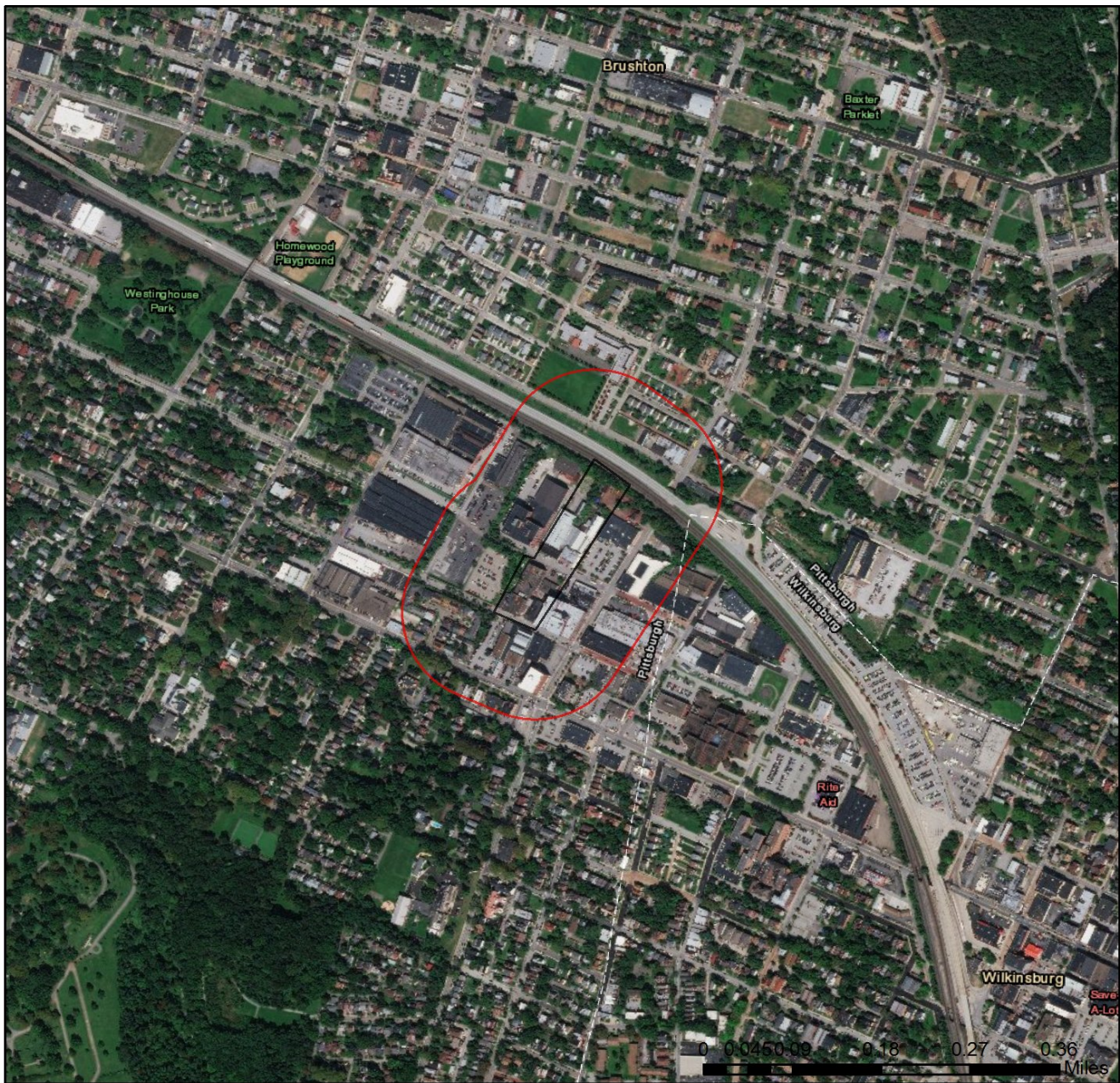
Degrees Minutes Seconds: **40° 26' 58.2987" N, 79° 53' 41.3631" W**

2. SEARCH RESULTS

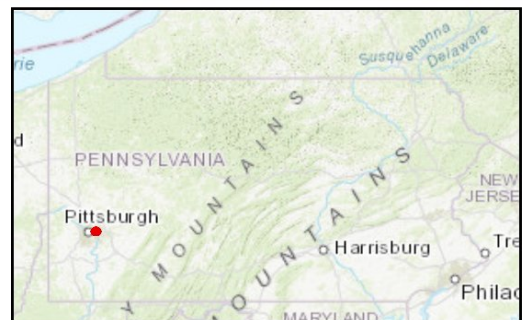
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	No Known Impact	No Further Review Required

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.

7502 & 7510 Thomas Blvd.

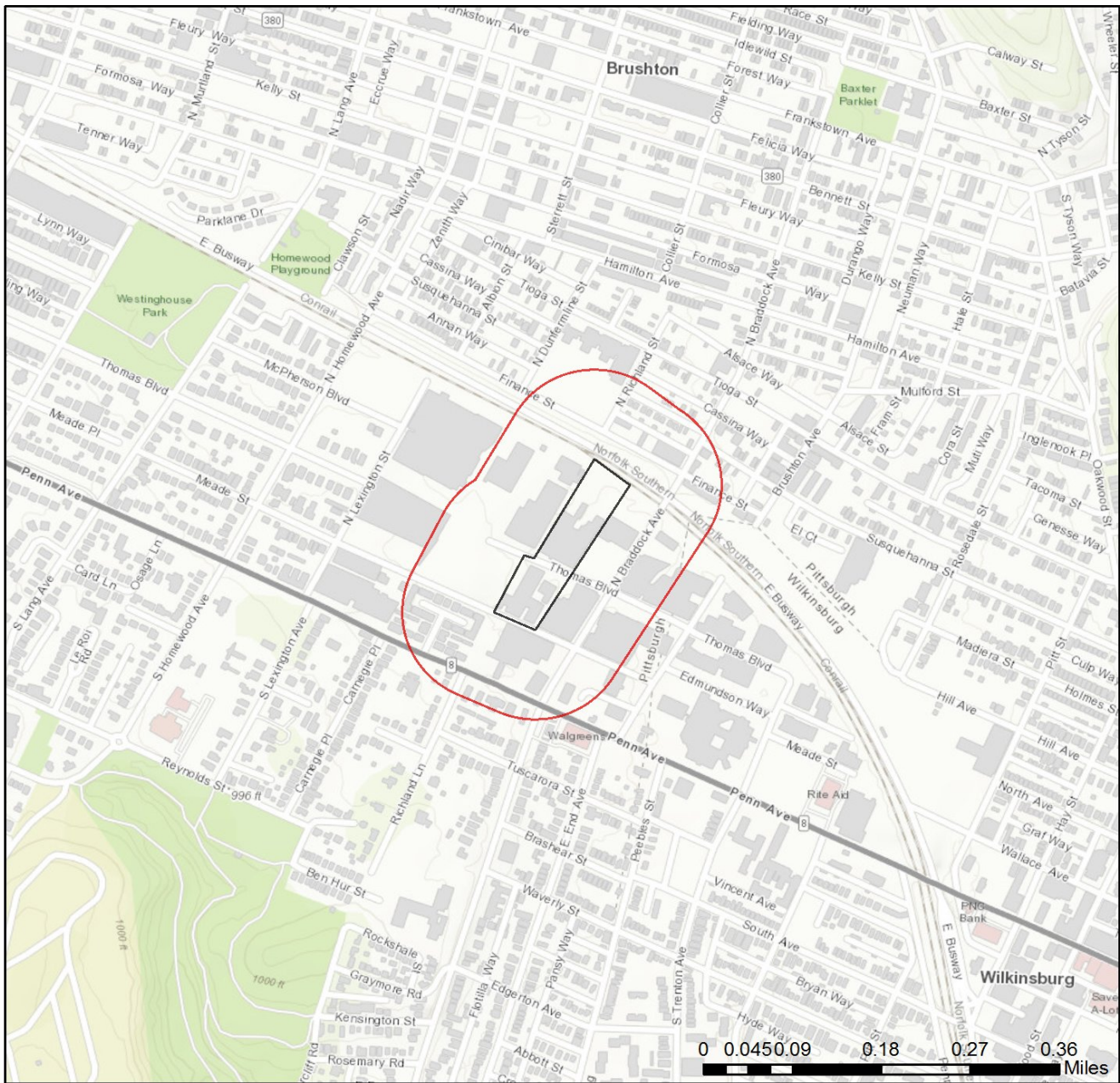


- Project Boundary
- Buffered Project Boundary



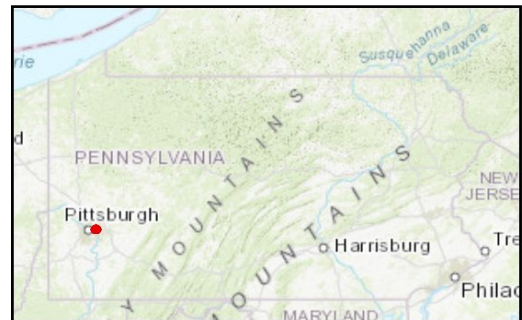
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, © OpenStreetMap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

7502 & 7510 Thomas Blvd.



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

Q1: Which of the following closest describes the proposed project?

Your answer is: The proposed project will be connected to, and entirely serviced by, an existing, off-site water delivery and supply line (e.g., operated by a municipality or water company).

Q2: Are there any perennial or intermittent waterways (rivers, streams, creeks, tributaries) in or near the project area, or on the land parcel?

Your answer is: Yes

Q3: Accurately describe what is known about wetland presence in the project area or on the land parcel. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.). Include all areas that will be permanently or temporarily affected -- either directly or indirectly -- by any type of disturbance (e.g., land clearing, grading, tree removal, flooding, etc.). Land parcel = the lot(s) on which some type of project(s) or activity(s) are proposed to occur.

Your answer is: The project area (or land parcel) has not been investigated by someone qualified to identify and delineate wetlands, or it is currently unknown if the project or project activities will affect wetlands.

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
Sensitive Species**		Endangered

U.S. Fish and Wildlife Service

RESPONSE:

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

* 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). 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. Alternatively, applicants may email or mail their project materials (see AGENCY CONTACT INFORMATION).

***Note:** U.S.Fish and Wildlife Service requires applicants to mail project materials to the USFWS PA field office (see AGENCY CONTACT INFORMATION). USFWS will not accept project materials submitted electronically (by upload or email).

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). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

U.S. Fish and Wildlife Service

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

PA Fish and Boat Commission

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Katie Phillips
Company/Business Name: PVE, LLC
Address: 2000 Georgetowne Drive, Suite 100
City, State, Zip: Sewickley, PA 15143
Phone: (724) 444-1100 Fax: (724) 444-1104
Email: kphillips@pve-llc.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.

K. Phillips
applicant/project proponent signature

06.24.2019

date



Pennsylvania Fish & Boat Commission

Division of Environmental Services
Natural Diversity Section
595 E Rolling Ridge Dr.
Bellefonte, PA 16823
814-359-5237

March 19, 2019

IN REPLY REFER TO
SIR# 50935

PVE, LLC
Barry Barrett
2000 Georgetowne Drive
Sewickley, Pennsylvania 15143

RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 677873_1
7502 & 7510 Thomas Blvd.
ALLEGHENY County: Pittsburgh City

Dear Barry Barrett:

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 & 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 & 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.

Our Mission:

www.fish.state.pa.us

To protect, conserve and enhance the Commonwealth's aquatic resources and provide fishing and boating opportunities.

If you have any questions regarding this review, please contact Christopher A. Urban at 814-359-5113 and refer to the SIR # 50935. 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, prominent initial "C".

Christopher A. Urban, Chief
Natural Diversity Section

CAU/dn

SECTION H
ALTERNATIVE ANALYSIS

Section H – Alternative Sewage Facilities Analysis

7502 THOMAS BLVD.

Proposed Method of Sewage Disposal

The proposed development at 7502 Thomas Blvd. will be serviced by a gravity operated collection system which will be owned and operated by Pittsburgh Water and Sewer Authority. The flows will be conveyed into an existing ALCOSAN interceptor and into the ALCOSAN sewage treatment plant.

Alternative Methods Considered

An alternative method of sewage disposal includes an individual septic system. Various factors such as failure rates of septic systems, desirability of developed lot, and size of the developed lot are all deterrents to installing a septic system.

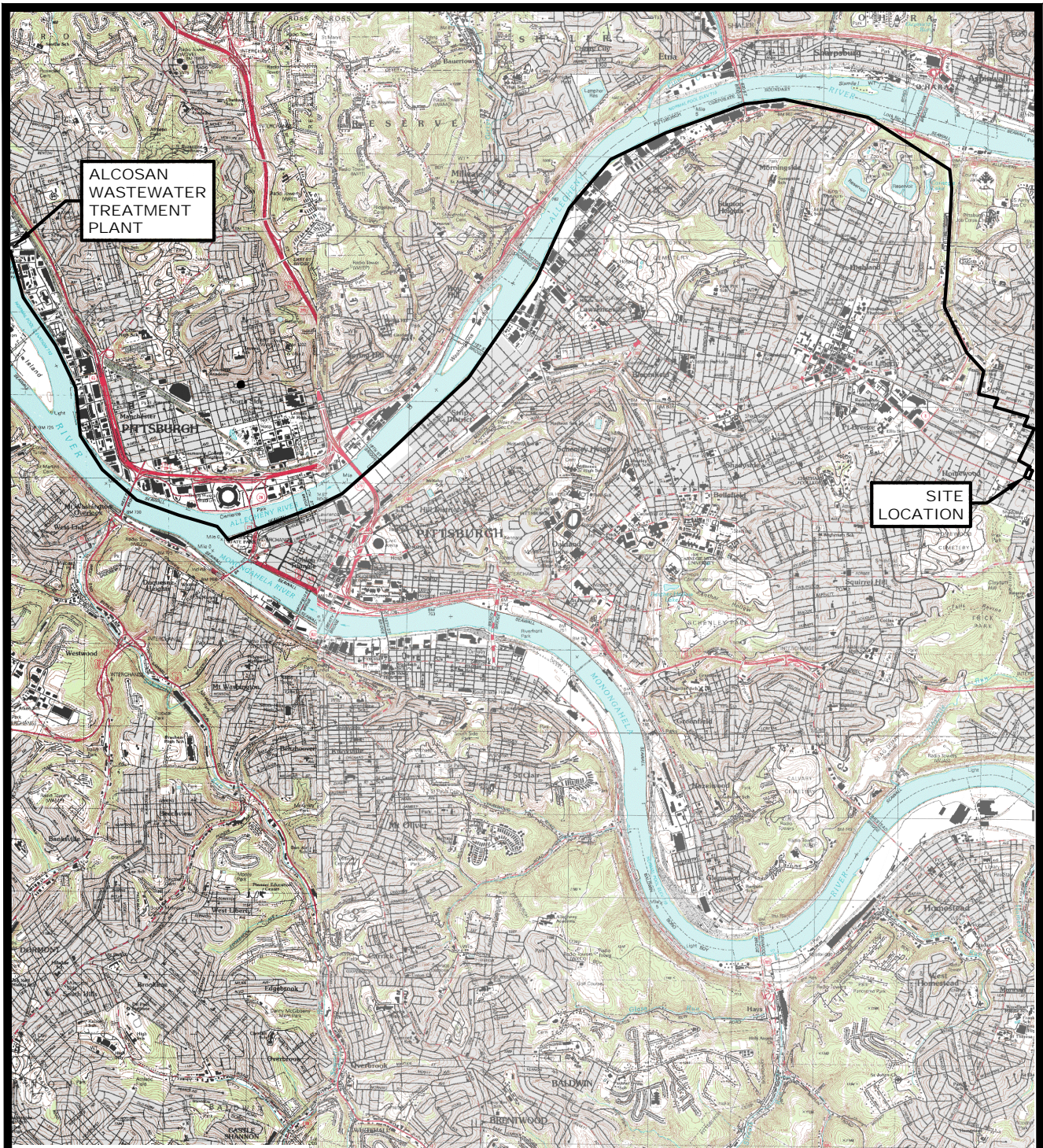
Alternative Alignments Considered

In keeping with the proposed method of sewage disposal, which is to construct a gravity sewer, different alternatives are available with respect to connection point to the existing system. The proposed alignment which will convey sewage from the proposed site to the existing ALCOSAN sewage system was determine to be the optimal layout based on distance, slope, and elevation.

Conclusion

The proposed method of providing sewer service to the proposed development at 7502 Thomas Blvd. is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly considering various alternative methods.

SEWAGE FLOW PATH MAP



SEWAGE FLOW PATH MAP

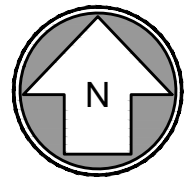
7502 THOMAS BLVD.

CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA



Waterfront Corporate Park III, Suite 101 P: 724-444-1100
 2000 Georgetowne Drive F: 724-444-1104
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning
 Landscape Architecture | Structures | Environmental



DATE:	06.24.2019
SCALE:	1"=6000'
PROJECT NUMBER:	161670

FIGURE 3

SECTION J
FLOW TABLE FOOTNOTES AND
DRY WEATHER FLOW CALCULATION

Location: **THOMAS BLVD.**

Time: **9AM-12PM**

Date: **APRIL 4, 2019**

Location (e.g. MH/IN ID): **MH175F006**

Weather conditions: **CLOUDY, TEMP 47**

Person/company measuring flow: **PVE, LLC**

Chapter 94 Consistency Determination Footnotes

7502 Thomas Blvd. Redevelopment

- (1) Design/Permitted collection system average design capacity computed using static Manning's analysis based on existing 66" brick sewer, with slope of 0.63%, Manning's n-value of 0.015 and full flow depth, divided by a peaking factor of 3.5 for combination sewers = **42,916,801 gpd.**
- (2) Design/Permitted collection system peak design capacity computed using static Manning's analysis based on existing 66" brick sewer, with slope of 0.63%, Manning's n-value of 0.015 and full flow depth = **150,208,804 gpd.**
- (3) Present collection system average flow computed using static Manning's analysis based on existing 66" brick sewer, with slope of 0.63%, Manning's n-value of 0.015 and measured flow depth of 20.4 inches = **31,161,621 gpd.**
- (4) Present collection system peak flow computed using the present average flows computed in Footnote 3, multiplied by a peaking factor of 3.5 for combination sewers = **109,065,676 gpd.**
- (5) Projected collection system average flow computed using the present average flows computed in Footnote 3 plus project flows of 16,350 gpd, multiplied by a 5% growth factor = **32,736,870 gpd.**
- (6) Projected collection system peak flow computed using the present peak flows computed in Footnote 4 plus project flows of 16,350 gpd, multiplied by a 5% growth factor = **114,536,127 gpd.**

Note: An overview of the Manning's equation calculations reference above are provided on the subsequent page.

Chapter 94 Consistency Determination Footnotes

7502 Thomas Blvd. Redevelopment

Given: 66" brick combination sewer at a slope of 0.63% (S). Manning's N Value = 0.015.

Dry Weather Flow Calculation:

Flow Depth measure in downstream manhole = 20.4 inches or 1.7 feet (h).

$$\text{Area of Flow in Pipe} = \frac{r^2(\theta - \sin \theta)}{2} \text{ where, } \theta = 2 \cos^{-1} \left(\frac{r-h}{r} \right)$$

$$\theta = 2 \cos^{-1} \left(\frac{2.75-1.7}{2.75} \right) \quad \theta = 2.36 \text{ radians}$$

$$\text{therefore, Area of Flow in Pipe} = \frac{2.75^2(2.36 - \sin(2.36))}{2} \quad A = 6.26 \text{ ft}^2$$

$$\text{Wetted Perimeter (P)} = r\theta, \text{ therefore } P = 2.75(2.36) = 6.48 \text{ ft}$$

$$\text{Hydraulic Radius (R}_h\text{)} = \frac{A}{P}, \text{ therefore } R_h = \frac{6.26}{6.48} = 0.96 \text{ ft}$$

$$Q = \frac{1.49}{n} (R_h)^{\frac{2}{3}} (S)^{\frac{1}{2}} A (0.64632), \text{ therefore}$$

$$Q = \frac{1.49}{0.015} (0.96)^{\frac{2}{3}} (.0063)^{\frac{1}{2}} (6.26) (0.64632), \quad Q = 31.16 \text{ mgd}$$

Design Capacity of Pipe Calculation:

Full Flow Capacity, Depth = 66 inches or 5.5 feet (h).

$$\text{Area of Flow in Pipe} = \frac{\pi D^2}{4}, \text{ therefore } A = \frac{\pi 5.5^2}{4} \quad A = 23.76 \text{ ft}^2$$

$$\text{Wetted Perimeter} = \pi D, \text{ therefore } P = \pi(5.5) = 17.27 \text{ ft}$$

$$\text{Hydraulic Radius (R}_h\text{)} = \frac{A}{P}, \text{ therefore } R_h = \frac{23.76}{17.27} = 1.38 \text{ ft}$$

$$Q = \frac{1.49}{n} (R_h)^{\frac{2}{3}} (S)^{\frac{1}{2}} A (0.64632), \text{ therefore}$$

$$Q = \frac{1.49}{0.015} (1.38)^{\frac{2}{3}} (.0063)^{\frac{1}{2}} (23.76) (0.64632), \quad Q = 150.21 \text{ mgd}$$

COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW



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

7502 Thomas Blvd.

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

1. Date plan received by municipal planning agency 7-2-19

2. Date review completed by agency 7-2-19

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

SECTION C. AGENCY REVIEW (continued)

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

17. Name, title and signature of planning agency staff member completing this section:
 Name: Martina Battistone
 Title: SR. environmental planner
 Signature: *M. Battistone*
 Date: 7-2-19
 Name of Municipal Planning Agency: City Planning, Pittsburgh
 Address: 200 Ross St. 4th Floor Pittsburgh, PA 15219
 Telephone Number: (412) 255-2516

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

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

The planning agency must complete this component within 60 days.

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

COMPONENT 4C
COUNTY HEALTH DEPARTMENT REVIEW

COUNTY OF



ALLEGHENY

July 5, 2019

RICH FITZGERALD
COUNTY EXECUTIVE

Ms. Katie Phillips, EIT
PVE Engineering
Waterfront Corporate Park III
200 Georgetowne Drive, Ste. 101
Sewickley, PA 15143-8992

**RE: SEWAGE FACILITIES PLANNING MODULE;
7502 THOMAS BLVD, CITY OF PITTSBURGH, ALLEGHENY COUNTY**

Dear Ms. Phillips:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on July 3, 2019. The project proposes the following:

Project Description:	7502 Thomas Blvd. Proposing to develop a mixed-used development on the buildings located at 7502 Thomas Boulevard in the City of Pittsburgh, Allegheny County. This project will be developed in two phases (three existing buildings A, B & C). Phase one will include the renovation of the existing building A into office space, construction of utility services and storm water infrastructure. Phase two will include the renovation of existing building B into a restaurant with elevated bridge to building A & building C into a café/public meeting space.
Sewage Flow:	16,350 GPD
Conveyance:	The sewer from the site will be conveyed by gravity to the PWSA sewer in Thomas Blvd and then to the ALCOSAN Treatment facility at Woods Run via ALCOSAN interceptor A- 4
Sewer's Owner:	PWSA
Name of Sewage Treatment Plant:	ALCOSAN.



KAREN HACKER, MD, MPH, DIRECTOR
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.ACHD.NET



Ms. Katie Philips, EIT.

RE: **7502 Thomas Blvd, City of Pittsburgh**

Sewage Facilities Planning Module

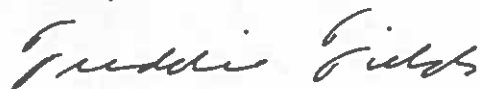
July 5, 2019

Page 2

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. 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, Ivo Miller, Plumbing Program Manager at 412-578-8393.

The ACHD has no objection to the approval of this project. If you have any questions, please call me at 412-578-8046.

Sincerely,



Freddie Fields, M/B.A.

Environmental Health Engineer III

Water Pollution Control & Solid Waste Management Program

FF/cb

Enclosure

cc: Thomas Flanagan, PA DEP w/attachment (electronically)
Ivo Miller, ACHD w/attachment (electronically)



**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

7502 Thomas Blvd.

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

1. Date plan received by county or joint-county health department. July 3, 2019

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency July 3, 2019

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 waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality?

If yes, describe _____

3. Is there any known groundwater degradation in the area of the proposed subdivision?

If yes, describe _____

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

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

Name: Freddie Fields

Title: Environmental Health Engineer III

Signature: *Freddie Fields*

Date: July 3, 2019

Name of County Health Department: ACHD

Address: 3901 Penn Avenue, Building #5, Pittsburgh PA 15224-1318

Telephone Number: 412-578-8046

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

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

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

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