



Pennsylvania
Department of
Environmental Protection

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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)

- Project Name Fairywood Building 2
- Brief Project Description Proposed warehouse area

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	☒	☐	☐
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendergast	Kyla			Senior Env. 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 Street, Suite 4			
Address Last Line -- City	State	ZIP+4		
Pittsburgh	PA	15219		
Area Code + Phone + Ext.	FAX (optional)	Email (optional)		
412-255-2516		kyla.prendergast@pittsburghpa.gov		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Fairywood Building 2

Site Location Line 1

217 Beechnut Drive

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15205

Latitude

40.449712

Longitude

-80.085880

Detailed Written Directions to Site Get on PA-28 S from Waterfront Dr and take the I-279 S/I-376 W exit toward Airport. Merge onto I-279 S and take exit 1C for PA-65 toward Ohio River Blvd. Continue onto PA-65 N and take the US-19 S/West End Bridge exit toward PA-51/Chateau St. In 0.2 mi, turn left onto US-19 S/West End Bridge. In 0.4 mi, 4trn right onto W Carson St. Turn left onto Corliss St/Corliss Tunnel and continue straight onto Chartiers Ave. In 0.5 mi, continue straight onto Straka St which turns right and becomes Berry St. In 0.9 mi, turn right onto W Prospect Ave. In 0.8 mi, turn left onto Broadhead Fording Rd. In 0.1 mi, turn right at the 1st cross street onto Mazette Rd. In 0.3 mi, turn right onto Beechnut Dr to reach the project area.

Description of Site The existing property is an undeveloped lot, cleared with no existing structures.

Site Contact (Developer/Owner)

Last Name

Frisch

First Name

Ethan

MI

Suffix

Phone

847-508-9934

Ext.

Site Contact Title

Site Contact Firm (if none, leave blank)

Becknell Industrial

FAX

Email

efrisch@becknellindustrial.com

Mailing Address Line 1

120 East Burlington Avenue

Mailing Address Line 2

Mailing Address Last Line -- City

La Grange

State

IL

ZIP+4

60525

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

Last Name

Jubic

First Name

Craig

MI

R

Suffix

P.E.

Title

Consulting Firm Name

Project Manager

The Gateway Engineers, Inc.

Mailing Address Line 1

100 McMorris Road

Mailing Address Line 2

Address Last Line -- City

Pittsburgh

State

PA

ZIP+4

15205

Country

USA

Email

cjubic@gatewayengineers.com

Area Code + Phone

(412) 409-2313

Ext.

Area Code + FAX

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: PA American Water Company (PAWC)

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 27

Connections 1

Name of:

existing collection or conveyance system Pittsburgh Water and Sanitary Authority (PWSA)

owner Pittsburgh Water and Sanitary Authority (PWSA)

existing interceptor C-13A-04.C-13A-02.1 Shallow Cut Interceptor

owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number PAG 136110

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 Zach Hughes

Agent Signature Zach Hughes Date 6/2/2026

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

- ☒ Applicants shall coordinate with the State Historic and Preservation Office (SHPO) and the Pennsylvania Historic and Museum Commission (PHMC) using the PA-SHARE online consultation tool at <https://www.pa.gov/agencies/phmc/pa-share.html>. The planning submittal must include the response received by the applicant from PA-SHARE.

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 Manual Project Submission Form was submitted to each jurisdictional agency and their responses are attached.
- ☐ A concurrent review has been requested. I realize that all supporting documentation from each jurisdictional agency must be submitted to the DEP before the end of the technical review due date or my planning module may be denied.

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 10535 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	469932	1644762	12561	21113	9494	33230
Conveyance	<u>32,660,000</u>	<u>32,660,000</u>	<u>21,535,000</u>	<u>25,025,000</u>	<u>21,750,000</u>	<u>25,275,000</u>
Treatment	<u>295,000,000</u>	<u>295,000,000</u>	<u>185,600,000</u>	<u>295,000,000</u>	<u>190,000,000</u>	<u>295,000,000</u>

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 Zach Rinker. PE Zach

Agent Signature _____ Date Rinker

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2026.05.13 10:30:04 -
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 Zach Hughes

Agent Signature Zach Hughes

Date 6/2/2026

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 Zach Hughes

Agent Signature Zach Hughes

Date 6/2/2026

☐ **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)

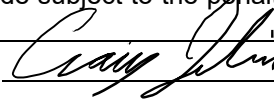
9. ☐ ☒ Does the project involve the use of large volume onlot sewage disposal systems (Flow > 10,000 gpd)?
10. ☐ ☒ Does the project require resolution of a conflict between the proposed alternative and consistency requirements contained in §71.21(a)(5)(i), (ii), (iii)?
11. ☐ ☒ Will sewage facilities 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.

Craig R. Jubic, P.E.

Name (Print)



Signature

Project Manager

Title

3/30/2026

Date

100 McMorris Road, Pittsburgh, PA 15205

Address

4124092313

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 \$1,350 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.

$$\#27 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{1,350}$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

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

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

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



June 3, 2026

Members of the Board

Shannah Sharp-Gilliam, Ph.D.
Chair Person

Emily Kinkad

Sylvia Wilson

Harry Readshaw

Darrin Kelly

Patrick J. Catena

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*

Julie Motley-Williams
*Director
Administration*

Phil Cole
*Director
Information Technologies*

Erica LaMar Motley
*Director
Scholastic Programs*

Tawanda Stamps
*Director
Procurement*

Craig Jubic
Gateway Engineers
100 McMorris Road
Pittsburgh, PA 15205

**Re: Fairywood Building 2
City of Pittsburgh, Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Direct Connection C-13A-04**

Dear Craig Jubic,

We have reviewed the Component 3 Planning Module for the referenced project to be located at 217 Beechnut Drive. The project will generate a peak flow of 10,535 gpd in the ALCOSAN Chartiers Creek Interceptor and Woods Run Treatment Plant.

The capacity at the ALCOSAN C-13A-04 point of connection is approximately 32.66 MGD. The monitored peak dry weather flows are 25.025 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Chartiers Creek Interceptor and the Woods Run Treatment Plant do 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 requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-510-5119.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Zach Hughes

Attachment

cc: C. Dean (w/o attachment)
L. Sanford (w/o attachment)
M. Lichte (w/o attachment)
R. Ryan /PADEP (w/o attachment)

Z. Rinker (w/o attachment)
Mahuba Iasmin/PADEP (w/o attachment)
Issa Tijani/ACHD (w/o attachment)

COUNTY OF



ALLEGHENY

June 23, 2026

Nicholas M. Duerr
The Gateway Engineers, Inc
100 McMorris Road,
Pittsburgh, PA 15205

RE: SEWAGE FACILITIES PLANNING MODULE
Fairywood Building 2 – City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Duerr:

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 June 4th, 2026. The project proposes the following:

Project Description:	This project proposes construction of a new warehouse area. Work includes site clearing, grading, and construction of the warehouse building along with associated parking and utility infrastructure.
Sewage Flow:	10,535 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Chartiers Creek Interceptor and ultimately transported to ALCOSAN for treatment.
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.



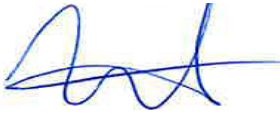
ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
• 836 FULTON STREET • PITTSBURGH, PA 15233
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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 Jeffrey Czochara, Plumbing Program Manager at 412-578-7934.

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

Sincerely,



Issa Tijani
Environmental Health Engineer II
Water Pollution Control & Solid Waste Management

Enclosure

cc: Regis Ryan, PA Department of Environmental Protection w/attachment
Jeffrey Czochara, ACHD w/attachment



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

Fairywood Building 2

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

1. Date plan received by county or joint county health department 6/4/2026Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency 6/23/2026

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: Issa TijaniTitle: Environmental Health EngineerSignature: Date: 6/23/2026Name of County Health Department: Allegheny County Health DepartmentAddress: 836 Fulton Street, Pittsburgh, PA 15233Telephone 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.



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

Fairywood Building 2

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

1. Date plan received by municipal planning agency 6/25/20262. Date review completed by agency 7/1/2026

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
☒	☐	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
☒	☐	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	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, AICP</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>7/1/2026</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>412 Boulevard of the Allies Suite 201 Pittsburgh, PA 15219</u> Telephone Number: <u>412-522-6551</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.

Project Narrative
Fairywood Building 2
28th Ward, City of Pittsburgh

Becknell Industrial is proposing the construction of a new warehouse area located at 217 Beechnut Drive in the City of Pittsburgh. The site is currently an undeveloped lot. The proposed construction will include clearing, grading, and construction of the proposed warehouse building with associated parking and utilities. The building sits on tax parcel 107-H-100.

The proposed peak flows were estimated utilizing the information provided in Table 3.1 of PWSA's Developers Manual and Table 1004.5 of the 2021 International Building Code. A total peak flow of 10,535 GPD or 27 EDUs is proposed; no existing flows are present. Please refer to the provided sewage flow calculations for a detailed breakdown of flows.

The proposed building will be provided water service by a tap into the existing PA American Water main located in Beechnut Drive. Sanitary service will be from a 6" gravity SDR-35 connecting via wye into the existing PWSA 12" VCP sanitary mainline combined sewer northwest of the property in Beechnut Drive. Flow eventually reaches the C-13A-04.C-13A-02.1 Shallow Cut Interceptor, ultimately ending at ALCOSAN's treatment facility. Please refer to the associated tap-in plan for private water and sanitary connections submitted to Pittsburgh Water for review and approval.

Flow Calculation Summary

Present Flow – Flow Monitoring

One month of flow monitoring was completed by Drnach Environmental in manhole MH107D004 to determine the existing average and peak flows present in the existing 12" VCP sewer in on Beechnut Drive. Flow monitoring began on February 17, 2026 and ended on March 18, 2026. **Analysis of the received data reports an existing average flow of 0.013 MGD and an instantaneous peak flow of 0.021 MGD.**

Design Capacity

The existing sewer's average and peak hydraulic capacities were calculated by using the slope of the sewer between MH107D012 and MH107D004 obtained via the Most Limited Capacity Sewer (MLCS) Spreadsheet. The slope was confirmed utilizing 3RWW Sewer Atlas. The VCP sewer was analyzed under full flow conditions and a peaking factor of 3.5 (combined sewer) was applied to obtain the peak hydraulic capacity, per the PWSA Developer's Manual. **The average hydraulic capacity was calculated to be 0.470 MGD while the peak hydraulic capacity was calculated to be 1.645 MGD.**

5-Year Projected Flow

Using the equations in the PWSA Developer's Manual, the project flow was added to the present average and peak flows to determine the projected flows in five (5) years. **The projected average flow is estimated to be 0.009 MGD, and the projected peak flow is estimated to be 0.033 MGD.** Since the 5-year flows are less than the calculated design capacity of the sewer, the additional flow due to the project will not overload the sewer.

Alternatives Analysis

Fairywood Building 2
217 Beechnut Drive, 28th Ward, City of Pittsburgh

The proposed short-term and long-term ultimate method of sanitary sewage conveyance and treatment of the net sewage flow of 10,535 GPD / 27 EDUs from the proposed project will involve the use of a proposed sanitary sewer that connects into the Pittsburgh Water-owned existing 12" VCP combination gravity sewer system located northwest of the property. This public sewer ties into ALCOSAN's C-13A-04.C-13A-02.1 Shallow Cut Interceptor and sewage flows via gravity to the ALCOSAN Wastewater Treatment Plant.

The project site is surrounded by commercial, industrial, and residential buildings. All adjacent properties utilize the existing public sewer system and the ALCOSAN Treatment Plant as their ultimate sewage treatment method. There are no feasible sewage facilities alternatives because access to the public sewer system is available and the proposed development occupies the majority of the property.



ANTICIPATED SEWAGE FLOW CALCULATIONS

11/25/2025

Fairywood Building 2
Becknell Industrial
217 Beechnut Drive, Pittsburgh, PA 15205

Peak Existing Flow

217 Beechnut Drive, Pittsburgh, PA 15205

Total average existing water usage: 0 GPD

* Existing lot at 217 Beechnut remains undeveloped

Total Peak Existing Flow
0 GPD

Peak Proposed Flow

217 Beechnut Drive, Pittsburgh, PA 15205

Proposed Warehouse Area = 150,340 SF

Proposed Warehouse

(500 SF/ employee)²

150,340 SF / 500 SF = 300.68 employees

301 employees

(301 employees) * (35 GPD/employee)¹ =
10,535 GPD

Total Peak Flow Calculation
= 10,535 GPD

Total Peak Proposed Flow
10,535 GPD

Net Flow

Net Sewage Flow = Peak Proposed Flow – Peak Existing Flow

Net Sewage Flow = 10,535 GPD – 0 GPD

Net Sewage Flow = 10,535 GPD

(10,535 GPD) / (400 EDU/GPD) – 26.33 EDU's

Net Sewage Flow = 27 EDU'S

Sources:

¹ Table 1, Section 3, PWSA Developer's Manual

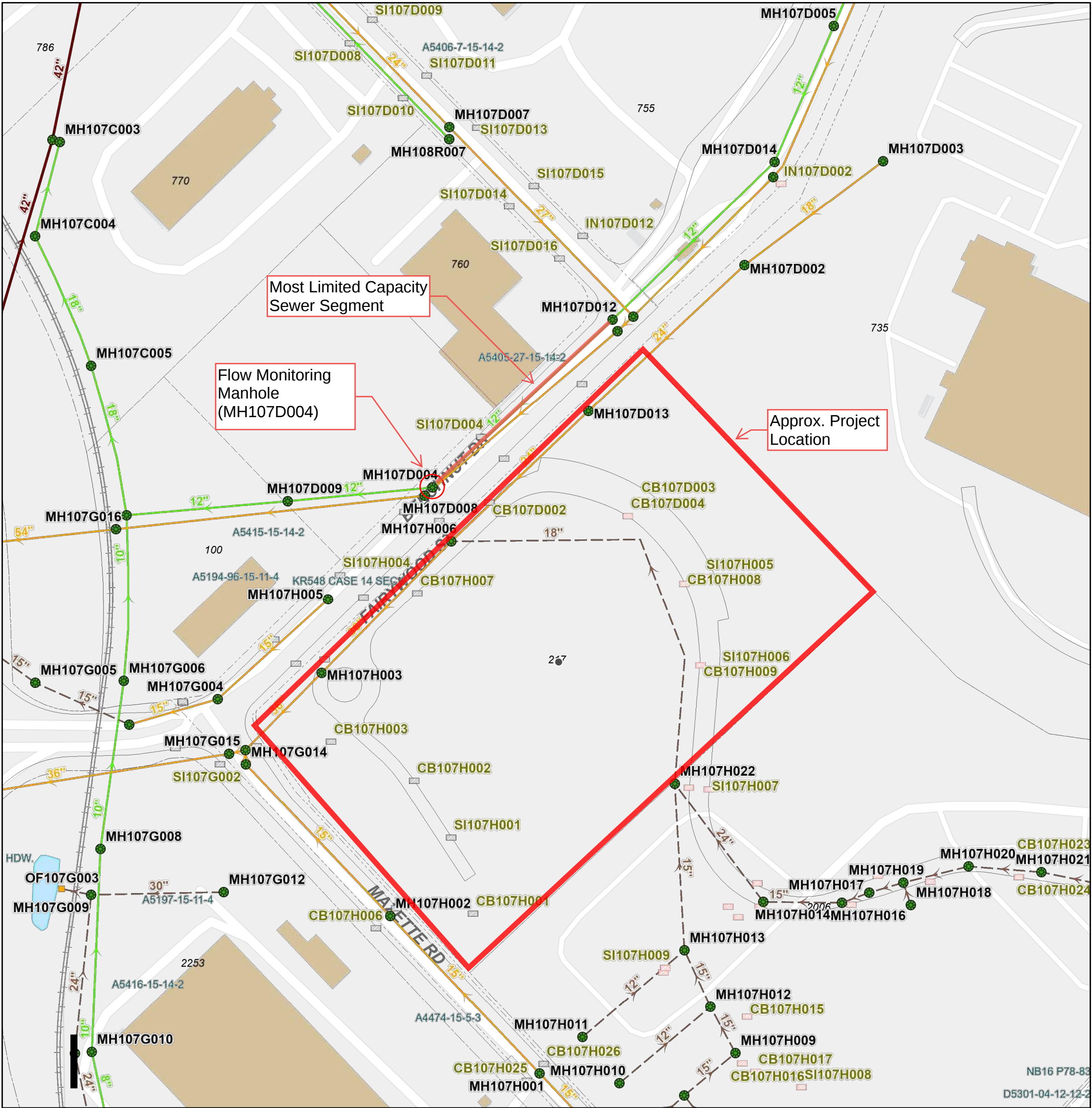
² Table 1004.1.2 Maximum Floor Area Allowances per Occupant, 2015 International Building Code and Commentary Vol.

G:\Projects\41000\41638 RIDC Fairywood\0011 Fairywood Building 2\Docs\Engineering\Sewage\01 Sewage Calculations\2025-11-25 Sewage Flow Calculation_Fairywood Building 2.docx

FULL-SERVICE CIVIL ENGINEERING

ASSET MANAGEMENT • ENVIRONMENTAL • GEOTECHNICAL

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • SURVEYING • TRANSPORTATION



/HJHQG

:\$7(5	●	3UHVXUH 0RQLWRULQJ 3XWVWDRQ
3 0HWHU	:	DWHU 0DQKROH " (QG & DS
) &XUE %R[	—	5LVVQJ 0DLQ 6HZHU 3XPS 6WDWLQ
. :DWHU 6VWHP	—	6XSSO\ 0DLQ &RPELQH 6HZHU
(+\GUDQW	—	7UDQVPLVVLRQ 0DLQ 6DQLWDU\ 6HZHU
6VWHP 9DOYH	—	'LVWULEXWLQ 0DLQ 6WRUP 6HZHU
M 'LYLGLQJ 3UHV	—	9DQVWUDQW %UDQFK 5HJXODWHG &RPELQH 6HZHU
&RXSOLQJ	—	3ULYDWH 0DLQ 2YHUIORZ 6HZHU
" 7HH	—	6:(5 ,QWHUFXSWRU
{ &URVV	—	0DQKROH 6HZHU)RUFH 0DLQ
(5HGXFHU	—	-XQFWLQ 3ULYDWH 6HZHU
" (QG & DS	4	,QOHW 8QGHLQH 6HZHU
:DVK 2XW	4	3ULYDWH ,QOHW
(VUL &RPPXQLW\ 0DSV &RQWULEXWU		&RXQW\ RI \$OOHJKHQ\ GDWD SD JRY % 2SHQ6WUHHW0DS 0LFURVRIW (VUL 7RP7RP *DUPLQ 6D



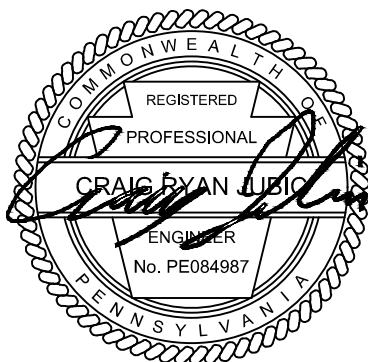
1HLWKHU WKH &LW\ RI 3LWWVEXUJK '3&LW\ QRU 3LWWVEXUJK :DW WKH DFFXUDF\ RI DQ\ RI WKH LQIRUPDWLRQ KHUHE\ PDGH DYD FRQFHUQLQJ WKH ORFDWLQJ DQG FRGLWLQJ RI XQGHUJURXQJ QR UHVSQVLELOLW\ IRU DQ\ FRQFOXVLRQ RU LQWHUSUHWDLQ 3LWWVEXUJK :DWHU DVVXPH QR UHVSQVLELOLW\ IRU DQ\ XQGHUJURXQJ HPSOR\HHV XQOHVV VXFH XQGHUVDQGLQJ RU UHVSUHVQDWV ZULWWHQ GRFXPHQW DQG VXFH GRFXPHQW H[SUHVV\ SURYLQ &LW\ RU 3LWWVEXUJK

'DWH,

Fairwood Building 2		
Sewage Capacity Calculations		
Pipe Diameter (per Flow Monitoring Report) =	12	in
Upstream Invert Elevation (per survey data) =	737.52	
Downstream Invert Elevation (per survey data) =	735.03	
Pipe Length (per survey data) =	364.3	ft
Slope =	0.68	%
Mannings n =	0.015	VCP
Design Capacity		
Sewer Type (Combined/Separate)	Separate	
Peaking Factor	3.5	
Peak Hydraulic Capacity (Using Mannings Equation full-flow)	2.545	cfs
	1,644,762	GPD
Average Hydraulic Capacity (Peak Capacity divided by Peaking Factor)	469,932	GPD
Present Flows - MH107D004		
Present Average Flows (Flow data, refer to "Data Analysis" spreadsheet)	0.013	MGD
	12,561	GPD
Present Peak Flows (Flow data, refer to "Data Analysis" spreadsheet)	0.021	MGD
	21,113	GPD
Project Flow		
Project Flow	10,535	GPD
Projected Flows		
Projected Peak [(Present Peak Flow + Project Flow) x 1.05]	33,230	*GPD
Projected Average (Projected Peak Flow divided by Peaking Factor)	9,494	*GPD

*Projected Flows are less than the Design Capacity

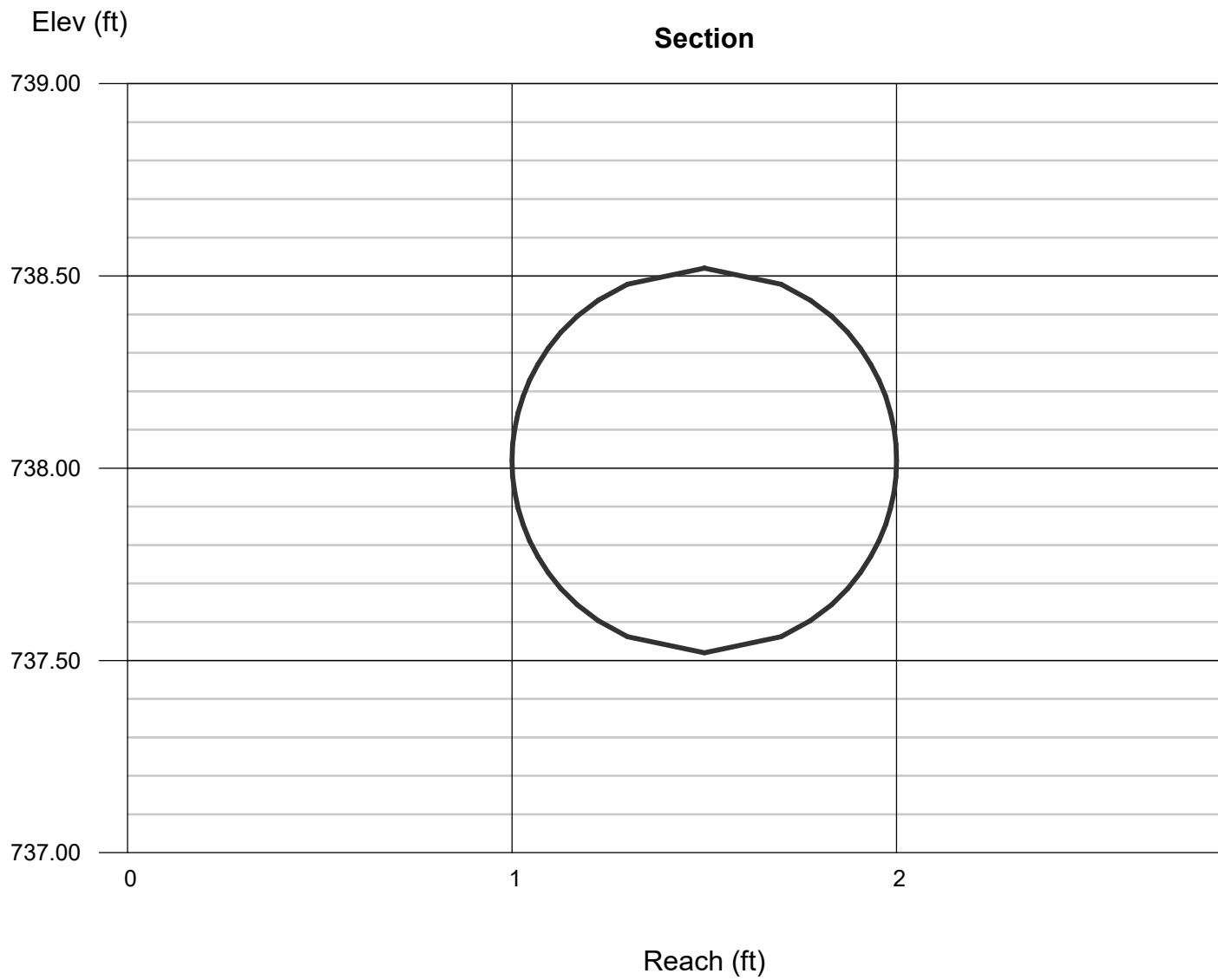
	Input
	Output

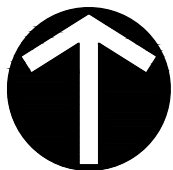
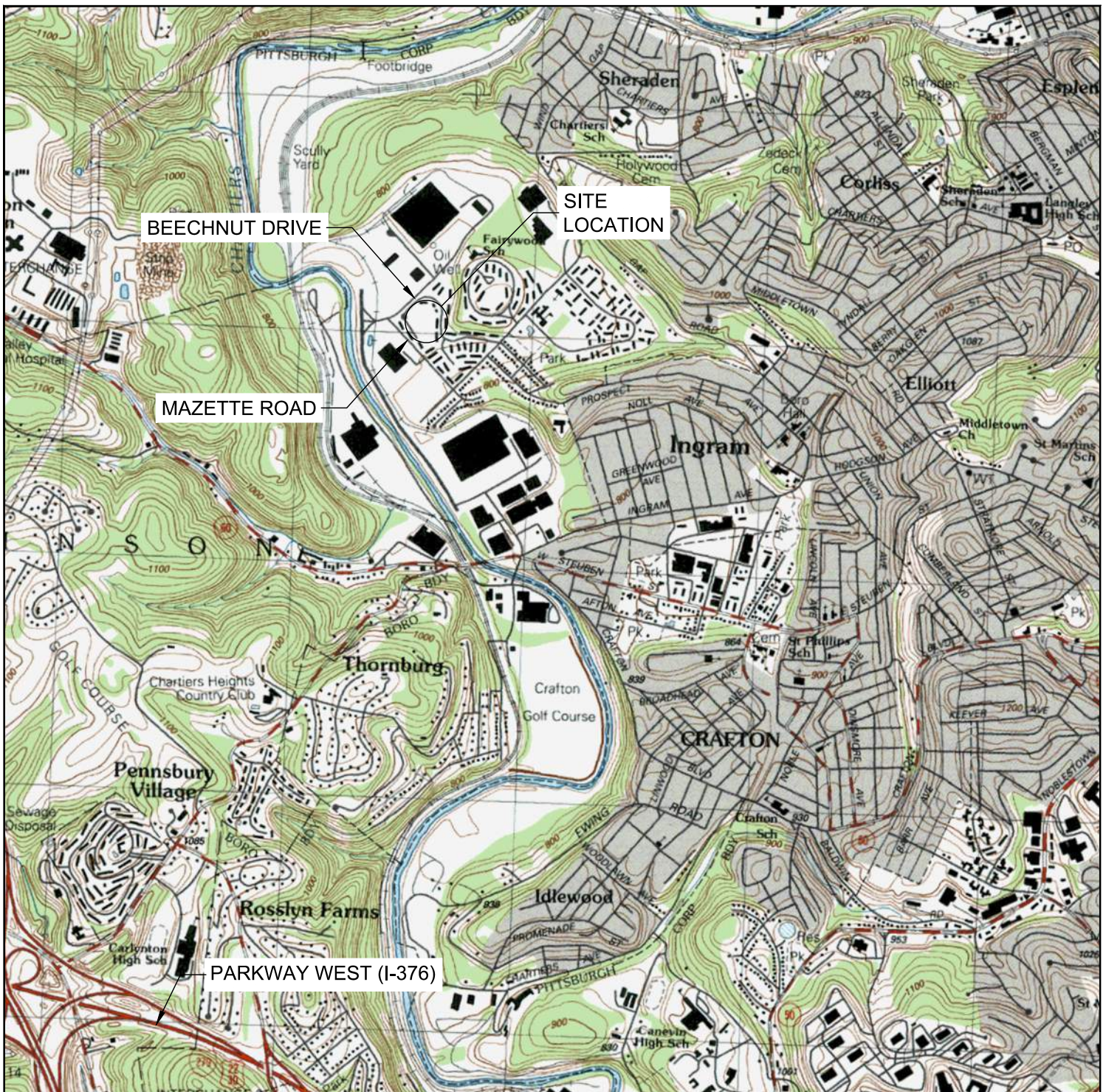


Channel Report

Sewer Design Capacity - MH107D012 / MH107D004

Circular		Highlighted	
Diameter (ft)	= 1.00	Depth (ft)	= 1.00
		Q (cfs)	= 2.545
		Area (sqft)	= 0.79
Invert Elev (ft)	= 737.52	Velocity (ft/s)	= 3.24
Slope (%)	= 0.68	Wetted Perim (ft)	= 3.14
N-Value	= 0.015	Crit Depth, Yc (ft)	= 0.69
		Top Width (ft)	= 0.00
		EGL (ft)	= 1.16
Calculations			
Compute by:	Known Depth		
Known Depth (ft)	= 1.00		
		FULL FLOW	

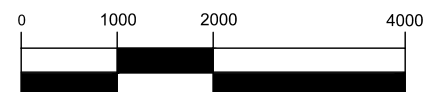




NORTH

USGS SITE LOCATION MAP
PITTSBURGH WEST QUADRANGLE
SCALE 1"=2,000'

GRAPHIC SCALE



(IN FEET)

1 inch = 2000 ft.

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

SITE LOCATION MAP

Project Number: C-41638-0011
Drawing Scale: Viewport Scale
Date Issued: NOV 2023
Index Number: _____
Drawn By: ADK
Checked By: SMD
Project Manager: CBJ/JMG

USGS

FAIRYWOOD BUILDING 2

217 BEECHNUT DRIVE
PITTSBURGH, PA 15205

PREPARED FOR:

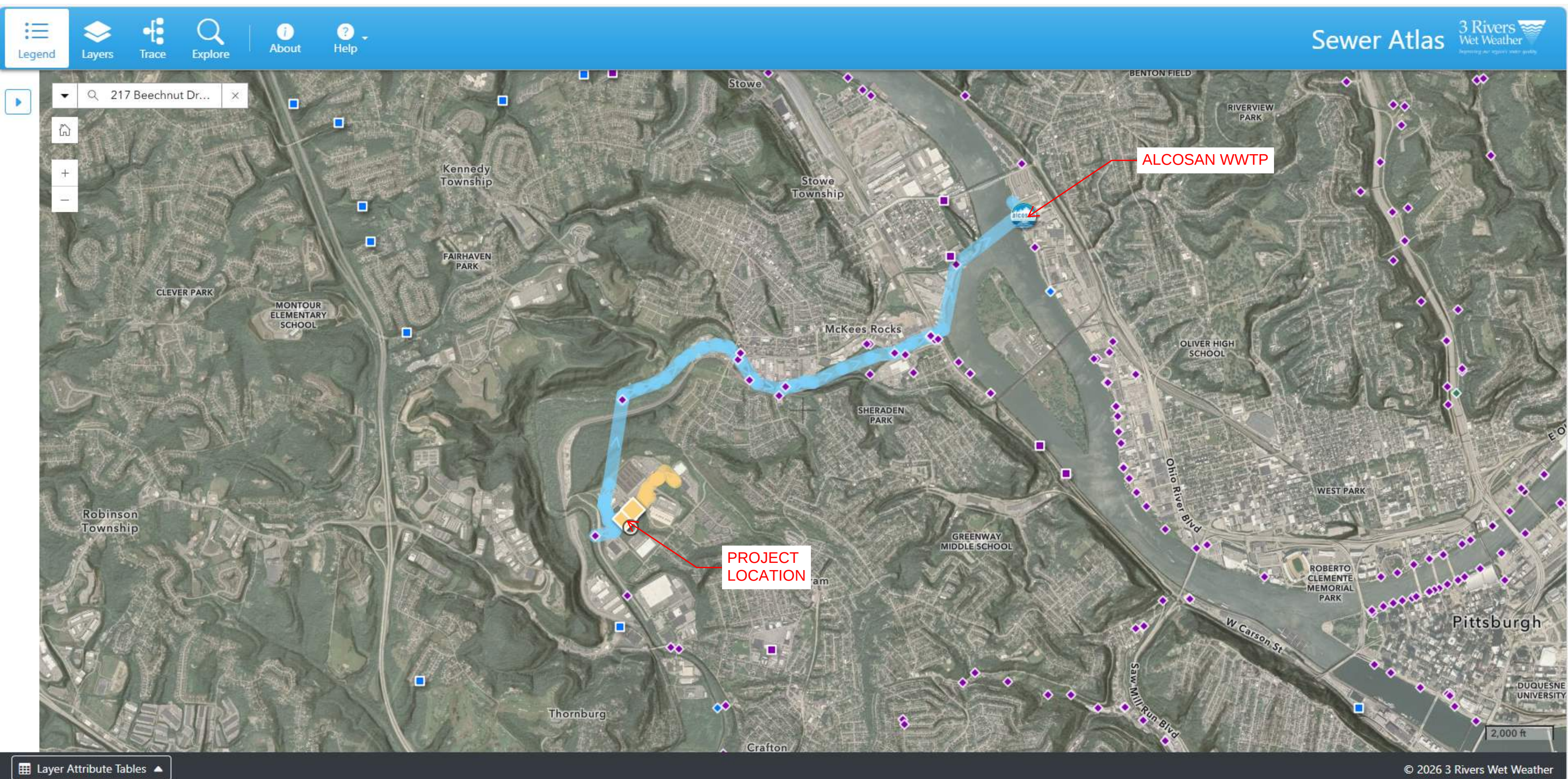
BECKNELL INDUSTRIAL

120 EAST BURLINGTON AVENUE
LA GRANGE, IL 60525

Date	No	REVISION RECORD
2025-11-19	01	CITY OF PITTSBURGH PERMIT SET
2025-12-03	02	PLANS TO ACCO
2026-01-27	03	CURB CUT PERMIT REVISIONS
2026-02-11	04	ADDRESSED CLIENT COMMENTS

 **GATEWAY
ENGINEERS**
A FULL-SERVICE CIVIL ENGINEERING FIRM
WWW.GATEWAYENGINEERS.COM | PITTSBURGH, PA | 412.553.4404

SEWAGE FLOW PATH



1. PROJECT INFORMATION

Project Name: **Fairywood Building 2**

Date of Review: **3/31/2026 08:43:15 AM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **10.59 acres**

County(s): **Allegheny**

Township/Municipality(s): **Pittsburgh City**

ZIP Code:

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

Watersheds HUC 8: **Upper Ohio**

Watersheds HUC 12: **Lower Chartiers Creek**

Decimal Degrees: **40.449797, -80.085797**

Degrees Minutes Seconds: **40° 26' 59.2679" N, 80° 5' 8.8682" W**

2. SEARCH RESULTS

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

Pennsylvania Natural Diversity Inventory (PNDI) records indicate that while threatened and endangered and/or special concern species and resources are in the project vicinity and that recommended Conservation Measures should be implemented in their entirety to avoid and minimize impacts to these species, no further coordination is required with the jurisdictional agencies. If a DEP permit is required for this project, DEP has the discretion to incorporate one or more Conservation Measures into its permit. This response does not reflect potential agency concerns regarding potential impacts to other ecological resources, such as wetlands.

Fairywood Building 2

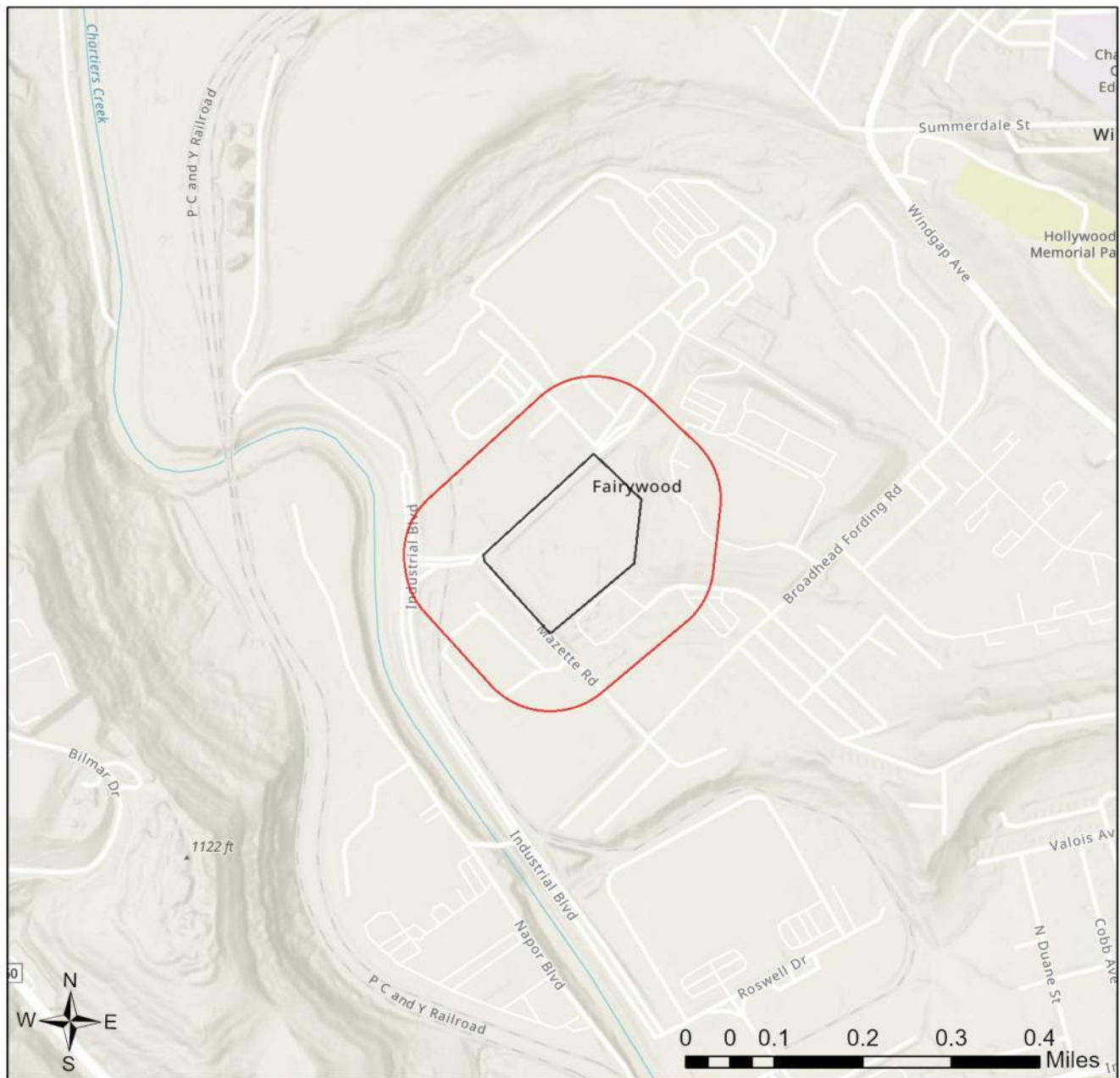


-  Buffered Project Boundary
-  Project Boundary



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

Fairywood Building 2



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Vantor, 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: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: No

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: No

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

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:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: 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
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
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Alexander P. Kijowski
Company/Business Name: The Gateway Engineers, Inc.
Address: 100 McMorris Road
City, State, Zip: Pittsburgh, PA 15205
Phone: (412) 409-2385 Fax: ()
Email: akijowski@gatewayengineers.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.

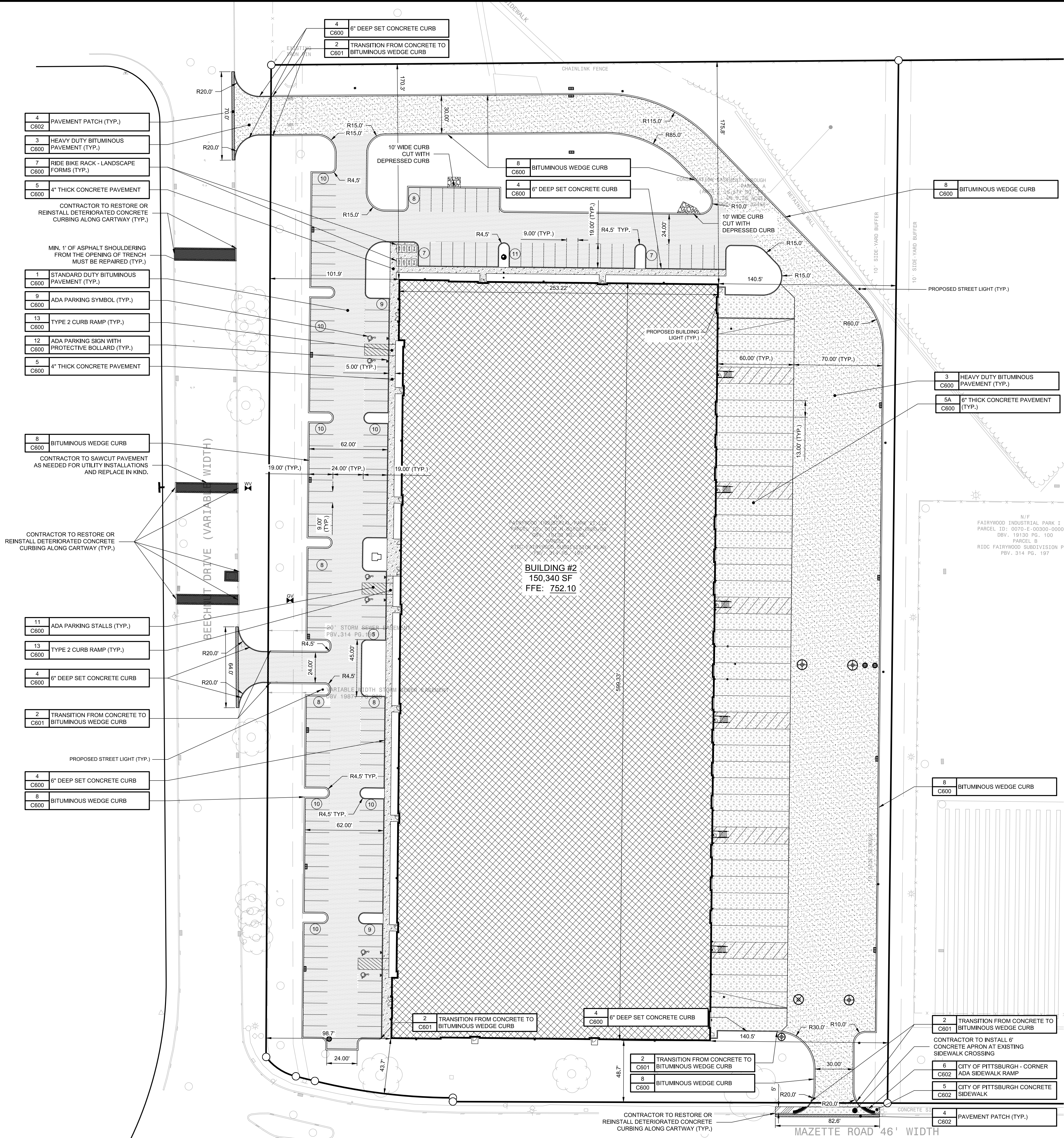
A. Kijowski
applicant/project proponent signature

2026-03-31
date

Path & Filename: G:\Projects\410004\1638 RIDC Fairwood-0011 Fairwood Building 2\DWG\02-Sheet\C100 Site Plan.dwg
Plot Date: 11/24/2025 12:01 PM User: R. Summer, EIT
Save Date: 11/24/2025 12:24 PM

22.0

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.



SITE LEGEND

8	C601	PROPOSED 48" STORM MANHOLE
8	C601	PROPOSED 48" SANITARY MANHOLE
6	C601	PROPOSED CLEANOUT
7	C601	PROPOSED TYPE 'M' INLET
9	C600	PROPOSED ADA SYMBOL
5	C600	PROPOSED CONCRETE SIDEWALK
5A	C600	6" THICK CONCRETE PAVEMENT
5	C602	PROPOSED CITY OF PITTSBURGH CONCRETE SIDEWALK
1	C600	STANDARD DUTY BITUMINOUS PAVEMENT
3	C600	HEAVY DUTY BITUMINOUS PAVEMENT
4	C602	PROPOSED PAVEMENT PATCH
01	C602	MINIMUM TRENCH REPAIR FOR UTILITIES - REPLACE IN KIND
1	C602	1' WIDE REQUIRED ASPHALT SHOULDERING
0		PROPOSED PARKING COUNT
0		PROPOSED SIGN

SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- LABELLED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
- ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
- CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
- THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
- TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE AT 45° AND 2 FEET O.C., UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, TYPE 1 COLOR WHITE.
- WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.

REVISION RECORD

Date	No	Description
2025-11-19	01	CITY OF PITTSBURGH PERMIT SET
2025-11-19	02	PLANS TO ACCO
2025-12-03	03	CURB CUT PERMIT REVISIONS
2026-01-27	04	ADDRESSED CLIENT COMMENTS
2026-02-11	05	RAISED SITE / DETENTION TANK AND REMOVED CONCRETE GUTTER
2026-04-24	06	
	07	
	08	
	09	
	10	

FAIRWOOD BUILDING 2

217 BEECHNUT DRIVE
PITTSBURGH, PA 15205

PREPARED FOR:
BECKNELL INDUSTRIAL
120 EAST BURLINGTON AVENUE
LA GRANGE, IL 60525

SITE PLAN

Project Number: C-41638-0011
Drawing Scale: 1" = 40'
Date Issued: NOV 2025
Index Number: 1 of 40
Drawn By: APK
Checked By: SMD
Project Manager: CRJ / JMG

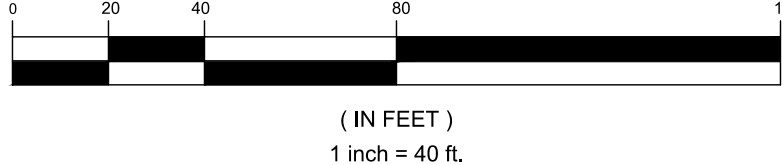
C100



Know what's below.
Call before you dig.
1-800-242-1776
Serial No. 20220311553

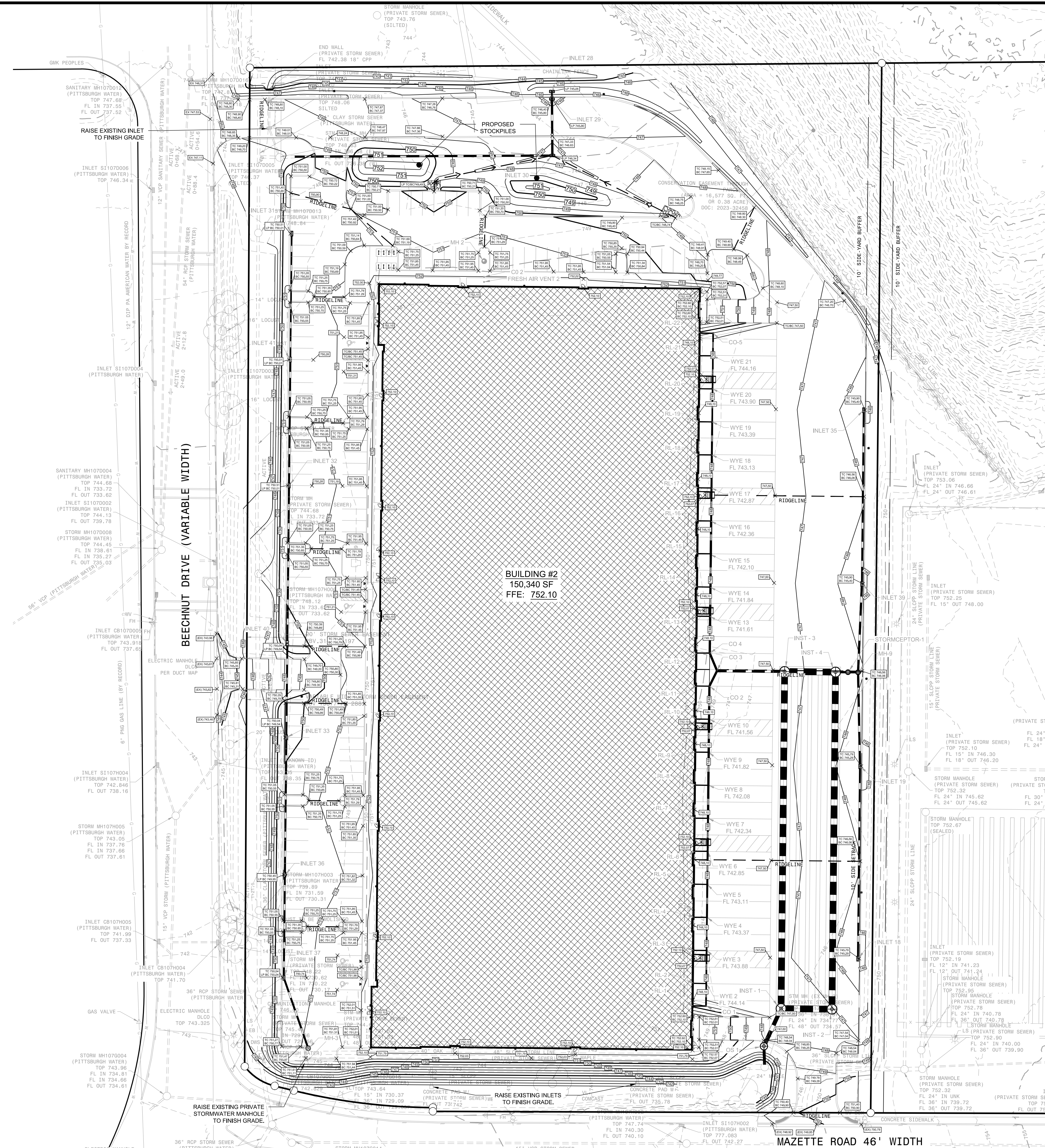


GRAPHIC SCALE



Path & Filename: G:\Projects\410004\1658 RDC\Fairwood-0011 Fairwood Building 2\DWG\02-Sheet\C200 GRADING PLAN.dwg
Plot Date: 11/24/2025 12:21 PM User: R. Danner, EIT
Save Date: 11/24/2025 10:48 AM

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.



GRADING LEGEND	
X-1000.00	PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS	
TC	TOP CURB
BC	BOTTOM CURB
TC/BC	TOP CURB/ BOTTOM CURB
TW	TOP WALL
BW	BOTTOM WALL
HP	HIGH POINT
LP	LOW POINT

- GRADING PLAN NOTES:**
- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY THE GATEWAY ENGINEERS, INC. THE CURRENT REQUIREMENTS OF THE MUNICIPALITY AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
 - CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY ARTUSO CONSTRUCTION ENGINEERING CONSULTANTS DATED MAY 1, 2024 PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
 - THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-59), FEDERAL REGISTER, CHAPTER XVII, PART 1026 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 81-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
 - ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS. SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
 - SPOT ELEVATIONS ARE LOCATED AT THE TOP OF PAVEMENT.
 - THE CONTRACTOR SHALL REMOVE ANY EXCESS TOPSOIL OFFSITE TO A PA DEP APPROVED WASTE SITE, OR SPREAD UNIFORMLY ON SITE. THE ACQUISITION OF AN APPROVED WASTE SITE IS THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
 - AN AS-BUILT DRAWING OF THE STORMWATER DETENTION FACILITY PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR IS REQUIRED TO BE SUBMITTED TO THE PROJECT ENGINEER.

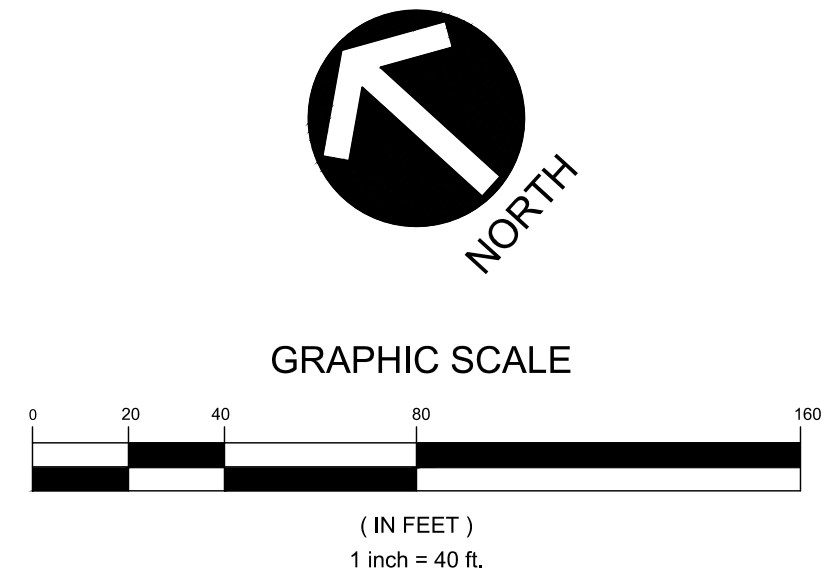
REVISION RECORD	
Date	No
2025-11-19	01
2025-12-03	02
2026-01-27	03
2026-02-11	04
2026-04-24	05
2026-04-24	06
2026-04-24	07
2026-04-24	08
2026-04-24	09
2026-04-24	10
2026-04-24	11

FAIRWOOD BUILDING 2
217 BEECHNUT DRIVE
PITTSBURGH, PA 15205
PREPARED FOR:
BECKNELL INDUSTRIAL
120 EAST BURLINGTON AVENUE
LA GRANGE, IL 60525

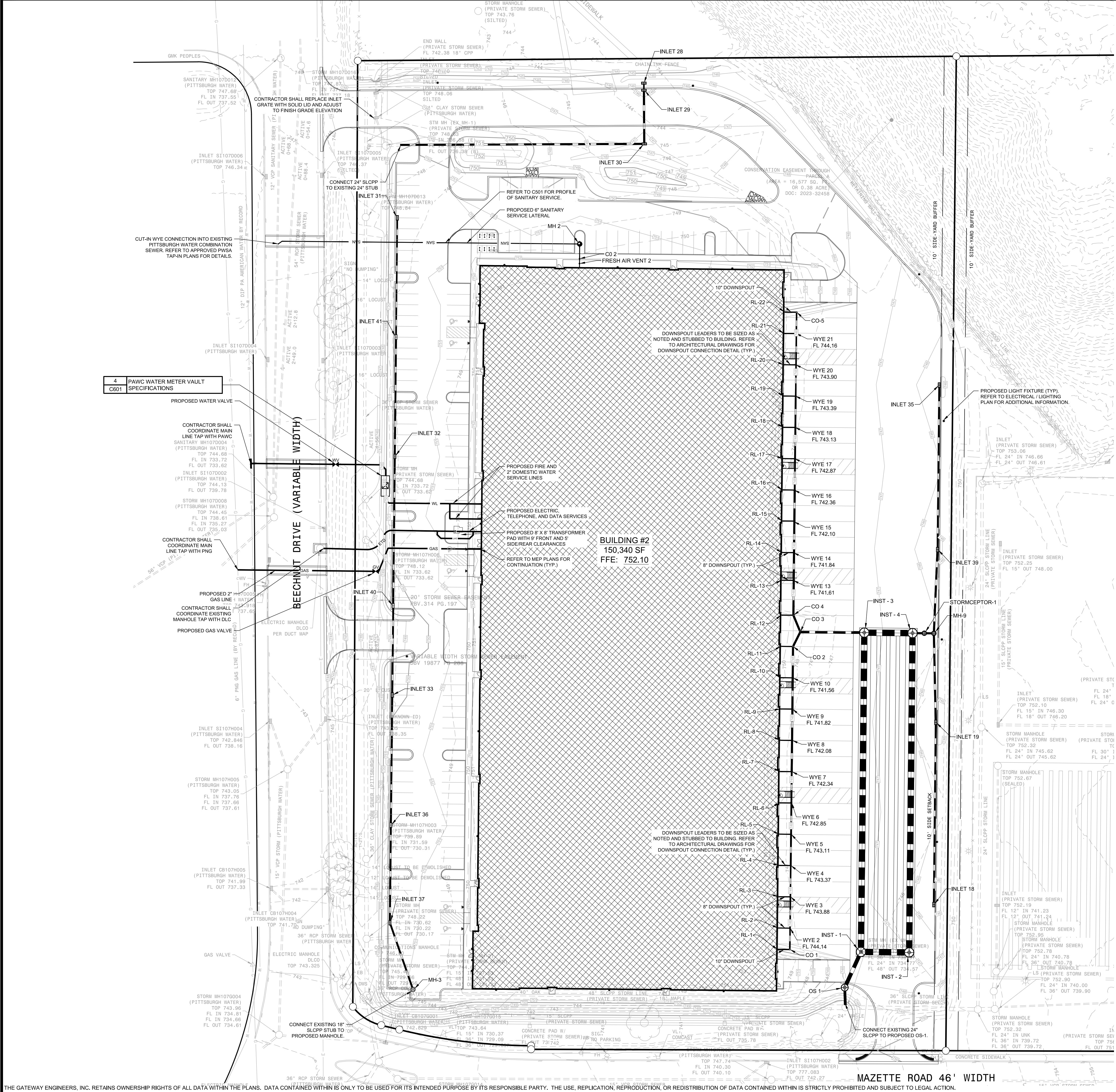
GRADING PLAN

Project Number: C-41638-0011
Drawing Scale: 1" = 40'
Date Issued: NOV 2025
Index Number: _____
Drawn By: APK
Checked By: SMD
Project Manager: CRJ / JMG

C200



Path & Filename: G:\Projects\4100041638 RDCD Fairywood-0011 Fairywood Building 2D\02-02-Sheet\C300 Utility Plan.dwg
Plot Date: 11/24/2025 12:41 PM User: R. Danner, EIT
Save Date: 11/24/2025 10:48 AM



UTILITY LEGEND

	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED ELECTRIC, TELEPHONE, & DATA LINE
	PROPOSED GAS LINE
	PROPOSED GAS VALVE
	PROPOSED WATER VALVE
	PROPOSED TEE

UTILITY ABBREVIATIONS

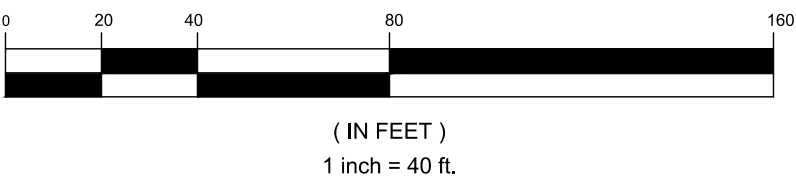
STM	STORM
SAN	SANITARY
MH	MANHOLE
OS	OUTLET STRUCTURE
CO	CLEANOUT
RD	ROOF DRAIN
HW	HEADWALL
EV	ENDWALL

UTILITY PLAN NOTES:

- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 811-1. THE LOCATION OF UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BID AND PERFORM ALL UTILITY WORK IN COMPLIANCE TO APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FEES ASSOCIATED WITH THE INSTALLATION, INSPECTING, TESTING AND FINAL ACCEPTANCE OF PROPOSED UTILITIES CONSTRUCTION.
- UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE RESPECTIVE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE UTILITIES ARE INSTALLED CORRECTLY TO MEET PROJECT REQUIREMENTS WHETHER PERFORMED BY THE CONTRACTOR OR NOT.
- ALL CABLE, ELECTRIC, GAS, STORM AND SANITARY SEWER, TELEPHONE AND WATER SERVICE LINE TRENCHES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE BACKFILLED WITH 100% STONE MATERIAL TO THE PROPOSED PAVING SECTION IN ACCORDANCE WITH THE DETAIL SHOWN ON THE CONSTRUCTION DETAIL SHEETS.
- THERE SHALL BE NO CONSTRUCTION OF ELECTRIC TRANSFORMERS, TELEPHONE OR CABLE JUNCTION BOXES, GAS METERS OR SIMILAR DEVICES PLACED OVER ANY OTHER UNDERGROUND UTILITY.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
- THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE EXISTING INLETS UPON PLACEMENT OF NEW PAVEMENT.
- CONTRACTOR TO COORDINATE WITH THE BUILDING PLUMBING AND SITE ELECTRICAL PLANS TO ASSURE ACCURACY OF THE UTILITY CONNECTIONS TO THE BUILDING.
- CONDUIT LOCATIONS TO SITE LIGHT POLES TO BE COORDINATED WITH THE SITE ELECTRICAL PLAN.
- THE ALLEGHENY COUNTY HEALTH DEPARTMENT SHALL BE CONTACTED FOR INSPECTION OF ALL PRIVATE SANITARY SEWERS, WATER LINES, AND STORM SEWER LINES WHERE THEY CONNECT TO A PUBLIC SEWER SYSTEM. ALL WATER AND SEWER LINES MUST BE INSTALLED BY A REGISTERED PLUMBER.
- THE ROOF COLLECTOR SYSTEM SHALL BE TRAPPED PRIOR TO CONNECTING TO THE SITE STORM SEWER SYSTEM.
- THE WATERLINE SHALL HAVE A MINIMUM OF 48" OF COVER AND BE AT LEAST 1 FOOT ABOVE THE SANITARY SEWER IF WITHIN 10 FEET OF THE HORIZONTAL DISTANCE OF THE SEWER.



GRAPHIC SCALE



Know what's below.
Call before you dig.
1-800-242-1776
Serial No. 20220311553

FAIRWOOD BUILDING 2
217 BEECHNUT DRIVE
PITTSBURGH, PA 15205
PREPARED FOR:
BECKNELL INDUSTRIAL
120 EAST BURLINGTON AVENUE
LA GRANGE, IL 60525

UTILITY PLAN

Project Number: C-41638-0011
Drawing Scale: 1" = 40'
Date Issued: NOV 2025
Index Number: _____
Drawn By: APK
Checked By: SMD
Project Manager: CRJ / JMG

C300

REVISION RECORD

REVISION RECORD	
Date	No
2025-11-19	01
2025-12-03	02
2026-01-27	03
2026-02-11	04
2026-04-24	