SEWAGE FACILITIES PLANNING MODULE

for

THE UNIVERSITY PITTSBURGH GENE AND CELL THERAPY BUILDING
Lot 18 of
Hazelwood Green Development
Pittsburgh, PA 15207

Prepared For:

The University of Pittsburgh
3400 Forbes Avenue
Pittsburgh, PA 15213-3815

Prepared By:

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

LANGAN

May 2023
250114007

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APPENDIX A
Correspondence

CORRESPONDENCE

Pre-Development Meeting

Meeting Details

Date: 10/26/2022

Time, Scheduled: 1:30 pm

Meeting Location: Microsoft Teams

Project Name: 4400 Lytle Street (Pitt Bioforge)

Project Location: 4400 Lytle Street (Pitt Bioforge)

Attendance Table

Name	*Title*	*Firm*	*Email*
Jordan Treaster	Development Coordinator	PWSA	JTreaster@pgh2o.com
Robert Herring, PE, PMP	Senior Project Manager	PWSA	RHerring@pgh2o.com
Zach Rinker, PE	Associate Project Manager	PWSA	ZRinker@pgh2o.com
Ben Grunauer, EIT	Engineer III	PWSA	BGrunauer@pgh2o.com
Austin Narvane	Staff Engineer	Langan Engineering	anaravane@langan.com
Kaleb Gatz	Senior Staff Engineer	Langan Engineering	Kgatz@langan.com
Rachel Mccune	Project Engineer	Langan Engineering	rmccune@langan.com
Zachary Junk	Senior Staff Engineer	Langan Engineering	-
Carly Davis	Project Manager	Langan Engineering	cdavis@langan.com
Kevin Katchko	Senior Staff Engineer	Langan Engineering	-

Project Details

- Existing Conditions
  - Description:
    - The existing site is a vacant parcel that is a part of the Hazelwood Green Site.
  - Existing Wastewater Flow Calculation
    - Existing flows shall be limited to uses which have occurred within the last 15 years.

- If applicable, the PWSA prefers the existing flows to be calculated via peak flow estimates associated with the type of use. For additional information, please refer to the Developer's Manual on the PWSA website.

❖ Proposed Conditions

➢ Description:

- The proposed use is the Pitt Bioforge project including the company Elevate and University of Pittsburgh.
- The site will require subdivisions and will be required to submit for a DEP Sewage Facilities Planning Module. PWSA will allow for the use of similar site comparison for flow estimation.
- The facility will be a biomanufacturing and lab use that will be a two to three story development. The building will house manufactured biomedical products and also cell therapy

➢ Flow Estimation Methodology

- The proposed wastewater flows shall be calculated via peak flow estimates in accordance with the use. For additional information, please refer to the Developer's Manual on the PWSA website.

❖ Peak Daily Wastewater Flow Calculations

➢ The first step in the Development Permit Application will require the Applicant to estimate the peak daily wastewater flows for the existing and proposed conditions. The PWSA requires this information to determine whether the development will be required to obtain a Sewage Facilities Planning Module from the Pennsylvania Department of Environmental Protection. In addition, this information is required for the PWSA to authorize taps for the proposed development.

➢ The peak daily wastewater flows shall be calculated via peak flow estimates in accordance with the existing and proposed uses. For additional information, please refer to the Developer's Manual on the PWSA website.

Water

❖ PWSA Water Mains

➢ Lytle Street

- Diameter: 12-inch, Type: Distribution, Material: Ductile Iron

➢ Beehive Street

- Diameter: 12-inch, Type: Distribution, Material: Ductile Iron

➢ Blair Street

- Diameter: 12-inch, Type: Distribution, Material: Ductile Iron

- Please be advised that the water main information provided by the PWSA was based on available information. The Applicant shall remain responsible to perform additional investigations to confirm the provided information.

- Water Services
  - Existing
    - The existing site has a water stub in the 8" water main in Lytle Street.
  - Proposed
    - The proposed water room is located near the 12" main near Lytle and Beehive Street. PWSA noted that the service line can be no longer than 50 feet from connection to meter.
    - Hydrant flow testing has been performed at this location.
- Hydrant Flow Testing
    - The PWSA requires hydrant flow testing if the development includes either a fire suppression system or contains a water service larger than one-inch diameter.
    - If required, the PWSA will perform a preliminary hydrant selection for the Applicant to review and approve.

Sewer

- PWSA Sewers
  - Lytle
    - Diameter: 30-inch, Type: Storm, Material: Reinforced Concrete
    - Diameter: 8-inch, Type: Sanitary, Material: PVC
  - Blair
    - Diameter: 15-inch, Type: Storm, Material: Reinforced Concrete
    - Diameter: 8-inch, Type: Sanitary, Material: PVC
- Sanitary Sewer Service
  - Existing
    - Lytle Street currently has a 6" stub for sanitary connection in Blair and Lytle Street per the developer's records.
  - Proposed
    - The development project proposes to utilize the available sanitary stubs in Lytle and/or Blair Street.
- Storm Sewer Service
  - Existing

- N/A

➢ Proposed

- The development project is proposing a storm connection to private storm infrastructure at the site. If a PWSA storm connection is required, the developer will coordinate with PWSA on those efforts.

❖ CCTV Requirements

➢ CCTV will be required for all proposed sewer connections to PWSA infrastructure.

- From MH030M027 to MH030M025
  - Lytle Street, Diameter: 8-inch, Type: Sanitary

General Discussion and Supporting Materials

❖ Please refer to the PWSA website for additional information, as follows:

➢ Developer's Manual for detailed information on PWSA procedures and regulations

➢ Permits for the 2022 Fee Schedule and Permit Applications (Development, Residential, Water Main Shut, Hydrant Flow Tests, Land Operations, Street Vacation, Records Requests, Water and Sewer Availability Letter)

➢ Rates for PWSA's Water, Wastewater and Stormwater Rates

➢ Planning Workflow Diagram for a guide to determine if a project needs a sewage facilities planning module

Pittsburgh Water & Sewer Authority

11/04/2022

Zachary Junk
Langan Engineering & Environmental
2400 Ansys Dr Ste 403, Canonsburg PA 1531

RE: Water and Sewer Availability
4722-4746 Irvine Street, Pittsburgh, PA 15207

Dear Zachary Junk

In response to your inquiry concerning water and sewer availability for the area referenced above, please be advised that water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority as described below:

Water service available: Yes	Sewer service available: Yes
8" Irvine Street	**18"' Irvine Street**

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans must be approved through a development permit application in accordance with the PWSA Developer's Manual.
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 have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,

Wendy M. Dean
Engineering Tech II

Pittsburgh Water & Sewer Authority

March 20, 2023

Mr. Regis Ryan
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:	University of Pittsburgh Gene and Cell Therapy
Project Address:	4501 Lytle Street Pittsburgh, PA 15207
Net Flow, gpd:	13,460
EDU's, 400gpd/EDU:	33.7

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 x5532 or RHerring@pgh2o.com.

Sincerely,

Robert Herring
2023.03.20 12:
08:54 -04'00'

Robert Herring, PE, PMP
Senior Project Manager

cc: CityGrows – Application Number DEV-193-1122

alcosan
allegheny county sanitary authority

July 6, 2023

Zachary Junk
Langan Engineering & Environmental
2400 Ansys Dr Ste 403
Canonsburg, PA 15317

Re: The University of Pittsburgh Gene and Cell Therapy Building
City of Pittsburgh– Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure M-32-00

Dear Mr. Junk,

We have reviewed the Component 3 Planning Module for the referenced project to be located in the Hazelwood Green development in Allegheny County, or more specifically 4400 Lytle Street. The project will generate a peak flow of 13,460 gpd in the ALCOSAN Monongahela River Interceptor and the Woods Run Treatment Plant.

The capacity at the ALCOSAN M-32 structure is approximately 1.60 MGD. The previously monitored peak dry weather flows are 233,000 gpd. Dry weather capacity exists for this connection. However, the ALCOSAN Monongahela River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by tributary communities during wet weather periods. This limitation will be addressed as ALCOSAN implements its Clean Water Plan.

ALCOSAN requests that this letter be made part of the planning module submission. The signed Component 3 Planning Module is attached. If you have any questions regarding this matter, please contact me at 412-734-6266.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Zach Hughes

Attachment

cc: C. Dean (w/o attachment)
D. Thornton (w/o attachment)
M. Lichte (w/o attachment)
R. Herring/PWSA (w/o attachment)
Mahuba Iasmin/PADEP (w/o attachment)
Gina Caliguri/ACHD (w/o attachment)

APPENDIX B

Resolution for Plan Revision for New Land Development

APPENDIX C

Component 3, Narrative Description of Project, Supporting Documentation

3800-FM-BPNPSM0353 Rev. 2/2015
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Code No.
02001-22-148

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 University of Pittsburgh Gene and Cell Therapy Building

2. Brief Project Description The proposed project involves the development of a +/- 160,000 GSF (2 story) building (Life Science Gene and Cell Therapy Building), a parking lot and loading dock, landscaping, and a shared way connecting Lytle Street to Blair Street on the south side of the site, located in the Hazelwood Green development within the City of Pittsburgh, PA. The site is bound to the north by Beehive St, to the west by Blair St, to the east by Lytle St, and to the south by vacant land. The proposed sanitary service will be provided by a proposed 8" line that will tie into an existing 8" PVC line located in Blair St and a proposed 8" line that will tie into an existing 8" PVC line located in Lytle St. The Lytle St main then connects to the Blair St main at the corner of Beehive St and Blair St. The Blair St main flows north within Blair St, then east to Second Ave where it connects to the ALCOSAN M-29 regulator. Sewage is ultimately conveyed via the 78" deep tunnel interceptor to ALCOSAN.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
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

The University of Pittsburgh Gene and Cell Therapy Building

Site Location Line 1	Site Location Line 2
Lots 18 of Hazelwood Green PLDP	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15207	40.417033	-79.944632

Detailed Written Directions to Site Take Waterfront Drive to 31st Street Bridge. Take PA-28 S, I-579 S and Boulevard of the Allies to Bates Street. Turn Right on Bates Street. Turn Left of Second Avenue. Continue straight onto Old Second Ave at the intersection of Beehive St and Second Ave. The site is located directly West of the RIDC Mill Building C.

Description of Site The site is currently a parking lot and cosnsists of mostly asphalt pavement with some surrounding grass areas.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Mastro	Pete			412-812-0388	

Site Contact Title	Site Contact Firm (if none, leave blank)
Project Manager	The University of Pittsburgh
FAX	Email
	pmastro@pitt.edu
Mailing Address Line 1	Mailing Address Line 2
3400 Forbes Avenue	

Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15213-3815

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

Last Name	First Name	MI	Suffix
Rowland	Scott		

Title	Consulting Firm Name
Principal/Vice President	Langan Engineering & Environmental Services, Inc.
Mailing Address Line 1	Mailing Address Line 2
2400 Ansys Drive	Suite 403

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

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

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☐ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☒ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 34

Connections 2

Name of:
existing collection or conveyance system Private lateral to sanitary main (public)
owner Gravity sanitary main - PWSA (public)
existing interceptor 78" Deep Tunnel Monogahela River Interceptor (Pipe ADCM29)
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 -79 Longitude 40

b. The following certification statement must be completed and signed by the wastewater treatment facility permitee 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 _____

Agent Signature _____ Date _____

(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 permitee. The permitee 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 13460 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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	244662	733987	370	1110	5100	15299
Conveyance		1600,000	227,000	233,000	230,000	240,000
Treatment	250,000,000	250,000,000	194,200,000	250,000,000	248,000,000	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 Robert Herring

   Agent Signature Robert Herring 2023.06.22 11:07:01 -04'00' Date 6/22/2023

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature Zach Hughes

Date 7/6/2023

4. Treatment Facility

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

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Zach Hughes

Agent Signature Zach Hughes

Date 7/6/2023

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

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

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

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

	Yes	No	
1.	☐	☒	Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

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

2. Project Flows _____ gpd

	Yes	No	
3.	☐	☐	Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to puchase 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.

Carly Davis, P.E.	Cody Davis
Name (Print)	Signature
Senior Project Manager	May 30, 2023
Title	Date
2400 Ansys Drive, Suite 403 Canonsburg, PA 15317	724-514-5126
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 $1682.50 payable to "Commonwealth of PA, DEP". Include DEP code number on check. I understand DEP will not begin review of my project unless it receives the fee and determines the fee is correct. If the fee is incorrect, DEP will return my check or money order, send me an invoice for the correct amount. I understand DEP review will NOT begin until I have submitted the correct fee.

☐ I request to be exempt from the DEP planning module review fee because this planning module creates **only** one new lot and is the **only** lot subdivided from a parcel of land as that land existed on December 14, 1995. I realize that subdivision of a second lot from this parcel of land shall disqualify me from this review fee exemption. I am furnishing the following deed reference information in support of my fee exemption.

County Recorder of Deeds for _____ County, Pennsylvania

Deed Volume _____ Book Number _____

Page Number _____ Date Recorded _____

R. REVIEW FEE (continued)

Formula:

1. For a new collection system (with or without a Clean Streams Law Permit), a collection system extension, or individual tap-ins to an existing collection system use this formula.

   #33.65 Lots (or EDUs) X $50.00 = $ $1682.50

   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:

   #_____ Lots (or EDUs) X $35.00 = $ _____

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

   The fee is based upon:

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

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

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

NARRATIVE DESCRIPTION OF PROJECT

SECTION F
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Project Narrative
The University of Pittsburgh Gene and Cell Therapy Building
Lot 18 of the Hazelwood Green PLDP
Overall Parcel ID: 56-E-12
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250114007

The proposed project involves the development of a +/- 160,000 GSF (2 story) building (Life Science Gene and Cell Therapy Building), a parking lot and loading dock, landscaping, and a shared way connecting Lytle Street to Blair Street on the south side of the site, located in the Hazelwood Green development within the City of Pittsburgh, PA. The development will include associated roadways, sidewalks, and other site appurtenances. The site is located directly west of RIDC Mill Building C and bound to the north by Beehive St, to the west by Blair St, to the east by Lytle Street, and to the south by vacant land. The project site is currently part of the larger Parcel 56-E-12 but will be subdivided through the city of Pittsburgh.

The project proposes a 8" PVC line that will tie into an existing 8" PVC line located in Blair St and a 8" PVC line that will tie into an existing 8" PVC line located in Lytle St. The 8" line is part of a 8" PVC system that traverses the Hazelwood Green site from the aforementioned parcel towards the Monongahela River via an 8" main. The Lytle St main then connects to the Blair St main at the corner of Beehive St and Blair St. The Blair St main flows north within Blair St, then east to Second Ave where it connects to the ALCOSAN M-29 regulator. Sewage is ultimately conveyed via the 78" deep tunnel interceptor to ALCOSAN.

The existing site consists of a parking Lot and thus has no current contributing flow. Following the proposed development, an estimated sanitary flow 13,460 gallons per day is anticipated.

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 be provided by Pittsburgh Water and Sewer Authority (PWSA). Water service to this site will be via an 8-inch fire service and a 6-inch domestic service teeing off the 8-inch fire service. The 8-inch fire service will connect to an existing 12-inch water main located in Blair Street and operated by PWSA.

The existing site is undeveloped and thus has no current contributing flow. Following the proposed development, an estimated 13,460 gallons per day water demand is anticipated. The existing municipal system is expected to adequately meet proposed demands.

ANTICIPATED SEWAGE FLOW REFERENCE

The University of Pittsburgh Gene and Cell Therapy Building project is located on Lot 18 in the Hazelwood Green development in the Hazelwood Neighborhood of Pittsburgh, PA. The building will be two stories, with each story occupied by a different tenant:

1) 80,000 SF of Research of Development facilities for the University of Pittsburgh
2) 80,000 SF of Manufacturing Space for ElevateBio, a gene and cell therapy manufacturing company

There is no base line or typical use listed in Pa Code 73.17 for such a building. As such, the PWSA requested that data from a similar facility be used in the justification of flow rates for this development.

The calculation for the University of Pittsburgh floor is proposed to be based on a schools, day (without cafeterias, with gyms or showers per student and employee) at 20 gpd/occupant. This use was selected to account for the laboratory component of the facility and the additional expected waste generated from lab sinks, etc.

Per the University of Pittsburgh, a total of 200 students and faculty would occupy this space. In total, this yields a demand of 4,000 gpd for the 80,000 SF space (Please see accompanying spreadsheet Attachment A).

ElevateBio's BaseCamp facility is in Waltham, Massachusetts and is approximately 160,000 SF. ElevateBio provided the documentation found in Attachment B: 1) Water meter data from October of 2020 to October of 2022 and 2) A detailed breakdown of their various equipment and associated demand. The sewer flow calculation document states that there are various times of a "batch discharge" occurring both weekly and monthly in addition to typical daily flows. Per conversation with the PWSA, the highest demand on any given day should be used in the flow calculations, thus that demand would occur on a single day where both the monthly and weekly discharge occurs.

Per conversation with ElevateBio, the footprint of the facility is about twice as small as the Basecamp facility, but is expected to have a similar output. Therefore, certain elements, like cooling towers, are assumed to generate ½ the demand, whereas others will generate a similar demand.

A breakdown of ElevateBio's Basecamp flows vs. this facility's flow is included as attachment C. The total proposed flow from the ElevateBio facility is 9,460 gpd.

In total, the facility will generate a demand of 13,460 gpd on a maximum day.

Date:	3/15/2023
Langan Project Number:	250114007
Calc by:	ZJJ
Check by:	CAD

CMU - Robotics Innovation Center

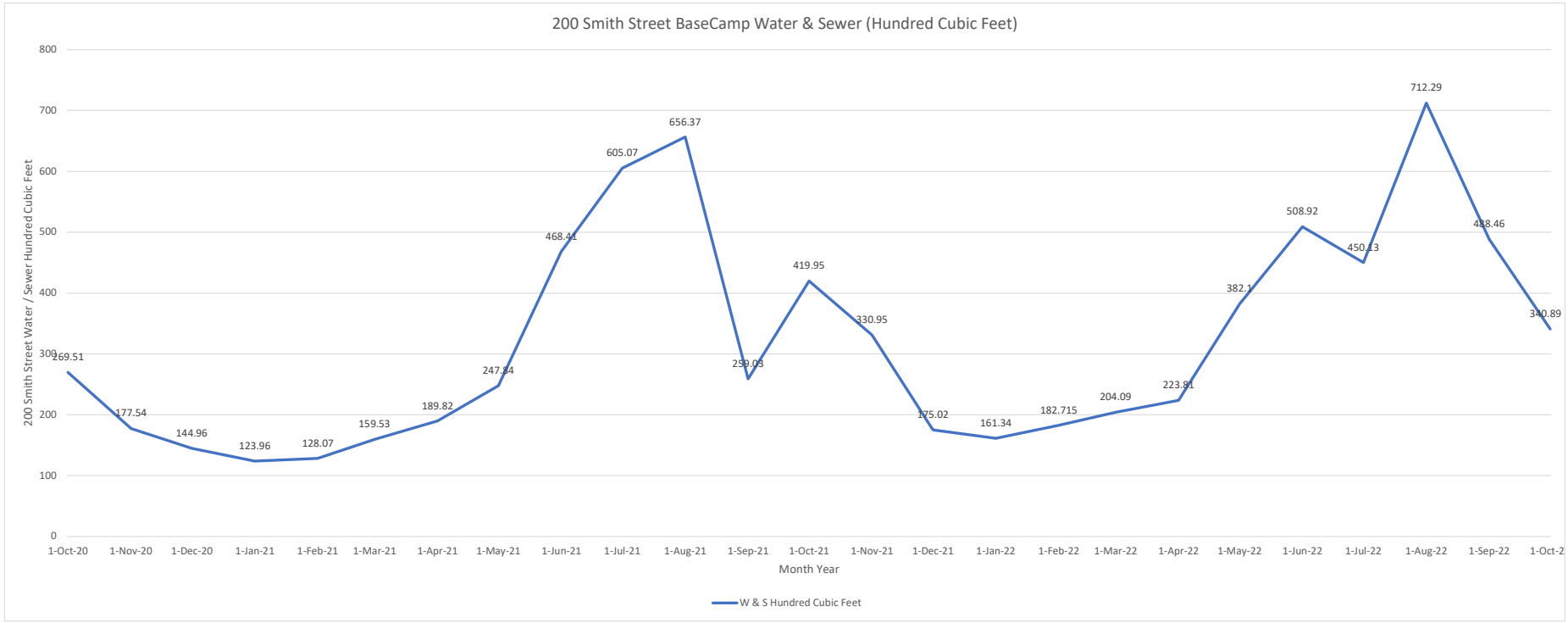
PROPOSED SEWAGE FLOW ESTIMATION (FOR PWSA PERMITTING)

Unit Description	Number of Units	Anticipated Average Rate (GPD/Occupant)[1]	Anticipated Average Sewage Flow (GPD)
School, no cafeteria, with showers	200	20	4,000
		Proposed GPD (Water Supply)=	**4,000**
		Proposed GPD (Sanitary Load) =	**4,000**
		Net EDUs[2] (Water Supply)=	**13.3**
		Net EDUs[2] (Sanitary Load)=	**13.3**

Notes:

1 – 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)

2 – EDUs are based on 300 GPD/EDU.


200 Smith Street BaseCamp Water & Sewer (Hundred Cubic Feet)
200 Smith Street Water / Sewer Hundred Cubic Feet
800
700
600
500
400
300
200
100
0
269.51
177.54
144.96
123.96
128.07
159.53
189.82
247.84
468.41
605.07
656.37
259.03
419.95
330.95
175.02
161.34
182.715
204.09
223.91
382.1
508.92
450.13
712.29
438.46
340.89
1-Oct-20
1-Nov-20
1-Dec-20
1-Jan-21
1-Feb-21
1-Mar-21
1-Apr-21
1-May-21
1-Jun-21
1-Jul-21
1-Aug-21
1-Sep-21
1-Oct-21
1-Nov-21
1-Dec-21
1-Jan-22
1-Feb-22
1-Mar-22
1-Apr-22
1-May-22
1-Jun-22
1-Jul-22
1-Aug-22
1-Sep-22
1-Oct-2
Month Year
W & S Hundred Cubic Feet

ElevateBio Water - Sewer Flow Calculations

Water usage:

4,900,000 gallons/year to cool the cooling towers (some of this is reclaimed, but even reclaimed water must come from the outside initially and therefore is included)

Plus, the water that becomes continuous discharges (5020 gal/day) x 260 working days = 1,305,200

Plus, the water that becomes batch discharges (660 gal x 52 weeks) + (36 gal x 12 months) = 34,752

4,900,000 + 1,305,200 + 34,752 = 6,239,952

Convert from gallons to 100x cubic feet = 8,342

Round to 8,350 x 100 cubic feet annual water usage

Process Wastewater Discharge:

16 lab sinks x 10 gal/day = 160 gal

Amount per day glasswasher is 6.6 gal/fill x 7 fills per average cleaning cycle = 46.2 gal, times two runs per day is 92.4 gal

Autoclave/Sterilizer is estimated to run once a day, approximately 70 gal per run

R&D pH system total is 160 + 92.4 + 70 = 322.4 gal/day

Now add on manufacturing discharge per day to pH system (495 gal/day)

Total is 817.4 gal/day of pH wastewater, round to 820 gal/day

Sanitary Discharge:

25 gal/employee (for non-lab use, like restrooms) times 200 projected employees = **5,000 gal/day**

For backwash (other), 37.5 gal/day from normal operations of WFI Osmotron System

Plus 409 gal/day for recirculation of WFI Osmotron

Total is 5000 + 37.5 + 409 = 5446.5 gal/day, round to 5450 gal/day

Batch Intermittent – Seasonal Discharge

Weekly carbon filter sanitization + softener regeneration 500 + 160 = **660 gal/week**

Sewer Flow Calculations Based on Historical Data
2/13/2023
Data based on:
\\langan.com\data\PIT\data0\250114007\Inbound\2023-01-30 Elevate Bio Water and Sewer Flows

Facility Size (SF) 160000

		Historical					
Category	Source	Per Unit Amount	Unit	# of Units	Discharge (gal/year)	Peak Day Discharge (gal)	Notes
Water Usage	Cooling Towers	4900000	gal/year	1	4900000		Some of this is reclaimed but even reclaimed water must come from the outside initially and therefore is included
	Continuous Discharges	5020	gal/day	260	1305200	5020	260 working days per year
	Batch Discharges	696	gal on peak day	1		696	660 gal per week and 36 gal per month, but these discharges occur in one event on one day of the week or month, respectively
	Total					5716	
Process Wastewater Discharge	Lab sinks	10	gal/day per sink	16		160	16 sinks
	Glasswasher	6.6	gal/fill per cycle per day	14		92.4	7 fills per cycle. 2 cycles per day
	Autoclave/Sterilizer	70	gal/run per day	1		70	1 run per day
	R&D pH System Total					322.4	Sum of pH system before manufacturing discharge (they broke this out in .pdf)
	Manufacturing Discharge	495	gal/day	1		495	
	Total					817.4	total sum of process wastewater discharge
Sanitary Discharge	Non-lab use (i.e. restroom)	25	gal/day per employee	200		5000	200 projected employees
	Backwash (other)	37.5	gal/day	1		37.5	normal operations of WFI Osmotron System
	Recirculation of WFI Osmotron	409	gal/day	1		409	
	Total					5446.5	
Batch Intermittent - Seasonal Discharge	Weekly Carbon Filter Sanitation and Softener Regeneration	660	gal on peak day	1		660	500 plus 160 gal per week, but these discharges occur in one event on one day of the week
	Total					660	
					TOTAL	12639.9	
					ROUND UP	12640.0	

Facility Size (SF) 80000

		Proposed					
Category	Source	Per Unit Amount	Unit	# of Units	Discharge (gal/year)	Peak Day Discharge (gal)	Facility Size Adjustment
Water Usage	Cooling Towers	4900000	gal/year	1	4900000		
	Continuous Discharges	5020	gal/day	260	1305200	5020	
	Batch Discharges	696	gal on peak day	1		696	
	Total					5716	2858
Process Wastewater Discharge	Lab sinks	10	gal/day per sink	16		160	
	Glasswasher	6.6	gal/fill per cycle per day	14		92.4	
	Autoclave/Sterilizer	70	gal/run per day	1		70	
	R&D pH System Total					322.4	
	Manufacturing Discharge	495	gal/day	1		495	
	Total					817.4	817.4
Sanitary Discharge	Non-lab use (i.e. restroom)	25	gal/employee/day	200		5000	
	Backwash (other)	37.5	gal/day	1		37.5	
	Recirculation of WFI Osmotron	409	gal/day	1		409	
	Total					5446.5	5446.5
Batch Intermittent - Seasonal Discharge	Weekly Carbon Filter Sanitation and Softener Regeneration	660	gal on peak day	1		660	
	Total					660	330
					TOTAL	12639.9	9451.9
					ROUND UP	12640.0	9460.0

PROPOSED SANITARY PIPE CALCULATIONS
Lot 18 - University of Pittsburgh Gene and Cell Therapy Building

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 PROPOSED SYSTEM IN LYTLE STREET

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 2.0%

		Q_{full}, cfs	Q_{full}, gpd	Q_{half}, cfs	Q_{half}, gpd	V_{max}, fps	V_{half}, fps
MATERIAL	**PVC**						
LENGTH, ft	**6.4**	2.23	1,439,017	1.07	690,728	7.34	6.38
DIAMETER, in	**8**						
SLOPE	**2.00%**						
n	**0.01**						
Q_{max}, gpd	**6,730**						
Q_{design}, gpd	**20,190**						

PIPE SIZED ACCORDINGLY: TRUE

V_{max} < 10 fps: TRUE

V_{half} > 2 fps: TRUE

PROPOSED SANITARY PIPE CALCULATIONS
Lot 18 - University of Pittsburgh Gene and Cell Therapy Building

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 PROPOSED SYSTEM IN BLAIR STREET

MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 2.0%

		Q_{full}, cfs	Q_{full}, gpd	Q_{half}, cfs	Q_{half}, gpd	V_{max}, fps	V_{half}, fps
MATERIAL	**PVC**						
LENGTH, ft	**38.6**	2.23	1,439,017	1.07	690,728	7.34	6.38
DIAMETER, in	**8**						
SLOPE	**2.00%**						
n	**0.01**						
Q_{max}, gpd	**6,730**						
Q_{design}, gpd	**20,190**						

PIPE SIZED ACCORDINGLY: TRUE

V_{max} < 10 fps: TRUE

V_{half} > 2 fps: TRUE

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	4501 Lytle St.
PWSA PROJECT NUMBER:	SFPM-78-0323
PWSA REVIEWER:	Midori Bridges
DATE:	March 23, 2023

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
MH055N027	MH055J021	750.01	747.29	274.36	8	PVC	0.01	0.35	2.094	0.99%	1,013,668
MH055J021	MH030M027	747.29	745.51	226.36	8	PVC	0.01	0.35	2.094	0.79%	902,780
MH030M027	MH030M025	745.51	743.32	289.09	8	PVC	0.01	0.35	2.094	0.76%	885,684
MH030M025	MH030M026	743.32	742.10	134.84	8	PVC	0.01	0.35	2.094	0.91%	969,165
MH030M026	MH030M022	742.10	740.45	100.16	8	PVC	0.01	0.35	2.094	1.65%	1,306,672
MH030M022	MH030M021	740.45	738.08	187.78	8	PVC	0.01	0.35	2.094	1.26%	1,143,724
MH030M021	MH030H019	738.08	735.99	132.76	8	PVC	0.01	0.35	2.094	1.57%	1,277,354
MH030H019	MH030H018	735.99	734.18	116.99	8	PVC	0.01	0.35	2.094	1.55%	1,266,300
MH030H018	MH030H017	734.18	732.16	127.13	8	PVC	0.01	0.35	2.094	1.59%	1,283,286
MH030H017	MH030H016	732.16	729.92	394.54	8	PVC	0.01	0.35	2.094	0.57%	767,097
MH030H016	MH030H015	729.92	725.72	166.04	8	PVC	0.01	0.35	2.094	2.53%	1,619,161
MH030H015	MH030D032	725.72	724.98	121.48	8	PVC	0.01	0.35	2.094	0.61%	794,575
MH030D032	MH030D031	724.98	723.71	240.47	8	PVC	0.01	0.35	2.094	0.53%	739,849
MH030D031	MH030D030	723.71	722.28	253.21	8	PVC	0.01	0.35	2.094	0.56%	765,067
MH030D030	MH030D029	722.28	720.94	265.65	8	PVC	0.01	0.35	2.094	0.50%	723,051
MH030D029	MH029S052	720.94	719.53	262.82	8	PVC	0.01	0.35	2.094	0.54%	745,679
MH029S052	MH029S048	719.53	717.99	143.63	8	PVC	0.01	0.35	2.094	1.07%	1,054,167
MH029S048	MH029S047	717.99	716.64	36.07	8	PVC	0.01	0.35	2.094	3.74%	1,969,543
MH029S047	MH029S049	716.64	715.29	115.80	12	PVC	0.01	0.79	3.142	1.17%	3,240,865
MH029S049	MH029S050	715.29	713.65	193.11	12	PVC	0.01	0.79	3.142	0.85%	2,766,100
MH029S050	MH029S051	713.65	713.20	74.75	12	PVC	0.01	0.79	3.142	0.60%	2,328,890

4501 Lytle MLCS

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

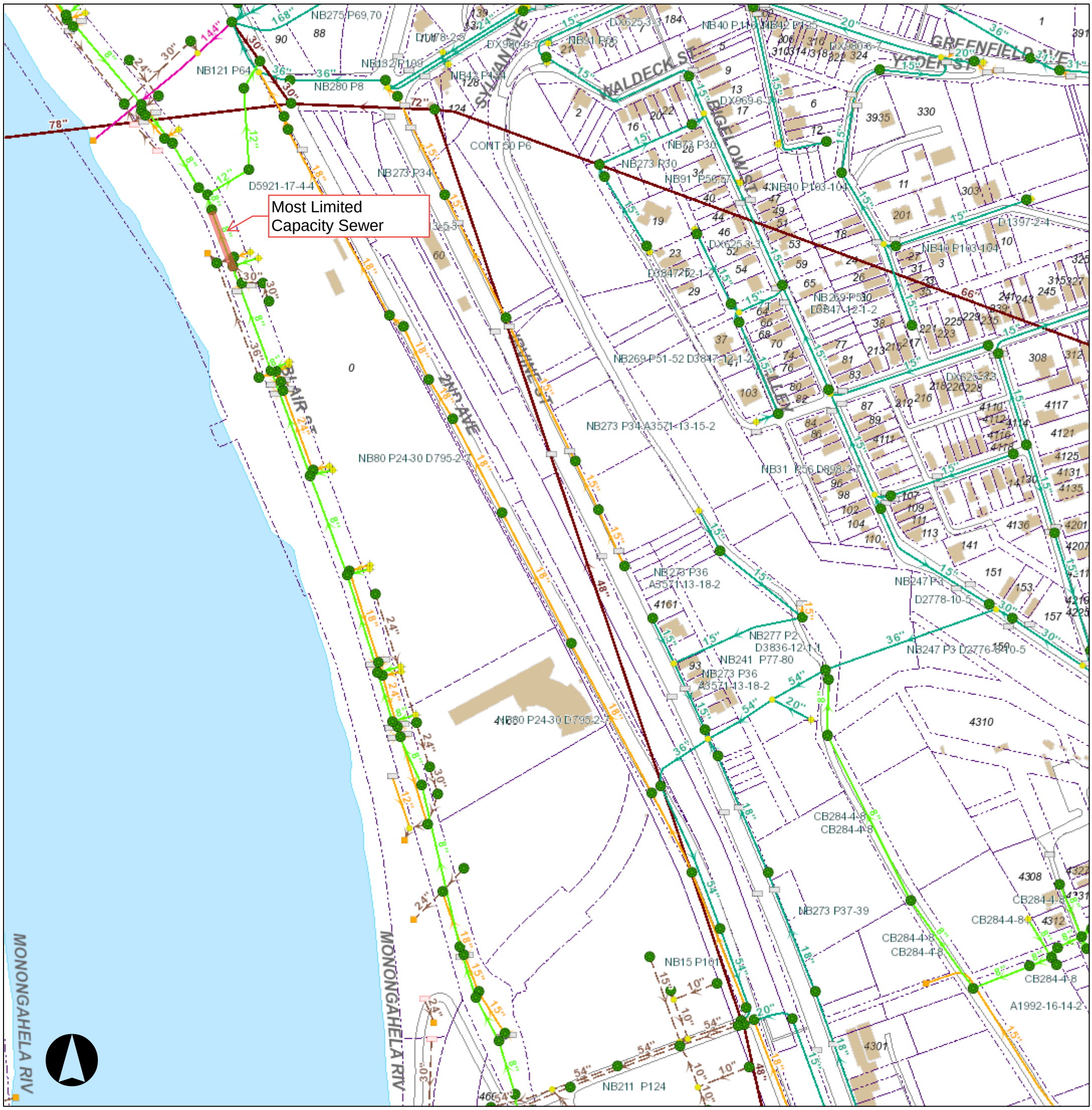
- Manhole
- Junction
- Inlet
- Private Inlet
- Outfall
- End Cap
- Sewer Pump Station
- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Regulated Combined Sewer
- Overflow Sewer
- Interceptor
- Sewer Force Main
- Private Sewer
- Undefined Sewer
- Green Infrastructure Underground Facilities

0 0.1 0.2 mi

PGH2O

Date: 3/24/2023

4501 Lytle MLCS Zoomed In Half



Legend

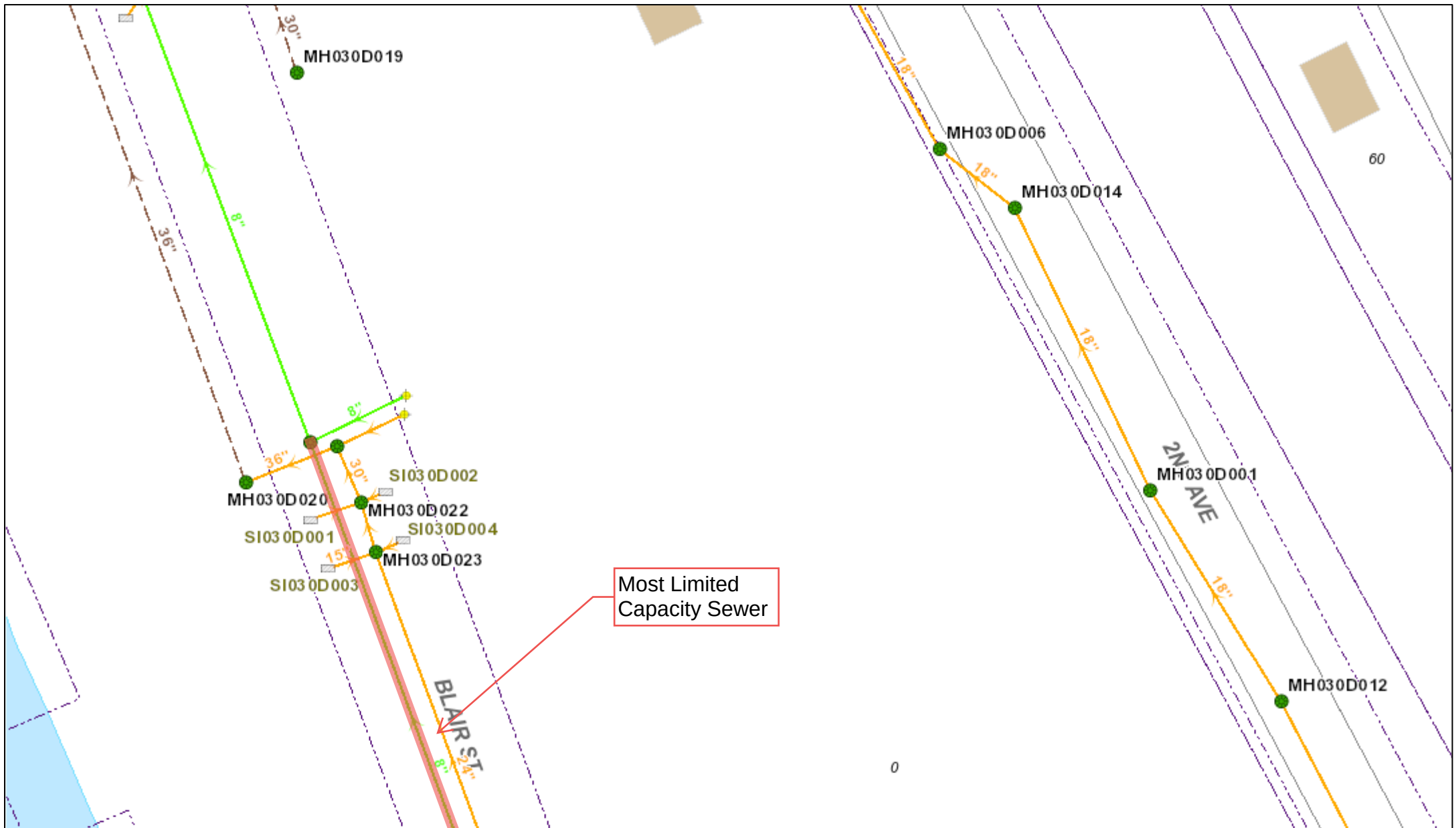
		Pressure Monitoring Station	Private Inlet
	WATER	Water Manhole	Outfall
Meter		Rising Main	End Cap
Curb Box		Supply Main	Sewer Pump Station
Water System Pump		Transmission Main	Combined Sewer
Hydrant		Distribution Main	Sanitary Sewer
System Valve		Hydrant Branch	Storm Sewer
Dividing Pressure Valve		Private Main	Regulated Combined Sewer
Coupling		Water Service Line	Overflow Sewer
Tee			Interceptor
Cross		**SEWER**	Sewer Force Main
Reducer		Manhole	Private Sewer
End Cap		Junction	Undefined Sewer
Wash Out		Inlet	Green Infrastructure Underground Facilities

0 0.05 0.1 mi

PGH2O

Date: 3/24/2023

4501 Lytle MLCS Zoomed In



Legend

	WATER	Water Manhole	Outfall
Meter		Rising Main	End Cap
Curb Box		Supply Main	Sewer Pump Station
Water System Pump		Transmission Main	Combined Sewer
Hydrant		Distribution Main	Sanitary Sewer
System Valve		Hydrant Branch	Storm Sewer
Dividing Pressure Valve		Private Main	Regulated Combined Sewer
Coupling		Water Service Line	Overflow Sewer
Tee			Interceptor
Cross		**SEWER**	Sewer Force Main
Reducer		Manhole	Private Sewer
End Cap		Junction	Undefined Sewer
Wash Out		Inlet	Green Infrastructure Underground Facilities

0 0.0125 0.025 mi

Date: 3/24/2023

Existing and Proposed Sanitary Pipe Calculations
UPitt Gene and Cell Therapy Building
Blair Street Street 8-IN PWSA Sanitary Sewer
Dry Flow Comparison Calculations

Given Information	
Pipe Location:	Blair Street
Pipe Type:	PVC
Pipe Diameter (IN)[1]:	8
Slope[2]:	0.5%
Depth of Flow (IN)[2]:	0
Manning's n Value:	0.01

Solve for Present Average Dry Flow	
Radius of Pipe, r (IN):	4
Flow (GPD):	**0**

Solve for Present Peak Flow	
Peak Factor:	3.0
Flow (GPD) [3]:	**0**

Solve for Peak Design Capacity (Present)	
Flow (CFS):	1.136
Flow (GPD):	**733,987**

Solve for Average Design Capacity (Present)	
Peak Factor:	3.0
Flow (GPD):	**244,662**

Present Peak Flow	
Flow (GPD):	**0**

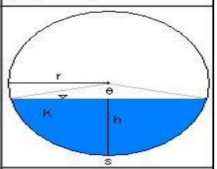
Solve for Projected Peak Flow in 5 Years	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD)[4]:	13,460
Flow (GPD):	**14,133**

Solve for Average Flow in 5 years	
Flow (GPD):	**4,711**

Summary	
Anticipated Peak Flow Contribution (GPD)[4]:	13,460
Present Average Flow (GPD):	0
Present Peak Flow (GPD):	0
Average Design Capacity (GPD):	244,662
Peak Design Capacity (GPD):	733,987
Average Projected Flow (GPD)	**4,711**
Peak Projected Flow (GPD)	**14,133**

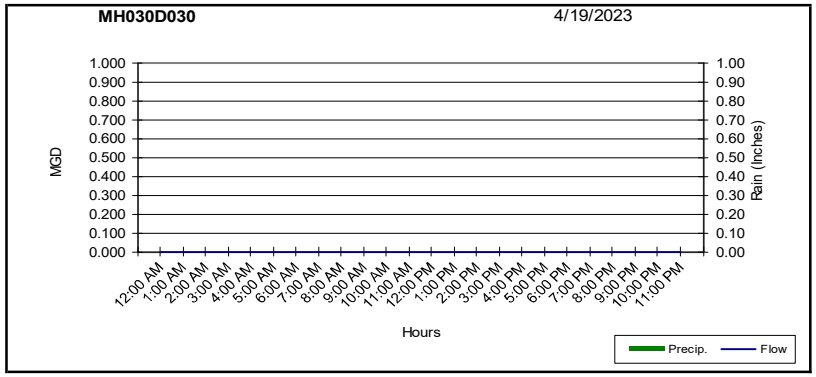
$V = \frac{k}{n} R^{2/3} S^{1/2}$ $k = 1.4859 ft^{1/3}/s$ $Q = VA$

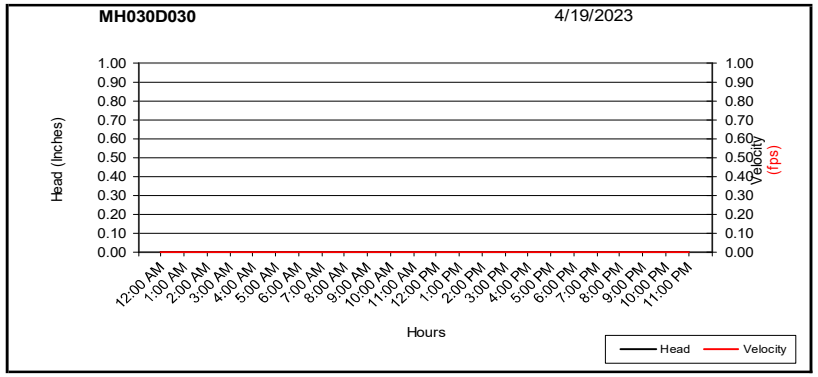
1. Sewer slope referenced from PWSA output data provided March 24, 2023
2. Sewer diameter measured during flow monitoring gage installation
3. Present flow based on peak hourly average dry flow as monitored in PWSA Manhole MH030D030 for 30 days between April 19, 2023 through May 18, 2023
4. Flow estimation calculation based on estimates from ElevateBio and school usage at 20

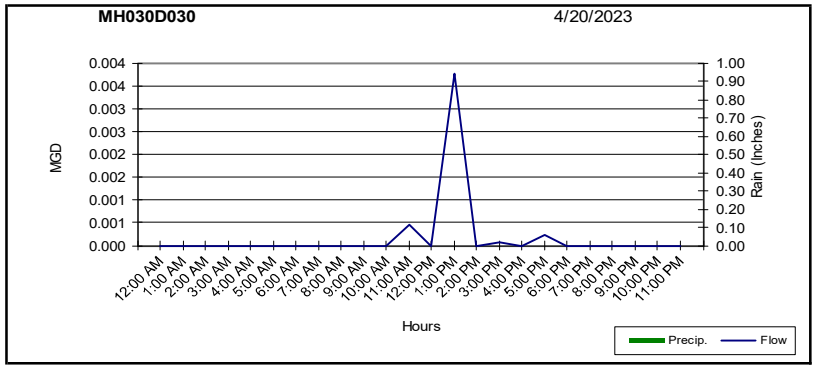
step	solve for	*if flow depth < radius*
		
1	circular segment height	$h = d$
2	central angle	$\theta = 2\arccos\left(\frac{r-h}{r}\right)$
3	circular segment area	$K = \frac{r^2(\theta - \sin\theta)}{2}$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$P_W = s$
7	hydraulic radius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

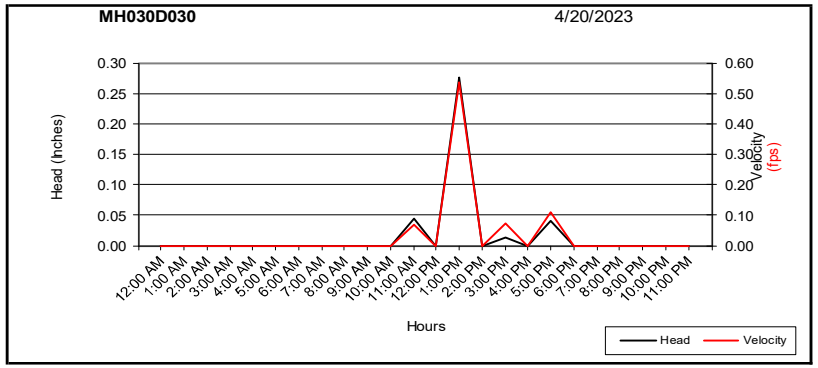
FLOW MONITORING GRAPHICAL RESULTS

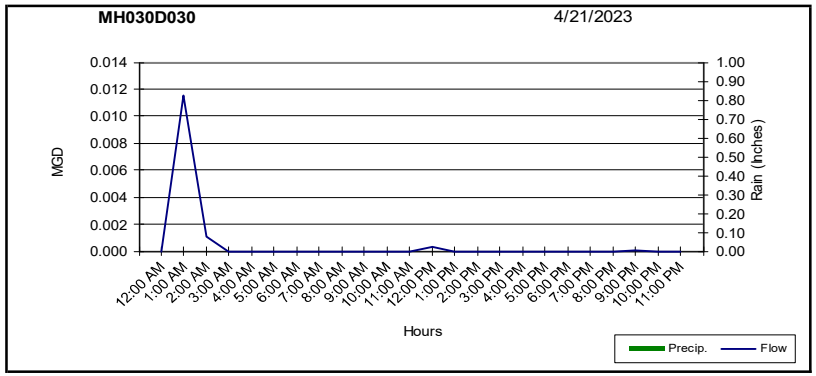
\\langan.com\data\PIT\data0\250114007\Project Data_Discipline\Site Civil\Permit Apps\SFPM\Appendix C - Component 3

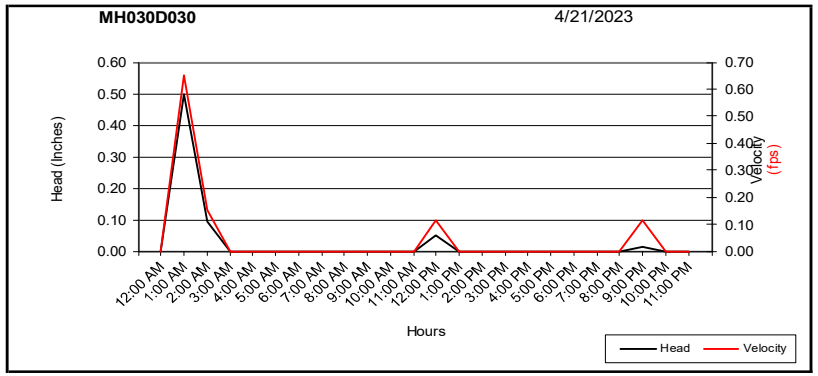


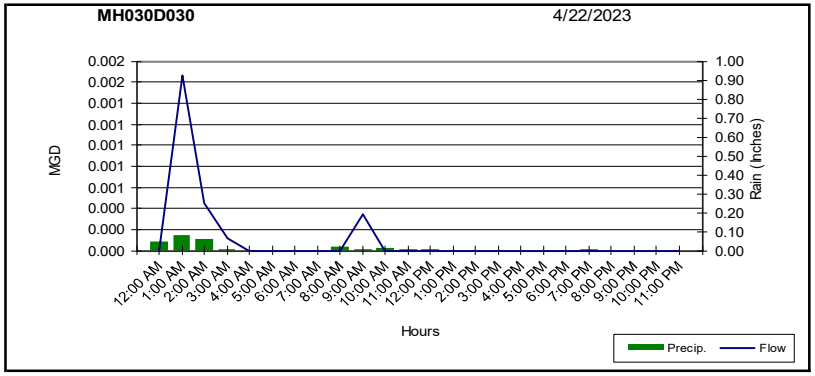








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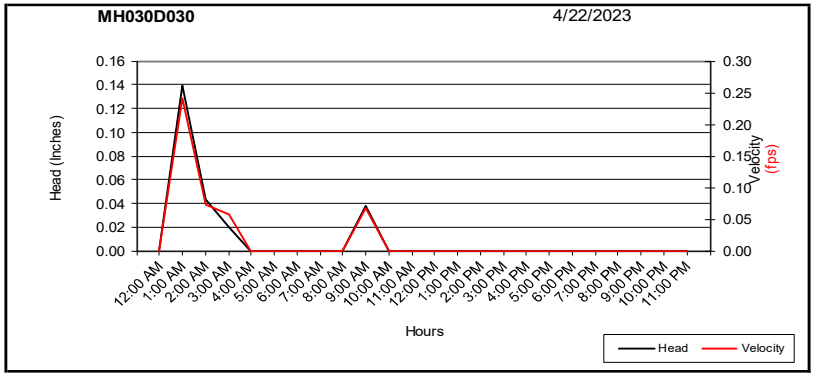
4/22/2023
MGD
Rain (Inches)
Hours
Precip.
Flow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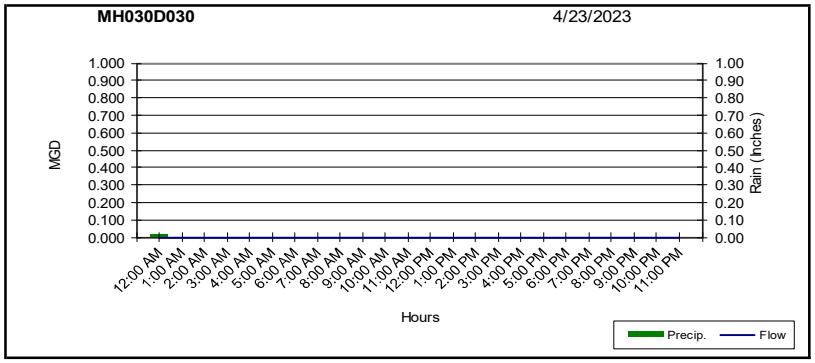
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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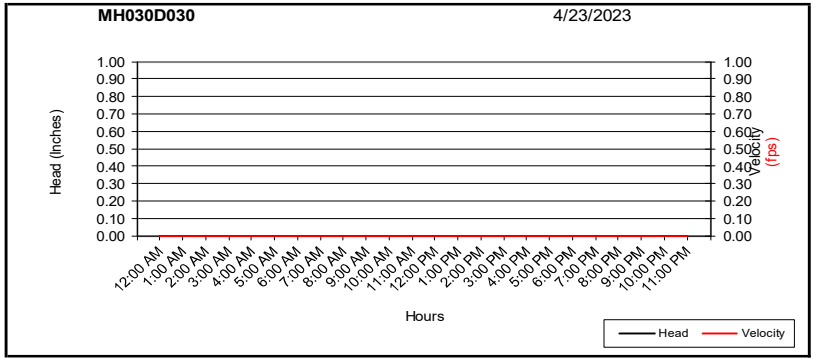
MGD
Rain (Inches)
Hours
Precip.
Flow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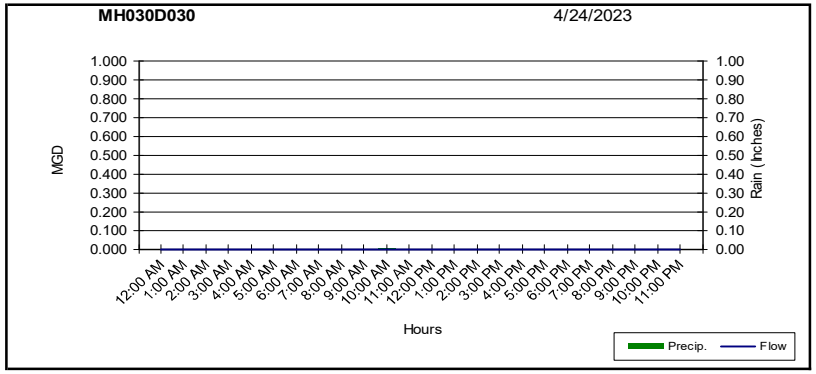
4/23/2023
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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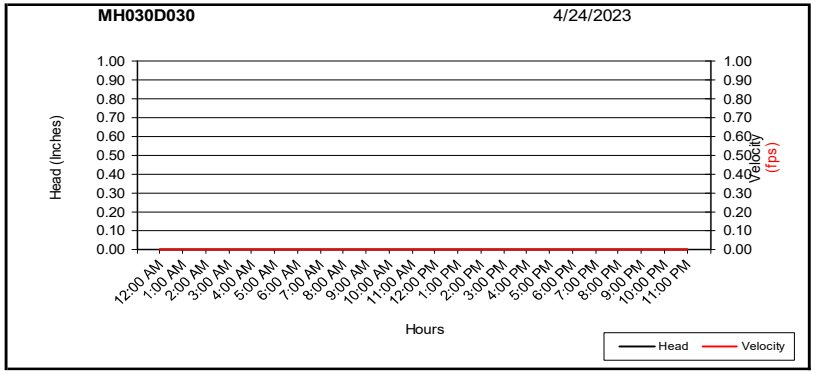
4/24/2023
MGD
Rain (Inches)
Hours
Precip.
Flow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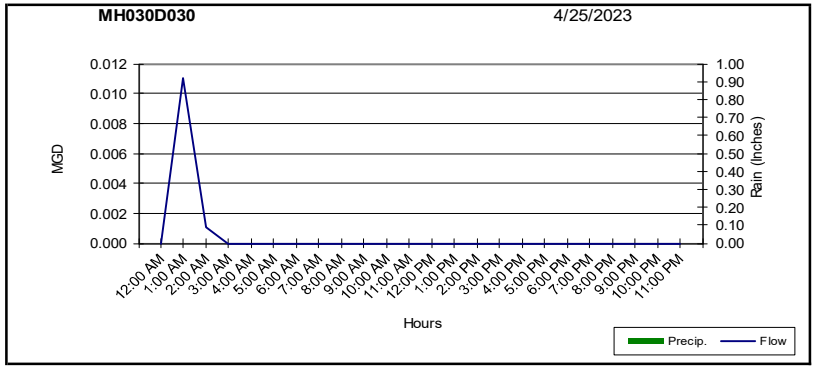
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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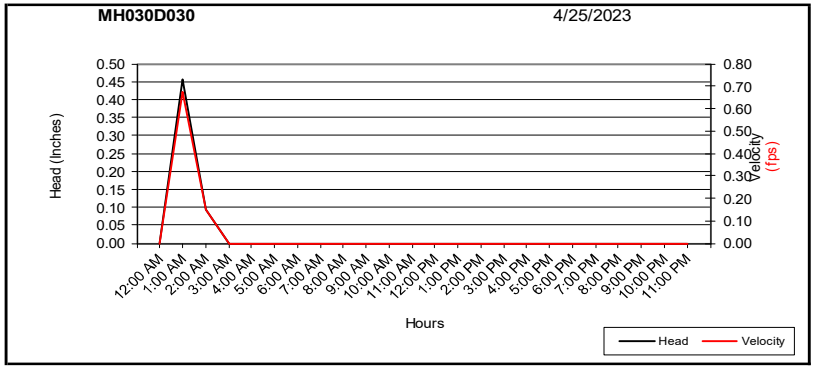
MGD
Rain (Inches)
Hours
Precip.
Flow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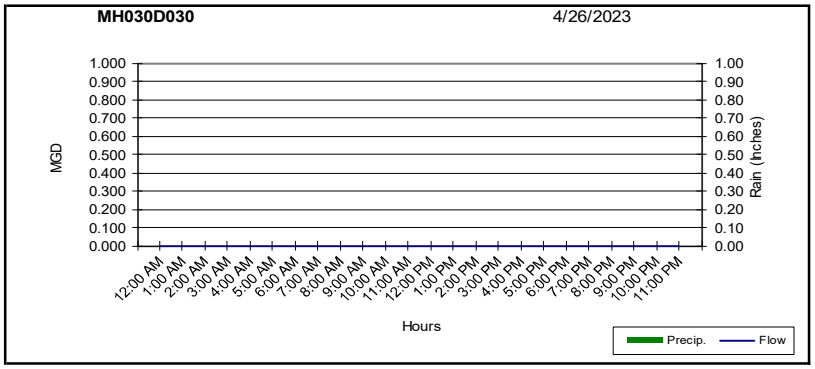
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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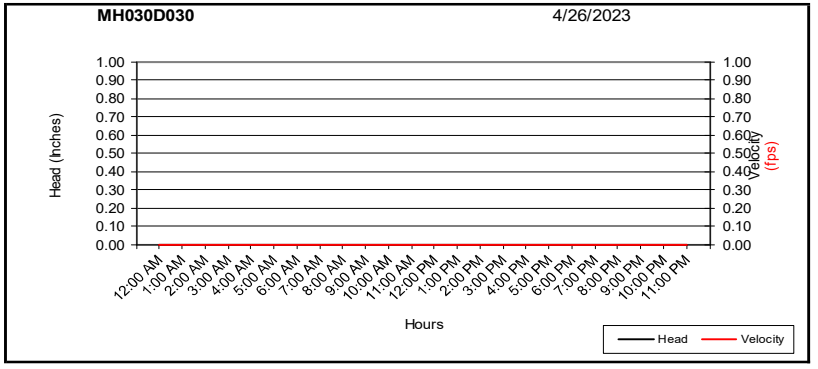
MGD
Rain (Inches)
Hours
Precip.
Flow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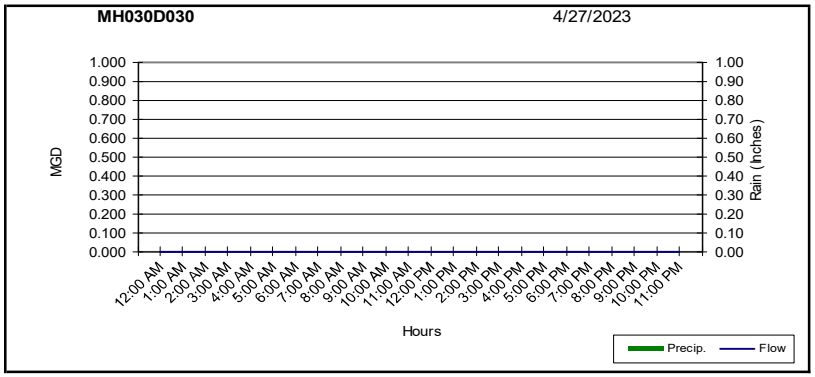
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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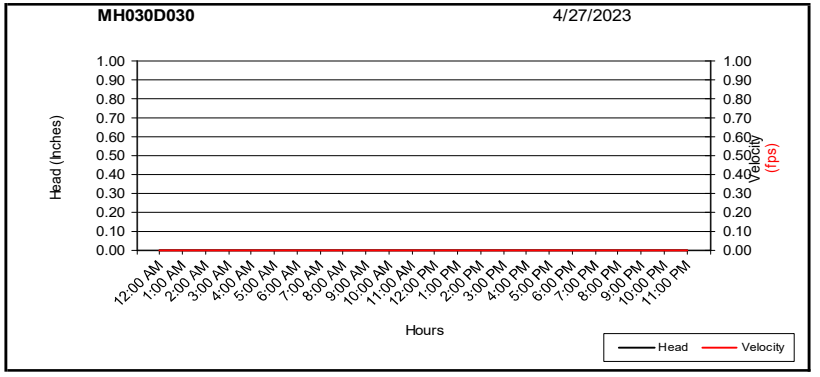
MGD
Rain (Inches)
Hours
Precip.
Flow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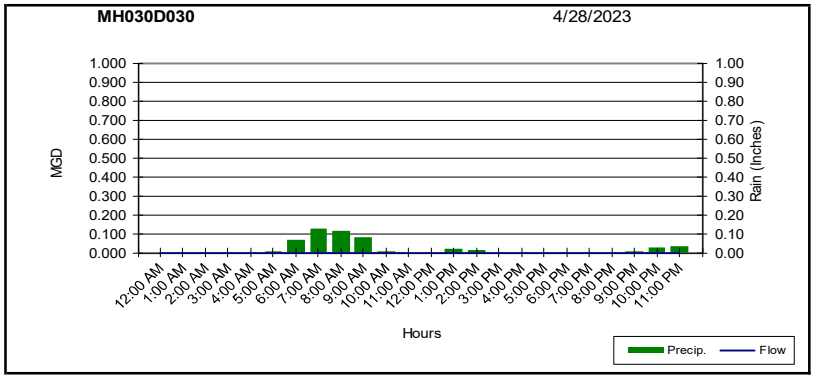
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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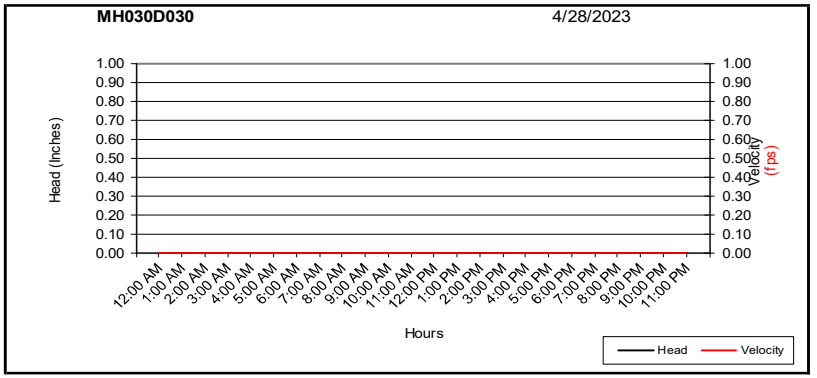
MGD
Rain (Inches)
Hours
Precip.
Flow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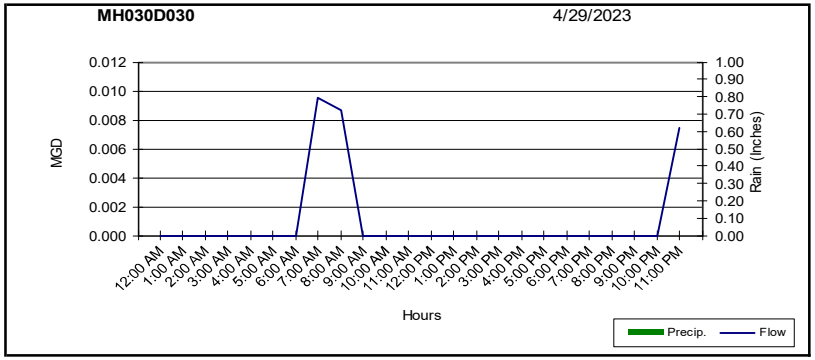
4/28/2023
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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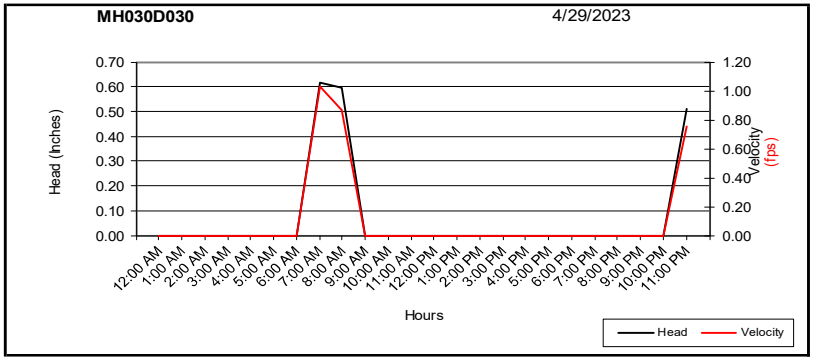
MGD
Rain (Inches)
Hours
Precip.
Flow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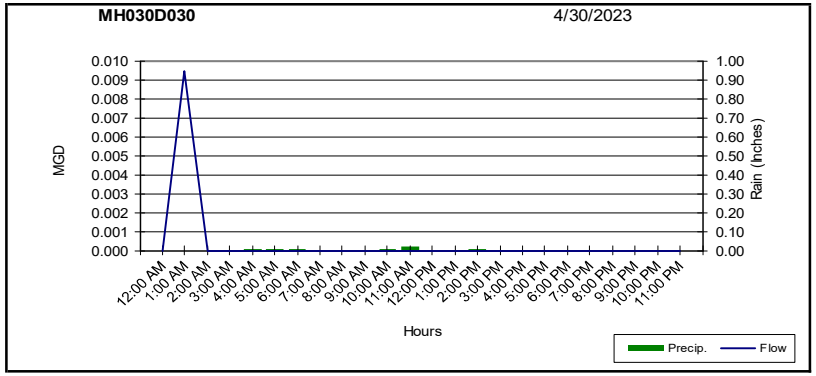
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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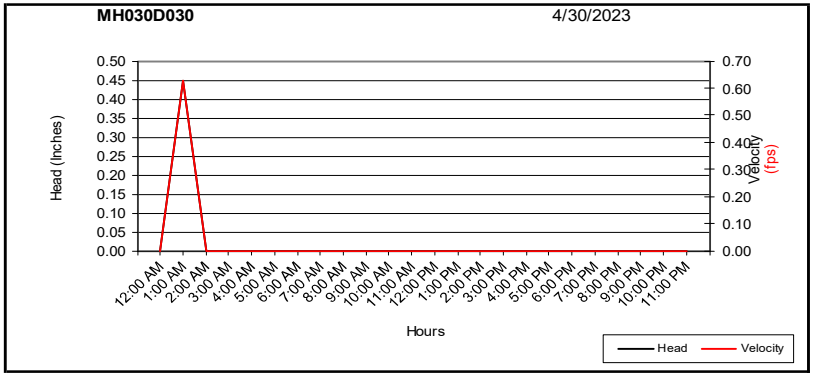
MGD
Rain (Inches)
Hours
Precip.
Flow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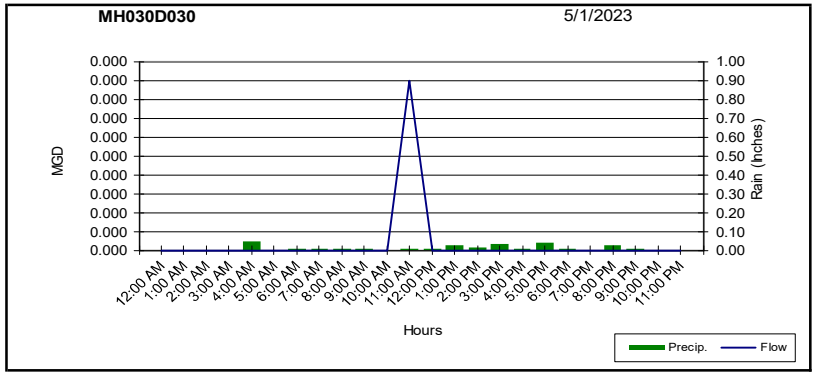
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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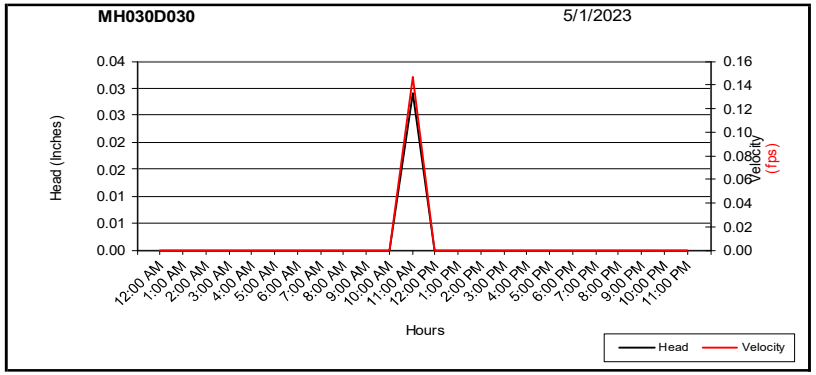
MGD
Rain (Inches)
Hours
Precip.
Flow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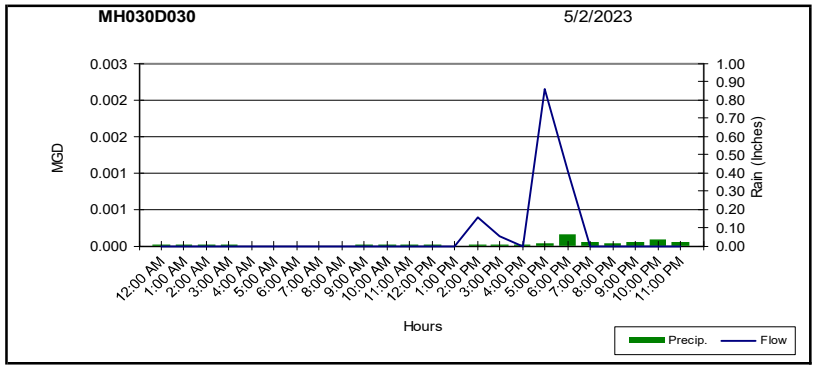
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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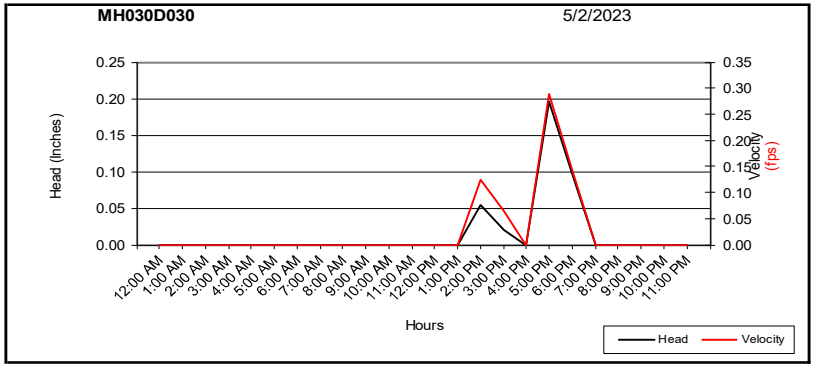
MGD
Rain (Inches)
Hours
Precip.
Flow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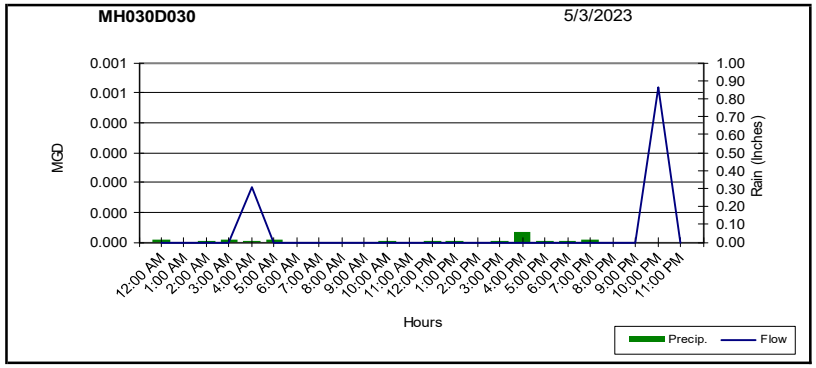
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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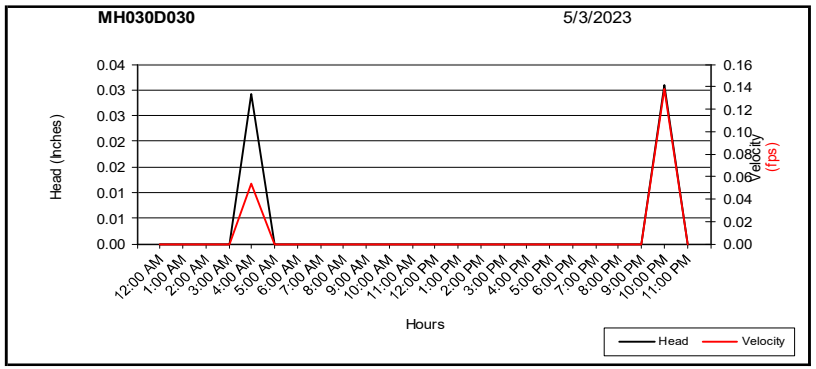
MGD
Rain (Inches)
Hours
Precip.
Flow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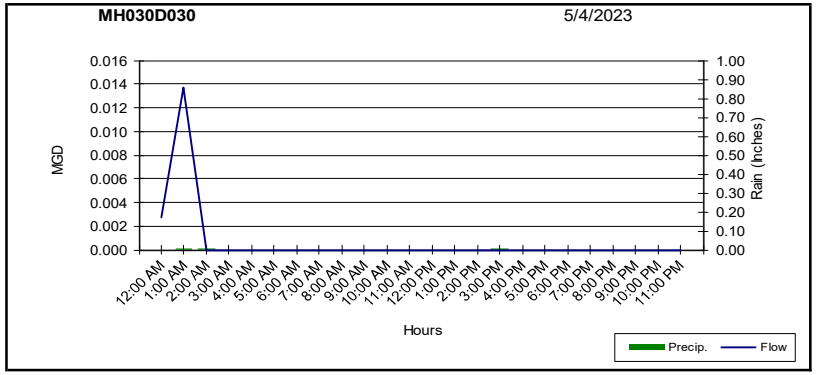
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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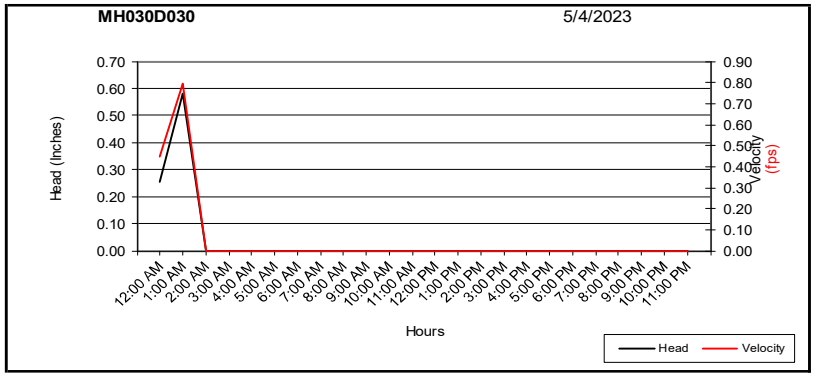
MGD
Rain (Inches)
Hours
Precip.
Flow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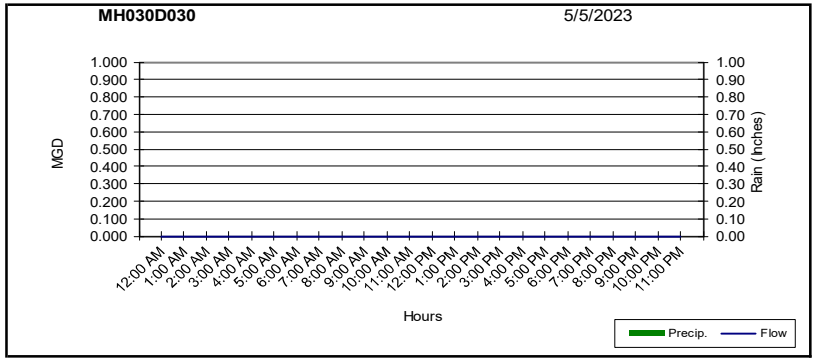
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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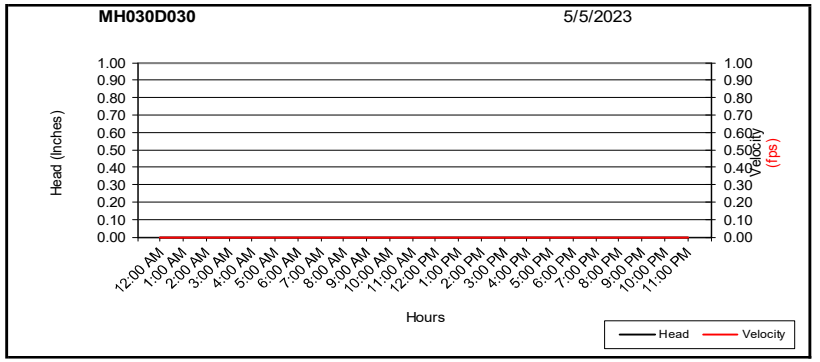
MGD
Rain (Inches)
Hours
Precip.
Flow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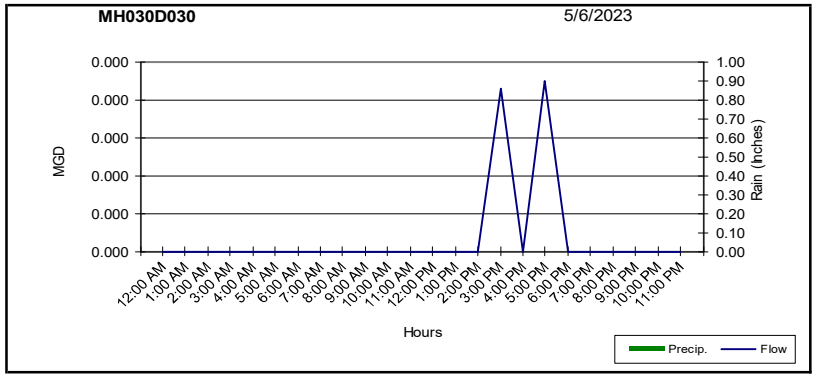
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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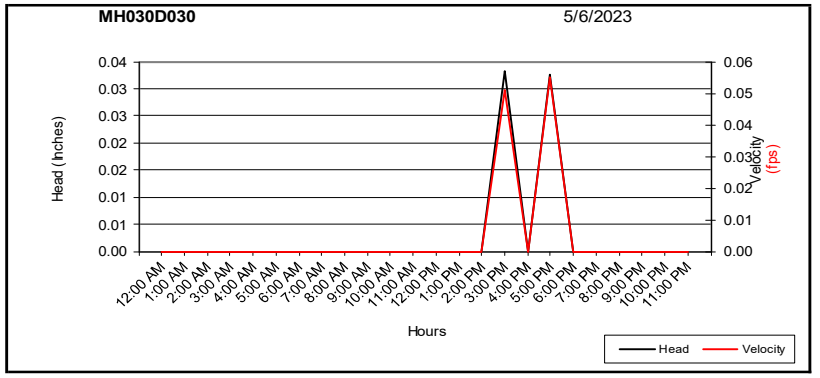
5/6/2023
MGD
Rain (Inches)
Hours
Precip.
Flow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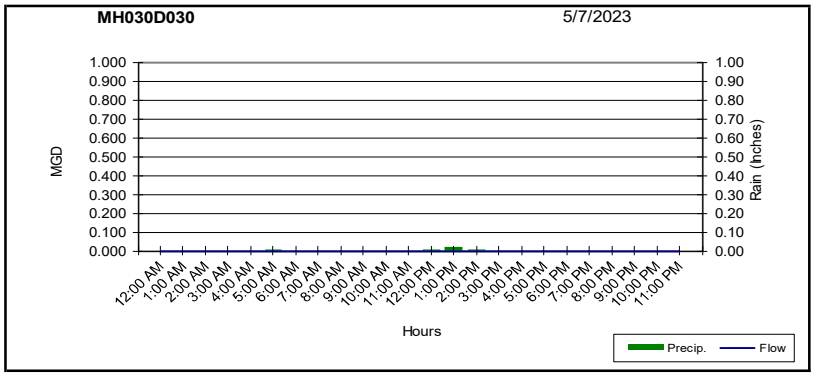
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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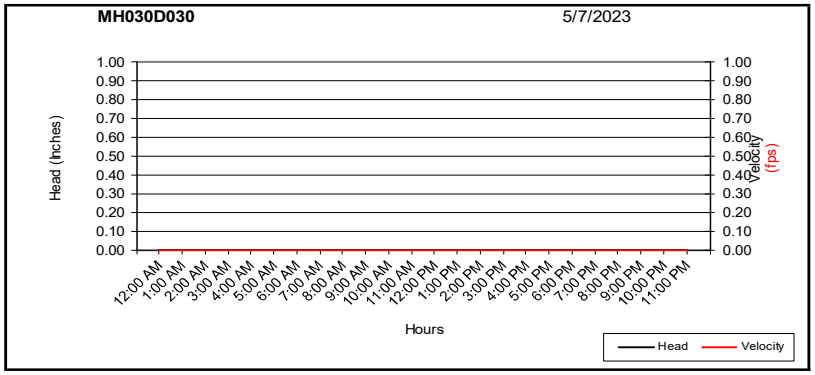
MGD
Rain (Inches)
Hours
Precip.
Flow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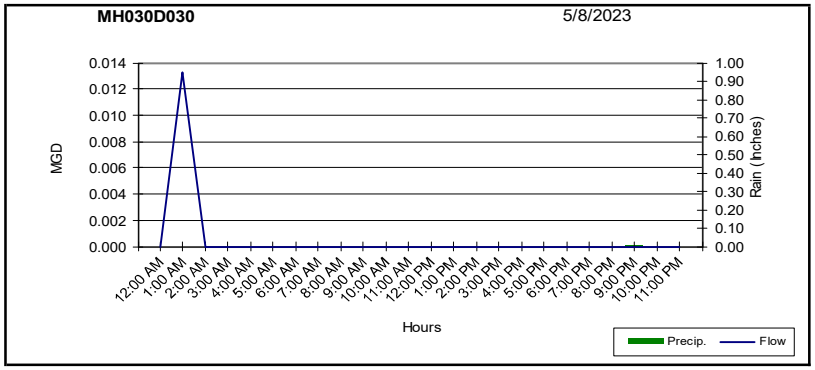
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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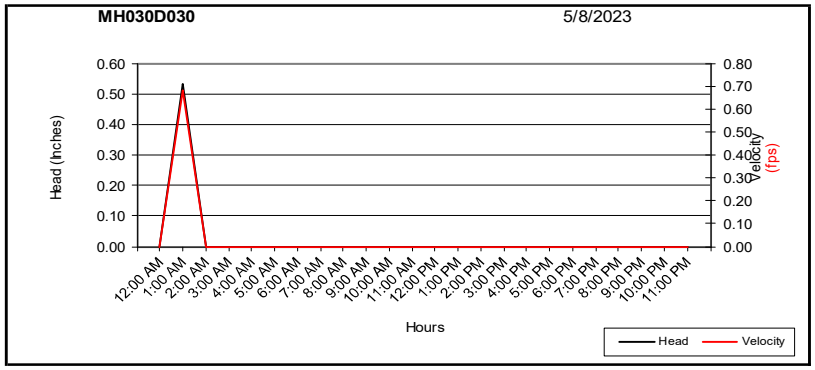
MGD
Rain (Inches)
Hours
Precip.
Flow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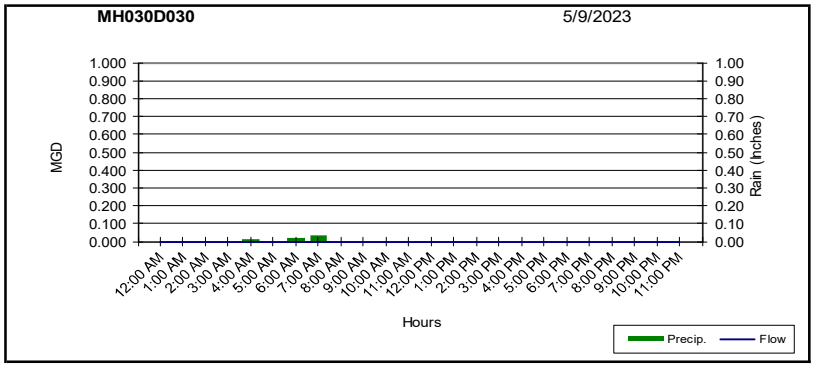
5/8/2023
Head (Inches)
Velocity (fps)
Hours
Head
Velocity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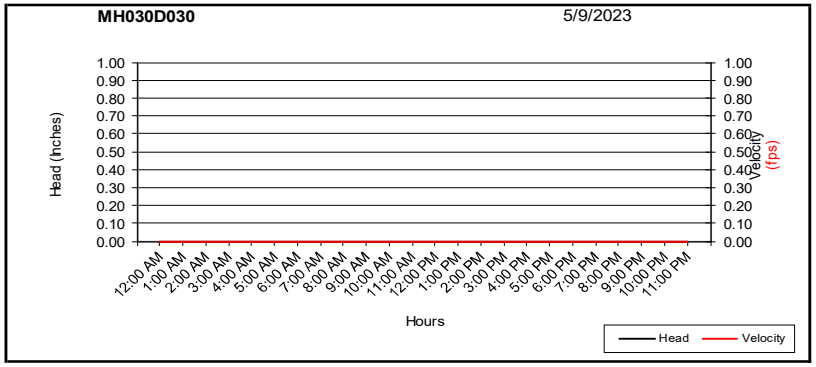
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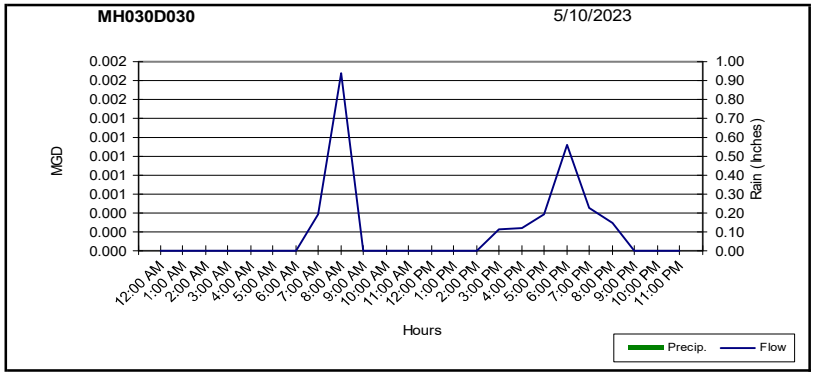
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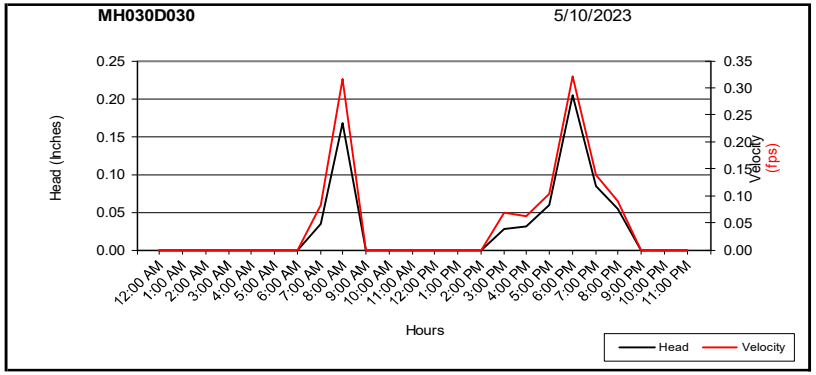
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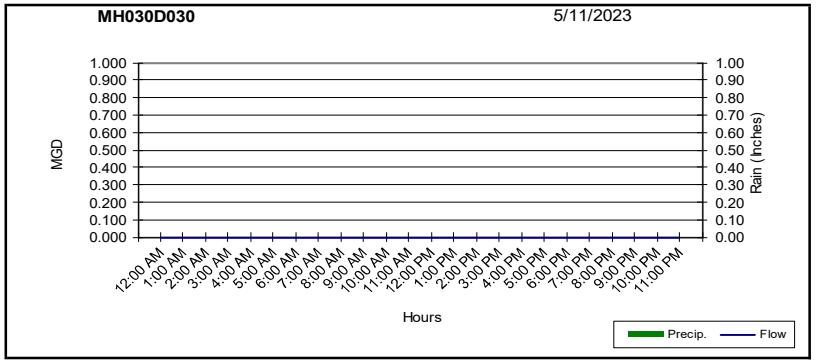
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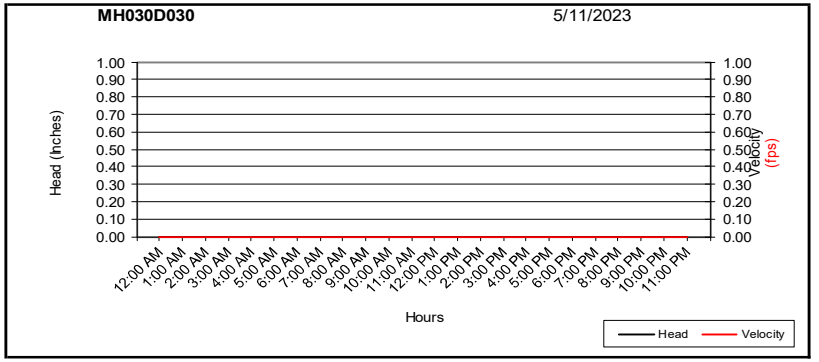
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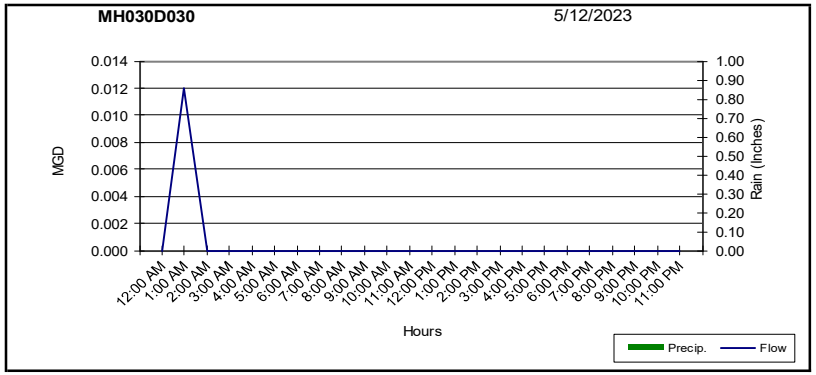
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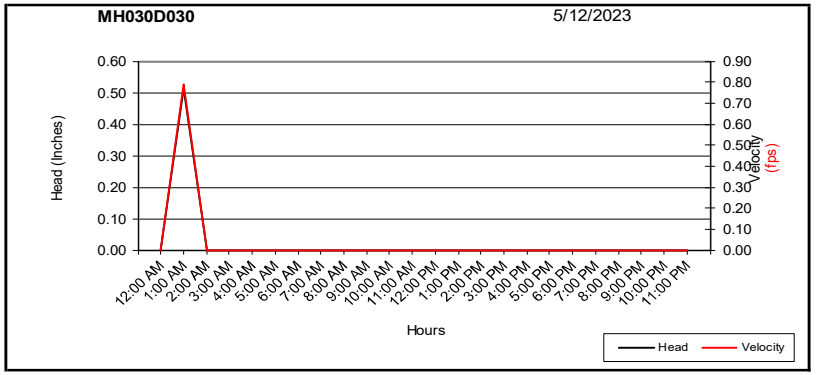
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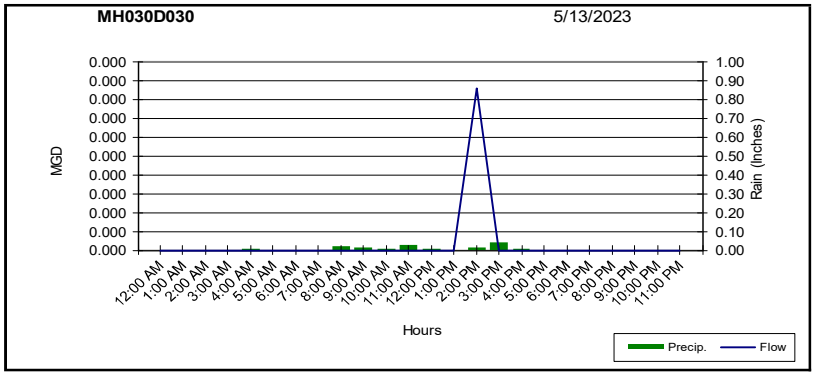
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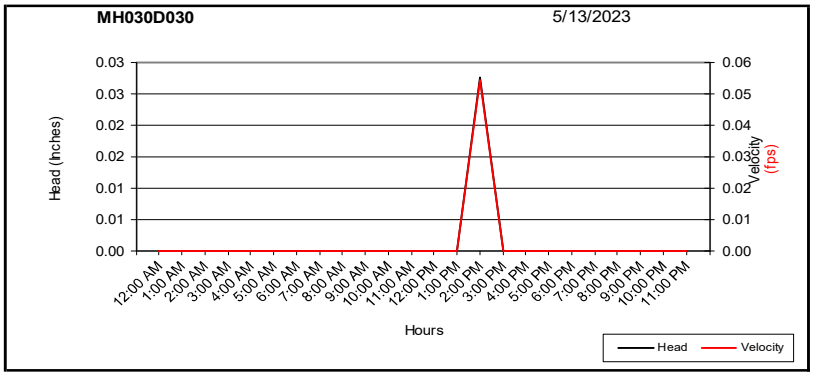
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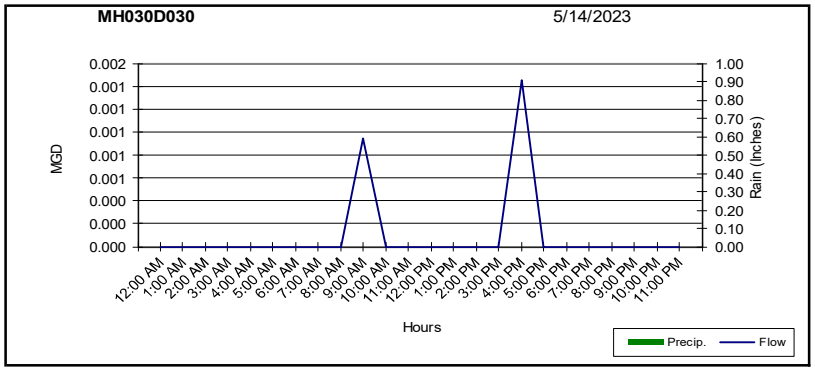
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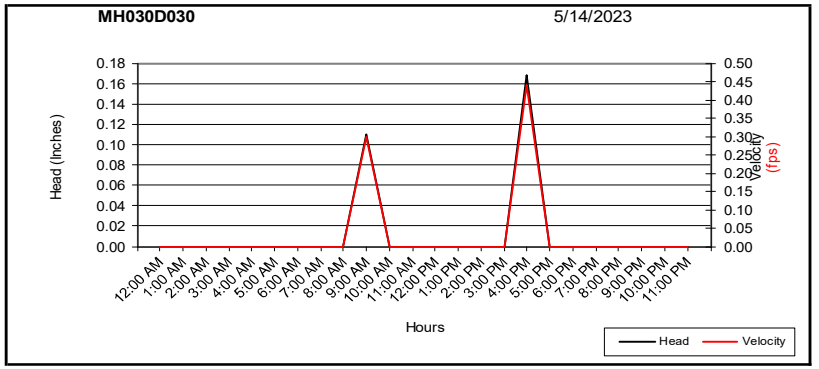
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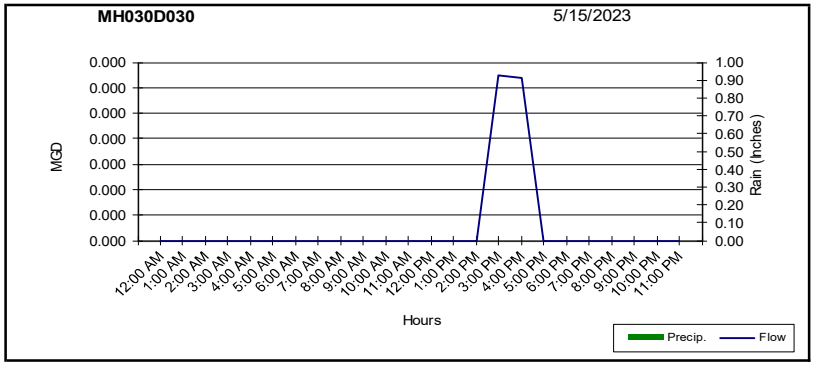
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Hours
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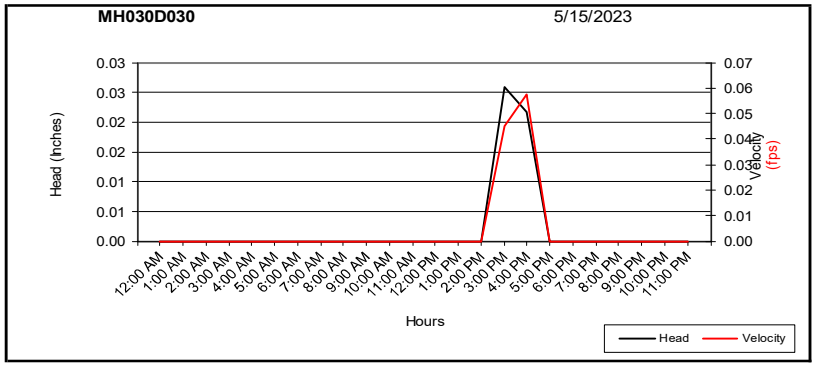
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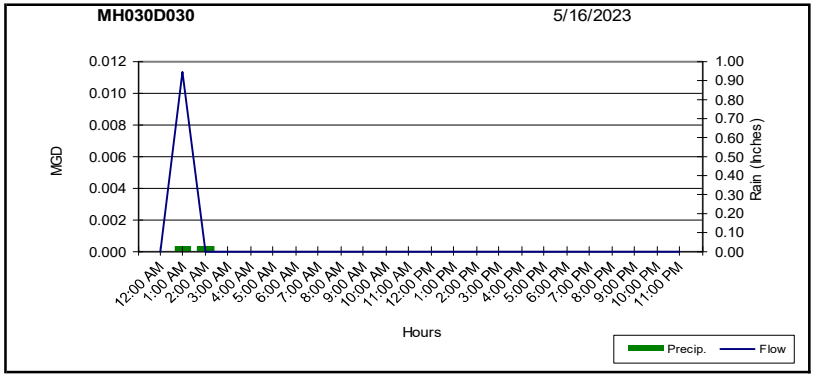
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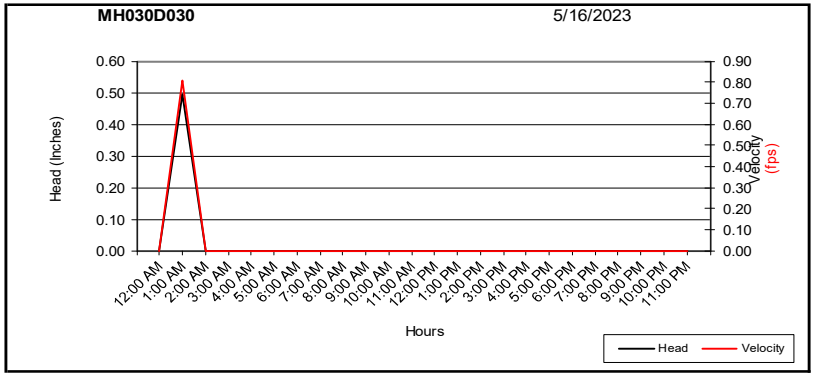
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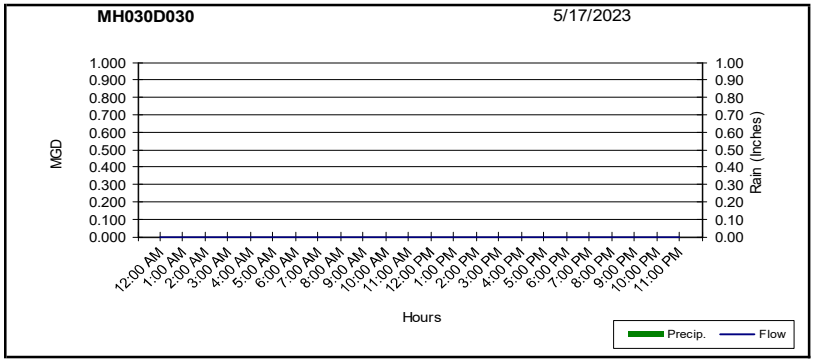
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Hours
Precip.
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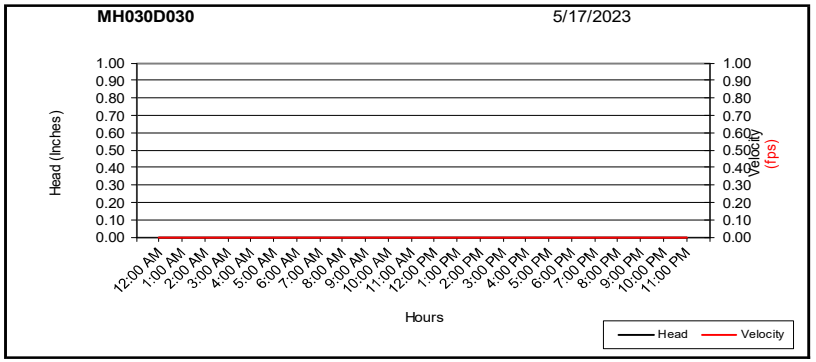
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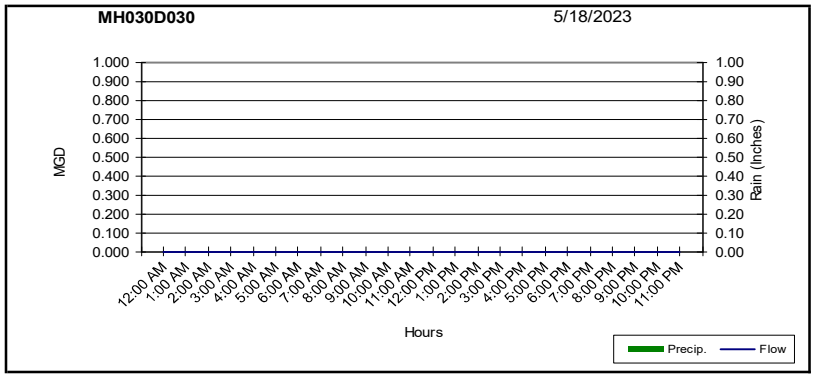
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Rain (Inches)
Hours
Precip.
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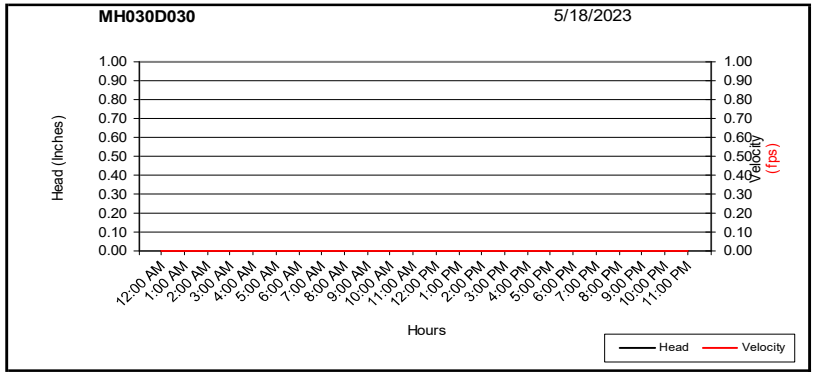
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DOCUMENTATION
FROM UTILITY COMPANIES

Pittsburgh Water & Sewer Authority

11/04/2022

Zachary Junk
Langan Engineering & Environmental
2400 Ansys Dr Ste 403, Canonsburg PA 1531

RE: Water and Sewer Availability
4722-4746 Irvine Street, Pittsburgh, PA 15207

Dear Zachary Junk

In response to your inquiry concerning water and sewer availability for the area referenced above, please be advised that water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority as described below:

Water service available: Yes	Sewer service available: Yes
8" Irvine Street	**18"' Irvine Street**

We wish to advise you that, if it is your desire to tap our water and sewer mains for service, your plans must be approved through a development permit application in accordance with the PWSA Developer's Manual.
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 have any questions, please feel free to contact me at (412) 255-8800 x 8030. Thank you.

Sincerely,

Wendy M. Dean
Engineering Tech II

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Alternative Sewage Facilities Analysis
The University of Pittsburgh Gene and Cell Therapy Building
Lot 18 of the Hazelwood Green PLDP
Overall Parcel ID: 56-E-12
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250114007

The proposed project involves the development of a +/- 160,000 GSF (2 story) building (Life Science Gene and Cell Therapy Building), a parking lot and loading dock, landscaping, and a shared way connecting Lytle Street to Blair Street on the south side of the site, located in the Hazelwood Green development within the City of Pittsburgh, PA. The development will include associated roadways, sidewalks, and other site appurtenances. The site is located directly west of RIDC Mill Building C and bound to the north by Beehive St, to the west by Blair St, to the east by Lytle Street, and to the south by vacant land. The project site is currently part of the larger Parcel 56-E-12 but will be subdivided through the city of Pittsburgh.

The project proposes a 8" PVC line that will tie into an existing 8" PVC line located in Blair St and a 8" PVC line that will tie into an existing 8" PVC line located in Lytle St. The Lytle St main then connects to the Blair St main at the corner of Beehive St and Blair St. The Blair St main flows north within Blair St, then east to Second Ave where it connects to the ALCOSAN M-29 regulator. Sewage is ultimately conveyed via the 78" deep tunnel interceptor to ALCOSAN. This ultimate method will provide for disposal of the net total combined daily flow of 13,460 gallons per day (33.65 EDUs). A reference for the approximate sewage flow for the proposed development can be found in Appendix C. The use of a proposed, private 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 Monongahela River, approximately 400 feet to west of the site. A package wastewater treatment plant with discharge to the Monongahela River is not feasible due to the size and cost of the site.

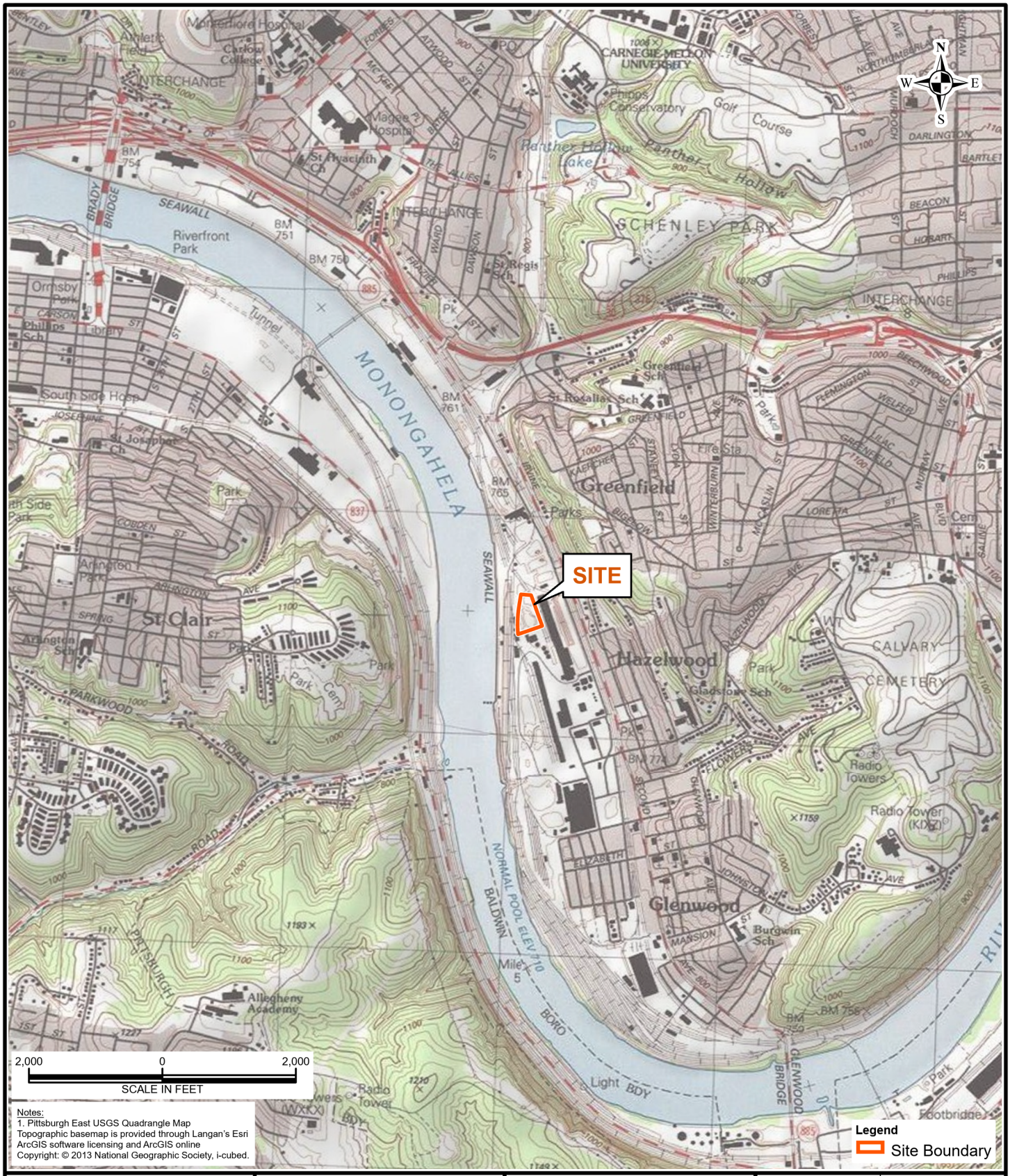
APPENDIX E
Public Notice

SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Public Notice
The University of Pittsburgh Gene and Cell Therapy Building
Lots 18 of the Hazelwood Green PLDP
Overall Parcel ID: 56-E-12
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250114007

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: © 2013 National Geographic Society, i-cubed.

Legend
Site Boundary

LANGAN

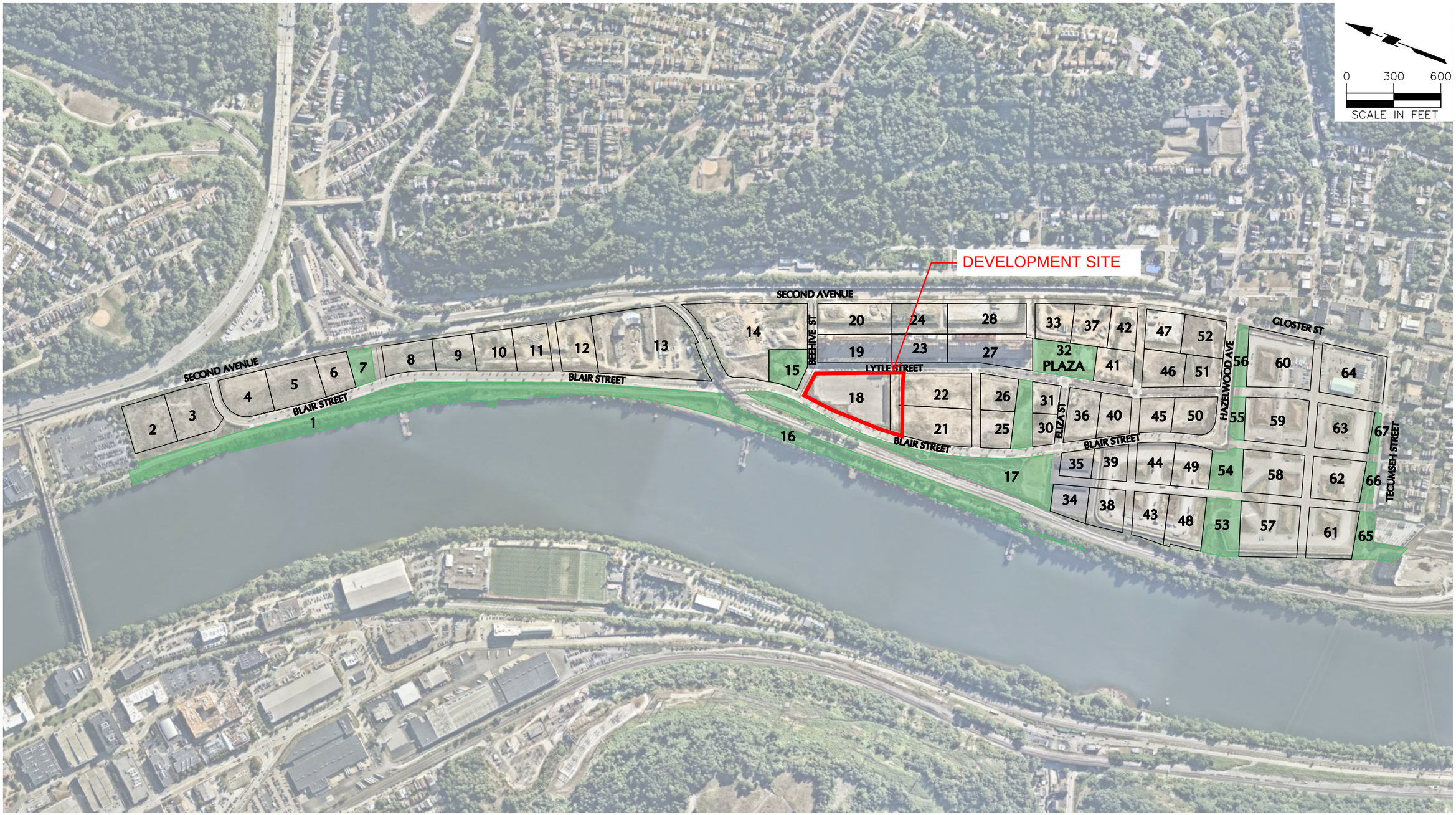
Langan Engineering and Environmental Services, Inc.

2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-9540

T: 724.514.5100 F: 724.514.5101
www.langan.com

Project	**4600 LYTLE STREET** PITTSBURGH ALLEGHENY COUNTY PA
Drawing Title	**SITE LOCATION MAP**
Project No.	250114001
Date	11/28/2022
Scale	1" = 2,000 feet
Drawn By	LB
Figure	1

Path: \\langan.com\data\PIT\data0\250114007\Project Data\ArcGIS\APRX\250114007 - Civil\250114007.aprx



LANGAN Langan Engineering and Environmental Services, Inc. 2400 Ansys Drive, Suite 403 Canonsburg, PA 15317 T: 724.514.5100 F: 724.514.5101	Project: HAZELWOOD GREEN CITY OF PITTSBURGH ALLEGHENY PENNSYLVANIA
Drawing Title: SITE PLAN	Project No.: 250114001 Date: Drawn By: Checked By:
Figure: 2	

Date: 12/1/2020 Time: 11:05 User: cdavis Style Table: Langan.stb Layout: Layout1 Document Code: FG01-250114001-0201-CS101-0101

PROJECT LOCATION MAP

SCALE: 1" = 2000'

SOURCE: MICROSOFT BING

TITLE EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: PITT222395
COMMITMENT DATE: JULY 26, 2022

EXCEPTIONS 1 THROUGH 7 ARE NOT SURVEY RELATED.

8. DRAINAGE EASEMENTS AND EASEMENTS IN SLOPES OF CUTS AND FILLS ALONG THE RAILROAD RIGHTS OF WAY OF MONONGAHELA CONNECTING RAILROAD COMPANY AND OF CSX INC. (REFERENCE DOCUMENT NOT PROVIDED)

9. ALL MATTERS SHOWN ON THE HAZELWOOD GREEN PLAN NO. 1 RECORDED MAY 16, 2019 IN PLAN BOOK VOLUME 301, PAGE 17; INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- *a. EXISTING 20 FOOT WIDE STORM AND SEWER EASEMENT. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *b. EXISTING 30 FOOT WIDE UTILITY AND ACCESS EASEMENT. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *(9C) c. EXISTING PRIVATE UTILITY AND ACCESS EASEMENT. (AS SHOWN HEREON)*
- *(9D) d. EXISTING PRIVATE STORM EASEMENT. (AS SHOWN HEREON)*
- *(9E) e. PROPOSED 6 FOOT WIDE PRIVATE UTILITY EASEMENT. (AS SHOWN HEREON)*
- *f. PROPOSED 60 FOOT WIDE SANITARY SEWER EASEMENT. (UNABLE TO LOCATE EASEMENT IN REFERENCE DOCUMENT)*
- *g. NOTES IN REGARD TO DEDICATION OF STREETS. (PARCEL G, STREET TO THE SOUTH OF SUBJECT LOT IS DEDICATED IN THIS PLAT)*

10. THE FOLLOWING RIGHTS OF WAY BY:

- *a. ELBA IRON & BOLT COMPANY TO MONONGAHELA CONNECTING RAILROAD COMPANY, DATED MARCH 31, 1890 AND RECORDED IN DEED BOOK VOLUME 722, PAGE 157. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *b. CONTINENTAL TUBE COMPANY TO MONONGAHELA CONNECTING RAILROAD COMPANY, DATED MARCH 31, 1890 AND RECORDED IN DEED BOOK VOLUME 722, PAGE 177. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *c. B. F. JONES, ET AL. TO MERCANTILE TRUST COMPANY, TRUSTEE (NOW PART OF CSX RAILROAD LINE), DATED AUGUST 14, 1896 AND RECORDED IN DEED BOOK VOLUME 952, PAGE 57. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *d. HENRY A. LAUGHLIN TO MERCANTILE TRUST COMPANY OF NEW YORK, TRUSTEE (NOW CSX RAILROAD LINE), DATED AUGUST 14, 1896 AND RECORDED IN DEED BOOK VOLUME 1190, PAGE 1. (EASEMENT NORTHWEST OF SUBJECT LOT, NOT SHOWN HEREON)*
- *e. LAUGHLIN & COMPANY LIMITED TO MERCANTILE TRUST COMPANY OF NEW YORK, TRUSTEE (NOW CSX RAILROAD LINE), DATED AUGUST 14, 1896 AND RECORDED IN DEED BOOK VOLUME 1190, PAGE 6. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *f. TERMINAL LAND COMPANY TO GLENWOOD RAILROAD COMPANY (NOW CSX RAILROAD LINE), DATED SEPTEMBER 20, 1897 AND RECORDED IN DEED BOOK VOLUME 980, PAGE 28. (NOT LOCATED ON SUBJECT LOT, NOT SHOWN HEREON)*
- *g. JONES & LAUGHLIN STEEL COMPANY TO GLENWOOD RAILROAD COMPANY (NOW PART OF CSX RAILROAD LINE), DATED OCTOBER 2, 1903 AND RECORDED IN DEED BOOK VOLUME 1308, PAGE 150. (EASEMENT LOCATED SOUTHEAST OF SUBJECT LOT, NOT SHOWN HEREON)*
- *h. THE MONONGAHELA CONNECTING RAILROAD COMPANY TO NATIONAL TUBE COMPANY, DATED JUNE 7, 1904 AND RECORDED IN DEED BOOK VOLUME 1335, PAGE 215. (EASEMENT NORTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)*
- *i. COMMONWEALTH TRUST COMPANY OF PITTSBURGH, ET AL., TRUSTEES UNDER THE WILL OF MARY E. SCHENLEY TO THE CITY OF PITTSBURGH, AS RECITED IN DEED TO THE MONONGAHELA CONNECTING RAILROAD COMPANY DATED JUNE 6, 1919 AND RECORDED IN DEED BOOK VOLUME 1983, PAGE 187. (EASEMENT NORTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)*
- *j. EASTERN RAILROAD COMPANY TO THE MONONGAHELA CONNECTING RAILROAD COMPANY, DATED DECEMBER 30, 1924 AND RECORDED IN DEED BOOK VOLUME 2263, PAGE 113. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN)*
- *k. DUQUESNE SLAG PRODUCTS COMPANY TO THE BALTIMORE & OHIO RAILROAD COMPANY IN PENNSYLVANIA, DATED JANUARY 29, 1934 AND RECORDED IN DEED BOOK VOLUME 2494, PAGE 215. (EASEMENT NORTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)*
- *l. MONONGAHELA CONNECTING RAILROAD COMPANY TO DUQUESNE SLAG PRODUCTS COMPANY, DATED JULY 1, 1949 AND RECORDED IN DEED BOOK VOLUME 3044, PAGE 695. (UNDERGROUND CONVEYOR SYSTEM NOT FOUND ON SURVEY, UNABLE TO DETERMINE LOCATION)*
- *m. DUQUESNE SLAG PRODUCTS COMPANY TO THE MONONGAHELA CONNECTING RAILROAD COMPANY, AS RECITED IN DEED DATED JULY 1, 1949 AND RECORDED IN DEED BOOK VOLUME 3049, PAGE 163. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *n. JONES & LAUGHLIN STEEL CORPORATION AND THE MONONGAHELA CONNECTING RAILROAD COMPANY TO ALLEGHENY COUNTY SANITARY AUTHORITY, DATED MARCH 13, 1956 AND RECORDED IN DEED BOOK VOLUME 3426, PAGE 539. (UNABLE TO DETERMINE LOCATION FROM REFERENCE DOCUMENT)*
- *o. JONES & LAUGHLIN STEEL CORPORATION TO CITY OF PITTSBURGH, DATED APRIL 13, 1964 AND RECORDED IN DEED BOOK VOLUME 4118, PAGE 48. (WATERLINE EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *p. JONES & LAUGHLIN STEEL CORPORATION TO EQUITABLE GAS COMPANY, DATED JANUARY 3, 1967 AND RECORDED IN DEED BOOK VOLUME 4380, PAGE 717. (GASLINE EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *q. JONES & LAUGHLIN STEEL CORPORATION TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, DATED DECEMBER 22, 1971, AND RECORDED IN DEED BOOK VOLUME 5046, PAGE 313. (TELEPHONE EASEMENT EAST OF SUBJECT LOT, NOT SHOWN HEREON)*
- *r. JONES & LAUGHLIN STEEL CORPORATION TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, DATED DECEMBER 12, 1977, AND RECORDED IN DEED BOOK VOLUME 5902, PAGE 848. (TELEPHONE EASEMENT SOUTHEAST OF SUBJECT LOT, NOT SHOWN HEREON)*
- *s. JONES & LAUGHLIN STEEL CORPORATION TO DUQUESNE LIGHT COMPANY, DATED OCTOBER 12, 1978, AND RECORDED IN DEED BOOK VOLUME 6020, PAGE 717. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *t. LTV STEEL COMPANY, INC. TO THE PEOPLES NATURAL GAS COMPANY, DATED SEPTEMBER 5, 1989 AND IN DEED BOOK VOLUME 8120, PAGE 625. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOW HEREON)*
- *u. ALMONO, LP TO DUQUESNE LIGHT COMPANY, DATED APRIL 26, 2016 AND RECORDED IN DEED BOOK VOLUME 16387, PAGE 384. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *v. ALMONO, LP TO DUQUESNE LIGHT COMPANY, DATED MAY 26, 2016 AND RECORDED IN DEED BOOK VOLUME 16427, PAGE 52. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *w. ALMONO, LP TO DUQUESNE LIGHT COMPANY, DATED APRIL 17, 2019 AND RECORDED IN DEED BOOK VOLUME 17618, PAGE 493. (EASEMENT NORTH AND ALSO SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *x. ALMONO, LP TO DUQUESNE LIGHT COMPANY, DATED AUGUST 27, 2020 AND RECORDED IN DEED BOOK VOLUME 18224, PAGE 403. (EASEMENT SOUTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)*
- *y. ALMONO, LP TO DUQUESNE LIGHT COMPANY, DATED SEPTEMBER 29, 2020 AND RECORDED IN DEED BOOK VOLUME 18224, PAGE 416. (EASEMENT NORTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)*

11. RESERVATIONS OF SEWER AND/OR WATER LINES WITHIN THE BOUNDS OF PORTIONS OF THE FOLLOWING VACATED STREETS:

- *a. BLAIR STREET, AS SET FORTH IN ORDINANCE NO. 1, FILED IN ORDINANCE BOOK 58, PAGE 417, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTH OD SUBJECT LOT, NOT SHOWN HEREON)*
- *b. LYTLE STREET, AS SET FORTH IN ORDINANCE NO. 3, FILED IN ORDINANCE BOOK 58, PAGE 419, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *c. HAZELWOOD AVENUE, AS SET FORTH IN ORDINANCE NO. 202, FILED IN ORDINANCE BOOK 58, PAGE 574; SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *d. COMPOSITE WAY (FORMERLY COMPROMISE ALLEY), AS SET FORTH IN ORDINANCE NO. 213, FILED IN ORDINANCE BOOK 61, PAGE 223, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *e. BLAIR STREET, AS SET FORTH IN ORDINANCE NO. 234, FILED IN ORDINANCE BOOK 54, PAGE 684; SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *f. HAZELWOOD AVENUE, AS SET FORTH IN ORDINANCE NO. 104, FILED IN ORDINANCE BOOK 63, PAGE 193, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *g. HAZELWOOD AVENUE AND LYTLE STREET, AS SET FORTH IN ORDINANCE NO. 265, FILED IN ORDINANCE BOOK 68, PAGE 55; SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *h. SECOND AVENUE FROM LONGWORTH STREET TO RUTHERGLEN STREET, AS SET FORTH IN ORDINANCE NO. 462 AND RECORDED IN DEED BOOK VOLUME 8836, PAGE 286; SUBJECT TO THE TERMS AND CONDITIONS SET FORTH THEREIN. (EASEMENT SOUTHEAST OF SUBJECT LOT, NOT SHOWN HEREON)*

12. THE FOLLOWING EASEMENT AGREEMENTS BY:

- *(12B) a. PARK CORPORATION AND THE MONONGAHELA CONNECTING RAILROAD COMPANY DATED SEPTEMBER 25, 1981 AND RECORDED IN DEED BOOK VOLUME 6406, PAGE 855. (UNABLE TO DETERMINE LOCATION FROM REFERENCE DOCUMENT)*
- *b. JONES & LAUGHLIN STEEL, INCORPORATED AND ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, DATED DECEMBER 1, 1983 AND RECORDED IN DEED BOOK VOLUME 6789, PAGE 466. (AS SHOWN, HEREON)*
- *c. RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND AND ALMONO, LP, DATED OCTOBER 28, 2016 AND RECORDED IN DEED BOOK VOLUME 16593, PAGE 203. (UNABLE TO DETERMINE LOCATION FROM REFERENCE DOCUMENT)*
- *d. ALMONO, LP AND PEOPLES NATURAL GAS COMPANY, LLC, DATED MARCH 7, 2019 AND RECORDED IN DEED BOOK VOLUME 17579, PAGE 137. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)*
- *e. ALMONO, LP AND VERIZON PENNSYLVANIA LLC, DATED APRIL 4, 2019 AND RECORDED IN DEED BOOK VOLUME 17682, PAGE 432. (FIBERTECH AND COMCAST VERIZON VAULTS FOUND ON THE SOUTHEAST CORNER OF THE SUBJECT LOT, AS SHOWN)*
- *f. ALMONO, AND THE PITTSBURGH WATER AND SEWER AUTHORITY, DATED FEBRUARY 8, 2021 AND RECORDED IN DEED BOOK VOLUME 18378, PAGE 88. (EASEMENT SOUTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)*

(14) 13. CONTRACT ENTERED INTO BY AND BETWEEN THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AND JONES & LAUGHLIN STEEL CORPORATION DATED NOVEMBER 12, 1952 AND RECORDED IN DEED BOOK VOLUME 3244, PAGE 69. (EASEMENT SOUTH OF SUBJECT LOT, NOT SHOWN HEREON)

14. EASEMENT DEED BY JONES & LAUGHLIN STEEL, INCORPORATED TO ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, DATED DECEMBER 1, 1983 AND RECORDED IN DEED BOOK VOLUME 6789, PAGE 466. (AS SHOWN HEREON)

15. RESERVATIONS AND RESTRICTIONS CONTAINED IN DEED FROM THE MONONGAHELA CONNECTING RAILROAD COMPANY TO ALMONO LP, DATED SEPTEMBER 11, 2002 AND RECORDED IN DEED BOOK VOLUME 11455, PAGE 526. (EASEMENT NORTH OF SUBJECT PROPERTY, NOT SHOWN HEREON)

16. NOTICE REGARDING HAZARDOUS SUBSTANCES, AS SET FORTH IN DEED FROM THE MONONGAHELA CONNECTING RAILROAD COMPANY TO ALMONO LP, DATED SEPTEMBER 11, 2002 AND RECORDED IN DEED BOOK VOLUME 11455, PAGE 526. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)

17. RESERVATIONS AND RESTRICTIONS CONTAINED IN DEED FROM LTV STEEL COMPANY, INC. TO ALMONO LP, DATED SEPTEMBER 11, 2002 AND RECORDED IN DEED BOOK VOLUME 11455, PAGE 542. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)

18. NOTICE REGARDING HAZARDOUS SUBSTANCES AS SET FORTH IN LTV STEEL COMPANY, INC. TO ALMONO LP, DATED SEPTEMBER 11, 2002 AND RECORDED IN DEED BOOK VOLUME 11455, PAGE 542. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)

19. TRAIL EASEMENT AGREEMENT BY ALMONO, LP AND FRIENDS OF THE RIVERFONT, INC., DATED APRIL 1, 2012 RECORDED IN DEED BOOK VOLUME 14992, PAGE 25. (EASEMENT EAST OF SUBJECT LOT, NOT SHOWN HEREON)

20. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BY ALMONO LP FOR THE BENEFIT OF THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, DATED DECEMBER 19, 2014 AND RECORDED IN DEED BOOK VOLUME 15833, PAGE 229. (COVENANT, CONDITIONS AND RESTRICTIONS, NOT-PLOTTABLE, GENERAL IN NATURE)

21. STREET OPENING AGREEMENT BY ALMONO LP AND DUQUESNE LIGHT COMPANY, DATED SEPTEMBER 1, 2015 AND RECORDED IN DEED BOOK VOLUME 16128, PAGE 298. (EASEMENT NORTH OF SUBJECT LOT, NOT SHOWN HEREON)

22. STORMWATER MANAGEMENT AND EASEMENT AGREEMENT BY ALMONO LP AND RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND DATED OCTOBER 28, 2016 RECORDED IN DEED BOOK VOLUME 16593, PAGE 214. (UNABLE TO DETERMINE LOCATION FROM REFERENCE DOCUMENT)

23. SANITARY SEWER LINE AGREEMENT AND GRANT OF EASEMENTS BY ALMONO LP AND RIDC SOUTHWESTERN PENNSYLVANIA GROWTH FUND, DATED OCTOBER 28, 2016 AND RECORDED IN DEED BOOK VOLUME 16593, PAGE 240. (UNABLE TO DETERMINE LOCATION FROM REFERENCE DOCUMENT)

24. ENVIRONMENTAL COVENANT BY ALMONO LP AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED JUNE 28, 2017 AND RECORDED AT DEED BOOK VOLUME 16897, PAGE 393. (UNABLE TO DETERMINE LOCATION FOR ENVIRONMENTAL COVENANT BUT IT IS ON PARCEL J-5 HAZELWOOD GREENPLAN NO 1)

25. ENVIRONMENTAL COVENANT BY ALMONO LP AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED JUNE 28, 2017 AND RECORDED AT DEED BOOK VOLUME 16897, PAGE 426. (UNABLE TO DETERMINE LOCATION FOR ENVIRONMENTAL COVENANT BUT IT IS ON PARCEL J-5 HAZELWOOD GREENPLAN NO 1)

26. DECLARATION OF RESTRICTIVE COVENANTS, AGREEMENTS, AND EASEMENTS FOR ALMONO, BY ALMONO LP, DATED OCTOBER 17, 2017 AND RECORDED AT DEED BOOK VOLUME 16983, PAGE 518. (COVENANT, CONDITIONS AND RESTRICTIONS, UNABLE TO DETERMINE LOCATION FROM REFERENCE DOCUMENT.)

27. OPTION AGREMENT BY AND BETWEEN ALMONO, LP AND CARNEGIE MELLON UNIVERSITY, DATED JULY 22, 2019, AS EVIDENCED BY MEMORANDUM OF OPTION DATED JULY 22, 2019 IN DEED BOOK VOLUME 17770, PAGE 542. (OPTION AGREEMENT INCLUDES PARCEL J-5, NOT A SURVEY MATTER)

28. PRE-DEVELOPMENT AGREEMENT BY AND BETWEEN ALMONO LP AND TISHMAN SPEYER HG DEVELOPER, L.L.C., AS EVIDENCED BY MEMORANDUM OF PRE-DEVELOPMENT AGREEMENT DATED FEBRUARY 14, 2022 AND MADE EFFECTIVE FEBRUARY 16, 2022, RECORDED IN DEED BOOK VOLUME 18863, PAGE 1. (PRE-DEVELOPMENT AGREEMENT INCLUDES PARCEL J-5, NOT A SURVEY MATTER)

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 0056-E-00012-0000-00

THE PROPOSED PARCEL TO BE SUBDIVIDED AND INSURED IS SITUATE WITHIN THE FOLLOWING TRACT:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND SITUATE IN THE 15TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING PARCEL J-5 IN THE HAZELWOOD GREEN PLAN NO. 1, RECORDED IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 301, PAGE 17.

BEING TAX PARCEL NO. 56-E-12.

BEING A PART OF THE PROPERTY CONVEYED TO ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY DEED FROM LTV STEEL COMPANY, INC., A NEW JERSEY CORPORATION, DATED SEPTEMBER 11, 2002 AND RECORDED SEPTEMBER 13, 2002 IN DEED BOOK VOLUME 11455, PAGE 542.

ALSO BEING A PART OF THE SAME PROPERTY ALMONO LP, A PENNSYLVANIA LIMITED PARTNERSHIP, BY DEED FROM THE MONONGAHELA CONNECTING RAILROAD COMPANY, A PENNSYLVANIA CORPORATION, DATED SEPTEMBER 11, 2002 AND RECORDED SEPTEMBER 13, 2002 IN DEED BOOK VOLUME 11455, PAGE 526.

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 362 OF 558, MAP NUMBER 42003C0362H," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATION

CERTIFIED TO:

1. CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7(A), 7(B)(1), 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED DURING DECEMBER, 2022.

Date: _____

Signature: _____

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

NOTES

1. *THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD83 (2011), SOUTH ZONE.*
2. *BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DURING DECEMBER, 2022.*
3. *OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.*
4. *AS OF TODAY, THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, CHANGES IN STREET RIGHT-OF-WAY, OR SIDEWALK CONSTRUCTION, OBSERVED AT THE MOMENT OF THE SURVEY.*
5. *UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.*
6. *ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.*
7. *UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.*
8. *PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS*
9. *THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.*

Date	Description	No.
5/17/23	Title Comments	1

REVISIONS

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

Project
HG LOT 18 - UPITT GENE AND CELL THERAPY
4400 LYTLE STREET
PITTSBURGH
ALLEGHENY **PENNSYLVANIA**

Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No.	Drawing No.
250114007	VL-100
Date: 01/03/2023	
Drawn By: KB	
Checked By: AM	Sheet 1 of 2

LANGAN
PROJECT NO. 250114007

Filename: C:\cms\langan-pw-01\d0285465\250114007-VI-PR0101.dwg Date: 5/22/2023 Time: 13:22 User: breid Style Table: Langan.stb Layout: ARCHD-SL

PA NAD83

RIDC SOUTHWESTERN PA GROWTH FUND
PN: 55-J-114
PARCEL K-I
HAZELWOOD GREEN
PLAN NO I
PBV. 301, PG 17

LYTLE STREET 66' R/W

BEEHIVE STREET 66' R/W

BLAIR STREET VARIABLE R/W

MONONGAHELA CONNECTION RAILROAD COMPANY EASEMENER OR R/W NO. 90 UNRECORDED VACATED BY DB 11801 PAGE 148

EASEMENT AGREEMENT ALMONO LP & VERIZON PENNSYLVANIA LLC DB 17682 PAGE 432

EASEMENT TO ALLEGHENY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY DB 17789 PAGE 468

6' PRIVATE UTILITY EASEMENT DB 301 PAGE 17

PRIVATE UTILITY & ACCESS EASEMENT DB 301 PAGE 17

PRIVATE STORM EASEMENT DB 301 PAGE 17

EASEMENT PBV 286 PAGE 126 & PBV. 301, PG. 17

DUSQUESNE LIGHT CO EASEMENT DB 17618 PAGE 493

PEOPLES NATURAL GAS LINE

WATERLINE

PARCEL J-5
HAZELWOOD GREEN
PLAN NO I
PBV. 301, PG 17

ALMANO LP
PN: 56-E-12

PARCEL J-5
HAZELWOOD GREEN
PLAN NO I
VOL. 16841, PG 426

ALMANO LP
PN: 56-E-12

543.60'
S 20°19'37" E

182.34'
S 07°52'37" W

152.59'
S 85°30'21" E

397.72'
S 69°35'54" W

R=1935.78'
A=480.01'
D=14°12'27"
CB=N 00°46'24" E
CL=478.78'

SOLAR PANEL CANOPY

ELECTRIC CAR CHARGER

ELECTRIC PIPES

CALL BOX

KEY PAD

GATE ARM

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.

LEGEND (NOT SHOWN TO SCALE)

- BOLLARD
- COLUMN
- DOOR
- DOUBLE DOOR
- SIGN
- SHRUB
- TREE
- CATCH BASIN
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- COMMUNICATION BOX
- LIGHT POLE
- MANHOLE (TYPE AS LABELED)
- POWER POLE
- STANDPIPE
- UNDERGROUND VAULT
- VALVE UNKNOWN
- WATER METER
- WATER VALVE
- X.262.3 — SPOT ELEVATION
- BIT — BITUMINOUS
- CONC — CONCRETE
- CP — CONCRETE PAD
- LSA — LANDSCAPED AREA
- BOH — BUILDING OVERHANG
- BW — BOTTOM OF WALL
- TREE LINE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- 322 — CONTOUR LINE
- D — DRAINAGE MARK OUT LINE
- E — ELECTRIC MARK OUT LINE
- C — COMMUNICATION MARK OUT LINE
- S — SANITARY SEWER MARK OUT LINE
- W — WATER MARK OUT LINE

Date	Description	No.
5/17/23	Title Comments	1

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Project
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ALLEGHENY PENNSYLVANIA

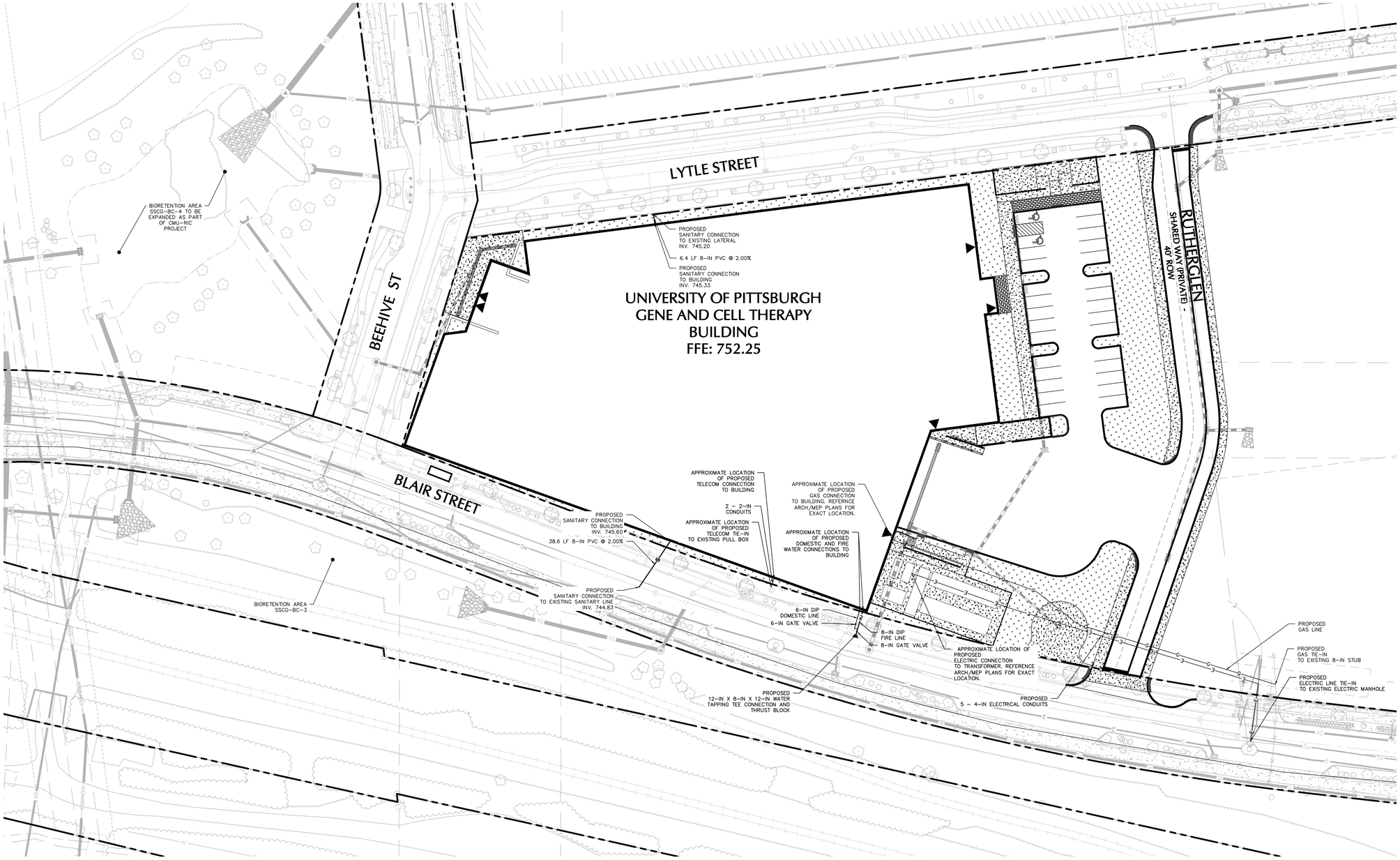
Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No.	Drawing No.
250114007	VL-101
Date: 01/03/2023	
Drawn By: KB	
Checked By: AM	Sheet 2 of 2

PROJECT NO. 250114007

Filename: C:\bms\langan-pw-01\d0285465\250114007-V-PR01101.dwg Date: 5/17/2023 Time: 16:01 User: breid Style Table: Langan.stb Layout: ARCH-B1 (2)

REVISIONS			
No.	By	MM/DD	Description



30 0 15 30
SCALE IN FEET

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
SANITARY SEWER	S	S
STORM SEWER		
STORM MANHOLE		
WATER LINE	W	W
GAS LINE	G	G
TELECOM LINE	T	T
ELECTRIC LINE	E	E

UTILITY NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON THE PLANS TITLED "ALTA/NSPS LAND TITLE SURVEY" AND NUMBERED VL-101 FOR THE UNIVERSITY OF PITTSBURGH GENE AND CELL THERAPY PROJECT SITUATED IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED JANUARY 03, 2023.
2. EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON THE PLANS TITLED "EXISTING CONDITIONS" AND NUMBERED RD-1 THROUGH RD-9 FOR THE HAZELWOOD GREEN DEVELOPMENT PROJECT SITUATED IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY KU RESOURCES, INC., DATED JANUARY 20, 2021.
3. 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 IS 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 IS 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.
4. 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 INFORMATION THAT 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 PERFORM 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.
5. THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
6. 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/HER ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
7. 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.
8. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND 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.
9. WHERE CONFLICTS ARISE BETWEEN EXISTING OR PROPOSED WATER, GAS, AND ELECTRIC LINES AND PROPOSED STORMWATER CONVEYANCE PIPES OR STRUCTURES, THE WATER, GAS, AND ELECTRIC LINES SHALL BE ADJUSTED BENEATH OR AROUND THE PROPOSED STORMWATER CONVEYANCE PIPES OR STRUCTURES AS NECESSARY IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
10. 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.
11. 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.
12. TRENCH DEPTH REQUIREMENTS MEASURED FROM FINISHED GRADE SHALL MEET THE FOLLOWING:
    - STORM SEWER: DEPTHS, ELEVATIONS, AND GRADES AS INDICATED ON DRAWINGS.
    - SANITARY SEWER: DEPTHS, ELEVATIONS AND GRADES AS INDICATED ON DRAWINGS.
    - WATER MAINS: 48 INCHES TO TOP OF PIPE BARREL OR 6 INCHES BELOW THE FROST LINE OR ESTABLISHED BY THE LOCAL BUILDING OFFICIAL OR WATER COMPANY, WHICHEVER IS DEEPER.
    - GAS MAINS AND SERVICE: 30 INCHES MINIMUM TO TOP OF PIPE, OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.
    - ELECTRICAL CONDUITS: 24 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY NEC 300-5 / NEC 710-36 CODES, OR THE LOCAL UTILITY COMPANY REQUIREMENTS, WHICHEVER IS DEEPER.
    - TELEPHONE / TV CONDUITS: 18 INCHES MINIMUM TO TOP OF CONDUIT OR AS REQUIRED BY THE LOCAL UTILITY COMPANY, WHICHEVER IS DEEPER.
10. UTILITY TESTING INCLUDING (BUT NOT LIMITED TO) WATER PRESSURE TESTING, WATER SYSTEM FLUSHING, BACTERIOLOGICAL TESTING, VIDEO CAMERA TESTING, MANDREL TESTING, OR ANY OTHER TESTING REQUIRED BY LOCAL, COUNTY, OR STATE AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE PROJECT AND CERTIFICATE OF OCCUPANCIES BEING ISSUED SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE ENGINEER OF RECORD SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO CONTACT AND COORDINATE THE LOCAL AND COUNTY OFFICIALS THAT ARE REQUIRED TO BE PRESENT AT ALL INSPECTIONS. LOCAL FIRE INSPECTORS SHALL BE INVITED TO INSPECT ALL FIRE SERVICE LINES PRIOR TO BACKFILLING OF TRENCHES.
11. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS, LATEST REVISIONS. HYDROSTATIC TESTING FOR PVC MAINS SHALL BE 150 PSI FOR MINIMUM OF 2 HOURS AND MEET AWWA STANDARD C-605. DUCTILE IRON MAINS SHALL BE TESTED AT 150 PSI FOR 2 HOURS AND MEET AWWA STANDARD C-600. ALL NEW MAINS SHALL BE DISINFECTED PER AWWA STANDARD C-651. BACTERIOLOGICAL TESTS FOR 2 CONSECUTIVE DAYS SHALL BE APPROVED PRIOR TO PLACING SYSTEM INTO SERVICE. CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER OF RECORD WITH AWWA C906 AND NSF-61 CERTIFICATIONS.
12. PVC POTABLE WATER MAINS SHALL BE SOLID BLUE IN COLOR. DUCTILE IRON WATER MAINS SHALL BE PAINTED WITH BLUE BANDS. CONTRACTORS SHALL INSTALL ALL NEW OR ALTERED WATER PIPES IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS AND / OR ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
13. ALL WATER LINES ARE TO BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION.
14. ALL WATER LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE SHALL BE INSTALLED DURING THE BACKFILLING 2 FEET ABOVE PIPE AND 2 FEET BELOW FINISHED GRADE DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "CAUTION WATER PIPE". THE TAPE SHALL HAVE AN EMBEDDED METALLIC DETECTABLE STRIP AND BE BLUE IN COLOR. PROTECTION TAPE SHALL BE TERRA-TAPE OR APPROVED EQUAL.
15. ALL SANITARY SEWER LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE SHALL BE INSTALLED DURING BACKFILLING AT LEAST 2 FEET ABOVE THE PIPE, AT LEAST 2 FEET BELOW THE FINISHED GRADE, AND AT MOST 4 FEET BELOW THE FINISHED GRADE. THE PROTECTION TAPE SHALL BE PLACED DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "SEWER". THE PROTECTION TAPE MUST BE ELECTRONICALLY LOCATABLE AND BE BRIGHTLY COLORED PLASTIC. THE SELECTION AND INSTALLATION OF THE PROTECTION TAPE MUST MEET THE REQUIREMENTS SPECIFIED WITHIN THE PWSA PROCEDURES MANUAL.
16. AT THE POINT WHERE THE PROPOSED SANITARY SEWER CONSTRUCTION MEETS A LIVE OR EXISTING SEWER, THE NEW SANITARY SEWER SHALL BE SECURELY PLUGGED UNTIL THE ENTIRE NEW SANITARY SEWER CONSTRUCTION IS COMPLETED AND READY FOR FINAL INSPECTION.
17. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5 FEET OF ALL BUILDING CONNECTIONS FOR ALL SEWER CONNECTIONS TO COMBINED SEWERS.
18. ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR26.
19. GRAVITY SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION BY MEASURING FLOW OVER A V-NOTCH OR TESTED FOR EXFILTRATION BY FILLING THE LINE WITH WATER TO 10 FEET ABOVE THE INVERT OF THE MANHOLE. THE LIMITING RATE OF INFILTRATION SHALL NOT EXCEED 200 GALLONS PER 1-INCH DIAMETER PER MILE PER 24 HOURS. AN ALTERNATE TESTING METHOD SHALL BE AIR PRESSURE TESTING AT 5 PSI FOR A DURATION OF 10 MINUTES YIELDING NO OBSERVED DROP IN PRESSURE.
20. ALL GAS LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE ENTIRE LENGTH. THE PROTECTION TAPE MUST BE INSTALLED DURING THE BACKFILLING APPROXIMATELY 6 INCHES BELOW THE FINISHED GRADE. THE PROTECTION TAPE SHALL BE PLACED DIRECTLY OVER THE PIPE AND BE CONTINUOUSLY MARKED WITH "CAUTION-GAS PIPE BELOW". THE PROTECTION TAPE SHALL BE 6 INCH WIDE YELLOW PLASTIC PAIRED WITH A SOLID COPPER TRACER WIRE WITH YELLOW THERMOPLASTIC COATING OF AT LEAST #12 AWG. THE SELECTION AND INSTALLATION OF THE PROTECTION TAPE AND TRACER WIRE MUST MEET THE REQUIREMENTS SPECIFIED WITHIN THE PEOPLE'S NATURAL GAS SERVICE LINE INSTALLATION STANDARDS (INSTALLER'S GUIDE).
21. ANY WATER, SANITARY AND STORM UTILITY WITH 18 INCHES OR LESS VERTICAL SEPARATION BETWEEN OUTSIDE OF PIPE AND OUTSIDE OF PIPE SHALL BE CONCRETE ENCASED.
22. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND ANY LOCAL AUTHORITIES.
23. STREET PAVEMENT AFFECTED BY TRENCHING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL AND PROPER CONDITION. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY AND ALL RESTORATION OF STREET PAVEMENTS SHALL ABIDE BY THE POLICIES SET FORTH IN THE CITY OF PITTSBURGH RIGHT-OF-WAY PROCEDURES MANUAL.
24. ALL SEWER CONNECTIONS MUST BE APPROVED AND INSPECTED BY THE LOCAL GOVERNING AUTHORITY. CONTRACTOR TO RECEIVE APPROVAL FROM THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
25. PROPOSED LIGHTING TO BE COORDINATED WITH ELECTRICAL DOCUMENTS.

HOK Architects, Inc.
One Logan Square, Suite 1510
Philadelphia, Pennsylvania 19103 USA
t +1 215 940 3570 f +1 215 940 3571

In Association with

HOK
Structural Engineers
1065 Avenue of the Americas
New York, NY 10018

Affiliated Engineers Inc.
MEP Engineers
12300 Twinbrook Parkway, Suite 600
Rockville, MD 20852

Langan
Civil Engineers
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

VDA (Van Deusen & Associates)
Vertical Transportation Consultant
120 Eagle Rock Avenue, Suite 310
East Hanover, NJ 07936

Key Plan

University of Pittsburgh
Facilities Management

Consultant Stamp

NOT FOR CONSTRUCTION

Project Name: U Pitt Cell & Gene Therapy Facility

Project No.: X7300

Issue Date:

Drawing Description: UTILITY PLAN

Cad File Name:

Drawn By:

Drawing Number: CU101

Sht. Order: ___ of ___

2023-05-24 7:43:20 PM

APPENDIX G
Cultural Resource Notice

SECTION G
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3

Re: Cultural Resources Notice (CRN)
The University of Pittsburgh Gene and Cell Therapy Building
Lot 18 of the Hazelwood Green PLDP
Overall Parcel ID: 56-E-12
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250114007

As the project area is less than 10 acres and does not contain any existing historical buildings, a Project Review Form – to initiate consultation for request for review by the State Historic and preservation Office (SHPO), Environmental Review Division – will not be submitted to the Pennsylvania Historical & Museum Commission (PHMC).

APPENDIX H
PNDI

1. PROJECT INFORMATION

Project Name: **Hazelwood Green Development**
Date of Review: **4/24/2023 10:07:41 AM**
Project Category: **Development, Other**
Project Area: **332.05 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code:
Quadrangle Name(s): **PITTSBURGH EAST**
Watersheds HUC 8: **Lower Monongahela**
Watersheds HUC 12: **Streets Run-Monongahela River**
Decimal Degrees: **40.416596, -79.950411**
Degrees Minutes Seconds: **40° 24' 59.7442" N, 79° 57' 1.4785" 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.

Hazelwood Green Development

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

Hazelwood Green Development

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

RESPONSE TO QUESTION(S) ASKED

Q1: 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: The project will affect 1 to 39 acres of forests, woodlots and trees.

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 jursidictional 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
Email: IR1_ESPenn@fws.gov
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 Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Carly Davis
Company/Business Name: Langan Engineering & Environmental Services, Inc.
Address: 2400 Ansys Drive
City, State, Zip: Canonsburg, PA 15317
Phone: (724) 514-5126 Fax: (_____)_____
Email: cdavis@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.

Cody Davis
applicant/project proponent signature

5/9/2023
date

APPENDIX I

Component 4A

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

INSTRUCTIONS FOR COMPLETING COMPONENT 4A
MUNICIPAL PLANNING AGENCY REVIEW

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.

2. Complete the name, title, and signature block.

Section D. Additional Comments

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

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

University of Pittsburgh Gene and Cell Therapy Building

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

1. Date plan received by municipal planning agency 6/23/2023
2. Date review completed by agency 6/28/2023

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

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

SECTION C. AGENCY REVIEW (continued)

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

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

Name: Kyla Prendergast, AICP

Title: Senior Environmental Planner

Signature: Kyla Prendergast

Date: 6/28/2023

Name of Municipal Planning Agency: Department of City Planning

Address 200 Ross Street, 4th Floor, Pittsburgh, PA 15219

Telephone Number: 412-255-2516

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

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

The planning agency must complete this component within 60 days.

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

APPENDIX J

Component 4C

COUNTY OF ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

July 28, 2023

Carly Davis, PE
Langan
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
University of Pittsburgh Gene and Cell Therapy Building, City of Pittsburgh

Dear Ms. Davis:

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 July 25, 2023. The project proposes the following:

Project Description:	The proposed project involves the development of a +/- 160,000 GSF (2 story) building (Life Science Gene and Cell Therapy Building), a parking lot and loading dock, landscaping, and a shared way connecting Lytle Street to Blair Street.
Sewage Flow:	13,460 GPD
Conveyance:	Flow is conveyed via a proposed 8" PVC private lateral that will tie into an existing gravity sanitary main, then connect at M-32 and flow via the Monongahela River Interceptor to the ALCOSAN Woods Run Treatment Plant.
Sewer's Owner:	PWSA (collection), ALCOSAN (interceptor)
Sewage Treatment Plant:	ALCOSAN

Please be advised that a permit must be obtained from the Allegheny County Health Department's (ACHD) Plumbing Section prior to commencing any plumbing work for the proposed project. Plumbing work for which an ACHD Plumbing Permit must be obtained includes any plumbing work done on the site and any sewers, which will not be owned and operated by a municipality or a sewer authority.

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Drew Grese, Plumbing Program Manager at 412-578-8055.

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

Sincerely,

Gina Caliguri
Environmental Health Administrator II/Compliance Officer
Water Pollution Control & Solid Waste Management

Enclosure
cc: Regis Ryan, PA Department of Environmental Protection w/attachment
Drew Grese, ACHD w/attachment

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

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

Remove and recycle these instructions prior to mailing component to the approving agency.

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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

3850-FM-BCW0362C 6/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

University of Pittsburgh Gene and Cell Therapy Building

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

1. Date plan received by county or joint county health department 7/25/2023

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 7/27/2023

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

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

Name: Gina Caliguri

Title: Environmental Health Administrator II/Compliance Officer

Signature:

Date: 7/27/2023

Name of County Health Department: Allegheny County Health Department

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

Telephone Number: 412-578-8388

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

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

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

APPENDIX K

Completeness Checklist

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

APPENDIX L

Previously Submitted SFPM for Overall Hazelwood Green Development

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Southwest Regional Office

9/29/2014

Mary Beth Doheny, City Clerk
City of Pittsburgh
414 Grant Street
510 City County Building
Pittsburgh, PA 15219

Re: Planning Module for New Land Development
ALMONO - Hazelwood Site Development
1885 EDU's or 741,765 GPD
DEP Code No. 02001-13-029
City of Pittsburgh
Allegheny County

Dear Mrs. Doheny:

The Department of Environmental Protection (Department) has reviewed the proposed Official Plan revision consisting of the ALMONO - Hazelwood Site Development. The proposed development is located in the City of Pittsburgh.

The plan revision is approved with the following condition:

The approved project will require a Clean Streams Law (CSL) permit for the construction and operation of the proposed sewerage facilities. Approval of this planning module is only approval of the preliminary concept of the proposed project and does not assure that a permit application will be acted upon favorably by the Department. Issuance of a CSL permit will be based upon a technical evaluation of the permit application and supporting information. Starting construction prior to obtaining a permit is a violation of the CSL.

Instructions and applications may be obtained from the Water Management Program at the letterhead address.

If you have any questions concerning this matter, please call me at 412.442.4047.

Sincerely,

Thomas E. Flanagan
Sewage Facilities Planning Specialist II
Clean Water Program

Enclosures

DATE:12/10/2013 CK#:2189 TOTAL:$92,750.00** BANK:Dollar Bk Almono Op 1400-10200(alm)
PAYEE:COMMONWEALTH OF PENNSYLVANIA, DEP(commo12)

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
(1400)	(82304-00)	RIDC---112213-11/22/13	Planning Module fee to PA DEP	92,750.00
				92,750.00

DATE:12/10/2013 CK#:2189 TOTAL:$92,750.00** BANK:Dollar Bk Almono Op 1400-10200(alm)
PAYEE:COMMONWEALTH OF PENNSYLVANIA, DEP(commo12)

Job(Prop)	Categ(Acct)	Invoice - Date	Description	Amount
(1400)	(82304-00)	RIDC---112213-11/22/13	Planning Module fee to PA DEP	92,750.00
				92,750.00

RIDC
Regional Industrial Development Corporation

Almono, LP
210 Sixth Avenue
Suite 3620
Pittsburgh, PA 15222-2602

Dollar Bank
Three Gateway Center
Pittsburgh, PA 15222

Check No. 2189
8-7438/2430

**** NINETY TWO THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS

Date
12/10/2013

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

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

RECEIVED
2013 NOV -1 A 10:09
CITY CLERKS OFFICE

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

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

RECEIVED
NOV 4 2013
PITTSBURGH
WATER DEPARTMENT

Dear Sir:

Attached please find a completed Sewage Facilities Planning Module prepared by Ray B. Sutherland (Name)
Senior Director, Engineering (Title) for ALMONO - Hazelwood Site (Name)
a subdivision, commercial ,or industrial facility located in The City of Pittsburgh - Hazelwood Section
Allegheny County (City, Borough, Township) County.

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", and is ☒ adopted for submission to the Department of Environmental Protection ☐ transmitted to the delegated local agency for approval in accordance with the requirements of Chapter 71 and the Sewage Facilities Act, 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 Sewage Facilities 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, 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.

☐ 2. Individual Onlot Disposal
☐ Adoption Resolution

☒ 3. Sewage Collection/Treatment
☐ 3s Small Flow Treatment Facility

☒ 4.A. Municipal Planning Agency Review
☐ 4.B. County Planning Agency Review
☒ 4.C. Health Department Review

Linda M. Johnson-Wasler
Municipal Secretary (print)

Signature

11/1/13
Date

City of Pittsburgh
Certified Copy

510 City-County Building
414 Grant Street
Pittsburgh, PA 15219

State of Pennsylvania **Bill No:** 2013-1936

I, Linda M. Johnson-Wasler, the duly appointed Clerk of Council of the City of Pittsburgh, do hereby certify that the foregoing is a true and correct copy of:

Resolution No. 686

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for ALMONO - Hazelwood Site, 4650 Second Avenue, Pittsburgh, PA 15207.

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, ALMONO L.P. has proposed the development of a certain parcel of land identified 4650 Second Avenue, Pittsburgh, PA 15207, Allegheny County, (a list of block and lot numbers is attached hereto as **Exhibit A**), in the 4th and 15th Wards of the City of Pittsburgh and described in the Sewage Facilities Planning Module (the "Planning Module") for land development (the Planning Module is attached hereto as **Exhibit B**) and proposes that project be served by a sewer tap-in and sewer extension 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 B.

Said Planning Module includes the proposed ALMONO - Hazelwood Site, 4650 Second Avenue, Pittsburgh, PA 15207, Allegheny County, (a list of block and lot numbers is attached hereto as **Exhibit A**), in the 4th and 15th Wards 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.

Mayor's Approval Date: October 23, 2013

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of October, A.D. 2013.

Linda M. Johnson-Wasler, City Clerk

October 25, 2013
Effective Date

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

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 existing local municipal planning agency for their comments.

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

Project Name
ALMONO - Hazelwood Site

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

1. Date plan received by municipal planning agency. 26 June 13
2. Date review completed by agency. 17 July 2013

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
☒	☐	13. Is this proposal consistent with the ordinance?
		If no, describe the inconsistencies _____
☒	☐	14. Is this plan consistent with the municipal Act 537 Official Sewage Facilities Plan?
		If no, describe the inconsistencies _____
☐	☒	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?
		If yes, describe _____
☐	☒	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
☐	☐	If yes, is the proposed waiver consistent with applicable ordinances?

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

Name: Susan Tymoczko

Title: Zoning Administrator

Signature: Susan Tymoczko

Date: 7-16-13

Name of Municipal Planning Agency: Department of City Planning

Address 200 Ross Street (South Flr.) Pittsburgh PA 15219

Telephone Number: 412 255-2971

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 desired, 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 project sponsor.

COUNTY OF ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

July 1, 2013

Mr. Tysen Miller PE, LEED AP
GAI Consultants, Inc.
385 East Waterfront Drive
Homestead, PA 15120

RE: SEWAGE FACILITIES PLANNING MODULE
ALMONO HAZELWOOD SITE
CITY OF PITTSBURGH

Dear Mr. Miller:

Enclosed is a signed copy of Component 4C, County or Joint County Health Department Review, for the above-referenced development. This Planning Module Component was received on June 26, 2013. The project proposes the following:

Project Description:	Proposed residential, commercial and industrial development
Sewage Flow:	741,765 GPD
Conveyance:	PWSA sewer system to POCs M-29, M-32, M-35, M-36 to the Monongahela River Interceptor
Sewer's Owner:	PWSA and ALCOSAN
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. In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, please contact Flawzel A. Hall, Plumbing Inspector Supervisor, at 412-578-8393.

The ACHD has no objection to the approval of this project. If you have any questions, please call me at 412-578-8040.

Sincerely,

Deborah Williamson, P.E.
Environmental Health Engineer
Public Drinking Water & Waste Management
Allegheny County Health Department
3901 Penn Avenue, Building #5
Pittsburgh, Pennsylvania 15224-1318
Phone: 412-578-8040
FAX: 412-578-8053

lo
Enclosure
cc: Thomas Flanagan, PA Department of Environmental Protection w/attachment
Flawzel A. Hall, ACHD w/attachment

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

DEP Code #

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

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

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

Project Name
ALMONO Hazelwood Site

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

1. Date plan received by county or joint-county health department. June 26, 2013

   Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency July 1, 2013

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

Yes	No		
☒	☐	1.	Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies?
☐	☒	2.	Are there any waste water disposal needs in the area adjacent to the new land development that should be considered by the municipality? If yes, describe
☐	☒	3.	Is there any known groundwater degradation in the area of the proposed subdivision? If yes, describe
☒	☐	4.	The county or joint county health department recommendation concerning this proposed plan is as follows: ACHD recommends approval. See attached letter.
		5.	Name, title and signature of person completing this section:

Name: Deborah Williamson, P.E.

Title: Environmental Health Engineer

Signature: D. Williamson

Date: July 1, 2013

Name of County Health Department: ACHD

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

Telephone Number: 412.578.8040

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.

THE PITTSBURGH WATER AND SEWER AUTHORITY

James L. Good
Interim Executive Director

Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
(412) 255-8800
Fax: (412) 393-0522

April 5, 2013

Mr. James D. Roman
Project Manager
GAI Consultants
385 East Waterfront Drive
Homestead, PA 15120-5005

RE: ALMONO – Hazelwood Site
General boundary is west side of 2nd Ave between Hot Metal Street
And Tecumseh Street and east of the Monongahela River
PWSA Project No. 13103.14
PWSA Water and Sewer Use Application

Dear Mr. Roman:

The Pittsburgh Water and Sewer Authority (PWSA) is in receipt of the submittal for the above referenced project.

PWSA agrees with your proposed new flows and has approved the application. We have forward your application along to the other agencies digitally for there review and approval.

You must submit the PA DEP Sewage Facilities Planning Module completed with PA Professional Engineer sealed calculations to PWSA for signature. Please contact Tom Flanagan at (412) 442-4047 to obtain the correct form to complete. Also you will need to have City Council prepare the Sewage Facilities Planning Module Resolution to be approved. The approved Resolution needs to be submitted with the completed DEP Sewage Facilities Planning Module as per current DEP Regulations.

If you have any questions, please feel free to contact me at (412) 255-0841.

Sincerely,

Michelle E. Carney

Michelle Carney
Engineering Technician II

mec

Attachment

cc: Dan Sharek – RIDC, ALMONO LP
Tom Flanagan – PA DEP
Larry Odille - PWSA
PWSA File

Project No. 13103.14
(PWSA USE ONLY)

THE PITTSBURGH WATER AND SEWER AUTHORITY
ENGINEERING AND CONSTRUCTION DIVISION

WATER AND SEWER USE APPLICATION

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

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

A. GENERAL INFORMATION

1. Name of Land Development Project ALMONO - Hazelwood Site
   Location of land development project. *Use landmark or address, if available (e.g., north side of Liberty Ave 75 ft. east of intersection of Liberty Ave and 6th St.)* General boundary is west side of 2nd Avenue between Hot Metal Street and Tecumseh Street and east of the Monongahela River

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

		Total Water Consumption (gpd)	Total Sanitary Flows (gpd)	Total Storm Flows (cfs)
[x]	Residential	396,300	396,300	607 cfs for 25 year storm
[x]	Commercial	345,465 (741,765)	345,465 (741,765)	607 cfs for 25 year storm

3. Acreage of development 178 acres

4. Allegheny County Block & Lot Nos. See Attached

5. Ownership of Land Development

Name	Address
ALMONO, L.P.	210 Sixth Avenue, Suite 3620
	Pittsburgh PA 15222

6. Applicant (Subdivider, Developer, or Responsible Project Agent)
   Name Regional Industrial Development Corporation (RIDC) c/o Dan Sharek
   Address 210 Sixth Avenue, Suite 3620, Pittsburgh PA 15222
   Telephone 412-471-3939

B. WASTEWATER AND STORMWATER FACILITIES

Provide information on collection and treatment facilities.

1. **COLLECTION SYSTEM**
   a. Number of proposed connections (sanitary and/or storm) 131 Sanitary +/-
   b. Name of existing collection or conveyance system 2nd Ave, Tecumseh, Hazelwood, Longworth, 4 Mile Run etc
   c. Name of interceptor Monongahela River Deep Tunnel
   d. Name of treatment facility Allegheny County Sanitary Authority - Woods Run

2. **SITE PLAN (24" x 36" maximum size accepted)**
   The following information is to be submitted on a site plan of the proposed subdivision.
   a. Existing building.
   b. Lot lines and lot sizes.
   c. Remainder of tract.
   d. Orientation to North.
   e. Show proposed sewer line to the point of connection to existing collection system. Including all components (collection & conveyance lines, pumps, etc.)
   f. Existing and proposed right(s)-of-way.
   g. Existing and proposed street, roadway, etc.
   h. Water bodies and wetland areas.

Applicant Signature — ALMONO LP, By: ALMONO, LLC, its general partner, By: RIDC Southwestern Pennsylvania Growth Fund, its sole member — Date 4/3/2013

THE PITTSBURGH WATER AND SEWER AUTHORITY

James L. Good
Interim Executive Director

Penn Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
(412) 255-8800
Fax: (412) 393-0522

June 3, 2013

Mr. Ray Sutherland, P.E.
GAI Consultants, Inc.
385 East Waterfront Drive
Homestead, PA 15120-5005

RE: ALMONO – Hazelwood Site
Former J&L Steel Corporation/LTV Steel Hazelwood Works
Second Avenue, Monongahela River, Tecumseh Street
PA DEP Sewage Facilities Planning Module

Dear Mr. Sutherland:

The Pittsburgh Water and Sewer Authority (PWSA) is in receipt of the PA DEP Sewage Facilities Planning Module Component 3.

PWSA has signed in the correct location and forwarding back to you for processing to ALCOSAN for final signature. Contact Jason Zollett at the City of Pittsburgh Law Department at (412-255-2008) to prepare the required City Resolution that Council will need to approve for this project.

Once you receive City Council Resolution, you must submit the complete package to the DEP for final review and approval. You must include all documentation including the approved City of Pittsburgh Council Resolution and any review fees.

Once PWSA receives a copy of the approved Sewage Facilities Planning Module from DEP, PWSA will process the tap in plan. PWSA is not permitted to issue final approval or a PWSA Permit for connection to the water or sewer mains until approval from DEP is granted.

If you have any questions, feel free to contact PWSA or any questions regarding the Planning Module you must contact the DEP.

Sincerely,

Michelle E Carney

Michelle E. Carney
Engineering Technician II

MEC
Attachments
cc: Tom Flanagan – DEP
ALMONO, LP
Jason Zollett – City of Pittsburgh Law Department
Larry Odille – PWSA / PWSA File

alcosan

allegheny county sanitary authority ™

May 7, 2013

Ray Sutherland
GAI Consultants
385 East Waterfront Drive
Homestead, PA 15120

Re: ALMONO
Sewage Facilities Planning Module Component 3

Dear Mr. Sutherland,

We have reviewed the Component 3 Planning Module for the referenced project to be located in the City of Pittsburgh. The project will generate a peak flow of 741,765 gpd in the Monongahela Interceptor and Woods Run Treatment Plant.

This project will be located in the M-29, M-32, M-35, and M-36 sewersheds. Sufficient dry weather capacity exists at these diversion structures. The Monongahela Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated by the tributary communities during wet weather periods. This limitation will be analyzed further as ALCOSAN completes its wet weather facilities plan.

ALCOSAN has completed and signed the sections required in the Component 3 module and requests that this letter be made part of the planning module submission. If you have any questions regarding this matter, please contact me at 412-732-8004.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY

Michael D. Lichte, P.E.
Manager of Planning

attachment

cc: F. Fields (w/o attachment)
D. Thornton (w/o attachment)
Lauren Gorgol (w/o attachment)
T. Flanagan/PaDEP (w/o attachment)
M. Buys/ACHD (w/o attachment)
PWSA (w/o attachment)

PROJECT NARRATIVE

SEWAGE FACILITIES PLANNING MODULE

ALMONO – Hazelwood Site

The RIDC, on behalf of the property owner, ALMONO L.P. (ALMONO), plans to redevelop the 178-acre former Jones & Laughlin Steel Corporation/LTV Steel Hazelwood Works. The site is generally bounded by an existing UPMC parking lot to the north, Second Avenue to the east, the Monongahela River to the west and Tecumseh St. to the south. The Project is envisioned to incorporate mixed-use development into a riverfront community consisting of residential, commercial, and industrial developments, green space, and a technology sector. Preliminary planning has determined the site may include approximately 2,000,000 SF of residential space, 700,000 SF of commercial space, 2,100,000 SF of mixed-use space, and 925,000 SF of industrial space.

Development is proposed to occur in accordance with the Pennsylvania Department of Environmental Protection (PaDEP) Act 2 regulations. The site is currently a brownfield site, as many of the mill's buildings and structures have been demolished and removed to their foundations. A soil cap is proposed over the site, to reduce disturbance of the remnant foundations and floor slabs, in accordance with the approved clean-up plan. The proposed development is planned to retain and/or incorporate most of the remaining roundhouse, bar mill, railroad corridor, and harbor works at the site into the development.

An ALCOSAN combined interceptor sewer system traverses the site. Several Pittsburgh Water & Sewer (PWSA) and private sewer lines collect and discharge to the Monongahela River or to the ALCOSAN system. Flow from two major upland drainage areas (Panther Hollow/Fourmile Run, near the northern end of the site; and an un-named drainage from Hazelwood near the southern end) is conveyed across the site via public (PWSA) and/or private sewer lines and discharges to the Monongahela River or the ALCOSAN system. There are no watercourses, wetlands, or water bodies within the site.

Proposed Sanitary Design

The Project proposes to construct new separate sanitary sewers within the new Rights-of-ways created as shown on the drawings. The project is anticipated to generate 741,765 gpd, or 1,855 PaDEP EDU's. Existing sanitary flows for the former LTV Steel Works have not been credited as they may or may not have connected into the PWSA sewer system. The attached Table 1 categorizing the proposed sanitary sewage flows by use and by receiving structure is included. The usage types have been categorized by building types, and the projected sanitary sewer flows have been sorted by the respective receiving diversion structure.

The proposed sanitary mains will serve the development parcels as those lots become developed in the future. Since the proposed sewer system will contain separate storm and sanitary flows, the proposed sanitary mains are planned to have new extensions into the "plant side" chambers of the existing ALCOSAN diversion structures rather than connect into existing combined sewer piping that currently traverse the site. The Project proposes to connect to ALCOSAN diversion structure No.s M-29, M-32, M-35, and M-36. By directly connecting into the diversion structures, the on-site contributing sewer overflow during wet weather will be minimized. The ALCOSAN interceptor will convey the sewer flow to the existing ALCOSAN wastewater treatment plant at Woods Run.

Separate public storm and sanitary sewer lines are proposed to be constructed throughout the development as shown on the attached Conceptual Utility Plans. The proposed sewers located in the public right of way are planned to be dedicated to PWSA after construction. As mentioned previously, new sanitary sewer trunk mains will connect directly into ALCOSAN diversion structures. The proposed sewer conveyance system will allow separation of sanitary and storm flows from upstream sewershed areas in the future. Multiple tap-ins are proposed for the new lines and mains. The amount and location of the tap-in connections will be determined as development progresses.

Alternatives Analysis

ALCOSAN had previously investigated an option to construct a new treatment plant on the Project site. This option was abandoned due to cost. Spray irrigation or on-lot absorption are not viable options for this site because the proposed use contains residential components and because the in-situ soils may not be suitable for on-lot applications due to environmental concerns. Since new public streets are being constructed, new sanitary sewer mains that convey flow to the regional wastewater treatment plant are the preferred disposal method for the Owner and the public.

Stormwater Conveyance

The existing site had impervious surfaces consisting of buildings, asphalt and concrete pavement, and gravel, with no stormwater management facilities. The proposed development will incorporate substantially more greenspace and will utilize a variety of stormwater best management practices (BMP's). Therefore, the proposed development will have a significant effect in reducing uncontrolled stormwater flows from the site into the River or the existing sanitary infrastructure. GAI's stormwater analyses show that for the applicable design storms, both the runoff volumes and the peak flows from the site under the post-development conditions will be less than those for the site under the pre-development conditions when the proposed stormwater BMP's are implemented.

ALMONO - Hazelwood Site - Rev. 4-10-13

Table 1 - Proposed Sanitary Sewage Flows

Point of Connection	Use Type	"Building Type"	Area (SF)	Res. Units	Flow (gpd)
Almono Flow to M-29					
M-29	Residential	R1a, R1b, Mx1, Mx2	420,600	280	84000
M-29	Mixed Use	Mx1, Mx2	1,986,000	-	198600
M-29	Commercial	Roundhouse	30,000	-	3000
M-29	Industrial	I5	4,600		322
M-29	Industrial	I6	10,000	-	700
M-29	Industrial	I6	20,000	-	1400
M-29	Industrial	I7	6,000	-	420
M-29	Industrial	Mill 19	92,323	-	6463
M-29 Total					294905
PWSA Flow to M-32*	-	-	-	-	78250
Almono Flow to M-32					
M-32	Residential		234,000	155	46500
M-32	Residential	R5, R6	90,000	60	18000
M-32	Industrial	I1, I2, I4	225,000	-	15750
M-32	Commercial	C1,C2	239,450	-	23945
M-32	Industrial	Mill 19	92,323	-	6463
M-32	Industrial	I1, I2, I3, I4	400,000	-	28000
M-32	Industrial	I1	75,000	-	5250
M-32	Commerical	C1	107450	-	10745
M-32	Commerical	C2	68420	-	6842
M-32 Total					161495
PWSA Flow to M-35*	-	-	-	-	418465
Almono Flow to M-35					
M-35	Residential	R3	89,910	60	18000
M-35	Residential	R4	22,500	15	4500
M-35	Residential	R7	78,000	52	15600
M-35	Residential	R8	76,200	51	15300
M-35	Residential	R9, R10	217,745	145	43500
M-35	Residential	Mx-3	30,000	20	6000
M-35	Mixed use	Mx3	26,812	-	2681
M-35	Commerical	C5	90000	-	9000
M-35	Commerical	C1, C3	85810	-	8581
M-35	Residential	R3	44,955	30	9000
M-35	Residential	R4	22500	15	4500
M-35	Residential	R9, R10	217,340	145	43500
M-35	Residential	Mx3, Mx4	75,000	50	15000
M-35	Mixed Use	Mx4	69,225	-	6922
M-35	Mixed use	Mx3	26,812	-	2681
M-35	Commerical	C6	77000	-	7700
M-35 Total					212465

ALMONO - Hazelwood Site - Rev. 4-10-13
Table 1 - Proposed Sanitary Sewage Flows

Point of Connection	Use Type	"Building Type"	Area (SF)	Res. Units	Flow (gpd)
PWSA Flow to M-36*	-	-	-	-	728220
Almono Flow to M-36					
M-36	Residential	R2	45,000	30	9000
M-36	Residential	R8	75,000	50	15000
M-36	Residential	R9, R11	244,360	163	48900
M-36 Total					72900

Total proposed flow for ALMONO project:	5715334	1321	741765
Total proposed EDU's (@400 gpd/ EDU):			1855

*Note: Existing PWSA flows shown here for pipe sizing purposes only and are not included in the calculations.

Residential units assumed to be 2 bedroom @ 300gpd.

Commerical is calculated as 0.1gpd/SF (or one person/100 SF of floor area @ 10 gpd/person)

Industrial calculated at 30 persons per acre of industrial @ 35 gpd/person.

ALMONO - Hazelwood Site - Rev. 4-10-13

Table 2 - Project Collection Flows

Point of Connection	Average Flow (gpd)	Peak Flow (gpd)**
PWSA Flow to M-29*	0	-
Almono Flow to M-29	294905	884715
Projected Flow in 5 years to M-29	294905	884715
PWSA Flow to M-32*	78250	-
Almono Flow to M-32	161495	484485
Projected Flow in 5 years to M-32	239745	719235
PWSA Flow to M-35*	418465	-
Almono Flow to M-35	212465	637395
Projected Flow in 5 years to M-35	630930	1892790
PWSA Flow to M-36*	728220	-
Almono Flow to M-36	72900	218700
Projected Flow in 5 years to M-36	801120	2403360

*Note: Existing PWSA flows are "dry weather flows provided" by PWSA on 10/2/12

**Note: Peak flows are 300% of the average flows for separated sewer systems

3800-FM-BPNPSM0353 1/2013
Form

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

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 ALMONO - Hazelwood Site

2. Brief Project Description Mixed use, Office, Commercial, Residential, and Industrial development on the former LTV Site

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	☒	☐	☐

Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Johnson-Wasler	Linda	M		City Clerk
Additional Individual Last Name	First Name	MI	Suffix	Title
Waldorf	DON	R		Deputy Director ENG.

Municipality Mailing Address Line 1	Mailing Address Line 2
510 City-County Building	

Address Last Line -- City	State	ZIP+4
Pittburgh	PA	15219-2457

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2138	412-255-2821	

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

ALMONO - Hazelwood Site

Site Location Line 1	Site Location Line 2
Second Avenue and Hazelwood Avenue	

Site Location Last Line -- City	State	ZIP+4	Latitude	Longitude
Pittsburgh	PA	15213	40.418527N	-79.950857W

Detailed Written Directions to Site From the PADEP Southwest Regioinal office, Head south on Waterfront Dr toward 30th St Bridge. Slight right onto 30th St Bridge. Turn left onto River Ave. 1st right onto Heinz St. 2nd left onto Progress St. 2nd left onto 16th St Bridge/Chestnut St. Turn right onto Liberty Ave. Left onto Fourth Ave. Left onto Fourth Avenue. 1st right onto Ross St. 2nd left onto Second Ave.

Description of Site Former LTV Steel Plant Site. Location is generally between Second Ave and Monongahela River (East to West) and between Hot Metal Bridge and Tecumseh Street (North to South).

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Sharek	Dan	S		412-471-3939	

Site Contact Title	Site Contact Firm (if none, leave blank)
Director of Engineering Services	Regional Industrial Development Corporation
FAX	Email
412-471-1740	dsharek@ridc.org
Mailing Address Line 1	Mailing Address Line 2
210 Sixth Avenue, Suite 3620	

Mailing Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15222-2602

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

Last Name	First Name	MI	Suffix
Sutherland	Ray	B	

Title	Consulting Firm Name
Group Manager, Land Development	GAI Consultants
Mailing Address Line 1	Mailing Address Line 2
385 East Waterfront Drive	

Address Last Line – City	State	ZIP+4	Country
Homestead	PA	15120-5005	United States

Email	Area Code + Phone	Ext.	Area Code + FAX
r.sutherland@gaiconsultants.com	412-476-2000	1600	412-476-2020

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

☐ Individual wells or cisterns.

☐ A proposed public water supply.

☒ An existing public water supply.

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

Name of water company: Pittsburgh Water and Sewer Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. **COLLECTION SYSTEM**

a. Check appropriate box concerning collection system

☒ New collection system ☐ Pump Station ☐ Force Main

☐ Grinder pump(s) ☒ Extension to existing collection system ☐ Expansion of existing facility

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 1855

Connections 4

Name of:

existing collection or conveyance system PWSA

owner PWSA

existing interceptor Deep Tunnel)(Monongahela)

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 Allegheny County Sanitary Authority - Woods Run

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 permitee 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 Allegheny County Sanitary Authority

Name of Responsible Agent Michael P. Lichte

Agent Signature _____ Date 5/7/2013

(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 Web site 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 permitee. The permitee 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-WSFR0353-1) 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 741765 (total) gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

   When providing "treatment facilties" 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 M-29	294,905	884,715	0	0	294,905	884,715
Collection M-32	161,495	484,485	0	0	239,745	719,235
Collection M-35	212,465	637,395	0	0	630,930	1,892,790
Collection M-36	72,900	218,700	0	0	801,120	2,403,360
Conveyance		See attachment				
Treatment		250 MGD	202 MGD	234 MGD	206 MGD	239 MGD

3. Collection and Conveyance Facilities

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

	YES	NO	
a.	☐	☒	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

	Design and/or Permitted Capacity (MGD)		Present flows (MGD)		Projected Flows in 5 years (MGD)	
	Average	Peak	Average	Peak	Average	Peak
M-29 Conveyance		46.2	12.8	15.2	13.1	15.5
M-32 Conveyance		1.55	0.227	0.233	0.231	0.238
M-35 Conveyance		3.41	1.43	1.51	1.46	1.54
M-36 Conveyance		2.92	0.76	0.82	0.77	0.83

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 - City of Pittsburgh

Name of Responsible Agent Don R. Waldorf, Deputy Director Engineering

Agent Signature Don R Waldorf Date 5-30-2013

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

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

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

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

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

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 _____

Name of Responsible Agent _____

Agent Signature _____ Date _____

☐ J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Michael D. Lichte

Agent Signature [signature]

Date 5/7/2013

4. Treatment Facility

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

YES NO ALCOSAN is under a Consent Decree to address Wet Weather Flows.

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 Michael D. Lichte

Agent Signature [signature]

Date 5/7/2013

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

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

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

☐ 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.

☐ 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.

☐ 3. A discharge to a dry stream channel is proposed, and the information requested in Section K.3. of the planning module instructions are attached.

☐ 4 A discharge to a perennial surface water body is proposed, and the information requested in Section K.4. of the planning module instructions are attached.

☐ L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

	Yes	No	
1.	☐	☒	Is connection to, or construction of, a DEP permitted, non-municipal sewage facility or a local agency permitted, community onlot sewage facility proposed.

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

2. Project Flows _____ gpd

	Yes	No	
3.	☐	☐	Is the use of nutrient credits or offsets a part of this project?

If yes, attach a letter of intent to puchase 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)

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

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?
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.

Ray Sutherland	R B Sutherland
Name (Print)	Signature
Senior Director, Engineering	4-10-13
Title	Date
385 E. Waterfront Drive, Homestead, Pa 15120	4124762000
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 $_____ 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.

   #_____ Lots (or EDUs) X $50.00 = $_____

   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:

   #_____ Lots (or EDUs) X $35.00 = $_____

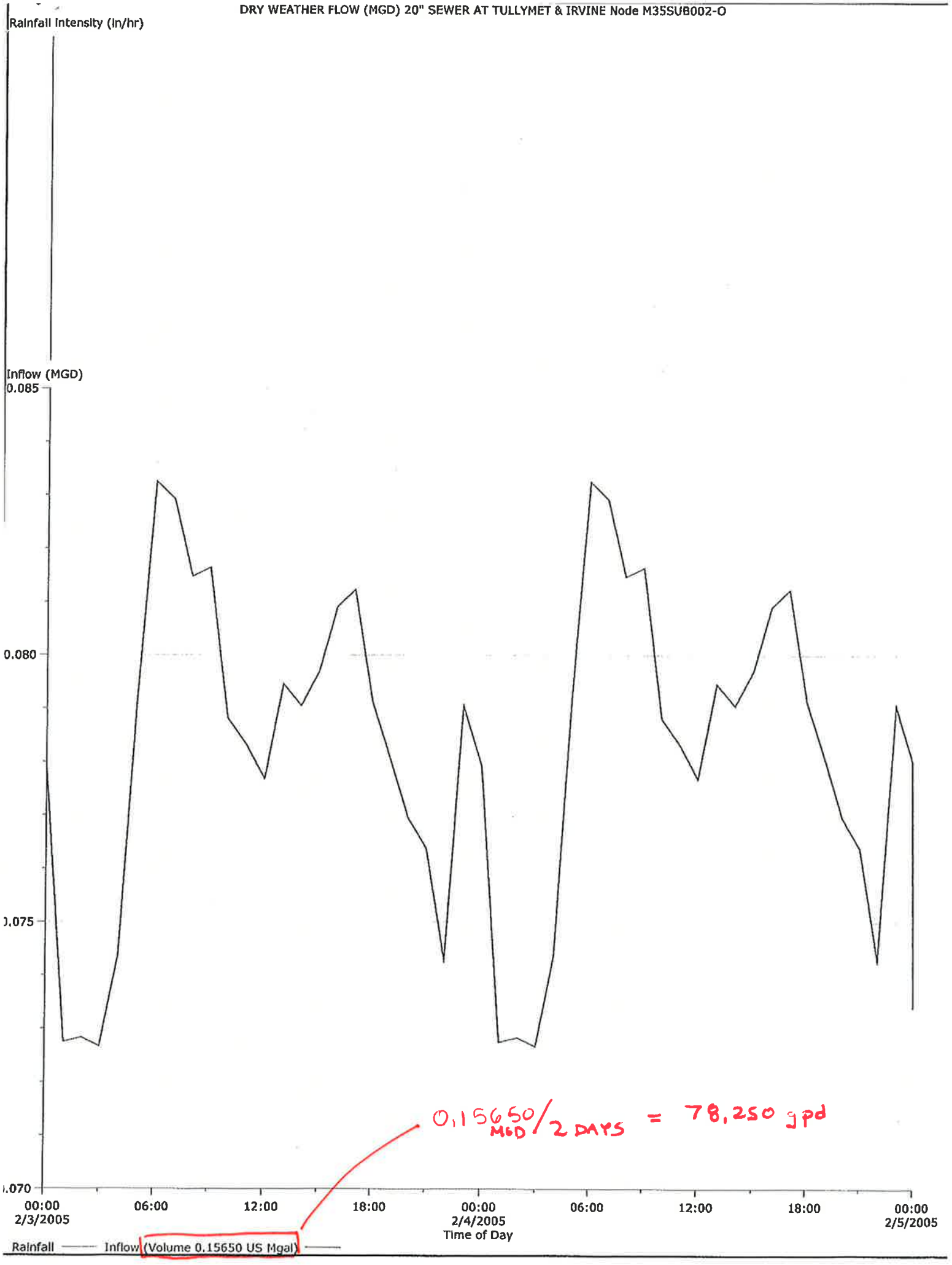
   to a maximum of $ 1,500 per submittal (non-municipal) or $ 500 per submittal (municipal)

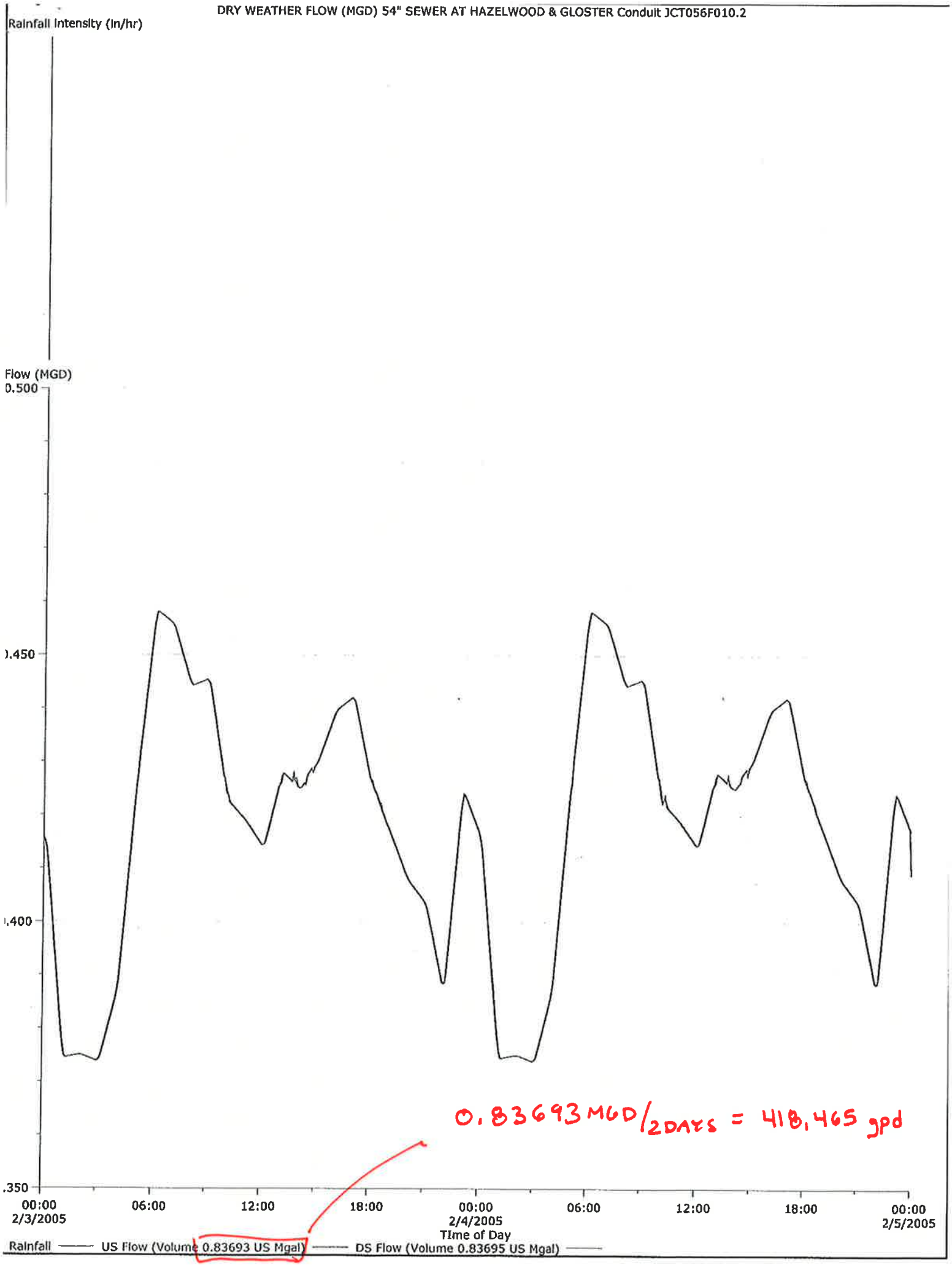
   The fee is based upon:

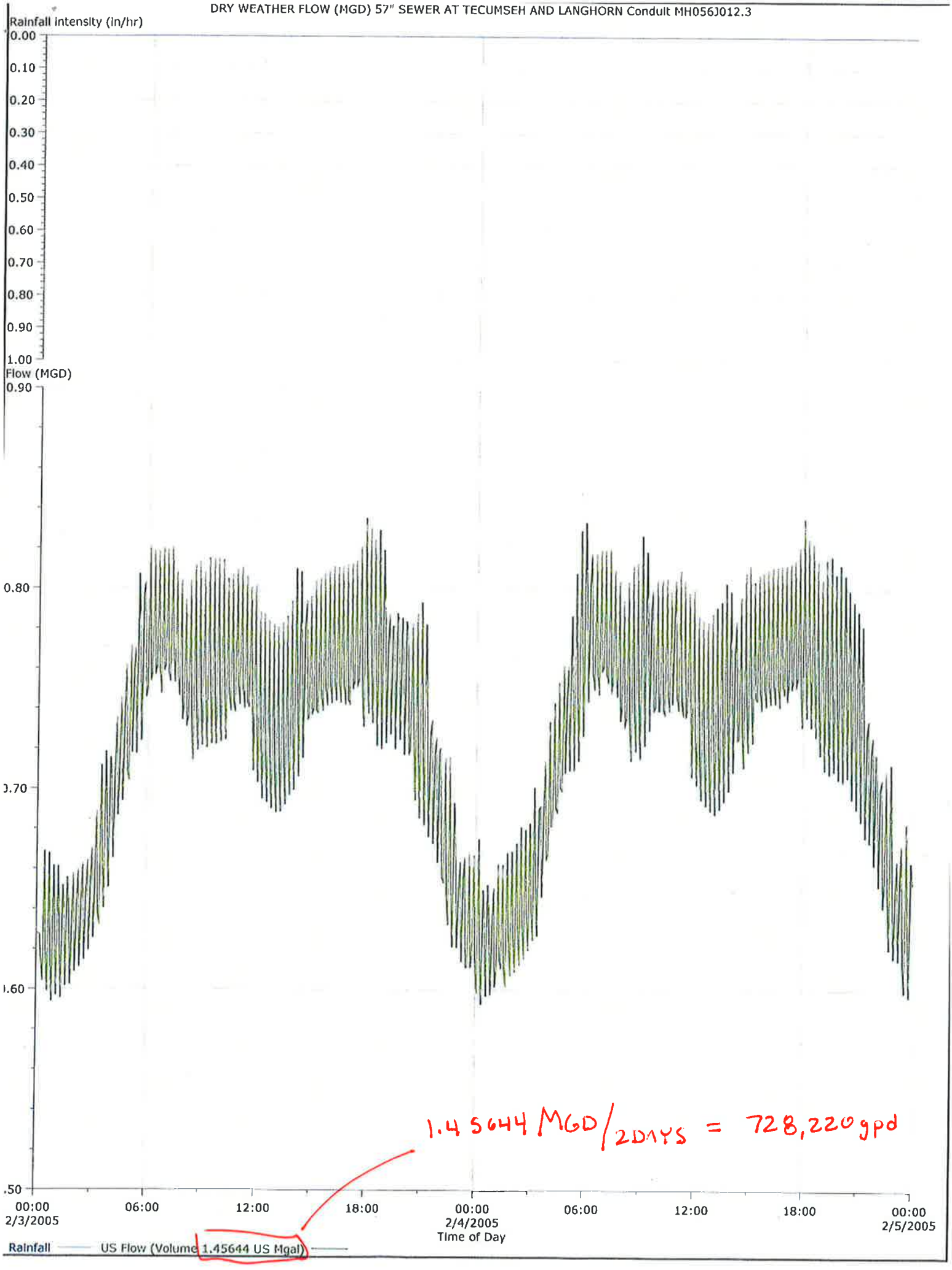
   - The number of lots created or number of EDUs whichever is higher.
   - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
   - For non-single family residential projects, EDUs are calculated using projected population figures

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

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


DRY WEATHER FLOW (MGD) 20" SEWER AT TULLYMET & IRVINE Node M35SUB002-O
Rainfall Intensity (in/hr)
Inflow (MGD)
0.085
0.080
0.075
0.070
00:00
2/3/2005
06:00
12:00
18:00
00:00
2/4/2005
06:00
12:00
18:00
00:00
2/5/2005
Time of Day
Rainfall
Inflow (Volume 0.15650 US Mgal)
0.15650 MGD / 2 DAYS = 78,250 gpd


DRY WEATHER FLOW (MGD) 54" SEWER AT HAZELWOOD & GLOSTER Conduit JCT056F010.2
Rainfall Intensity (In/hr)
Flow (MGD)
0.500
.450
.400
.350
00:00
2/3/2005
06:00
12:00
18:00
00:00
2/4/2005
06:00
12:00
18:00
00:00
2/5/2005
Time of Day
Rainfall
US Flow (Volume 0.83693 US Mgal)
DS Flow (Volume 0.83695 US Mgal)
0.83693 MGD/2 DAYS = 418,465 gpd


DRY WEATHER FLOW (MGD) 57" SEWER AT TECUMSEH AND LANGHORN Condult MH056J012.3
Rainfall intensity (in/hr)
0.00
0.10
0.20
0.30
0.40
0.50
0.60
0.70
0.80
0.90
1.00
Flow (MGD)
0.90
0.80
0.70
0.60
0.50
00:00
2/3/2005
06:00
12:00
18:00
00:00
2/4/2005
06:00
12:00
18:00
00:00
2/5/2005
Time of Day
Rainfall
US Flow (Volume 1.45644 US Mgal)
1.45644 MGD/2DAYS = 728,220 gpd