



KU Resources, Inc.

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March 29, 2019

Mr. Benjamin Smith
Assistant City Solicitor
City of Pittsburgh Law Department
313 City-County Building
414 Grant Street
Pittsburgh, PA 15219

**RE: 3 Crossings 2.0 Southeast (Building H)
2801 Railroad Street – 15222
DEP Sewage Facilities Planning Module**

Dear Mr. Smith:

On behalf of the Oxford Development company, KU Resources, Inc. is submitting the attached PA DEP Sewage Facilities Planning Module application package for the proposed construction of a mixed-use building. The project site is located at 2801 Railroad Street in the 6th Ward of the City of Pittsburgh, Allegheny County. The site is bound on the north by the Allegheny River, on the east by 29th Street, on the west by neighboring commercial properties, and on the south by Railroad Street.

The enclosed response includes two copies of the following:

- Transmittal Letter
- Resolution
- Fiscal Impact Statement
- Sewer Module Questionnaire for council
- Legislation Summary Form
- Project Narrative
- Table 1: Proposed Sanitary Sewage Flows
- Site Location Map
- Exhibit showing existing sewer flow path to treatment plant
- Sewage Facilities Planning Module, Component 3
- Sewage Facilities Planning Module, Component 4A
- Sewage Facilities Planning Module, Component 4C
- Sanitary Sewer Capacity Calculation Brief
- PNDI Environmental Review Receipt
- Proof of Ownership - Allegheny County Tax Maps
- Site Survey and Tap-In Plan
- Building Floor Plans

Please let us know if you require any more information. Should you have any questions or concerns, please contact Rachel Upadhyay at 412-469-9331 x26 or at rupadhyay@kuresources.com.

Respectfully submitted,

Rachel A. Upadhyay, E.I.T.
Project Engineer

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 3 Crossings 2.0 Southeast at 2801 Railroad 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, Oxford Development company has proposed the development of a certain parcel of land identified as 3 Crossings 2.0 Southeast at 2801 Railroad Street, Allegheny County, at lot and block #25-F-138, 25-F-155, and 25-F-275 in the 6th 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 Addition 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 3 Crossings 2.0 Southeast at 2801 Railroad Street, Allegheny County at lot and block #25-F-138, 25-F-155, and 25-F-275 in the 6th 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.

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: 3 Crossings 2.0 Southeast

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

The site is currently and previously a paved parking lot for use by employees of Packaging Corporation of America (building across Railroad Street).

2) What is the proposed use for the property?

The proposed use is mixed-use retail, fitness center, and parking garage.

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

The 3 Crossings 2.0 project was permitted through the city to include both the 3 Crossings 2.0 site (Buildings A-G, north of Railroad Street), as well as the 3 Crossings 2.0 Southeast site (Building H, south of Railroad Street). Therefore, stormwater management for the entire project is handled on the portion of the site north of Railroad Street through the use of micro-bioretenment areas (planted bumpouts) along the proposed private roadway.

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

The proposed development will result in an increase in stormwater flows. This increase will be managed through the use of the micro bio-retention areas on the portion of the site north of Railroad Street. Accounting for the micro bio-retention areas, post-development stormwater flows will be smaller than the pre-development conditions.

**PROJECT NARRATIVE
3 CROSSINGS 2.0
SOUTHEAST (BUILDING H)
2801 RAILROAD STREET
6TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:
**OXFORD DEVELOPMENT COMPANY
301 GRANT STREET, SUITE 4500
PITTSBURGH, PENNSYLVANIA 15222**

Prepared by:
**KU RESOURCES, INC.
22 SOUTH LINDEN STREET
DUQUESNE, PENNSYLVANIA 15110**

OCTOBER 2018, REVISED MARCH 2019

DESCRIPTION OF PROPOSED DEVELOPMENT

Oxford Development Company is demolishing a parking lot formerly used by Packaging Corporation of America located at the intersection of 28th Street and Railroad Street in the 6th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The proposed demolition is to make space for the construction of a new structure, Building H, which will consist of a new parking garage with ground floor retail units. The site is bound to the northwest by the Railroad Street, to the northeast by 29th Street, to the southeast by Smallman Street, and to the southwest by 28th Street (Figure 1).

The site is currently and historically a parking lot that lies within the Lower Allegheny River watershed. According to the Federal Emergency Management Agency, the site is partially located within a floodplain. The existing utilities are a 10-inch combined sewer line and 10-inch water line along Railroad Street and a 36-inch brick combined sewer line and a water line along 28th Street.

Proposed building area resulting from the development will be 20,000 square feet. It is anticipated that the new water and sewer connections will be into the existing utilities within 28th Street.

PROPOSED SANITARY DESIGN

Daily effluent GPD values for building types are taken from the Pennsylvania Department of Environmental Protection (PADEP) Code Chapter 73.17. Sanitary flows from the proposed development are projected to be 13,000 GPD (33 EDUs) for the 36" pipe on 28th street and the effluent will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN).

ALTERNATIVES ANALYSIS

Spray irrigation or on-lot absorption are not viable options for this site because there is insufficient area to accommodate the expected sanitary flows. Furthermore, since a PWSA collector already exists along 28th Street, a tap-in to the existing sanitary sewer line is the preferred disposal method.

STORMWATER CONVEYANCE

Storm water management is required on the site due to the City of Pittsburgh's Stormwater Ordinance and applicable PADEP requirements indicating that post-development flows will not exceed pre-development flows. Storm water will be managed on the northwest portion of the overall development. The northwest site will contain traditional inlets connecting to a proposed stormwater pipe as well as micro-bio-retention areas in the planted bumpouts that are connected to the proposed stormwater infrastructure via an underdrain. No stormwater infrastructure is proposed for the southeast portion of the site. The proposed systems are designed to effectively manage the increase in stormwater runoff due to the overall development's increase in impervious surfaces.

PLANNING MODULE CALCULATIONS

Total Water: 13,000 GPD / 33 EDU

COMMERCIAL

BUILDING H = 13,000 GPD

TOTAL COMMERCIAL = 13,000 GPD

TOTAL WATER = 13,000

13,000 GPD / 400 GPD = 33 EDUs

Total Sewer: 13,000 GPD / 33 EDU

COMMERCIAL

BUILDING H = 13,000 GPD

TOTAL COMMERCIAL = 13,000 GPD

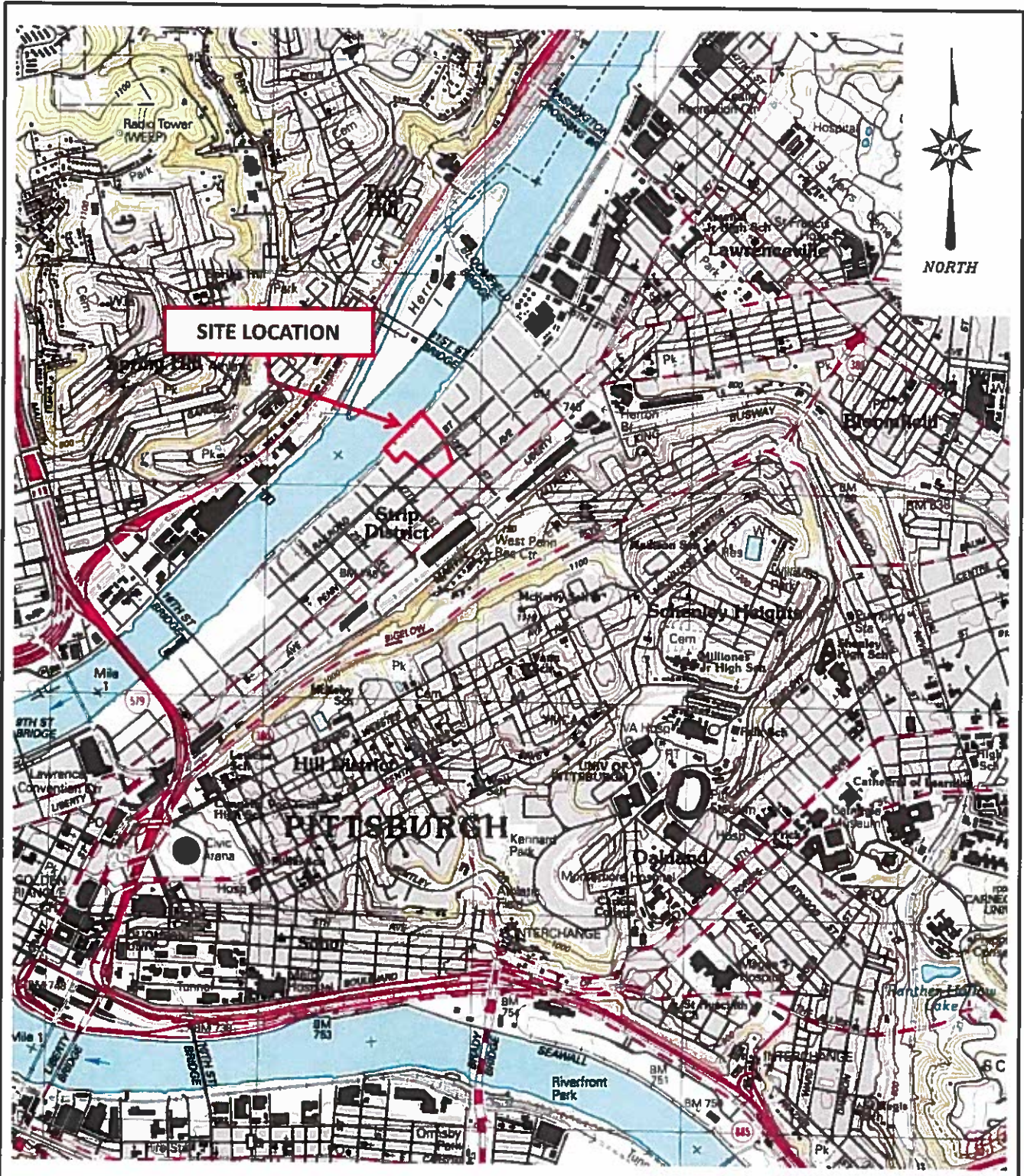
TOTAL SEWER = 13,000

13,000 GPD / 400 GPD = 33 EDUs

SEWAGE CONVEYANCE INFORMATION

Connecting into 28th Street is a service lateral of approximately 20 feet of 6-inch PVC at a minimum slope of 1%. The proposed lateral will connect into an existing 36-inch brick sewer collector pipe owned by PWSA. Effluent will connect at MH A-19-00 (ADCA 19) to the existing 66-inch interceptor owned by ALCOSAN. Flows will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN) Woods Run Wastewater Treatment Plant.

The 3 Rivers Wet Weather Sewer Atlas website's trace function was used as a tool in establishing the point of connection (POC), and results indicated that the POC was Structure A-20. However, this is listed as an upstream structure in the list of trace outputs. Additionally, the subsequent downstream pipes identified in the trace list A-19 as the POC. Therefore, it is assumed that the listing of the POC Structure of A-20 is incorrect, and that the correct POC Structure is MH A-19-00 (ADCA 19).



REFERENCE:
 USGS 7.5-MIN TOPOGRAPHIC
 EAST PITTSBURGH QUADRANGLE,
 PENNSYLVANIA, DATED 1997

NOT TO SCALE

APPROVED: TOM 10/16/2017
 CHECKED: TOM 10/16/2017
 DRAWN: RAU 10/16/2017
 FILE NO.: FIGURES
 PROJECT NO.: cpc1727c09



KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412-469-9331
 412-469-9336 fax
www.kuresources.com

FIGURE 1
SITE LOCATION MAP
3 CROSSINGS 2.0
 CITY OF PITTSBURGH, 6TH WARD
 ALLEGHENY COUNTY, PENNSYLVANIA

PREPARED FOR
OXFORD DEVELOPMENT COMPANY
 301 GRANT STREET, SUITE 4500
 PITTSBURGH, PENNSYLVANIA, 15219

Code No.



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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH ID #

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 3 Crossings 2.0 (Southeast)
- Brief Project Description Construction of a new parking garage with first floor retail space

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

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

C. SITE INFORMATION (See Section C of Instructions)

Site (Land Development or Project) Name

3 Crossings 2.0

Site Location Line 1
2801 Railroad Street

Site Location Line 2

Site Location Last Line -- City
Pittsburgh

State
PA

ZIP+4
15222

Latitude
40.459058

Longitude
-79.977380

Detailed Written Directions to Site From DEP SW Regional Office, take 30th Street Bridge, turn right on River Road, turn right onto 31st Street Bridge, turn right onto Penn Avenue, turn right onto 28th Street.

Description of Site Site is currently a parking lot previously used by Packaging Corporation of America.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Robert	Cicco			412-395-3452	

Site Contact Title Site Contact Firm (if none, leave blank)

Project Manager Oxford Development Company

FAX Email
412-642-2042 rcicco@oxforddevelopment.com

Mailing Address Line 1 Mailing Address Line 2

One Oxford Centre, Suite 4500 301 Grant Street

Mailing Address Last Line -- City State ZIP+4
Pittsburgh PA 15219

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

Last Name	First Name	MI	Suffix
Miller	Tysen	O	

Title Consulting Firm Name

Engineering Manager KU Resources, Inc.

Mailing Address Line 1 Mailing Address Line 2

22 South Linden Street

Address Last Line -- City State ZIP+4 Country
Duquesne PA 15110 USA

Email Area Code + Phone Ext. Area Code + FAX
tmiller@kuresources.com 4124699331 16 4124699336

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: Pittsburgh Water & Sewer Authority

F. PROJECT NARRATIVE (See Section F of Instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 33

Connections 1

Name of:

existing collection or conveyance system 28th Street 36" combined sewer

owner Pittsburgh Water & Sewer Authority

existing interceptor Allegheny River

owner Allegheny County Sanitary Authority (ALCOSAN)

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number _____

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature [Signature] Date 03/01/19

(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 13000 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
36" Brick Sewer						
Collection	4,937,862	17,282,517	0	0	3,900	13,650
Conveyance	—	1.38 MGD	0.312 MGD	0.355 MGD	0.328 MGD	0.372 MGD
Treatment	—	250.0 MGD	194.8 MGD	250.0 MGD	194.8 MGD	250.0 MGD

3. Collection and Conveyance Facilities

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

YES NO

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

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

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

b. Collection System

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

Name of Responsible Agent Barry K Kog

Agent Signature [Signature]

Date 2/6/2019

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 03/01/19

4. Treatment Facility

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

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

- a. YES NO This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 03/01/19

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

b. Name of Facility _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Tysen Miller		<i>Tysen Miller</i>
Name (Print)		Signature
Engineering Manager		10/1/18
Title		Date
22 South Linden Street, Duquesne, PA 15110	4124699331	
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 \$1650.00 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.

$$\#33 \text{ Lots (or EDUs) X } \$50.00 = \$ 1650.00$$

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:

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

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

The fee is based upon:

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

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

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



DEP Code #:

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

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

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

Project Name

3 Crossings 2.0 Southeast (Building H)

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

1. Date plan received by municipal planning agency October 4, 2018

2. Date review completed by agency October 8, 2018

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

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

SECTION C. AGENCY REVIEW (continued)

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

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

Name: Martina Battistone
 Title: Senior Environmental Planner
 Signature: Martina Battistone
 Date: 10-8-18
 Name of Municipal Planning Agency: City of 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.

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

RECEIVED
MAR 28 2019

March 25, 2019

Rachel Upadhyay, EIT.
KU Resources, Inc.
22 South Linden Street, Duquesne, PA 15110

RE: SEWAGE FACILITIES PLANNING MODULE - 3 CROSSINGS 2.0 SOUTHEAST; CITY OF PITTSBURGH

Dear Ms. Upadhyay:

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 March 18, 2019. The project proposes the following:

Project Description:	Proposed construction of a new structure, Building H, which will consist of a new parking garage with ground floor retail units. The site is bound to the northwest by the Railroad Street, to the northeast by 29th Street, to the southeast by Smallman Street, and to the southwest by 28th Street
Sewage Flow:	13,000 GPD
Conveyance:	Connecting into 28th Street is a service lateral of approximately 20 feet of 6-inch PVC at a minimum slope of 1%. The proposed lateral will connect into an existing 36-inch brick sewer collector pipe owned by PWSA. Effluent will connect at MH A-19-00 (ADCA 19) to the existing 66-inch interceptor owned by ALCOSAN. Flows will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN) Woods Run Wastewater Treatment Plant.
Sewer's Owner:	PWSA
Name of Sewage Treatment Plant:	ALCOSAN sewage treatment

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority. In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, Ivo Miller, Plumbing Program Manager at 412-578-7934.

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

Sincerely,

Michael W. Scheer
Environmental Health Administrator II
Water Pollution Control & Solid Waste Management

Enclosure

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



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



Advancing
public health
performance



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER STANDARDS AND FACILITY REGULATION

DEP Code #

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

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

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

Project Name

3 CROSSINGS 2.0 SOUTHEAST

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

1. Date plan received by county or joint-county health department. March 18, 2019

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency March 22, 2019

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

Yes No



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

If no, what are the inconsistencies? _____



2. Are there any waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality?

If yes, describe _____



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

If yes, describe _____



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

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

Name: Michael Scheer

Title: Environmental Health Administrator II

Signature:

Date: March 25, 2019

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8388

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

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

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

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



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

Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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

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

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

Project Name

3 CROSSINGS 2.0 SOUTHEAST

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

1. Date plan received by county or joint-county health department. March 18, 2019

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency March 22, 2019

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

Yes No

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

If no, what are the inconsistencies? _____

2. Are there any waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality?

If yes, describe _____

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

If yes, describe _____

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

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

Name: Michael Scheer

Title: Environmental Health Administrator II

Signature:

Date: March 25, 2019

Name of County Health Department: ACHD

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

Telephone Number: 412-578-8388

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

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

The county planning agency must complete this Component within 60 days.
 This Component and any additional comments are to be returned to the applicant.



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

Remove and recycle these instructions prior to mailing component to the approving agency (DEP or delegated local agency).

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

1. PROJECT INFORMATION

Project Name: **OXFORD 3 CROSSINGS PHASE 2**

Date of Review: **10/20/2017 11:32:13 AM**

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

Project Area: **6.61 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: **40.459056, -79.977380**

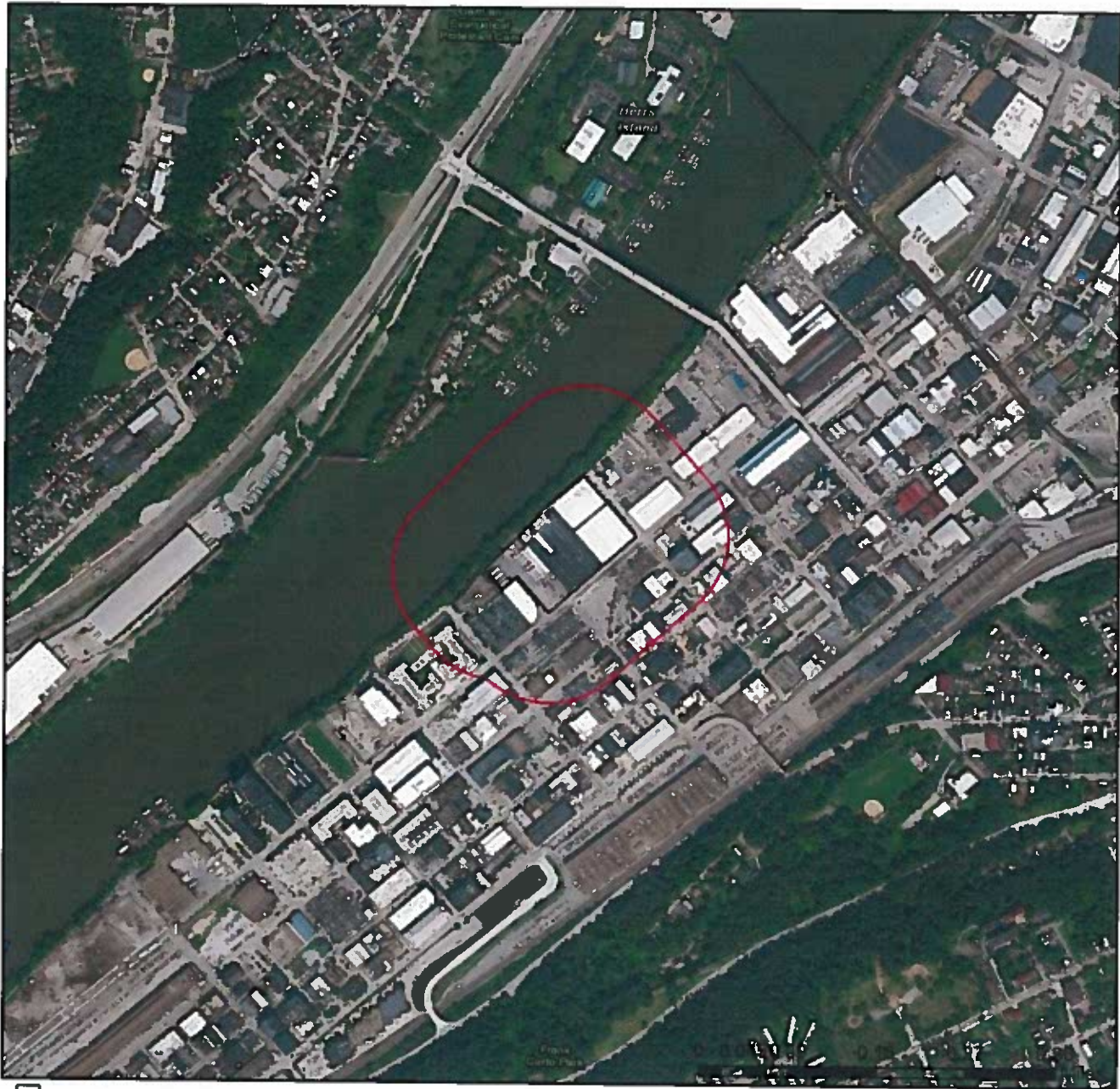
Degrees Minutes Seconds: **40° 27' 32.6025" N, 79° 58' 38.5684" W**

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.

OXFORD 3 CROSSINGS PHASE 2

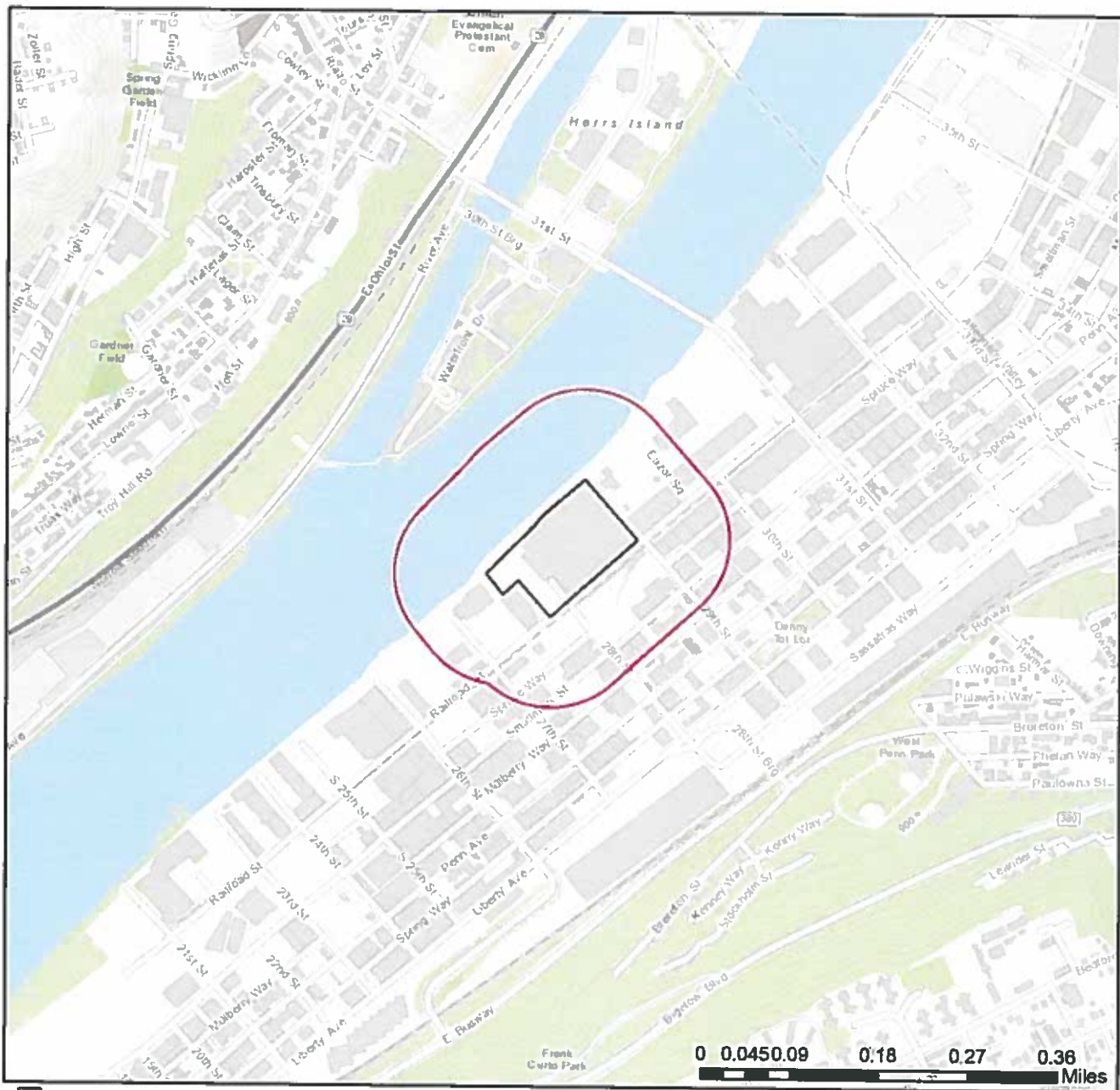


- Project Boundary
- Buffered Project Boundary

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, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user



OXFORD 3 CROSSINGS PHASE 2



- 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



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
Sensitive Species**		Endangered
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: Rachel Upadhyay
Company/Business Name: KU Resources, Inc.
Address: 22 S. Linden St.
City, State, Zip: Duquesne, PA 15110
Phone: (412) 469-9331 Fax: (412) 469-9336
Email: rupadhyay@kuresources.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.

Rachel Upadhyay
applicant/project proponent signature

20 Oct. 2017
date

PNDI # 642107

USFWS Project # 2018-0115

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: 10/30/2017
 ACTIVE ARCHIVE

USFWS COMMENTS EMAILED MAILED

To: Rachel Upadhyay

Email: rupadhyay@kuresources.com

Affiliation: KU Resources

SPECIFIC PROJECT: Oxford 3 Crossings Phase 2

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 (strict erosion and sedimentation control measures will be followed throughout the project),

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 814-234-4090.

Bonnie Dershem (x7453)
 Melinda Turner (x7449)

Brian Scofield (x7471)
 Nicole Ranalli (x7455)

Jennifer Kagel (x7451)
 Pamela Shellenberger (x7459)

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

October 27, 2017

IN REPLY REFER TO
SIR# 48583

KU Resources, Inc.
Rachel Upadhyay
22 S. Linden Street
Duquesne, Pennsylvania 15110

RE: Species Impact Review (SIR) – Rare, Candidate, Threatened and Endangered Species
PNDI Search No. 642107_1
Oxford 3 Crossings Phase 2
ALLEGHENY County: Pittsburgh City

Dear Rachel Upadhyay:

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

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

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

Our Mission:

www.fish.state.pa.us

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

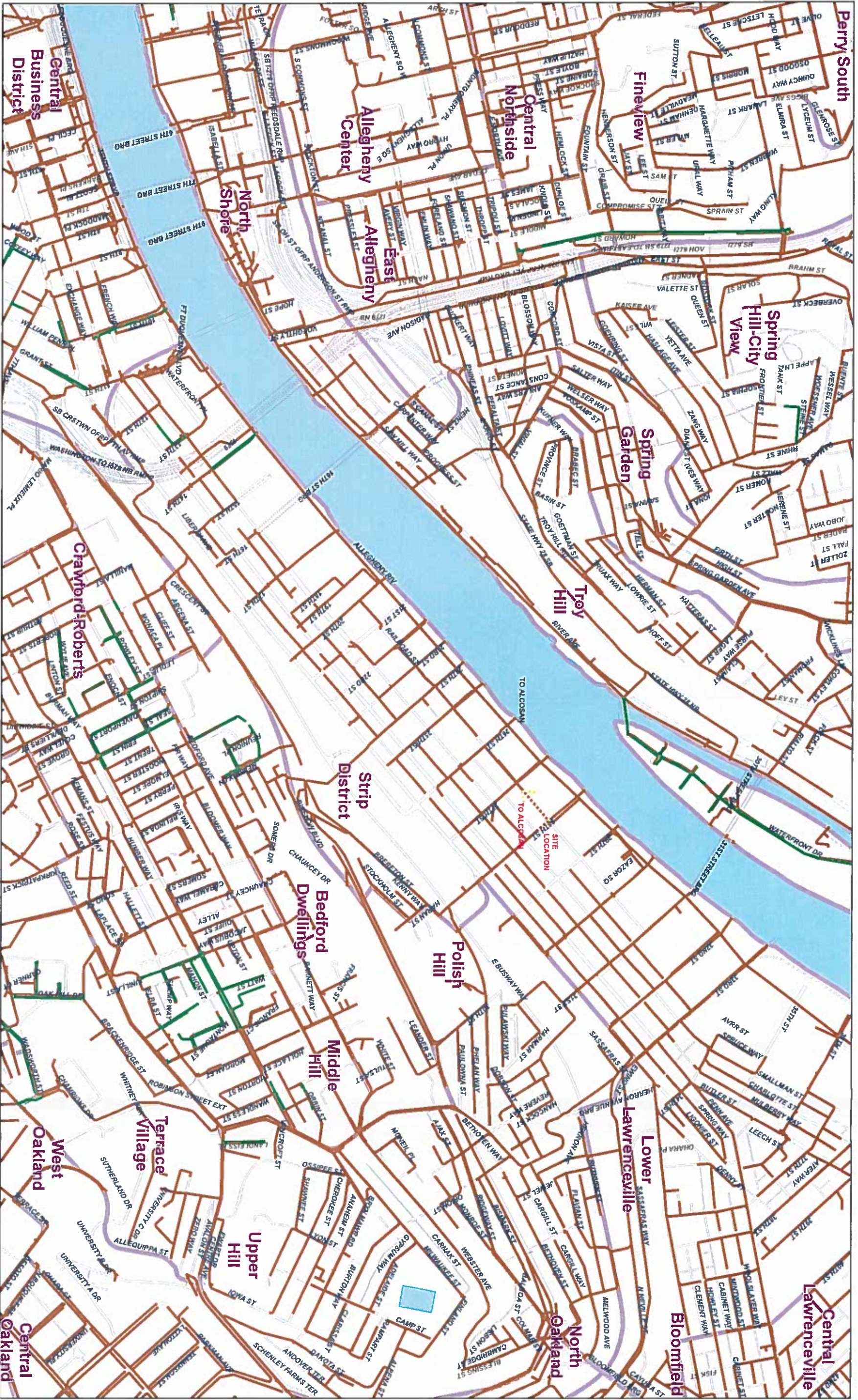
If you have any questions regarding this review, please contact Christopher A. Urban at 814-359-5113 and refer to the SIR # 48583. Thank you for your cooperation and attention to this important matter of species conservation and habitat protection.

Sincerely,

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

Christopher A. Urban, Chief
Natural Diversity Section

CAU/dn



Map of Pittsburgh and the Allegheny River prepared by the City of Pittsburgh, Pennsylvania. The map is for informational purposes only and does not constitute a contract. The City of Pittsburgh is not responsible for any errors or omissions on this map. The map is subject to change without notice. The City of Pittsburgh reserves the right to modify or update this map at any time. The map is provided as a service to the public and is not intended for legal or engineering purposes. For more information, please contact the City of Pittsburgh at (412) 326-3000.

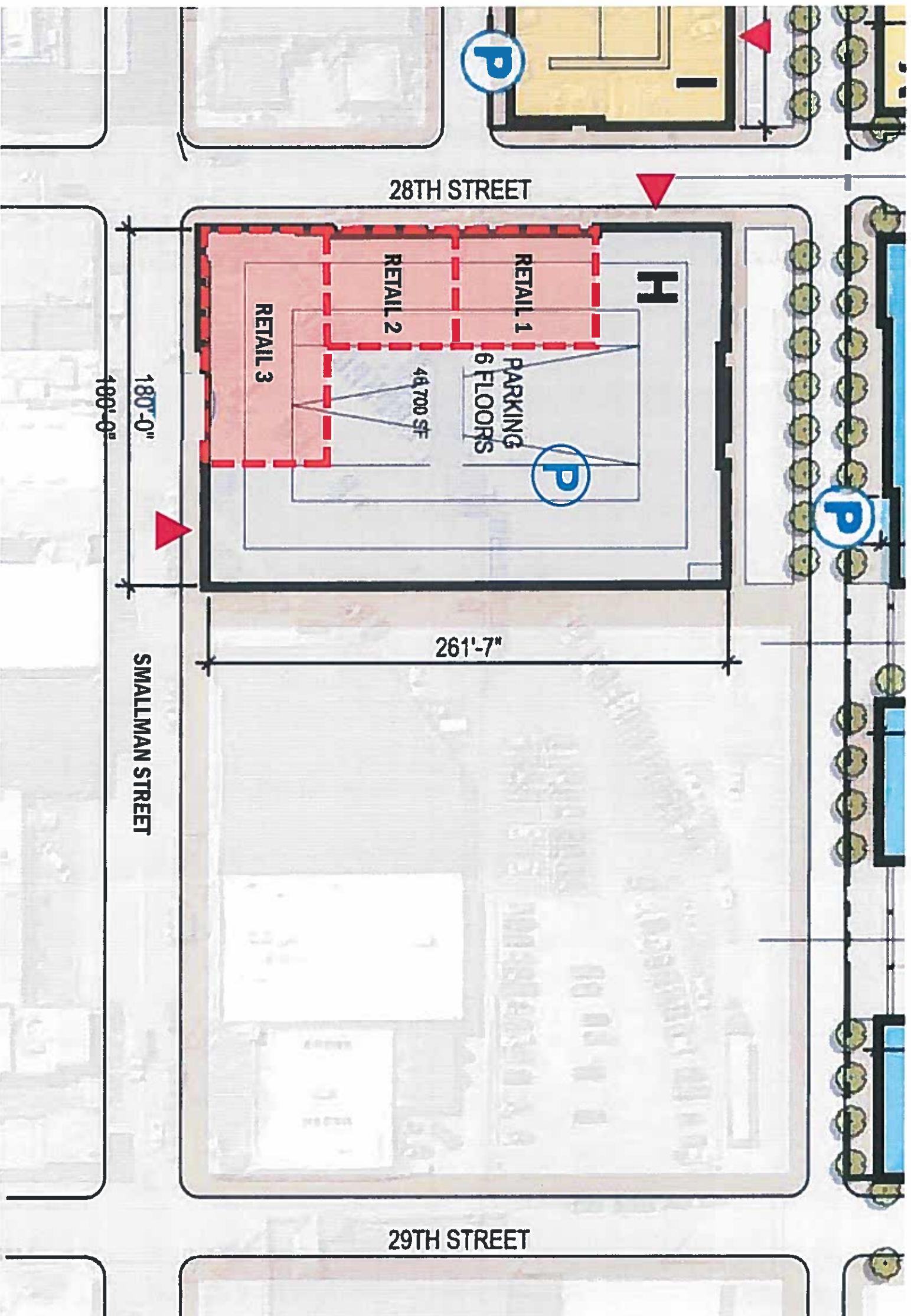
Strip District

Legend

- Sanitary Sewer
- Other Sewer Pipe
- Neighborhood Boundary



BUILDING H - CONCEPTUAL GROUND FLOOR PLAN



RETAIL 1 - "Mercantile" / General Retail

- 4,000sf**
 Fixture Count:
- 2 WC
 - 2 LAV
 - 1 SERVICE SINK
 - 2 DRINKING FOUNTAINS

RETAIL 2 - "Mercantile" / General Retail

- 4,000sf**
 Fixture Count:
- 2 WC
 - 2 LAV
 - 1 SERVICE SINK
 - 2 DRINKING FOUNTAINS

RETAIL 3 - Fitness Center

- 7,000sf**
 Fixture Count:
- 6 WC
 - 2 URINAL
 - 8 LAV
 - 10 SHOWERS
 - 1 SERVICE SINK
 - 2 DRINKING FOUNTAINS

3 CROSSINGS 2.0

PERKINS EASTMAN OXFORD DEVELOPMENT CO.

JUNE 15, 2018

Parcel ID : 0025-F-00138-0000-00
 Property Address : 28TH ST
 PITTSBURGH, PA 15222

Municipality : 106 6th Ward - PITTSBURGH
 Owner Name : THREE CROSSINGS 2.0 LP

School District :	Pittsburgh	Neighborhood Code :	51C36
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Industrial	Recording Date :	10/23/2017
Use Code :	OTHER	Sale Date :	10/23/2017
Homestead :	No	Sale Price :	\$11,683,984
Farmstead :	No	Deed Book :	16987
Clean And Green :	No	Deed Page :	179
Other Abatement :	No	Lot Area :	22,738 SQFT

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$39,100	Land Value	\$39,100
Building Value	\$23,700	Building Value	\$23,700
Total Value	\$62,800	Total Value	\$62,800

2017 Full Base Year Market Value

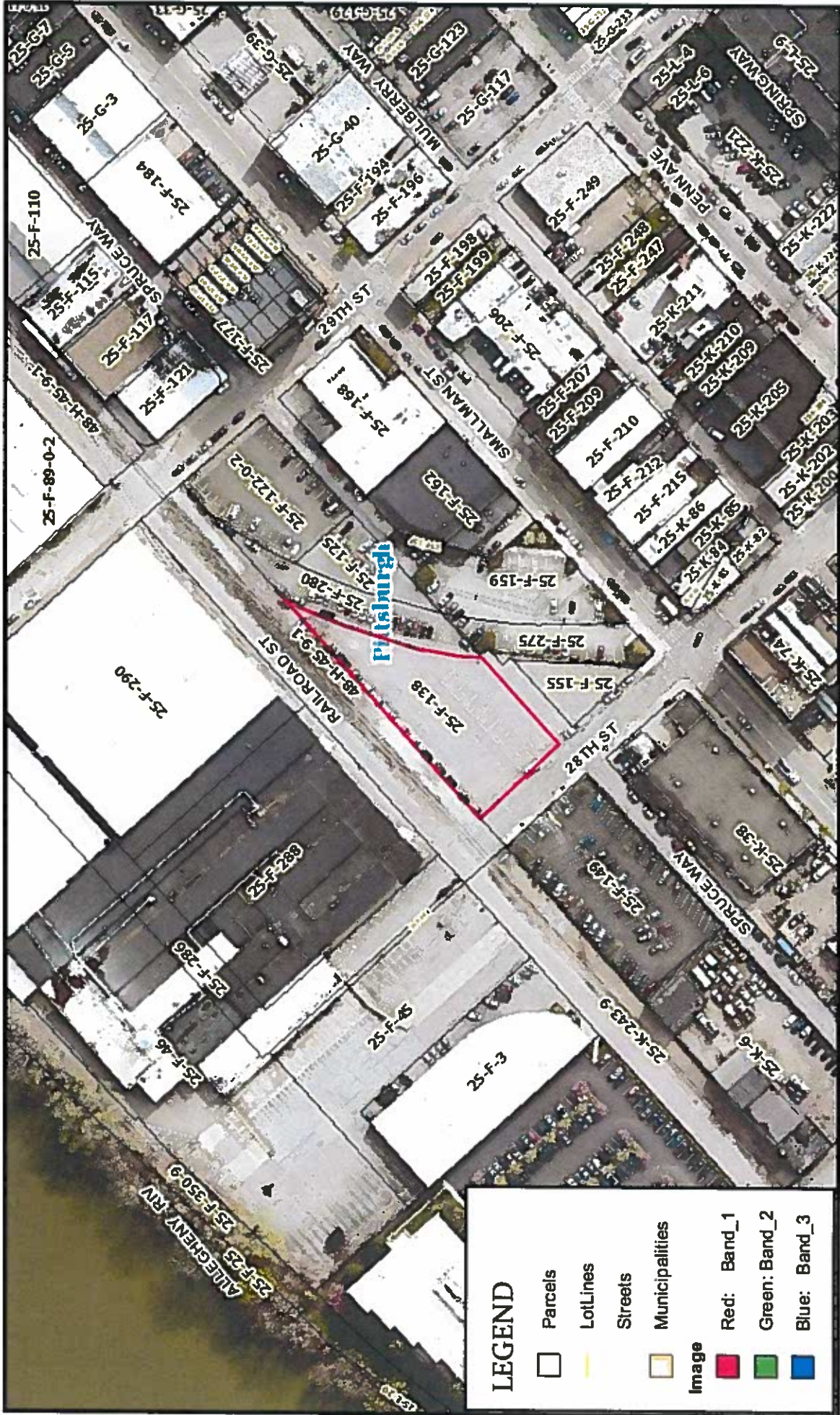
2017 County Assessed Value

Land Value	\$39,100	Land Value	\$39,100
Building Value	\$23,700	Building Value	\$23,700
Total Value	\$62,800	Total Value	\$62,800

Address Information

Owner Mailing : 1 OXFORD CTR STE 4500
 PITTSBURGH, PA 15219-1400

PIN: 0025F00138000000



LEGEND

- Parcels
- LotLines
- Streets
- Municipalities

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at GISHelp@AlleghenyCounty.US.



WGS84 Web Mercator



Parcel ID : 0025-F-00155-0000-00
 Property Address : 28TH ST
 PITTSBURGH, PA 15222

Municipality : 106 6th Ward - PITTSBURGH
 Owner Name : THREE CROSSINGS 2.0 LP

School District :	Pittsburgh	Neighborhood Code :	51C36
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Industrial	Recording Date :	10/23/2017
Use Code :	OTHER	Sale Date :	10/23/2017
Homestead :	No	Sale Price :	\$11,683,984
Farmstead :	No	Deed Book :	16987
Clean And Green :	No	Deed Page :	179
Other Abatement :	No	Lot Area :	4,879 SQFT

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$8,400	Land Value	\$8,400
Building Value	\$5,300	Building Value	\$5,300
Total Value	\$13,700	Total Value	\$13,700

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$8,400	Land Value	\$8,400
Building Value	\$5,300	Building Value	\$5,300
Total Value	\$13,700	Total Value	\$13,700

Address Information

Owner Mailing : 1 OXFORD CTR STE 4500
 PITTSBURGH, PA 15219-1400

PIN: 0025F00155000000



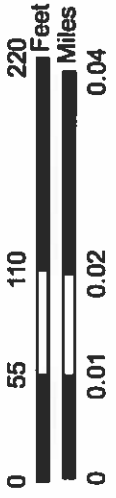
LEGEND

- Parcels
- LotLines
- Streets
- Municipalities

Image

- Red: Band_1
- Green: Band_2
- Blue: Band_3

This map is for informational purposes only. Parcel information is provided from the Office of Property Assessments in Allegheny County. Content and availability are subject to change. Property characteristics and values change due to a variety of factors such as court rulings, municipality permit processing and subdivision plans. Excludes name and contact information for property owners, as required by Ordinance 3478-07. For additional information, call the Allegheny County GIS Help Desk at (412) 350-4774 or email at GISHelp@AlleghenyCounty.US.



WGS84 Web Mercator

Parcel ID : 0025-F-00275-0000-00
 Property Address : 2815 SMALLMAN ST
 PITTSBURGH, PA 15222

Municipality : 106 6th Ward - PITTSBURGH
 Owner Name : GILDA'S CLUB WESTERN PA

School District :	Pittsburgh	Neighborhood Code :	51C36
Tax Code :	Exempt	Owner Code :	Corporation
Class :	Commercial	Recording Date :	9/3/2004
Use Code :	VACANT COMMERCIAL LAND	Sale Date :	9/3/2004
Homestead :	No	Sale Price :	\$600,000
Farmstead :	No	Deed Book :	12182
Clean And Green	No	Deed Page :	468
Other Abatement :	No	Lot Area :	7,072 SQFT

SaleCode : Multi-Parcel Sale

2018 Full Base Year Market Value

2018 County Assessed Value

Land Value	\$2,400	Land Value	\$2,400
Building Value	\$0	Building Value	\$0
Total Value	\$2,400	Total Value	\$2,400

2017 Full Base Year Market Value

2017 County Assessed Value

Land Value	\$2,400	Land Value	\$2,400
Building Value	\$0	Building Value	\$0
Total Value	\$2,400	Total Value	\$2,400

Address Information

Owner Mailing : 2816 SMALLMAN ST
 PITTSBURGH, PA 15222-4722

Parcel ID : 0025-F-00275-0000-00
Property Address : 2815 SMALLMAN ST
PITTSBURGH, PA 15222

Municipality : 106 6th Ward - PITTSBURGH
Owner Name : GILDA'S CLUB WESTERN PA

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

Note: This button uses pop-ups. Please click help button for further printing instructions.

