

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (COMMISSIONERS) (COUNCILMEN) of South Fayette
(TOWNSHIP) (BOROUGH) (CITY), Allegheny COUNTY, PENNSYLVANIA (hereinafter "the municipality").

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 (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities 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 land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS Piazza Properties, LLC has proposed the development of a parcel of land identified as
land developer

The Piazza, and described in the attached Sewage Facilities Planning Module, and
name of subdivision

proposes that such subdivision be served by: (check all that apply), sewer tap-ins, sewer extension, new treatment facility, individual onlot systems, community onlot systems, spray irrigation, retaining tanks, other, (please specify). _____

WHEREAS, South Fayette Township finds that the subdivision described in the attached
municipality

Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (Commissioners) (Councilmen) of the (Township) (Borough) (City) of South Fayette hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary,
(Signature)

Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

South Fayette Township
515 Millers Run Road
Morgan, PA 15064
Telephone 412-221-8700

Seal of
Governing Body

SEWAGE FACILITIES PLANNING MODULE

**THE PIAZZA
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared by:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

CEC Project 191-730

APRIL 2020



Civil & Environmental Consultants, Inc.

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SEWAGE FACILITIES PLANNING MODULE – COMPONENT 3

Code No.



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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name The Piazza

2. Brief Project Description Burns Scalo Development, LLC has proposed to develop the former Star City Cinema parcel along Millers Run Road in South Fayette Township with retail/restaurant buildings and associated parking.

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

Municipality Name	County	City	Boro	Twp
South Fayette Township	Allegheny	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Barrett	John	M		Township Director
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2		
515 Millers Run Road			
Address Last Line -- City	State	ZIP+4	
South Fayette	PA	15064	
Area Code + Phone + Ext.	FAX (optional)	Email (optional)	
412-221-8700		jbarrett@sftwp.com	

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

The Piazza

Site Location Line 1
100 Hickory Grade Road

Site Location Line 2

Site Location Last Line -- City
Bridgeville

State
PA

ZIP+4
15017

Latitude
40.356427

Longitude
-80.122822

Detailed Written Directions to Site Head southwest on Waterfront Drive toward Three Rivers Heritage Trail (0.2 mi); continue straight onto 30th St. Bridge (472 ft); Turn right onto River Ave (154 ft); Turn left onto 31st Str. Bridge (164 ft); Merge onto PA 28-S (0.2 mi); take exit 1A for Interstate 279S/Interstate 376W (1.3 mi); Continue on 376W/79S (12.8 mi); Take exit 54 for PA-50 toward Bridgeville (0.3 mi); Turn left onto PA-50 W (0.1 mi); Turn left onto Hickory Grade Road (0.2 mi); Destination on right.

Description of Site The existing site was previously developed as a movie theater with large parking fields that have remained in use today.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Whittingham	Stephen			724-494-7066	

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

Director of Development Piazza Properties, LLC

FAX Email
swhittingham@burnsscalo.com

Mailing Address Line 1 Mailing Address Line 2
965 Greentree Road, Suite 400

Mailing Address Last Line -- City State ZIP+4
Pittsburgh, PA 15220 PA 15220

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

Last Name	First Name	MI	Suffix
Young	Kaitlin		

Title Consulting Firm Name

Project Consultant Civil & Environmental Consultants

Mailing Address Line 1 Mailing Address Line 2

333 Baldwin Road

Address Last Line – City State ZIP+4 Country
Pittsburgh PA 15205 USA

Email Area Code + Phone Ext. Area Code + FAX
kyoung@cecinc.com 412-420-8087 412-429-2114

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: _____

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 271474

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 47

Connections 2

Name of:

existing collection or conveyance system Miller's Run
owner Municipal Authority of South Fayette Township
existing interceptor Chartier's Creek Interceptor
owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN-Woods Run WWTP

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number _____

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

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 SHAWN P. McWILLIAMS, EIT

Agent Signature Shawn P. McWilliams Date 05/26/2020

(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 KEY _____.

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 18500 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

When providing "treatment facilities" sewage flows, use Annual Average Daily Flow for "average" and Maximum Monthly Average Daily Flow for "peak" in all cases. For "peak flows" in "collection" and "conveyance" facilities, indicate whether these flows are "peak hourly flow" or "peak instantaneous flow" and how this figure was derived (i.e., metered, measured, estimated, etc.).

- a. Enter average and peak sewage flows for each proposed or existing facility as designed or permitted.
- b. Enter the average and peak sewage flows for the most restrictive sections of the existing sewage facilities.
- c. Enter the average and peak sewage flows, projected for 5 years (2 years for pump stations) through the most restrictive sections of the existing sewage facilities. Include existing, proposed (this project) and future project (other approved projects) flows.

To complete the table, refer to the instructions, Section J.

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
<i>MATSF CHARBERS CREEK PUMP STATION</i> Collection	2,400,000	6,000,000	1,879,000	7,600,000	2,283,100	7,600,000
Conveyance	—	41,500,000	5,350,000	6,280,000	5,420,000	6,360,000
Treatment	—	250,000,000	209,300,000	250,000,000	219,700,000	250,000,000

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 ** SEE ATTACHED LETTER FROM MATSF DATED 5-13-20*

- 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 Municipal Authority of the Township of South Fayette

Name of Responsible Agent JERRY D. BROWN

Agent Signature *Jerry D. Brown* Date 5-13-20

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent SHAWN P. McWILLIAMS, EIT

Agent Signature Shawn P. McWilliams

Date 05/26/2020

4. Treatment Facility

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

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

- 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 SHAWN P. McWILLIAMS, EIT

Agent Signature Shawn P. McWilliams

Date 05/26/2020

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

(1-3 for completion by the developer(project 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 18500 _____ 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 Municipal Authority of the Township of South Fayette

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization ALCOSAN

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 ALCOSAN
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

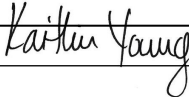
1. Does the project propose the construction of a sewage treatment facility ?
2. Will the project change the flow at an existing sewage treatment facility by more than 50,000 gallons per day?
3. Will the project result in a public expenditure for the sewage facilities portion of the project in excess 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.

Kaitlin Young	
Name (Print)	Signature
Project Consultant	4/30/2020
Title	Date
333 Baldwin Street Pittsburgh, PA 15205	412-249-3199
Address	Telephone Number

R. REVIEW FEE (See Section R of instructions)

The Sewage Facilities Act establishes a fee for the DEP planning module review. DEP will calculate the review fee for the project and invoice the project sponsor **OR** the project sponsor may attach a self-calculated fee payment to the planning module prior to submission of the planning package to DEP. (Since the fee and fee collection procedures may vary if a "delegated local agency" is conducting the review, the project sponsor should contact the "delegated local agency" to determine these details.) Check the appropriate box.

- I request DEP calculate the review fee for my project and send me an invoice for the correct amount. I understand DEP's review of my project will not begin until DEP receives the correct review fee from me for the project.
- I have calculated the review fee for my project using the formula found below and the review fee guidance in the instructions. I have attached a check or money order in the amount of \$2350 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.

$$\#47 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{2350}$$

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:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

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

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

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

The fee is based upon:

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

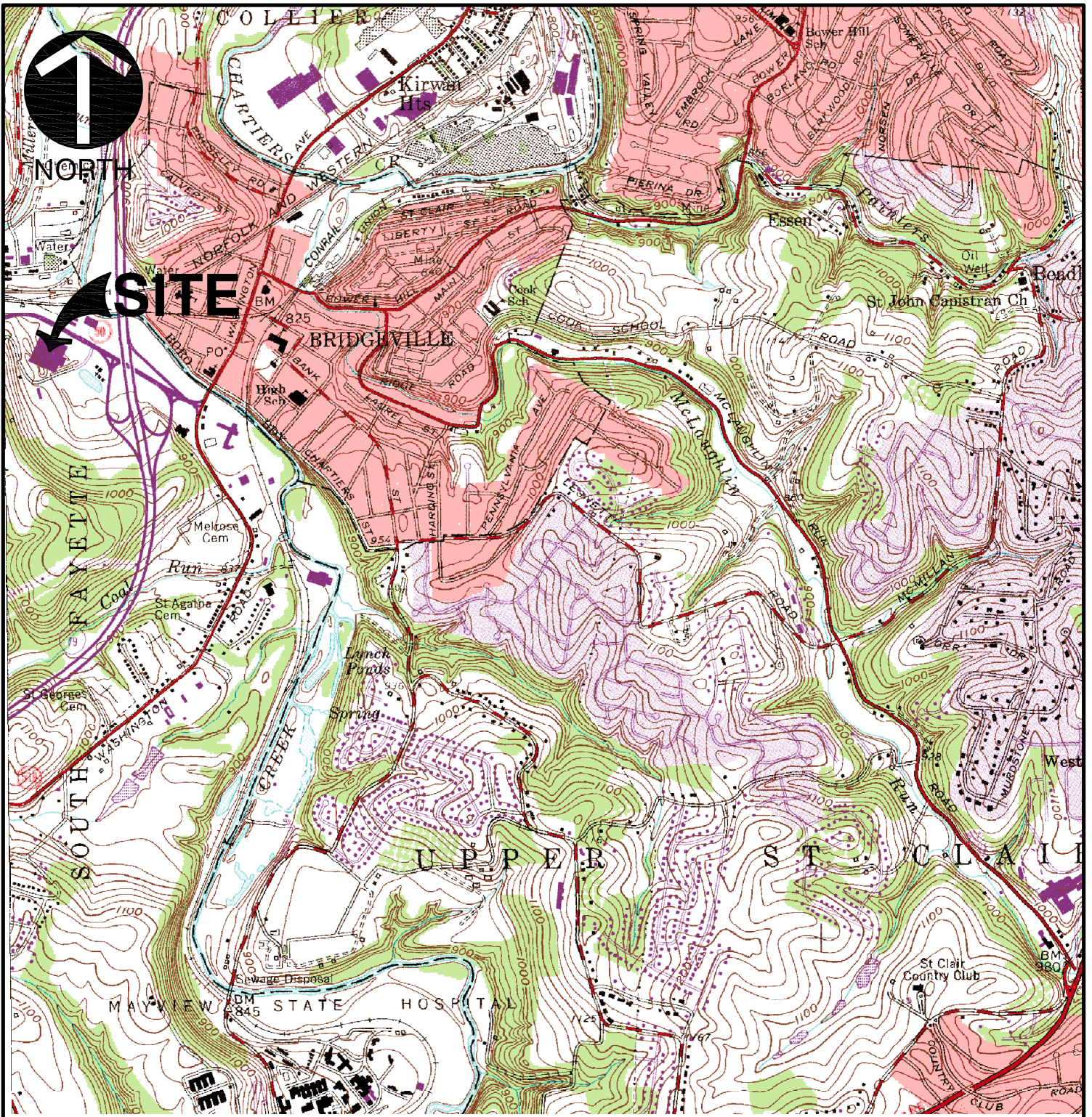
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

$$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

APPENDIX B

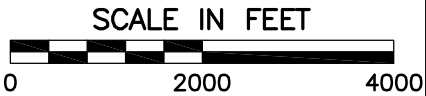
SITE LOCATION MAP

\\svr-pittsburgh\projects\2019\191-730\CADD\DWG\CIV01\191730-CIV01-Location Map.dwg SITE LOCATION MAP LS:(4/1/2020 -- kyoung) -- LP: 4/22/2020 9:07 AM



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, PITTSBURGH WEST QUADRANGLE, PA DATED: 1993 AND BRIDGEVILLE QUADRANGLE, PA DATED: 1960, PHOTOREVISED: 1979.



Civil & Environmental Consultants, Inc.

333 Baldwin Road · Pittsburgh, PA 15205
 412-429-2324 · 800-365-2324
 www.cecinc.com

PIAZZA PROPERTIES, LLC
 THE PIAZZA
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PENNSYLVANIA

SITE LOCATION MAP

DRAWN BY:	KEY	CHECKED BY:	DSD	APPROVED BY:	DSD	FIGURE NO.:
DATE:	3/8/2020	DWG SCALE:	1"=2,000'	PROJECT NO:	191-730	1

APPENDIX C

PROJECT NARRATIVE

**COMPONENT 3
SECTION F
PROJECT NARRATIVE
PIAZZA PROPERTIES, LLC
THE PIAZZA
ALLEGHENY COUNTY, PENNSYLVANIA**

On behalf of the Piazza Properties, LLC, Civil & Environmental Consultants, Inc. (CEC) prepared this project narrative in accordance with the requirements of Component 3, Section F of the Sewage Facilities Planning Module for the proposed Piazza development.

The proposed 9.17 acre site is a redevelopment project of the previous Star City Cinema located between Hickory Grade Road and Miller's Run Road and will include approximately 51,100 square feet of mixed-use buildings with a pedestrian amenity area. A site location map is located in Appendix B.

There are no wetlands or streams within the project area. The project does not include encroachments on wetlands or impacts to streams. The project does not involve any disturbance of prime agricultural lands.

CEC used the PA Code Title 25, Chapter 73 category flow rates for restaurants and retail to calculate the proposed sanitary flow. At this time, it is anticipated that Buildings 1, 2, 4, and 6 will be restaurants, Building 3 will be retail, Building 5 will be mixed use of retail and restaurant and Building 7 will be a bank. The attached calculations reflect a total of 27,400 total square feet of restaurant, 21,200 total square feet of retail, and a 2,500 square foot bank. The total calculated sewage flow for the proposed buildings is 18,500 gallons per day, which equates to 47 EDU's based upon the current Pennsylvania Department of the Environmental Protection (PADEP) calculation of one (1) EDU is equivalent to 400 gpd. Per a letter from MATSF that CEC received on March 19, 2020, the previous use produced a flow of 4,100 gallons per day that is applicable towards the current redevelopment project. Therefore, the proposed flow will increase by 14,400 gallons per day, which equates to 36 EDUs.

Construction is anticipated to begin in the summer of 2020. The infrastructure, including the public sewer mains, and lateral connections will be installed immediately to make the site pad ready for the development. As the buildings will be constructed as tenants become available, it is expected to take 2-3 years for all seven buildings to be fully operational.

The proposed disposal system connects to an existing public sewer that connects to Millers Run trunk line then to south Fayette's Chartiers Creek Interceptor and pump station and then connects to ALCOSAN's Chartiers Creek Interceptor, C54-16 and ultimately to the Allegheny County Sanitary Sewage Treatment Plant at Woods Run.

APPENDIX D

PROPOSED SANITARY SEWER FLOW CALCULATIONS

Project: Star City
Project No: 191-730
Task: Sanitary Sewer Flow Calculations

Performed By: KEY
Checked By: NBZ
Last Revised: 4/22/2020

Below are the sanitary sewer flow and EDU calculations for the above-mentioned project, prepared as a supporting document to the Sewage Facilities Planning Module Application Mailer

Given:

DEP EDU Conversion: 400 GPD = 1 EDU

Proposed EDUs

Type of Establishment	Amount	Unit	Gallons/Unit/Day*	Gallons per day	EDUs
Proposed Star City Development					
Restaurant	1370	Patron	10	13,700	35
Retail & Bank	12	toilet	400	4,800	12
Total Gallons per day				18,500	

Proposed Sanitary Sewer EDUs (Based on 400 GPD / EDU): 47

Assumptions:

Restarant 12 sf per patron, 27,400 total sf, 60% Dining Area

Retail 2 Toilets per storefront, 5 storefronts

Bank 2 toilets per building, 1 building

*Gallons/Unit/Day estimates obtained from PA Code S 73.17 Sewage Flows

APPENDIX E

PLOT PLAN

APPENDIX F

PNDI CLEARANCE RECEIPT

1. PROJECT INFORMATION

Project Name: **Star City Piazza**

Date of Review: **9/25/2019 11:44:25 AM**

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

Project Area: **14.30 acres**

County(s): **Allegheny**

Township/Municipality(s): **SOUTH FAYETTE**

ZIP Code: **15017**

Quadrangle Name(s): **BRIDGEVILLE**

Watersheds HUC 8: **Upper Ohio**

Watersheds HUC 12: **Middle Chartiers Creek**

Decimal Degrees: **40.356823, -80.122588**

Degrees Minutes Seconds: **40° 21' 24.5629" N, 80° 7' 21.3180" W**

2. SEARCH RESULTS

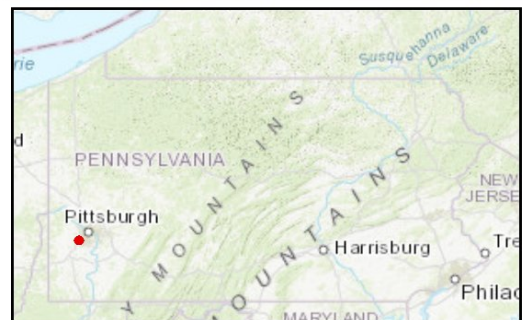
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

Star City Piazza

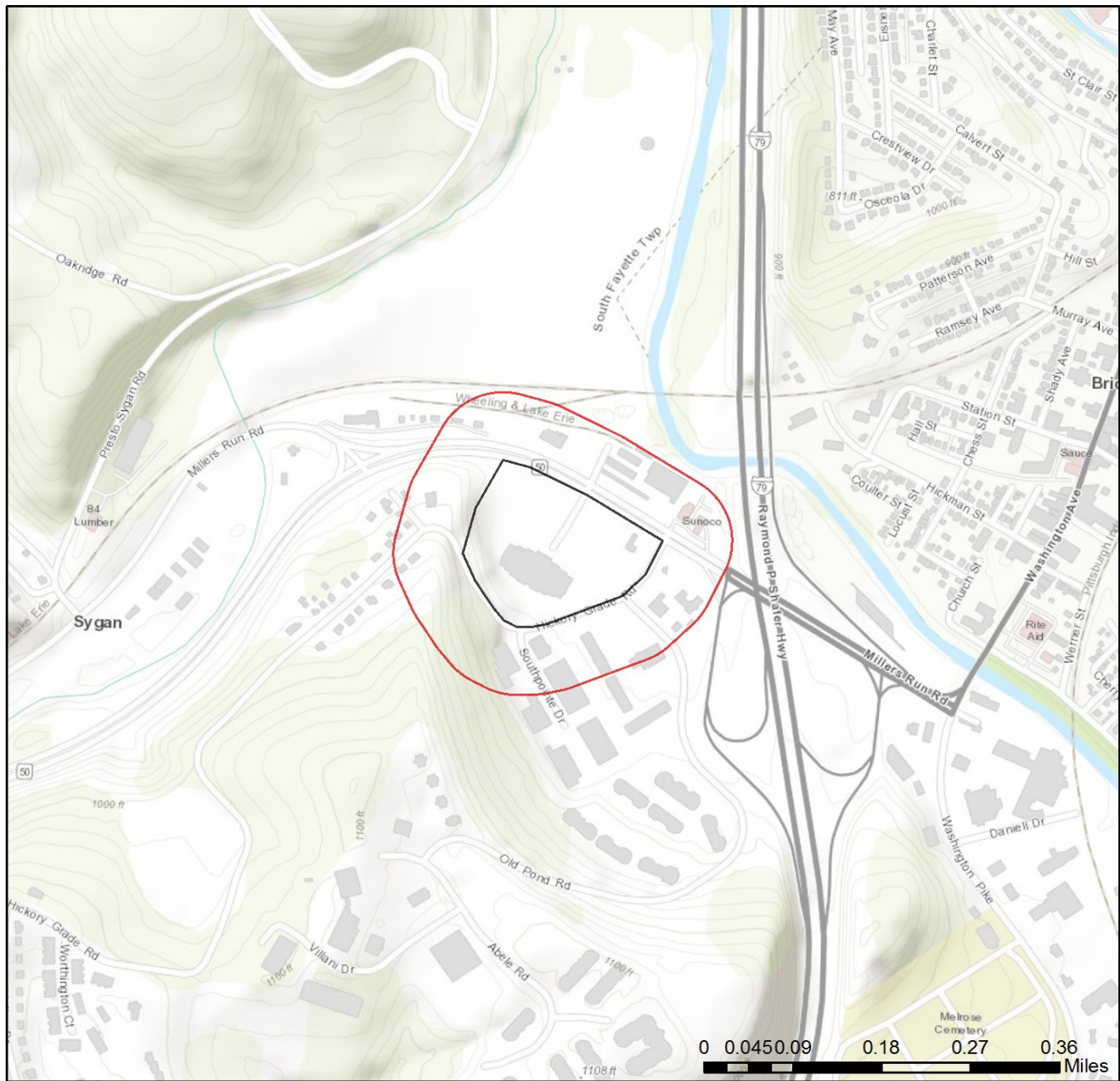


- Project Boundary
- Buffered Project Boundary



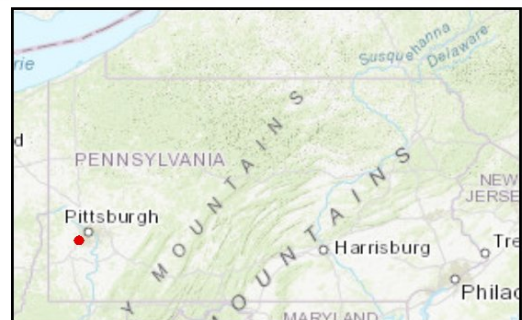
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c)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

Star City Piazza



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

Q1: The proposed project is in the range of the Indiana bat. Describe how the project will affect bat habitat (forests, woodlots and trees) and indicate what measures will be taken in consideration of this. Round acreages up to the nearest acre (e.g., 0.2 acres = 1 acre).

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

U.S. Fish and Wildlife Service

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

PA Fish and Boat Commission

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Nelson Zhukas
Company/Business Name: Civil and Environmental Consultants
Address: 333 Baldwin Road
City, State, Zip: Pittsburgh Pa 15205
Phone: (412) 354-8093 Fax: ()
Email: nzhukas@celinc.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.

Nelson Zhukas
applicant/project proponent signature

9-25-14

date

APPENDIX G

ALTERNATIVE SEWAGE FACILITIES ANALYSIS

**COMPONENT 3
SECTION H
ALTERNATE SEWAGE FACILITIES ANALYSIS
PIAZZA PROPERTIES, LLC
THE PIAZZA
SOUTH FAYETTE TOWNSHIP
ALLEGHENY COUNTY, PENNSYLVANIA**

The Piazza sewage disposal system is a private system and consists of two permanent taps into the Municipal Authority of South Fayette Township combined sanitary sewer system along Miller's Run Road. The sanitary sewer system flows to the Chartiers Creek Interceptor and pump station and ultimately to the Allegheny County Sanitary Sewage Treatment Plant at Woods Run. The proposed project will produce an increase of 14,400 GPD (36 EDU) of sanitary flow. The previous Star City Cinema development was approved for 4,100 GPD (11 EDUs) and therefore the total sanitary flow for the development is 18,500 GPD (47 EDU).

An alternate scenario of an onsite wastewater treatment facility is undesirable for the project due to the size of the development, its proximity to pedestrian-oriented spaces, cost, and maintenance. .

Connection to the existing municipal sanitary sewer system was the chosen method because the site can be directly connected to the public sewer system, the municipal code requires a public sewer connection, and the municipality has already verified capacity and conveyance.

APPENDIX H

WATER SERVICE AVAILABILITY LETTER



PENNSYLVANIA
AMERICAN WATER

April 14, 2020

Re: Water Availability
100 Hickory Grade Road at Millers Run Road
South Fayette Township, Bridgeville, PA
Piazza Development - CEC Project 191-730
Site of old Star City Theater

To Whom it May Concern:

This letter is to advise that Pennsylvania American Water, McMurray Operations, has an existing connection available to provide service to the above referenced location. Water service would be provided under our Rules and Regulations as approved by the Pennsylvania Public Utility Commission. There is an existing meter vault on the premises available to you. We can locate and mark the location of the valve box in blue paint when needed. You will need to fill out a water service application, and a demand sheet showing the peak demand for this project. Your plumber will then need to arrange for an onsite meeting to discuss more details.

Please contact me for any questions or additional information. You can email the application and demand sheet to my attention.

Sincerely,

David J. Ward
Field Operations Superintendent
300 Galley Road
McMurray, PA 15317
724-873-3662
david.j.ward@amwater.com

APPENDIX I

PHMC CORRESPONDENCE



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY		Reviewers: _____ / _____
DATE RECEIVED: 4/23/20	DATE DUE: 5/22/20	
ER NUMBER: 2020-1407-003-A	HRSF: <input type="checkbox"/>	

REV: 03/2020

SECTION A: PROJECT NAME & LOCATION
 Is this a new submittal? YES NO OR This is additional information for ER Number:

Project Name The Piazza	County Allegheny	Municipality South Fayette Township
Project Address 100 Hickory Grade	City/State/ Zip Bridgeville PA	15017

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name Kaitlin Young	Phone (412) 420-8087
Company Civil & Environmental Consultants	Fax (412) 429-2114
Street/PO Box 333 Baldwin Road	Email kyoung@cecinc.com
City/State/Zip Pittsburgh PA 15205	Email cc: ddunmire@cecinc.com

SECTION C: PROJECT DESCRIPTION
 This project is located on: Federal property State property Municipal property Private property
 (check all that apply)

List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)
	Federal	PADEP/BCW/NPDES-PAG02-General	Permit Number not yet Assigned.

Proposed Work – Attach project description, scope of work, site plans, and/or drawings
 Project includes (check all that apply): Construction Demolition Rehabilitation Disposition

Total acres of project area: 9.2 Total acres of earth disturbance: 8.5

 Are there any buildings or structures within the project area? Yes No Approximate age of buildings:

Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: https://gis.penndot.gov/crgis	Yes <input type="radio"/>	No <input type="radio"/>	Unsure <input checked="" type="radio"/>	Name _____
				Key Number _____

Please email this form and pdf attachments to:

RA-PH-PASHPO-ER@pa.gov

Or, please print and mail completed form and all attachments to:

 PHMC- PA State Historic Preservation Office
 400 North Street
 Commonwealth Keystone Building, 2nd Floor
 Harrisburg, PA 17120-0093
Attachments – Please include the following information with this form

- Map** – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect
- Description/Scope of Work**– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources
- Site Plans/Drawings** – Indicate location and age of buildings, any proposed improvements, and past and present land use
- Photographs** – Digital photographs of all buildings and structures on the project site, keyed to a site plan. For projects affecting buildings older than 50 years old use the Abbreviated HRSF

SHPO DETERMINATION (SHPO USE ONLY)

- | | |
|--|--|
| <input type="checkbox"/> There are NO HISTORIC PROPERTIES in the Area of Potential Effect
<input checked="" type="checkbox"/> The project will have NO EFFECT on historic properties
<input type="checkbox"/> The project will have NO ADVERSE EFFECTS on historic properties: _____ Key# _____ | <input type="checkbox"/> The project will have NO ADVERSE EFFECTS WITH CONDITIONS (see attached)
<input type="checkbox"/> SHPO REQUESTS ADDITIONAL INFORMATION (see attached) |
|--|--|

DIVISION CHIEF, ENVIRONMENTAL REVIEW:

DATE: 4/23/20

SHPO REVIEWER: SC



April 22, 2020

PHMC
State Historic Preservation Office
400 North Street
Commonwealth Keystone Building, 2nd Floor
Harrisburg, PA 17120-0093

To Whom It May Concern:

Subject: The Piazza
SHPO Project Review Form
South Fayette Township, Allegheny County, Pennsylvania
CEC Project 196-558

On behalf of our client, Piazza Properties, LLC (Piazza), Civil & Environmental Consultants, Inc. (CEC) is transmitting herewith the following documents associated with a Request to Initiate SHPO Consultation on State and Federal Undertakings for the subject project:

- Project Review Form;
- Site Location Map;
- Project Narrative;
- Photo Log;
- C100 - Existing Conditions Plan; and
- C200 – Site Plan

Please feel free to contact me at kyoung@cecinc.com or 412-420-8087 if you have any questions or require additional information.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Kaitlin Young
Project Consultant

Dennis Dunmire, RLA.
Project Manager

Enclosures

191-730-L-PHMC



PROJECT REVIEW FORM

Request to Initiate SHPO Consultation on State and Federal Undertakings

SHPO USE ONLY		Reviewers: _____ / _____
DATE RECEIVED:		DATE DUE:
ER NUMBER:		HRSF: _____

REV: 03/2020

SECTION A: PROJECT NAME & LOCATION

Is this a new submittal?	YES	NO	OR	This is additional information for ER Number:
Project Name	County		Municipality	
Project Address	City/State/ Zip			

SECTION B: CONTACT INFORMATION & MAILING ADDRESS

Name	Phone
Company	Fax
Street/PO Box	Email
City/State/Zip	Email cc:

SECTION C: PROJECT DESCRIPTION

This project is located on: (check all that apply)	Federal property	State property	Municipal property	Private property
List all federal and state agencies and programs providing funds, permits, licenses.	Agency Type	Agency/Program/Permit Name	Project/Permit/Tracking Number (if applicable)	

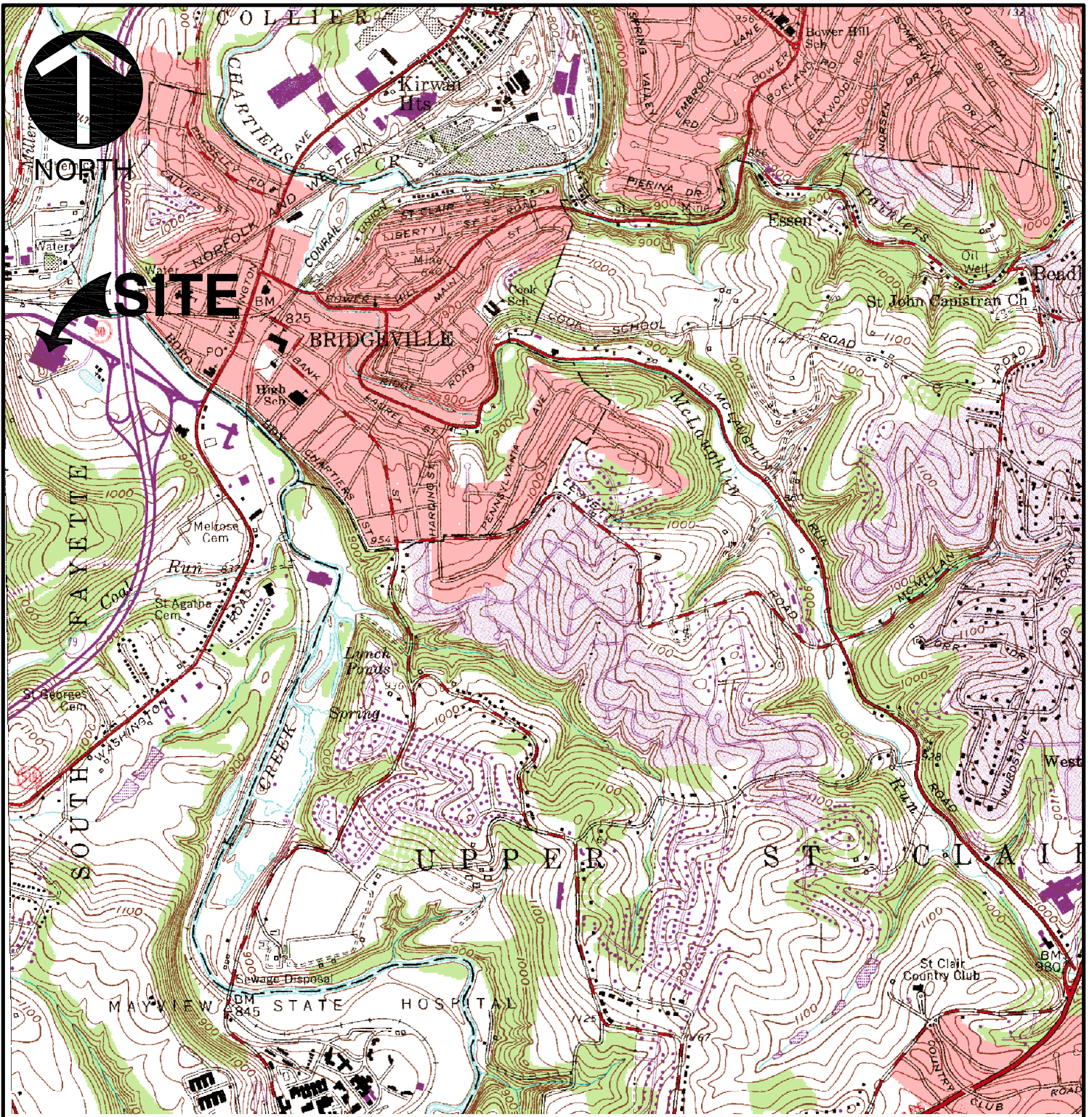
Proposed Work – Attach project description, scope of work, site plans, and/or drawings

Project includes (check all that apply):	Construction	Demolition	Rehabilitation	Disposition
Total acres of project area:	Total acres of earth disturbance:			
Are there any buildings or structures within the project area?	Yes	No	Approximate age of buildings:	
Does this project involve properties listed in or eligible for the National Register of Historic Places, or locally designated? Inventory here: https://gis.penndot.gov/crgis	Yes	No	Unsure	Name _____
				Key Number _____

<p>Please email this form and pdf attachments to: RA-PH-PASHPO-ER@pa.gov</p> <p>Or, please print and mail completed form and all attachments to: PHMC- PA State Historic Preservation Office 400 North Street Commonwealth Keystone Building, 2nd Floor Harrisburg, PA 17120-0093</p>	<p>Attachments – Please include the following information with this form</p> <p>Map – 7.5' USGS quad, streetmap, or parcel map showing the project's Area of Potential Effect</p> <p>Description/Scope of Work– Narrative description of the project, including any ground disturbance and previous land use, and any potential to impact historic resources</p> <p>Site Plans/Drawings – Indicate location and age of buildings, any proposed improvements, and past and present land use</p> <p>Photographs – Digital photographs of all buildings and structures on the project site, keyed to a site plan. For projects affecting buildings older than 50 years old use the Abbreviated HRSF</p>
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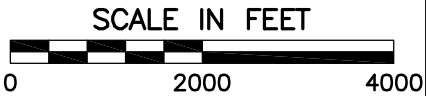
SHPO DETERMINATION (SHPO USE ONLY)	
<p>There are NO HISTORIC PROPERTIES in the Area of Potential Effect</p> <p>The project will have NO EFFECT on historic properties</p> <p>The project will have NO ADVERSE EFFECTS on historic properties: _____ Key# _____</p>	<p>The project will have NO ADVERSE EFFECTS WITH CONDITIONS (see attached)</p> <p>SHPO REQUESTS ADDITIONAL INFORMATION (see attached)</p>
<p>DIVISION CHIEF, ENVIRONMENTAL REVIEW: _____ DATE: _____</p> <p style="text-align: right;">SHPO REVIEWER: _____</p>	

\\svr-pittsburgh\projects\2019\191-730\CADD\DWG\CIV01\191730-CIV01-Location Map.dwg SITE LOCATION MAP LS:(4/1/2020 -- kyoung) -- LP: 4/22/2020 9:07 AM



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, PITTSBURGH WEST QUADRANGLE, PA DATED: 1993 AND BRIDGEVILLE QUADRANGLE, PA DATED: 1960, PHOTOREVISED: 1979.



Civil & Environmental Consultants, Inc.

333 Baldwin Road · Pittsburgh, PA 15205
 412-429-2324 · 800-365-2324
 www.cecinc.com

PIAZZA PROPERTIES, LLC
 THE PIAZZA
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY COUNTY, PENNSYLVANIA

SITE LOCATION MAP

DRAWN BY:	KEY	CHECKED BY:	DSD	APPROVED BY:	DSD	FIGURE NO.:	1
DATE:	3/8/2020	DWG SCALE:	1"=2,000'	PROJECT NO.:	191-730		

Project Narrative for Project Review Form
The Piazza
South Fayette Township, Allegheny County, Pennsylvania
CEC Project 191-730

The proposed Piazza project involves the development of approximately 8.5 acres on a 9.2-acre property to include approximately 51,100 square feet of mixed-use buildings with a pedestrian amenity area, see attached site plan C200. The project is located at the intersection of Millers Run Road and Hickory Grade Road and is bounded by Millers Run on the north and Hickory Grade Road to the East, South and West. Additional site improvements will include the associated parking lots, driveways, stormwater management facilities, and utility infrastructure improvements.

The existing site was previously developed as a movie theater with large parking lots. The movie theater has since been demolished leaving the building slab and parking lots remaining today. Before the movie theater, the site was utilized by Mulach Steel Corporation from approximately 1967 to the 1990s. Prior to the steel corporation, a pond utilized by coal mining operations was historically located on the site (past 50+ years).



PHOTOGRAPH NO. 1

LOOKING NORTHWEST TOWARDS EXISTING UPMC BUILDING



PHOTOGRAPH NO. 2

LOOKING TO THE SOUTHWEST TOWARDS HICKORY GRADE ROAD



PHOTOGRAPH NO. 3

LOOKING TO THE SOUTHWEST TOWARDS HICKORY GRADE ROAD



PHOTOGRAPH NO. 4

LOOKING TO THE SOUTHEAST TOWARDS HICKORY GRADE ROAD



PHOTOGRAPH NO. 5

LOOKING TO SOUTHEAST TOWARDS HICKORY GRADE ROAD AT THE CINEMA CONCRETE PAD.



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING DRAINAGE DITCH
	EXISTING FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING STRUCTURE
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GUIDE RAIL

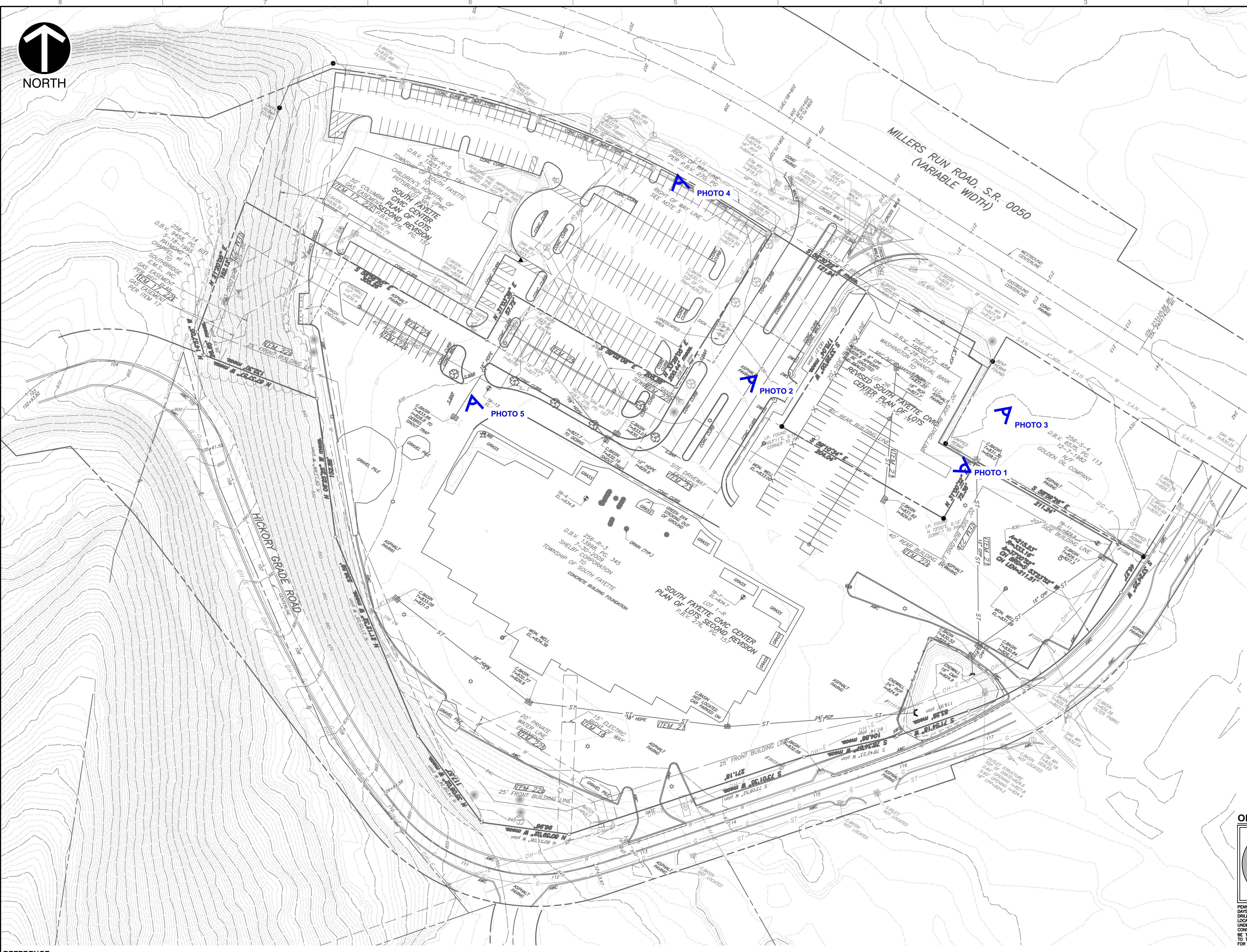
REVISION RECORD		
NO.	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
 333 Baldwin Road • Pittsburgh, PA 15205
 412-429-2324 • 800-365-2324
 www.ccecinc.com

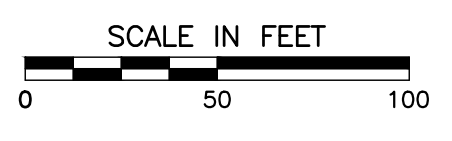
THE PIAZZA
PIAZZA PROPERTIES, LLC.
 MILLERS RUN ROAD
 SOUTH FAYETTE TOWNSHIP
 ALLEGHENY CO, PA

EXISTING CONDITIONS

DATE: APRIL 13, 2020
 DRAWN BY: AUF
 DWG SCALE: AS SHOWN
 CHECKED BY: DSD
 PROJECT NO: 191-730
 APPROVED BY: ARG



- REFERENCE**
- PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42003C0451H, EFFECTIVE DATE SEPTEMBER 26, 2014, ALLEGHENY COUNTY, PENNSYLVANIA.
 - PROPERTY BOUNDARY COURSES BASED ON THE REVISED SOUTH FAYETTE CIVIC CENTER PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 270, PAGE 147.
 - VERTICAL DATUM IS BASED UPON NAVD83, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
 - FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 10-11-2019.
 - SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS ESTABLISHING AND RE-ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING AND RE-AUTHORIZING CONDEMNATION OF RIGHT OF WAY OF LEG. ROUTE 1138 SECTION 1 R/W DATED SEPTEMBER 1974.



ONE CALL SERIAL NO.: 20190932012

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 1-800-242-1776

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 50 (2017), REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE FOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO DRILL, BLAST, AUGER, BORE, GRADE, TRENCH OR DEMOLISH WHEN IN THE CONSTRUCTION PHASE. FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA, CALL TOLL FREE 1-800-242-1776. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATION MUST BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL PHYSICAL LOCATIONS OF UTILITY LINES PRIOR TO THE TIME OF CONSTRUCTION. IN NO WAY SHALL THE CONTRACTOR HOLD THE SURVEYOR RESPONSIBLE FOR ANY UTILITY LOCATION SHOWN ON THIS PLAN.

FOR PERMITTING ONLY
 NOT FOR CONSTRUCTION
 Date: 4/13/2020 By: ARG



DRAWING NO.: **C100**

A:\191-730\191-730.dwg (DWF) 191730-001-C100.dwg(100) LS:4/13/2020 - 4:00pm - 4/13/2020 7:03 PM

