
DEP Code No.:

SEWAGE FACILITIES PLANNING MODULE

for

**519 E. General Robinson
519 E. General Robinson Street
Pittsburgh, PA 15212**

Prepared For:

**Links Brewing Company
519 E. General Robinson
Pittsburgh, PA 15212**

Prepared By:

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

LANGAN

**JULY 202
LAST REVISED: NOVEMBER 2022
250153101**

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Transmittal Letter and Correspondence



**TRANSMITTAL LETTER
 FOR SEWAGE FACILITIES PLANNING MODULE**

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

TO: Approving Agency (DEP or delegated local agency)
 PA DEP Southwest Regional Office
 400 Waterfront Drive
 Pittsburgh, PA 15222-4745

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by _____ (Name)

Langan Engineering and Environmental Services, Inc. for 519 E. General Robinson
 (Title) (Name)

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

Allegheny County.
 (City, Borough, Township)

Check one

- (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed revision supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is adopted for submission to DEP transmitted to the delegated LA for approval in accordance with the requirements of 25 Pa. Code Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750),

OR

- (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

- Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.
- The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 Pa. Code Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.
- Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

- | | | |
|--|---|--|
| <input type="checkbox"/> Resolution of Adoption | <input type="checkbox"/> 3 Sewage Collection/Treatment Facilities | <input type="checkbox"/> 4A Municipal Planning Agency Review |
| <input type="checkbox"/> Module Completeness Checklist | <input type="checkbox"/> 3s Small Flow Treatment Facilities | <input type="checkbox"/> 4B County Planning Agency Review |
| <input type="checkbox"/> 2 Individual and Community Onlot Disposal of Sewage | | <input type="checkbox"/> 4C County or Joint Health Department Review |

Municipal Secretary (print)

Signature

Date

CORRESPONDENCE




WATER AND SEWER AVAILABILITY LETTER REQUEST

All persons planning to perform construction, demolition, or renovation work that will involve water and/or sewer services are recommended to complete this form and submit to PWSA. PWSA will review the request and reply to indicate if PWSA-owned water and/or sewer utilities are present at the site of the proposed work.

This request form is **required** for all of the following types of development. (Please note that the term "sewer" refers to sanitary sewers, combined sewers, and storm sewers.)

1. New water and/or sewer tap(s) for all approved/recorded subdivisions.
2. Change of Use and/or increase in water and/or sewer flows for residential development(s), commercial, industrial and institutional developments (i.e. total project sanitary flow is greater than 799 gallons per day).
3. New water and/or sewer tap(s) for all residential, commercial, industrial, and institutional developments.

Please email the completed form to: permitinfo@pgh2o.com

Information to be submitted by the Applicant:			
Property Owner Name:	LGA Partners		
Address of Property:	519 East General Robinson Street, Pittsburgh, PA 15212 (Allegheny County Parcels 9-E-113 and 9-E-115)		
Proposed Use of Site:	Commercial use		
Closest street intersection to the property:	East General Robinson Street and River Avenue		
Requester Information			
Name:	Rob Gehris, PE	Date of Request:	11/05/2021
Address:	2400 Ansys Dr., Suite 403, Canonsburg, PA 15317		
Phone Number:	724-514-5165		
Email Address:	rgehris@langan.com		
Preferred Method of Delivery:	<input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail		
PWSA Use Only:			
PWSA Water Service Available	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size / Location:	8" Goodrich Street
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size / Location:	15" Goodrich Street
Applicant must contact separate agency for water and/or sewer service:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Name of separate agency:	_____		
PWSA Approval:	Signature and Date		11/10/2021
	Name (printed)	Wendy M. Dean	
	Title	Engineering Tech II	

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

November 10, 2021

Rob Gehris
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

RE: Water and Sewer Availability
519 East General Robinson Street

Dear Mr. Gehris:

In response to your inquiry on 11/5/2021 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

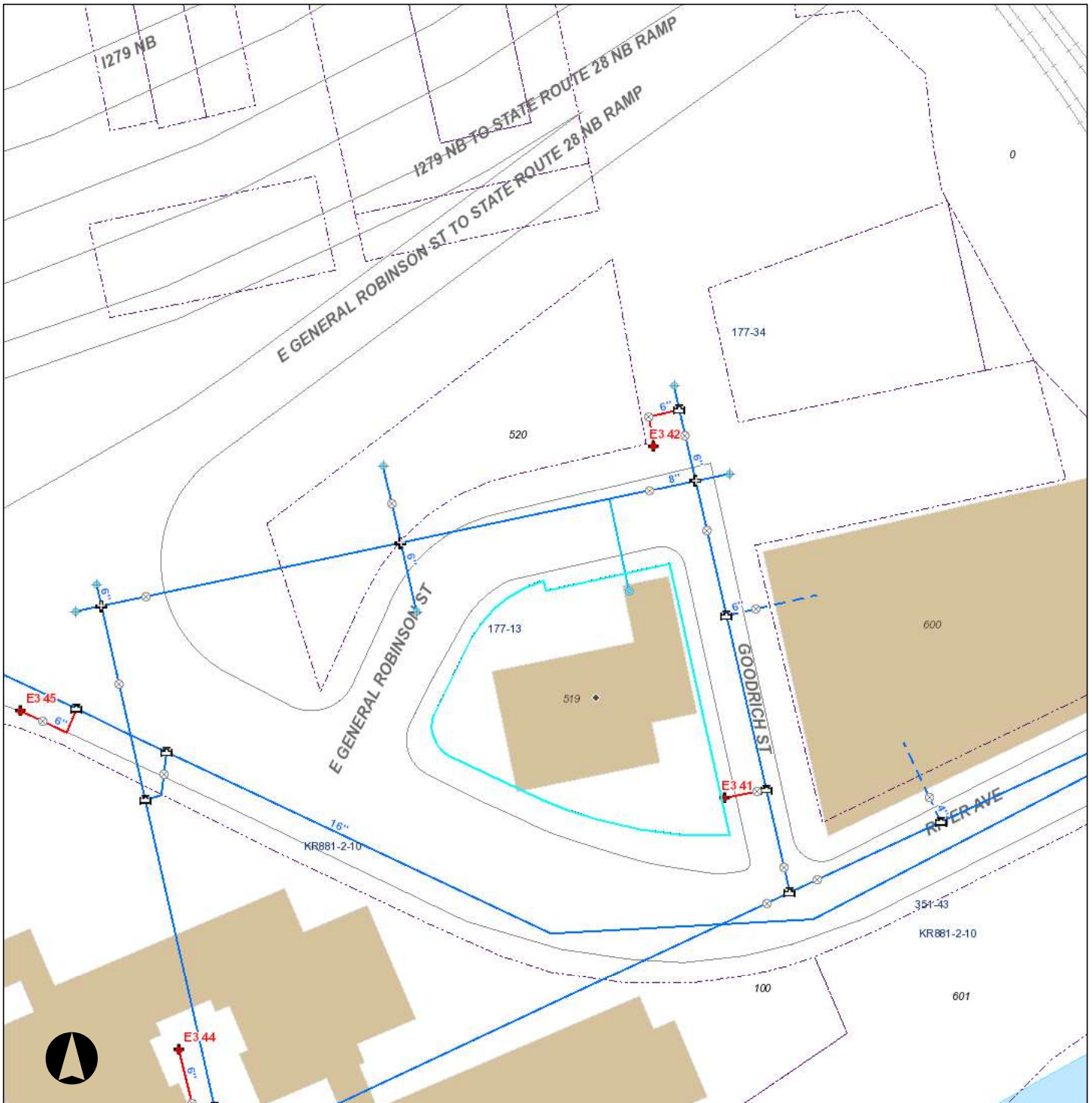
Sincerely,



Wendy M. Dean
Engineering Tech II

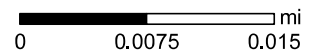
cc: PWSA File

519 E. General Robinson St -Water



Legend

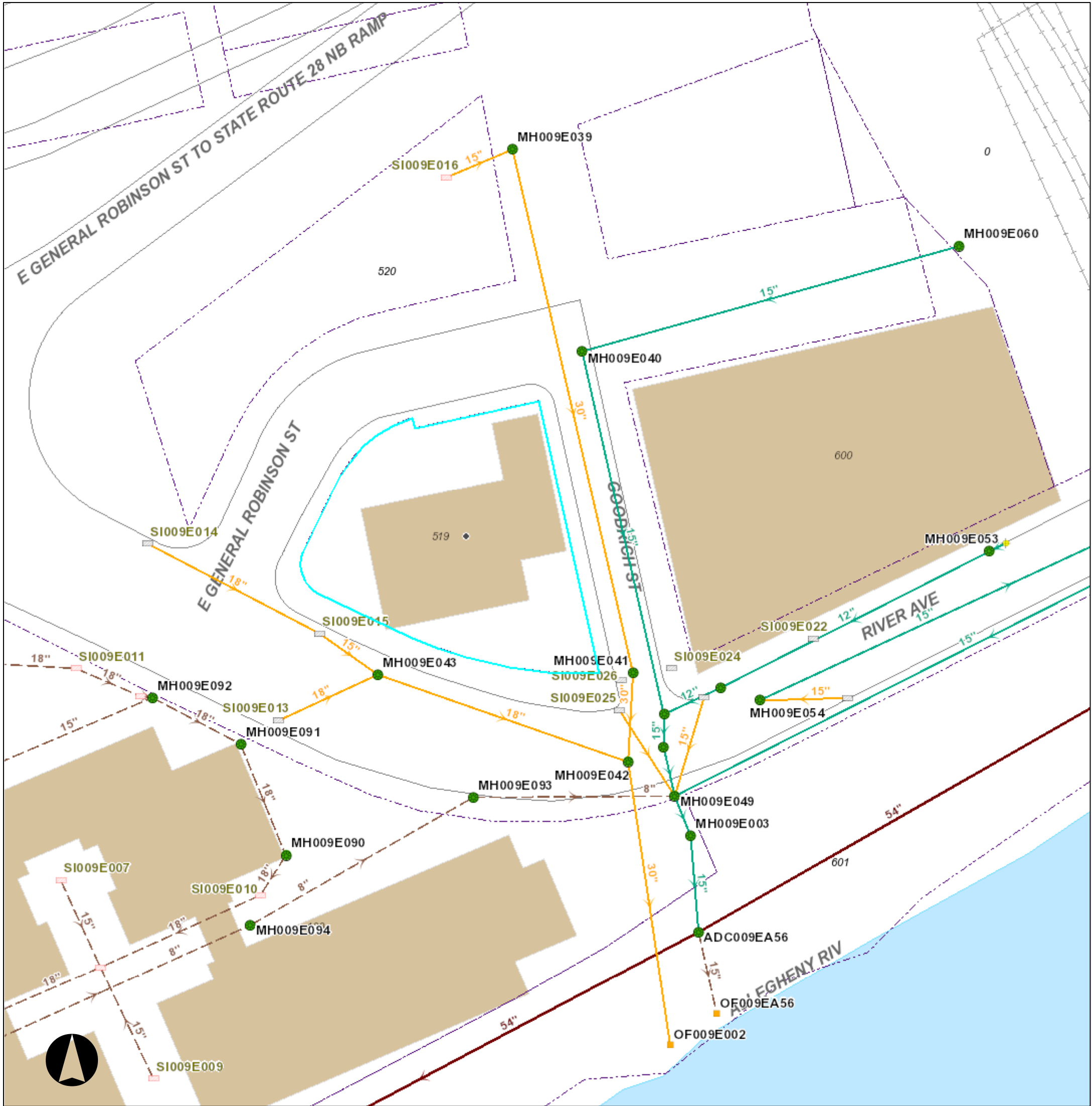
WATER	
	Meter
	Curb Box
	Water System Pump
	Hydrant
	System Valve
	Dividing Pressure Valve
	Coupling
	Tee
	Cross
	Reducer
	End Cap
	Wash Out
	Pressure Monitoring Station
	Water Manhole
	Rising Main
	Supply Main
	Transmission Main
	Distribution Main
	Hydrant Branch
	Private Main
	Water Service Line
SEWER	
	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.

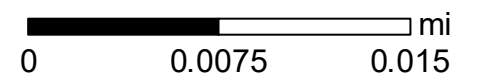
Date: 11/10/2021

519 E. General Robinson St - Sewer



Legend

	SEWER	



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

Date: 11/10/2021

Project Meeting Information

Date: 12/1/2021

Time, Scheduled: 1:30 pm

Meeting Location: Microsoft Teams

Project Name: 519 East General Robinson Street

Project Location: 519 East General Robinson Street

Attendance Table

<i>Name</i>	<i>Title</i>	<i>Firm</i>	<i>Email</i>
Julie Asciola	Industry Relations Manager	PWSA	<i>JAsciolla@pgh2o.com</i>
Jordan Treaster	Development Coordinator	PWSA	<i>JTreaster@pgh2o.com</i>
Robert Herring, PE, PMP	Project Manager	PWSA	<i>RHerring@pgh2o.com</i>
Ana Flores, E.I.T.	Associate Project Manager	PWSA	<i>AFlores@pgh2o.com</i>
Zach Rinker, P.E.	Associate Project Manager	PWSA	<i>ZRinker@pgh2o.com</i>
Ben Grunauer, E.I.T.	Engineer III	PWSA	<i>BGrunauer@pgh2o.com</i>
Shannon Connell	Engineer III	PWSA	<i>SConnell@pgh2o.com</i>
Ari Wynn	Cooperative Education Intern	PWSA	<i>Awynn@pgh2o.com</i>
Midori Bridges	Cooperative Education Intern	PWSA	<i>MBridges@pgh2o.com</i>
Rob Gehris, PE	Senior Staff Engineer	Langan	<i>rgehris@langan.com</i>
Daniel Hudock, RA	Architect	LGA Partners	<i>DHudock@lga-partners.com</i>
Greg Torchia	Project Manager	WNA Engineering	<i>gregt@wnaengineering.com</i>

Project Details

1. Existing Conditions:

a. Use:

- The existing use consists of a fire extinguisher business. The structure contains both warehouse space and office space.

b. Flow Estimation Methodology:

- It was determined that PWSA would accept an existing flow estimate of 800 GPD (= 2 toilets x 400 gpd) for the warehouse office space facility.

2. Proposed Conditions:

a. Use:

- The proposed project consists of a brewery use. The scope of the development is to be determined, but at a minimum, will include brewery operations and office space. The Developer is still considering the construction of a tap room.
- The Developer does not know yet if the building will be re-used as-is, or if an addition will be constructed. A ±1,000 square foot addition is anticipated at this time.

b. Flow Estimation Methodology:

- It was determined that the flow calculations would be based on customer turnover per day and calculations for the brewery water usage. It was noted that the brewery will be permitted based on how much beer the facility will be able to create in a day. The PWSA recommends researching water usage for brewing operations and base the proposed flow estimates on peak daily flow demands.

3. Sewage Facilities Planning Module (SFPM):

- The Water and Sewer Use Application will determine if a Sewage Facilities Planning Module will be required.

Water Service

1. PWSA Water Mains:

- PWSA currently has an 8" water distribution main on East General Robinson Street and an 8" water distribution main on Goodrich Street.

2. Existing Water Connection(s):

- The existing service is a 3/4" connection to East General Robinson Street.
- Service records indicate the service may consist of lead.

3. Proposed Water Connection(s):

- The PWSA advised the Developer to terminate the existing service and construct a new service for the proposed use.

4. Hydrant Flow Testing:

- Shall be required if the proposed connection is greater than one-inch, or if the structure requires a fire suppression system.

Sanitary Service

1. PWSA Sanitary Sewers:

- PWSA currently has a separated sewer system in the project area. PWSA has a 15" combination sewer main in Goodrich Street to handle wastewater flows.

2. Existing Sanitary Connection(s):

- The Developer needs to conduct additional investigations to determine the connectivity of existing sewer laterals.

3. Proposed Sanitary Connection(s):

- The developers will determine the existing sewer lateral size and decide if the connection will need to be upsized.

4. CCTV Requirements

- *Typically required for existing sewers that run through, or adjacent to, the property:*
 - i. CCTV along sewer MH009E040 to MH009E051 for a sewer connection. If a storm connection is proposed, the developer will be required to submit CCTV of the PWSA infrastructure.

Storm Service

1. PWSA Storm Sewer:

- PWSA currently has a 15"/18" storm sewer in River Avenue and a 30" storm sewer in Goodrich Street.

2. Existing Storm Connection(s):

- The Developer needs to conduct additional investigations to determine the connectivity of existing storm laterals

3. Proposed Storm Connection(s):

- A storm connection will be required if the developer is proposing a new tap to sewer infrastructure. If a storm service tap is proposed, CCTV will be required for the storm sewer.

General Discussion

General Discussion:

- Please refer to the [Developer's Manual](#) as guidance on the development permit process.

From: Prendergast, Kyla <kyla.prendergast@pittsburghpa.gov>
Sent: Friday, October 28, 2022 2:03 PM
To: Tristian Yanalitis
Cc: Rob Gehris
Subject: [External] RE: 519 E. General Robinson Street SFPM
Attachments: [519 E. General Robinson St SFPM Module.pdf](#); [Component 4A.pdf](#)

Hi Tristan,

Please see attached.

Best,
Kyla

[Kyla Prendergast, AICP](#)
Senior Environmental Planner
City of Pittsburgh, Department of City Planning
kyla.prendergast@pittsburghpa.gov
She/Her
200 Ross St., 4th Floor
www.pittsburghpa.gov/dcp/

From: Prendergast, Kyla
Sent: Monday, October 24, 2022 12:51 PM
To: Tristian Yanalitis <Tyanalitis@langan.com>
Cc: Rob Gehris <rgehris@langan.com>
Subject: RE: 519 E. General Robinson Street SFPM

Hi Tristan,

I have received and downloaded the files. I will be in touch soon with the signed and completed documents.

Thanks,
Kyla

[Kyla Prendergast, AICP](#)
Senior Environmental Planner
City of Pittsburgh, Department of City Planning
kyla.prendergast@pittsburghpa.gov
She/Her
200 Ross St., 4th Floor
www.pittsburghpa.gov/dcp/

From: Tristian Yanalitis <Tyanalitis@langan.com>
Sent: Monday, October 24, 2022 9:18 AM
To: Prendergast, Kyla <kyla.prendergast@pittsburghpa.gov>
Cc: Rob Gehris <rgehris@langan.com>
Subject: RE: 519 E. General Robinson Street SFPM

Good Morning Kyla,

I hope you had a nice weekend. Can you please confirm if you were able to download/view the SFPM for the 519 E. General Robinson Street development? Let me know if there is anything you need from me for your review.

Thank You,
Tristian Yanalitis
Staff Engineer

LANGAN

Direct: 724.514.5137
[File Sharing Link](#)
www.langan.com

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

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From: Tristian Yanalitis
Sent: Friday, October 14, 2022 12:06 PM
To: 'kyla.prendergast@pittsburghpa.gov' <kyla.prendergast@pittsburghpa.gov>
Cc: Rob Gehris <rgehris@langan.com>
Subject: 519 E. General Robinson Street SFPM

Good Morning,

I am coordinating a Sewage Facilities Planning Module for the proposed development at 519 E. General Robinson, Pittsburgh PA 15212. Please review the linked materials and if all looks in order, provide signature on Component 4A. Please be aware that this link will expire on 11/03/2022.

519 E. General Robinson SFPM Documents Link:
<https://clients.langan.com/Sharing/filesharing/ViewPosted?transactionHash=-918088953>

Please let me know if you have any questions/concerns, or any issue downloading the files.

Thank You,
Tristian Yanalitis
Staff Engineer

LANGAN

Direct: 724.514.5137
[File Sharing Link](#)

Phone: 724.514.5100 Fax: 724.514.5101
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-9540
www.langan.com

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From: Hufnagel, Leonard <leonard.hufnagel@AlleghenyCounty.US>
Sent: Thursday, October 27, 2022 8:33 AM
To: Tristian Yanalitis; Rob Gehris
Subject: [External] 519 E. General Robinson Street - City of Pittsburgh
Attachments: [22.10.27 519 E. General Robinson Street Comp 4C & ACHD Letter.pdf](#)

Good morning,

Attached is the signed Comp 4C form and ACHD letter for the 519 E. General Robinson Street project.

Thanks,



Leonard Hufnagel Jr.
Document Administrator
Water Pollution Control & Solid Waste Mgmt.
3901 Penn Ave.
Building 5
Pittsburgh, PA 15224
(412) 578-8048
Leonard.Hufnagel@AlleghenyCounty.US

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COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

October 27, 2022

Tristian Yanalitis
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317-9540

**RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
519 E. General Robinson Street, City of Pittsburgh**

Dear Mr. Yanalitis:

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 October 24, 2022. The project proposes the following:

Project Description:	519 E. General Robinson Street. Proposing to expand and remodel an existing fire supply store into a commercial brewery and tap room and will include sidewalk areas and landscaped areas located in the City of Pittsburgh, Allegheny County.
Sewage Flow:	3,070 GPD
Conveyance:	The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to the ALCOSAN POC A-56 to the Allegheny River Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.
Sewer's Owner:	PWSA (collection) and ALCOSAN (interceptor)
Name of Sewage Treatment Plant:	ALCOSAN.

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



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR
ALLEGHENY COUNTY HEALTH DEPARTMENT

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



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, you can contact Drew Grese, Acting Plumbing Chief 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,



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

FF/cb
Enclosure

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



October 20, 2022

Members of the Board

Sylvia C. Wilson
Chair Person
Shannah Tharp-Gilliam, Ph.D.
Harry Readshaw
Jack Shea
Emily Kinkead
Paul Klein

Arietta Scott Williams
Executive Director

Douglas A. Jackson, P.E.
*Director
Operations & Maintenance*

Michelle M. Buys, P.E.
*Director
Environmental Compliance*

Kimberly N. Kennedy, P.E.
*Director
Engineering & Construction*

Karen Fantoni, CPA, CGMA
*Director
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Jeanne K. Clark
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Joseph Vallarian
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Communications*

Julie Motley-Williams
*Director
Administration*

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

**Re: 519 East General Robinson Street
City of Pittsburgh – Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-56-00**

Dear Mr. Gehris,

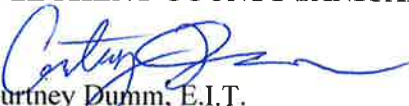
We have reviewed the Component 3 Planning Module for the referenced project to be located at 519 East General Robinson Street, City of Pittsburgh. The project will generate a peak flow of 3,070 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-56-00 regulator structure is approximately 2.00 MGD. The estimated peak dry weather flow is approximately 0.0980 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated 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 412-734-8365.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY


Courtney Dumm, E.I.T.
Junior Civil/Environmental Engineer

Attachment

cc: C. Dean (w/o attachment)
D. Thornton (w/o attachment)
M. Lichte (w/o attachment)

B. King/PWSA (w/o attachment)
Thomas Flanagan/PADEP (w/o attachment)
Fred Fields/ACHD (w/o attachment)

DEP SFPM Review

PROCESS #44

Started	Jun 15, 2022 at 9:49am EDT
Status	Completed Oct 10, 2022 at 8:45am EDT
By	Rob Gehris

Payments

No payments made

Submitted Information

Most Limited Capacity Sewer (MLCS) (PWSA)

MOST LIMITED CAPACITY SEWER (MLCS)

Most Limited Capacity Sewer (MLCS)	519EGenRobMLCSSelection.pdf
Methodology Required to Determine Present Flow in MLCS	Peak Flow Depth Measurements (Net Flows Up to and including 4,000 gpd)

SFPM Initial Submission (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

Component 3: Sewage Collection and Treatment Facilities	SFPM - 519 E General Robinson_2022.07.14.pdf
Hydraulic Capacity Spreadsheet	SFPM_HydraulicCapacitySpreadsheet-519E_General_Robinson.xlsx

SFPM Review (PWSA)

STATUS

Is the SFPM Application substantially complete and ready for signature?	No
---	----

SFPM APPLICATION - RETURNED FOR CORRECTIONS

SFPM Application - Returned for Corrections	SFPM - 519 E General Robinson_2022.07.14_MABComments.pdf
---	--

SFPM Submission Rev. 1, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

Sewage Facilities Planning Module - Component 3 Sewage Collection and Treatment Facilities

2022.08.08 COMPONENT_3_FORM_ - 519 E General Robinson.pdf ,
2022.08.08 Dry Flow Calculations_R1 - 519 E General Robinson.pdf

Notes

15-in combined sewer in Goodrich Street is VCP per CCTV inspection. Component 3 has been revised to show proposed connection to Goodrich Street combined sewer. Dry flow estimates remain as previously calculated (Mannings number remains the same, Sewer type revised to VCP)

SFPM Review, if required (PWSA)

STATUS

Is the SFPM Application substantially complete and ready for signature

No

SFPM APPLICATION - RETURNED FOR CORRECTIONS

SFPM Application - Returned for Corrections

519EGenRobinsonSFPMRev2_MABComments.pdf

SFPM Submission Rev. 2, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

Sewage Facilities Planning Module - Component 3 Sewage Collection and Treatment Facilities

2022-08-31 SFPM Component 3 - 519 E General Robinson.pdf

Notes

Revised Component 3 and associated attachments for 519 E General Robinson. Existing and projected flows have been revised per manhole flow depth testing performed 08/25/2022

SFPM Review, if required (PWSA)

STATUS

Is the SFPM Application substantially complete and ready for signature

Yes

SFPM APPLICATION - RETURNED FOR CORRECTIONS

No data

SFPM Submission Rev. 3, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

No data

SFPM Review, if required (PWSA)

STATUS

No data

SFPM APPLICATION - RETURNED FOR CORRECTIONS

No data

SFPM Submission Rev. 4, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

No data

SFPM Review, if required (PWSA)

STATUS

No data

SFPM APPLICATION - RETURNED FOR CORRECTIONS

No data

SFPM Ready for Signature (PWSA)

SFPM READY FOR SIGNATURE

SFPM Ready for Signature

2022-09-19 SFPM 519 E. General Robinson.pdf

PWSA Approval for Collection System Flows (PWSA)

PWSA APPROVAL FOR COLLECTION SYSTEM FLOWS

SIGNED Sewage Facilities Planning Module - Component 3
Sewage Collection and Treatment Facilities

SFPM_DEV-97-0522_Signed.pdf

APPENDIX B

Resolution for Plan Revision for New Land Development

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

Department	Law
Preparer	Ben Smith
Standing Committee Representative	Robert Gehris, P.E., (Langan Engineering) 724-514-5165
Type of Legislation	Other

Description of Legislation

Links Brewing Company has proposed the development of certain parcels of land identified as 519 E. General Robinson, Pittsburgh, PA 15212, Allegheny County, at lot 9-E-113, in the Twenty Third Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

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

Total Cost	\$ 0			
Frequency of Expenditure	<input type="checkbox"/> One-Time		<input type="checkbox"/> Multi-Year	
Funding Source	<input type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Grant	<input type="checkbox"/> Trust Fund
Is this item budgeted?	<input type="checkbox"/> Yes		<input type="checkbox"/> No	

JDE Account Information

N/A

Additional Operational Costs

N/A

Impact on City Revenue

N/A

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

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

Name of Vendor and Award Justification

List the name of the awarded vendor and its qualifications.

Other Respondents

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

Selection Criteria

Describe the selection or scoring criteria.

Selection Committee Representation

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

Waiver Justification

If a waiver was granted, explain the justification.

EORC Synopsis

Insert synopsis that was presented.

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

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

Attachments

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

City of Pittsburgh
Sewer Facilities Planning Module Questionnaire

PROJECT NAME: 519 E. General Robinson Street

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

Fire Protection Supply Store

2) What is the proposed use for the property?

Commercial (Brewery and Tap-room)

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

Stormwater management is not required as the limit of earth disturbance proposed is less than 5,000 square feet.

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

It is anticipated that the proposed development will result in a negligible increase (net positive) change in stormwater flows.

Resolution No. _____

CITY OF PITTSBURGH

Introduced:

Bill No:

Committee: Intergovernmental Affairs Committee

Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for the 519 E. General Robinson, Pittsburgh, PA 15212.

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, Links Brewing Company has proposed the development of certain parcels of land identified as 519 E. General Robinson, Pittsburgh, PA 15212, Allegheny County, at lot 9-E-113, in the Twenty Third Ward of the City of Pittsburgh, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by use of existing connections to the City of Pittsburgh sewage systems; and

WHEREAS, the Pittsburgh Water Sewer Authority, the Allegheny County Sanitary Authority, the City of Pittsburgh Planning Department and the Allegheny County Health Department have reviewed the respective components of the attached Planning Module in regard to each authority/department's expertise and have approved the respective components as explained in the attached Planning Module.

WHEREAS, based upon the approval of the above authorities and departments, the City of Pittsburgh finds that the project described in the attached Planning Module for land development conforms to applicable zoning, subdivision, other municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PITTSBURGH AS FOLLOWS:

SECTION 1. The City of Pittsburgh hereby adopts and submits to the Department of Environmental Protection for its approval as a Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan, the above-referenced Planning Module for land development, which is attached hereto as **Exhibit A**.

Said Planning Module includes the 519 E. General Robinson, Pittsburgh, PA 15212, Allegheny County, at lot 9-E-113, in the Twenty Third Ward of the City of Pittsburgh.

Finally, that any Ordinance or Resolution or part thereof conflicting with the provisions of this Resolution, is hereby repealed so far as the same affects this Resolution.

Effective Date: _____

Passed in Council: _____

Approved: _____

Recorded in R.B. ___ page _____ in City Clerk's Office.

APPENDIX C

Component 3, Narrative Description of Project, Supporting Documentation



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

DEP USE ONLY

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

- Project Name 519 E. General Robinson (the "Project")
- Brief Project Description Links Brewing Company is proposing to expand and remodel an existing fire supply store into a commercial brewery & tap room . The proposed development includes the renovation and expansion of the existing building, and improvements to hardscape and landscape. Sanitary service will be provided by a proposed PVC lateral connecting to the existing 15-inch PWSA sewer in Goodrich Street. The project flow is ultimately conveyed via the Allegheny Interceptor to the ALCOSAN Wastewater Treatment Facility and discharge to the Ohio River.

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

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

412-255-2676

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

519 E. General Robinson Street Development

Site Location Line 1 519 E. General Robinson Street		Site Location Line 2		
Site Location Last Line -- City Pittsburgh	State PA	ZIP+4 15201	Latitude 40.461163	Longitude -79.969833

Detailed Written Directions to Site Travel west on Waterfront Drive and turn right onto 30th Street Bridge. Cross the 30th Street Bridge and turn left onto River Avenue. Continue on River Avenue for 1.5 miles. The site will be on the right, at the intersection of River Ave and E General Robinson Street

Description of Site The site exists as a fire prevention supply store, paved impervious areas, and pervious areas.

Site Contact (Developer/Owner)

Last Name Becker	First Name Jeffery	MI	Suffix	Phone 412-209-3224	Ext.
Site Contact Title Founder	Site Contact Firm (if none, leave blank) Links Brewing Company				
FAX	Email jbecker@linksbrewing.com				
Mailing Address Line 1 519 E. General Robinson Street	Mailing Address Line 2				
Mailing Address Last Line -- City Pittsburgh	State PA	ZIP+4 15212			

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

Last Name Rowland	First Name Scott	MI	Suffix
Title Principal/Vice President	Consulting Firm Name Langan Engineering & Environmental Services, Inc.		
Mailing Address Line 1 2400 Ansys Drive	Mailing Address Line 2 Suite 403		
Address Last Line -- City Canonsburg	State PA	ZIP+4 15317	Country USA
Email srowland@langan.com	Area Code + Phone 724-514-5123	Ext.	Area Code + FAX 724-514-5101

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: PWSA

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 8

Connections 2 (1 sanitary, 1 storm)

Name of:

existing collection or conveyance system Goodrich Street, 15-in Combined VCP Sewer

owner Pittsburgh Water and Sewer Authority (PWSA)

existing interceptor Allegheny Interceptor

owner Allegheny County Sanitary Authority (ALCOSAN)

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility

NPDES Permit Number for existing facility PA 0025984

Clean Streams Law Permit Number PA 0025984

Location of discharge point for a new facility. Latitude 40.476720 Longitude -80.042911

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Courtney Dumm, E.I.T.

Agent Signature  Date 10/20/2022

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

The following information is to be submitted on a plot plan of the proposed subdivision.

- a. Existing and proposed buildings.
- b. Lot lines and lot sizes.
- c. Adjacent lots.
- d. Remainder of tract.
- e. Existing and proposed sewerage facilities. Plot location of discharge point, land application field, spray field, COLDS, or LVCOLDS if a new facility is proposed.
- f. Show tap-in or extension to the point of connection to existing collection system (if applicable).
- g. Existing and proposed water supplies and surface water (wells, springs, ponds, streams, etc.)
- h. Existing and proposed rights-of-way.
- i. Existing and proposed buildings, streets, roadways, access roads, etc.
- j. Any designated recreational or open space area.
- k. Wetlands - from National Wetland Inventory Mapping and USGS Hydric Soils Mapping.
- l. Flood plains or Flood prone areas, floodways, (Federal Flood Insurance Mapping)
- m. Prime Agricultural Land.
- n. Any other facilities (pipelines, power lines, etc.)
- o. Orientation to north.
- p. Locations of all site testing activities (soil profile test pits, slope measurements, permeability test sites, background sampling, etc. (if applicable).
- q. Soils types and boundaries when a land based system is proposed.
- r. Topographic lines with elevations when a land based system is proposed

4. WETLAND PROTECTION

YES NO

- a. Are there wetlands in the project area? If yes, ensure these areas appear on the plot plan as shown in the mapping or through on-site delineation.
- b. Are there any construction activities (encroachments, or obstructions) proposed in, along, or through the wetlands? If yes, Identify any proposed encroachments on wetlands and identify whether a General Permit or a full encroachment permit will be required. If a full permit is required, address time and cost impacts on the project. Note that wetland encroachments should be avoided where feasible. Also note that a feasible alternative **MUST BE SELECTED** to an identified encroachment on an exceptional value wetland as defined in Chapter 105. Identify any project impacts on streams classified as HQ or EV and address impacts of the permitting requirements of said encroachments on the project.

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

- Will the project involve the disturbance of prime agricultural lands?
If yes, coordinate with local officials to resolve any conflicts with the local prime agricultural land protection program. The project must be consistent with such municipal programs before the sewage facilities planning module package may be submitted to DEP.
If no, prime agricultural land protection is not a factor to this project.
- Have prime agricultural land protection issues been settled?

6. HISTORIC PRESERVATION ACT

YES NO

- Sufficient documentation is attached to confirm that this project is consistent with DEP Technical Guidance 012-0700-001 *Implementation of the PA State History Code* (available online at the DEP website at www.dep.state.pa.us, select "subject" then select "technical guidance"). As a minimum this includes copies of the completed Cultural Resources Notice (CRN), a return receipt for its submission to the PHMC and the PHMC review letter.

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

- The "Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review Receipt" resulting from my search of the PNDI database and all supporting documentation from jurisdictional agencies (when necessary) is/are attached.
- A completed "Pennsylvania Natural Diversity Inventory (PNDI) Project Planning & Environmental Review Form," (PNDI Form) available at www.naturalheritage.state.pa.us, and all required supporting documentation is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning module will be considered incomplete upon submission to the Department and that the DEP review will not begin, and that processing of my planning module will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____.

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

- An alternative sewage facilities analysis has been prepared as described in Section H of the attached instructions and is attached to this component.

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

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

Name of Permittee Agency, Authority, Municipality _____

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

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

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

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

1. Project Flows 3070 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	538553	1884867	330001	1155004	347422	1215978
Conveyance		2,000,000	87,000	98,000	91,000	102,100
Treatment		250,000,000	191,500,000	250,000,000	228,342,000	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 2022.10.10 08:45:06 -04'00' Date 10/10/2022

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Courtney Dumm, E.I.T.

Agent Signature 

Date 10/20/2022

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Courtney Dumm, E.I.T.

Agent Signature 

Date 10/20/2022

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

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

(For completion by non-municipal facility agent)

4. Collection and Conveyance Facilities

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

Yes No

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

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

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

- b. Collection System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

- c. Conveyance System

Name of Responsible Organization _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

5. Treatment Facility

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

Yes No

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

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

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

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

(For completion by the municipality)

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

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

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

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

Yes No

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

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

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

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

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

Robert Gehris, P.E.,



Name (Print)

Signature

Project Engineer

August 31, 2022

Title

Date

2400 Ansys Drive, Suite 403

724-514-5165

Canonsburg, PA 15317

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 \$400 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.

$$\#8 \text{ _____ Lots (or EDUs) X } \$50.00 = \$ \underline{400 \text{ _____}}$$

The fee is based upon:

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

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

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

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

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

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

The fee is based upon:

- The number of lots created or number of EDUs whichever is higher.
 - For community sewage system projects one EDU is equal to a sewage flow of 400 gallons per day.
 - For non-single family residential projects, EDUs are calculated using projected population figures
- C. A sub-surface discharge system that requires a permit under The Clean Streams Law will use a flat fee:
- $$\begin{aligned} & \$ 1,500 \text{ per submittal (non-municipal)} \\ & \$ 500 \text{ per submittal (municipal)} \end{aligned}$$

NARRATIVE DESCRIPTION OF PROJECT

SECTION F SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Project Narrative
519 E. General Robinson
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250153101**

The project site is located in the Riverfront North Shore District of the City of Pittsburgh, south of the intersection of W. General Robinson and River Avenue, in the RIV-NS, Riverfront – North Shore, District within the City of Pittsburgh, Allegheny County, Pennsylvania. LGA Partners is proposing to expand and remodel an existing fire supply store into a commercial brewery and tap room. The proposed development will include the renovation of the existing fire supply, building, the proposed building expansion, sidewalk areas, and landscaped areas. The proposed project will be owned and operated by Links Brewing Company. The project site area is approximately 0.22 acres and is composed of lot 9-E-113.

The project proposes use of a proposed, private gravity sewer lateral for the proposed building that will tie into the existing 15-inch combined sewer owned by PWSA and located in Goodrich Street. This existing 15-inch combined sewer eventually connects to the Allegheny Interceptor in River Avenue. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility.

The existing site has an estimated combined sanitary sewage flow of 800 gallons per day. Following the proposed development, the building will have an estimated combined sanitary sewage flow of 3,870 gallons per day. The proposed increase in combined sanitary sewage flow as a result of the proposed improvements is 3,070 gallons per day (8 EDUs). A reference for the approximate sewage flow for the proposed development can be found within Appendix C. The proposed lateral will remain private and will not create any undue financial burdens to the City of Pittsburgh, PWSA, or ALCOSAN.

The existing site has an estimated water demand of 800 gallons per day. Following the proposed development, the building will have an estimated water demand of 3,870 gallons per day. The proposed increase in water demand as a result of the proposed improvements is 3,070 gallons per day. The existing municipal system is expected to adequately meet proposed demands. A copy of the water availability letter from PWSA can be found in Appendix C.

Section J of Component 3 was completed using the calculation methodology and procedures outlined by the PWSA's Developer's Manual, revised February 25th, 2022. Method #1 for a Manhole flow sampling from the Developer's Manual was implemented to estimate the Present Peak, as requested by the PWSA in their Water & Sewer Use Approval Letter (found in Appendix A of this Planning Module). Flow based on five flow depth measurements recorded at the most limited capacity sewer (PWSA MH0009E003) during peak flow hours (6 am - 8 am). Results for the Manhole Dip Test can be found in Appendix C under Anticipated Flow Reference. Pipe capacity information provided by PWSA was used in conjunction with

Manning's Equation to estimate the Peak Design Capacity, and a Peak Factor of 3.5 was used to estimate the Present Average Dry Flow and Average Design Capacity. The Projected Peak Flow was calculated by multiplying the sum of the Present Peak Flow and the Anticipated Flow Contribution for the project by a factor of 1.05 to estimate the projected flow in 5 years. The Projected Average Flow was calculated by once again dividing the Projected Peak Flow by the Peak Factor of 3.5. Based on these calculations, it has been determined that the anticipated flow contribution for the proposed project will not create undue stress on the existing PWSA system's capacity.

**ANTICIPATED SEWAGE
FLOW REFERENCE**

Date: 7/12/2022
 Last Revised: 9/06/022
 Langan Project Number: 250153101
 Calc by: TJY
 Check by: RSG

519 E. GENERAL ROBINSON STREET			
PROPOSED SEWAGE FLOW ESTIMATION (FOR DEP PERMITTING)			
Unit Description	Number of Units	Anticipated Average Rate (GPD/Occupant)¹	Anticipated Average Sewage Flow (GPD)
Tap Room ³	95	36	3,420
Office & Brewing Support	10	10	100
Brewing Facility ⁴	1	350	350
Proposed GPD (Sanitary Load) =			3,870
Existing GPD (Sanitary Load)=			800
Net GPD (Sanitary Load)=			3,070
Total Proposed EDUs² (Sanitary Load)=			10
Net Proposed EDUs² (Sanitary Load)=			8

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 400 GPD/EDU.

3 – Tap-room rate is considered as restaraunt and bar (12 GPD/Occupant) with 3 turnovers per day.

4 – Brewing Facility Data has been provide by Deutsche Beverage Technology.

Brewing Facility Flow Estimates

(as provided by Deutsche Beverage Technology and WNA Engineering as of May 2022)

Process - Washdown & Normal Cleaning Practices	Gallons per day (Annual Daily Average)
15bbl Mash Lauter Tun	70
15 bbl Kettle/Whirlpool	70
15bbl Fermenter and Bright	120
30 bbl Fermenter and Bright	60
Misc. Spraydown	30
Total Gallons - Brewing Equipment	350

**Existing and Proposed Sanitary Pipe Calculations
519 E. General Robinson Development
River Avenue 15-IN PWSA Combined Sewer
Dry Flow Comparison Calculations**

Given Information	
Pipe Location:	Goodrich Street
Pipe Type:	VCP
Pipe Diameter (IN) ⁽¹⁾ :	15
Slope ⁽¹⁾ :	0.27%
Depth of Flow (IN) ⁽²⁾ :	8.5
Manning's n Value:	0.015

Solve for Present Peak Dry Flow	
Radius of Pipe, r (IN):	7.5
Circular Segment Height, h (IN):	8.5
Central Angle, θ :	195.325
Flow Area, K (IN ²):	103.313
Wetted Perimeter (IN):	25.568
Hydraulic Radius (IN):	4.041
Hydraulic Radius (FT):	0.337
Velocity (FT/S):	2.491
Flow (CFS):	1.787
Flow (GPD):	1,155,004

Solve for Present Average Flow	
Peak Factor:	3.5
Flow (GPD)⁽³⁾:	330,001

Solve for Peak Design Capacity (Present)	
Flow (CFS):	2.917
Flow (GPD):	1,884,867

Solve for Average Design Capacity (Present)	
Peak Factor:	3.5
Flow (GPD):	538,533

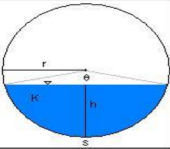
Solve for Projected Peak Flow in 5 Years	
PWSA 5-year Factor	1.05
Anticipated Flow Contribution (GPD) ⁽⁴⁾ :	3,070
Flow (GPD):	1,215,978

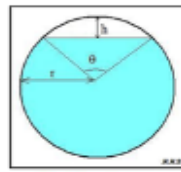
Solve for Average Flow in 5 years	
Flow (GPD):	347,422

Summary	
Anticipated Peak Flow Contribution (GPD) ⁽⁴⁾ :	3,070
Present Average Flow (GPD):	330,001
Present Peak Flow (GPD):	1,155,004
Average Design Capacity (GPD):	538,533
Peak Design Capacity (GPD):	1,884,867
Average Projected Flow (GPD)	347,422
Peak Projected Flow (GPD)	1,215,978

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

1. Sewer slope and pipe diameter referenced from PWSA MLCS output data dated June 29, 2022
2. Flow depth measured during peak flow measurements conducted August 25, 2022
3. Present flow based on peak hourly dry flow as measured in PWSA Manhole MH0009E003 on August 25, 2022 between 6pm and 8pm
4. Flow estimation calculation based on floor plans provided by LGA Partners, and flow estimates provided by WNA engineering and Deutsche Brewing Company

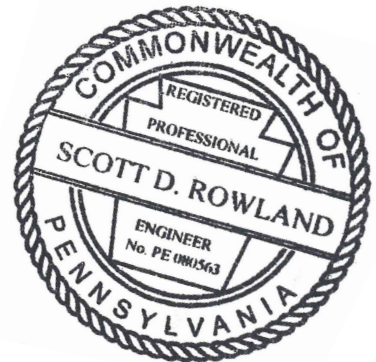
step	solve for	if flow depth < radius
		
1	circular segment height	$h = d$
2	central angle	$\theta = 2 \arccos \left(\frac{r-h}{r} \right)$
3	circular segment area	$K = \frac{r^2 (\theta - \sin \theta)}{2}$
4	arc length	$s = r \times \theta$
5	flow area	$A = K$
6	wetted perimeter	$P_w = s$
7	hydraulic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



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

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

$$R = \frac{A}{P}$$



**PROPOSED SANITARY PIPE CALCULATIONS
LINKS BREWERY**

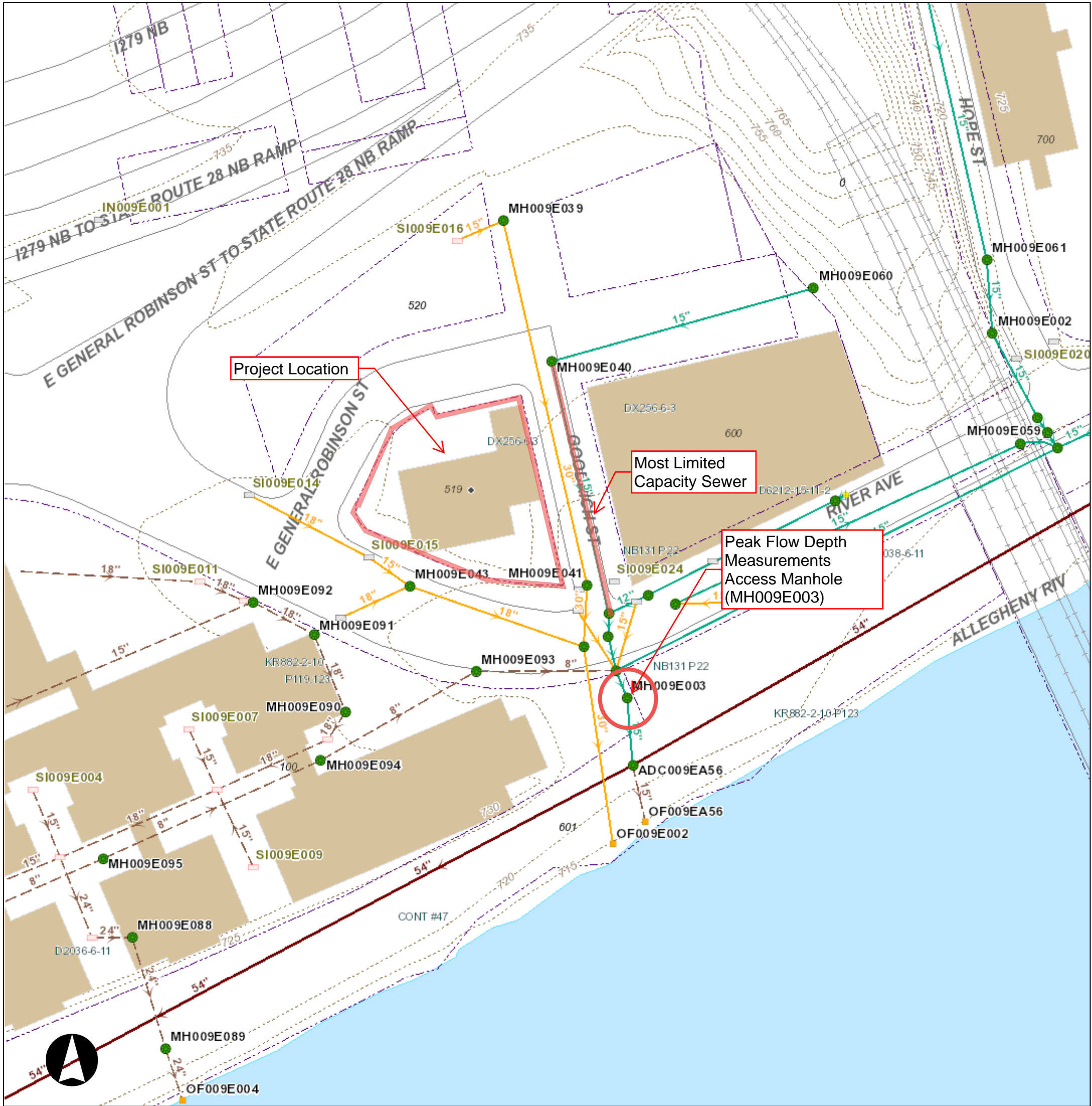
Q_{max}	Based on Total Units Discharging
Q_{design}	$3.5 * Q_{max}$
Q_{full}	$1.49/n * A_{pipe} * R^{2/3} * S^{1/2}$
Q_{half}	FLOW AT HALF FULL = $0.48 * Q_{full}$
V_{max}	VELOCITY AT 80% FULL = $1.15 * Q_{full} / A_{pipe}$
V_{half} , (fps)	VELOCITY OF FLOW AT HALF FULL = $Q_{half} / (A_{pipe} * 0.5)$
PIPE SIZED ACCORDINGLY	CHECKS IF Q_{design} IS LESS THAN Q_{half}

FROM BLDG TO EXISTING SYSTEM IN GOODRICH STREET

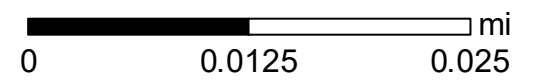
MINIMUM SLOPE WITHIN THIS ENTIRE RUN = 2.0%

MATERIAL	PVC	Q_{full} , cfs	Q_{full} , gpd	Q_{half} , cfs	Q_{half} , gpd	V_{max} , fps	V_{half} , fps
LENGTH, ft	23	0.32	206,028	0.15	98,893	4.20	3.65
DIAMETER, in	4						
SLOPE	2.00%	PIPE SIZED ACCORDINGLY: TRUE					
n	0.011	$V_{max} < 10$ fps: TRUE					
Q_{max} , gpd	3,870	$V_{half} > 2$ fps: TRUE					
Q_{design} , gpd	13,545						

519 E General Robinson MLCs



Legend



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: 6/29/2022

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	519 E General Robinson St.
PWSA PROJECT NUMBER:	DEV-97-0522
PWSA REVIEWER:	Midori Bridges
DATE:	June 29, 2022

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
MH0009E040	MH009E051	708.67	708.26	153.23	15	VCP	0.015	1.23	3.927	0.27%	1,876,739
MH009E051	MH009E050	708.26	706.27	13.64	15	VCP	0.015	1.23	3.927	14.59%	13,858,082
MH009E050	MH009E049	706.27	706.00	20.52	15	VCP	0.015	1.23	3.927	1.32%	4,161,759
MH009E049	MH009E003	706.00	705.86	17.74	15	VCP	0.015	1.23	3.927	0.79%	3,223,079
MH009E003	ADC009EA56	705.86	703.96	35.87	15	VCP	0.015	1.23	3.927	5.30%	8,350,162

Manhole Dip Test

Date Conducted: Thursday, August 25, 2022

Time Conducted: 6:00 PM-7:30 PM

Conducted By: John DeMarco, Tristian

Yanalitis

Manhole Monitored: ME0009E049

Location: River Avenue

TIME (PM)	DEPTH OF FLOW (IN)
6:00	2.5
6:15	2.5
6:30	1
6:45	4*
7:00	2.25
7:15	2.25

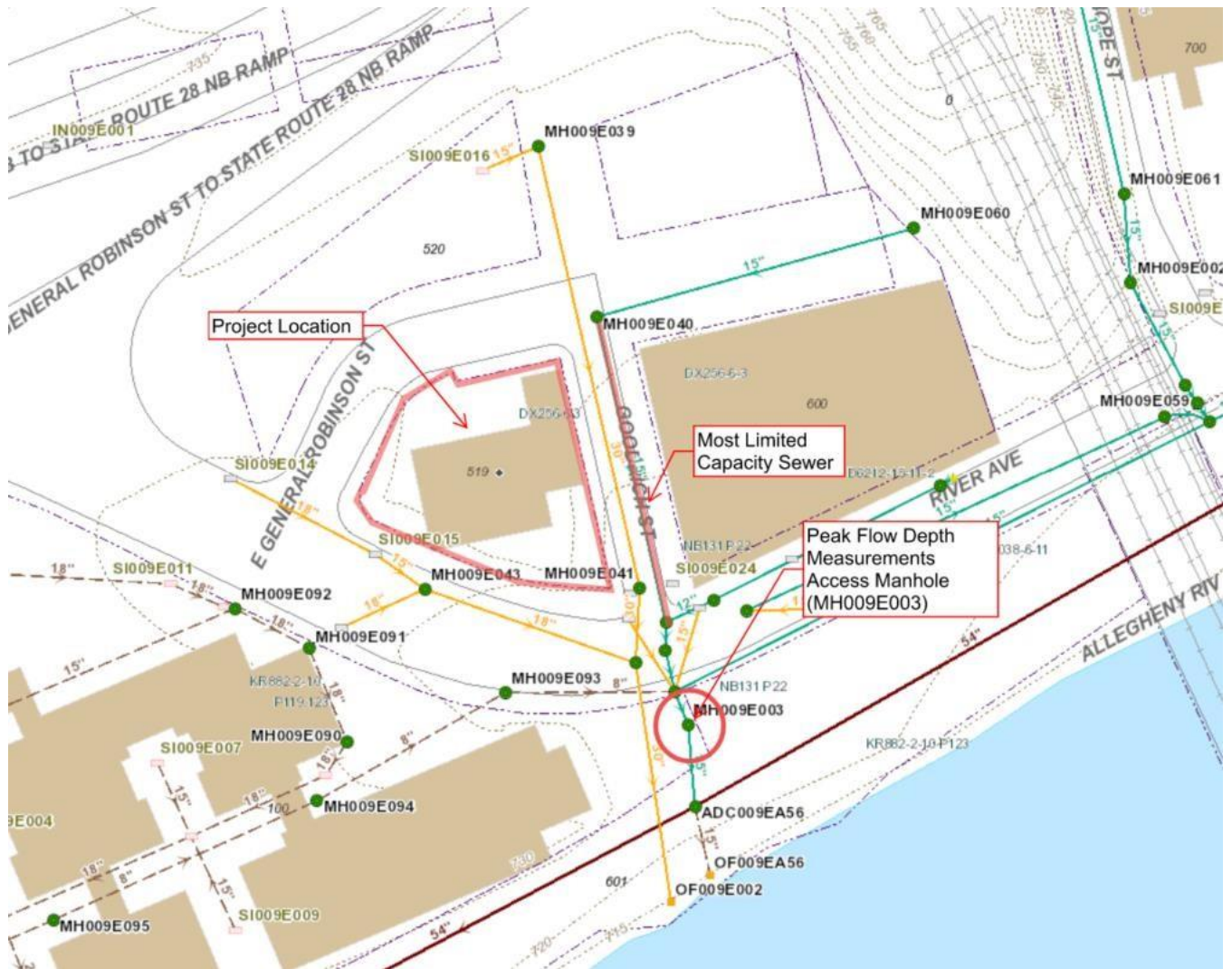
Manhole Monitored: ME0009E003

Location: River Avenue

TIME (PM)	DEPTH OF FLOW (IN)
6:02	6
6:17	5
6:32	5
6:47	8*
7:02	7
7:17	8.5

Notes:

1. Sprinklers from the apartment complex turned on and began to drain into manhole ME9009E049. The sprinklers stopped discharging into the manhole at 6:55 pm. Different sprinklers came on after, but did not directly discharge into the ME9009E049.



**DOCUMENTATION
FROM UTILITY COMPANIES**

November 10, 2021

Rob Gehris
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

RE: Water and Sewer Availability
519 East General Robinson Street

Dear Mr. Gehris:

In response to your inquiry on 11/5/2021 concerning water and sewer availability for the area referenced above, please be advised that both water and sewers are available near the site, and water and sewer service will be provided in accordance with the policies and procedures of the Pittsburgh Water and Sewer Authority.

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

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

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

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

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

Sincerely,



Wendy M. Dean
Engineering Tech II

cc: PWSA File



October 20, 2022

Members of the Board

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Chair Person
Shannah Tharp-Gilliam, Ph.D.
Harry Readshaw
Jack Shea
Emily Kinkead
Paul Klein

Arietta Scott Williams
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Regional Conveyance*

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*Director
Governmental Affairs*

Joseph Vallarian
*Director
Communications*

Julie Motley-Williams
*Director
Administration*

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

**Re: 519 East General Robinson Street
City of Pittsburgh – Allegheny County
PA DEP Sewage Facilities Planning Module
ALCOSAN Regulator Structure A-56-00**

Dear Mr. Gehris,

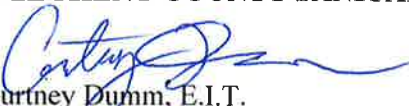
We have reviewed the Component 3 Planning Module for the referenced project to be located at 519 East General Robinson Street, City of Pittsburgh. The project will generate a peak flow of 3,070 gpd in the ALCOSAN Allegheny River Interceptor and Woods Run Treatment Plant.

The capacity of the ALCOSAN A-56-00 regulator structure is approximately 2.00 MGD. The estimated peak dry weather flow is approximately 0.0980 MGD. Therefore, dry weather capacity exists for this connection. However, the Allegheny River Interceptor and the Woods Run Treatment Plant do not have the capacity for the flows generated 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 412-734-8365.

Sincerely,

ALLEGHENY COUNTY SANITARY AUTHORITY


Courtney Dumm, E.I.T.
Junior Civil/Environmental Engineer

Attachment

cc: C. Dean (w/o attachment)
D. Thornton (w/o attachment)
M. Lichte (w/o attachment)

B. King/PWSA (w/o attachment)
Thomas Flanagan/PADEP (w/o attachment)
Fred Fields/ACHD (w/o attachment)

DEP SFPM Review

PROCESS #44

Started	Jun 15, 2022 at 9:49am EDT
Status	Completed Oct 10, 2022 at 8:45am EDT
By	Rob Gehris

Payments

No payments made

Submitted Information

Most Limited Capacity Sewer (MLCS) (PWSA)

MOST LIMITED CAPACITY SEWER (MLCS)

Most Limited Capacity Sewer (MLCS)	519EGenRobMLCSSelection.pdf
Methodology Required to Determine Present Flow in MLCS	Peak Flow Depth Measurements (Net Flows Up to and including 4,000 gpd)

SFPM Initial Submission (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

Component 3: Sewage Collection and Treatment Facilities	SFPM - 519 E General Robinson_2022.07.14.pdf
Hydraulic Capacity Spreadsheet	SFPM_HydraulicCapacitySpreadsheet-519E_General_Robinson.xlsx

SFPM Review (PWSA)

STATUS

Is the SFPM Application substantially complete and ready for signature?	No
---	----

SFPM APPLICATION - RETURNED FOR CORRECTIONS

SFPM Application - Returned for Corrections	SFPM - 519 E General Robinson_2022.07.14_MABComments.pdf
---	--

SFPM Submission Rev. 1, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

Sewage Facilities Planning Module - Component 3 Sewage Collection and Treatment Facilities

2022.08.08 COMPONENT_3_FORM_ - 519 E General Robinson.pdf ,
2022.08.08 Dry Flow Calculations_R1 - 519 E General Robinson.pdf

Notes

15-in combined sewer in Goodrich Street is VCP per CCTV inspection. Component 3 has been revised to show proposed connection to Goodrich Street combined sewer. Dry flow estimates remain as previously calculated (Mannings number remains the same, Sewer type revised to VCP)

SFPM Review, if required (PWSA)

STATUS

Is the SFPM Application substantially complete and ready for signature

No

SFPM APPLICATION - RETURNED FOR CORRECTIONS

SFPM Application - Returned for Corrections

519EGenRobinsonSFPMRev2_MABComments.pdf

SFPM Submission Rev. 2, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

Sewage Facilities Planning Module - Component 3 Sewage Collection and Treatment Facilities

2022-08-31 SFPM Component 3 - 519 E General Robinson.pdf

Notes

Revised Component 3 and associated attachments for 519 E General Robinson. Existing and projected flows have been revised per manhole flow depth testing performed 08/25/2022

SFPM Review, if required (PWSA)

STATUS

Is the SFPM Application substantially complete and ready for signature

Yes

SFPM APPLICATION - RETURNED FOR CORRECTIONS

No data

SFPM Submission Rev. 3, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

No data

SFPM Review, if required (PWSA)

STATUS

No data

SFPM APPLICATION - RETURNED FOR CORRECTIONS

No data

SFPM Submission Rev. 4, if required (Applicant)

SEWAGE FACILITIES PLANNING MODULE - COMPONENT 3 SEWAGE COLLECTION AND TREATMENT FACILITIES

No data

SFPM Review, if required (PWSA)

STATUS

No data

SFPM APPLICATION - RETURNED FOR CORRECTIONS

No data

SFPM Ready for Signature (PWSA)

SFPM READY FOR SIGNATURE

SFPM Ready for Signature

2022-09-19 SFPM 519 E. General Robinson.pdf

PWSA Approval for Collection System Flows (PWSA)

PWSA APPROVAL FOR COLLECTION SYSTEM FLOWS

SIGNED Sewage Facilities Planning Module - Component 3
Sewage Collection and Treatment Facilities

SFPM_DEV-97-0522_Signed.pdf

APPENDIX D

Alternative Sewage Facilities Analysis

SECTION H SEWAGE FACILITIES PLANNING MODULE COMPONENT 3

**Re: Alternative Sewage Facilities Analysis
519 E. General Robinson
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250153101**

The project site is located in the Riverfront North Shore District of the City of Pittsburgh, south of the intersection of W. General Robinson and River Avenue, in the RIV-NS, Riverfront – North Shore, District within the City of Pittsburgh, Allegheny County, Pennsylvania. LGA Partners is proposing to expand and remodel an existing fire supply store into a commercial brewery and tap room. The proposed development will include the renovation of the existing fire supply, building, the proposed building expansion, sidewalk areas, and landscaped areas. The proposed project will be owned and operated by Links Brewing Company. The project site area is approximately 0.22 acres and is composed of lot 9-E-113.

The project site is generally bound by General Robinson Street to the north, Goodrich Street to the east, and River Avenue to the south and west. The site is currently occupied by the existing fire protection supply store, paved impervious areas, and minimal pervious areas.

The project proposes use of a proposed, private gravity sewer lateral for the proposed building that will tie into the existing 15-inch combined sewer owned by PWSA and located in Goodrich Street. This existing 15-inch combined sewer eventually connects to the Allegheny Interceptor in River Avenue. Sewage will then be conveyed and treated by Allegheny County Sanitary Authority (ALCOSAN) Wastewater Treatment Facility. This ultimate method will provide for disposal of the net total combined daily flow of 3,070 gallons per day (8 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 Allegheny River, approximately 0.023 miles south of the site. A package wastewater treatment plant with discharge to the Allegheny River is not feasible due to the size and cost of the site.

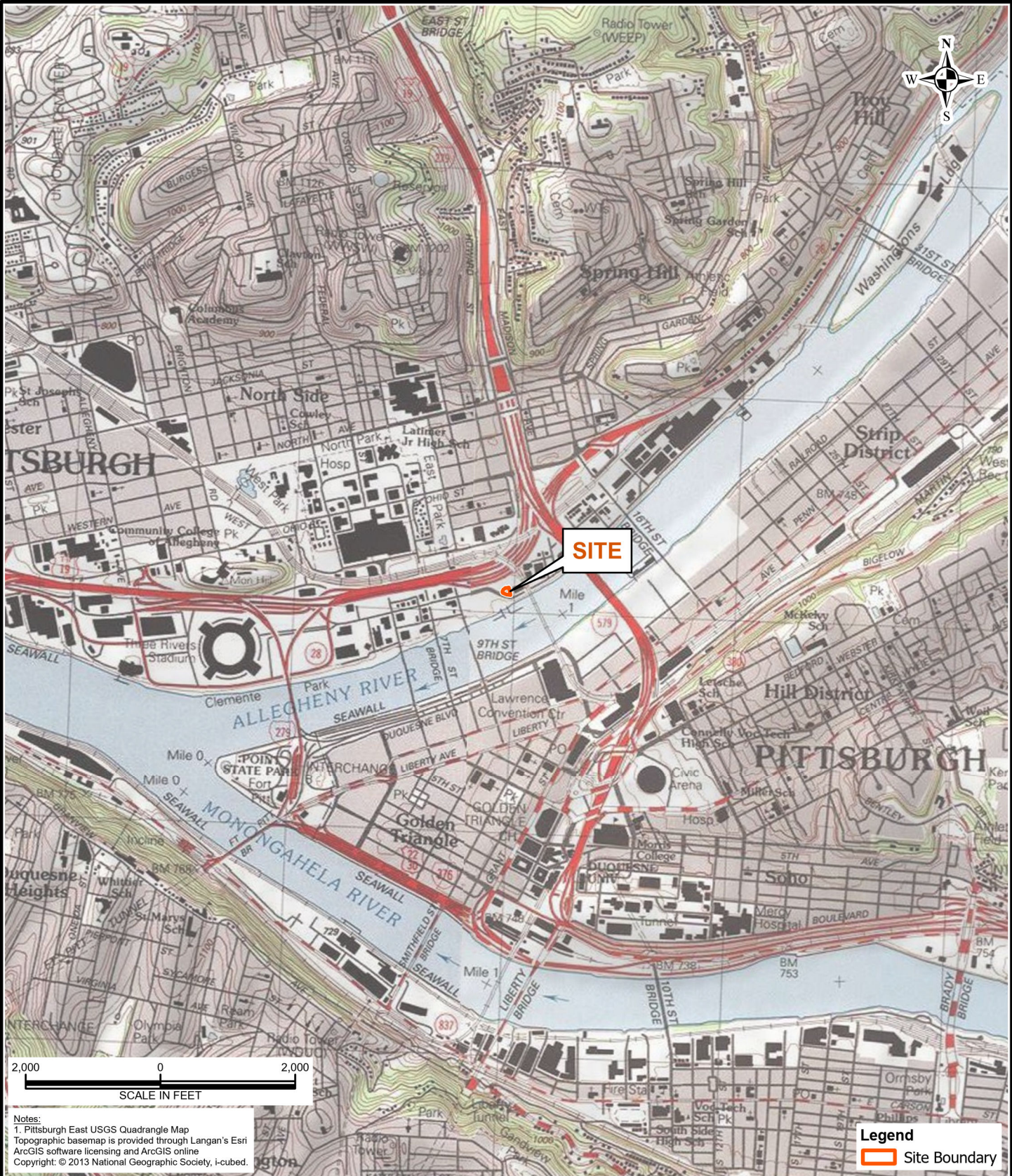
**SECTION P
SEWAGE FACILITIES PLANNING
MODULE COMPONENT 3**

**Re: Public Notice
519 E General Robinson Street
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250153101**

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
**LINKS
 BREWERY**
 PITTSBURGH
 ALLEGHENY COUNTY PA

Figure Title
**SITE
 LOCATION
 MAP**

Project No. 250153101	Figure
Date 4/20/2022	1
Scale 1" = 2,000 feet	
Drawn By LDB	

TITLE DOCUMENTS

TITLE VESTED IN DAVID J. BECKER AND KAREN J. BECKER, H/W, LOCATED 23RD WARD OF PITTSBURGH, PARCEL NUMBER 9-E-113

1. ITEMS PERTAINING TO A SURVEY PLAN IN PLAN BOOK VOLUME 46, PAGE 544. (DOCUMENT SHOWS THE ORIGINAL LOT PLAN OF SUBJECT PARCEL AND MORE LAND, SHOWN HEREON.)

9. NOTICE OF CONDEMNATION DEED BOOK VOLUME 6851, PAGE 291. (INCLUDES A PORTION OF SUBJECT PARCEL TAKEN FOR RIGHT OF WAY, SHOWN HEREON.)

15. DEED OF EASEMENT FOR CONDEMNATION OF LEGISLATIVE ROUTE 1021-1B, DEED BOOK VOLUME 7183, PAGE 90. (DOCUMENT SHOWS A REQUIRED RIGHT OF WAY LINE LIMITED ACCESS ALONG THE SUBJECT PARCEL, SHOWN HEREON.)

TITLE DOCUMENTS

TITLE VESTED IN KAREN J. GLENN, H/W, LOCATED 23RD WARD OF PITTSBURGH, PARCEL NUMBER 9-E-115.

1. ITEMS PERTAINING TO A PLAN OF LOTS AS LAID OUT BY W.M. ROBINSON PLAN BOOK VOLUME 1, PAGE 86. (PLAN SHOWS THE ORIGINAL LOTS INCLUDING SUBJECT PARCEL AND MORE LAND, SHOWN HEREON.)

14. CONDEMNATION BETWEEN BERNICE WESSELL BIRSA AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6254, PAGE 61. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED IN LOT 75 OF THE W. M. ROBINSON PLAN OF LOTS, LOT 75 AND RIGHT OF WAY SHOWN HEREON.)

15. CONDEMNATION FOR THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6254, PAGE 61. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED IN LOT 74 OF THE W. M. ROBINSON PLAN OF LOTS, LOT 74 AND RIGHT OF WAY SHOWN HEREON.)

16. CONDEMNATION FOR THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6797, PAGE 334. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED ALONG SUBJECT PARCEL, RIGHT OF WAY SHOWN HEREON.)

18. CONDEMNATION BETWEEN GUST AND CLARA PAPPAS AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6482, PAGE 647. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED ALONG SUBJECT PARCEL, LIMITED ACCESS RIGHT OF WAY SHOWN HEREON.)

19. CONDEMNATION BETWEEN DARYL B. SMITH AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6482, PAGE 647. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED ALONG SUBJECT PARCEL, LIMITED ACCESS RIGHT OF WAY SHOWN HEREON.)

20. CONDEMNATION BETWEEN THE CITY OF PITTSBURGH AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6848, PAGE 471. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED ALONG SUBJECT PARCEL, LIMITED ACCESS RIGHT OF WAY SHOWN HEREON.)

21. CONDEMNATION BETWEEN URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AND THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6776, PAGE 438. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED ON THE EAST SIDE OF GOODRICH STREET, LIMITED ACCESS RIGHT OF WAY SHOWN HEREON.)

22. NOTICE OF CONDEMNATION FOR THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DEED BOOK VOLUME 6482, PAGE 647. (DOCUMENT IS FOR AUTHORIZATION TO CONDEMN RIGHT OF WAY FOR LEGISLATIVE ROUTE 1021 SECTION 1B LOCATED ALONG SUBJECT PARCEL ON THE EAST SIDE OF GOODRICH STREET, LIMITED ACCESS RIGHT OF WAY SHOWN HEREON.)

- B1
- B9
- B15

- G1
- G14
- G15
- G16
- G18
- G19
- G20
- G21
- G22

LEGEND (NOT SHOWN TO SCALE)

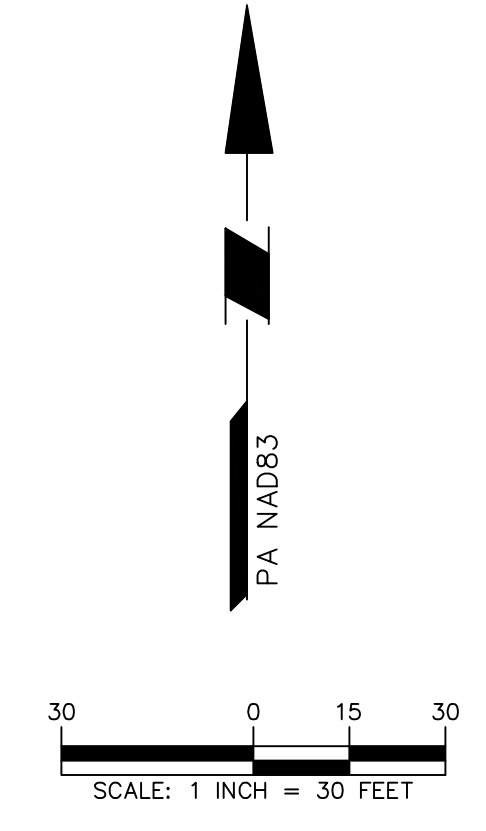
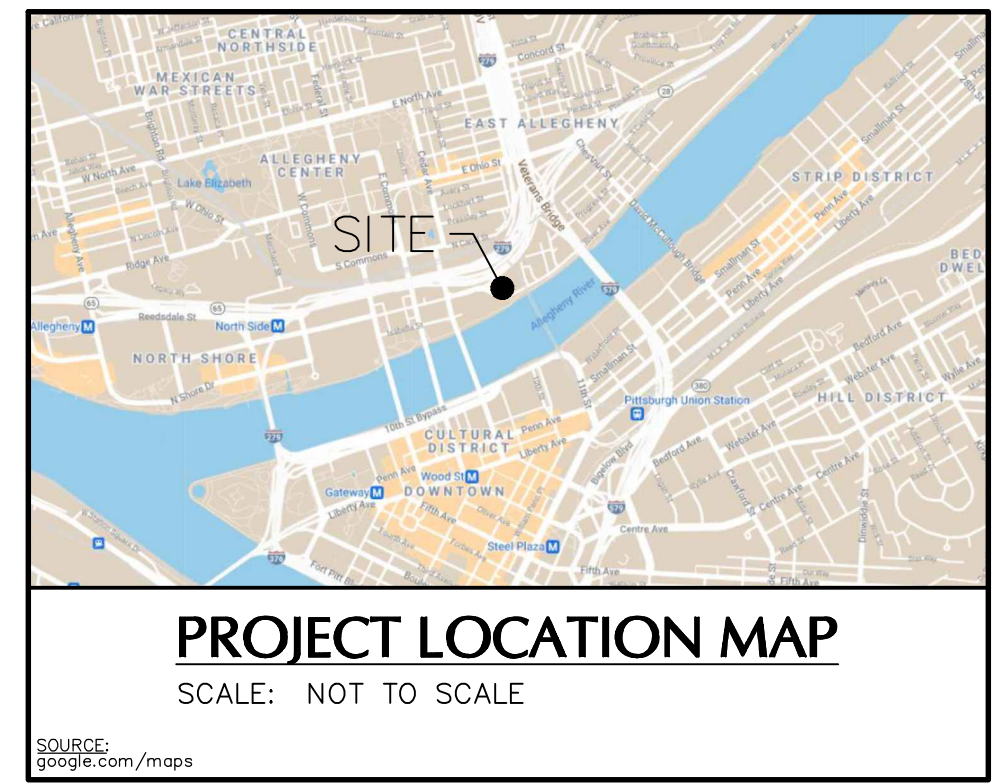
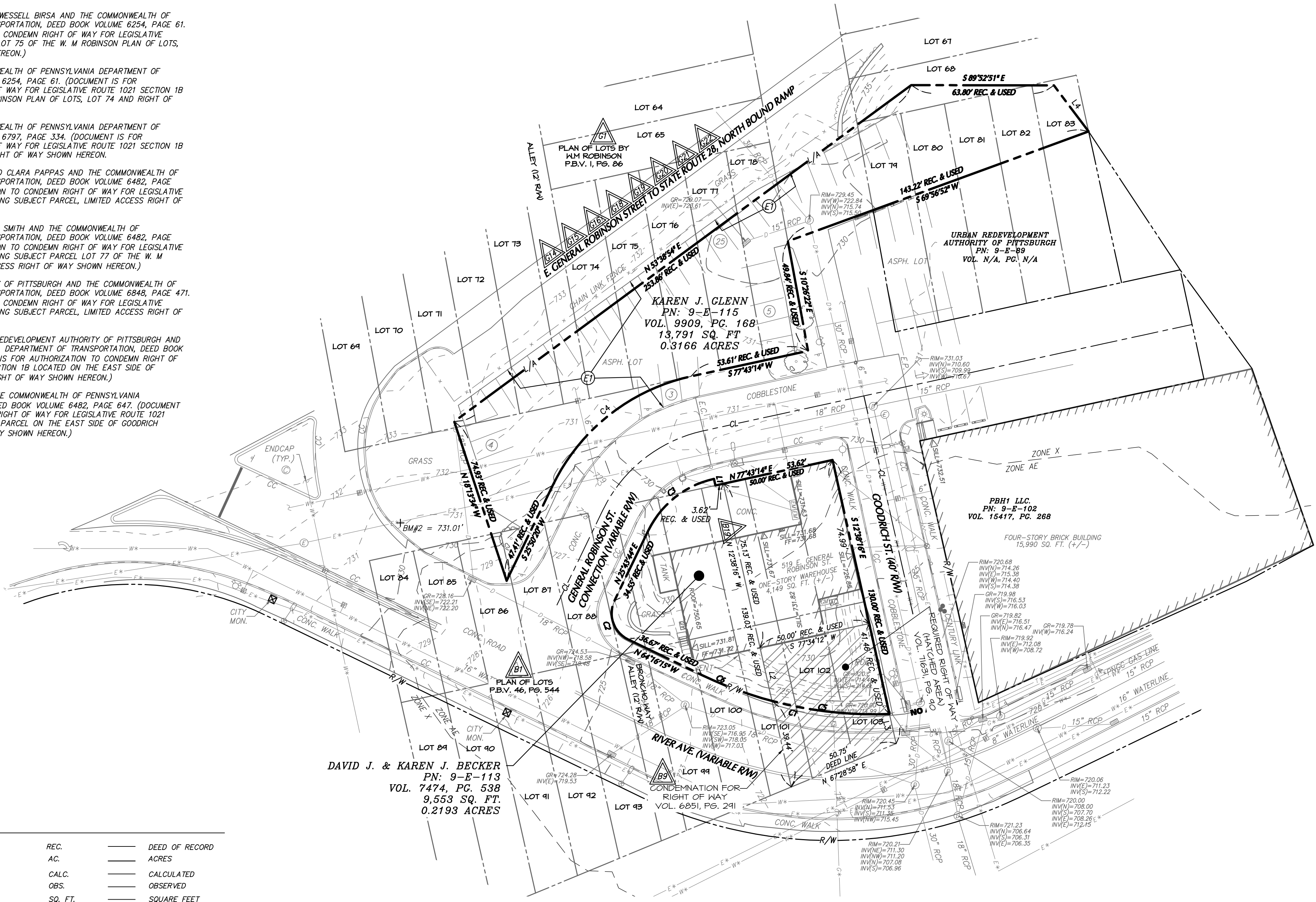
○	MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
●	SET 3/4" X 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
⊕	SET DRILL HOLE	CALC.	CALCULATED
⊙	HYDRANT	OBS.	OBSERVED
⊖	STAND PIPE	SO. FT.	SQUARE FEET
⊘	ROOF DRAIN	CSR.	CITY SURVEY RECORD
⊙	BOLLARD	AFN	AUDITOR'S FILE NUMBER
⊙	STREET LIGHT	PN	PARCEL NUMBER
⊙	AREA LIGHT	VOL.	DEED VOLUME
⊙	SIGNAL POLE	PG.	PAGE
⊙	POWER POLE	LSA	LANDSCAPE AREA
⊙	GUY WIRE	CP	CONCRETE PAD
⊙	MANHOLE (TYPE AS LABELED)	CC	CONCRETE CURB
⊙	WATER VALVE	EP	EDGE OF PAVEMENT
⊙	GAS VALVE	---	FENCE (TYPE AS NOTED)
⊙	UNKNOWN VALVE	---	SUBJECT PROPERTY LINE
⊙	CATCH BASIN	---	ADJOINING PROPERTY LINE
⊙	CLEAN OUT	---	EASEMENT LINE
⊙	SIGN	---	TREE LINE
⊙	BOLLARD	---	GUIDE RAIL (TYPE AS NOTED)
⊙	ELECTRIC BOX	---	STEAM LINE
⊙	ELECTRIC METER	---	OVERHEAD WIRE
⊙	GAS METER	---	COMBINED SEWER LINE
⊙	WATER METER	---	GAS LINE
⊙	TELEPHONE BOX	---	WATER LINE
⊙	TRAFFIC SIGNAL POLE	---	ELECTRIC LINE
⊙	DOOR	---	COMMUNICATION LINE
⊙	DOUBLE DOOR	---	SANITARY LINE
⊙	GARAGE DOOR	---	DRAINAGE LINE
⊙		---	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°25'48" E	3.00'
L2	N 12°38'16" W	24.46'
L3	N 12°38'16" W	13.55'
L4	S 37°00'51" E	25.80'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	177.24'	86.54'	85.69'	N 78°15'49" W	27°58'37"
C2	13.00'	20.42'	18.38'	N 19°16'14" W	89°59'54"
C3	43.00'	38.91'	37.59'	N 51°38'57" E	51°50'26"
C4	90.00'	81.44'	78.69'	S 51°45'05" W	51°50'53"
C5	177.24'	53.07'	52.87'	N 83°40'29" W	17°09'17"
C6	177.24'	33.48'	33.43'	N 69°41'10" W	10°49'20"



ENCROACHMENTS

(E) PARKING AREA ENCLOSES ONTO RIGHT OF WAY AS SHOWN

ZONING

AS PER THE CITY OF PITTSBURGH INTERACTIVE ZONING DISTRICTS MAP, THE SUBJECT PARCEL IS ZONED RV-N-S, RIVERFRONT-NORTH SHORE. NO ZONING INFORMATION PROVIDED BY THE INSURER. FOR MORE INFORMATION SEE THE CITY OF PITTSBURGH, PENNSYLVANIA DEVELOPMENT CODE.

FLOOD CERTIFICATION

AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP TITLED "ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 353 OF 558, MAP NUMBER 42003C03534," WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2014, THE SUBJECT PARCEL IS LOCATED IN ZONE AE (SHADED). AREAS WITH BASE FLOOD ELEVATION DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PARKING

37 PARKING SPACES
0 HANDICAP PARKING SPACES
37 TOTAL PARKING SPACES

BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, PER GPS OBSERVATIONS IN SEPTEMBER, 2021.

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 09/20/2021

BENCHMARK

BM#2 - PIN & CAP, ELEV = 731.01'

UTILITY INFORMATION

DESIGN TICKET 20212942069-000
DIG TICKET 20212942069-000

NOTES

- THIS PLAN WAS PREPARED WITH REFERENCE TO A TITLE SEARCH FOR LAND VESTED IN DAVID J. BECKER AND KAREN J. BECKER, FOR PARCEL NUMBERS 9-E-113, DATED DECEMBER 2, 2021 AND TITLE SEARCH FOR LAND VESTED IN KAREN J. GLENN, FOR PARCEL NUMBER 9-E-115, DATED DECEMBER 2, 2021.
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
A. COMMONWEALTH OF PENNSYLVANIA D.O.T. DRAWINGS RE-ESTABLISHING LIMITED ACCESS HIGHWAY FOR STATE ROUTE 28, PAGE 28 OF 38, DATED NOVEMBER, 1993.
B. PLAN OF LOTS, PLAN BOOK VOLUME 46, PAGE 544.
C. PLAN OF LOTS BY W.M. ROBINSON, PLAN BOOK VOLUME 1, PAGE 86.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF SEPTEMBER, 2021.
- 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 LOCATIONS WHERE DATA IS 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.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- 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.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED WHILE CONDUCTING FIELD WORK.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAN WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS. (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

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

3/31/22	Title Documents	1
Date	Description	No.

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

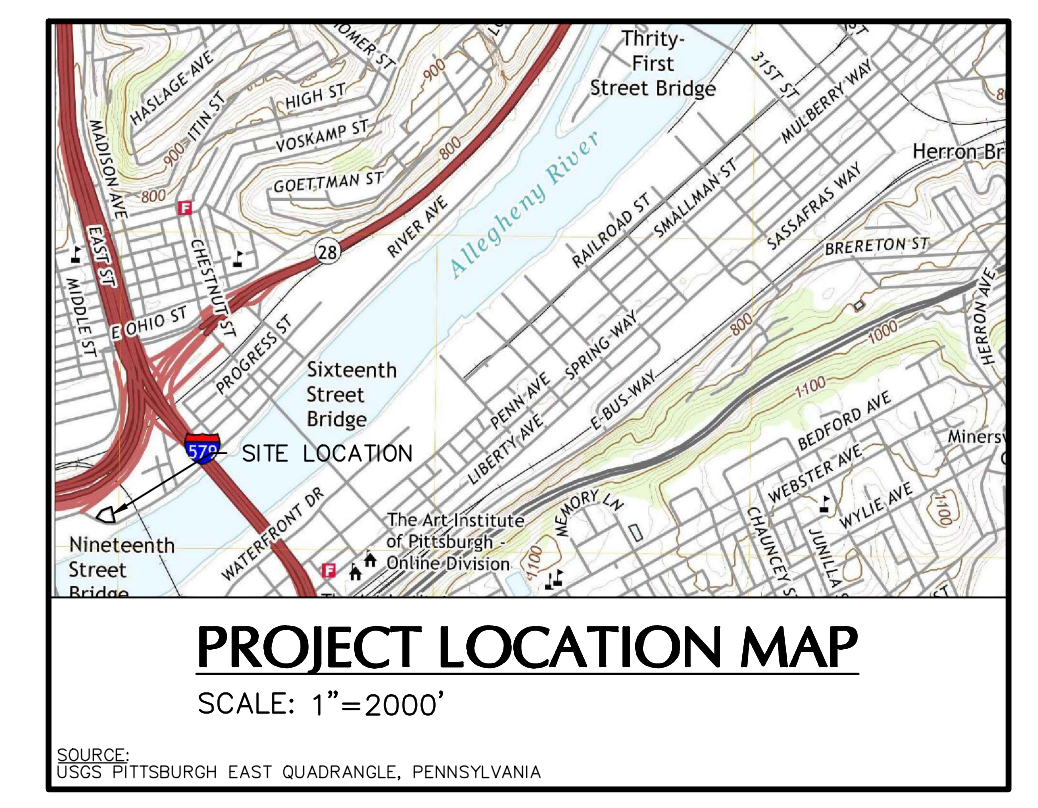
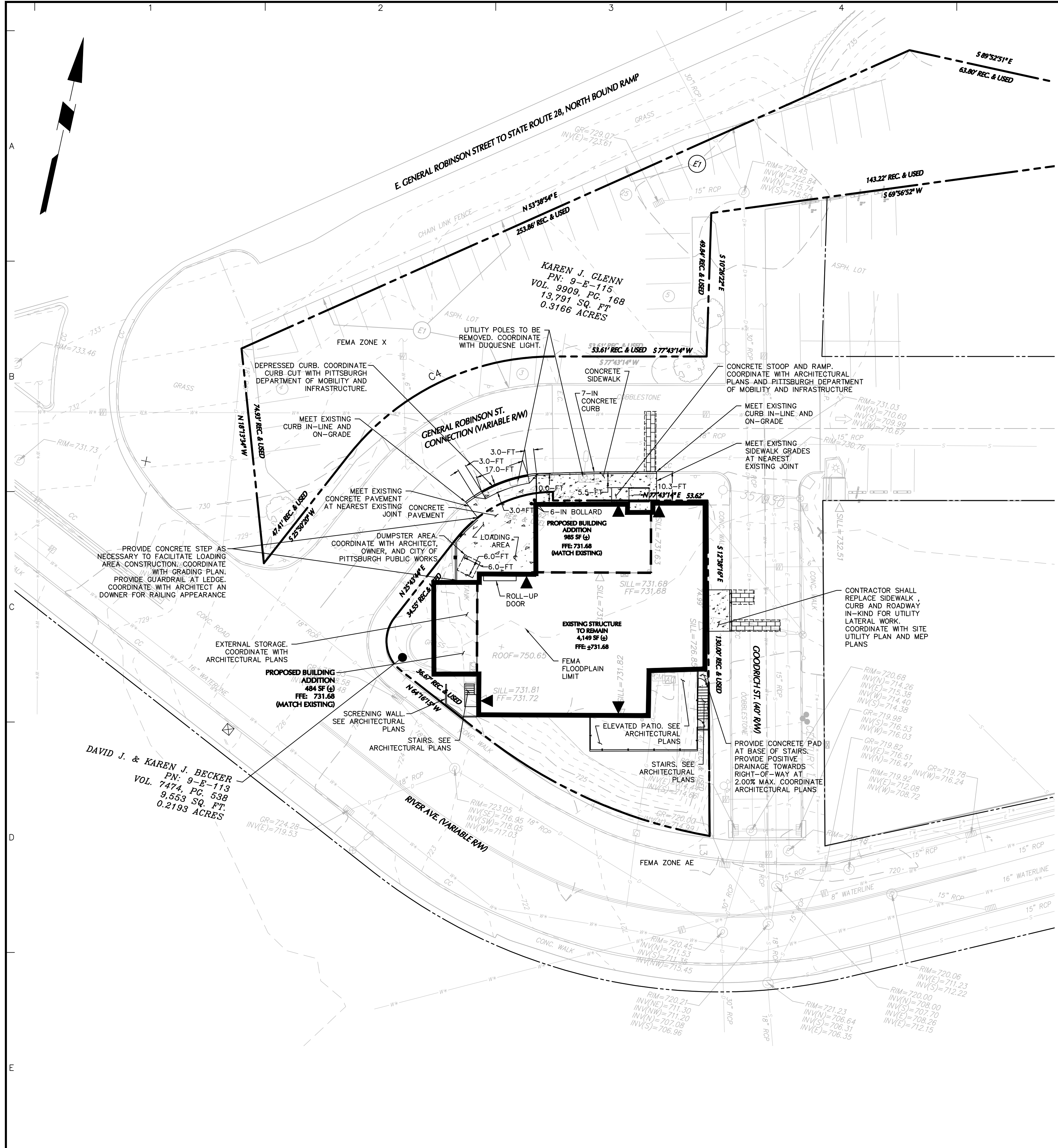
Project

LINKS BREWERY
23RD WARD
CITY OF PITTSBURGH
ALLEGHENY COUNTY PENNSYLVANIA

BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY

Project No.	250153101	Drawing No.	VL101
Date	10/22/21	Drawn By	IDC
Checked By	ALM	Sheet	1 of 1

PROJECT NO. 250153101

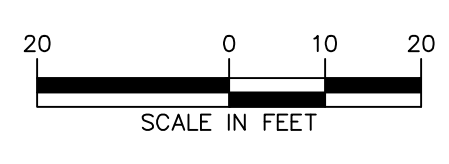


GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHY IS OBTAINED FROM THE PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY" WITH DRAWING NUMBER OF W101, DATED OCTOBER 22, 2021 FOR THE "LINKS BREWERY" PROJECT SITUATED IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
- THESE PLANS REPRESENT THE OVERALL SITEWORK IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS. DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.
- STREET PAVEMENT AFFECTED BY TRENCHING, CURB REMOVAL, 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 BY THE LOCAL MUNICIPALITY.
- 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.
- SEE LANDSCAPE DOCUMENTS FOR MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE RELOCATION OF EXISTING STRUCTURES WITH THE OWNER OF EACH STRUCTURE PRIOR TO RELOCATION WORK COMMENCING.
- THESE PLANS ARE SUBJECT TO CHANGE PENDING THE FOLLOWING REGULATORY AGENCY REVIEW AND APPROVAL:
 - PENNSYLVANIA DEP
 - ALLEGHENY COUNTY HEALTH DEPARTMENT
 - ALLEGHENY COUNTY CONSERVATION DISTRICT
 - MUNICIPAL ZONING REVIEW
 - PITTSBURGH WATER & SEWER AUTHORITY

RIVERFRONT ZONING TABLE			
ZONING DISTRICT: RIVERFRONT NORTH SHORE (1)			
SITE	ITEM	PERMITTED/REQUIRED	PROPOSED Lot
		Land Use:	Manufacturing/Assembly (A)(2)
BUILDING	Max Base Height (Not including height bonuses)	60 FT	26-FT
	Min Height	24 FT	0-FT
	Height Standards	MAX BLDG FOOTPRINT 40,000 SF	0-FT
	65 FT + Building Setbacks:	0 FT (Less than 65-FT height)	0-FT
	Min. Front	0 FT	N/A
BUILDING	Min. Side	0 FT	N/A
	Min. Rear	0 FT	N/A
	Shadow Study	Required for structures 65-ft tall or greater	N/A
BUILDING	Build-To Zone of 0-10 FT		0-FT
	Min Building Façade Sidewalks	60%	68%
LANDSCAPE	Max Building Length	500 FT	88 FT
	Site Landscape:	River rock, mulch, other permeable landscape material	Exposed max 30% of total landscape
	Min Landscaping Area	25 SF per 1 parking space	62%
	Min Number of Trees	1 per 5 parking spaces	2524 SF
	Street Trees	1 per 30 linear FT of property adjoining public street	N/A
LANDSCAPE	Screening:	Refuse receptacle, open storage/open structures, loading docks/service yards/exterior work areas, off street parking	1 Tree + Alternative Compliance
	Requires screening:		See Landscape Plan
LANDSCAPE	Landscaping used as screening		
	Height	Min. depth 5 FT, Min height 42 IN	42-IN
	Opacity	Min: height of object being screened, Max: 8.5 FT, Visibility max 20%	< 8-FT
PARKING AND ACCESS			
		PARKING DEMAND ANALYSIS REQUIRED (3)	
SIGNAGE	Maximum Height Above Grade of Wall Mounted Sign	40 FT	
	Max. Area of Wall Mounted Sign	80 SF	
	Allowable Area of Wall Mounted Sign	2 SF / LINEAR FT OF BLDG WALL	
	Ground Signs	1 along each street frontage, <150 SF	
SIGNAGE	Name of business may be mounted higher than 40 ft	Max Area 40 SF, no motion or animation	
NOTES			
	(1) All data referenced from Code of Ordinances from City of Pittsburgh.		
	(2) Requires Administrator Exception		
	(3) Parking Space Quantity requirements are 50% reduced in Riverfront zone.		
	* VARIANCE OR WAIVER REQUIRED		

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
YARD SETBACK	---	---
BUILDING LINE	---	---
BUILDING DOOR	▽	▽
CONCRETE CURB LINE	---	---
DEPRESSED CURB LINE	---	---
CONCRETE SIDEWALK	---	---
CONCRETE PAVEMENT	---	---
BLOCK PAVEMENT	---	---



ACT 287 AS AMENDED
 UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

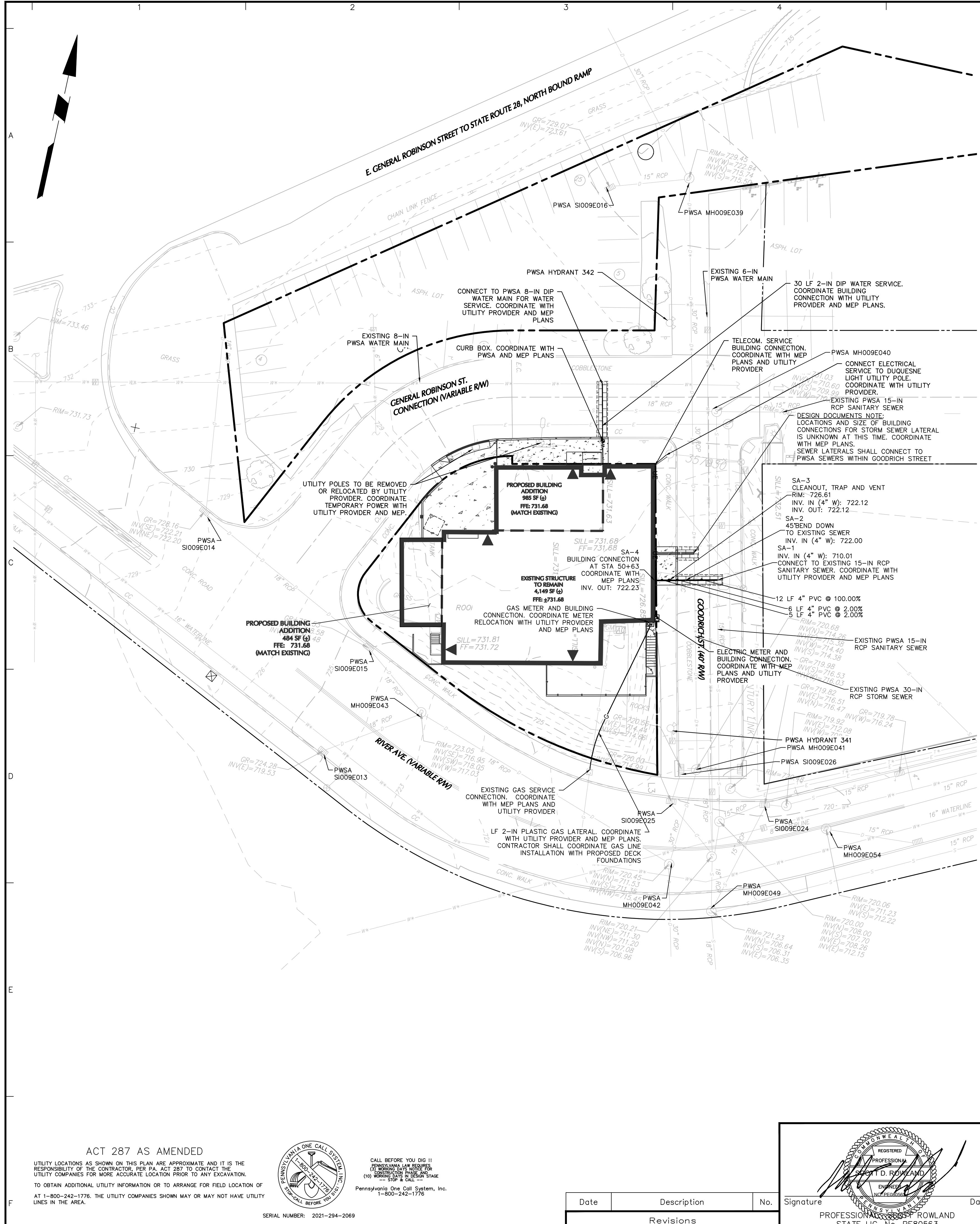
REGISTERED PROFESSIONAL ENGINEER
 STATE LIC. NO. PE80563

LANGAN
 Langan Engineering and Environmental Services, Inc.
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Project
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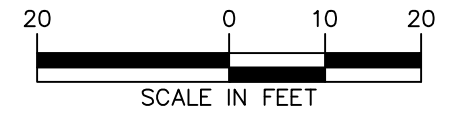
Drawing Title
SITE PLAN

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Project No. 250153101	Drawing No. CS101
Date 06/02/2022	
Drawn By TY	
Checked By RSG	Sheet of 1



- ### UTILITY NOTES
- EXISTING BOUNDARY AND TOPOGRAPHY IS OBTAINED FROM THE PLAN TITLED "ALTA/NSPS LAND TITLE SURVEY", WITH DRAWING NUMBER OF VL101, DATED OCTOBER 22, 2021 FOR THE "LINKS BREWERY" PROJECT SITUATED IN THE CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
 - 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.
 - 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 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.
 - 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.
 - INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRADE 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.
 - THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
 - CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 OCCUPANCY 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.
 - 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.
 - 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.
 - ALL WATER LINES ARE TO BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER DURING INSTALLATION.
 - 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.
 - 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.
 - 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.
 - SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5 FEET OF ALL BUILDING CONNECTIONS FOR ALL SEWER CONNECTIONS TO COMBINED SEWERS.
 - ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR26.
 - GRAVITY SANITARY SEWER LINES SHALL BE TESTED FOR INFILTRATION BY MEASURING FLOW OVER A V-NOTCH OR TESTED FOR INFILTRATION 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.
 - 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).
 - 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.
 - ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS AND ANY LOCAL AUTHORITIES.
 - 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.
 - ALL SEWER CONNECTIONS MUST BE APPROVED AND INSPECTED BY THE LOCAL GOVERNING AUTHORITY. CONTRACTOR TO RECEIVE APPROVAL FROM THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.
 - PROPOSED LIGHTING TO BE COORDINATED WITH ELECTRICAL DOCUMENTS.

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
LIMIT OF DISTURBANCE	---	---
BUILDING LINE	---	---
WATER LINE	---	---
GAS LINE	---	---
SANITARY SEWER	---	---
SANITARY CLEANOUT	---	---
STORM SEWER	---	---
WATER STRUCTURE	---	---
GAS VALVE	---	---
FIRE HYDRANT	---	---
UNDERGROUND ELECTRIC CONDUIT	---	---
UNDERGROUND TELECOM CONDUIT	---	---

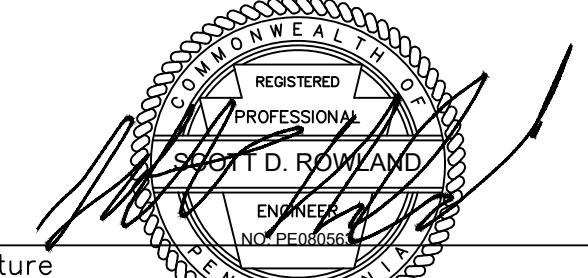


ACT 287 AS AMENDED
 UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA ACT 287 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION. TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.



CALL BEFORE YOU DIG !!
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF PENNSYLVANIA
 STOP & CALL
 Pennsylvania One Call System, Inc.
 1-800-242-1776

Date	Description	No.
Revisions		


PROFESSIONAL ENGINEER ROWLAND
 STATE LIC. NO. PE80563


LANGAN
 Langan Engineering and Environmental Services, Inc.
 2400 Ansys Drive, Suite 403
 Canonsburg, PA 15117
 T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
519 E GENERAL ROBINSON STREET
 PITTSBURGH
 ALLEGHENY COUNTY PENNSYLVANIA

Drawing Title
UTILITY PLAN

Checked by:	Date:
Project No. 250153101	Drawing No. CU101
Date 06/02/2022	Drawn By TY
Checked By RSG	Sheet of 1

APPENDIX G

Cultural Resource Notice

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

**Re: Cultural Resources Notice (CRN)
519 E. General Robinson Street
City of Pittsburgh, Allegheny County, Pennsylvania
Langan Project No.: 250153101**

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: **519 E General Robinson St**

Date of Review: **5/11/2022 03:12:46 PM**

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

Project Area: **0.38 acres**

County(s): **Allegheny**

Township/Municipality(s): **PITTSBURGH**

ZIP Code:

Quadrangle Name(s): **PITTSBURGH EAST**

Watersheds HUC 8: **Lower Allegheny**

Watersheds HUC 12: **Allegheny River-Ohio River**

Decimal Degrees: **40.449183, -79.998081**

Degrees Minutes Seconds: **40° 26' 57.581" N, 79° 59' 53.925" W**



2. SEARCH RESULTS

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

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

519 E General Robinson St





-  Buffered Project Boundary
-  Project Boundary



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

519 E General Robinson St



-  Buffered Project Boundary
-  Project Boundary



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

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

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

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

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

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

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

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

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Quadrula quadrula	Mapleleaf	Special Concern Species*

U.S. Fish and Wildlife Service RESPONSE:

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

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

Bureau of Wildlife 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: Robert Gehris, PE
Company/Business Name: Langan Engineering & Environmental Services
Address: 2400 Ansys Drive, STE 400
City, State, Zip: Canonsburg, PA 15317
Phone: (724) 514-5100 Fax: (724) 514-5101
Email: rgehris@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.



applicant/project proponent signature

May 11, 2022

date

APPENDIX I

Component 4A



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code #:

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

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

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

Project Name

519 E. General Robinson

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

1. Date plan received by municipal planning agency 10/14/20222. Date review completed by agency 10/28/2022

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Kyla Prendergast</u> Title: <u>Senior Environmental Planner</u> Signature: <u><i>Kyla Prendergast</i></u> Date: <u>10/28/2022</u> Name of Municipal Planning Agency: <u>Department of City Planning</u> Address <u>200 Ross Street, 4th Floor, Pittsburgh, PA 15219</u> Telephone Number: <u>412-255-2676</u>		

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

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

The planning agency must complete this component within 60 days.

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

APPENDIX J

Component 4C



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

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

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

Project Name

519 E. General Robinson Street

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

1. Date plan received by county or joint county health department October 24 2022Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency October 26, 2022

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

Yes No

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

If no, what are the inconsistencies? _____

2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?

If yes, describe _____

3. Is there any known groundwater degradation in the area of this proposal?

If yes, describe _____

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

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

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: Date: October 26, 2022Name of County Health Department: ACHDAddress: 3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318Telephone Number: 412-578-8046

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

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

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

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

APPENDIX K

Completeness Checklist

Checklist



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

Completeness Checklist

The individual completing the component should use the checklist below to assure that all items are included in the module package. The municipality should confirm that the required items have been included within 10 days of receipt, and if complete, sign and date the checklist.

Sewage Collection and Treatment Facilities

- Name and Address of land development project.
- U.S.G.S. 7.5 minute topographic map with development area plotted.
- Project Narrative.
- Letter from water company (if applicable).
- Alternative Analysis Narrative.
- Details of chosen financial assurance method.
- Proof of Public Notification (if applicable).
- Name of existing collection and conveyance facilities.
- Name and NPDES number of existing treatment facility to serve proposed development.
- Plot plan of project with required information.
- Total sewage flows to facilities table.
- Signature of existing collection and/or conveyance Chapter 94 report preparer.
- Signature of existing treatment facility Chapter 94 report preparer.
- Letter granting allocation to project (if applicable).
- Signature acknowledging False Swearing Statement.
- Completed Component 4 (Planning Agency Review) for each existing planning agency and health department.
- Information on selected treatment and disposal option.
- Permeability information (if applicable).
- Preliminary hydrogeology (if applicable).
- Detailed hydrogeology (if applicable).

Municipal Action

- Component 3 (Sewage Collection and Treatment Facilities).
- Component 4 (Planning Agency Comments and Responses).
- Proof of Public Notification.
- Long-term operation and maintenance option selection.
- Comments, and responses to comments generated by public notification.
- Transmittal Letter

Signature of Municipal Official

Date submittal determined complete