

E. AVAILABILITY OF DRINKING WATER SUPPLY

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

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

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

Name of water company: PITTSBURGH WATER & SEWER AUTH (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.

**SEE ATTACHED
SHEETS**

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 38.5

Connections 1

Name of:

existing collection or conveyance system PWSA - New Beaver Avenue 8" VCP

owner Pittsburgh Water and Sewer Authority

existing interceptor Ohio River 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 ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

Clean Streams Law Permit Number _____

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

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

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

Name of Permittee Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature SRP McWill Date 05/26/2021

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. **PLOT PLAN** **ATTACHED**

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 ksw_____.

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 15340 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	578,266	1734800	1,526	4580	6970	20920
Conveyance	---	7.20 MGD	2.20 MGD	6.59 MGD	2.26 MGD	6.69 MGD
Treatment	209.3 MGD	250.0 MGD	190.2 MGD	250.0 MGD	219.0 MGD	295.0 MGD

3. **Collection and Conveyance Facilities**

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

YES NO

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

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

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

b. **Collection System**

Name of Agency, Authority, Municipality Pittsburgh Water & Sewer Authority (PWSA)

Name of Responsible Agent Barry King, P.E., Director of Engineering and Construction

Agent Signature  Date May 4, 2021

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

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 05/26/2021

4. Treatment Facility

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

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

- a. This project proposes the use of an existing wastewater treatment plant for the disposal of sewage. Will this action create a hydraulic or organic overload within 5 years at that facility?

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Shawn P. McWilliams, EIT

Agent Signature *Shawn P. McWilliams*

Date 05/26/2021

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

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

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

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

L. PERMEABILITY TESTING (See Section L of instructions)

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

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

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

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows 15340 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.

Kevin Wilmot, PE



Name (Print)

Signature

Project Consulting Engineer

01-08-2021

Title

Date

WBCM LLC 600 Bursca Drive Bridgeville, PA 15017

412-221-1920

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 \$1925 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.

$$\#38.5 \quad \text{Lots (or EDUs)} \times \$50.00 = \$ \underline{1925.00}$$

The fee is based upon:

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

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

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

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

$$\# \underline{\hspace{2cm}} \quad \text{Lots (or EDUs)} \times \$35.00 = \$ \underline{\hspace{2cm}}$$

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

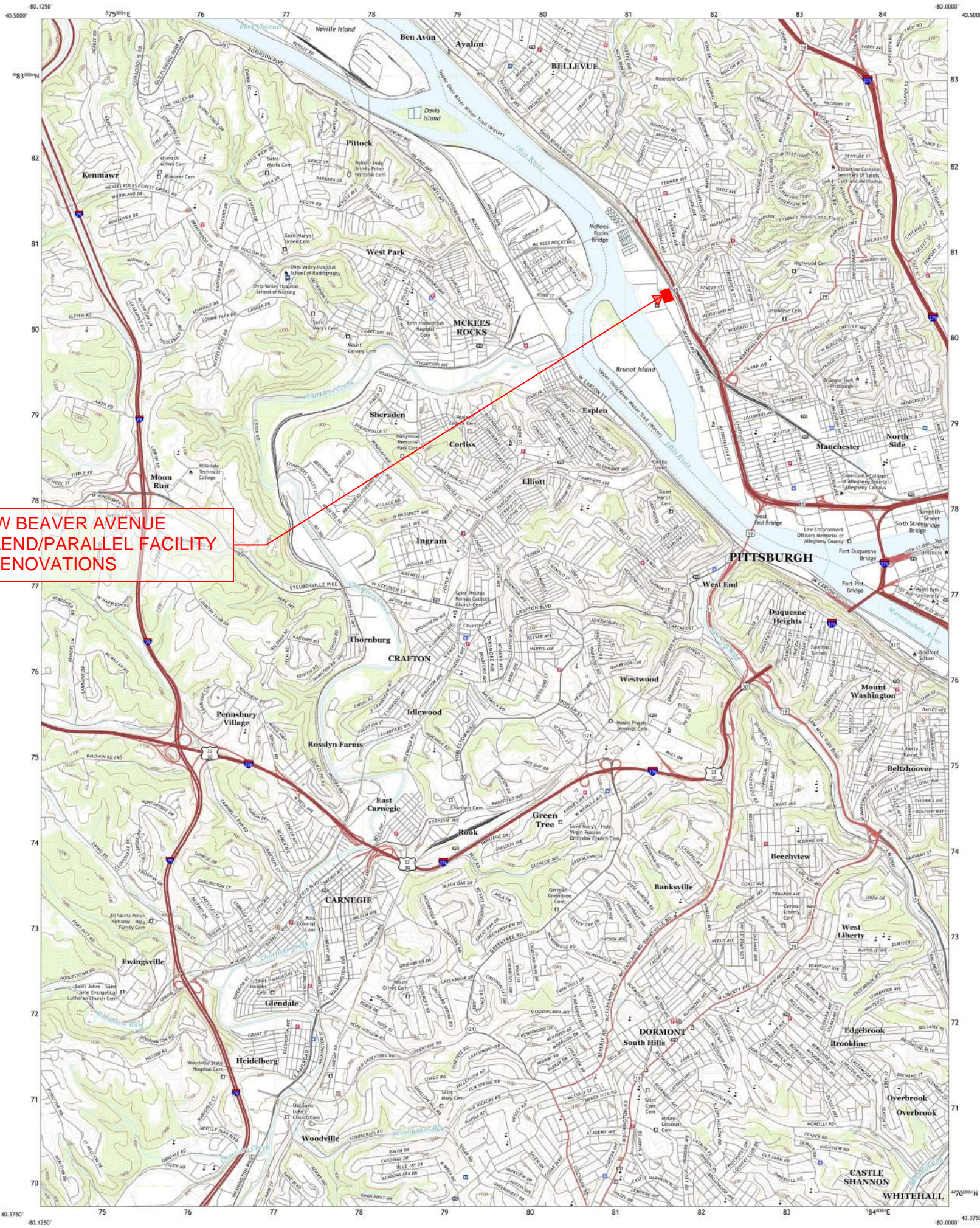
The fee is based upon:

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

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

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

SITE LOCATION MAP

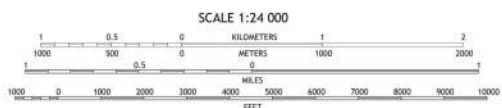
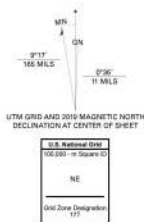


2920 NEW BEAVER AVENUE
GOODBLEND/PARALLEL FACILITY
LEASE RENOVATIONS

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:000-meter grid Universal Transverse Mercator, Zone 17T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NAD, May 2017 - December 2017
Roads: U.S. Census Bureau, 2019
Names: GNS, 1979 - 2019
Hydrography: National Hydrography Dataset, 2000 - 2019
Contours: National Elevation Dataset, 2010
Boundaries: Multiple sources; see metadata file 2017 - 2018
Wetlands: FWS National Wetlands Inventory 1982



ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	9

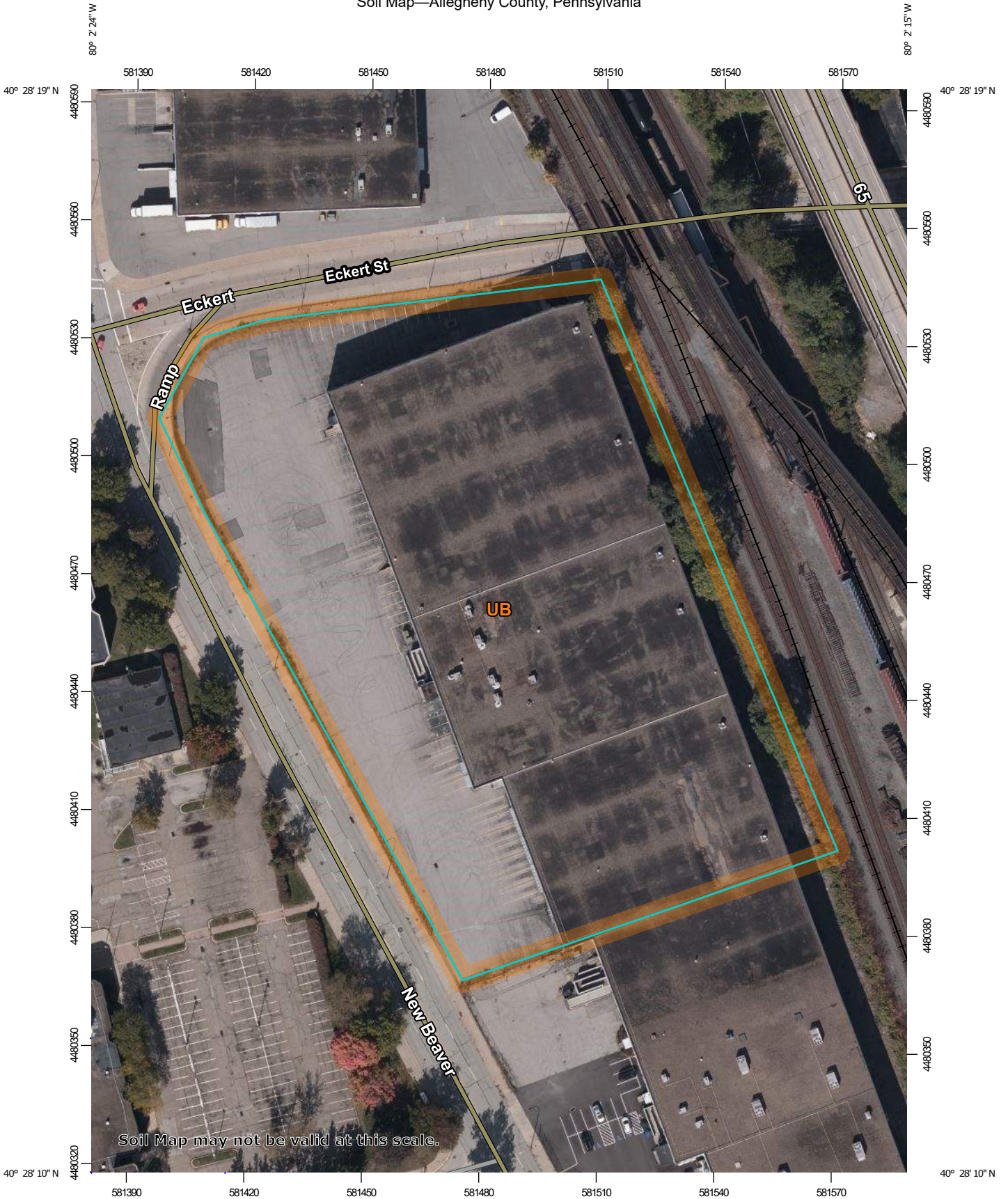
ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

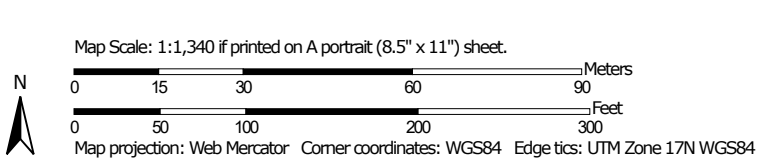


SOILS MAP AND INFORMATION

Soil Map—Allegheny County, Pennsylvania



Soil Map may not be valid at this scale.





MAP LEGEND




















Area of Interest (AOI)





Area of Interest (AOI)

Soils


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Allegheny County, Pennsylvania
 Survey Area Data: Version 16, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2019—Nov 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UB	Urban land	4.6	100.0%
Totals for Area of Interest		4.6	100.0%

**SUPPLEMENT TO SECTION E -
PWSA WATER & SEWER
AVAILABILITY LETTER (PRE-USE
AND TAP ALLOCATION EVALUATION**



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:	Buncher Company		
Address of Property:	2900-2920 New Beaver Avenue, Pittsburgh, 27th Ward,		
Proposed Use of Site:	Warehouse-Manufacturing		
Closest street intersection to the property:	Eckert Street		
Requester Information			
Name:	Kevin Wilmot	Date of Request:	11-18-2020
Address:	600 Bursca Drive, Suite 609 Bridgeville, PA 15017		
Phone Number:	412-221-1920		
Email Address:	kwilmot@wbcm.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:	20" New Beaver Ave, 16" Eckert St.
PWSA Sewer Service Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size / Location:	8" New Beaver Ave.
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	<i>Wendy M. Dean</i>	12/1/2020
	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.

December 1, 2020

Kevin Wilmot
600 Bursca Drive, Suite 609
Bridgeville PA 15017

RE: Water and Sewer Availability
2900 – 2920 New Beaver Avenue

Dear Mr. Wilmot:

In response to your inquiry on 11/29/2020 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.

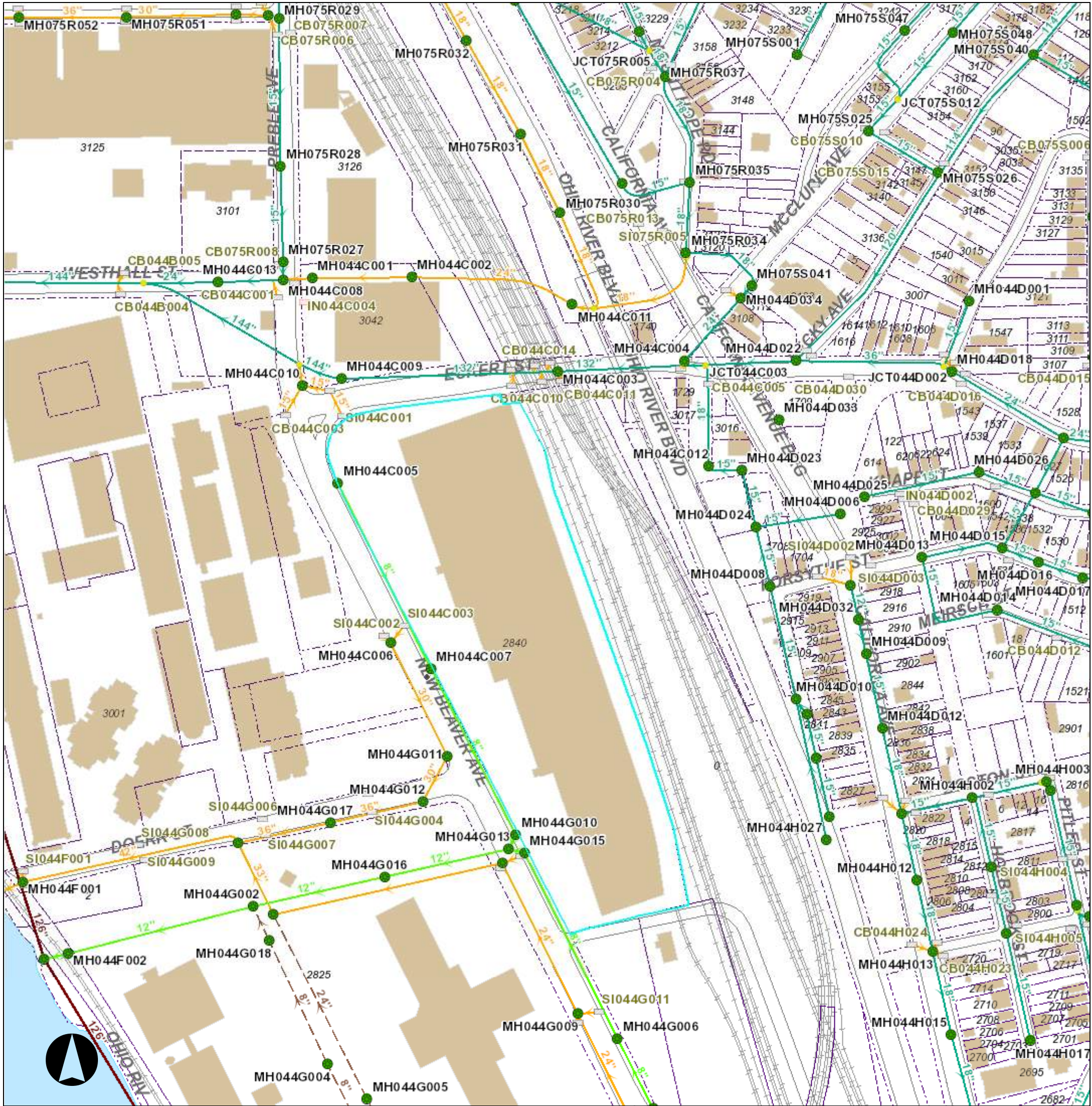
Sincerely,



Wendy M. Dean
Engineering Tech II

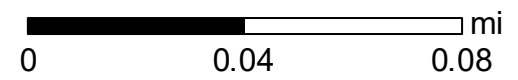
cc: PWSA File

2900 - 2920 New Beaver Avenue - Sewer



Legend

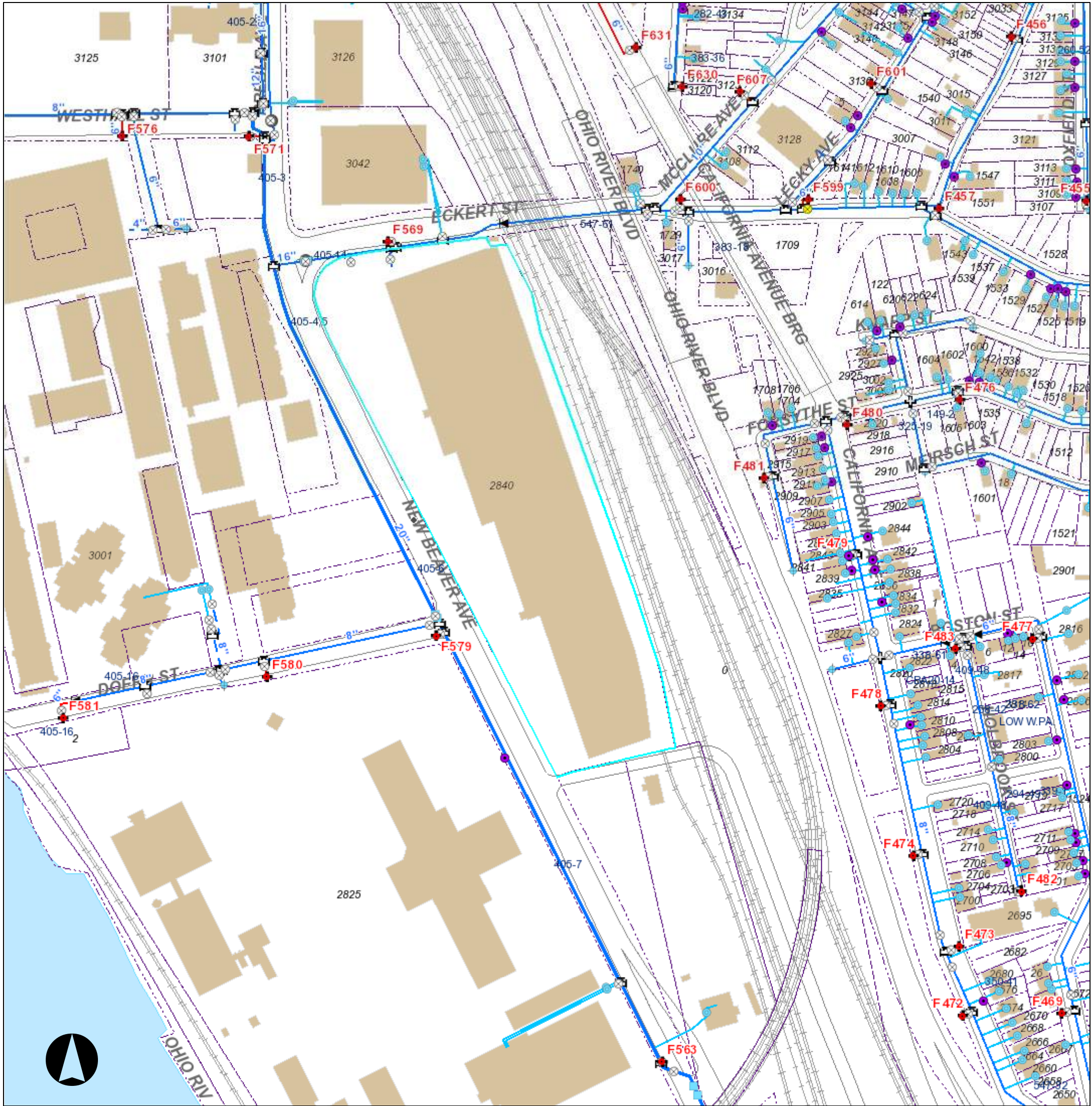
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Neither the City of Pittsburgh nor the PWSA guarantees the accuracy of any of the information hereby made available, including but not limited to information concerning the location and condition of underground structures, and neither assumes any responsibility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

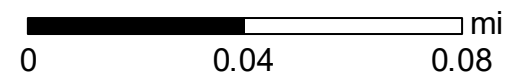
Date: 12/1/2020

2900 - 2920 New Beaver Avenue - Water



Legend

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



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: 12/1/2020

March 29, 2021

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

Subject: Tap Allocation Authorization Letter

Dear Mr. Flanagan:

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

Project Name:	2900-2920 New Beaver Ave
Project Address:	2920 New Beaver Ave Pittsburgh, Pa 15233
Net Flow, gpd:	15390
EDU's, 400gpd/EDU:	38.475

Our review is based on information provided by others under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at x 8988 or ddietrich@pgh2o.com.

Sincerely,

Daniel Dietrich
Associate Project Manager

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

Supplement to Section F – Project Narrative



January 8, 2021

Pittsburgh Water and Sewer Authority
Engineering
1200 Penn Ave
Pittsburgh, PA 15222
Attention: Rob Herring, P.E.

RE: Water and Sewer Use Application
2920 New Beaver Avenue, 27TH WARD, (Marshall-Shadeland Neighborhood) North Side, Pittsburgh, PA 15233
Project 20200856.00

Dear Ladies & Gentlemen:

Whitney, Bailey, Cox & Magnani, LLC (WBCM) would like to provide the enclosed or attached Application for Water and Sewer Use, along with the Project Narrative below, as well as the Sewage Flow calculation report. This accompanies the attached ALTA Survey plan for this development in the 17th Ward, in the City of Pittsburgh, Allegheny County, Pennsylvania.

Project Narrative:

The name of the project is the "Goodblend-Pennsylvania Production Facility Lease Renovations" located in a building owned by Buncher Company in the Marshall-Shadeland neighborhood, on New Beaver Avenue, in a warehouse near the former penitentiary and ALCOSAN. The zoning at this location is GI (General Industrial). The project will be phased and produce internal building changes for a change in use for a proposed lease entity. There is one existing lot measuring 231,419 square feet (5.313 Acres) that will have the existing one-story (1) building segregated into a lease area for new use with no footprint changes. The total portion of property the lease use will encompass is approximately 195,200 SF (4.48 Acres). The area of building the lease use will encompass is approximately 110,600 SF (2.54 Acres). The New Beaver Avenue frontage is approximately 560 feet, and the Eckert Street frontage is approximately 180 feet. The property owner is and will remain Buncher Company. The remaining portion of the building at 2900, 2840 and 2830 New Beaver Avenue are not involved in these lease changes. Changes are planned for the uses and the interior of the building, with only pavement marking changes and landscaping planned for the exterior of the building. Utility work including concrete pads, electrical, water, sewer, communications, and pavement surfaces are expected. The use will require installation of agricultural type processes that will use water for sanitary purposes for the employees, and plants will retain some water while unused water that will become permeate from the soils will become part of the wastewater flow.

Sewer

There is one existing sewer lateral to this portion of the building (entire 2920 New Beaver Avenue lease area). The roof and pavement stormwater amount and collection will not change from the present connections to the separate storm systems in the public rights-of-way on Eckert Street and also connected further east on New Beaver Avenue. There is an existing eight-inch (8") separate VCP sanitary-only sewer with the building's single six-inch (6") lateral PVC sewer on New Beaver Avenue. No sewer taps will be done as the existing sewer lateral provides adequate capacity for the intended wastewater production. The added flow from the new uses will be expected to require the Sewage Facilities Planning Module (SFPM) Application Process.

Water

There are records for two existing water taps on Eckert Street that are connected to this lease area of the overall building. There is one existing eight-inch (8") water tap/service to a private hydrant. There is one existing six-inch (6") water tap/service to the internal building fire system with an existing 5/8" water meter for domestic use that is located inside the building. It is presently expected that upgrades to the water will be needed with a new 2-1/2" water service shown as intended on the Utility Plan Drawing.



Designing Infrastructure for Tomorrow®

Page 2

PWSA

January 8, 2021

2920 New Beaver Avenue

Attention: Rob Herring, P.E.

Drinking Water, Stormwater, and Sewer Use Calculations

Water:

250 employees x 10 gpd/person = 2,500 gpd

Each train of plants needs 3,000 gpd of RO water. RO is typically 85% efficient, with the other 15% being concentrate going to sewer, resulting in 3,530 gpd per train.

For 4 trains, that would be 14,120 gpd of water needed.

The 2,500 gpd employee load plus the 4 trains of 14,120 gpd = 16,620 gpd for the full build out.

Total would be 16,620 GPD for water with a max flowrate of 104 GPM for the full build out.

Phase 1A-1D (50% of full build out) contains 2 trains

Sanitary:

250 employees x 10 gpd/person = 2,500 gpd of water *98% = 2,450 GPD sanitary

Being that the water coming in equals water coming out, each train will produce 3,530 gpd per train. (the attached flow chart shows how all the water coming in equals the water coming out from waste from RO system, the plant runoff and condensate from the mechanical equipment.

The 2,450 gpd employee load plus the 4 trains of 14,120 gpd = 16,570 gpd for the full build out.

Total would be 16,570 GPD going to sanitary with a max flowrate of 81 GPM for the full build out.

These numbers are calculated to support a total build-out but the developer is quickly constructing only 50% of the total build out. **Under the present plan the developer is installing building infrastructure, sanitary outfall and water incoming to serve the complete build out.**

Water Use

Pre-existing Water Use: existing water use records from PWSA identifies these existing flows of Average Daily Flow 410 GPD

Peak Pre-existing Water Use (Using Peaking Factor for Separate Sanitary Only Area of System) = 3.0 (410 GPD) = 1230 GPD.

Proposed Water Use: Estimated (16620 GPD) (Ref. 1 & 2 see attached calculations)

Difference: 15390 gpd additional

Project Flow: 16,620 GPD

Wastewater Generation:

Wastewater Pre-Existing: existing water use records from PWSA identifies these existing flows of Average Daily Flow 410 GPD

Peak Pre-existing Water Use (Using Peaking Factor for Separate Sanitary Only Area of System) = 3.0 (410 GPD) = 1230 GPD.

Wastewater Proposed Generation: Estimated (16570 GPD)(41 Planning EDU's) (Ref. 1 & 2 see attached calculations)

Difference: 15340 gpd additional (51 Tap EDU's@300 gpd/39 Planning EDU's@400 gpd)

Project Flow: 16,570 GPD

BALTIMORE

PHILADELPHIA

HARRISBURG

PITTSBURGH

FAIRFAX

600 Bursca Drive Suite 609 | Pittsburgh, PA 15017 | 412.221.5385

www.wbcm.com



Designing Infrastructure for Tomorrow®

Page 3

PWSA

January 8, 2021

2920 New Beaver Avenue

Attention: Rob Herring, P.E.

Stormwater Generation:

Roof Stormwater to sewer system: 0 (Connected to separated storm system)

Roof Stormwater Proposed Generation:0 (Connected to separated storm system)

Difference: 0.0 cfs

Notes:

Note gpd = gallons per day

Note gpcd = gallons per capita day

Note cfs= cubic feet per second

Note Reference 1 Pgh20 Developer's Guide, Chapter 2, Table 2-1

Note Reference 2 Lease Developer's Calculation

If there is anything else we can provide or if you would like to discuss the information enclosed, please contact me at 412-221-1920 or email me at kwilmot@wbcm.com.

Thank you in advance for any assistance.

Very truly yours,

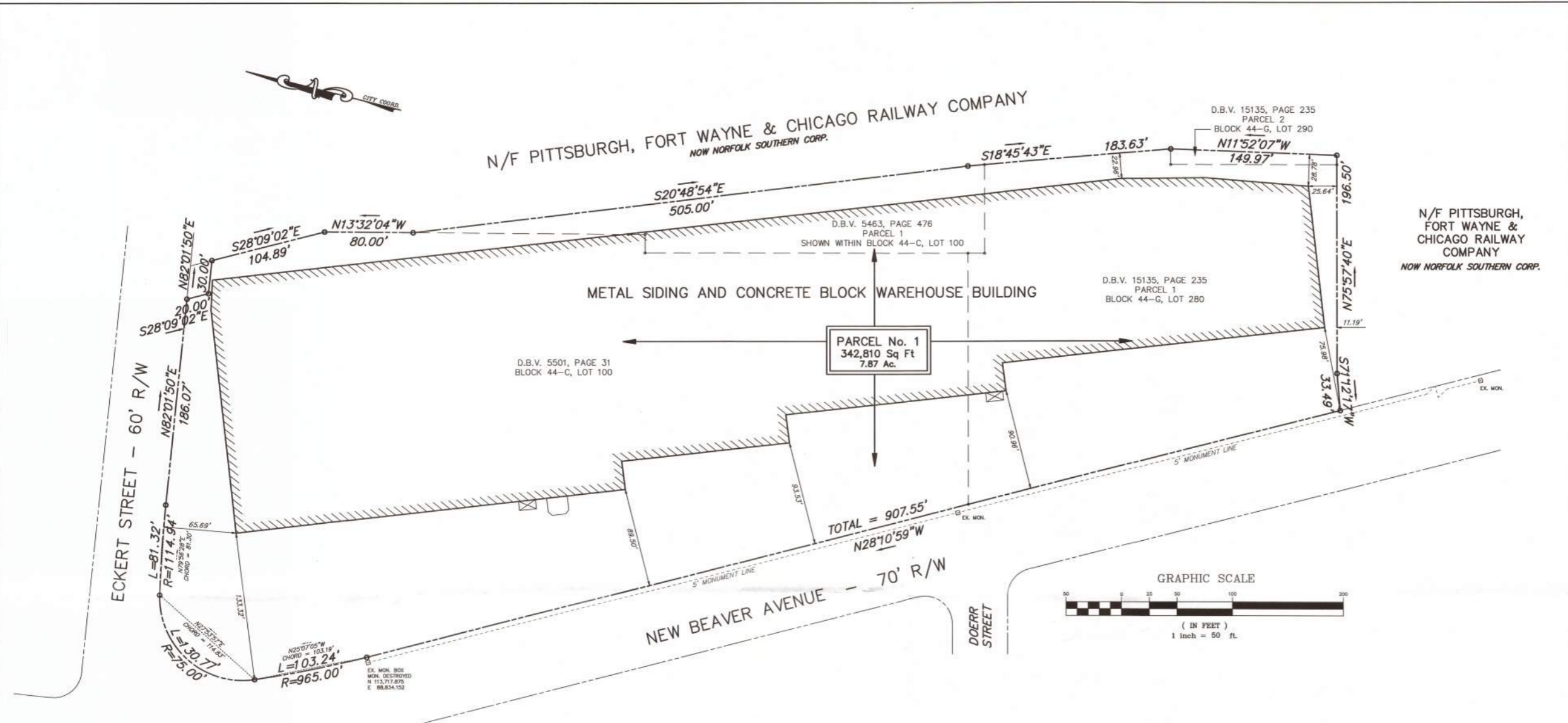
WHITNEY BAILEY COX & MAGNANI, LLC

Kevin S. Wilmot, PE
Project Manager

Enclosures:

1. Site Drawings: Existing Conditions & Utility Plan
2. Floor Plan and Plumbing Plan
3. Survey
4. Water & Sewer Availability PWSA Reply with Mapping
5. Utility Investigation Report
6. PWSA Water Use Records Summary and email

Supplement to Section G.3 –
Plot Plans for Sewage Facilities
Planning Purposes



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
APPROVED: FEB 5, 2013
CITY PLANNING COMMISSION
[Signature]
CHAIRMAN
ATTEST: *[Signature]*
SECRETARY

KNOW ALL MEN BY THESE PRESENTS, that we, The Buncher Company, incorporated in the Commonwealth of Pennsylvania, for ourselves, our heirs, executor, administrator and assigns, do hereby adopt this plan, as our plan of lots of our property, situate in the 27th Ward, City of Pittsburgh, Allegheny County, Pennsylvania.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 28th day of January, 20 13.

ATTEST:
[Signature]
Print: Berita Buncher
Title: Secretary
[Signature]
Print: Thomas J. Balestrieri
Title: President/CEO

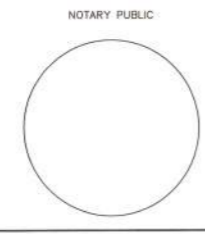
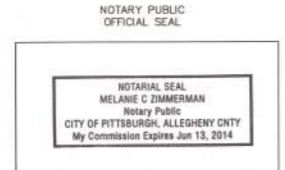
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY)
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas J. Balestrieri, the President/CEO of The Buncher Company, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.
Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 28th day of January, 20 14.
My Commission Expires the 13th day of June, 20 14.
[Signature]
Notary Public

I, Steve A. Liadis, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
Date 1/24/13
[Signature]
Steve A. Liadis - SJ-511-A

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ALLEGHENY)
Recorded in the office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania,
In Plan Book Volume 276, Page(s) 87
Given under my hand and seal this 15th day of February, 20 13.
[Signature]
Manager, Department of Real Estate

Doc Bk Vol Pg #ofPgs
62 PLN 276 87 1
Feb 15, 2013

Monument Data, Coordinates and Meridian, as shown on this plan, are taken from the plans prepared for the Urban Redevelopment Authority of Pittsburgh, as shown on the Woods Run and Chateau Street West Redevelopment Project drawings, prepared in June of 1970.
All distances referred to on this plan are U.S. Standard.
Courses and coordinates are referred to the meridian of the City of Pittsburgh, as stated above.



We, The Buncher Company, owners of the New Beaver Consolidation Plan, do hereby certify that the title of this property is in the name of The Buncher Company, as recorded in Deed Book Volume 5501, Page 31, Deed Book Volume 5463, Page 476, and Deed Book Volume 15135, Page 235, in the Department of Real Estate of Allegheny County. We further certify that there is no mortgage, lien, or other encumbrance against this property.
[Signature]
Print: Berita Buncher
Title: Secretary
[Signature]
Print: Thomas J. Balestrieri
Title: President/CEO

NEW BEAVER CONSOLIDATION PLAN

REVISIONS:	PLAN MADE FOR	THE BUNCHER COMPANY	
	SITUATE IN	27TH WARD, CITY OF PITTSBURGH ALLEGHENY COUNTY, PA	
	LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216		
	SCALE: 1" = 50'	JANUARY 10, 2013	DRAWING No. 23753-D-SD

Supplement to Section G.7 - Threatened Species Review (PNDI)

1. PROJECT INFORMATION

Project Name: **Goodblend of PA 2920 New Beaver Ave Lease Renovations**

Date of Review: **4/16/2021 11:20:02 AM**

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

Project Area: **2.14 acres**

County(s): **Allegheny**

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

ZIP Code:

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

Watersheds HUC 8: **Upper Ohio**

Watersheds HUC 12: **Kilbuck Run-Ohio River**

Decimal Degrees: **40.471195, -80.038974**

Degrees Minutes Seconds: **40° 28' 16.3028" N, 80° 2' 20.3066" W**

2. SEARCH RESULTS

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

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

Goodblend of PA 2920 New Beaver Ave Lease Renovations

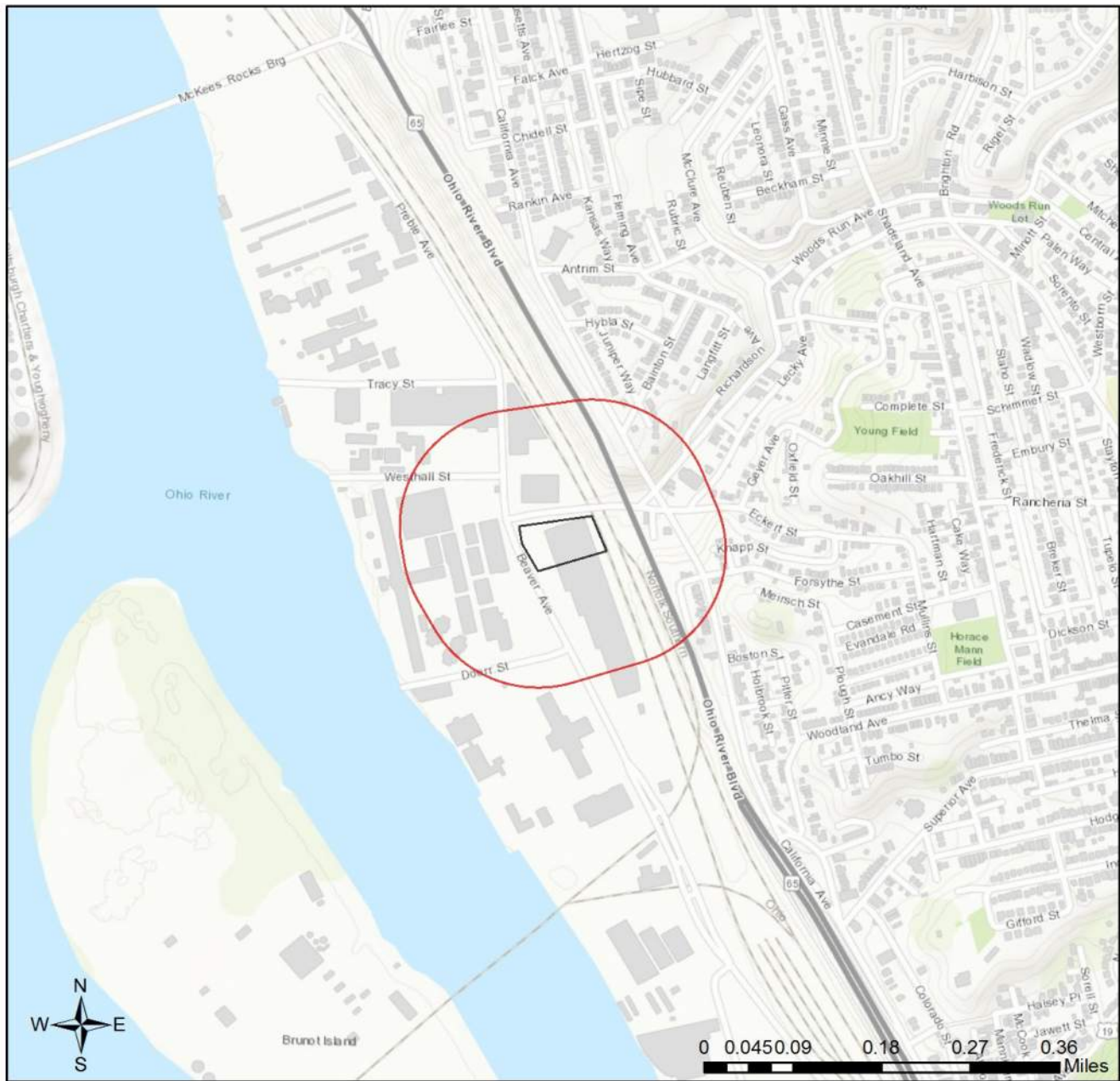




- Project Boundary
- Buffered Project Boundary



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

Goodblend of PA 2920 New Beaver Ave Lease Renovations



-  Project Boundary
-  Buffered Project Boundary

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



3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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

5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

PA Fish and Boat Commission

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

U.S. Fish and Wildlife Service

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

PA Game Commission

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

7. PROJECT CONTACT INFORMATION

Name: Kevin Wilmot
Company/Business Name: WBCM LLC
Address: 600 BURSCA DR SUITE 609
City, State, Zip: BRIDGEVILLE, PA 15017
Phone: (____) 412-221-1920 Fax: (____) _____
Email: kwilmot@wbcm.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



5-11-2021

date

Supplement to Section H - Alternative Sewage Facilities Analysis

Section H – Alternative Sewage Facilities Analysis

2920 New Beaver Avenue, Marshall-Shadeland Area, 27th Ward City of Pittsburgh 15233

Proposed Method of Sewage Disposal

The proposed project will be serviced by a gravity operated collection system which is owned and operated by Pittsburgh Water and Sewer Authority. The flows will be conveyed into an existing ALCOSAN interceptor and into the ALCOSAN sewage treatment plant.

Alternative Methods Considered

An alternative method of sewage disposal includes an individual septic system. Various factors such as failure rates of septic systems, poor soils (fill), desirability of developed lot, and size of the developed lot are all deterrents to installing a septic system.

Alternative Alignments Considered

The proposed method of sewage disposal will be a building sewage lateral connected to the main line gravity sewer, there are no other alternatives available for sewage disposal in the area. The proposed alignment which will convey sewage from the proposed site to the existing ALCOSAN sewage system was determined to be the optimal layout based on distance, slope, and elevation.

Conclusion

The proposed method of providing sewer service is considered ultimate. The fact that an existing sewage interceptor and sewage treatment plant is nearby greatly reduces the justification for thoroughly considering various alternative methods.

Supplement to Section J –
Flow Table
Footnotes and Dry Weather
Flow Calculation

Planning Module Conveyance System Capacity Analysis

2920 New Beaver Avenue, 27th Ward

Pittsburgh, 15233, Allegheny County

***The Goodblend Lease Renovations to the Existing
Building at 2920 New Beaver Avenue***

PWSA System

WBCM Job No.: 2020.0856.00

April 1, 2021

Revisions of April 14, 2021

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Pennsylvania.

License #71989 Expiration Date: 12-31-2021



Prepared For:

Goodblend PA-Parallel

c/o Huitt-Zollars, Inc.

111 N. Magnolia Ave

Orlando FL 32801

407.839.0414

Prepared By:

Whitney, Bailey, Cox & Magnani, LLC

600 Bursca Drive, Suite 609

Bridgeville, PA 15017

Phone: (412) 221-5385



Not Intended for Reuse without Engineer's Written Approval

April 1, 2021
Revisions of April 14, 2021

TABLE OF CONTENTS

Table of Contents

1.0 NARRATIVE

2.0 RESULTS

3.0 REFERENCE EXHIBITS

APPENDIX A - FLOW METERING REPORT RESULTS

1.0 NARRATIVE

General

The Developer, Goodblend of Pennsylvania, LLC, a holding of Parallel and the Ceres Acquisition Corp., is proposing to renovate the single floor warehouse with a mezzanine in the existing 2920 New Beaver Avenue addressed part of the one-story block building. The name of the project is the “Goodblend of Pennsylvania Production Facility Lease Renovations” located in a building owned by Buncher Company in the Marshall-Shadeland neighborhood, at 2920 New Beaver Avenue, in a warehouse near the former penitentiary and ALCOSAN. The zoning at this location is GI (General Industrial). The project will be phased and produce internal building changes for a change in use for a proposed lease entity. There is one existing lot measuring 231,419 square feet (5.313 Acres) that will have the existing one-story (1) building segregated into a lease area for new use with no footprint changes.

The total portion of property the lease use will encompass is approximately 195,200 SF (4.48 Acres). The area of building the lease use will encompass is approximately 110,600 SF (2.54 Acres). The New Beaver Avenue frontage is approximately 560 feet, and the Eckert Street frontage is approximately 180 feet. The property owner is and will remain Buncher Company. The remaining portion of the building at 2900, 2840 and 2830 New Beaver Avenue are not involved in these lease changes. Changes are planned for the uses and the interior of the building, with only pavement marking changes and landscaping planned for the exterior of the building. Utility work including concrete pads, electrical, water, sewer, communications, and pavement re-surfacing are expected. The use will require installation of agricultural type processes that will use water for sanitary purposes for the employees, and the plants will retain some water while unused water that will become permeate from the soils will become part of the wastewater flow. Refer to the Narrative and calculations provided in the report “Supplemental information to the Water & Sewer Use Application” of March 21, 2021, for the analysis provided to determine the expected sewage production rates from the intended uses in the building. The resulting *analysis predicts the total Project Flow of 15,340 gallons per day (GPD) to go into the system as sanitary wastewater*. The separated stormwater will not change in volume or rate from the pre-development conditions. The summary below is from the report and the narrative letters addressing the project to the sewage authorities.

Total Project Sewage Production: 16,570 GPD

Total Pre-Development Sewage Production Validated: 1,230 GPD

Total Increase of Sewage during dry-weather: 15,340 GPD

Methodology

The Pittsburgh Water & Sewer Authority (PWSA) developer process requires that the Applicant for a Sewage Facilities Planning Module (SFPM) shall calculate the Design and/or Permitted Capacity, Present Flows and Projected Flows in 5 Years for the Authority to predict the impact in accordance with regulations in Title 25 Chapter 94 state code requirements for annual sewage planning reporting to the Pennsylvania Department of Environmental Protection (PADEP). If the prior use produced greater than 799 gallons per-day and an increase of greater than 399 gallons per-day, or if the new development proposes an increase more than 799 gallons per-day, then planning through a SFPM is required.



The PWSA development process for new development proposing more than 2,000 gallons per day sewage production are required to provide flow monitoring for a minimum of thirty days for use in determining the impact to the conveyance system owned and operated by the PWSA. The following table from the PWSA Developer’s Manual provides this direction.

Table 1

Method No.	Project Flows, gpd	Methodology to Determine the Present Flows
Method #1	Up to and Including 2,000 gpd	Peak Flow Measurements
Method #2	Greater than 2,000 gpd	Flow Monitoring

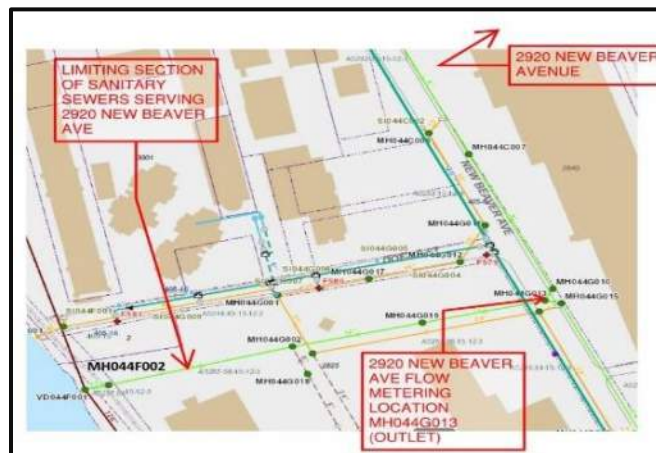
The following table provides the methodology applied to the calculation of flows and application of the additional flow to determine if an overload would be expected to the existing system from the new development.

Table 2

Flow Type	Calculation Methodology
Peak Design Capacity	Use the Manning Equation for full-flow conditions
Average Design Capacity	= Peak Design Capacity + Peaking Factor
Present Peak Flow	Method #1: Use the Manning Equation for partially filled pipes Method #2: Analyze the flow data
Present Average Flow	Method #1: = Present Peak Flow + Peaking Factor Method #2: Analyze the flow data
Projected Peak Flow in 5 Years	= (Present Peak Flow + Project Flow) × 1.05
Project Average Flow in 5 Years	= Projected Peak Flow in 5 Years + Peaking Factor

Since this development is expected to provide an average sewage flow of 15,570 gallons per day (GPD), which exceeds the 2,000 GPD ceiling a contract consultant installed a flow meter at the downstream point identified by the PWSA. That location was provided by PWSA in the Plate of the PWSA mapping of the sewer system shown below.

Map 1



To use the most conservative approach the results of the flow metering for “maximum hourly average” were used to determine the impacts on the system at the critical minimum capacity section of the system. The values were determined using the metering results for the largest rate of flow from either:

1. The Average Daily Flow multiplied by a peaking factor (in this case 3.0 for separated sanitary system sections) choosing the largest rate during the period of metering.
2. The Maximum Hourly Rate for any day during the metering period.

The largest results will be used as the base flow present in the existing system at the most critical downstream section of the system. The expected peak flow of the new development will be added to that, and the sewer section analyzed for the impact of flow to the maximum capacity of the pipe at “full-flow” conditions (larger hydraulic flow values can exist at 98% of depth) for the pipe section. In this case the PWSA was able to provide the pipe size, slope, materials and roughness coefficients, capacity, as well as the direction to use the manning’s equation for calculations. The calculations of the PWSA for the most limited capacity sewer section were provided with the Sewer Use Approval as in the Table below.

Table 3

Most Limited Capacity Sewer (MLCS) Spreadsheet															
PROJECT NAME:		2920 New Beaver Avenue													
PWSA PROJECT NUMBER:		20014.36													
PWSA REVIEWER:		Dan Dietrich													
DATE:		February 1, 2021													
LEGEND:		<table border="1"> <tr><td>Output Data</td></tr> <tr><td>Input Data</td></tr> <tr><td>Questionable Data</td></tr> <tr><td>Hydraulically Limited Sewer</td></tr> </table>										Output Data	Input Data	Questionable Data	Hydraulically Limited Sewer
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				
MH044C005	MH044C007	722.60	719.60	400.70	8	VCP	0.015	0.35	2.094	0.75%	587,261				
MH044C007	MH044G010	719.60	716.90	360.90	8	VCP	0.015	0.35	2.094	0.75%	587,042				
MH044G010	MH044G013	716.90	716.60	31.00	8	VCP	0.015	0.35	2.094	0.97%	667,667				
MH044G013	MH044G016	716.15	714.36	244.64	12	VCP	0.015	0.79	3.142	0.73%	1,711,669				
MH044G016	MH044G002	714.36	712.37	260.43	12	VCP	0.015	0.79	3.142	0.76%	1,749,194				
MH044G002	MH044P002	712.37	709.60	368.54	12	VCP	0.015	0.79	3.142	0.75%	1,734,821				

2.0 RESULTS

2.1 FLOW METERING SUMMARY

The complete tabulations of the flow metering data, the validation by scatter-graph (checking for sensor fouling or electronic drift) analysis, and graphed results are included in Appendix A. The flow metering “Average Flow Rate” multiplied by a peaking factor, and for the “Maximum Hourly Flow” rate averaged over hour readings were analyzed from the accumulated flow metering data and are provided in table format below.

Table 4

Date	Average Daily Flow (MGD)	Peak of Average Day Flow (MGD)	Maximum Hourly Flow (MGD)	Total 24 Hr Precip. (inches)	
2/19/2021	0.000333	x(3.0)	0.000999	0.002072	0
2/20/2021	0.000015	x(3.0)	0.000045	0.000232	0
2/21/2021	0	x(3.0)	0	0	0.02
2/22/2021	0.000007	x(3.0)	0.000021	0.000081	0.15
2/23/2021	0	x(3.0)	0	0	0
2/24/2021	0.000152	x(3.0)	0.000456	0.001296	0.1
2/25/2021	0.000065	x(3.0)	0.000195	0.000532	0
2/26/2021	0.000041	x(3.0)	0.000123	0.000557	0
2/27/2021	0.000009	x(3.0)	0.000027	0.000086	0
2/28/2021	0.000073	x(3.0)	0.000219	0.000253	0.9
3/1/2021	0.000092	x(3.0)	0.000276	0.001011	0.31
3/2/2021	0.000032	x(3.0)	0.000096	0.000149	0
3/3/2021	0.000014	x(3.0)	0.000042	0.000119	0
3/4/2021	0.000035	x(3.0)	0.000105	0.000386	0
3/5/2021	0.000067	x(3.0)	0.000201	0.000923	0
3/6/2021	0.000031	x(3.0)	0.000093	0.000259	0
3/7/2021	0.000039	x(3.0)	0.000117	0.000143	0
3/8/2021	0.000189	x(3.0)	0.000567	0.000504	0
3/9/2021	0.000321	x(3.0)	0.000963	0.002786	0
3/10/2021	0.000109	x(3.0)	0.000327	0.000369	0
3/11/2021	0.000165	x(3.0)	0.000495	0.000572	0.24
3/12/2021	0.00031	x(3.0)	0.00093	0.001365	0.04
3/13/2021	0.000026	x(3.0)	0.000078	0.000248	0
3/14/2021	0.000008	x(3.0)	0.000024	0.000069	0
3/15/2021	0.000088	x(3.0)	0.000264	0.000381	0
3/16/2021	0.0002	x(3.0)	0.0006	0.003265	0.01
3/17/2021	0.000199	x(3.0)	0.000597	0.001254	0
3/18/2021	0.001528	x(3.0)	0.004584	0.00256	1.66
3/19/2021	0.000752	x(3.0)	0.002256	0.001198	0
3/20/2021	0.000182	x(3.0)	0.000546	0.000468	0
Maximum			0.004584	0.003265	(MGD)

2.2 CAPACITY SUMMARY

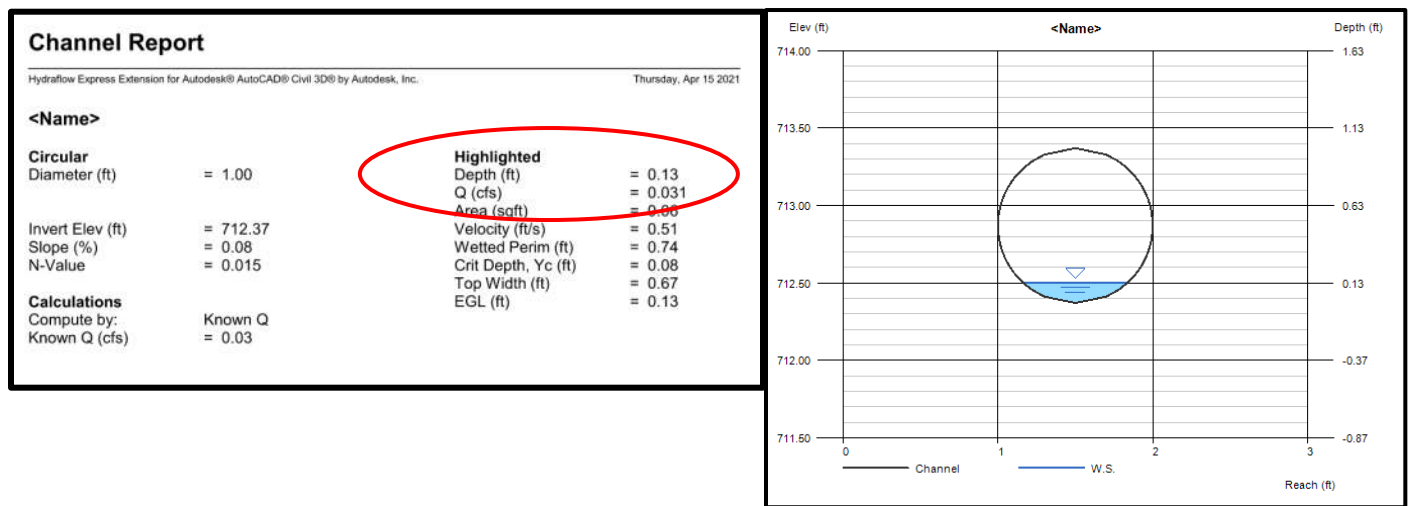
The Flow Metering Results were used to choose the maximum peak flow that the proposed development would be additional to during dry weather peak periods to determine the impact to capacity. **The maximum hourly average of any peak flow rates was 0.004584 MGD (4584 gallons per day).** The maximum peak flow rate expected for *added* production from the new development was determined in other reports to be 15,340 gallons per day (0.015340 mgd). The resulting total peak flow is tabulated below. The Existing Peak Flow Rate was calculated to be a larger value for the Average Daily Flow Rate multiplied by a peaking factor and is 0.004584 MGD (4584 gallons per day).

Table 5

MH044G013	2920 New Beaver Avenue, Pittsburgh 15233		
Capacity Evaluation-most limiting section			
Pipe Size/Material/ID:	12" Vitrified Clay Pipe ID=11.9-12.5 inches		
Mannings Coefficient:	0.015		
Total Pipe Capacity =	1.7348 MGD	=	2.684351 CFS
Present Peak Flow =	0.00458 MGD	=	0.007093 CFS
Additional Development Peak Flow			
=	0.01534 MGD	=	0.023736 CFS
Total PEAK Flow =	0.019924 MGD	=	0.030829 CFS
Total AVG Flow =	0.019924 /3.0 PF		0.006641 MGD

The results of evaluation of the pipe flow capacity in 2-dimensional analysis using Manning's equation are tabulated below. The flow rate (Q) was incrementally input and AutoDesk Hydraflow Express extension to Civil 3D AutoCAD was used to calculate the values of depth. The peak daily dry weather flow and new development flow were input as one value and the resulting depth of flow determined and are tabled below.

Table 7



The peak daily flow and new development flow will produce a depth of flow at 0.13 feet from the invert of the pipe far below the twelve inches of diameter. The total peak dry-weather flow with the development is 15,340 GPD (0.01534 MGD). The full pipe flow capacity is 1.73 MGD. The projected 5-year project flows are tabled below. Note the wet-weather peak-hour flow was measured as 0.0026 MGD (26,000 gpd) for a 24-hour rainfall of 1.66 inches of March 18, 2021.

Table 9

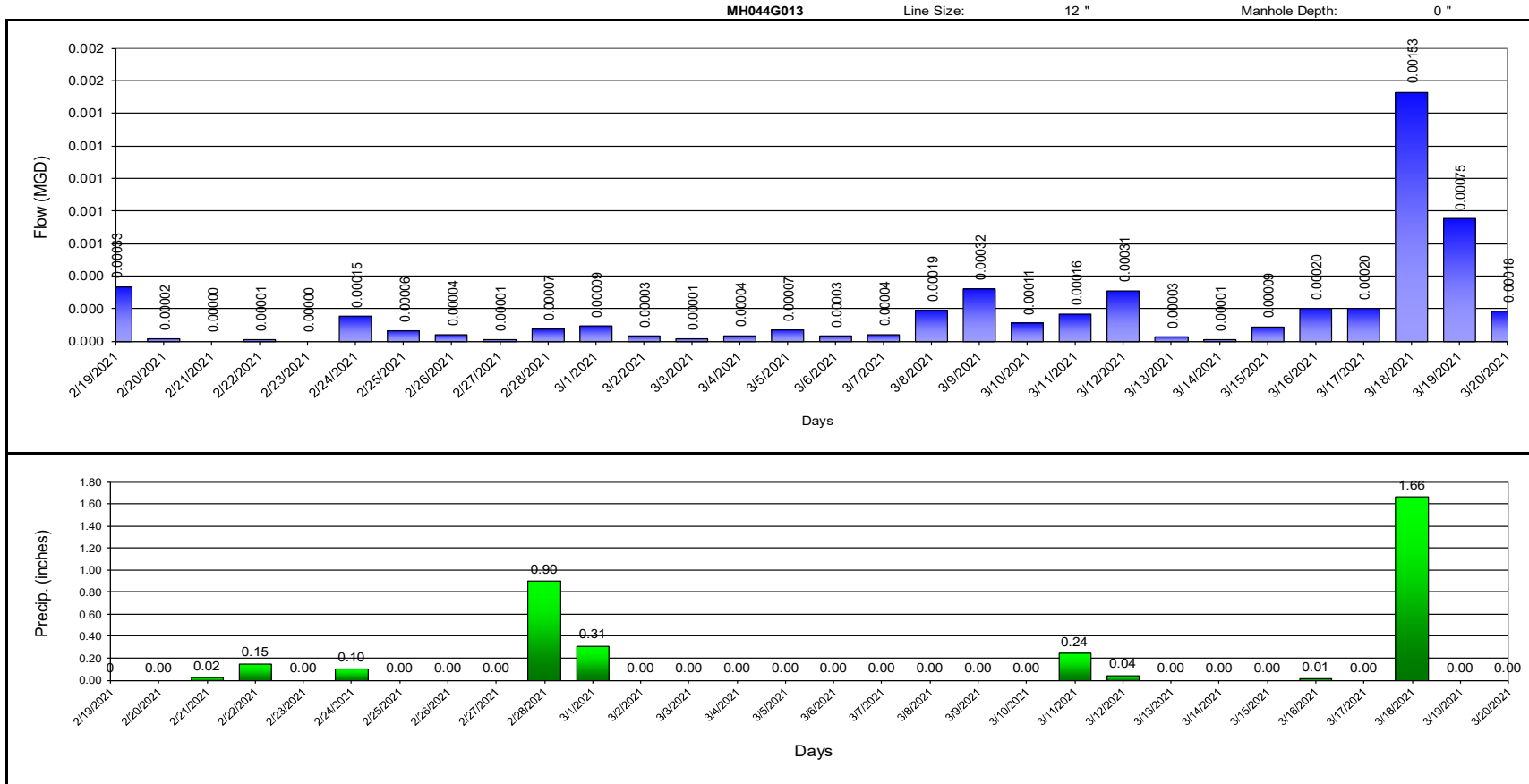
MH044G013	2920 New Beaver Avenue, Pittsburgh 15233		
Capacity Evaluation Prediction-most limited section			
Pipe Size/Material/ID:	12" Vitrified Clay Pipe ID=11.9-12.5 inches		
Mannings Coefficient:	0.015		
Total Pipe Capacity	=	1.7348 MGD	
			/3.0=AVG
Present Peak Flow	=	0.00458 MGD	1,526 gpd
Added Development Peak Flow	=	0.01534 MGD	5,113 gpd
Total Peak Flow	=	0.01992 MGD	
Total AVG Flow =	0.01992 /3.0 PF	0.00664 MGD	
5-Year Predicted Existing Peak Flow	0.00458 MGD	x 1.05 =	0.00481 MGD
5-Year Predicted Project Peak Flow	0.01534 MGD	x1.05 =	0.01611 MGD
5-Year Predicted Total Peak Flow	0.01992 MGD	x1.05 =	0.02092 MGD
5-Year Predicted Existing AVG Flow	0.00481 MGD	/3.0 =	0.00160 MGD
5-Year Predicted Project AVG Flow	0.01611 MGD	/3.0 =	0.00537 MGD
5-Year Predicted Total AVG Flow	0.02092 MGD	/3.0 =	0.00697 MGD

3.0 REFERENCE EXHIBITS

APPENDIX A - FLOW METERING REPORT RESULTS

Date:	02/19/2021	02/20/2021	02/21/2021	02/22/2021	02/23/2021	02/24/2021	02/25/2021	02/26/2021	02/27/2021	02/28/2021	03/01/2021	03/02/2021	03/03/2021	03/04/2021	03/05/2021	03/06/2021
Flow:	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Precip.:	0.00	0.00	0.02	0.15	0.00	0.10	0.00	0.00	0.00	0.90	0.31	0.00	0.00	0.00	0.00	0.00

Date:	03/07/2021	03/08/2021	03/09/2021	03/10/2021	03/11/2021	03/12/2021	03/13/2021	03/14/2021	03/15/2021	03/16/2021	03/17/2021	03/18/2021	03/19/2021	03/20/2021
Flow:	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.002	0.001	0.000
Precip.:	0.00	0.00	0.00	0.00	0.24	0.04	0.00	0.00	0.00	0.01	0.00	1.66	0.00	0.00



MH044G013

February 19, 2021 through March 20, 2021

Line Size: 12 " Manhole Depth: 0 "

Date	Average Daily Flow (MGD)	Minimum Hourly Flow (Time)	Minimum Hourly Flow (MGD)	Maximum Hourly Flow (Time)	Maximum Hourly Flow (MGD)	Total 24 hr. Precip. (inches)
02/19/2021	0.000333	4:00 AM	0.000000	1:00 PM	0.002072	0.00
02/20/2021	0.000015	12:00 AM	0.000000	12:00 PM	0.000232	0.00
02/21/2021	0.000000	12:00 AM	0.000000	12:00 AM	0.000000	0.02
02/22/2021	0.000007	12:00 AM	0.000000	8:00 AM	0.000081	0.15
02/23/2021	0.000000	12:00 AM	0.000000	12:00 AM	0.000000	0.00
02/24/2021	0.000152	12:00 AM	0.000000	2:00 PM	0.001296	0.10
02/25/2021	0.000065	12:00 AM	0.000000	9:00 AM	0.000532	0.00
02/26/2021	0.000041	12:00 AM	0.000000	12:00 PM	0.000557	0.00
02/27/2021	0.000009	12:00 AM	0.000000	6:00 AM	0.000086	0.00
02/28/2021	0.000073	12:00 AM	0.000000	1:00 PM	0.000253	0.90
03/01/2021	0.000092	11:00 PM	0.000003	4:00 PM	0.001011	0.31
03/02/2021	0.000032	7:00 PM	0.000000	7:00 AM	0.000149	0.00
03/03/2021	0.000014	12:00 AM	0.000000	8:00 AM	0.000119	0.00
03/04/2021	0.000035	12:00 AM	0.000000	12:00 PM	0.000386	0.00
03/05/2021	0.000067	12:00 AM	0.000000	12:00 PM	0.000923	0.00
03/06/2021	0.000031	12:00 AM	0.000000	7:00 PM	0.000259	0.00
03/07/2021	0.000039	4:00 AM	0.000000	1:00 AM	0.000143	0.00
03/08/2021	0.000189	6:00 PM	0.000012	11:00 AM	0.000504	0.00
03/09/2021	0.000321	5:00 PM	0.000000	10:00 AM	0.002786	0.00
03/10/2021	0.000109	12:00 AM	0.000000	4:00 PM	0.000369	0.00
03/11/2021	0.000165	12:00 AM	0.000000	9:00 AM	0.000572	0.24
03/12/2021	0.000310	8:00 PM	0.000013	12:00 PM	0.001365	0.04
03/13/2021	0.000026	11:00 AM	0.000000	9:00 AM	0.000248	0.00
03/14/2021	0.000008	4:00 AM	0.000000	10:00 PM	0.000069	0.00
03/15/2021	0.000088	1:00 AM	0.000000	7:00 AM	0.000381	0.00
03/16/2021	0.000200	12:00 AM	0.000000	11:00 AM	0.003265	0.01
03/17/2021	0.000199	12:00 AM	0.000000	11:00 PM	0.001254	0.00
03/18/2021	0.001528	2:00 AM	0.000028	12:00 PM	0.002560	1.66
03/19/2021	0.000752	6:00 PM	0.000204	12:00 AM	0.001198	0.00
03/20/2021	0.000182	8:00 PM	0.000045	3:00 PM	0.000468	0.00

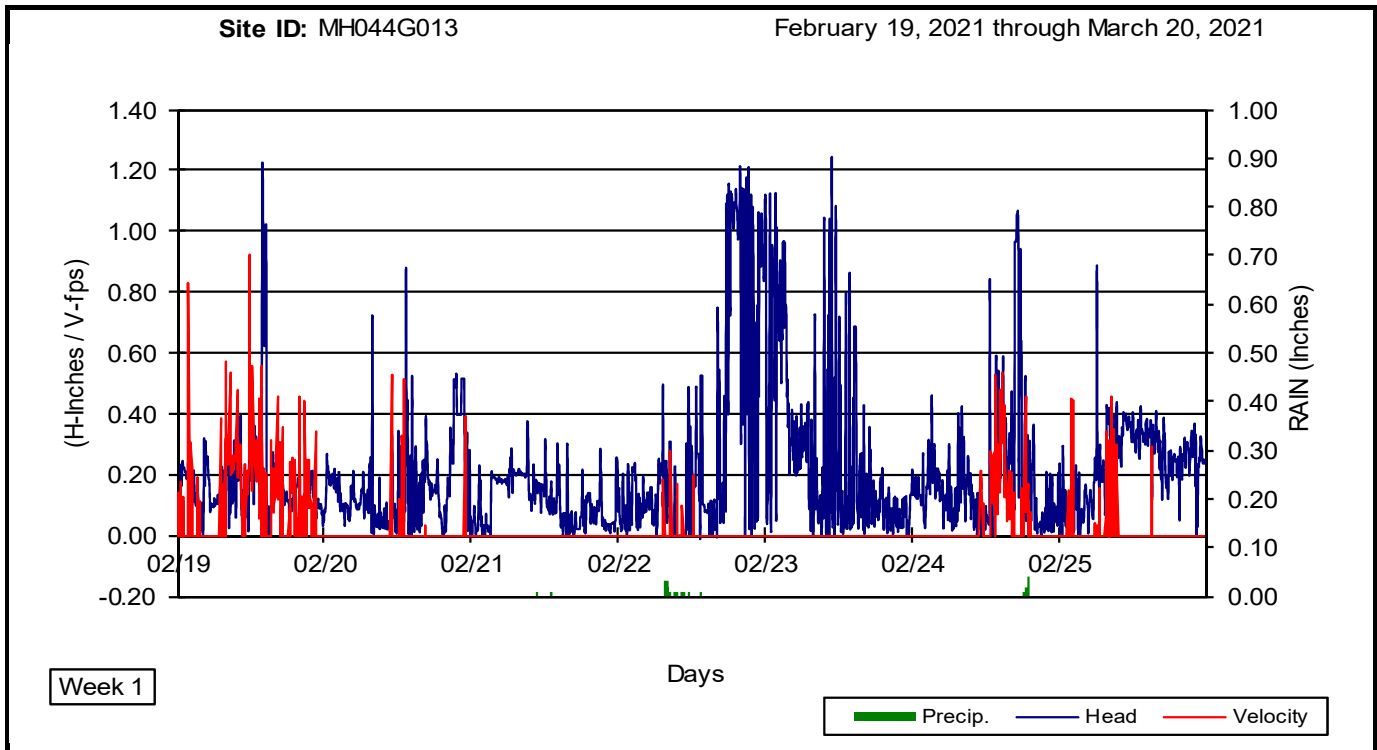
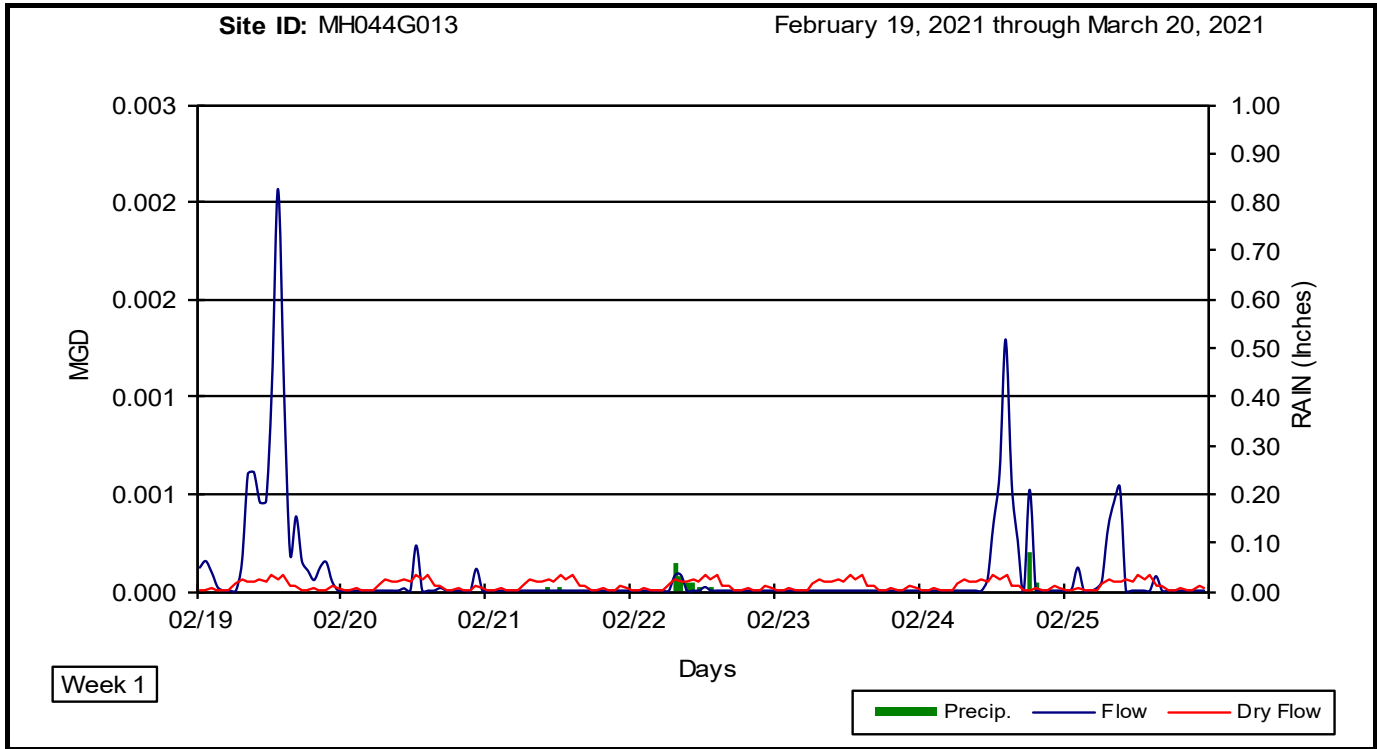
x 3.0 PF

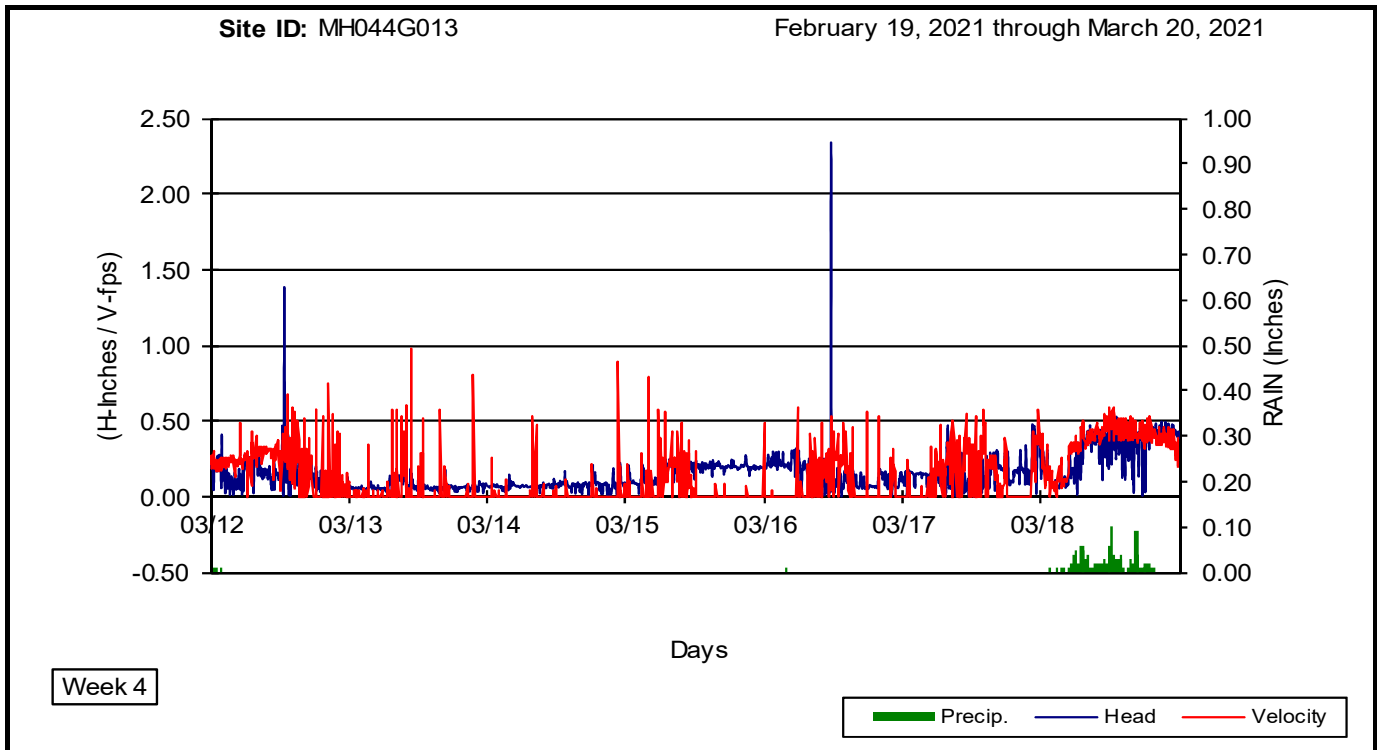
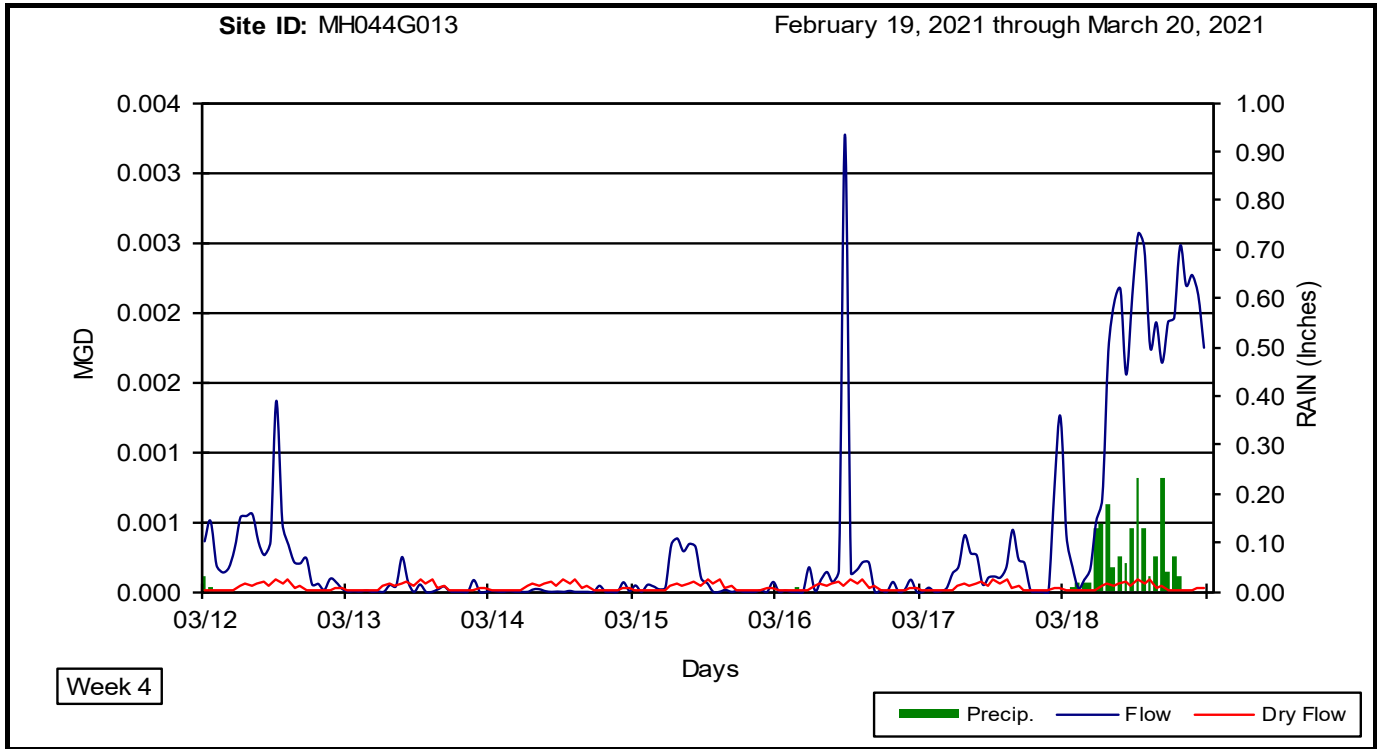
Average	0.000169	0.000010	0.000771
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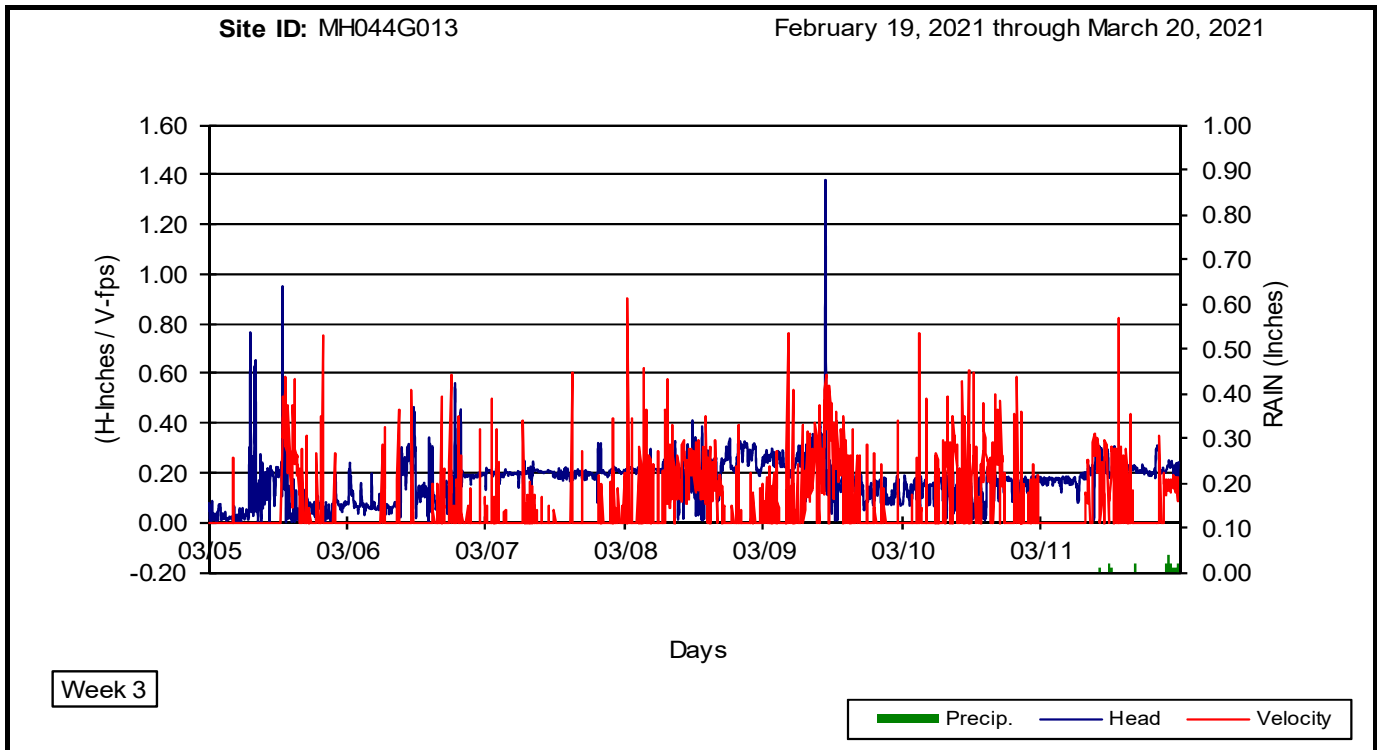
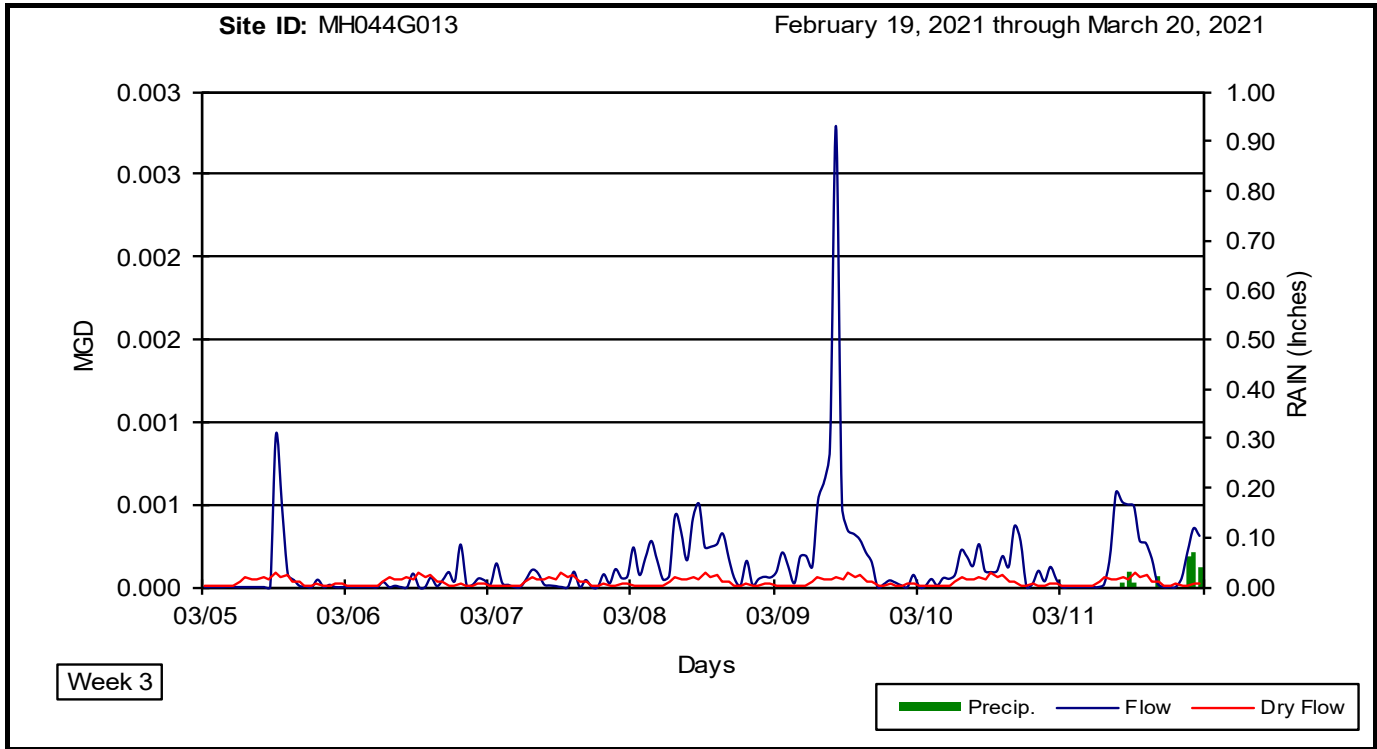
3.43 Total

Minimum	0.000000	0.000000	0.000000
Maximum	0.001528	0.000204	0.003265

Total Flow 0.005082 MG

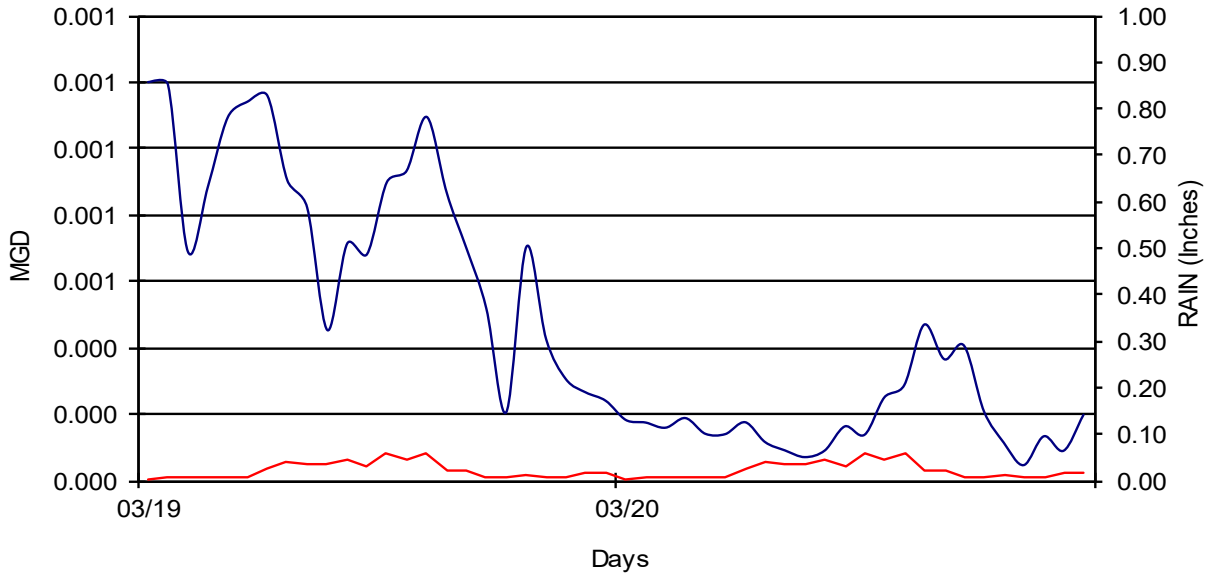






Site ID: MH044G013

February 19, 2021 through March 20, 2021

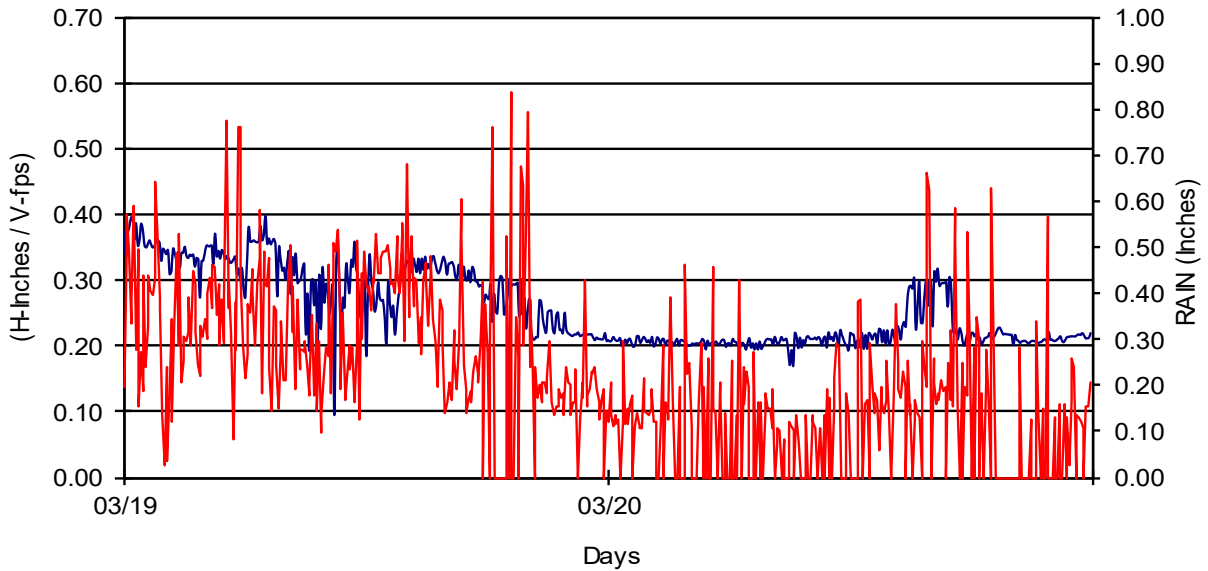


Week 5

Precip. Flow Dry Flow

Site ID: MH044G013

February 19, 2021 through March 20, 2021

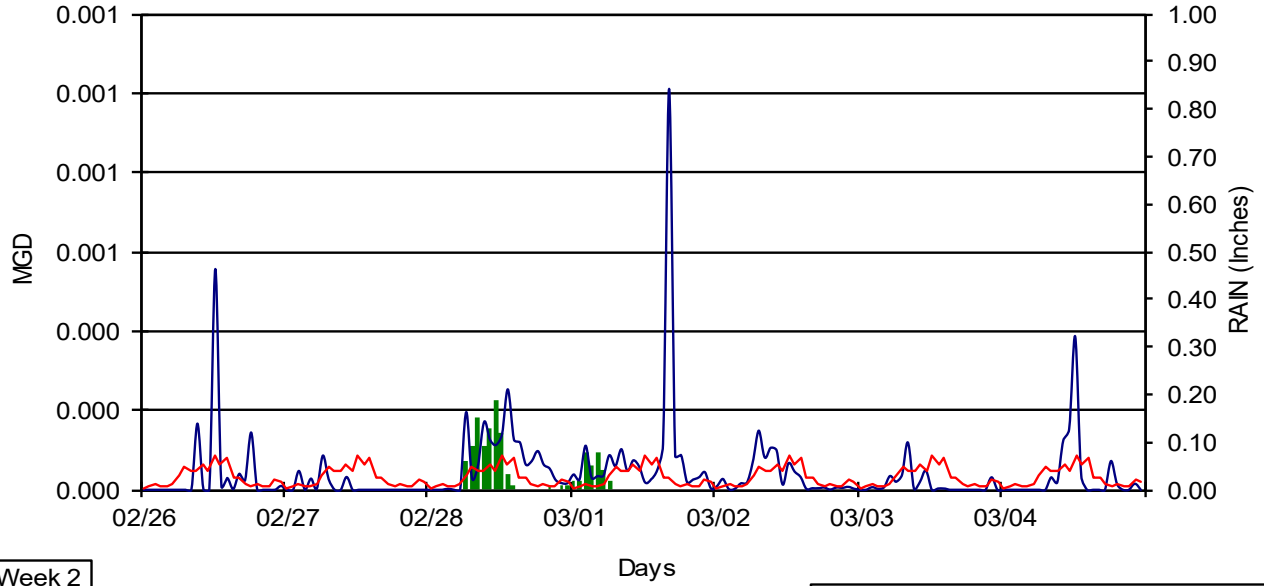


Week 5

Precip. Head Velocity

Site ID: MH044G013

February 19, 2021 through March 20, 2021

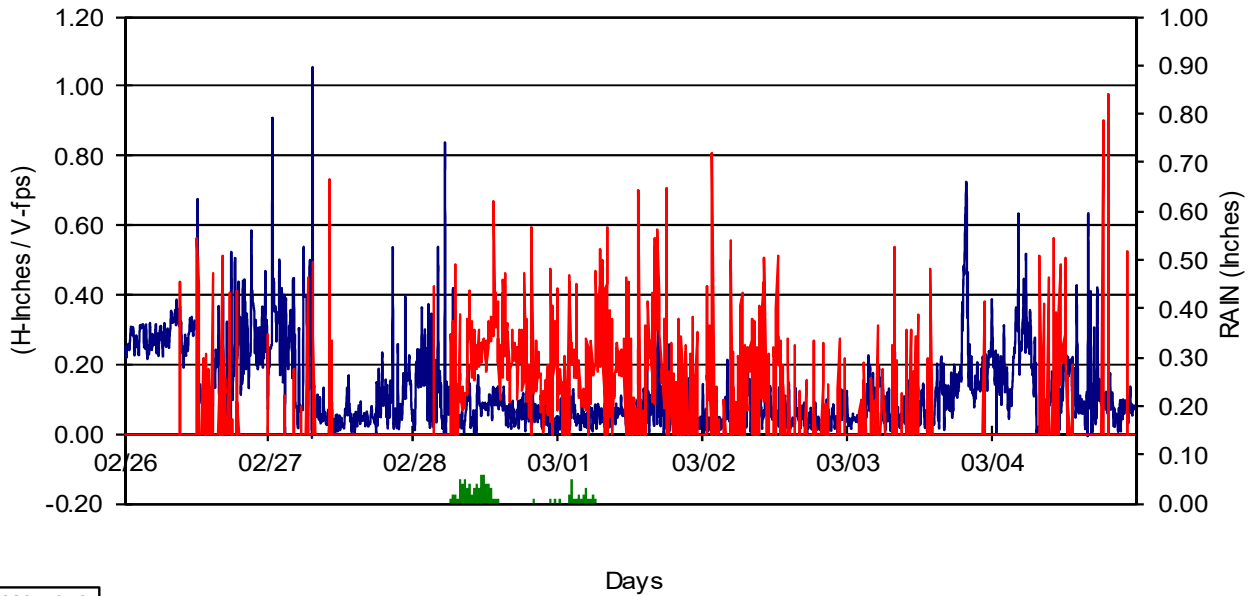


Week 2

Precip. Flow Dry Flow

Site ID: MH044G013

February 19, 2021 through March 20, 2021

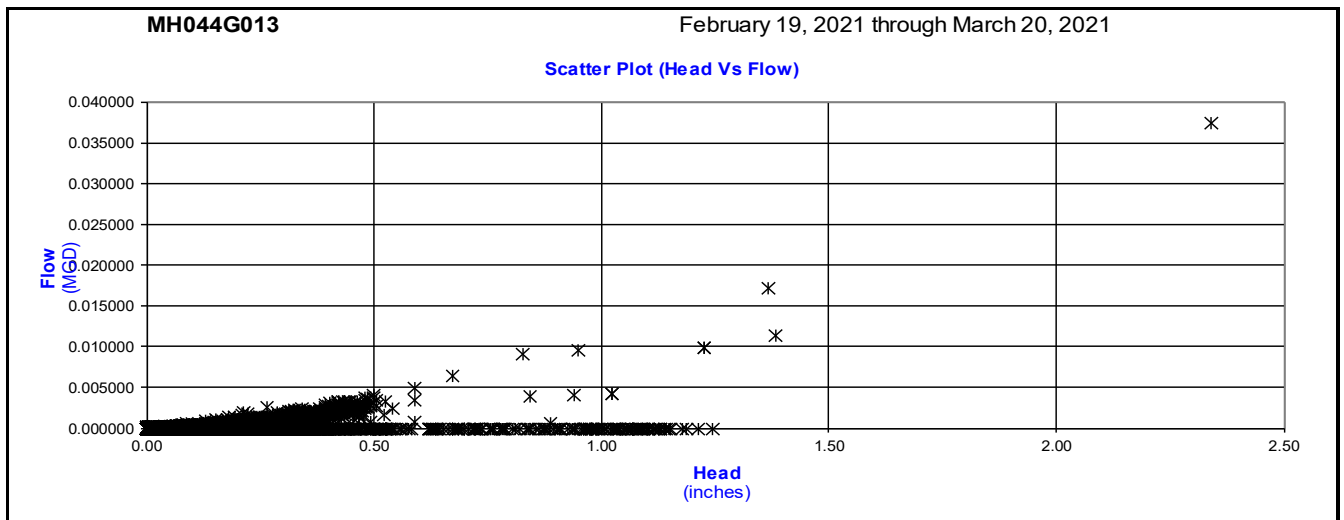
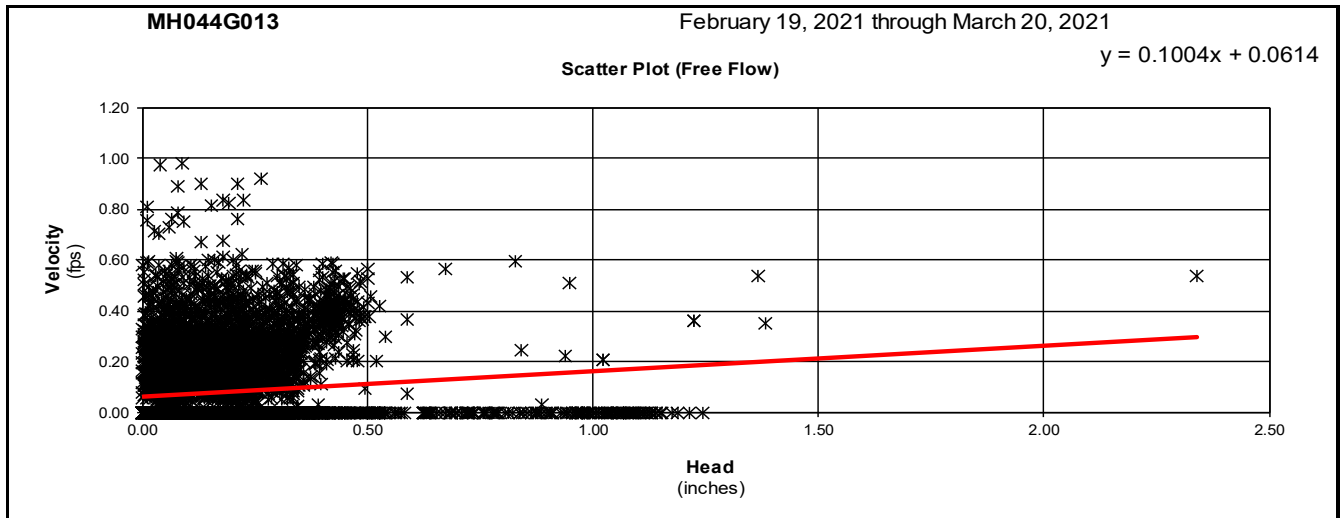
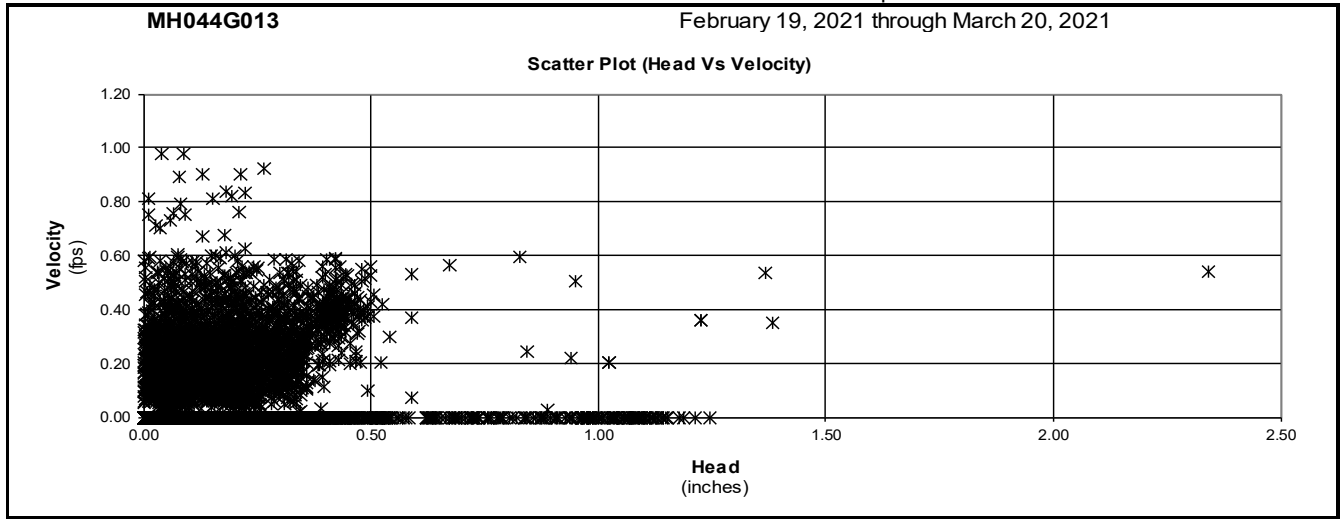


Week 2

Precip. Head Velocity

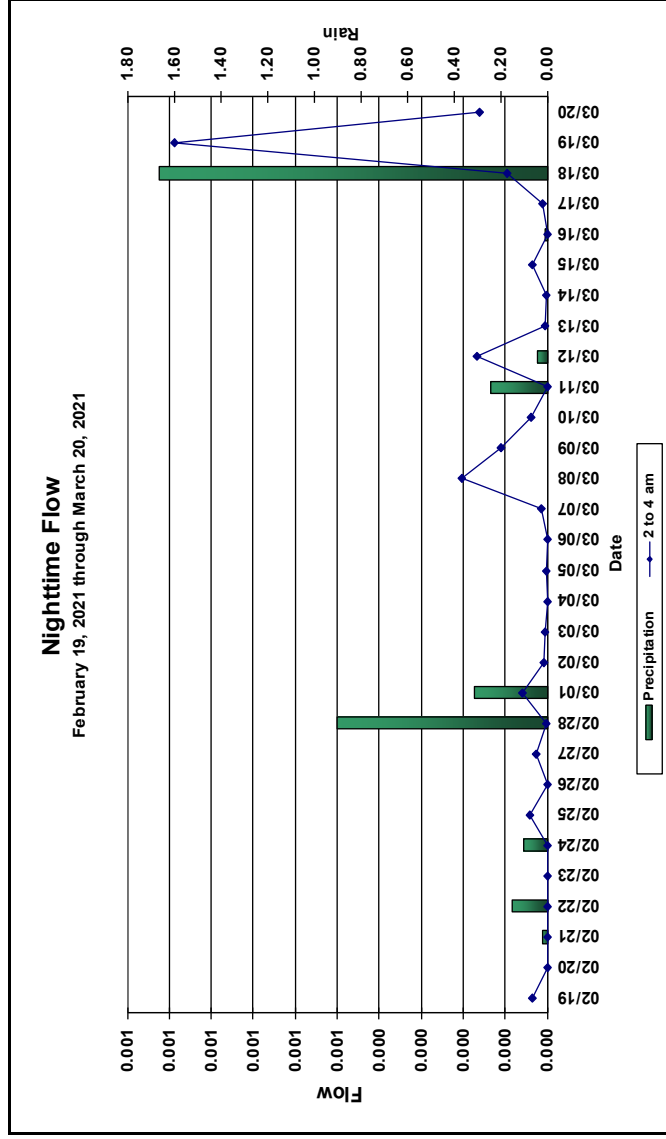
Line Size: 12 "

Manhole Depth: 0 "



MH044G013
Nighttime Flow

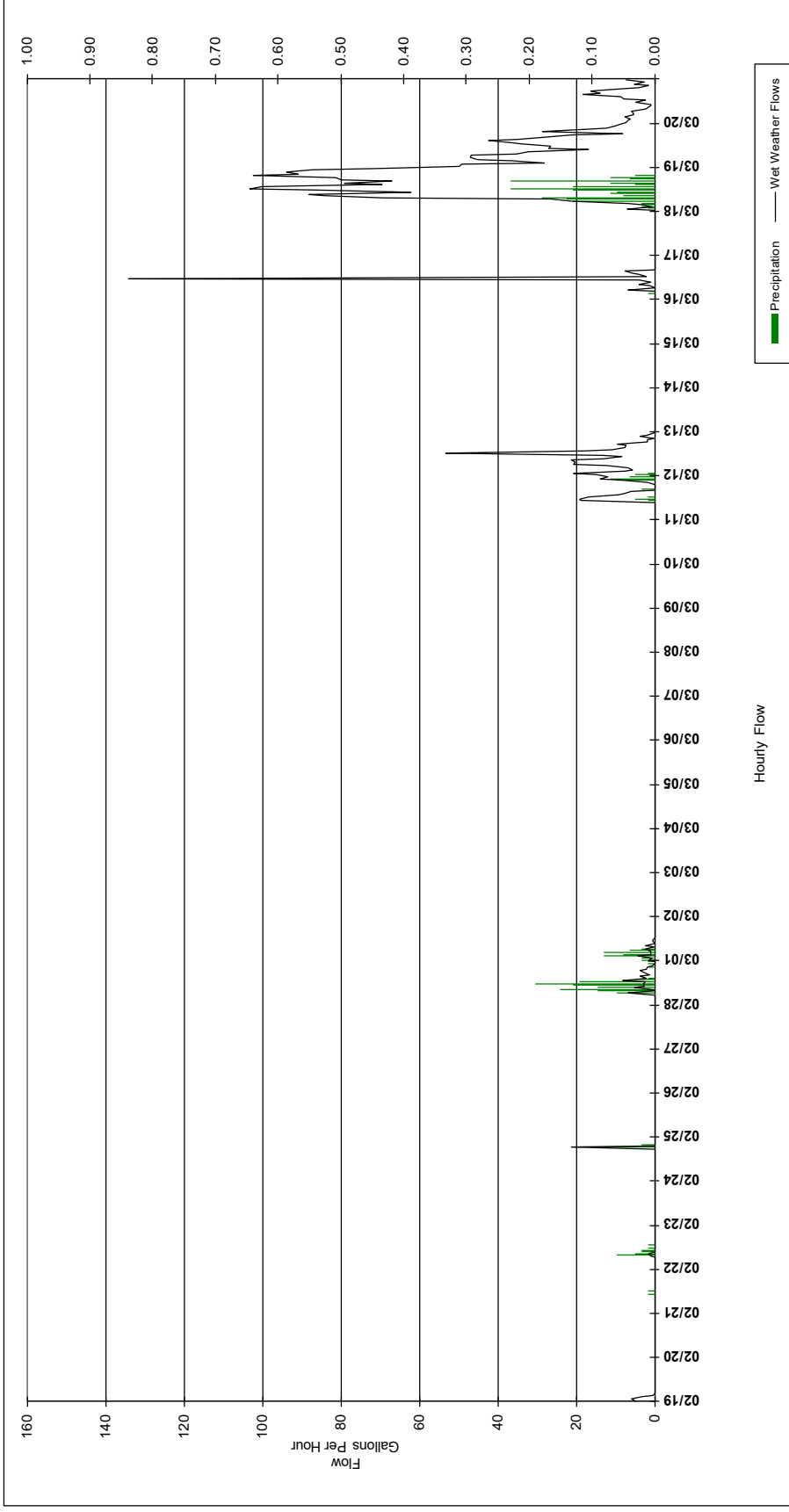
Date	Total 24 hr Precipitation	Ave flow 2 to 4 am
02/19	0.00	0.000
02/20	0.00	0.000
02/21	0.02	0.000
02/22	0.15	0.000
02/23	0.00	0.000
02/24	0.10	0.000
02/25	0.00	0.000
02/26	0.00	0.000
02/27	0.00	0.000
02/28	0.90	0.000
03/01	0.31	0.000
03/02	0.00	0.000
03/03	0.00	0.000
03/04	0.00	0.000
03/05	0.00	0.000
03/06	0.00	0.000
03/07	0.00	0.000
03/08	0.00	0.000
03/09	0.00	0.000
03/10	0.00	0.000
03/11	0.24	0.000
03/12	0.04	0.000
03/13	0.00	0.000
03/14	0.00	0.000
03/15	0.00	0.000
03/16	0.01	0.000
03/17	0.00	0.000
03/18	1.66	0.000
03/19	0.00	0.001
03/20	0.00	0.000
AVG	0.11	0.000
MIN	0.00	0.000
MAX	1.66	0.001



Nighttime Flows During Dry Weather Flow is Commonly Estimated to be 90% Ground Water Infiltration According to EPA SSOAP Toolbox

Wet Weather Flow Volumes

MH044G013

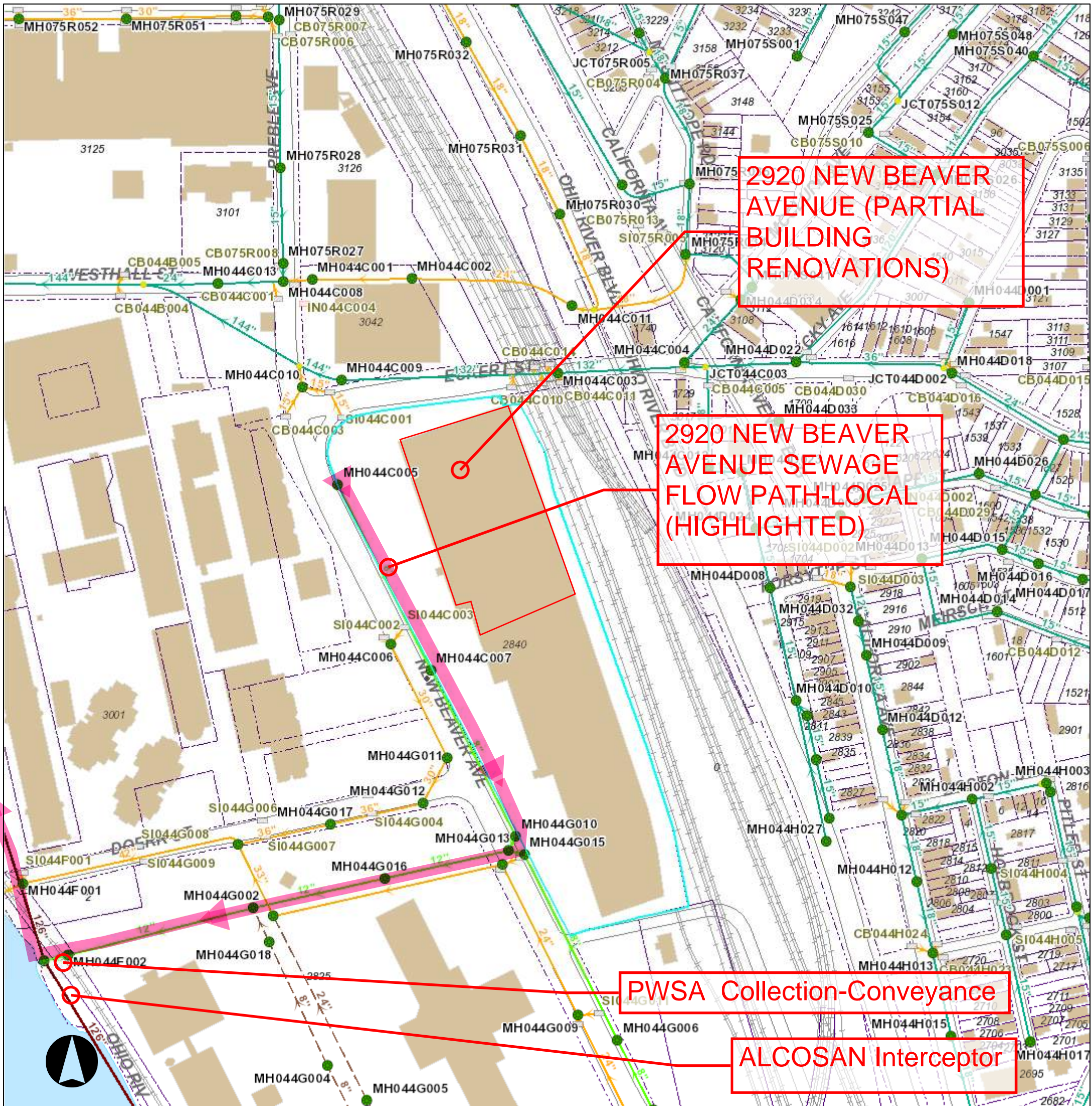


Hourly Flow

Date:	2/19/2021	2/20/2021	2/21/2021	2/22/2021	2/23/2021	2/24/2021	2/25/2021	2/26/2021	2/27/2021	2/28/2021	3/1/2021	3/2/2021	3/3/2021	3/4/2021	3/5/2021	3/6/2021
Flow (GPD):	14	0	0	2	0	21	0	0	0	46	15	0	0	0	0	0
Precip. (In.):	0.00	0.00	0.02	0.15	0.00	0.10	0.00	0.00	0.00	0.90	0.31	0.00	0.00	0.00	0.00	0.00
Date:	3/7/2021	3/8/2021	3/9/2021	3/10/2021	3/11/2021	3/12/2021	3/13/2021	3/14/2021	3/15/2021	3/16/2021	3/17/2021	3/18/2021	3/19/2021	3/20/2021		
Flow (GPD):	0	0	0	0	114	280	0	0	0	170	0	1,481	721	152		
Precip. (In.):	0.00	0.00	0.00	0.00	0.24	0.04	0.00	0.00	0.00	0.01	0.00	1.66	0.00	0.00		

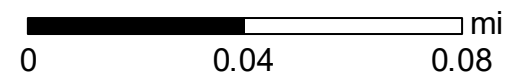
Supplement to Section J –
Sewage Flow
Path Map

2900 - 2920 New Beaver Avenue - Sewer

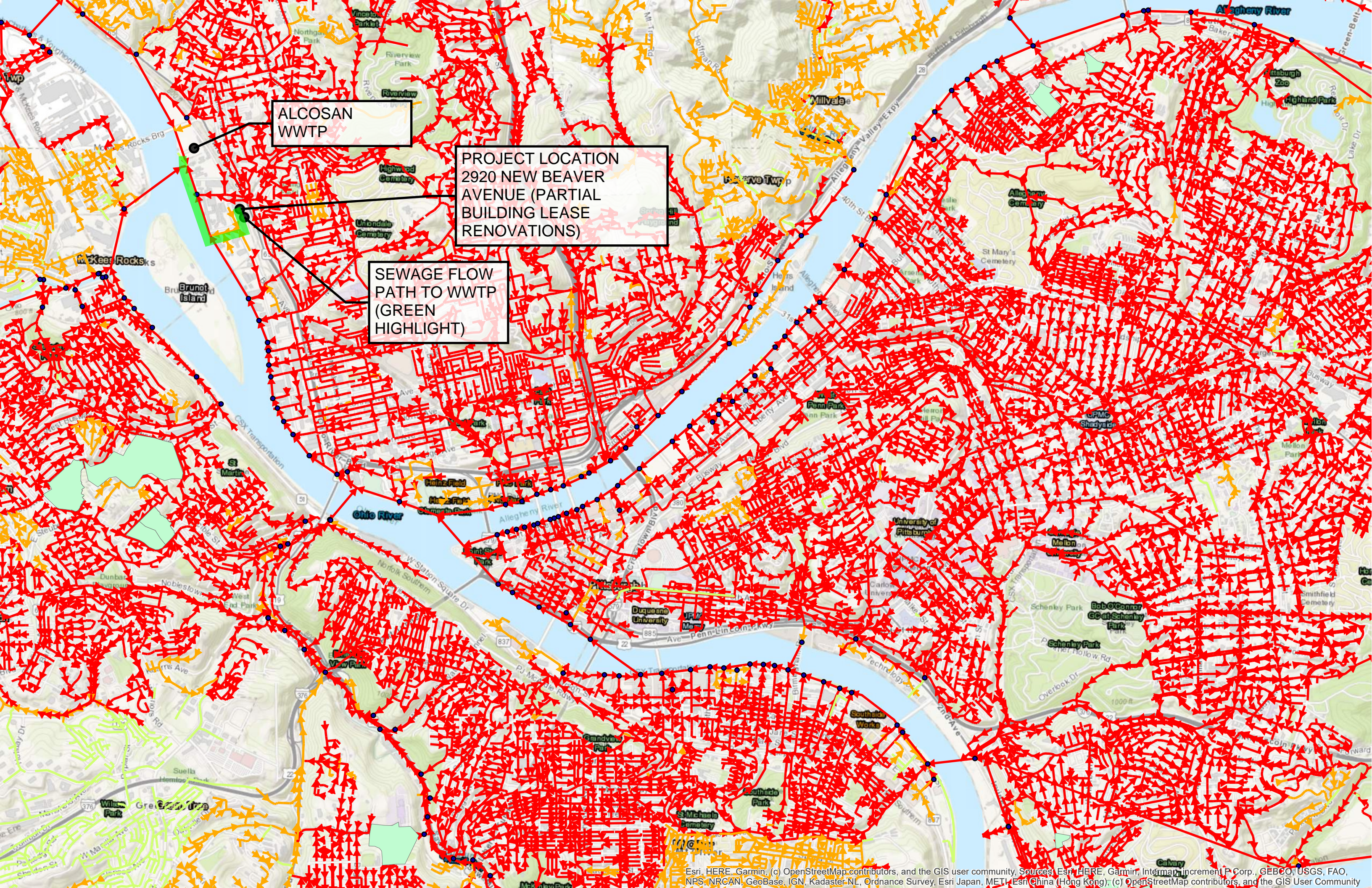


Legend

	WATER		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.

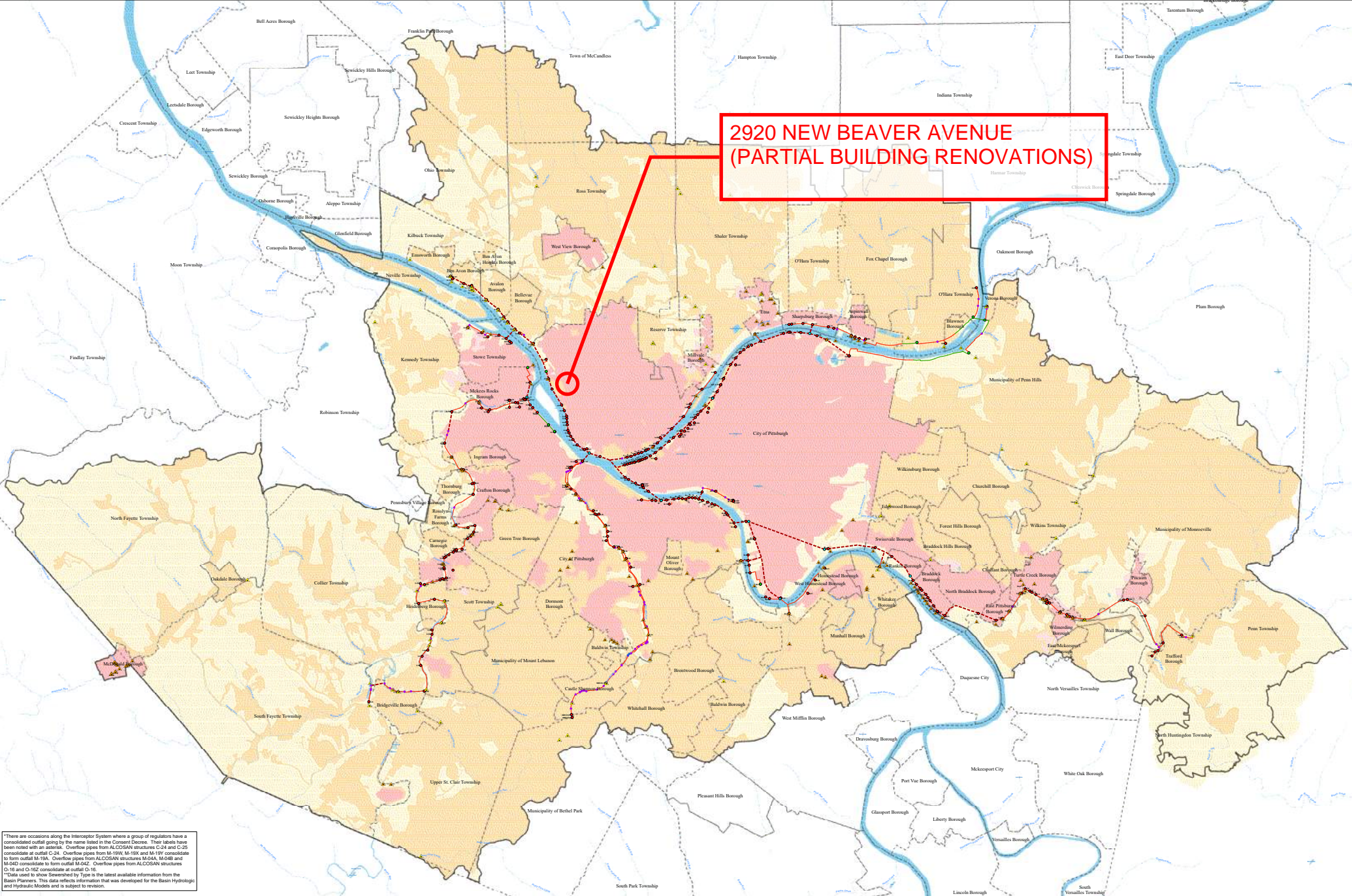


ALCOSAN
WWTP

PROJECT LOCATION
2920 NEW BEAVER
AVENUE (PARTIAL
BUILDING LEASE
RENOVATIONS)

SEWAGE FLOW
PATH TO WWTP
(GREEN
HIGHLIGHT)

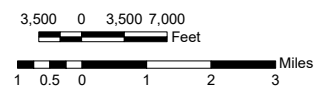
**2920 NEW BEAVER AVENUE
(PARTIAL BUILDING RENOVATIONS)**



*There are occasions along the Interceptor System where a group of regulators have a consolidated outfall going by the name listed in the Consent Decree. Their labels have been noted with an asterisk. Overflow pipes from ALCOGAN structures C-24 and C-25 consolidate at outfall C-24. Overflow pipes from M-19W, M-19X and M-19Y consolidate to form outfall M-19A. Overflow pipes from ALCOGAN structures M-24A, M-24B and M-24D consolidate to form outfall M-24Z. Overflow pipes from ALCOGAN structures C-16 and C-16Z consolidate at outfall C-16.
 **Data used to show Sewershed by Type is the latest available information from the Basin Planners. This data reflects information that was developed for the Basin Hydrologic and Hydraulic Models and is subject to revision.

LEGEND

- Combined Sewer Outfall
- Sanitary Sewer Outfall
- ▲ Combined Sewer Outfall
- ▲ Sanitary Sewer Outfall
- Regulator
- Pump Station
- Access Shaft
- Int. Relief
- Direct Connection
- Deep Tunnel Interceptor
- Shallow-cut Interceptor
- Connector Pipe
- Force Main
- Siphon
- Service Area
- Cross Connection
- Municipal Boundaries
- Hydrologic Features
- River
- Combined Sewer Area
- Separate Sewer Area
- Non-contributing Area
- Runoff towards combined area



**ALCOSAN Sewersheds, Outfalls, and Interceptors
Located in the Conveyance and Treatment System**

Component 4A -
Municipal
Planning
Agency Review



INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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
2920 New Beaver Avenue Partial Building Lease Renovations Change In Use

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

1. Date plan received by municipal planning agency _____
2. Date review completed by agency _____

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

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

SECTION C. AGENCY REVIEW (continued)

Yes

No

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

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

Name: _____

Title: _____

Signature: _____

Date: _____

Name of Municipal Planning Agency: _____

Address _____

Telephone Number: _____

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.

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

Department	Law
Preparer	Ben Smith
Standing Committee Representative	Katie Phillips (PVE LLC) 724-444-1100
Type of Legislation	Other

Description of Legislation

Goodblend of Pennsylvania, LLC is proposing to develop 2920 New Beaver Avenue with a Change in Use for a partial building lease renovation located in the 27th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania. The partial building lease renovation for change in use will be located at 2920 New Beaver Avenue, Parcel ID of 44-C-100. The proposed partial building lease renovation for change in use of Parcel ID 44-C-100 described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development proposes that the 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: 2920 NEW BEAVER AVENUE PARTIAL BUILDING LEASE
RENOVATIONS**

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

The previously permitted use for the 2920 New Beaver Avenue address of the property was Shipping on part of one lot.

2) What is the proposed use for the property?

The proposed permitted use for the 2920 New Beaver Avenue address of the property is Medical Marijuana Production Facility on part of one lot.

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

The development will meet all requirements for the City of Pittsburgh as well as the Allegheny County Conservation District. The development will minimize onsite impervious area with homes to allow for landscaping areas around the homes. The low impact design for this development includes pull in driveways, only accounting for a small amount of impervious area on the lot, utilizing the right of way and sidewalk area.

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

Due to the minimal impact of this development (<5,000 s.f. land disturbance and <5,000 s.f. impervious) there is no stormwater management necessary. Upon completion of the development the site will result in a net positive change in stormwater flow.

Resolution No. _____

CITY OF PITTSBURGH

Introduced: Bill No:

Committee: Intergovernmental Affairs Committee Status:

Sponsored by:

Resolution adopting Plan Revision to the City of Pittsburgh's Official Sewage Facilities Plan for 2920 New Beaver Avenue, 27th Ward, Pittsburgh, Pennsylvania 15233.

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, Goodblend of Pennsylvania, LLC has proposed the development of a certain parcels of land identified as 2920 New Beaver Avenue, 27th Ward, Pittsburgh, Pennsylvania 15233, parcels part of parcel #44-C-100, in the 27th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania and described in the attached Sewage Facilities Planning Module (the "Planning Module") for land development and proposes that project be served by a sewer tap-in to the City of Pittsburgh sewage systems; and

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

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

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

SECTION 1. The City of Pittsburgh hereby adopts 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 proposed identified Goodblend of Pennsylvania, LLC has proposed the development of a certain parcels of land identified as at 2920 New Beaver Avenue, Pittsburgh, PA 15233, parcel 44-C-100, in the 27th Ward of the City of Pittsburgh, Allegheny County, Pennsylvania.

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.

Component 4C -
County or Joint
Health
Department Review

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

June 1, 2021

Kevin Wilmot, P.E.
Whitney Bailey Cox & Magnani, LLC
600 Bursca Drive, Suite 609
Pittsburgh, PA 15017

RE: SEWAGE FACILITIES PLANNING MODULE; ALLEGHENY COUNTY
2920 New Beaver Avenue, City of Pittsburgh

Dear Mr. Wilmot,

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 May 27, 2021. The project proposes the following:

Project Description:

2920 New Beaver Avenue. Proposing the partial building lease renovation of the single floor warehouse with mezzanine with change in use for a Goodblend of PA - Medical Marijuana Production facility located in the City of Pittsburgh, Allegheny County. Changes are planned for the uses and the interior of the building, with only pavement marking changes and landscaping planned for the exterior of the building. Utility work including concrete pads, electrical, water, sewer, communications, and pavement re-surfacing are expected. The use will require installation of agricultural type processes that will use water for sanitary purposes for the employees, and the plants will retain some water while unused water that will become permeate from the soils will become part of the wastewater flow.

Sewage Flow:

15,340 GPD

Conveyance:

The flow from this site will be conveyed to the Pittsburgh Water and Sewer Authority (PWSA) collection system to ALCOSAN POC O-28 to the Ohio River Interceptor and then to the ALCOSAN Treatment Plant at Woods Run.

Sewer's Owner:

PWSA (collection) and ALCOSAN (interceptor)



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



Name of Sewage Treatment Plant: ALCOSAN

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

In addition, it should be noted that the approval of this sewage facilities planning module does not include approval of pipe size and/or type. Approval for pipe size and/or type must be obtained by filing a specific plumbing plan with the ACHD's Plumbing Section. If you should have any questions relative to ACHD's plumbing requirements, you can contact Ivo Miller, Plumbing Program Manager at 412-578-8393.

The ACHD has no objection to the approval of this project. If you have any questions, 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)
 Ivo Miller, ACHD w/attachment (electronically)



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

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

Background

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

Who Should Complete the Component?

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

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

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

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

Section A. Project Name

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

Section B. Review Schedule

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

Section C. Agency Review

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

Section D. Additional Comments

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



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

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

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

Project Name

2920 New Beaver Avenue

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

1. Date plan received by county or joint county health department May 27, 2021Agency name Allegheny County Health Department (ACHD)2. Date review completed by agency June 1, 2021

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

Yes No

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

If no, what are the inconsistencies? _____

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

If yes, describe _____

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

If yes, describe _____

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

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

Name: Freddie FieldsTitle: Environmental Health Engineer IIISignature: Freddie FieldsDate: June 1, 2021Name 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.