

**Sewage Facilities Planning Module
Application Package**

for

GARDEN THEATER BLOCK

City of Pittsburgh
Allegheny County, PA

October 1, 2020

Prepared for:

Garden Theater Block LLC
30 7th Street, Suite 300
Pittsburgh, PA 15222

Prepared by:

FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS & ENGINEERS
1610 Golden Mile Highway
Monroeville, PA 15146
(724) 327-0599

Job No. 5126

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**SEWAGE FACILITIES PLANNING MODULE –
COMPONENT 3**



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

Code No.

SEWAGE FACILITIES PLANNING MODULE

Component 3. Sewage Collection and Treatment Facilities

(Return completed module package to appropriate municipality)

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

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

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

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

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

A. PROJECT INFORMATION (See Section A of instructions)

1. Project Name Garden Theater Block

2. Brief Project Description 0.66 acre area of land in the City of Pittsburgh's Central Northside neighborhood. Proposed development will include renovation of the existing Garden Theater building into 4,200 sf of commercial space, and three (3) apartment units. The existing Morton House will be renovated into nine (9) apartment units. The proposed corner building will include 1,300 sf of commercial space and fifty (50) apartment units.

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

Municipality Name	County	City	Boro	Twp
City of Pittsburgh	Allegheny	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipality Contact Individual - Last Name	First Name	MI	Suffix	Title
Battistone	Martina			Senior Enviro. Planner
Additional Individual Last Name	First Name	MI	Suffix	Title

Municipality Mailing Address Line 1	Mailing Address Line 2
200 Ross Street	Suite 4

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

Area Code + Phone + Ext.	FAX (optional)	Email (optional)
412-255-2516		

C. SITE INFORMATION (See Section C of instructions)

Site (Land Development or Project) Name

Garden Theater Block

Site Location Line 1
12 W North Avenue

Site Location Line 2

Site Location Last Line -- City
Pittsburgh

State
PA

ZIP+4
15212

Latitude
40d27'20.5"

Longitude
80d00'26.0"

Detailed Written Directions to Site 279 North, exit 3 for Hazlett Street, turn right onto East Street, slight right onto E North Ave, site on right.

Description of Site 0.66 acre are of land in the City of Pittsburgh's Central Northside neighborhood. Block between W North Ave, Federal Street, and Eloise Street.

Site Contact (Developer/Owner)

Last Name	First Name	MI	Suffix	Phone	Ext.
Garden Theater Block LLC	Janelle Kemerer			412-951-2059	

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

FAX	Email
	jkemerer@trekdevelopment.com

Mailing Address Line 1	Mailing Address Line 2
30 7 th Street,	Suite 300

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

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

Last Name	First Name	MI	Suffix
Graper	Daniel		

Title	Consulting Firm Name
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Project Manager	Fahringer McCarty Grey Inc.
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Mailing Address Line 1	Mailing Address Line 2
1610 Golden Mile Highway	

Address Last Line -- City	State	ZIP+4	Country
Monroeville	PA	15146	USA

Email	Area Code + Phone	Ext.	Area Code + FAX
dgraper@fmginc.us	724.327.0599		724.733.4577

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 Authority

F. PROJECT NARRATIVE (See Section F of instructions)

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

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

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

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

1. COLLECTION SYSTEM

a. Check appropriate box concerning collection system

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

Clean Streams Law Permit Number _____

b. Answer questions below on collection system

Number of EDU's and proposed connections to be served by collection system. EDU's 49.4

Connections 4

Name of:

existing collection or conveyance system Federal Street - 15" VCP, W North Ave - 8" PVC

owner Pittsburgh Water & Sewer Authority

existing interceptor Allegheny River

owner ALCOSAN

2. WASTEWATER TREATMENT FACILITY

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

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

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

Name of existing facility ALCOSAN Woods Run WWTP

NPDES Permit Number for existing facility PA0025984

Clean Streams Law Permit Number _____

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

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

As an authorized representative of the permittee, I confirm that the ALCOSAN
(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 Joseph A. Sparhanie, P.E.

Agent Signature [Signature] Date 8-27-21

(Also see Section I. 4.)

G. PROPOSED WASTEWATER DISPOSAL FACILITIES (Continued)

3. PLOT PLAN

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

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

4. WETLAND PROTECTION

YES NO

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

5. PRIME AGRICULTURAL LAND PROTECTION

YES NO

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

6. HISTORIC PRESERVATION ACT

YES NO

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

7. PROTECTION OF RARE, ENDANGERED OR THREATENED SPECIES

Check one:

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

Applicant or Consultant Initials _____.

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

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

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

1. Waters designated for Special Protection

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

2. Pennsylvania Waters Designated As Impaired

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

3. Interstate and International Waters

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

4. Tributaries To The Chesapeake Bay

- The proposed project result in a new or increased discharge of sewage into a tributary to the Chesapeake Bay. This proposal for a new sewage treatment facility or new flows to an existing facility includes total nitrogen and total phosphorus in the following amounts: _____ pounds of TN per year, and _____ pounds of TP per year. Based on the process design and effluent limits, the total nitrogen treatment capacity of the wastewater treatment facility is _____ pounds per year and the total phosphorus capacity is _____ pounds per year as determined by the wastewater treatment facility 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-WSFR0353-1) for additional information on Chesapeake Bay watershed requirements.

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

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

1. Project Flows 19,764 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	46,587,331gpd	163,055,657gpd	2,234,000gpd	13,790,000gpd	4,142,929gpd	14,500,252gpd
Conveyance		23,300,000	4,420,000	4,780,000	4,470,000	4,840,000
Treatment	209,300,000	250,000,000	190,200,000	250,000,000	219,000,000	295,000,000

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA

Name of Responsible Agent _____

Agent Signature _____ Date _____

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sperber, P.E.

Agent Signature [Signature]

Date 8-27-21

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent Joseph A. Sperber, P.E.

Agent Signature [Signature]

Date 8-27-21

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)

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

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

O. SEWAGE MANAGEMENT (See Section O of instructions)

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

Yes No

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

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

2. Project Flows _____ gpd

Yes No

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

If yes, attach a letter of intent to 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)

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

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

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

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

Daniel Graper

Name (Print)

Daniel Graper

Signature

Landscape Architect

Title

04/28/2021

Date

1610 Golden Mile Hwy, Monroeville PA 15146

Address

724.327.0599

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 \$2,850 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.

$$\underline{\#50} \quad \text{Lots (or EDUs)} \times \$50.00 = \$ \underline{2,500}$$

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)

SECTION C – AVILABILITY OF DRINKING SUPPLY

September 16, 2020

Dan Graper
Fahringer McCarty Grey, Inc
1610 Golden Mile Hwy
Monroeville, PA 15146

Subject: Water and Sewer (W/S) Use Approval
Project Name: Garden Theater Block
PWSA Project No.: 20013.54

Dear Dan:

Pursuant to your request, we have reviewed the W/S Use Application (Application) for the aforementioned Project. This letter shall serve as confirmation that the Application has been approved. Please see below for the approved flows:

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	19,764	19,764	10.37
Existing Flow	0	0	10.61
Net Flow	19,764	19,764	

Please be advised that the need for sewage planning shall be determined by the Department of Environmental Protection (DEP). After issuance of this letter, the PWSA shall email the Preliminary Determination on the Need for Sewage Planning Letter to the DEP. Typically, the DEP will respond via email with the Final Determination on the Need for Sewage Planning. In the event that sewage planning is required, we have enclosed for your use the location of the most limited capacity sewer.

Our review was based on information provided by the Applicant under the assumption that this information was accurate and complete. Should you have any questions, please do not hesitate to contact me directly at 412-255-8800 x8035 or AFlores@pgh2o.com.

Sincerely,



Ana Flores, EIT
Associate Project Manager

Enclosure(s)

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
eBuilder – Filing System (via email)

Penn Liberty Plaza I info@pgh2o.com
1200 Penn Avenue T 412.255.2423
Pittsburgh PA 15222 F 412.255.2475

www.pgh2o.com
[@pgh2o](https://twitter.com/pgh2o)

Customer Service /
Emergencies:
412.255.2423



Water and Sewer (W/S) Use Application Form

Instructions The complete W/S Use Application shall be uploaded via e-builder. To obtain an e-builder project folder, please make a request on our website at www.pgh2o.com/permits. In addition, please refer to the Developer’s Manual for detailed information on application requirements.

- Requirements**
- Application Fee Application Form Narrative
- Flow Calculations Site Plan Floor Plan

Project Info

Project Name: Garden Theater Block

Address: 12 W North Ave
Pittsburgh, PA 15212

Is the Project located on a lot created prior to May 15, 1972? YES NO

Owner/Developer

Name: Garden Theater Block LLC

Address: 30 7th Street, Suite 300
Pittsburgh, PA 15222

Email: jkemerer@trekdevelopment.com

Phone Number: 412 951-2059

Consultant

Firm Name: Fahringer McCarty Grey Inc.

Address: 1610 Golden Mile Hwy
Monroeville, PA 15146

Contact Name: Dan Graper

Email: dgraper@fmginc.us

Phone Number: 724 327-0599

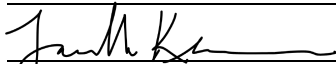
Flow Data

Type of Flow	Sanitary, gpd	Water, gpd	Storm, cfs
Project Flow	19,764	19,764	10.37
Existing Flow	0	0	10.61
Net Flow	19,764	19,764	Not Required

Signature

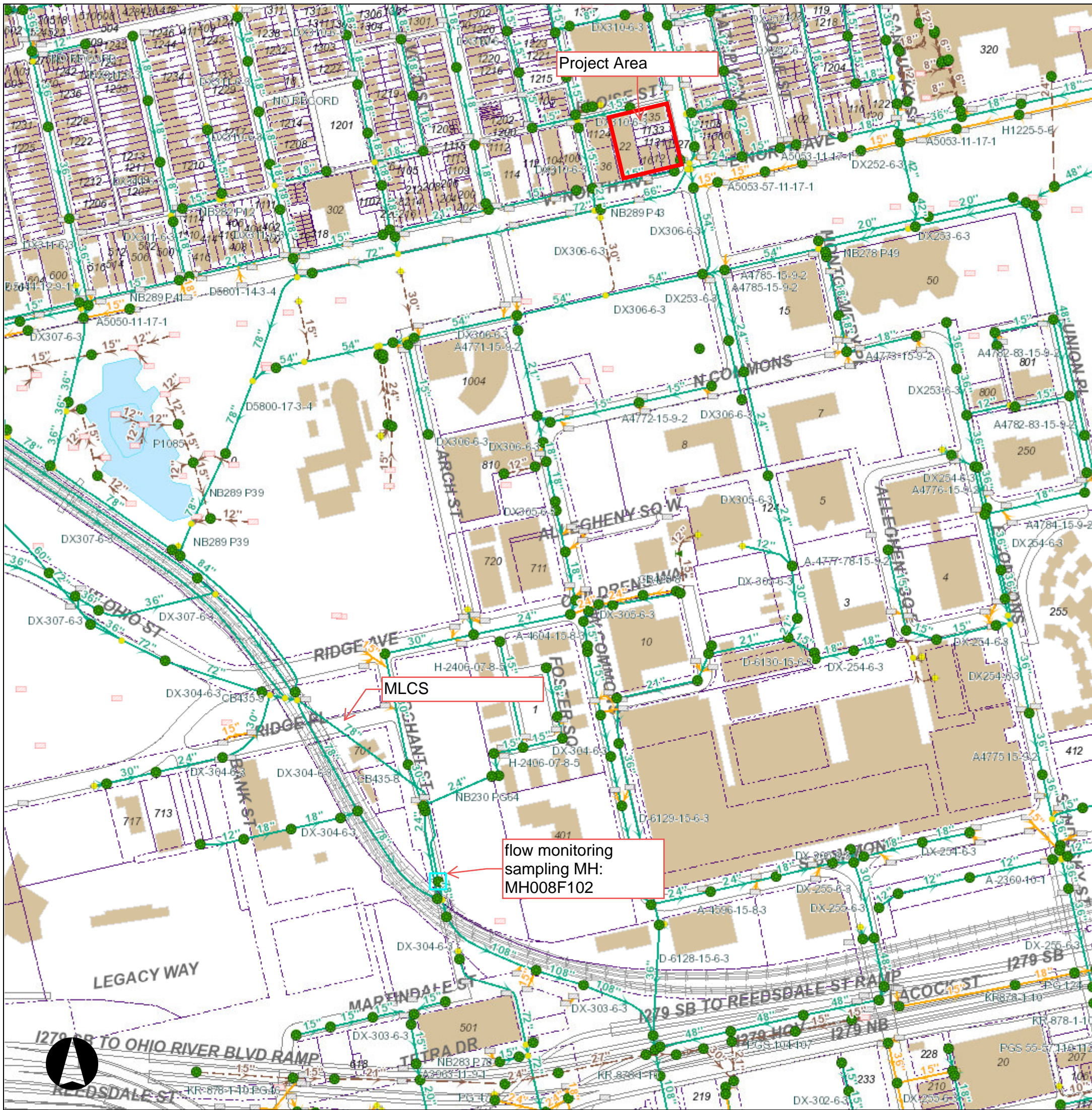
By signing below, I hereby certify, to the best of my knowledge, that the information provided within the Water and Sewer Use Application is true, complete and accurate.

Name, printed: Janelle Kemerer, Project Manager

Signature: 

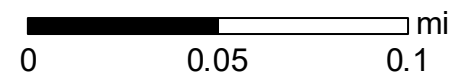
Date: 05/21/2020

Garden Theater Block



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 therefor is assumed by the City or the PWSA.

Date: 7/2/2020

Most Limited Capacity Sewer (MLCS) Spreadsheet

PROJECT NAME:	Garden Theater Block
PWSA PROJECT NUMBER:	20013.54
PWSA REVIEWER:	Ana Flores
DATE:	June 29, 2020

LEGEND:

Output Data
Input Data
Questionable Data
Hydraulically Limited Sewer

Upstream MH	Downstream MH	Upstream Invert	Downstream Invert	Length, ft	Diam., in.	Material	n	Area, sf	Wetted P, ft	Slope	Flow, gpd
MH023L011	MH023L009	762.49	760.21	231.14	15	VCP	0.015	1.23	3.927	0.99%	3,603,415
MH023L009	JCT023L005	760.21	755.92	59.91	21	VCP	0.015	2.41	5.498	7.16%	23,814,127
JCT023L005	JCT023P028	755.92	750.34	560.16	72	RCP	0.013	28.27	18.850	1.00%	273,926,841
JCT023P028	MH023P112	750.34	747.52	244.52	72	RCP	0.013	28.27	18.850	1.15%	294,740,229
MH023P112	JCT023P011	747.52	747.14	38.33	72	BR	0.016	28.27	18.850	0.99%	222,021,917
JCT023P011	JCT023P033	747.14	746.80	54.19	78	BR	0.016	33.18	20.420	0.63%	218,348,396
JCT023P033	MH023P136	744.30	741.43	211.54	78	RCP	0.013	33.18	20.420	1.36%	395,744,310
MH023P136	MH008B040	740.48	737.32	239.99	78	RCP	0.013	33.18	20.420	1.32%	389,874,071
MH008B040	MH008B079	737.19	731.49	497.59	84	BR	0.016	38.48	21.991	1.15%	360,019,679
MH008B079	JCT008B009	731.49	731.24	22.29	84	BR	0.016	38.48	21.991	1.12%	356,223,898
JCT008B009	MH008F102	731.24	723.73	688.21	78	BR	0.016	33.18	20.420	1.09%	288,373,436
MH008F102	JCT008F098	723.73	722.40	50.91	78	BR	0.016	33.18	20.420	2.61%	446,204,619
JCT008F098	MH008B080	731.24	724.06	349.57	78	BR	0.016	33.18	20.420	2.05%	395,635,218
MH008B080	MH008F106	723.84	716.37	338.23	78	BR	0.016	33.18	20.420	2.21%	410,251,116
MH008F106	JCT008F098	716.37	716.24	13.54	78	BR	0.016	33.18	20.420	0.96%	270,504,316
JCT008F098	MH008F074	716.24	716.06	47.11	78	SP	0.013	33.18	20.420	0.38%	210,014,055
MH008F074	MH008F104	716.06	712.67	269.91	108	BR	0.016	63.62	28.274	1.26%	737,375,507
MH008F104	MH008G069	712.67	711.26	148.91	108	BR	0.016	63.62	28.274	0.94%	638,624,098
MH008G069	MH008G068	711.26	710.18	258.02	108	BR	0.016	63.62	28.274	0.42%	425,361,033
MH008G068	MH008G070	710.18	709.99	56.34	108	BR	0.016	63.62	28.274	0.34%	381,810,066
MH008G070	MH008G134	709.99	709.05	53.64	108	BR	0.016	63.62	28.274	1.75%	870,351,589
MH008G134	MH008G071	709.99	709.05	53.64	108	BR	0.016	63.62	28.274	1.75%	870,351,589
MH008G071	JCT008G013	708.01	706.71	131.12	120	BR	0.016	78.54	31.416	0.99%	867,026,183
JCT008G013	MH008L010	706.71	706.06	65.03	120	BR	0.016	78.54	31.416	1.00%	870,552,182
MH008L010	MH008L009	706.06	702.29	141.81	120	CP	0.013	78.54	31.416	2.66%	1,747,386,129
MH008L009	ADC008LA48	702.29	697.61	509.12	120	CP	0.013	78.54	31.416	0.92%	1,027,506,280
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SECTION F – PROJECT NARRATIVE

**PROJECT NARRATIVE
and
FLOW CALCULATION SHEET**

**For the
Garden Theater Block
West North Avenue and Federal Street (Northside)
Pittsburgh, PA 15212**

Applicant: Daniel Graper, Fahringer, McCarty, Grey Inc.

Agent for: Garden Theater Block LLC

Date: May 10, 2021

Project Summary:

Garden Theater Block LLC proposes to develop an approximately 28,800 sf (0.66 acre) area of land in the City of Pittsburgh's Central Northside neighborhood, 22nd Ward, Allegheny County. The property to be developed is located in a block surrounded by Eloise Street to the north, Federal Street to the east, West North Avenue to the south, and Reddour Street to the west. Included in this area are the Garden Theater Building, the Morton House, and several other parcels on which buildings have recently been razed in Pittsburgh, Pennsylvania, 15212. The existing Masonic Hall and the Bradberry Buildings "fill out" the rest of this block and were previously renovated by others.

The site previously consisted of several existing buildings, and access ways. Proposed development will involve the renovation of the existing Garden Theater building into approximately 4,200 square feet of market rate commercial lease space (use to be determined) on the first floor and three (3) studio apartment units on the upper floor. The existing Morton House (corner of Eloise and Federal Streets) is also proposed to be renovated into nine apartments (six (6) one-bedroom apartments and three (3) two-bedroom apartments). The proposed five-story Corner Building (new construction) will fill in the remainder of this development site and will contain approximately 1,300 square feet of a small market rate commercial space (use to be determined) on the first floor as well as fifty (50) apartment units in the remaining first floor space and floors two through five. This work will require the disturbance of about 0.60 acres of the site and right-of-way and will include service and loading areas, pedestrian walks, associated infrastructure, landscape beds, stormwater BMPs, and open space.

The owner is proposing to consolidate the various tax parcels in order to create one parcel/lot for the Garden Theater building and Corner building. The Morton House will remain on its current separate tax parcel. The proposed consolidation plan is attached for reference.

Runoff from the Garden Theater and Corner Building site will flow to an existing private (previously approved and constructed) conveyance system along West North Avenue and ultimately to the Allegheny River. Per eMapPA. The Allegheny River is considered WWF (Warm Water Fishes). There is no Act 167 Plan for the Allegheny River. The Morton House existing roof drains are connected to a sewer within the sidewalk along Federal Street.

Proposed development at this site is privately funded.

Existing and Proposed Water Consumption and Sewage Flow Estimates:

The site is currently serviced by public water located in both West North Avenue and Federal Street. The existing pressure and volume of water in this system will adequately service both the fire and domestic loads for the proposed development. A fire flow test has been completed and will be provided.

The Morton House had at least two residential units yielding 800 gallons of prior water consumption and the Garden Theater had 1,000 seats yielding water usage at 5,000 gallons (5 gallons per seat). Not taking the other three commercial/residential buildings that were recently razed on the site into account, the previous water usage was 5,800 gallons per day. However, neither structure has been occupied within the past 5 years so no existing flows can be claimed.

The proposed water consumption and sanitary flow estimates for the proposed apartment units and commercial lease space are as estimated below based on PWSA Manual.

Morton House:

Apartments (1 bedroom)	150 gal/day x 6 dwelling units =	900 gallons per day
Apartments (2 bedroom)	300 gal/day x 3 dwelling units =	900 gallons per day

Garden Theater:

Apartments (studio)	150 gal/day x 3 dwelling units =	450 gallons per day
4,200 sf commercial (assumed restaurant)	12 gal/day x 187 occupants x 3 turnover = 561 occupants =	6,732 gallons per day

Corner Building:

Includes 9 studio apartments, 33 one-bedroom apartments, 8 two-bedroom apartments, 1,300sf of commercial space (use currently unknown) so assumed to be restaurant, 130sf of office for 3 building staff & maintenance members, and a 283sf fitness room for tenants only.

Apartments (studio)	150 gal/day x 9 dwelling units =	1,350 gallons per day
Apartments (one bedroom)	150 gal/day x 33 dwelling units =	4,950 gallons per day
Apartments (two bedroom)	300 gal/day x 8 dwelling units =	2,400 gallons per day
1,300 sf commercial (assumed restaurant)	12 gal/day x 57 occupants x 3 turnover = 171 occupants =	2,052 gallons per day
Building staff	10 gal/day x 3 occupant =	30 gallons per day

Total Sanitary Flow per day = **19,764** gallons, or **57** EDU's

Total Water Usage per day = **19,764** gallons per day

Proposed Sanitary Sewage Conveyance and Treatment:

Garden Theater will re-utilize and existing tap/connection to the (assumed PWSA owned) sewer in West North Avenue (as-built provided) within the public ROW. Morton House will re-utilize and existing tap/connection to the sewer in Federal Street. The proposed Corner Building will include a new tap/connection to the (assumed PWSA owned) sewer in West North Avenue (as-built provided) within the public ROW. This connection will be designed and installed in accordance with the local governmental agencies that have jurisdiction. These existing connections and new lateral lines will be gravity flow.

Estimated Stormwater Flows for the Existing and Proposed Conditions:

The existing estimated storm flows were calculated based on the TR-55 method. This calculation is for the 0.66 lot and does not account for any changes within the road. The estimated runoff (pre and post development) from the entire property is as follows:

EXISTING:

Total = 10.61 cfs for 100-year storm

PROPOSED:

Total = 10.37 cfs with detention and 10.96 cfs without detaining for the 100-year storm

See attached spreadsheet showing pre and post CFS for the site.

Where: Comparison based on current lot conditions versus proposed for lot acreage. The proposed plan will reduce impervious area.

Land Cover in Square Feet							
	Bldg	Pavement	Grav/K9	Grav/Dirt	Vegetated	Meadow	Landscape
Pre	5,148	6,994	10,709	571	0	495	0
Post	10,225	11,211	1,907	0	40	0	2,514

- * Please note that a PCSM Plan has been submitted for approval by the governmental agencies having jurisdiction. The proposed development will utilize PCSM BMP's, inlets and pipes to control and convey the stormwater runoff from the proposed site to the public system.

Based on the existing coverage that exists within this block, the proposed development of these lots will have less impervious coverage (roof and pavement area). Prior to development, 0.562 acres (94.37%) of the 0.595 acre disturbance limit was impervious. With development, 0.537 acres (90.25%) of the 0.595 acre disturbance limit will be impervious. The developed site will generate about the same stormwater runoff then the pre-developed condition. The existing private storm sewer system (previously approved) will convey stormwater runoff from the developed site to the sewer in W North Ave. The Morton House roof drains will convey existing roof runoff to a sewer in Federal Street (as currently exists).

Proposed Upgrades to Existing Storm Sewer System:

The development plans for this block includes repaved sidewalks with street trees. The required street trees are proposed to create a safer and healthier environment by decreasing stormwater runoff via foliage and reduced sidewalk paving for the tree wells. As part of the sidewalk repaving, catch basins may be reconstructed to accommodate new curb lines and drainage flows.

Existing Sewer Slope:

The most limited capacity sewer is the run from JCT008B009 to MH008F102. The slope of that existing run of sanitary sewer along Merchant Street is an average of 1.09% (7.51 feet elevation change over 688.21 feet horizontal distance).

Flow Tests:

Flow monitoring was performed by Drnarch Environmental from March 12, 2021 through April 10, 2021 for a period of 30 days. It was performed at MH008F102, located at Merchant Street near RR Bridge. The line size at this location is 63 inches. The summary report and all supporting data is included. Average flows were 2,234,000 gpd. Average dry weather flows were 1,917,000 gpd. Peak flows were achieved on 3/18/2021 when a 1.66 inch rain event occurred and 3/28/2021 when a 0.48 inch rain event occurred. Maximum hourly flows were 13,533,000 gpd and 13,790,000 gpd.



Hydraulic Flow Calculations

Merchant Street at MH008F102:

a. Design and/or Permitted Capacity (gpd)

Peak Design Capacity Flow Calculations:

Using Manning's Equation, Peak Design Flow = 269 cfs = **163,055,657 gpd**

Existing sewer main along Merchant Street that proposed flow will be conveyed to:

Pipe diameter = 63 inch
Pipe material = Brick
"n" coefficient = 0.016
Slope = 1.09 % (0.0109 ft/ft)
Area = 21.648 sf
Perimeter = 16.493 ft
Hydraulic Radius = 1.313 ft

Average Design Capacity Flow Calculation:

Peak Design Flow divided by 3.5 for Combination Sewers

$$\frac{163,055,657 \text{ gpd}}{3.5} = \mathbf{46,587,331 \text{ gpd}}$$

b. Present Flows (gpd)

Average Present Flow Calculation:

30 days of monitoring were performed by Drnarch Environmental from 3/12/2021 to 4/10/2021 (report included). Average flows were **2,234,000 gpd**. Average dry weather flows were **1,917,000 gpd** (HR Ave Dry tab & Daily Sum tab in the report).

Peak Present Flow Calculations:

30 days of monitoring were performed by Drnarch Environmental from 3/12/2021 to 4/10/2021 (report included). Peak flows were achieved on 3/18/2021 when a 1.66 inch rain event occurred and 3/28/2021 when a 0.48 inch rain event occurred. Maximum hourly flows were **13,533,000 gpd** and **13,790,000 gpd** (Daily Sum tab in the report).

c. Projected Flow in 5 years (gpd)

The project flow should represent a 5% increase from the sum of the present flow and the project flow due to increased density (per PWSA Procedures Manual for Developers)

Average Projected Flow Calculation (FMG):

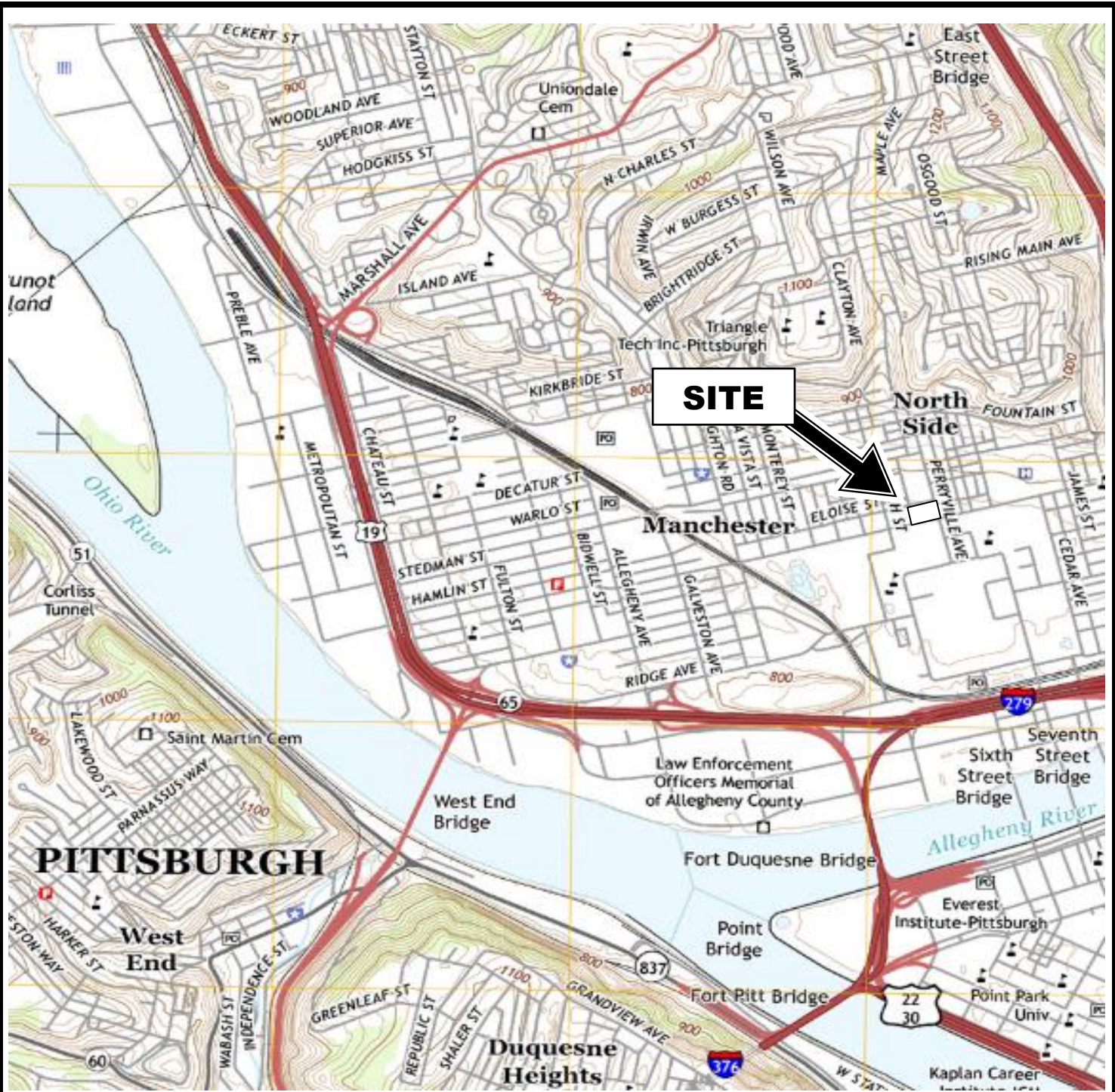
Average Present Flow:	=	2,234,000 gpd
Project Flow:	=	19,764 gpd
Sum of Present and Project Flow:	=	2,253,764 gpd
	= (+ 5.0%)	= 2,366,452 gpd

Peak Projected Flow Calculation:

Peak Present Flow:	=	13,790,000 gpd
Project Flow:	=	19,764 gpd
Sum of Present and Project Flow:	=	13,809,764 gpd
	= (+ 5.0%)	= 14,500,252 gpd

Average Projected Flow Calculation (PWSA):

Peak Project Flow:	=	14,500,252 gpd
(Peak Project Flow / 3.5) =	=	4,142,929 gpd



- Project Location Map -

GARDEN THEATER BLOCK

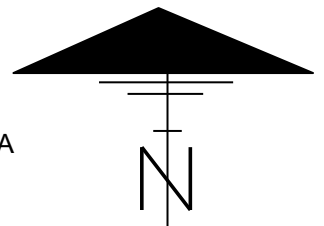
Pittsburgh,

Allegheny County, PA

SCALE: 1" = 2000'

JOB NO. 5126

SOURCE: Pittsburgh West, PA, 7 1/2 Minute U.S.G.S. Quadrangle



FAHRINGER, McCARTY, GREY, INC.

LANDSCAPE ARCHITECTS AND ENGINEERS

1610 Golden Mile Highway, Monroeville, PA 15146-2010

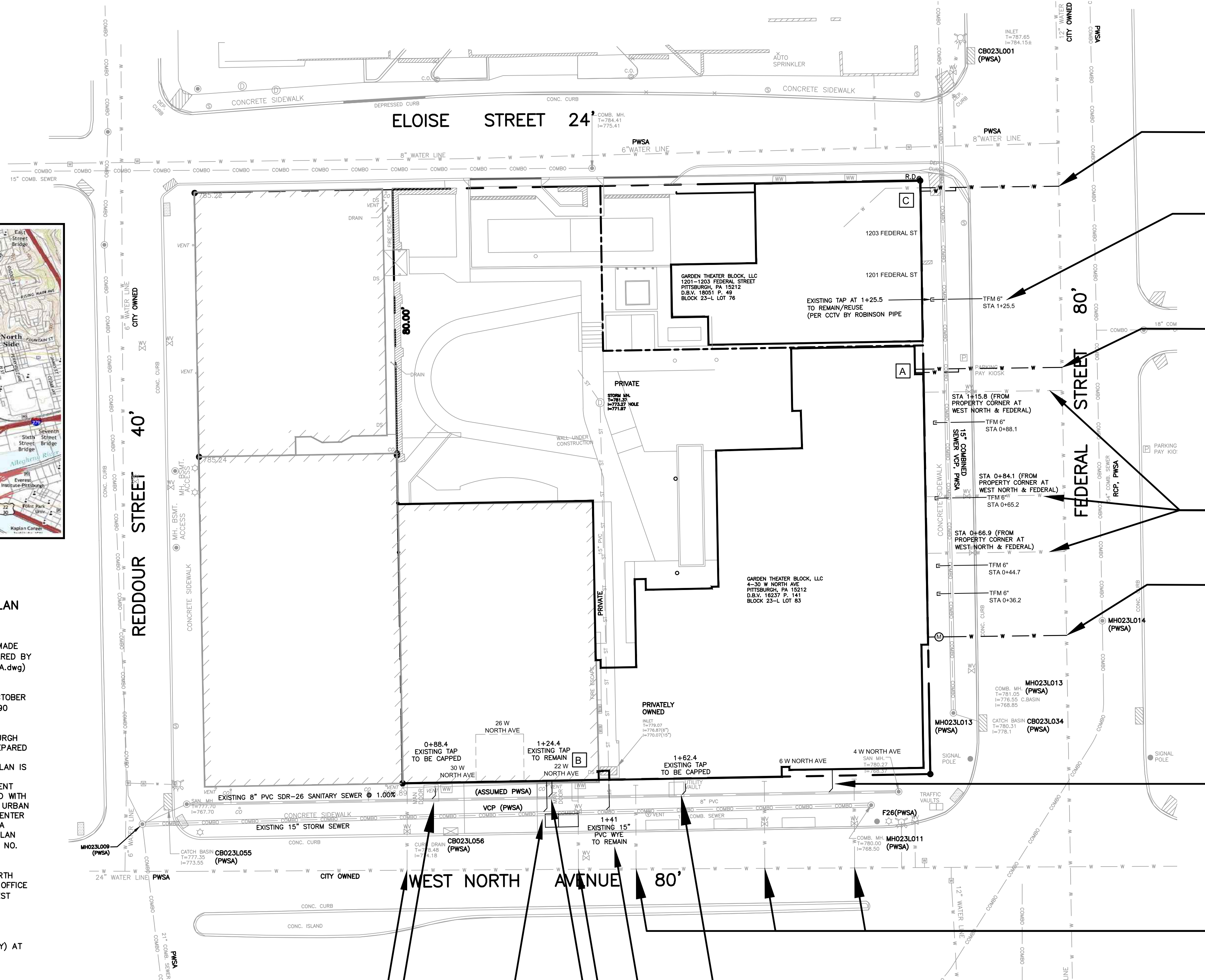
**SECTION G –
PROPOSED WASTEWATER DISPOSAL FACILITIES
ITEM 3: PLOT PLANS**



NOTE:
THE PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON THE FOLLOWING PLANS PROVIDED BY THE OWNER/CLIENT:

- ALTA/NSPS LAND TITLE SURVEY "BRADBERRY BUILDING" MADE FOR TREK DEVELOPMENT (DATED APRIL 14, 2017) AS PREPARED BY KAG ENGINEERING, INC. (SHEET 1 OF 1 15-690 15-690 ALTA.DWG)
- PLAN OF SURVEY & TOPOGRAPHY MADE FOR TREK DEVELOPMENT (DATED APRIL 27, 2015 AND UPDATED ON OCTOBER 10, 2019) AS PREPARED BY KAG ENGINEERING, INC. (15-690 15-690TOP.DWG)
- GARDEN THEATER ADAPTIVE REUSE PROJECT THE PITTSBURGH WATER AND SEWER AUTHORITY SEWER TAP-IN PLAN AS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC FOR GARDEN THEATER - AGCS, LLC THIS INFORMATION ON THE TAP IN PLAN IS BASED ON SURVEY PERFORMED BY MORRIS KNOWLES AND ASSOCIATES, INC., PROVIDED BY ALLEGHENY CITY DEVELOPMENT GROUP, LLC. THE SURVEY INFORMATION WAS SUPPLEMENTED WITH INFORMATION OBTAINED FROM RECORD DRAWINGS FROM THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH: ALLEGHENY CENTER - PROJECT NO. R-41, SITE PREPARATION, CONTRACT NO. 5A GRADING, PAVING, CURBING AND DRAINING NORTH AVENUE PLAN AND PROFILE (SHEET 5 OF 40, DWG. 1393-C-5, ACCESSION NO. A-5052, DATED JUNE 10, 1968).
- EXISTING SANITARY LATERAL LOCATIONS ALONG WEST NORTH AVENUE BASED ON AS-BUILT PLANS AS PROVIDED TO THIS OFFICE (FEDERAL NORTH SITE PREPARATION CONTRACT NO. 5) LATEST DATED 01/14/2016.

FAHRINGER, McCARTY, GREY INC. HAS NOT VERIFIED THE INFORMATION BY FIELD SURVEY (BY VISUAL INSPECTION ONLY) AT THIS TIME.



EXISTING WATER SERVICE SYSTEM TO BE TERMINATED:
TERMINATE EXISTING WATER SERVICE PER PWSA STANDARDS.

EXISTING SANITARY SEWER TAP TO BE TERMINATED:
CAP AND ABANDON EXISTING SANITARY SEWER TAP PER PWSA STANDARDS.

CONNECTION TO STORM SEWER SYSTEM AT EXISTING TAP(S):
EXISTING WYE AND LATERAL LOCATION OUTSIDE AND INSIDE BUILDING BASED ON AS-BUILT DWGS AS PREPARED AND PROVIDED BY OTHERS. COORDINATE INTERNAL EXTENSIONS AND CONNECTIONS WITH APPROPRIATE AGENCIES. SEE PLUMBING DRAWINGS.

EXISTING SANITARY SEWER TAP TO BE TERMINATED:
CAP AND ABANDON EXISTING SANITARY SEWER TAP PER PWSA STANDARDS.

CONNECTION TO STORM SEWER SYSTEM AT EXISTING TAP:
COORDINATE FINAL CONNECTION TO EXISTING STORM SEWER SYSTEM WITH PWSA. VERIFY LOCATION OF EXISTING WYE AND INVERT PER AS-BUILT PLANS AS COMPLETED BY OTHERS.

EXISTING WATER SERVICE TO REMAIN:
EXISTING FIRE AND DOMESTIC WATER SERVICE TO THE GARDEN THEATER COMMERCIAL SPACE TO REMAIN AS APPROVED AND INSTALLED.

CONNECTION TO SANITARY SEWER SYSTEM AT EXISTING TAP(S):
EXISTING WYE AND LATERAL LOCATION OUTSIDE AND INSIDE BUILDING BASED ON AS-BUILT DWGS AS PREPARED AND PROVIDED BY OTHERS. COORDINATE INTERNAL EXTENSIONS AND CONNECTIONS WITH APPROPRIATE AGENCIES. SEE PLUMBING DRAWINGS.

PROPOSED WATER SERVICE:
PROPOSED 6" WATER SERVICE AT EXISTING SERVICE LINE LOCATION. COORDINATE CONNECTION WITH PWSA. DOMESTIC SERVICE LINE SHALL BE 3". FIRE SERVICE LINE SHALL BE 6". ALL METERS, BACKFLOW PREVENTION AND OTHER REQUIRED FACILITIES TO BE INSTALLED IN THE BASEMENT/INTERNAL MECHANICAL ROOM INSIDE OF THE BUILDING.

CONNECTION TO COMBO SEWER SYSTEM EXISTING TAP:
COORDINATE FINAL CONNECTION TO EXISTING SEWER SYSTEM WITH PWSA. VERIFY LOCATION OF EXISTING WYE AND INVERT PER CCTV REPORT BY OTHERS. EXTEND SANITARY SEWER AND STORMWATER SERVICE THROUGH BUILDING; SEE PLUMBING DRAWINGS FOR LOCATIONS.

PROPOSED WATER SERVICE:
PROPOSED 8" WATER SERVICE. COORDINATE FINAL CONNECTION TO EXISTING WATER SYSTEM WITH PWSA. DOMESTIC SERVICE LINE SHALL BE 4". FIRE SERVICE LINE SHALL BE 8". ASSUMED ALL METERS, BACKFLOW PREVENTION AND OTHER REQUIRED FACILITIES TO BE INSTALLED IN THE BASEMENT/INTERNAL MECHANICAL ROOM INSIDE OF THE BUILDING.

EXISTING WATER SERVICE SYSTEM TO BE TERMINATED:
TERMINATE EXISTING WATER SERVICE PER PWSA STANDARDS.

PROPOSED WATER SERVICE:
PROPOSED 2" WATER SERVICE (4" TAP WITH REDUCER). COORDINATE FINAL CONNECTION TO EXISTING WATER SYSTEM WITH PWSA. FURNISH AND INSTALL PWSA STANDARD METER "CROCK" IN SIDEWALK.

PROPOSED CONNECTION TO SANITARY SEWER SYSTEM:
PROPOSED 8" SANITARY SEWER CONNECTION. COORDINATE FINAL CONNECTION TO EXISTING SEWER SYSTEM WITH PWSA. EXTEND SANITARY SEWER SERVICE THROUGH BUILDING TO THE VARIOUS TENANT SPACES; SEE PLUMBING DRAWINGS FOR LOCATIONS.

EXISTING CAPPED WATER SERVICE:
SERVICE LINE TERMINATED AS REQUIRED WHEN EXISTING BUILDINGS WERE RAZED.

LEGEND

- PROPERTY LINE
- S- EXISTING COMBINATION SEWER LINE
- W- EXISTING WATER LINE
- P- PROPOSED WATER LINE
- F- PROPOSED FORCE MAIN LINE
- G- PROPOSED GRAVITY FLOW LINE (PRIVATE)
- S- PROPOSED STORM LINE (PRIVATE)
- MANHOLE
- GAS VALVE
- WATER VALVE
- INLET/MANHOLE
- INLET
- UTILITY POLE
- FIRE HYDRANT



408 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219-1301
412.391.2884 PH
412.391.1657 FX
WWW.PWWGARCH.COM



LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS
1610 GOLDEN MILE HIGHWAY, MONROEVILLE, PA
WWW.FMGINC.US | (724) 327-0599

SPRINKLER SYSTEM DESIGN INFORMATION

To be completed by the Applicant:
LOCATION(S): _____
TYPE OF SYSTEM (Check one)
___ 13D
___ 13R
 13
___ OTHER: _____
SYSTEM CONFIGURATION (Check one)
 STAND-ALONE SPRINKLER SYSTEM
___ MULTI-PURPOSE SPRINKLER SYSTEM
HOSE DEMANDS (N/A for 13D systems)
INSIDE HOSE DEMAND, GPM 100
OUTSIDE HOSE DEMAND, GPM 250

PEAK OPERATING WATER DEMANDS

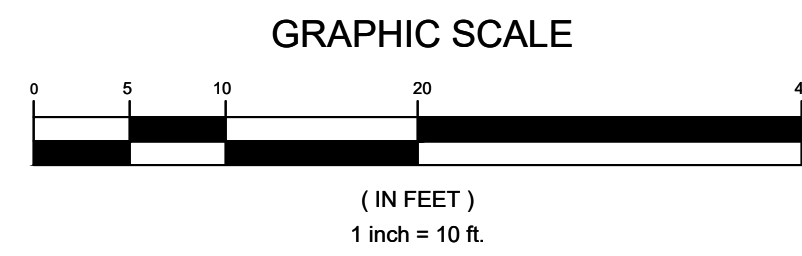
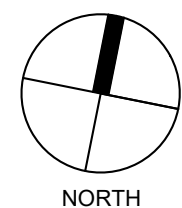
To be completed by the Applicant:

METER INFORMATION					DOMESTIC SYSTEM		FIRE SYSTEM	
I.D.	QUANTITY	SIZE	TYPE	USE	FLOW, GPM	PRESSURE, PSI	FLOW, GPM	PRESSURE, PSI
A	(1)	2"	COMPOUND	DOMESTIC	160	78	750	72
B	(1)	1 1/2"	COMPOUND	DOMESTIC	40	63	350	76
C	(1)	1 1/2"	COMPOUND	DOMESTIC	50	65	350	72
D								
E								

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



Call BEFORE YOU DIG IN PENNSYLVANIA
1-800-242-1776
PENNSYLVANIA ONE CALL SYSTEM, INC.
PA STATE LAW REQUIRES 3 WORKING DAYS NOTICE
SERIAL NO. 20193161225



THE PITTSBURGH WATER & SEWER AUTHORITY APPROVAL BLOCK

To be completed by the Applicant:
(Check all that apply)
 NEW WATER CONNECTION(S)
 NEW SEWER CONNECTION(S)
 REUSE EXISTING WATER CONNECTION(S)
 REUSE EXISTING SEWER CONNECTION(S)
 TERMINATE EXISTING WATER CONNECTION(S)
 TERMINATE EXISTING SEWER CONNECTION(S)
 PRIVATE CONSTRUCTION OF PUBLIC FACILITIES

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

REVIEWER _____

CHIEF OF OPERATIONS _____

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

DIRECTOR OF ENGINEERING AND CONSTRUCTION _____

PWSA PROJECT NUMBER 20013.54

TAP C RECORD NUMBER _____

Signatures / Approval by PWSA are for the physical connection(s) to the water and/or sewer system only. Responsibility for the design and work depicted by the drawings, including the flow design for the facilities, is by the Professional Engineer shown by the seal and signature affixed to the drawing. The PWSA does not represent or warrant that the water supply to the facilities is sufficient to support the design.

HYDRANT FLOW TEST RESULTS

To be completed by the Applicant:
DATE OF TEST 1:00pm 03/26/2021
HYDRANT PERMIT NUMBER 21-0072
PERFORMED BY Ryco Fire Protection Services
FLOW HYDRANT
HYDRANT NUMBER E514
LOCATION West North & Reddour
FLOW OBSERVED, GPM 1300
PRESSURE HYDRANT
HYDRANT NUMBER F-26
LOCATION West North & Federal
STATIC PRESSURE, PSI 78
RESIDUAL PRESSURE, PSI 76
CALCULATIONS
PROJECTED FLOW AT 20 PSI, GPM _____

PEAK DAILY FLOW DEMANDS

To be completed by the Applicant:

TYPE OF FLOW	SANITARY, GPD	WATER, GPD	STORM, CFS
PROJECT FLOW	19,764 GPD	19,764 GPD	10.37 CFS
EXISTING FLOW	0 GPD	0 GPD	10.61 CFS
NET FLOW	19,764 GPD	19,764 GPD	NOT REQUIRED
PWSA W&S USE APPROVAL DATE (If required)	September 16, 2020		
DEP SFPM APPROVAL DATE (If required)			

PER PWSA APPROVAL - PRINT 2021/04/16

GARDEN THEATER BLOCK LLC
30 7th Street, Suite 300
Pittsburgh, PA 15222

GARDEN THEATER BLOCK
WEST NORTH AVENUE
CITY OF PITTSBURGH
WATER STORM AND SANITARY TAP-IN PLAN

SCALE: 1" = 20'
DATE: APRIL 29, 2021
REVISED DATE:

SHEET 1 OF 3
ACCESSION NO. C-CASE NO.

**SECTION G –
PROPOSED WASTEWATER DISPOSAL FACILITIES
ITEM 7: PNDI SEARCH**

1. PROJECT INFORMATION

Project Name: **Garden Theater**
Date of Review: **4/29/2020 03:01:45 PM**
Project Category: **Development, New commercial/industrial development (store, gas station, factory)**
Project Area: **0.99 acres**
County(s): **Allegheny**
Township/Municipality(s): **PITTSBURGH**
ZIP Code: **15212**
Quadrangle Name(s): **PITTSBURGH WEST**
Watersheds HUC 8: **Lower Allegheny**
Watersheds HUC 12: **Allegheny River-Ohio River**
Decimal Degrees: **40.455710, -80.007153**
Degrees Minutes Seconds: **40° 27' 20.5563" N, 80° 0' 25.7525" W**

2. SEARCH RESULTS

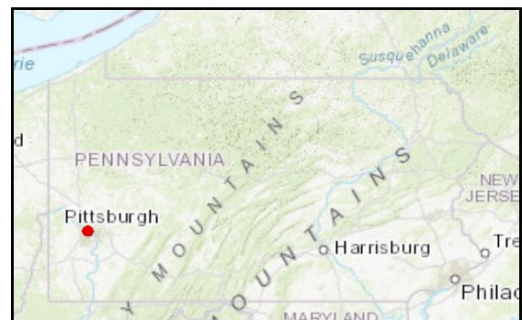
Agency	Results	Response
PA Game Commission	No Known Impact	No Further Review Required
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	No Known Impact	No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

Garden Theater

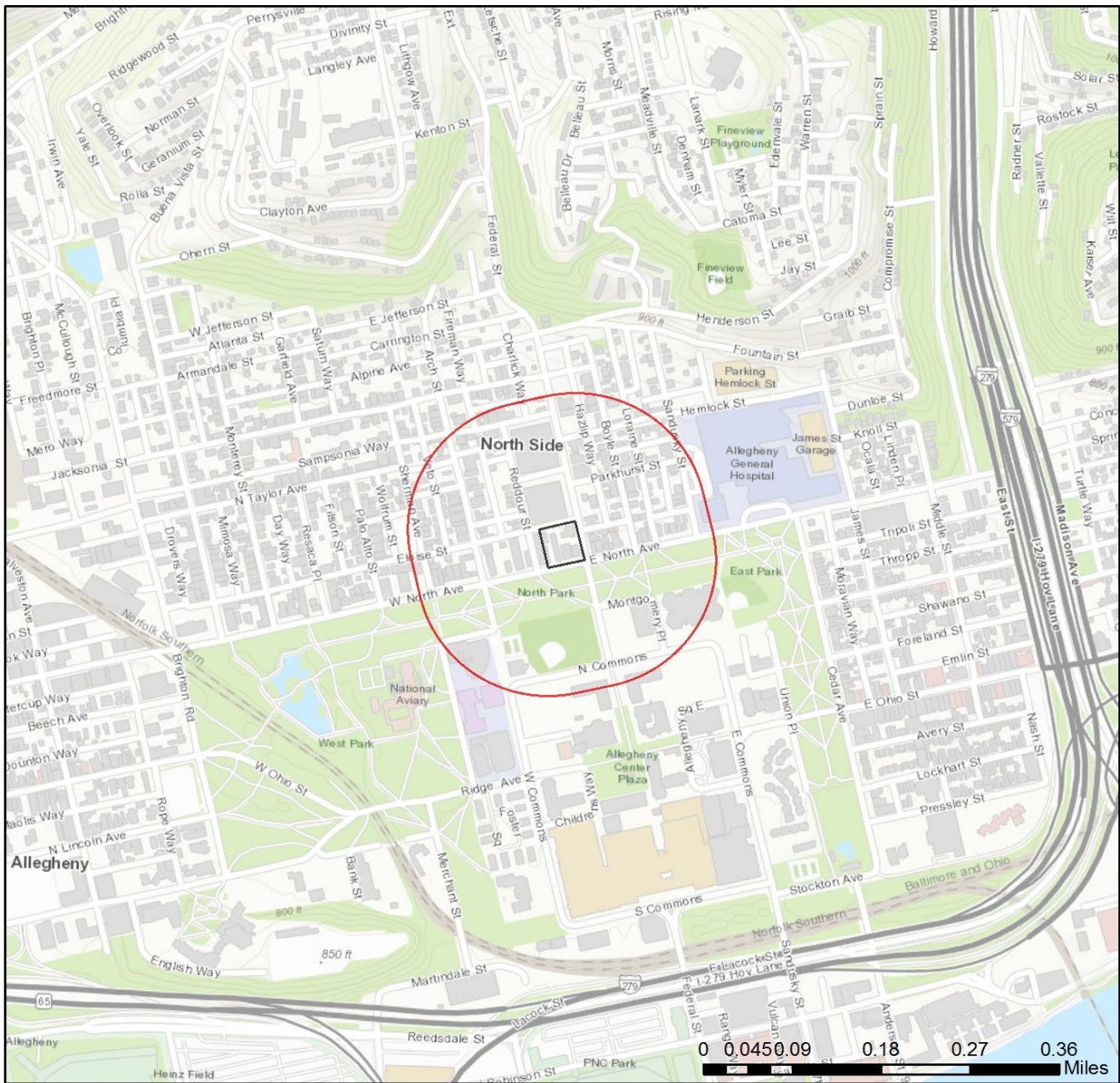


- Project Boundary
- Buffered Project Boundary



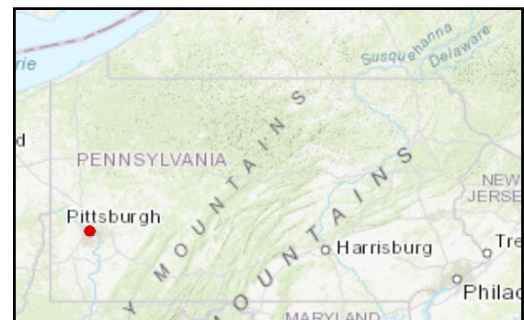
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
Esri, HERE, Garmin, (c)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

Garden Theater



- Project Boundary
- Buffered Project Boundary

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



RESPONSE TO QUESTION(S) ASKED

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

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

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

Your answer is: No

3. AGENCY COMMENTS

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

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

PA Game Commission

RESPONSE:

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

PA Department of Conservation and Natural Resources

RESPONSE:

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

PA Fish and Boat Commission

RESPONSE:

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

U.S. Fish and Wildlife Service

RESPONSE:

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

4. DEP INFORMATION

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



5. ADDITIONAL INFORMATION

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

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

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

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

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: DAN GRAPER
Company/Business Name: FAHRINGER MCCARTY GREY INC.
Address: 1610 GOLDEN MILE HWY
City, State, Zip: MONROEVILLE, PA 15146
Phone: (724) 327-0599 Fax: (724) 733-4577
Email: DGRAPER@FMGINC.US

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

4/29/2020
date

**SECTION H –
ALTERNATIVE ANALYSIS**

PROJECT ALTERNATIVES ANALYSIS

For the GARDEN THEATER BLOCK

Applicant: Property Owner; Garden Theater Block LLC

Sewage Conveyance and Treatment Alternatives:

The proposed apartments and retail space are to be serviced by connecting to the existing public system located in the adjacent public street. These private service lines will be gravity flow to the main publicly owned lines. The proposed private lateral locations were chosen to utilize existing taps and provide direct discharge from the building into this existing public system.

The adjacent land uses include existing multi-story dwelling units, and single-family residences that are typical of a mixed urban environment. The property is proposed to be developed in its entirety with no additional future development occurring on adjacent tracts. This project is considered an “urban” redevelopment.

This project is a private development. The adjacent public systems are adequately sized to accept the flows from units as well as the existing uses surrounding this development. Improvements to the existing public system are not necessary or proposed at this time.

This method of sewage disposal is consistent with PWSA’s standards. The existing building or site does not allow for on-lot sewage treatment or an individual treatment facility. In addition, the soil conditions are not conducive to perk sewer from the individual dwelling units. No other sewage conveyance or treatment options are available for this urban redevelopment project.

**SECTION J –
CHAPTER 94 –
CONSISTENCY DETERMINATION**

July 26, 2021

Dan Graper
Fahringer McCarty Grey Inc.
1610 Golden Mile Highway
Monroeville, PA 15146

Subject: Sewage Facilities Planning Module (SFPM)
Approval for Collection System Flows
Project Name: Garden Theater Redevelopment (Project)
PWSA Project No.: 20013.54

Dear Dan:

Pursuant to your request, we have reviewed the SFPM and determined that the Project will not create a dry-weather hydraulic overload within the next five (5) years for any collection facility owned by the Pittsburgh Water and Sewer Authority (PWSA). We have enclosed for your use the electronically signed "Section J – Chapter 94 Consistency Determination". Please be advised that this approval is limited to the collection system portion of the SFPM.

Our review was 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 x8035 or aflores@pgh2o.com.

Sincerely,



Ana Flores, EIT
Associate Project Manager

Enclosures

cc: Barry King, P.E. – PWSA (via email)
Kate Mechler, P.E. – PWSA (via email)
Robert Herring, P.E. – PWSA (via email)
Thomas Flanagan – DEP (via email)
eBuilder – Filing System (via email)

To: Barry King, PE, PMP - Director of Engineering and Construction

From: Ana Flores, EIT, Associate Project Manager

Cc: Robert Herring, PE, PMP; e-Builder

Date: July 23, 2021

Subject: Department of Environmental Protection (DEP) - Sewage Facilities
Planning Module (SFPM)

Chapter 94 Consistency Determination

Project Name: Garden Theater Redevelopment (Project)

Project Address: 12 West North Avenue, Pittsburgh, PA 15212

PWSA Project Number: 20013.54

The Pittsburgh Water and Sewer Authority (PWSA) received a SFPM application for the aforementioned Project. In accordance with Title 25 of the Pennsylvania Code, the PWSA is required to prepare an annual Wasteload Management Report on the collection and conveyance of wastewater relative to available capacity. Our review of the SFPM was conducted to understand how the Project will impact available dry-weather capacity and whether the proposed flows will contribute to a dry-weather hydraulic overload within the next five (5) years. Please note that a dry-weather hydraulic overload shall require both the denial of the SFPM and the submission of a Corrective Action Plan to the DEP.

We have determined that the Project will not contribute to a dry-weather hydraulic overload within the next five years. Please refer to the enclosed hydraulic calculations for additional information. Upon your approval, please sign and return the enclosed "Section J - Chapter 94 Consistency Determination" page from the SFPM.

Our review was 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.

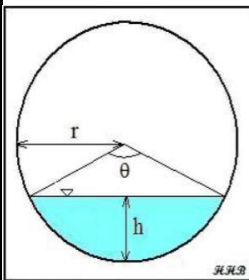
Enclosures

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

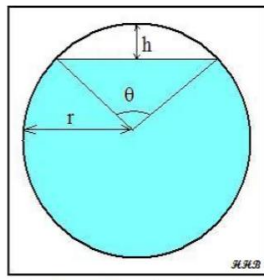
PROJECT NAME: Garden Theater Redevelopment
PWSA PROJECT NUMBER: 20013.54
PWSA REVIEWER: Ana Flores
DATE: July 6, 2021

LEGEND: Input Data Output Data

Section A: Manning Equation for Partially Filled Pipes



Partially Full Pipe Flow Parameters
(Less Than Half Full)



Partially Full Pipe Flow Parameters
(More Than Half Full)

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

$$Q = \left(\frac{1.49}{n}\right) \times A \times R^{2/3} \times S^{1/2}$$

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

$$\theta = 2 \times \cos^{-1} \left(\frac{r - h}{r} \right)$$

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

OR

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

$$P_{<50\% \text{ Full}} = r \times \theta$$

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

Section B: Data for Calculations

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

Proposed Project Flows		
Variable	Value	Units
Q _p	19,764	gpd

Variable	Value	Units
Material	brick	
n	0.016	unitless
S	0.011	ft/ft
h	0.290	ft
D	5.25	ft
P.F.	3.5	unitless

Section C: Calculations for Design and/or Permitted Capacities

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

Design Capacity, Average		
Variable	Value	Unit
$Q_{d, avg}$	46,590,605	gpd

Design Capacity, Peak		
Variable	Value	Unit
D	5.250	ft
r	2.625	ft
A	21.648	ft ²
P	16.493	ft
R	1.313	ft
$Q_{d, peak}$	252	cfs
$Q_{d, peak}$	163,067,119	gpd

Section D: Calculations for Present Flows

Variable	Description	Definition
$Q_{ex, avg}$	Present Flows, Average	determined via flow monitoring data
$Q_{ex, peak}$	Present Flows, Peak	determined via flow monitoring data

Present Flows, Average		
Variable	Value	Unit
$Q_{ex, avg}$	2,234,000	gpd

Present Flows, Peak		
Variable	Value	Unit
$Q_{ex, peak}$	13,790,000	gpd

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

Variable	Description	Definition
$Q_{proj, avg}$	Projected Flows in Five (5) Years, Average	= $Q_{proj, peak} \div P.F.$
$Q_{proj, peak}$	Projected Flows in Five (5) Years, Peak	= $(Q_{ex, peak} + Q_p) \times 1.05$

Projected Flow Calculations		
Variable	Value	Unit
$Q_{proj, avg}$	4,142,929	gpd
$Q_{proj, peak}$	14,500,252	gpd

Section F: Compare Results with Applicant's Submission

Variable	PWSA, gpd	Applicant, gpd	Difference, gpd	Difference, %
$Q_{d, avg}$	46,590,605	46,587,331	3,274	0%
$Q_{d, peak}$	163,067,119	163,055,657	11,462	0%
$Q_{ex, avg}$	2,234,000	2,234,000	0	0%
$Q_{ex, peak}$	13,790,000	13,790,000	0	0%
$Q_{proj, avg}$	4,142,929	4,142,929	0	0%
$Q_{proj, peak}$	14,500,252	14,500,252	0	0%

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 19,764 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	46,587,331gpd	163,055,657gpd	2,234,000gpd	13,790,000gpd	4,142,929gpd	14,500,252gpd
Conveyance						
Treatment						

3. Collection and Conveyance Facilities

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

YES NO

- a. This project proposes sewer extensions or tap-ins. Will these actions create a hydraulic overload within five years on any existing collection or conveyance facilities that are part of the system?

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

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

b. Collection System

Name of Agency, Authority, Municipality PWSA
Name of Responsible Agent Barry King, PE, PMP

Agent Signature BSH Date 7/26/2021

J. CHAPTER 94 CONSISTENCY DETERMINATION (Continued)

c. Conveyance System

Name of Agency, Authority, Municipality ALCOSAN

Name of Responsible Agent _____

Agent Signature _____

Date _____

4. Treatment Facility

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

YES NO

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

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

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

b. Name of Agency, Authority, Municipality _____

Name of Responsible Agent _____

Agent Signature _____

Date _____

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

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

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

- 1. Spray irrigation (other than individual residential spray systems (IRSIS)) or other land application is proposed, and the information requested in Section K.1. of the planning module instructions are attached.
- 2. Recycle and reuse is proposed and the information requested in Section K-2 of the planning module instructions is attached.
- 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)

CONSISTENCY COMPONENTS

COMPONENT 4A – MUNICIPALITY PLANNING AGENCY REVIEW

COMPONENT 4C – COUNTY HEALTH 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

Garden Theatre Block

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

1. Date plan received by municipal planning agency August 4, 20212. Date review completed by agency August 6, 2021

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

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

SECTION C. AGENCY REVIEW (continued)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Is this plan consistent with the municipal Official Sewage Facilities Plan? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
<input type="checkbox"/>	<input type="checkbox"/>	If yes, is the proposed waiver consistent with applicable ordinances? If no, describe the inconsistencies _____
17. Name, title and signature of planning agency staff member completing this section: Name: <u>Martina Wolf Battistone</u> Title: <u>Principal Environmental Planner</u> Signature: <u><i>Martina Wolf Battistone</i></u> Date: <u>August 6, 2021</u> Name of Municipal Planning Agency: <u>City of Pittsburgh Department of City Planning</u> Address <u>200 Ross Street 4th Floor Pittsburgh, PA 15219</u> Telephone Number: <u>(412) 255-2516</u>		

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

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

The planning agency must complete this component within 60 days.

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



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.



DEP Code #: _____

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

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

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

Project Name
Garden Theater Block

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

- Date plan received by county or joint county health department August 30, 2021
Agency name Allegheny County Health Department (ACHD)
- Date review completed by agency August 31, 2021

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

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is the proposed plan consistent with the municipality's Official Sewage Facilities Plan? If no, what are the inconsistencies? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality? If yes, describe _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Is there any known groundwater degradation in the area of this proposal? If yes, describe _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The county or joint county health department recommendation concerning this proposed plan is as follows: <u>ACHD recommends approval. See attached letter.</u>
		5. Name, title and signature of person completing this section: Name: <u>Freddie Fields</u> Title: <u>Environmental Health Engineer III</u> Signature: <u><i>Freddie Fields</i></u> Date: <u>August 31, 2021</u> Name of County Health Department: <u>ACHD</u> Address: <u>3901 Penn Avenue, Building #5, Pittsburgh, PA 15224-1318</u> Telephone Number: <u>412-578-8046</u>

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.