
DEP Code No.: 02001-20-114

SEWAGE FACILITIES PLANNING MODULE

for

**ACHIEVA BUILDING RENOVATION
211 26th Street
Pittsburgh, PA 15222**

Prepared For:

**2614 Smallman Associates, L.P.
2545 Railroad Street, Suite 300
Pittsburgh, PA 15222**

Prepared By:

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

LANGAN

**January 2021
250091301**

TABLE OF CONTENTS

APPENDIX	DESCRIPTION
A	Transmittal Letter and Correspondence
B	Resolution for Plan Revision for New Land Development
C	Component 3, Narrative Description of Project, Supporting Documentation
D	Alternative Sewage Facilities Analysis
E	Public Notice
F	USGS Map and Plot Plans
G	Cultural Resource Notice
H	PNDI Search Results
I	Component 4A
J	Component 4C
K	Completeness Checklist

APPENDIX A

Transmittal Letter and Correspondence



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)
 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 Achieva Building Renovation
 (Title) (Name)

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

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 & Sewer
Authority

September 26, 2019

Rob Gehris
2400 Ansys Drive, Ste. 403
Canonsburg, PA 15317

RE: Water and Sewer Availability
2614 Smallman Street

Dear Mr. Gehris:

In response to your inquiry on 9/24/2019 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

Refer to the Pittsburgh Water and Sewer Authority (PWSA) website (www.pgh2o.com) for the complete "Procedure Manual for Developers". All tap in plans and applications must be submitted according to the manual.

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

Sincerely,

A handwritten signature in blue ink that reads 'Wendy M. Dean'.

Wendy M. Dean
Engineering Tech II

cc: PWSA File



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: Oxford Development Company
Address of Property: 2614 SMALLMAN STREET (APPROXIMATE - OFFICIAL ADDRESS T.B.D.), PITTSBURGH, PA 15222
Proposed Use of Site: Residential & Commercial
Closest street intersection to the property: 26TH STREET & SMALLMAN STREET
Requestor Name: ROB GEHRIS
Date of Request: September 24, 2019
Requestor Address: 2400 ANSYS DRIVE, STE 403, CANONSBURG PA 15213
Requestor Phone Number: 724-514-5165

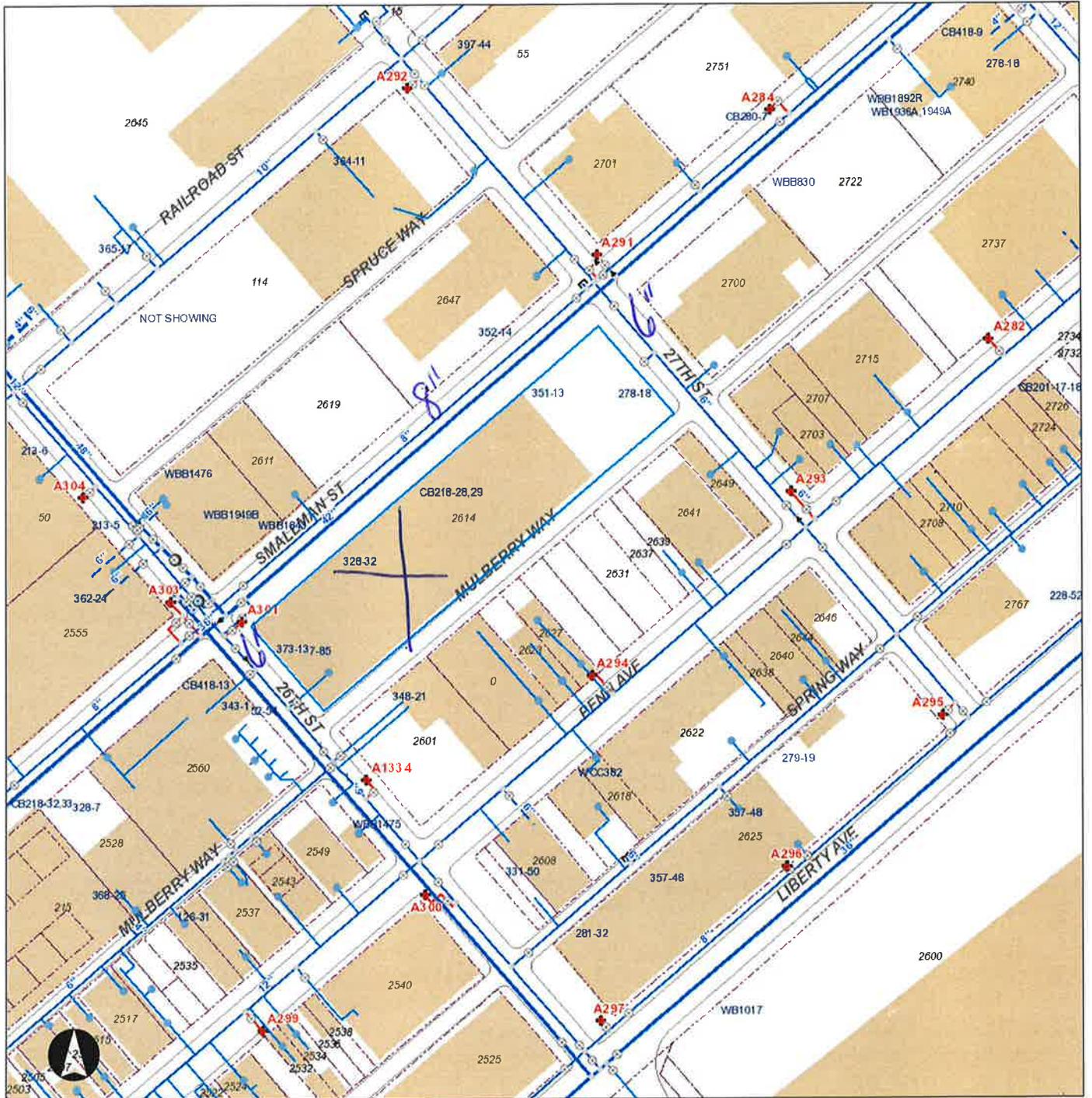
Please submit the completed form to:

Pittsburgh Water and Sewer Authority
1200 Penn Avenue
Pittsburgh, PA 15222
Attn: Permits
(permitinfo@pgh2o.com)

PWSA Use Only:
PWSA Water Service Available: [X] Yes [] No
PWSA Sewer Service Available: [X] Yes [] No
Water Size / Location: 6" 26th Street, 8" Smallman St, 6" 27th Street
Sewer Size / Location: 18" 26th Street, 15" Smallman St, 15" Mulberry Way
Applicant must contact separate agency for water and/or sewer service: [] Yes [X] No
Name of separate agency:
PWSA Approval Authority: Signature and Date: Wendy M. Dean - 9-26-19
Name (printed): Wendy M. Dean
Title: Engineering Tech II

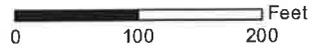
Disclaimer: The information provided by PWSA does not guarantee capacity of the PWSA-owned water and/or sewer lines to satisfy the needs of the proposed development. The permit application process required by PWSA evaluates the water demand and sewer flows of the development, as provided by the Applicant, and renders a decision on the capacity of the PWSA facilities.

2614 Smallman Street - Water



Legend

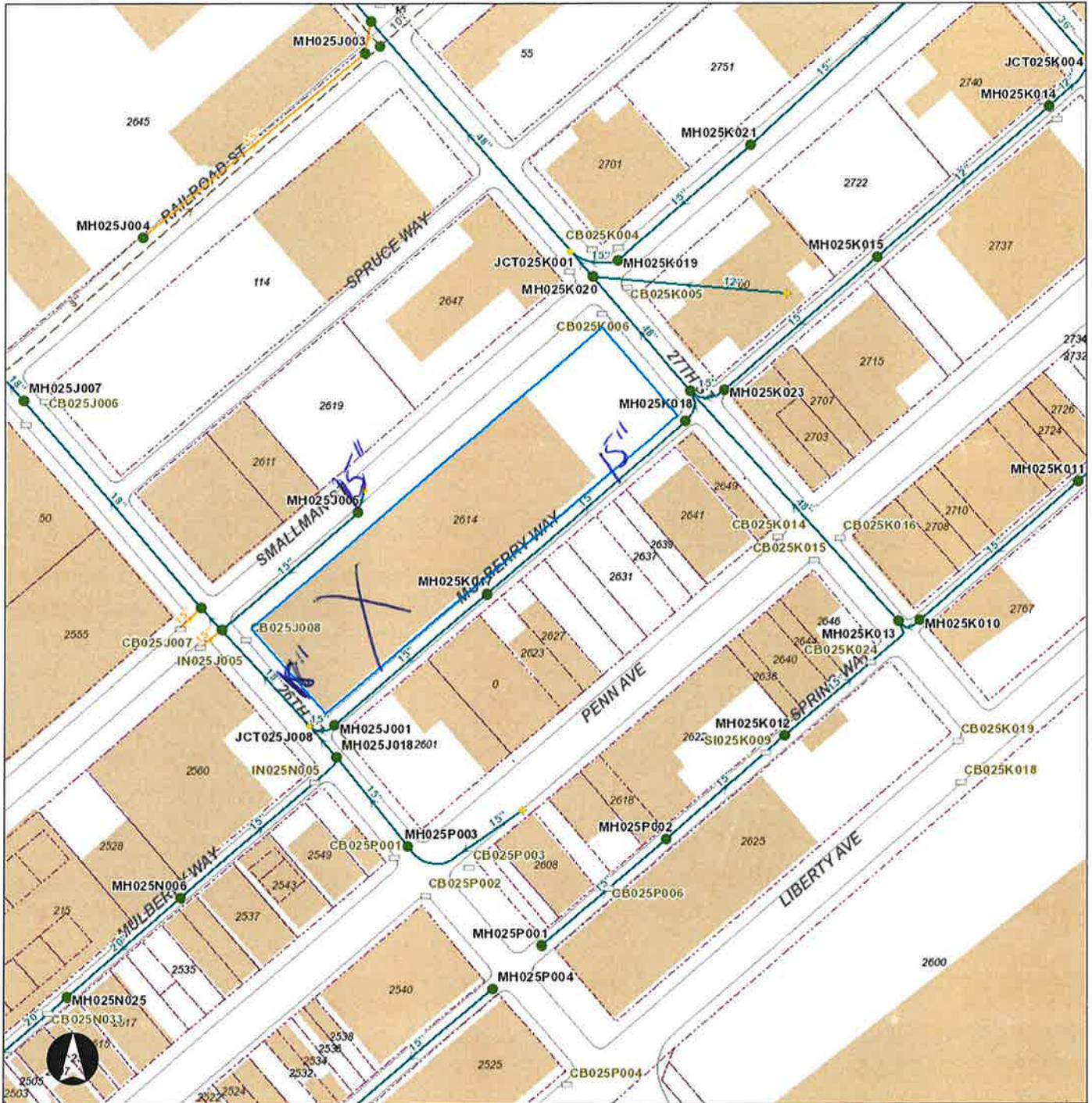
Meter	Water Manhole	Outfall
Pump	Rising Main	End Cap
Hydrant	Supply Main	Sewer Pump Station
Hydrant- Out of Service	Transmission Main	Combined Sewer
System Valve	Distribution Main	Sanitary Sewer
Dividing Pressure Valve	Hydrant Branch	Storm Sewer
Cap	Private Main	Regulated Combined Sewer
Tee or Cross	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 therefor is assumed by the City or the PWSA.

Date: 9/25/2019

2614 Smallman Street - Sewer



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 understandings or representations made by their agents or employees unless such understandings 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: 9/25/2019



Southwest Regional Office

September 22, 2020

Benjamin Hunter
Lagan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Ref: Planning Module for New Land Development
Act 537 Planning
Achieva Building Renovation
10 EDU's or 3,919 GPD
DEP Code: 02001-20-114
City of Pittsburgh
Allegheny County

Mr. Hunter:

In response to your Mailer Application, enclosed are the Planning Module Forms required for the proposed development.

Please complete the enclosed Planning Module Components (PMCs) and submit them to PWSA for review. A copy of this letter must be attached to the PMC's when submitted through the City of Pittsburgh to the Department. The Department must receive two copies.

The Department will make a completeness determination within ten (10) days of the receipt of this submission. A submission that is determined to be incomplete will be returned. The Department's review will not begin until the submittal is determined by the Department to be complete.

The Department has a fee schedule for Planning Module Component reviews. The fee schedule applies to any project that requires planning. Please include a check or money order for the fee due as indicated under Section R (Review Fee) of the Planning Module.

If you have any questions concerning this matter, please contact me at 412-442-4116 or bvalko@pa.gov.

Sincerely,

Brenden Valko

Brenden Valko
Sewage Planning Specialist
Clean Water Program

Enclosures

cc: City of Pittsburgh

October 13, 2020

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

Subject: Water and Sewer (W/S) Use Approval
Project Name: 2614 Smallman Street
PWSA Project No.: 20013.81

Dear Robert:

Pursuant to your request, we have reviewed the W/S Use Application (Application) for the aforementioned Project. This letter shall serve as confirmation that the Application has been approved. Please see below for the approved flows:

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
<i>Project Flow</i>	6,850	6,850	10.90
<i>Existing Flow</i>	2,931	2,931	10.85
<i>Net Flow</i>	3,919	3,919	

Please be advised that the need for sewage planning shall be determined by the Department of Environmental Protection (DEP). After issuance of this letter, the PWSA shall email the Preliminary Determination on the Need for Sewage Planning Letter to the DEP. Typically, the DEP will respond via email with the Final Determination on the Need for Sewage Planning. In the event that sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer.

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 at 412-255-8800 x5533 or AGallina@pgh2o.com.

Sincerely,

Anthony Gallina

Anthony Gallina
Associate Project Manager

Enclosure(s)

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
eBuilder – Filing System (via email)



Water and Sewer (W/S) Use Application Form

Instructions The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits. In addition, please refer to the Developer’s Manual for detailed information on application requirements.

- Requirements**
- Application Fee Application Form Narrative
- Flow Calculations Site Plan Floor Plan

Project Info

Project Name: Achieva Building Renovation

Address: 2614 Smallman Street
Pittsburgh, PA 15222

Is the Project located on a lot created prior to May 15, 1972? YES NO

Owner/Developer

Name: 2614 Smallman Associates, L.P.

Address: 2545 Railroad St, Suite 300
Pittsburgh, PA 15222

Email: mbarnard@oxforddevelopment.com

Phone Number: 412-261-1500

Consultant

Firm Name: Langan Engineering & Environmental Services

Address: 2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Contact Name: Benjamin Hunter

Email: bhunter@langan.com

Phone Number: 724-514-5125

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	6,850	6,850	10.90
Existing Flow	2,931	2,931	10.85
Net Flow	3,919	3,919	Not Required

Signature

By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: Rob Gehris (Langan Engineering)

Signature: 

Date: August 13, 2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

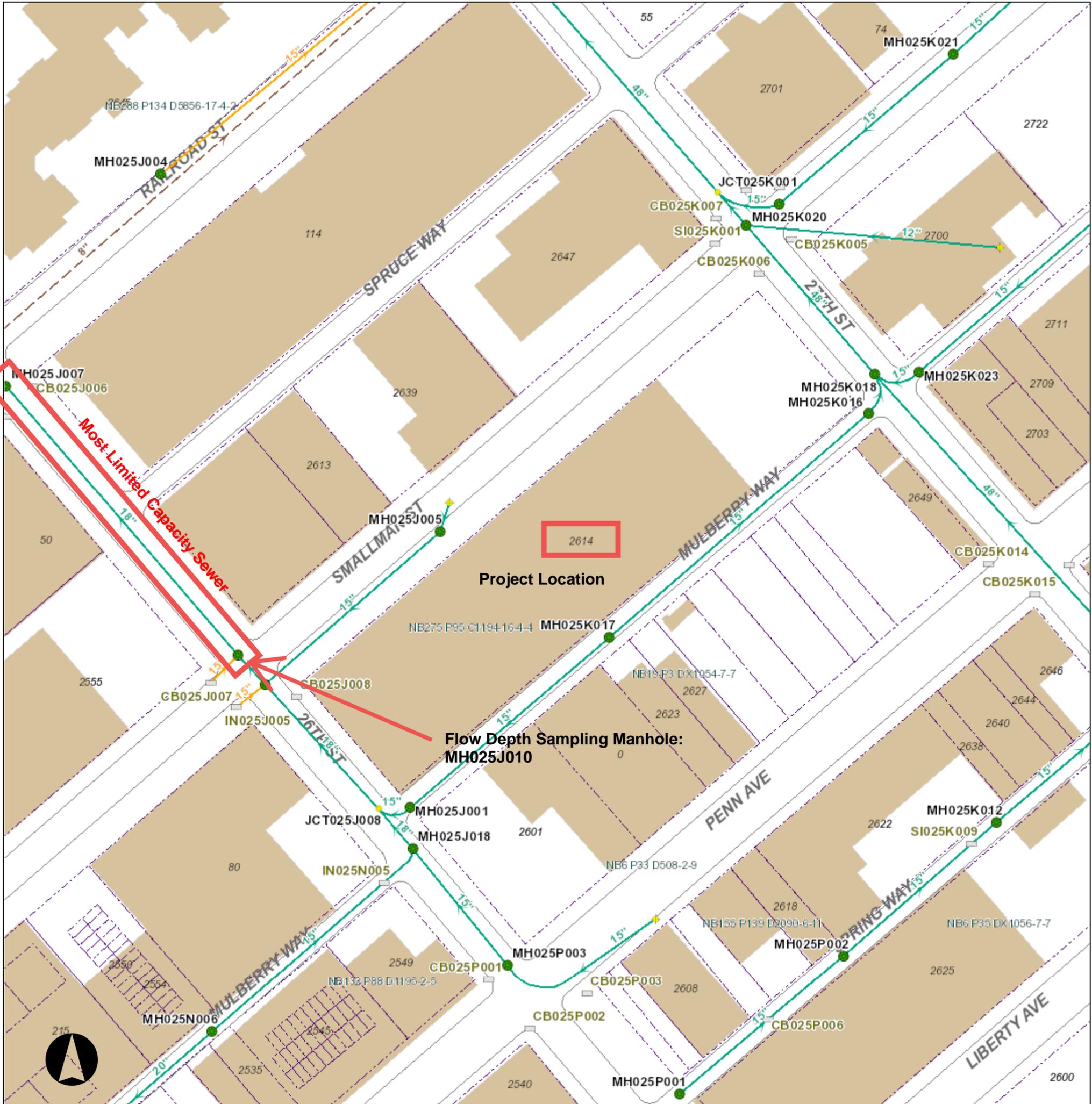
PROJECT NAME: 2614 Smallman Street
 PWSA PROJECT NUMBER: 20013.81
 PWSA REVIEWER: Anthony Gallina
 DATE: October 9, 2020

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
JCT025J008	MH025J006	735.00	723.25	119.38	18	VCP	0.015	1.77	4.712	9.84%	18,509,168
MH025J006	MH025J010	723.25	722.40	31.79	18	VCP	0.015	1.77	4.712	2.67%	9,647,126
MH025J010	MH025J007	722.40	714.95	282.42	18	VCP	0.015	1.77	4.712	2.64%	9,582,177
MH025J007	ADC025JA18B	714.95	714.53	35.47	18	VCP	0.015	1.77	4.712	1.18%	6,419,893
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!

2614 Smallman MCLS



Legend

WATER

- Meter
- Curb Box
- Water System Pump
- Hydrant
- System Valve
- Dividing Pressure Valve
- Coupling
- Tee
- Cross
- Reducer
- End Cap
- Wash Out

Pressure Monitoring Station

Water Manhole

Rising Main

Supply Main

Transmission Main

Distribution Main

Hydrant Branch

Private Main

Water Service Line

SEWER

Manhole

Junction

Inlet

Private Inlet

Outfall

End Cap

Sewer Pump Station

Combined Sewer

Sanitary Sewer

Storm Sewer

Regulated Combined Sewer

Overflow Sewer

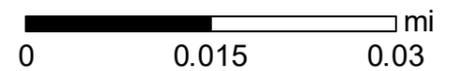
Interceptor

Sewer Force Main

Private Sewer

Undefined Sewer

Green Infrastructure Underground Facilities



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

Date: 10/13/2020

October 13, 2020

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

Subject: Preliminary Determination on the Need for Sewage Planning
Project Name: 2614 Smallman Street
PWSA Project No.: 20013.81

Dear Mr. Flanagan:

Please be advised that the Pittsburgh Water and Sewer Authority has approved the Water and Sewer (W/S) Use Application for the aforementioned Project. We have enclosed the W/S Use Approval Letter and the supporting documentation. The approved sanitary flows are summarized below:

Type of Sanitary Flow	Definition	Flow, gpd
Project Flow	Peak daily flow associated with the Project	6,850
Existing Flow	Peak daily flow within the past five years	2,931
Net Flow	= Project Flow – Existing Flow	3,919

Please see below for our Preliminary Determination on the Need for Sewage Planning:

- Yes, we believe the Project requires sewage planning
 No, we believe the Project does not require sewage planning

Based on the foregoing, please provide a Final Determination on the Need for Sewage Planning.

Our review was 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 x5533 or Agallina@pgh2o.com.

Sincerely,

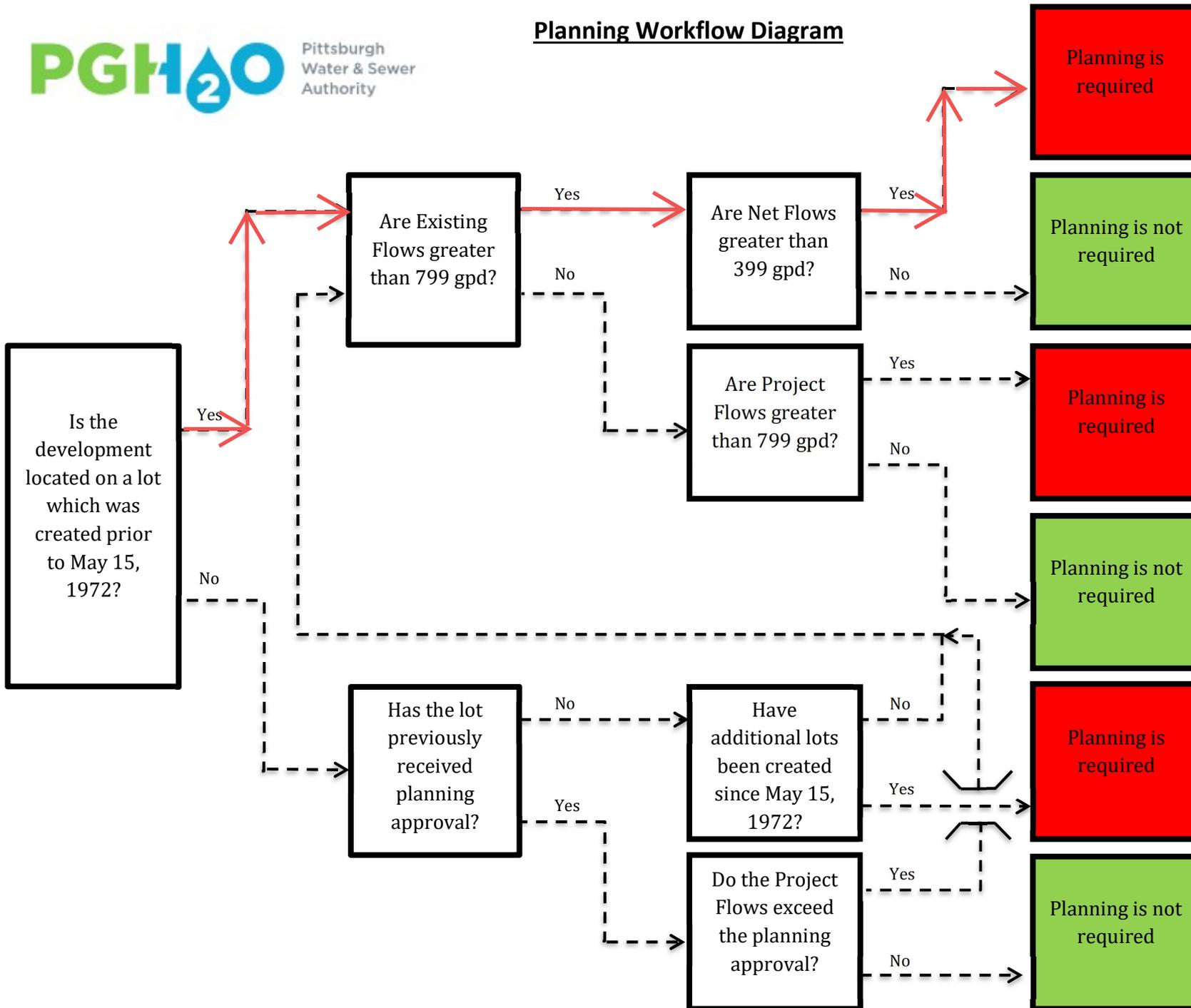
Anthony Gallina

Anthony Gallina
Associate Project Manager

Enclosure(s)

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Robert Gehris – Applicant (via email)
eBuilder – Filing System (via email)

Planning Workflow Diagram





Water and Sewer (W/S) Use Application Form

Instructions The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits. In addition, please refer to the Developer’s Manual for detailed information on application requirements.

- Requirements**
- Application Fee Application Form Narrative
- Flow Calculations Site Plan Floor Plan

Project Info

Project Name: Achieva Building Renovation

Address: 2614 Smallman Street
Pittsburgh, PA 15222

Is the Project located on a lot created prior to May 15, 1972? YES NO

Owner/Developer

Name: 2614 Smallman Associates, L.P.

Address: 2545 Railroad St, Suite 300
Pittsburgh, PA 15222

Email: mbarnard@oxforddevelopment.com

Phone Number: 412-261-1500

Consultant

Firm Name: Langan Engineering & Environmental Services

Address: 2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

Contact Name: Benjamin Hunter

Email: bhunter@langan.com

Phone Number: 724-514-5125

Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	6,850	6,850	10.90
Existing Flow	2,931	2,931	10.85
Net Flow	3,919	3,919	Not Required

Signature

By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: Rob Gehris (Langan Engineering)

Signature: 

Date: August 13, 2020

Project No.

(PWSA USE ONLY)

THE PITTSBURGH WATER AND SEWER AUTHORITY ENGINEERING AND CONSTRUCTION DIVISION

Administrative Checklist

The following is a list of items that are to be completed or included with the submittal of any sewer or water application to the PWSA. Place a checkmark in the column provided for all items completed and/or attached. Provide a reason why any item is not included with the submittal. The checklist **must be** enclosed with **all** materials submitted to the PWSA. Failure to include a properly completed checklist will result in the submittal materials being returned to the applicant.

Applicant Name:	Langan Engineering and Environmental Services, Inc.				
Name of Land Development and Address:	Achieva Building Renovation				
	2614 Smallman Street, Pittsburgh, PA 15222				
Applicant Phone Number:	724-514-5100				
PWSA Water and Sewer Use Application		Yes	No	Explanation	PWSA Use Only
1.	Sections A through C are completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If No, explain why.	
2.	Technical Checklist is attached.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If No, explain why.	
3.	Site Plan (or Tap-in Drawing) is attached.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If No, explain why.	
4.	Plumbing floor plans are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If No, explain why.	
	Site plan submitted in lieu.				
5.	Review fee submitted with this Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If No, explain why.	
Water and/or Sewer Tap-in Drawings		Yes	No	Explanation	PWSA Use Only
1.	PWSA Water and Sewer Use Application has been submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If No, explain why.	
	Water and Sewer Use Application being submitted.				
2.	PWSA Water and Sewer Use Application has been approved by PWSA.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If No, explain why.	
	Tap-in drawings to be submitted at a later date.				
3.	Appropriate Technical Checklist(s) is (are) attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If No, explain why.	
	Tap-in drawings to be submitted at a later date.				
4.	Tap-in drawings are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If No, explain why.	
	Tap-in drawings to be submitted at a later date.				
5.	Review fee submitted with this Checklist.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If No, explain why.	
	Fee associated with tap-in drawings to be submitted at a later date.				

A. Dale Jacobs

8/11/2020

Applicant Signature

Date

October 13, 2020

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

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

Project Name:	2614 Smallman Street
Project Address:	2614 Smallman Street Pittsburgh, PA 15222
Net Flow, gpd:	3,919
EDU's, 400gpd/EDU:	9.8

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 x5533 or AGallina@pgh2o.com.

Sincerely,

Anthony Gallina

Anthony Gallina
Associate Project Manager

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Robert Gehris – Applicant (via email)
Regis Ryan – DEP (via email)
eBuilder – Filing System (via email)

Rob Gehris

From: Rob Gehris
Sent: Friday, October 16, 2020 3:44 PM
To: 'Anthony Gallina'
Cc: Robert Herring, PE, PMP; Benjamin Hunter
Subject: RE: Water and Sewer Use Approval Letter - 2614 Smallman Street

Anthony,

Understood. We'll look to use MH025J007 for the flow depth sampling.

Thanks,
Rob

Robert Gehris
Senior Staff Engineer

LANGAN

Celebrating 50 years in business | 1970-2020

Direct: 724.514.5165

Mobile: 267.229.6504

[File Sharing Link](#)

www.langan.com

PENNSYLVANIA NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS WASHINGTON, DC
VIRGINIA OHIO FLORIDA TEXAS ARIZONA COLORADO WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

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

Build your career with a premier firm. [Join Langan.](#)

From: Anthony Gallina <AGallina@pgh2o.com>
Sent: Friday, October 16, 2020 2:08 PM
To: Rob Gehris <rgehris@langan.com>
Cc: Robert Herring, PE, PMP <RHerring@pgh2o.com>;
Developer_Tap_in_Permits.20013.81_2614_Smallman_Street@docs.e-builder.net; Benjamin Hunter
<bhunter@Langan.com>
Subject: RE: Water and Sewer Use Approval Letter - 2614 Smallman Street

Rob,

The issue with MH0025J006 is that there are 4 connections going to the manhole, some monitors will not allow readings at manholes with more than 2. We recommend you monitor MH025J007, near the intersection of 26th and Railroad.

Thank you,

Anthony



Anthony Gallina
Associate Project Manager
Office: 412.255.8800
Ext: 5533

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

<https://pgh2o.com>



CONFIDENTIALITY NOTICE: This e-mail and any attachments constitute an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. § 2510 and its disclosure is strictly limited to the recipient intended by the sender of this message. This transmission and any attachments may contain confidential information. If you are not the intended recipient, any disclosure, copying, distribution or use of any of the information contained in or attached to this e-mail is strictly prohibited. If you have received this transmission in error, please notify the sender of this communication of your receipt, in error, by e-mail or by phone, then destroy the original and its attachments by deleting them from your system. Thank you for your cooperation.

From: Rob Gehris <rgehris@langan.com>
Sent: Friday, October 16, 2020 11:49 AM
To: Anthony Gallina <AGallina@pgh2o.com>
Cc: Robert Herring, PE, PMP <RHerring@pgh2o.com>;
[Developer Tap in Permits.20013.81_2614_Smallman_Street@docs.e-builder.net](mailto:Developer_Tap_in_Permits.20013.81_2614_Smallman_Street@docs.e-builder.net); Benjamin Hunter
<bhunter@Langan.com>
Subject: RE: Water and Sewer Use Approval Letter - 2614 Smallman Street
Importance: High

Anthony,

Regarding the flow depth sampling for Achieva, it looks like the manhole called out for flow monitoring (MH025J010) is partially paved over, and we were unable to access it. Please see the attached photo.

In the interest of moving the SFPM forward for this project, would we be able to use the upstream manhole (MH0025J006) flow depth sampling?

Please advise when you have a minute. Thank you much.

Best regards,
Rob

Robert Gehris
Senior Staff Engineer

LANGAN
Celebrating 50 years in business | 1970-2020

Direct: 724.514.5165
Mobile: 267.229.6504

[File Sharing Link](#)
www.langan.com

PENNSYLVANIA NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS WASHINGTON, DC
VIRGINIA OHIO FLORIDA TEXAS ARIZONA COLORADO WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

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

Build your career with a premier firm. [Join Langan.](#)

From: Anthony Gallina <AGallina@pgh2o.com>

Sent: Tuesday, October 13, 2020 2:27 PM

To: Rob Gehris <rgehris@langan.com>

Cc: Robert Herring, PE, PMP <RHerring@pgh2o.com>; Kate Mechler, PE <KMechler@pgh2o.com>; Barry King, PE, PMP <BKing@pgh2o.com>; Developer Tap in Permits.20013.81 2614 Smallman Street@docs.e-builder.net

Subject: Water and Sewer Use Approval Letter - 2614 Smallman Street

Robert

Please refer to the enclosed Water and Sewer Use Approval Letter for the 2614 Smallman Street Project.

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

Thanks,

Anthony Gallina



Anthony Gallina
Associate Project Manager
Office: 412.255.8800
Ext: 5533

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

<https://pgh2o.com>



CONFIDENTIALITY NOTICE: This e-mail and any attachments constitute an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 U.S.C. § 2510 and its disclosure is strictly limited to the recipient intended by the sender of this message. This transmission and any attachments may contain confidential information. If you are not the intended recipient, any disclosure, copying, distribution or use of any of the information contained in or attached to this e-mail is strictly prohibited. If you have received this transmission in error, please notify the sender of this communication of your receipt, in error, by e-mail or by phone, then destroy the original and its attachments by deleting them from your system. Thank you for your cooperation.

This message may contain confidential, proprietary, or privileged information. Confidentiality or privilege is not intended to be waived or lost by erroneous transmission of this message. If you receive this message in error, please notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

December 29, 2020

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

**RE: SEWAGE FACILITIES PLANNING MODULE; , ALLEGHENY COUNTY,
Achieva Building Renovation, City of Pittsburgh**

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 December 23, 2020. The project proposes the following:

Project Description:	Achieva Building Renovation. Proposing to renovate the existing Achieva building into a 53,000 square foot tenant core and shell building with sidewalk improvements, landscaping areas, repaved loading dock, parking areas and associated site features on an approximately 1.62 acres (lot 25-K-50) site located at 211 26th Street in the City of Pittsburgh, Allegheny County.
Sewage Flow:	3,919 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water & Sewer Authority (PWSA) collection system to ALCOSAN POC A-19Z to the Allegheny River 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.



DEBRA BOGEN, MD, 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.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT

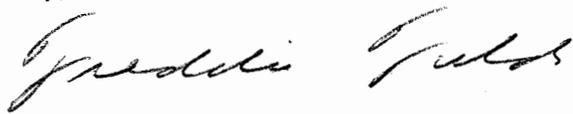


Mr. Robert Gehris
December 29, 2020
Page 2

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, 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, you can call this office at 412-578-8046.

Sincerely,

A handwritten signature in cursive script, appearing to read "Freddie Fields".

Freddie Fields, M.B.A.
Environmental Health Engineer III
Water Pollution Control & Solid Waste Management

Enclosure

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

Rob Gehris

From: Battistone, Martina <martina.battistone@pittsburghpa.gov>
Sent: Tuesday, January 05, 2021 9:53 AM
To: Rob Gehris
Cc: Benjamin Hunter
Subject: Re: SFPM Achieva Building Renovation
Attachments: Achieva Bldg. Component 4A.pdf

Rob,
Please see attached for the completed Component 4A. Are you compiling the rest of the materials to send to the City Solicitor's office for a resolution?

Best,
Marti

From: Rob Gehris <rgehris@langan.com>
Date: Wednesday, December 23, 2020 at 12:01 PM
To: Martina Wolf <martina.battistone@pittsburghpa.gov>
Cc: Benjamin Hunter <bhunter@Langan.com>
Subject: SFPM Achieva Building Renovation

Hi Marti,

I hope you and everyone at City Planning is doing well. I have a Sewage Facilities Planning Module for which I need the city's review/ completion of Component 4A.

Please see attached for the Sewage Facilities Planning Module for the proposed renovation to the Achieva Building, located at 211 26th Street, Pittsburgh, PA 15222 (previous address of 2614 Smallman Street) for your information/ review. Also attached are the pdf and the word document of Component 4A, for your completion.

The proposed development has an estimated sanitary demand of 6850 gal/day, and an existing flow of 2931 gal/ day. So we are using 3919 gal/ day (10 EDUs) as the project flows for this module. Please let me know if you have any questions or comments while completing component 4A of the module. Thank you much,

Happy holidays,
Rob

Robert Gehris
Senior Staff Engineer

LANGAN
Celebrating 50 years in business | 1970-2020

Direct: 724.514.5165
Mobile: 267.229.6504
[File Sharing Link](#)

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 MASSACHUSETTS WASHINGTON, DC
VIRGINIA OHIO FLORIDA TEXAS ARIZONA COLORADO WASHINGTON CALIFORNIA
ATHENS CALGARY DUBAI LONDON PANAMA

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

Build your career with a premier firm. [Join Langan.](#)



This message may contain confidential, proprietary, or privileged information. Confidentiality or privilege is not intended to be waived or lost by erroneous transmission of this message. If you receive this message in error, please notify the sender immediately by return email and delete this message from your system. Disclosure, use, distribution, or copying of a message or any of its attachments by anyone other than the intended recipient is strictly prohibited.

APPENDIX B

Resolution for Plan Revision for New Land Development

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

Department	Law
Preparer	Ben Smith
Standing Committee Representative	Benjamin Hunter, P.E., LEED A.P. (Langan Engineering) 724-514-5125
Type of Legislation	Other

Description of Legislation

2614 Smallman Associates, L.P. has proposed the development of a certain parcel of land identified as the Achieva Building Renovation, 2614 Smallman Street, Pittsburgh, PA 15213, Allegheny County, at lot and block 25-K-50, in the Second Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

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 Operational Costs

N/A

Impact on City Revenue

N/A

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

<i>Method of Procurement</i> <i>Select one.</i>	<input type="checkbox"/> RFP	<input type="checkbox"/> Signed Waiver from OMB	<input type="checkbox"/> Amendment to Existing Contract <i>Do not fill out the rest of the form.</i>
---	------------------------------	--	---

Name of Vendor and Award Justification

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

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

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

Attachments

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

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: Achieva Building Renovation

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

Office (General), Parking

2) What is the proposed use for the property?

Office (Mixed), Parking

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

The proposed project is exempt from implementation of stormwater management practices. The proposed project involves renovation of an existing facility and improvements of surrounding site features with minimal change to the types of land cover present. However, there will be the addition of street trees as well as landscaped areas.

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

The renovation of the building and improvement of existing site features will result in a net negative change in stormwater flow.

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 the Achieva Building Renovation, 2614 Small 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, 2614 Smallman Street Associates, L.P. has proposed the development of a certain parcel of land Achieva Building Renovation, 2614 Smallman Street, Pittsburgh, PA 15222, Allegheny County, at lot and block 25-K-50 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 Achieva Building Renovation, 2614 Smallman Street, Pittsburgh, PA 15222, Allegheny County, at lot and block 25-K-50 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.

APPENDIX C

Component 3, Narrative Description of Project, Supporting Documentation



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Achieva Building Renovation

2. Brief Project Description 2614 Smallman Associates, L.P. is proposing to convert the existing Achieva Building into a 53,400 gross square foot tenant shell and core facility. The proposed site area will include a repaved parking lot, loading dock area, and landscaped areas. In addition, the surrounding site will include sidewalk improvements and landscaping. The project is generally bounded by Mulberry Way to the South, Smallman Street to the North, 27th Street to the East, and 26th Street to the West. The proposed sanitary service will be provided by an existing 8-inch PVC lateral that connects to an existing 15-inch sewer in Mulberry Way. The 15-inch sewer is connected to the 66-inch PWSA main and will ultimately be conveyed via the Allegheny Interceptor to the ALCOSAN Wastewater Treatment Facility and discharge to the Ohio River.

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			

Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross St. Suite #4
Address Last Line -- City	State ZIP+4

Pittsburgh	PA	15219
Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Achieva Building Renovation

Site Location Line 1 211 26 th Street	Site Location Line 2
---	----------------------

Site Location Last Line -- City Pittsburgh	State PA	ZIP+4 15222	Latitude 40.455912	Longitude -79.978328
---	-------------	----------------	-----------------------	-------------------------

Detailed Written Directions to Site Head S on Waterfront Dr toward Three Rivers Heritage Trail. Continue straight onto 30th St Bridge. Turn right onto River Ave. Turn right onto 31st St Bridge/William Raymond Promenade Memorial Bridge. Turn right at the 1st cross street onto Penn Ave. Turn right onto 30th St. Turn left at the 2nd cross street onto Smallman St.

Description of Site The site is currently composed of impervious area, paved parking lots, driveways, and the Achieva Building

Site Contact (Developer/Owner)

Last Name Barnard	First Name Michael	MI	Suffix	Phone 412-261-1500	Ext.
----------------------	-----------------------	----	--------	-----------------------	------

Site Contact Title Assistant Vice President, Oxford Development Company	Site Contact Firm (if none, leave blank) 2614 Smallman Associates, L.P.
---	--

FAX	Email mbarnard@oxforddevelopment.com
-----	---

Mailing Address Line 1 2545 Railroad St, Suite 300	Mailing Address Line 2
---	------------------------

Mailing Address Last Line -- City Pittsburgh	State PA	ZIP+4 15222
---	-------------	----------------

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

Last Name Rowland	First Name Scott	MI	Suffix
----------------------	---------------------	----	--------

Title Principal/Vice President	Consulting Firm Name Langan Engineering & Environmental Services, Inc.
-----------------------------------	---

Mailing Address Line 1 2400 Ansys Drive	Mailing Address Line 2 Suite 403
--	-------------------------------------

Address Last Line -- City Canonsburg	State PA	ZIP+4 15317	Country USA
---	-------------	----------------	----------------

Email srowland@langan.com	Area Code + Phone 724-514-5123	Ext.	Area Code + FAX 724-514-5101
------------------------------	-----------------------------------	------	---------------------------------

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 10

Connections 2

Name of:

existing collection or conveyance system Mulberry Way 15-inch COM sewer, 26th Street COM Sewer
owner Pittsburgh Water and Sewer Authority (PWSA)

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 40.476720 Longitude -80.042911

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sparbanie P.E.

Agent Signature [Signature] Date 1-12-21

(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 6850 gpd (6850 GPD total proposed flows, 3919 GPD net proposed flows)
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	2753825	9638388	503621	1762674	530857	1858000
Conveyance		618,000	15,000	30,000	19,108	34,258
Treatment		250,000,000	209,300,000	250,000,000	219,700,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

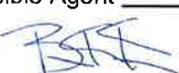
If yes, this sewage facilities planning module will not be accepted for review by the municipality, delegated local agency and/or DEP until all inconsistencies with Chapter 94 are resolved or unless there is an approved Corrective Action Plan (CAP) granting an allocation for this project. A letter granting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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent Barry K. King, PE, PMP

Agent Signature  Barry K. King, PE, PMP Date December 22, 2020
2020.12.22 08:38:42 - 05'00'

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sparbanie P.E.

Agent Signature [Signature]

Date 1-12-21

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 Joseph A. Sparbanie P.E.

Agent Signature [Signature]

Date 1-12-21

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.

Benjamin Hunter, P.E., LEED A.P.
Name (Print)



Signature

Senior Project Manager
Title

August 11, 2020
Date

2400 Ansys Drive, Suite 403
Canonsburg, PA 15317
Address

724-514-5125
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 \$500.00 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.

$$\#10 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ 500.00$$

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:

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

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

The fee is based upon:

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

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

\$ 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
Achieva Building Renovation
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250091301**

The project site is located in Strip District neighborhood of the City of Pittsburgh, immediately southwest of the intersection of Smallman Street and 27th Street, in the RIV-IMU, Riverfront – Industrial Mixed Use District within the City of Pittsburgh, Allegheny County, Pennsylvania. 2614 Smallman Associates, L.P. is proposing to renovate the existing Achieva Building to be a 53,000 gross square foot tenant core and shell building. In addition, sidewalk improvements, landscaped areas, repaved loading dock and parking areas, and associated site features are a part of this project. The proposed project will be owned and operated by 2614 Smallman Associates. The project site area is approximately 1.62 acres composed of lot 25-K-50.

The project proposes to reuse an existing on-site gravity sewer lateral for the renovated building that currently connects to the existing 15-inch combined sewer owned by PWSA and located in Mulberry Way. This existing 15-inch combined sewer ties into an existing 18-inch combined sewer owned by PWSA and located in 26th street. This existing PWSA 18-inch combined sewer is connected to the existing PWSA 66-inch combined sewer which runs parallel to the Allegheny River on the river's south bank and is part of the Allegheny Interceptor. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility.

The existing site has an estimated combined sanitary sewage flow of 2,931 gallons per day. Following the proposed development, the building will have an estimated combined sanitary sewage flow of 6,850 per day. The proposed increase in combined sanitary sewage flow as a result of the proposed improvements is 3,919 gallons per day (10 EDUs). A reference for the approximate sewage flow for the proposed development can be found within Appendix C. The proposed lateral will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Water service will ultimately be provided by Pittsburgh Water and Sewer Authority (PWSA). Water service to this site will be via a 6-inch fire service and a 2-inch domestic service teeing off the 6-inch fire service. The 6-inch fire service will connect to an existing, 6-inch water main located in 26th street and operated by PWSA that will provide domestic water and fire protection.

The existing site has an estimated water demand of 2,931 gallons per day. Following the proposed development, the building will have an estimated water demand of 6,850 gallons per day. The proposed increase in water demand as a result of the proposed improvements is 3,919 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, under Documentation from Utility Companies.

Section J of Component 3 was completed using the calculation methodology and procedures outlined by the PWSA's Developer's Manual, revised April 24th, 2020. Method #1 for a Manhole flow sampling from the Developer's Manual was implemented to estimate the Present Peak, as requested by the PWSA in their Water & Sewer Use Approval Letter (found in Appendix A of this Planning Module). Flow based on five flow depth measurements recorded at the most limited capacity sewer (PWSA MH025J010) during peak flow hours (6 am - 8 am). PWSA Manhole MH025J010 was used as the sampling manhole as it was discovered that PWSA Manhole MH025J010 was paved shut. Results for the Manhole Dip Test can be found in Appendix C under Anticipated Flow Reference. Pipe capacity information provided by PWSA was used in conjunction with Manning's Equation to estimate the Peak Design Capacity, and a Peak Factor of 3.5 was used to estimate the Present Average Dry Flow and Average Design Capacity. The Projected Peak Flow was calculated by multiplying the sum of the Present Peak Flow and the Anticipated Flow Contribution for the project by a factor of 1.05 to estimate the projected flow in 5 years. The Projected Average Flow was calculated by once again dividing the Projected Peak Flow by the Peak Factor of 3.5. Based on these calculations, it has been determined that the anticipated flow contribution for the proposed project will not create undue stress on the existing PWSA system's capacity.

**ANTICIPATED SEWAGE
FLOW REFERENCE**

EXISTING SEWAGE FLOW ESTIMATION AT 105 26TH STREET - PROVIDED BY PWSA (8/4/2020)

<u>Location ID</u>	<u>Equipment ID</u>	<u>Reading Date</u>	<u>Reading Type</u>	<u>Reading</u>	<u>Previous Reading</u>	<u>Consumption in TGALS</u>
5001396	31660641	07/04/2012	Actual	13156	13110	46
5001396	31660641	08/03/2012	Actual	13202	13156	46
5001396	31660641	09/05/2012	Actual	13254	13202	52
5001396	31660641	10/05/2012	Actual	13299	13254	45
5001396	31660641	11/05/2012	Actual	13352	13299	53
5001396	31660641	12/05/2012	Actual	13394	13352	42
5001396	31660641	01/06/2013	Actual	13433	13394	39
5001396	31660641	02/07/2013	Actual	13471	13433	38
5001396	31660641	03/09/2013	Actual	13518	13471	47
5001396	31660641	04/09/2013	Actual	13561	13518	43
5001396	31660641	05/09/2013	Actual	13608	13561	47
5001396	31660641	06/08/2013	Actual	13649	13608	41
5001396	31660641	07/09/2013	Actual	13689	13649	40
5001396	31660641	08/08/2013	Actual	13747	13689	58
5001396	31660641	09/07/2013	Actual	13839	13747	92
5001396	31660641	10/08/2013	Actual	13907	13839	68
5001396	31660641	11/06/2013	Actual	13968	13907	61
5001396	31660641	12/06/2013	Actual	14024	13968	56
5001396	31660641	01/06/2014	Actual	14063	14024	39
5001396	31660641	02/05/2014	Actual	14104	14063	41
5001396	31660641	03/07/2014	Actual	14155	14104	51
5001396	31660641	04/07/2014	Actual	14235	14155	80
5001396	31660641	05/07/2014	Actual	14347	14235	112
5001396	31660641	06/06/2014	Actual	14430	14347	83
5001396	31660641	07/07/2014	Actual	14477	14430	47
5001396	31660641	08/06/2014	Actual	14556	14477	79
5001396	31660641	09/03/2014	System Estimate	14642	14556	86
5001396	31660641	10/07/2014	System Estimate	14717	14642	75
5001396	31660641	11/03/2014	System Estimate	14774	14717	57
5001396	31660641	12/03/2014	System Estimate	14830	14774	56
5001396	31660641	01/05/2015	System Estimate	14872	14830	42
5001396	31660641	02/06/2015	System Estimate	14916	14872	44
5001396	31660641	03/05/2015	System Estimate	14962	14916	46
5001396	31660641	04/06/2015	System Estimate	15045	14962	83
5001396	31660641	05/05/2015	System Estimate	15153	15045	108

5001396	31660641	06/04/2015	System Estimate	15236	15153	83
5001396	31660641	07/03/2015	System Estimate	15280	15236	44
5001396	31660641	08/05/2015	System Estimate	15367	15280	87
5001396	31660641	09/02/2015	System Estimate	15453	15367	86
5001396	31660641	10/02/2015	System Estimate	15519	15453	66
5001396	31660641	11/01/2015	System Estimate	15582	15519	63
5001396	31660641	12/09/2015	System Estimate	15653	15582	71
5001396	31660641	01/04/2016	System Estimate	15686	15653	33
5001396	31660641	02/05/2016	System Estimate	15695	15686	9
5001396	31660641	03/07/2016	System Estimate	15704	15695	9
5001396	31660641	04/07/2016	System Estimate	15713	15704	9
5001396	31660641	05/03/2016	System Estimate	15720	15713	7
5001396	31660641	06/01/2016	System Estimate	15728	15720	8
5001396	31660641	06/09/2016	System Estimate	15731	15728	3
5001396	31660641	06/28/2016	System Estimate	15732	15731	1
5001396	31660641	07/08/2016	Supplied Actual	15774	15732	42
5001396	31660641	07/11/2016	Actual	15777	15774	3
5001396	60927662	07/11/2016	Actual	0	0	0
5001396	60927662	07/27/2016	Actual	25	0	25
5001396	60927662	08/29/2016	Actual	81	25	56
5001396	60927662	09/30/2016	Actual	134	81	53
5001396	60927662	10/31/2016	Actual	188	134	54
5001396	60927662	12/07/2016	Actual	256	188	68
5001396	60927662	01/05/2017	Actual	317	256	61
5001396	60927662	02/07/2017	Actual	368	317	51
5001396	60927662	03/09/2017	Actual	438	368	70
5001396	60927662	04/06/2017	Actual	512	438	74
5001396	60927662	05/04/2017	Actual	603	512	91
5001396	60927662	06/05/2017	Actual	658	603	55
5001396	60927662	07/06/2017	Actual	722	658	64
5001396	60927662	08/04/2017	Actual	797	722	75
5001396	60927662	09/06/2017	Actual	911	797	114
5001396	60927662	10/04/2017	Actual	992	911	81
5001396	60927662	11/07/2017	Actual	1051	992	59
5001396	60927662	12/03/2017	Actual	1093	1051	42
5001396	60927662	01/01/2018	Actual	1136	1093	43
5001396	60927662	01/31/2018	Actual	1180	1136	44
5001396	60927662	03/04/2018	Actual	1224	1180	44

5001396	60927662	04/03/2018	Actual	1261	1224	37
5001396	60927662	05/04/2018	Actual	1336	1261	75
5001396	60927662	06/03/2018	Actual	1387	1336	51
5001396	60927662	07/03/2018	Actual	1426	1387	39
5001396	60927662	08/03/2018	Actual	1463	1426	37
5001396	60927662	09/02/2018	Actual	1503	1463	40
5001396	60927662	10/03/2018	Actual	1550	1503	47
5001396	60927662	11/05/2018	Actual	1623	1550	73
5001396	60927662	12/04/2018	Actual	1668	1623	45
5001396	60927662	01/04/2019	Actual	1770	1668	102
5001396	60927662	02/05/2019	Actual	1780	1770	10
5001396	60927662	03/06/2019	Actual	1785	1780	5
5001396	60927662	04/04/2019	Actual	1790	1785	5
5001396	60927662	05/05/2019	Actual	1808	1790	18
5001396	60927662	06/05/2019	Actual	1810	1808	2
5001396	60927662	07/08/2019	Actual	1812	1810	2
5001396	60927662	08/05/2019	Actual	1816	1812	4
5001396	60927662	09/05/2019	Actual	1821	1816	5
5001396	60927662	10/06/2019	Actual	1821	1821	0
5001396	60927662	11/05/2019	Actual	1821	1821	0
5001396	60927662	12/04/2019	Actual	1821	1821	0
5001396	60927662	01/06/2020	Actual	1821	1821	0
5001396	60927662	02/05/2020	Actual	1821	1821	0
5001396	60927662	03/05/2020	Actual	1821	1821	0
5001396	60927662	04/05/2020	Actual	1821	1821	0
5001396	60927662	05/05/2020	Actual	1821	1821	0
5001396	60927662	06/04/2020	Actual	1821	1821	0
5001396	60927662	07/06/2020	Actual	1821	1821	0
5001396	60927662	07/30/2020	Actual	1821	1821	0
5001396	B50816687	07/30/2020	Actual	0	0	0
TOTAL						2,318 TGALS
AVERAGE						36 TGALS
AVERAGE						1,172 GPD
PEAKING FACTOR						2.5
PEAK						2,931 GPD

Date: 7/23/2020
 Langan Project Number: 250091301
 Calc by: RSG
 Check by: BDH

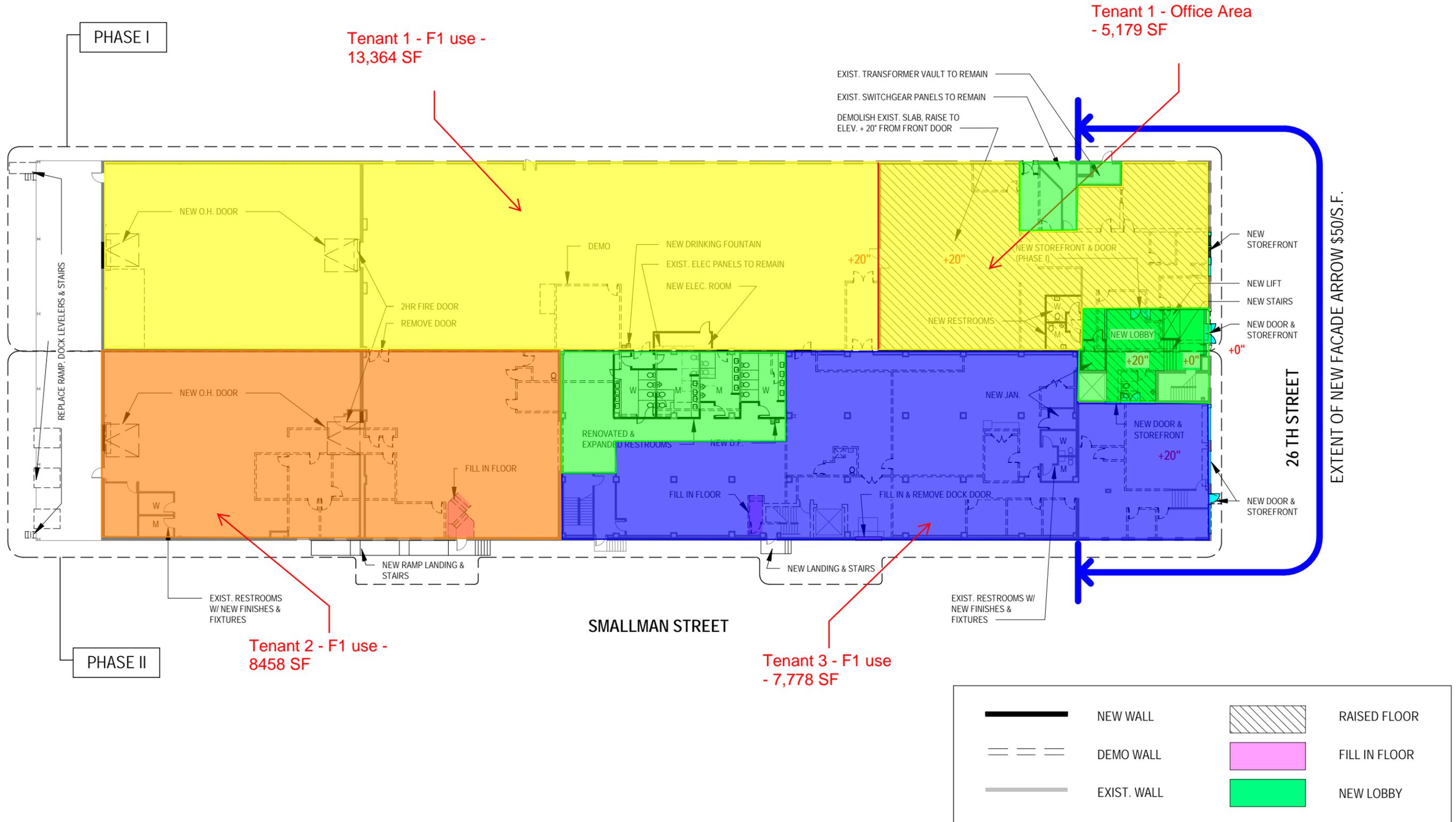
Achieva Building (2614 Smallman Street)					
PROPOSED SEWAGE FLOW ESTIMATION (FOR PWSA PERMITTING)					
Unit Description	GSF	SF/ Occ.¹	Number of Occupants	Anticipated Average Rate (GPD/Occupant)²	Anticipated Average Sewage Flow (GPD)
Office Use (Business Group B)	16,694	100	167	10	1,670
F-1 Factory (non-industrial) Use	29,600	200	148	35	5,180
				Proposed GPD (Water Supply)=	6,850
				Proposed GPD (Sanitary Load) =	6,850
				Proposed EDUs³ (Water Supply)=	17.1
				Proposed EDUs³ (Sanitary Load)=	17.1

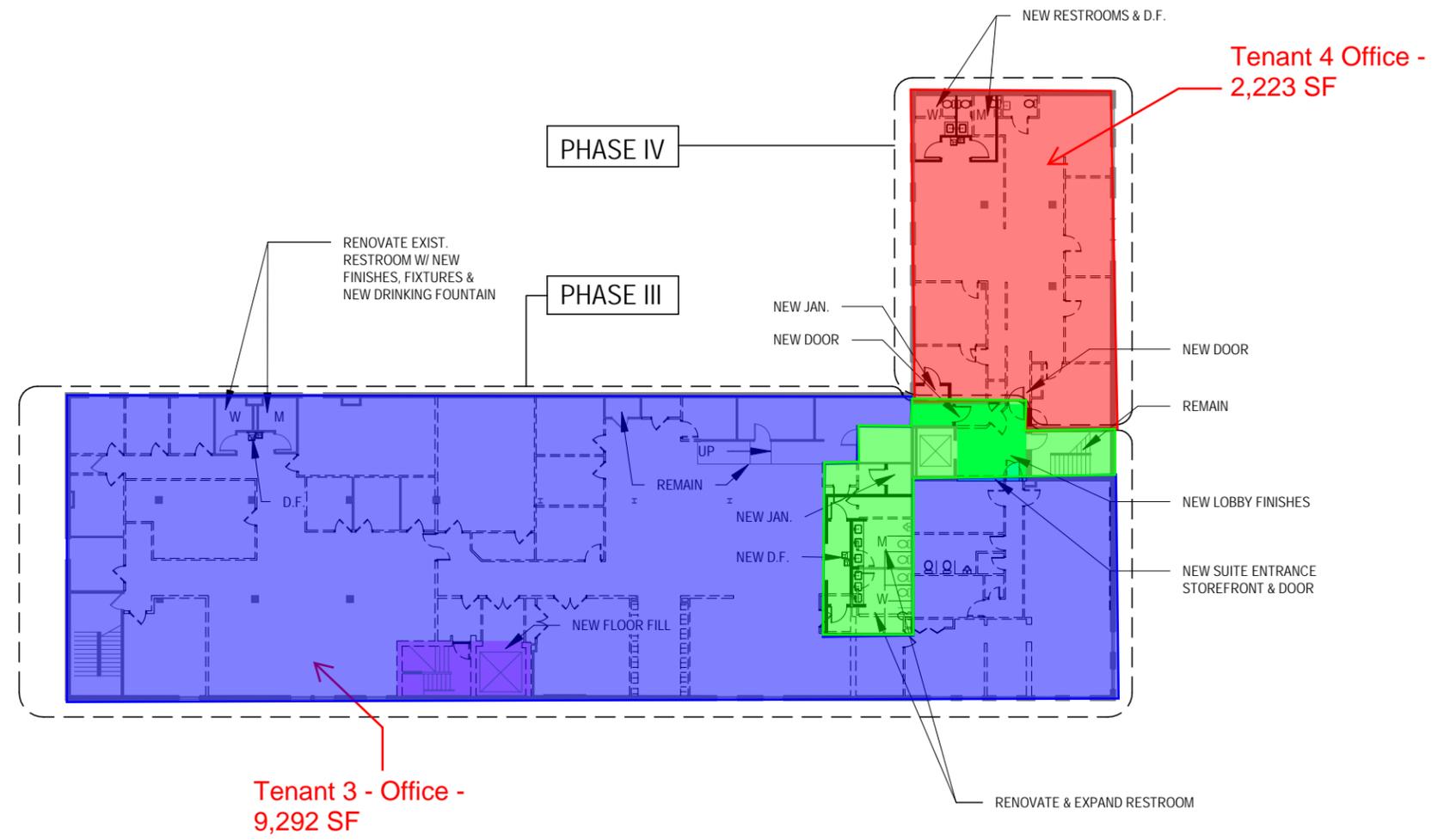
Notes:

1 – Occupancies as determined by DLA+ Architecture and Interior Design

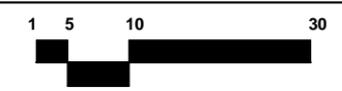
2 – Rate is based on the flow estimate defined in Table 1 of the PWSA developers manual (equivalent to estimates defined in Appendix A of the PA DEP Small Flow Treatment Facilities Manual)

3– EDUs are based on 400 GPD/EDU.





	NEW WALL		RAISED FLOOR
	DEMO WALL		FILL IN FLOOR
	EXIST. WALL		NEW LOBBY



**Existing and Proposed Sanitary Pipe Calculations
Achieva Building Renovation
26th 18-IN PWSA Combined Sewer
Dry Flow Comparison Calculations**

Given Information	
Pipe Location:	26th Street
Pipe Type:	VCP
Pipe Diameter (IN):	18
Slope ⁽¹⁾ :	2.7%
Depth of Flow (IN) ⁽²⁾ :	2.8
Manning's n Value:	0.015

Solve for Present Average Dry Flow	
Radius of Pipe, r (IN):	9
Circular Segment Height, h (IN):	2.8
Central Angle, θ :	92.916
Flow Area, K (IN ²):	25.231
Wetted Perimeter (IN):	14.595
Hydraulic Radius (IN):	1.729
Hydraulic Radius (FT):	0.144
Velocity (FT/S):	4.448
Flow (CFS):	0.779
Flow (GPD):	503,621

Solve for Present Peak Flow	
Peak Factor:	3.5
Flow (GPD):	1,762,674

Solve for Peak Design Capacity (Present)	
Flow (CFS):	14.916
Flow (GPD):	9,638,388

Solve for Average Design Capacity (Present)	
Peak Factor:	3.5
Flow (GPD):	2,753,825

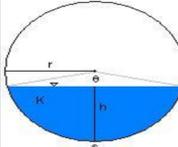
Solve for Projected Peak Flow in 5 Years	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD) ⁽³⁾ :	6,850
Flow (GPD):	1,858,000

Solve for Average Flow in 5 years	
Flow (GPD):	530,857

Summary	
Anticipated Peak Flow Contribution (GPD) ⁽²⁾ :	6,850
Present Average Flow (GPD):	503,621
Present Peak Flow (GPD):	1,762,674
Average Design Capacity (GPD):	2,753,825
Peak Design Capacity (GPD):	9,638,388
Average Projected Flow (GPD)	530,857
Peak Projected Flow (GPD)	1,858,000

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

1. Sewer slope as provided by PWSA as of October 9, 2020
2. Depth of flow sampled on October 21, 2020 from 6am-8am
3. Flow estimation calculated based on floor plans provided by DLA+ Architects

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	$K = \frac{r^2}{2} (\theta - \sin \theta)$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$P_w = s$
7	hydraulic radius	$R_h = \frac{A}{P_w}$



PROPOSED SANITARY PIPE CALCULATIONS
Achieva Building Renovation

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 MULBERRY WAY

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	14	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	6,850	$V_{half} > 2$ fps: TRUE					
Q_{design} , gpd	23,975						

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME: 2614 Smallman Street
 PWSA PROJECT NUMBER: 20013.81
 PWSA REVIEWER: Anthony Gallina
 DATE: October 9, 2020

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
JCT025J008	MH025J006	735.00	723.25	119.38	18	VCP	0.015	1.77	4.712	9.84%	18,509,168
MH025J006	MH025J010	723.25	722.40	31.79	18	VCP	0.015	1.77	4.712	2.67%	9,647,126
MH025J010	MH025J007	722.40	714.95	282.42	18	VCP	0.015	1.77	4.712	2.64%	9,582,177
MH025J007	ADC025JA18B	714.95	714.53	35.47	18	VCP	0.015	1.77	4.712	1.18%	6,419,893
								0.00	0.000	#DIV/0!	#DIV/0!
								0.00	0.000	#DIV/0!	#DIV/0!

Manhole Dip Test

Date Conducted: Wednesday, October 21, 2020

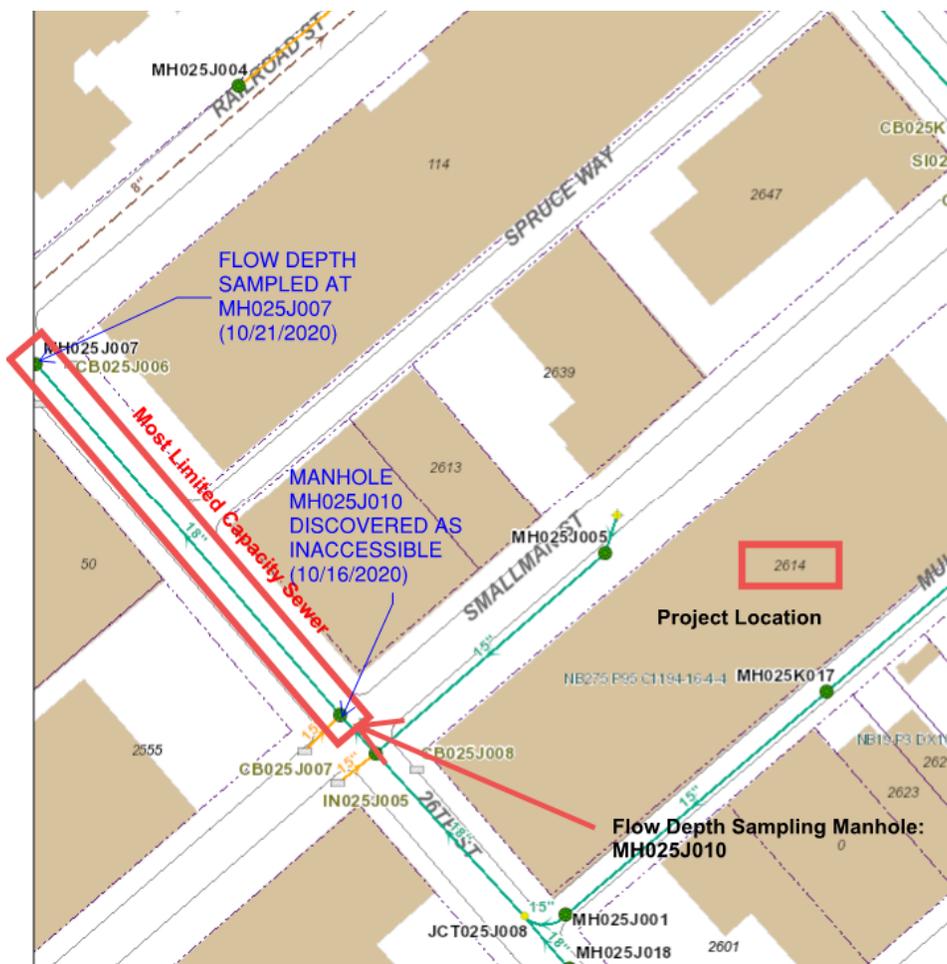
Time Conducted: 6:40 AM-7:40 AM

Conducted By: Robert Gehris, Connor Gormley

Manhole Monitored: MH025J007

Location: 26th Street at Railroad Street

TIME (AM)	DEPTH OF FLOW (IN)
6:40	2.25
6:50	1.9
7:00	2.1
7:10	2.75
7:20	2.5
7:30	2.25



**DOCUMENTATION
FROM UTILITY COMPANIES**

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
Achieva Building Renovation
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250091301**

The project site is located in Strip District neighborhood of the City of Pittsburgh, southwest of the intersection of Penn Avenue and 27th Street, in the RIV-IMU, Riverfront – Industrial Mixed Use District within the City of Pittsburgh, Allegheny County, Pennsylvania. 2614 Smallman Associates, L.P. is proposing to renovate the existing Achieva Building to be a 53,000 gross square foot tenant core and shell building. In addition, sidewalk improvements, landscaped areas, repaved loading dock and parking areas, and associated site features are a part of this project. The proposed project will be owned and operated by 2614 Smallman Associates. The project site area is approximately 1.62 acres composed of lot 25-K-50.

The project site is generally bound by Smallman Street to the north, 27th Street to the east, Mulberry Way to the south, and 26th Street to the west. The site is currently occupied by the Achieva Building, a parking lot, loading dock area, and impervious pedestrian walkways. An existing 66-inch PWSA combined sewer is located parallel to the Allegheny River.

The sanitary service for the project will be provided by an existing on-site gravity sewer lateral for the renovated building that will tie into the existing 15-inch combined sewer owned by PWSA and located in Mulberry Way. This existing 15-inch combined sewer ties into an existing 18-inch combined sewer owned by PWSA and located in 26th street. This existing PWSA 18-inch combined sewer is connected to the existing PWSA 66-inch combined sewer which runs parallel to the Allegheny River on the river's south bank and is part of the Allegheny Interceptor. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility in Pittsburgh, PA. This ultimate method will provide for disposal of the net total combined daily flow of 3,919 gallons per day (9.8 EDUs). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The use of an existing lateral will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

Alternative methods of sewage disposal that could be considered include on-site subsurface disposal systems (septic systems) and an individual package wastewater treatment plant. The existing developments in the area are all currently connected to the public sewer system; therefore, an on-site septic system would not be consistent with the neighboring buildings, nor would it be a practical solution to provide adequate service for the site. The nearest discharge point from the site for a stream discharge is the Allegheny River, approximately 0.17 miles north 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

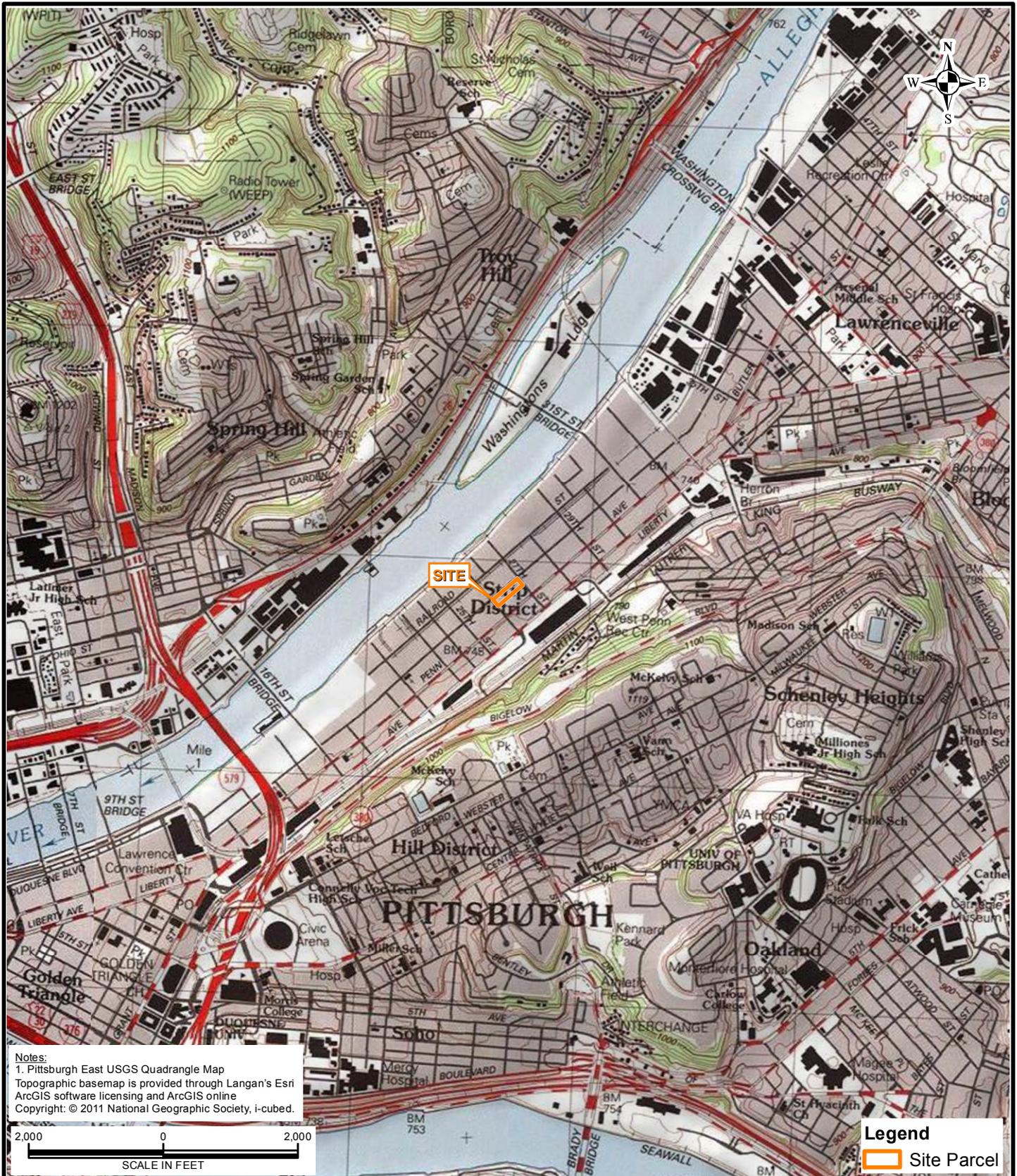
**SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Public Notice
Achieva Building Renovation
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250091301**

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

APPENDIX F

USGS Map and Plot Plans

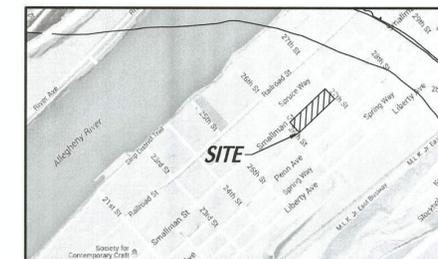


Notes:
 1. Pittsburgh East USGS Quadrangle Map
 Topographic basemap is provided through Langan's Esri
 ArcGIS software licensing and ArcGIS online
 Copyright: © 2011 National Geographic Society, i-cubed.



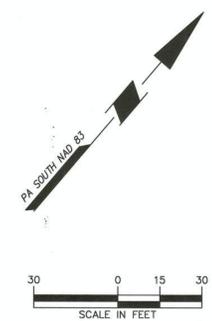
Legend
 Site Parcel

 2400 Ansys Drive, Suite 403 Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101 www.langan.com Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan International LLC Collectively known as Langan	Project	Drawing Title	Project No.	Figure
	ACHIEVA SITE	SITE LOCATION MAP	250020018	1
	PITTSBURGH		Date	
	ALLEGHENY COUNTY PENNSYLVANIA		5/6/2016	
			Scale	
			1 in = 2,000 ft	
			Drawn By	
			BJS	



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

SOURCE: <http://www.ngs.noaa.gov/NGSD/Explorer/>



6/20/19	Updated Title Commitment	1
Date	Description	No.

REVISIONS

SIGNATURE: *Shaun F. Higgins* DATE SIGNED: 10.03.19

SHAUN F. HIGGINS, P.L.S.
PA LIC. No. SU-051088-E

LANGAN

2400 Arroyo Drive, Suite 403, Harrisburg, PA 17117
T: 724.514.5100 F: 724.514.5101 www.langan.com

NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA
OHIO WASHINGTON DC FLORIDA TEXAS CALIFORNIA

ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA LONDON

Langan Engineering, Construction, Surveying and Landmark Architecture, L.P., S.A.
Langan Engineering, Construction, Surveying and Landmark Architecture, L.P., S.A.
Langan Engineering, Construction, Surveying and Landmark Architecture, L.P., S.A.

Project

2620 SMALLMAN STREET

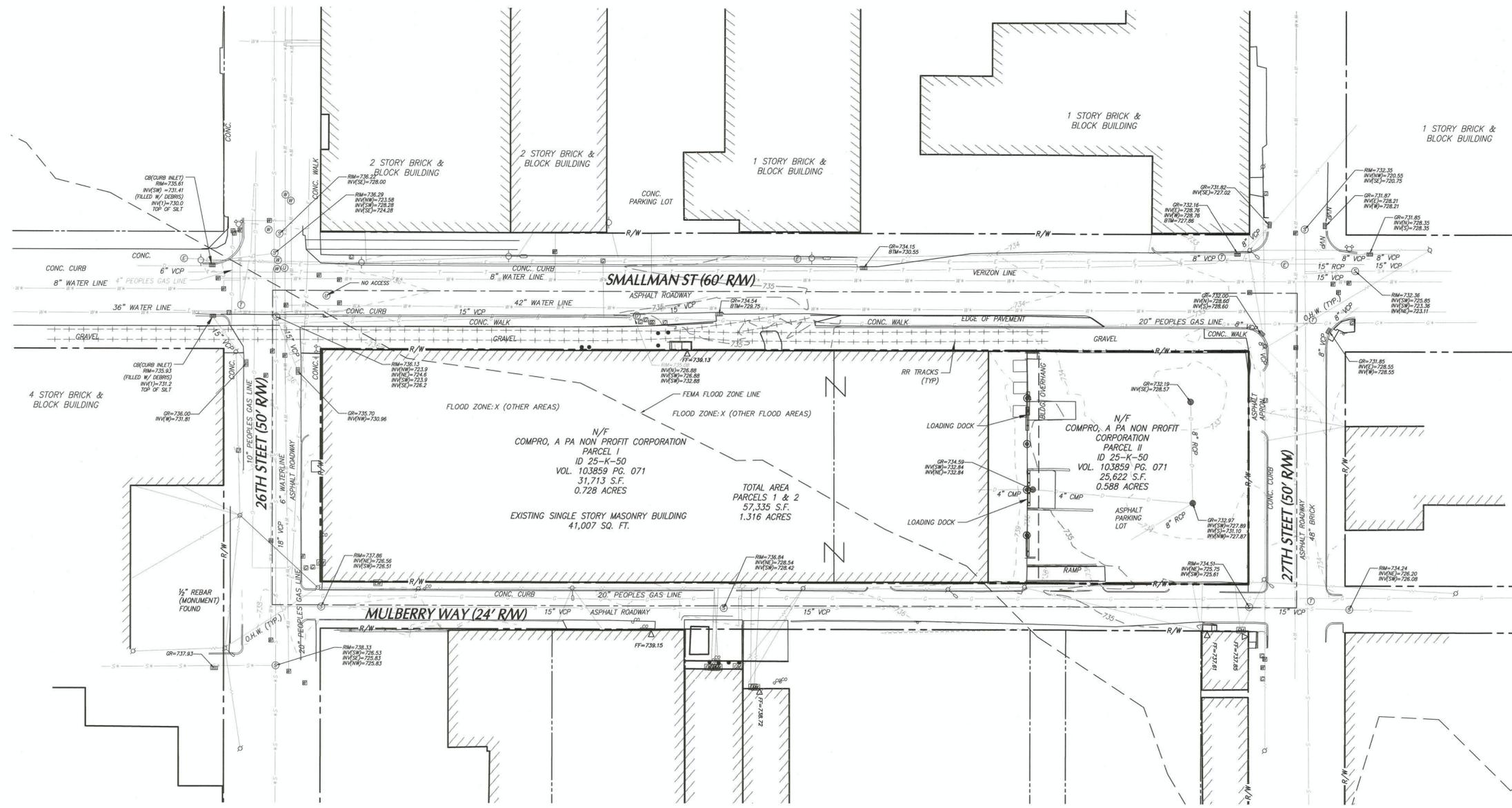
MAP No. 25 BLOCK K LOT No. 50
CITY OF PITTSBURGH

ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title

TOPOGRAPHIC & UTILITY SURVEY

Project No. 250020018	Drawing No. VT101
Date JUNE 29, 2016	
Scale 1" = 30'	
Drawn By BVB	Checked By ALM
Submission Date JUNE 29, 2016	Sheet 3 of 3

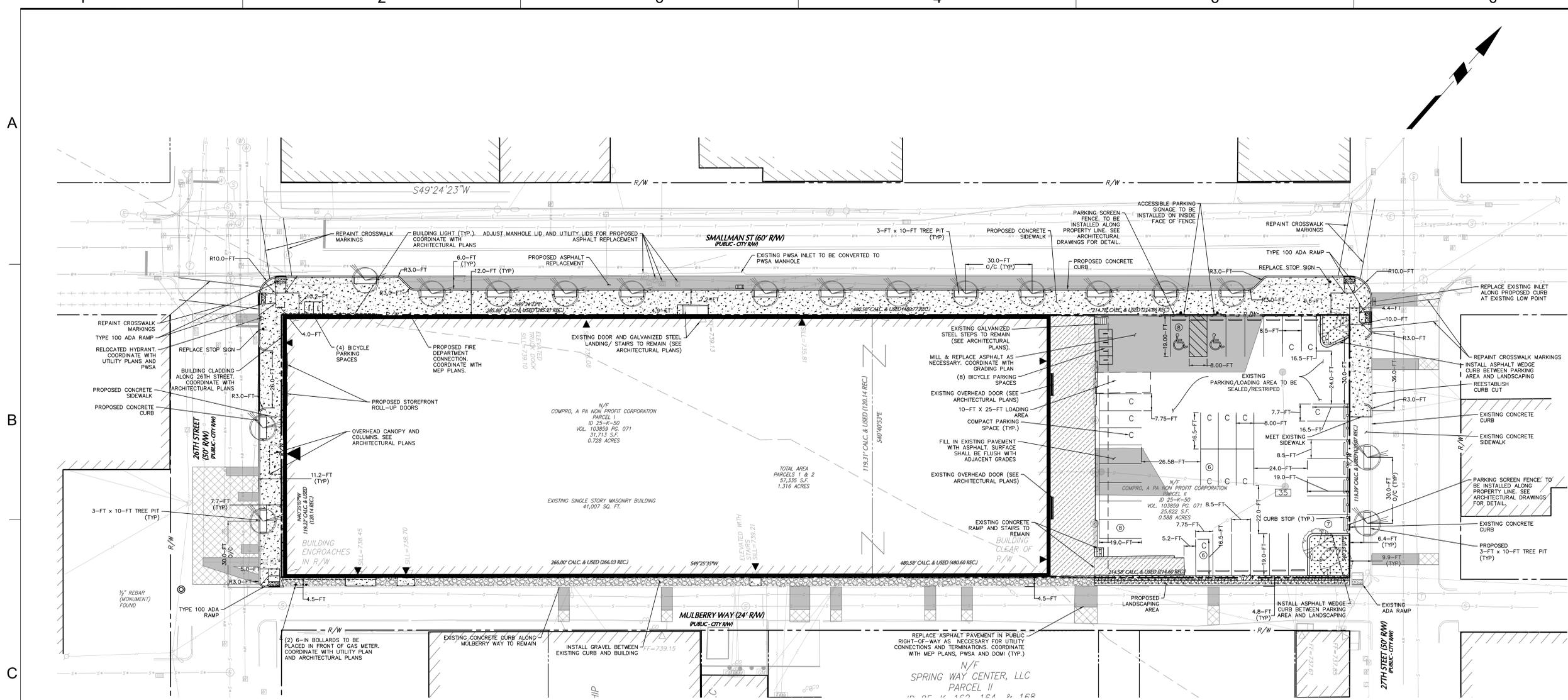


LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		DOOR		SET 5/8" BY 30" STEEL PIN WITH CAP "LANGAN"
	STREET LIGHT		DOUBLE DOOR		SET MAG NAIL
	AREA LIGHT		GARAGE DOOR		FOUND MONUMENTATION AS SHOWN
	SIGNAL POLE		PARKING METER		CENTERLINE
	POLE		STORM DRAIN		RIGHT OF WAY
	ANCHOR POLE		SANITARY LINE		PARCEL NUMBER
	MANHOLE (TYPE AS LABELED)		COMBINED SEWER LINE		RECORD
	WATER VALVE		GAS LINE		ACRES
	GAS VALVE		WATER LINE		VOLUME
	UNKNOWN VALVE		ELECTRIC LINE		PAGE
	CATCH BASIN		TELEPHONE LINE		CALCULATED
	SPOT ELEVATION		STEAM LINE		OBSERVED
	CLEAN OUT		GUIDE RAIL (TYPE AS NOTED)		SQUARE FEET
	TREE		FENCE (TYPE AS NOTED)		CITY SURVEY RECORD
	SIGN		PROPERTY/RIGHT-OF-WAY LINE		AUDITOR'S FILE NUMBER
	BOLLARD		CONTOUR LINE		
	METAL COVER		REFERENCED UTILITY LINE (TYPE AS NOTED)- PLOTTED FROM EXISTING MAPPING		
	ELECTRIC BOX				

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

VERTICAL DATUM
VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.



DLA
ARCHITECTURE
interior design

FOSTER PLAZA 10
SUITE 500
680 ANDERSEN DRIVE
PITTSBURGH, PA 15220

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

CONSULTANTS

[Signature]
PROFESSIONAL SEAL
DATE SIGNED: 07/30/2020
STATE LIC. No. PE80563

NO.	DATE	DESCRIPTION
1	2020-10-09	PER REGULATORY COMMENTS
2	2020-11-19	IFC
3	2020-12-18	IFC

GENERAL NOTES

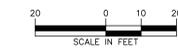
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" FOR PROJECT "2620 SMALLMAN STREET", PREPARED BY LANGAN, DATED JUNE 29, 2016, LAST REVISED JUNE 20, 2019.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR 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 DEPICTED 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 REQUESTS 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 TWO 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 DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE 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 PLAN 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 POLICES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES MANUAL.
- CONSTRUCTION SHALL MEET THE REQUIREMENT OF THE APPROVED ENVIRONMENTAL COVENANT ESTABLISHED BETWEEN THE BUNCHER COMPANY AND THE UEA, WITH PAID.
- THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL:
 - PENNSYLVANIA DEP
 - ALLEGHENY COUNTY HEALTH DEPARTMENT
 - ALLEGHENY COUNTY SANITARY AUTHORITY
 - ALLEGHENY COUNTY CONSERVATION DISTRICT
 - CITY OF PITTSBURGH
 - PITTSBURGH WATER AND SEWER AUTHORITY
 - OTHER UTILITY COMPANIES WITH INFRASTRUCTURE PRESENT ADJACENT TO OR ON SITE NOT LISTED HEREIN

ACHIEVA BUILDING (2614 SMALLMAN STREET) - ZONING TABLE
RIV-IMU RIVERFRONT INDUSTRIAL MIXED USE DISTRICT

Item	Required/Permitted	Proposed
Land Use	Office (General), Parking	Office (General), Parkin
Parking Spaces		
Total Car Parking Spaces	31	35
Office (41,000 SF)	1 Space per 500 sf. above first 2,400 SF = 77	
Riverfront Zoning District	Minimum parking required is 50% of that required by 914.02.A = Proposed Bike Spaces less Req'd Bike Spaces = (8)	
Bicycle Parking Reduction		
ADA Spaces	2	2
Compact Spaces	Up to 40% Required off-street parking = 14	13
Bicycle Parking		
Total Bicycle Parking Spaces	6	12
Non-Residential Usage (41,000 SF)	1 Space per 10,000 SF = 4	
Commercial Parking (35 Spaces)	2	
Loading Areas		
Office (41,000 SF)	20,001 to 50,000 SF = 1	1
Landscaping		
Total Street Trees	24 Trees	17 Trees*
Smallman Street (1 tree per 30 feet of R/W)	16 trees	13 trees
26th Street (1 tree per 30 feet of R/W)	4 trees	2 trees
27th Street (1 tree per 30 feet of R/W)	4 trees	2 trees
Alternative Compliance/ Fee In-lieu		
Surface Parking Lot		
Parking Lot Trees (1 tree per 5 parking space)	7 trees	3 trees*
Parking Lot Landscaped Area (25 SF per parking space)	35 Spaces x 25SF = 875 SF	1,015 SF
Notes		
(1) All data reference from Pittsburgh Zoning Code		
*Variance or alternative compliance to be met		

LEGEND

	EXISTING	PROPOSED
ROW BOUNDARY	[Symbol]	[Symbol]
BUILDING LINE	[Symbol]	[Symbol]
CONCRETE CURB	[Symbol]	[Symbol]
DOOR	[Symbol]	[Symbol]
OVERHEAD DOOR	[Symbol]	[Symbol]
CONCRETE SIDEWALK	[Symbol]	[Symbol]
ASPHALT PAVEMENT	[Symbol]	[Symbol]
ASPHALT PAVEMENT MILL AND OVERLAY	[Symbol]	[Symbol]
GRAVEL	[Symbol]	[Symbol]
LOADING DOCK	[Symbol]	[Symbol]
PARKING SCREEN FENCE	[Symbol]	[Symbol]
TREE	[Symbol]	[Symbol]
SHRUB	[Symbol]	[Symbol]
LANDSCAPE	[Symbol]	[Symbol]



ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND FIELD SURVEY IS REQUIRED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION, OR TO ARRANGE FOR FIELD SURVEY, CONTACT THE UTILITIES BEFORE EXCAVATION. CALL 811 OR VISIT WWW.PITTSBURGH.GOV/811. PITTSBURGH WATER AND SEWER AUTHORITY: 1-800-242-1776. THE UTILITY COMPANY SHOWN MAY NOT HAVE UTILITY LINES IN THE AREA.



ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

SITE PLAN

PROJECT NUMBER: 2020027.00
DATE: 07.30.2020
SCALE: AS NOTED
SHEET # CS101



CONSULTANTS



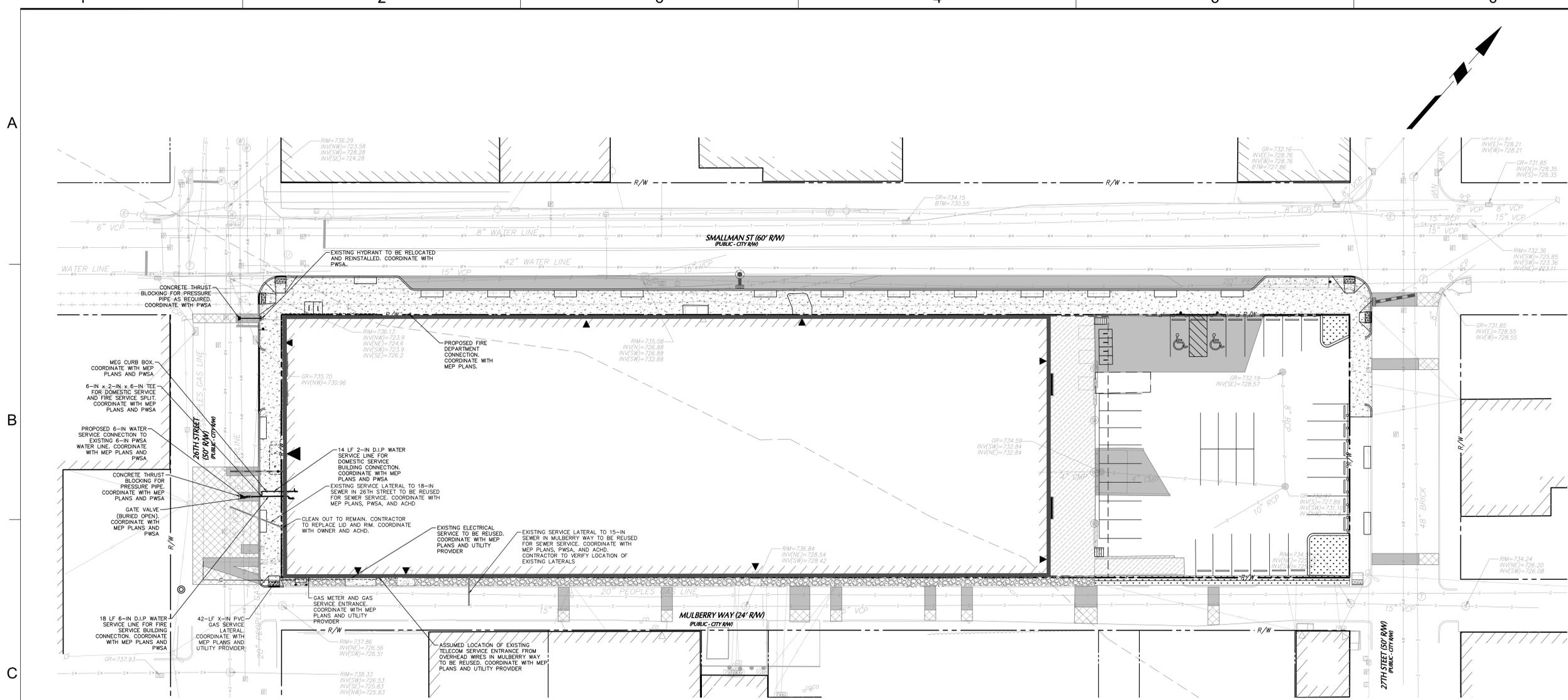
SIGNATURE OF PROFESSIONAL ENGINEER DATE SIGNED
PROFESSOR OF PRACTICE ROWLAND
STATE LIC. No. PE80563
SEAL

NO.	DATE	DESCRIPTION	REVISIONS
2	2020-11-09	CONSTRUCTION DOCUMENTS	
1	2020-10-08	PER REGULATORY COMMENTS	

ACHIEVA BUILDING RENOVATION
211 26TH STREET
PITTSBURGH, PA 15222

UTILITY PLAN

PROJECT NUMBER: 2020027.00
DATE: 07.30.2020
SCALE: AS NOTED
SHEET # CU101



UTILITY NOTES

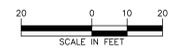
- THESE PLANS ARE COMPLETED WITH EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION BASED ON A DRAFT PLAN TITLED "TOPOGRAPHIC AND UTILITY SURVEY" FOR ACHIEVA BUILDING (2614 SMALLMAN STREET) BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. AND DATED JUNE 29, 2016, LAST REVISED JUNE 20, 2019.
- ONCE EXISTING UTILITIES TO REMAIN ARE LOCATED, ANY POTENTIAL CONFLICTS WITH OTHER UTILITIES, RELOCATED UTILITY POLES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALL THE APPROPRIATE UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAYS AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. CALL PENNSYLVANIA ONE CALL SYSTEM - 1-800-242-1776.
- ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND ANY LOCAL AUTHORITIES.
- THESE PLANS REPRESENT THE OVERALL SITE WORK 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 SITE WORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED 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 AND ENGINEER MAKE 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 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 THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFIS) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITE WORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE WORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE 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, SPECIFICATIONS, AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. 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 PLAN 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.
- WATER, SANITARY, AND STORM LINES THAT HAVE LESS THAN 18 INCHES OF CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) TO SANITARY OR STORM LINES SHALL BE CONCRETE ENCASED.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4-FOOT ABOVE TOP OF PIPE.
- ALL DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTINGS.
- WATER SERVICE SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED BEFORE ACCEPTANCE. THIS PROCEDURE WILL CONFORM TO LOCAL AUTHORITY AND HEALTH DEPARTMENT SPECIFICATIONS.
- CONTRACTOR TO VERIFY PIPE TRENCHING AND BEDDING MATERIAL REQUIREMENTS WITH EACH UTILITY PROVIDER. THIS INCLUDES, BUT IS NOT LIMITED TO WATER, SEWERAGE, ELECTRIC, GAS, AND COMMUNICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL INLET FRAMES, GRATES, TOP UNITS, AND BOXES SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, AND COMPLY WITH ADA AND BICYCLE SAFE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY. ALL PROPOSED ROOF LEADERS SHALL BE TIED TO THE STORM SEWER SYSTEM.
- SITE FILL SHALL CONSIST OF MATERIAL FROM APPROVED ONSITE SOURCES OR APPROVED OFFSITE MATERIAL. THE GEOTECHNICAL ENGINEER OR INSPECTOR WILL REVIEW AND APPROVE ALL SOIL TO BE USED AS SITE FILL.
- 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.
- A LICENSED PROFESSIONAL ENGINEER MUST BE ON SITE DURING THE CRITICAL STAGES OF THE CONNECTION TO THE EXISTING COMBINED SEWER.
- A LICENSED PROFESSIONAL ENGINEER MUST CERTIFY THAT ALL STORMWATER BMP'S WE INSTALLED IN ACCORDANCE WITH THE APPROVED NPDES PLANS. CONTRACTOR TO NOTIFY DESIGN ENGINEER OR INSPECTOR(S) PRIOR TO STORMWATER FACILITY INSTALLATION.
- CONTRACTOR SHALL FIELD LOCATE AND VERIFY EXISTING PIPE INVERTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND EXISTING VEGETATION TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL MINIMIZE LAND CLEARING AND GRADING TO THE EXTENT POSSIBLE.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	○	●
CLEANOUT	○	○
STORM SEWER	---	---
CATCH BASIN/ INLET	□	□
STORM MANHOLE	○	○
WATER LINE (REFERENCE)	---	---
WATER LINE	---	---
WATER LINE FOR FIRE SERVICE	---	---
GAS LINE	---	---
UNDERGROUND ELECTRIC LINE	---	---
ELECTRIC METER	○	○
COMMUNICATIONS LINE	---	---
COMMUNICATIONS MANHOLE	○	○
UTILITY VAULT	□	□

UTILITY PROVIDERS

<p>WATER THE PITTSBURGH WATER AND SEWER AUTHORITY ADDRESS: PENN LIBERTY PLAZA I 1200 PENN AVENUE PITTSBURGH, PA 15222 PHONE: 412-255-8800 CONTACT: JULIE ASCIOLLA</p>	<p>SEWER THE PITTSBURGH WATER AND SEWER AUTHORITY ADDRESS: PENN LIBERTY PLAZA I 1200 PENN AVENUE PITTSBURGH, PA 15222 PHONE: 412-255-8800 CONTACT: JULIE ASCIOLLA</p>
<p>GAS PEOPLES NATURAL GAS COMPANY LLC ADDRESS: 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212 PHONE: 412-258-4708 CONTACT: BRANDON DATZ</p>	<p>ELECTRICITY DUQUESNE LIGHT COMPANY ADDRESS: 2825 NEW BEAVER AVENUE PITTSBURGH, PA 15233 PHONE: 412-393-7816 CONTACT: GREG ALAN</p>
<p>TELEPHONE/COMMUNICATIONS COMCAST BUSINESS SERVICES - KEYSTONE REGION ADDRESS: 2994 INDUSTRIAL BOULEVARD BETHEL PARK, PA 15102 PHONE: 412-580-1442 CONTACT: WALT KASIEVICH III</p>	<p>COMMUNICATIONS VERIZON OF PA ADDRESS: 3151 PIONEER AVENUE PITTSBURGH, PA 15226 PHONE: 412-237-2291 CONTACT: DAN BARREN</p>



ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND FIELD VERIFICATION IS REQUIRED. TO OBTAIN ADDITIONAL UTILITY INFORMATION, OR TO ASSISTANCE FOR UTILITY BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANY SHOULD BE NOTIFIED PRIOR TO ANY UTILITY WORK BY THE AREA.



APPENDIX G

Cultural Resource Notice

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

**Re: Cultural Resources Notice (CRN)
Achieva Building Renovation
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250091301**

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 existing historical buildings.

APPENDIX H

PNDI

1. PROJECT INFORMATION

Project Name: **Achieva Building Renovation**

Date of Review: **7/29/2020 12:06:47 PM**

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

Project Area: **4.13 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: **40.455949, -79.978402**

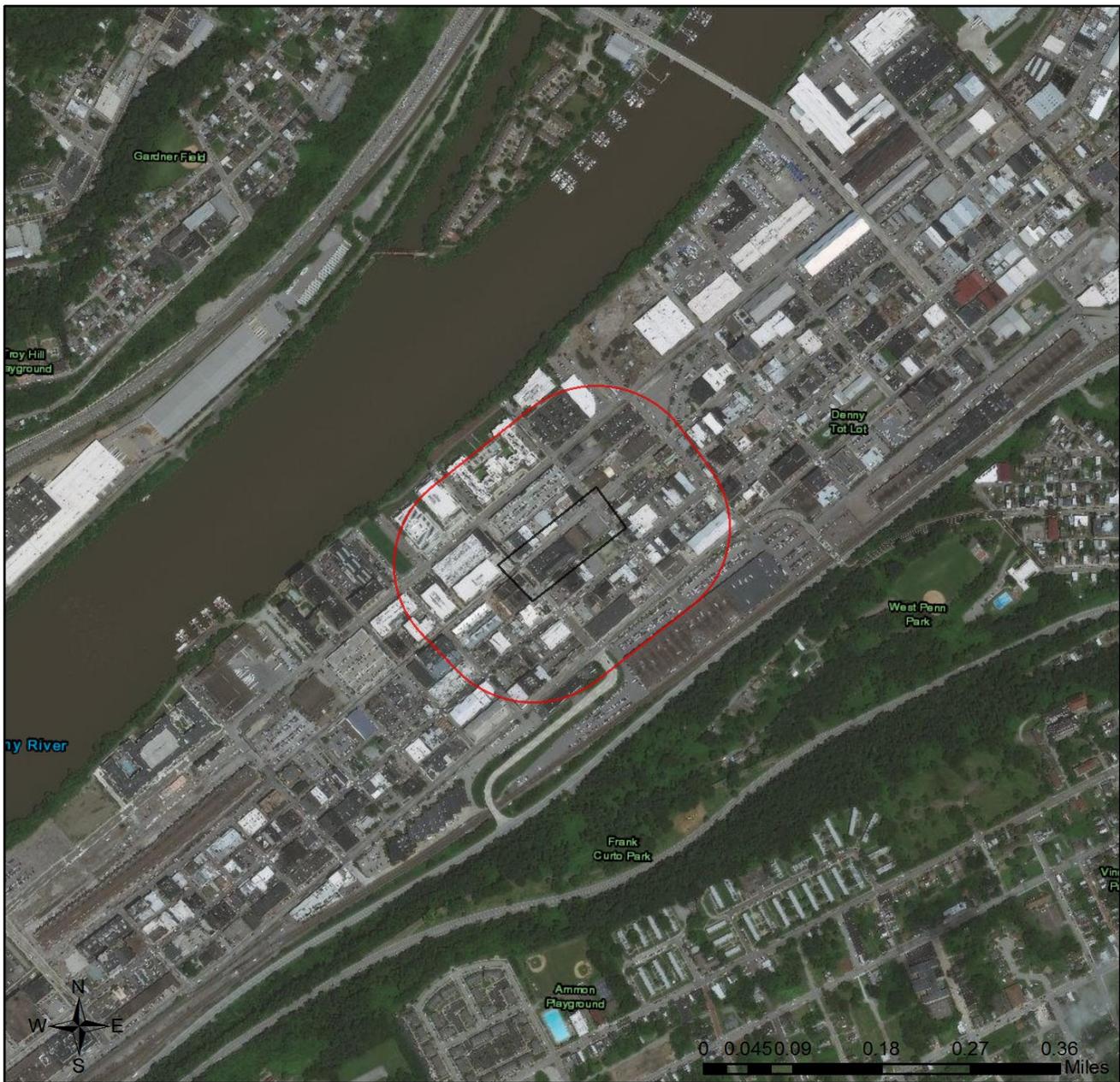
Degrees Minutes Seconds: **40° 27' 21.4168" N, 79° 58' 42.2467" W**

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	Conservation Measure	No Further Review Required, See Agency Comments
U.S. Fish and Wildlife Service	Conservation Measure	No Further Review Required, See Agency Comments

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

Achieva Building Renovation

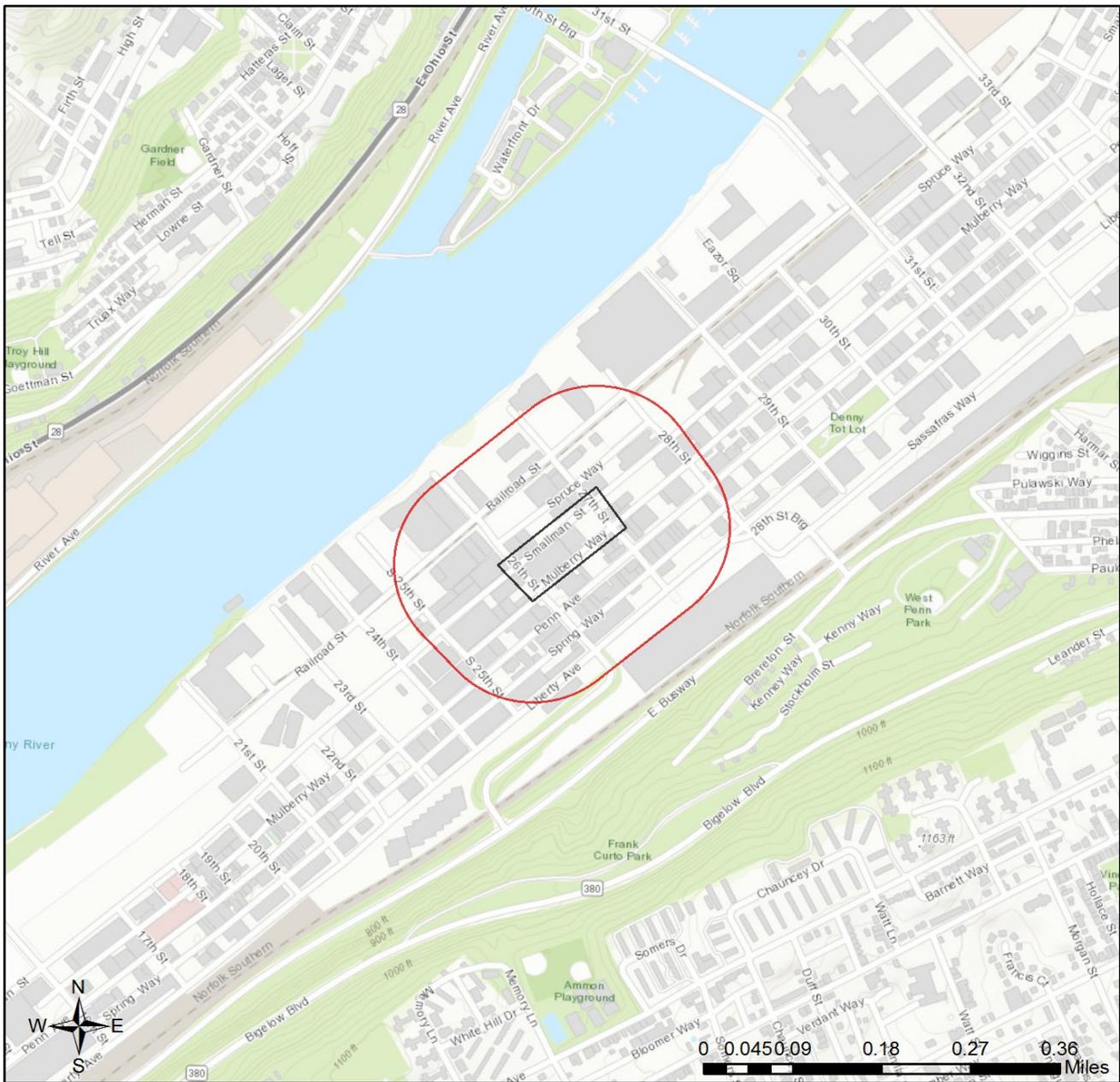


- Project Boundary
- Buffered Project Boundary



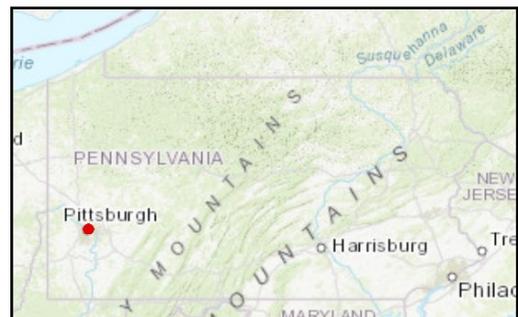
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China

Achieva Building Renovation



-  Project Boundary
-  Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

Q1: Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

Your answer is: All project activities will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

Q2: Describe how wastewater (effluent) will be handled (select one). For the purpose of this question, wastewater/effluent does not include stormwater runoff. If the project involves solely the renewal or modification of an existing discharge permit (e.g., NPDES permit), select from options 3, 4, 5, or 6 below.

Your answer is: All wastewater/effluent from this project/activity will be routed to an existing municipal wastewater treatment plant.

Q3: Select the statement below that accurately describes where the proposed project and project-associated activities will occur. "Project" includes all features of the project (including buildings, roads, utility lines, outfall and intake structures, wells, stormwater retention/detention basins, parking lots, driveways, lawns, etc.), as well as all associated impacts (e.g., temporary staging areas, work areas, temporary road crossings, areas subject to grading or clearing, etc.).

Your answer is: All project activities will occur in or on an existing building, parking lot, driveway, road, road shoulder, street, runway, paved area, or railroad bed.

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:

Conservation Measure: The natural flow regime and water quality in this watershed are important to maintaining habitats occupied by rare fish and mussels. PFBC recommends that you take measures to maintain a natural flow regime, high water quality, and quantity. Maintenance or restoration of the riparian corridor will aid in connecting habitats and improving water quality and quantity for fish and mussels. PFBC recommends retaining (or restoring, if not already present) a riparian buffer (100 to 300 feet, if possible) on each side of the waterway (river, stream, creek). This buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to previous removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream. Use stringent erosion and sedimentation controls before, during, and after project implementation to ensure that sediment and contaminants do not enter any waterway(s) (rivers, creeks, streams, tributaries) or waterbodies (lakes, ponds).

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

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

U.S. Fish and Wildlife Service

RESPONSE:

Conservation Measure: Voluntary implementation of the following recommendations will contribute to the conservation and recovery of endangered and threatened species. -- In order to maintain or improve water quality for endangered aquatic species, retain (or restore, if not already present) a 100- to 300-foot wide buffer on each side of the waterway (river, stream, creek) or waterbody (lake). Avoid construction, earth disturbance, and chemical application in this buffer. The buffer should be vegetated with native plant species. When adequately vegetated, this upland buffer will act to stabilize the streambanks (preventing or minimizing erosion), and filter pollutants (e.g., sediment, fertilizers, pesticides, road salt, oil). Where streambanks have become badly eroded (e.g., due to removal of native riparian vegetation), streambank fencing and/or bioengineering restoration techniques are recommended (geotextile, root wads, vegetative stabilization), rather than riprapping the streambanks; removing gravel bars; or attempting to dredge, ditch, channelize, or widen the stream.

* 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.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife 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: Adalee Jacobs
Company/Business Name: Langan Engineering & Environmental Services, Inc.
Address: 2400 Ansys Drive, Suite 403
City, State, Zip: Pittsburgh, PA 15222
Phone: (724) 514-5100 Fax: ()
Email: adjacobs@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.

Adalee Jacobs

8/11/2020

applicant/project proponent signature

date

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

Achieva Building

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

1. Date plan received by municipal planning agency December 23, 20202. Date review completed by agency January 5, 2021

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Martina Battistone</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Martina Wolf Battistone</i></u> Date: <u>January 5, 2021</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>200 Ross Street 4th Floor Pittsburgh, PA 15219</u> Telephone Number: <u>(412) 255-2516</u>		

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

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

The planning agency must complete this component within 60 days.

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

APPENDIX J

Component 4C



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

Achieva Building Renovation

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

1. Date plan received by county or joint county health department December 23, 2020Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency Decmeber 29, 2020

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 FieldsTitle: Environmental Health Engineer IIISignature: *Freddie Fields*Date: December 29, 2020Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318Telephone 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