

PROJECT NARRATIVE

**179 STEUBEN STREET
20th WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA**

Prepared for:

**PITTSBURGH FIRE SPRINKLER
4725 WILLIAM FLYNN HIGHWAY
ALLISON PARK, PENNSYLVANIA 15101**

Prepared by:

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

JANUARY 2024

DESCRIPTION OF PROPOSED DEVELOPMENT

Pittsburgh Fire Sprinkler is developing a lot at parcel number 19-D-198 located in the 20th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The existing building hasn't been occupied in at least 20 years. The proposed development will renovate the existing building into an apartment building.

The site is located on approximately 0.12 acres of property on 179 Steuben Street in the City of Pittsburgh, Allegheny County, Pennsylvania (Site). The site is bound by Steuben Street to the north, Violet Way to the south, Wabash Street to the East, and residential properties to the West. (Figure 1).

According to the Federal Emergency Management Agency, the subject project area does not lie within the regulated floodplain. The existing utilities include a 24-inch combo sewer in Steuben Street. There are three (3) waterlines on Wabash Street including two (2) – 8" waterlines and a 16" waterline. An 8" waterline is present on Stueben Street.

EXISTING SANITARY FLOWS

The existing building hasn't been occupied in at least 20 years. As such, sanitary credit flows were not applied.

PROPOSED SANITARY FLOWS

The developer is proposing to renovate an existing building into an apartment building. There is a total of 7 bedroom units that comprise the basement and three (3) above ground floors.

PA DEP Code Chapter 73.17 indicates that for a Two-bedroom apartment the effluent sanitary flows are 300 gallons per day per unit.

Effluent will ultimately be sent to the Allegheny County Sanitation Authority (ALCOSAN). See the attached Pittsburgh Water and Sewer Authority (PWSA) Sewer System map with the route to ALCOSAN highlighted.

PLANNING MODULE CALCULATIONS

Proposed Flows

Total Sanitary: 2,260 GPD

Two Bedroom Apartments:

7 units @ 300 GPD each = 2,100 gpd

Office:

(2,400 sf / 150 sf/worker) x 10 gpd/worker = 160 gpd

TOTAL = 2,260 GPD

Net flows = Proposed Flows – Existing flows = 2,260 gpd – 0 gpd = **2,260 gpd = 5.65 EDU's**

Total Water: 2,260 GPD

Based on the creation of a new lot, a PADEP Planning Module is anticipated to be required.

STORMWATER CONVEYANCE

Stormwater management is not needed at this site as 5,000 sf on new impervious surface nor 10,000 sf of land disturbance is proposed. Stormwater will be routed via roof leader connections and tied into the existing sanitary lateral within 5' of the existing combined sewer.

ALTERNATIVE SEWAGE FACILITIES ANALYSIS

1. Describe the chosen disposal method, its location, the daily flow proposed and if the method is an interim method (to be replaced by the ultimate method in 5 years or less), or is an ultimate method (to serve the development in the long term, for 5 years or more). Provide a description of how the chosen method will provide compliance with effluent limitations. Also provide the number of lots or EDU's that will be served.

ALCOSAN Treatment Facility. Credit for previous flows has not been considered, therefore there are **5.65** new EDUs.

2. Describe the types of land uses adjacent to the project area (Agricultural, Residential, Commercial etc.) and the type of sewage disposal method serving each of those land uses. Properties adjacent to the project must be described by indicating present land uses and zoning designations. Describe the sewage disposal methods being used for each of those adjacent land uses (on lot, municipal treatment, etc.) and if those methods are intended for interim or ultimate use.

The adjacent land uses are a mix of residential and commercial. Sanitary flows from the existing location ultimately flow into the same interceptor.

3. Indicate if the sewage facilities described in (2) are in need of improvement due to noncompliance with effluent limitations, high rates of on-lot malfunction or overloaded public sewers. Is there a potential for a combined public/private project?

No potential for combined public/private project.

4. Determine and indicate what sewage disposal method is proposed for the development area in the municipality's Official Sewage Facilities Plan (such as: on-lot disposal systems, public sewers, etc.).

Public sewers (ALCOSAN).

5. Describe any existing sewage management program(s) in the area, and/or any sewage management program(s) that this project would be required to participate in, and that program's requirements.

ALCOSAN's Wet Weather Plan (WWP).

6. Describe any potential alternative sewage disposal methods that are available for the project. Consider all reasonable possibilities for sewage disposal, such as a stream discharge or an alternate method of land disposal. The municipality delegated local agency or DEP may also require consideration of particular types of sewage disposal methods in the analysis. The chosen method must ensure that applicable water quality standards are attained.

None.

7. Describe why the proposed method was chosen over any of the other methods described in the alternatives analysis. Environmental, administrative, and financial concerns may be addressed. Also indicate how the chosen method will guarantee adequate sewage disposal, including compliance with applicable water quality standards and effluent limitations, for the development in both the short-term (up to 5 years) and long-term (beyond 5 years) by describing the adequacy of the proposed facilities (organic and hydraulic loading) and the ability of the facility to accept additional flows or loads.

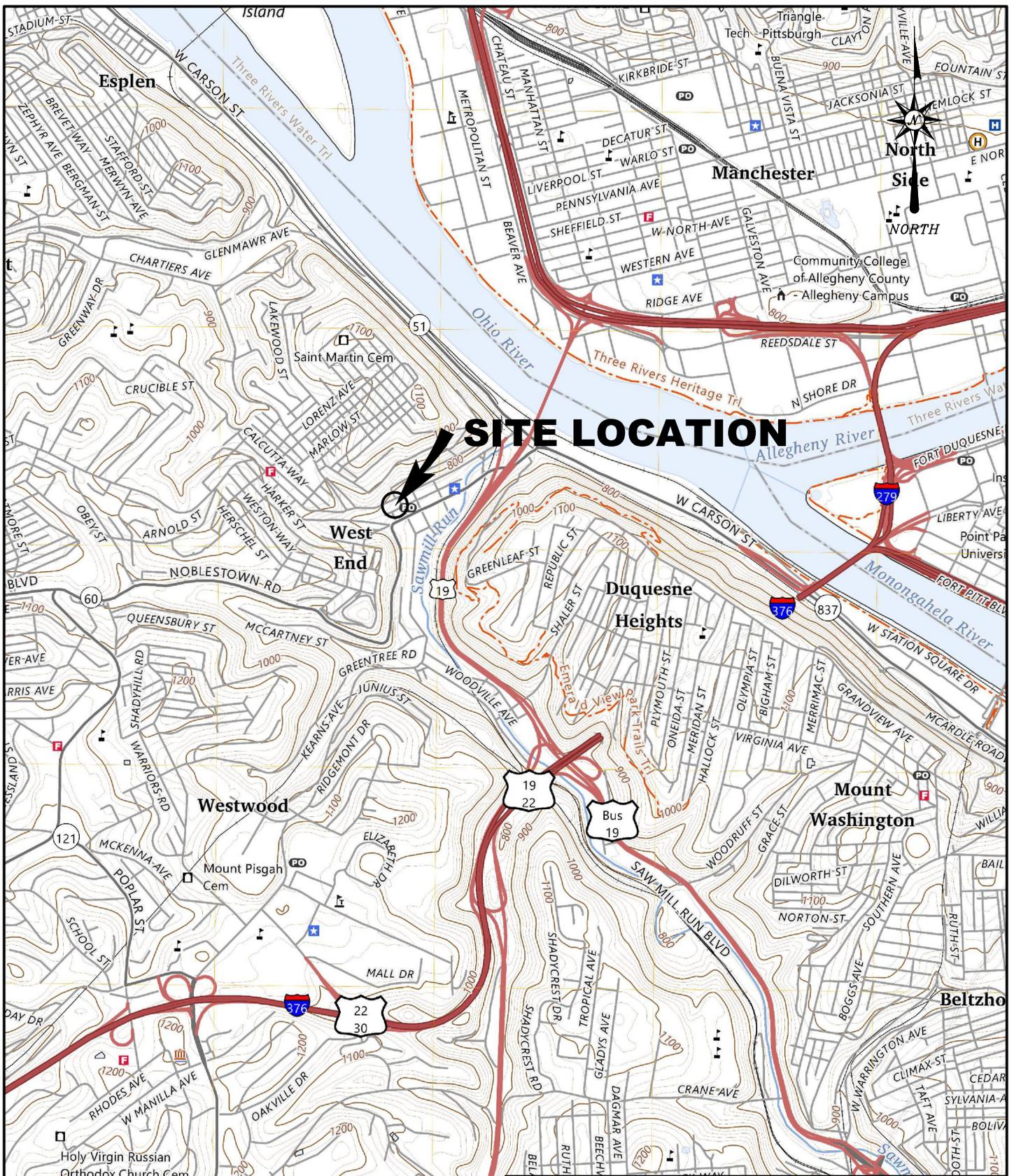
NA

8. Indicate who will be the owner of the facility, and who will be responsible for operation and maintenance of the facility and ultimately compliance with applicable water quality standards and effluent limitations.

Public sewers (ALCOSAN).

9. Finally, the applicant may use the narrative to describe any special considerations or provide any additional information that supports the choice of disposal method. The alternatives analysis must be attached to the planning module package for review by the municipality and approving agency.

NA



REFERENCE:
 USGS 7.5-MIN TOPOGRAPHIC
 QUADRANGLE PITTSBURGH - WEST,
 PENNSYLVANIA, DATED 2023.



FIGURE 1
 SITE LOCATION MAP
 179 STEUBEN STREET

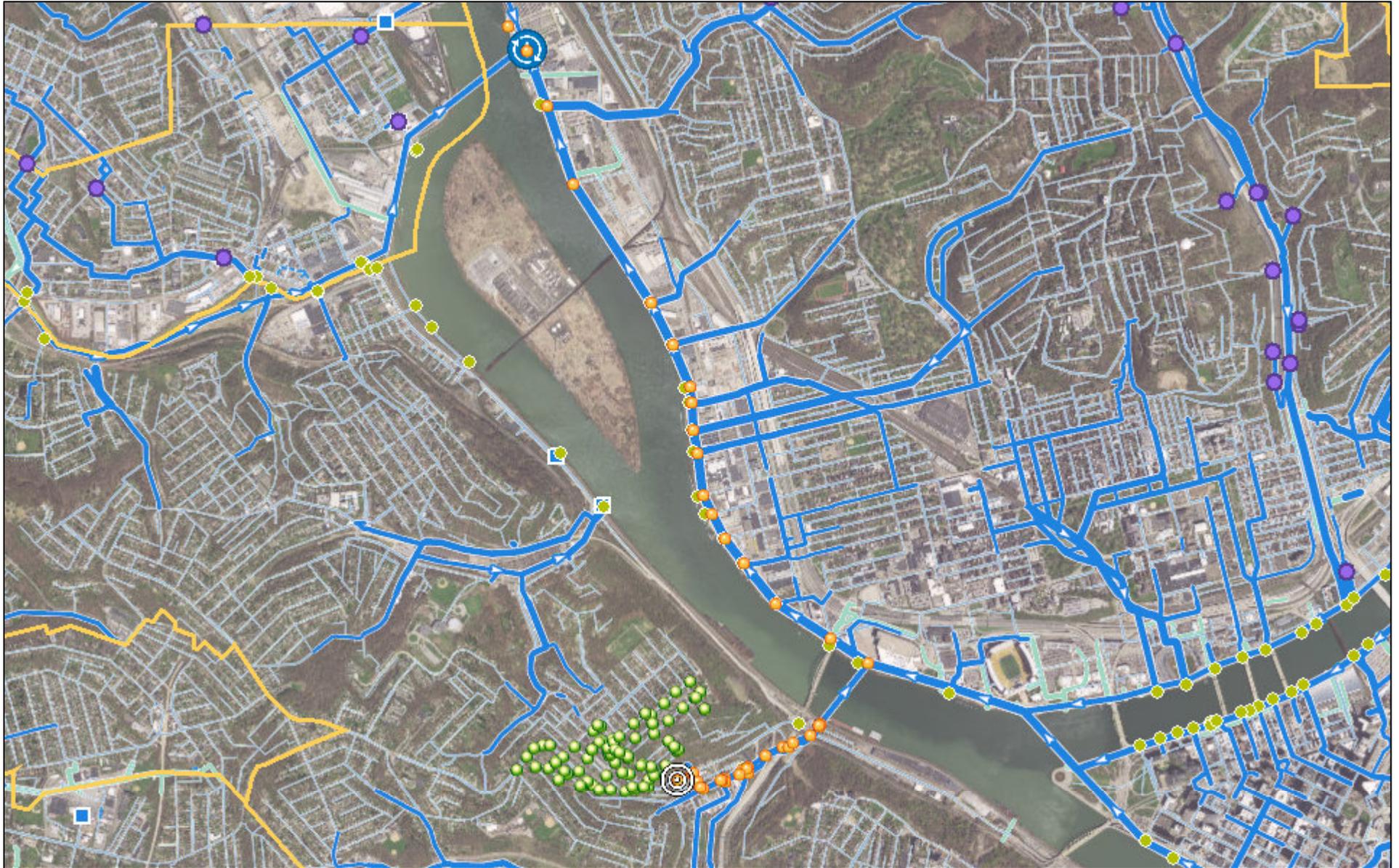
CITY OF PITTSBURGH - 20TH WARD
 ALLEGHENY COUNTY, PENNSYLVANIA
 PREPARED FOR
 PITTSBURGH FIRE SPRINKLER
 PITTSBURGH, PENNSYLVANIA

APPROVED	RLS 11/06/2023
CHECKED	RLS 11/06/2023
DRAWN	DTW 11/06/2023
CAD FILE NO.	23577A001
PROJECT NO.	PFS23577SS



KU Resources, Inc.
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
www.kuresources.com

3RWW Sewer Atlas



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 ALCOSAN Service Area
 ALCOSAN Plant
 ALCOSAN Plant

Flow Monitors

 Override 1

Wastewater | Discharge Points

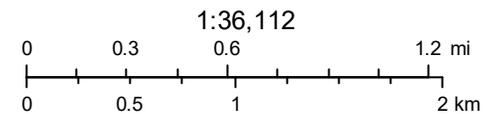
 Override 1

Wastewater | Pump / Facility Locations

 Override 1

Municipalities in the ALCOSAN Service Area

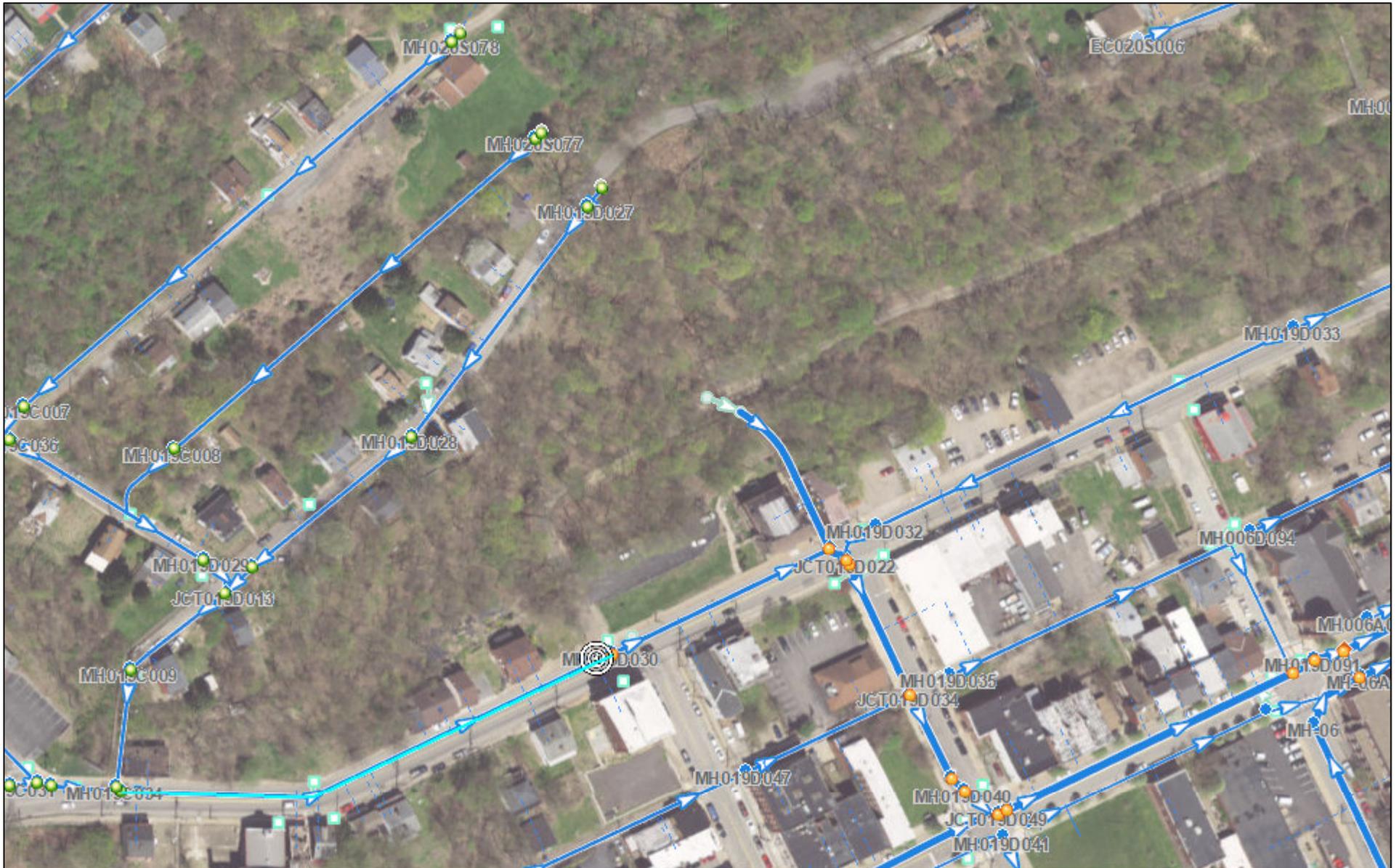
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3 Rivers Wet Weather

3 Rivers Wet Weather

3RWW Sewer Atlas



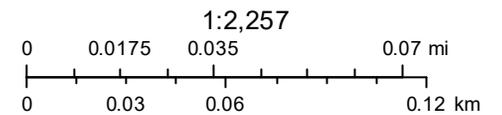
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- ALCOSAN Service Area
- Wastewater | Manholes and Other Structures**
- Other Structures
- Manhole

- ◆ Junction
- ◆ Regulator
- (Missing Type)
- Wastewater | Virtual Laterals

Municipalities in the ALCOSAN Service Area

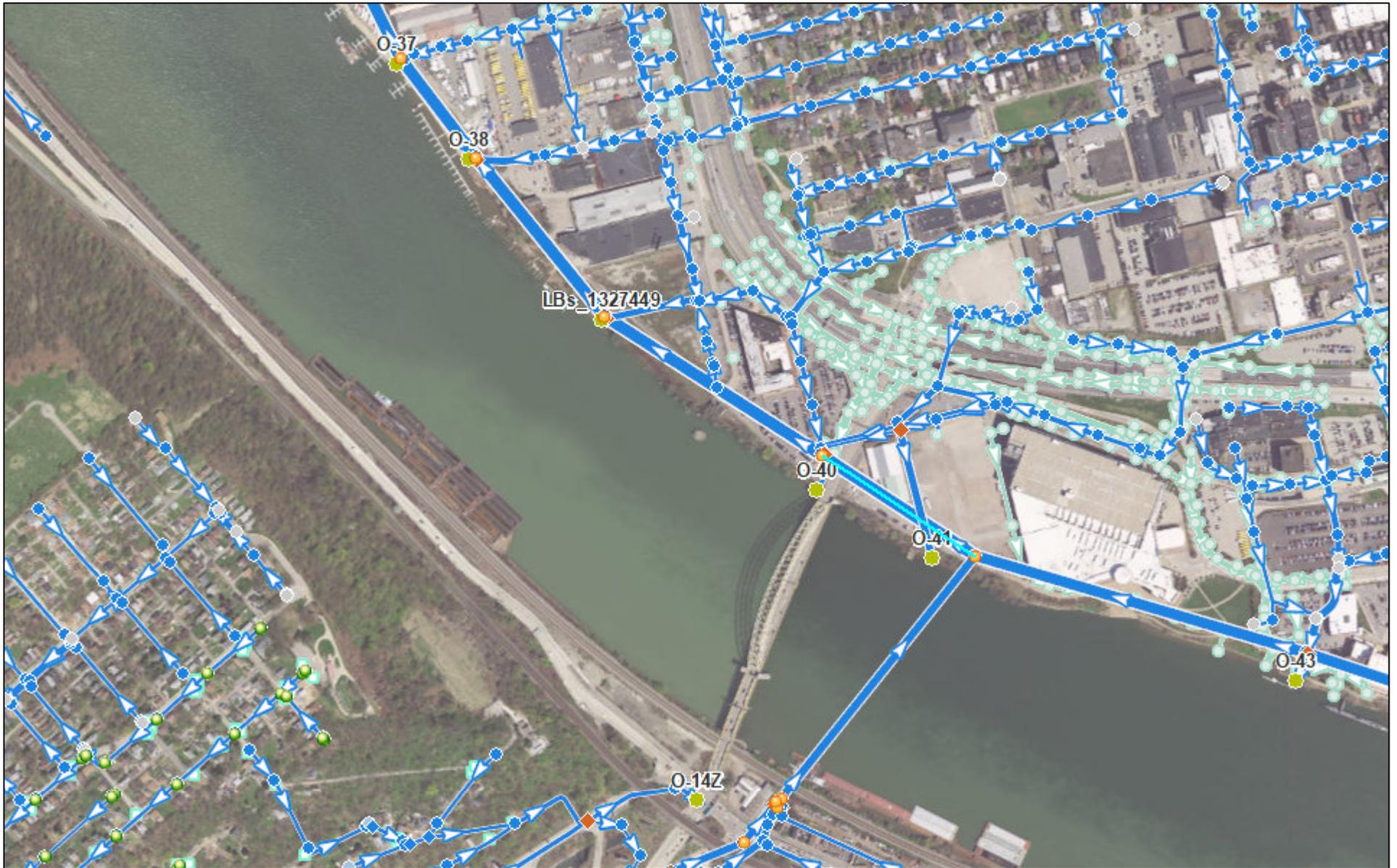
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3 Rivers Wet Weather

3 Rivers Wet Weather

3RWW Sewer Atlas

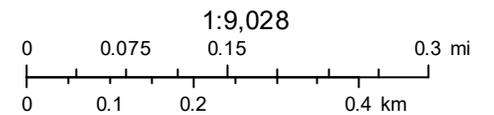


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- ALCOSAN Service Area
- Wastewater | Discharge Points**
- Override 1
- Wastewater | Manholes and Other Structures**
- Other Structures
- Manhole
- ◆ Junction

- ◆ Regulator
- (Missing Type)
- Municipalities in the ALCOSAN Service Area**
- Override 1

▶ Flow Direction



3 Rivers Wet Weather

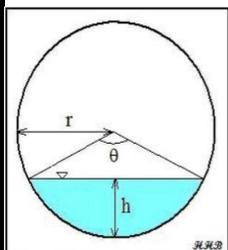
3 Rivers Wet Weather

Sewage Facilities Planning Module
Chapter 94 Consistency Determination
Hydraulic Calculations Spreadsheet for Peak Flow Depth Measurements

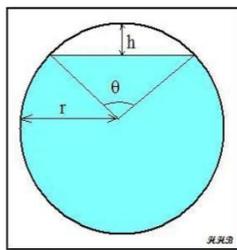
PROJECT NAME: 179 Steuben Street
PWSA PROJECT NUMBER: _____
PWSA REVIEWER: _____
DATE: _____

LEGEND: Input Data Output Data

Section A: Manning Equation for Partially Filled Pipes



Partially Full Pipe Flow Parameters
(Less Than Half Full)



Partially Full Pipe Flow Parameters
(More Than Half Full)

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

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2} \qquad R = \frac{A}{P} \qquad \theta = 2 \times \cos^{-1} \left(\frac{r-h}{r}\right)$$

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

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

Section B: Data for Calculations

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

Proposed Project Flows		
Variable	Value	Units
Q _p	2,260	gpd

Variable	Value	Units
Material	VCP	
n	0.015	unitless
S	0.088	ft/ft
h	0.200	ft
D	2.00	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities

Variable	Description	Definition
Q _{d, avg}	Design Capacity, Average	= full pipe flow conditions / peaking factor
Q _{d, peak}	Design Capacity, Peak	full pipe flow conditions

Design Capacity, Average

Design Capacity, Peak

Variable	Value	Unit
Q _{d, avg}	10,769,041	gpd

Variable	Value	Unit
D	2.000	ft
r	1.000	ft
A	3.142	ft ²
P	6.283	ft
R	0.500	ft
Q _{d, peak}	58	cfs
Q _{d, peak}	37,691,642	gpd

Section D: Calculations for Present Flows

Variable	Description	Definition
Q _{ex, avg}	Present Flows, Average	= Q _{ex, peak} / P.F.
Q _{ex, peak}	Present Flows, Peak	existing flow conditions per site investigations

Present Flows, Average		
Variable	Value	Unit
Q _{ex, avg}	224,834	gpd

Present Flows, Peak		
Variable	Value	Unit
D	2.000	ft
r	1.000	ft
θ	1.29	rad
h/D	0.1	ft/ft
A	0.16	ft ²
P	1.29	ft
R	0.127	ft
Q _{ex, peak}	1	cfs
Q _{ex, peak}	786,919	gpd

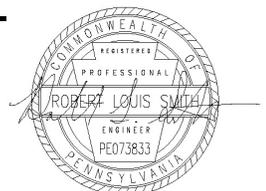
Section E: Calculations for Projected Flows in Five (5) Years

Variable	Description	Definition
Q _{proj, avg}	Projected Flows in Five (5) Years, Average	= Q _{proj, peak} ÷ P.F.
Q _{proj, peak}	Projected Flows in Five (5) Years, Peak	= (Q _{ex, peak} + Q _p) x 1.05

Projected Flow Calculations		
Variable	Value	Unit
Q _{proj, avg}	236,754	gpd
Q _{proj, peak}	828,638	gpd

Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
Q _{d, avg}	10,769,041		10,769,041	100%
Q _{d, peak}	37,691,642		37,691,642	100%
Q _{ex, avg}	224,834		224,834	100%
Q _{ex, peak}	786,919		786,919	100%
Q _{proj, avg}	236,754		236,754	100%
Q _{proj, peak}	828,638		828,638	100%



Code No.



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

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name 179 Steuben Street

2. Brief Project Description Renovation of building into apartments.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Prendagrast	Kyla			Senior Environmental Planner

Additional Individual Last Name	First Name	MI	Suffix	Title
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Municipality Mailing Address Line 1	Mailing Address Line 2
Department of City Planning	200 Ross St. 4 th Floor

Address Last Line -- City	State	ZIP+4
Pittsburgh	PA	15219-2014

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
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C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

179 Steuben Street

Site Location Line 1
179 Steuben Street

Site Location Line 2

Site Location Last Line -- City

Pittsburgh

State

PA

ZIP+4

15220

Latitude

40.441459

Longitude

-80.035411

Detailed Written Directions to Site

Description of Site Vacant building

Site Contact (Developer/Owner)

Last Name

Braun

First Name

Chad

MI

Suffix

Phone

412-223-6699

Ext.

Site Contact Title

Director of Operations

Site Contact Firm (if none, leave blank)

Pittsburgh Fire Sprinkler

FAX

Email

Chad@pittsburghfiresprinkler.com

Mailing Address Line 1

4725 William Flynn Highway

Mailing Address Line 2

Mailing Address Last Line -- City

Allison Park

State

PA

ZIP+4

15101

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

Last Name

Ballish

First Name

Adam

MI

Suffix

Title

Engineer

Consulting Firm Name

KU Resources, Inc

Mailing Address Line 1

22 South Linden Street

Mailing Address Line 2

Address Last Line -- City

Duquesne

State

PA

ZIP+4

15110-1091

Country

USA

Email

aballish@kuresources.com

Area Code + Phone

412-469-9331

Ext.

1080

Area Code + FAX

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 5

Connections 1

Name of:

existing collection or conveyance system Steuben Street - 24" VCP

owner Pittsburgh Water and Sewer Authority

existing interceptor Ohio River Interceptor

owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility 25984

Clean Streams Law Permit Number _____

Location of discharge point for a new facility. Latitude _____ Longitude _____

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor Date 4-22-24

(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 APB.

H. ALTERNATIVE SEWAGE FACILITIES ANALYSIS (See Section H of instructions)

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.
The applicant may choose to include additional information beyond that required by Section H of the attached instructions.

I. COMPLIANCE WITH WATER QUALITY STANDARDS AND EFFLUENT LIMITATIONS (See Section I of instructions) (Check and complete all that apply.)

1. Waters designated for Special Protection

- The proposed project will result in a new or increased discharge into special protection waters as identified in Title 25, Pennsylvania Code, Chapter 93. The Social or Economic Justification (SEJ) required by Section 93.4c. is attached.

2. Pennsylvania Waters Designated As Impaired

- The proposed project will result in a new or increased discharge of a pollutant into waters that DEP has identified as being impaired by that pollutant. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss water quality based discharge limitations.

3. Interstate and International Waters

- The proposed project will result in a new or increased discharge into interstate or international waters. A pre-planning meeting was held with the appropriate DEP regional office staff to discuss effluent limitations necessary to meet the requirements of the interstate or international compact.

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility permittee. The permittee has determined that the additional TN and TP to be contributed by this project (as modified by credits and/or offsets to be provided) will not cause the discharge to exceed the annual total mass limits for these parameters. Documentation of compliance with nutrient allocations is attached.

Name of Permittee Agency, Authority, Municipality _____

Initials of Responsible Agent (See Section G 2.b) _____

See *Special Instructions* (Form 3800-FM-BPNPSM0353-1) for additional information on Chesapeake Bay watershed requirements.

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

Projects that propose the use of existing municipal collection, conveyance or wastewater treatment facilities, or the construction of collection and conveyance facilities to be served by existing municipal wastewater treatment facilities must be consistent with the requirements of Title 25, Chapter 94 (relating to Municipal Wasteload Management). If not previously included in Section F, include a general map showing the path of the sewage to the treatment facility. If more than one municipality or authority will be affected by the project, please obtain the information required in this section for each. Additional sheets may be attached for this purpose.

1. Project Flows 2260 gpd
2. Total Sewage Flows to Facilities (pathway from point of origin through treatment plant)

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

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

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

	a. Design and/or Permitted Capacity (gpd)		b. Present Flows (gpd)		c. Projected Flows in 5 years (gpd) (2 years for P.S.)	
	Average	Peak	Average	Peak	Average	Peak
Collection	10769041	37691642	224834	786919	236754	828638
Conveyance	1,510,000	1,510,000	352,000	451,000	360,000	460,000
Treatment	250,000,000	250,000,000	194,200,000	250,000,000	248,800,000	480,000,000

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

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

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

b. Collection System

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

Name of Responsible Agent Zach Rinker

Agent Signature _____ Date _____

Digitally signed by Zach Rinker
DN: cn=Zach Rinker,
ou=Engineering
Date: 2024.02.26 15:44:41 -
0500

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joe Fedor

Agent Signature Joe Fedor

Date 4-22-24

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 Joe Fedor

Agent Signature Joe Fedor

Date 4-22-24

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 2260 gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

- b. Name of Facility _____
Name of Responsible Agent _____
Agent Signature _____
Date _____

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Adam Ballish	
Name (Print)	Signature
Engineer	1/10/2024
Title	Date
22 South Linden Street, Duquesne PA 15110	412-469-9331
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 \$300 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.

$$\#6 \text{ Lots (or EDUs) X } \$50.00 = \$ 300$$

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewer system projects, one EDU is equal to a sewage flow of 400 gallons per day.
2. For a surface or subsurface discharge system, use the appropriate one of these formulae.

- A. A new surface discharge greater than 2000 gpd will use a flat fee:

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

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

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:

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

COUNTY OF



ALLEGHENY

SARA INNAMORATO
COUNTY EXECUTIVE

April 19, 2024

Mr. Adam Ballish, EIT
KU Resources, Inc
22 South Linden Street
Duquesne, PA 15110

RE: SEWAGE FACILITIES PLANNING MODULE
Penn Ave Residential Development - City of Pittsburgh
Allegheny County, Pennsylvania

Dear Mr. Ballish,

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 April 17, 2024. The project proposes the following:

Project Description:	This project proposed to demolish commercial canvas shop and use the open space to build townhouse.
Sewage Flow:	2000 GPD
Conveyance:	Sewage from proposed development will be conveyed by PWSA to the Allegheny River Interceptor and finally transported to the Alcosan Treatment Plant at Woods Run Road
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.



ALLEGHENY COUNTY HEALTH DEPARTMENT
WATER POLLUTION CONTROL & SOLID WASTE MANAGEMENT
3901 PENN AVENUE • BUILDING 5 • PITTSBURGH, PA 15224-1318
PHONE: 412.578.8040 • FAX: 412.578.8053
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



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 412-578-8046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Issa Tijani', with a horizontal line extending to the right.

Issa Tijani
Environmental Health Engineer II
Water Pollution Control & Solid Waste Management

Enclosure

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



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.

**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

Penn Ave Residential Development

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

1. Date plan received by county or joint county health department 04/17/2024

Agency name Allegheny County Health Department (ACHD)

2. Date review completed by agency 04/19/2023

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?

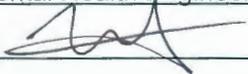
If yes, describe _____

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: Issa Tijani

Title: Environmental Health Engineer

Signature: 

Date: 04/22/2024

Name of County Health Department: Allegheny County Health Department

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

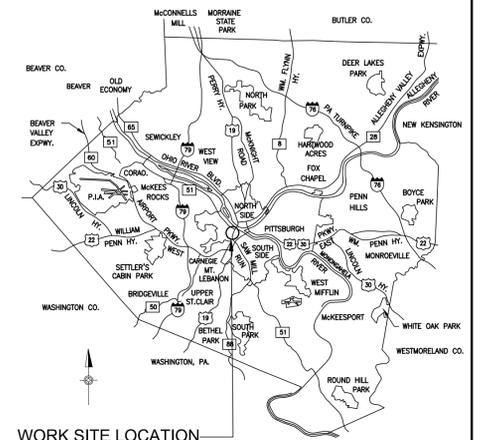
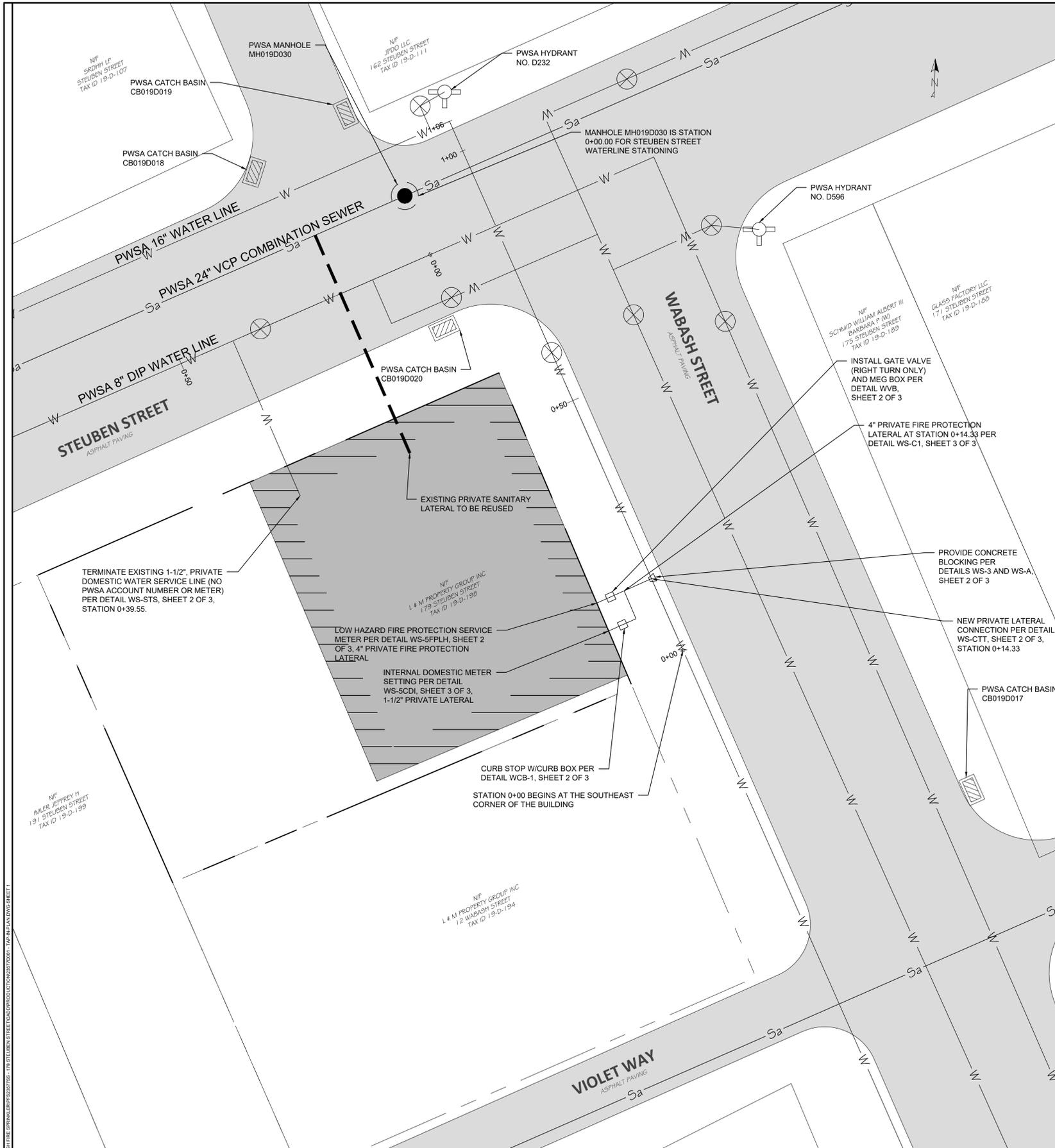
Telephone Number: 412-578-8046

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

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

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

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



LOCATION MAP N.T.S.

HYDRANT FLOW TEST RESULTS
 To be completed by the Applicant and provided once within the plan set, if applicable:
 DATE OF TEST: 10/09/2023
 HYDRANT PERMIT NUMBER: 509-1023
 PITTSBURGH
 PERFORMED BY: FIRE SPRINKLER

PRESSURE HYDRANT
 HYDRANT NUMBER: D596
 LOCATION: STEUBEN ST. & WABASH ST.
 STATIC PRESSURE, PSI: 80
 RESIDUAL PRESSURE, PSI: 70

FLOW HYDRANT
 HYDRANT NUMBER: D221
 LOCATION: S. MAIN ST. & WABASH ST.
 FLOW OBSERVED, GPM: 1190

CALCULATIONS *
 PROJECTED FLOW AT 20 PSI, GPM: 5,417

* Per NFPA 291 (Section 4.4.6), the residual pressure needs to achieve a 10% drop from the static pressure to calculate accurate flow projections. Please note that multiple flow hydrants may need to be simultaneously flowed to achieve the 10% drop at the pressure hydrant. In these instances, the flow observed needs to be reported for each flow hydrant.

SPRINKLER SYSTEM DESIGN INFORMATION
 To be completed by the Applicant and provided once within the plan set, if applicable:
 ADDRESS(ES): 179 STEUBEN ST
 DESIGNED BY: UPRIGHT SPRINKLERS

TYPE OF SYSTEM (Check one)
 13D 13
 13R OTHER: _____

SYSTEM CONFIGURATION (Check one)
 STAND-ALONE SPRINKLER SYSTEM
 MULTI-PURPOSE SPRINKLER SYSTEM

HOSE DEMANDS (N/A for 13D systems)
 INSIDE HOSE DEMAND, GPM: 0
 OUTSIDE HOSE DEMAND, GPM: 100

FIRE PUMP (Check one)
 NO, NOT NEEDED
 YES, LOWEST PERMISSIBLE
 SUCTION PRESSURE= _____ PSI*

* For fire pump installations, the hydrant flow test shall be required to achieve a 10% drop from the static pressure to the residual pressure.

PEAK OPERATING WATER DEMANDS
 To be completed by the Applicant and provided once within the plan set, if applicable:

METER INFORMATION				DOMESTIC SYSTEM		FIRE SYSTEM	
QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
1	5/8"x3/4"	POSITIVE DISPLACEMENT	FIRE	N/A	N/A	400	50

METER SIZE: 5/8", 3/4", 1", 2", 3", 4", 6", 8", 10", 12", 16"
 METER TYPE: POSITIVE DISPLACEMENT, COMPOUND, ELECTROMAGNETIC, ULTRASONIC, TURBINE
 METER USE: DOMESTIC, FIRE, COMBINATION

PEAK DAILY SANITARY FLOW DEMANDS
 To be completed by the Applicant and provided once within the plan set, if applicable:

PROJECT FLOW, GPD	2,260
EXISTING FLOW, GPD	0
NET FLOW, GPD	2,260

CALL BEFORE YOU DIG! KU DESIGN TICKET#
 SERIAL # 20240521574

PREPARED BY: **KU Resources, Inc.**
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax
 www.kuresources.com



THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK
 To be completed by the Applicant and provided on each sheet within the plan set:

(Check all that apply)
 NEW WATER CONNECTION(S)
 NEW SEWER CONNECTION(S)
 REUSE EXISTING WATER CONNECTION(S)
 REUSE EXISTING SEWER CONNECTION(S)
 TERMINATE EXISTING WATER CONNECTION(S)
 TERMINATE EXISTING SEWER CONNECTION(S)
 PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:
 (Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION _____

DIRECTOR OF OPERATIONS _____

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION _____

PWSA PROJECT NUMBER: DEV-389-0124
 TAP C RECORD NUMBER _____

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

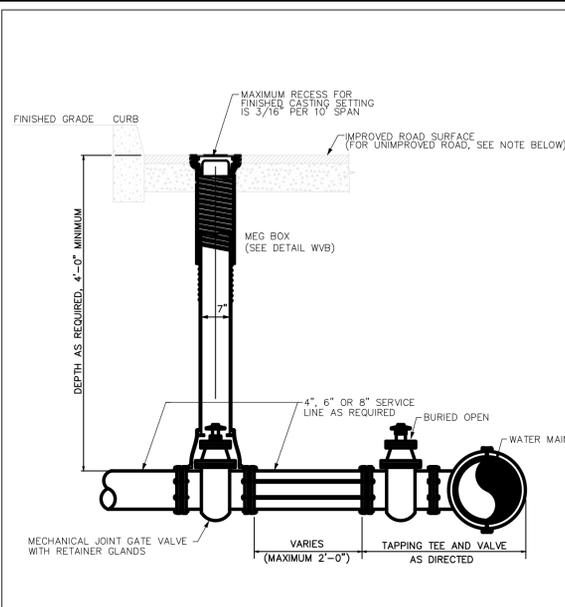


PITTSBURGH FIRE SPRINKLER
 4725 WILLIAM FLYNN HIGHWAY
 ALLISON PARK, PA 15101
 WATER & SEWER SERVICE TAP-IN

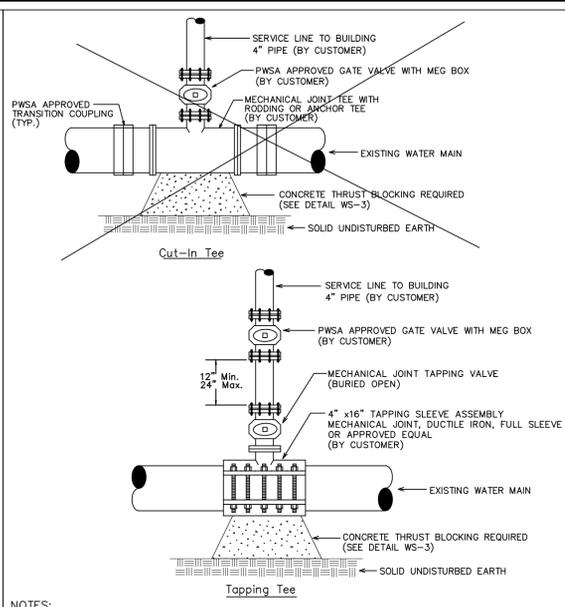
179 STEUBEN STREET
 20th WARD PITTSBURGH, PA 15220

SCALE: PLAN - 1" = 10'
 DATE: FEBRUARY, 2024 SHEET: _____ ACCESSION NO. _____
 REV 1: 1 OF 2 CASE NO. _____

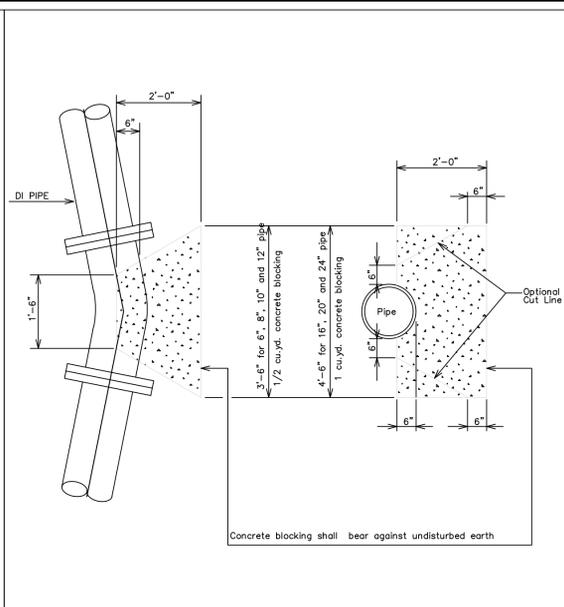
CLIENT: PITTSBURGH FIRE SPRINKLER, 179 STEUBEN STREET, PITTSBURGH, PA 15220, 412.469.9331



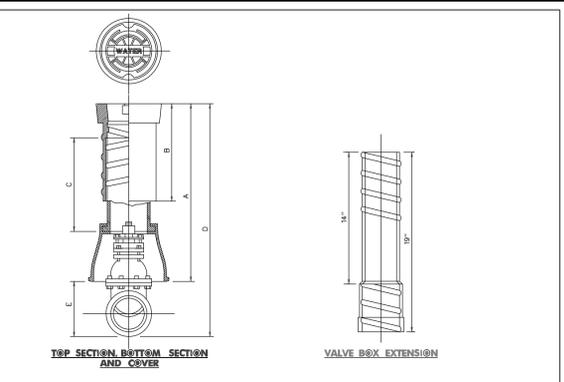
NOTES:
 1. ALL PIPING TO BE RESTRAINED WITH RODDING AND/OR RETAINER GLANDS.
 2. ALL FITTINGS SHALL HAVE THRUST BLOCKS (SEE DETAIL WS-3).
 3. STANDARD GATE BOX LID: TWO NOTCH OPENINGS REQUIRED. DIAMETER TO MATCH BOX.
 4. GATE BOX EXTENSION: GATE BOX EXTENSION RINGS ARE NOT TO BE USED IN NEW WORK.
 5. A MAXIMUM OF 3 EXTENSION RINGS CAN BE USED PER EXISTING GATE BOX.
 6. MEG BOX MATERIAL SHALL BE CAST IRON.
 7. IF MEG BOX IS LOCATED IN AN UNIMPROVED AREA, THEN A 30"x30"x 8" CONCRETE PAD APRON CENTERED AROUND THE MEG BOX IS REQUIRED.
 8. ALL VALVES MUST BE "RIGHT TURN TO OPEN".
 9. PRIVATE SERVICE LINE MATERIAL AND EQUIPMENT SHALL CONFORM TO ALLEGHENY COUNTY PLUMBING CODE, ARTICLE XV.



NOTES:
 1. PWSA PERFORMS ACTUAL TAP TO MAIN ONLY AND MAINTAINS METER; ALL OTHER WORK BY CUSTOMER.
 2. TAPPING TEE SHALL BE FULL SLEEVE; SADDLE STYLE NOT PERMITTED.
 3. CUT-IN TEE CONNECTION ALSO ACCEPTABLE AND IS REQUIRED FOR SIZE ON SIZE (e.g. 8" TAP ON 8" MAIN).
 4. CENTERING OF TAPPING TEE CONNECTION SHALL BE 18" MINIMUM FROM EXISTING WATER MAIN BELL/HUB OR OTHER EXISTING SERVICE CONNECTIONS.
 5. ALL VALVES MUST BE "RIGHT TURN TO OPEN".
 6. PRIVATE SERVICE LINE MATERIAL AND EQUIPMENT SHALL CONFORM TO ALLEGHENY COUNTY PLUMBING CODE, ARTICLE XV.
 7. M/JM/TAPPING SLEEVE MAY BE SUBMITTED TO PWSA FOR AN APPROVED OPTION.



NOTES:
 1. Concrete thrust blocking shall be provided at all tees, bends, caps, and plugs.
 In addition, all pipe bends shall be restrained with mechanical joint retainer glands, using either set screw or lug type retaining system, as directed.
 2. Concrete thrust blocks shall be minimum 4000 PSI cement concrete.
 3. See detail WS-VB and WS-VBL for vertical bends/reinforcements.



SIZE NO.	EXTENSION RANGE - A	TOP SECTION & COVER NO.	TOP SECTION & COVER DIM. B	TOP SECTION & COVER WEIGHT	BOTTOM SECTION NO.	BOTTOM SECTION DIM. C	BOTTOM SECTION WEIGHT	No. 6 BASE WT.	TOTAL WEIGHT
11	21" - 27"	74	9.00	58.5	80	6.00	14.0	45.0	117.50
1	27" - 39"	75	15.25	81.5	81	14.00	24.5	45.0	151.00
J	33" - 45"	75	15.25	81.5	82	20.00	30.0	45.0	156.50
K	39" - 51"	75	15.25	81.5	83	26.25	41.0	45.0	167.50
L	39" - 60"	76	26.00	111.0	83	26.25	41.0	45.0	197.00

SIZE OF VALVE	BOTTOM BASE TO BOTTOM TRENCH (DIM. E)	No. BASE USED	DEPTH OF TRENCH (DIM. D)											
			36"	42"	48"	54"	60"	66"	72"	78"	84"			
3	8"	4	I	J	K	L	L*	L*	L*	L*	L*	L*	L*	L*
4	13-1/2"	4	I	J	K	L	L*	L*	L*	L*	L*	L*	L*	L*
6	15"	6	I	J	K	L	L*	L*	L*	L*	L*	L*	L*	L*
8	19"	6	I	J	K	L	L*	L*	L*	L*	L*	L*	L*	L*
10	24"	6	I	J	K	L	L*	L*	L*	L*	L*	L*	L*	L*
12	31"	160												
14	36-1/2"	160												
16	41-1/4"	160												

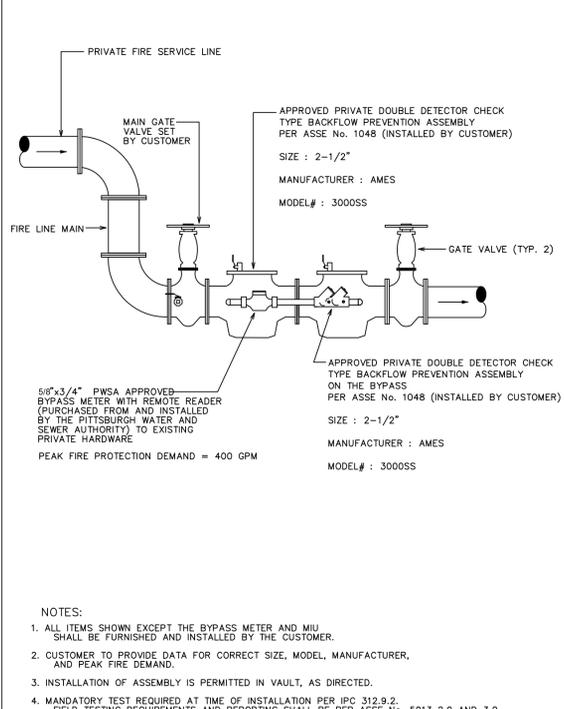
NOTES:
 1. MEDIUM EXTENSION GATE VALVE BOX SHALL BE BINGHAM & TAYLOR No. 5001, OR APPROVED EQUAL.
 2. MADE OF CAST IRON, SCREW TYPE, 3 PIECE BOX w/ LID AND #8 BASE, 7" DIAMETER SHAFT.
 3. LABELLED "WATER" ON THE COVER.

REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Service Connection 4" Through 8"
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WS-A

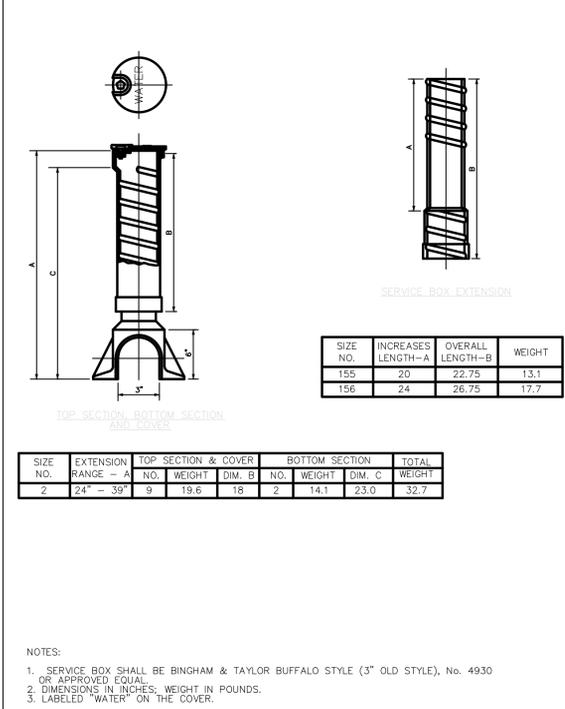
REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Cut-In Tee And Tapping Tee
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WS-CTT

REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Concrete Blocking For Pressure Pipe
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WS-3

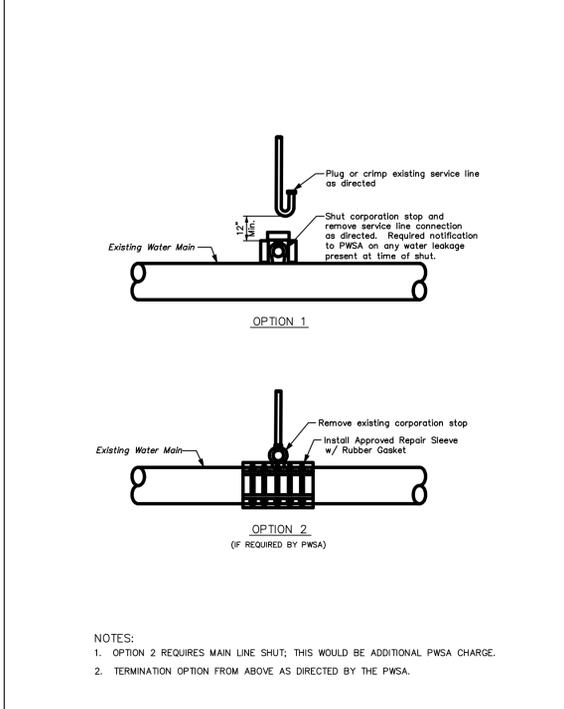
REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Valve Box (Medium Extension Gate Box)
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WVB



REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Typical Plumbing Schematic Low Hazard Fire Protection Service
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WS-5FPLH



REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 3" Curb Service Box
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WCB-1



REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Typical Water Tap Service Termination For 2" And Smaller Connection
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WS-ST5



REVISIONS PGH₂O The Pittsburgh Water and Sewer Authority
 Private Fire Service Line
 Approved by: Pittsburgh Water & Sewer Authority Scale: N.T.S. Supplemental Detail Drawing: WS-PLH

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK
 To be completed by the Applicant and provided on each sheet within the plan set:
 (Check all that apply)
 NEW WATER CONNECTION(S)
 NEW SEWER CONNECTION(S)
 REUSE EXISTING WATER CONNECTION(S)
 REUSE EXISTING SEWER CONNECTION(S)
 TERMINATE EXISTING WATER CONNECTION(S)
 TERMINATE EXISTING SEWER CONNECTION(S)
 PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:
 (Required for ALL approvals)
 REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for "Private Construction of Public Facilities" ONLY)
 DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER DEV-389-0124
 TAP C RECORD NUMBER

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.



PITTSBURGH FIRE SPRINKLER
 4725 WILLIAM FLYNN HIGHWAY
 ALLISON PARK, PA 15101
 WATER & SEWER SERVICE TAP-IN

179 STEUBEN STREET
 20th WARD PITTSBURGH, PA 15220

SCALE: PLAN - 1" = 10'
 DATE: FEBRUARY, 2024 SHEET: 2 OF 2
 REV 1: ACCESSION NO. CASE NO.

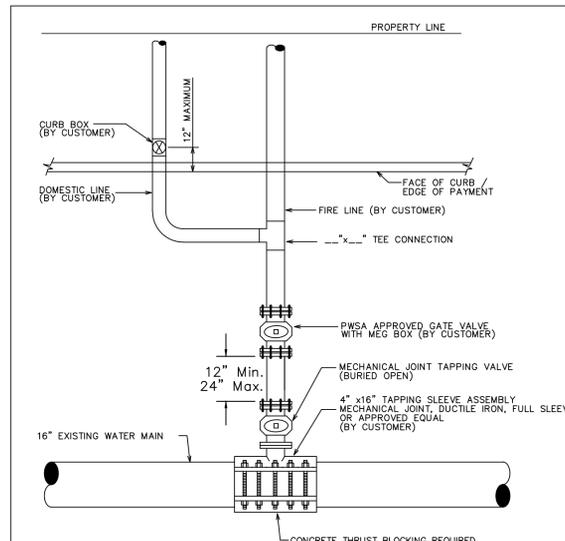
PREPARED BY: **KU Resources, Inc.**
 22 South Linden Street
 Duquesne, PA 15110
 412.469.9331
 412.469.9336 fax



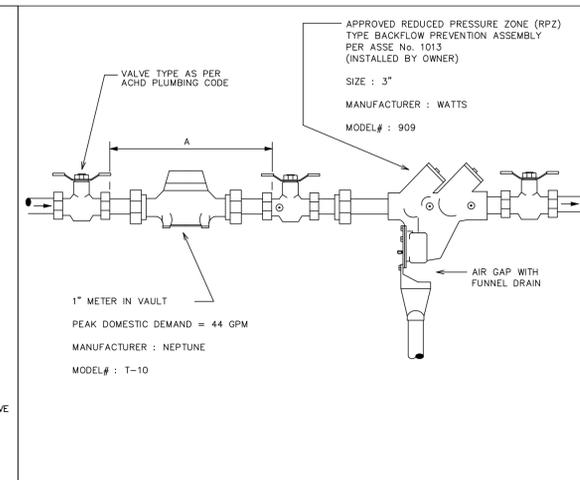
CALL BEFORE YOU DIG! KU DESIGN TICKET#
 SERIAL # 20240521574



X:\CLIENTS\PITTSBURGH\THE SPRINKLER\179 STEUBEN STREET\CONSTRUCTION\2025\2025-02-01\DWG\WV-SHEET 2



- NOTES:
1. PWSA PERFORMS ACTUAL TAP TO MAIN ONLY AND MAINTAINS METER; ALL OTHER WORK BY CUSTOMER.
 2. TAPPING TEE SHALL BE FULL SLEEVE; SADDLE STYLE NOT PERMITTED.
 3. CUSTOMER IS REQUIRED TO ENTER VALUES FOR ALL DIMENSION FIELDS ABOVE.
 4. CUT-IN TEE CONNECTION ALSO ACCEPTABLE AND IS REQUIRED FOR SIZE ON SIZE (e.g. 8" TAP ON 8" MAIN).
 5. CENTERING OF TAPPING TEE CONNECTION SHALL BE 18" MINIMUM FROM EXISTING WATER MAIN BELL/HUB OR OTHER EXISTING SERVICE CONNECTIONS.
 6. CUSTOMER IS RESPONSIBLE FOR MAINTAINS, AND OWNS, INCLUDING THE TAPPING TEE ASSEMBLY, FROM THE MAIN TO THE BUILDING.
 7. ADDITIONAL BACKFLOW PREVENTION (RPZ TYPE) REQUIRED INTERNALLY ON COMMERCIAL OR HIGH HAZARD PROPERTIES.
 8. ALL VALVES MUST BE "RIGHT TURN TO OPEN".
 9. PRIVATE SERVICE LINE MATERIAL AND EQUIPMENT SHALL CONFORM TO ALLEGHENY COUNTY PLUMBING CODE, ARTICLE XV.



- NOTES:
1. METER TO BE INSTALLED IN A WARM, NON-FREEZING, ACCESSIBLE AREA WITHIN DWELLING, A MINIMUM OF 2' FROM FLOOR AND A MAXIMUM OF 3' FROM POINT OF ENTRY AND/OR FROM INSIDE WALL.
 2. SEE ACHD PLUMBING CODE FOR ADDITIONAL PIPING AND PRESSURE REGULATOR REQUIREMENTS.
 3. PROPER METER ACCESS REQUIRED, METER SETTING CAN NOT BE IN A RESTRICTED AREA (e.g. UNDER STEPS, BEHIND FURNACE OR HOT WATER TANK), OR IN OTHER OBSTRUCTED AREAS IN ANY WAY.
 4. METER SETTING VALUES:

SIZE	COUPLING SEALS	METER TAIL-PIECE	FLOW (GPM)
5/8"	12.5"	1/2"	20
5/8x3/4"	12.5"	3/4"	20
3/4"	14.25"	3/4"	30
1"	16.5"	1"	50

REVISIONS		PGH ₂ O		The Pittsburgh Water and Sewer Authority	
Pittsburgh Water & Sewer Authority		Pittsburgh Water & Sewer Authority		Domestic Service Internal Meter Setting Commercial And Multi-Family	
Approved by:	Scale: N.T.S.	Supplemental Detail Drawing: WS-C1	Approved by:	Scale: N.T.S.	Supplemental Detail Drawing: WS-5CDI

THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant and provided on each sheet within the plan set:

(Check all that apply)

NEW WATER CONNECTION(S)

NEW SEWER CONNECTION(S)

REUSE EXISTING WATER CONNECTION(S)

REUSE EXISTING SEWER CONNECTION(S)

TERMINATE EXISTING WATER CONNECTION(S)

TERMINATE EXISTING SEWER CONNECTION(S)

PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

To be completed by the PWSA:
(Required for ALL approvals)

REVIEWER, DEPT. OF ENGINEERING AND CONSTRUCTION

SENIOR PROJECT MANAGER, DEPT. OF ENGINEERING AND CONSTRUCTION

DIRECTOR OF OPERATIONS

(Required for "Private Construction of Public Facilities" ONLY)

DIRECTOR, DEPT. OF ENGINEERING AND CONSTRUCTION

PWSA PROJECT NUMBER DEV-389-0124

TAP C RECORD NUMBER

The PWSA approval was based on information provided by others under the assumption that this information was accurate and complete. Please refer to the PWSA Developer's Manual for detailed information on the regulations and procedures for obtaining water and sewer service.

X:\CLIENTS\PITTSBURGH\THE SPRINKLER\19 STEUBEN STREET\CD\PRODUCTION\2024\20240201 - 19 STEUBEN.DWG SHEET 3



CALL BEFORE YOU DIG! KU DESIGN TICKET#

REVISIONS AND REPAIRS REQUIRED TO THE CONSTRUCTION PHASE AND TO WORKING DATE BY DESIGNER. STOP CALL REVISIONS DIV OF ENGINEERING.

SERIAL # 20240521574

PENNSYLVANIA ACT #19 1080 NOTIFICATION OF EXCAVATION DESIGNERS OR ANY PERSON PREPARING TO EXCAVATE THE GROUND SURFACE OWNED BY THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-451-1779 BEFORE ANY DISTURBANCE.

PREPARED BY: **KU Resources, Inc.**
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com



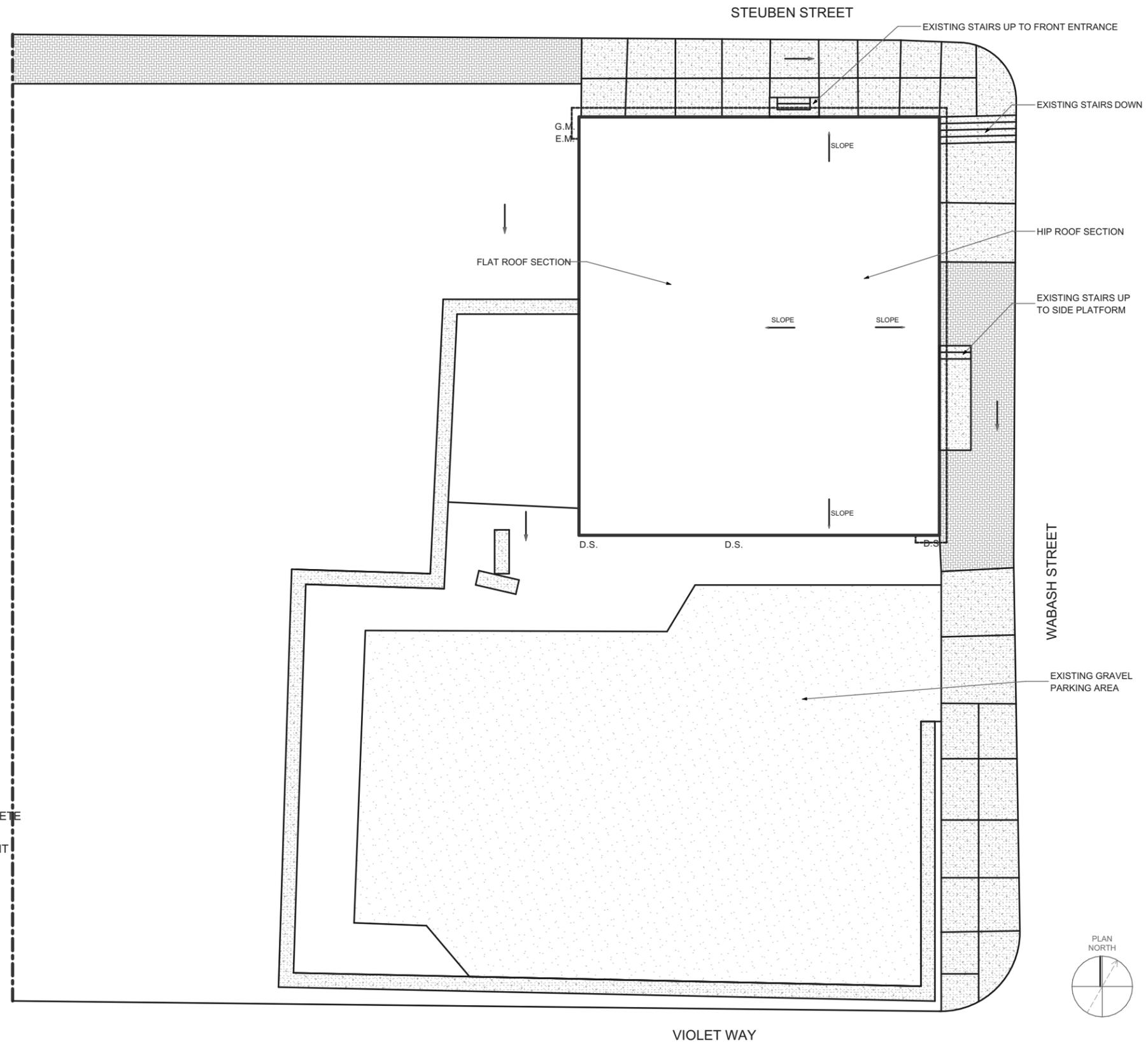
PITTSBURGH FIRE SPRINKLER
4725 WILLIAM FLYNN HIGHWAY
ALLISON PARK, PA 15101
WATER & SEWER SERVICE TAP-IN

179 STEUBEN STREET
20th WARD PITTSBURGH, PA 15220

SCALE: PLAN - 1" = 10'

DATE: FEBRUARY, 2024 SHEET ACCESSION NO. _____

REV 1: 2 OF 2 CASE NO. _____



- SLOPE
- SIDE WALK / CONCRETE
- - - PROPERTY LINE
- ▬ BUILDING FOOTPRINT
- ▬ ROOF OVERHANG
- ▣ CONCRETE PAVER
- ▣ BRICK PAVER
- ▣ GRAVEL LOT
- G.M. GAS METER
- D.S. DOWN SPOUT
- E.M. ELECTIC METER

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

SCHEMATIC DESIGN

general notes

1. Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
2. Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
3. All work shall be installed in accordance with applicable codes and regulations.
4. Contractor shall be responsible for the patching, repairing, and preparations of all existing floor, wall, and ceiling surfaces as required to receive scheduled finishes.
5. All items shown on drawings are finished construction assemblies. Contractor shall provide and install all material required for finished assemblies.
6. All reports, plans, specifications, computer files, field data, notices, and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law statutory, and other reserved rights, including the copyright thereto.

revisions

11/21/23 ISSUED FOR REVIEW AND APPROVAL

project title

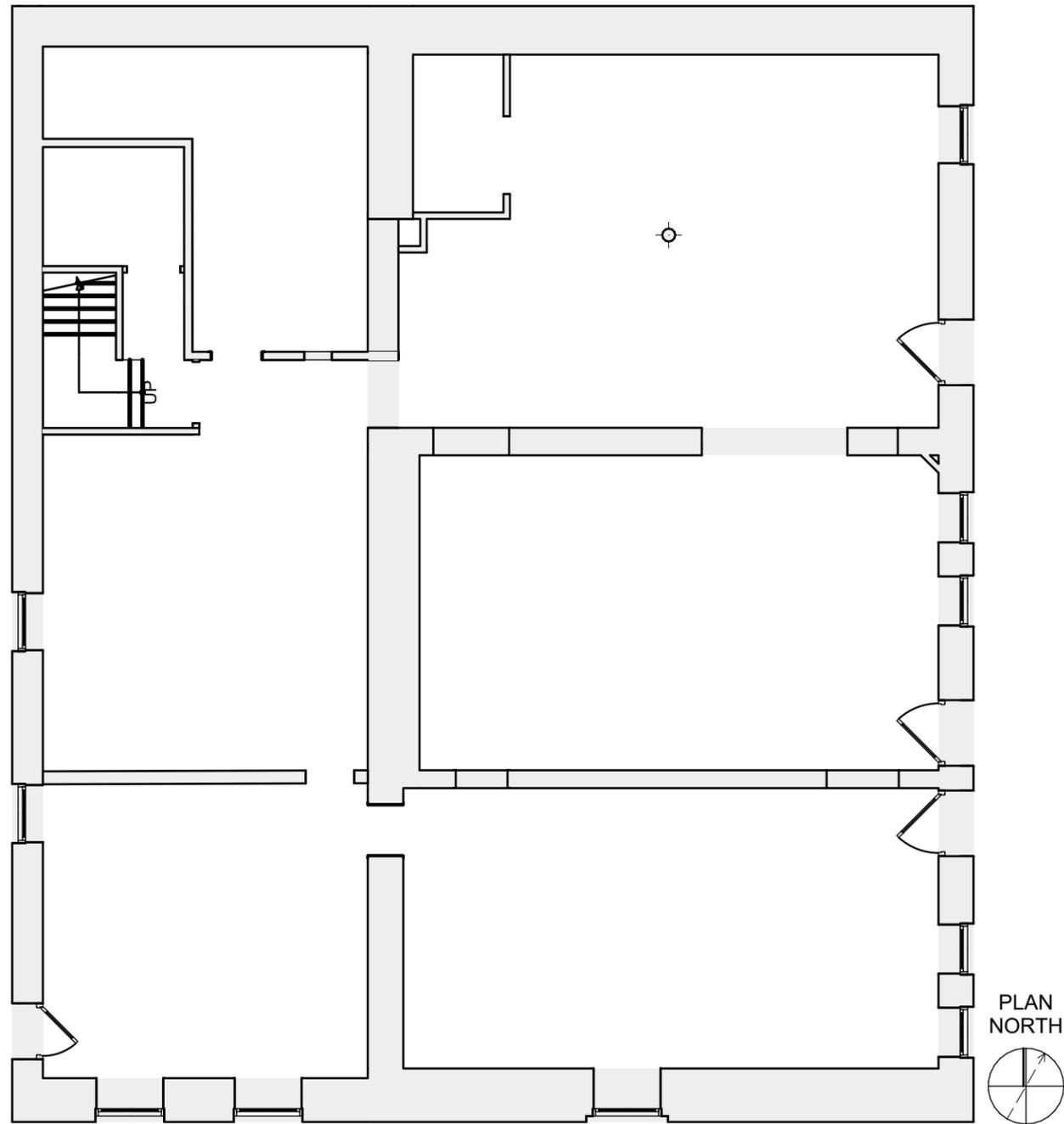
Owner:
L & M PROPERTY GROUP INC
9 Revere Rd
Carnegie, PA, 15106

Project Location:
Martorella Apartment Bldg
179 Steuben Street
Pittsburgh, PA 15220

drawing title

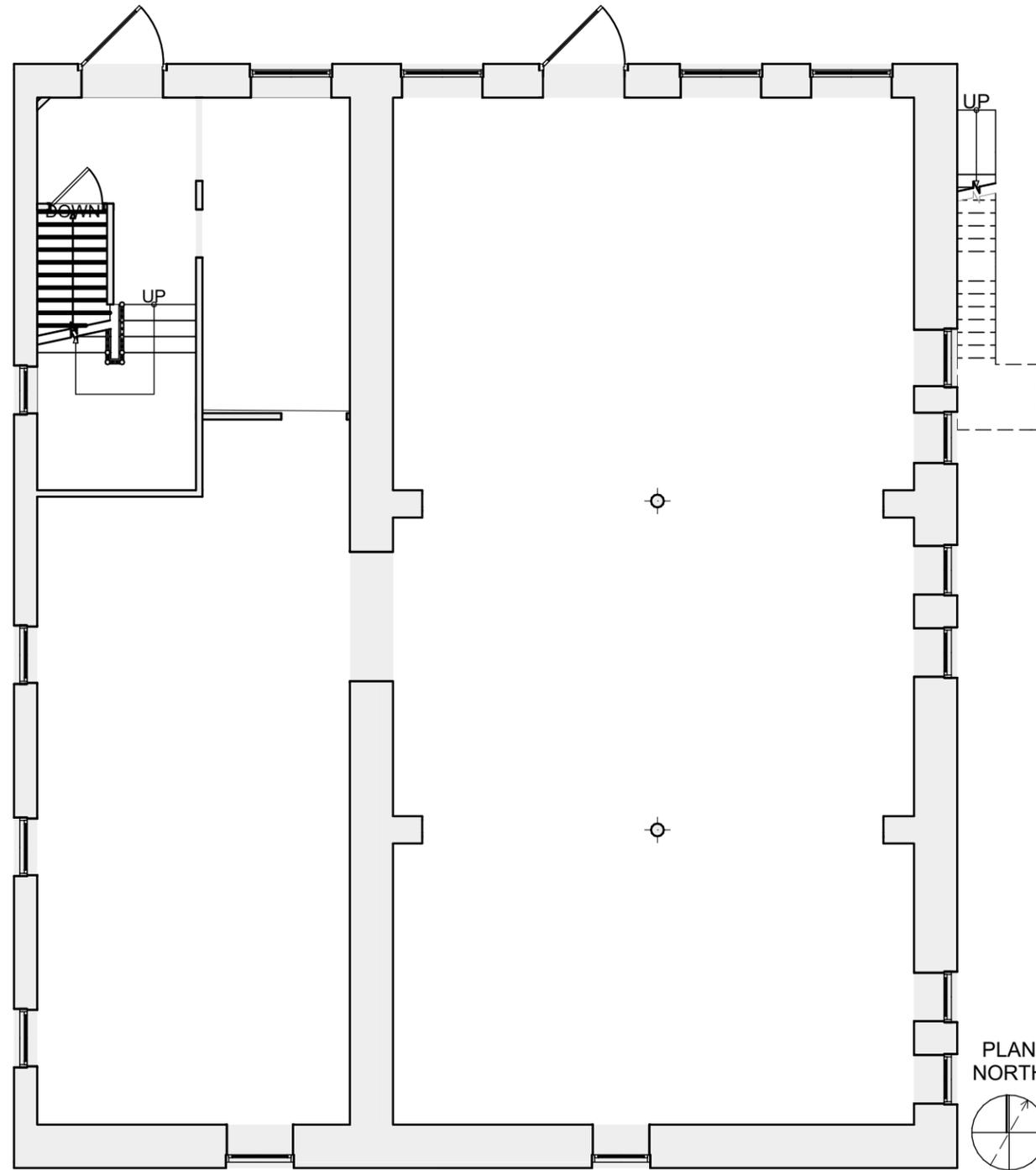
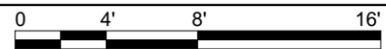
Layout

scale As Noted		Sheet No. SK2.1 Project #2328
date November 21, 2023		
no. 1	of. 5	



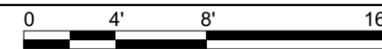
Existing Basement Plan

SCALE: 1/8" = 1'-0"



Existing 1st Floor Plan

SCALE: 1/8" = 1'-0"



seal

SCHEMATIC DESIGN

general notes

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revisions

11/21/23 ISSUED FOR REVIEW AND APPROVAL

project title

Owner:
L & M PROPERTY GROUP INC
9 Revere Rd
Carnegie, PA, 15106

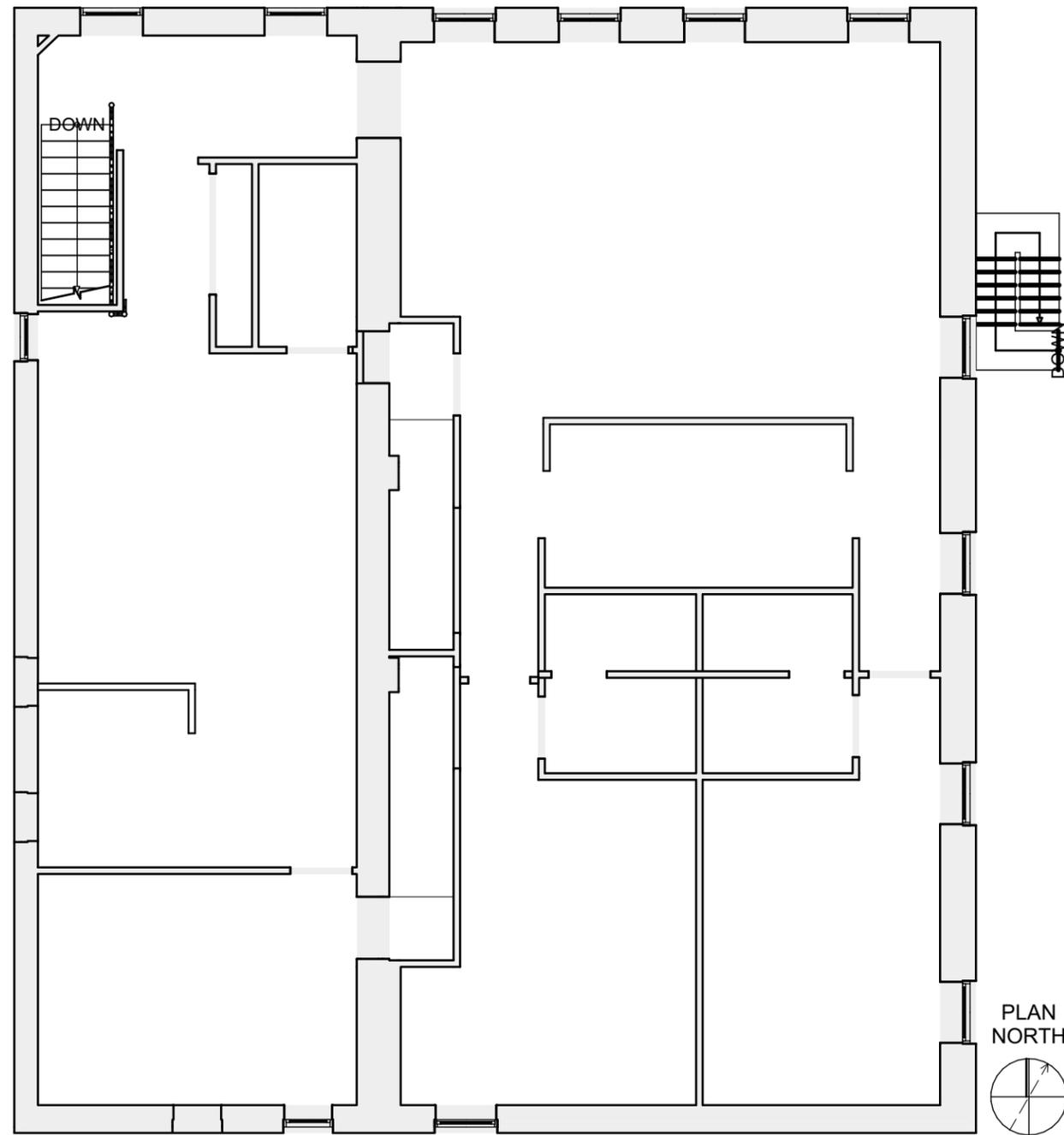
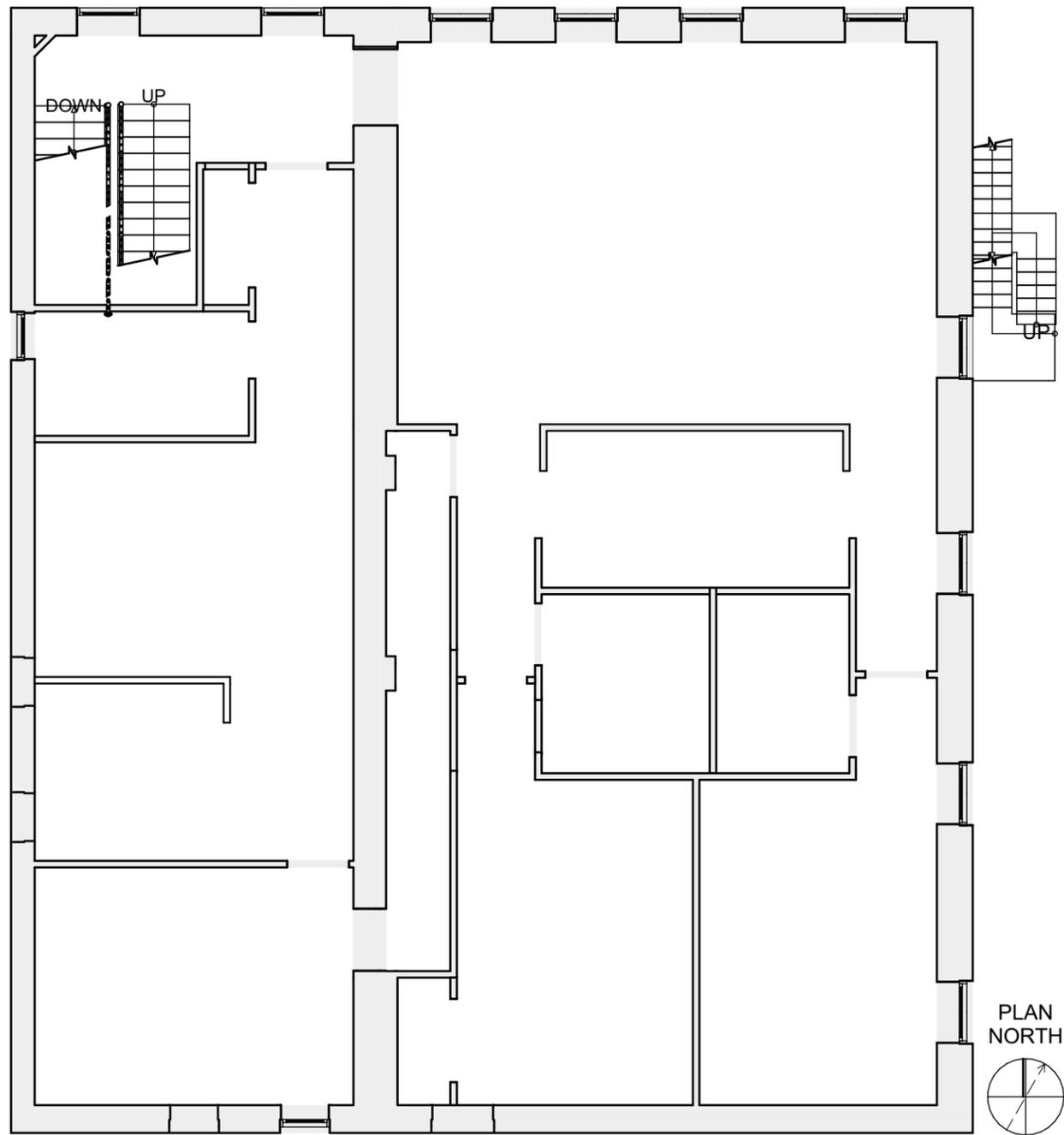
Project Location:
Martorella Apartment Bldg
179 Steuben Street
Pittsburgh, PA 15220

drawing title

Existing Plan: LOWER LEVEL

scale	As Noted
date	November 21, 2023
no.	2
of.	5

Sheet No.
SK2.2
Project #2328



seal

SCHEMATIC DESIGN

general notes

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revisions

11/21/23 ISSUED FOR REVIEW AND APPROVAL

project title

Owner:
L & M PROPERTY GROUP INC
9 Revere Rd
Carnegie, PA, 15106

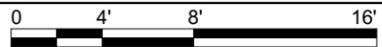
Project Location:
Martorella Apartment Bldg
179 Steuben Street
Pittsburgh, PA 15220

drawing title

Existing Plan: LOWER LEVEL

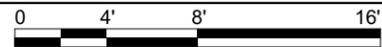
1 Existing 2nd Floor Plan

SCALE: 1/8" = 1'-0"



2 Existing 3rd Floor Plan

SCALE: 1/8" = 1'-0"



scale	As Noted
date	November 21, 2023
no.	3
of.	5

Sheet No.
SK2.3
Project #2328

LEGEND

— EXISTING WALL  EXISTING DOOR

▨ NEW WALL  NEW DOOR

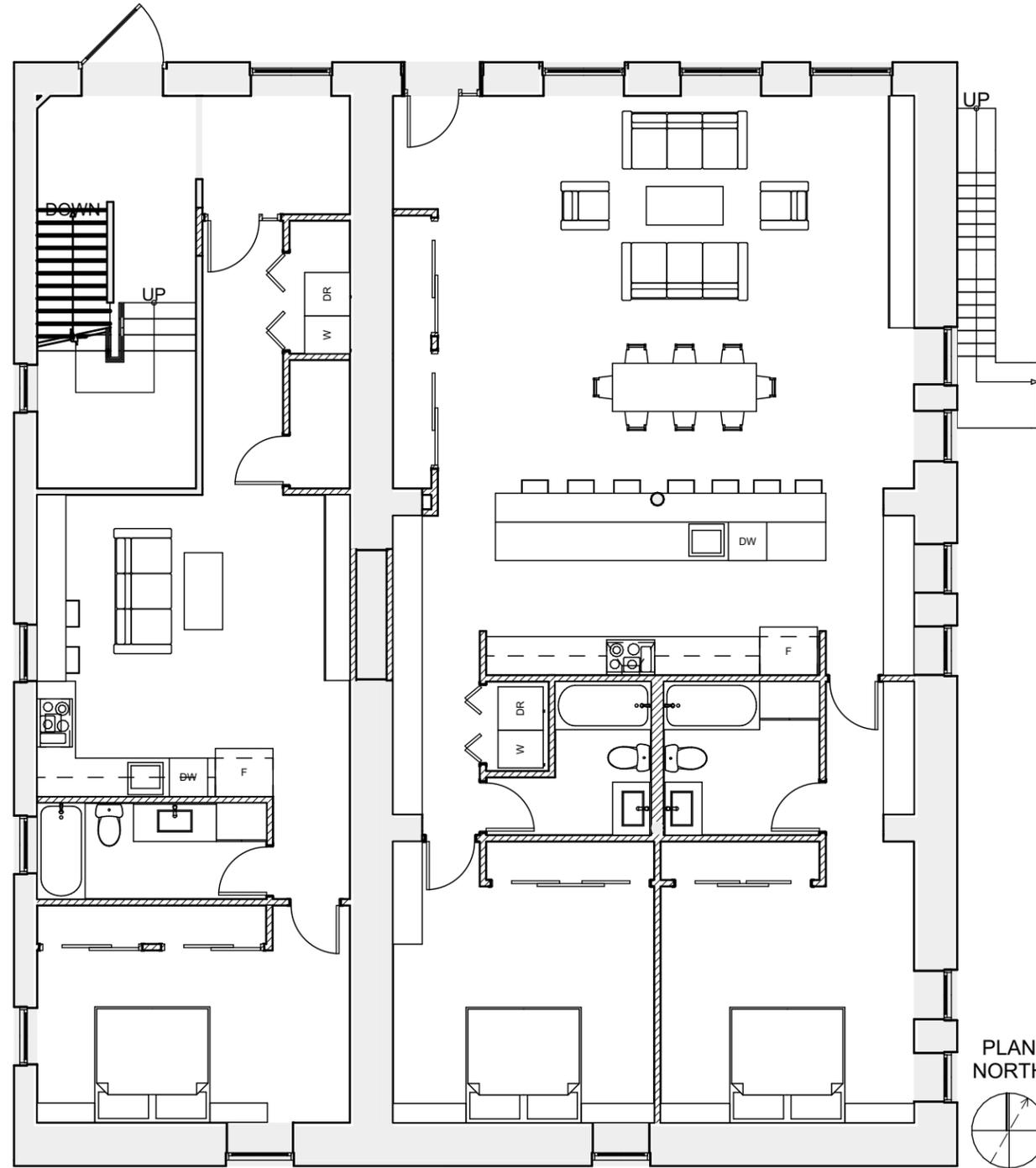
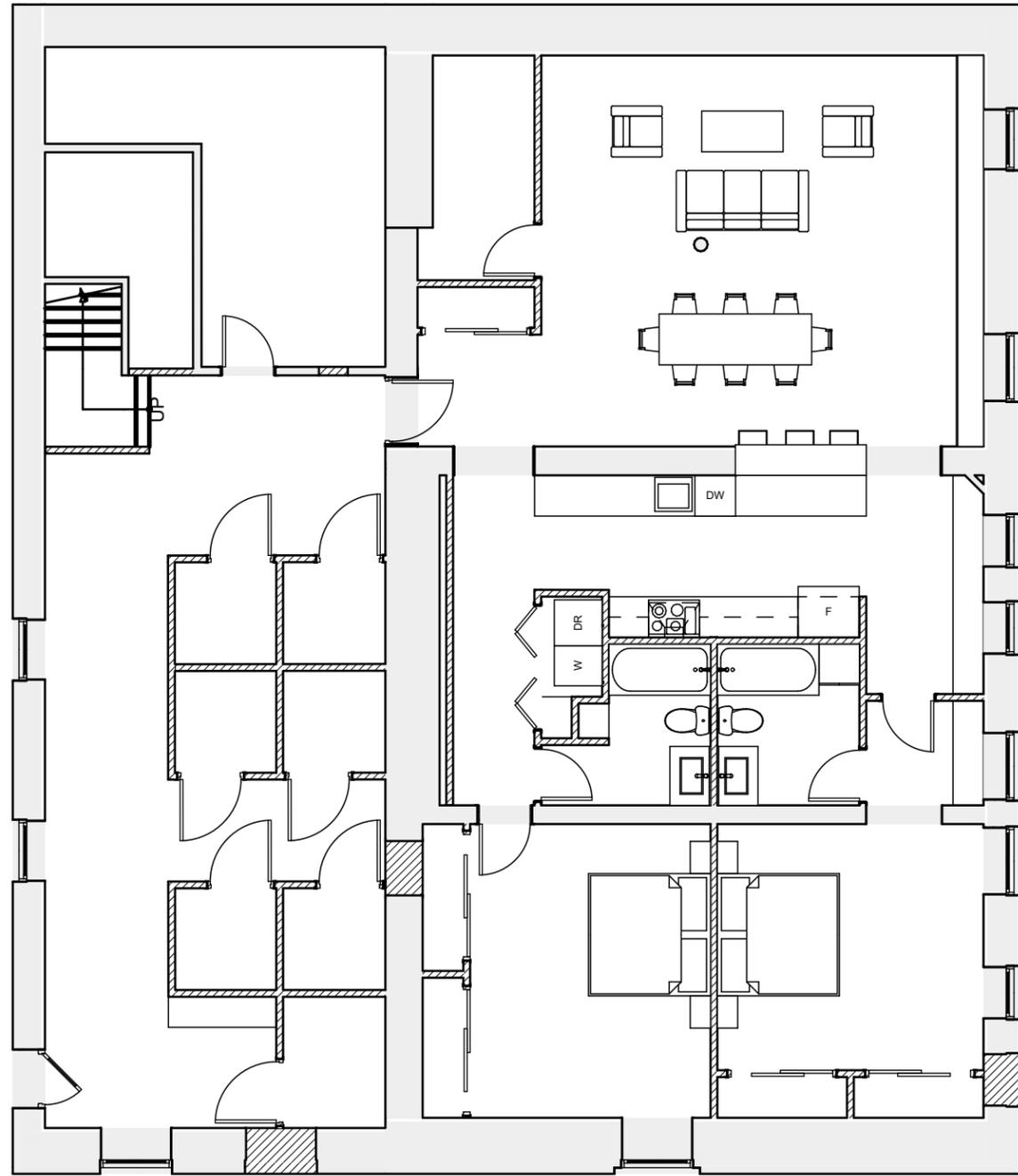
REVIEWED AND APPROVED BY: _____

DATE: _____

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

© 2023 Fukui Architects, Pc



_____ seal

SCHEMATIC DESIGN

- general notes**
- Any conflicts in the drawings or between new and existing construction shall be referred to the Architect.
 - Contractor shall verify all dimensions and existing conditions in the field and shall advise **Fukui Architects, Pc** of any discrepancies between, additions to, deletions from, or alterations to any and all conditions prior to proceeding with any phase of work. **Do not scale drawings.**
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revisions

11/21/23 ISSUED FOR REVIEW AND APPROVAL

project title

Owner:
L & M PROPERTY GROUP INC
9 Revere Rd
Carnegie, PA, 15106

Project Location:
Martorella Apartment Bldg
179 Steuben Street
Pittsburgh, PA 15220

drawing title

Schematic Plan

1 **Proposed Basement Plan**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

2 **Proposed 1st Floor Plan**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

scale	As Noted	Sheet No.
date	November 21, 2023	
no.	4	SK2.4
of.	5	
Project #2328		

LEGEND

— EXISTING WALL  EXISTING DOOR

▨ NEW WALL  NEW DOOR

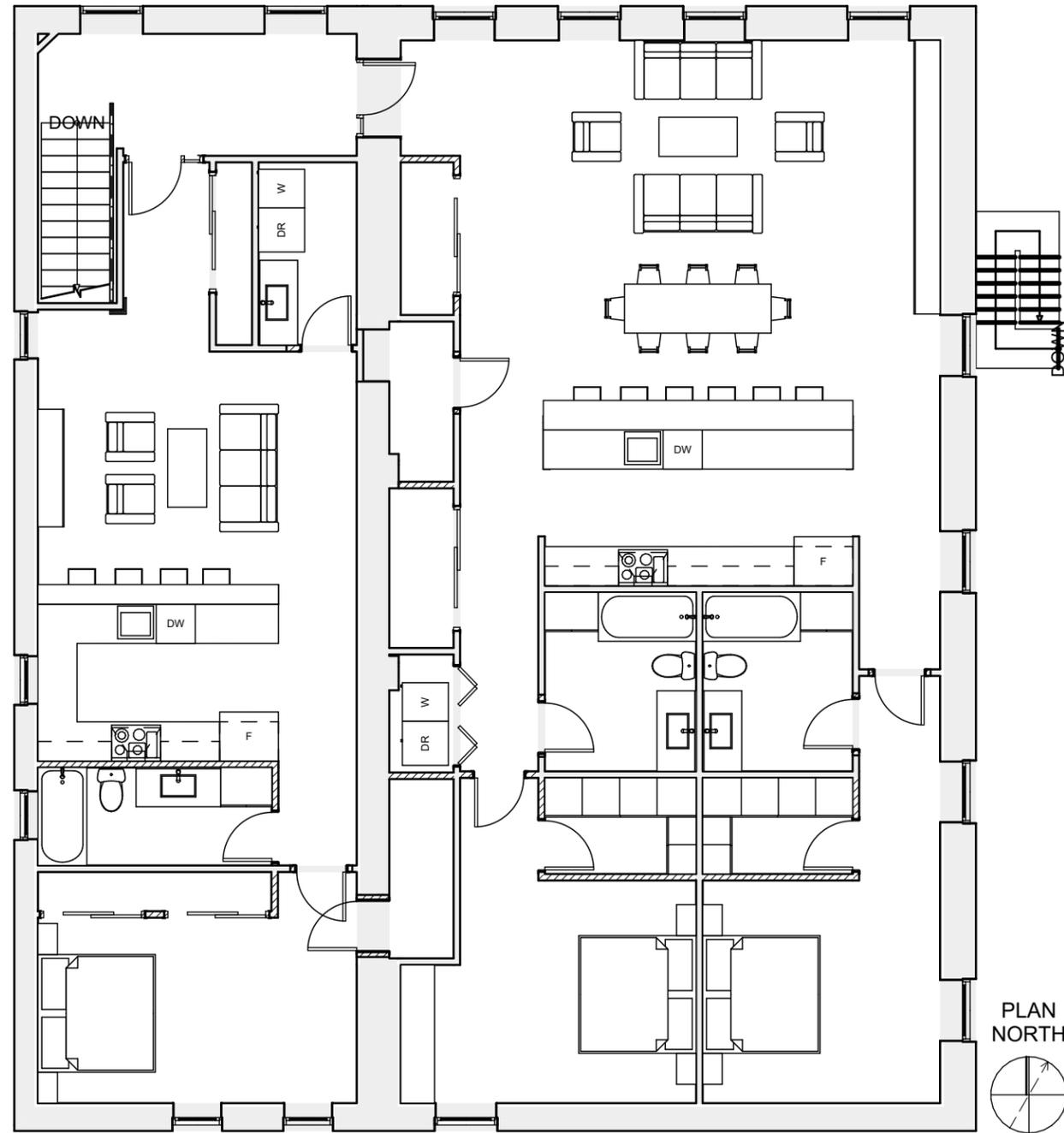
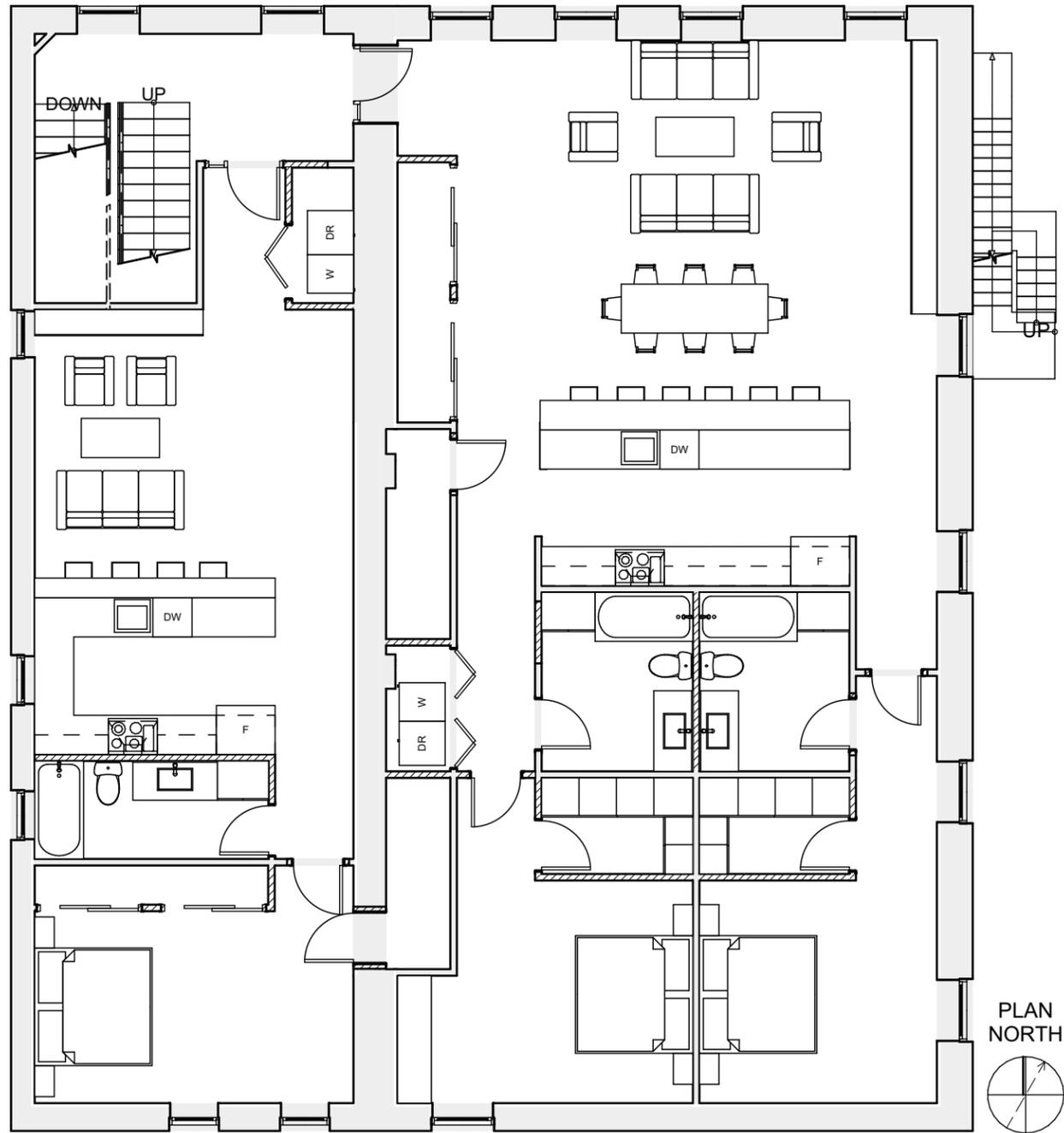
REVIEWED AND APPROVED BY: _____

DATE: _____

Fukui Architects Pc

205 Ross Street
Pittsburgh, Pennsylvania 15219
ph 412.281.6001 fx 412.281.6002

© 2023 Fukui Architects, Pc



scale

SCHEMATIC DESIGN

general notes

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revisions

11/21/23 ISSUED FOR REVIEW AND APPROVAL

project title

Owner:
L & M PROPERTY GROUP INC
9 Revere Rd
Carnegie, PA, 15106

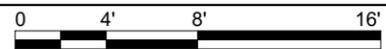
Project Location:
Martorella Apartment Bldg
179 Steuben Street
Pittsburgh, PA 15220

drawing title

Schematic Plan

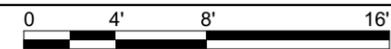
1 Proposed 2nd Floor Plan

SCALE: 1/8" = 1'-0"



2 Proposed 3rd Floor Plan

SCALE: 1/8" = 1'-0"



scale	As Noted	Sheet No.
date	November 21, 2023	
no.	5	of. SK2.5
	5	
Project #2328		

Parcel ID : 0019-D-00198-0000-00
 Property Address : 179 STEUBEN ST
 PITTSBURGH, PA 15220

Municipality : 120 20th Ward - PITTSBURGH
 Owner Name : L & M PROPERTY GROUP INC

School District :	Pittsburgh	Neighborhood Code :	51C72
Tax Code :	Taxable	Owner Code :	Corporation
Class :	Commercial	Recording Date :	4/27/2023
Use Code :	OFFICE/STORAGE OVER	Sale Date :	4/25/2023
Homestead* :	No	Sale Price :	\$150,000
Farmstead :	No	Deed Book :	19279
Clean And Green	No	Deed Page :	301
Other Abatement :	No	Lot Area :	5,400 SQFT

* If this property had a recent sale or deed change the 'YES' that is showing may apply to the prior owner.
 New owners wishing to receive the abatement must apply.
 The deadline to apply is March 1st of each year.
 Details may be found on the [County's abatement page](#).

2023 Full Base Year Market Value

2023 County Assessed Value

Land Value	\$15,000	Land Value	\$15,000
Building Value	\$500	Building Value	\$500
Total Value	\$15,500	Total Value	\$15,500

2022 Full Base Year Market Value

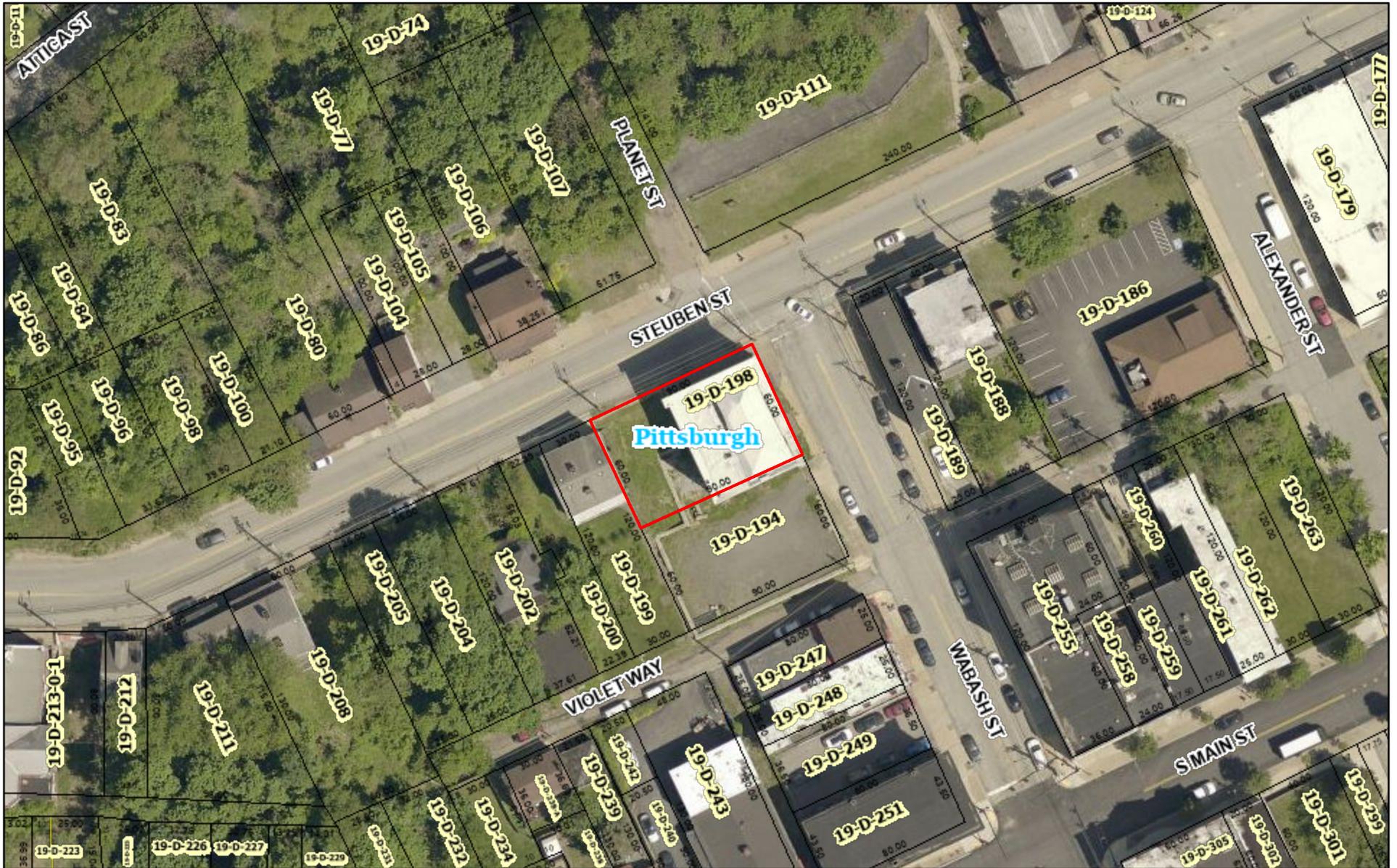
2022 County Assessed Value

Land Value	\$15,000	Land Value	\$15,000
Building Value	\$500	Building Value	\$500
Total Value	\$15,500	Total Value	\$15,500

Address Information

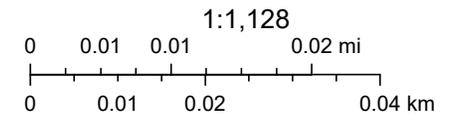
Owner Mailing : 9 REVERE RD
 CARNEGIE, PA 15106-1029

PIN: 0019D00198000000



December 20, 2023

- Municipalities
- LotLines
- Streets
- Parcels



Allegheny County 2012; 2010 Imagery

179 Steuben Street - Water



Legend

WATER

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

- Pressure Monitoring Station
- Water Manhole

- Rising Main
- Supply Main
- Transmission Main
- Distribution Main
- Hydrant Branch
- Private Main
- Water Service Line

SEWER

- Manhole
- Junction
- Inlet

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



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

Date: 1/5/2024

179 Steuben Street - Sewer



Legend

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



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