
SEWAGE FACILITIES PLANNING MODULE

for

**DISTRICT 15 BETA
1465 Smallman Street
City of Pittsburgh,
Allegheny County, Pennsylvania**

Prepared For:

**RDC Star II, LLC
651 Holiday Drive, Suite 225
Pittsburgh, PA 15222**

Prepared By:

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

LANGAN

**November, 2019
250072201**

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Transmittal Letter and Correspondence



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE # 02001-19-023	CLIENT ID # 76778	SITE ID #	APS ID #	AUTH. ID #

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

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____ (Name)

Langan Engineering and Environmental Services, Inc. for District 15 Beta
 (Title) (Name)

a subdivision, commercial, or industrial facility located in the City of Pittsburgh

Allegheny County.
 (City, Borough, Township)

Check one

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

OR

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

Check Boxes

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

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

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

Municipal Secretary (print)

Signature

Date

CORRESPONDENCE



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: RDC STAR, LLC.
Address of Property: TBD 1465 Smallman
Proposed Use of Site: MULTI-PURPOSED BUILDING
Closest street intersection to the property: SMALLMAN ST. AND 15TH ST.
Requestor Name: BENJAMIN HUNTER (LANGAN) Date of Request: 02/11/2019
Requestor Address: 2400 ANSYS DRIVE, CANONSBURG, PA 15317
Requestor Phone Number: 724-514-5125

Please submit the completed form to:

Pittsburgh Water and Sewer Authority
Engineering and Construction Division
1200 Penn Avenue
Pittsburgh, PA 15222
Attn: Ms. Michelle Carney (mcarney@pgh2o.com)

PWSA Use Only:
PWSA Water Service Available: [X] Yes [] No Water Size / Location: 6" Smallman, 12" Water front
PWSA Sewer Service Available: [] Yes [] No Sewer Size / Location: 24" Smallman
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 Ascioletta 2-18-19
Name (printed): Julie Ascioletta
Title: Business + Development Relations Team 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.

February 18, 2019

Benjamin Hunter
Langan
2400 Ansys Drive
Cnnonsburg PA 15317

**RE: Water and Sewer Availability
1465 Smallman Street- 15222**

In response to your inquiry on 2/11/2019 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.

This location also contains a 42" combination sewer and a 18" sanitary sewer that runs from Waterfront Place and Smallman Street. You will not be permitted to build overtop of these sewerlines. Please schedule a pre-development meeting to discuss options.

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

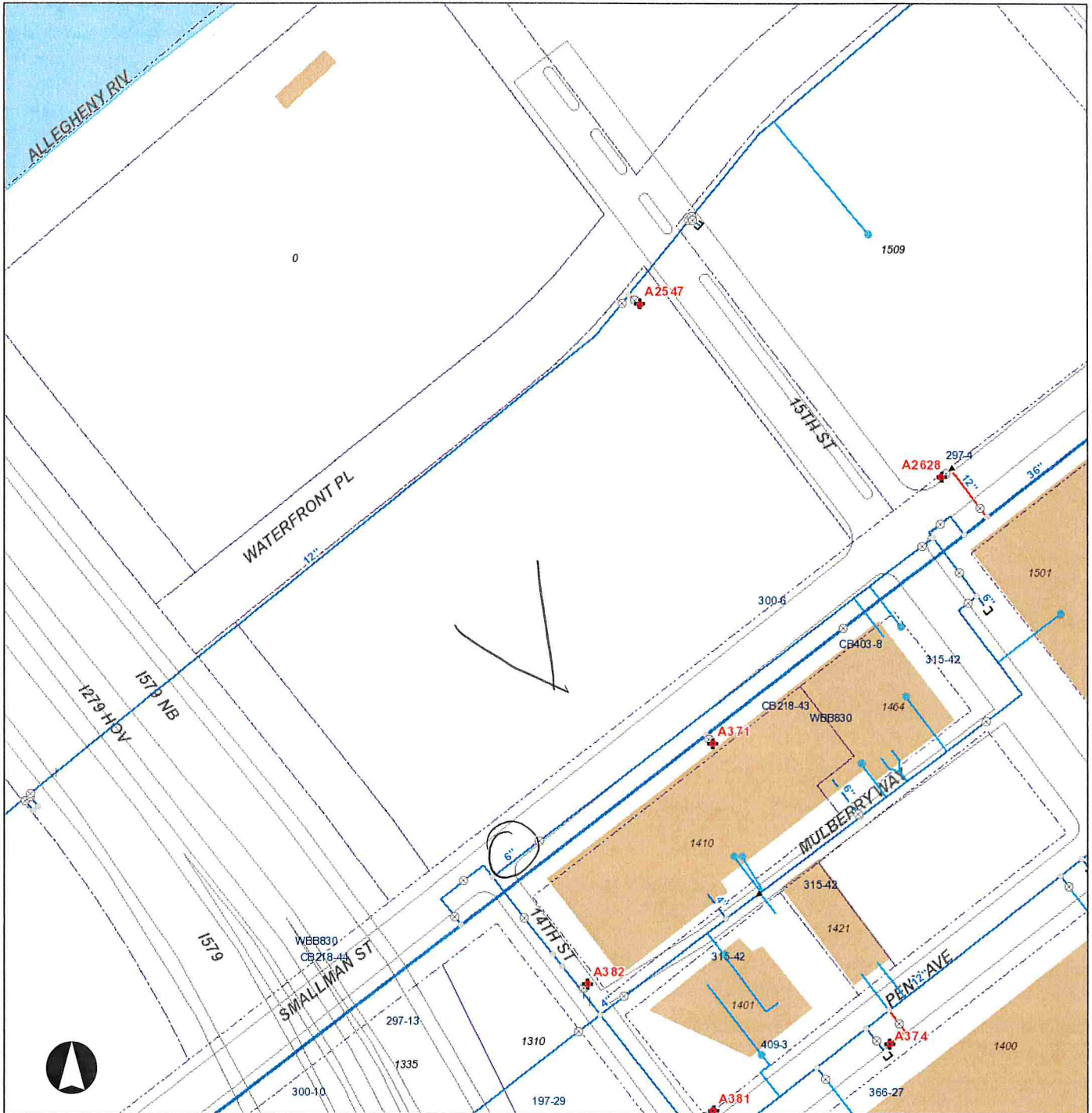
Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222

info@pgh2o.com
T 412.255.2423
F 412.255.2475

www.pgh2o.com
[@pgh2o](https://twitter.com/pgh2o)

Customer Service /
Emergencies:
412.255.2423

15th and Smallman 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 |



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: 2/18/2019

Project No. _____

(PWSA USE ONLY)

THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

WATER AND SEWER USE APPLICATION

(Return completed submittal package to The Pittsburgh Water and Sewer Authority (PWSA), Engineering and Construction Division

This application is used for commercial or residential projects that propose connecting to the PWSA water or sewer system or propose changing the amount of PWSA water consumed and/or flows discharged to the PWSA sewer system.

A. GENERAL INFORMATION

1. Name of Land Development Project District 15 Beta
 Location of land development project. *Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6th St.)* 1465 Smallman Street, Pittsburgh, PA 15222

2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input type="checkbox"/> Residential			
<input checked="" type="checkbox"/> Commercial	20,180	20,518	17.28

3. Acreage of development 2.64 acres

4. Allegheny County Block & Lot Nos. 9-G-170, 9-G-201

5. Ownership of Land Development

Name	Address
<u>The Buncher Company (Land owner)</u>	<u>1300 Penn Ave #300, Pittsburgh PA 15222</u>
<u>RDC Star II, LLC (Developer)</u>	<u>651 Holiday Drive #225, Pittsburgh PA 15220</u>

6. Applicant (Subdivider, Developer, or Responsible Project Agent)
 Name Langan
 Address 2400 Ansys Drive #403, Canonsburg, PA 15317
 Telephone 724-514-5100


B. WASTEWATER AND STORMWATER FACILITIES

Provide information on collection and treatment facilities.

1. **COLLECTION SYSTEM**
 - a. Number of proposed connections (sanitary and/or storm) 2
 - b. Name of existing collection or conveyance system Private System - 15th Street
 - c. Name of interceptor Allegheny
 - d. Name of treatment facility Allegheny County Sanitary Authority (ALCOSAN)

2. **SITE PLAN (24" x 36" maximum size accepted)**
 The following information is to be submitted on a site plan of the proposed subdivision.

a. Existing building.	f. Existing and proposed right(s)-of-way.
b. Lot lines and lot sizes.	g. Existing and proposed street, roadway, etc.
c. Remainder of tract.	h. Water bodies and wetland areas.
d. Orientation to North.	
e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)	

 _____ Applicant Signature	<u>10/25/2019</u> _____ Date
--	---

Project No. _____
(PWSA USE ONLY)

C. FALSE SWEARING STATEMENT (To be completed by individual completing the form)

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

District 15 Beta

Name of Land Development Project (Same as on Page 1, Section A.1)

Robert Gehris
Name (Print)


Signature

724-514-5165
Telephone Number

Staff Engineer
Title

2400 Ansys Drive, Canonsburg, PA 15317
Address

10-16-2019
Date

D. CHAPTER 94 CONSISTENCY (See PA Department of Environmental Protection Current Regulations)

The following certification is to be completed by the Pittsburgh Water and Sewer Authority agent and agency responsible for completing the (DEP) Chapter 94 report for the collection, conveyance, and treatment facilities.

I/we certify that the sewerage facilities proposed to serve the new land development described in this Planning Module are in compliance with the provisions of DEP Chapter 94, Municipal Wasteload Management and have adequate capacity to serve the sewage flows to be generated by this development, without creation of an overload or projected overload.

Collection System

Conveyance and Treatment

Signature of Responsible Agent _____ Date _____
Pittsburgh Water and Sewer Authority

Signature of Responsible Agent _____ Date _____
ALCOSAN

E. PLANNING AGENCY REVIEW

City of Pittsburgh Municipal Planning Agency

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

with programs of planning for the area of the proposed development administered by this planning agency under the municipalities Planning Code (53 P.S. § 10101-11202).

City of Pittsburgh _____
Department of City Planning Zoning Administrator Date

Stormwater Management

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

With programs of planning for the area of the proposed development administered by this planning agency under the current City of Pittsburgh storm water management regulations.

City of Pittsburgh _____
Department of City Planning Environmental Planner Date

County or Joint County Health Department

This development/project has been reviewed and:

- approval is recommended
- approval is not recommended (objections attached)

Allegheny County Health _____
Department Signature of Responsible Agent Date

August 21, 2019

Julie Ascioffa
The Pittsburgh Water and Sewer Authority
Penn Liberty Plaza I – 1200 Penn Avenue
Pittsburgh, PA 15222

**Re: PWSA Water and Sewer Use Application
District 15 Beta
1465 Smallman Street, Pittsburgh, PA
Langan Project No.: 250072201**

Dear Ms. Ascioffa:

Enclosed, please find the following items submitted for the Pittsburgh Water and Sewer Authority to review for the proposed District 15 Beta project to be constructed in the Strip District neighborhood in the City of Pittsburgh.

- \$250 check made payable to PWSA (submitted separately prior to this submission)
- PWSA Forms:
 - Water and Sewer Use Application: 1 copy
 - Administrative Checklist: 1 copy
 - Technical Checklist for Water and Sewer Use Application: 1 copy
 - Technical Checklist for Water Tap-in Drawings: 1 copy
 - Technical Checklist for Sewer Tap-in Drawings: 1 copy
- Project Narrative, Calculations, and Tap-in Drawings: 1 copy

Please contact me at (724) 514-5165 if you should have any questions or need any additional information to review the submission.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Robert Gehris
Staff Engineer

RECEIVED

AUG 21 2019



October 25, 2019

Mr. Robert Gehris
Langan
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Subject: Water and Sewer (W/S) Use Approval Letter
District 15 Beta

Dear Mr. Gehris:

Pursuant to your request, we have reviewed the Water and Sewer Use Application for the District 15 Beta (Project) located at 1465 Smallman Street, Pittsburgh, PA 15222. We agree that the Project will result in the following flows:

Total Water Consumption, gpd:	<u>20,180</u>
Total Sanitary Flows, gpd:	<u>20,518</u>
Total Storm Flows, cfs:	<u>17.28</u>

Please be advised that this W/S Use Approval Letter is intended for PWSA purposes only. The Pennsylvania Department of Environmental Protection (PaDEP) is the governing body that makes the final determination on whether sewage facilities planning is required. The PWSA shall send a separate letter to the PaDEP for final review/approval.

Our review was based on information provided by your firm under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,


Robert Herring, P.E.
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Julie Ascioffa – PWSA (via email)
Thomas Flanagan – DEP (via email)
eBuilder File (via email)

Project No. _____
(PWSA USE ONLY)

**THE PITTSBURGH WATER AND SEWER AUTHORITY
ENGINEERING AND CONSTRUCTION DIVISION**

WATER AND SEWER USE APPLICATION

(Return completed submittal package to The Pittsburgh Water and Sewer Authority (PWSA), Engineering and Construction Division

This application is used for commercial or residential projects that propose connecting to the PWSA water or sewer system or propose changing the amount of PWSA water consumed and/or flows discharged to the PWSA sewer system.

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2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input type="checkbox"/> Residential			
<input checked="" type="checkbox"/> Commercial	20,180 ✓	20,518 ✓	17.28

3. Acreage of development 2.64 acres

4. Allegheny County Block & Lot Nos. 9-G-170, 9-G-201

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6. Applicant (Subdivider, Developer, or Responsible Project Agent)
 Name Langan
 Address 2400 Ansys Drive #403, Canonsburg, PA 15317
 Telephone 724-514-5100

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a. Existing building.	f. Existing and proposed right(s)-of-way.
b. Lot lines and lot sizes.	g. Existing and proposed street, roadway, etc.
c. Remainder of tract.	h. Water bodies and wetland areas.
d. Orientation to North.	
e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)	

	10/25/2019
Applicant Signature	Date

Project No. _____
(PWSA USE ONLY)

C. FALSE SWEARING STATEMENT (To be completed by individual completing the form)

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

District 15 Beta

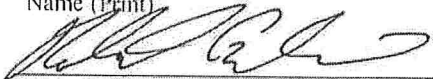
Name of Land Development Project (Same as on Page 1, Section A.1)

Robert Gehris

Staff Engineer

Name (Print)

Title


Signature

2400 Ansys Drive, Canonsburg, PA 15317
Address

724-514-5165

10-16-2019

Telephone Number

Date


D. CHAPTER 94 CONSISTENCY (See PA Department of Environmental Protection Current Regulations)

The following certification is to be completed by the Pittsburgh Water and Sewer Authority agent and agency responsible for completing the (DEP) Chapter 94 report for the collection, conveyance, and treatment facilities.

The PWSA shall determine the need for planning.
I/we certify that the sewerage facilities proposed to serve the new land development described in this Planning Module are in compliance with the provisions of DEP Chapter 94, Municipal Wasteload Management and have adequate capacity to serve the sewage flows to be generated by this development, without creation of an overload or projected overload.

Collection System

Conveyance and Treatment


Signature of Responsible Agent
Pittsburgh Water and Sewer Authority

10/25/2019
Date

Signature of Responsible Agent
ALCOSAN Date

E. PLANNING AGENCY REVIEW

City of Pittsburgh Municipal Planning Agency

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

with programs of planning for the area of the proposed development administered by this planning agency under the municipalities Planning Code (53 P.S. § 10101-11202).

City of Pittsburgh

Department of City Planning

Zoning Administrator

Date

Stormwater Management

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

With programs of planning for the area of the proposed development administered by this planning agency under the current City of Pittsburgh storm water management regulations.

City of Pittsburgh

Department of City Planning

Environmental Planner

Date

County or Joint County Health Department

This development/project has been reviewed and:

- approval is recommended
- approval is not recommended (objections attached)

Allegheny County Health
Department

Signature of Responsible Agent

Date

Rob Gehris

From: Rob Herring, P.E. <RHerring@pgh2o.com>
Sent: Friday, November 01, 2019 11:51 AM
To: Rob Gehris
Cc: Benjamin Hunter; Nathaniel King; Julie Ascioffa
Subject: RE: Planning Module Determination Letter - District 15 Beta
Attachments: GIS Map.pdf; WS Use Hydraulically Limited Sewer Calculation Spreadsheet.pdf

Rob,

You are correct. I spoke with Julie Ascioffa and I understand that our GIS Mapping does not accurately reflect that the PWSA owns the sewers located within the Private Road. Therefore, the PWSA will be responsible for reviewing and approving the "Collection System" portion of the Planning Module.

Please refer to the enclosed GIS Map, which indicates the location of the most hydraulically limited sewer. I noticed that you have already submitted the Planning Module. Where did you conduct flow sampling. Moving forward, please withhold submitting the Planning Module until you have received the location of the most limited capacity sewer.

Should you have any questions, please do not hesitate to contact me.

Thanks,



Rob Herring, P.E.
Consultant - Engineering
RHerring@pgh2o.com
Office: 412.255.8800
Ext:5532

Pittsburgh Water and Sewer Authority
1200 Penn Ave, Pittsburgh, PA 15222

www.pgh2o.com / [twitter: @pgh2o](https://twitter.com/pgh2o) / [LinkedIn](https://www.linkedin.com/company/pgh2o)

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From: Rob Gehris <rgehris@langan.com>
Sent: Thursday, October 31, 2019 5:04 PM
To: Rob Herring, P.E. <RHerring@pgh2o.com>
Cc: Nathaniel King <nking@langan.com>; Benjamin Hunter <bhunter@Langan.com>
Subject: RE: Planning Module Determination Letter - District 15 Beta

Hi Rob,

Looping back to our phone conversation last Friday, 10/25, we followed up with the Buncher Company regarding signature of the Component 3 of the SFPM. Buncher stated that the sewers are owned and operated by PWSA. We received the attached 2016 Easement Agreement from the Buncher Company showing that there is an easement agreement between PWSA and Buncher covering the water, sanitary and storm sewers in Waterfront Place and in 15th Street.

- Water easement references our project location (Waterfront Place) on page 10 of 28 of the attached pdf.
- Sanitary sewer easement references our project location (15th Street) on page 11 of 28 of the attached pdf.
- Storm sewer easement references our project location (15th Street) on page 20 of 28 of the attached pdf.

Buncher is under the impression that it would be the responsibility of PWSA to sign off on the SFPM for the District 15 project since PWSA has this easement in place. Please advise. We will submit both the attached SFPM and the attached easement agreement to e-builder for formal review

Best regards,

-Rob

Robert Gehris
Staff Engineer

Direct: 724.514.5165

[File Sharing Link](#)

LANGAN

Phone: 724.514.5100 Fax: 724.514.5101

2400 Ansys Drive, Suite 403

Canonsburg, PA 15317-9540

www.langan.com

PENNSYLVANIA NEW JERSEY NEW YORK CONNECTICUT WASHINGTON, DC
VIRGINIA WEST VIRGINIA OHIO FLORIDA TEXAS COLORADO ARIZONA CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI LONDON PANAMA

A Carbon-Neutral Firm | **Langan's goal is to be SAFE (Stay Accident Free Everyday)**

From: Rob Herring, P.E. <RHerring@pgh2o.com>

Sent: Friday, October 25, 2019 1:21 PM

To: Flanagan, Thomas <thflanagan@pa.gov>

Cc: Barry King, PE <BKing@pgh2o.com>; Kate Mechler, PE <KMechler@pgh2o.com>; Julie Ascioffa <jascioffa@pgh2o.com>; Rob Gehris <rgehris@langan.com>; Developer_Tap_in_Permits.District_15_Beta@docs.e-builder.net

Subject: Planning Module Determination Letter - District 15 Beta

Tom,

Please refer to the enclosed Planning Module Determination Letter for the District 15 Beta. Please provide a written response regarding your agreement/disagreement with our determination.

Thanks,



Rob Herring, P.E.

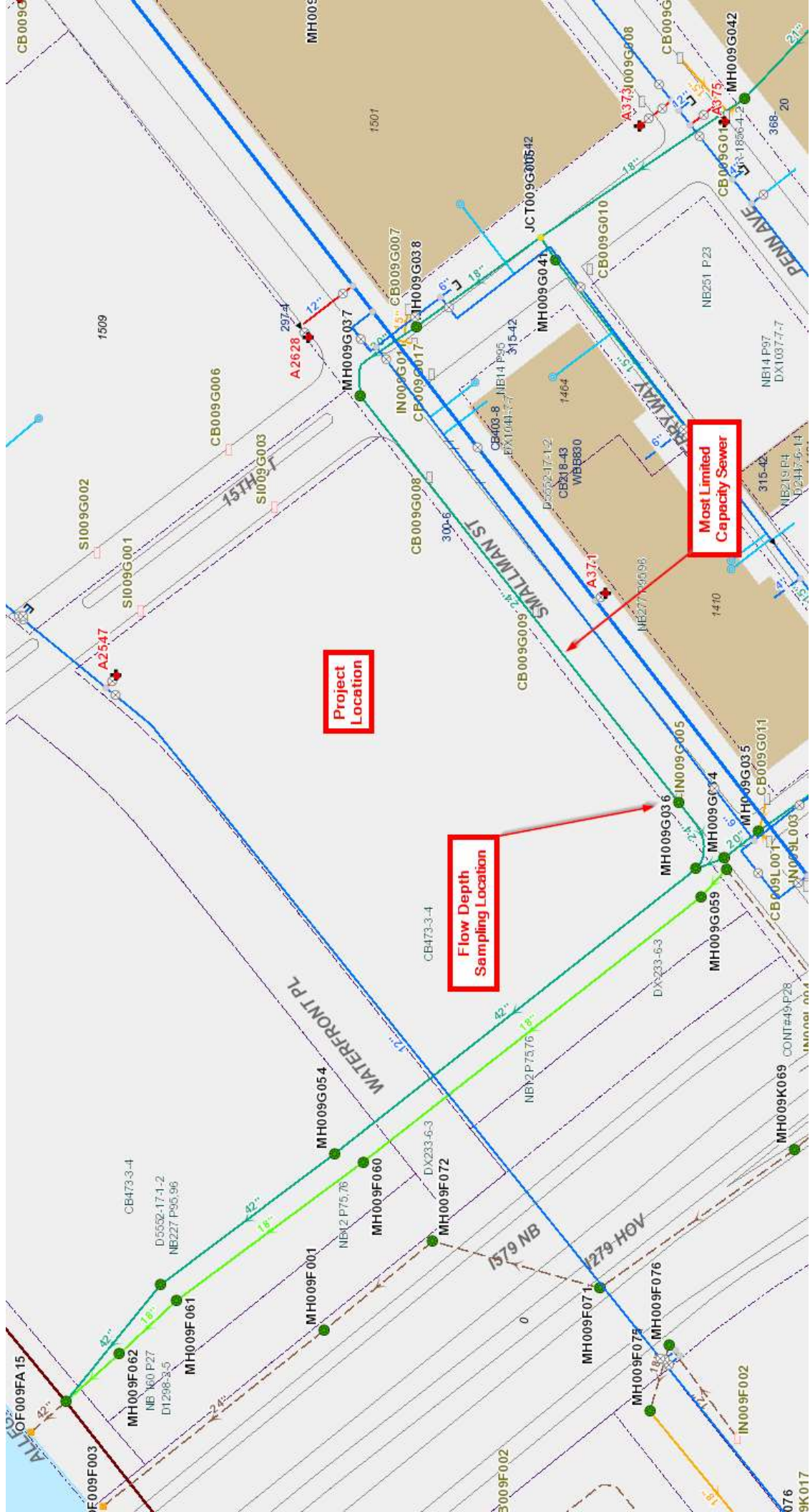
Consultant - Engineering
RHerring@pgh2o.com
Office: 412.255.8800
Ext:5532

Pittsburgh Water and Sewer Authority
1200 Penn Ave, Pittsburgh, PA 15222

www.pgh2o.com / [twitter: @pgh2o](#) / [LinkedIn](#)

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**DEP Sewage Facilities Planning Module
Chapter 94 Consistency Determination
Hydraulically Limited Sewer Calculation Spreadsheet**

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

PROJECT NAME:

District 15 Beta

PROJECT LOCATION:

1465 Smallman Street, Pittsburgh, PA 15222

ALCOSAN INTERCEPTOR:

Allegheny

PWSA REVIEWER:

Robert Herring, P.E.

DATE:

November 1, 2019

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpm
SAN MH A	MH009G037	721.38	718.25	348.00	12	RCP	0.013	0.79	3.142	0.90%	2,189,715
MH009G037	MH009G036	718.25	716.45	381.57	24	VCP	0.015	3.14	6.283	0.47%	8,726,757
MH009G036	MH009G033	716.45	716.02	48.78	24	VCP	0.015	3.14	6.283	0.88%	11,929,357
MH009G033	MH009G054	715.51	713.72	201.63	42	RCP	0.013	9.62	10.996	0.89%	61,433,043
MH009G054	MH009F068	712.62	711.22	124.74	42	RCP	0.013	9.62	10.996	1.12%	69,073,941
MH009F068	ADC009FA15	711.22	710.35	96.76	42	RCP	0.013	9.62	10.996	0.90%	61,825,094

November 26, 2019

Mr. Robert Gehris
Langan
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

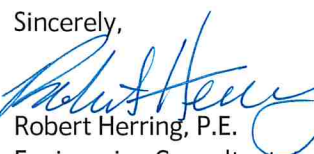
Subject: Pennsylvania Department of Environmental Protection (PaDEP)
Sewage Facilities Planning Module (SFPM) – Component 3 Form
Chapter 94 Consistency Determination
District 15 Beta

Dear Mr. Gehris:

Pursuant to your request, we have reviewed the DEP Sewage Facilities Planning Module for the District 15 Beta (Project) located at 1465 Smallman Street, Pittsburgh, PA 15222. We have determined that the proposed Project will not create a dry-weather hydraulic overload within the next five (5) years for any collection facility owned by the Pittsburgh Water and Sewer Authority (PWSA). Please refer to the enclosed and approved "Section J – Chapter 94 Consistency Determination". A copy of the DEP-approved Sewage Facilities Planning Module shall be provided to the PWSA prior to the issuance of the Tap-In Permit for connection to the existing waterline and/or sewerline.

Please be advised that the Sewage Facilities Planning Module shall not be considered complete by the DEP until approved by the Allegheny County Sanitary Authority (ALCOSAN) and Pittsburgh City Council (Council). For additional information, please contact Michael Lichte (412-734-6209) at ALCOSAN or Leslie Stevens (412-255-2005) at the City of Pittsburgh Law Department. Please note that a City Resolution shall be requested prior to Council approval.

Our review was based on information provided by your firm under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,

Robert Herring, P.E.
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Thomas Flanagan – DEP (via email)
Leslie Stevens – City of Pittsburgh Law Department (via email)
Michael Lichte, P.E. – ALCOSAN (via email)
eBuilder File (via email)

To: Barry King, P.E.

From: Robert Herring, P.E.

Date: November 15, 2019

Subject: DEP Sewage Facilities Planning Module – Component 3
Chapter 94 Consistency Determination
Hydraulic Calculation Review
District 15 Beta

Dear Barry,

Pursuant to your request, we have reviewed the DEP Sewage Facilities Planning Module – Component 3 as submitted by Langan (Applicant) for the District 15 Beta (Project) located at 1465 Smallman Street, Pittsburgh, PA 15222. 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 dry-weather capacity and whether the proposed flows will contribute to a dry-weather hydraulic overload within the next five (5) years. Please note that a dry-weather hydraulic overload shall require denial of the Sewage Planning Module and submission of a Corrective Action Plan to the PaDEP.

Based on the foregoing, we have determined that the proposed Project will not contribute to a dry-weather hydraulic overload within the next five years. Please refer to the enclosed hydraulic calculations for the proposed tie-in location. 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,


Robert Herring, P.E.
Engineering Consultant

Enclosures

DEP Sewage Facilities Planning Module
Chapter 94 Consistency Determination
Hydraulic Calculations Review

LEGEND:

Input Data

Output Data

PROJECT NAME:

District 15 Beta

PROJECT LOCATION:

1465 Smallman Street, Pittsburgh, PA 15222

TIE-IN LOCATION:

15th Street - 12" VCP

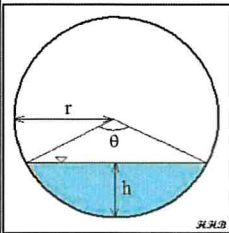
PWSA REVIEWER:

Robert Herring, P.E.

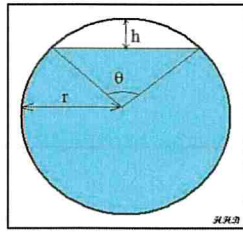
DATE:

November 14, 2019

Section A: Manning Equation for Partially Filled Pipes



Partially Full Pipe Flow Parameters
(Less Than Half Full)



Partially Full Pipe Flow Parameters
(More Than Half Full)

Variable	Units	Description
Q	ft ³	Volumetric flowrate
n	Unitless	Manning Roughness Coeff.
A	ft ²	Cross-Sectional Area of Flow
R	ft	Hydraulic Radius
S	ft/ft	Slope of Hydraulic Grade Line
P	ft	Wetted Perimeter of "A"
r	ft	Radius
h	ft	Depth of Flow or Headspace
θ	radians	Central Angle

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2}$$

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

$$\theta = 2 \times \cos^{-1} \left(\frac{r-h}{r} \right)$$

$$A_{<50\% \text{ Full}} = \frac{r^2(\theta - \sin \theta)}{2}$$

OR

$$A_{>50\% \text{ Full}} = \pi \times r^2 \times \frac{r^2(\theta - \sin \theta)}{2}$$

$$P_{<50\% \text{ Full}} = r \times \theta$$

$$P_{>50\% \text{ Full}} = (2 \times \pi \times r) - (r \times \theta)$$

Section B: Data for Calculations

Variable	Value	Units
n	0.015	unitless
Material	VCP	
S	0.009	ft/ft
h	0.200	ft
D	2.00	ft
h/D	0.1	ft/ft
P.F.	3.5	unitless

Peaking Factor, P.F.	
Combined Sewers	3.5
Sanitary Sewers	3

Proposed Project Flows		
Variable	Value	Units
Q _p	20,518	gpd

Section C: Design Flow Calculations

Variable	Description	Definition
Q _{d, peak}	Design Peak Flow	full pipe flow conditions
Q _{d, avg}	Design Avg. Flow	full pipe flow conditions divided by the peaking factor

Peak Design Flow Calcs		
Variable	Value	Unit
D	2.000	ft
r	1.000	ft
A	3.142	ft ²
P	6.283	ft
R	0.500	ft
Q _{d, peak}	19	cfs
Q _{d, peak}	12,053,828	gpd

Average Design Flow Calcs		
Variable	Value	Unit
Q _{d, avg}	3,443,951	gpd

Section D: Existing Flow Calculations

Variable	Description	Definition
Q _{ex, avg}	Existing Avg. Flow	existing flow conditions based on flow depth measurement
Q _{ex, peak}	Existing Peak Flow	the average existing flow multiplied by the peaking factor

Existing Average Flow Calcs		
Variable	Value	Unit
D	2.000	ft
r	1.000	ft
θ	1.29	rad
A	0.16	ft ²
P	1.29	ft
R	0.127	ft
Q _{ex, peak}	0	cfs
Q _{ex, peak}	251,658	gpd

Existing Peak Flow Calcs		
Variable	Value	Unit
Q _{ex, avg}	880,802	gpd

Section E: Projected Flow Calculations

Variable	Description	Definition
Q _{proj, peak}	Projected Peak Flow	$= (Q_{ex, peak} + Q_p) \times 1.05$
Q _{proj, avg}	Projected Avg. Flow	$= Q_{proj, peak} \div P.F.$

Projected Flow Calculations		
Variable	Value	Unit
Q _{proj, peak}	946,386	gpd
Q _{proj, avg}	270,396	gpd

Section F: Compare Results with Applicant's Submission

Variable	PWSA Calcs, gpd	Applic. Calcs, gpd	Difference, gpd	Difference, %
Q _{d, peak}	12,053,828	11,711,923	341,905	3%
Q _{d, avg}	3,443,951	3,346,264	97,687	3%
Q _{ex, peak}	880,802	853,463	27,339	3%
Q _{ex, avg}	251,658	243,847	7,811	3%
Q _{proj, peak}	946,386	925,276	21,110	2%
Q _{proj, avg}	270,396	264,365	6,031	2%

November 26, 2019

Mr. Thomas Flanagan
PA Department of Environmental Protection
Clean Water Program
400 Waterfront Drive
Pittsburgh, PA 15222

Subject: Pennsylvania Department of Environmental Protection (PaDEP)
Sewage Facilities Planning Module – Component 3 Form
Tap Allocation Authorization Letter

Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority (PWSA) authorizes the sewer taps associated with the following Project:

Project Name: District 15 Beta
Project Address: 1465 Smallman Street
Pittsburgh, PA 15222
Proposed Flow, gpd: **20,518**
EDU's, 400gpd/EDU: **51.30**

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,


Robert Herring, P.E.
Consultant - Engineering

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Langan - Applicant (via email)
Regis Ryan – PaDEP (via email)
eBuilder File (via email)

Rob Gehris

From: Battistone, Martina <martina.battistone@pittsburghpa.gov>
Sent: Wednesday, November 27, 2019 9:01 AM
To: Rob Gehris
Subject: RE: District 15 Beta Sewage Facilities Planning Module
Attachments: District 15 Beta 4A.pdf

Rob,
See attached for completed Component 4A, which has been sent along with the SFPM package to the City Solicitor's Office and DEP.

Also, I got your voicemail about 23rd and Railroad—what were the changes? If you can provide updated plans, that should be sufficient, depending on the scale.

Please let me know if you need anything else.

Best,
Marti

From: Rob Gehris <rgehris@langan.com>
Sent: Tuesday, November 26, 2019 5:18 PM
To: Battistone, Martina <martina.battistone@pittsburghpa.gov>
Cc: Benjamin Hunter <bhunter@Langan.com>
Subject: District 15 Beta Sewage Facilities Planning Module

Hi Marti,

Please see the link below for the Sewage Facilities Planning Module for the proposed District 15 Beta Development (located on 15th Street between Waterfront Place and Smallman). Please review and offer approval for component 4A.

Please note that the download link expires by December 6, 2019. Let me know if you need me to resend the link. Thank you much.

<https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-1172347508>

File Name	File Size
2019-11-26 - SFPM Compiled - District 15 DCP.pdf	22.07 MB
2019-11-26 Sewer Facilities Planning Module to City of Pittsburgh_Planning Department_TRANSMITTAL.pdf	120.29 K

Best regards,
Rob

Robert Gehris
Staff Engineer
Direct: 724.514.5165
Mobile: 267.229.6504
[File Sharing Link](#)

LANGAN

Phone: 724.514.5100 Fax: 724.514.5101

2400 Ansys Drive, Suite 403

Canonsburg, PA 15317-9540

www.langan.com

PENNSYLVANIA NEW JERSEY NEW YORK CONNECTICUT WASHINGTON, DC
VIRGINIA WEST VIRGINIA OHIO FLORIDA TEXAS COLORADO ARIZONA CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI LONDON PANAMA

A Carbon-Neutral Firm | Langan's goal is to be SAFE (Stay Accident Free Everyday)

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December 6, 2019

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Sylvia C. Wilson
Chair Person

Jack Shea
Rep. Harry Readshaw
John Weinstein
Corey O'Connor
Brenda L. Smith
Shannah Tharp-Gilliam, Ph.D.

Arletta Scott Williams
Executive Director

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

Jan M. Oliver
*Director
Regional Conveyance*

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

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

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

Jeanne K. Clark
*Director
Governmental Affairs*

Joseph Vallarian
*Director
Communications*

Rob Gehris
LANGAN
2400 Ansys Drive
Suite 403
Canonsburg, PA 15317

**Re: District 15 Beta, City of Pittsburgh
PA DEP Sewage Facilities Planning Module
ALCOSAN Interceptor Regulator Structure A-15-00**

Dear Mr Gehris:

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 20,518 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN Regulator at A-15-00 is approximately 2.89 MGD. The estimated peak dry weather flow is approximately 0.03 MGD. Dry weather capacity exists for this connection. However, the ALCOSAN Allegheny River 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 when 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: T. Dean (w/o attachment)
D. Thornton (w/o attachment)
Shawn McWilliams (w/o attachment)
Barry King/ PWSA (w/o attachment)
T. Flanagan/ PaDEP (w/o attachment)
Fred Fields/ ACHD (w/o attachment)

LANGAN

TRANSMITTAL

2400 Ansys Drive, Suite 403 Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101

To:

Attn: Mike Lichte
Manager of Planning – (ALCOSAN)
Allegheny County Sanitary Authority
3300 Preble Avenue
Pittsburgh, PA 15233

Date:

November 27, 2019

Project No.

250072201

Re:

District 15 Beta
Sewage Facilities Planning
Module



Phone No:

412-255-8682

Via:

- Fed Ex: Priority Standard 2-Day
 UPS: Priority Standard 2-Day
 1st Class Mail Hand Delivery Eastern Delivery (Inter-Office)

Items:

- Prints Letter Other
 Sepia Drawings Reports
 Other Sewage Facilities Planning Module

Copies:

Dwg. No.:

Description:

Copies	Dwg. No.	Description
1		Sewage Facilities Planning Module for District 15 Beta (dated November 2019)

- For Your Information For Your Use As Requested By: _____
 For Review and Comment For Approval Other: _____

Remarks:

Please find enclosed the Sewage Facilities Planning Module for the District 15 Beta project to be reviewed and approved by ALOCSAN. We ask that you please review the module and complete Component 3 in Appendix C of the module, and return to my attention when complete. If you have any questions or comments, please feel free to contact me at 724-514-5165 or by email at rgehris@langan.com.

Copies To:

ACHD (Michael Scheer)
Pittsburgh Dept. of City Planning
(Martina Battistone)

From:

Rob Gehris
Staff Engineer

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

December 3, 2019

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

**RE: SEWAGE FACILITIES PLANNING MODULE; District 15 Beta
City of Pittsburgh, ALLEGHENY COUNTY**

Dear Mr. Gehris:

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 November 29, 2019. The project proposes the following:

Project Description:	District 15 Beta. Proposing to construct a multi-level, multi-use building with associated structured and surface parking consisting of approximately 185,500 square feet of office space, 4,150 square feet of retail area, 10,200 square feet dedicated to research and development facilities, 359 parking spaces, and landscaping and associated site features on two existing lots (9-G-170 & 9-G-201) located at 1465 Smallman Street in the City of Pittsburgh, Allegheny County.
Sewage Flow:	20,518 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system in 15th Street to ALCOSAN POC A-15 to the Allegheny Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of 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.



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



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, you can call 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

FF/cb
Enclosure

cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment
Ivo Miller, ACHD w/attachment

APPENDIX B

Resolution for Plan Revision for New Land Development

Resolution No. _____

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for "District 15 Beta Development" at 1465 Smallman Street, Pittsburgh, PA 15222.

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

WHEREAS, RDC Star II, LLC has proposed the development of a certain parcel of land 1465 Smallman Street, Pittsburgh, PA 15222, Allegheny County, at lot and block 9-G-170 & 9-G-201, in the 2nd Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

SECTION 1. The City of Pittsburgh hereby adopts and submits to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the proposed District 15 Beta Development at 1465 Smallman Street, Pittsburgh, PA 15222, Allegheny County, at lot and block 9-G-170 & 9-G-201, in the 2nd Ward of the City of Pittsburgh.

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

Effective Date: _____

Passed in Council: _____

Approved: _____

Recorded in R.B. ___ page _____ in City Clerk's Office.

Fiscal Impact Statement

Department	Law Department		
Preparer	Benjamin Smith		
Contact	Rob Gehris (LANGAN) 724-514-5165		
Type of Initiative	<input checked="" type="checkbox"/> Legislation	<input type="checkbox"/> Executive Order	
Type of Legislation	Other		

RDC Star II, LLC has proposed the development of a certain parcel of land District 15 Beta at 1465 Smallman Street, Pittsburgh, PA 15222, Allegheny County, at lot and block 9-G-170 & 9-G-201, in the 2nd Ward of the City of Pittsburgh and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

JDE Account Information

N/A

Additional Costs

N/A

Impact on City Revenue

N/A

Attachments

If required, include any additional attachments and/or exhibits

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: District 15 Beta

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

Parking lot

2) What is the proposed use for the property?

The proposed property will be consisted of office space, with attached retail and structured parking.

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

The proposed stormwater management system includes inlets and underground stormwater laterals for conveyance. The proposed site improvements have been permitted as part of a larger development covered under NPDES permit PAC020169. Stormwater rate and volume requirements have been addressed off of the project site, but within the NPDES boundary. These off-site stormwater management features include multiple underground detention systems and sand filters. Stormwater will be managed on site to the greatest extent possible by maximizing greenspace on site, and passing collected runoff through a jellyfish filter water quality unit.

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

After the implementation of the proposed stormwater management system, the overall development will result in a net neutral change in stormwater flow.

APPENDIX C

Component 3, Narrative Description of Project, Supporting Documentation



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

Code No.
02001-19-023

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #
02001-19-023	76778			

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 District 15 Beta
2. Brief Project Description RDC Star II, LLC is proposing to construct a multi-level, multi-use building with associated structured and surface parking lot. The proposed development will include 185,500 square feet of office space, approximately 4,150 square feet of retail area, approximately 10,200 square feet dedicated to research and development facilities, approximately 350 spaces of parking, and landscaping and associated site features. The proposed project includes a 6-inch sanitary sewer connection from the proposed building to an existing 12-inch combination sewer line in 15th Street.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina			Senior Environmental Planner
Additional Individual Last Name	First Name	MI	Suffix	Title
Municipality Mailing Address Line 1	Mailing Address Line 2			
Department of City Planning	200 Ross St., 4 th Floor			

Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15219
Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

District 15 Beta				
Site Location Line 1		Site Location Line 2		
1465 Smallman Street				
Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15222	40°44'83"N	79°99'04"W

Detailed Written Directions to Site: From PA-28 S take exit 1B for I-279 N/East Ohio Street, then turn left onto Chestnut Street. From Chestnut Street continue onto Sixteenth Street Bridge. From the Sixteenth Street Bridge, turn right onto Penn Avenue, then turn right onto 15th Street. From 15th Street, turn left onto Smallman Street. The site is immediately on the right.

Description of Site The existing project site contains a surface parking lot.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Deklewa	John			412-448-2579	
Site Contact Title		Site Contact Firm (if none, leave blank)			
CEO		RDC Star II, LLC			
FAX		Email			

Mailing Address Line 1	Mailing Address Line 2	
651 Holiday Drive	Suite 225	
Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15222

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

Last Name	First Name	MI	Suffix
Rowland	Scott		
Title	Consulting Firm Name		
Senior Associate/Vice President	Langan Engineering & Environmental Services, Inc.		
Mailing Address Line 1	Mailing Address Line 2		
2400 Ansys Drive	Suite 403		
Address Last Line -- City	State	ZIP+4	Country
Canonsburg	PA	15317	USA
Email	Area Code + Phone	Ext.	Area Code + FAX
srowland@langan.com	724-514-5123		724-514-5101

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

- Individual wells or cisterns.
- A proposed public water supply.
- An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

- A narrative has been prepared as described in Section F of the instructions and is attached.
The applicant may choose to include additional information beyond that required by Section F of the instructions.

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 52

Connections 1

Name of:

existing collection or conveyance system 15th Street 12-inch VCP sewer.

owner PWSA via Easement Agreement

existing interceptor Allegheny Interceptor

owner Allegheny County Sanitary Authority (ALCOSAN)

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PA 0025984

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. Luchez

Agent Signature _____ Date 12/6/19

(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 20,518 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	3,346,264	11,711,923	243,847	853,463	264,365	925,276
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. 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 PWSA

Name of Responsible Agent Barry King, P.E. / Director of Engineering

Agent Signature [Signature]

Date 11/28/19

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent _____

Agent Signature _____

Date _____

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 _____

Agent Signature _____

Date _____

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ 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.

Ben Hunter, P.E.

Name (Print)

Signature

Senior Project Manager

10/31/2019

Title

Date

2400 Ansys Drive, Suite 403

Canonsburg, PA 15317

724-514-5125

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 \$ 2600.00 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.

$$\# \underline{52} \text{ Lots (or EDUs)} \times \$50.00 = \$ \underline{2600.00}$$

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:

$$\# \underline{\hspace{2cm}} \text{ Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

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)

NARRATIVE DESCRIPTION OF PROJECT

SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative
District 15 Beta
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250072201**

The project site is located at 1465 Smallman Street, at the intersection of 15th Street and Smallman Street, in the Strip District neighborhood in the 2nd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The existing site consists of two lots, 9-G-170 and 9-G-201, with a total area of 2.64 acres. RDC Star II, LLC is proposing to construct a multi-level, multi-use building with associated structured and surface parking. The proposed development will include approximately 185,500 square feet of office space, approximately 4,150 square feet of retail area, approximately 10,200 square feet dedicated to research and development facilities, approximately 350 parking spaces, and landscaping and associated site features. The land owner for the project site is The Buncher Company. Easements for PWSA to repair and maintain the sewerage around the project site have been established and recorded as of December 2016. A copy of this Easement Agreement can be found in Appendix C.

The existing project site contains a surface parking lot, in which the existing combined daily sanitary sewage flow is 0 gallons per day. Following the proposed development, the building will have an estimated combined daily sanitary sewage flow of 20,518 gallons per day. The proposed project provides a 6-inch sanitary sewer connection from the proposed building to the existing 12-inch VCP sewer in 15th Street.

Reference documents for the calculation of the proposed estimated combined daily sanitary sewage flow can be found in Appendix C. The dry flow hydraulic capacity calculation for the proposed project is based on the limited capacity sewer found between upstream manhole MH009G037 and downstream manhole MH009G036 along Smallman Street. The measurement for dry flow was completed on November 05, 2019 at approximately 8:45 AM. The weather conditions were rainy and overcast with temperatures in the mid 40's. To get the measurement, a dip stick was lowered down into the manhole. Upon hitting the bottom, it was retracted and a measurement of the water line was taken off of the stick. This measurement was found to be 0.2 feet or approximately 2.4 inches.

The total area of disturbance for the development will be more than 10,000 square feet; therefore, per Section 1003.04.C of the City of Pittsburgh Code, the project must comply with City of Pittsburgh stormwater management regulations. Stormwater volume and rate controls will be handled off-site as a part of the larger development project. Stormwater runoff from the site will discharge into the existing 18-inch private storm lateral in 15th Street, connecting into the existing 42-inch storm sewer in 15th Street.

Since the current site consists of a demolished/empty lot, there are no existing water service connections. The proposed project includes a 4-inch water connection for domestic service to the existing 12-inch water main in Waterfront Place. The proposed project also includes a 6-inch water connection for fire service to the existing 12-inch water main in Waterfront Place. The

proposed water demand is estimated to be 20,180 gallons per day; therefore, the proposed increase in water demand as a result of the proposed improvements is 20,180 gallons per day. The existing municipal system is expected to adequately meet proposed demands. A copy of the water availability letter from PWSA can be found in Appendix C.

**ANTICIPATED SEWAGE
FLOW REFERENCE**

TABLE 1: PROPOSED SANITARY SEWAGE FLOW ESTIMATION

	Use	Unit	Size	Anticipated Average Rate (GPD/Unit)¹	Anticipated Average Sewage Flow (GPD)
Commercial	Office	Per Occupant	1,792	10	17,920
Commercial	Factory/Plant	Per Occupant	30	35	1,050
Commercial	Retail	Per Occupant	121	10	1,210
Commercial	HVAC Condensate (Sanitary only)	Lump	1	337.6	338
Required GPD =					20,518
Required EDUs² =					52
Requested TOTAL GPD =					20,518

1 – Rate is based on the flow estimate defined in PA Code Title 25 Chapter 73 Paragraph 73.17.

2 – EDUs are based on 400 GPD/EDU.

**PROPOSED BLDG SANITARY PIPE CALCULATIONS
DISTRICT 15 BETA**

Q_{max}	Based on Total Units Discharging
Q_{design}	$3.5 * Q_{max}$
Q_{full}	$1.49/n * A_{pipe} * R^{2/3} * S^{1/2}$
Q_{half}	FLOW AT HALF FULL = $0.48 * Q_{full}$
V_{max}	VELOCITY AT 80% FULL = $1.15 * Q_{full} / A_{pipe}$
V_{half} , (fps)	VELOCITY OF FLOW AT HALF FULL = $Q_{half} / (A_{pipe} * 0.5)$
PIPE SIZED ACCORDINGLY	CHECKS IF Q_{design} IS LESS THAN Q_{half}

FROM BLDG TO EXISTING SYSTEM IN 15TH STREET

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 1.0%

MATERIAL	PVC	Q_{full} , cfs	Q_{full} , gpd	Q_{half} , cfs	Q_{half} , gpd	V_{max} , fps	V_{half} , fps
LENGTH, ft	48	0.94	607,440	0.45	291,571	5.51	4.79
DIAMETER, in	6						
SLOPE	2.00%	PIPE SIZED ACCORDINGLY: TRUE					
n	0.011	$V_{max} < 10$ fps: TRUE					
Q_{max} , gpd	20,518	$V_{half} > 2$ fps: TRUE					
Q_{design} , gpd	71,813						



Scott D. Rowland, P.E.
Professional Engineer License No.
PE-080536-E
srowland@langan.com

District 15 Beta
Smallman Street 24-IN PWSA Combined Sewer
Dry Flow Comparison Calculations

Given Information	
Pipe Location:	Smallman Street
*Pipe Type:	VCP
Pipe Diameter (IN):	24
*Slope:	0.9%
*Depth of Flow (IN):	2.4
Manning's n Value:	0.015

Solve for Dry Flow	
Radius of Pipe, r (IN):	12
Circular Segment Height, h (IN):	2.4
Central Angle, θ :	73.740
Flow Area, K (IN ²):	23.544
Wetted Perimeter (IN):	15.444
Hydraulic Radius (IN):	1.524
Hydraulic Radius (FT):	0.127
Velocity (FT/S):	2.308
Flow (CFS):	0.377
Flow (GPD):	243,847

Solve for Full Flow	
Flow (CFS):	18.125
Flow (GPD):	11,711,923

Solve for Present Peak Flow	
Peak Factor:	3.5
Flow (GPD):	853,463

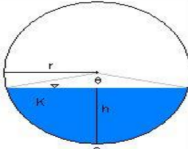
Solve for Average Design/Permitted Capacity	
Flow (GPD):	3,346,264

Summary	
Anticipated Flow Contribution (GPD) ⁽¹⁾ :	20,518
Present Average Flow (GPD):	243,847
Present Peak Flow (GPD):	853,463
Design/Permitted Average Capacity (GPD):	3,346,264
Design/Permitted Peak Capacity (GPD):	11,711,923
Average Projected Flow (GPD)	264,365
Peak Projected Flow (GPD)	925,276

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

*Information and values not field verified

1. Flow estimation provided by McKim & Creed, based on PA Code Title 25, Chapter 73, Paragraph 73.17

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



Scott D. Rowland, P.E.
Professional Engineer License No.
PE-080536-E
srowland@langan.com

**DOCUMENTATION
FROM UTILITY COMPANIES**



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. PWSA will review the request and reply to indicate if PWSA-owned water and/or sewer utilities are present at the site of the proposed work.

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: RDC STAR, LLC.
Address of Property: TBD 1465 Smallman
Proposed Use of Site: MULTI-PURPOSED BUILDING
Closest street intersection to the property: SMALLMAN ST. AND 15TH ST.
Requestor Name: BENJAMIN HUNTER (LANGAN) Date of Request: 02/11/2019
Requestor Address: 2400 ANSYS DRIVE, CANONSBURG, PA 15317
Requestor Phone Number: 724-514-5125

Please submit the completed form to:

Pittsburgh Water and Sewer Authority
Engineering and Construction Division
1200 Penn Avenue
Pittsburgh, PA 15222
Attn: Ms. Michelle Carney (mcarney@pgh2o.com)

PWSA Use Only:
PWSA Water Service Available: [X] Yes [] No Water Size / Location: 6" Smallman, 12" Water front
PWSA Sewer Service Available: [] Yes [] No Sewer Size / Location: 24" Smallman
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 Ascioletta 2-18-19
Name (printed): Julie Ascioletta
Title: Business + Development Relations Team 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. The permit application process required by PWSA evaluates the water demand and sewer flows of the development, as provided by the Applicant, and renders a decision on the capacity of the PWSA facilities.

February 18, 2019

Benjamin Hunter
Langan
2400 Ansys Drive
Cnnonsburg PA 15317

**RE: Water and Sewer Availability
1465 Smallman Street- 15222**

In response to your inquiry on 2/11/2019 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.

This location also contains a 42" combination sewer and a 18" sanitary sewer that runs from Waterfront Place and Smallman Street. You will not be permitted to build overtop of these sewerlines. Please schedule a pre-development meeting to discuss options.

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

Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh PA 15222

info@pgh2o.com
T 412.255.2423
F 412.255.2475

www.pgh2o.com
[@pgh2o](https://twitter.com/pgh2o)

Customer Service /
Emergencies:
412.255.2423

Project No. _____

(PWSA USE ONLY)

THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

WATER AND SEWER USE APPLICATION

(Return completed submittal package to The Pittsburgh Water and Sewer Authority (PWSA), Engineering and Construction Division

This application is used for commercial or residential projects that propose connecting to the PWSA water or sewer system or propose changing the amount of PWSA water consumed and/or flows discharged to the PWSA sewer system.

A. GENERAL INFORMATION

1. Name of Land Development Project District 15 Beta
 Location of land development project. *Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6th St.)* 1465 Smallman Street, Pittsburgh, PA 15222

2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input type="checkbox"/> Residential			
<input checked="" type="checkbox"/> Commercial	20,180	20,518	17.28

3. Acreage of development 2.64 acres

4. Allegheny County Block & Lot Nos. 9-G-170, 9-G-201

5. Ownership of Land Development

Name	Address
<u>The Buncher Company (Land owner)</u>	<u>1300 Penn Ave #300, Pittsburgh PA 15222</u>
<u>RDC Star II, LLC (Developer)</u>	<u>651 Holiday Drive #225, Pittsburgh PA 15220</u>

6. Applicant (Subdivider, Developer, or Responsible Project Agent)
 Name Langan
 Address 2400 Ansys Drive #403, Canonsburg, PA 15317
 Telephone 724-514-5100


B. WASTEWATER AND STORMWATER FACILITIES

Provide information on collection and treatment facilities.

1. **COLLECTION SYSTEM**
 - a. Number of proposed connections (sanitary and/or storm) 2
 - b. Name of existing collection or conveyance system Private System - 15th Street
 - c. Name of interceptor Allegheny
 - d. Name of treatment facility Allegheny County Sanitary Authority (ALCOSAN)

2. **SITE PLAN (24" x 36" maximum size accepted)**
 The following information is to be submitted on a site plan of the proposed subdivision.

a. Existing building.	f. Existing and proposed right(s)-of-way.
b. Lot lines and lot sizes.	g. Existing and proposed street, roadway, etc.
c. Remainder of tract.	h. Water bodies and wetland areas.
d. Orientation to North.	
e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)	

 _____ Applicant Signature	<u>10/25/2019</u> _____ Date
--	---

Project No. _____
(PWSA USE ONLY)

C. FALSE SWEARING STATEMENT (To be completed by individual completing the form)

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

District 15 Beta

Name of Land Development Project (Same as on Page 1, Section A.1)

Robert Gehris
Name (Print)


Signature

724-514-5165
Telephone Number

Staff Engineer
Title

2400 Ansys Drive, Canonsburg, PA 15317
Address

10-16-2019
Date

D. CHAPTER 94 CONSISTENCY (See PA Department of Environmental Protection Current Regulations)

The following certification is to be completed by the Pittsburgh Water and Sewer Authority agent and agency responsible for completing the (DEP) Chapter 94 report for the collection, conveyance, and treatment facilities.

I/we certify that the sewerage facilities proposed to serve the new land development described in this Planning Module are in compliance with the provisions of DEP Chapter 94, Municipal Wasteload Management and have adequate capacity to serve the sewage flows to be generated by this development, without creation of an overload or projected overload.

Collection System

Conveyance and Treatment

Signature of Responsible Agent _____ Date _____
Pittsburgh Water and Sewer Authority

Signature of Responsible Agent _____ Date _____
ALCOSAN

E. PLANNING AGENCY REVIEW

City of Pittsburgh Municipal Planning Agency

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

with programs of planning for the area of the proposed development administered by this planning agency under the municipalities Planning Code (53 P.S. § 10101-11202).

City of Pittsburgh _____
Department of City Planning Zoning Administrator Date

Stormwater Management

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

With programs of planning for the area of the proposed development administered by this planning agency under the current City of Pittsburgh storm water management regulations.

City of Pittsburgh _____
Department of City Planning Environmental Planner Date

County or Joint County Health Department

This development/project has been reviewed and:

- approval is recommended
- approval is not recommended (objections attached)

Allegheny County Health _____
Department Signature of Responsible Agent Date

October 25, 2019

Mr. Robert Gehris
Langan
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Subject: Water and Sewer (W/S) Use Approval Letter
District 15 Beta

Dear Mr. Gehris:

Pursuant to your request, we have reviewed the Water and Sewer Use Application for the District 15 Beta (Project) located at 1465 Smallman Street, Pittsburgh, PA 15222. We agree that the Project will result in the following flows:

Total Water Consumption, gpd:	<u>20,180</u>
Total Sanitary Flows, gpd:	<u>20,518</u>
Total Storm Flows, cfs:	<u>17.28</u>

Please be advised that this W/S Use Approval Letter is intended for PWSA purposes only. The Pennsylvania Department of Environmental Protection (PaDEP) is the governing body that makes the final determination on whether sewage facilities planning is required. The PWSA shall send a separate letter to the PaDEP for final review/approval.

Our review was based on information provided by your firm under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x5532 or RHerring@pgh2o.com.

Sincerely,


Robert Herring, P.E.
Engineering Consultant

Enclosures

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Julie Ascioffa – PWSA (via email)
Thomas Flanagan – DEP (via email)
eBuilder File (via email)

Project No. _____
(PWSA USE ONLY)

**THE PITTSBURGH WATER AND SEWER AUTHORITY
ENGINEERING AND CONSTRUCTION DIVISION**

WATER AND SEWER USE APPLICATION

(Return completed submittal package to The Pittsburgh Water and Sewer Authority (PWSA), Engineering and Construction Division

This application is used for commercial or residential projects that propose connecting to the PWSA water or sewer system or propose changing the amount of PWSA water consumed and/or flows discharged to the PWSA sewer system.

A. GENERAL INFORMATION

1. Name of Land Development Project District 15 Beta
 Location of land development project: *Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6th St.)* 1465 Smallman Street, Pittsburgh, PA 15222

2. Nature of Development. Check appropriate box and provide total flows.

	Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
<input type="checkbox"/> Residential			
<input checked="" type="checkbox"/> Commercial	20,180 ✓	20,518 ✓	17.28

3. Acreage of development 2.64 acres

4. Allegheny County Block & Lot Nos. 9-G-170, 9-G-201

5. Ownership of Land Development

Name	Address
<u>The Buncher Company (Land owner)</u>	<u>1300 Penn Ave #300, Pittsburgh PA 15222</u>
<u>RDC Star II, LLC (Developer)</u>	<u>651 Holiday Drive #225, Pittsburgh PA 15220</u>

6. Applicant (Subdivider, Developer, or Responsible Project Agent)
 Name Langan
 Address 2400 Ansys Drive #403, Canonsburg, PA 15317
 Telephone 724-514-5100

B. WASTEWATER AND STORMWATER FACILITIES

Provide information on collection and treatment facilities.

1. **COLLECTION SYSTEM**
 - a. Number of proposed connections (sanitary and/or storm) 2
 - b. Name of existing collection or conveyance system Private System - 15th Street
 - c. Name of interceptor Allegheny
 - d. Name of treatment facility Allegheny County Sanitary Authority (ALCOSAN)

2. **SITE PLAN (24" x 36" maximum size accepted)**
 The following information is to be submitted on a site plan of the proposed subdivision.

a. Existing building.	f. Existing and proposed right(s)-of-way.
b. Lot lines and lot sizes.	g. Existing and proposed street, roadway, etc.
c. Remainder of tract.	h. Water bodies and wetland areas.
d. Orientation to North.	
e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)	

	10/25/2019
Applicant Signature	Date

Project No. _____
(PWSA USE ONLY)

C. FALSE SWEARING STATEMENT (To be completed by individual completing the form)

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

District 15 Beta

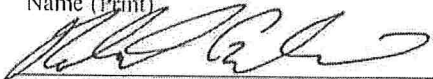
Name of Land Development Project (Same as on Page 1, Section A.1)

Robert Gehris

Staff Engineer

Name (Print)

Title


Signature

2400 Ansys Drive, Canonsburg, PA 15317
Address

724-514-5165

10-16-2019

Telephone Number

Date


D. CHAPTER 94 CONSISTENCY (See PA Department of Environmental Protection Current Regulations)

The following certification is to be completed by the Pittsburgh Water and Sewer Authority agent and agency responsible for completing the (DEP) Chapter 94 report for the collection, conveyance, and treatment facilities.

The PWSA shall determine the need for planning.
I/we certify that the sewerage facilities proposed to serve the new land development described in this Planning Module are in compliance with the provisions of DEP Chapter 94, Municipal Wasteload Management and have adequate capacity to serve the sewage flows to be generated by this development, without creation of an overload or projected overload.

Collection System

Conveyance and Treatment


Signature of Responsible Agent
Pittsburgh Water and Sewer Authority

10/25/2019
Date

Signature of Responsible Agent
ALCOSAN Date

E. PLANNING AGENCY REVIEW

City of Pittsburgh Municipal Planning Agency

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

with programs of planning for the area of the proposed development administered by this planning agency under the municipalities Planning Code (53 P.S. § 10101-11202).

City of Pittsburgh

Department of City Planning

Zoning Administrator

Date

Stormwater Management

This development/project has been reviewed and:

- is consistent
- is not consistent (objections attached)

With programs of planning for the area of the proposed development administered by this planning agency under the current City of Pittsburgh storm water management regulations.

City of Pittsburgh

Department of City Planning

Environmental Planner

Date

County or Joint County Health Department

This development/project has been reviewed and:

- approval is recommended
- approval is not recommended (objections attached)

Allegheny County Health
Department

Signature of Responsible Agent

Date

Rob Gehris

From: Rob Herring, P.E. <RHerring@pgh2o.com>
Sent: Friday, November 01, 2019 11:51 AM
To: Rob Gehris
Cc: Benjamin Hunter; Nathaniel King; Julie Ascioffa
Subject: RE: Planning Module Determination Letter - District 15 Beta
Attachments: GIS Map.pdf; WS Use Hydraulically Limited Sewer Calculation Spreadsheet.pdf

Rob,

You are correct. I spoke with Julie Ascioffa and I understand that our GIS Mapping does not accurately reflect that the PWSA owns the sewers located within the Private Road. Therefore, the PWSA will be responsible for reviewing and approving the "Collection System" portion of the Planning Module.

Please refer to the enclosed GIS Map, which indicates the location of the most hydraulically limited sewer. I noticed that you have already submitted the Planning Module. Where did you conduct flow sampling. Moving forward, please withhold submitting the Planning Module until you have received the location of the most limited capacity sewer.

Should you have any questions, please do not hesitate to contact me.

Thanks,



Rob Herring, P.E.
Consultant - Engineering
RHerring@pgh2o.com
Office: 412.255.8800
Ext:5532

Pittsburgh Water and Sewer Authority
1200 Penn Ave, Pittsburgh, PA 15222

www.pgh2o.com / [twitter: @pgh2o](https://twitter.com/pgh2o) / [LinkedIn](#)

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From: Rob Gehris <rgehris@langan.com>
Sent: Thursday, October 31, 2019 5:04 PM
To: Rob Herring, P.E. <RHerring@pgh2o.com>
Cc: Nathaniel King <nking@langan.com>; Benjamin Hunter <bhunter@Langan.com>
Subject: RE: Planning Module Determination Letter - District 15 Beta

Hi Rob,

Looping back to our phone conversation last Friday, 10/25, we followed up with the Buncher Company regarding signature of the Component 3 of the SFPM. Buncher stated that the sewers are owned and operated by PWSA. We received the attached 2016 Easement Agreement from the Buncher Company showing that there is an easement agreement between PWSA and Buncher covering the water, sanitary and storm sewers in Waterfront Place and in 15th Street.

- Water easement references our project location (Waterfront Place) on page 10 of 28 of the attached pdf.
- Sanitary sewer easement references our project location (15th Street) on page 11 of 28 of the attached pdf.
- Storm sewer easement references our project location (15th Street) on page 20 of 28 of the attached pdf.

Buncher is under the impression that it would be the responsibility of PWSA to sign off on the SFPM for the District 15 project since PWSA has this easement in place. Please advise. We will submit both the attached SFPM and the attached easement agreement to e-builder for formal review

Best regards,

-Rob

Robert Gehris
Staff Engineer

Direct: 724.514.5165

[File Sharing Link](#)

LANGAN

Phone: 724.514.5100 Fax: 724.514.5101

2400 Ansys Drive, Suite 403

Canonsburg, PA 15317-9540

www.langan.com

PENNSYLVANIA NEW JERSEY NEW YORK CONNECTICUT WASHINGTON, DC
VIRGINIA WEST VIRGINIA OHIO FLORIDA TEXAS COLORADO ARIZONA CALIFORNIA
ABU DHABI ATHENS DOHA DUBAI LONDON PANAMA

A Carbon-Neutral Firm | **Langan's goal is to be SAFE (Stay Accident Free Everyday)**

From: Rob Herring, P.E. <RHerring@pgh2o.com>

Sent: Friday, October 25, 2019 1:21 PM

To: Flanagan, Thomas <thflanagan@pa.gov>

Cc: Barry King, PE <BKing@pgh2o.com>; Kate Mechler, PE <KMechler@pgh2o.com>; Julie Ascioffa <jascioffa@pgh2o.com>; Rob Gehris <rgehris@langan.com>; Developer_Tap_in_Permits.District_15_Beta@docs.e-builder.net

Subject: Planning Module Determination Letter - District 15 Beta

Tom,

Please refer to the enclosed Planning Module Determination Letter for the District 15 Beta. Please provide a written response regarding your agreement/disagreement with our determination.

Thanks,



Rob Herring, P.E.

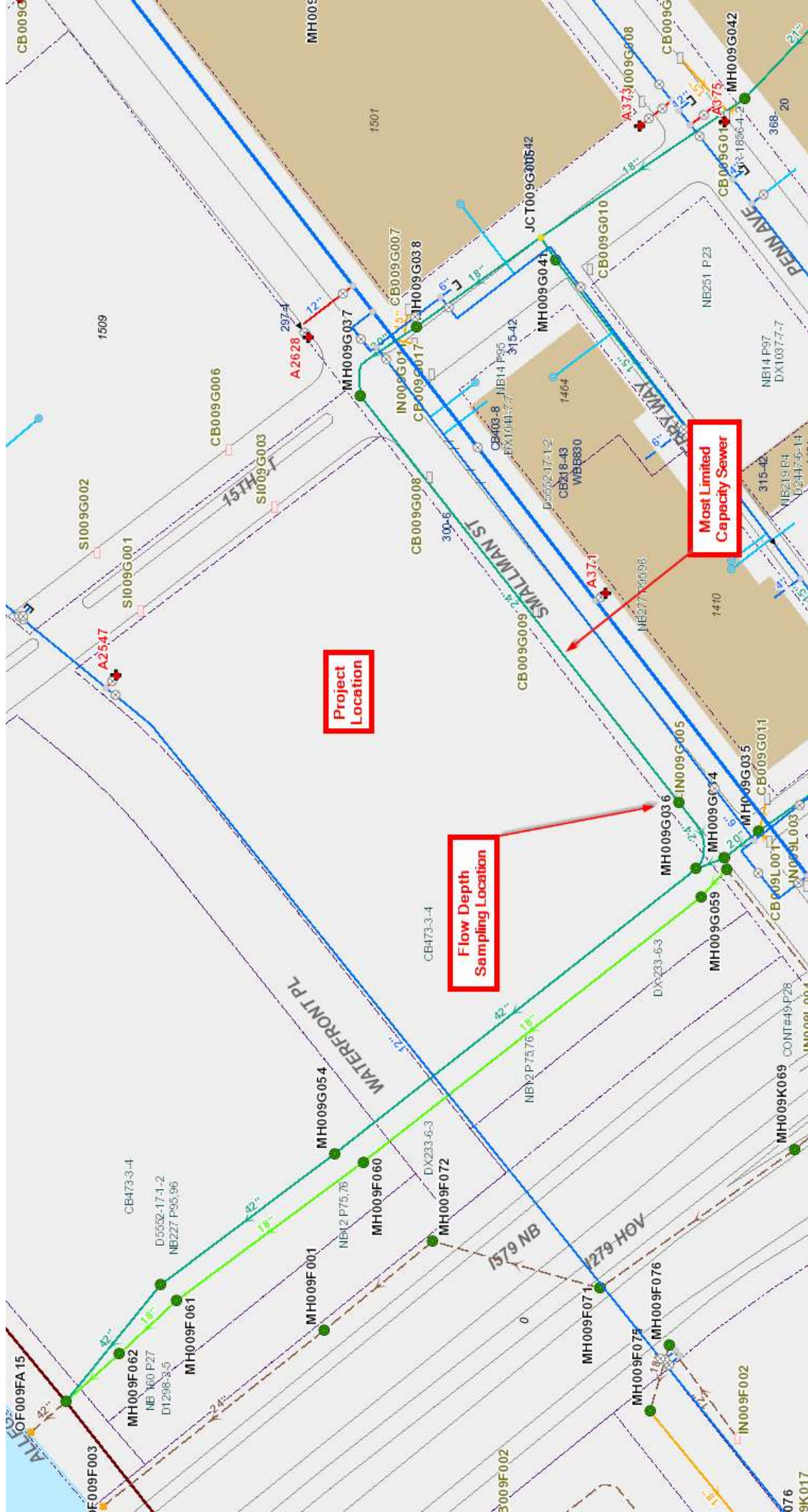
Consultant - Engineering
RHerring@pgh2o.com
Office: 412.255.8800
Ext:5532

Pittsburgh Water and Sewer Authority
1200 Penn Ave, Pittsburgh, PA 15222

www.pgh2o.com / [twitter: @pgh2o](#) / [LinkedIn](#)

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**DEP Sewage Facilities Planning Module
Chapter 94 Consistency Determination
Hydraulically Limited Sewer Calculation Spreadsheet**

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

PROJECT NAME:

District 15 Beta

PROJECT LOCATION:

1465 Smallman Street, Pittsburgh, PA 15222

ALCOSAN INTERCEPTOR:

Allegheny

PWSA REVIEWER:

Robert Herring, P.E.

DATE:

November 1, 2019

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpm
SAN MH A	MH009G037	721.38	718.25	348.00	12	RCP	0.013	0.79	3.142	0.90%	2,189,715
MH009G037	MH009G036	718.25	716.45	381.57	24	VCP	0.015	3.14	6.283	0.47%	8,726,757
MH009G036	MH009G033	716.45	716.02	48.78	24	VCP	0.015	3.14	6.283	0.88%	11,929,357
MH009G033	MH009G054	715.51	713.72	201.63	42	RCP	0.013	9.62	10.996	0.89%	61,433,043
MH009G054	MH009F068	712.62	711.22	124.74	42	RCP	0.013	9.62	10.996	1.12%	69,073,941
MH009F068	ADC009FA15	711.22	710.35	96.76	42	RCP	0.013	9.62	10.996	0.90%	61,825,094

DEED EASEMENT AGREEMENTS



60 2016 00038900

Allegheny County
Jerry Tyskiewicz
Department of Real Estate
Pittsburgh, PA 15219

Instrument Number: 2016-38900

BK-DE VL-16635 PG-310

Recorded On: December 13, 2016 As-Deed Easement

Parties: BUNCHER CO

To PITTSBURGH WATER & SEWER AUTH

of Pages: 27

Comment:

***** THIS IS NOT A BILL *****

Deed Easement	162.00
	0
	0
Total:	162.00

Realty Transfer Stamp

Department of Real Estate Stamp

Affidavit Attached-No	
NOT A DEED OF TRANSFER	EXEMPT
Value	0.00

Certified On/By-> 12-12-2016 / Scott Stickman
NOT A DEED OF TRANSFER

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA
****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2016-38900
Receipt Number: 3176343
Recorded Date/Time: December 13, 2016 09:08:40A
Book-Vol/Pg: BK-DE VL-16635 PG-310
User / Station: R Aubrecht - Cash Super 06

THE BUNCHER COMPANY
PO BOX 768
PITTSBURGH PA 15230



Jerry Tyskiewicz
Jerry Tyskiewicz, Director
Rich Fitzgerald, County Executive

Record and Mail To:
The Buncher Company
PO Box 768
Pittsburgh PA 15220

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made and entered into this 20th day of September, 2016, by and between:

THE BUNCHER COMPANY, a Pennsylvania corporation, organized and existing pursuant to the laws of the Commonwealth of Pennsylvania, with offices at Penn Liberty Plaza I, 1300 Penn Avenue, Suite 300, Pittsburgh, Pennsylvania 15222 (the "Grantor");

AND

THE PITTSBURGH WATER AND SEWER AUTHORITY, a body politic and corporation existing and operating under the laws of the Commonwealth of Pennsylvania, with its principal offices at Penn Liberty Plaza I, 1200 Penn Avenue, Pittsburgh, Pennsylvania 15222, (the "Authority").

WITNESSETH:

WHEREAS, the Grantor is the owner in fee simple of certain real property located in the Second Ward of the City of Pittsburgh, Allegheny County, Commonwealth of Pennsylvania, a portion of which is bounded by the Allegheny River to the north, 21st Street to the east, Smallman Street to the south and 11th Street to the west (the "Riverfront Landing Property"); and

WHEREAS, title to the Riverfront Landing Property vested in the Grantor by six (6) deeds identified specifically as follows:

- a. Quitclaim Deed dated December 19, 1980, from The Penn Central Corporation to the Grantor, recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 6335, Page 980; and
- b. Quitclaim Deed dated December 28, 1993, from The Penn Central Corporation to the Grantor, recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 9132, Page 542; and
- c. Special Warranty Deed dated September 15, 1998, from Property Ventures, Ltd. to the Grantor, recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 10297, Page 190; and
- d. Quitclaim Deed dated November 14, 1978, from The Penn Central Corporation to the Grantor, recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 6049, Page 579; and
- e. Quitclaim Deed dated July 20, 1983, from Consolidated Rail Corporation to the Grantor, recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 6700, Page 285; and

- f. General Warranty Deed dated June 24, 1992, from James S. Balter to Grantor, recorded in the Department of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 8748, Page 323; and

WHEREAS, the Riverfront Landing Property is further identified in the Office of Property Assessments of Allegheny County, Pennsylvania, as Block and Lot Numbers 9-K-281, 9-K-240, 9-K-190, 9-K-216, 9-K-197, 9-K-282, 9-K-275, 9-K-222, 9-K-250, 9-G-203, 9-G-202, 9-G-180, 9-G-200, 9-G-201, 9-G-170, 9-G-204, 9-G-190, 9-G-160, 9-G-205, 9-G-199, 9-C-14, 9-C-12, 9-C-8, 9-D-300, 9-G-210, 9-D-250, 9-C-16, 9-C-4, 9-D-268, and 9-D-264; and

WHEREAS, the Authority operates a water and sewer system in the City of Pittsburgh; and

WHEREAS, the Grantor and the Authority have entered into two (2) Development Agreements dated May 16, 2012, and February 14, 2013, respectively, permitting the Grantor to construct main sanitary sewers, water lines and storm sewers within the Riverfront Landing Property; and

WHEREAS, the Authority desires to document a permanent right-of-way and easement over, upon, across, along, through and under a portion of the Riverfront Landing Property for the purpose of the inspection, maintenance, repair, removal, rebuilding and abandonment in place of those certain main sanitary sewers, water lines and storm sewers and accessories thereto (hereinafter collectively called the "Facilities"); and

WHEREAS, the Grantor is willing to grant an easement desired by the Authority on the terms provided herein.

NOW, THEREFORE, in consideration for their mutual promises and for other valuable consideration, and intending to be legally bound by the terms of this Agreement, the Grantor and the Authority agree as follows:

1. Incorporation of Recitals.

The above recitals are incorporated herein by reference and made a part hereof.

2. Grant of Easement to the Authority.

The Grantor does hereby irrevocably grant, bargain, sell and convey to the Authority a perpetual, non-exclusive easement and right-of-way over, upon, across, along, through, and under a portion of the Riverfront Landing Property (the "Authority Easement") for the purposes set forth in paragraph 5 below. The area of the Authority Easement is more particularly shown shaded in gray and described in metes and bounds on Exhibit A, pages 1 through 18 inclusive, attached hereto, which is incorporated herein by reference, and which is composed of as-built drawings prepared by PVE Sheffler, LLC, dated August 22, 2016 (the "Easement Area"). The Easement Area is also shown shaded in gray on Exhibit B, pages 1 and 2, attached hereto, which is incorporated herein by reference.

The Authority Easement includes the Authority's right of ingress, egress and regress on and over the Riverfront Landing Property if required to gain access to the Easement Area.

3. Covenants to Run with Land.

The Authority Easement granted pursuant to this Agreement shall be perpetual and shall be appurtenant to and shall run with the Riverfront Landing Property.

4. The Grantor Covenants.

The Grantor covenants that (a) it will not convey any other easement which conflicts with the Authority Easement granted or created hereby, and (b) it will not take or permit any action which interferes in any manner with the rights granted to the Authority pursuant to this Agreement.

5. The Authority's Rights.

By this Agreement, the Authority acquires a right-of-way and easement over, upon, across, along, through, and under that portion of the Riverfront Landing Property described as the Easement Area for the purposes of (a) the free and uninterrupted use, repair, maintenance, reconstruction, improvement, alteration, removal, inspection, and abandonment of water, sanitary sewer, and storm sewer lines, facilities and appurtenances, and (b) any and all other purposes related in any manner to the operation by the Authority of its water, sanitary sewer and storm water systems, and any replacements or improvements thereof (collectively the "Use"). Should the Authority cease the Use, the Authority shall, at no cost to the Authority, deliver to the Grantor, its successors, assigns, or transferees, an instrument in recordable form clearing the title to the Riverfront Landing Property.

6. Successors and Assigns.

The Authority Easement granted pursuant to this Agreement shall be binding upon and inure to the benefit of the Grantor and the Authority and to their respective successors and assigns.

7. Warranty.

The Grantor WARRANTS SPECIALLY to the Authority that the Grantor owns the Riverfront Landing Property in fee simple, free and clear of any liens or encumbrances that would interfere with the Authority's Easement.

8. Modifications.

This Agreement may not be modified or discharged except by written instrument duly executed by both parties.

9. Counterparts.

This Agreement may be executed in counterparts, and each such counterpart when executed shall constitute one final agreement, as if both parties had signed one document. Each counterpart, upon execution and delivery, shall be deemed to be a complete original, but this Agreement is without effect until each of the parties has executed and delivered a counterpart.

10. Governing Law.


This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania, without reference to its conflicts-of-laws principles.

11. Resolution.

This Agreement is entered into pursuant to Authority Resolution No. 110 of 2016, which was adopted at a regular meeting of the Board of Directors held on October 21, 2016

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year first above written.

ATTEST:



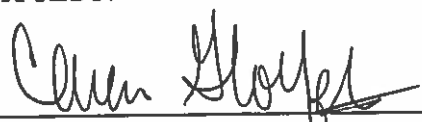
Joseph M. Jackovic
Executive Vice President and
General Counsel

THE BUNCHEE COMPANY

By: _____


Thomas J. Balestrieri
President/CEO 

ATTEST:




Secretary or Assistant Secretary

PITTSBURGH WATER AND SEWER
AUTHORITY

By: _____


Chairman

Approved as to form:



Solicitor Legal Counsel to PWSA

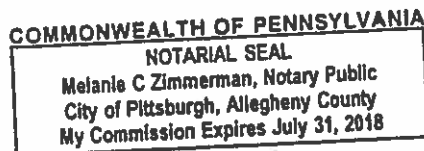
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this 20th day of September A.D., 2016, before me a Notary Public, the undersigned officer, personally appeared Thomas J. Balestrieri, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he, as President/CEO of The Buncher Company, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Melanie C. Zimmerman
Notary Public

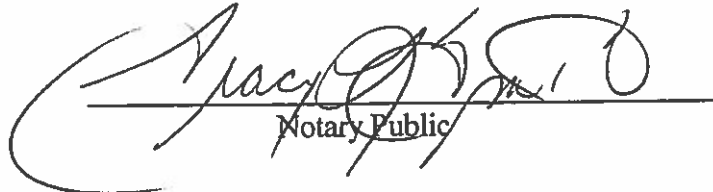
My Commission Expires:
7/31/18



COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

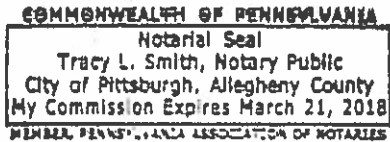
On this 1st day of December, A.D., 2016, before me a Notary Public, the undersigned officer, personally appeared Alex W. Thomson, who acknowledged himself to be the Chairman of the Board of the Pittsburgh Water and Sewer Authority and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

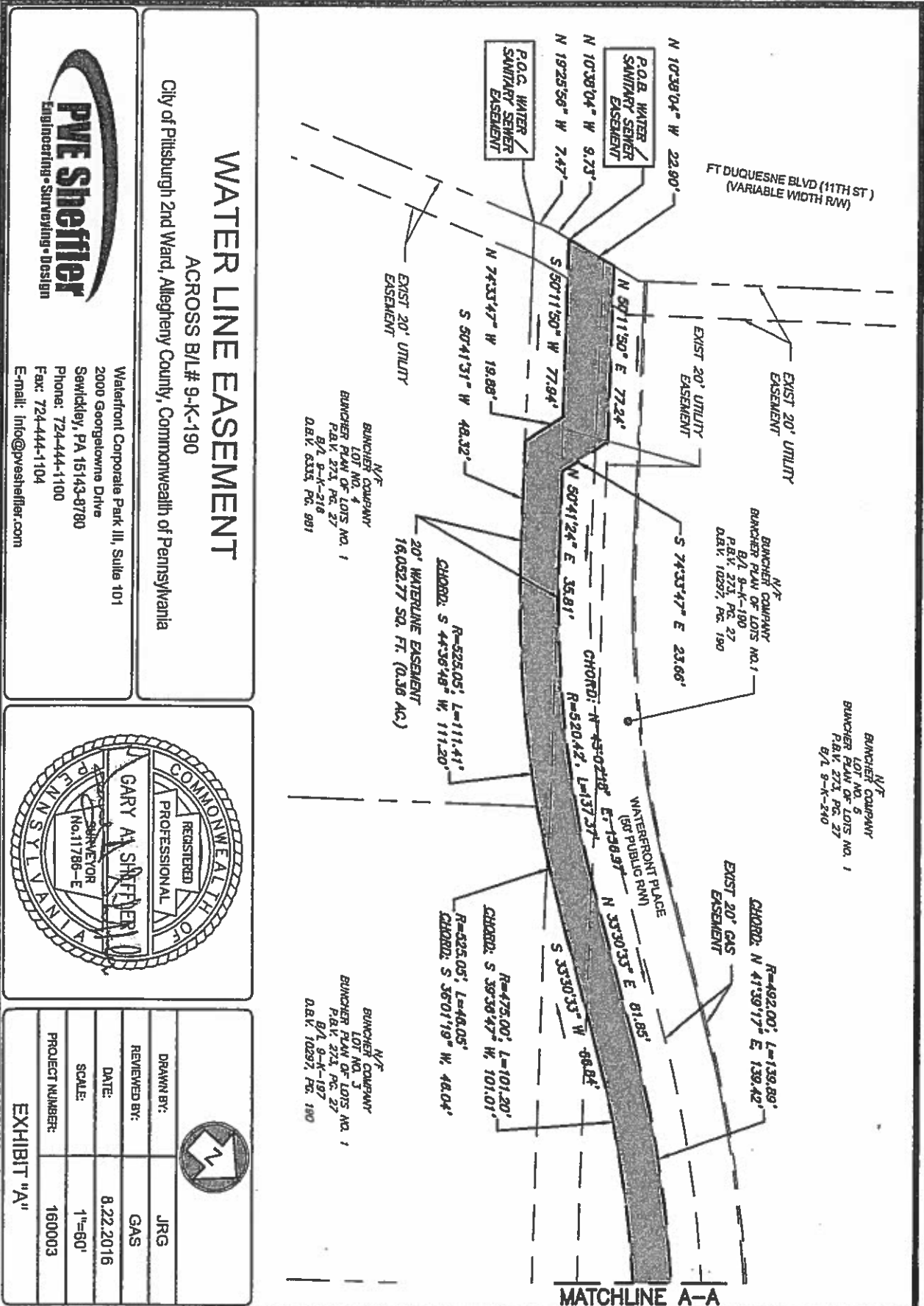
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires:





FT DUQUESNE BLVD (11TH ST)
(VARIABLE WIDTH R/W)

N/P
BUNCHER COMPANY
LOT NO. 5 LOTS NO. 1
PLAN, 223, PG. 27
D.B.K. 10297, PG. 190

N/P
BUNCHER COMPANY
LOT NO. 4 LOTS NO. 1
PLAN, 223, PG. 27
D.B.K. 10297, PG. 190

N/P
BUNCHER COMPANY
LOT NO. 4 LOTS NO. 1
PLAN, 223, PG. 27
D.B.K. 10297, PG. 190

N/P
BUNCHER COMPANY
LOT NO. J LOTS NO. 1
PLAN, 223, PG. 27
D.B.K. 10297, PG. 190

WATER LINE EASEMENT

ACROSS B/L# 9-K-190

City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



Waterfront Corporate Park III, Suite 101
2000 Georgelowna Drive
Sewickley, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "A"	

MATCHLINE A-A

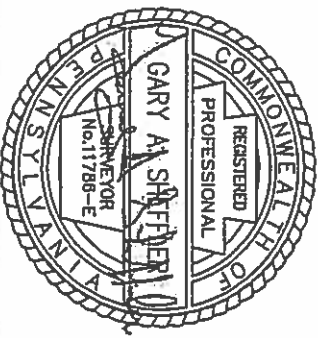


Waterfront Corporate Park III, Suite 101
 2000 Georgetowne Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffler.com

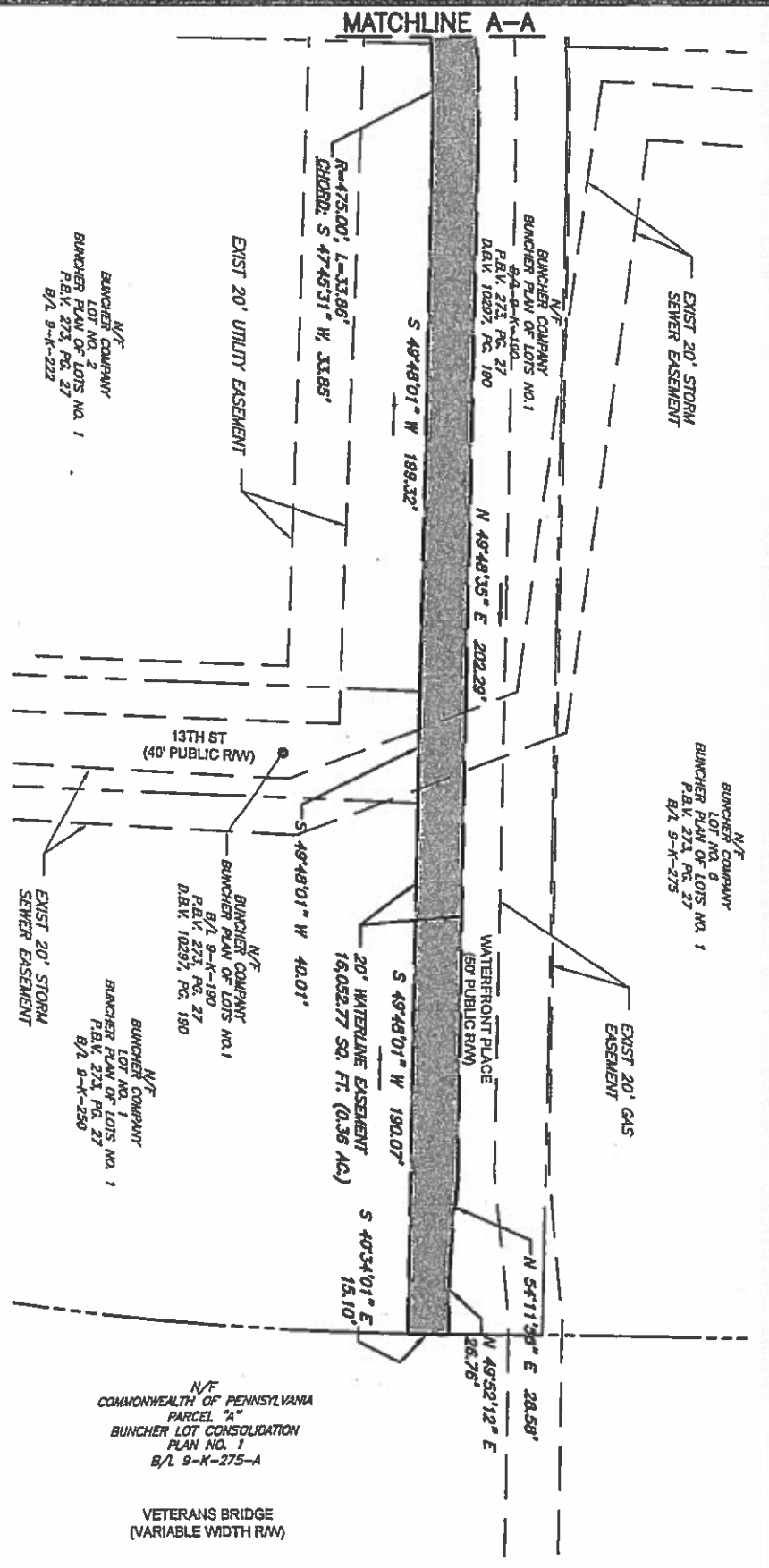
WATER LINE EASEMENT

ACROSS B/L# 9-K-190

City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

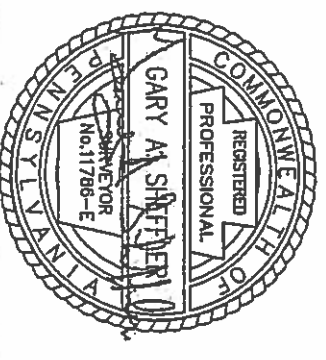


DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "B"	



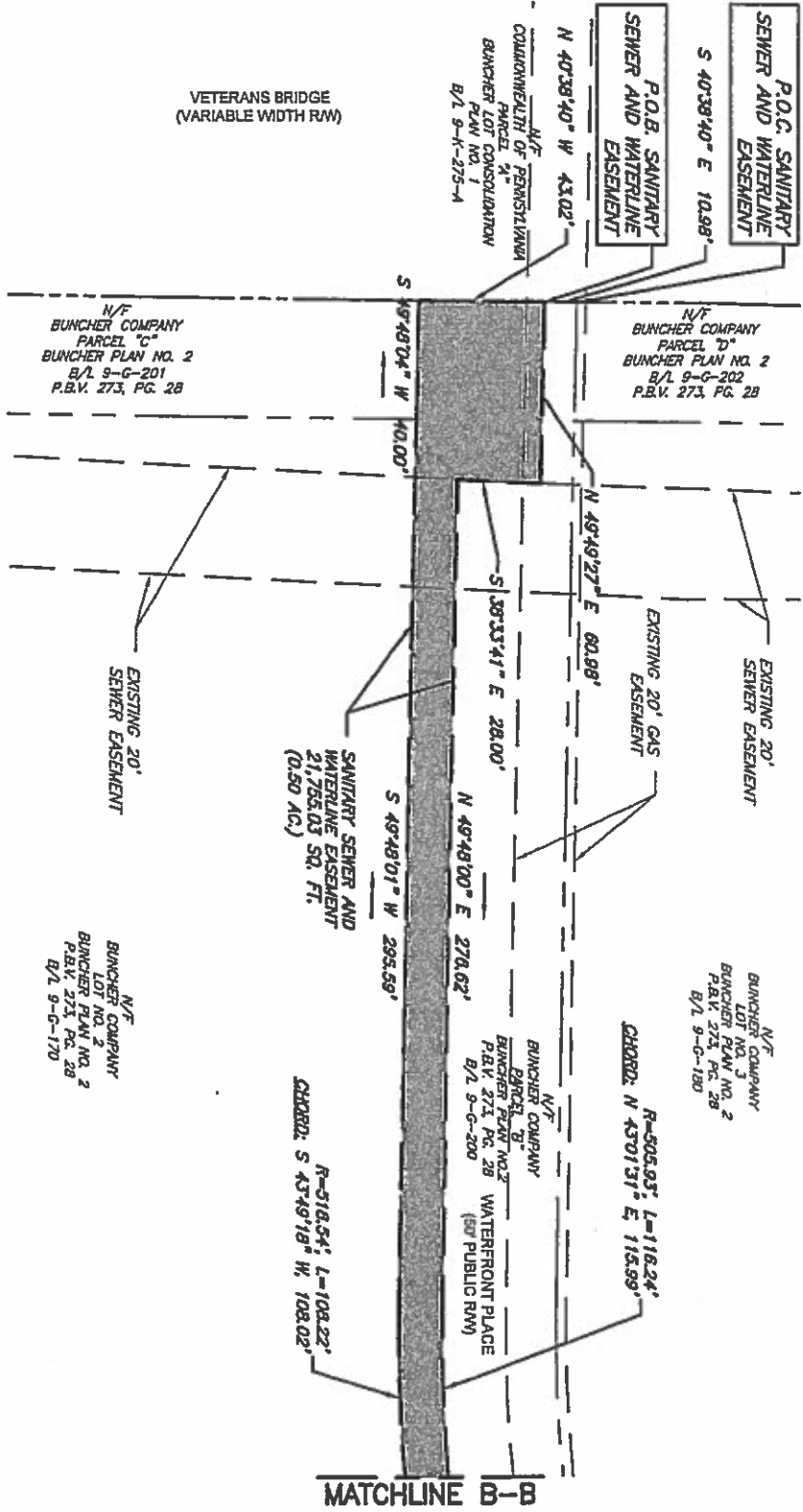


Waterfront Corporate Park III, Suite 101
 2000 Georgetown Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffler.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=80'
PROJECT NUMBER:	160003
EXHIBIT "C"	

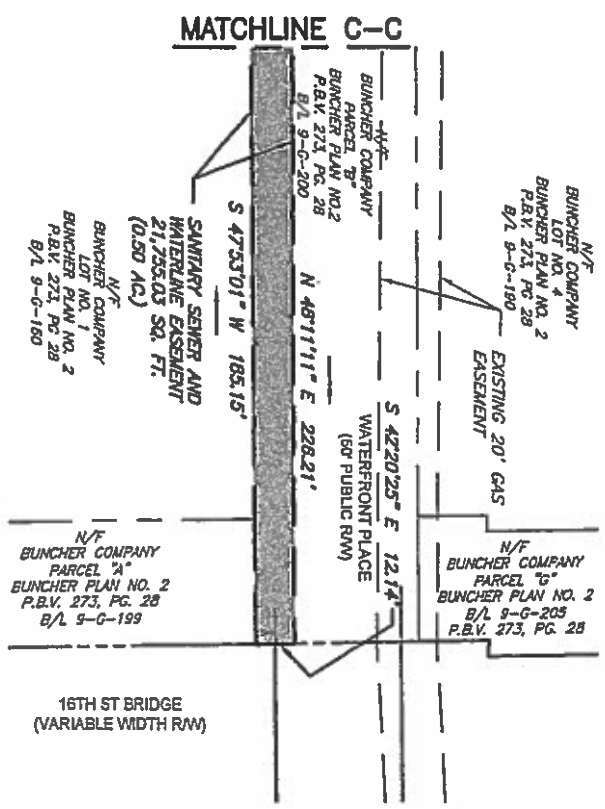
SANITARY SEWER / WATER LINE EASEMENT
ACROSS B/L# 9-G-200
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



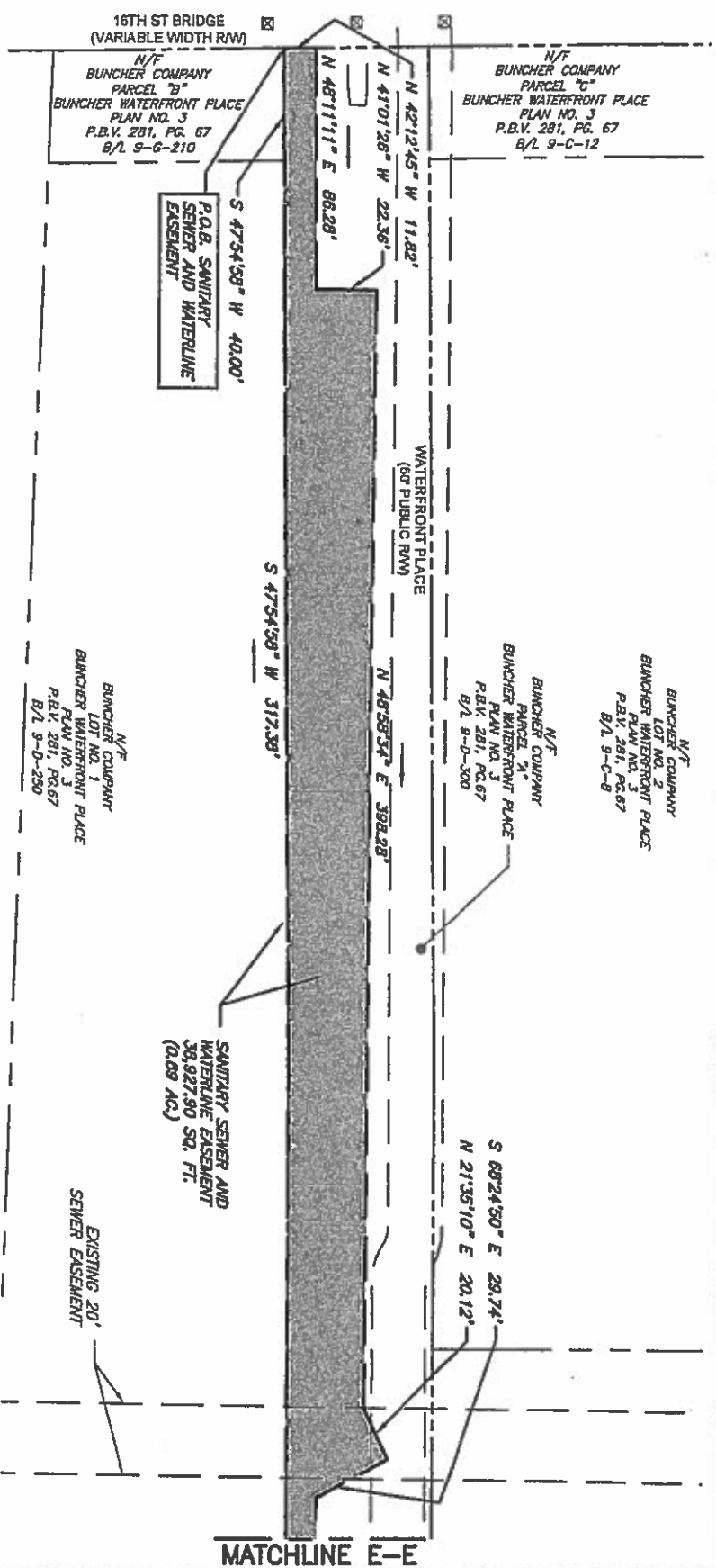


Waterfront Corporate Park III, Suite 101
 2000 Georgetown Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pveshafter.com

SANITARY SEWER / WATER LINE EASEMENT
ACROSS B/L# 9-G-200
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "E"	



SANITARY SEWER / WATER LINE EASEMENT
 ACROSS B/L# 9-D-300
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

PVE Sheffler
 Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
 2000 Georgetown Drive
 Sewickley, PA 15143-9780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: Info@pveshellier.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "F"	



Waterfront Corporate Park III, Suite 101
 2000 Georgetowne Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffler.com

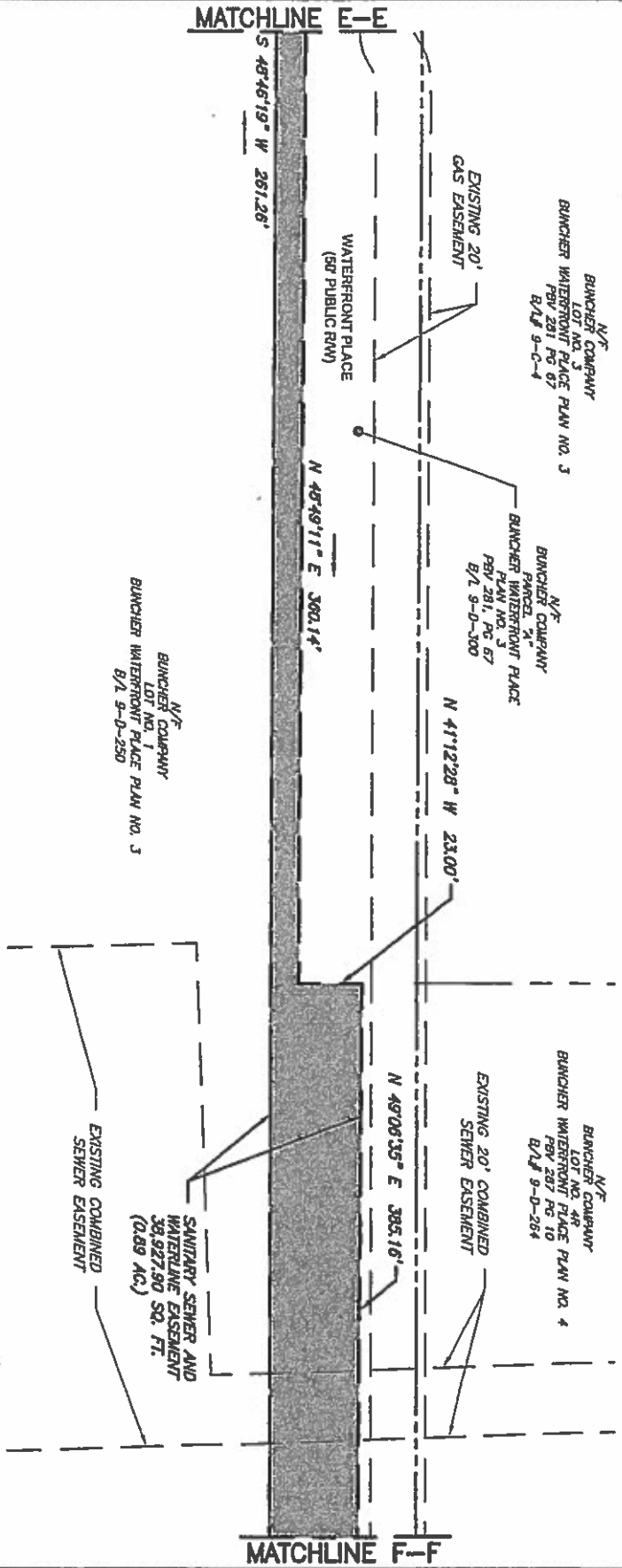
SANITARY SEWER / WATER LINE EASEMENT

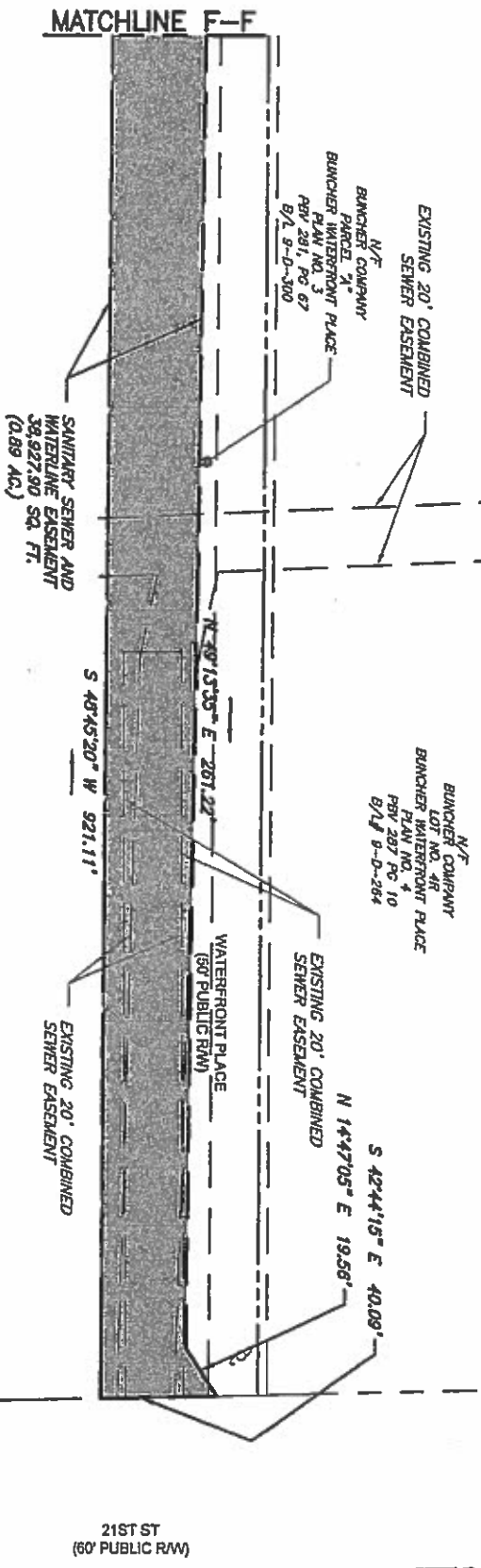
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City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "G"	



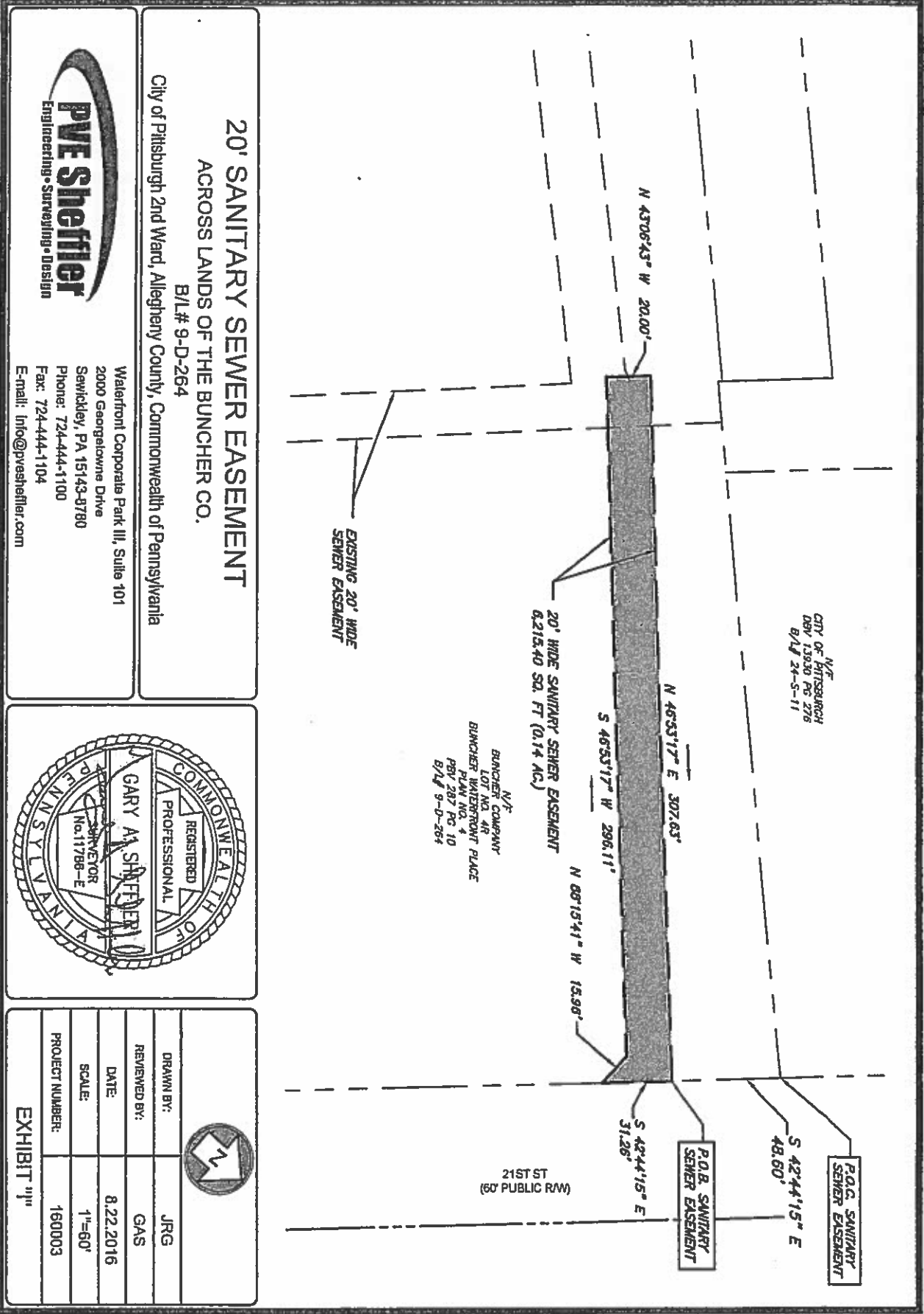


SANITARY SEWER / WATER LINE EASEMENT
 ACROSS B/L# 9-D-300
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania


PVE Sheffler
 Engineering • Surveying • Design
 Waterfront Corporate Park III, Suite 101
 2000 Georgetowne Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pveshellier.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "H"	



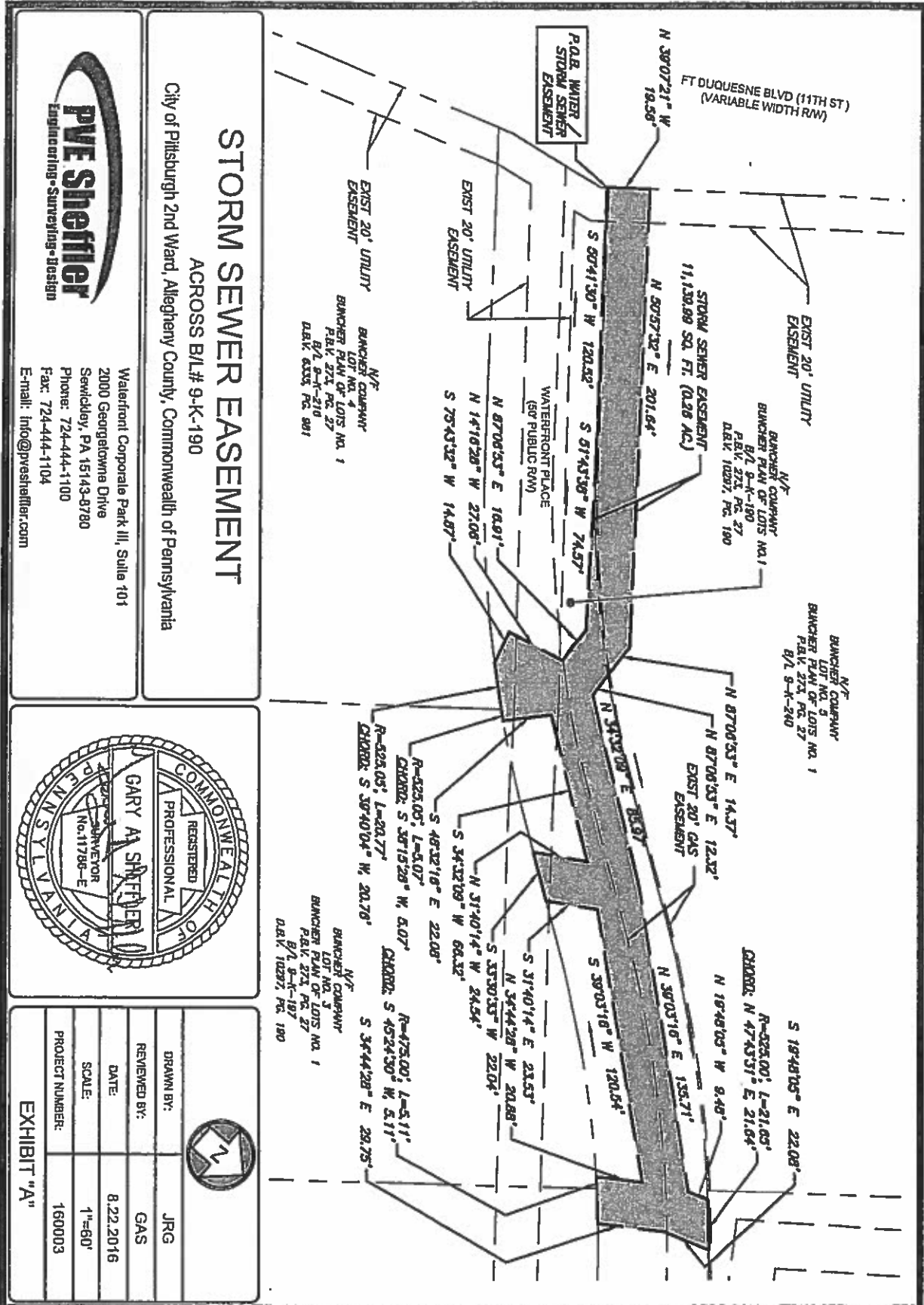
20' SANITARY SEWER EASEMENT
ACROSS LANDS OF THE BUNCHER CO.
 B/L# 9-D-264
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



Waterfront Corporate Park III, Suite 101
 2000 Georgelawne Drive
 Sewickley, PA 15143-9780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pveshetter.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "A"	



STORM SEWER EASEMENT
ACROSS B/L# 9-K-190

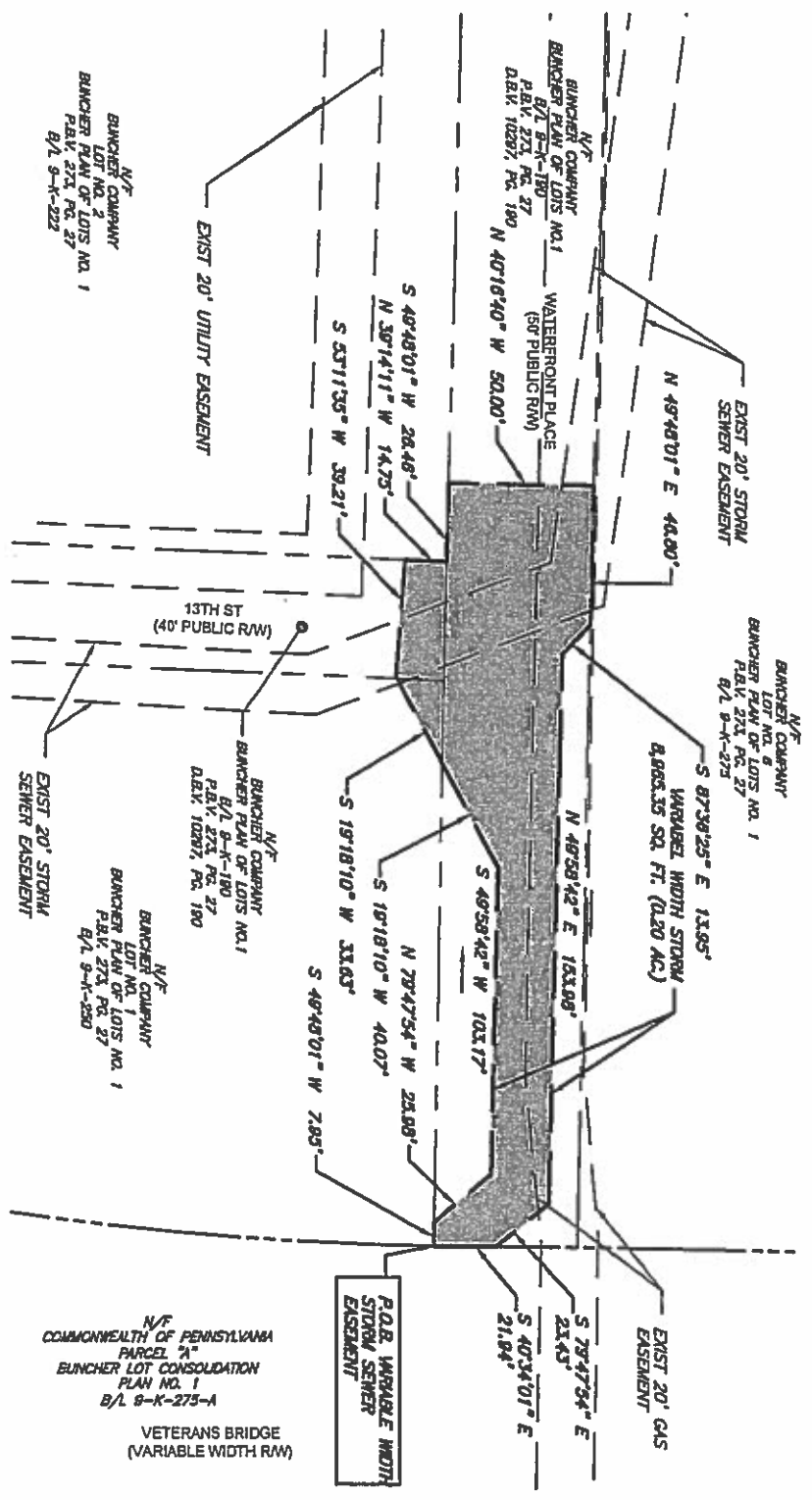
City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

PVE Sheffler
Engineering - Surveying - Design

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Scriffler, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "A"	



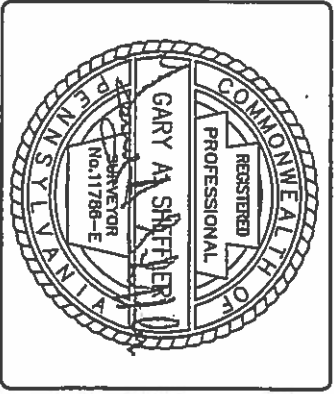
STORM SEWER EASEMENT

ACROSS B/L# 9-K-190

City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

PVE Sheffler
Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143-8780
Phone: 724-444-1100
Fax: 724-444-1104
E-mail: info@pvesheffler.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003

EXHIBIT "B"

N/F
COMMONWEALTH OF PENNSYLVANIA
PARCEL 2A
BUNCHER LOT CONSOLIDATION
PLAN NO. 1
B/L 9-K-275-A

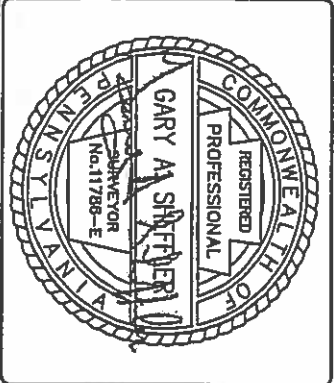
VETERANS BRIDGE
(VARIABLE WIDTH RW)

STORM SEWER EASEMENT
 ACROSS B/L# 9-G-200

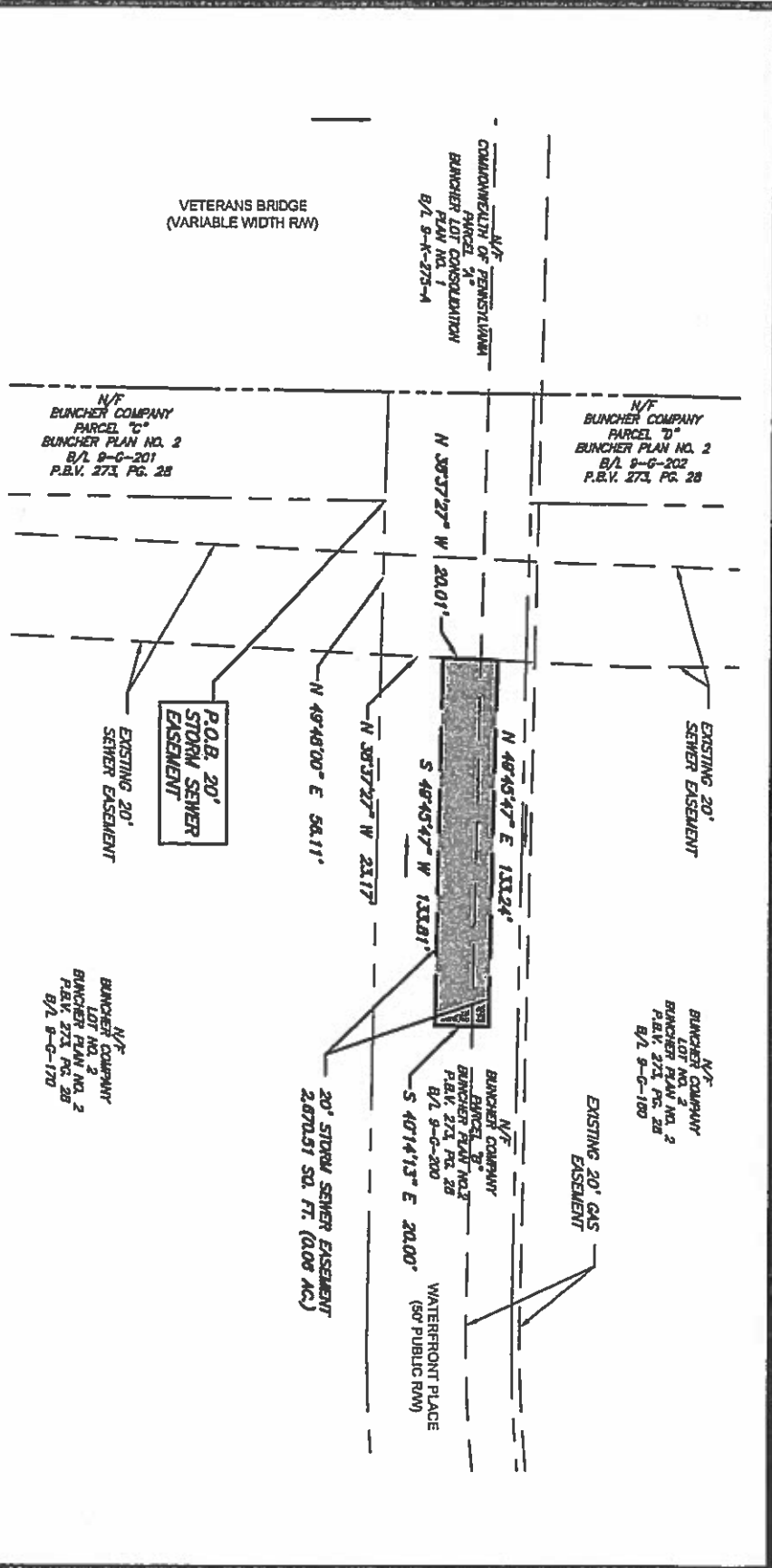
City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

PVE Shetter
 Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
 2000 Geogelowna Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pveshetter.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "C"	



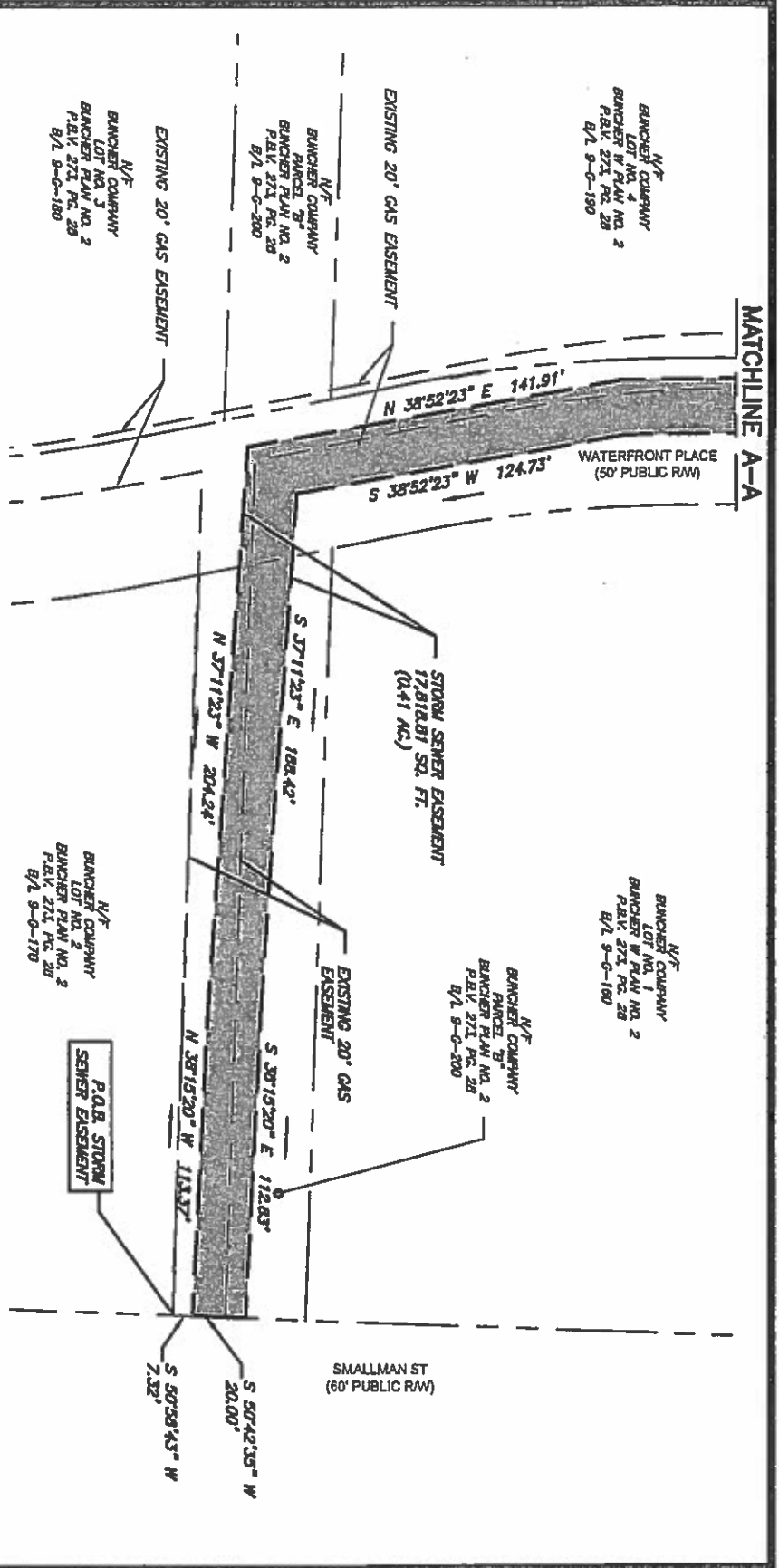


Waterfront Corporate Park III, Suite 101
 2000 Georgelowne Drive
 Sawickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffield.com

STORM SEWER EASEMENT
 ACROSS B/L# 9-G-200
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "D"	



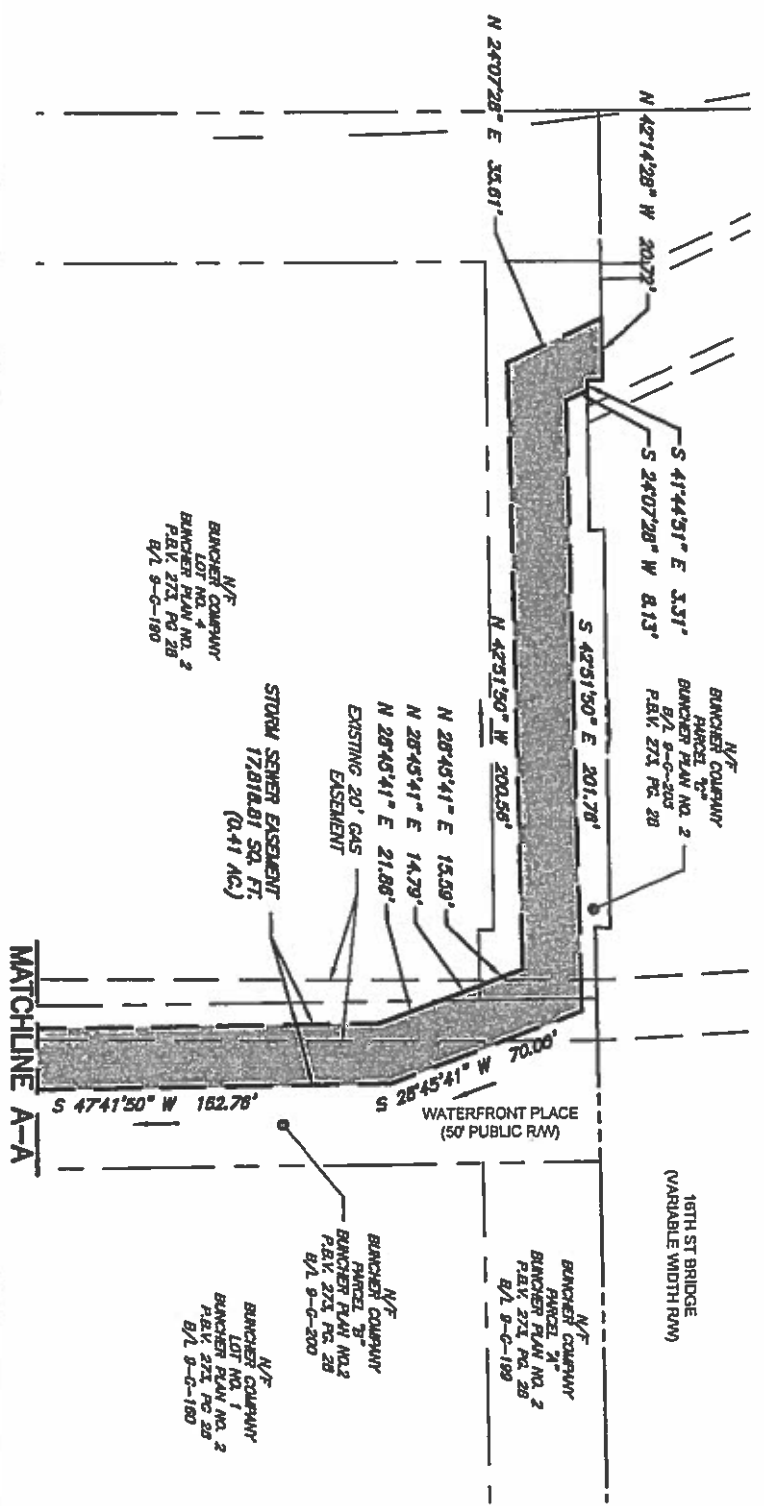


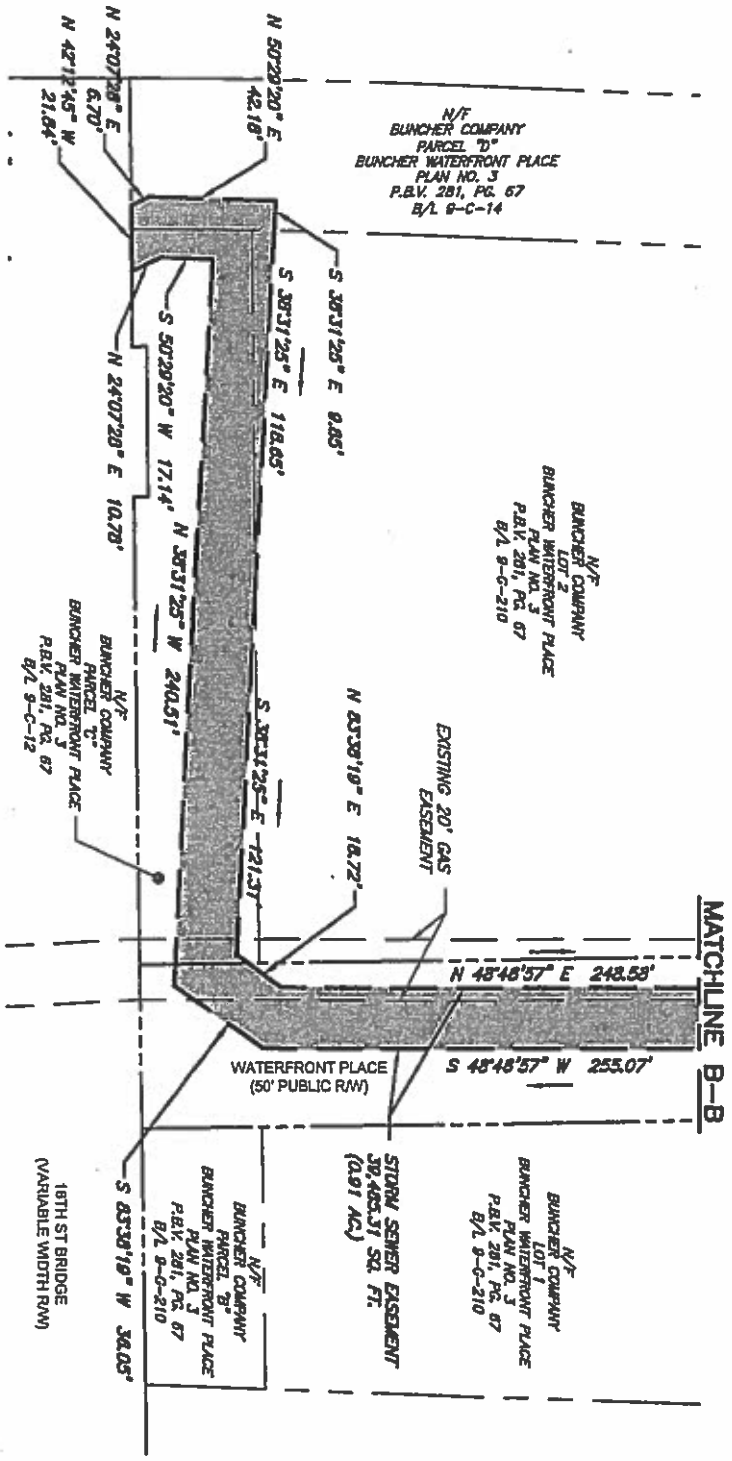
Waterfront Corporate Park III, Suite 101
 2000 Georgiowina Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pveshaffner.com

STORM SEWER EASEMENT
 ACROSS B/L# 9-G-200 AND B/L# 9-G-205
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "E"	





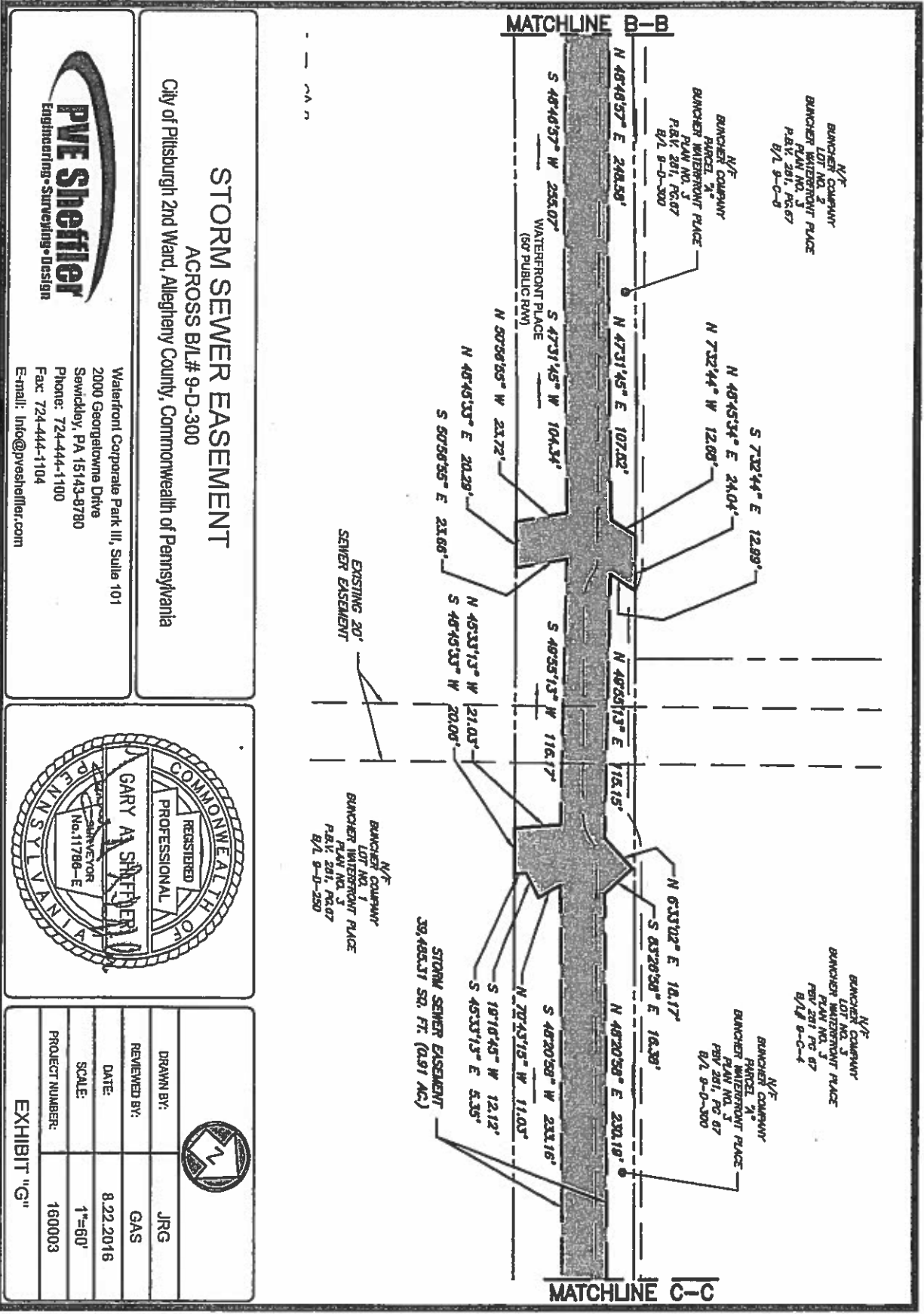
STORM SEWER EASEMENT
 ACROSS B/L# 9-C-12, B/L# 9-G-210 AND B/L#
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



Waterfront Corporate Park III, Suite 101
 2000 Georgetowme Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffler.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "F"	



STORM SEWER EASEMENT
 ACROSS B.L.# 9-D-300
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

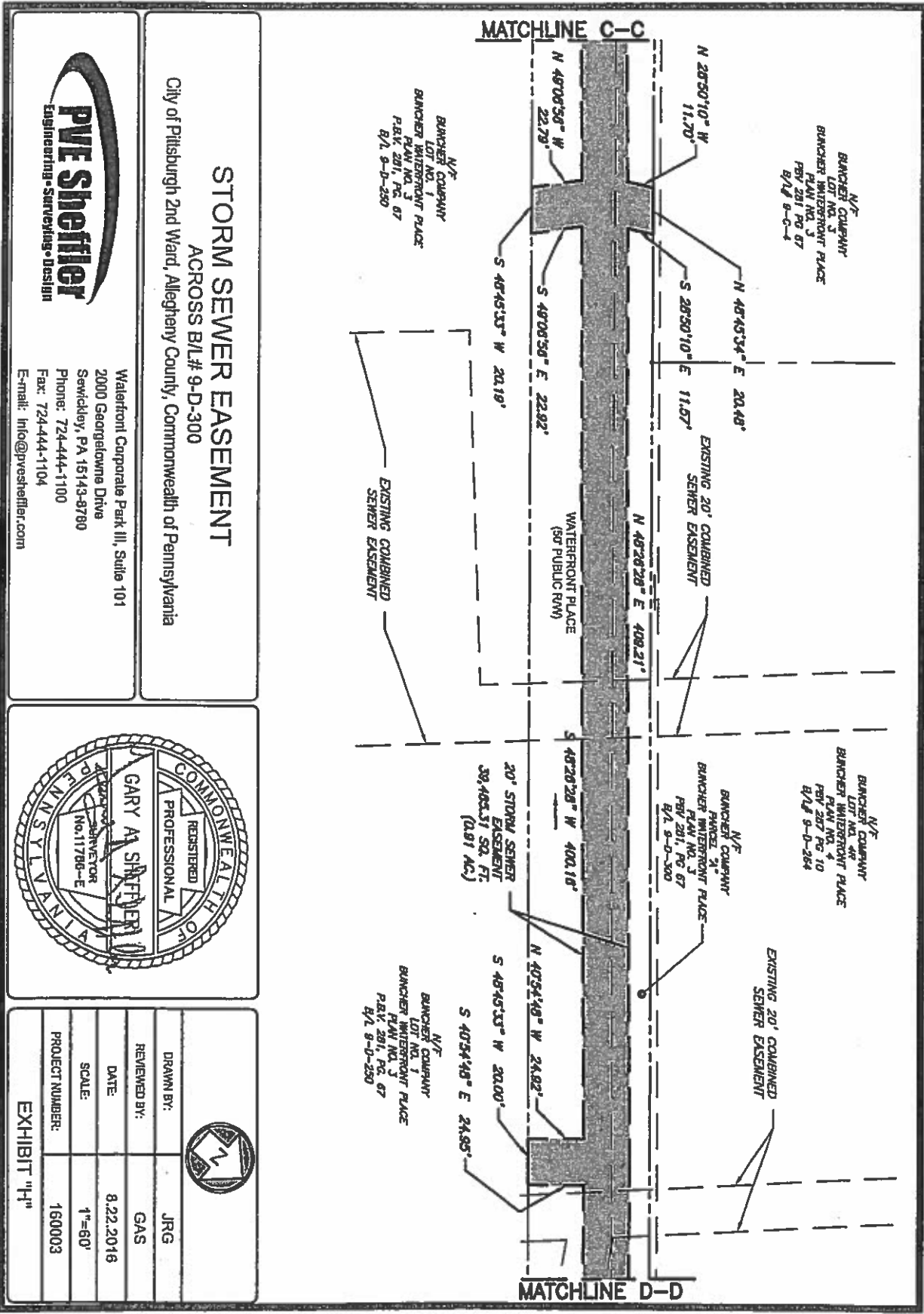
PVE Sheffler
 Engineering • Surveying • Design

Waterfront Corporate Park III, Suite 101
 2000 Georgetown Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pveshell.com



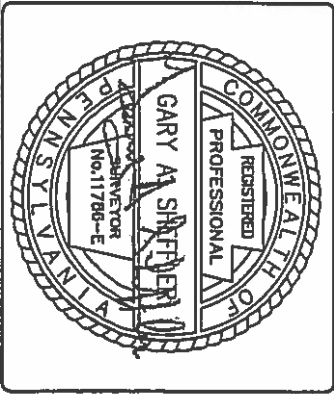
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REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003

EXHIBIT "G"



STORM SEWER EASEMENT
 ACROSS B/L# 9-D-300
 City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania

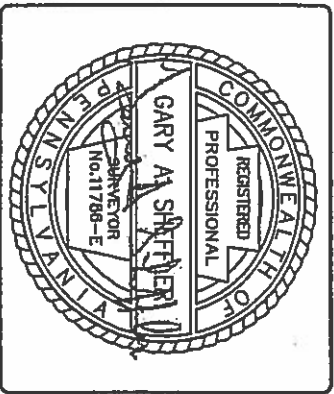

PVE Sheffler
 Engineering - Surveying - Design
 Waterfront Corporate Park III, Suite 101
 2000 Georgetowntown Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffler.com



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "H"	

STORM SEWER EASEMENT
 ACROSS B/L# 9-D-300

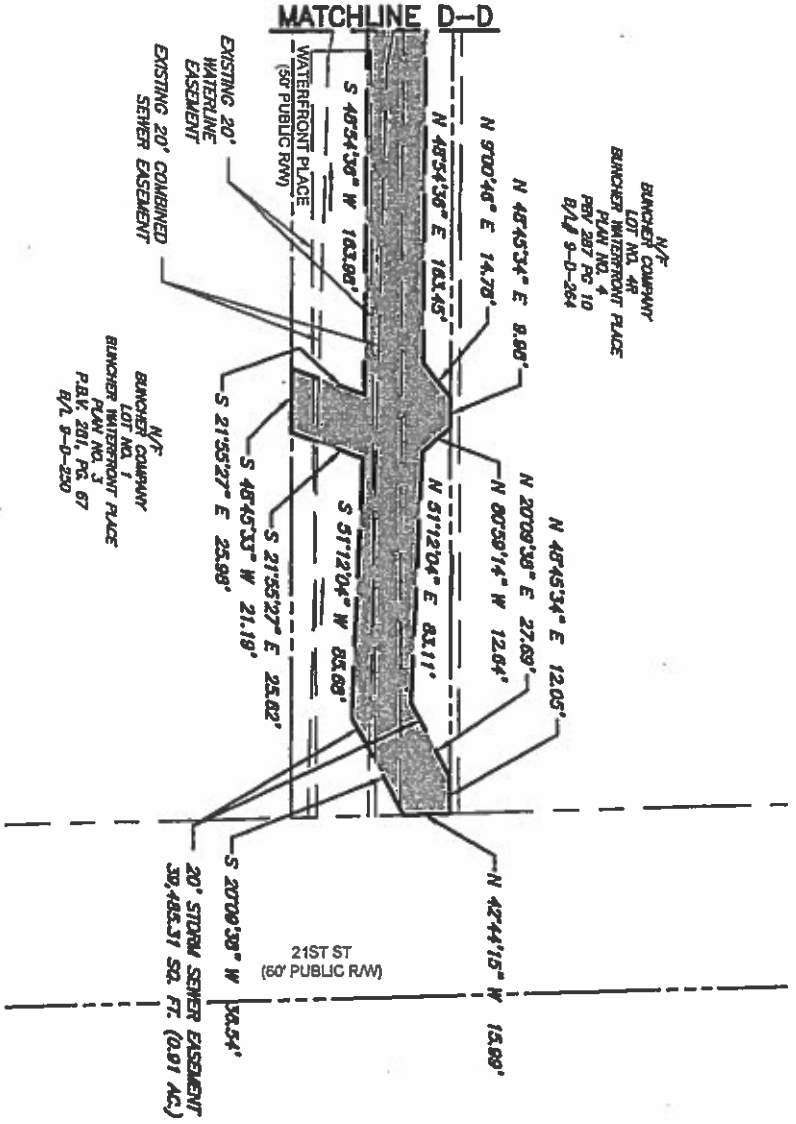
City of Pittsburgh 2nd Ward, Allegheny County, Commonwealth of Pennsylvania



DRAWN BY:	JRG
REVIEWED BY:	GAS
DATE:	8.22.2016
SCALE:	1"=60'
PROJECT NUMBER:	160003
EXHIBIT "1"	



Waterfront Corporate Park III, Suite 101
 2000 Georgetowna Drive
 Sewickley, PA 15143-8780
 Phone: 724-444-1100
 Fax: 724-444-1104
 E-mail: info@pvesheffield.com



N/E
 BLANCHER COMPANY
 LOT NO. 48
 BLANCHER WATERFRONT PLACE
 PLAN NO. 4
 PGY 287 PG 10
 B/L# 9-D-364

N/E
 BLANCHER COMPANY
 LOT NO. 1
 BLANCHER WATERFRONT PLACE
 PLAN NO. 3
 P/LV. 281, PG. 67
 B/L# 9-D-250

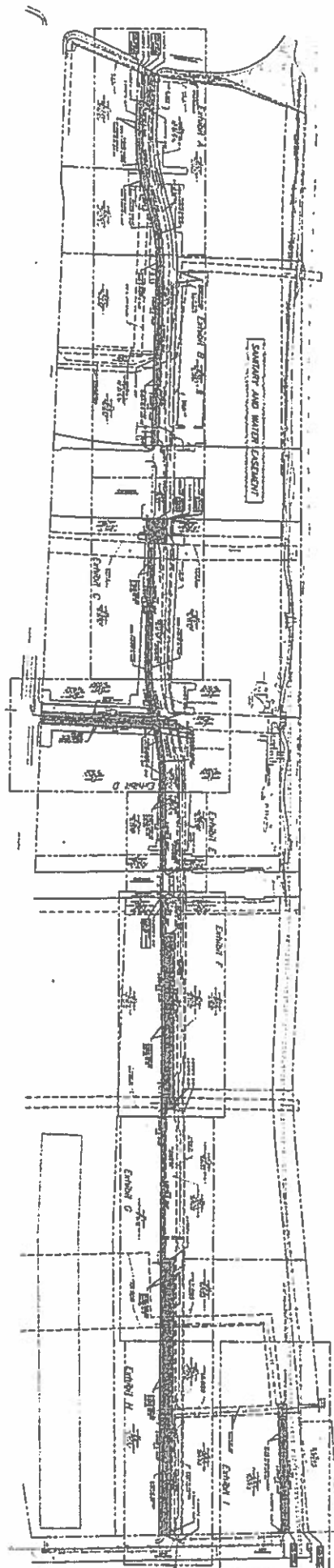


EXHIBIT B
PAGE 1 OF 2

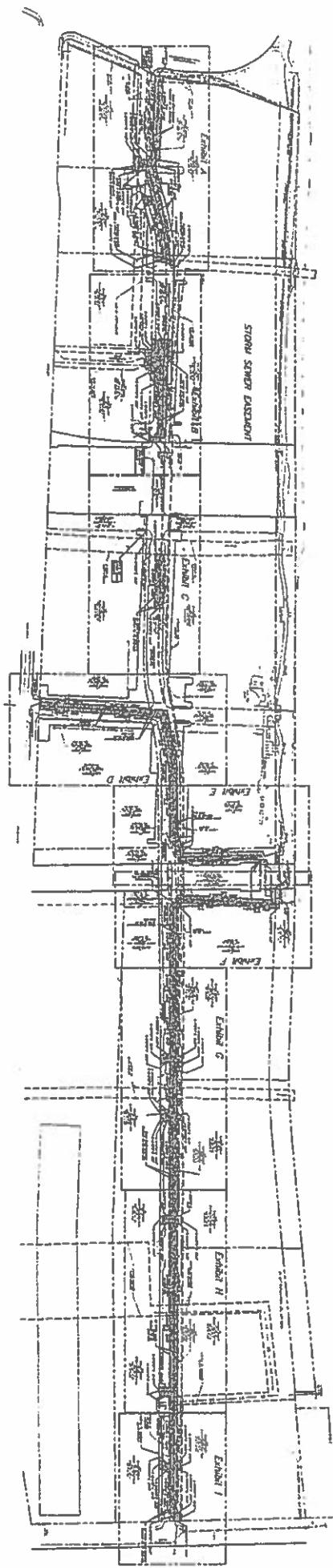


EXHIBIT B
PAGE 2 OF 2

Michael Kutzer

From: Michael Kutzer
Sent: Friday, December 23, 2016 10:51 AM
To: 'George Robinson'
Cc: Melanie Zimmerman
Subject: FW: Buncher PWSA Easement Agreement
Attachments: Easement Agreement.pdf

Dear George,

The first easement has been recorded. Attached is your copy. I will have the Temporary Easement recorded as soon as we receive it. Let me know when you are sending it up. Thanks for all of your help on this.

Merry Christmas and Happy New Year!

Sincerely,

Mike

Michael E. Kutzer
Vice President - Real Estate
The Buncher Company
Penn Liberty Plaza I
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222
Phone: 412-422-9900 x3
Fax: 412-422-3900
mkutzer@buncher.com

From: Melanie Zimmerman
Sent: Friday, December 23, 2016 10:43 AM
To: Michael Kutzer
Subject: Buncher PWSA Easement Agreement

Dear Mike,

Attached is proof of recording for forwarding to George Robinson.

Thanks,
Melanie

Melanie C. Zimmerman

Director - Legal Services
Penn Liberty Plaza I
1300 Penn Avenue, Suite 300
Pittsburgh, PA 15222-4211
412-422-9900 x 224
fax 412-422-1298

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
District 15 Beta
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250072201**

The project site is located at 1465 Smallman Street, at the intersection of 15th Street and Smallman Street, in the Strip District neighborhood in the 2nd Ward of the City of Pittsburgh, Allegheny County, Pennsylvania (see Figure 1). The existing site consists of two lots, 9-G-170 and 9-G-201, with a total area of 2.64 acres. The District 15 Beta project is bounded by the Waterfront Place to the northwest, Veterans Bridge to the southwest, Smallman Street to the southeast, 15th Street to the northeast, and it is located in a Special Planning, 8 (SP-8) Zoning District. The site is currently occupied by a surface asphalt parking lot, concrete sidewalks, and sparse landscaping. The land owner for the project site is The Buncher Company. Easements for PWSA to repair and maintain the sewerage around the project site have been established and recorded as of December 2016. Copies of these Easements can be found in Appendix C.

The proposed project provides a 6-inch sanitary sewer connection from the proposed building to the existing 12-inch VCP sewer in 15th Street. This existing 12-inch sewer is ultimately conveyed to the Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. This alternate method will provide adequate disposal of the total combined daily flow of 20,518 gallons per day (52 EDUs). The proposed net increase in combined daily sanitary sewage flow from existing to proposed conditions is 20,518 gallons per day, or 52 EDUs. A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The proposed line will remain accessible by PWSA and should not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a stream discharge is the Allegheny River, approximately 0.08 miles northwest of the site. A package wastewater treatment plant with discharge to the Allegheny River is not feasible due to the size and cost of the site.

APPENDIX E

Public Notice

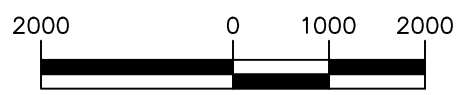
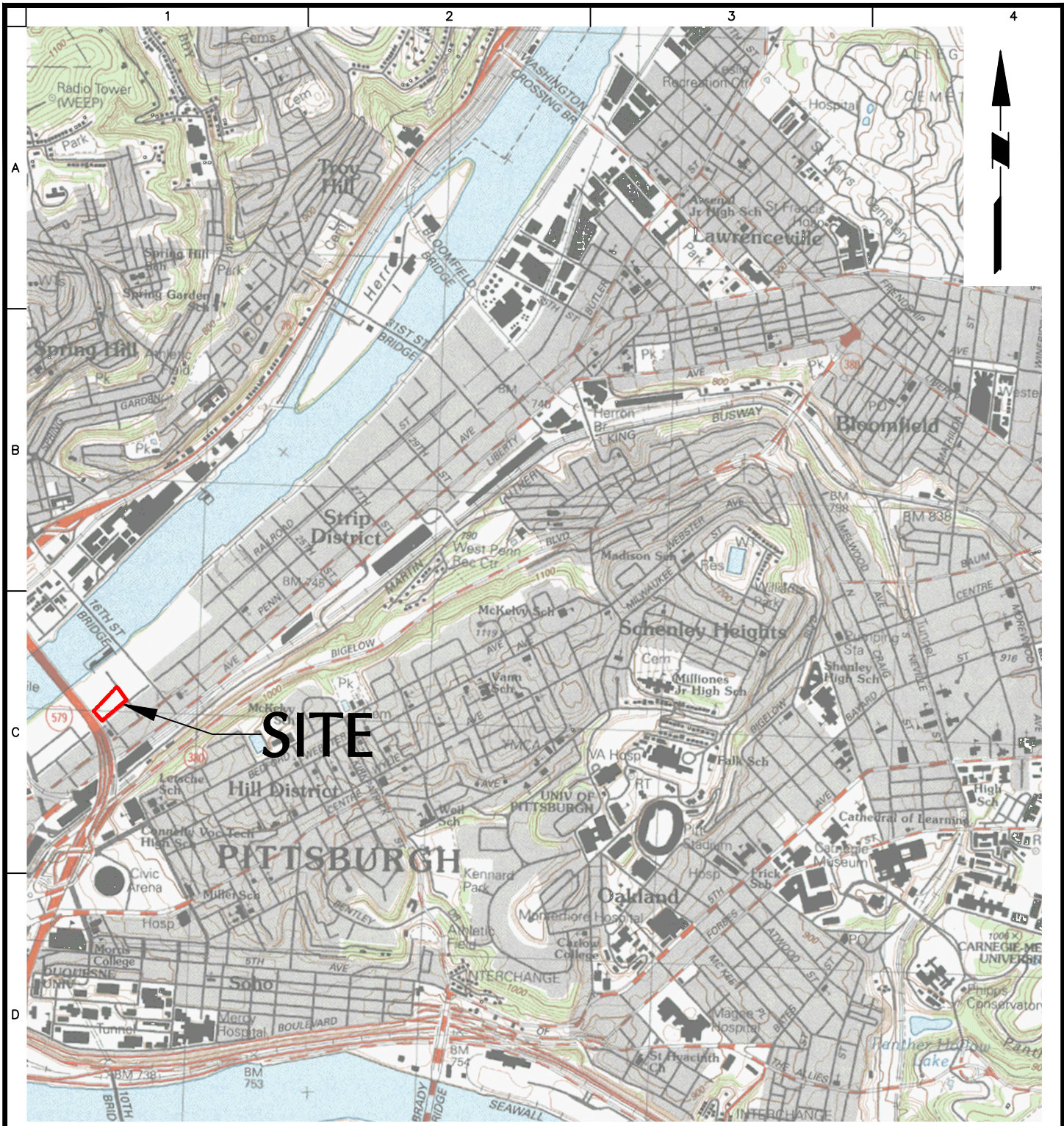
**SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Public Notice
District 15 Beta
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250072201**

A public notification is not required for this project since no items in Section P of Component 3 (Appendix C) were applicable to this project.

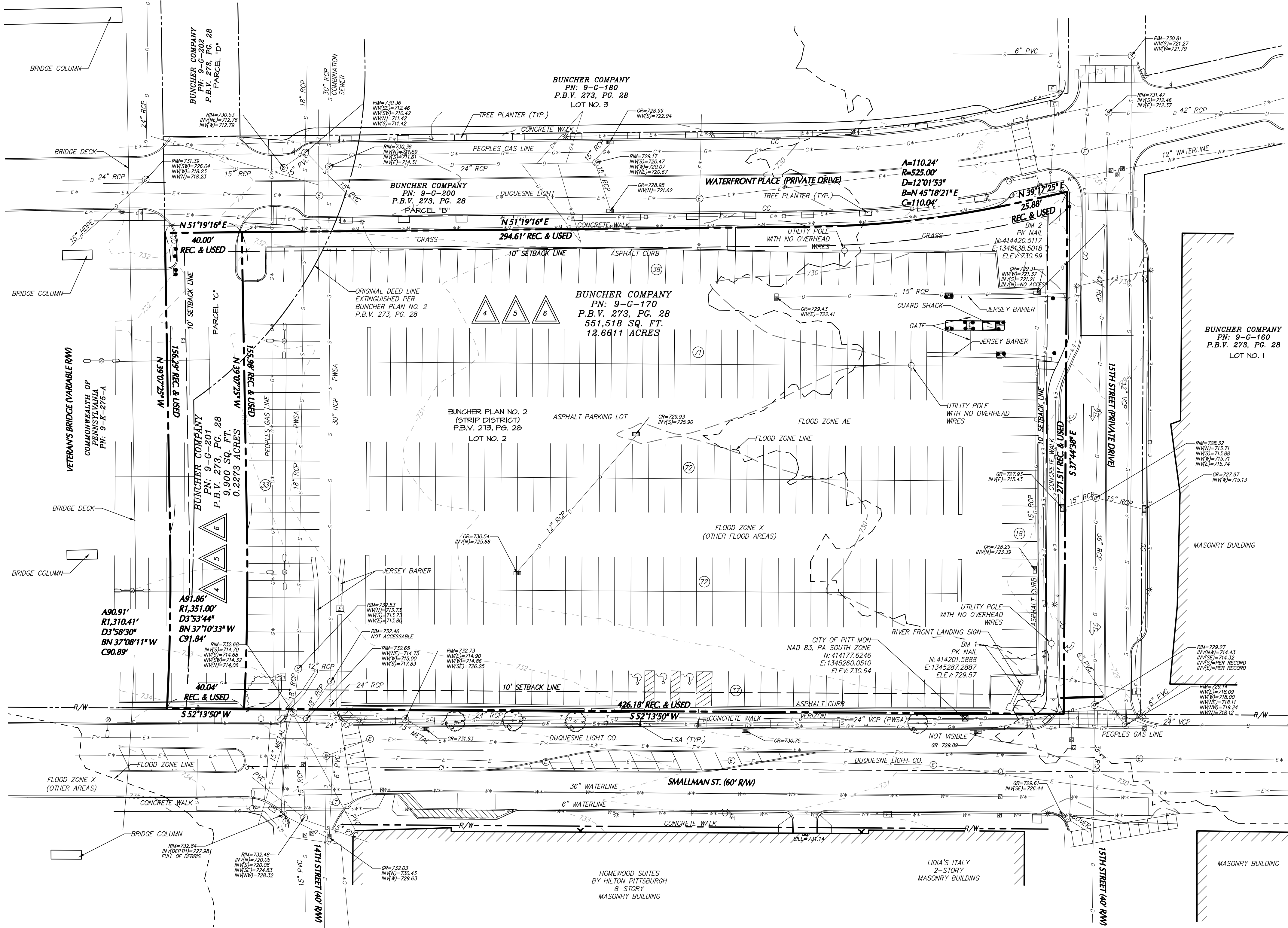
APPENDIX F

USGS Map and Plot Plans



REF: USGS PITTSBURGH EAST QUADRANGLE, PENNSYLVANIA, 1997

<p>2400 ANSYS DRIVE SUITE 403 CANONSBURG, PA 15317</p> <p>T: 724.514.5100 F: 724.514.5101 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan International LLC</p> <p>Collectively known as Langan</p>	Project	Drawing Title	Project No.	Figure No.	
	<p>DISTRICT 15 BETA</p> <p>CITY OF PITTSBURGH</p> <p>ALLEGHENY PENNSYLVANIA</p>	<p>SITE LOCATION MAP</p>	250072201	<p>1</p>	
			Date		JULY 15, 2019
			Scale		1"=2,000'
			Drawn By		RSG
Submission Date	--				



BASIS OF BEARINGS
 MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN JANUARY, 2019.

DATUM
 VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 01/16/2019

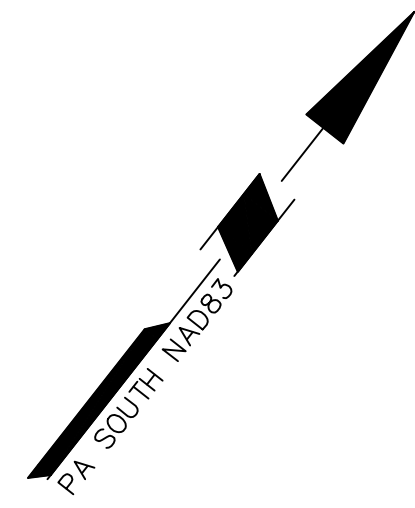
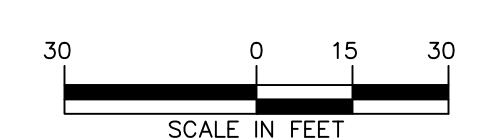
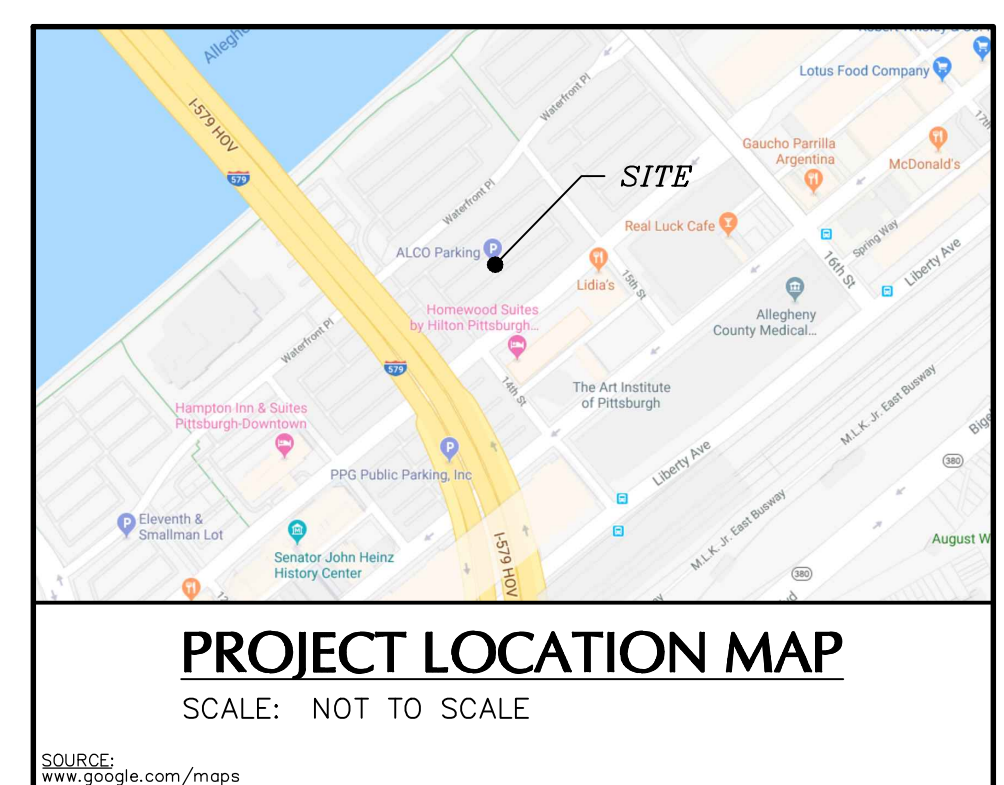
BENCHMARK
 BM 1 - PK NAIL, ELEV=729.57
 BM 2 - PK NAIL, ELEV=730.69

UTILITY INFORMATION
 DESIGN TICKET 20190171044
 DIG TICKET 20190171034

PARKING
 338 PARKING SPACES
 3 HANDICAP PARKING SPACES
 341 TOTAL PARKING SPACES

FLOOD CERTIFICATION
 AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 353 OF 558, MAP NUMBER 420030353H," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE X (OTHER FLOOD AREAS), AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

ZONING
 AS PER THE CITY OF PITTSBURGH INTERACTIVE ZONING DISTRICTS MAP, THE SUBJECT PARCEL IS ZONED SP-8, SPECIALLY PLANNED DISTRICT. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF PITTSBURGH, PENNSYLVANIA DEVELOPMENT CODE.



CITY OF PITTSBURGH, PA CODE OF ORDINANCES

SITE DEVELOPMENT STANDARD	SP-8 DISTRICT (ZONE E)
SETBACK 15TH STREET	10 FT - 00 IN.
SETBACK 16TH STREET BRIDGE	10 FT - 00 IN.
SETBACK SMALLMAN STREET	10 FT - 00 IN.
SETBACK WATERFRONT PLACE	10 FT - 00 IN.
SETBACK VETERAN'S BRIDGE	10 FT - 00 IN.
BUILDING HEIGHT	20 STORIES OR 280.00 FT. 4 STORIES OR 56.00 FT.
BUILD-TO LINES	MAXIMUM MINIMUM

BUILDINGS FOR WHICH 15TH STREET IS CONSIDERED THE PRIMARY FRONTAGE: 15'-0" FOR 75% OF PROPERTY LENGTH ALONG 15TH STREET
 BUILDINGS FOR WHICH SMALLMAN STREET IS CONSIDERED THE PRIMARY FRONTAGE: 40'-0" FOR 50% OF PROPERTY LENGTH ALONG SMALLMAN STREET.
 BUILDINGS FOR WHICH WATERFRONT PLACE IS CONSIDERED THE PRIMARY FRONTAGE: 15'-0" FOR 30% OF PROPERTY LENGTH ALONG WATERFRONT PLACE.
 NOTE: PROVIDED BY THE CITY OF PITTSBURGH.

UTILITY COMPANY	ADDRESS
PEOPLES GAS COMPANY LLC	375 NORTH SHORE DRIVE, PITTSBURGH, PA. 15212
ALLEGHENY COUNTY SANITARY AUTHORITY	330 PREBLE AVE., PITTSBURGH, PA. 15233
VERIZON PENNSYLVANIA LLC	1026 HAY ST, PITTSBURGH, PA. 15221
PITTSBURGH WATER & SEWER AUTHORITY	1200 PENN AVE., PITTSBURGH, PA. 15222
PITTSBURGH CITY DEPT. OF PUBLIC WORKS	611 SECOND AVE. PITTSBURGH, PA. 15229
DUQUESNE LIGHT COMPANY	2645 NEW BEAVER AVE., PA-TD, PITTSBURGH, PA. 15233
DQE COMMUNICATIONS LLC	424 S. 27TH ST., SUITE 220, PITTSBURGH, PA. 15203
AT&T LOCAL SERVICES	360 GEES MILL BUSINESS PKWY NE, CONYERS, GA. 30013
LIGHTOWER FIBER NETWORKS LLC	N/A
UNIVERSITY MICROFILMS INTERNATIONAL	400 INTERNATIONAL PARKWAY, RICHARDSON, TX. 75081
PACT STANWIX PLANT	120 CECIL WAY, PITTSBURGH, PA. 15222
COMCAST CABLEVISION	1530 CHARTIERS AVE, PITTSBURGH, PA. 15204
CENTURYLINK FORMERLY QWEST	700 W. MINERAL AVE. GRID NO: UT00-D27.34, LITTLETON, CO. 80120

Date	Description	No.
3/06/19	Updated Title	2
2/22/19	Received Title	1

LEGAL DESCRIPTION
 PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. PIT190354, EFFECTIVE DATE: 02/01/2019
 ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE 2ND WARD OF THE CITY OF PITTSBURGH, ALLEGHENY COUNTY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 2 AND PARCEL C IN THE BUNCHER PLAN NO. 2 (STRIP DISTRICT) RECORDED IN PLAN BOOK VOLUME 273, PAGE 28.
 DESIGNATED AS TAX PARCEL 9-G-170 AND TAX PARCEL 9-G-201.

TITLE IS VESTED IN THE BUNCHER COMPANY, A PENNSYLVANIA CORPORATION, BY DEED FROM THE PENN CENTRAL CORPORATION, DATED NOVEMBER 14, 1978 AND RECORDED IN DEED BOOK VOLUME 6049, PAGE 579 AND DEED FROM THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DATED DECEMBER 28, 1993 AND RECORDED IN DEED BOOK VOLUME 9132, PAGE 542.

SURVEYOR'S CERTIFICATION
 1. THE BUNCHER COMPANY, A PENNSYLVANIA CORPORATION
 CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)-1), 8, 9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2019.

SHAUN F. HIGGINS
 PROFESSIONAL LAND SURVEYOR
 PA LIC. NO. SU-051088-E

SCHEDULE B SECTION II EXCEPTIONS -
 PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. PIT190354-1ST REVISED WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019

ITEMS 1 THROUGH 3 NOT SURVEY RELATED
 The following rights of way granted to:

- Equitable Gas Company dated November 15, 1990 and recorded in Deed Book Volume 8378, page 305. (INCLUDES SUBJECT PARCEL AND MORE LAND. THE RIGHT OF WAY DESCRIBES A 800 FOOT LONG PIPELINE HEADING IN A NORTHWESTERLY DIRECTION BEGINNING AT A 24IN DIAMETER PIPELINE LAID IN SMALLMAN STREET. EQUITABLE GAS COMPANY SKETCH IS NOT ATTACHED TO DOCUMENT, GAS LINES ON THE SUBJECT PROPERTY ARE SHOWN HEREON FROM RECORD INFORMATION.)
- From the Buncher Company to Duquesne Light Company dated July 12, 1993 and recorded in Deed Book Volume 9389, page 315. (RIGHT OF WAY AGREEMENT TO INSTALL, USE, OPERATE, MAINTAIN, REPAIR, RENEW AND REMOVE AN UNDERGROUND ELECTRICAL SYSTEM LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE, NOT SHOWN HEREON.)
- Verizon Pennsylvania, Inc. recorded July 25, 2001 in Deed Book Volume 11106, page 32. (DOCUMENT GRANTS VERIZON THE RIGHT TO CONSTRUCT A COMMUNICATIONS FACILITY ON THE SUBJECT PARCEL AND MORE LAND, EXHIBIT DESCRIBING LOCATION OF COMMUNICATIONS FACILITY IN DOCUMENT NOT ATTACHED, NOT SHOWN HEREON.)
- Deed of Restrictions and Covenants made by The Buncher Company dated November 5, 2008 and recorded in Deed Book Volume 13789, page 356. (THE RESTRICTIONS AND COVENANTS RESTRICTS THE TYPE OF DEVELOPMENT THAT MAY OCCUR DUE TO SITE CONTAMINATION OF THE SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL IS SHOWN HEREON.)
- Declaration of Covenants, Conditions and Restrictions made by The Buncher Company dated October 13, 2015 and recorded in Deed Book Volume 16166, page 152, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions dated July 6, 2016 and recorded in Deed Book Volume 16471, page 144. (THE RESTRICTIONS AND COVENANTS CONSIST OF THE SUBJECT PARCEL AND MORE LAND BEING LOCATED IN THE CITY OF PITTSBURGH ZONING CODE "SPECIALLY PLANNED DISTRICT, SP-8, RIVERSHORE LANDING", AND MUST FOLLOW THE ZONING SPECIFICATIONS, SUBJECT PARCEL IS SHOWN HEREON.)
- Environmental Covenant made by the Buncher Company recorded April 17, 2014 in Deed Book Volume 15572, page 164. (COVENANT DESCRIBES ACTIVITY & USE LIMITATIONS ON SUBJECT PARCEL AND MORE LAND, SUBJECT PARCEL IS SHOWN HEREON.)

LEGEND (NOT SHOWN TO SCALE)

⊗	MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
⊙	SET 8" X 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
⊕	SET DRILL HOLE	CALC.	CALCULATED
⊖	HYDRANT	OBS.	OBSERVED
⊗	STAND PIPE	SQ. FT.	SQUARE FEET
⊙	ROOF DRAIN	CSR.	CITY SURVEY RECORD
⊕	BOLLARD	AFN.	AUDITOR'S FILE NUMBER
⊖	STREET LIGHT	PN	PARCEL NUMBER
⊗	AREA LIGHT	VOL.	DEED VOLUME
⊙	SIGNAL POLE	PG.	PAGE
⊕	POWER POLE	LSA	LANDSCAPE AREA
⊖	QUI WIRE	CP	CONCRETE PAD
⊗	MANHOLE (TYPE AS LABELED)	CC	CONCRETE CURB
⊙	WATER VALVE	EP	EDGE OF PAVEMENT
⊕	GAS VALVE	FP	FENCE (TYPE AS NOTED)
⊖	UNKNOWN VALVE	SP	SUBJECT PROPERTY LINE
⊗	CATCH BASIN	AP	ADJOINING PROPERTY LINE
⊙	CLEAN OUT	EL	EASEMENT PROPERTY LINE
⊕	SIGN	TR	TREE LINE
⊖	BOLLARD	GR	GUIDE RAIL (TYPE AS NOTED)
⊗	ELECTRIC BOX	ST	STEAM LINE
⊙	ELECTRIC METER	OW	OVERHEAD WIRE
⊕	GAS METER	CS	COMBINED SEWER LINE
⊖	WATER METER	W	WATER LINE
⊗	TELEPHONE BOX	E	ELECTRIC LINE
⊙	TRAFFIC SIGNAL POLE	C	COMMUNICATION LINE
⊕	DOOR	S	SANITARY LINE
⊖	DOUBLE DOOR	D	DRAINAGE LINE
⊗	GARAGE DOOR	U	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

- NOTES**
- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: PIT190354 COMMITMENT DATE: 02/01/2019.
 - THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 A. ALTA/ACSM LAND TITLE SURVEY BY PVE SHEFFLER, DATED 11/15/2010.
 B. WATERFRONT PLACE SITE LAYOUT PLAN, RECEIVED ON 12/10/2018.
 C. BUNCHER PLAN NO. 2 (STRIP DISTRICT), PLAN VOLUME 273, PAGE 28.
 D. BUNCHER LOT CONSOLIDATION PLAN NO.1, PLAN VOLUME 272, PAGE 153.
 E. DUQUESNE LIGHT CO. DUCT RECORD PLANS, RECEIVED ON JANUARY 25, 2019.
 F. PEOPLES NATURAL GAS COMPANY GAS LINE MAP, RECEIVED ON JANUARY 29, 2019.
 - MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN JANUARY, 2019.
 - VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF JANUARY 2019.
 - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
 - ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
 - UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
 - PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
 - THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

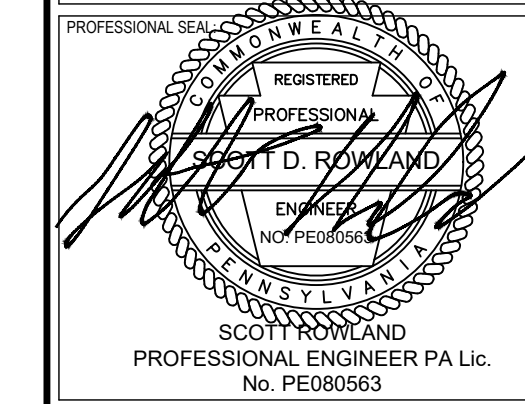
LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 2400 Ansley Drive, Suite 403
 Conyersburg, PA 15317
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project

15TH STREET DEVELOPMENT
 PN: 9-G-170
 2ND WARD
 CITY OF PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA
 Drawing Title

ALTA/NSPS LAND TITLE SURVEY

Project No.	Drawing No.
250072201	VL101
Date	FEBRUARY 1, 2019
Drawn By	BLR
Checked By	ALM
Sheet	1 of 1



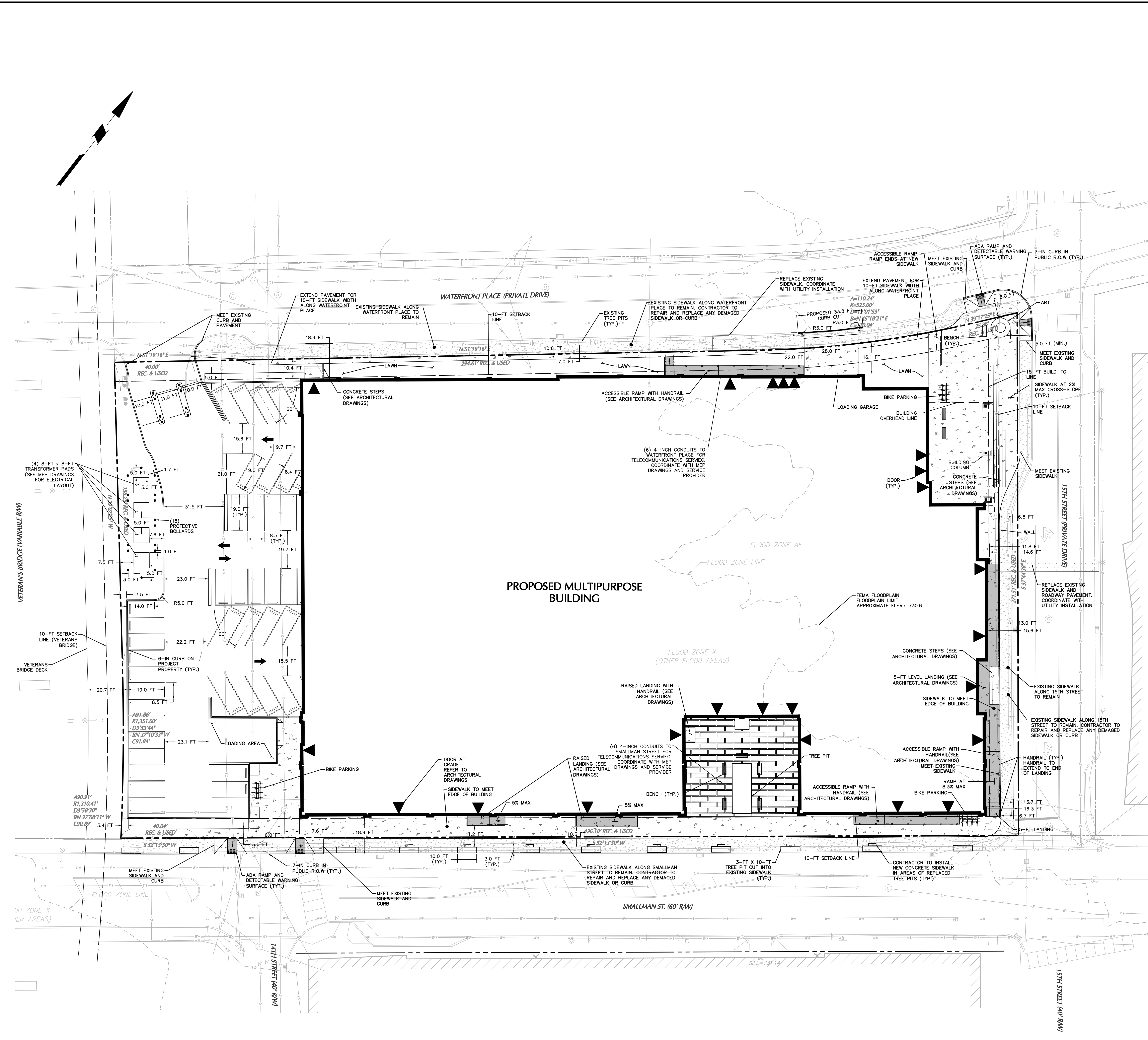
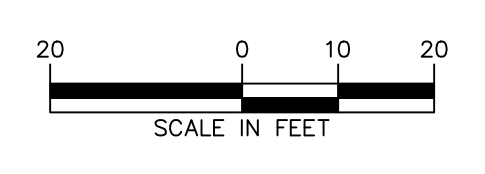
SCOTT ROWLAND
PROFESSIONAL ENGINEER PA L.C.
No. PE00563

GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" FOR PROJECT "15TH STREET DEVELOPMENT", PREPARED BY LANGAN, DATED 02/09/2018, LAST REVISED 03/09/2018.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DESCRIBED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEM NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEFICIT ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRADE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE DRAWING SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL OR VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- STREET PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL RESTORATION OF STREET PAVEMENTS SHALL ABIDE BY THE POLICIES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES MANUAL.

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
YARD SETBACK LINE	---
BUILD-TO LINE	---
DEPRESSED CURB	---
CURB LINE	---
BUILDING	---
BUILDING OVERHANG	---
TRAFFIC SIGN	---
RADIUS (IN FEET)	R20
CONCRETE SIDEWALK	---
ACCESSIBLE RAMP AND LANDING	---
ASPHALT PAVEMENT	---

ZONING TABLE SP-8 SPECIAL PLANNING ZONE E		
Item	Required/ Permitted	Proposed
Min. Lot Area		
Min. Urban Open Space		
Build-To Lines		
15th St is Primary Frontage	15 ft. 75% property length along 15th St.	>75%
Smallman St is Primary Frontage	40 ft. 50% property length along Smallman St.	N/A
Waterfront Pl is Primary Frontage	15 ft. 30% property length along Waterfront Pl.	N/A
Setbacks		
15th Street	10 ft	> 10 ft
Smallman Street	10 ft	> 10 ft
Waterfront Pl	10 ft	> 10 ft
Veteran's Bridge	10 ft	> 10 ft
Max. Structure Height	280 ft	<280 ft
Min. Structure Height	56 ft	> 56 ft
Landscaping		
Street Trees	Smithfield Street (1 tree per 30 feet of R/W)	16 trees 16 trees
Surface Parking Lot		
Parking Lot Trees (1 tree per 5 parking spaces)	9 trees	11 trees
Parking Lot Landscaped Area (25 SF per parking space)	1,125 SF	>1,125 SF



New Construction:
RDC District 15 Beta
Smallman Street & 15th Street
Pittsburgh, PA 15222

FOUNDATION PERMIT SET

REVISION SCHEDULE		
REV.	PURPOSE OF ISSUE	DATE
A	SCHEMATIC DESIGN	02/19/2019
B	100% DESIGN DEVELOPMENT	09/04/2019
C	FOUNDATION PERMIT SET	09/06/2019
D	FOUNDATION PERMIT SET	09/20/2019
E	CITY / DOMI COMMENTS	10/30/2019

GOVERNING AGENCIES		
PROJECT NO.	PROJECT ISSUED DATE	SHEET ISSUED DATE
180423.00	09/04/19	09/04/19
DESIGNED BY: RSC	CHECKED BY: BDH	APPROVED BY: SDR
SHEET NAME:		

SITE PLAN

SHEET NO:

CS101

APPENDIX G

Cultural Resource Notice

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

**Re: Cultural Resources Notice (CRN)
District 15 Beta
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250072201**

Per DEP Document #0120-PM-PY0003a – Section F, a Cultural Resource Notice is not required for this project because the project area is less than 10 acres, and does not contain any demolition of existing buildings.

APPENDIX H

PNDI

1. PROJECT INFORMATION

Project Name: **District 15**
Date of Review: **7/16/2019 09:33:24 AM**
Project Category: **Development, New commercial/industrial development (store, gas station, factory)**
Project Area: **4.21 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code: **15222**
Quadrangle Name(s): **PITTSBURGH EAST**
Watersheds HUC 8: **Lower Allegheny**
Watersheds HUC 12: **Allegheny River-Ohio River**
Decimal Degrees: **40.448635, -79.990560**
Degrees Minutes Seconds: **40° 26' 55.854" N, 79° 59' 26.165" 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	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response

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.

District 15

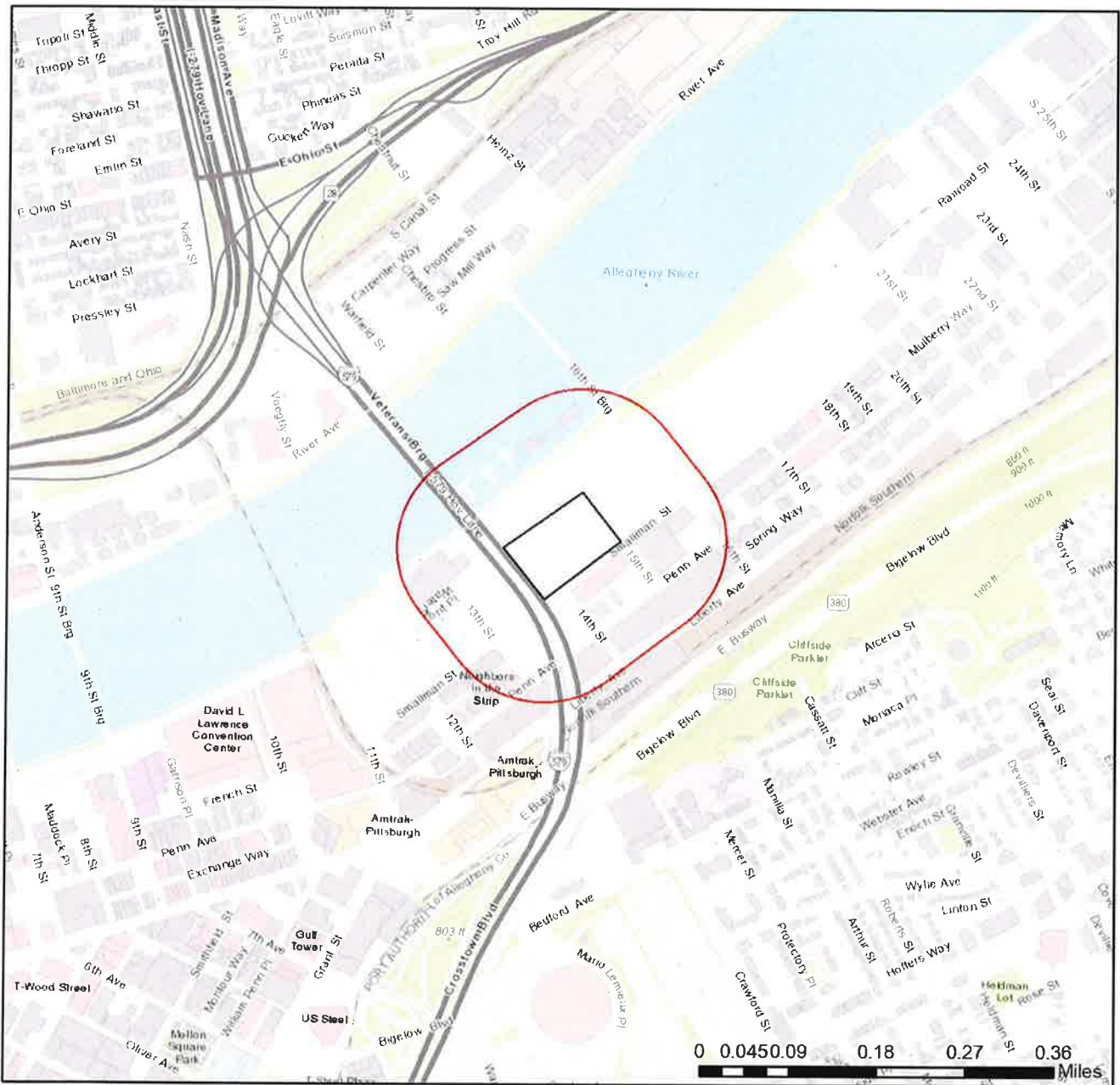


- Project Boundary
- Buffered Project Boundary



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

District 15



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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

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

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Quadrula quadrula	Mapleleaf	Special Concern Species*
Sensitive Species**		Endangered

U.S. Fish and Wildlife Service

RESPONSE:

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

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

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

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email* the following information to the agency(s). 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

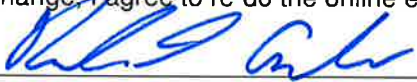
Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: ROBERT GEHRIS
Company/Business Name: LANGAN
Address: 2400 ANSYS DRIVE
City, State, Zip: CANONSBURG PA 15317
Phone: (724) 514-5100 Fax: ()
Email: RGEHRIS@LANGAN.COM

8. CERTIFICATION

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


applicant/project proponent signature

7/16/2019
date

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

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

PROJECT LOCATION INFORMATION

County: Allegheny
Township: City of Pittsburgh

MISC INFORMATION

Date received by FWS: 7/17/2019
 ACTIVE ARCHIVE

USFWS COMMENTS EMAILED MAILED

Email: rgehris@langan.com

To: Robert Gehris

Affiliation: Langan

SPECIFIC PROJECT: District 15, 15th & Smallman Streets, 2nd Ward, Pittsburgh

FISH AND WILDLIFE SERVICE COMMENT(S):

X **NOT LIKELY TO ADVERSELY AFFECT**

The federally listed northern riffleshell, clubshell, rayedbean, rabbitsfoot, sheepnose, snuffbox occurs or may occur in or near the project area. However, based on our review of the information provided, including the project description and location (no effect to the Allegheny River anticipated)

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

The above determination is valid for two years from the date of this letter. In addition, this response relates only to federally listed, proposed, and candidate species under our jurisdiction, based on an office review of the proposed project's location and anticipated impacts. No field inspection of the project area has been conducted by this office. Consequently, comments on this form are not to be construed as addressing other Service concerns under the Fish and Wildlife Coordination Act or other authorities. *Please reference the above PNDI # and USFWS Project # in any future correspondence regarding this project.*

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

Alison Whitlock (7461)
 Vacant

Melinda Turner (7449)
 Nicole Ranalli (7455)

Jennifer Kagel (7451)
 Pamela Shellenberger (7461)

**ROBERT
ANDERSON**

Digitally signed by
ROBERT ANDERSON
Date: 2019.08.14
15:19:06 -04'00'

SIGNATURE: _____

Supervisor, Pennsylvania Field Office



Pennsylvania Fish & Boat Commission

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

July 23, 2019

IN REPLY REFER TO
SIR# 51528

Langan Engineering & Environmental Services, Inc.
Robert Gehris
2400 Ansys Drive
Canonsburg, Pennsylvania 15317

RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 688421_1
District 15
ALLEGHENY County: Pittsburgh City

Dear Robert Gehris:

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 Nevin Welte at 412-586-2334 and refer to the SIR # 51528. 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/NTW/dn

APPENDIX I

Component 4A



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

District 15 Beta

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

1. Date plan received by municipal planning agency 11-26-19
2. Date review completed by agency 11-27-19

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, *et seq.*)?

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

17. Name, title and signature of planning agency staff member completing this section:

Name: Martina Battistone
 Title: Senior environmental planner
 Signature: M. Battistone
 Date: 11-27-19
 Name of Municipal Planning Agency: Pittsburgh, Dept. City Planning
 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.

APPENDIX J

Component 4C



**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

District 15 Beta

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

1. Date plan received by county or joint county health department November 29, 2019

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency December 3, 2019

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

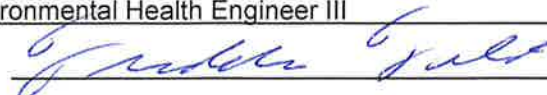
Yes No

1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan?
If no, what are the inconsistencies? _____
2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
If yes, describe _____
3. Is there any known groundwater degradation in the area of this proposal?
If yes, describe _____
4. The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.

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

Name: Freddie Fields

Title: Environmental Health Engineer III

Signature: 

Date: December 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.

APPENDIX K

Completeness Checklist

Checklist



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

Completeness Checklist

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

Sewage Collection and Treatment Facilities

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

Municipal Action

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

Signature of Municipal Official

Date submittal determined complete